LOS ANGELES COUNTY PUBLIC WORKS

FIRE STATION 163

INTERIOR REMODEL & ADDITION

6320 PINE AVENUE, BELL, CA 90201

OWNER
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900 S. FREEMONT AVE
ALHAMBRA, CA 91803
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AUSTIN ALLEN

COST ESTIMATOR
CUMMING MANAGEMENT GROUP, INC.
510 W 6TH STREET, SUITE 800
LOS ANGELES, CA 90014
(213) 408-4518
MERILYN OLAVE

SCOPE OF WORK:

- INTERIOR REMODEL OF THE RECEPTION, OFFICE AND LIVING QUARTERS.
- **NEW BUILDING ADDITION OF 1,328 SQ FT (W/ LOT COVERAGE)** CONSISTING OF TWO NEW BATHROOMS AND FLEXIBLE UTILITY/WORK SPACE (1,002 SF) W/ AN EXTERIOR REAR CANOPY SPACE (326 SF).
- EXTERIOR FINISHES INCLUDING PAINT, SANDBLASTING, WINDOWS AND **NEW 7' HIGH 130' - 4" LONG PERIMETER BLOCK WALL**
- ACCESSIBLE PATH OF TRAVEL TO A NEW ACCESSIBLE PARKING SPACE WITHIN THE PUBLIC PARKING ALONG PINE STREET.
- NEW EXTERIOR MONUMENT SIGN.

- DEMOLITION OF EXISTING DETACHED TWO STORY ACCESSORY BUILDING.
- PARTIAL DEMOLITION OF EXISTING BLOCK WALL.
- DEMOLITION OF EXTERIOR FENCE ALONG TREDER PARK.
- DEMOLITION OF PIPE FIRE HOSE RACK INCLUDING CONCRETE FOOTINGS.
- DEMOLITION OF EXISTING STORAGE SHED.

- REMOVE AND REPLACE EXTERIOR APPARATUS BAY DOORS, EXTERIOR PAINT, AND EXTERIOR BUILDING SIGNAGE.

UNDER SEPARATE PERMIT:

- NEW EXTERIOR MONUMENT SIGN.
- NEW EXTERIOR BUILDING SIGNAGE.
- NEW ACCESSIBLE PARKING SPACE WITHIN THE PUBLIC PARKING ALONG PINE STREET.
- FIRE ALARM AND FIRE SPRINKLERS DESIGN AND CALCULATIONS.

SITE INFORMATION:

PARCEL NUMBER: 6317-021-907
LOT SIZE 3.04 ACRES
ZONING: R3 - MULTIPLE RESIDENTIAL
SENATE DISTRICT: 33
ASSEMBLY DISTRICT: 663
SUPERVISOR DISTRICT: 1
PROPERTY BOUNDARY DESCRIPTION: TRACT NO 2420 (EX OF STS) LOT 11 AND (EX OF ST) LOTS 12, 13 AND LOT 14

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STATE REQUIREMENTS:

- AT TIME OF PERMIT ISSUANCE, CONTRACTOR SHALL SHOW THEIR VALID WORKERS' COMPENSATION INSURANCE CERTIFICATE.
- ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.

LIST OF APPLICABLE CODES:

LIST OF 2019 CALIFORNIA BUILDING CODE (CBC)

APPLICABLE CODE AS OF JANUARY 1, 2020

PARTIAL LIST OF APPLICABLE CODES AS OF JANUARY 1, 2020*
- 2019 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24 CCR*
- 2019 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 CCR
- (2018 INTERNATIONAL BUILDING CODE, VOL. 1 & 2, AND 2019 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 CCR
- (2017 NATIONAL ELECTRICAL CODE AND 2019 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 CCR
- (2018 IAPMO UNIFORM MECHANICAL CODE AND 2019 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 CCR
- (2018 IAPMO UNIFORM PLUMBING CODE AND 2019 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 CCR
- 2019 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 CCR
- (2018 INTERNATIONAL FIRE CODE AND 2019 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10, TITLE 24 CCR
- (2018 INTERNATIONAL EXISTING BUILDING CODE AND 2019 CALIFORNIA AMENDMENTS)
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), PART 11, TITLE 24 CCR
- 2019 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 CCR
- TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

PARTIAL LIST OF APPLICABLE STANDARDS
NFPA 13 - STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS (CA AMENDED) 2016 EDITION
NFPA 17 - STANDARD FOR DRY CHEMICAL EXTINGUISHING SYSTEMS 2017 EDITION
NFPA 20 - STANDARD FOR THE INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION 2016 EDITION
NFPA 72 - NATIONAL FIRE ALARM AND SIGNALING CODE (CA AMENDED) 2016 EDITION
NFPA 2001 - STANDARD ON CLEAN AGENT FIRE EXTINGUISHING SYSTEMS (CA AMENDED) 2015 EDITION
UL 300 - STANDARD FOR FIRE TESTING OF FIRE EXTINGUISHING SYSTEMS FOR PROTECTION OF COMMERCIAL COOKING EQUIPMENT 2005 (R2010)
UL 464 - AUDIBLE SIGNALING DEVICES FOR FIRE ALARM AND SIGNALING SYSTEMS, INCLUDING ACCESSORIES 2003 EDITION
UL 521 - STANDARD FOR HEAT DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS 1999 EDITION
UL 1971 - STANDARD FOR SIGNALING DEVICES FOR THE HEARING IMPAIRED 2002 (R2010)
FOR A COMPLETE LIST OF APPLICABLE NFPA STANDARDS REFER TO 2019 CBC (SFM) CHAPTER 35 AND CALIFORNIA FIRE CODE CHAPTER 80.

SEE CALIFORNIA BUILDING CODE CHAPTER 35 FOR STATE OF CALIFORNIA AMENDMENTS TO THE NFPA STANDARDS.

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

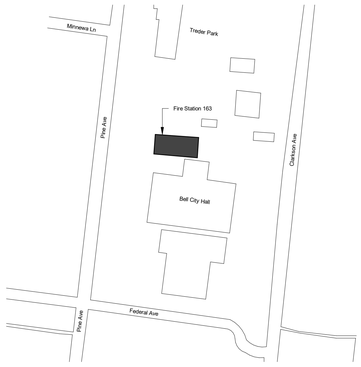
GENERAL NOTES:

- 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.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) SHALL BE NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW PRIOR TO START OF ANY DEMOLITION, ADDITION, AND/OR REMODEL WORK. THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT OFFICE IS LOCATED AT 21865 COPLEY DRIVE IN DIAMOND BAR, PHONE NO. (909) 396-2000. BE ADVISED, SCAQMD MAY REQUIRE A 10 DAY WAIT PERIOD PRIOR TO START OF WORK.
- THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS.
- SEPARATE PERMIT SHALL FIRST BE OBTAINED FROM THE CITY PUBLIC WORKS DEPARTMENT PRIOR TO PLACEMENT OF ANY CONSTRUCTION MATERIALS OR EQUIPMENT IN THE PUBLIC WAY.

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EXISTING



N
VICINITY MAP
Scale: NTS

INDEX OF DRAWINGS

00 GENERAL
G0.01 COVER & INDEX SHEET
G1.01 CODE PLAN & ACCESSIBILITY PLAN
G2.01 CALIFORNIA GREEN BUILDING STANDARDS
G2.02 CALIFORNIA GREEN BUILDING STANDARDS
G2.03 CALIFORNIA GREEN BUILDING STANDARDS
G4.01 PLANNING APPROVAL

02 CIVIL
C1.01 TITLE SHEET & GENERAL NOTES
C2.01 TYPICAL DETAILS
C2.02 GOLDEN STATE WATER COMPANY DETAILS
C3.01 DEMOLITION PLAN
C4.01 GRADING PLAN
C5.01 UTILITY PLAN

03 ARCHITECTURAL
A0.01 ARCHITECTURAL SYMBOLS AND ABBREVIATIONS
A0.02 DEMOLITION PLANS
A0.04 DEMOLITION EXTERIOR ELEVATIONS
A1.01 SITE PLAN
A1.03 ENLARGED SITE PLAN
A1.04 SITE DETAILS
A3.00 WALL TYPES
A3.01 NEW/PROPOSED FLOOR PLAN
A3.02 SLAB FLOOR PLAN
A3.21 REFLECTED CEILING PLAN
A3.31 ROOF PLAN
A3.70 ROOM FINISH AND SCHEDULES
A3.71 WINDOW AND DOOR SCHEDULES
A4.00 EXTERIOR ELEVATIONS
A4.04 BUILDING SECTIONS
A4.05 WALL SECTIONS & PARTIAL BUILDING SECTIONS
A5.00 EXTERIOR DETAILS
A5.01 EXTERIOR DETAILS
A5.02 EXTERIOR STOREFRONT WINDOW & DOOR
A5.10 ROOF DETAILS
A5.11 ROOF DETAILS
A5.20 DOOR DETAILS
A5.30 CEILING DETAILS
A5.41 SIGNAGE DETAILS
A5.42 INTERIOR DETAILS
A5.50 CASEWORK DETAILS
A5.51 CASEWORK DETAILS
A7.00 ENLARGED TOILET PLANS & INTERIOR ELEVATIONS
A7.01 INTERIOR ELEVATIONS

INDEX OF DRAWINGS

04 STRUCTURAL
S0.01 GENERAL NOTES
S0.02 GENERAL NOTES
S0.03 GENERAL NOTES
S0.04 GENERAL NOTES
S1.01 TYPICAL CONCRETE DETAILS
S1.02 TYPICAL CONCRETE DETAILS
S1.03 TYPICAL CONCRETE DETAILS
S1.11 TYPICAL CMU DETAILS
S1.12 TYPICAL CMU DETAILS
S1.21 TYPICAL INTERIOR METAL STUD DETAILS
S1.31 TYPICAL METAL STUD DETAILS
S1.32 TYPICAL METAL STUD DETAILS
S1.41 TYPICAL METAL DECK DETAILS
S3.10 FOUNDATION / FIRST FLOOR PLAN
S3.11 ROOF FRAMING PLAN
S4.11 BUILDING ELEVATIONS

05 MECHANICAL
M0.00 MECHANICAL GENERAL NOTES AND LEGEND
M1.01 HVAC LEVEL 1 PLAN
M2.01 HVAC ROOF PLAN
M3.01 MECHANICAL DETAILS
M3.02 MECHANICAL DETAILS
M4.01 MECHANICAL SCHEDULES
M4.02 MECHANICAL SCHEDULES
M5.01 MECHANICAL CONTROLS
M6.01 MECHANICAL ENERGY COMPLIANCE FORMS
M6.02 MECHANICAL ENERGY COMPLIANCE FORMS
M6.03 MECHANICAL ENERGY COMPLIANCE FORMS
M6.04 MECHANICAL ENERGY COMPLIANCE FORMS

06 FIRE PROTECTION
FP0.00 FIRE PROTECTION GENERAL NOTES AND LEGEND
FP1.01 FIRE PROTECTION PLAN
FP4.00 FIRE PROTECTION DETAILS

07 ELECTRICAL
E0.00 ELECTRICAL GENERAL NOTES AND LEGEND
E1.01 ELECTRICAL SITE PLAN
E2.01 ELECTRICAL LIGHTING PLAN
E2.02 EGRESS PHOTOMETRICS
E3.01 ELECTRICAL POWER PLAN
E3.02 POWER ROOF PLAN
E4.01 ELECTRICAL ONE-LINE DIAGRAM
E4.02 ELECTRICAL PANEL SCHEDULES
E5.01 ELECTRICAL LIGHTING CONTROLS & SCHEDULES
E5.02 ELECTRICAL DETAILS
E6.01 TITLE 24 ENERGY COMPLIANCE FORMS
E6.02 TITLE 24 ENERGY COMPLIANCE FORMS

INDEX OF DRAWINGS

08 PLUMBING
P0.00 PLUMBING GENERAL NOTES AND LEGEND
P1.01 PLUMBING SCHEDULES AND CALCULATIONS
P2.01 PLUMBING WASTE & VENT LEVEL 1 PLAN
P2.02 PLUMBING WATER & GAS LEVEL 1 PLAN
P2.03 PLUMBING SITE PLAN
P3.01 PLUMBING ROOF PLAN
P4.01 PLUMBING DETAILS

09 TECHNOLOGY
TN0.00 TECHNOLOGY GENERAL NOTES AND LEGEND
TN1.01 TECHNOLOGY FLOOR PLAN
TN2.01 TECHNOLOGY CEILING PLAN
TN6.01 TECHNOLOGY RISER DIAGRAMS
TN7.01 TECHNOLOGY DETAILS - 1
TN7.02 TECHNOLOGY DETAILS - 2
TN7.03 TECHNOLOGY DETAILS AND WIRING DIAGRAM FOR SIGNALLING SYSTEM

REVISIONS

1	1ST PC RESUBMITTAL	4/14/23
2	2ND PC RESUBMITTAL	09/22/23

ISSUED FOR PERMIT

LICENSED ARCHITECT
YOUR ORTEGA OCHOA
Rec. C-34839
Exp. 8-31-23
STATE OF CALIFORNIA

LOS ANGELES COUNTY FIRE DEPARTMENT
FIRE STATION 163
6320 PINE AVENUE, BELL, CA 90201

NAC ARCHITECTURE
nacarchitecture.com
837 N SPRING STREET | THIRD FLOOR
LOS ANGELES CA 90012
P:323.475.8075

NAC NO	161-21001
DRAWN	GC
CHECKED	RR
DATE	10/05/2026

COVER & INDEX SHEET

CD

G0.01

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BIDDING SET

CODE PLAN GENERAL NOTES

1. SEE FLOOR PLAN FOR DIMENSIONS AND WALL TYPE REFERENCES.
2. SEE DOOR AND RELITE SCHEDULES AND DIVISION 8 SPECIFICATION FOR DOOR HARDWARE AND OTHER FIRE RATING REQUIREMENTS FOR DOORS AND RELITES.
3. SEE ELECTRICAL FOR EXIT SIGNS AND EMERGENCY EGRESS LIGHT FIXTURES.
4. STORAGE AND USE OF CLASS I, II AND IIIA LIQUIDS ARE PROHIBITED EXCEPT IN APPROVED QUANTITIES AS NECESSARY FOR OPERATION AND MAINTENANCE. THE QUANTITIES OF OTHER HAZARDOUS MATERIALS SHALL BE AS APPROVED BY THE FIRE MARSHALL.
5. BUILDING IS COMBUSTIBLE FULLY SPRINKLERED CONSTRUCTION. AREAS OF EVACUATION ASSISTANCE ARE NOT REQUIRED. QUICK RESPONSE HEADS ARE USED WHERE ALLOWED BY CBC CHAPTER 9 AND A WRITTEN EVACUATION PLAN WILL BE SUBMITTED FOR APPROVAL PRIOR TO OCCUPANCY.
6. SEE MECHANICAL AND ROOF PLAN FOR ROOF PENETRATIONS.
7. ARCHITECT SHALL REVIEW ALL DEFERRED SUBMITTALS AND VERIFY COMPLIANCE AS APPLICABLE WITH THE DESIGN CONCEPT AND CODE REQUIREMENTS RELATING TO:
   A. AUTOMATIC SPRINKLER SYSTEM DESIGN DRAWINGS.
   B. MANUAL AND AUTOMATIC FIRE ALARM DRAWINGS.
   C. INSTALLATION DETAILS OF ACOUSTICAL CEILING SUSPENSION SYSTEM.
   D. INSTALLATION DETAILS OF MEMBRANE AND THROUGH-PENETRATION FIRE STOPS, AND FIRE-RESISTIVE JOINT SYSTEMS.
   E. DESIGN DETAILS AND STRUCTURAL CALCULATIONS FOR THE SEISMIC ANCHORAGE AND BRACING OF EACH PIECE OF FLOOR MOUNTED AND ROOF MOUNTED MECHANICAL AND OTHER EQUIPMENT WEIGHING 400 POUNDS OR MORE.
   F. WRITTEN FIRE AND LIFE SAFETY EMERGENCY PLAN, WHICH SPECIFICALLY ADDRESSES THE EVACUATION OF PERSONS WITH DISABILITIES.
   G. BASKETBALL BACKBOARD DRAWINGS.
8. APPROVED AUDIBLE SPRINKLER FLOW ALARMS SHALL BE INSTALLED WITHIN THE BUILDING AND ON THE EXTERIOR IN APPROVED LOCATIONS; ACTUATION SHALL CONFORM TO CBC CHAPTER 9. ELECTRICAL VALVE MONITORING FOR SPRINKLER SYSTEM AND WATER FLOW SWITCHES SHALL BE INSTALLED AND CONNECTED TO AN APPROVED CENTRAL, REMOTE, OR PROPRIETARY MONITORING STATION.
9. AN APPROVED AUTOMATIC FIRE ALARM SYSTEM SHALL BE INSTALLED AS SPECIFIED IN THE FIRE CODE; VISIBLE ALARMS SHALL BE INSTALLED IN ALL COMMON-USE AREAS, ASSEMBLY AREAS, TOILET ROOMS, HALLWAYS, LOBBIES, AND CORRIDORS.
10. A PROGRAM OF PROTECTION FOR ALL THROUGH PENETRATIONS AND MEMBRANE PENETRATIONS OF FIRE AND SMOKE RATED ASSEMBLIES SHALL BE REQUIRED. THIS PROGRAM SHALL APPLY AN 'F' RATING EQUAL TO THE FIRE RESISTIVE RATING OF THE COMPONENT BEING PENETRATED AS DEMONSTRATED BY THE MANUFACTURER OF THE PENETRATION PROTECTION SYSTEM THROUGH RECOGNIZED TESTING. ALL PENETRATIONS THROUGH ALL FIRE RATED ASSEMBLIES SHALL BE PROTECTED IN THIS MANNER.
11. AT JOINTS BETWEEN FIRE RESISTIVE ASSEMBLIES A FIRE RESISTIVE JOINT SYSTEM SHALL BE PROVIDED. SUBMIT MANUFACTURER'S LITERATURE DESCRIBING FIRE RATING TESTING AND SPECIFIC DETAIL REQUIREMENTS FOR THE INSTALLATION OF THE SYSTEM. IF REQUIRED TO COMPLY WITH MANUFACTURER'S REQUIREMENTS, SURROUNDING CONSTRUCTION SHALL BE MODIFIED, ONLY WITH PRIOR APPROVAL OF THE ARCHITECT, TO ALLOW FOR THE INSTALLATION OF THE PROPOSED SYSTEM.

PROJECT INFORMATION

PROJECT NAME:	FIRE STATION 163		
PROJECT ADDRESS:	6320 PINE AVENUE, BELL, CA 90201		
ARCHITECT:	NAC|ARCHITECTURE 837 N SPRING ST, THIRD FLOOR LOS ANGELES CA 90012	CONTACT: PHONE: FAX:	LETICIA OCHOA, AIA (323) 475-8075 -
DESCRIPTION:	INTERIOR REMODEL + NEW BUILDING ADDITION		
ZONING:	R-3 - MULTIPLE RESIDENTIAL		

FIRE STOPPING NOTES

ALL PENETRATIONS MADE THROUGH FIRE-RATED WALLS, CEILINGS AND FLOOR ASSEMBLIES, BOTH EMPTY HOLES AND HOLES ACCOMMODATING SUCH ITEMS AS DUCTS, PIPES, CONDUIT, AND OTHER PENETRATING ITEMS SHALL BE FIRE- STOPPED. PENETRATIONS SHALL BE FIRE STOPPED TO RETAIN THE INTEGRITY OF THE TIME-RATED CONSTRUCTION BY MAINTAINING AN EFFECTIVE BARRIER AGAINST THE SPREAD OF FLAME, SMOKE, AND GASES, IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 07270 - FIRESTOPPING. MECHANICAL AND ELECTRICAL RELATED PENETRATIONS SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTOR MAKING THE PENETRATION - SEE MECHANICAL AND ELECTRICAL.

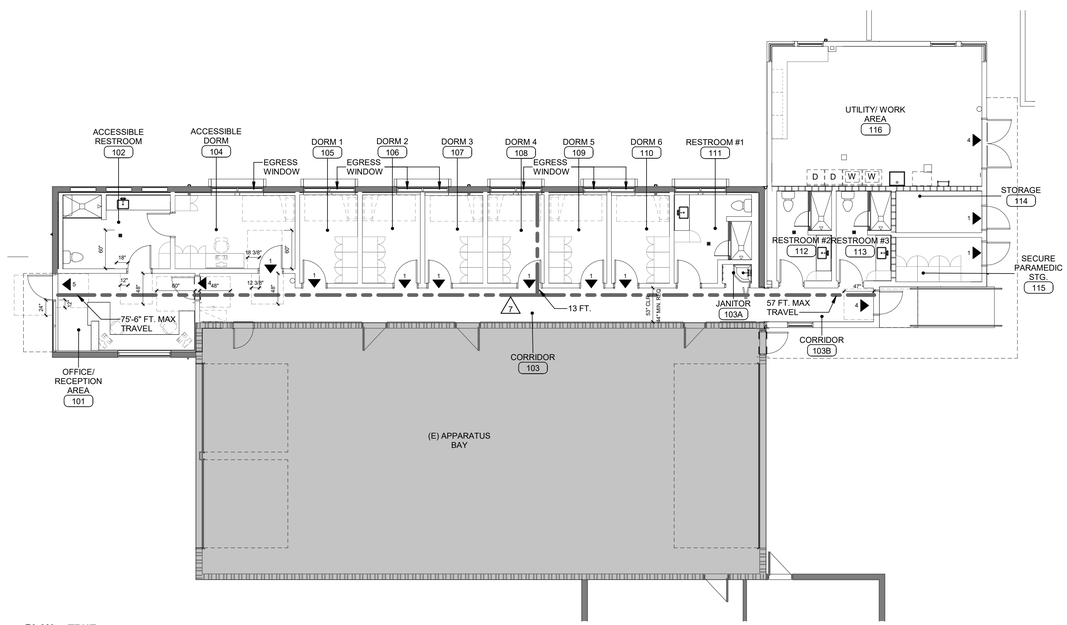
FIRE PROTECTION NOTES

1. A SPRINKLER SYSTEM WITH QUICK-RESPONSE HEADS WILL BE INSTALLED IN ACCORDANCE WITH CBC CHAPTER 9 AND NFPA-13. SEE MECHANICAL DRAWINGS AND DIVISION 15 SPECIFICATIONS. SPRINKLER DRAWINGS TO BE SUBMITTED BY LICENSED INSTALLER AS DEFERRED SUBMITTAL AFTER PROJECT BIDS.
2. BUILDING TO HAVE FIRE ALARM SYSTEM PER NFPA-72 THROUGHOUT WITH ADDRESSABLE PANEL. SEE ELECTRICAL DRAWINGS AND DIVISION 16 SPECIFICATIONS. FIRE ALARM DRAWINGS TO BE SUBMITTED BY LICENSED INSTALLER AS DEFERRED SUBMITTAL AFTER PROJECT BIDS.
3. SMOKE CONTROL SYSTEM IS NOT REQUIRED.
4. FIREBLOCKING IS TO BE LOCATED AT COMBUSTIBLE WALL CAVITIES AS NOTED ON THE ARCHITECTURAL FLOOR PLANS.
5. FIRE EXTINGUISHERS ARE LOCATED AS SHOWN ON THE ARCHITECTURAL FLOOR PLANS.

PLAN LEGEND

- 1 HR WALLS; 20 MINUTE OPENINGS OCCUPANCY SEPARATION; 45 MINUTE DOORS
- FIRE EXTINGUISHER 75'-0" MAX DISTANCE TRAVEL
- PATH OF TRAVEL
- ## — ACCUMULATED OCCUPANT LOAD FROM ROOMS DIRECTLY INTO CORRIDOR OR EXIT
- ## — EXIT FROM ROOMS. NUMBER INDICATES THE CALCULATED ACCUMULATED LOAD AT THAT ROOM OR BUILDING EXIT. ARROW INDICATES EXIT DIRECTION.
- X — OCCUPANT LOAD
- X — OCCUPANT LOAD FACTOR - TABLE 1004.1.1
- ## — REQUIRED EXIT WIDTH: .15"/OCCUPANT FOR DOORS & EXIT COMPONENTS BASED ON BUILDING EQUIPPED THROUGHOUT WITH A.F.S.S. AND EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM (CBC 1005.3.2.1) .2"/OCCUPANT FOR STAIRS BASED ON BUILDING EQUIPPED THROUGHOUT WITH A.F.S.S. AND EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM (CBC 1005.3.1.1)
- ## — PROVIDED EXIT WIDTH (MEASURED AT NARROWEST PORTION OF P.O.T.)

ROOM NAME
A 101 150 SF
1 100 00
- SQ. FT.
- NO. OF OCCUPANTS
- OCCUPANCY LOAD FACTOR
- OCCUPANCY
- ROOM NO.



PLAN NORTH / TRUE NORTH

1 LEVEL 1 CODE PLAN
Scale: 1/8" = 1'-0"

BUILDING CODE ANALYSIS

OCCUPANCY GROUP

RISK CATEGORY: IV
(2019 CBC TABLE 1604.5 AND SECTION 2114.2)

OCCUPANCY TYPE:
- B OFFICE / COMMON AREAS
- R-2 DORMITORIES
- S-1 STORAGE SPACES
- S-2 UTILITY / WORK SPACE

CONSTRUCTION TYPE: VB

A FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.2 IS REQUIRED DUE TO R-2 OCCUPANCY

MAX ALLOWABLE BUILDING HEIGHT
PER 2019 CBC TABLE 504.3

MAX HEIGHT (R2): 40 FT MAX
PROPOSED BLDG HEIGHT (E & N): **15'-2" (1 STORY) = IN COMPLIANCE**

MIXED-USED OCCUPANCY, NON-SEPARATED USE. THE MOST STRINGENT OCCUPANCY WILL DETERMINE MAX. HEIGHT AND AREA REQUIREMENT

MAX ALLOWABLE BUILDING AREA & LOT COVERAGE

ALLOWABLE AREA FACTOR (R - S13R): 7,000 SQ FT
(R-2 OCCUPANCY = MOST STRINGENT)

AREA TABULATION - FAR

NAME	AREA
(E) FS APPARATUS BAY PARKING	2,492 SF
(E) FS DORMS	1,520 SF
(E) FS KITCHEN & LOUNGE	1,121 SF
(E) FS OFFICE	212 SF
	5,345 SF
(N) BUILDING ADDITION	1,002 SF
	1,002 SF
	6,347 SF

FAR CALCULATION
TOTAL BUILDING AREA **= 6,347 SQ FT**
ALLOWABLE FAR 45% = (45%) X (17,360) = 7,812 SQ FT MAX
TOTAL BLDG AREA = 6,347 SQ FT < 7,812 SF FT MAX **= IN COMPLIANCE**

AREA TABULATION - LOT COVERAGE

NAME	AREA
(E) FRONT CANOPY	39 SF
(E) FS APPARATUS BAY PARKING	2,492 SF
(E) FS DORMS	1,520 SF
(E) FS KITCHEN & LOUNGE	1,121 SF
(E) FS OFFICE	212 SF
	5,384 SF
(N) BUILDING ADDITION	1,002 SF
(N) REAR CANOPY	326 SF
	1,328 SF
(E) STORAGE SHED #1	427 SF
(E) STORAGE SHED #2	201 SF
	629 SF
	7,340 SF

TOTAL SITE AREA **= 17,360 SQ FT**
ALLOWABLE LOT COVERAGE 50% = (50%) X (17,360) = 8,680 SQ FT MAX
TOTAL BLDG AREA = 7,340 SQ FT < 8,680 SQ FT = **IN COMPLIANCE**

DESIGN REVIEW REQUIRED WHEN NEW CONSTRUCTIONS IS GREATER THAN 25% OF EXISTING SQUARE FOOTAGE.

5,384 SF (EXISTING) X 25% = 1,346 SF < 1,328 SF (NEW ADDITION) = DESIGN REVIEW NOT REQUIRED

CODE ANALYSIS TABULATION BUILDING

NUMBER	NAME	AREA	OCCUPANCY	LOAD	NUMBER OF OCCUPANTS
102	ACCESSIBLE RESTROOM	134 SF	-	0	0
103B	CORRIDOR	59 SF	-	0	0
103	CORRIDOR	351 SF	-	0	0
111	RESTROOM #1	103 SF	-	0	0
112	RESTROOM #2	83 SF	-	0	0
113	RESTROOM #3	83 SF	-	0	0
		814 SF			0
101	OFFICE/ RECEPTION AREA	180 SF	B	150	1
		180 SF			1
104	ACCESSIBLE DORM	150 SF	R-2	50	1
105	DORM 1	87 SF	R-2	50	1
106	DORM 2	87 SF	R-2	50	1
107	DORM 3	87 SF	R-2	50	1
108	DORM 4	85 SF	R-2	50	1
109	DORM 5	87 SF	R-2	50	1
110	DORM 6	87 SF	R-2	50	1
		671 SF			7
103A	JANITOR	10 SF	S-1	300	1
115	SECURE PARAMEDIC STG.	66 SF	S-1	300	1
114	STORAGE	61 SF	S-1	300	1
		137 SF			3
116	UTILITY/ WORK AREA	500 SF	S-2	300	2
		500 SF			2
GRAND TOTAL: 18		2,302 SF			13

NOTES
1. ONLY ONE OCCUPANT WILL UTILIZE THE DORM AT A TIME.

AHJ STAMP APPROVAL

10/10/2023, 8:51:54 AM
BELL-B55531

BIDDING SET

REVISIONS
1 1ST PC RESUBMITTAL 4/14/23
2 2ND PC RESUBMITTAL 09/22/23

ISSUED FOR PERMIT

LICENSED ARCHITECT — LETICIA ORTEGA OCHOA — No. C-34698 — Exp. 8-31-23 — STATE OF CALIFORNIA

LOS ANGELES COUNTY FIRE DEPARTMENT
FIRE STATION 163
6320 PINE AVENUE, BELL, CA 90201

NAC ARCHITECTURE
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NAC NO	161-21001
DRAWN	Author
CHECKED	Checker
DATE	10/05/2026

CODE PLAN & ACCESSIBILITY PLAN

CD

G1.01

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2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2021, Includes July 2021 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of $200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.

301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:

Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 *et seq.* for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)
301.5 HEALTH FACILITIES. (see GBSC)

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

SECTION 303 PHASED PROJECTS

303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

303.1.1 Initial Tenant improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES

DIVISION 5.1 PLANNING AND DESIGN

SECTION 5.101 GENERAL

5.101.1 SCOPE
The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

LOW-EMITTING AND FUEL EFFICIENT VEHICLES.
Eligible vehicles are limited to the following:

1. Zero emission vehicle (ZEV), including neighborhood electric vehicles (NEV), partial zero emission vehicle (PZEV), advanced technology PZEV (AT ZEV) or CNG fueled (original equipment manufacturer only) regulated under Health and Safety Code section 43800 and CCR, Title 13, Sections 1961 and 1962.
2. High-efficiency vehicles, regulated by U.S. EPA, bearing High-Occupancy Vehicle (HOV) car pool lane stickers issued by the Department of Motor Vehicles.

NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" either in Section 385.5 of the Vehicle Code or in 49CFR571.500 (as it existed on July 1, 2000), and is certified to zero-emission vehicle standards.

TENANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors.

VANPOOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motortruck or truck tractor, designed for carrying more than 10 but not more than 15 persons including the driver, which is maintained and used primarily for the nonprofit work-related transportation of adults for the purpose of ridesharing.

Note: Source: Vehicle Code, Division 1, Section 668

ZEV. Any vehicle certified to zero-emission standards.

SECTION 5.106 SITE DEVELOPMENT

5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.

5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.

1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Scheduling construction activity during dry weather, when possible.
   b. Preservation of natural features, vegetation, soil, and buffers around surface waters.
   c. Drainage swales or lined ditches to control stormwater flow.
   d. Mulching or hydroseeding to stabilize disturbed soils.
   e. Erosion control to protect slopes.
   f. Protection of storm drain inlets (gravel bags or catch basin inserts).
   g. Perimeter sediment control (perimeter silt fence, fiber rolls).
   h. Sediment trap or sediment basin to retain sediment on site.
   i. Stabilized construction exits.
   j. Wind erosion control.
   k. Other soil loss BMPs acceptable to the enforcing agency.
2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Dewatering activities.
   b. Material handling and waste management.
   c. Building materials stockpile management.
   d. Management of washout areas (concrete, paints, stucco, etc.).
   e. Control of vehicle/equipment fueling to contractor's staging area.
   f. Vehicle and equipment cleaning performed off site.
   g Spill prevention and control.
   h. Other housekeeping BMPs acceptable to the enforcing agency.

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.

Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.

5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.
Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility.

5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.
5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

5.106.5.2 DESIGNATED PARKING FOR CLEAN AIR VEHICLES. In new projects or additions or alterations that add 10 or more vehicular parking spaces, provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as follows:

TABLE 5.106.5.2 - PARKING

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	3
25-50	6
51-75	9
76-100	12
101-150	18
151-200	21
201 AND OVER	AT LEAST 12% OF TOTAL[1]

1.Calculation for spaces shall be rounded up to the nearest whole number.

Note: Designated parking for clean air vehicles shall count towards the total parking spaces required by the local enforcing agencies.

5.106.5.2.1 - Parking stall marking. Paint, in the paint used for stall striping, the following characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle: CLEAN AIR / VAN POOL / EV

Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces.

5.106.5.3 Electric vehicle (EV) charging. [N] Construction shall comply with Section 5.106.5.3.1 or Section 5.106.5.3.2 to facilitate future installation of electric vehicle supply equipment (EVSE). When EVSE(s) is/are installed, it shall be in accordance with the California Building Code, the California Electrical Code and as follows:

5.106.5.3.1 Single charging space requirements. [N] When only a single charging space is required per Table 5.106.5.3.3, a raceway is required to be installed at the time of construction and shall be installed in accordance with the California Electrical Code. Construction plans and specifications shall include, but are not limited to, the following:

1. The type and location of the EVSE.
2. A listed raceway capable of accommodating a 208/240 -volt dedicated branch circuit.
3. The raceway shall not be less than trade size 1".
4. The raceway shall originate at a service panel or a subpanel serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and listed suitable cabinet, box, enclosure or equivalent.
5. The service panel or subpanel shall have sufficient capacity to accommodate a minimum 40-ampere dedicated branch circuit for the future installation of the EVSE.

5.106.5.3.2 Multiple charging space requirements. [N] When multiple charging spaces are required per Table 5.106.5.3.3 raceway(s) is/are required to be installed at the time of construction and shall be installed in accordance with the California Electrical Code. Construction plans and specifications shall include, but are not limited to, the following:

1. The type and location of the EVSE.
2. The raceway(s) shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and into listed suitable cabinet(s), box(es), enclosure(s) or equivalent.
3. Plan design shall be based upon 40-ampere minimum branch circuits.
4. Electrical calculations shall substantiate the design of the electrical system, to include the rating of equipment and any on-site distribution transformers and have sufficient capacity to simultaneously charge all required EVs at its full rated amperage.
5. The service panel or subpanel(s) shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the EVSE.

5.106.5.3.3 EV charging space calculations. [N] Table 5.106.5.3.3 shall be used to determine if single or multiple charging space requirements apply for the future installation of EVSE.

Exceptions: On a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure is not feasible based upon one or more of the following conditions:

1. Where there is insufficient electrical supply.
2. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

TABLE 5.106.5.3.3

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	2
26-50	4
51-75	7
76-100	9
101-150	13
151-200	18
201 AND OVER	10% of total[1]

1. Calculation for spaces shall be rounded up to the nearest whole number.

5.106.5.3.4 [N] Identification. The service panel or subpanel(s) circuit directory shall identify the reserved overcurrent protective device space(s) for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

5.106.5.3.5 [N] Future charging spaces qualify as designated parking as described in Section 5.106.5.2 Designated parking for clean air vehicles.

Note: Future electric vehicle charging spaces shall count towards the total parking spaces required by the local enforcing agencies.

5.106.8 LIGHT POLLUTION REDUCTION. [N]. I Outdoor lighting systems shall be designed and installed to comply with the following:

1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and
2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8);
3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code.
2. Emergency lighting.
3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.
5. Luminaires with less than 6,200 initial luminaire lumens.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS [1,2]

ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING [3]					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting [3]	N/A	U0	U0	U0	U0
For all other outdoor lighting,including decorative luminaires	N/A	U1	U2	U3	UR
MAXIMUM ALLOWABLE GLARE RATING [3] **(G)**					
Luminaire greater than 2 MH from property line	N/A	G1	G2	G3	G4
Luminaire front hemisphere is 1-2 MH from property line	N/A	G0	G1	G1	G2
Luminaire front hemisphere is 0.5-1 MH from property line	N/A	G0	G0	G1	G1
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code.*

2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.

3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaries located in these areas shall meet *U-value* limits for "all other outdoor lighting"

5.106.8.1 Facing- Backlight
Luminaires within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point of that property line.
Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest points(s) on the property lines to determine the required backlight rating.

5.106.8.2 Facing-Glare.
For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere within 2MH of the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere.

Note: [N]
1.See also *California Building Code*, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
2.Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, *California Energy Code* Tables 130.2-A and 130.2-B.
3. Refer to the *California Building Code* for requirements for additions and alterations.

5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.
   Exception: Additions and alterations not altering the drainage path.

5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.

Exceptions: The surface parking area covered by solar photovoltaic shade structures, or shade structures, with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5, are not included in the total area calculations.

5.106.12.2 Landscape areas. Shade tress plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.

Exceptions: Playfields for organized sport activity are not included in the total area calculation.

5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.

Exceptions: Walks, hardscape areas covered by solar photovoltaic shade structures, and hardscape areas covered by shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5, are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

5.201.1 Scope [BSC-CG]. ***California Energy Code [DSA-SS].*** For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.301 GENERAL

5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS

5.302.1 Definitions. The following terms are defined in Chapter 2 *(and are included here for reference)*

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS). An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which ae two major influences on the amount of water that needs to be applied to the landscape.

FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO.

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.

POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.

RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again.

SUBMETER. [HCD 1] A secondary device beyond a meter that measures water consumption of an individual rental unit within a multiunit residential structure or mixed-use residential and commercial structure. (See Civic Code Section 1954.202 (g) and Water code Section 517 for additional details.)

WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWELO).

SECTION 5.303 INDOOR WATER USE

5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.

5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:

1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
   a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
   b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
   c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

5.303.3.2 Urinals.
5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.

5.303.3.3 Showerheads. [BSC-CG]
5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
Note: A hand-held shower shall be considered a showerhead.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

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REVISIONS

1	1ST PC RESUBMITTAL	4/14/23
2	2ND PC RESUBMITTAL	09/22/23

ISSUED FOR PERMIT

LICENSED ARCHITECT — TIMOTHY ORTEGA NAC — No. C-34858 — Exp. 8-31-23 — STATE OF CALIFORNIA

LOS ANGELES COUNTY FIRE DEPARTMENT
FIRE STATION 163
6320 PINE AVENUE, BELL, CA 90201

NAC ARCHITECTURE
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DATE 10/05/2026

CALIFORNIA GREEN BUILDING STANDARDS

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2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2021, Includes July 2021 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

5.303.3.4 Faucets and fountains.

5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.

5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than1.8 gallons per minute/20 [rim space ((inches) at 60 psi].

5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi].

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

5.303.3.4.6 Pre-rinse spray value
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7), and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.
Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code* and in Chapter 6 of this code.

SECTION 5.304 OUTDOOR WATER USE

5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Notes:
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2.
2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/.

5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, *California Code of Regulations*, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.

Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO.

5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

5.401.1 SCOPE. The provisions of this chapter shall outline means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, and building commissioning or testing and adjusting.

SECTION 5.402 DEFINITIONS

5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.

BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.

ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.

TEST. A procedure to determine quantitative performance of a system or equipment

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.

5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods.

5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.

5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:

5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

1. An installed awning at least 4 feet in depth.
2. The door is protected by a roof overhang at least 4 feet in depth.
3. The door is recessed at least 4 feet.
4. Other methods which provide equivalent protection.

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.

5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:

1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.

Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company.

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.
3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.

5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.

5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

5.408.2 UNIVERSAL WASTE. [A] Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/universalwaste/

5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.

Notes:

1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material.
2. For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section.

5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.

Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.

5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the *Public Resources Code*. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).

Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.

5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated y the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply.

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements

Commissioning requirements shall include:

1. Owner's or Owner representative's project requirements.
2. Basis of design.
3. Commissioning measures shown in the construction documents.
4. Commissioning plan.
5. Functional performance testing.
6. Documentation and training.
7. Commissioning report.

Exceptions:

1. Unconditioned warehouses of any size.
2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.
3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1.
4. Open parking garages of any size, or open parking garage areas, of any size, within a structure.

Note: For the purposes of this section, unconditioned shall mean a building, area, or room which does not provide heating and or air conditioning.

Informational Notes:

1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissioning personnel. AC 476 des not certify individuals to conduct functional performance tests or to adjust and balance systems.
2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the *California Energy Code*.

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:

1. Environmental and sustainability goals.
2. Building sustainable goals.
3. Indoor environmental quality requirements.
4. Project program, including facility functions and hours of operation, and need for after hours operation.
5. Equipment and systems expectations.
6. Building occupant and operation and maintenance (O&M) personnel expectations.

5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse system.

5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:

1. General project information.
2. Commissioning goals.
3. Systems to be commissioned. Plans to test systems and components shall include:
   a. An explanation of the original design intent.
   b. Equipment and systems to be tested, including the extent of tests.
   c. Functions to be tested.
   d. Conditions under which the test shall be performed.
   e. Measurable criteria for acceptable performance.
4. Commissioning team information.
5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made.

5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are required, including Occupational Safety and Health Act (OSHA) requirements in *California Code of Regulations* (CCR), Title 8, Section 5142, and other related regulations.

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:

1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:

1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
2. Review and demonstration of servicing/preventive maintenance.
3. Review of the information in the Systems Manual.
4. Review of the record drawings on the system/equipment.

5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.

5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.

5.410.4.2 (Reserved)

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.8, 130.4, and 140.9(b)3 for additional testing requirements of specific systems.

5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse systems.

5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.

5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.

5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations.

5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

SECTION 5.502 DEFINITIONS

5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route.

A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32° Fahrenheit.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I–joists or finger–jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a).

Note: See CCR, Title 17, Section 93120.1.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).

DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the *California Electrical Code*, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

ELECTRIC VEHICLE CHARGING STATION(S) (EVCS). One or more spaces intended for charging electric vehicles.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest.

EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.

FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.

GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one.

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14.

HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hdrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base REactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundreths of a gram (g O^3/g ROC).

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

PSIG. Pounds per square inch, guage.

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.

SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.

VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a)

Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

SECTION 5.503 FIREPLACES

5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.

5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.

SECTION 5.504 POLLUTANT CONTROL

5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992 Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.

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DATE 10/05/2026

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CALIFORNIA GREEN BUILDING STANDARDS

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AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2021, Includes July 2021 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y	N/A	RESPON. PARTY
☐	☐	

5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with Section 94507.

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT[1,2]

Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS:	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification
2. Field verification of on-site product containers

5.504.4.4 Carpet Systems.
All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers,"Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.
5. Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

5.504.4.6 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350)

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions: Existing mechanical equipment.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the *California Energy Code*, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

5.506.2 CARBON DIOXIDE (CO_2) MONITORING. For buildings or additions equipped with demand control ventilation, CO_2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

SECTION 5.507 ENVIRONMENTAL COMFORT

5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

1. Within the 65 CNEL noise contour of an airport.

   Exceptions:

   1. L_{dn} or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.
   2. L_{dn} or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

2. Within the 65 CNEL or L_{dn} noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

5.507.4.1.1. Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{eq} - 1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1Hr) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.

SECTION 5.508 OUTDOOR AIR QUALITY

5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO_2), and potentially other refrigerants.

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fouth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves Valves and fittings shall comply with the *California Mechanical Code* and as follows.

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit ovr the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel; or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device tha indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC-CG] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

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REVISIONS

1	1ST PC RESUBMITTAL	4/14/23
2	2ND PC RESUBMITTAL	09/22/23

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LICENSED ARCHITECT
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No. C-34858
Exp. 8-31-23
STATE OF CALIFORNIA

LOS ANGELES COUNTY FIRE DEPARTMENT
FIRE STATION 163
6320 PINE AVENUE, BELL, CA 90201

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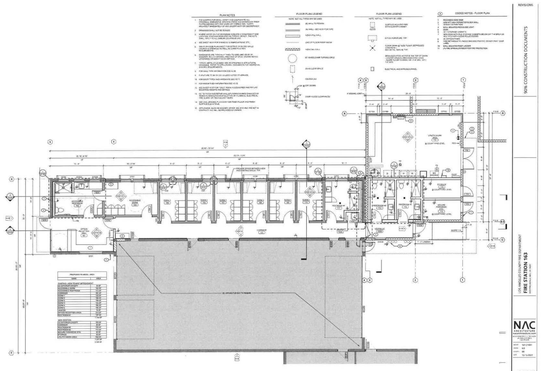
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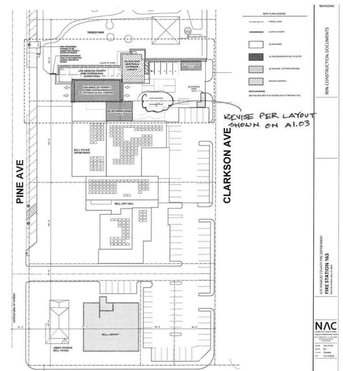
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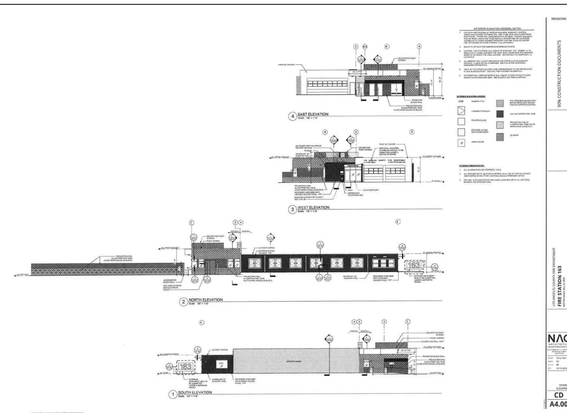
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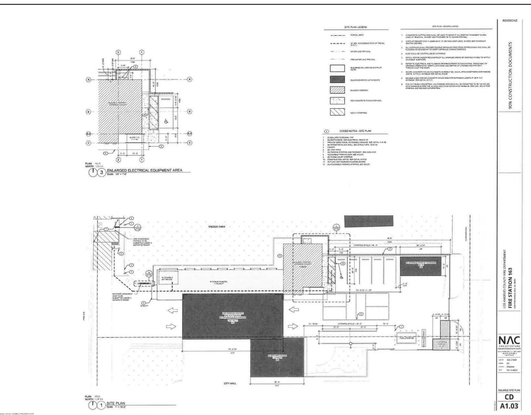
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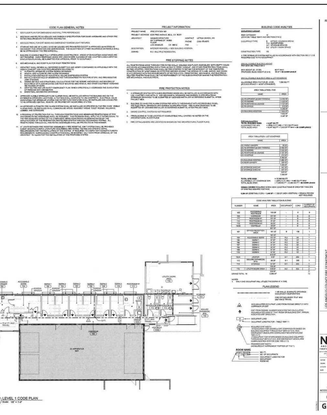
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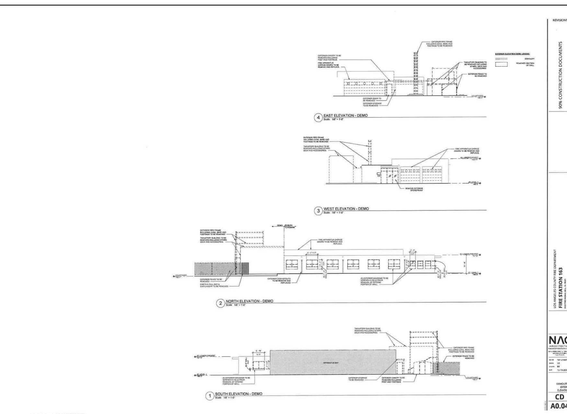


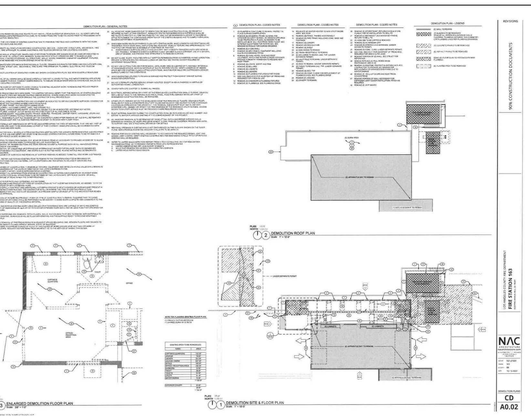


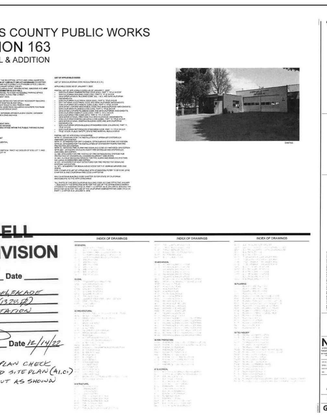


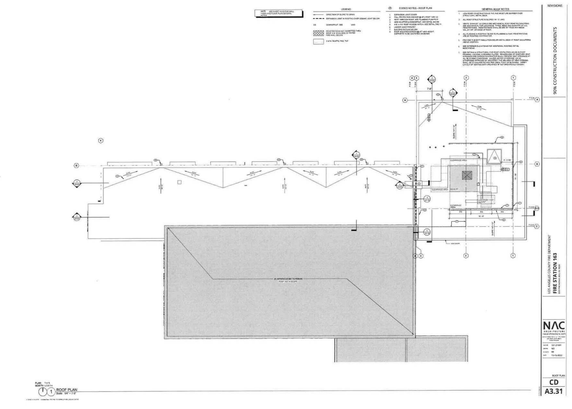


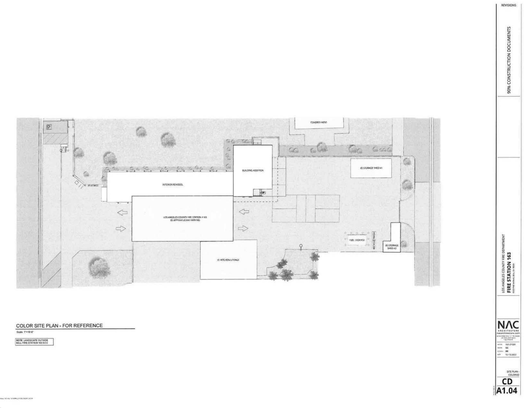












December 14, 2022

NAC Architecture
Attn: Reyna Ramirez
837 N. Spring St. 3rd Floor
Los Angeles, CA 90012

Via email: rramirez@nacarchitecture.com

Site Plan Review (Case No. 2021-14): Comprehensive interior/exterior remodel, new construction of a rear utility/workspace addition (1002 sf) with an attached patio cover (326 sf) at an existing fire station facility.
Address: 6320 Pine Avenue

Dear Ms. Ramirez:

The Planning Division has reviewed your application for a Site Plan Review for a proposed comprehensive interior/exterior remodel, new construction of a rear utility/workspace addition (1002 sf) with an attached patio cover (326 sf) at an existing fire station facility located at the above-referenced address. This review was conducted in accordance with review procedures in BMC Section 17.92.040.

The Site Plan Review is hereby approved for the proposed project as illustrated in Attachment A. This approval expires on December 14, 2023. This project will be subject to a final site inspection and sign-off by staff of the Planning Division to ensure that all work is performed consistent with the approved plans. Any changes in the approved design for the project, whether before construction or during construction, must be submitted to City staff for review and approval.

Please feel free to contact me at (323) 588-6211 x2622 or rpelayo@cityofbell.org if there are any questions regarding this decision.

Sincerely,

Rodrigo Pelayo
Associate Planner

Attachment A: Site plans, floor plans, and elevations

Cc: Luis Orozco (lorozco@nacarchitecture.com)

AHJ STAMP APPROVAL

10/10/2023, 8:51:54 AM
BELL-B55531

REVISIONS
1 1ST PC RESUBMITTAL 4/14/23
2 2ND PC RESUBMITTAL 09/22/23

ISSUED FOR PERMIT

LICENSED ARCHITECT
LUIS ORTECA OROZCO
No. C-34808
Exp. 8-31-23
STATE OF CALIFORNIA

LOS ANGELES COUNTY FIRE DEPARTMENT
FIRE STATION 163
6320 PINE AVENUE, BELL, CA 90201

NAC ARCHITECTURE
nacarchitecture.com
837 N SPRING STREET | THIRD FLOOR
LOS ANGELES CA 90012
P:323.475.8075

NAC NO	161-21001
DRAWN	Author
CHECKED	Checker
DATE	10/05/2026

PLANNING APPROVAL

CD

G4.01

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GENERAL NOTES:

1. ALL WORK DETAILED ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION," (LATEST EDITION AND SUPPLEMENTS), THE UNIFORM BUILDING CODE (FOR EXCAVATION AND GRADING), AMERICAN PUBLIC WORKS ASSOCIATION (APWA) STANDARD PLANS, CALIFORNIA BUILDING CODE (CBC) AND CITY OF BELL DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS.
2. PRIOR TO POURING OF CONCRETE, THE INSPECTOR OF RECORD SHALL INSPECT AND APPROVE THE FOOTING EXCAVATIONS AND LEAVE A CERTIFICATE ON THE SITE FOR THE BUILDING INSPECTOR AND THE CONTRACTOR. NO CONCRETE SHALL BE POURED UNTIL THE BUILDING INSPECTOR HAS ALSO INSPECTED AND APPROVED THE FOOTING EXCAVATIONS.
3. ALL GRADES AND CONTOURS INDICATED ON THE PLANS ARE TO FINISHED SURFACE, AND NOT ROUGH GRADES. CONTRACTOR SHALL SUBTRACT THE STRUCTURAL THICKNESS OF PAVEMENTS AND TOP-SOIL THICKNESS IN LANDSCAPED AREAS, TO OBTAIN DESIRED ROUGH GRADES.
4. TEMPORARY WET WEATHER EROSION CONTROL TO BE INSTALLED YEAR ROUND. OBTAIN GRADING INSPECTOR'S APPROVAL OF THE PROCEDURES. REFER TO SWPPP REPORT.
5. STANDARD 12" HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES.
6. NO FILL TO BE PLACED, UNTIL THE GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
7. ALL CONCENTRATED DRAINAGE MUST BE CONDUCTED TO THE STREET IN APPROVED NON-EROSIVE DEVICES OR TO EXISTING STORM DRAIN SYSTEM.
8. EXCAVATIONS SHALL BE MADE IN ACCORDANCE WITH THE REGULATIONS OF THE STATE OF CALIFORNIA, DIVISION OF INDUSTRIAL SAFETY. ALL EXCAVATIONS SHALL BE STABILIZED WITHIN 30 DAYS OF INITIAL EXCAVATION. ALL TEMPORARY EXCAVATIONS SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
9. THIS PLAN IS FOR GRADING PURPOSES ONLY AND DOES NOT CONSTITUTE APPROVAL OF BUILDINGS.
10. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
11. EXISTING TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM A SURVEY DATED JANUARY 19, 2021, BY FERRER & ASSOCIATES, LAND SURVEYING AND ENGINEERING.
12. CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR.
13. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
14. DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
15. ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
16. ALL CURB DIMENSIONS AND RADII ARE TO BOTTOM OF CURB FACE.
17. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) AT (800-422-4133) PRIOR TO ANY EXCAVATION.
18. CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
19. CONTRACTOR SHALL COORDINATE REMOVAL OR RELOCATION OF ANY PUBLIC UTILITY LINES WITH THEIR RESPECTIVE OWNERS. SEPARATE PERMITS MAY BE REQUIRED, ALL PERMIT FEES TO BE PAID FOR BY THE CONTRACTOR.
20. THE CONTRACTOR SHALL REPLACE ALL EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER. MATCH EXISTING MATERIALS, SURFACE TREATMENT, AND COLORS. SAME SHALL APPLY TO PERMANENT UTILITY TRENCH RESURFACING.
21. STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
22. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL ONE VERTICAL.
23. ANY TEMPORARY STOCKPILING OF EXCESS MATERIAL ON SITE SHALL BE APPROVED BY THE OWNER AND THE CONSTRUCTION MANAGER, INCLUDING PROTECTION AND EROSION CONTROL, PRIOR TO EXCAVATION.
24. REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED ON GRADING AND FOUNDATION EARTHWORK.
25. STAKE AND FLAG THE PROPERTY LINES IN ACCORDANCE WITH A LICENSED SURVEY MAP.

PAVING NOTES

1. A PRE-PAVING MEETING WITH INSPECTOR OF RECORD AND ENGINEER IS REQUIRED 48 HOURS PRIOR TO PAVING.
2. BASE MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION: SECTION 200 – ROCK MATERIALS AS DESCRIBED IN SECTION 2.01-A OF SVUSD SPECIFICATION 31-2326.
3. THE PCC PAVEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF APPROXIMATELY 3,000 PSI.
4. ADJACENT PAVEMENTS SLAB SECTIONS SHALL HAVE A TRAPEZOIDAL KEYED CONSTRUCTION JOINT. AS AN ALTERNATIVE TO THE KEYED JOINT, DOWELING BETWEEN CONSTRUCTION JOINTS CAN BE USED. DOWELS SHALL CONSIST OF SMOOTH, #4bar REINFORCING STEEL, 18 INCHES LONG, EMBEDDED A MINIMUM OF SIX INCHES INTO THE SLAB ON EITHER SIDE OF THE CONSTRUCTION JOINT.

GRADING NOTES

1. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED (7012.1)
2. STANDARD 12 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES. (7013.3)
3. NO FILL TO BE PLACED, UNTIL THE CITY INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
4. MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX. DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE AND 93% OF MAX. DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOILS ENGINEER.
5. TEMPORARY EROSION CONTROL TO BE INSTALLED YEAR ROUND.

NOTES TO CONTRACTORS:

1. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL JOIN CONDITIONS FOR GRADING AND DRAINAGE WORK. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
2. THE CONTRACTOR FURTHER SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT
3. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK. COORDINATION IS THE CONTRACTORS RESPONSIBILITY AND ANY COSTS INCURRED DUE TO LACK OF COORDINATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR THE ENGINEER, PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND NOT TO THE EXPENSE OF THE OWNER OR ENGINEER.
5. ALL CHANGES TO THE CONSTRUCTION DOCUMENTS FOR THIS PROJECT SHALL BE DONE IN WRITING AND APPROVED BY THE ENGINEER OF RECORD. THE ENGINEER SHALL NOT BE RESPONSIBLE, OR LIABLE FOR UNAUTHORIZED CHANGES OR USES OF THE CONSTRUCTION DOCUMENTS.
6. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE PROJECT ARCHITECT OR ENGINEER BEFORE PROCEEDING WITH THE WORK IN QUESTION.
7. THE CONTRACTOR SHALL OBTAIN AN OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.) PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE 5 FEET OR DEEPER.
8. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

ACCESSIBILITY NOTES:

CALIFORNIA ACCESS COMPLIANCE, TITLE 24 CCR

1. WALKS AND SIDEWALK SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4" PER FOOT (2% GRADIENT) (SEC. 11B-403.3)
2. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1:20 (5% GRADIENT) IT SHALL COMPLY WITH THE PROVISIONS OF SECTION 11B-401 AS A PEDESTRIAN RAMP (SEC. 11B-403.3)
3. WALK AND SIDEWALK SURFACES WITH A SLOPE OF LESS THAN 6% GRADIENT SHALL BE AT LEAST AS SLIP-RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH. (SEC. 11B-403.2)
4. WALK & SIDEWALK SURFACES WITH A SLOPE OF 6% OR MORE GRADIENT SHALL BE SLIP-RESISTANT. (SEC. 11B-403.2)
5. ALL WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE LEVEL AREAS AT LEAST 5' IN LENGTH AT INTERVALS OF 400 FEET MAXIMUM. (SEC. 11B-403.7)
6. WALKS SHALL BE PROVIDED WITH A LEVEL AREA NOT LESS THAN 60" WIDE AND DOOR+36" DEEP AT A DOOR OR GATE THAT SWINGS TOWARD THE WALK, AND NOT LESS THAN 48" WIDE AND DOOR+12" DEEP AT A DOOR OR GATE THAT SWINGS AWAY FROM THE WALK. (SEC. 11B-404.2.4.1 (c) OR (d))
7. WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2", AND SHALL BE A MINIMUM OF 48" WIDE. (SEC. 11B-403.1, 11B-403.2, 11B-403.5.1, 11B-403.5.3, 11B-302.1)
8. WHEN ABRUPT CHANGES IN LEVEL NOT EXCEEDING 1/2" OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL (50%), EXCEPT THAT LEVEL CHANGES NOT EXCEEDING ¼" MAY BE VERTICAL (SEC. 11B-403.4 AND FIGURES 11B-5E (c) AND (d))
9. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE EXCEEDING 1/2" SHALL COMPLY WITH THE REQUIREMENTS FOR CURB RAMPS. (SEC. 11B-303.4)
10. WALKS SHALL EXTEND A MINIMUM OF 36" TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARD THE WALL (SEC. 11B-404.2.4.1 (d))
11. WALKS, SIDEWALKS, AND PEDESTRIAN WAYS SHALL BE FREE OF GRATINGS WHEREVER POSSIBLE. GRID OPENINGS IN GRATINGS SHALL BE 1/2" WIDE MAX IN THE DIRECTION OF TRAFFIC FLOW. ELONGATED OPENINGS, IF PROVIDED SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL (SEC. 11B-302.3)
12. ABRUPT CHANGES IN LEVEL, 4" OR MORE, EXCEPT BETWEEN A WALK OR A SIDEWALK AND ADJACENT STREETS OR DRIVEWAYS SHALL BE IDENTIFIED BY A 6" HIGH CURBS ABOVE WALK SURFACE WITH SAFETY RAILING.
13. PROVIDE SIGNS DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL. SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE BUILDING ENTRANCES AND SHALL COMPLY WITH SECTION 11B-703 (SEC. 11B-216.6)

CALIFORNIA CODE OF REGULATIONS:

APPLICABLE CODES AS OF JANUARY 1, 2021

2019 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, CBSC
2019 CALIFORNIA BUILDING CODE (CBC), PART 2, CBSC
(2018 IBC AND CALIFORNIA AMENDMENTS)
2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, CBSC
(2018 UNIFORM PLUMBING CODE AND CALIFORNIA AMENDMENTS)
2019 CALIFORNIA FIRE CODE, PART 9, CBSC
(2018 INTERNATIONAL FIRE CODE AND CALIFORNIA AMENDMENTS)

LIST OF FEDERAL CODES AND STANDARDS

- AMERICANS WITH DISABILITIES ACT (ADA), TITLE II, OR TITLE III
- FOR TITLE II: UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS) OR ADA STANDARDS FOR ACCESSIBLE DESIGN (APPENDIX A OF 28 CFR PART 36). (28 CFR 35,151(c))

NOTE: TITLE II APPLIES TO PROJECTS FUNDED AND/OR USED BY STATE AND LOCAL GOVERNMENT SERVICES. TITLE III COVERS PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES.

GENERAL UTILITY NOTES:

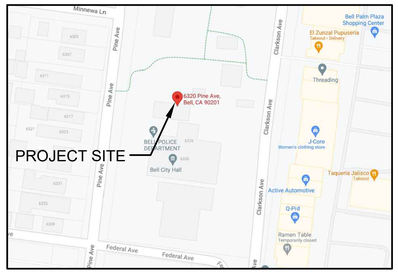
1. CONTRACTOR TO PROTECT IN PLACE OR ADJUST WHERE NECESSARY ALL EXISTING UTILITY LINES AND UNDERGROUND STRUCTURES, WHETHER SHOWN OR NOT SHOWN ON THESE PLANS, THAT LAY WITHIN THE LIMITS OF THE NEW CONSTRUCTION, AND ARE NOT SPECIFICALLY MARKED TO BE REMOVED OR ABANDONED.
2. THE CONTRACTOR'S ATTENTION IS DIRECTED TO SECTION 7-10.4.1 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND THE AMENDMENTS IN REGARD TO SAFETY ORDERS.
3. INSTALLATION OF PIPES IN TRENCHES SHALL BE IN ACCORDANCE WITH SECTION 306 OF THE STANDARD SPECIFICATIONS, AND APPLICABLE SPPWC STANDARD PLANS.
4. PIPE BEDDING SHALL BE CLEAN SAND AS DEFINED IN THE SOILS REPORT.
5. THE CONTRACTOR MAY VARY THE GRADE AND/OR ALIGNMENT OF THE WATER AND GAS LINES IF FIELD CONDITIONS WARRANT WITH APPROVAL OF THE ENGINEER.
6. ALL UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS FROM BOTTOM TO TOP WITH A DOUBLE ROW OF SANDBAGS PRIOR TO BACKFILL. SEWER TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF SANDBAGS EXTENDING DOWNWARD, TWO SANDBAGS FROM THE GRADED SURFACE OF THE STREET. SANDBAGS ARE TO BE PLACED WITH ALTERNATE HEADER AND STRETCHER COURSES. THE INTERVALS PRESCRIBED BETWEEN SANDBAG BLOCKINGS, SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE, BUT SHALL NOT EXCEED THE FOLLOWING:

GRADE OF THE STREET	INTERVAL
LESS THAN 2%	AS REQUIRED
2% TO 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET

7. THE CONTRACTOR SHALL PROVIDE THE DESIGN OF, OBTAIN THE REQUIRED PERMITS FOR, AND FURNISH AND INSTALL ALL THE TEMPORARY SHORING, UNDERPINNING AND BRACING REQUIRED TO SAFELY EXECUTE THE WORK AND PROTECT EXISTING IMPROVEMENTS.
8. CONTRACTOR SHALL EXPOSE EXISTING UTILITY LINES AT THE DOWNSTREAM CONNECTION LOCATIONS FOR VERIFICATION OF JOIN ELEVATIONS. DISCREPANCIES WITH THE PLANS SHALL BE REPORTED TO THE ENGINEER, PRIOR TO CONTINUING WITH CONSTRUCTION.
9. SPECIAL PROVISIONS SUCH AS FLEXIBLE OR SWIVEL JOINTS SHALL BE MADE FOR BURIED UTILITIES TO ALLOW FOR DIFFERENTIAL VERTICAL DISPLACEMENT.
10. CONSTRUCTION INSPECTION SHALL BE DONE FOR SUBBEDDING, BEDDING, PIPE LAYING, PIPE TESTING, AND MANHOLE CONSTRUCTION, TRENCHING, CONSOLIDAITON OF BACKFILL, PAVING, RESURFACING.
11. NO CONCRETE SHALL BE PLACED UNTIL THE FORMS AND REINFORCING STEEL HAVE BEEN PLACED, INSPECTED AND APPROVED BY THE INSPECTOR.
12. CONCRETE FOR UTILITY STRUCTURES SHALL BE PORTLAND CEMENT CONCRETE WITH AN ULTIMATE 28 DAY COMPRESSIVE STRENGTH OF 3250 P.S.I. UNLESS OTHERWISE NOTED.
13. FINAL MANHOLE AND RIM CLEANOUT ELEVATIONS SHALL BE ADJUSTED TO MEET FINAL GRADES.
14. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
15. SOIL IS CLASSIFIED BY THE GEOTECH ENGINEER AS CORROSIVE. ALL UNDERGROUND FERROUS AND METALLIC PIPING, CONDUITS, FITTINGS, SOV'S, FIRE WATER PIPING, THRUST BLOCK ANCHORS, TO BE PROTECTED FROM CONTACT WITH SOIL MATERIALS.

DEMOLITION & SITE PREPARATION NOTES:

1. THE CONTRACTOR SHALL INCLUDE IN THE BID THE COST OF REMOVING ANY EXISTING SITE FEATURES AND APPURTENANCES NECESSARY TO ACCOMPLISH THE CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS. THE CONTRACTOR SHALL ALSO INCLUDE IN THE BID THE COST NECESSARY TO RESTORE SUCH ITEMS IF THEY ARE SCHEDULED TO REMAIN AS PART OF THE FINAL SITE IMPROVEMENTS. REFER TO PLANS TO DETERMINE EXCAVATION, DEMOLITION AND TO DETERMINE THE LOCATION OF THE PROPOSED SITE IMPROVEMENTS.
2. THE OWNER RESERVES THE RIGHT TO REVIEW ALL MATERIALS DESIGNATED FOR REMOVAL AND TO RETAIN OWNERSHIP OF SUCH MATERIALS. IF THE OWNER RETAINS ANY MATERIAL THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE OWNER TO HAVE THOSE MATERIALS REMOVED OFF SITE AT NO ADDITIONAL COST.
3. UNLESS SPECIFICALLY NOTED TO BE SAVED / STOCKPILED (R&S) OR REUSED / RELOCATED (R&R), ALL SITE FEATURES CALLED FOR REMOVAL (REM) SHALL BE REMOVED WITH THEIR FOOTINGS, ATTACHMENTS, BASE MATERIAL, ETC, TRANSPORTED FROM THE SITE TO BE DISPOSED OF IN A LAWFUL MANNER AT AN ACCEPTABLE DISPOSAL SITE AND AT NO COST TO THE OWNER.
4. ALL EXISTING SITE FEATURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD. ANY FEATURES DAMAGED DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST.
5. DURING EARTHWORK OPERATIONS, CONTRACTOR SHALL TAKE CARE TO NOT DISTURB EXISTING MATERIALS TO REMAIN, OUTSIDE THE LIMITS OF EXCAVATION AND BACKFILL AND SHALL TAKE WHATEVER MEASURES NECESSARY, AT THE CONTRACTOR'S EXPENSE, TO PREVENT ANY EXCAVATED MATERIAL FROM COLLAPSING. ALL BACKFILL MATERIALS SHALL BE PLACED AND COMPACTED AS SPECIFIED TO THE SUBGRADE REQUIRED FOR THE INSTALLATION OF THE REMAINDER OF THE CONTRACT WORK.
6. IT SHALL BE THE CONTRACTOR'S OPTION, WITH CONCURRENCE OF THE OWNER, TO REUSE EXISTING GRAVEL IF IT MEETS THE REQUIREMENTS OF THE SPECIFICATIONS FOR GRAVEL BORROW.
7. ALL ITEMS CALLED FOR REMOVAL SHALL BE REMOVED TO FULL DEPTH INCLUDING ALL FOOTINGS, FOUNDATIONS, AND OTHER APPURTENANCES, EXCEPT AS SPECIFICALLY NOTED OTHERWISE.
8. 'CLEAR AND GRUB VEGETATION' SHALL INCLUDE REMOVAL OF GRASS, SHRUBS, AND UNDERBRUSH, REMOVAL OF ROOTS, ROUGH GRADING, INSTALLATION OF LOAM (IF APPLICABLE), FINE GRADING, SEEDING AND TURF ESTABLISHMENT BY THE CONTRACTOR.
9. TREES DESIGNATED FOR REMOVAL SHALL BE TAGGED BY CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. THE STORAGE OF MATERIALS AND EQUIPMENT WILL BE PERMITTED AT LOCATIONS DESIGNATED BY OWNER OR OWNER'S REPRESENTATIVE. PROTECTION OF STORED MATERIALS AND EQUIPMENT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
11. STRIP & STORE EXISTING TOPSOIL FOR LATER REUSE WHERE APPROPRIATE, AND AS NOTED ON PLAN, WITH APPROPRIATE EROSION AND SEDIMENT CONTROLS.
12. LOAM / TOP SOIL DESIGNATED FOR REUSE AS GENERAL FILL SHALL BE BLENDED WITH SUITABLE BORROW MATERIAL AS SPECIFIED.
13. THE CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN, CONTRACTOR SHALL INSTALL TREE PROTECTION BARRIER AFTER CLEARING UNDERBRUSH AND TAKE DUE CARE TO PREVENT INJURY TO TREES DURING CLEARING OPERATIONS



VICINITY MAP

SCALE: N.T.S.

PREPARED BY

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REPRESENTATIVE:

ED MELO, PE
DIRECTOR OF CIVIL ENGINEERING

PREPARED FOR

LOS ANGELES COUNTY FIRE DEPARTMENT
900 S. FREMONT AVENUE
ALHAMBRA, CA 91803

INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION
C1.01	TITLE SHEET & GENERAL NOTES
C1.02	CIVIL SPECIFICATIONS
C1.03	CIVIL SPECIFICATIONS
C1.04	CIVIL SPECIFICATIONS
C1.05	CIVIL SPECIFICATIONS
C1.06	CIVIL SPECIFICATIONS
C2.01	TYPICAL DETAILS
C2.02	GOLDEN STATE WATER COMPANY DETAILS
C3.01	DEMOLITION PLAN
C4.01	GRADING PLAN
C5.01	UTILITY PLAN

ABBREVIATIONS:

AC	ASPHALTIC CONCRETE
BW	BACK OF WALK
BLDG	BUILDING
BM	BENCH MARK
CB	CATCH BASIN
CAB	CRUSHED AGGREGATE BASE
CL	CENTER LINE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CONC	CONCRETE
CF	CURB FACE
DI	DRAIN INLET
DS	DOWN SPOUT
ELEC	ELECTRIC, ELECTRICAL
(E)	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE (LANDSCAPE)
FS	FINISHED SURFACE (HARDSCAPE)
FH	FIRE HYDRANT
FL	FLOW LINE
FT	FOOT OR FEET
GV	GATE VALVE
GW	GREASE WASTE
HP	HIGH POINT
HDPE	HIGH-DENSITY POLYETHYLENE
INV.	INVERT
LP	LOW POINT
MAX.	MAXIMUM
MIN.	MINIMUM
MH	MANHOLE
NTS	NOT TO SCALE
PA	PLANTER AREA
POC	POINT OF CONNECTION
PIV	POST INDICATOR VALVE
PCC	PORTLAND CEMENT CONCRETE
PRV	PRESSURE REDUCING VALVE
PVC	POLYVINYL CHLORIDE
R/RAD	RADIUS
RP	REDUCED PRESSURE PRINCIPAL BACKFLOW
SD	STORM DRAIN
SF	SQUARE FEET
SSMH	SANITARY SEWER MANHOLE
SS	SANITARY SEWER
STD	STANDARD
SDMH	STORM DRAIN MANHOLE
TC	TOP OF CURB
TEL	TELEPHONE
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL
TV	TELEVISION
U.N.O	UNLESS NOTED OTHERWISE
VLT	VAULT
VCP	VITRIFIED CLAY PIPE
W	WATER
WM	WATER METER
WV	WATER VALVE

LEGEND

	PROPERTY LINE
	CENTER LINE
	LIMITS OF BUILDING OVEREXCAVATION
	FENCE
	EXIST. FENCE
G	GAS MAIN
SS	SANITARY SEWER
SD	STORM DRAIN
W	WATER MAIN
RW	RECLAIMED WATER
FW	FIRE WATER
E	ELECTRIC CABLE (FOR REF. ONLY)
T	TELEPHONE (FOR REF. ONLY)
G	EXIST. GAS MAIN
SS	EXIST. SANITARY SEWER
SD	EXIST. STORM DRAIN
W	EXIST. WATER MAIN
RW	EXIST. RECLAIMED WATER
FW	EXIST. FIRE WATER
E	EXIST. ELECTRIC U/G CABLE
T	EXIST. TELEPHONE
	ADA PATH OF TRAVEL
	PATH OF DRAINAGE
	PROP. CONTOUR (1/2' INTERVAL)
	EXIST. CONTOUR (1/2' INTERVAL)
18.50 FS	PROPOSED SPOT ELEVATION
(18.00) FS	EXISTING SPOT ELEVATION
	RETAINING WALL
	SCREEN WALL PER ARCHITECTURAL PLAN
	SANDBAGS
	SILT FENCE
	VALVE
	FIRE HYDRANT
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	LANDSCAPING AREA

Underground Service Alert of Southern California
Call: TOLL FREE 1-800 227-2600

AHJ STAMP APPROVAL

10/10/2023, 8:51:54 AM
BELL-B55531

BIDDING SET

REVISIONS

1	1ST PC RESUBMITTAL	4/14/23
2	2ND PC RESUBMITTAL	09/22/23

ISSUED FOR PERMIT

BRANDOW & JOHNSTON
STRUCTURAL-CIVIL ENGINEERS (B&J HBK, INC.)
700 S FLOWER ST #1200, LOS ANGELES, CA 90017
T (213) 596-4500 F (213) 596-4599
B&J PROJECT # C21-0007

NAC ARCHITECTURE
nacarchitecture.com
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P:323.475.8075

LOS ANGELES COUNTY FIRE DEPARTMENT
FIRE STATION 163
6320 PINE AVENUE, BELL CA 90201

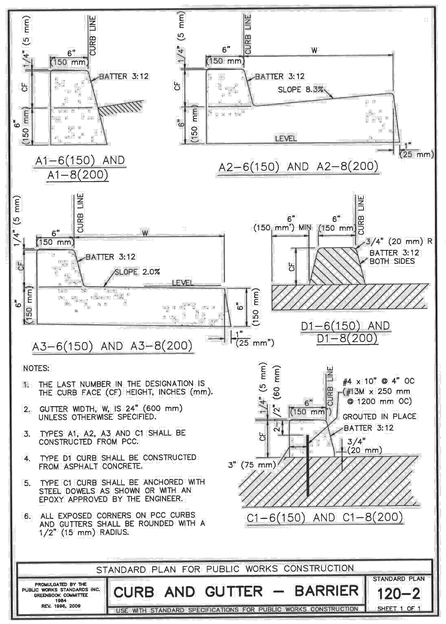
REGISTERED PROFESSIONAL ENGINEER — No. C057540 — CIVIL — STATE OF CALIFORNIA

NAC NO	161-21001
DRAWN	Author
CHECKED	Checker
DATE	10/05/2026

TITLE SHEET & GENERAL NOTES

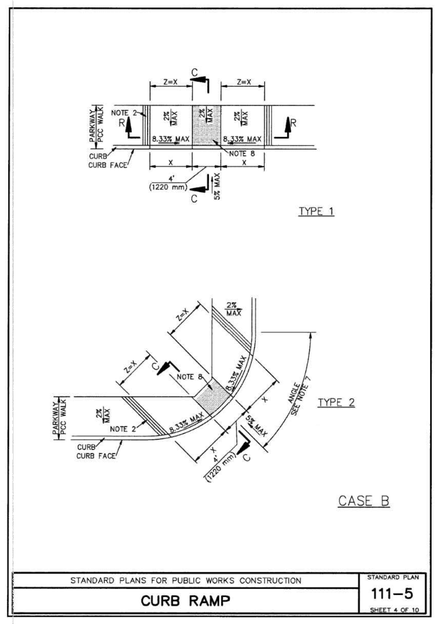
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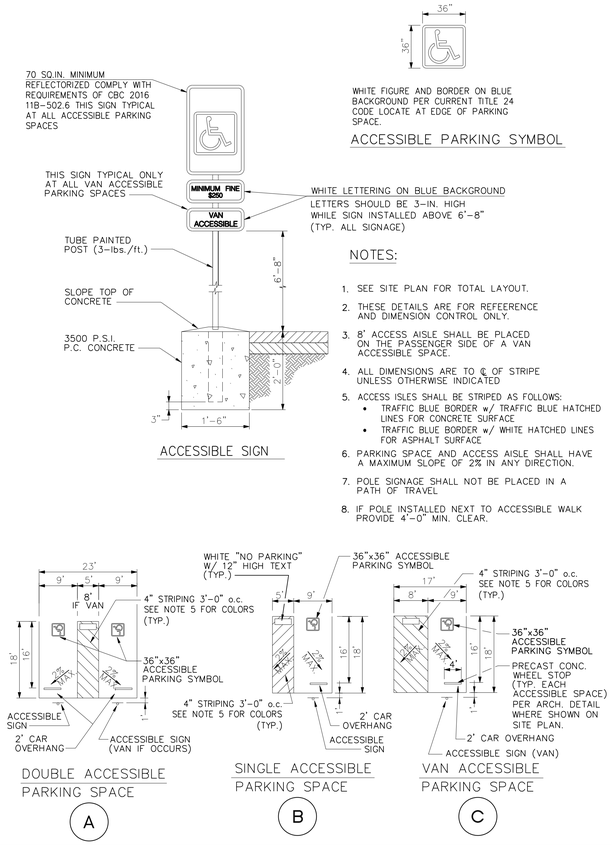
SPPWC STANDARD PLAN 120-2
TYPE A1-6

SCALE: NO SCALE | –



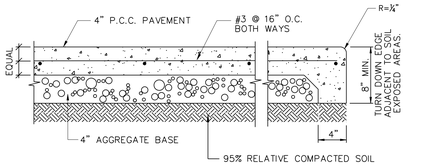
SPPWC STANDARD PLAN 111-5
CASE B, TYPE 1

SCALE: NO SCALE | –



ACCESSIBLE PARKING, STRIPING AND SIGNING DETAILS

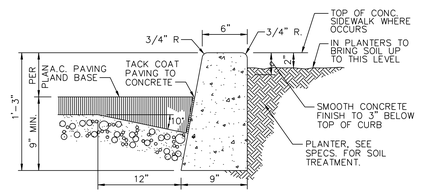
SCALE: NO SCALE | 4



NOTES:
1 – PORTLAND CEMENT CONCRETE, fc=2500 psi, W/C RATIO 0.5 MAX.
2 – EXPANSION JOINTS–PER DETAIL 3 HEREON. SPACING – 8' O.C. OR LESS TO FIT WITH CONTROL JOINT SPACING PER DETAIL 3 HEREON.
3 – CONTROL JOINTS – PER DETAIL 3 HEREON. SPACING – THE WIDTH OF THE WALKWAY OR PER TABLE ON DETAIL 3 HEREON (WHICHEVER IS LESS).
4 – FINISH – SEE LANDSCAPE ARCHITECT DRAWING

PEDESTRIAN CONCRETE WALKWAY

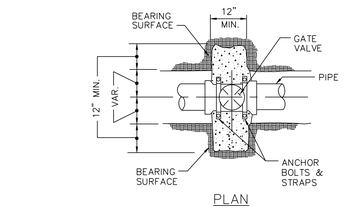
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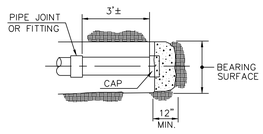
NOTES: (TYPICAL @ ALL SIMILAR CONDITIONS)
1. BOTTOM OF CURB TO BE SET ON COMPACTED SUB-BASE OR NATURAL UNDISTURBED SOIL (PER SOILS REPORT).
2. FINISH ALL EXPOSED CONCRETE SURFACES SMOOTH.
3. PROVIDE 1/2" EXPANSION JOINTS AT 25'-0" O.C. MAX. AND AT CURVES, TANGENTS AND CORNERS.
4. PORTLAND CEMENT CONCRETE, fc'=3200 psi

CONCRETE CURB DETAIL (APWA 120-1)

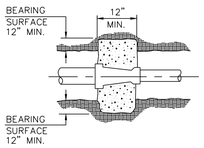
SCALE: NO SCALE | 2



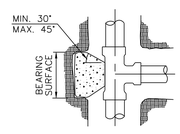
VALVE ANCHORS



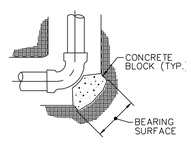
CAPPED END



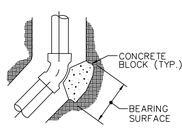
REDUCER



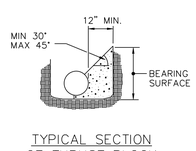
TEE



90° ELBOW



45° ELBOW



TYPICAL SECTION OF THRUST BLOCK

NOTES:
1. ALL THRUST/ANCHOR BLOCKS SHALL BEAR AGAINST UNDISTURBED SOIL.
2. CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2000 P.S.I. AT 28 DAYS.
3. ALL ANCHOR RODS AND ANCHOR BOLTS SHALL BE MINIMUM 1/2" DIA. & ANCHOR STRAPS SHALL BE 1/4" X 2" BAR.
4. THRUST BLOCK DESIGN IS BASED ON A WATER PRESSURE OF 150 P.S.I., AND A MAXIMUM ALLOWABLE SOIL BEARING VALUE OF 2000 P.S.F. FOR MAXIMUM SOIL BEARING VALUES OF 1000 P.S.F. INCREASE BEARING SURFACES BY A FACTOR OF 2.
5. THE RATIO OF WIDTH TO HEIGHT OF THRUST BLOCKS SHALL NOT EXCEED 1 TO 1.
6. ANCHOR BLOCKS FOR VERTICAL BENDS SHALL BE CONSTRUCTED PER SPECIAL DETAIL AS REQUIRED.

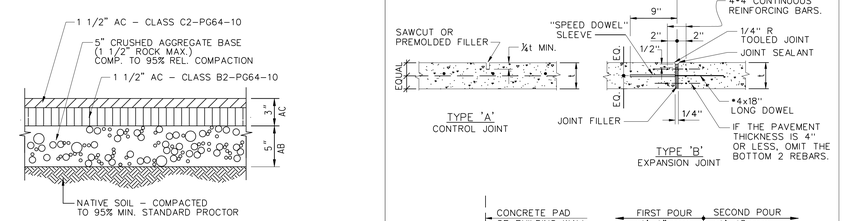
THRUST BLOCK BEARING AREAS – S.F.

MAIN SIZE	TEE *	BEND 90°	45°	22.5°	11.25°
4"	4	2	2	2	2
6"	4	5	3	2	2
8"	5	8	5	3	2
10"	9	13	7	4	3
12"	13	18	10	5	3

* INCLUDES TEES, PLUGS, CAPS, HYDRANTS & VALVES.

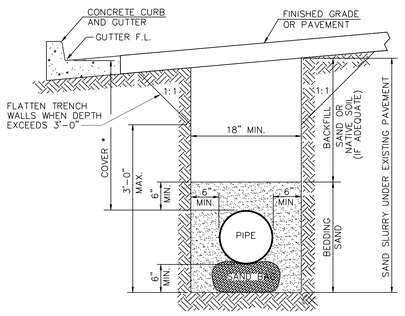
THRUST AND ANCHOR BLOCK DETAILS

SCALE: NO SCALE | 9



AC PAVEMENT DETAIL

SCALE: NO SCALE | 5



NOTE:
* 48" MAX./36" MIN. FOR 12"DIA. AND LARGER PIPE.
42" MAX./30" MIN. FOR 10"DIA. AND SMALLER PIPE.

TYPICAL UTILITY TRENCH SECTION

SCALE: NO SCALE | 8

SUGGESTED SPACING OF CONTROL JOINTS

PAVEMENT/SLAB THICKNESS (IN)	LESS THAN 3/4 INCH AGGREGATE: SPACING (FT)	LARGER THAN 3/4 INCH AGGREGATE: SPACING (FT)
3	4	6
4	6	8
5	10	13
6	12	15
7	14	18
8	16	20
9	18	23
10	20	25

* GIVEN SPACING ALSO APPLY TO THE DISTANCE FROM CONTROL JOINTS TO PARALLEL ISOLATION JOINTS OR TO PARALLEL EXPANSION JOINTS.

NOTES:
1. SEE SPECIFICATIONS FOR TYPE OF JOINT SEALANT AND JOINT FILLER.
2. PLACE 18" LONG #4 DOWELS AT 24" O.C. (TYPE 'B' ONLY)
3. SPACING OF JOINTS PER TABLE HEREON.
4. STOP SLAB REINFORCING AT EXPANSION JOINT.

CONSTRUCTION JOINTS

SCALE: NO SCALE | 3

AHJ STAMP APPROVAL

REVISIONS
1 1ST PC RESUBMITTAL 4/14/23
2 2ND PC RESUBMITTAL 09/22/23

ISSUED FOR PERMIT

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B&J PROJECT # C21-0007
EST. 1945

LOS ANGELES COUNTY FIRE DEPARTMENT
FIRE STATION 163
6320 PINE AVENUE, BELL, CA 90201

REGISTERED PROFESSIONAL ENGINEER
No. C080440
Civil
State of California

NAC ARCHITECTURE
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837 N SPRING STREET | THIRD FLOOR
LOS ANGELES CA 90012
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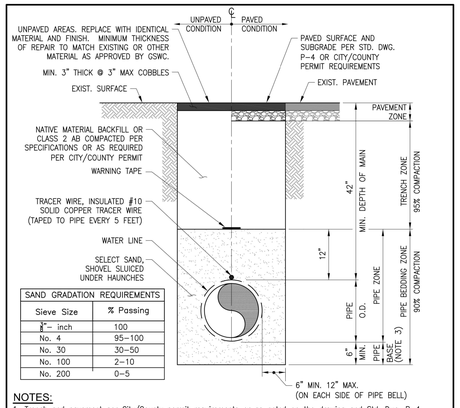
NAC NO 161-21001
DRAWN Author
CHECKED Checker
DATE 10/05/2026

TYPICAL DETAILS

CD
C2.01

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BIDDING SET



SAND GRADATION REQUIREMENTS	
Sieve Size	% Passing
⅜" – inch	100
No. 4	95–100
No. 30	30–50
No. 100	2–10
No. 200	0–5

NOTES:

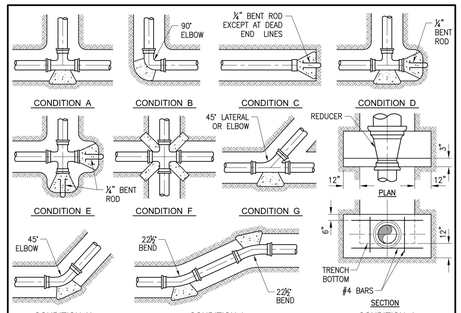
1. Trench and pavement per City/County permit requirements or as noted on the drawing and Std. Dwg. P-4.
2. Compaction of backfill per specifications.
3. Pipe base shall be 12" thick where native material has rocks larger than 6 inches in trench bottom.
4. Contractor shall hand excavate "bell hole" for each pipe joint so that the weight of the pipe does not rest on the bell. Contractor to refill and hand-tamp each "bell hole" prior to completing the placement of the bedding.
5. For areas where native soil contains cobbles and large stones (such as Rancho Cordova), place geotechnical filter fabric between Pipe Zone and Trench Zone backfill to prevent migration of rocks to the pipe.
6. Encase D.I.P. and fittings in polyethylene encasement per AWWA Standard C-105, latest edition.
7. Table shows gradation requirements for backfill in Pipe Bedding Zone.
8. Tracer wire shall be tested for electrical continuity by the Contractor prior to acceptance of the project.

APPROVED BY: GSWC STANDARDS COMMITTEE
EDC MANAGER — 10/16 DATE

Golden State Water Company — A Subsidiary of American States Water Company

TITLE: **WATER PIPE BEDDING AND TRENCH BACKFILL**

SCALE:	DATE:	REV	STANDARD DWG NO.
NONE	10/16	1.1	P-3



NOTES:

1. All buried bolts shall be coated with "Bitumastic No. 50" or approved equal.
2. Thrust block areas based on 225 PSI pressure and 2,000 PSF allowable soil pressure with 2½ feet of cover minimum. Additional bearing area required for special conditions shall be approved by the district engineer.
3. Thrust block bearing faces shall be placed against undisturbed soil, approved compacted backfill or class 100-E-100 slurry.
4. Thrust blocks shall be 560-C-3250 concrete, unless specified otherwise.
   A. Install ¾" bend rod handles.
   B. Use cardboard separators between blocks, if needed.

THRUST BLOCK BEARING AREA IN SQUARE FEET

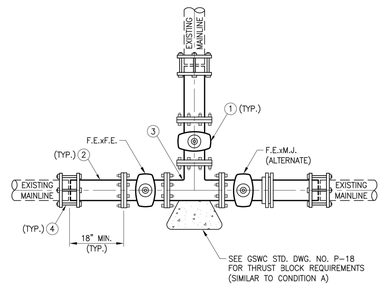
PIPE SIZE	DESCRIPTION A	B	C	D	E	F	G	H	I	J
4"	3.1	4.3	3.1	2 @ 3.1	2 @ 3.1	4 @ 1.2	2.3	2.3	2 @ 1.2	8.0
6"	6.3	8.9	6.3	2 @ 6.3	2 @ 6.3	4 @ 2.5	4.8	4.8	2 @ 2.5	9.0
8"	10.9	15.4	10.9	2 @10.9	2 @ 10.9	4 @ 4.2	8.3	8.3	2 @ 4.2	10.1
10"	16.3	28.1	16.3	2 @16.3	2 @ 16.3	4 @ 6.4	12.5	12.5	2 @ 6.4	11.3
12"	23.1	32.7	23.1	2 @ 23.1	2 @ 23.1	4 @ 9.0	17.7	17.7	2 @ 9.0	12.5
14"	31.0	43.9	31.0	2 @ 31.0	2 @ 31.0	4 @ 12.1	23.8	23.8	2 @ 12.1	13.8
16"	40.1	56.7	40.1	2 @ 40.1	2 @ 40.1	4 @ 15.7	30.7	30.7	2 @ 15.7	15.1

APPROVED BY: GSWC STANDARDS COMMITTEE
EDC MANAGER — 01/16 DATE

Golden State Water Company — A Subsidiary of American States Water Company

TITLE: **STANDARD THRUST BLOCK**

SCALE:	DATE:	REV	STANDARD DWG NO.
NONE	01/16	1.0	P-18



NOTES:

1. Cut-in tee may use F.E.xF.E. or F.E.xM.J. as called out on the drawings.
2. Use pipe material similar to existing mainline (PVC pipe shall be 3' min. length).

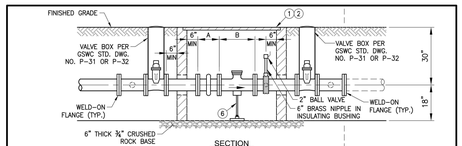
ITEM	DESCRIPTION
1	F.E.xF.E. (or F.E.xM.J.) gate valve per Potable Water Material Guidelines.
2	D.I.P. F.E.xP.E. per Potable Water Material Guidelines.
3	F.E.xF.E. tee per Potable Water Material Guidelines.
4	Flexible coupling per Potable Water Material Guidelines. For same size O.D. use Ductile Iron M.J. sleeve.

APPROVED BY: GSWC STANDARDS COMMITTEE
EDC MANAGER — 01/16 DATE

Golden State Water Company — A Subsidiary of American States Water Company

TITLE: **CUT-IN TEE**

SCALE:	DATE:	REV	STANDARD DWG NO.
NONE	01/16	1.0	P-24



ITEM	DESCRIPTION
1	Non-traffic bearing 20k rated vault located behind curb and/or parkway, with open bottom. Lid shall be lockable, torsion spring assisted aluminum design for 10K loading. Use 20K rated vault and lid in traffic locations. See Potable Water Materials Guidelines for acceptable manufacturers and GSWC Std. Dwg. No. P-36 for vault details.
2	Alternate hatch cover: 3 piece steel bolt down traffic/parkway cover. See GSWC Std. Dwg. No. P-36.
3	Bypass piping shall be wrapped and epoxy lined Sch. 80 steel for 3" or larger bypass pipe.
4	Bypass shut off valve shall be epoxy lined gate valve for 3" or larger bypass pipe.
5	Victaulic coupling shall be AWWA approved Style 31 for DI pipe or style 77 for steel pipe.
6	Pipe support per GSWC Std. Dwg. No. C-2.
7	Service saddle with ball curb stop for meter testing.
8	All dissimilar metals shall be insulated from each other by insulated flanges or bushings.
9	Install tracer wire from main to inside the vault.

VAULT DESCRIPTION					
PIPE/METER SIZE	A (UPSTREAM SPOOL)	B (METER)	VAULT SIZE	FLOW RANGE (GPM)	BYPASS PIPE
3"	5"	12"	4'x4'	1–500	3"
4"	7"	14"	4'x4'	19–1,000	3"
6"	12"	18"	4'x4'	3–1,600	3"
8"	16"	20"	4'x5'	5–2,800	4"
10"	20"	18"	4'x5'	14–5,500	6"

NOTE:

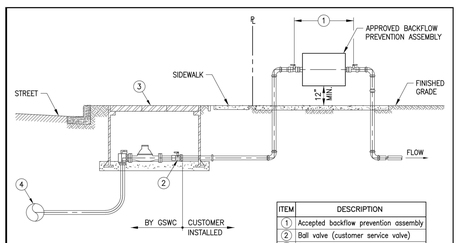
1. Bypass piping not required for irrigation services.
2. Ultra sonic meter shall be of a type approve by N.S.F., F.M. and A.W.W.A.
3. Ultra sonic meter body shall be Type 316 stainless steel or epoxy coated ductile iron.
4. See GSWC Std. Dwg. No. P-37 for sealing of pipe openings.
5. All pipes on both sides of vault shall be fully restrained.

APPROVED BY: GSWC STANDARDS COMMITTEE
EDC MANAGER — 1/18 DATE

Golden State Water Company — A Subsidiary of American States Water Company

TITLE: **LARGE METER WITH BYPASS (3-INCH AND LARGER METER)**

SCALE:	DATE:	REV	STANDARD DWG NO.
NONE	1/18	1.3	P-30



ITEM	DESCRIPTION
1	Accepted backflow prevention assembly
2	Ball valve (customer service valve)
3	Service meter and meter box
4	Water main

NOTES:

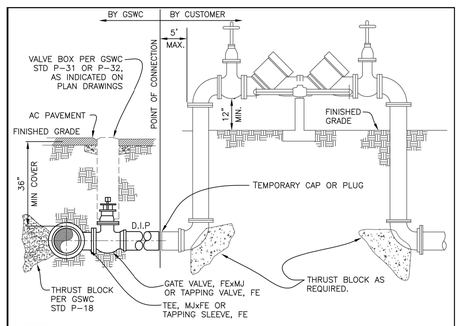
1. The backflow preventer assembly shall consist of an approved Reduced Pressure or Double Check Valve in accordance with the GSWC Water Quality Department requirements. The assemblies shall be suitable for supply pressures.
2. A backflow preventer assembly for a fire service shall consist of an approved Reduced Pressure Principle Detector Assembly (RPDA) or Double Check Valve Detector Assembly (DCDA) in accordance with the GSWC water quality department requirements. The assemblies shall be suitable for supply pressure.
3. It is recommended that an angle style pressure reducing valve be installed on the upstream line of the backflow preventer when pressure in excess of 80 P.S.I. or more is supplied per section 608.2 of the Uniform Plumbing Code.
4. It is recommended that wye strainers be installed on the upstream side of the backflow preventer body. If required, a pressure regulator with a serviceable screen can be substituted for the wye strainer.
5. Location and installation shall be per plan as submitted to and accepted by GSWC.
6. It is recommended that all assemblies 2-1/2" and larger to be installed shall be equipped with resilient wedge gate valves.
7. Locate the assembly within 5 feet of customer service valve as possible. Other locations must be approved prior to installation.
8. Assemblies shall not be located in areas subject to flooding.
9. Only security enclosures providing adequate clearances and full view of assemblies are permitted.
10. Landscape or construction around assembly shall permit an unobstructed view of the assembly from the street.
11. Final inspection and acceptance test shall be provided to GSWC by the customer using a certified backflow tester.
12. No connections or tees are permitted between meter and backflow preventer.
13. It is recommended that sizes 3" and larger have additional pipe support.
14. It is recommended that the backflow assembly be the same size or one size larger than the meter.
15. Materials may be selected from the GSWC Potable Water Materials Guidelines.

APPROVED BY: GSWC STANDARDS COMMITTEE
EDC MANAGER — 10/16 DATE

Golden State Water Company — A Subsidiary of American States Water Company

TITLE: **BACKFLOW PREVENTION ASSEMBLY OVERVIEW FOR ABOVE GROUND INSTALLATION**

SCALE:	DATE:	REV	STANDARD DWG NO.
NONE	10/16	1.1	P-35A



NOTES:

1. Developer shall install a GSWC acceptable backflow preventer. Installation shall comply with all applicable rules, regulations, and ordinances. Depending on the application, a Reduced Pressure Principle Detector Assembly (RPDA) or Double Check Valve Detector Assembly (DCDA) may be required.
2. The assembly must be accessible for testing and maintenance. The assembly shall be installed above ground and a minimum of 12" above finished grade with a maximum of 36" and a minimum clearance of 12" or as needed if installed close to a building or structure.
3. All newly installed Backflow Prevention Assemblies must be tested in accordance with applicable regulations prior to being put in service and yearly thereafter. Copies of test results shall be submitted to GSWC prior to activation.
4. The Backflow Assembly shall be installed within five feet of the point of connection to the utility. There may be no connections or tees between the meter or point of connection and the Backflow Assembly.
5. Assemblies shall be horizontal and level unless approved for other orientations.
6. Backflow Assemblies are to be used within their rated operating conditions.
7. All installations of Backflow Assemblies must be in compliance with state and local plumbing and building codes. Contact local administrative authority for detailed requirements.

APPROVED BY: GSWC STANDARDS COMMITTEE
CHAIRPERSON — 10/16 DATE

Golden State Water Company — A Subsidiary of American States Water Company

TITLE: **BACKFLOW ASSEMBLY FOR FIRE SERVICES**

SCALE:	DATE:	REV	STANDARD DWG NO.
NONE	10/16	1.1	P-35B

REVISIONS

1	1ST PC RESUBMITTAL	4/14/23
2	2ND PC RESUBMITTAL	09/22/23

ISSUED FOR PERMIT

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NAC NO	161-21001
DRAWN	Author
CHECKED	Checker
DATE	10/05/2026

GOLDEN STATE WATER COMPANY DETAILS

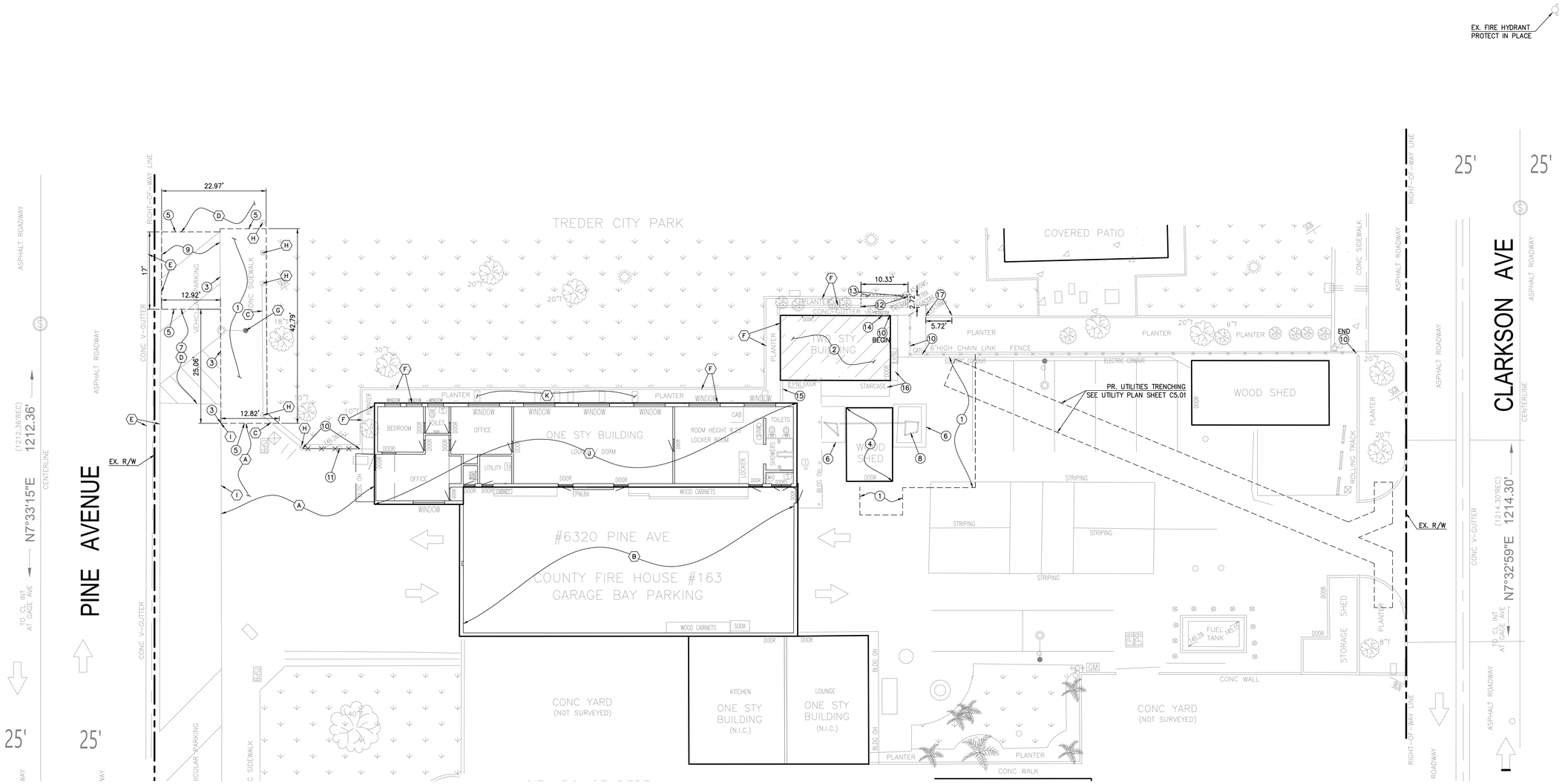
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C2.02

AHJ STAMP APPROVAL

10/10/2023, 8:51:54 AM
BELL-B55531

BIDDING SET

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DEMOLITION NOTES:

1. REMOVE EXISTING CONCRETE PAVEMENT.
2. REMOVE EXISTING BUILDING AND ALL APPURTENANCES.
3. REMOVE EXISTING CONCRETE CURB.
4. REMOVE EXISTING WOOD SHED.
5. SAWCUT AND JOIN TO EXISTING PAVEMENT.
6. REMOVE EXISTING CONCRETE PAD.
7. REMOVE EXISTING STRIPING AND MARKINGS.
8. REMOVE EXISTING METAL PIPE STRUCTURE.
9. REMOVE EXISTING ASPHALT PAVEMENT.
10. REMOVE EXISTING PORTION OF FENCE.
11. REMOVE EXISTING BOLLARD.
12. REMOVE EXISTING PORTION OF PLANTER.
13. REMOVE EXISTING PORTION OF LANDSCAPING.
14. REMOVE EXISTING ELECTRICAL PULL BOXES.
15. REMOVE EXISTING 6" CMU WALL.
16. REMOVE EXISTING DECK AND STAIRS.
17. REMOVE EXISTING PORTION OF FLUSH CURB.

PROTECTION NOTES:

- (A) PROTECT IN PLACE EXISTING CONCRETE PAVEMENT.
- (B) PROTECT IN PLACE EXISTING BUILDING.
- (C) PROTECT IN PLACE EXISTING WROUGHT IRON FENCE.
- (D) PROTECT IN PLACE EXISTING ASPHALT PAVEMENT.
- (E) PROTECT IN PLACE EXISTING LONGITUDINAL GUTTER.
- (F) PROTECT IN PLACE EXISTING PLANTER.
- (G) PROTECT IN PLACE EXISTING LIGHT POLE.
- (H) PROTECT IN PLACE EXISTING BOLLARD.
- (I) PROTECT IN PLACE EXISTING CONCRETE CURB.
- (J) BUILDING DEMOLITION PER ARCHITECTURAL PLANS.
- (K) PROTECT IN PLACE EXISTING UTILITY GROUP. VERIFY IN FIELD.

LEGEND

BUILDING OUTLINE

EXTENT OF SAWCUT

NORTH

DEMOLITION PLAN

0' 5' 10' 20'

GRAPHIC SCALE : 1"=10'

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CHECKED	Checker
DATE	10/05/2026

DEMOLITION PLAN

CD

C3.01