

GRADING NOTES:

1. ALL GRADING AND CONSTRUCTION SHALL CONFORM TO APPENDIX 33 AND 71 (LATEST EDITION) OF THE CALIFORNIA CIVIL ENGINEERING SPECIFICATIONS.
2. ANY MODIFICATIONS TO THE GRADING PLANS MUST BE APPROVED BY THE GRADING ENGINEER.
3. MEETING AT THE SITE IS REQUIRED BEFORE THE STARTING OF THE GRADING WORK. PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST, AND OTHER APPROPRIATE AGENCIES. PERMITTEE OR HIS AGENT ARE RESPONSIBLE FOR ARRANGING TO PROCEED WITH THE MEETING.
4. APPROVAL OF THESE PLANS REFLECTS THE REVIEW OF PLANS IN ACCORDANCE WITH THE LOS ANGELES COUNTY PUBLIC WORKS CODE (SECTION 9397.96) AND HEALTH AND SAFETY CODE (SECTION 17520.1). THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF THE PUBLIC.
5. ALL GRADING AND CONSTRUCTION ACTIVITIES SHALL COMPLY WITH LOS ANGELES COUNTY CODE, TITLE 12, CHAPTER 12.01, AND THE LOS ANGELES COUNTY PUBLIC WORKS CODE (SECTION 9397.96) AND HEALTH AND SAFETY CODE (SECTION 17520.1). THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF THE PUBLIC.
6. CALIFORNIA PUBLIC WORKS CODE (SECTION 9397.96) AND HEALTH AND SAFETY CODE (SECTION 17520.1) REQUIRE THAT GRADING IMMEDIATELY STOP AND NO FURTHER EXCAVATION OR DISBURSMENT OF SOILS SHALL BE PERMITTED UNTIL THE FOLLOWING MEASURES HAVE BEEN TAKEN:
- a. THE COUNTY ENGINEER HAS BEEN INFORMED AND HAS DETERMINED THAT NO INVESTIGATION OF THE GRADING WORK IS REQUIRED.
- b. IF THE REMAINS ARE OF ANOTHER AMERICAN ORIGIN, THE REMAINS FROM THE DISCOVERED MATERIALS HAVE BEEN REMOVED OR A RECOMMENDATION FOR THE MEANS OF TREATING OR DISPOSING, WITH THE GRADING CONTRACTOR, HAS BEEN OBTAINED FROM THE COUNTY ENGINEER.
7. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR.
8. ALL EXCAVATION OF MATERIAL FROM THE SITE MUST GO TO A PERMITTED SITE APPROVED BY THE BUILDING OFFICIAL OR A LEAD DUMPSTER. RECEIPTS FOR ACCEPTANCE OF EXCESS MATERIAL BY A DUMPSTER ARE TO BE SUBMITTED TO THE BUILDING OFFICIAL UPON REQUEST.
9. A COPY OF THE GRADING PERMITS AND AVAILABLE AT THE SITE AT ALL TIMES.
10. SITE BOUNDARIES, EASEMENTS, DRAINAGE DEVICES, RESTRICTED USE AREAS SHALL BE LOCATED PER THE BUILDING OFFICIAL. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE BUILDING OFFICIAL. ALL PROPERTY LINES, EASEMENTS, AND RESTRICTED USE AREAS SHALL BE STAKED.
11. THE STANDARD RETAINING WALL DETAILS SHOWN ON THE GRADING PLANS ARE FOR RESIDENCES ONLY. STANDARD RETAINING WALLS ARE NOT CHECKED, PERMITTED OR INSPECTED FOR THE GRADING PERMITS. A SEPARATE RETAINING WALL PERMIT IS REQUIRED FOR ALL STANDARD RETAINING WALLS.
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13. CONSTRUCTION NOTES FOR ALL GEORAD WALLS MUST BE ON THE GRADING PLAN.
14. IF GRADING AUTHORIZED BY THIS PLAN IS TO EXTEND THROUGH THE RAINY SEASON, NOVEMBER 1 THROUGH APRIL 15 OF THE FOLLOWING YEAR, STORMWATER DRAINAGE PLANS FOR EROSION CONTROL SHALL BE SUBMITTED TO THE BUILDING OFFICIAL FOR REVIEW AND APPROVAL.
15. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE BUILDING OFFICIAL. ALL PROPERTY LINES, EASEMENTS, AND RESTRICTED USE AREAS SHALL BE STAKED.
16. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL AT LEAST ONE WORKING DAY IN ADVANCE OF REQUIRED INSPECTIONS AT FOLLOWING STAGES OF THE WORK (SECTION 3317.07 OF THE BUILDING CODE):
- (a) INITIAL WHEN THE SITE HAS BEEN PREPARED FOR EXCAVATION AND UNAPPROVED FILL HAS BEEN SUBMITTED. INSPECTION OF EXCAVATION SHALL BE REQUIRED PRIOR TO ANY EXCAVATION. PREVENTION MEASURES INCLUDING EROSION CONTROL, DRAINAGE DEVICES, AND SEDIMENTATION SHALL BE INSTALLED.
- (b) ROUGH WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED. DRAINAGE DEVICES, SWALES, AND BERMS SHALL BE INSTALLED AT THE TOP OF THE SLOPE, AND THE SLOPES REQUIRED IN THIS SECTION HAVE BEEN REVIEWED.
- (c) FINAL WHEN GRADING HAS BEEN COMPLETED. ALL DRAINAGE DEVICES INSTALLED, SLOPE DEVICES, SWALES, AND BERMS SHALL BE INSTALLED AT THE TOP OF THE SLOPE, AND THE SLOPES REQUIRED IN THIS SECTION HAVE BEEN REVIEWED.
17. IN EXCAVATION OF THE EXISTING GRADING, THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE BUILDING OFFICIAL. ALL PROPERTY LINES, EASEMENTS, AND RESTRICTED USE AREAS SHALL BE STAKED.
18. ALL GRADDED SITES MUST HAVE DRAINAGE SWALES, BERMS, AND OTHER DRAINAGE DEVICES INSTALLED PER SECTION 3317.07 OF THE LOS ANGELES COUNTY BUILDING CODE.
19. THE GRADING CONTRACTOR SHALL SUBMIT THE STATEMENT TO THE GRADING INSPECTOR AS REQUIRED PER SECTION 3317.07 OF THE LOS ANGELES COUNTY BUILDING CODE.
20. FINAL GRADING MUST BE APPROVED BEFORE OCCUPANCY OF BUILDINGS WILL BE ALLOWED PER SECTION 3318 OF THE LOS ANGELES COUNTY BUILDING CODE.
21. ROOF DRAINAGE MUST BE INSTALLED FROM GRADED SLOPES.
22. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
23. ALL CONSTRUCTION AND GRADING WITHIN A STORM DRAIN EASEMENT ARE TO BE DONE PER PRIVATE DRAIN PD NO. _____ OR MISCELLANEOUS TRANSFER DRAIN MTD _____.
24. ALL STORM DRAIN WORK IS TO BE DONE UNDER CONTINUOUS INSPECTION BY THE FIELD ENGINEER. WEEKLY STATUS REPORTS SHALL BE SUBMITTED BY THE FIELD ENGINEER TO THE LOCAL BUILDING AND SAFETY DISTRICT OFFICE.

AGENCY NOTES

25. AN ENFORCEMENT PERMIT FROM LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS (CDPWMS) (CITY OF _____) IS REQUIRED FOR ALL WORK WITHIN OR ADJACENT TO THE RIGHT OF WAY.

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27. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE BUILDING OFFICIAL. ALL PROPERTY LINES, EASEMENTS, AND RESTRICTED USE AREAS SHALL BE STAKED.

28. ALL WORK WITHIN THE STREAMEDED AND AREAS OUTLINED ON GRADING PLANS SHALL CONFORM TO: _____

29. ALL WORK MUST BE IN COMPLIANCE WITH THE RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL CONSULTANT'S REPORT(S) AND THE APPLICABLE GRADING PLANS AND SPECIFICATIONS.

30. GRADING OPERATIONS MUST BE CONDUCTED UNDER PERIODIC INSPECTIONS BY THE GEOTECHNICAL CONSULTANT.

31. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE BUILDING OFFICIAL. ALL PROPERTY LINES, EASEMENTS, AND RESTRICTED USE AREAS SHALL BE STAKED.

32. ROUGH GRADING MUST BE APPROVED BY A FINAL ENGINEERING GEOLOGY AND SOILS ENGINEERING REPORT. AN AS-BUILT GEOTECHNICAL MAP MUST BE INCLUDED IN THE FINAL GEOTECHNICAL REPORT. PROVIDE RECOMMENDATIONS AND CODE PROVISIONS (SECTION 3318 OF THE LOS ANGELES COUNTY BUILDING CODE) FOR THE GRADING CONTRACTOR TO FOLLOW.

33. FOUNDATION, WALL AND POOL EXCAVATIONS MUST BE INSPECTED AND APPROVED BY THE CONSULTING GEOLOGIST AND SOILS ENGINEER. PRIOR TO THE PLACING OF STEEL OR CONCRETE.

34. BUILDING PILES LOCATED IN CUT/FILL TRANSITION AREAS SHALL BE OVER-EXCAVATED A MINIMUM OF THREE (3) FEET BELOW THE PROPOSED BOTTOM OF FOOTING.

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE GRADING WORK, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE INCLUDED IN THE GRADING CONTRACT. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE BUILDING OFFICIAL. ALL PROPERTY LINES, EASEMENTS, AND RESTRICTED USE AREAS SHALL BE STAKED.

THE USE OF THESE QUANTITIES FOR BIDDING AND CONTRACTING PURPOSES IS THE SOLE RESPONSIBILITY OF THE BIDDING AND CONTRACTING ENGINEER. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE BUILDING OFFICIAL. ALL PROPERTY LINES, EASEMENTS, AND RESTRICTED USE AREAS SHALL BE STAKED.

THE RESPONSIBILITY OF THE PROJECT ENGINEER.

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FILL NOTES

35. ALL FILL SHALL BE COMPACTED TO THE FOLLOWING MINIMUM RELATIVE COMPACTION CRITERIA:
- a. 90 PERCENT OF MAXIMUM DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE.
- b. 95 PERCENT OF MAXIMUM DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A SPECIAL REQUIREMENT IS SPECIFIED.
- c. 95 PERCENT OF MAXIMUM DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A SPECIAL REQUIREMENT IS SPECIFIED.
- d. 95 PERCENT OF MAXIMUM DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A SPECIAL REQUIREMENT IS SPECIFIED.
- e. 95 PERCENT OF MAXIMUM DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A SPECIAL REQUIREMENT IS SPECIFIED.
- f. 95 PERCENT OF MAXIMUM DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A SPECIAL REQUIREMENT IS SPECIFIED.
36. THE RELATIVE COMPACTION TEST SHALL BE DETERMINED BY ASTM D1557-01A, UNLESS A SPECIAL REQUIREMENT IS SPECIFIED.
37. WHERE APPLICABLE, WHERE NOT APPLICABLE, A TEST APPLICABLE TO THE BUILDING OFFICIAL OFFICIAL SHALL BE USED. (SECTION 3313.04 OF THE LOS ANGELES COUNTY BUILDING CODE)
38. FILL SHALL BE PLACED IN LAYERS NOT EXCEEDING 12 INCHES IN THICKNESS. THE RELATIVE COMPACTION TEST SHALL BE USED TO DETERMINE THE RELATIVE COMPACTION OF THE FILL. THE FILL SHALL BE PLACED IN LAYERS NOT EXCEEDING 12 INCHES IN THICKNESS. THE RELATIVE COMPACTION TEST SHALL BE USED TO DETERMINE THE RELATIVE COMPACTION OF THE FILL.
39. ONE TEST FOR EACH TWO-FOOT VERTICAL LIFT.
40. ONE TEST FOR EACH FOUR-FOOT VERTICAL LIFT.
41. ONE TEST FOR EACH FOUR-FOOT VERTICAL LIFT.
42. ONE TEST FOR EACH FOUR-FOOT VERTICAL LIFT.
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99. ONE TEST FOR EACH FOUR-FOOT VERTICAL LIFT.
100. ONE TEST FOR EACH FOUR-FOOT VERTICAL LIFT.

STORMWATER POLLUTION PREVENTION PLAN NOTES

ATTACHMENT "X" NOTES

EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-POINT SOURCE POLLUTANTS FROM THE PROJECT SITE AT ALL TIMES.

ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE, OR OTHER MEANS.

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ATTACHMENT B NOTES

- THE FOLLOWING BMPs AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICES HANDBOOK, CALIFORNIA STANDARDIZED COUNTY, FOR FORCE, SACRAMENTO, CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY COUNTY INSPECTORS):
- 04001 - DETERMINING OPERATIONS
- 04002 - PAINTING OPERATIONS
- 04003 - STRUCTURE CONSTRUCTION AND PAINTING
- 04010 - MATERIAL DELIVERY AND STORAGE
- 04011 - MATERIAL USE
- 04012 - SPILL PREVENTION AND CONTROL
- 04020 - SOLID WASTE MANAGEMENT
- 04021 - HAZARDOUS WASTE MANAGEMENT
- 04022 - CONTAMINATED SOIL MANAGEMENT
- 04023 - CONCRETE WASTE MANAGEMENT
- 04030 - VEHICLE AND EQUIPMENT CLEANING
- 04031 - VEHICLE AND EQUIPMENT MAINTENANCE
- 04040 - EMPLOYEE/CONTRACTOR TRAINING
- 05001 - SCHEDULING
- 05002 - PRESERVATION OF EXISTING VEGETATION
- 05010 - SEEDING AND PLANTING
- 05011 - MULCHING
- 05020 - GEOTEXTILES AND MATS
- 05021 - DIRT CONTROLS
- 05022 - CONSTRUCTION ROAD STABILIZATION
- 05023 - STABILIZED CONSTRUCTION ENTRANCE
- 05024 - EARTH DIRT
- 05030 - TEMPORARY DRAINS AND SWALES
- 05031 - SLOPE DRAIN
- 05032 - SLOPE PROTECTION
- 05040 - CHECK DAMS
- 05041 - SLOPE REINFORCEMENT/RETAINING
- 05042 - SLOPE REINFORCEMENT/RETAINING
- 05050 - SLOPE FENCE
- 05051 - STORM DRAIN BARRIERS
- 05052 - SAND BAG BARRIER
- 05053 - BRUSH OR ROCK FILTER
- 05054 - STORM DRAIN INLET PROTECTION
- 05055 - SEDIMENT TRAP
- 05056 - SEDIMENT BASIN

NO DUMPING

NOTE: MIN. 7" DIAMETER

NO DUMPING SIGN

LONGITUDINAL CONC. GUTTER

LONGITUDINAL CONC. GUTTER

LONGITUDINAL CONC. GUTTER

LONGITUDINAL CONC. GUTTER

LONGITUDINAL CONC. GUTTER

LONGITUDINAL CONC. GUTTER

CALVERT
ARCHITECTURAL
GROUP, INC.

PLANNING
ARCHITECTURE
INTERIORS

THOMAS A. CALVERT, AIA
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ALL WORK, MATERIAL, AND LABOR REPRESENTED BY THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF CALVERT ARCHITECTURAL GROUP, INC. NO PART OF THIS DRAWING OR ANY INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CALVERT ARCHITECTURAL GROUP, INC.

LEGEND:

(66.32)
EXISTING ELEVATION
PROPOSED ELEVATION
FINISHED GRADE

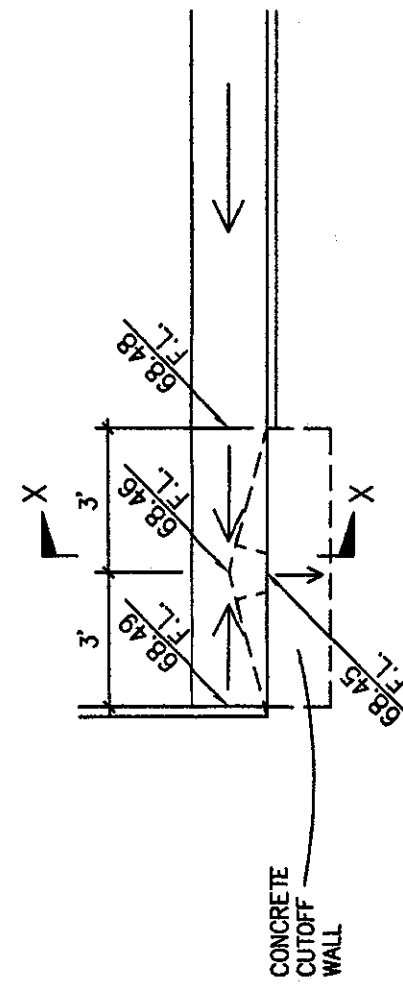
F.S.
F.G.
F.L.
T.C.
I.E.
B.W.
P.A.

FLOW LINE-THOMAS A. CALVERT, AIA
TOP OF CURB
BACK OF WALK
PLANTING AREA
DIRECTION OF FLOW
GRADE BREAK
DOWN SPOUT
BORING LOCATION (+ TOTAL)

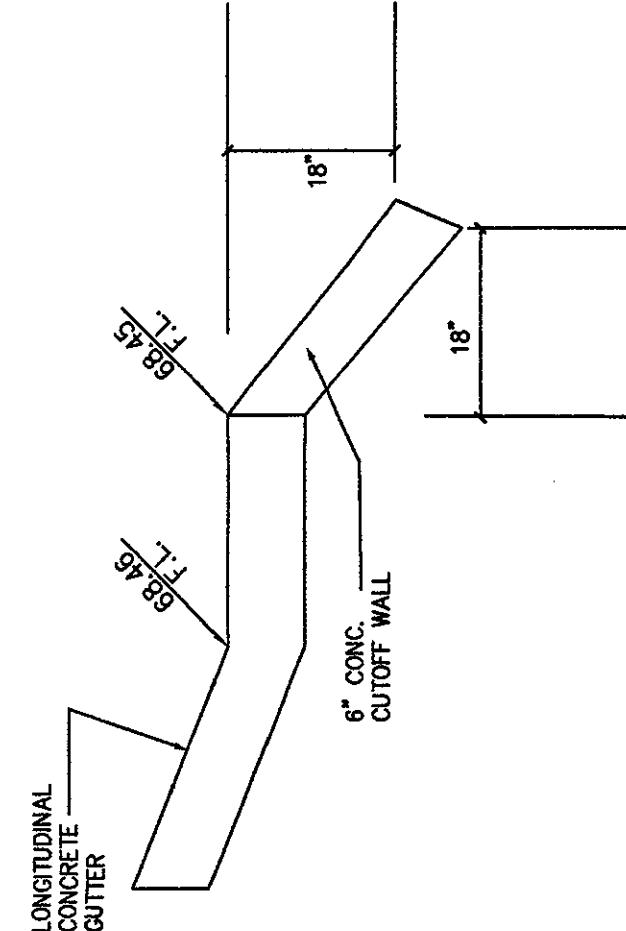
F.F.E. = 69.80
PAD = 69.30

CONSTRUCTION NOTES:

- PROTECT IN PLACE.
- CONSTRUCT CONCRETE CURB PER DETAIL ON SHEET C-1.
- CONSTRUCT LONGITUDINAL CONCRETE GUTTER PER DETAIL ON SHEET C-1.
- CONSTRUCT 1" CONCRETE PAVEMENT ON COMPACTED SUBGRADE. (PAVEMENT DESIGN SHALL BE SUBMITTED TO THE CITY ENGINEER AND SHOULD BE CONFIRMED BY SOILS ENGINEER DURING GRADING OPERATION)
- CONSTRUCT PARKWAY DRAIN PER APWA STANDARD PLAN 151-1. S=24". USE INLET TYPE 2. OMIT CURB TRANSITIONS. (UNDER SEPARATE PERMIT)
- LABEL "NO DUMPING" SIGN PER DETAIL ON SHEET C-1.
- TRANSITION CONCRETE CURB FROM 6" TO 0" IN 2'.
- CONSTRUCT DRIVEWAY APPROACH PER APWA STANDARD PLAN 110-1, TYPE A, W= 28", X=4', Y=PER PLAN. (UNDER SEPARATE PERMIT)
- SAWOUT AND REMOVE EXISTING DRIVEWAY APPROACH, CURB, GUTTER, PAVEMENT AND SIDEWALK. (UNDER SEPARATE PERMIT)
- CONSTRUCT CONCRETE SIDEWALK TO MATCH EXISTING. (UNDER SEPARATE PERMIT)
- CONSTRUCT CONCRETE CURB AND GUTTER PER APWA STANDARD PLAN 120-1, TYPE A2-200. MATCH EXISTING CURB HEIGHT AND GUTTER WIDTH. (UNDER SEPARATE PERMIT)
- CONSTRUCT 8" MIN. AC PAVING ON EXISTING BASE MATERIAL. (UNDER SEPARATE PERMIT)

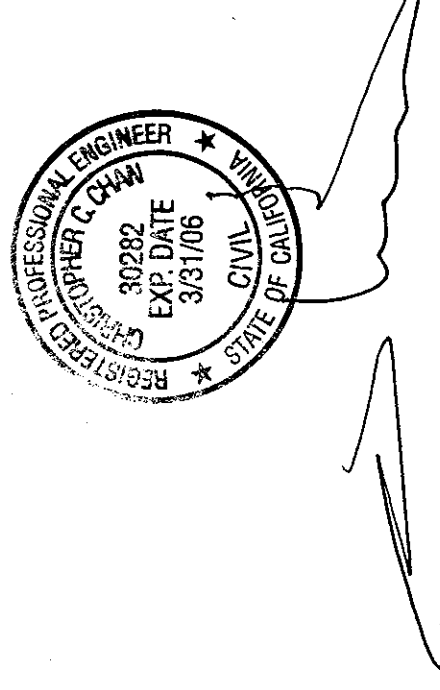


DETAIL "A"
N.T.S.



SECTION X-X
N.T.S.

ILLINOIS AVE



STORMWATER MANAGEMENT/EROSION CONTROL PLAN

CALVERT
ARCHITECTURAL
GROUP, INC.
PLANNING
ARCHITECTURE
INTERIORS

THOMAS A. CALVERT, AIA
ARCHITECT
3801 LONG BEACH BLVD.
SUITE 200
LONG BEACH, CA 90807
(562) 595-1700
(562) 595-1497 FAX

ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE, AS AMENDED, AND THE LATEST EDITION OF THE CALIFORNIA FIRE CODE, AS AMENDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE ORDINANCES AND REGULATIONS.

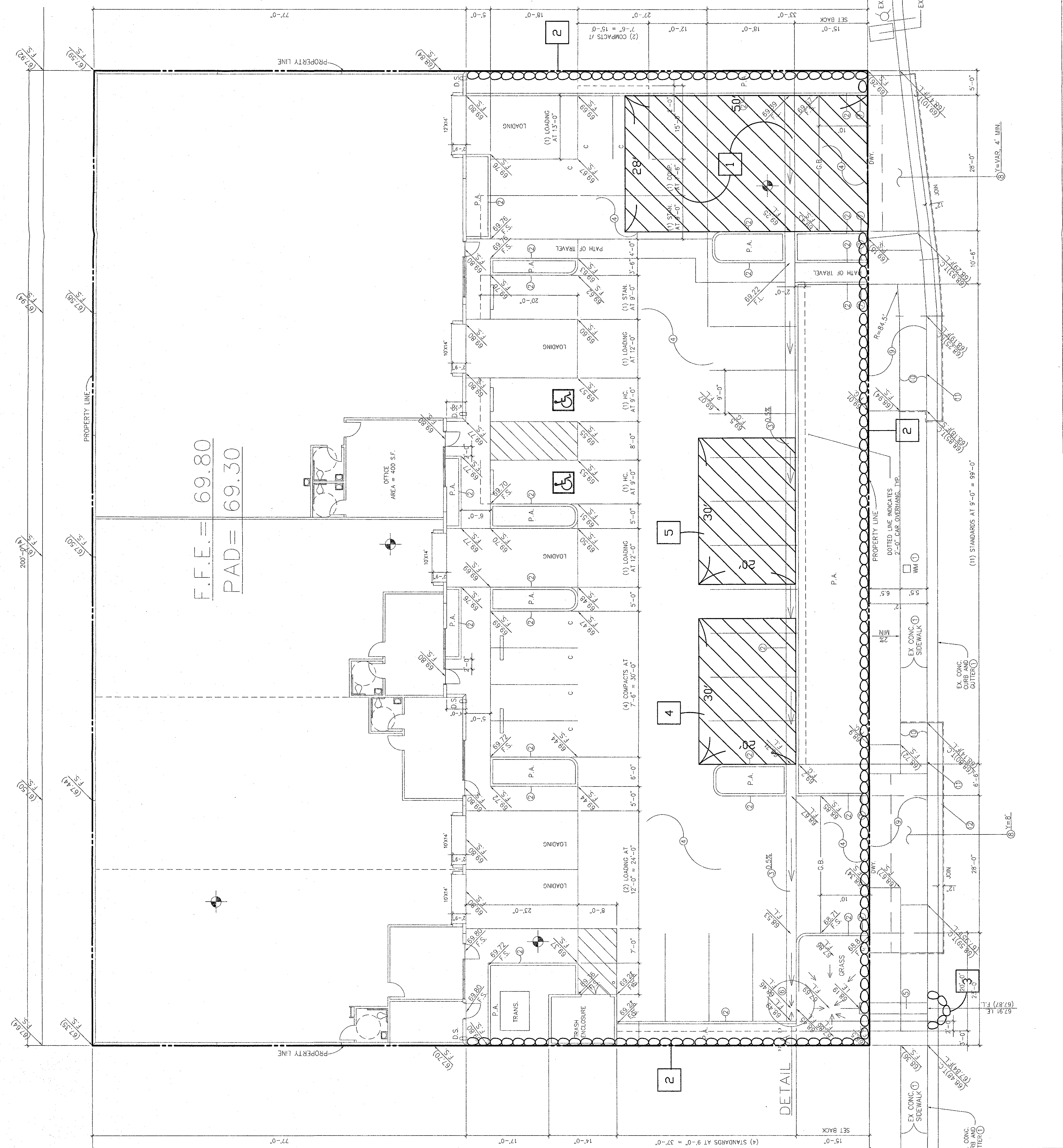
NOTES GENERAL NOTES

- CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS PRIOR TO OCTOBER 1.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE APPROVED BY THE CITY OF LONG BEACH PRIOR TO IMPLEMENTATION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
- CONTRACTOR SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BMP AS WELL AS ANY CORRECTIVE CHANGES TO THE BMPS OR EROSION AND SEDIMENT CONTROL PLAN.
- IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE COMPATIBLE DROUGHT-RESISTANT VEGETATION SHALL BE REQUIRED.
- CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE SHALL BE DETERMINED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE SITE SHALL BE REQUIRED TO WASH TIRES AND CLEAN WHEELS AT THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.
- ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY OR AS NECESSARY.
- CONTRACTOR SHALL PLANT SAVINGS AROUND ALL NEW DRAINAGE STRUCTURES IMMEDIATELY AFTER THE STRUCTURE OPENING IS COMPLETED. THESE SAVINGS SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
- CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:
 - SOLID WASTE MANAGEMENT:
 - PROVIDE A DESIGNATED SOLID WASTE STORAGE AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. STORE MATERIAL ON PALETTES.
 - PROVIDE A DESIGNATED MATERIAL STORAGE AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. STORE MATERIAL ON PALETTES.
 - PROVIDE A DESIGNATED FUEL STORAGE AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. STORE FUEL IN APPROVED CONTAINERS.
 - PROVIDE A DESIGNATED OIL AND GREASE STORAGE AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. STORE OIL AND GREASE IN APPROVED CONTAINERS.
 - PROVIDE A DESIGNATED PAINT AND PAINTING SUPPLIES STORAGE AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. STORE PAINT AND PAINTING SUPPLIES IN APPROVED CONTAINERS.
 - PROVIDE A DESIGNATED CHEMICALS STORAGE AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. STORE CHEMICALS IN APPROVED CONTAINERS.
 - PROVIDE A DESIGNATED ASPHALT PRODUCTS STORAGE AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. STORE ASPHALT PRODUCTS IN APPROVED CONTAINERS.
 - HAZARDOUS MATERIALS MANAGEMENT:
 - PROVIDE A DESIGNATED HAZARDOUS MATERIALS STORAGE AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. STORE HAZARDOUS MATERIALS IN APPROVED CONTAINERS.
 - PROVIDE A DESIGNATED HAZARDOUS WASTE STORAGE AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. STORE HAZARDOUS WASTE IN APPROVED CONTAINERS.
 - PROVIDE A DESIGNATED HAZARDOUS WASTE DISPOSAL AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. DISPOSE OF HAZARDOUS WASTE IN APPROVED CONTAINERS.
- IN CASE OF EMERGENCY, CALL JOSEPH E. DI LUETO AT 415 V. DEAN BLVD. (562) 491-6190 (TELEPHONE)

THE FOLLOWING BMP FROM THE CALIFORNIA STORM WATER BMP HANDBOOK - MARCH 1993, OR THE LATEST REVISED EDITION, MUST BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES AS APPLICABLE.

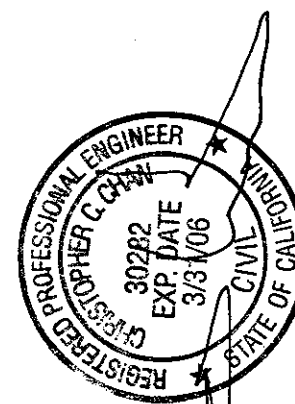
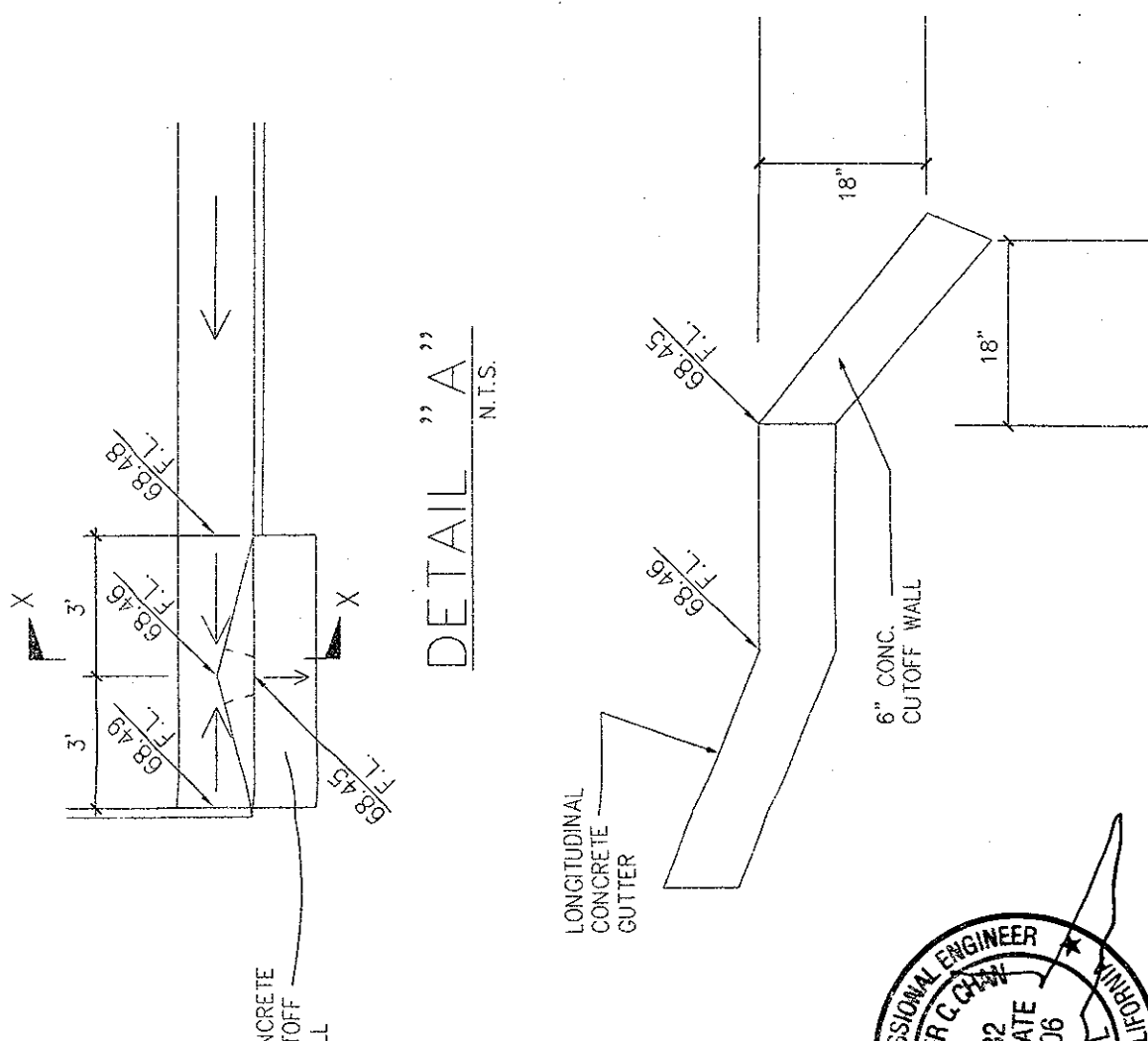
- GENERAL SITE MANAGEMENT
 - ES001 SCHEDULING
 - ES002 PRESERVATION OF EXISTING VEGETATION
 - ES003 CONSTRUCTION PRACTICES
 - ES004 DRAINAGE OPERATIONS
 - ES005 PAINTING OPERATIONS
 - ES006 CONSTRUCTION AND PAINTING
 - ES007 DUST CONTROL
 - ES008 VEHICLE & EQUIPMENT MANAGEMENT
 - ES009 VEHICLE AND EQUIPMENT CLEANING
 - ES010 VEHICLE AND EQUIPMENT MAINTENANCE
 - ES011 TRACKING CONTROL
 - ES012 STABILIZED CONSTRUCTION ENTRANCE
 - ES013 CONTRACTOR TRAINING
 - ES014 EMPLOYEE/SUBCONTRACTOR TRAINING
- CONSTRUCTION MATERIAL AND WASTE MANAGEMENT
 - ES015 MATERIAL DELIVERY AND STORAGE
 - ES016 SPILL PREVENTION AND CONTROL
 - ES017 WASTE MANAGEMENT
 - ES018 SOLID WASTE MANAGEMENT
 - ES019 HAZARDOUS WASTE MANAGEMENT
 - ES020 CONCRETE WASTE MANAGEMENT
 - ES021 SANITARY/SEPTIC WASTE MANAGEMENT
- EROSION CONTROL PRACTICES
 - ES022 SCHEDULING
 - ES023 PRESERVATION OF EXISTING VEGETABLE
 - ES024 VEGETATION STABILIZATION
 - ES025 SEEDING AND PLANTING
 - ES026 MULCHING
 - ES027 PHYSICAL STABILIZATION
 - ES028 GEOTEXTILES AND MATS
 - ES029 DUST CONTROL
 - ES030 TEMPORARY STREAM CROSSING
 - ES031 CONSTRUCTION ROAD STABILIZATION
 - ES032 FLOOD CONTROL
 - ES033 EROSION CONTROL
 - ES034 TEMPORARY DRAINAGE AND SWALES
 - ES035 SLOPE PROTECTION
 - ES036 SLOPE REINFORCEMENT/TERMINATION
 - ES037 VELOCITY REDUCTION
 - ES038 OUTLET PROTECTION
 - ES039 CHECK DAMS
 - ES040 SLOPE REINFORCEMENT/TERMINATION
- SEDIMENT CONTROL
 - ES041 SET PITS
 - ES042 SAND BAG BARRIERS
 - ES043 BRUSH OR ROCK FILTER
 - ES044 SEDIMENT TRAP
 - ES045 SEDIMENT BASIN

- CONSTRUCTION NOTES:
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE PER ESC 24.
 - INSTALL ONE ROW OF SANDBAGS TWO BAYS HIGH.
 - INSTALL ONE ROW OF SANDBAGS TWO BAYS HIGH. OMIT ONE ROW OF SANDBAGS AT THE END OF THE ENTRANCE.
 - PROVIDE COVERED CONSTRUCTION MATERIAL STORAGE AREA.
 - PROVIDE COVERED CONSTRUCTION MATERIAL STORAGE AREA. BERM WITH ONE ROW OF SANDBAGS TWO BAYS HIGH.
 - PROVIDE COVERED FUEL AND OIL STORAGE AREA WITH SECONDARY CONTAINMENT.



F.F.E. = 69.80
PAD = 69.30

ILLINOIS AVE



NEW TILT-UP BUILDING

ILLINOIS AVENUE

15939 ILLINOIS AVENUE
PARAMOUNT, CALIFORNIA 90723

CALVERT
ARCHITECTURAL
GROUP, INC.

PLANNING
ARCHITECTURE
INTERIORS

THOMAS A. CALVERT, AIA
ARCHITECT

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5629 5851 - 5457 FAX

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- T-1TITLE SHEET
- CIVIL
- C-1TITLE SHEET / GENERAL NOTES
- C-2GRADING PLAN
- C-3STORMWATER MANAGEMENT / EROSION CONTROL PLAN
- ARCHITECTURAL
- A-1SITE PLAN
- A-12SITE PLAN PARTIAL
- A-2FLOOR PLAN
- A-3ROOF PLAN
- A-4EXTERIOR ELEVATIONS
- A-5SECTIONS
- A-6GENERAL NOTES
- A-7GENERAL NOTES
- A-8TITLE-24 - ACCESSIBILITY NOTES
- A-9TITLE-24 - ACCESSIBILITY NOTES
- A-10TITLE-24 - ACCESSIBILITY NOTES
- AD-1DETAILS
- AD-2DETAILS and DOOR SCHEDULE
- LANDSCAPE
- L-1IRRIGATION PLAN
- L-2PLANTING PLAN
- L-3DETAILS
- STRUCTURAL
- S-1FOUNDATION PLAN
- S-2ROOF FRAMING PLAN
- S-3ROOF RAISING SCHEDULE
- S-4PANEL ELEVATIONS
- S-5PANEL ELEVATIONS
- S-6GENERAL NOTES
- S-1TYPICAL SLAB and FOOTING DETAILS
- S-2TYPICAL PANEL BOTTOM DETAILS
- S-3TYPICAL PANEL DETAILS
- S-4TYPICAL ROOF FRAMING DETAILS
- PLUMBING
- P-1PLUMBING SPECIFICATIONS, EQUIPMENT SCHEDULE, DETAILS and NOTES
- P-2PLUMBING SITE PLAN
- P-3PLUMBING FLOOR / ROOF PLAN
- ELECTRICAL
- E-1SYMBOLS, SCHEDULES, NOTES and DETAILS
- E-2ELECTRICAL SITE PLAN and DETAILS

BUILDING INFORMATION AND NOTES

PROJECT DESCRIPTION:

NEW TILT-UP BUILDING (SHELL ONLY)

TYPE OF CONSTRUCTION: V - N SPRINKLERED

OCCUPANCY CLASSIFICATIONS: B / S-1

TOTAL BUILDING: 15,116 SF.

SITE AREA: 32,000 SF.

ALL NEW CONSTRUCTION SHALL COMPLY WITH:
2001 CALIFORNIA BUILDING CODE'S

AREA JUSTIFICATION

BASIC ALLOWABLE = 9,000 SF.

SPRINKLER X 3

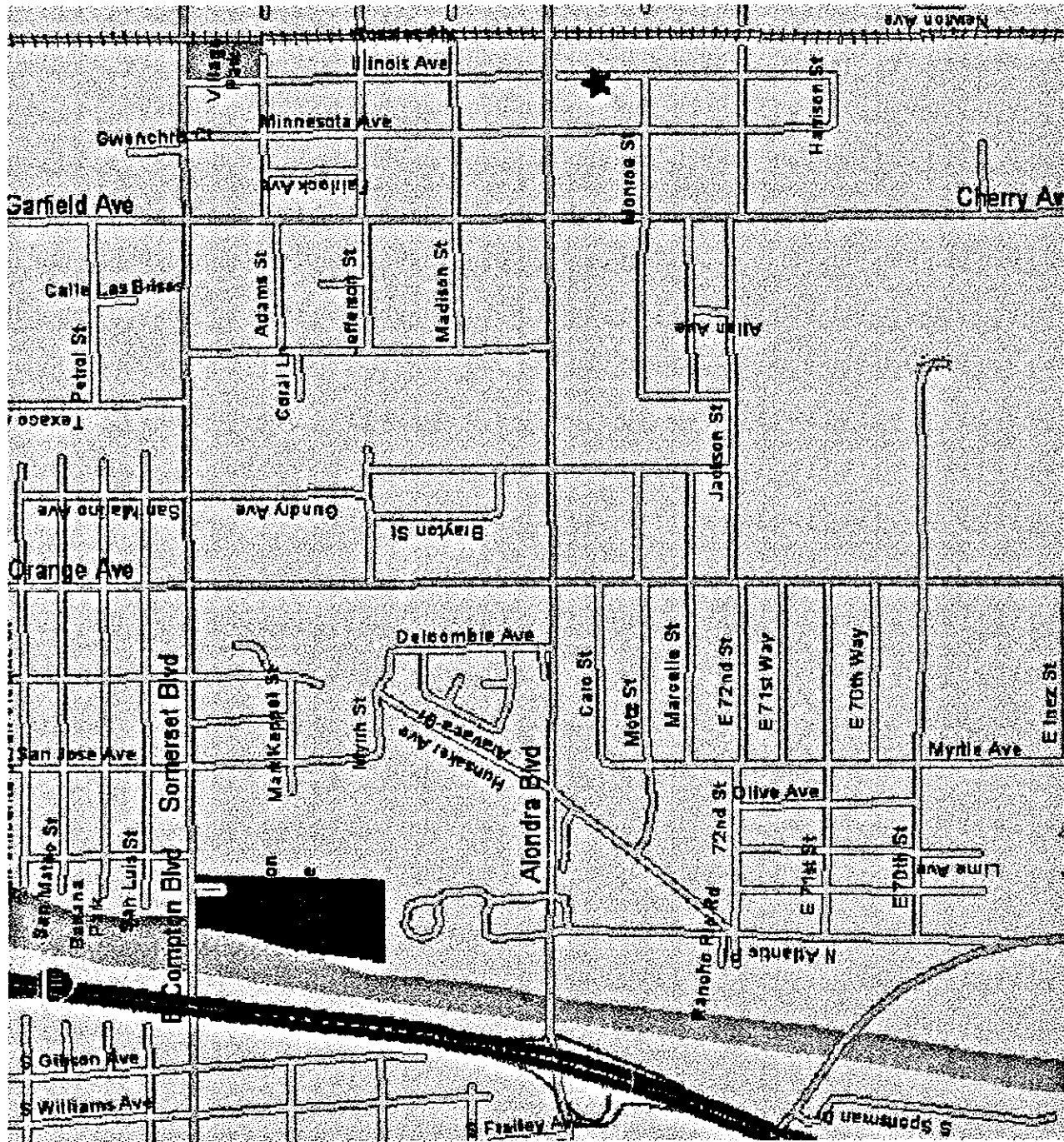
24,000 SF. > 15,116 SF.

NOTES:

1. FIRE SPRINKLER SYSTEM SHALL BE UNDER A SEPARATE PERMIT AND SHALL BE VENDOR DESIGNED BY OTHERS. PLANS SHALL BE SUBMITTED AND APPROVED BY THE FIRE PREVENTION BUREAU (CFC 106.3.3)

2. PURPOSE OF THIS APPLICATION IS FOR CONSTRUCTION OF NEW TILT-UP BUILDING (SHELL ONLY) FOR WAREHOUSE AND FUTURE OFFICE.

VICINITY MAP



NEW TILT UP BUILDING

ILLINOIS AVENUE

15939 ILLINOIS AVENUE
PARAMOUNT, CALIFORNIA 90723

TITLE SHEET

REVISIONS	8304
PLAN CHECK	90304
PLAN CHECK	
DATE	8-4-06
SCALE	AS SHOWN
DRAWN BY	AM
JOB NUMBER	5004-119
SHEET NUMBER	

DATE _____ JUNE 2004
SCALE _____
DRAWN BY _____ AM
JOB NUMBER _____ 03-51
SHEET NUMBER _____

30

DETAIL "A"

GRADING PLAN
SCALE -- 1"=10'-0"

GRADING PLAN
SCALE -- 1"=10'-0"

3801 LONG BEACH BLVD.
LONG BEACH, CA. 90807
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THE BILLS WERE PREPARED BY VOCAL ENGINEERING, DATED MAY 28, 2004.
IT IS TO BE PART OF THESE CONTRACT DOCUMENTS.

ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GROUND LINE.

SEE CIVIL PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SUEALES.

1. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN EROSION CONTROL SYSTEM PRIOR TO INSTALLATION AND AT LEAST 60 DAYS BEFORE BLOCK COMPLETION.

SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES
CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.

PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE CIVIL DRAWINGS.
CONTRACTOR TO REFER TO CIVIL DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS. PROVIDE FINISH GRADES FOR FINISH GROUND ELEVATIONS.
ALL EXISTING JOINTS TO BE A MINIMUM OF 1" THICK INTERLOCKED JOINTS AT 6" ON CENTER. JOINTS TO HAVE A POSITIVE EXPANSION FILLER MATERIAL OF EXPANSION JOINTS TO BE A MINIMUM OF 1" THICK ON CENTER.
FINISH TO BE A "FRESH" FRESH FINISH UNDO.
FIRE RESISTANT WALLS TO BE CONCRETE OR MASONRY.
CONSTRUCTION DOCUMENTS PREPARING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVED BY PUBLIC FACILITIES DEPT. PRIOR TO ISSUANCE OF BUILDING PERMIT.
PRIOR TO FINAL CITY REVIEW THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT/REPRESENTATIVE TO FURNISH GUIDELINES FOR LANDSCAPE AND IRRIGATION CONSTRUCTION REQUIREMENTS AND SUBMITTAL FOR PLAN CHECK.
ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT COUNTY STANDARDS AS LISTED IN THE LANDSCAPE AND IRRIGATION DIVISION'S HIGH CODES.
ALL PLANTING AREAS SHALL BE DEMARCATED WITH A MINIMUM SIX (6") HIGH CODES.

ALL DETAILS OF THE FIRE ALARM BELL SPRINKLER RISER PUMP OR UNDERGROUND FIRE MAINS ARE CONSIDERED NOT WITHIN THE SCOPE OF THIS CONSTRUCTION PLAN REVIEW. DETAIL THESE ITEMS MUST BE SUBMITTED PRIOR TO INSTALLATION. MAKE THE DEFERRANT CONSTRUCTION FIRSTLY. COMPLETE SET OF PLANS MUST BE SUBMITTED BEFORE ANY WORK STARTS. ALL DETAILS MUST BE IDENTIFIED BY SOMETHING THAT WOULD DISTINGUISH THE SPRINKLER HEADS.

THE REQUIRED FIRE FLOW FOR PUBLIC FIRE HYDRANTS AT 2.0 L/S OVER IS 86% GALLS PER MINUTE AT 120 PSI FOR A DURATION OF 2 HOURS OVER AND ABOVE MARCHED DAILY DOMESTIC DEMAND.

PROVIDE A MINIMUM UNOBSTRUCTED WIDTH OF 7.6 METRE CLEAR TO ROCK VEHICULAR ACCESS TO WITHIN 150 FEET OF ALL PORTION OF THE EXTERIOR WALLS. FIRE CODE 760

ALL HYDRANTS SHALL MEASURE 6 X 4 X 1/2 INCHES BRONZE CONFORMING TO CURRENT ASIA STANDARD C293, OR APPROVED EQUAL EQUIVALENT. SEE THE CITY ENGINEERING DEPARTMENT'S DESIGN AND CONSTRUCTION ORDINANCE NO. 184-1 TITLE 20 UTILITIES MANUAL SECTION 4.9 TO 4.46.

ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO CONSTRUCTION.

VEHICULAR ACCESS MUST BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION.

[illegible]

PROPOSED BUILDING	32,000 SQ. FT.	47.4%
TE AREA	16,176 S.F.	
BUILDING FOOTPRINT		
TE COVERAGE		
176 SQ. FT. + 32,000 SQ. FT. =		
COLDED PARKING	30.3 STALLS	
176 SQ. FT. + 600 SQ. FT./STALL =	31 STALLS	
URING PROVIDED		
OP, 24 STANDARD, 7 COMPACT		
TE LANDSCAPE AREA	3,942 S.F.	
4242 SQ. FT. + 32,000 SQ. FT. =	8.33 %	

LOADING FOOTPRINT:	16,178 S.F.
AREA OF CANOPY	16,495 S.F.
TOTAL	16,690.5 S.F.

TYPE OF CONSTRUCTION:	V-N
OCCUPANCY GROUPS:	B / S-1
ORIES:	1
RANKLED:	YES

SIC ALLOWABLE AREA:	8,000 S.F.
FRANKLIN INCREASE: (3 X 8,000 S.F.)	24,000 S.F.
XX ALLOWABLE AREA =	24,000 S.F.
	24,000 SF + 16,690.5 SF



SITE PLAN
SCALE - 1" = 10'-0"

**THOMAS A. CALVERT, AIA
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LONG BEACH, CA. 90807
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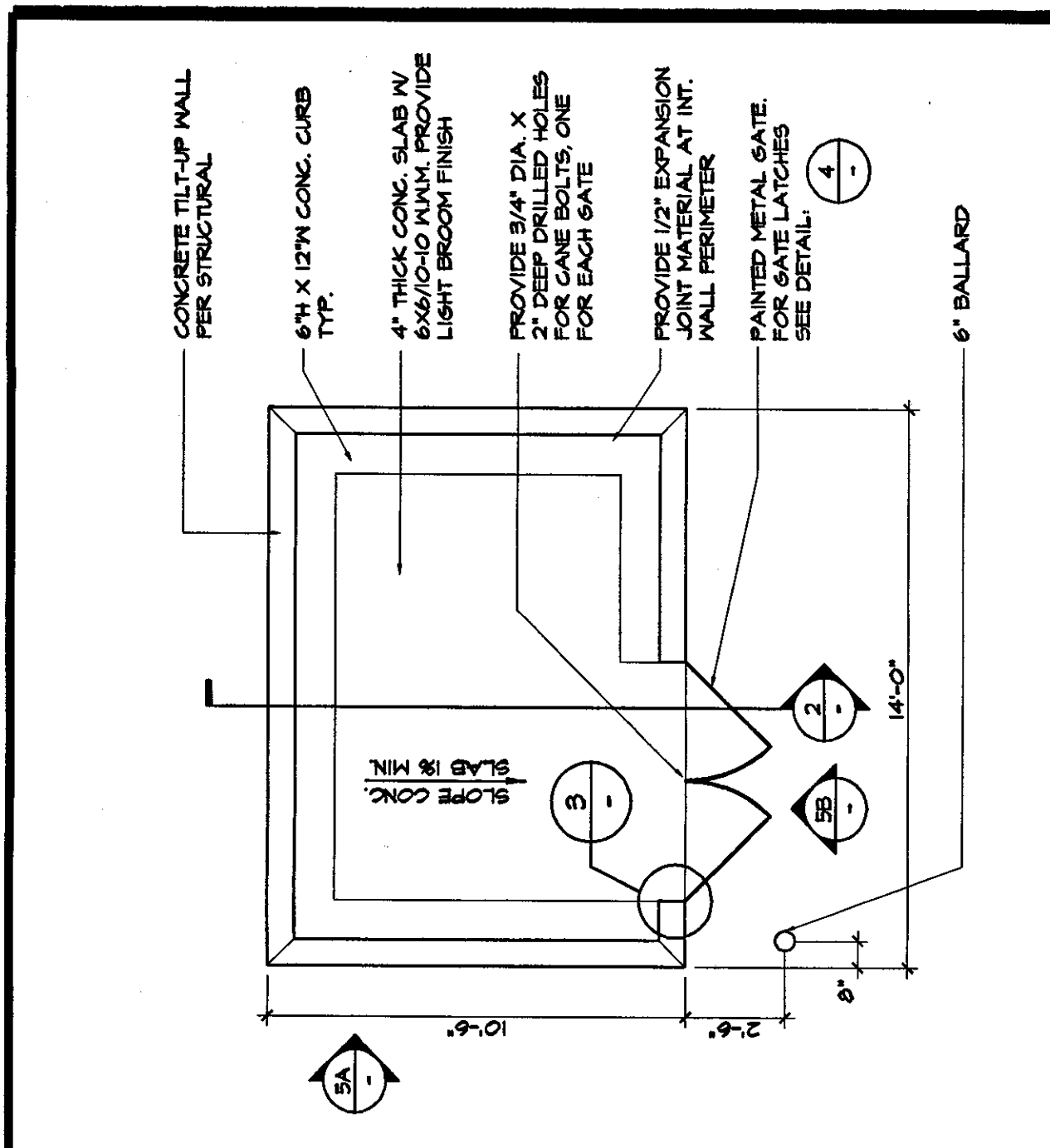
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NEW TILT UP BUILDING
ILLINOIS AVENUE
15639 ILLINOIS AVENUE
PARAMOUNT, CALIFORNIA 90723

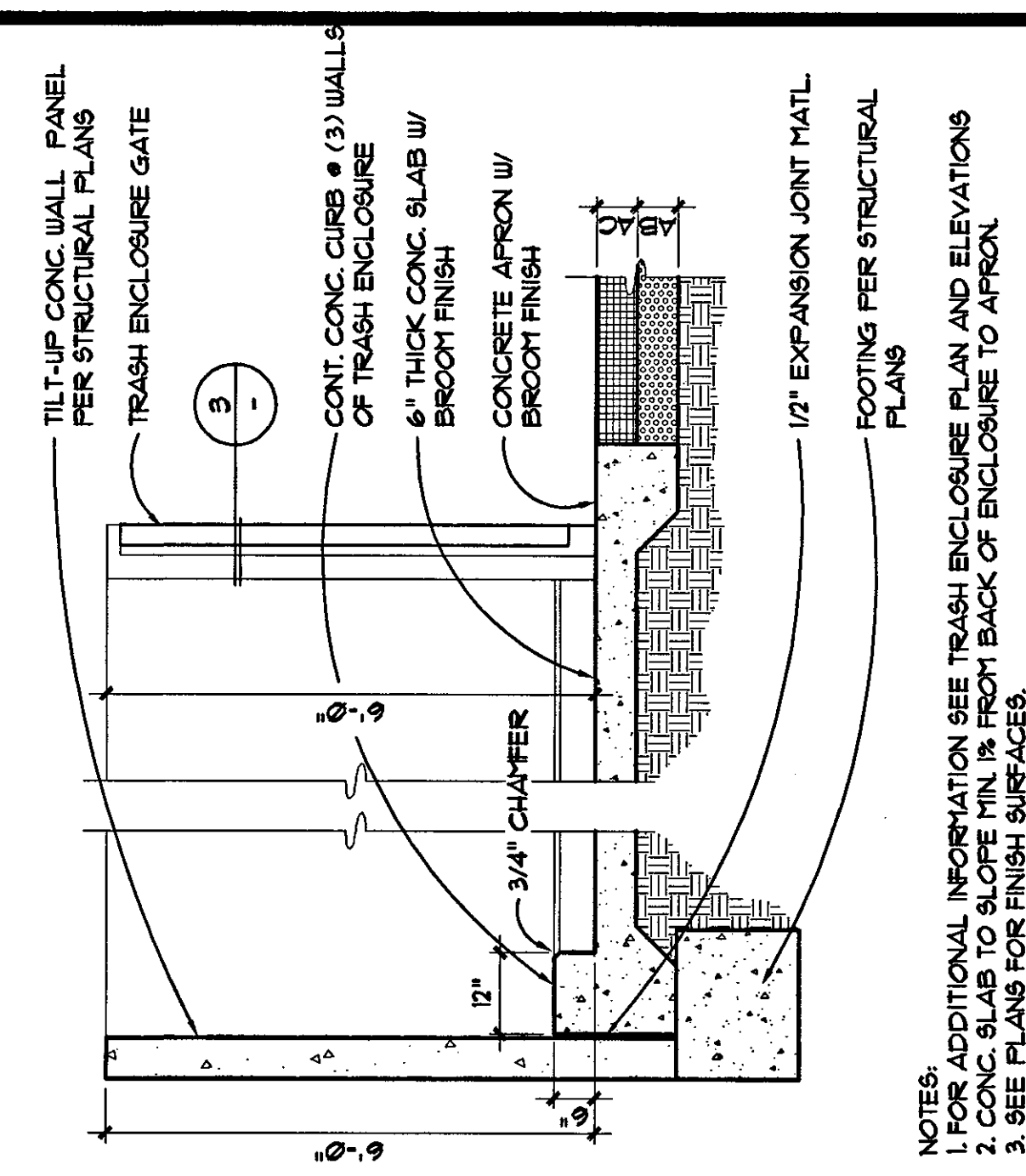
SITE DETAILS

REVISIONS	
PLAN CHECK	8.304
PLAN CHECK	9.504
DATE	
SCALE	
DRAWN BY	
JOB NUMBER	

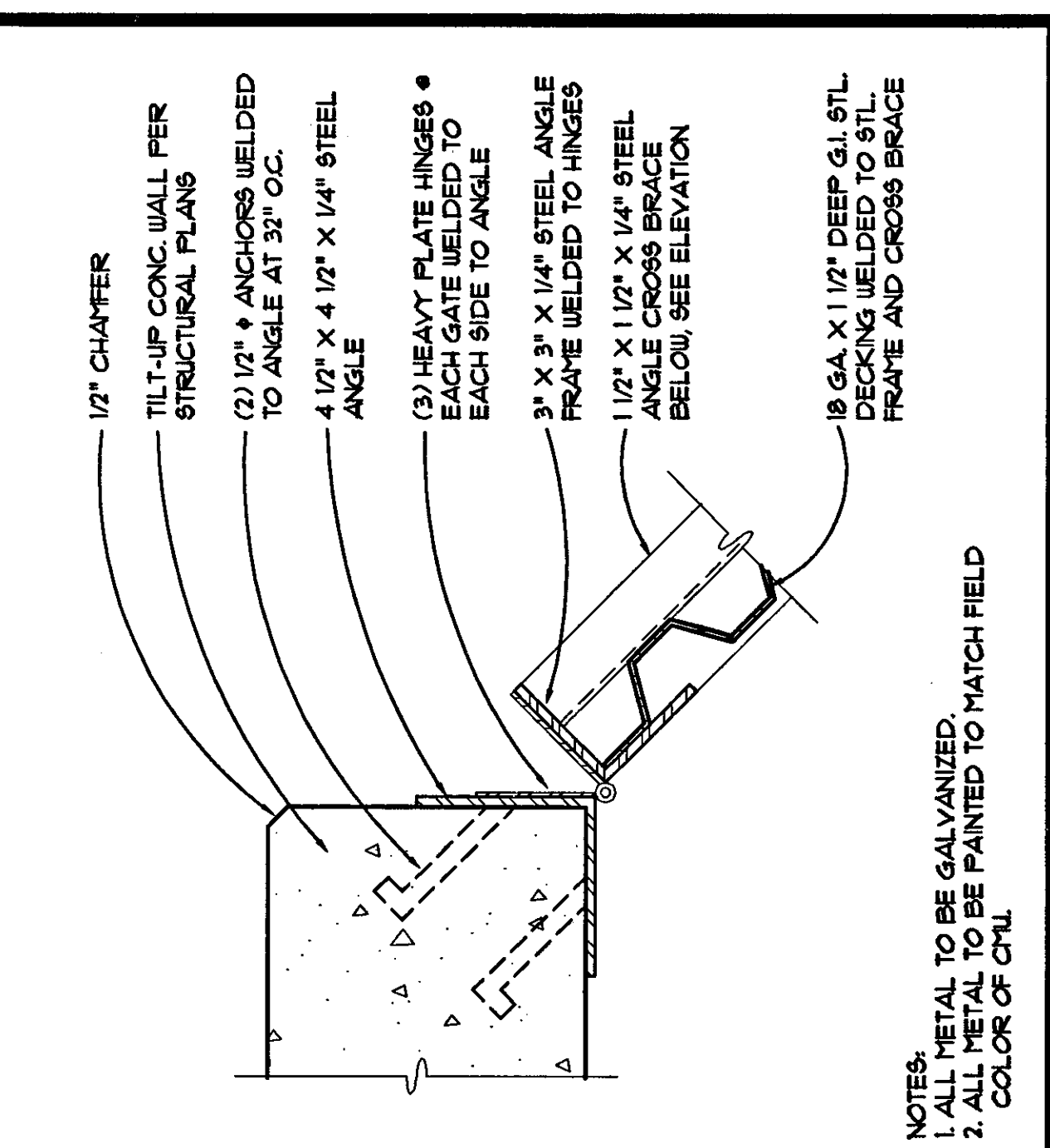
SHEET NUMBER **A-1.2** **OF** **SHEETS**



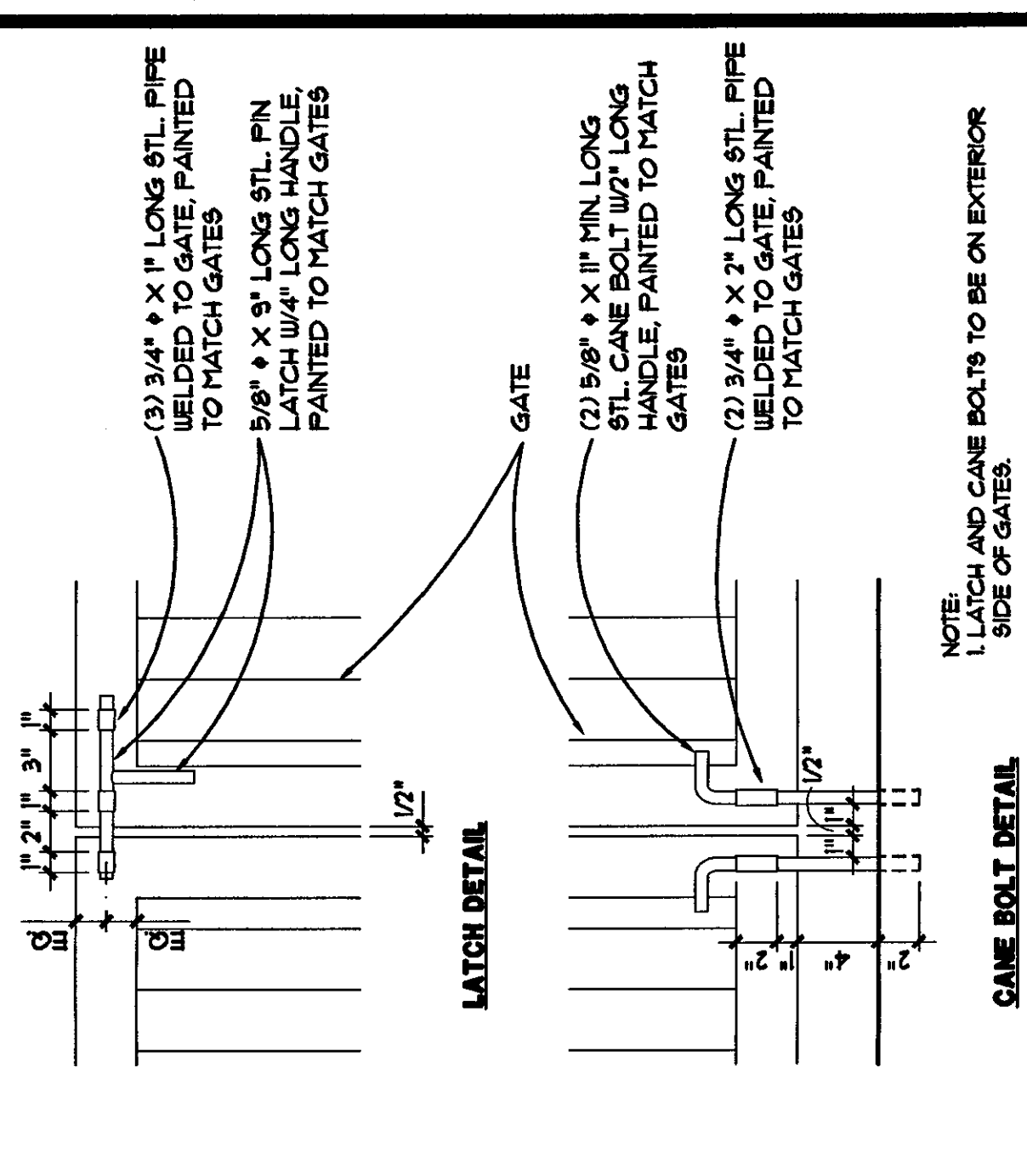
TRASH ENCLOSURE PLAN TRSH-ENC1	SCALE 1/4"=1'-0"	1
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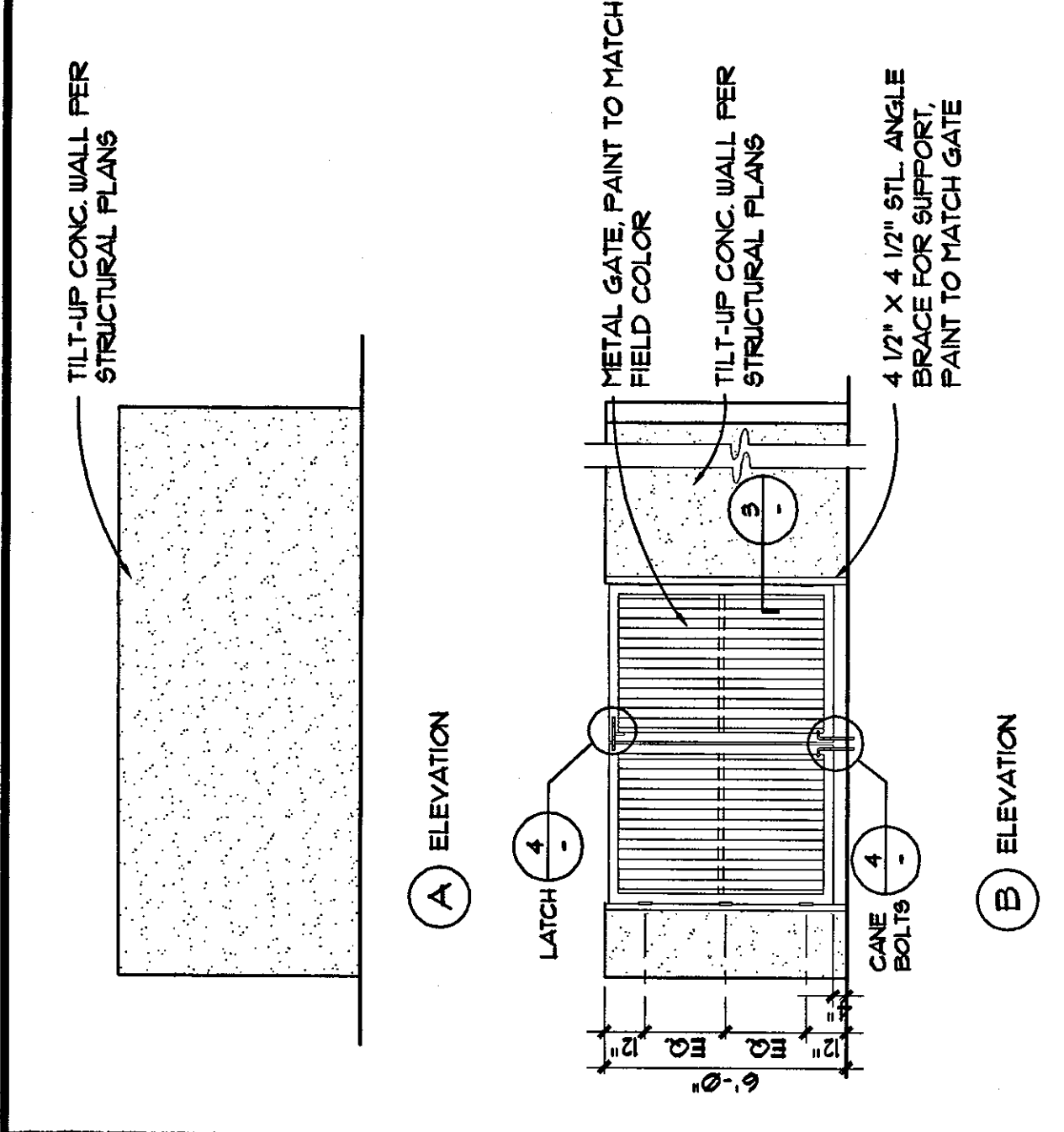
TRASH ENCLOSURE SECTION TESH-003	SCALE 1/2"=1'-0"	2
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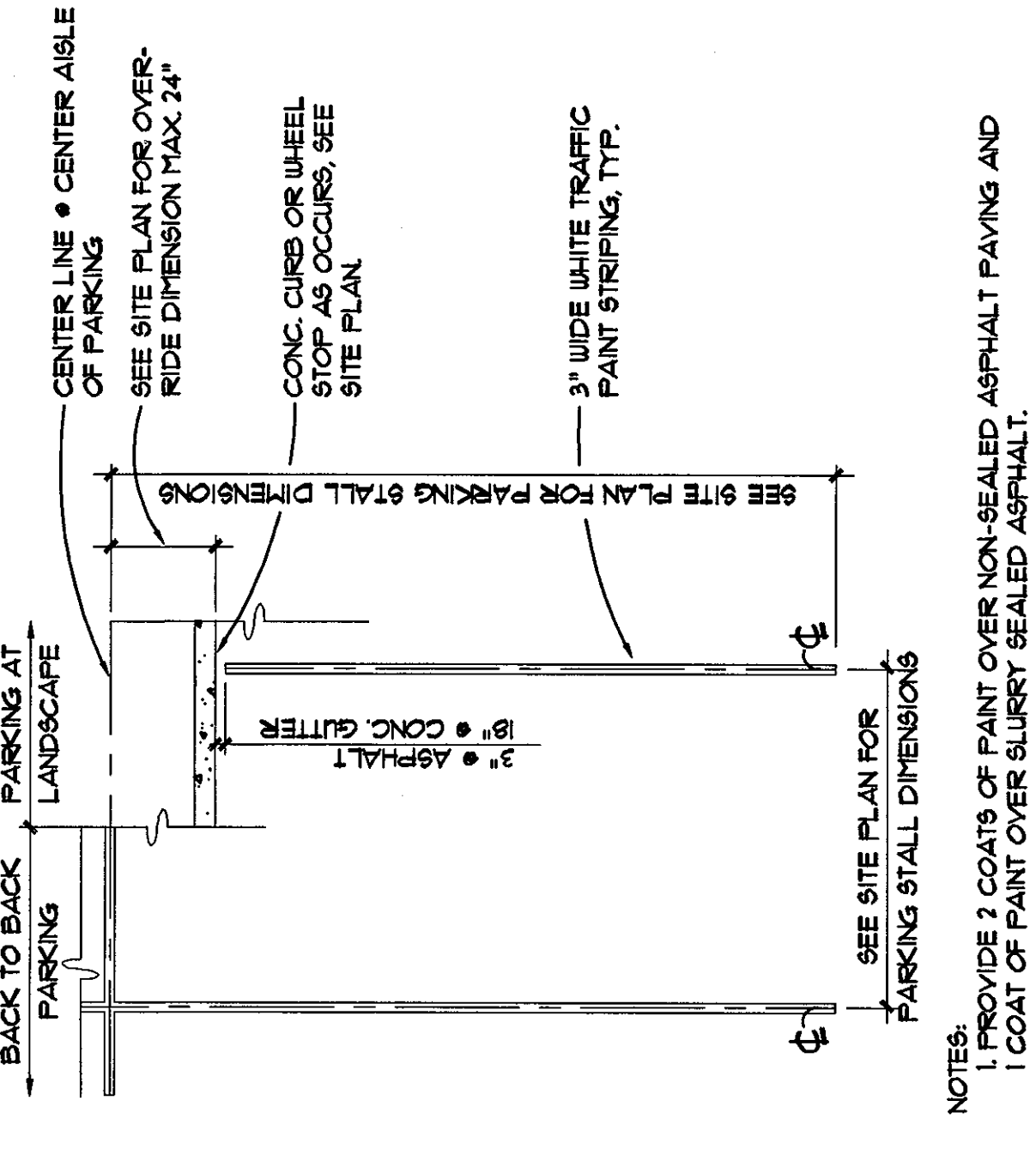
TRASH ENCL. GATE HINGE	SCALE 3"=1'-0"	3
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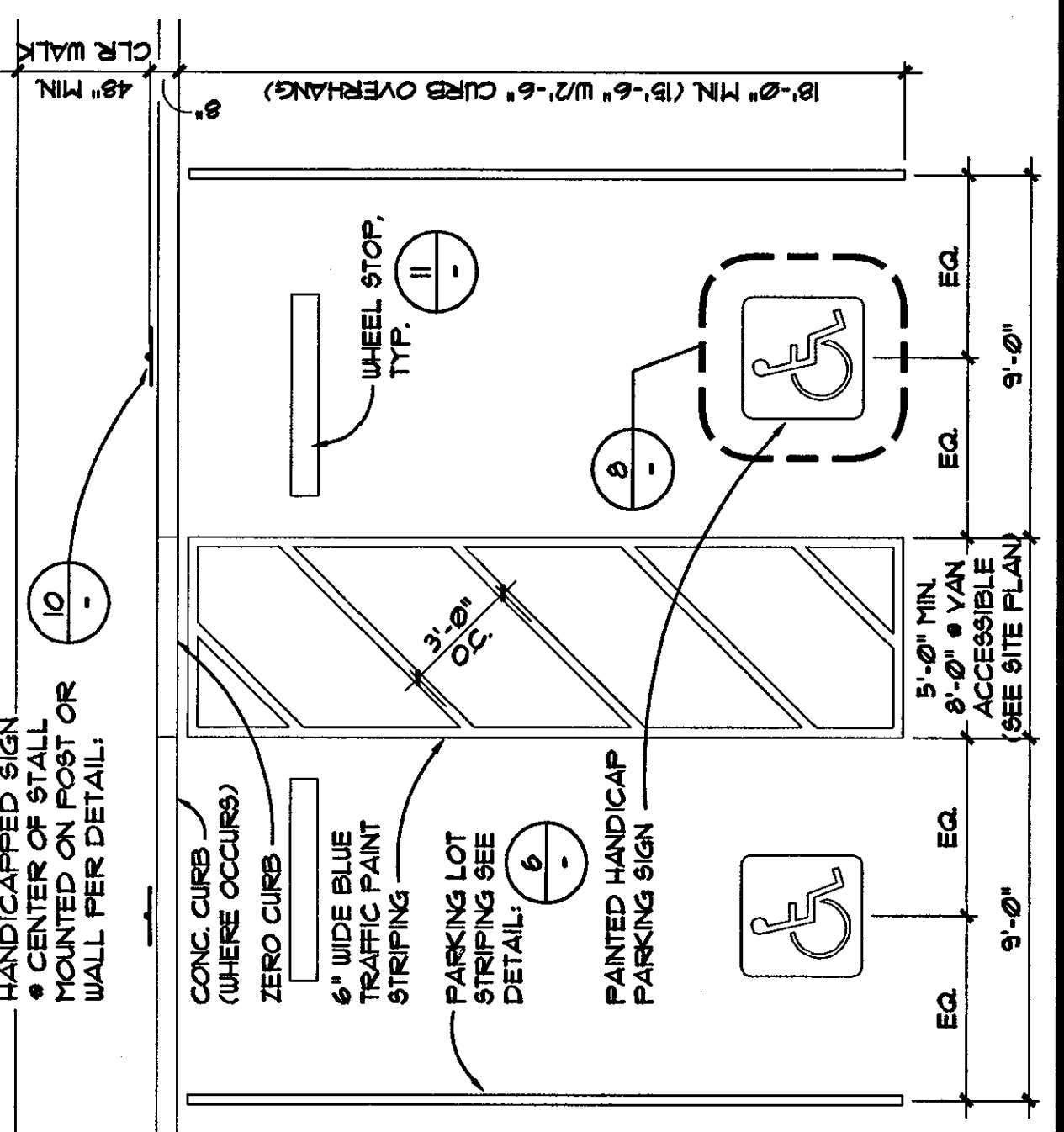
TRASH ENCL. GATE LATCHES	SCALE 1 1/2"=1'-0"	4
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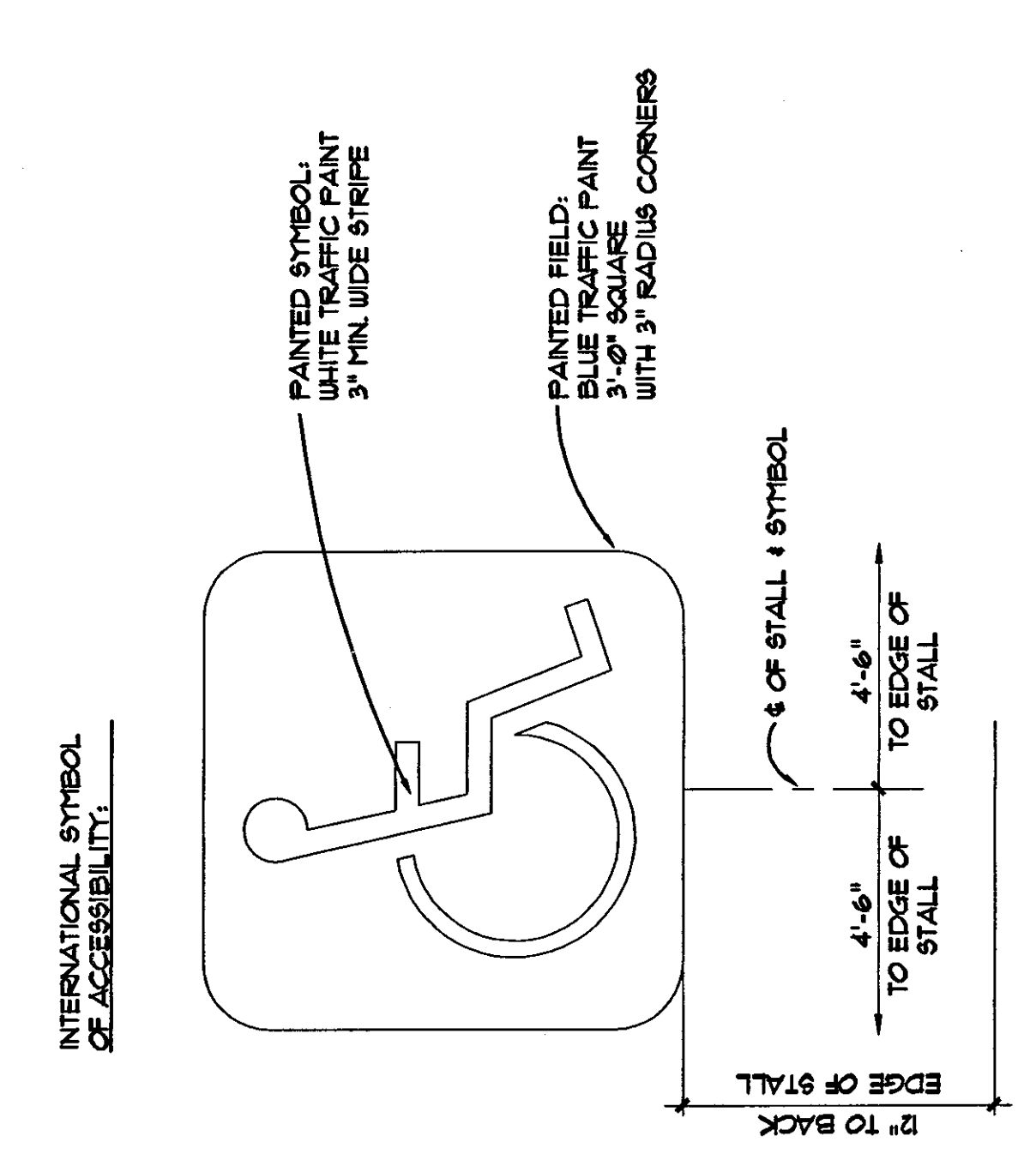
TRASH ENCLOSURE ELEVATION TR-ELEV	SCALE 1/4"=1'-0"	5
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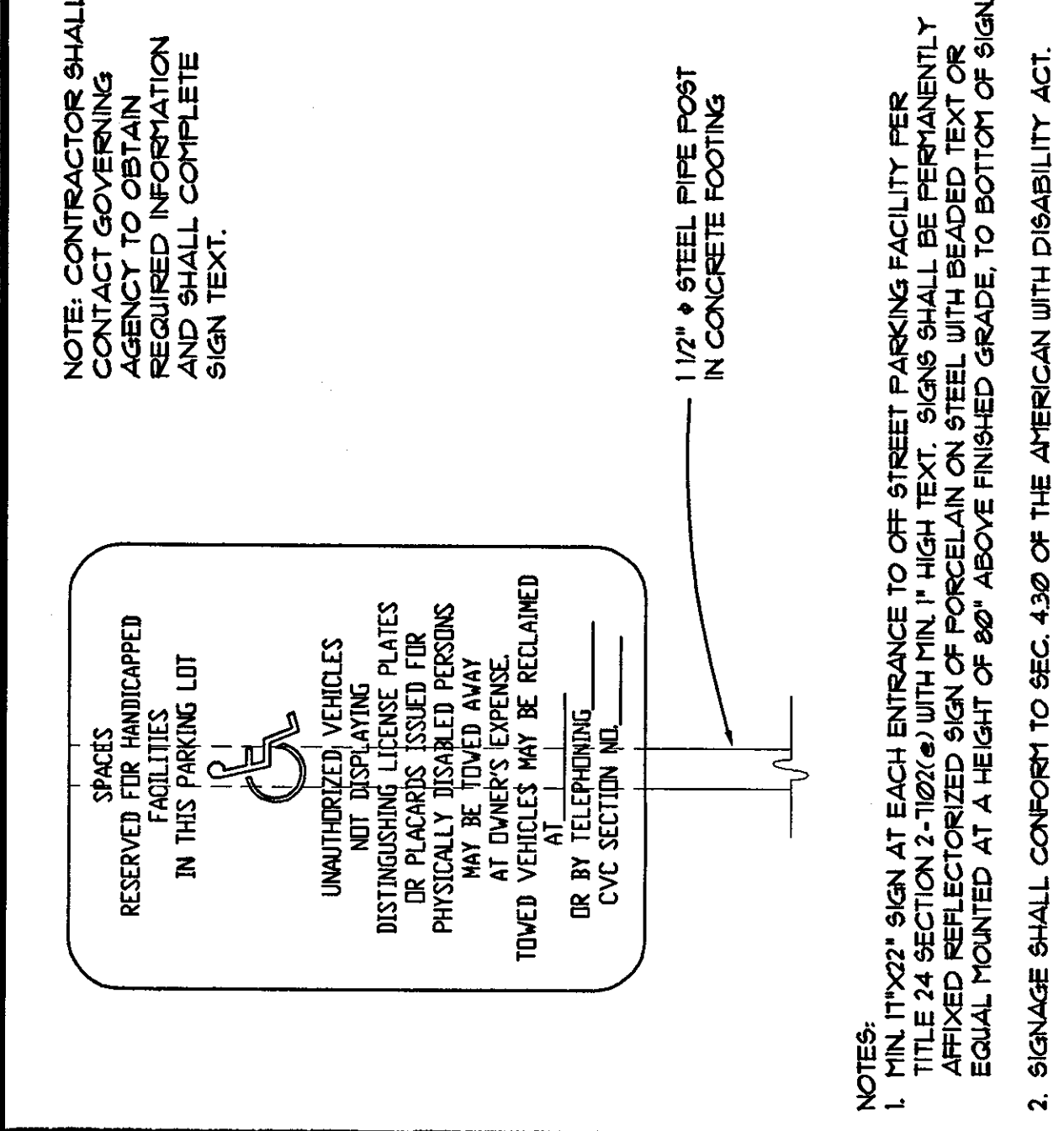
PARKING STRIPING PARCST	SCALE N.T.S.	6
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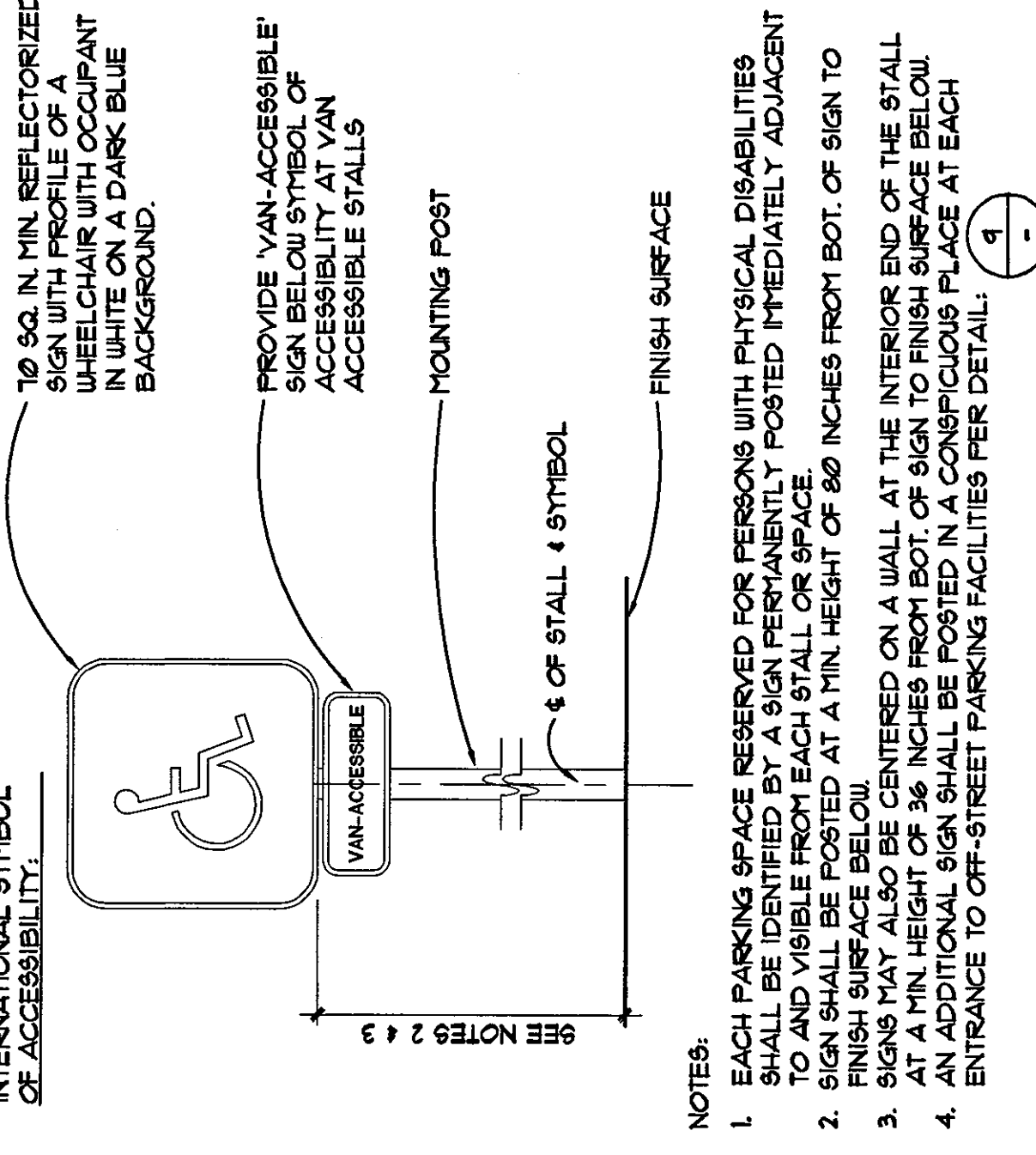
HANDICAP PARKING STALL PARK572	SCALE N.T.S.	7
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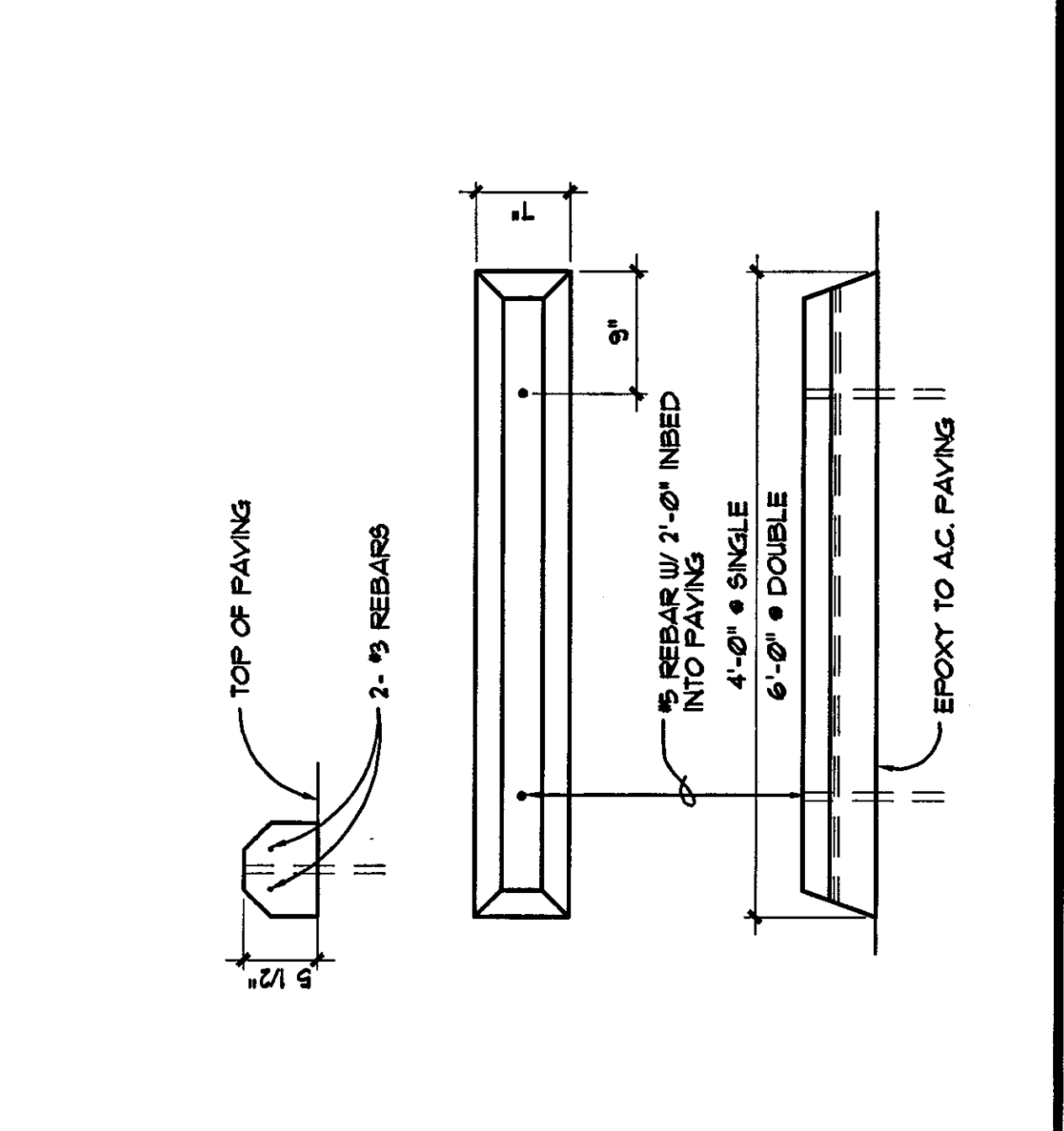
PARKING STALL H/C SYMBOL	SCALE N.T.S.	8
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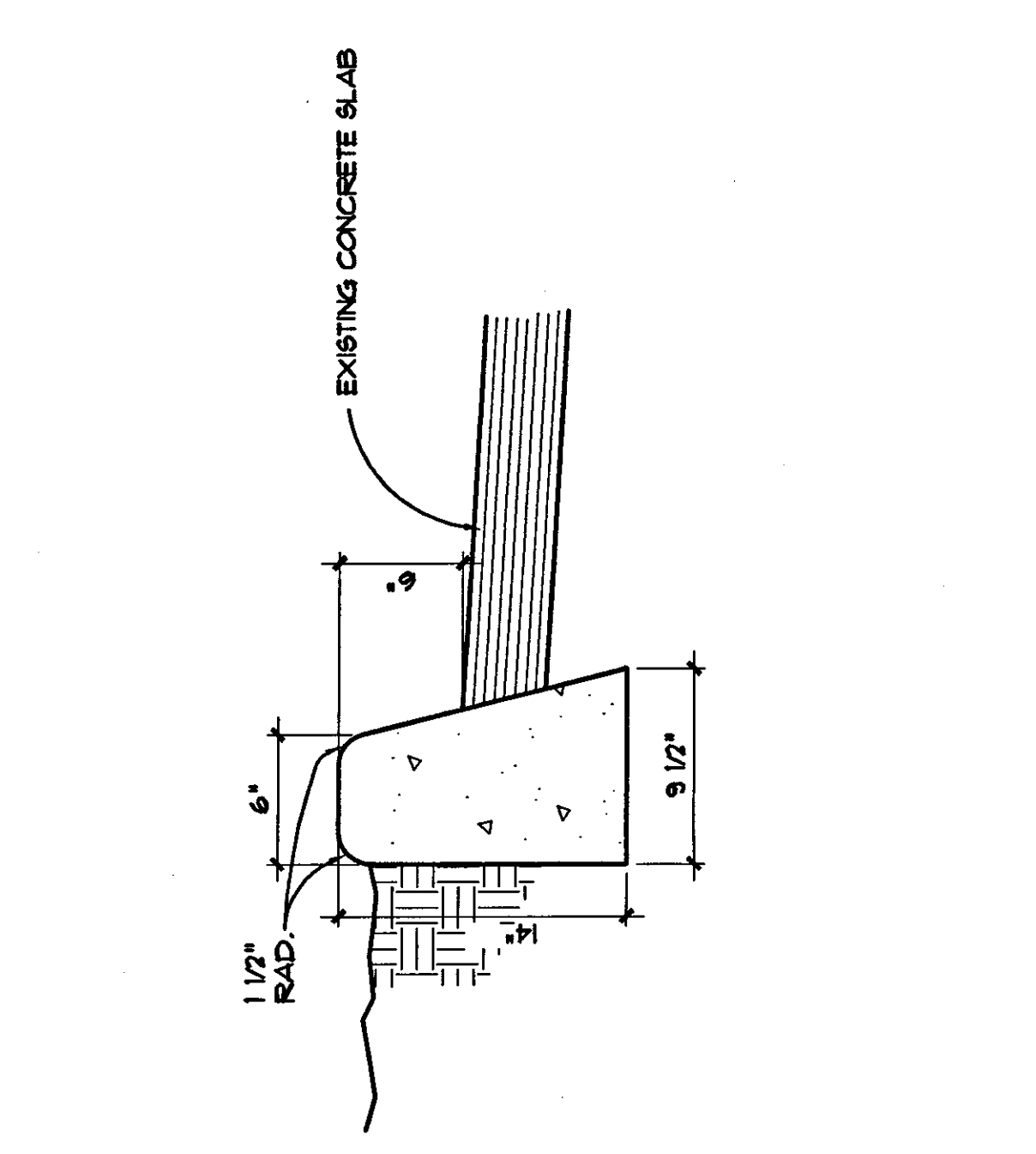
HANDICAPPED SITE ENTRY SIGN	SCALE N.T.S.	9
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PARKING STALL H/C SYMBOL	SCALE N.T.S.	10
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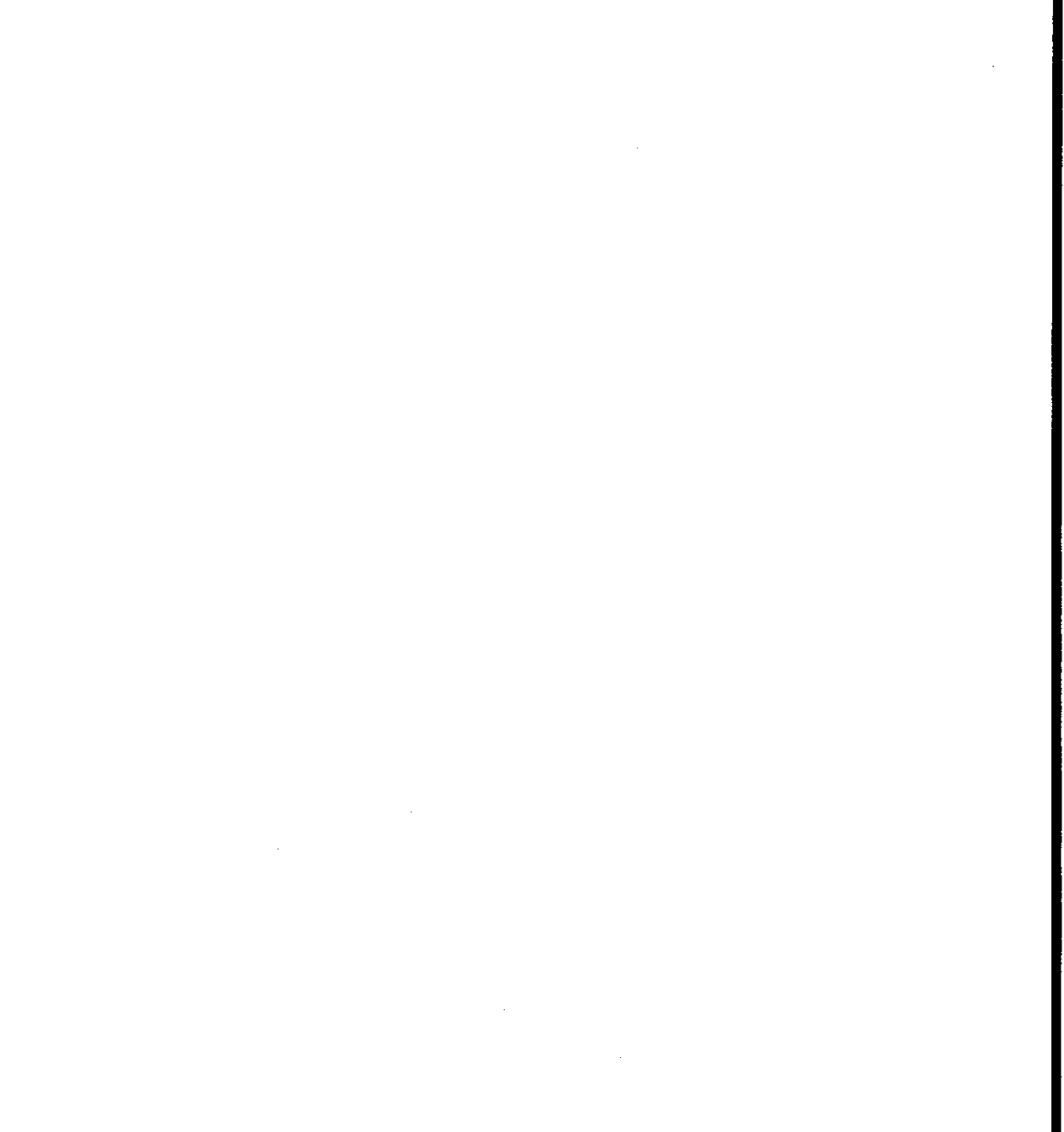
WHEEL STOP	SCALE 1"=1'-0"	11
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6" CONCRETE CURB DETAIL SITC-204	SCALE 1 1/2"=1'-0"	12

13

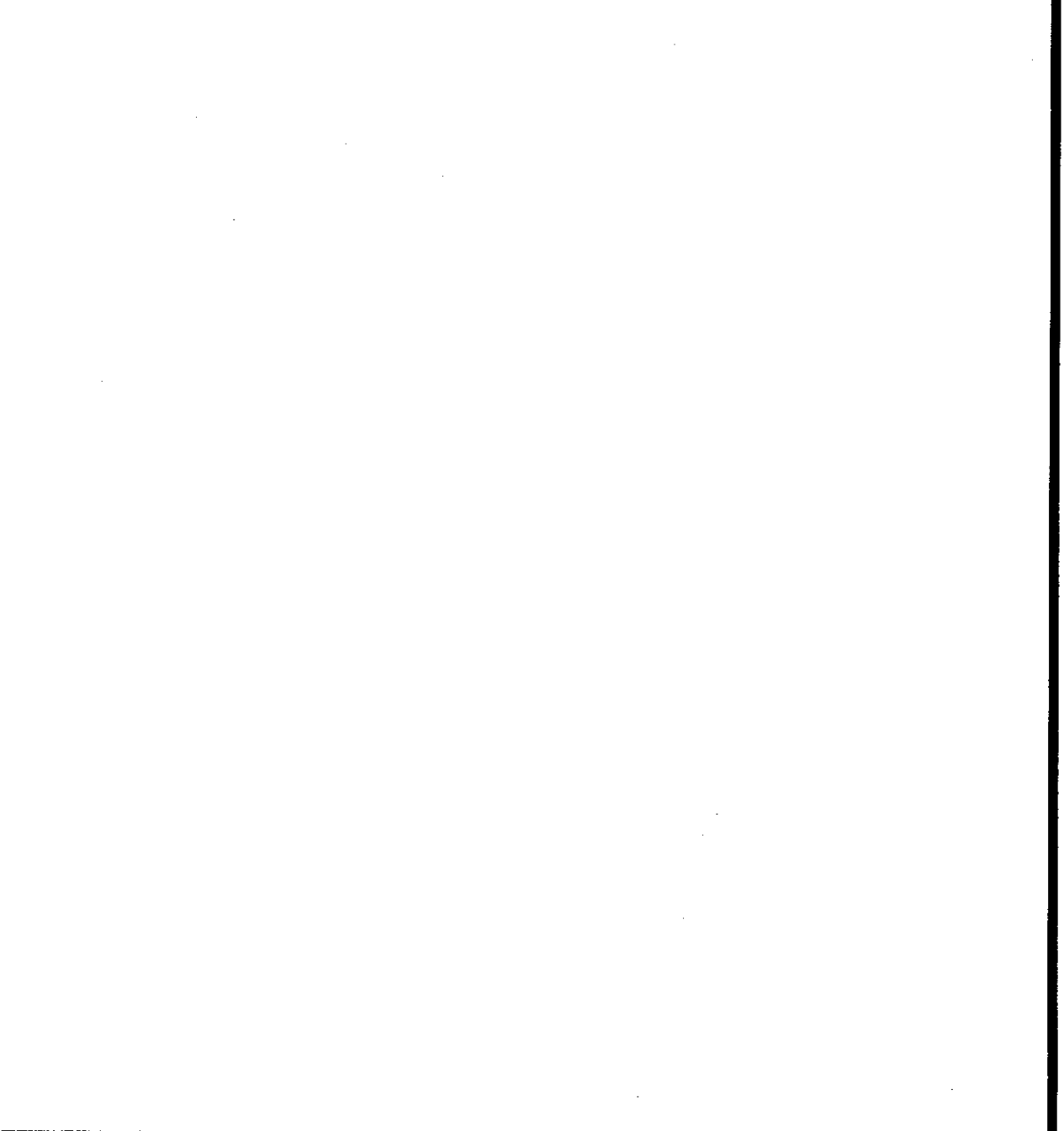
14



82

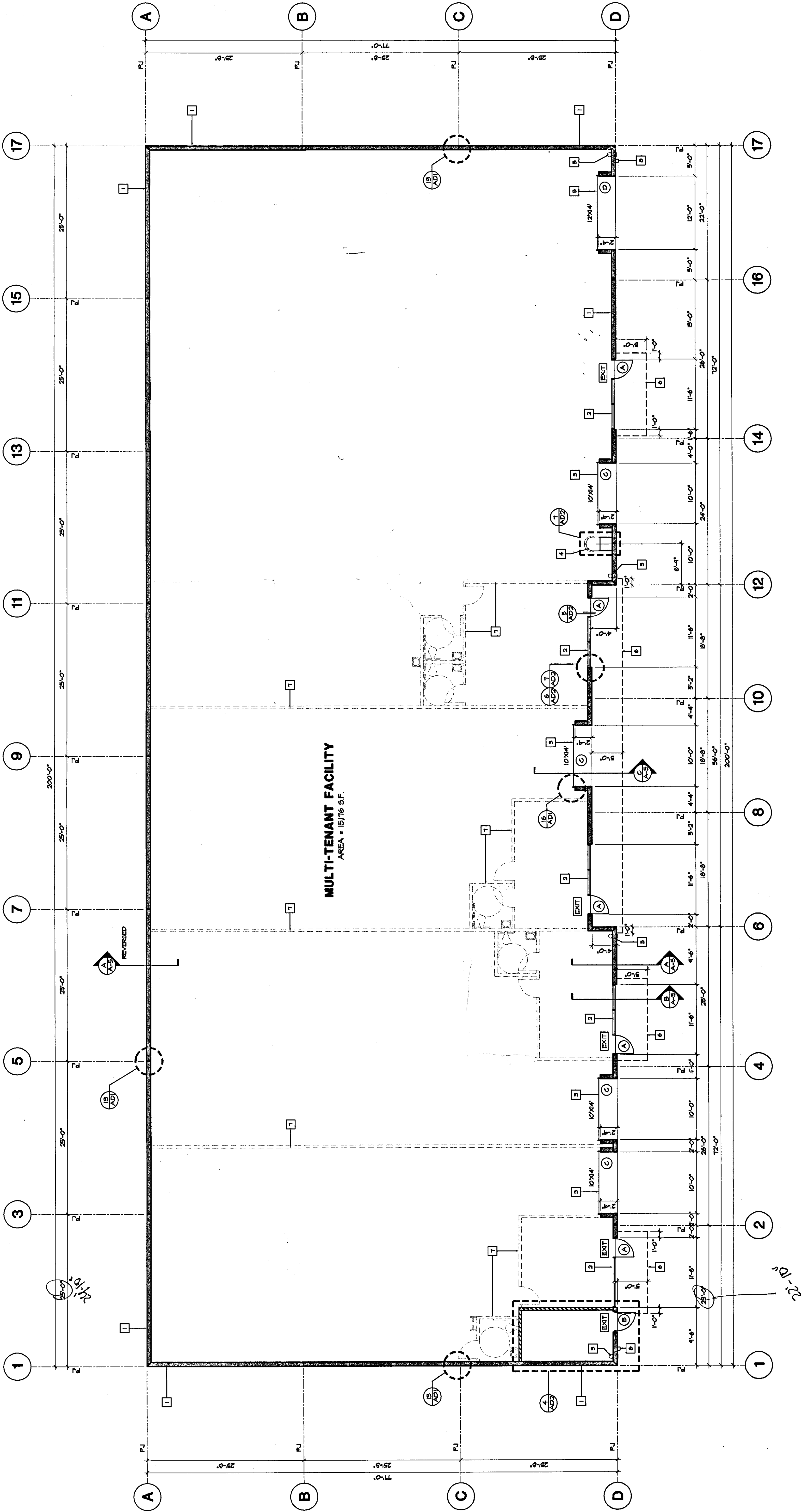
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- FLOOR PLAN GENERAL NOTES**
1. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GROUNDLINE OR CENTERLINE UNLESS NOTED OTHERWISE.
 2. CONCRETE FLOOR SLAB TO BE 4" THICK COMPACTED SOIL AS INDICATED IN SOILS REPORT AND ON STRUCTURAL PLANS.
 3. FLOOR SLAB SHALL BE SEALED WITH APPROVED FORMULA WATERSEAL OR ROYAL SEER FLOOR SEALER OR APPROVED EQUAL. SEALER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATION.
 4. SEE GAIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES.
 5. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS.
 6. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN.
 7. ALL PRIMARY STEEL STRUCTURAL MEMBERS INCLUDING COLLARS AND TRUS JOISTS SHALL RECEIVE GRIOT TREATMENT.
 8. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.

- FLOOR PLAN KEYNOTES**
1. 4" THICK CONCRETE TILT-UP PANEL. FOR THICKNESS AND STEEL REINFORCEMENT SEE STRUCTURAL DRAWINGS.
 2. STOREFRONT SYSTEM WITH GLAZING SEE EXTERIOR ELEVATIONS.
 3. ROLL-UP DOOR DESIGNED TO RESIST 90 MPH EXPOSURE TO WINDS.
 4. LOCATION OF ROOF ACCESS LADDER. SEE DETAIL 10-10.
 5. INTERIOR ROOF DRAIN AND OVERFLOW SCOPPER. SEE DETAIL 10-10.
 6. LINE OF CANOPY ABOVE SEE EXT. ELEVATIONS, SECTIONS AND STRUCTURAL DRAWINGS.
 7. FUTURE TENANT IMPROVEMENT WALLS AND RESTROOM.
 8. PROVIDE FLUSH MOUNTED KNOX BOX 5' ABOVE FINISHED GRADE PER FIRE DEPARTMENT. SEE DETAIL 10-10. LOCATION TO BE DETERMINED PER FIRE DEPARTMENT. SEE DETAIL 10-10.

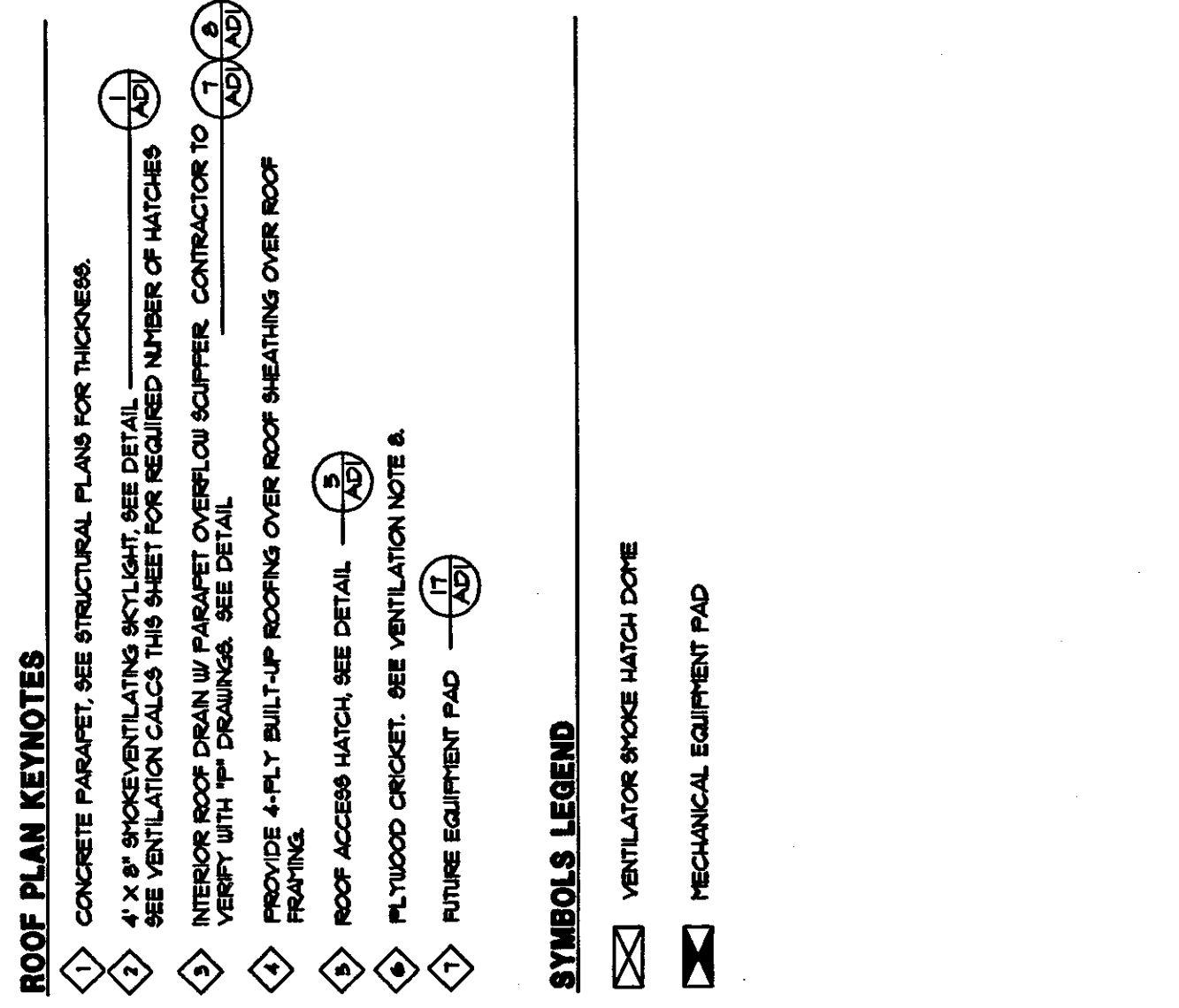
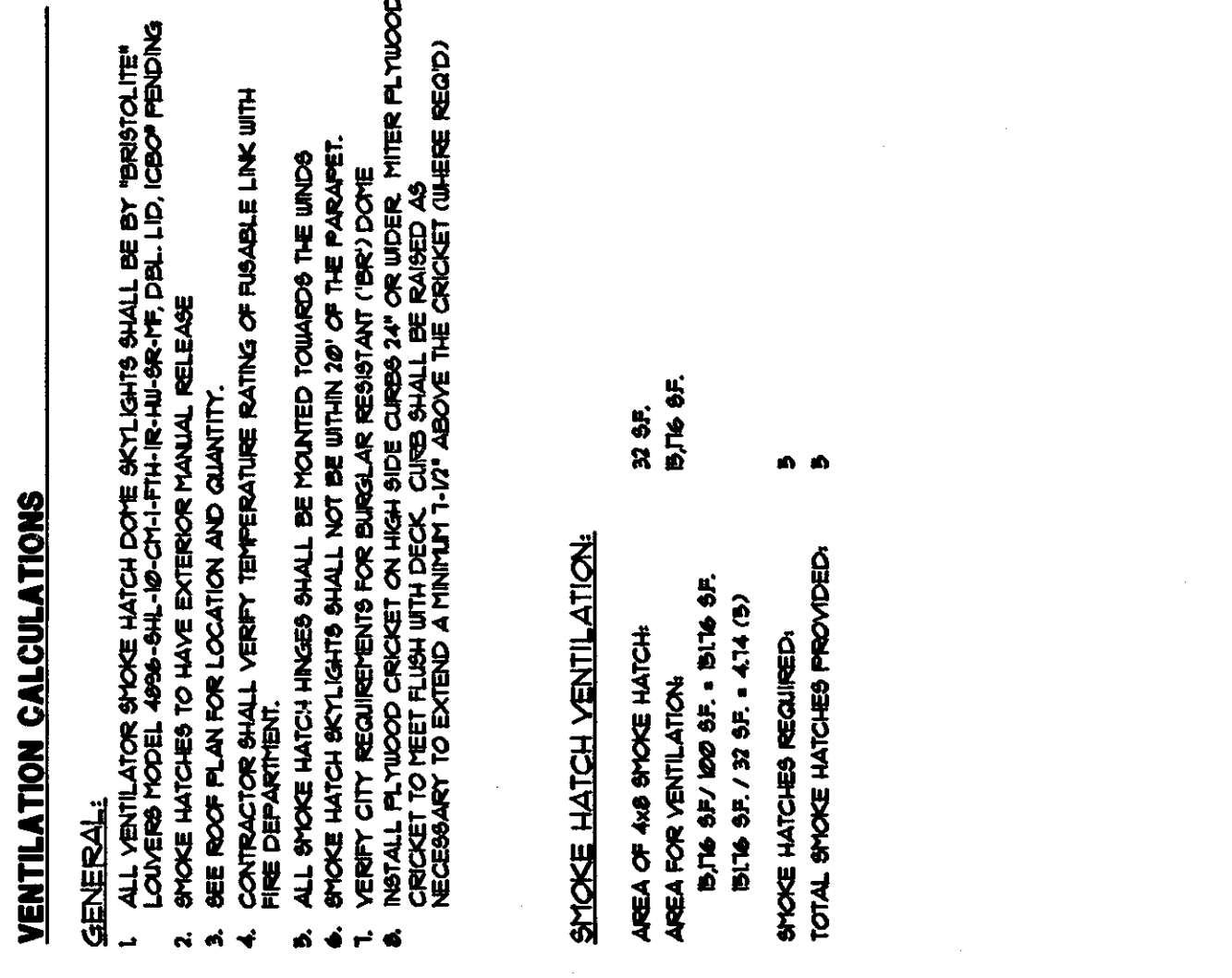
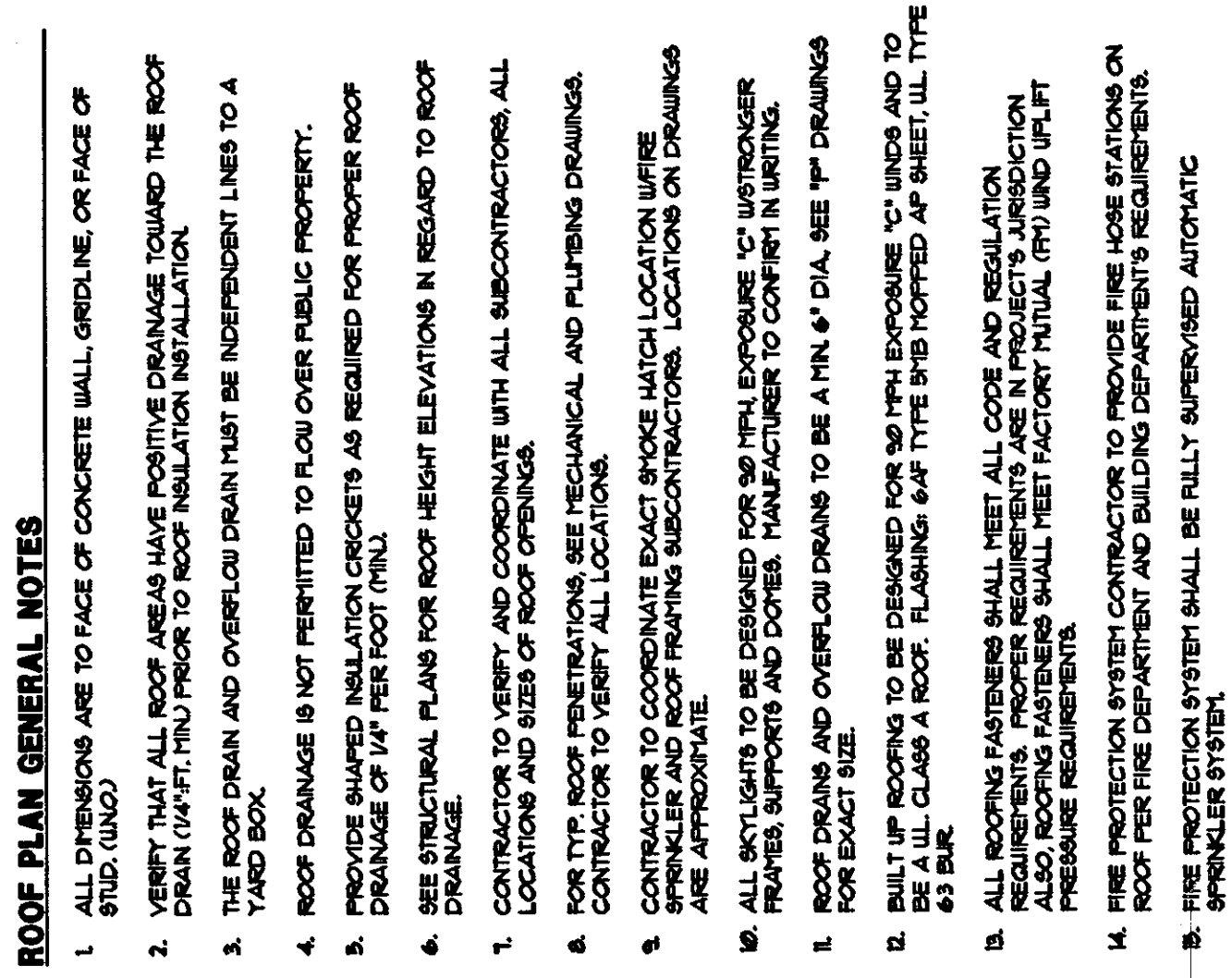
- LEGEND**
- NEW TILT-UP CONCRETE WALL PANEL
 - NEW TILT-UP CONCRETE WALL PANEL
 - DOOR TYPE - SEE SHEET A-3
 - DETAIL INDICATOR
 - SECTION INDICATOR
 - EXIT SIGN - SINGLE FACE SELF LUMINOUS ABOVE DOOR BY 10" MIN. 20" X 20" WITH GREEN FACE
 - EXIT SIGN - SINGLE FACE SELF LUMINOUS ABOVE DOOR BY 10" MIN. 20" X 20" WITH GREEN FACE
 - EXIT SIGN - SINGLE FACE SELF LUMINOUS ABOVE DOOR BY 10" MIN. 20" X 20" WITH GREEN FACE

NEW TILT-UP BUILDING
ILLINOIS AVENUE

15039 ILLINOIS AVENUE
PARAMOUNT, CALIFORNIA 90763

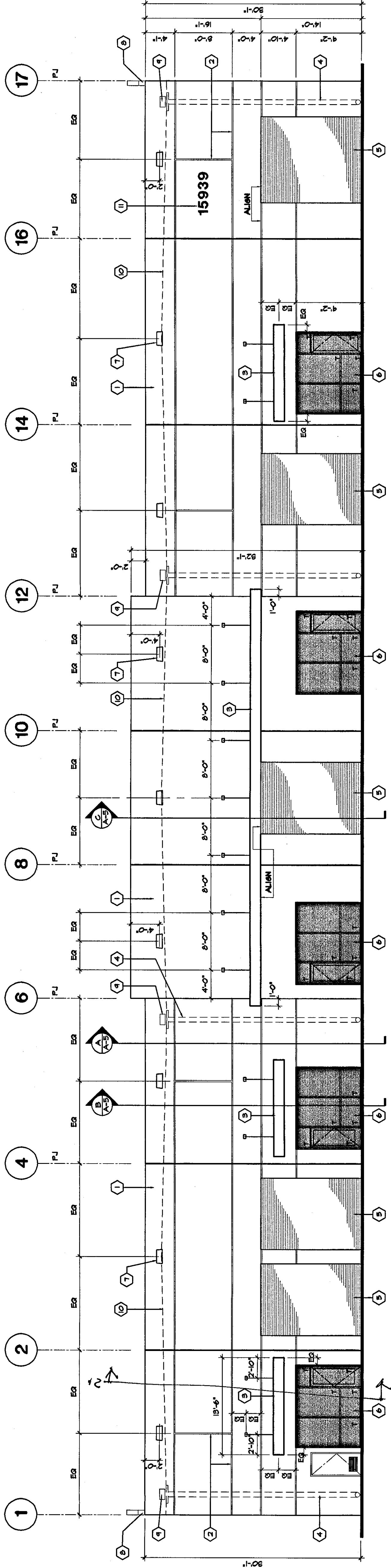
FLOOR PLAN

REVISIONS	
PLAN CHECK	8.8.04
PLAN CHECK	10.10.04
DATE	MARCH 1, 2004
SCALE	1/8"=1'-0"
DRAWN BY	AM
JOB NUMBER	00-01
SHEET NUMBER	A-2
FILE NAME	
SHEETS	

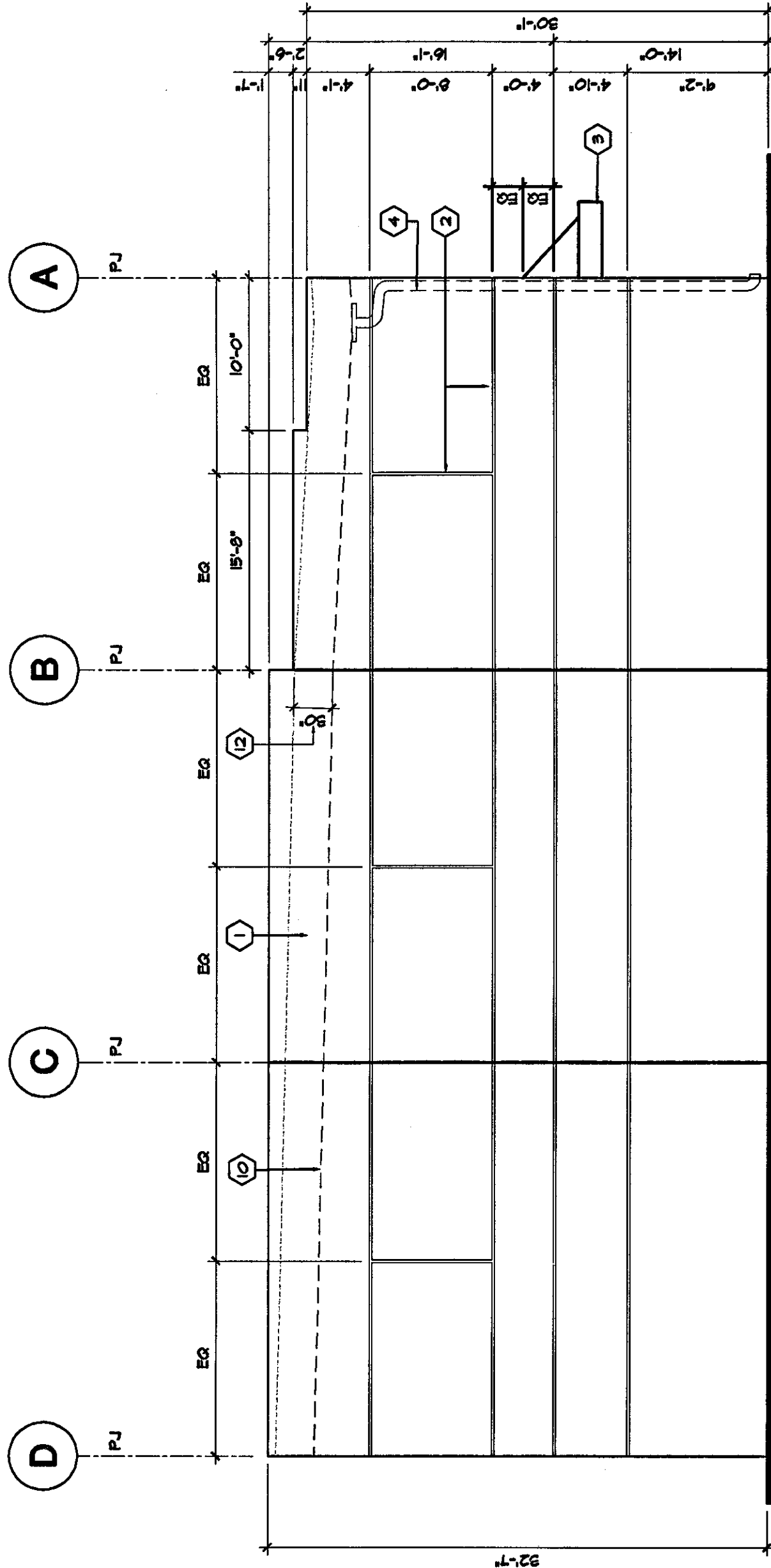


ELEVATION KEYNOTES:

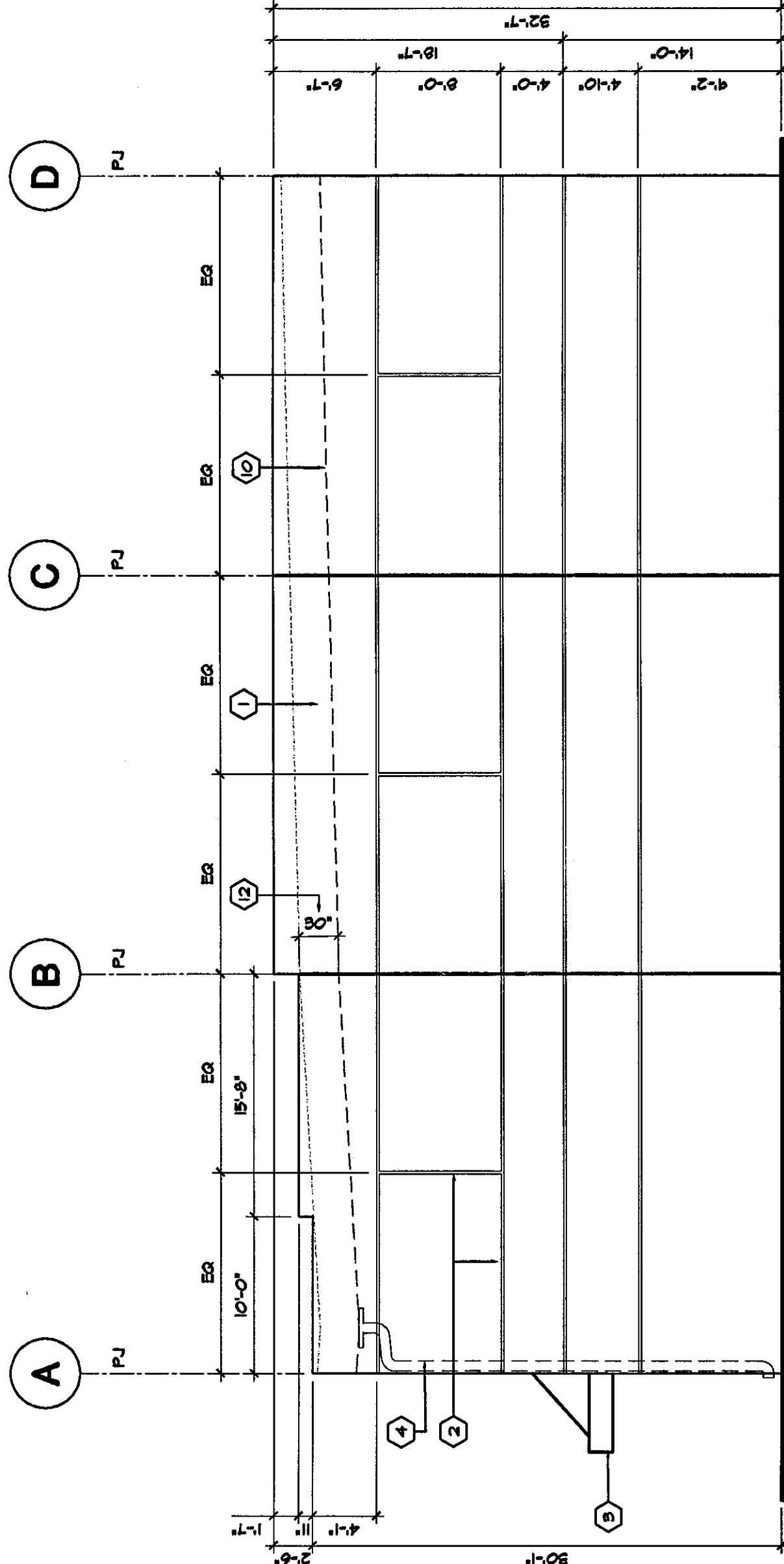
- 1 CONCRETE TILT-UP PANEL (PAINTED)
- 2 PANEL REVEAL
- 3 CANOPY
- 4 DOWNSPOUT BEYOND - SEE ROOF PLAN AND PLUMBING DRAWINGS
- 5 METAL ROLL-ON DOOR
- 6 ALUMINUM EXTERIOR FRAMING w/ THERMO-BRAZING AT ALL DOORS AND Sidelights ADJACENT TO DOORS AND 6" FROM GROUND. GLAZING TO BE THERMO-BRAZED TO ALUMINUM FRAMING.
- 7 WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
- 8 CONCRETE TILT-UP PANEL BEYOND
- 9 OVERFLOW - SEE PLUMBING DRAWINGS
- 10 ROOF LINE BEYOND - SEE ROOF PLAN
- 11 BUILDING ADDRESS NUMBERS SHALL CONTRAST WITH THE BUILDING EXTERIOR FINISH AND BE LOCATED PER THE CITY OF PARAMOUNT REQUIREMENTS
- 12 80" W/4" PARAPET AT NORTH, SOUTH AND WEST WALLS



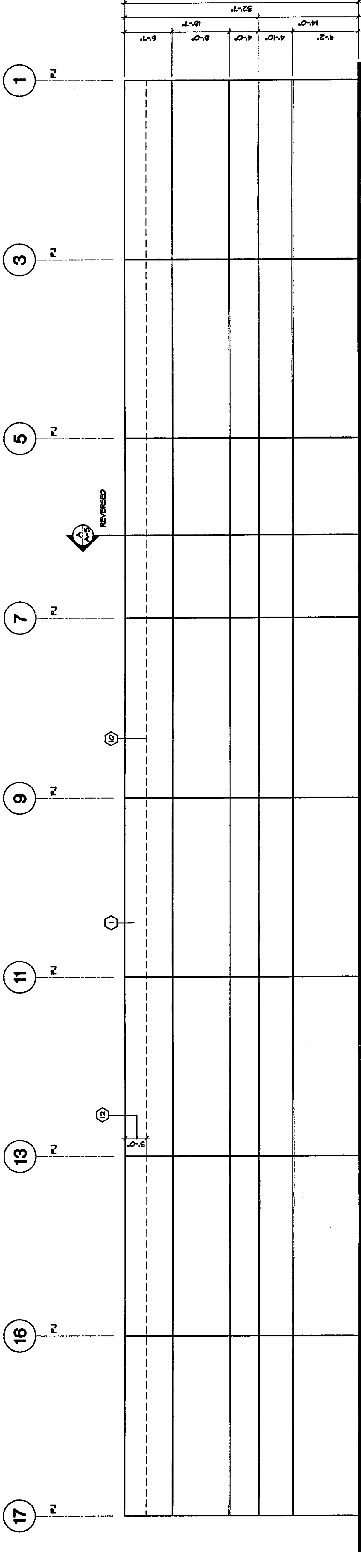
SOUTH ELEVATION
SCALE - 1/8" = 1'-0"



SOUTH ELEVATION
SCALE - 1/8" = 1'-0"



NORTH ELEVATION
SCALE - 1/8" = 1'-0"



SOUTH ELEVATION
SCALE - 1/8" = 1'-0"

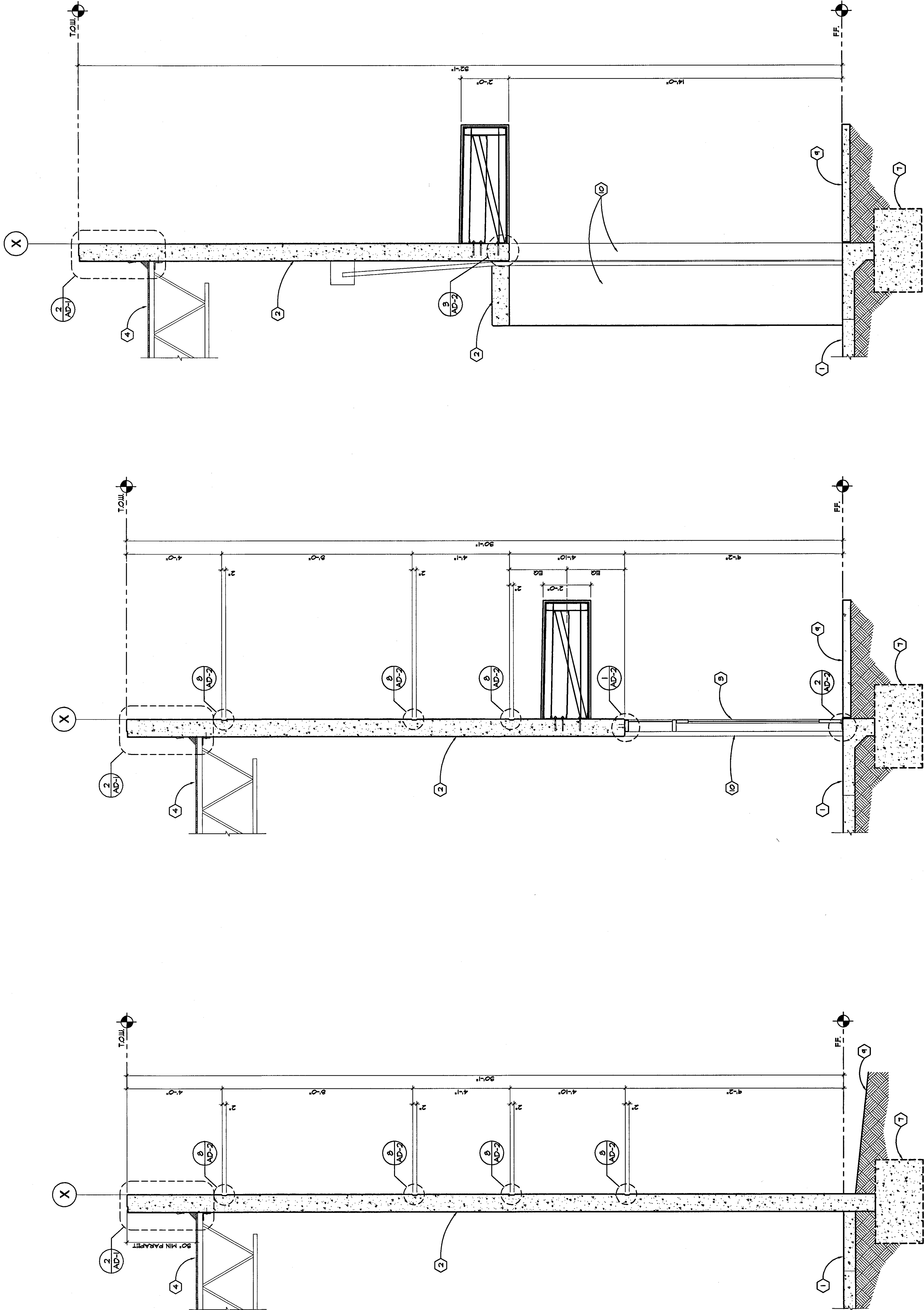
EXTERIOR ELEVATIONS

REVISIONS	DATE
PLAN CHECK	03/04
PLAN CHECK	10/04
FIRE DEPT. CORRECTIONS	10/28/04

DATE	SCALE	DRAWN BY	JOB NUMBER	SHEET NUMBER
MARCH 1, 2004	1/8" = 1'-0"	AM	00-01	A-4

WALL SECTION - KEY NOTES.

- 1 CONCRETE SLAB - SEE FOUNDATION PLAN
- 2 CONCRETE TILT-UP WALL PANEL - SEE STRUCTURAL PLANS
- 3 STOREFRONT AND GLASS - SEE ELEVATIONS
- 4 BUILT-UP ROOFING OVER PANELIZED ROOF FRAMING SYSTEM - SEE ROOF PLANS AND STRUCTURAL ROOF FRAMING PLANS
- 5 INTERIOR SURFACE MOUNTED METAL VERTICAL LIFT - SEE MANUFACTURER'S SPECS.
- 6 5'-0" HIGH BENT PLATE JAMB, TYPICAL AT ALL TRUCK DOORS
- 7 FOOTING - SEE FOUNDATION PLAN
- 8 ROLL-UP DOOR
- 9 FINISH GRADE, CONCRETE WALK, TRUCK APRON OR STOOP - SEE SITE PLAN
- 10 WALL PANEL, BEYOND



BUILDING SECTION - A
SCALE - 1/2" = 1'-0"

BUILDING SECTION - B
SCALE - 1/2" = 1'-0"

BUILDING SECTION - C
SCALE - 1/2" = 1'-0"

NEW TILT-UP BUILDING
ILLINOIS AVENUE

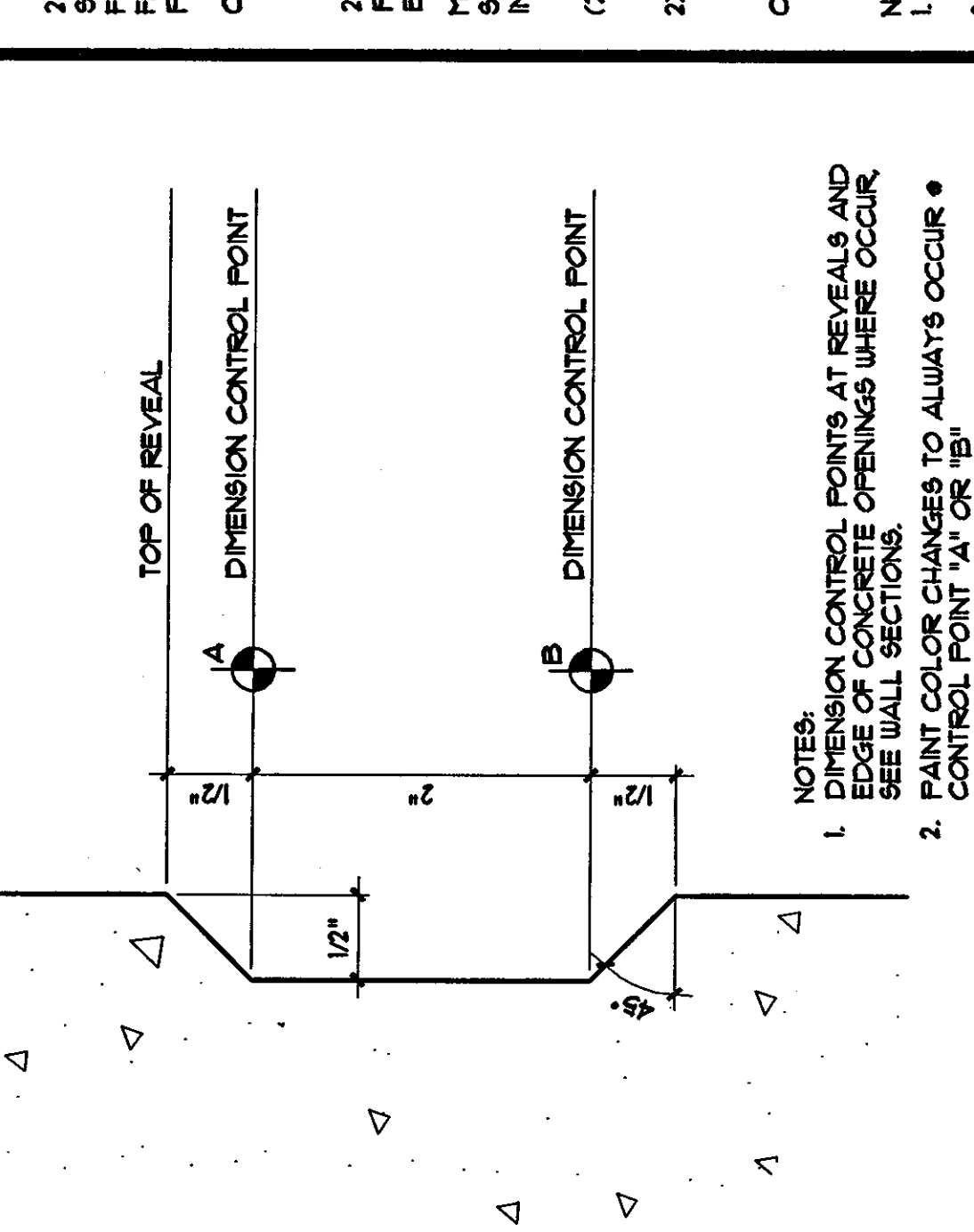
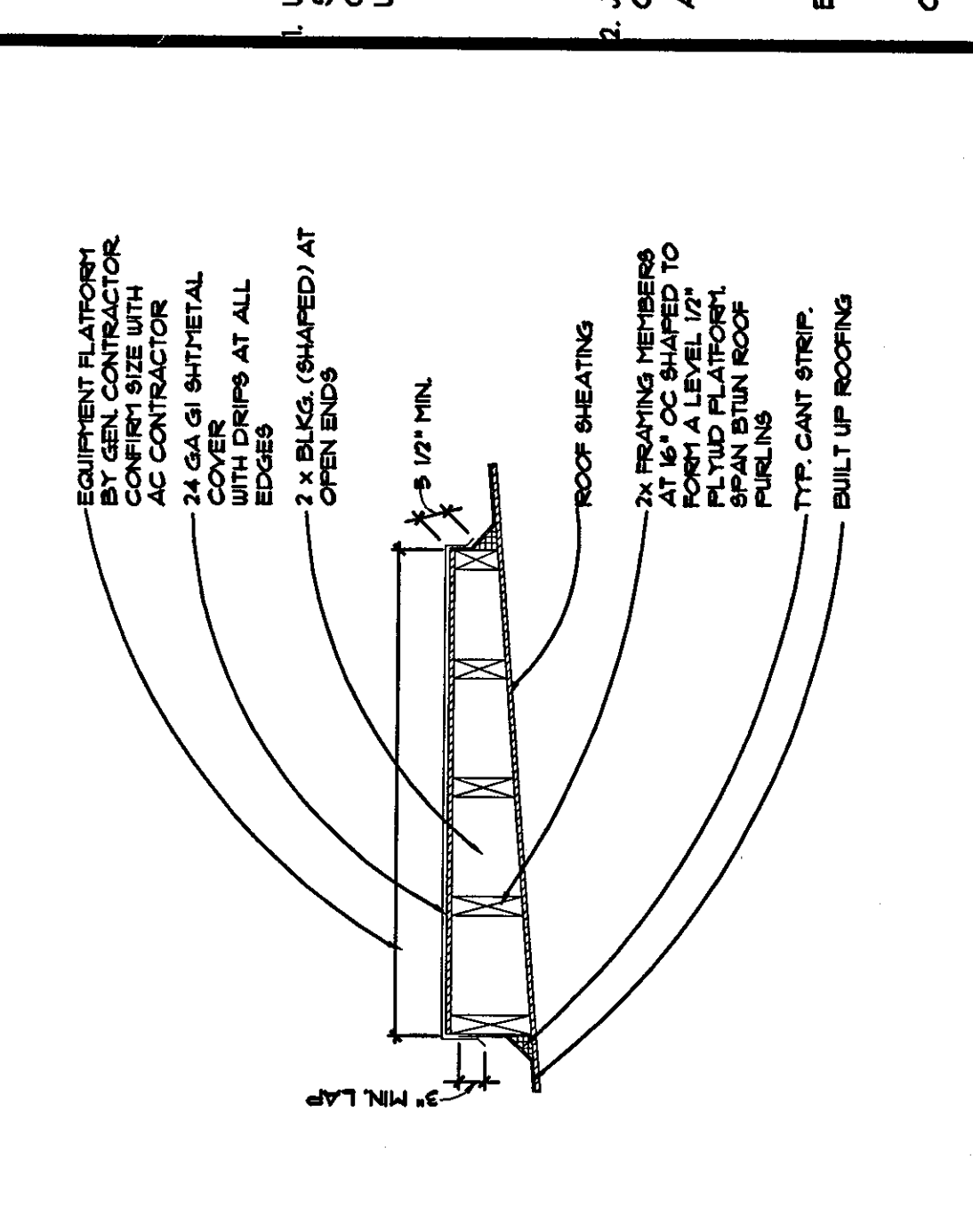
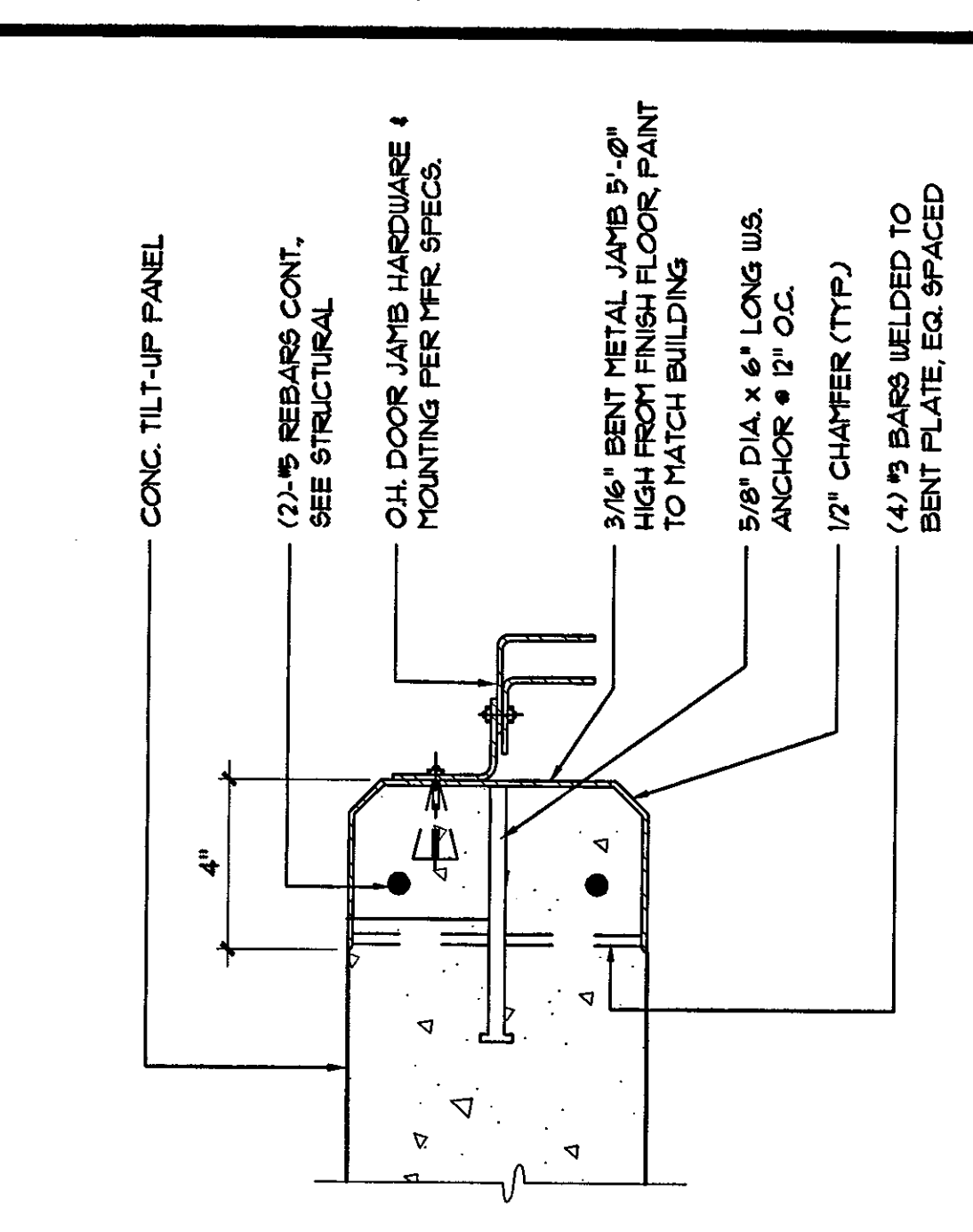
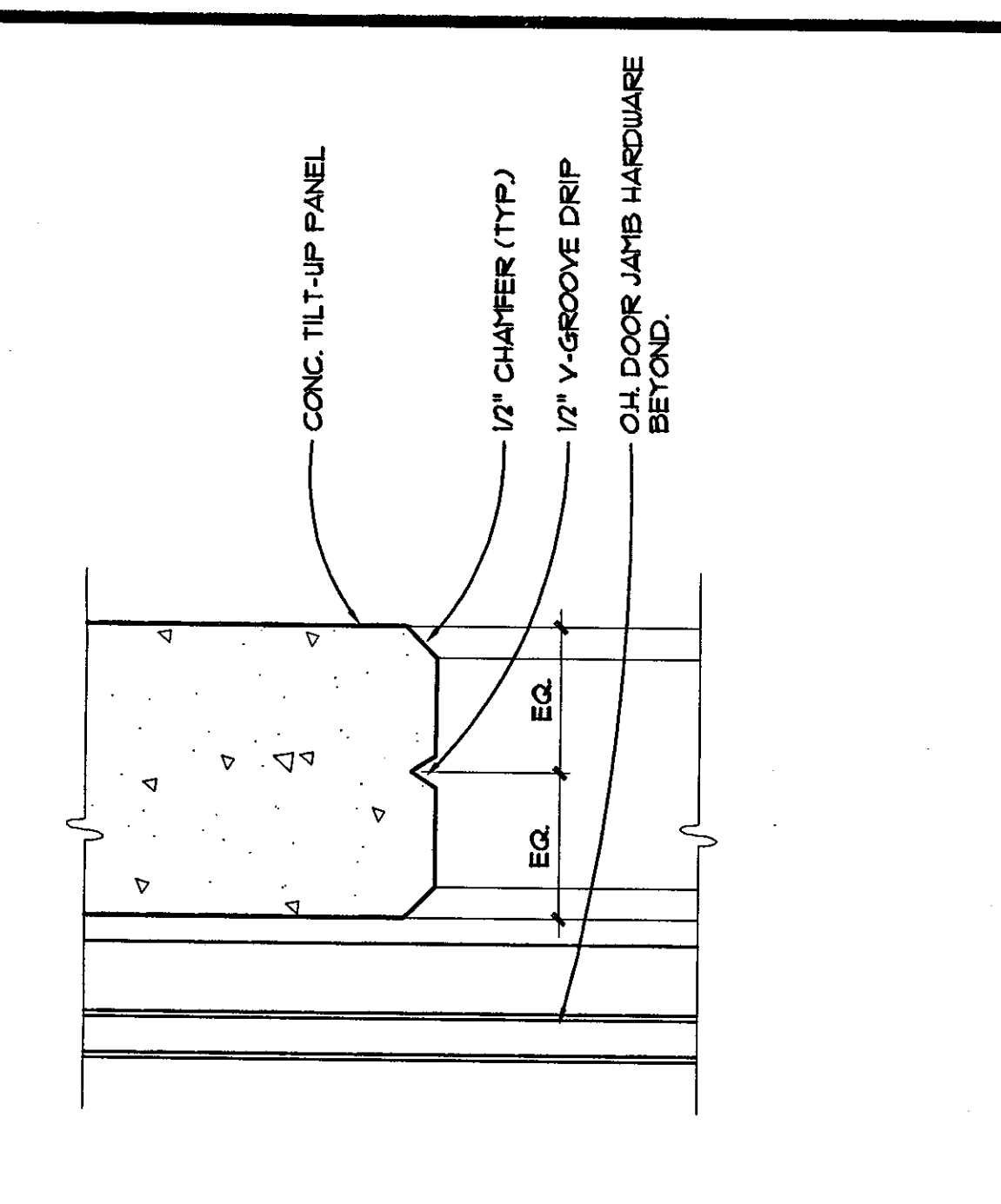
5539 ILLINOIS AVENUE
PARAMOUNT, CALIFORNIA 90763

SECTIONS

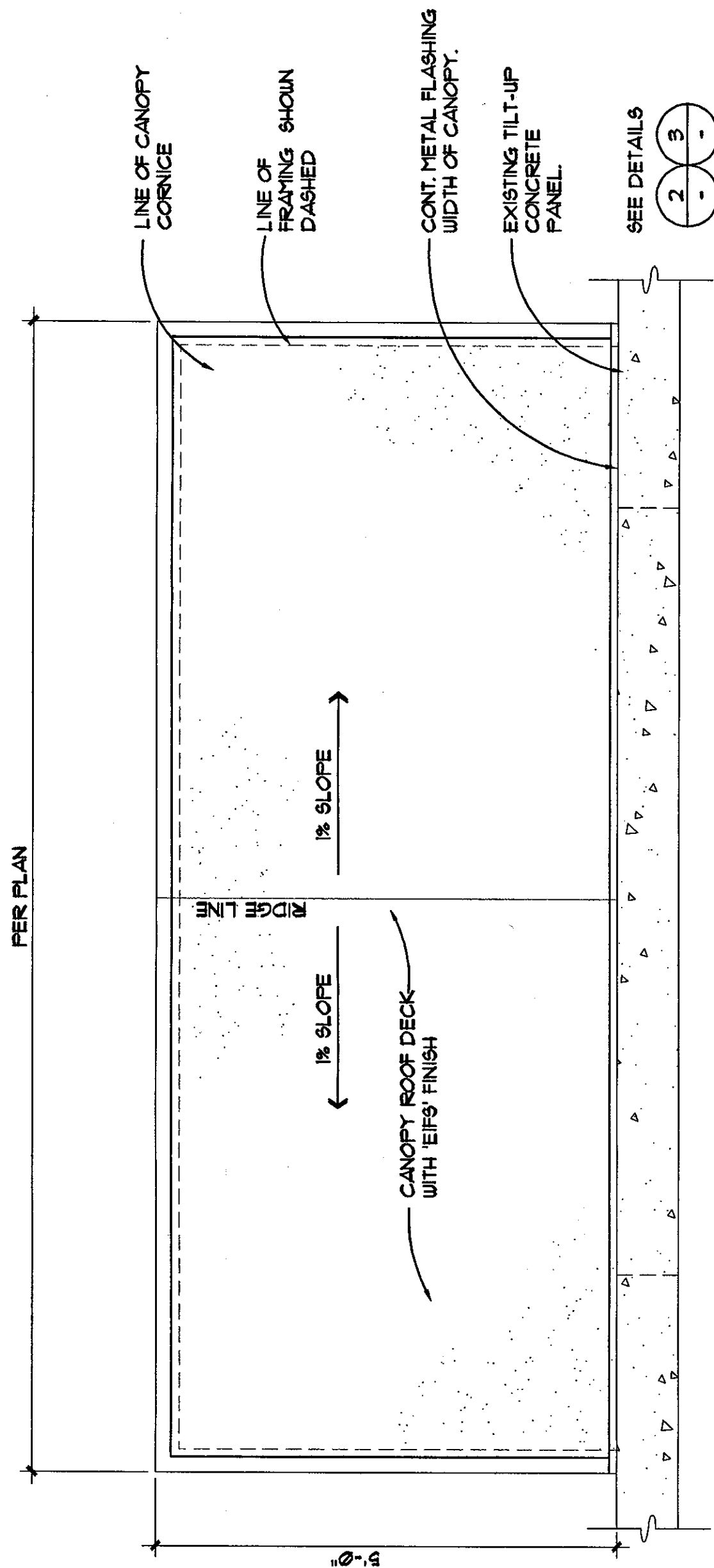
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PLAN CHECK	03/04
PLAN CHECK	10/04
FILE DEPT. CORRECTIONS	10/28/04

DATE	MARCH 1, 2004
SCALE	1/2" = 1'-0"
DRAWN BY	AM
JOB NUMBER	03-41
SHEET NUMBER	

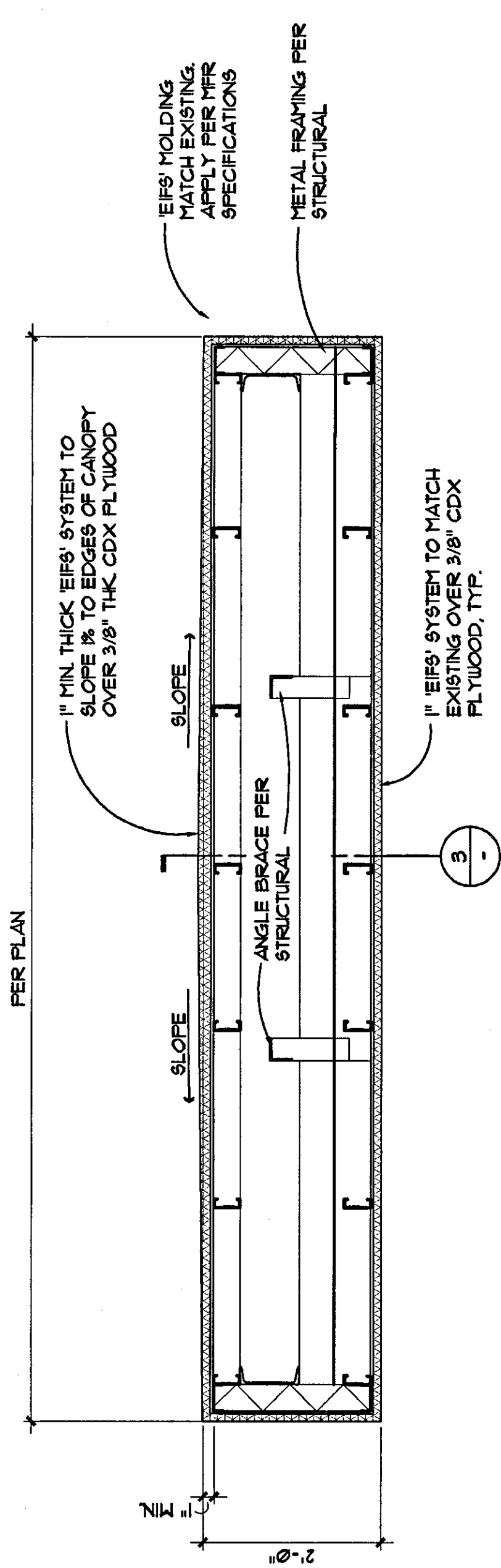
3801 LONG BEACH BLVD.
LONG BEACH, CA. 90807



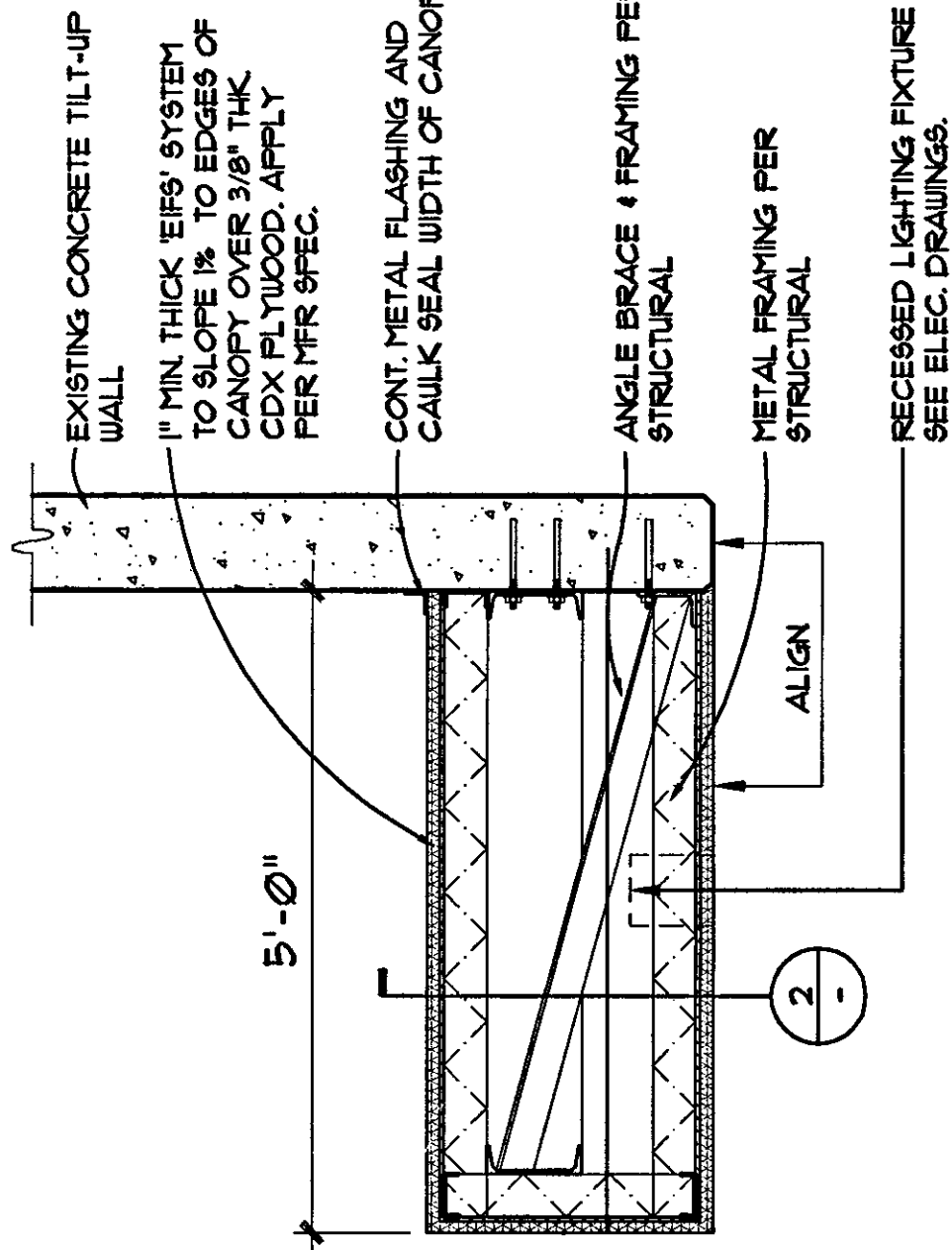
TEST NUMBER _____



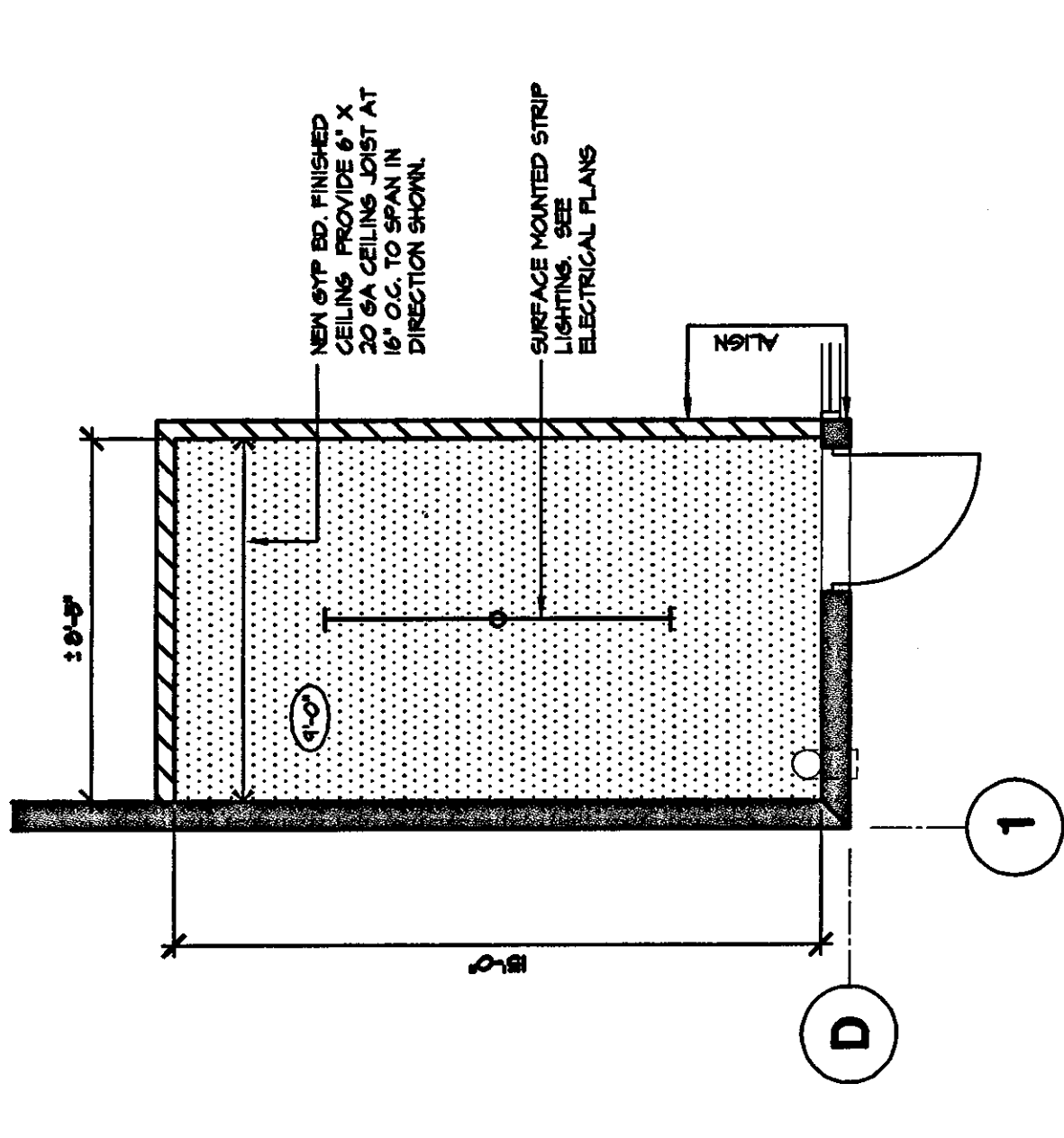
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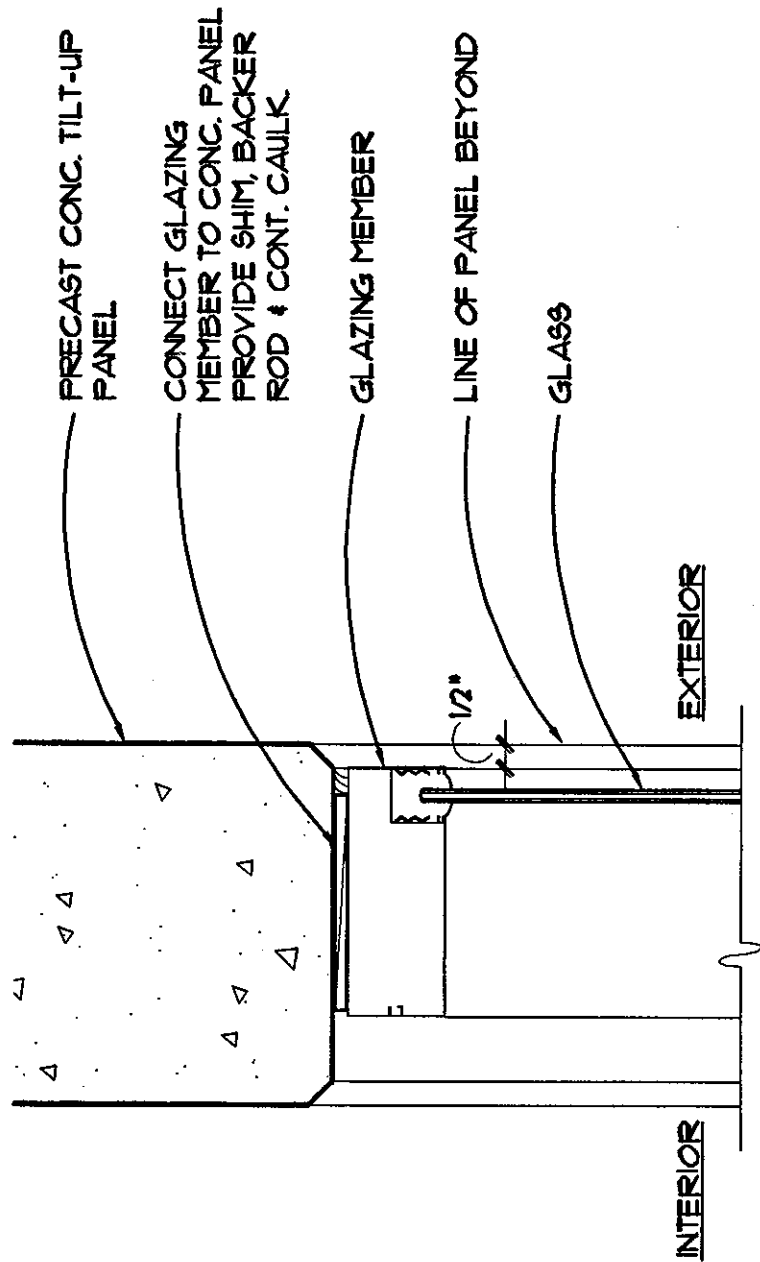
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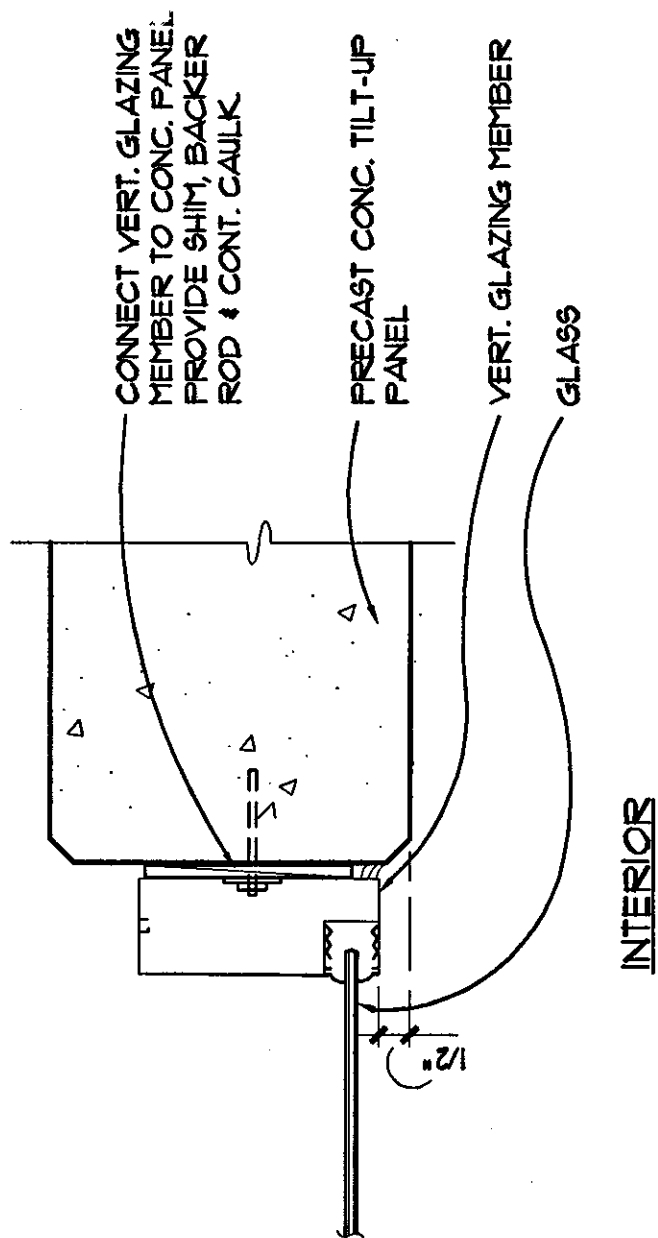
3 SCALE 3/4"=1'-0"



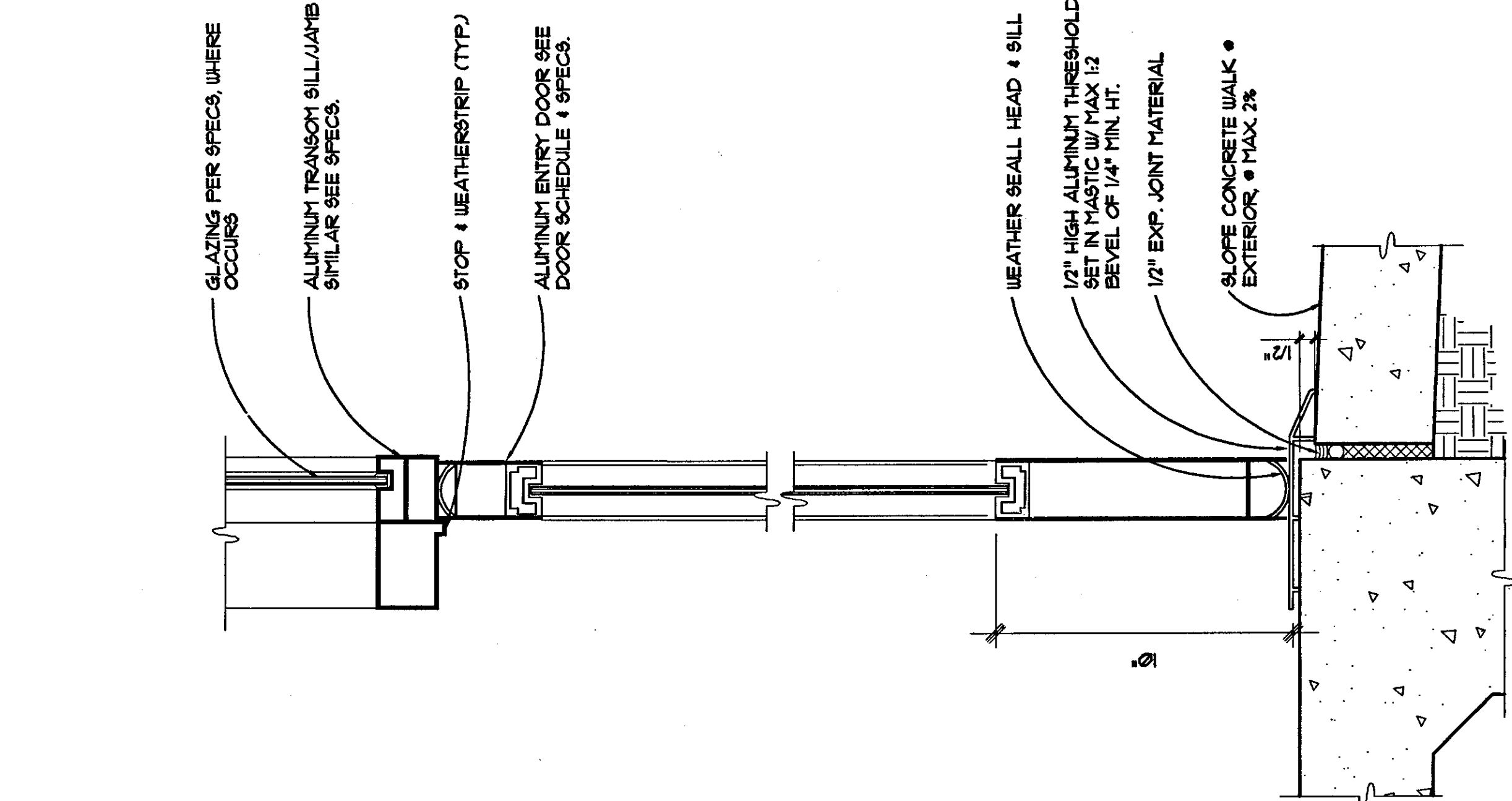
4 SCALE 1/4"=1'-0"



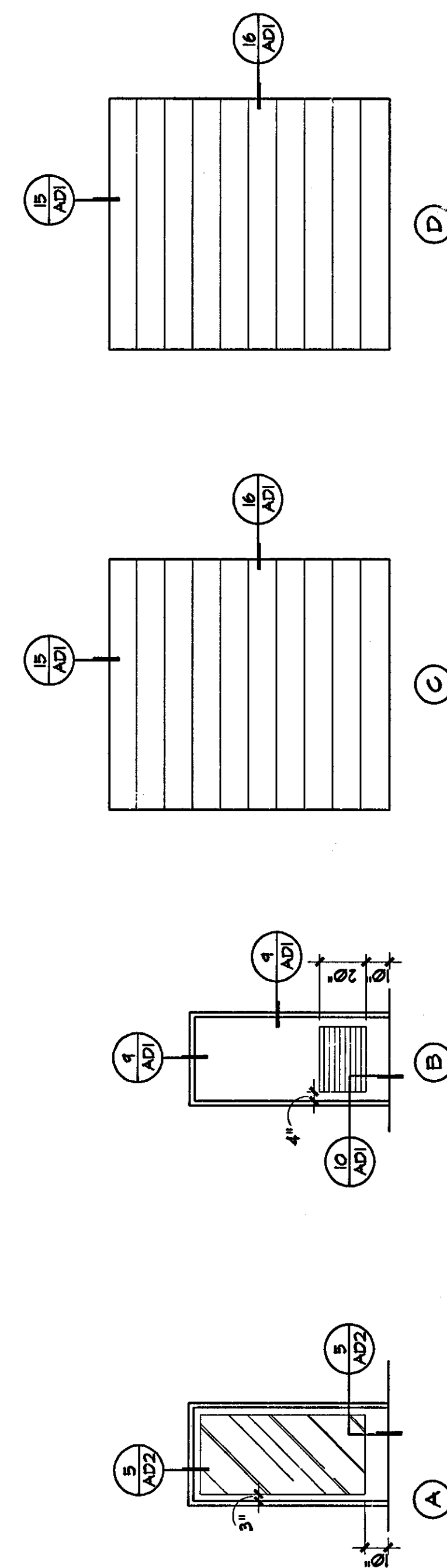
6 SCALE 3"=1'-0"



7 SCALE 3"=1'-0"



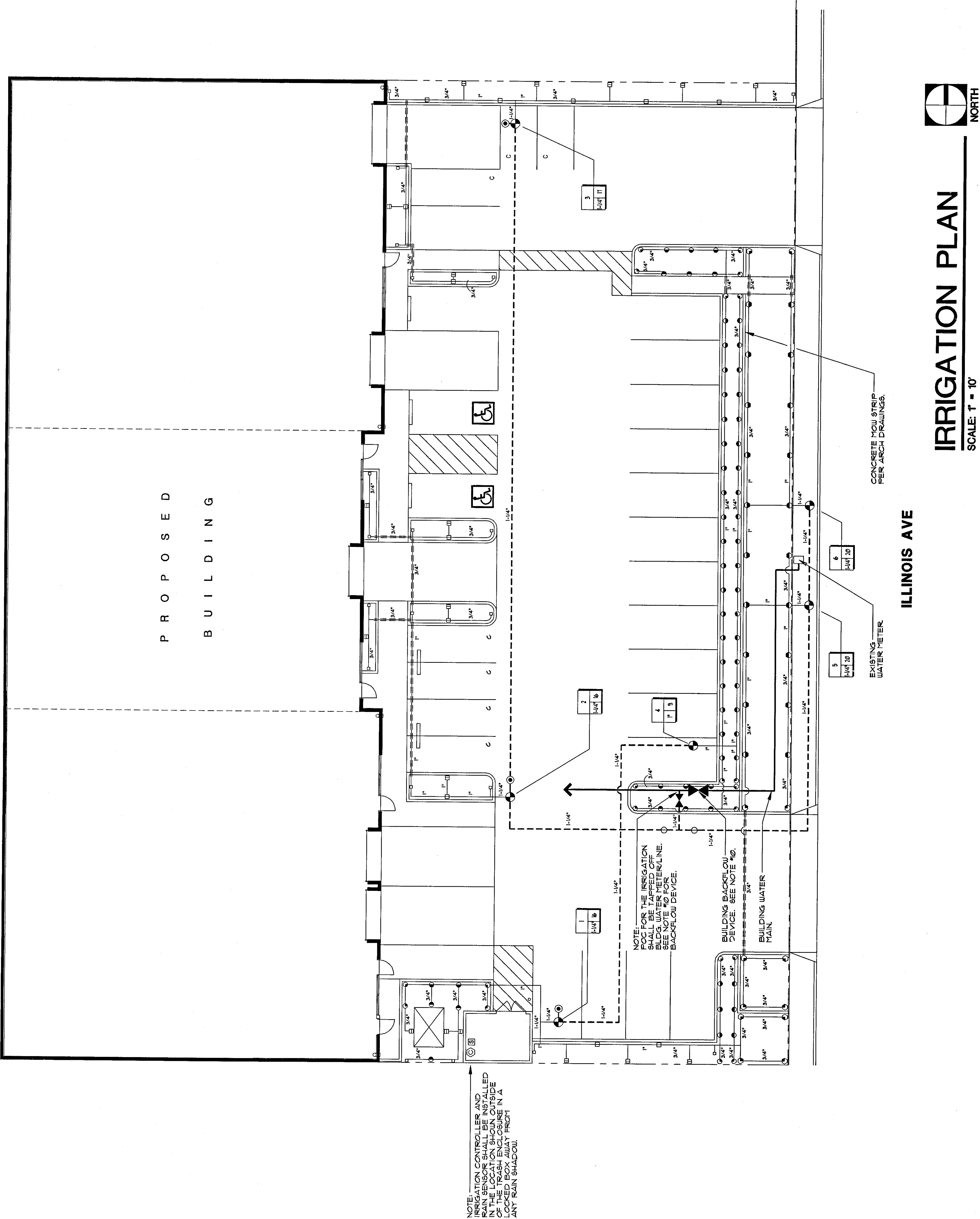
5 SCALE 3"=1'-0"



DOOR SCHEDULE									
ROOM	DOOR			FRAME		HARDWARE		REMARKS	
	TYPE	WIDTH	HEIGHT	THICK	MATERIAL	FINISH	RATING	MATERIAL	THROAT
RECEPTION OFFICE	A	3'-0"	7'-0"	1 1/2"	GLASS	TEMP. GLASS	N/R	ALUMINUM	PER MFR
ELEC. ROOM	B	3'-0"	7'-0"	1 1/2"	GLASS	TEMP. GLASS	N/R	ALUMINUM	PER MFR
WAREHOUSE	C	10'-0"	14'-0"	1 1/2"	GLASS	TEMP. GLASS	N/R	ALUMINUM	PER MFR
WAREHOUSE	D	10'-0"	14'-0"	1 1/2"	GLASS	TEMP. GLASS	N/R	ALUMINUM	PER MFR

- HARDWARE GROUPS**
- GROUP 1**
- 1 EA. LOCKSET
 - 3 EA. BUTT HINGES
 - 1 EA. WALL STOP
- GROUP 2**
- 1 EA. LOCKSET
 - 3 EA. BUTT HINGES
 - 1 EA. WALL STOP
- GROUP 3**
- 1 EA. LOCKSET
 - 3 EA. BUTT HINGES
 - 1 EA. WALL STOP
- DOOR & HARDWARE NOTES**
- ALL NEW DOOR HARDWARE TO BE LEVER TYPE PER ADA STANDARDS BY SOLLAGE OR EQUAL.
 - POST A SIGN ADJACENT TO THE REQUIRED MAIN EXIT DOOR WITH 1" LETTERING STATING: THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS. MAIN EXIT ONLY. PER U.B.C. 1003.1.6
 - PLANS MUST INDICATE THE FLOOR OR LANDING ON EACH SIDE OF DOORS IS NOT MORE THAN 1/2 (1) INCH LOWER THAN THE THRESHOLD OF THE DOORWAY. PER U.B.C. 1003.1.6
 - WHEN A DOOR OPENS OVER A LANDING THE LANDING SHALL HAVE A LENGTH OF NOT LESS THAN (60" HCD) AND BE NOT MORE THAN 1/2" BELOW THE THRESHOLD. 1" IS OK IF ACCESS IS NOT REQUIRED. PER U.B.C. 1003.1.6
 - FOR ADDITIONAL DOOR AND HARDWARE REQUIREMENTS, SEE ACCESSIBILITY NOTES SHEET A-11.
 - FOR ADDITIONAL DOOR AND HARDWARE REQUIREMENTS, SEE ACCESSIBILITY NOTES SHEET A-11.
 - EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
 - WIDTH AND HEIGHT OF REQUIRED EXIT DOORWAYS TO COMPLY WITH BUILDING CODE SEC. 1003.1.3

DOOR SCHEDULE

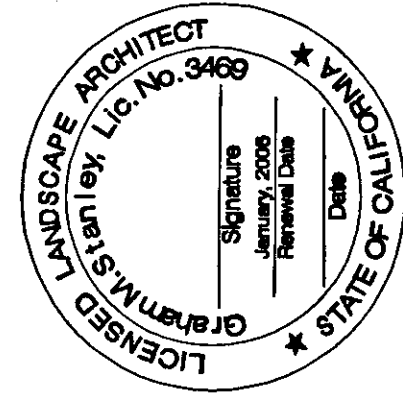


IRRIGATION MATERIALS SCHEDULE

SYM.	MANUF.	MODEL	DESCRIPTION	RAD.	PSI	GPM
⊙	RAINBIRD	1808	8" POP-UP 10 SERIES LOW ANGLE SPRAY	10'	25	72.38
⊙	RAINBIRD	1808	8" POP-UP 8" FLAT SPRAY	8'	25	41.21
⊙	RAINBIRD	1808	8" POP-UP 3" FLAT SPRAY	5'	25	13.07
⊙	RAINBIRD	1808	12" POP-UP SIDE AND END STRIP SPRAY	4' X 30'	20	110.50
⊙	FEKO	710	1-1/4" REDUCED PRESSURE DEVICE			
⊙	FRITROL	MC PLUS	8 STATION SOLID STATE CONTROLLER			
⊙	NIBCO	---	1-1/4" BRASS BALL VALVE			
⊙	RAINBIRD	GB SERIES	ELECTRIC REMOTE CONTROL BRASS VALVE			
⊙	RAINBIRD	3PC	3/4" QUICK COUPLING VALVE			
⊙	HUNTER	WIRELESS	RAIN-CLIK WIRELESS RAIN SENSOR WITH ENCLOSURE			
---	---	---	COPPER SERVICE LINE FROM WATER METER TO BACKFLOW DEVICE			
---	---	---	SERVING UNDER PAVING			
---	---	---	SCH 40 PVC PRESSURE MAINLINE - SLEEVE 2 1/2" LARGER UNDER PAVING			
---	---	---	SCH 40 PVC NON-PRESSURE LATERAL LINE			
---	---	---	VALVE NO.			
---	---	---	TOTAL QNBS			
---	---	---	VALVE SIZE			

IRRIGATION NOTES

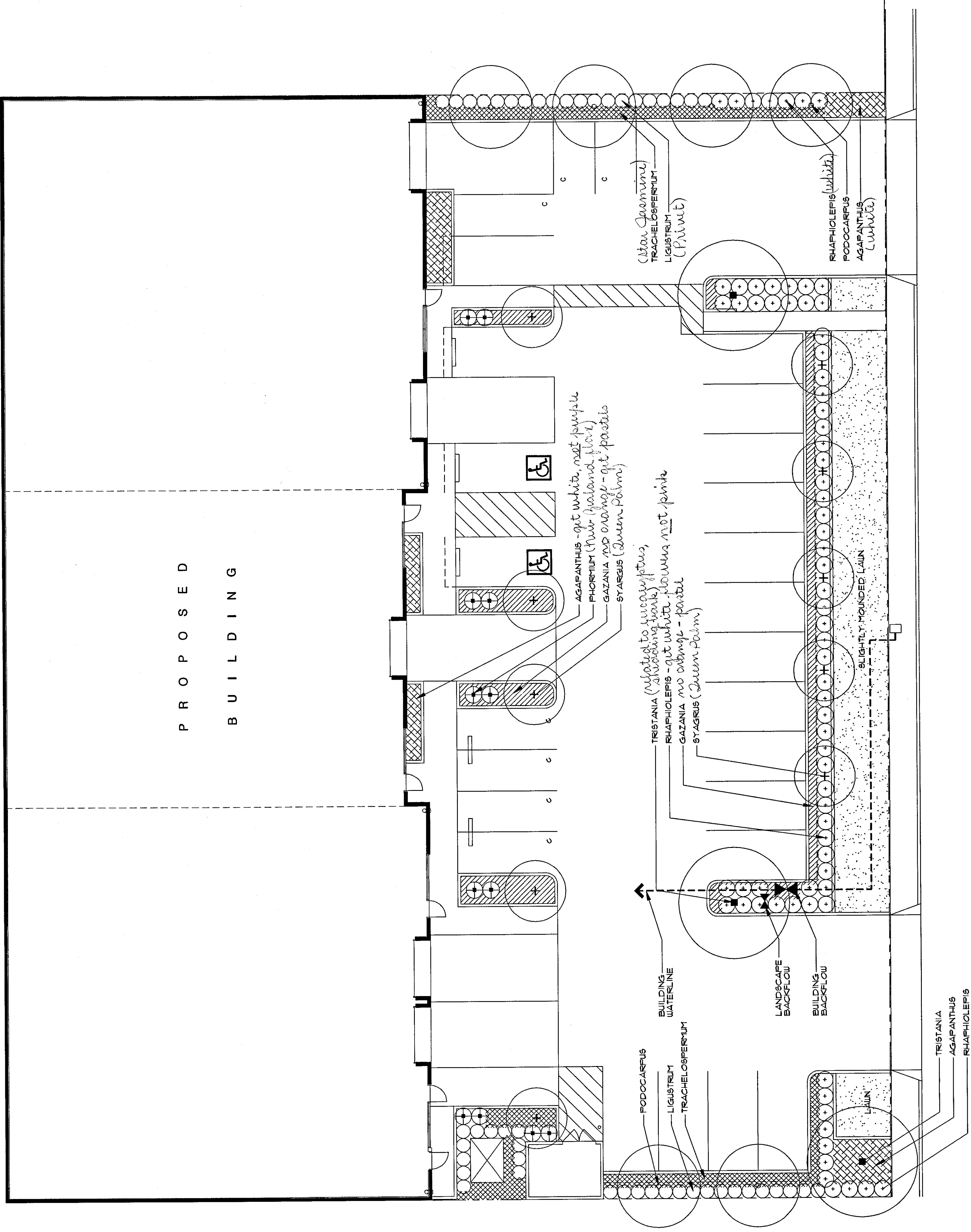
- It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, locations of walks, etc. He shall coordinate his work with the general contractor and the building owner for the location of and installation of pipe sleeves through walls, under roadways, paving, structures, etc.
- Irrigation design is diagrammatic. All piping shown within the paved areas is for design confirmation only. Install in planting areas where possible.
- All piping under paved areas shall be installed prior to paving.
- Pressure mainline under paving shall be schedule 40 PVC installed in sleeves 2-1/2 times size of pipe. All control wire is to be sleeved separately in the same trench as mainline under paved areas.
- Non-pressure lateral line under paving shall be schedule 40 PVC. See plan for sleeves.
- All piping between the point of connection and the outlet of backflow preventer shall be of materials and installation methods required by local codes.
- Final location of the automatic controller shall be approved by the Owner or his Authorized representative.
- 120 volt electrical power outlet at the automatic controller location shall be provided by others. The irrigation contractor shall make the final hook-up from the electrical outlet to the automatic controller.
- The irrigation system is based on 65-75 P.S.I. at the P.O.C. Contractor shall verify P.S.I. and send a dated record to the Owner and Landscape Architect for approval prior to the start of any work on the system.
- The building and irrigation backflow device locations shall be located as shown on this plan. The backflows shall be installed in the planter area shown to screen them from view. See Sheet L-2.



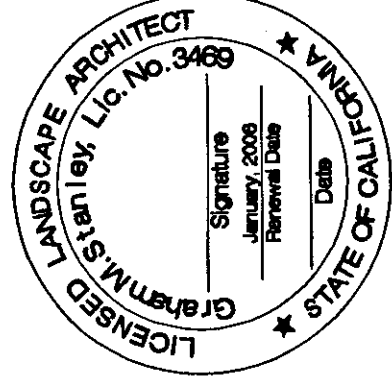
PLANTING LEGEND		
BOTANICAL NAME	COMMON NAME	QTY/SIZE
TREES		
Podocarpus gracillior	Fern Pine	6 - 24" Box
Syagrus romanzoffiana	Queen Palm	10 - 15 Gal.
Tristania conferta	Brisbane Box	3 - 36" Box
SHRUBS		
Ligustrum texanum	Texas Privet	48 - 5 Gal.
Phormium tenax 'Bronze Baby'	New Zealand Flax	12 - 5 Gal.
Rhipsolepis 'Pink Dancer'	India Hawthorn	75 - 5 Gal.
GROUNDCOVER		
Agapanthus 'Queen Anne'	Lily of the Nile	18" o.c. - 1 Gal.
Gazania leucolena	Gray Trailing Gazania	12" o.c. - Flats
Trachelospermum asiaticum	Asian Jasmine	18" o.c. - 1 Gal.
LAWN		
Marchion lile	Sod	

PLANTING NOTES

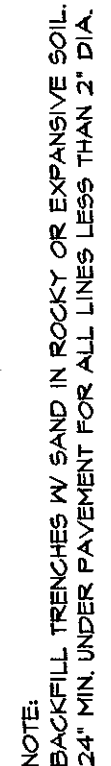
- Plant Quantities - Quantities in the plant list are only a guide. Plants on the plan have precedence. Contractor is responsible for verifying exact quantities.
- Soil Testing - The Landscape Contractor shall have the soil tested to determine the required amendments for this particular site. Contractor shall provide two (2) copies of the soil test for review and approval by the Landscape Architect and the Owner prior to the beginning soil prep work.
- Soil Amendments - The following amendments will be included at the time of the bid and revised if necessary: 1. Soil Conditioner - 100 lbs. per 1000 sq. ft. 2. Nitrogenized Shavings 5 cu. yd. per 1000 sq. ft. 3. Gro-Power Plus 200 lbs. per 1000 sq. ft. 4. Agricultural Gypsum 75 lbs. per 1000 sq. ft. 5. Tristonia Tree Guying - Tristonia trees shall be guyed using materials and specifications contained in the Tree Guying detail. All nursery stakes shall be removed and replaced with tree guys. See Sheet L-3.



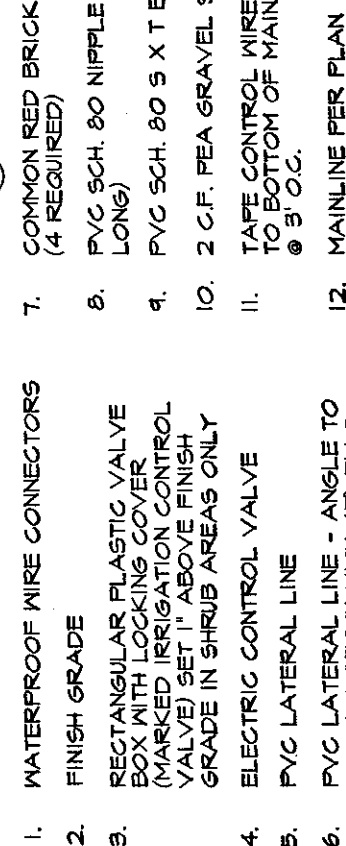
ILLINOIS AVE
PLANTING PLAN
SCALE 1" = 10'
NORTH



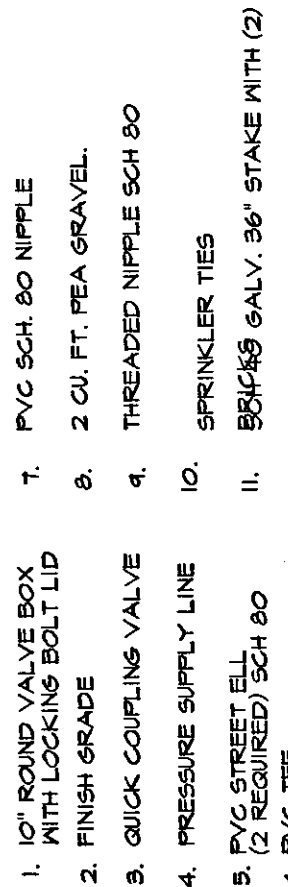
REVISIONS	BY
REVISION #1-09/24/04	BG



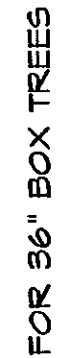
WALL MOUNTED CONTROLLER



AUTOMATIC VALVE



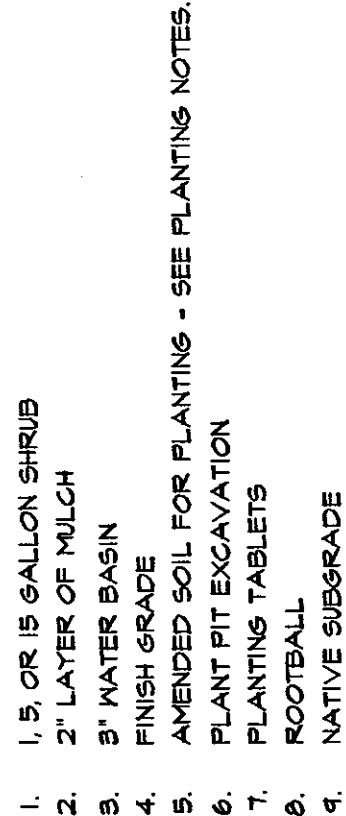
QUICK COUPLING VALVE



TREE GUYING



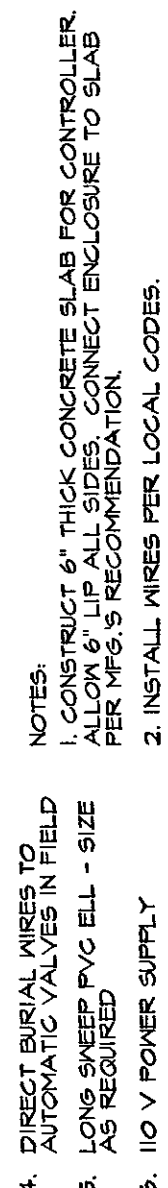
DOUBLE STAKED TREE PLANTING



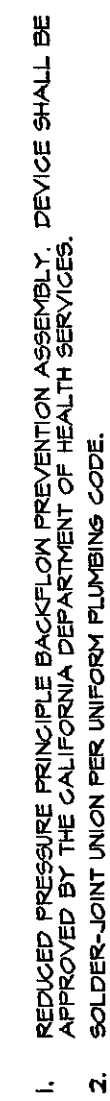
SHRUB PLANTING

GROUND COVER PLANTING

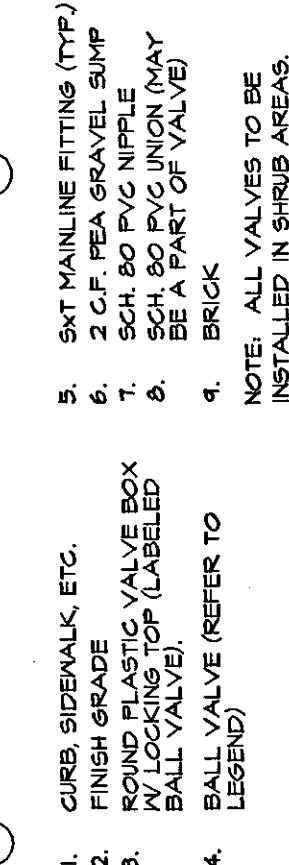
REVISIONS	BY
REVISION #1-09/24/04	BG



WALL MOUNTED CONTROLLER



REDUCED PRESSURE DEVICE



BALL VALVE

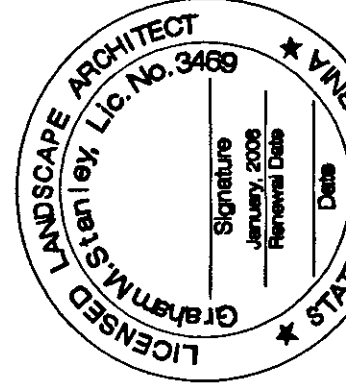
PLANTING DETAILS

DETAILS

ILLINOIS AVENUE BUILDING
15939 ILLINOIS AVENUE
PARAMOUNT, CA. 90723

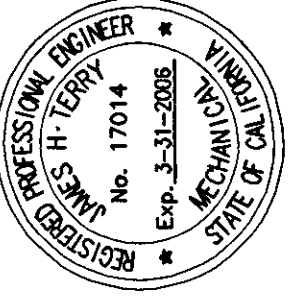
DATE	SEPT. 24, 2004
SCALE	AS SHOWN
DESIGNED BY	GS
DRAWN BY	BG
JOB	# 574
CADD FILE	
SHEET	

3-1



THOMAS A. CALVERT, AIA
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SUITE 100
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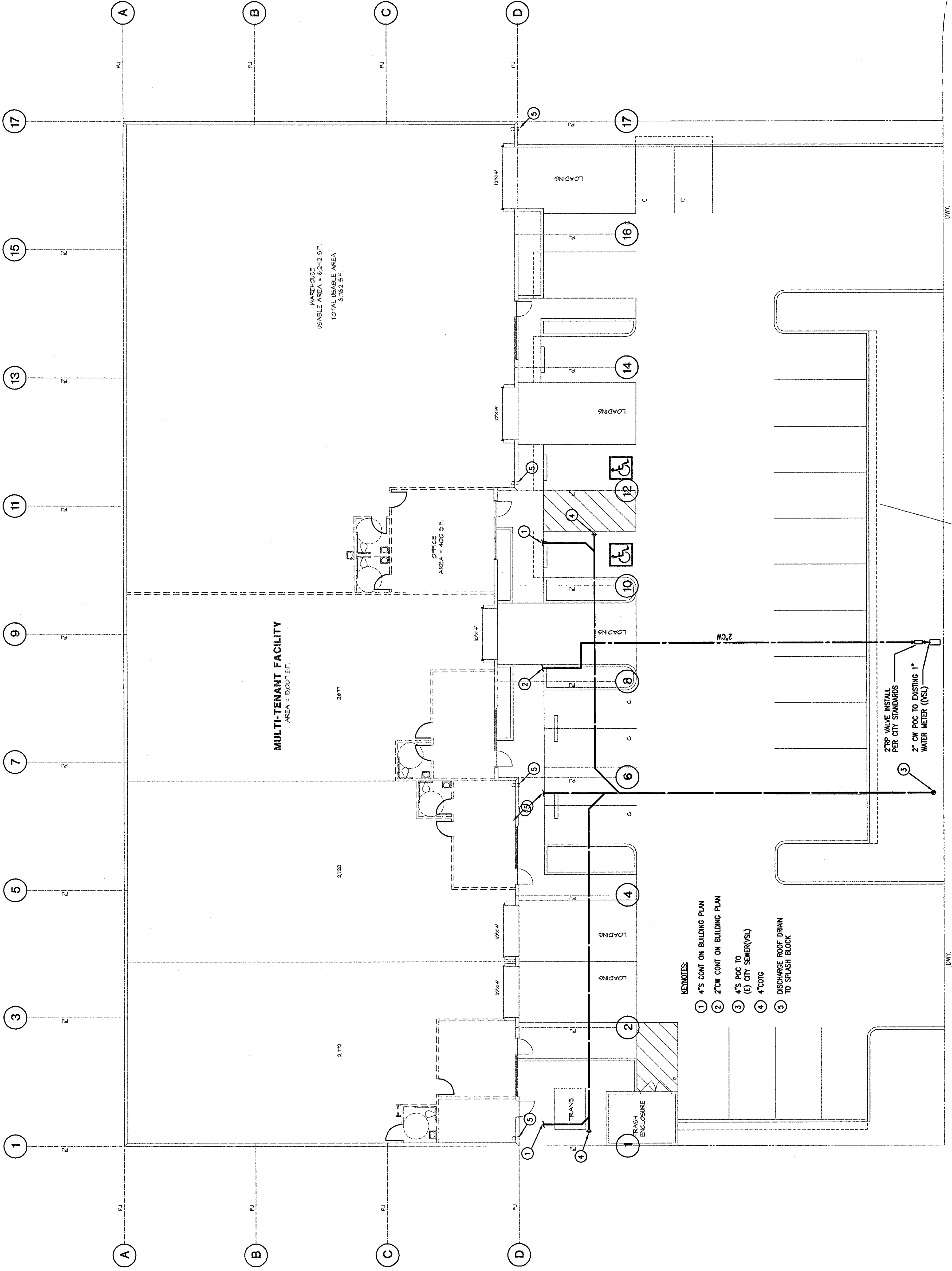
NEW TLT UP BUILDING
ILLINOIS AVENUE
5959 ILLINOIS AVENUE
PARAMOUNT, CALIFORNIA 90723

PLUMBING
SITE PLAN

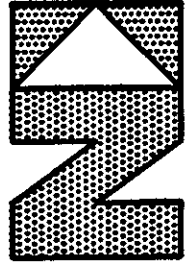
REVISIONS

DATE	MARCH 1, 2004
SCALE	1/8"=1'-0"
DRAWN BY	JT
JOB NUMBER	03-01
SHEET NUMBER	P-2

PLT: JMT
FILE NAME: ILLINOIS.DWG
OF
SHEETS



ILLINOIS AVE



PLUMBING SITE PLAN

SCALE - 1" = 10'-0"

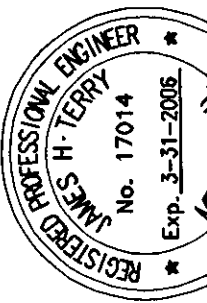
CALVERT
ARCHITECTURAL
GROUP, INC.

PLANNING
ARCHITECTURE
INTERIORS

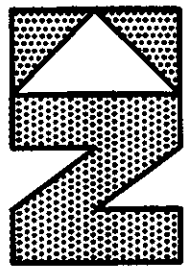
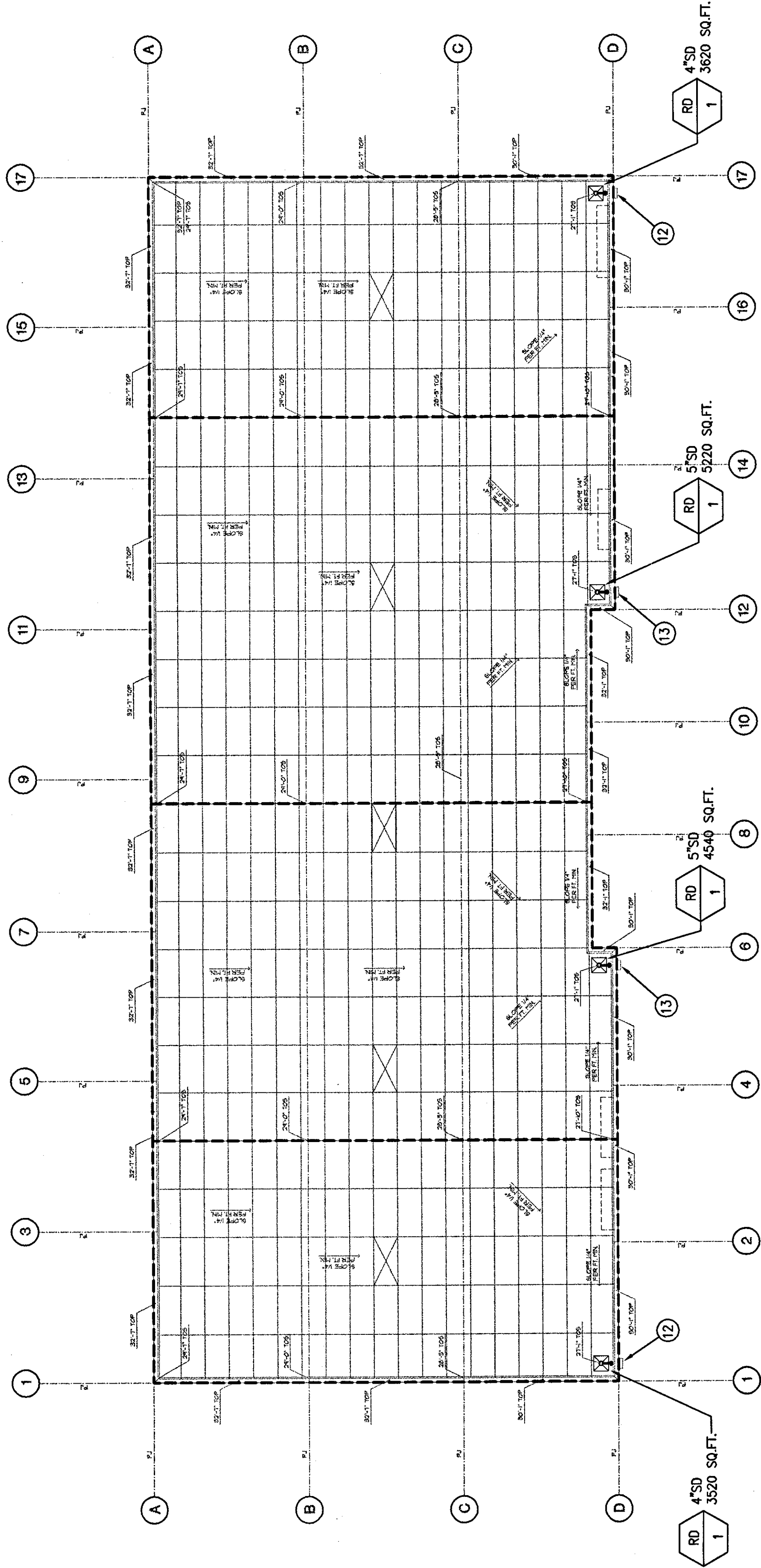
THOMAS A. CALVERT, AIA
ARCHITECT

8801 LONG BEACH BLVD.
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LONG BEACH, CA 90807
(562) 596-7032
(562) 596-7037 FAX

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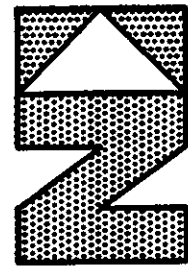
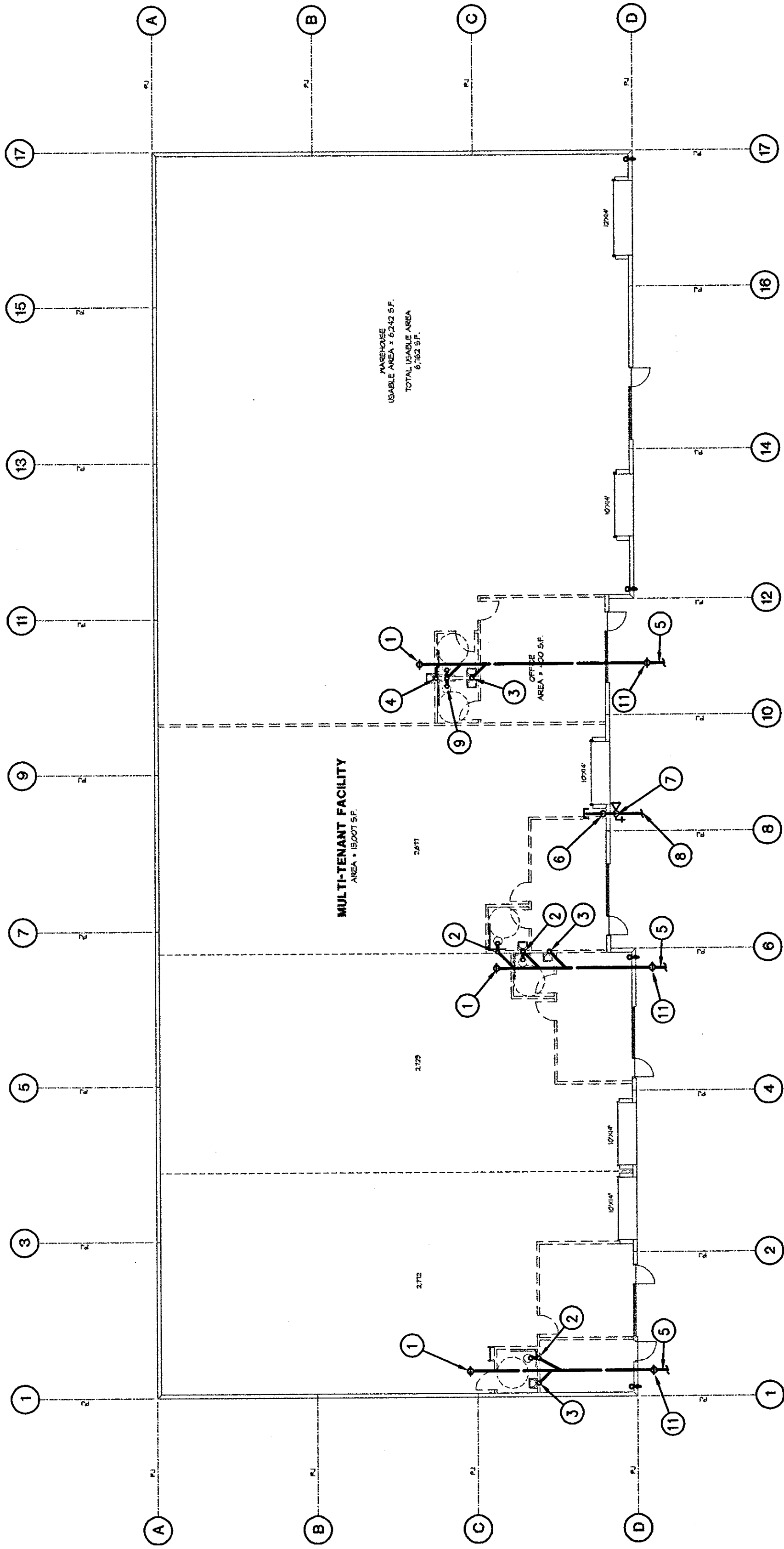


TERRY
ENGINEERING
188 EAST MAIN STREET, SUITE 150
TOWSON, CALIFORNIA 92788
CITY OF TOWSON, CALIFORNIA 92788-1496



PLUMBING ROOF PLAN

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



PLUMBING FLOOR PLAN

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

- KEYNOTES:
- 1 4"X20" ROUGH-IN AS DEEP AS POSSIBLE BELOW FLOOR
 - 2 ROUGH-IN 4" WASTE BELOW FLOOR FOR FUTURE TENANT WATER CLOSET
 - 3 ROUGH-IN 2" WASTE BELOW FLOOR FOR FUTURE LAV
 - 4 ROUGH-IN 2" WASTE BELOW FLOOR FOR FUTURE SINK
 - 5 4" SEWER CONT. ON P-2 SITE PLUMBING PLAN
 - 6 2"X12" RUN INTO BLDG AND CAP AT 12' AFF FOR FUTURE TENANT IMPROVEMENT
 - 7 PROVIDE 2" CW SOV, 2" WILKINS 500/50R PIPE AND 3/4" HB ABOVE GRADE
 - 8 2" CW CONT. ON SITE PLAN SEE SHEET P-2
 - 9 ROUGH-IN 4" WASTE BELOW FLOOR W/ CLOSET BENS FOR FUTURE BACK TO BACK WATER CLOSETS
 - 10 RD TO SPLASHBLOCK
 - 11 4"X10" 5' OUTSIDE BLDG
 - 12 12"x6" OVERFLOW SCUPPER
 - 13 18"x6" OVERFLOW SCUPPER

NEW TLT UP BUILDING
ILLINOIS AVENUE

18500 ILLINOIS AVENUE
PARAMOUNT, CALIFORNIA 90723

PLUMBING FLOOR,
ROOF PLANS

REVISIONS

DATE	MARCH 1, 2004
SCALE	1/8"=1'-0"
DRAWN BY	JT
CHECKED BY	DAW
SHEET NUMBER	P-3

