FIRE DEPT. NOTES

1. The required fire flow for public fire hydrants at this location is __________ gallons per minute at 20 psi for a duration of ___ hours over and above maximum daily domestic demand.
2. The required on-site fire flow is __________ gallons per minute at 20 psi. Each on-site hydrant must be capable of flowing ____ gallons per minute at 20 psi with any two hydrants flowing simultaneously.
3. All hydrants shall measure 6"x4"x2-1/2", brass or bronze, conforming to current AWWA Standard C503, or approved equal. Hydrants shall be installed per specifications of the Los Angeles County Water Ordinance No. 7834 (Title 20) Utility Manual, Section 4.0 to 4.6.
4. All required public fire hydrants shall be installed, tested and accepted prior to construction.
5. Vehicular access must be provided and maintained serviceable throughout construction.
6. Provide an approved Class ______ standpipe system. The risers in Class 1 or Class 111 shall be cross connected at the base. Table 38, §3805 of the Building Code.
7. Provide an approved fire sprinkler system. Submit plans for approval prior to installation. Fire Code §2.101.
   Reason ______
8. The fire sprinkler system shall be calculated per Pamphlet #13, #13D, #231 or #231C, whichever is applicable.
9. The fire sprinkler system shall be supervised as required in the Building Code §3803.
10. Plans showing underground piping of on-site hydrants and sprinkler systems shall be submitted for approval prior to installation.
11. On-site protection facilities (i.e., hydrants, sprinkler systems, etc.) shall be installed, tested and accepted prior to occupancy.
12. The inspection, hydrostatic test and flushing of the hydrant and/or sprinkler system shall be witnessed by the proper Fire Department representative and no underground piping shall be covered with earth or hidden from view until the Fire Department representative has been notified and given no less than 48 hours in which to inspect such installations.
13. Fire resistive assemblies for protection of openings to comply with Building Code §4306 or (Title 24, §4306).
14. Shafts to be enclosed in compliance with Building Code §1706 or (Title 24, §1706).
15. Exit doors shall swing in the direction of exit travel when serving any hazardous area or when serving an occupant load of 50 or more.
16. Exit doors shall be openable from the inside without use of a key or any special knowledge or effort. Building Code §3304(c); Fire Code §12.104, or [Title 24, §2-3303(c)]. (L.A.M.C.57.33)
17. Width and height of required exit doorways to comply with Building Code §3304(e), or [Title 24, §2-3303(e)].
18. Provide an approved one-hour, fire-resistive corridor. Building Code §3305, or (Title 24, §3304).
19. All corridor openings shall meet the requirement of Building Code §3305(h), including steel frames, 20-minute labeled doors, hinges, latching devices and closers. [Title 24, §3304(h)]
20. Walls and soffits of enclosed usable space under interior stairways that are not required to be enclosed by Building Code §3309 (f), shall be protected on the enclosed side as required for one-hour fire resistive construction. Building Code §3306 (m), or Title 24, §3305 (m).
21. Exits shall be illuminated at any time the building is occupied, with light having an intensity of not less than one foot-candle at floor level. Building Code §3313. (L.A.M.C.57.33)
22. Provide exit signs per Building Code §3314(a, b, c).
23. Provide approved exiting illumination and illuminated exit signs which are powered from separate circuits & comply with Building Code §3313 (a,b-1) and §3314 (a,b,c,d-1). (L.A.M.C.57.33)
24. Provide approved exiting illumination and illuminated exit signs which are powered from separate sources. Building Code §3313 (a,b-2) and §3314 (a,b,c,d-2). (L.A.M.C.57.33)
25. Fire extinguisher requirements shall be determined by field inspection. Fire Code §10.301(a).
26. Building address numbers to be provided on the front of all buildings and shall be visible and legible from street fronting the property. Said numbers shall contrast with their background. Fire Code §10.208.
27. Commercial dumpsters or containers with an individual capacity of 1.5 cubic yards or greater shall not be stored or placed within five feet of combustible walls, openings or combustible roof eaves unless areas containing dumpsters are protected by an approved sprinkler system. Fire Code §11.201(d).
28. Provide a key box as required by Fire Code §10.209.
   Location ______
   Key box to be designed per Los Angeles County Fire Department, Regulation #5.
29. Any decorations used shall be non-combustible or flame-retardant treated in an approved manner (curtains, drapes, shades, hangings, etc.) (L.A.M.C.57.22).
30. All exits must be continuous and terminate in a public way or exit court leading to a public way or an approved refuge area. (Title 24, C.A.C.)
31. Aisles leading to required exits shall have a minimum width of 44". (L.A.M.C.57.33).
32. Provide exit signs and directional exit signs with minimum 6" high by 3/4" stroke block letters on a contrasting background. Indicate location of exit signs on floor plans. (L.A.M.C.57.33, Title 24, C.A.C.).
33. Exit path lighting shall be provided for stairway, hallway, exit passageway and egress to a public way any time the building is occupied. (L.A.M.C.57.33).
34. Provide a portable fire extinguisher with a rating of not less than 2-A or 2-A10BC within 75 feet travel distance to all portions of the building on each floor; also during construction.
35. Roof obstruction such as television antenna, guy wires, solar panels, and razor ribbon shall not prevent Fire Department access or egress.
   Fire Department access to roofs in the event of a fire shall not be obstructed by wires, razor ribbon, fences, cables, aerials, antennas, or solar panels. (L.A.M.C.57.12).
36. Provide collision barriers adequate to protect control meters, regulators, and piping for hazardous materials that are exposed to vehicular damage. (L.A.M.C.57.20).
37. Roof covering shall be fire retardant. (Title 24, Chapter 32, U.B.C.).
38. Fire dampers or doors shall be provided where ducts penetrate fire-rated walls or ceilings. (Title 24; Chapter 43, U.B.C.).
39. Parking spaces shall not obstruct required exits. (L.A.M.C.57.33)
40. Interior wall and ceiling finishes for (assembly) (classroom) (dining) (bar) areas shall not exceed a flame-spread classification of 200 (class III)
41. Interior wall and ceiling finishes for exit corridors shall not exceed a flame- spread classification of 75 (class II)
42. Folding partition walls (curtains) shall be non-combustible or meet flame spread Class ____ for the following location: ______
43. Exit doors shall swing in the direction of exit travel when serving 50 or more persons and in any hazardous area or Group H occupancy. (Title 24, C.A.C.; L.A.M.C. 57.33)
44. Exit signs shall be electrically illuminated, and the two lamps shall be energized from separate circuits. Illumination shall normally be provided by the premises wiring system. In the event of failure of this system, illumination shall be automatically provided from an emergency system. Emergency lighting shall give a value of one foot candle at floor level. (Title 24, C.A.C. ; L.A.M.C. 57.33)
45. Provide portable fire extinguisher with a rating not less than 10BC for kitchen, electrical room, mechanical room, or parking garage.
46. Provide portable fire extinguisher with a rating of not less than 20-B, located not less than 10 feet, nor more than 30 feet from any flammable liquid storage area outside of a hazardous material room, or adjacent to spray booth.
47. Panic hardware shall be provided on exit door serving rooms, corridors, or stairway handling an occupant capacity of 50 or more persons, from any group A, E, or I occupancy and or more in motion picture theaters. (Title 24, C.A.C.; L.A.M.C. 57.33)
48. Only panic hardware approved and listed by the State Fire Marshall shall be installed. (L.A.M.C. 57.33)
49. Whenever a building is occupied, exit signs shall be lit so that they are clearly visible. (L.A.M.C. 57.33)

1

HANDICAP NOTES

WALKS

A. Site development and grading shall be designed to provide access to primary entrances and access to normal paths of travel and where necessary to provide access shall incorporate pedestrian ramps, curb ramps, etc. (2-7101 a)
B. Walks sloping greater than 5% (1 in 20) must comply with ramp requirements of § 2-3307. (2-3325c)
C. Walk width shall be 48" minimum. (2-3325a)
D. The maximum cross slope shall not exceed 1/4" per foot. (2-3325a-3)
E. A 24" clear space is required at strike side of door. (2-3325e. Fig. 2-33-2)

RAMPS

A. The slope of ramps shall not exceed 8.33%.
B. Ramps shall have a non-slip surface.
C. Ramps shall be minimum 48" but not less than width required for stairways, except that ramps serving R Occupancies may be 36" clear width when the occupant load is 50 or less.

HAZARDS

A. Provide 80" headroom from walkway surface to any overhanging obstruction. (2-3326b)
B. Headroom of 80" minimum shall be maintained for walks, corridors, aisles, etc. (2-522f-2)
C. Protruding objects with leading edges between 27" and 80" above finished floor shall not protrude more than 4" into walks, corridors, etc. (2-522f-1, Fig. 2-5-7)
D. Objects with protruding edges below 27" above finished floor may protrude any amount. (2-522f-1)
E. Free standing objects mounted on posts between 27" and 80" above the floor may project a maximum of 12". (2-522f-1)
F. Abrupt changes in level exceeding 4" adjacent to walks, except between walks and adjacent streets or drives, shall be identified by 6" high warning curbs above walks surface. (2-3326a)

ENTRANCES, DOORS, VESTIBULES, CORRIDORS AND STAIRWAYS

A. All primary entrances to buildings shall be accessible to the handicapped. (2-3301f)
B. All required exit doors shall have 32" clear opening at 90° (36" door). (2-3304e-1)
C. At least one of a pair of doors shall meet the minimum 32" clear entrance width requirement. (2-3304e-3)
D. Threshold shall be no higher than 1/2" above the floor. Edge to be beveled with a slope no greater than 1 in 2, if more than 1/4". (2-3304h, Fig. 2-33-5)
E. Exterior level landing may slope up to 1/4" per foot in any direction for surface drainage. (2-413)
F. Door hardware shall be of the lever or push type, mounted 30" to 44" above the floor and be operable with a max. effort of 8.5 lbs. for exterior doors and 5 lbs. for interior doors. (2-3304c-3, 2-3304l-2)
G. The lower 10" of the door shall be of smooth, plane surface (no recess or trap) except at automatic and sliding doors. (23304m)
H. Building entrance(s) shall be identified by sign with the International Symbol of Accessibility. Show location on the plan. (2-522b-7) The symbol shall be a white figure on blue background. (2-522b-2)
I. There shall be a clear area on each side of door, 60" deep in direction of door swing and 44" deep in opposite direction to door swing. (2-3304h-2)
J. Width of clear area on the swing side of the door shall extend 24" past strike jamb for exterior doors and 18" past strike jamb for interior doors. (2-3304h-2D)
K. Exit doors shall be openable from the insde without the use of a key, or special knowledge or effort. 91.3304(C). Flush bolts or surface bolts are prohibited.
L. Provide 2" wide strip in contrasting color at upper approach and lower tread of each flight of interior stairs and every tread of exterior stairs as slip resistant as other treads of the stairs

TOILET ROOM FIXTURES AND ACCESSORIES

A. Locate towel, sanitary napkin, and waste receptacles with all operable parts within 40" from floor.
B. Mount mirrors with bottom edge noty more than 40" from floor.
C. Locate toilet tissue dispensers on the wall within 12" inches of the front edge of the toilet seat.
D. Grab bars, tub and shower seats, fasteners and mounting devices shall be designed for 250 lb. per linear ft. load.
E. Handicapped water closets shall have oscillating flush control handle, operating @ 5 lbs.force and without excessive body movement on wide side.
F. Provide at least one lavatory with no sharp or abrasive surfaces under lavatory.
G. Provide at least one lavatory with faucet controls operable with one hand and not require grasping, pinching or twisting.

INTERIOR FINISHES

A. Interior wall and ceiling finished shall be installed in accordance with 4203.
B. Locate manually operated switches & controls 36" to 48" from the floor & convenience outlets a minimum of 12" from the floor.

PROJECT DIRECTORY

1 **OWNER:**
Department of Water and Power
111 N. Hope Street
Los Angeles, CA 90012
(213) 481-3376

2 **ARCHITECT:**
Neil Stanton Palmer, Architect A.I.A. Inc.
2601 Airport Drive, Suite 310
Torrance, CA 90505
(213) 326-9111
FAX: 213-325-0271

3 **STRUCTURAL ENGINEER:**
Myers, Nelson, Houghton, Inc
15901 Hawthorne Blvd. Suite #400
Lawndale, CA 90260
(213) 542-2077
FAX: 213-542-5350

4 **SOILS ENGINEER:**
Associated Soils Engineering, Inc.
3310 Airport Way P.O. Box 47
Long Beach, CA 90801-0047
(213) 426-7990

5 **CIVIL ENGINEER:**
Mullenhauer, Higashi & Moore
411 W. 5th Street 4th Floor
Los Angeles, CA 90013
(213) 624-2661
FAX: none

6 **LANDSCAPE ARCHITECT:**
Carlson/ Melendrez Associates
1561 Crater Lane
Los Angeles, CA 90505
(213) 470-9339

7 **MECHANICAL, PLUMBING & ELECTRICAL ENGINNERS**
Jones & Khiaban
16525 Sherman Way, Unit C-2
Van Nuys, CA 91406
(818) 786-7878
FAX: (818) 782-5551

8 **SECURITY SYSTEMS**
Paul Alan Magil & Associates
275 Baker Street East, Suite B
Costa Mesa, CA 92626-4504

PROJECT DATA

PROJECT DESCRIPTION:
Construction facility for the Department Of Water & Power on the existing construction facility site of approximately 2.9 acres.

PROJECT LOCATION:
City: Los Angeles
Nearest Cross Streets: Alameda & 4th Street
Thomas Map Book: Page 44, Coordinates E4

BUILDING ADDRESS:
1212 Palmetto Street
Los Angeles, California

LEGAL DESCRIPTION:
Lot s 7 through 14 inclusive
Lots 21 through 27 inclusive
& portions of lot 28
Industrial center tract M.B. 12-101

PLANNING DATA:
Zone: M3-3
Proposition "U"
Fire Zone: 2

GOVERNING CODE(S):
City of Los Angeles Building Code, 1985 Edition

WAREHOUSE/ADMINISTRATION BLDG

OCCUPANCY GROUP:
A-3: Training rooms for educational purposes
B-2: Office area & warehouse area
B-3: Open parking area

TYPE OF CONSTRUCTION:
Type I F.R.
Automatic fire sprinkler system

LOCATION ON PROPERTY:
See Key Plan (This Sheet)

FLOOR AREA:
ALLOWABLE
Basic Allowable (per UBC Table 5-C) Unlimited sq. ft.
Actual = 147,339 SF
Subtotal = 147,339 SF
Total Allowable Floor Area (UBC) = Unlimited S.F.

HEIGHT/STORIES:
Allowable: Unlimited
Designed: 69 feet/3 Stories

OCCUPANT LOAD:

Warehouse	54,780 SF + 500 SF Per Occupant =109.56 Occupants
Storage	11,000 SF + 300 SF Per Occupant =36.66 Occupants
Office	24,225 SF + 100 SF Per Occupant =242.25 Occupants
Total	=388.47 Occupants

SHOP BUILDING

OCCUPANCY GROUP
H-3: Paint shop, carpentry shop
B-2: Machine shop, elec shop, iron shop, sheet metal shop

TYPE OF CONSTRUCTION
Type II N
Automatic fire sprinkler system

LOCATION ON PROPERTY
See Key Plan (This Sheet)

FLOOR AREA
ALLOWABLE
Basic Allowable (per UBC Table 5-C)= 7,500 sq. ft.
3 Yard Increase (10' X 2.5%=+25% x 7,500 SF per UBC Section 506.3)=1,875 SF
Subtotal = 9,375 SF
Sprinkler Increase (+300% x 9,375 SF per UBC Section 506.C) = 28,125 SF
Subtotal = 28,125 SF
Total Allowable Floor Area (UBC) = 28,125 SF
Designed = 26,448 SF

HEIGHT/STORIES:
Allowable: 55 feet/1 story
Designed: 32 feet/1 story

OCCUPANT LOAD

Shop	13,618 SF + 200 SF Per Occupant =68.09 Occupants
Storage	3,428 SF + 300 SF Per Occupant =11.42 Occupants
Office	1,287 SF + 100 SF Per Occupant =12.08 Occupants
Total	=91.59 Occupants

AUTO SERVICE BUILDING

OCCUPANCY GROUP
B-2

TYPE OF CONSTRUCTION
Type 5 N
Automatic Fire Sprinkler System

LOCATION ON PROPERTY
See Key Plan (This Sheet)

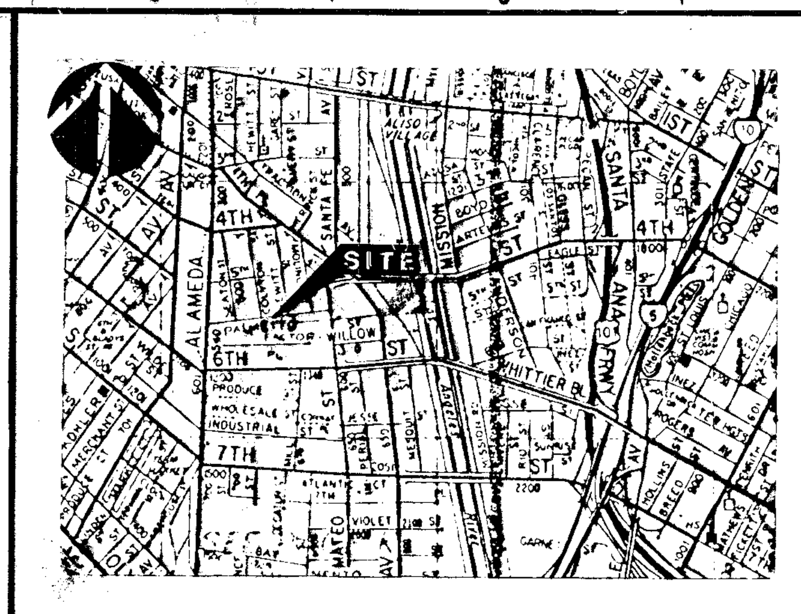
FLOOR AREA
ALLOWABLE
Basic Allowable (per UBC TAble 5-C)= 8,000 SF
Designed= 2,304 SF

HEIGHT/STORIES:
Allowable: 40 feet/2 stories
Designed: 24 feet/1 story

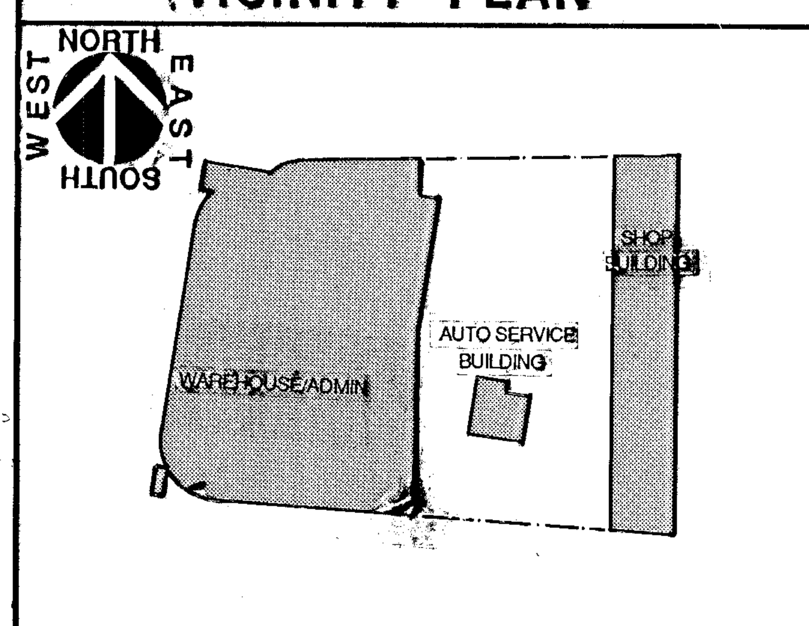
OCCUPANT LOAD

Shop	1,824 SF + 200 SF Per Occupant =9.12 Occupants
Storage	220 SF + 300 SF Per Occupant =.73 Occupants
Office	80 SF + 100 SF Per Occupant =.80 Occupants
Total	=10.65 Occupants

PARKING DATA:
Spaces Required: 88 Spaces
Spaces Provided: 140 Spaces
Handicapped Required: 3 Spaces
Handicapped Provided: 4 Spaces



VICINITY PLAN



KEY PLAN

GENERAL
PLAN ORIENTATION
PLAN REFERENCE NORTH (Wall orientations)
ACTUAL REFERENCE NORTH (True North)
ROOM INFORMATION
OFFICE — ROOM NAME
101 — ROOM NUMBER
DETAIL REFERENCE (Detail #,Subscipt / Sheet #)
WALL SECTION REFERENCE (Detail #,Subscipt / Sheet #)
BUILDING SECTION REFERENCE (Detail # / Sheet #, Reference each end for large sections)
ELEVATION REFERENCE (Detail # / Sheet #, Unused orientations omitted, Orientations are North, South, East & West UNO)
MATCH LINE (Shaded side is considered, see Key Plan)
CONTROL POINT (Elevation in Feet & Inches UNO)
COLUMN GRID LINE
TITLE BAR
Detail Title — DETAIL — Scale SECTION 3" = 1'-0" — Detail NO, Subscript 2

NOTATIONS
KEYNOTE NUMBER (Occurs On Same Sheet As Plan Or Elevation)
DOOR / HARDWARE TYPE (See Door Schedule)
REVISION NUMBER (Cloud Around Revision Where Occurs)
FINISH TYPE (See Finish Schedule)
PLUMBING FIXTURE TYPE (Where Occurs, See Fixture Schedule)
RESTROOM ACCESSORY TYPE (Where Occurs, See Accessory Schedule)
WALL TYPE

MECHANICAL
SUPPLY AIR REGISTER
RETURN AIR REGISTER
EXHAUST FAN
THERMOSTAT

ELECTRICAL
2' x 4' LAY-IN FLUOR FIXTURE
SURFACE MOUNTED FLUOR FIXTURE

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1. The Contractor shall verify all dimensions and conditions at the project site and indicated on the drawings and report any discrepancies, ommissions and/or conflicts to the architect before proceeding with the Work.
2. **DO NOT SCALE THE DRAWINGS**, scales indicated are for relative scale only. Dimensions shall govern over scale.
3. In the event of a dimensional conflict, large scale drawings / details (3" = 1'-0", etc.) shall take precedence over small scale drawings / details (1/8" = 1'-0", etc.) Notes shall take precedence over graphic information.
4. All dimensions are to the face of studs (FOS), masonry or concrete (FOC) and the centerline of columns unless specifically noted otherwise (UNO).
5. All work indicated on the drawings is new and shall be performed and provided by the contractor unless specifically noted otherwise as Not In Contract (NIC).

GENERAL NOTES

REVISION	DATE	DESCRIPTION	BY
1	10/11/93	RECORD SET	

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Architecture • Planning • Urban Design • Space Planning • Interiors
Neil Stanton Palmer, Member, American Institute of Architects

DATE: 4/26/89

REVISIONS		
NO	DESCRIPTION	

Revision Number ______
DRAFTING RELEASE
DRAWN BY ______
CHECKED BY ______
ENGINEERING APPROVAL

OWNER/AGENT APPROVAL
DRAWING REVISION RELEASE APPROVAL
FINAL APPROVAL RELEASE SIGNATURE DATE

SCALE: (UNLESS NOTED)
DRAFTING RELEASE
DRAWN BY ______
CHECKED BY ______
ENGINEERING APPROVAL

OWNER/AGENT APPROVAL
DRAWING RELEASE APPROVAL
FINAL APPROVAL RELEASE SIGNATURE DATE

DES. ENGR.
SUP. ENGR.

PALMETTO CONSTRUCTION HEADQUARTERS
1212 PALMETTO STREET, LOS ANGELES, CALIFORNIA
TITLE SHEET

POWER SYSTEM
DEPARTMENT OF WATER AND POWER
CITY OF LOS ANGELES

DRAWING NUMBER: Q29-AA13
REV.

DRA ______