

## GENERAL NOTES

- CONTRACTOR MUST VERIFY ALL DIMENSIONS IN FIELD AT START OF PROJECT. DRAWINGS ARE NOT BASED ON SITE SURVEY. REPORT ANY DISCREPANCY IMMEDIATELY TO PROJECT MANAGER.
- THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE PLANS AND SPECIFICATIONS, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CITY PROJECT MANAGER.
- ALL WORK SHALL BE PERFORMED ACCORDING TO CBC, CMC, CPC, CEC, ASTM D1557, ASTM D1556, ALL APPLICABLE CITY OF TORRANCE STANDARDS, CITY ORDINANCE, CALIFORNIA ENERGY STANDARDS AND THE 2009 STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND ANY SUPPLEMENTS.
- THIS WORK SHALL BE INSTALLED BY A 'B' LICENSED CONTRACTOR WHO SHALL CARRY WORKMAN'S COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE AS REQUIRED BY THE CITY OF TORRANCE.
- CHECK FOR EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION WORK. NOTIFY PERTINENT UTILITIES AND UNDERGROUND SERVICE ALERT AT 8-1-1 TWO WORKING DAYS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY OR SUBSTRUCTURE SHOWN IN THESE PLANS WAS OBTAINED BY A SEARCH OF AVAILABLE RECORDS. NO CERTIFICATION IS MADE AS TO ACCURACY OR THOROUGHNESS OF THESE RECORDS. APPROVAL OF THESE PLANS BY THE CITY OF TORRANCE DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF COMPLETENESS, LOCATION, THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITY OR SUBSTRUCTURE WITHIN THE LIMITS OF THE PROJECT.
- CONTRACTOR SHALL OBTAIN A BUILDING PERMIT. FEE WILL BE WAIVED.
- CONTRACTOR SHALL PROVIDE PRELIMINARY AND FINAL LIEN RELEASES FROM ALL SUB-CONTRACTORS PRIOR TO FINAL PAYMENT.
- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH DEMOLITION OR CONSTRUCTION SHOWN WHEN IT IS OBVIOUS THAT UNKNOWN CONDITIONS, OBJECTS, OR GRADE CHANGES EXIST THAT MAY HAVE NOT BEEN KNOWN DURING THE PREPARATION OF THIS PLAN. SUCH CONDITIONS, OBJECTS, OR GRADE CHANGES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CITY REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTICE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY POWER, WATER, AND LIGHTING AS REQUIRED TO PERFORM THE WORK. AT NO TIME DURING CONSTRUCTION SHALL WATER AND POWER BE TURNED OFF WITHOUT PRIOR COORDINATION AND WRITTEN APPROVAL BY CITY.
- CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO THE WORK. ALL CONSTRUCTION DEBRIS SHALL BE CLEARED FROM THE SITE AT THE END OF EACH DAY.
- CONTRACTOR'S ON-SITE DUMPSTER MUST BE FROM THE CITY OF TORRANCE APPROVED COMPANIES.
- ALL DEMOLISHED ITEMS SHALL BE DISPOSED OF PROPERLY AND IN ACCORDANCE WITH THE PROCEDURES STATED IN THE APPENDIX I, WASTE MANAGEMENT PLANNING FOR CONSTRUCTION AND DEMOLITION (C&D) PROJECTS, OF THE BID DOCUMENTS.
- APPLICATION OF ANY CHEMICALS SHALL BE BY STATE LICENSED PERSONNEL. ALL PESTICIDE APPLICATIONS REQUIRE A P.C.A. RECOMMENDATION.
- PRODUCTS THAT ARE DESIGNATED BY THE MANUFACTURER MAY BE SUBSTITUTED BY EQUAL PRODUCTS SUBJECT TO PRIOR WRITTEN APPROVAL OF THE CITY PROJECT MANAGER.
- CONSTRUCTION CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY OF ALL PERSONS AND PROPERTY IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONALS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A CONSTRUCTION SURVEY IF IT IS DEEMED NECESSARY.
- ALL THE WORK INCLUDED IN THE SCOPE MUST BE AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANT AND CALIFORNIA BUILDING CODE (CBC) CH. 11B COMPLIANT, UNLESS NOTED OTHERWISE.
- ALL FLOOR, WALL, AND CEILING SURFACES TO BE PATCHED, REPAIRED, AND FINISHED TO MATCH EXISTING SURFACE. IN ORDER TO COMPLETE THE WORK THE CONTRACTOR MAY NEED TO DEMOLISH MORE SURFACES THAN SHOWN ON THE PLANS AND MUST PATCH, REPAIR, AND/OR PAINT AS REQUIRED TO RETURN THE SPACES TO A FINISHED CONDITION.
- ALL FLUORESCENT FIXTURES WITH DOUBLE-ENDED LAMPS SHALL BE EQUIPPED WITH DISCONNECT MEANS PER 410.73(G) [SECT. CEC 2016]

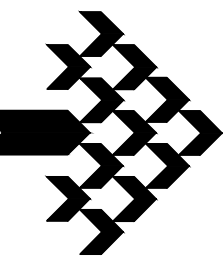
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# CITY OF TORRANCE

## GREENWOOD PARK RESTROOM RENOVATION

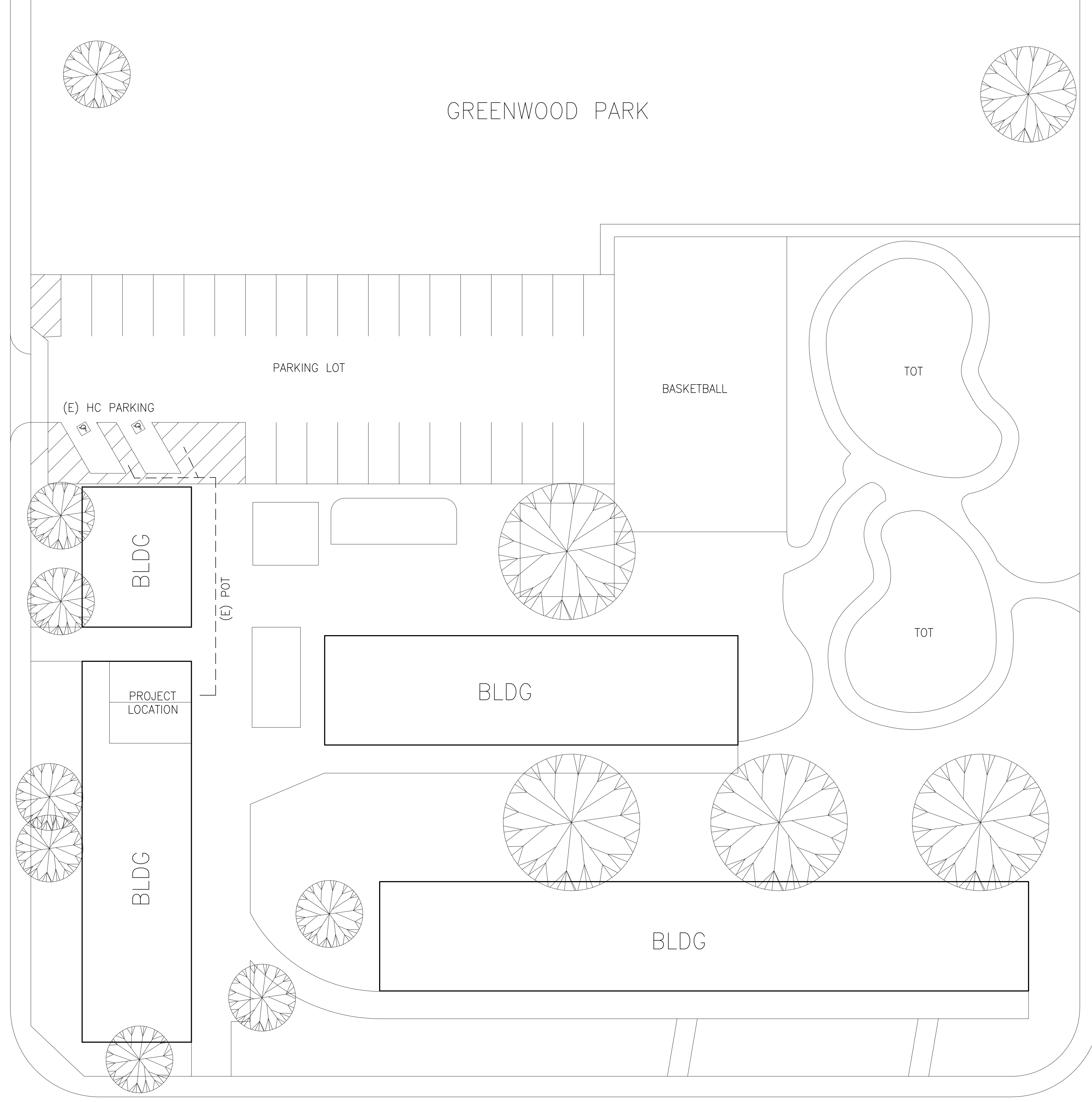
### 1520 GREENWOOD AVE TORRANCE, CA 90503

CODES/STANDARDS	ABBREVIATIONS	PROJECT DATA	INDEX TO DRAWINGS																																																												
<b>APPLICABLE CODES:</b> PART 1 2016 BUILDING STANDARDS ADMINISTRATIVE CODE, TITLE 24 C.C.R. (2015 INTERNATIONAL BUILDING CODE & CALIFORNIA AMENDMENTS) PART 2 2016 CALIFORNIA BUILDING CODE (CBC), TITLE 24 C.C.R.; (2015 INTERNATIONAL BUILDING CODE & CALIFORNIA AMENDMENTS) PART 3 2016 CALIFORNIA ELECTRICAL CODE (CEC), TITLE 24 C.C.R.; (2014 NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA) PART 4 2016 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.; (2015 UNIFORM MECHANICAL CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO) PART 5 2016 CALIFORNIA PLUMBING CODE (CPC), TITLE 24 C.C.R.; (2015 UNIFORM PLUMBING CODE OF THE IAPMO) PART 6 2016 CALIFORNIA ENERGY CODE, TITLE 24 C.C.R. PART 8 2016 CALIFORNIA HISTORICAL CODE, TITLE 24 C.C.R. PART 9 2016 CALIFORNIA FIRE CODE (CFC), TITLE 24 C.C.R.; (2015 INTERNATIONAL FIRE CODE OF THE INTERNATIONAL CODE COUNCIL) PART 10 2016 CALIFORNIA EXISTING BUILDING CODE, TITLE 24 C.C.R.; (2015 IBC OF INTERNATIONAL CODE COUNCIL, WITH CALIFORNIA AMENDMENTS) PART 11 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE, TITLE 24 C.C.R. PART 12 2016 CALIFORNIA REFERENCED STANDARDS CODE, TITLE 24 C.C.R. <b>PARTIAL LIST OF APPLICABLE STANDARDS:</b> NFPA 13 AUTOMATIC SPRINKLER SYSTEMS (CALIFORNIA AMENDED) 2016 EDITION NFPA 14 STANDPIPE SYSTEMS 2016 EDITION NFPA 17 DRY CHEMICAL EXTINGUISHING SYSTEMS 2016 EDITION NFPA 17a WET CHEMICAL SYSTEMS 2016 EDITION NFPA 20 STATIONARY PUMPS 2016 EDITION NFPA 24 PRIVATE FIRE MAINS 2016 EDITION NFPA 72 NATIONAL FIRE ALARM CODE (CALIFORNIA AMENDED) 2016 EDITION NFPA 253 CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS 2014 EDITION NFPA 2001 CLEAN AGENT FIRE EXTINGUISHING SYSTEMS 2015 EDITION REFERENCE CODE SECTION FOR NFPA STANDARDS - 2016 CBC (SFM) 3504.1 <b>LIST OF APPLICABLE FEDERAL CODES AND STANDARDS:</b> AMERICANS WITH DISABILITIES ACT (ADA), TITLE II. FOR TITLE II: ADA STANDARDS FOR ACCESSIBLE DESIGN (APPENDIX A OF 28 CFR PART 36).	(D) DEMOLISH (E) EXISTING (N) NEW @ AND ADJ. ADJACENT AFF ABOVE FINISHED FLOOR ALUM. ALUMINUM ASTM. AMERICAN SOCIETY FOR TESTING MATERIALS ARCH. ARCHITECTURAL or ARCHITECT A.C. ASPHALTIC CONCRETE AVE. AVENUE BLDG. BUILDING C.B. CATCH BASIN C.B.C. CALIFORNIA BUILDING CODE C.C. CEMENT CONCRETE CLG. CEILING CLR. CLEAR CONC. CONCRETE CONC. BLK. CONCRETE BLOCK CONST. CONSTRUCTION C.J. CONSTRUCTION JOINT CORR. CORRIDOR DET. DETAIL DIA. (Ø) DIAMETER DIM. DIMENSION D.O. DOOR OPENING D.F. DOUGLAS FIR DN. DOWN D.S. DOWN SPOUT DWG. DRAWING EA. EACH E. EAST ELECT. ELECTRICAL EL. ELEVATION ENGR. ENGINEER EQ. EQUAL EXIST. EXISTING EXP. EXPANSION EXP. JT. EXPANSION JOINT EXT. EXTERIOR F.O.C. FACE OF CONCRETE F.O.M. FACE OF MASONRY FT. FEET FIN. FINISH F.F. FINISH FLOOR F.S. FINISH SURFACE F.E. FIRE EXTINGUISHER F.E.C. FIRE EXTINGUISHER CABINET F.H.C. FIRE HOSE CABINET F.H. FIRE HYDRANT FLR. FLOOR F.D. FLOOR DRAIN GA. GAGE (GAUGE) GALV. GALVANIZED GL. GLASS HGT./HT HEIGHT	IN. INCHES INFO. INFORMATION I.D. INSIDE DIAMETER AT AND JT. JOINT LT. WT. LIGHT WEIGHT L.F. LINEAL FOOT MFR. MANUFACTURER MATL. MATERIAL MAX. MAXIMUM MECH. MECHANICAL MTL. METAL MIN. MINIMUM MISC. MISCELLANEOUS N. NORTH N.I.C. NOT IN CONTRACT N.T.S. NOT TO SCALE NO./# NUMBER O.C. or O/C ON CENTER O.D. OUTSIDE DIAMETER CLEAR P.A. PLANTING AREA PLAS. PLASTER PLYWD. PLYWOOD PL PROPERTY LINE QTY. QUANTITY REQ'D. REQUIRED R.O. ROUGH OPENING SF. SQUARE FOOT SIM. SIMILAR S. SOUTH SPEC.(S) SPECIFICATION(S) SQ. FT. SQUARE FOOT/FEET S. STL. STAINLESS STEEL STD. STANDARD STL. STEEL S.D. STORM DRAIN STRUCT. STRUCTURAL TA. TREE AREA THK. THICK T & G TONGUE & GROOVE TYP. TYPICAL U.L. UNDERWRITERS LABORATORIES INCORPORATED U.N.O. UNLESS NOTED OTHERWISE VENT. VENTILATION VIF. VERIFY IN FIELD V.P. VENT PIPE VERT. VERTICAL VOL. VOLUME W.H. WATER HEATER W.M. WATER METER WT. WEIGHT W. 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<b>VICINITY MAP</b> 		<table border="1"> <tr> <th>No.</th> <th>Date</th> <th>Rev.</th> <th>By</th> <th>Ck.</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	Date	Rev.	By	Ck.																																																								
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GREENWOOD AVE



SONOMA ST

FERN AVE



**SITE PLAN**

1/16" = 1'-0"

1

**SHEET TITLE:**  
SITE PLAN

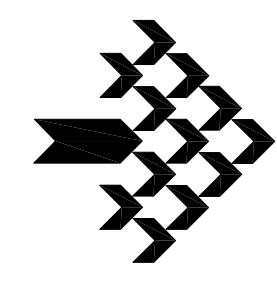
**SHEET NUMBER:**  
**A101**

Client:	CITY OF TORRANCE
Design:	3031 TORRANCE BLVD
CAD Draft:	TORRANCE, CA 90503
Architect:	AW
Engineer:	
Date Issued:	MAR 7, 2019
Job Number:	6038

No.	Date	Rev	By	Chk

**PROJECT:**  
GREENWOOD PARK  
1520 GREENWOOD AVE  
TORRANCE, CA 90503

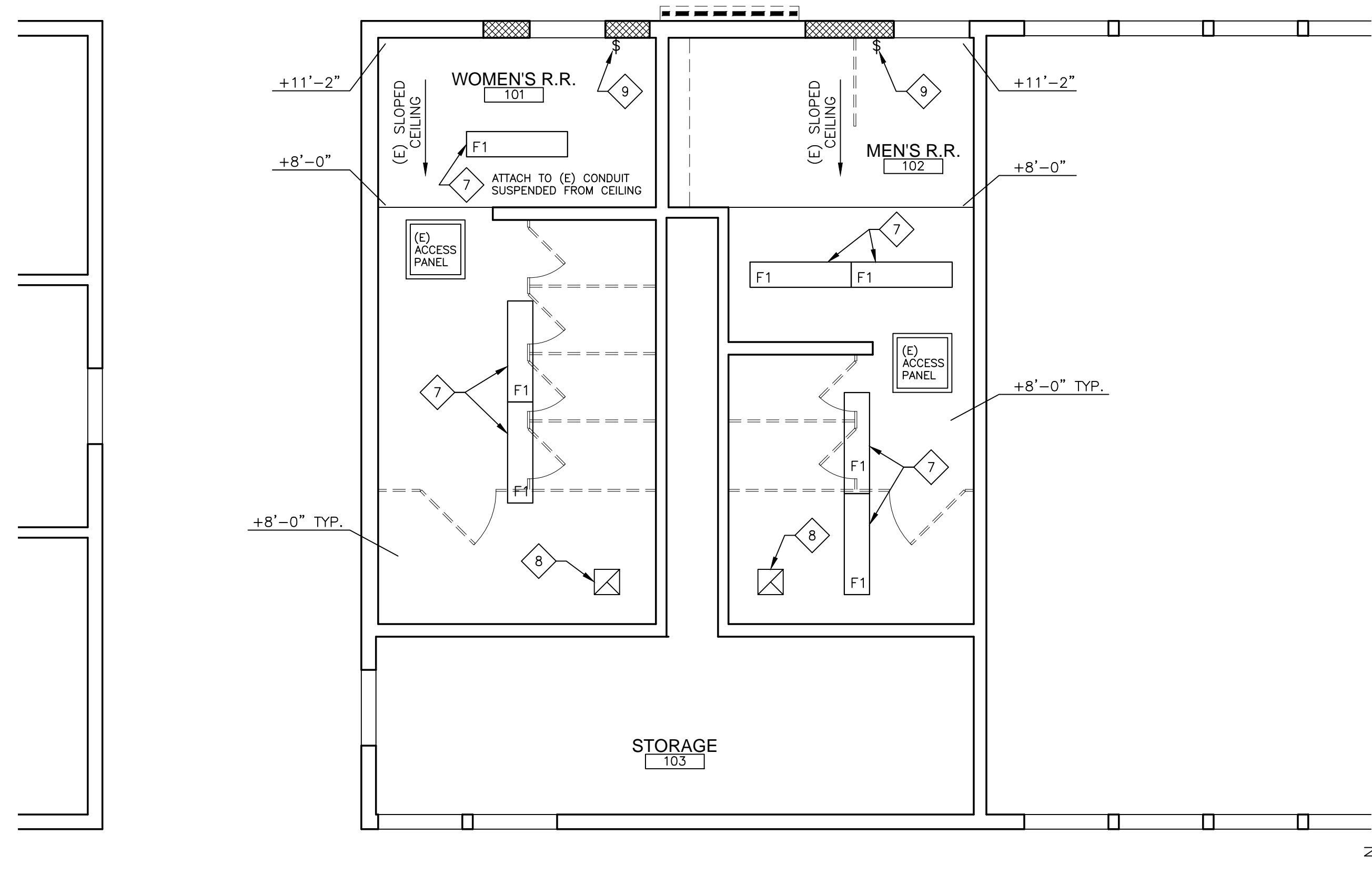
**CITY OF TORRANCE**



**BOA** Government Services

2909 OREGON CT STE C6, TORRANCE, CA 90503

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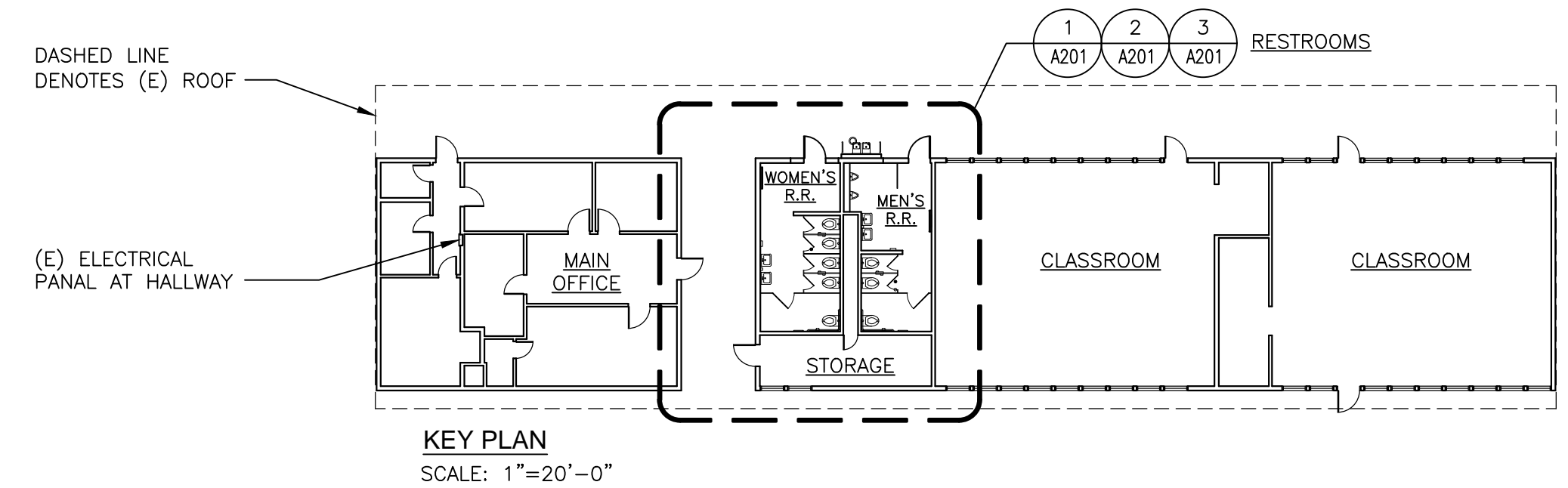
**REFLECTED CEILING PLAN**

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

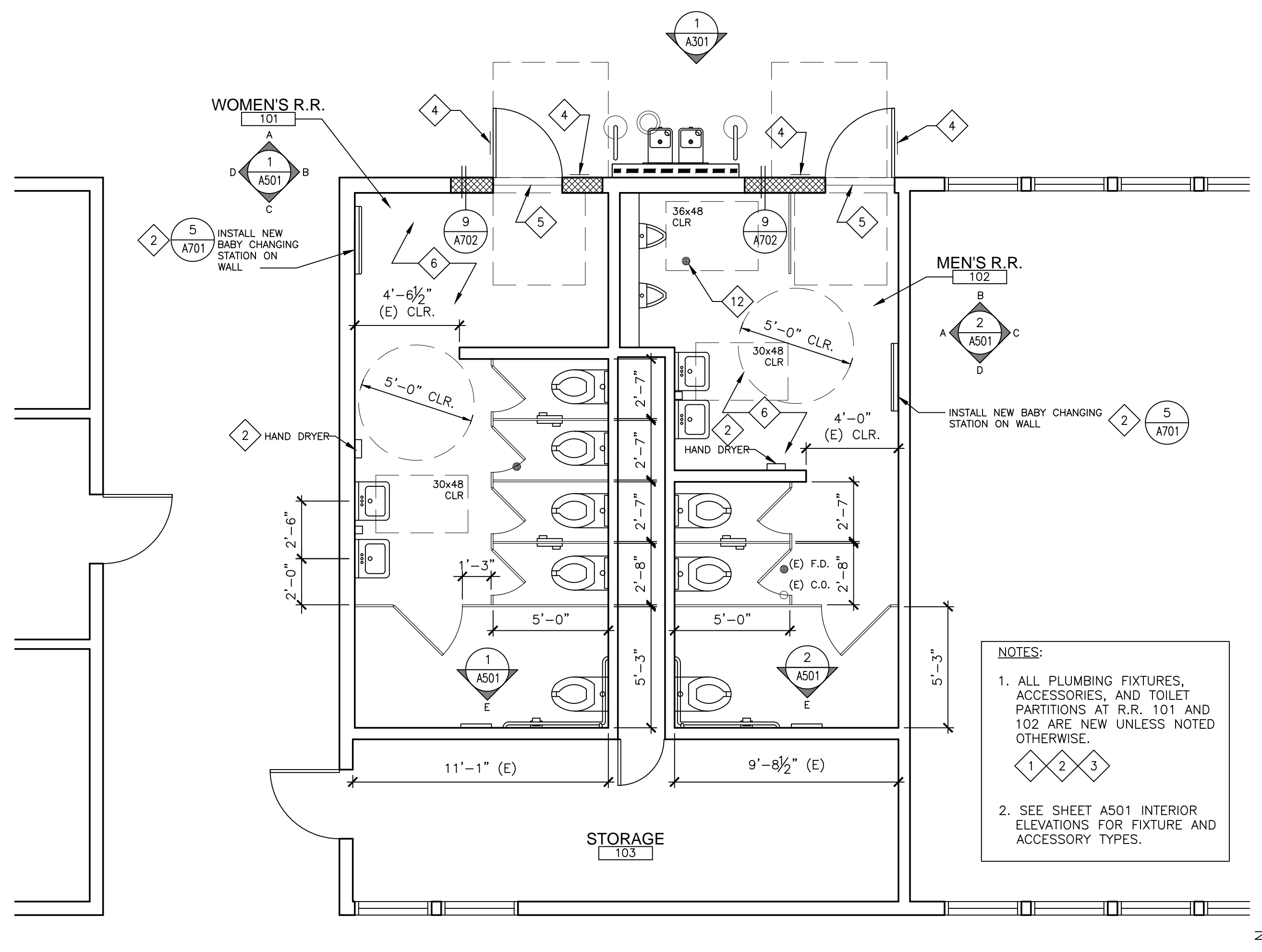
- DEMOLITION NOTES**
- REMOVE BUILT-IN SHELF.
  - REMOVE PLUMBING FIXTURE, CAP AND REMOVE WASTE PIPES AND WATER LINES AS REQ'D. MODIFY WATER LINES AS REQ'D.
  - REMOVE RESTROOM ACCESSORIES AT ENTIRE ROOM, TYP. U.N.O.
  - REMOVE WALL AND FINISHES.
  - REMOVE DOOR AND DOOR FRAME.
  - REMOVE ALL TOILET PARTITIONS AT ENTIRE ROOM.
  - REMOVE RAISED TILE FLOOR DOWN TO (E) CONCRETE SLAB ELEVATION.
  - REMOVE WALL TILE FINISH DOWN TO EXISTING GYP. BOARD, TYP. AT ENTIRE ROOM.
  - REMOVE BUILT-IN LAVATORY CABINET.
  - SAW CUT AND REMOVE (E) CONCRETE PAVEMENT FOR (N) WING BARRIER FOOTING AND FURRED PLUMBING WALL CURB.

- LEGEND**
- (E) WALL TO REMAIN
  - (E) PLUMBING FIXTURE TO BE REMOVED, CAP LINES OR EXTEND TO (N) PLUMBING FIXTURE AS REQ'D.
  - (E) TO BE REMOVED
  - (N) EXTERIOR WALL, MATCH (E) ADJ. FINISH, TYP. SEE 9/A702 FOR TYP. FRAMING.
  - (N) 2x6 FURRED PLUMBING WALL W/ CONCRETE CURB AT DRINKING FOUNTAIN.
  - (N) DOOR AND DOOR HARDWARE OR (E) DOOR W/ REPLACED HARDWARE. SEE DOOR SCHEDULE 12/A501.
  - (E) EXHAUST FAN GRILLE, REMOVE AND REPLACE.
  - (E) CEILING ACCESS PANEL, PROTECT IN PLACE.
  - (N) LIGHT FIXTURE PER ELECTRICAL PLANS.
- REFLECTED CEILING SYMBOLS**
- (E) EXHAUST FAN GRILLE, REMOVE AND REPLACE.
  - (E) CEILING ACCESS PANEL, PROTECT IN PLACE.
  - (N) LIGHT FIXTURE PER ELECTRICAL PLANS.

- RENOVATION NOTES**
- (N) PLUMBING FIXTURE, SEE INTERIOR ELEVATIONS AND FIXTURE SCHEDULE 4/A501.
  - (N) RESTROOM ACCESSORY, SEE INTERIOR ELEVATIONS AND ACCESSORY SCHEDULE 7/A501.
  - (N) SOLID PHENOLIC TOILET PARTITIONS, SEE INTERIOR ELEVATIONS.
  - (N) RESTROOM DOOR AND WALL SIGNAGE, SEE DETAIL 4/A702.
  - (N) DOOR THRESHOLD, SEE DETAIL 8/A702.
  - (N) EPOXY FLOOR FINISH (TYP.) AT ENTIRE ROOM.
  - REMOVE AND REPLACE (E) LIGHT FIXTURE AT SAME LOCATION, SIZE TO MATCH EXISTING, FIELD VERIFY.
  - REMOVE AND REPLACE (E) HVAC GRILLE, SIZE AND TYPE (S.A., R.A., EXHAUST GRILLE) TO MATCH EXISTING, FIELD VERIFY.
  - (N) ELECTRICAL SWITCH, EXTEND (E) CIRCUIT AS REQ'D.
  - REPAIR WALL AND/OR CEILING WITH NEW 5/8" GYP. BOARD AND PAINT PER ROOM SCHEDULE, TYP.
  - (N) FURRED PLUMBING WALL AND CONCRETE CURB, ACCESSIBLE HI/LO DRINKING FOUNTAIN, AND WING BARRIERS. SEE DETAIL 1/A703.
  - CONNECT (N) FLOOR DRAIN TO EXISTING DRAIN LINE, FIELD VERIFY.

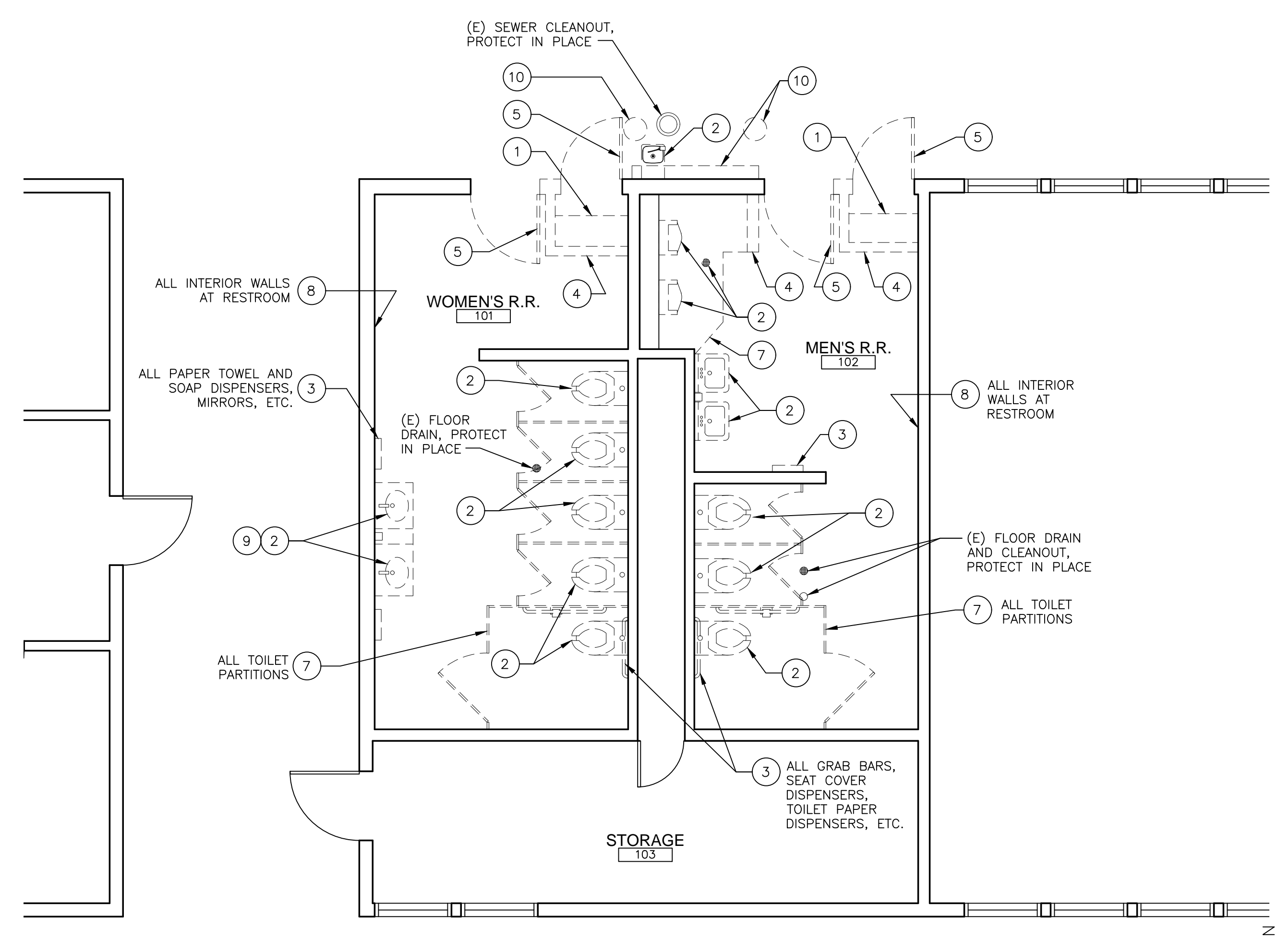


**LEGEND, KEYNOTES, AND KEY PLAN**



**RENOVATION PLAN**

SCALE: 1/4"=1'-0" **2**



**DEMOLITION PLAN**

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

**BOA Government Services**

**GREENWOOD PARK**  
1520 GREENWOOD AVE  
TORRANCE, CA 90503

**CITY OF TORRANCE**

PROJECT: GREENWOOD PARK  
1520 GREENWOOD AVE  
TORRANCE, CA 90503

Client: CITY OF TORRANCE  
3031 TORRANCE BLVD  
TORRANCE, CA 90503

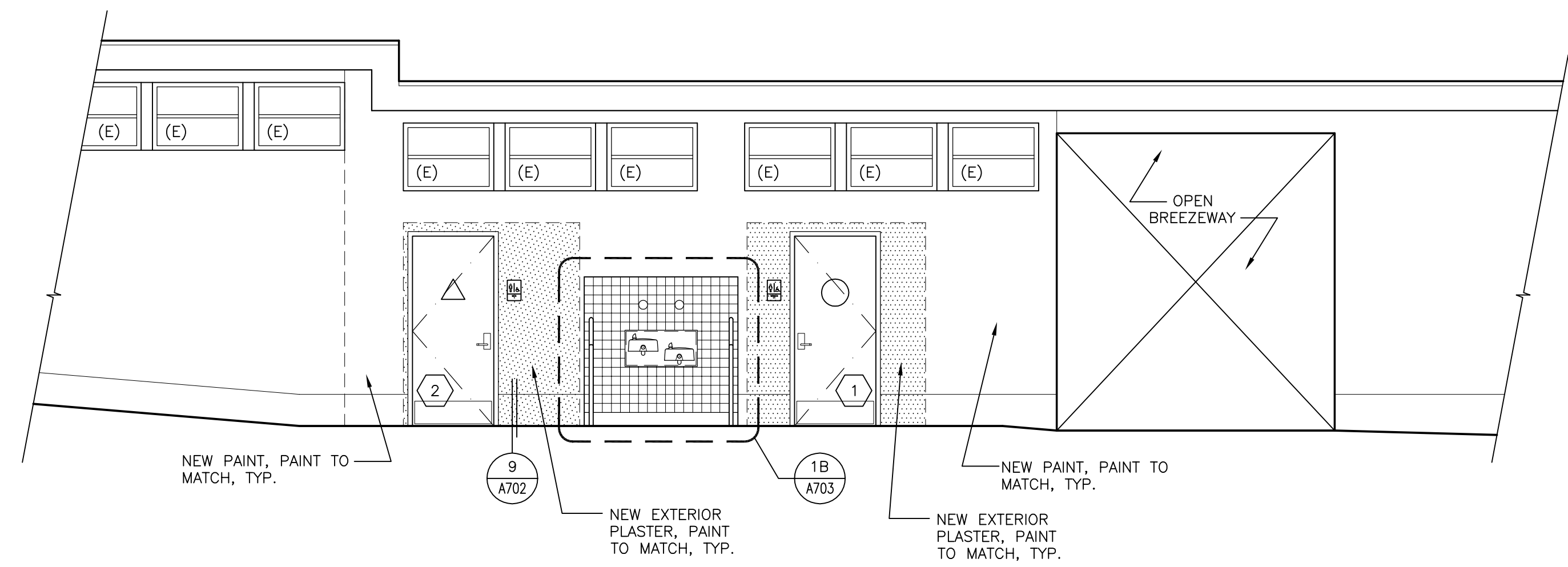
Designer: [Blank]  
CAD Draft: [Blank]  
Architect: AW  
Engineer: [Blank]

Date Issued: MAR 7, 2019  
Job Number: 6038

**DEMOLITION, RENOVATION, AND REF. CLNG. PLAN**

SHEET NUMBER: **A201**

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**PARTIAL EAST ELEVATION**

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

**1**

**SHEET TITLE:**  
EXTERIOR  
ELEVATION

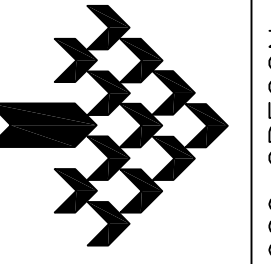
**SHEET NUMBER:**  
A301

**Client:**  
CITY OF TORRANCE  
3051 TORRANCE BLVD  
TORRANCE, CA 90503  
**Consultant:**

**Designer:**  
CAD Draft:  
Architect: AW  
Engineer:  
**Client:**  
Date issued: MAR 7, 2019  
Job Number: 6038

No.	Date	Rev	By	Ck

**PROJECT:**  
GREENWOOD PARK  
1520 GREENWOOD AVE  
TORRANCE, CA 90503  
**CITY OF TORRANCE**



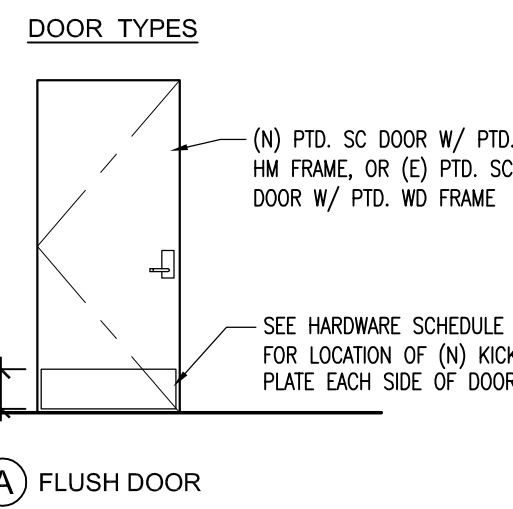
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NUMBER	DOOR DESCRIPTION						FRAME						REMARKS			
	TYPE	MATERIAL	WIDTH	HEIGHT	THICKNESS	HARDWARE HEADING FINISH	MATERIAL	JAMB (STRIKE)	HINGE	HEAD	THRESHOLD	ANCHORAGE		FINISH	FIRE RATING	
1	A	SC	3'-1"	7'-3"	1-3/4"	1	PT	HM	SEE PLAN	6 A702	6 A702	8 A702	5 A702	PT	-	-
2	A	SC	3'-0"	7'-0"	1-3/4"	1	PT	HM	SEE PLAN	6 A702	6 A702	8 A702	5 A702	PT	-	-

SC - SOLID WOOD CORE      WD - WOOD  
HM - HOLLOW METAL      PT - PAINTED



**DOOR SCHEDULE** 12

NO.	MATERIAL	MNFT.	COLOR/MODEL NO.	REMARKS
P1	PAINT	DUNN EDWARDS	MATCH EXISTING	WALL AND CEILING PAINT
P2	PAINT	DUNN EDWARDS	MATCH EXISTING	EXTERIOR PAINT AT PLASTER WALLS
E1	EPOXY FLOOR	DEX-O-TEX	CHEMINERT EPOXY FLOORING	SUBMIT COLOR FOR OWNER/ARCHITECT APPROVAL
E2	EPOXY WALL	DEX-O-TEX	WALLCOTE E	SUBMIT COLOR FOR OWNER/ARCHITECT APPROVAL
TP1	TOILET PARTITION	BRADLEY	SOLID PHENOLIC CORE W/ SURFACE LAMINATE, SERIES 400 OVERHEAD BRACED.	SUBMIT SURFACE LAMINATE COLOR FOR OWNER/ARCHITECT APPROVAL
T1	CERAMIC TILE	DALTILE	ELEMENTAL TAN 0166	4-1/4 x 4-1/4 WALL TILE, SEMI-GLOSS

**ACCESSORY SCHEDULE**  
SEE SECTION 10 2813 - TOILET ACCESSORIES

- GB-1 42"x54" TWO-WALL GRAB BAR, STAINLESS STEEL W/ PEENED GRIPPING SURFACE. BOBRICK B-5897.99. PROVIDE BACKING PLATE, SEE 5/A701.
- INS-1 PIPE INSULATION FOR WATER AND DRAIN LINES BELOW LAVATORIES, BY PLUMBEREX, MODEL "PRO-EXTREME" OR APPROVED EQUAL.
- MR-1 18"x36" ST. STL. FRAMED MIRROR ABOVE LAVATORY. BOBRICK B-290 SERIES. PROVIDE BACKING FOR ATTACHMENT, SEE 8/A701.
- HD-1 ELECTRIC HAND DRYER, SURFACE MOUNTED. DYSON AIRBLADE V 'HU02' SPRAYED NICKEL. PROVIDE BACKING FOR ATTACHMENT, SEE 8/A701. PROVIDE (N) DEDICATED 15 AMP CIRCUIT FOR EACH HAND DRYER.
- SD-1 SOAP DISPENSER, SURFACE MOUNTED. BOBRICK B-2111 OR APPROVED EQUAL. PROVIDE BACKING FOR ATTACHMENT, SEE 8/A701.  
\*BELOW SOAP DISPENSER PROVIDE A DRIP TRAY. MANUFACTURED BY KUTOL OR APPROVED EQUAL. INSTALL WITH ADHESIVE BACKING.
- SCD-1 TOILET SEAT COVER DISPENSER, SURFACE MOUNTED. BOBRICK B-221 OR APPROVED EQUAL. PROVIDE BACKING FOR ATTACHMENT, SEE 8/A701.
- TP-1 TOILET PAPER DISPENSER, SEMI-RECESSED. BOBRICK B-3888 OR APPROVED EQUAL. PROVIDE BLOCKING AT WALL AS REQ'D FOR ATTACHMENT.
- TP-2 TOILET PAPER DISPENSER, PARTITION MOUNTED. BOBRICK B-386 OR APPROVED EQUAL.
- BCS-1 BABY CHANGING STATION. KOALA KARE, MODEL NO. KB200, CREAM COLOR

**FIXTURE SCHEDULE**  
SEE PLUMBING FIXTURE SCHEDULE ON SHEET P002 FOR DETAILED FIXTURE INFORMATION AND ALSO SPECIFICATION SECTION 22 1000 - PLUMBING.

- OF-8A DRINKING FOUNTAIN, DUAL HEIGHT WHITE PORCELAIN, WALL MOUNTED, ACCESSIBLE.
- FD-1 FLOOR DRAIN.
- FLV-1 MANUAL FLUSH VALVE.
- L-1 LAVATORY, WALL MOUNTED, AT ACCESSIBLE HEIGHT. PROVIDE BACKING PLATE, SEE 5/A701.
- WC-1 WATER CLOSET, WALL MOUNTED, AT ACCESSIBLE HEIGHT. INSTALL 4x BLOCKING AS REQ'D FOR NEW HEIGHT AND LOCATION.
- WC-2 WATER CLOSET, WALL MOUNTED. INSTALL 4x BLOCKING AS REQ'D FOR NEW HEIGHT.
- U-1 URINAL, WALL HUNG AT ACCESSIBLE HEIGHT. PROVIDE BACKING PLATE, SEE 5/A701.
- U-2 URINAL, WALL HUNG. PROVIDE BACKING PLATE, SEE 5/A701.

**PLUMBING FIXTURE SCHEDULE** 4

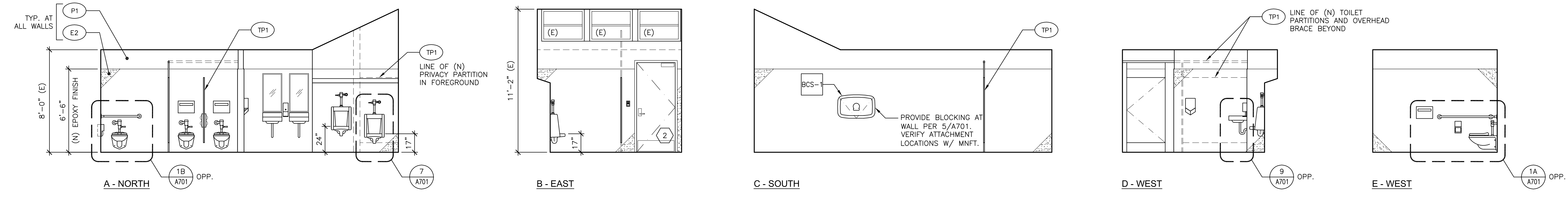
- NOTES:**
- ALL FIXTURES, ACCESSORIES, AND FINISHES AT RESTROOMS ARE EXISTING U.N.O.
  - SEE DETAIL 3/A701 FOR ACCESSORY MOUNTING HEIGHTS.
  - SEE DETAIL 1/A701 ACCESSIBLE WATER CLOSET MOUNTING HEIGHTS.
  - PATCH, REPAIR, AND/OR PAINT PLASTER WALL AND PATCH & REPAIR TILE WALL TO MATCH EXISTING ADJACENT SURFACE, TYP. FOR BACKING PLATES, TOILET PARTITIONS, AND MODIFIED PLUMBING.
  - PATCH, REPAIR, AND/OR PAINT FLOOR AND/OR CEILING TO MATCH EXISTING ADJACENT SURFACE, TYP. FOR ALL DEMOLITION REQUIRED TO PERFORM THE WORK.
  - PAINT ENTIRE ROOM WHERE (E) PLASTER AND/OR (N) GYP. BOARD OCCURS. COLOR TO MATCH (E), TYP.

**NOT USED** 19

**MATERIAL SCHEDULE** 11

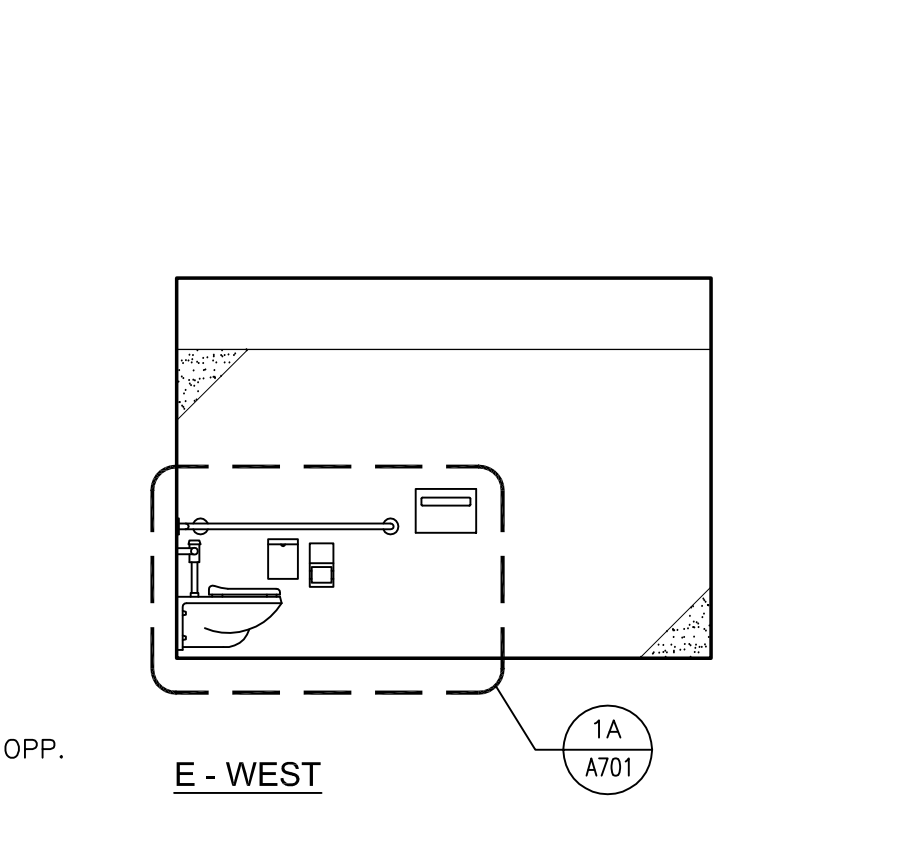
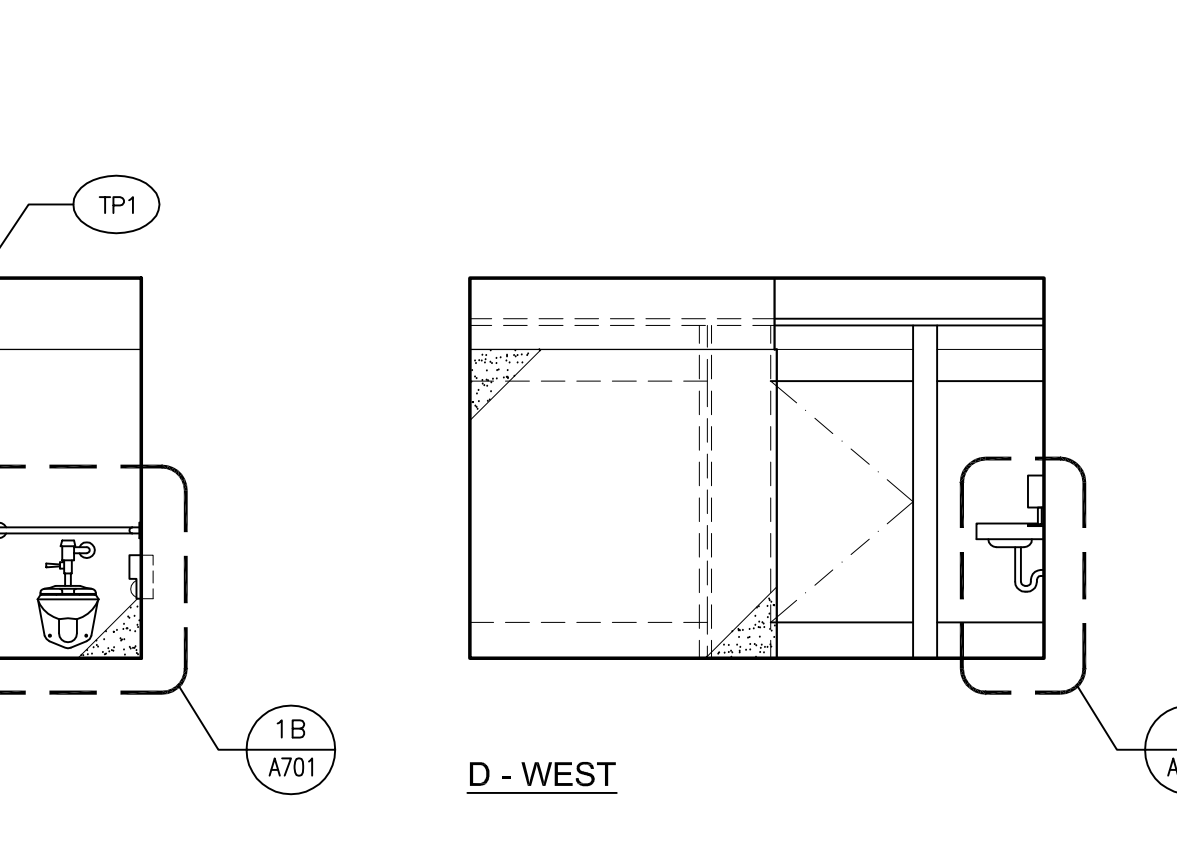
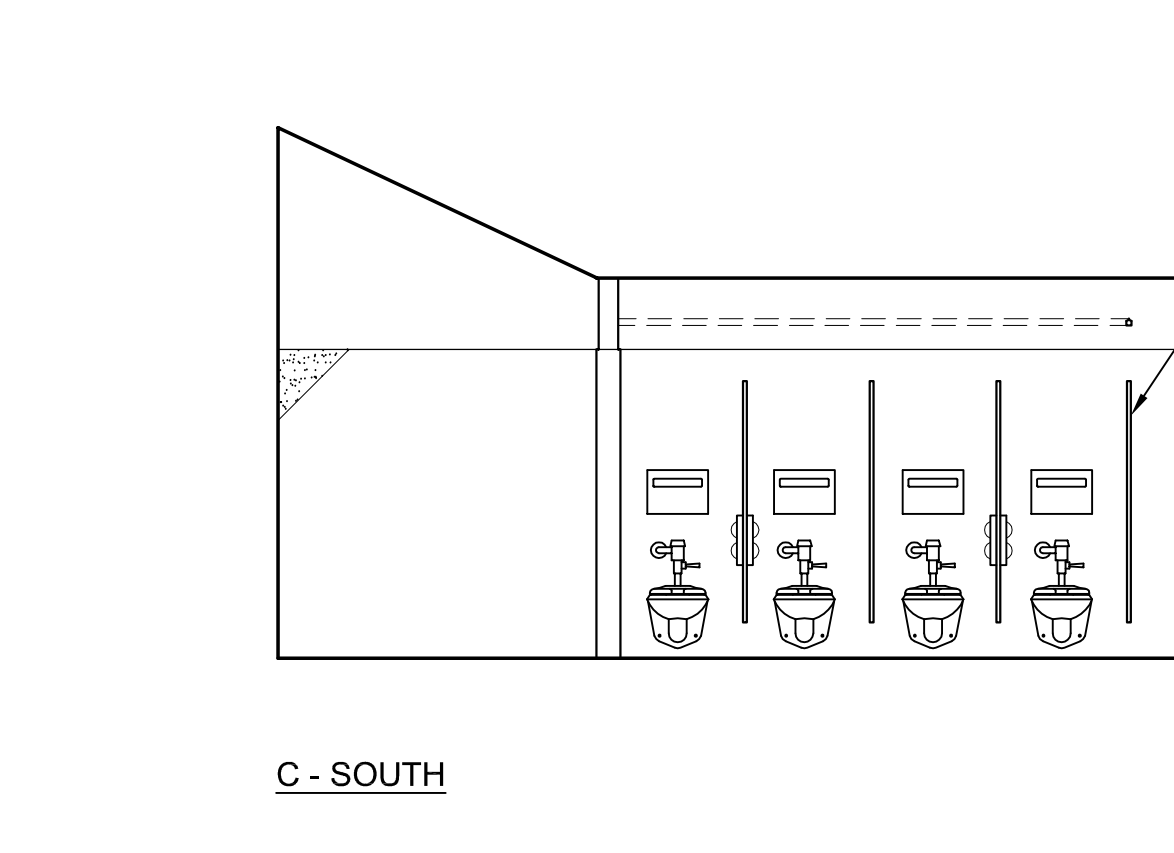
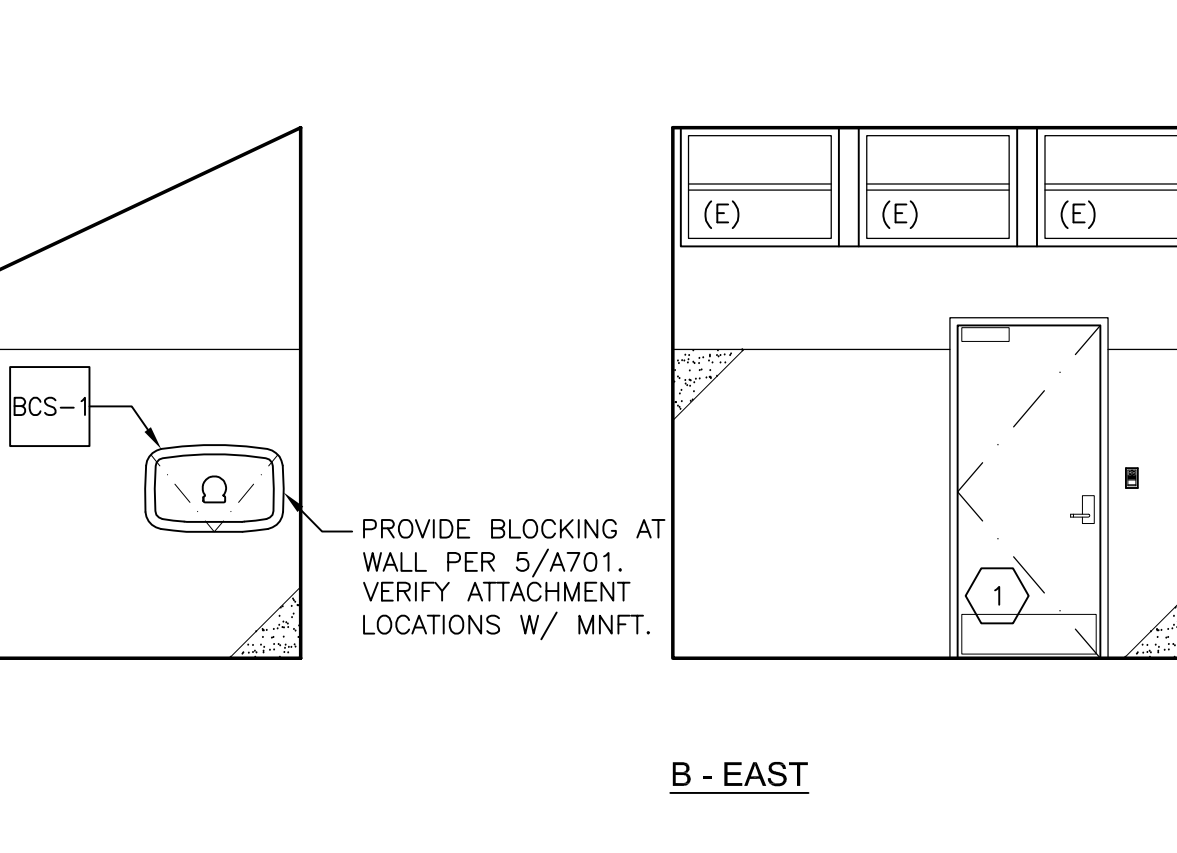
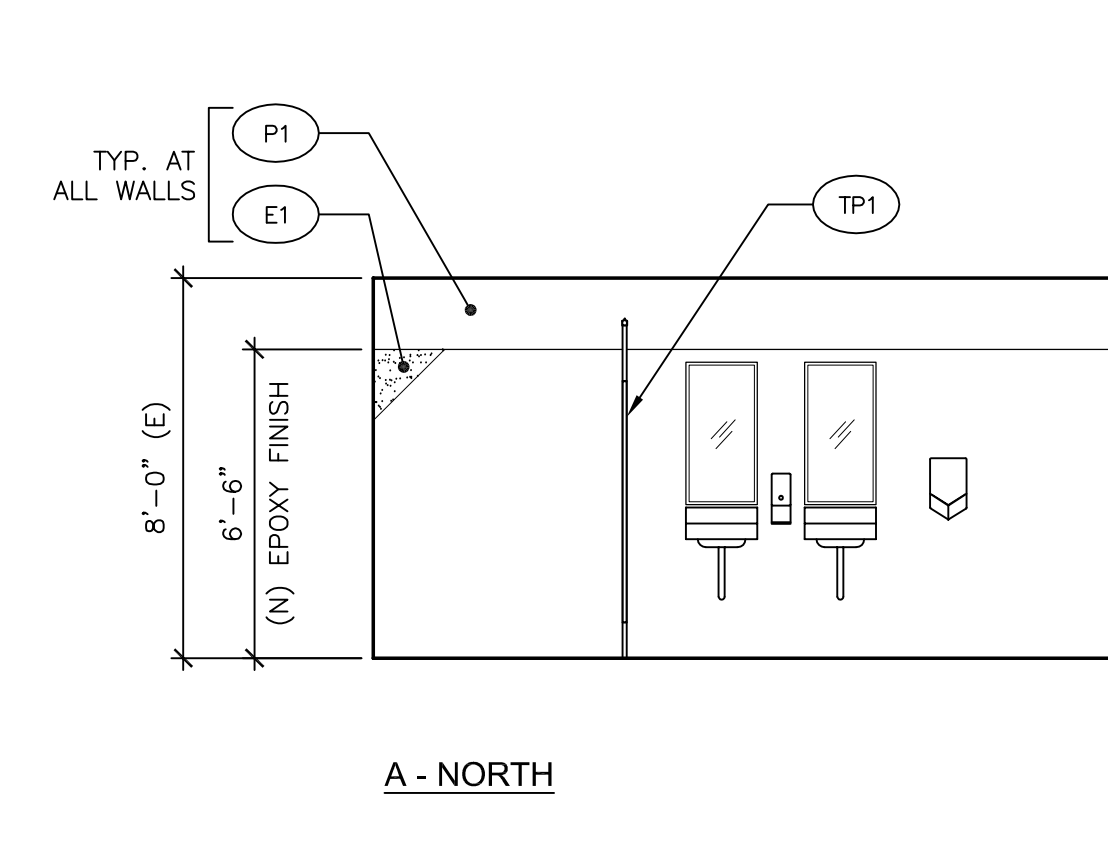
**RESTROOM ACCESSORY SCHEDULE** 7

**TYP. INTERIOR ELEVATION NOTES** 3



**MEN'S RESTROOM 102**

SCALE: 1/4"=1'-0" 2



**WOMEN'S RESTROOM 101**

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

**BOA** Government Services

GREENWOOD PARK  
1520 GREENWOOD AVE  
TORRANCE, CA 90503

CITY OF TORRANCE

No.	Date	Rev	By	Ck

Designer: \_\_\_\_\_  
CAD Draft: \_\_\_\_\_  
Architect: AW  
Engineer: \_\_\_\_\_  
Client: \_\_\_\_\_  
Date issued: MAR 7, 2019  
Job Number: 6038

Client: CITY OF TORRANCE BLVD  
3051 TORRANCE BLVD  
TORRANCE, CA 90503  
Consultant:

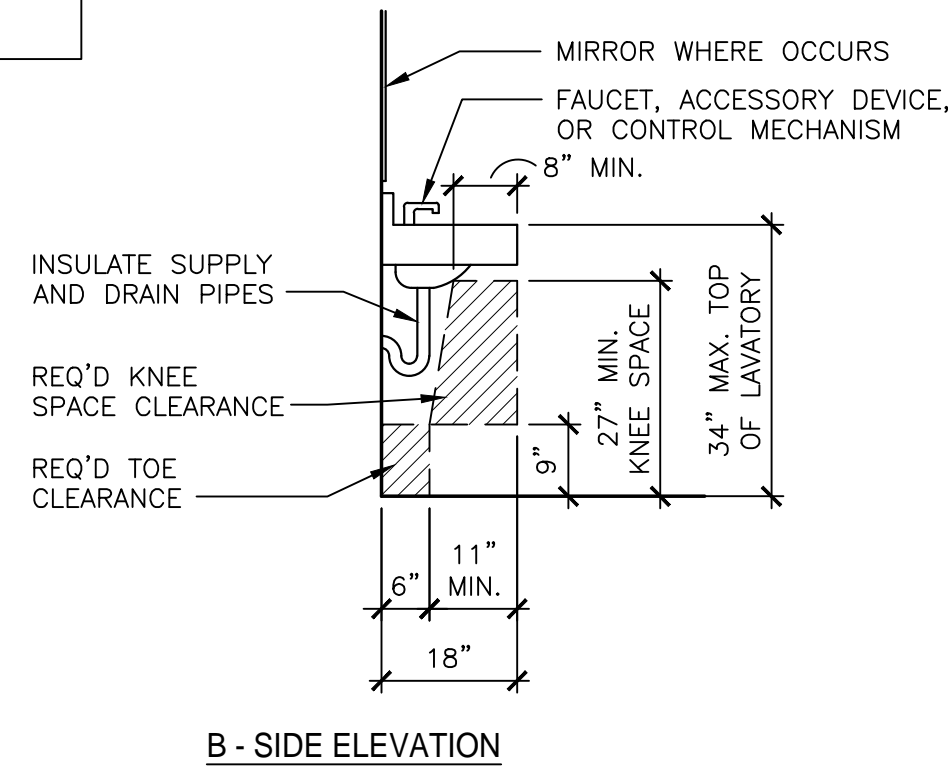
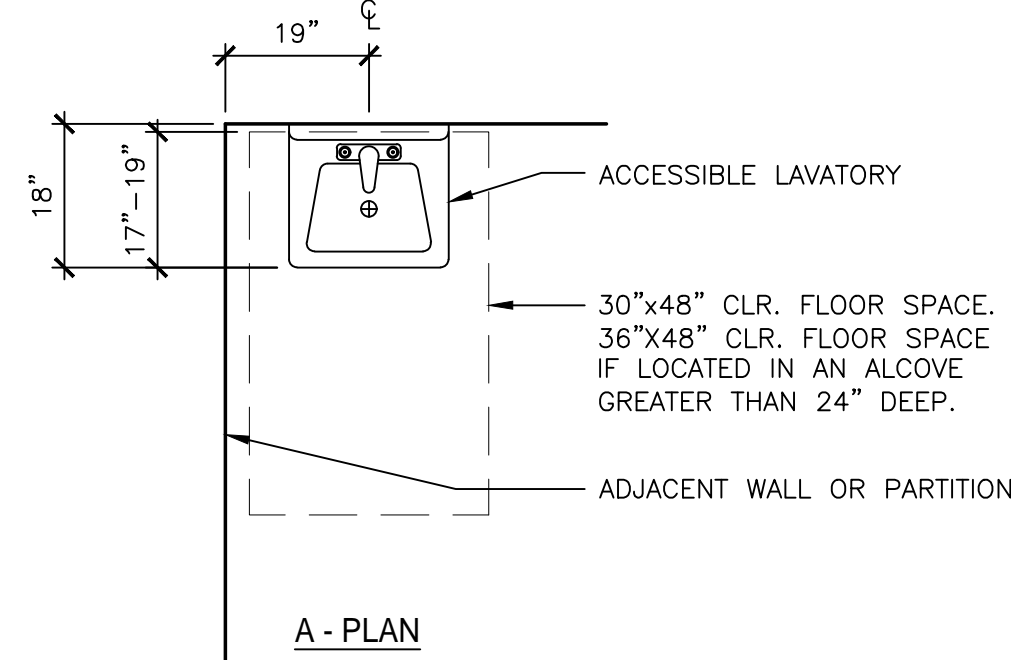
SHEET TITLE:  
**INTERIOR ELEVATIONS AND SCHEDULES**

SHEET NUMBER:  
**A501**

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**NOTES:**

1. FAUCET CONTROL AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE ACTIVATING FORCE SHALL BE NO GREATER THAN 5 LBS. HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.
2. SINK DEPTH SHALL BE 6-1/2 INCHES DEEP MAX.
3. INSULATE SUPPLY AND DRAIN PIPES TO PREVENT CONTACT. NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
4. PROVIDE BACKING PLATE AT WALL, SEE 5/A701.

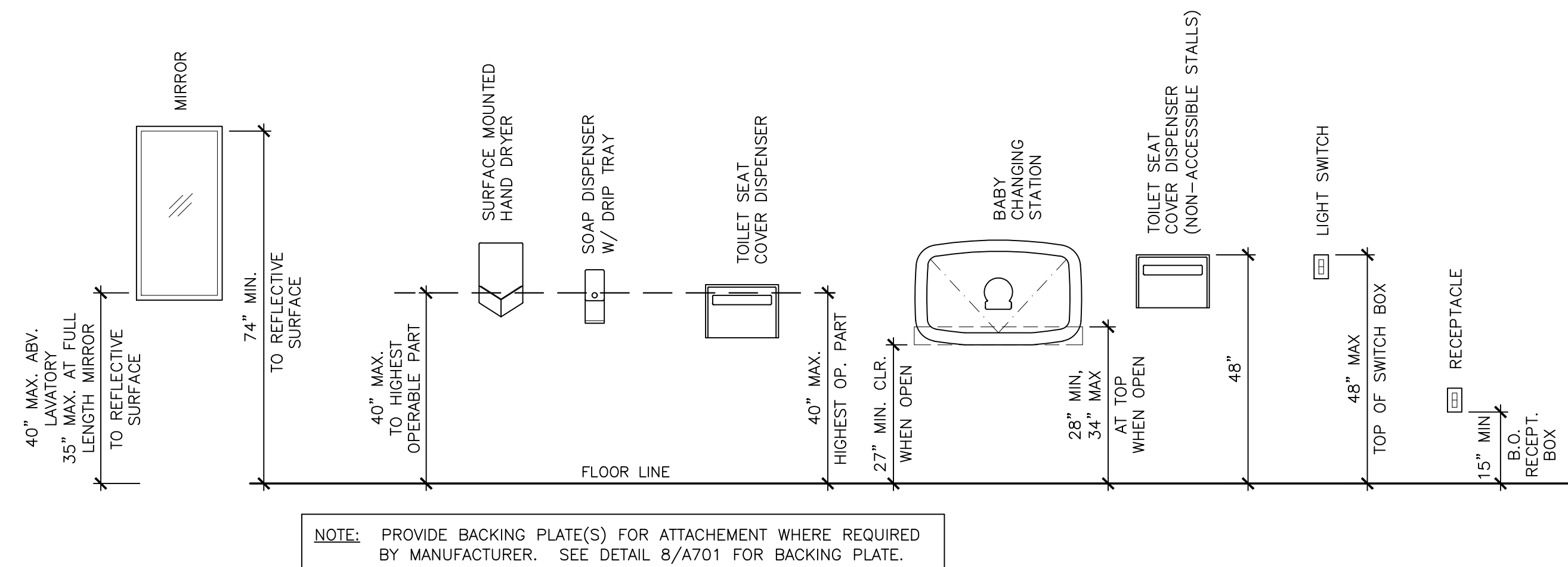


**ACCESSIBLE LAVATORY**

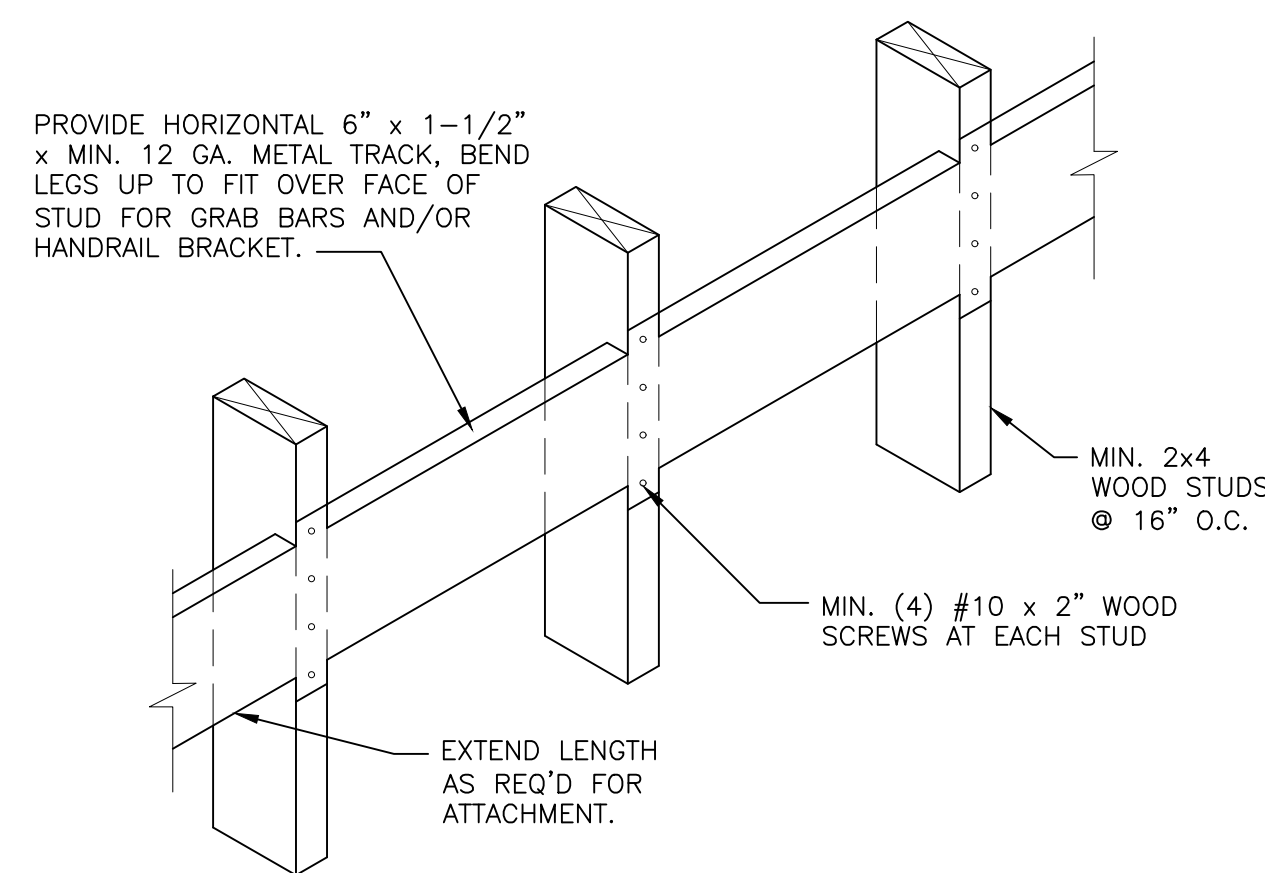
SCALE: 1/2"=1'-0" **9**

**RESTROOM ACCESSORY MOUNTING HEIGHTS**

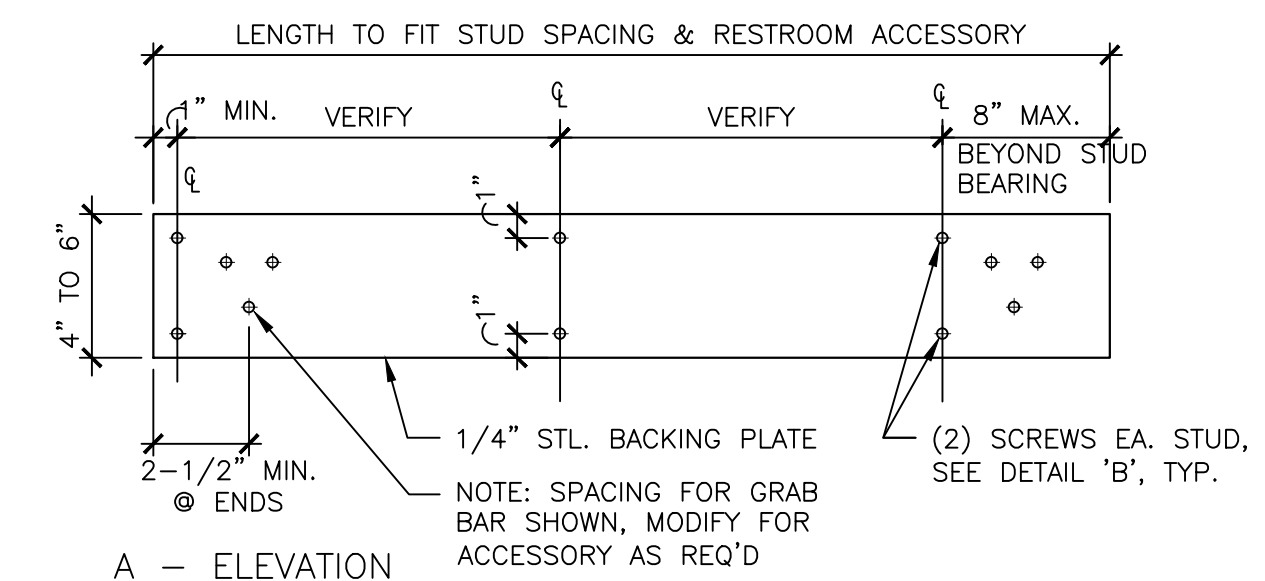
SCALE: 1/2"=1'-0" **3**



NOTE: PROVIDE BACKING PLATE(S) FOR ATTACHMENT WHERE REQUIRED BY MANUFACTURER. SEE DETAIL 8/A701 FOR BACKING PLATE.

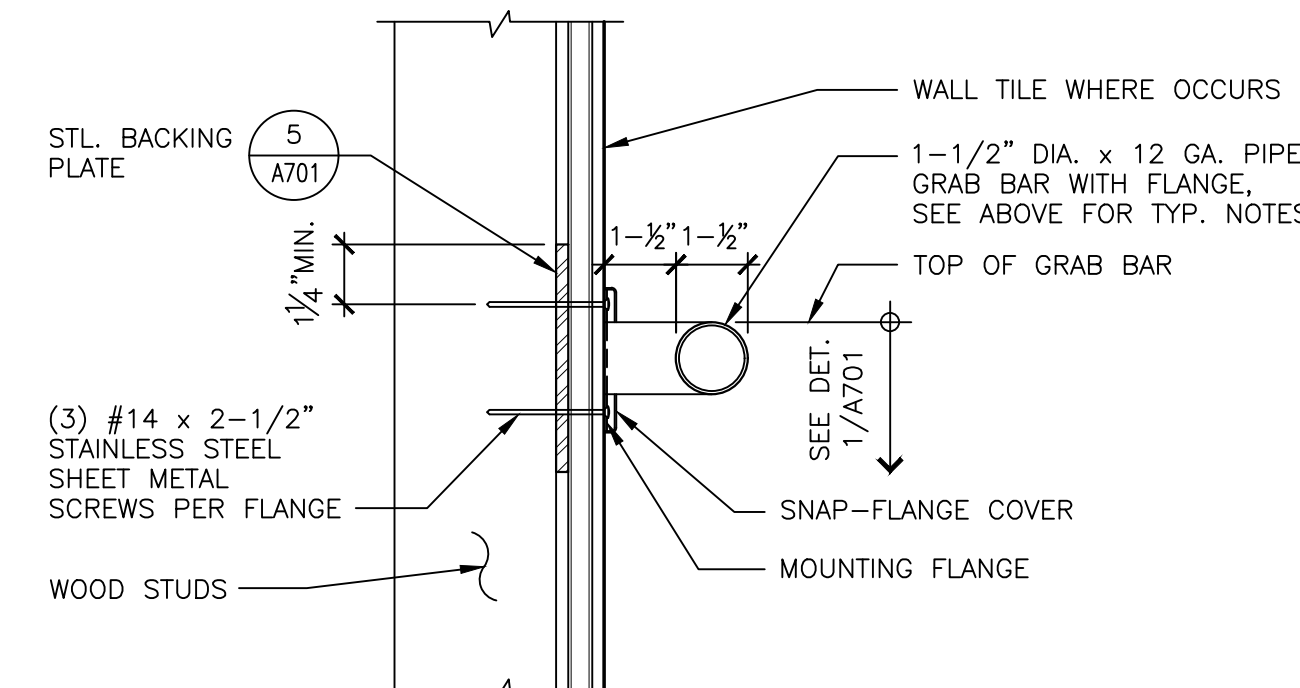


- NOTES:**
1. PROVIDE BACKING PLATE FOR THE FOLLOWING ACCESSORIES AND FIXTURES:  
- MIRRORS  
- SEAT COVER DISPENSERS  
- SOAP DISPENSERS  
- SURFACE MOUNTED HAND DRYERS
  2. SEE MANUFACTURER INFORMATION FOR REQ'D ATTACHMENT LOCATIONS.



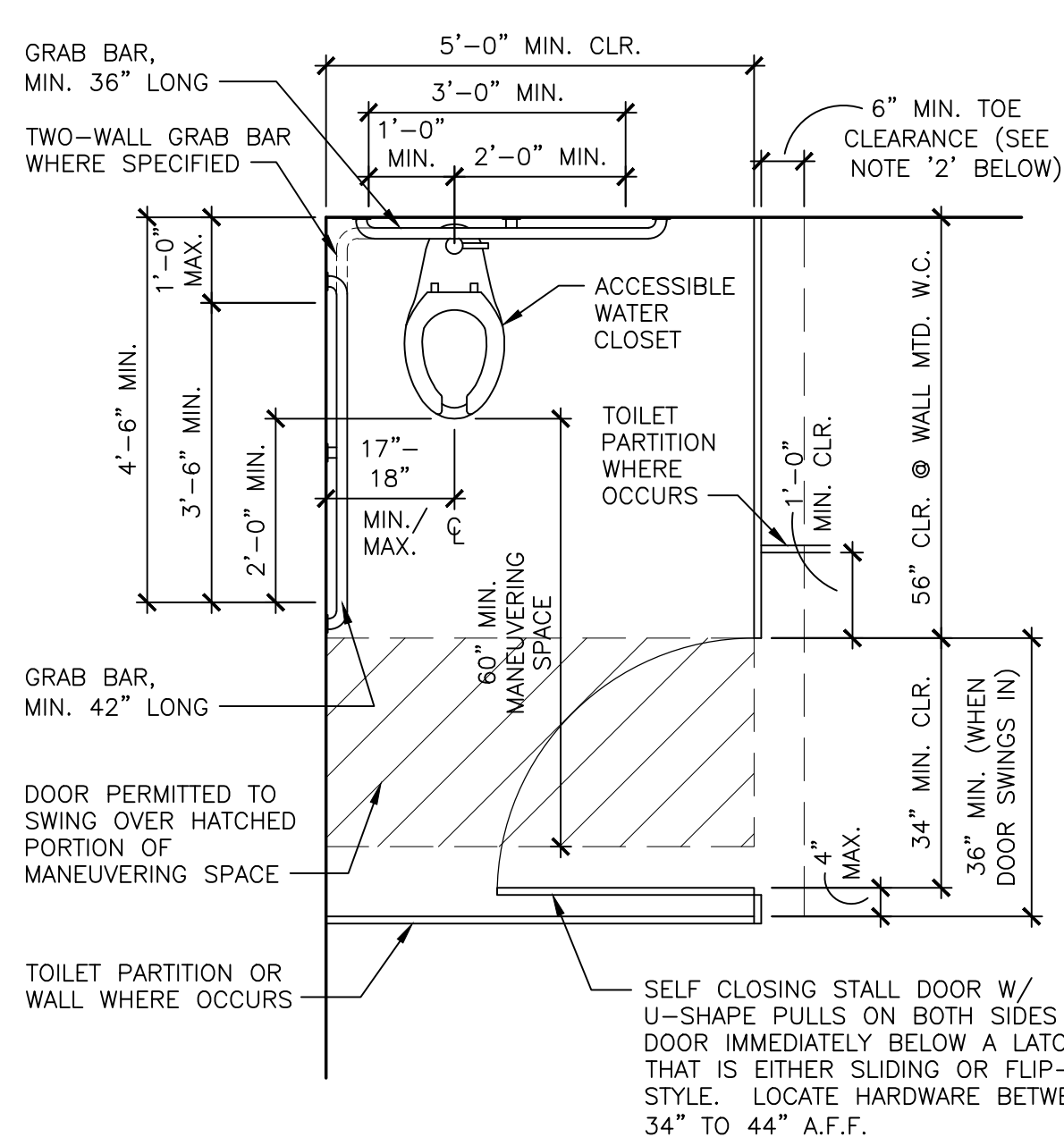
- NOTES:**
1. PROVIDE BACKING PLATE FOR THE FOLLOWING FIXTURES AND ACCESSORIES:  
- LAVATORY  
- GRAB BARS  
- BABY CHANGING STATION
  2. SEE MANUFACTURER INFORMATION FOR REQ'D ATTACHMENT LOCATIONS.

- TYP. NOTES:**
1. THE DIAMETER OR WIDTH OF THE GRIPPING SURFACE IS REQUIRED TO BE 1-1/2 INCHES O.D., OR THE SHAPE IS TO PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BARS IS TO BE 1-1/2 INCHES.
  2. GRAB BARS ARE TO RESIST 250 POUNDS OF DOWNWARD FORCE AND TORSION.
  3. GRAB BARS ARE TO BE MADE OF STAINLESS STEEL WITH A PEENED SURFACE AND SNAP FLANGE COVERS OVER MOUNTING BOLTS.



**GRAB BAR**

SCALE: 3"=1'-0" **2**



- NOTES:**
1. SEE DET. 1/A701 FOR TYP. MOUNTING INFORMATION.
  2. TOE CLEARANCE (MIN 9" HIGH, TYP.) AT SIDE OF STALL IS NOT REQ'D WHERE COMPARTMENT IS 66" WIDE OR GREATER.

**ACCESSIBLE STALL - SIDE ENTRY**

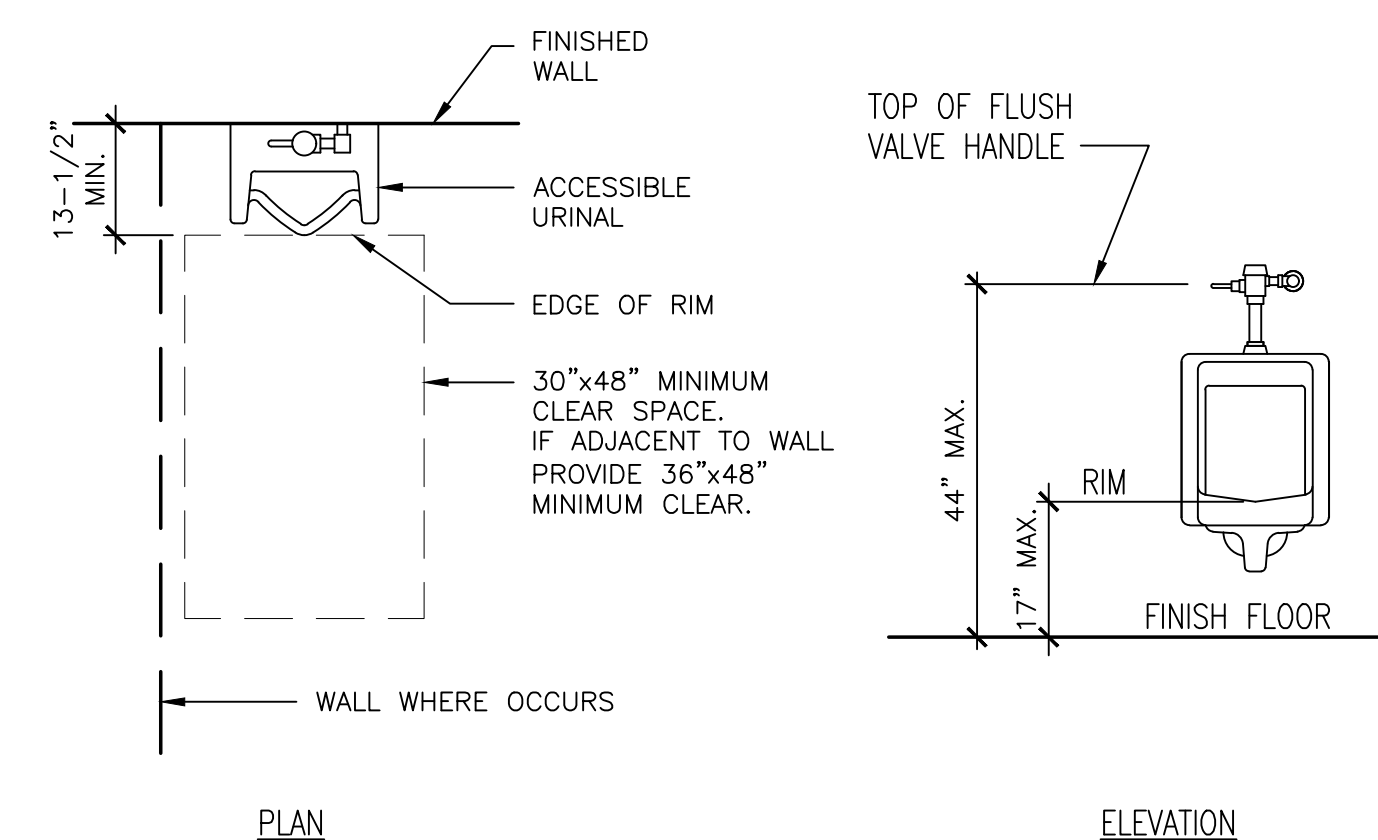
SCALE: 1/2"=1'-0" **10**

**BACKING FOR R.R. ACCESSORIES**

SCALE: 1-1/2"=1'-0" **8**

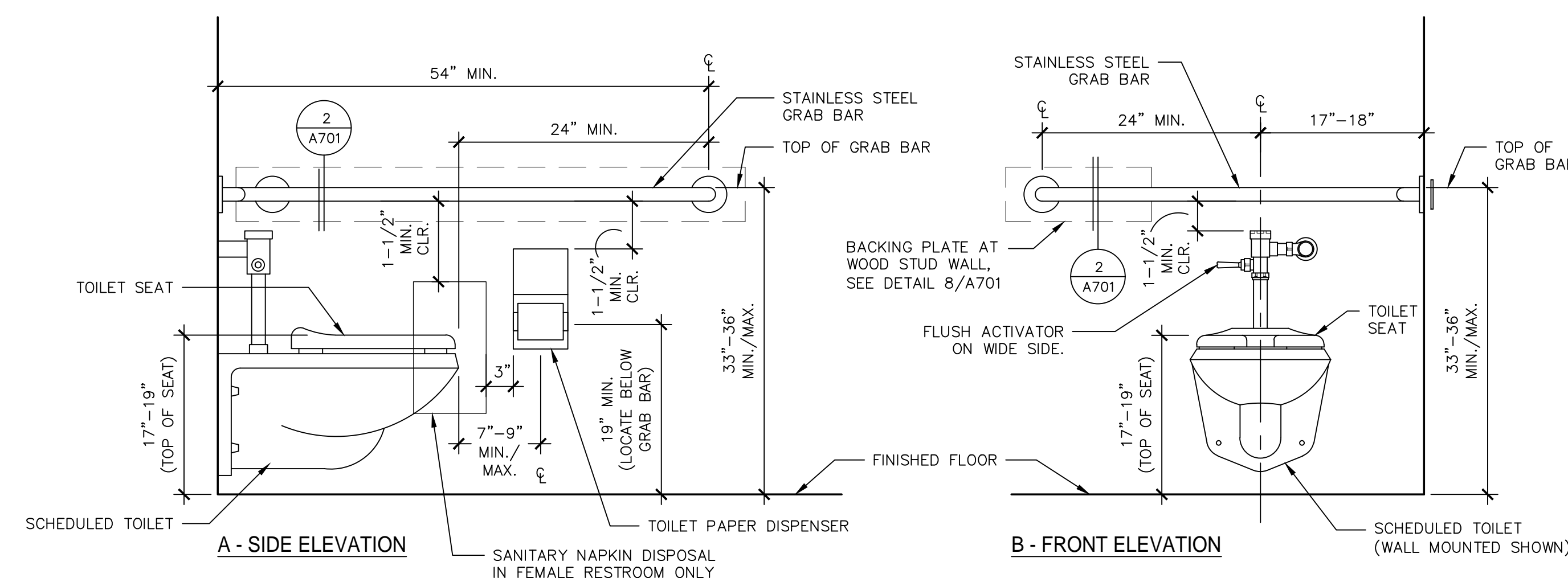
**BACKING PLATE AT WALL**

SCALE: 1-1/2"=1'-0" **5**



**ACCESSIBLE URINAL**

SCALE: 1/2"=1'-0" **7**



**ACCESSIBLE WATER CLOSET**

SCALE: 1"=1'-0" **1**

**GREENWOOD PARK**  
1520 GREENWOOD AVE  
TORRANCE, CA 90503

**CITY OF TORRANCE**

No.	Date	Rev	By	Ck

Client: CITY OF TORRANCE  
3031 TORRANCE BLVD  
TORRANCE, CA 90503  
Designer: AW  
Architect: AW  
Engineer: AW  
Date Issued: MAR 7, 2019  
Job Number: 6038

Consultant:

**DETAILS**

SHEET NUMBER:

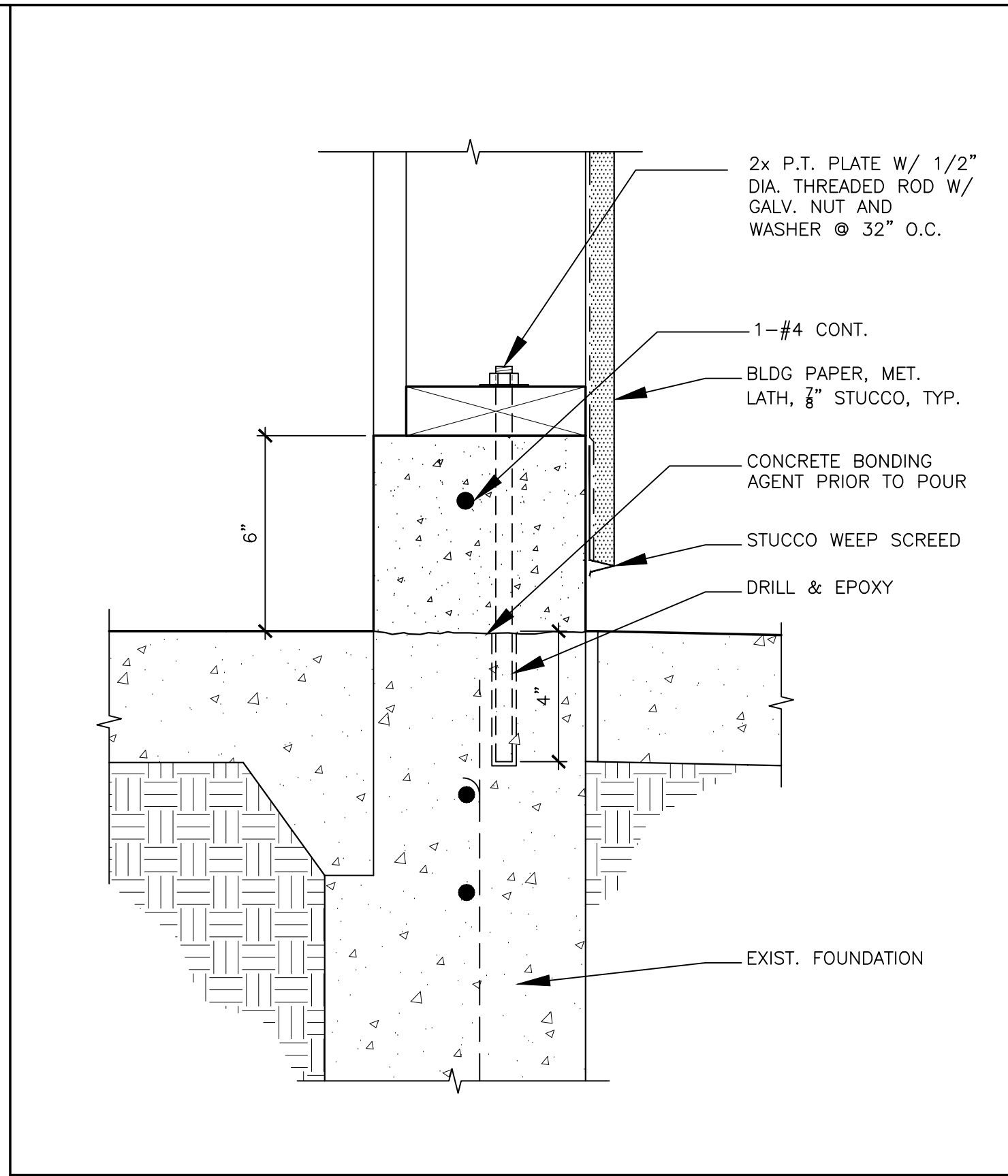
**A701**

PROJECT:

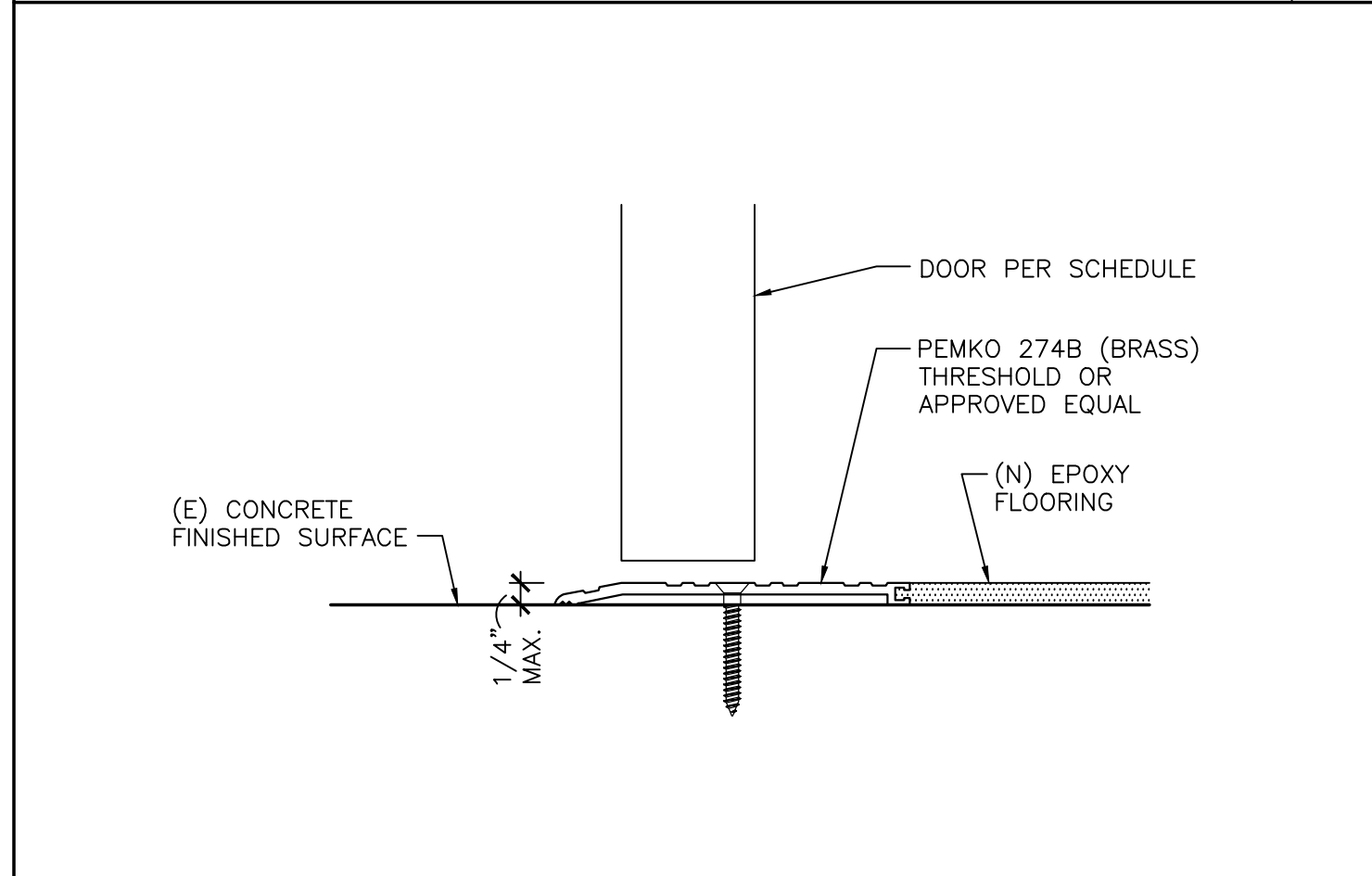
2909 OREGON CT STE C6, TORRANCE, CA 90503

BOA Government Services

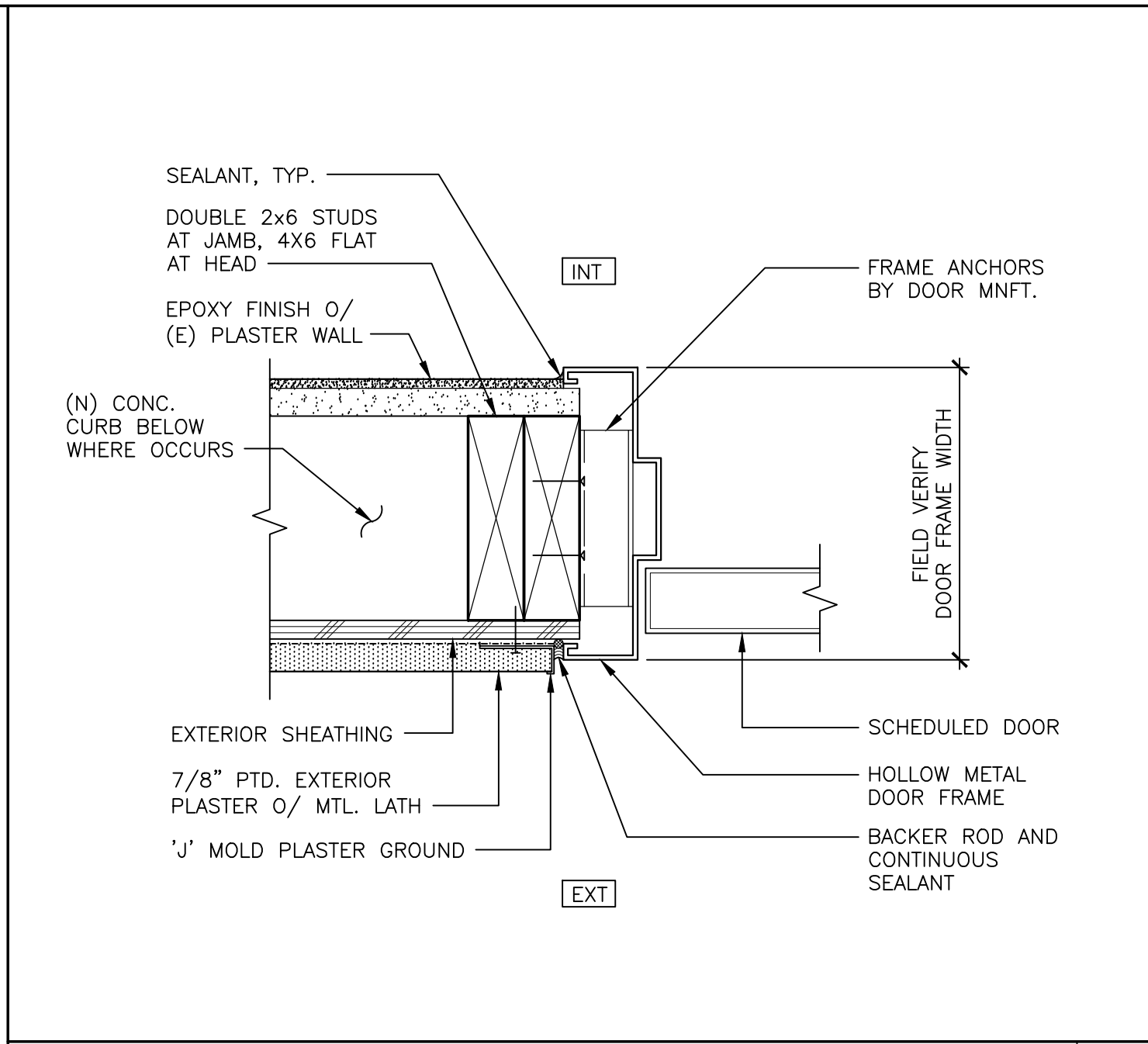
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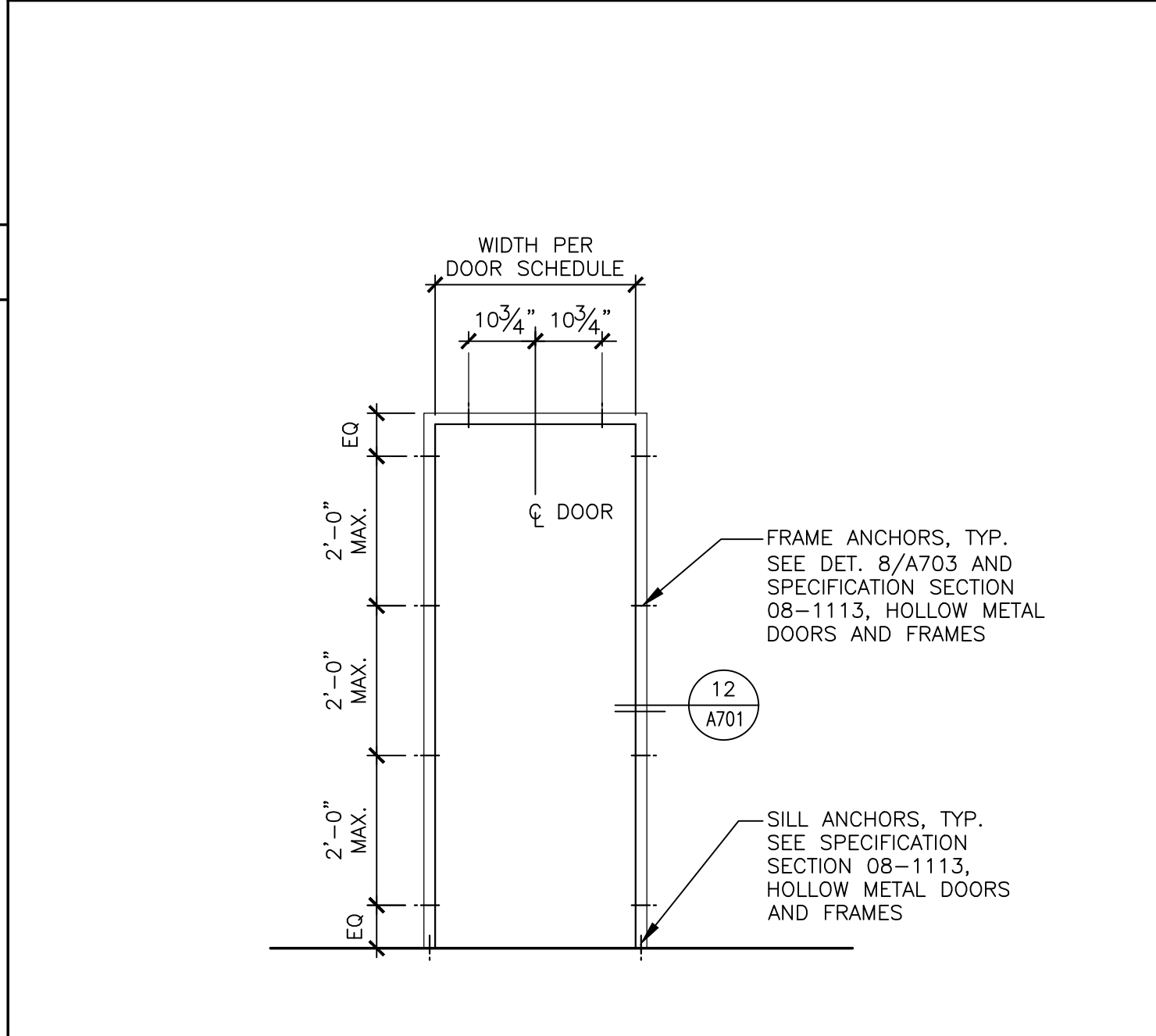
**CONCRETE CURB AND WEEP SCREED** SCALE: 3"=1'-0" **9**



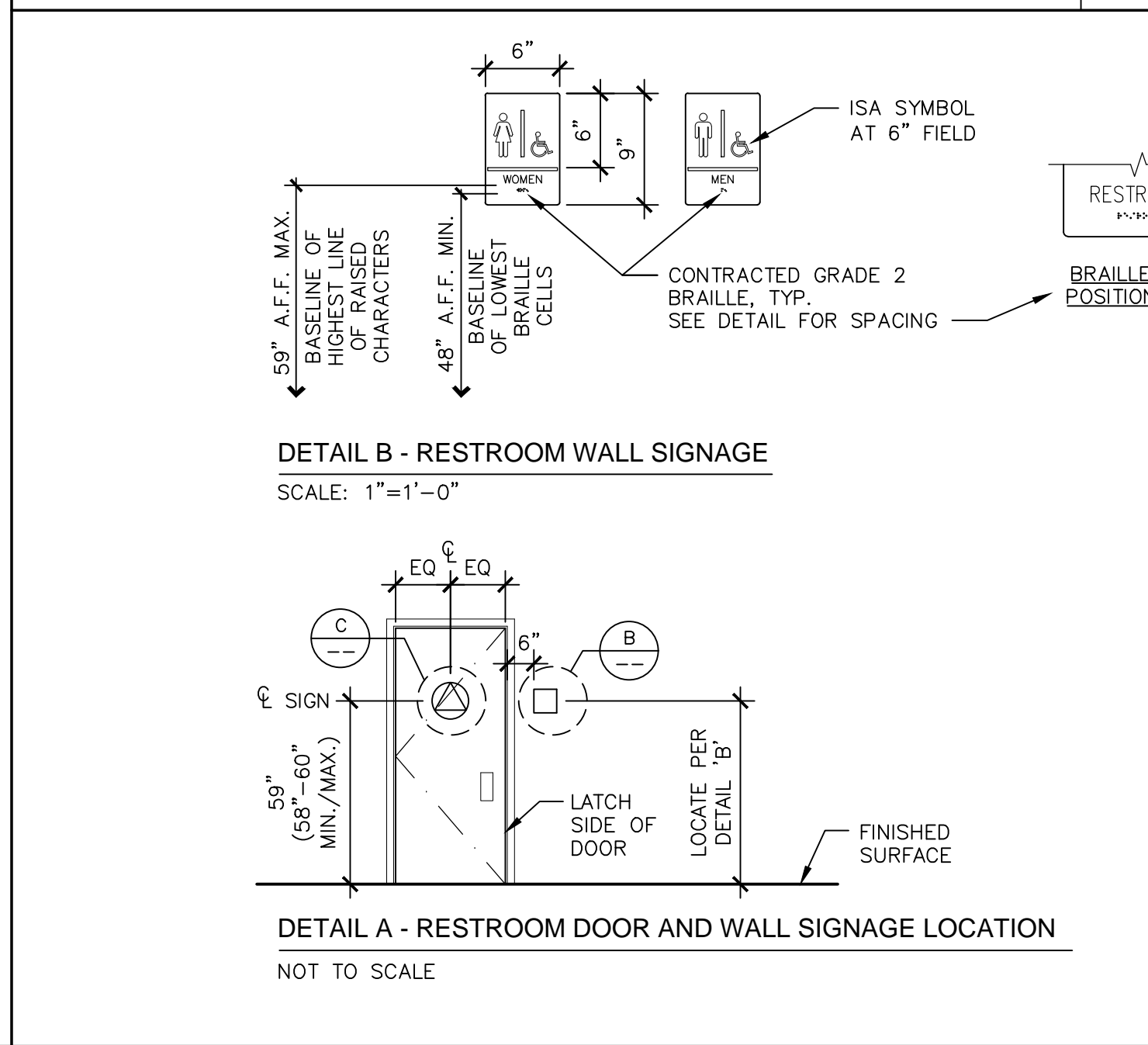
**DOOR THRESHOLD** HALF SCALE **8**



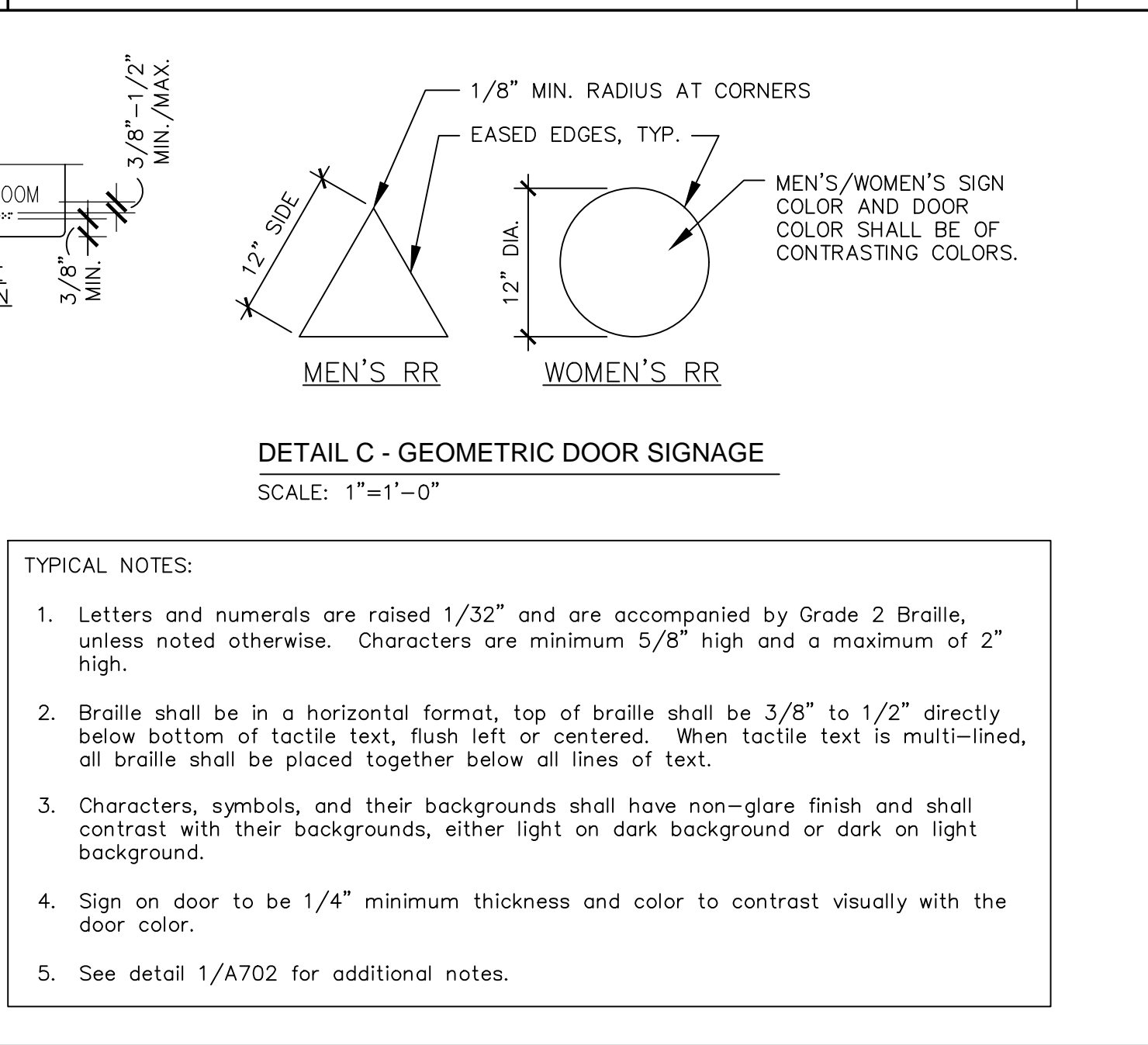
**DOOR JAMB/HEAD SIM.** SCALE: 3"=1'-0" **6**



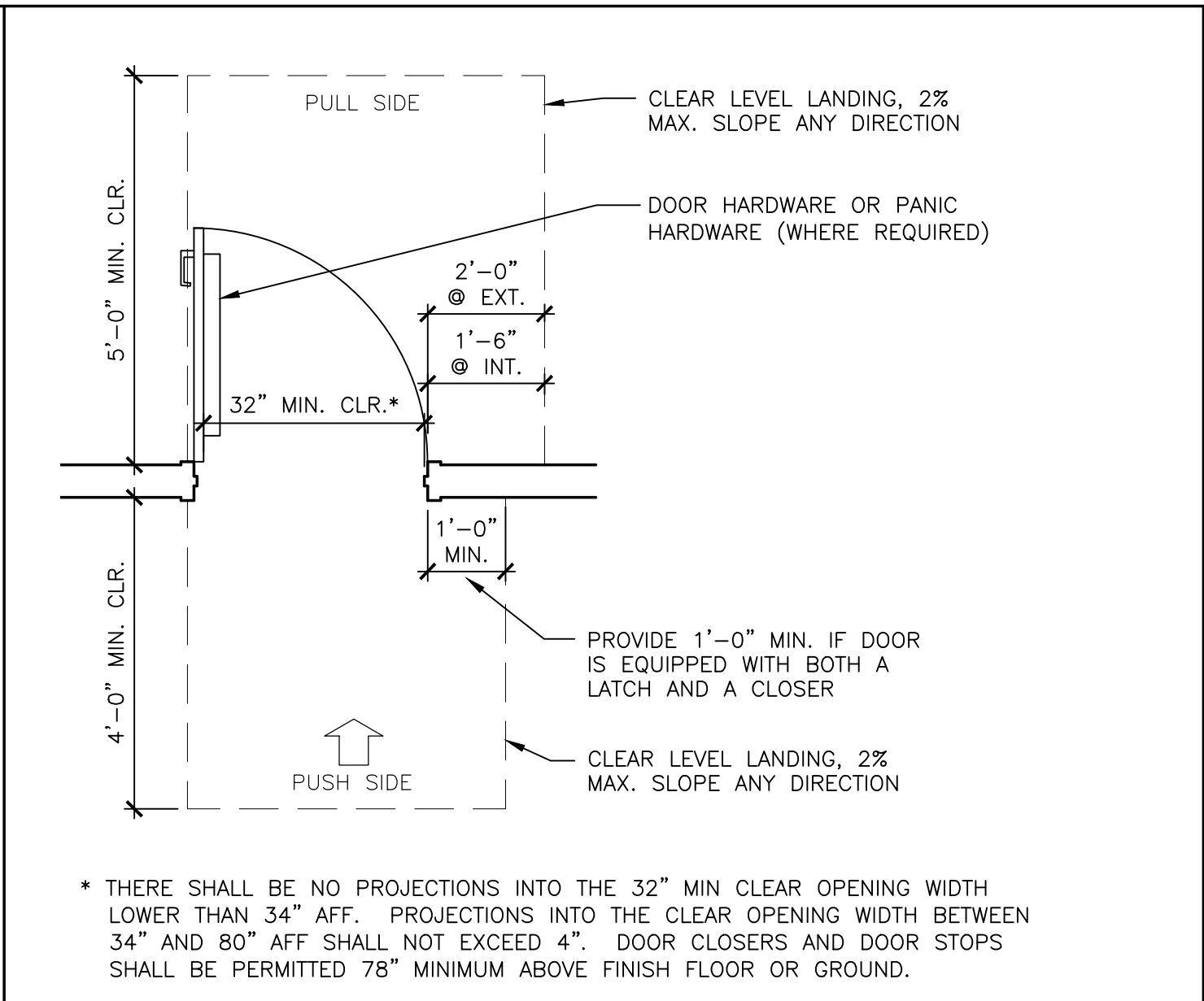
**TYP. DOOR ANCHORAGE** SCALE: 1/2"=1'-0" **5**



**RESTROOM DOOR AND WALL SIGNAGE** SCALE: 1"=1'-0" **10**



**TACTILE SIGNAGE NOTES** SCALE: 1"=1'-0" **4**



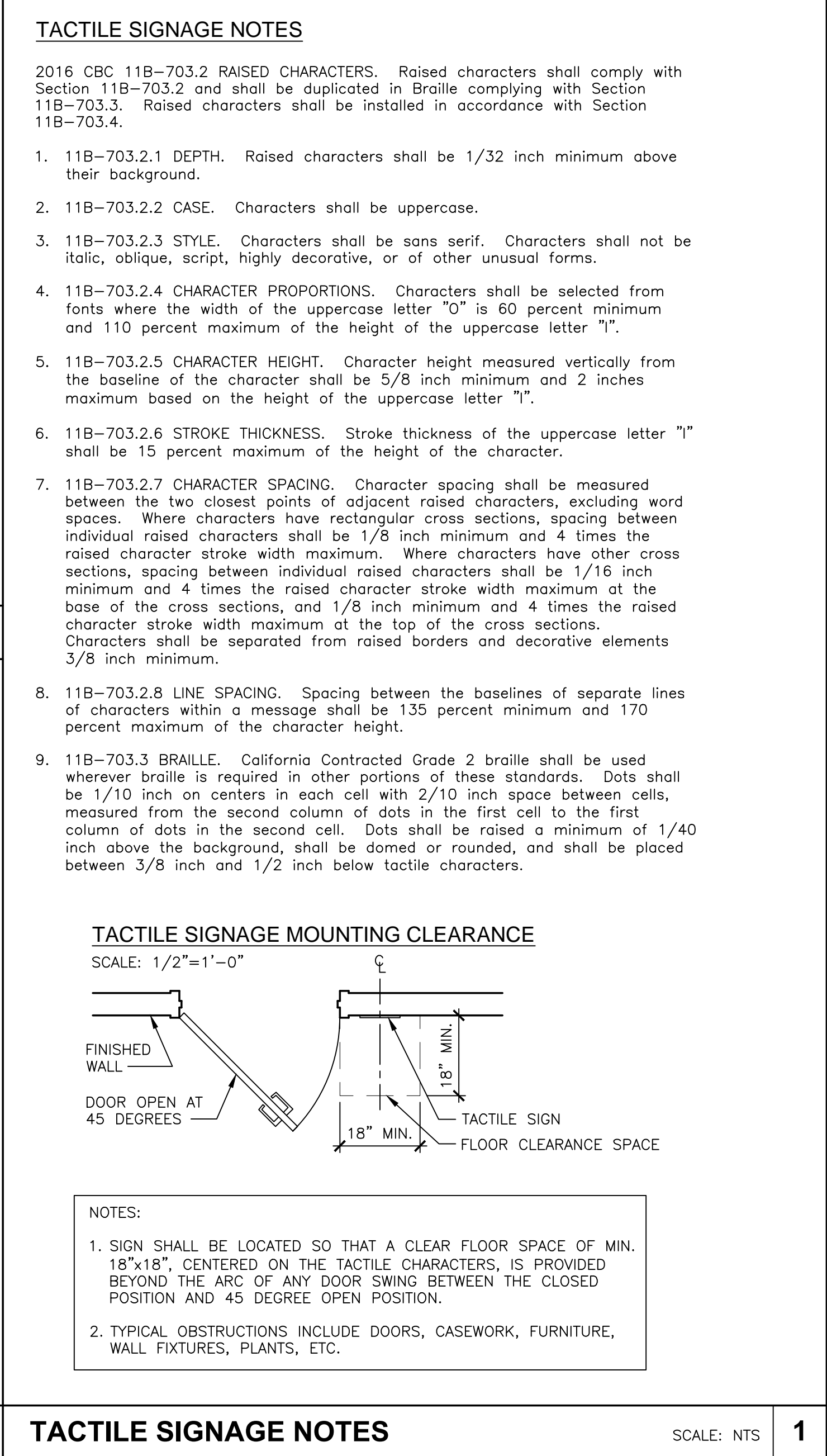
**ACCESSIBLE DOOR CLEARANCE** SCALE: 1/2"=1'-0" **3**

**TACTILE SIGNAGE NOTES**

2016 CBC 11B-703.2 RAISED CHARACTERS. Raised characters shall comply with Section 11B-703.2 and shall be duplicated in Braille complying with Section 11B-703.3. Raised characters shall be installed in accordance with Section 11B-703.4.

- 11B-703.2.1 DEPTH. Raised characters shall be 1/32 inch minimum above their background.
- 11B-703.2.2 CASE. Characters shall be uppercase.
- 11B-703.2.3 STYLE. Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.
- 11B-703.2.4 CHARACTER PROPORTIONS. Characters shall be selected from fonts where the width of the uppercase letter "O" is 60 percent minimum and 110 percent maximum of the height of the uppercase letter "I".
- 11B-703.2.5 CHARACTER HEIGHT. Character height measured vertically from the baseline of the character shall be 5/8 inch minimum and 2 inches maximum based on the height of the uppercase letter "I".
- 11B-703.2.6 STROKE THICKNESS. Stroke thickness of the uppercase letter "I" shall be 15 percent maximum of the height of the character.
- 11B-703.2.7 CHARACTER SPACING. Character spacing shall be measured between the two closest points of adjacent raised characters, excluding word spaces. Where characters have rectangular cross sections, spacing between individual raised characters shall be 1/8 inch minimum and 4 times the raised character stroke width maximum. Where characters have other cross sections, spacing between individual raised characters shall be 1/16 inch minimum and 4 times the raised character stroke width maximum at the base of the cross sections, and 1/8 inch minimum and 4 times the raised character stroke width maximum at the top of the cross sections. Characters shall be separated from raised borders and decorative elements 3/8 inch minimum.
- 11B-703.2.8 LINE SPACING. Spacing between the baselines of separate lines of characters within a message shall be 135 percent minimum and 170 percent maximum of the character height.
- 11B-703.3 BRAILLE. California Contracted Grade 2 braille shall be used wherever braille is required in other portions of these standards. Dots shall be 1/10 inch on centers in each cell with 2/10 inch space between cells, measured from the second column of dots in the first cell to the first column of dots in the second cell. Dots shall be raised a minimum of 1/40 inch above the background, shall be domed or rounded, and shall be placed between 3/8 inch and 1/2 inch below tactile characters.

**TACTILE SIGNAGE MOUNTING CLEARANCE** SCALE: 1/2"=1'-0"



**TACTILE SIGNAGE NOTES** SCALE: NTS **1**

**NOT USED** **10**

BOA Government Services

GREENWOOD PARK  
1520 GREENWOOD AVE  
TORRANCE, CA 90503

CITY OF TORRANCE

PROJECT:

Designer:	By	Ck
CAD Draft:	Rev	
Architect: AW	Ng	Date
Engineer:		
Client:		
Date Issued: MAR 7, 2019		
Job Number: 6038		

Client:  
CITY OF TORRANCE  
3031 TORRANCE BLVD  
TORRANCE, CA 90503

Consultant:

DETAILS

SHEET NUMBER:  
**A702**

2909 OREGON CT STE C6, TORRANCE, CA 90503

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NOT USED

10

NOT USED

7

EXTERIOR WING BARRIER

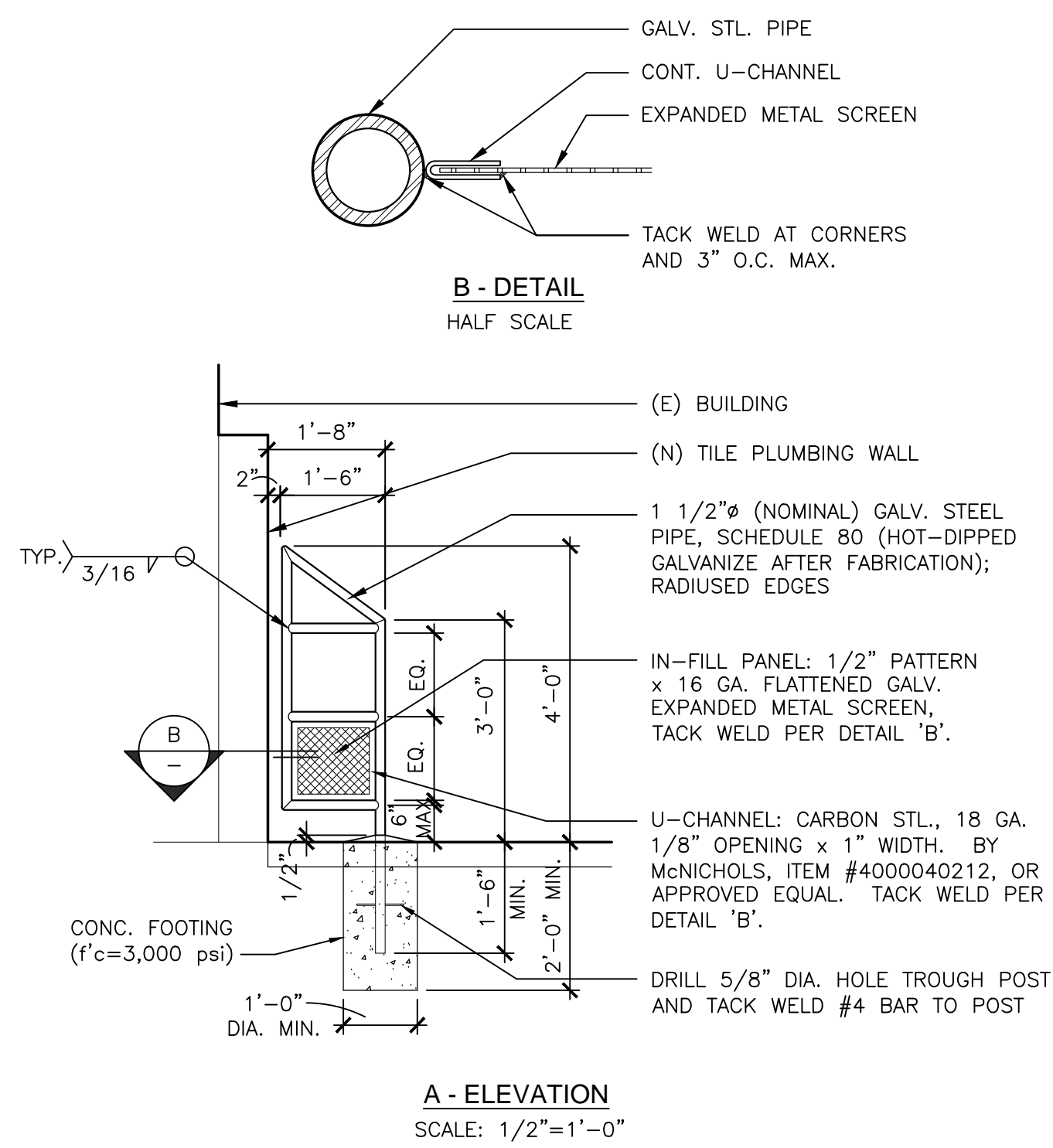
SCALE: 1/2"=1'-0"

4

CERAMIC TILE DETAIL

SCALE: 1-1/2"=1'-0"

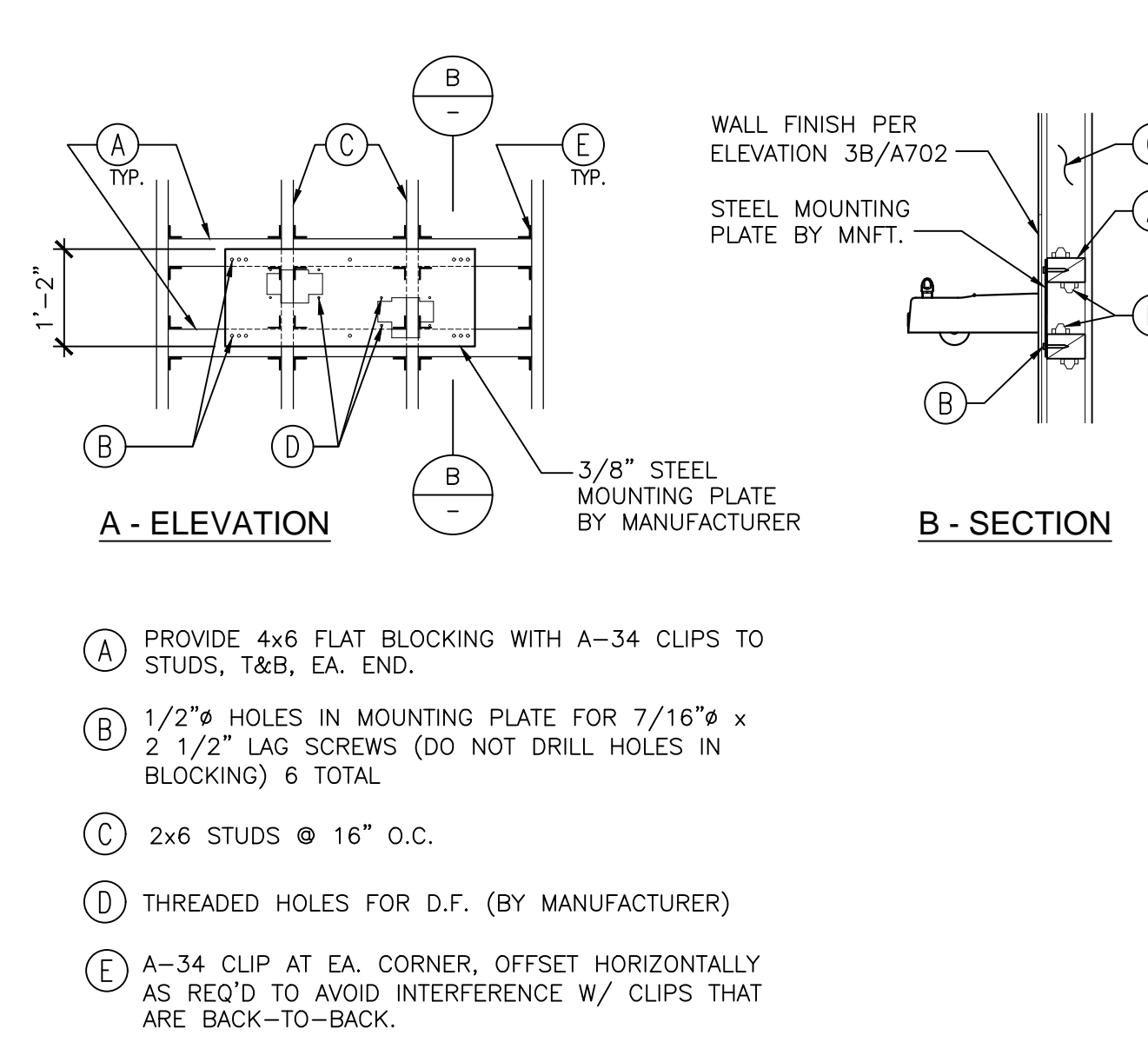
5



DRINKING FOUNTAIN SUPPORT

SCALE: 1/2"=1'-0"

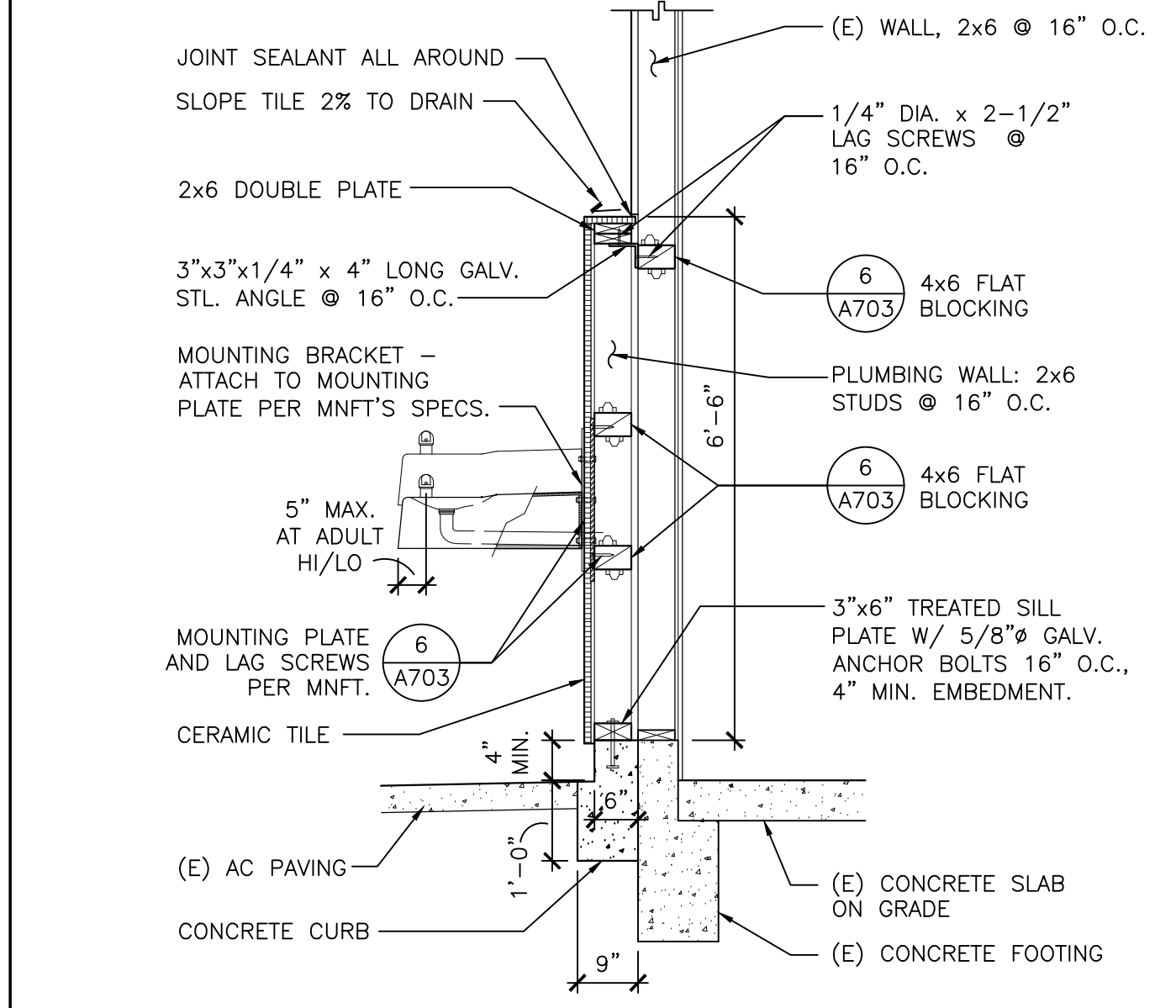
6



DRINKING FOUNTAIN SECTION

SCALE: 1/2"=1'-0"

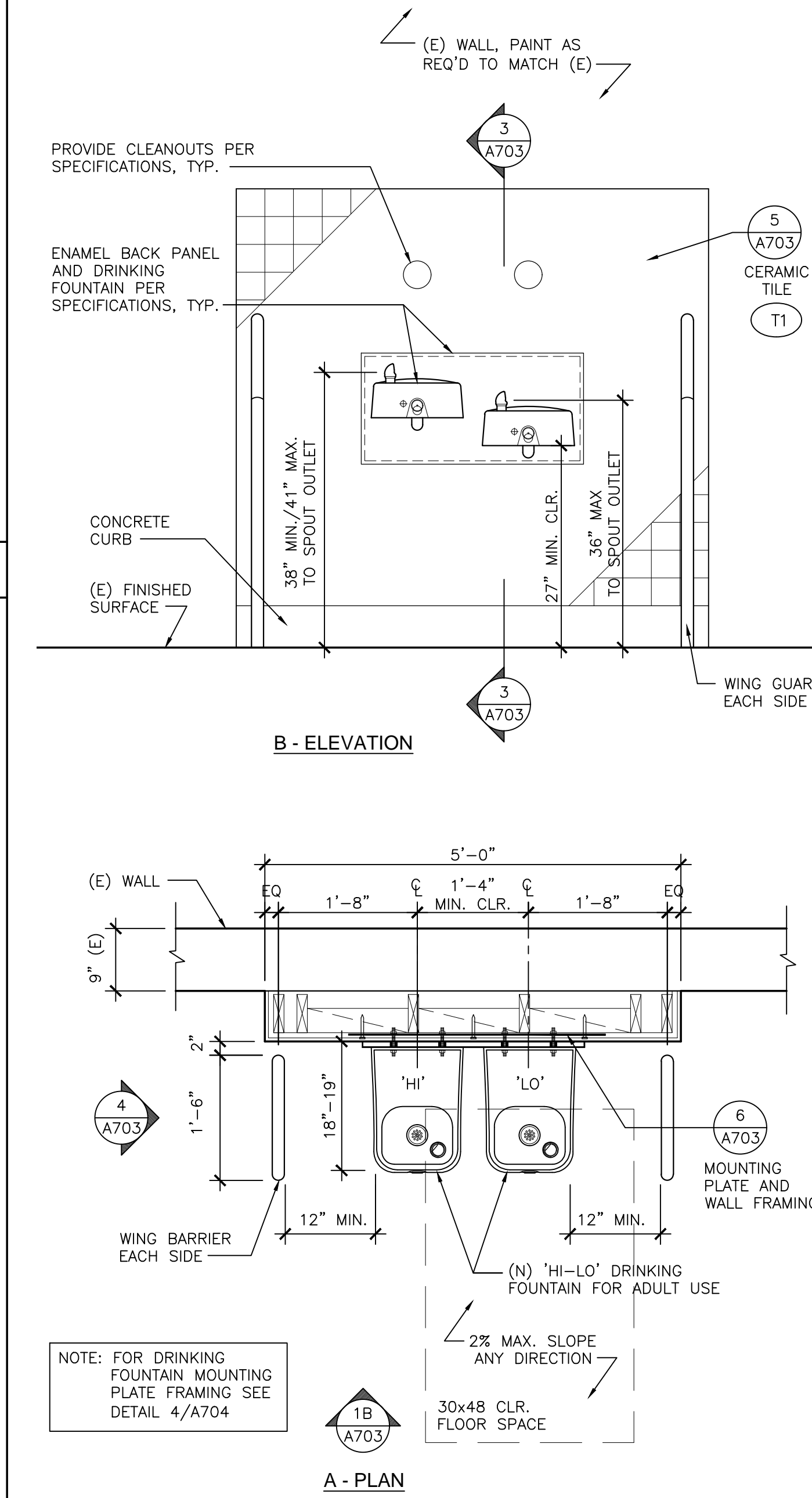
3



DRINKING FOUNTAIN

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

1



SHEET NUMBER:  
**A703**

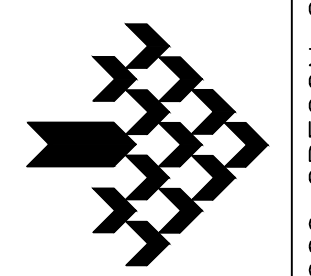
SHEET TITLE:  
**DETAILS**

Client:  
CITY OF TORRANCE  
3031 TORRANCE BLVD  
TORRANCE, CA 90503  
Consultant:

Designer:  
CAD Draft:  
Architect: AW  
Engineer:  
Client:  
Date Issued: MAR 7, 2019  
Job Number: 6038

No.	Date	Rev	By	Ck

PROJECT:  
**GREENWOOD PARK**  
1520 GREENWOOD AVE  
TORRANCE, CA 90503  
**CITY OF TORRANCE**



**BOA** Government  
Services

2909 OREGON CT STE C6, TORRANCE, CA 90503



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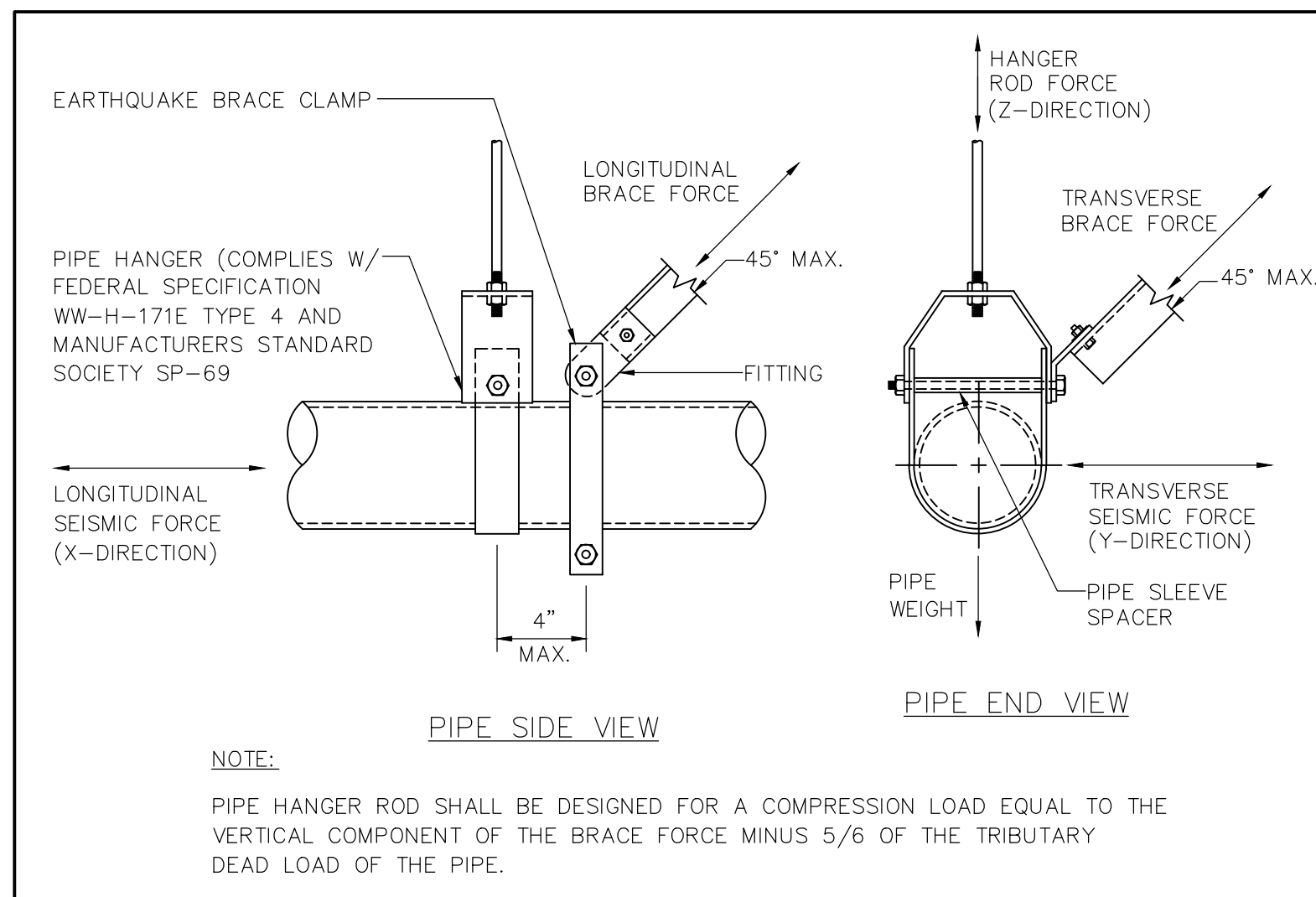
**GENERAL NOTES**

- THE CITY OF TORRANCE APPROVAL STAMP IS REQUIRED ON THE SETS OF PLANS THAT ARE USED FOR THE FINAL PERMIT ISSUANCE.
- CONTRACTOR SHALL VERIFY EXACT LOCATION OF EXISTING LINES, LATERALS AND WYES BEFORE STARTING. SHOULD IT BE NECESSARY TO REROUTE LINES DUE TO CONDITIONS FOUND ON THE SITE OR IF INDICATED P.O.C. CANNOT BE MADE TO THE LINES AS FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE INSTALLING ANY WORK WHICH MAY BE AFFECTED.
- OFFSET PIPES AS REQUIRED TO CLEAR MECHANICAL DUCTWORK.
- CONTROLS FOR WATER CLOSETS AND LAVATORIES SHALL BE ON THE WIDE SIDE.
- EACH PLUMBING FIXTURE SHALL HAVE AN APPROVED TYPE WATERSEAL TRAP.
- FURNISH AND INSTALL A SHUT-OFF VALVE, PLUG COCK OR STOP AT EACH PIECE OF EQUIPMENT FURNISHED BY OTHERS REQUIRING DRAIN, WASTE, WATER, GAS, ETC.
- SEAL AND FLASH ALL PENETRATIONS THROUGH ROOF WATERTIGHT.
- REFER TO MECHANICAL DRAWINGS FOR THE EXACT LOCATION OF ALL A.C. UNITS.
- UNLESS OTHERWISE NOTED, ALL CONDENSATE AND GAS DROPS SHALL BE CONCEALED IN WALLS.
- THE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC TO THE EXTENT THAT ALL OFFSETS, BENDS, SPECIAL FITTINGS AND LOCATIONS ARE NOT EXACTLY LOCATED. THE CONTRACTOR SHALL LOCATE ALL OFFSETS, BENDS, AND SPECIAL FITTINGS TO SUIT JOB SITE CONDITIONS. THEREFORE THE CONTRACTOR SHALL MAKE HIMSELF FULLY AWARE OF ALL EXISTING CONDITIONS AND LOCATE ALL REQUIRED SPECIAL FITTINGS TO SUIT EXISTING CONDITIONS.
- THIS CONTRACTOR SHALL COMPLY WITH ALL CONTRACT DOCUMENTS IN LAYING OUT HIS WORK AND EQUIPMENT. HE SHALL COORDINATE THE WORK OF THIS SECTION WITH THE WORK OF OTHER TRADES AND ALL JOB CONDITIONS.
- THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, CHARGES, AND INCIDENTAL COSTS NECESSARY FOR EXECUTION AND COMPLETION OF WORK, INCLUDING ALL CHARGES BY STATE, COUNTY AND LOCAL GOVERNMENT AGENCIES.
- THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL TRADES AT THE SITE. ANY COSTS TO INSTALL WORK TO ACCOMPLISH SAID COORDINATION WHICH DIFFERS FROM THE WORK AS SHOWN ON THE PLANS SHALL BE INCURRED BY THE CONTRACTOR. ANY DISCREPANCIES, AMBIGUITIES OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT DURING BID TIME FOR CLARIFICATION. ANY SUCH CONFLICTS NOT CLARIFIED PRIOR TO BID SHALL BE SUBJECT TO THE INTERPRETATION OF THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
- AFTER ALL REQUIREMENTS OF THE SPECIFICATIONS AND/OR THE DRAWINGS HAVE BEEN FULLY COMPLETED, REPRESENTATIVES OF THE OWNER WILL INSPECT THE WORK. THE CONTRACTOR SHALL PROVIDE COMPETENT PERSONNEL TO DEMONSTRATE THE OPERATION OF ANY ITEM OR SYSTEM TO THE FULL SATISFACTION OF EACH REPRESENTATIVE. FINAL ACCEPTANCE OF THE WORK WILL BE MADE BY THE OWNER AFTER RECEIPT OF APPROVAL AND RECOMMENDATION OF ACCEPTANCE FROM EACH REPRESENTATIVE.
- WHEREVER A DISCREPANCY IN QUANTITY OR SIZE OF MECHANICAL EQUIPMENT MATERIAL ARISES ON THE DRAWINGS AND/OR SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIAL AND SERVICES REQUIRED BY THE STRICTEST CONDITIONS NOTED ON DRAWINGS AND/OR IN THE SPECIFICATION TO ENSURE COMPLETE AND OPERABLE SYSTEMS.
- ALL PIPING INSULATION AND SEALING MATERIALS SHALL HAVE FLAME SPREAD RATING NOT EXCEEDING 25 AND SMOKE DEVELOPED RATING NOT EXCEEDING 50.
- BEFORE ORDERING ANY PIECE OF EQUIPMENT, THE CONTRACTOR SHALL PROVIDE EQUIPMENT SUBMITTALS, AND SHOP DRAWINGS WITH EQUIPMENT DIMENSIONS, AND SITE CLEARANCE AVAILABLE. WHERE REQUIRED BY SPACE LIMITATIONS HAVE UNITS SHIPPED IN SECTIONS.
- SANITARY VENTS THRU ROOF TO BE 10'-0" FROM ANY AND ALL FRESH AIR INTAKES, FAN DISCHARGE OR HEATING EQUIPMENT.
- REFER TO ARCHITECTURAL DRAWINGS FOR THE EXACT LOCATION OF ALL PLUMBING FIXTURES.
- ALL SINKS, LAVATORY AND URINALS TO HAVE WALL CLEAN-OUTS.
- VERIFY ALL FIXTURE HEIGHTS PRIOR TO ROUGH-IN. SEE ARCHITECTURAL DRAWINGS.
- ALL HANDICAP ACCESSIBLE PLUMBING FIXTURES SHALL MEET ADA REQUIREMENTS.
- ALL PIPE BRANCH CONNECTIONS SHALL OFF-SET. NO "BULL HEAD" CONNECTIONS WILL BE ALLOWED.
- INSTALL WATER HAMMER ARRESTORS IN THE HOT AND COLD WATER SUPPLY TO EACH FIXTURE OR IN THE HEADER SUPPLY TO A BATTERY OF FIXTURES SIZED PER PDI STANDARD WH-201.
- INTERRUPTION OF EXISTING SERVICES: THE CONTRACTOR'S ATTENTION IS CALLED TO THE PRESENCE OF EXISTING CONDUIT, PIPING, ETC. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER AND APPROVED REPAIR OF ANY AND ALL DAMAGE CAUSED BY HIM OR HIS CAUSED WORK TO EXISTING BUILDINGS, CONDUIT, PIPING, PLANTS, ETC. NEW WORK AND INSTALLATIONS SHALL BE MADE WITH MINIMAL INTERRUPTIONS OF SERVICES TO EXISTING BUILDINGS ANY INTERRUPTIONS REQUIRED SHALL BE SCHEDULED TO MINIMIZE INCONVENIENCE TO THE OWNER, AND AT TIMES AS APPROVED IN ADVANCE BY THE ARCHITECT. NEW WORK AND INSTALLATIONS SHALL NOT IMPAIR THE PROPER FUNCTIONING OF THE EXISTING FACILITY. THE COMPLETED PROJECT SHALL BE A PROPERLY FUNCTIONING ENTITY THROUGHOUT. FURNISH ALL LABOR AND MATERIALS REQUIRED TO RELOCATE, REMOVE, REINSTALL, RECONNECT, REPLACE, ETC., ANY EXISTING PIPING TO ACCOMMODATE THE WORK. MATERIALS SHALL BE AS SPECIFIED UNLESS OTHERWISE APPROVED IN WRITING BY THE ARCHITECT. CONTRACTOR SHALL INCLUDE IN HIS BID ANY EXTRA WORK REQUIRED TO MINIMIZE SHUTDOWN TIME.
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE 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 THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF A.D.A. FIXTURES AND ADJUST ROUGH-INS ACCORDINGLY.
- UNDERGROUND PIPING AS PER STRUCTURAL DETAILS.
- UNLESS SPECIFICALLY SHOWN ON THESE PLANS NO STRUCTURAL MEMBER SHALL BE CUT, DRILLED NOR NOTCHED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER.
- ALL OPENINGS THAT WERE CUT OPEN TO INSTALL PLUMBING WORK TO BE PATCHED BACK SO FINISH MATCH EXISTING ADJACENT SURFACES OR REFINISHED PER ARCH. DRAWINGS.

PIPE MATERIAL SCHEDULE ALL WASTE LINES TO SLOPE MINIMUM OF 2%					
SERVICE	PIPE MATERIAL & WEIGHT	TYPE OF JOINTS	PRESSURE FITTING MATERIAL	SHUT-OFF RATINGS PSI	VALVE
COLD WATER ABV. GROUND	COPPER L TUBE	SOLDERED	CAST BRONZE/ WROUGHT COPPER	125	BALL, GATE, CHECK
HOT WATER ABV. GROUND	COPPER K TUBE	BRAZED	CAST BRONZE/ WROUGHT COPPER	125	BALL, GATE
WASTE, SOL. ABV. GROUND	NO-HUB CAST IRON	NO-HUB, 4 BAND	N/A	N/A	N/A
VENT	NO-HUB CAST IRON	NO-HUB, 2 BAND	N/A	N/A	N/A

**PLUMBING FIXTURE SCHEDULE**

SYMBOL	DESCRIPTION	ROUGH-IN CONNECTIONS						REMARKS
		WASTE	TRAP	VENT	COLD WATER	HOT WATER		
WC 1	WATER CLOSET AMERICAN STD. #2294.011EC	4"	INT.	2"	1 1/2"	-	"AFWALL RETROFIT" WALLMOUNT REAR OUTLET FLUSHOMETER VALVE TOILET VITREOUS CHINA, 1.28 GPF ELONGATED BOWL WITH AMERICAN STANDARD #5901.100 HEAVY DUTY OPEN FRONT SEAT LESS COVER AND AMERICAN STANDARD MODEL #6047.121.002 TOP SPUD FLUSHOMETER VALVE. FOR ADA TOILETS, INSTALL WITH ADA REQUIREMENTS AND FLUSH LEVER ON WIDESIDE.	
UR 1	TOTO USA URINAL MODEL UT104E	2"	INT.	1 1/2"	3/4"	-	TOTO USA UT104E TOP SPUD ADA COMPLIANT URINAL "VITREOUS CHINA", WALL HUNG. COMPLETE WITH WALL HANGER BRACKETS. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. PROVIDE 3/4" CW. INCLUDE TOTO MANUAL FLUSHVALVE TM1LN12#CP, 0.5GPF. INSTALL AT RIM HEIGHT AT 24" FOR NON-ADA, AND 17" RIM HEIGHT FOR ADA VERSIONS.	
L 1	LAVATORY AMERICAN STD. #0355.027	2"	1 1/4" X 1 1/2"	1 1/2"	1/2"	1/2"	"LUCERNE" WALL-HUNG LAVATORY, SINGLE CENTER FAUCET HOLE VITREOUS CHINA, FRONT OVERFLOW, SELF-DRAINING DECK AREA WITH CHICAGO FAUCETS 3400-E39VPBCP 4" CENTERS, 0.35 GPM SINGLE SUPPLY HAND WASHING FAUCET VANDAL RESISTANT SPRAY HEAD. PROVIDE MCGUIRE PROWRAP SEAMLESS PREWRAPPED INSULATION KIT.	
FD 1	FLOOR DRAIN J.R. SMITH #2005Y	2"	2"	1-1/2"	*	-	CAST IRON BODY WITH FLASHING COLLAR AND NICKEL BRONZE ROUND ADJUSTABLE STRAINER. *PROVIDE 1/2" TRAP PRIMER CONNECTION	



**ANCHORAGE AND BRACING NOTES**

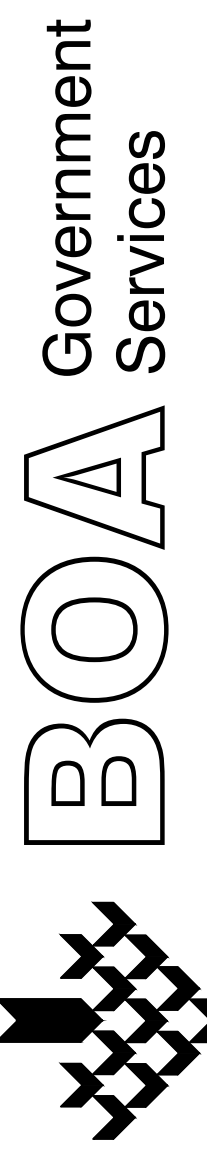
- PIPES, DUCTS AND CONDUITS SHALL BE SUPPORTED AND BRACED PER THE SMACNA "GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING SYSTEMS". THE "SUPERSTRUT SEISMIC RESTRAINT STSEM" FOR PIPES AND CONDUITS ONLY.

**TYP. PIPE HANGAR**

NO SCALE 1

**PLUMBING LEGEND**

SYMBOL	ABBREV.	DESCRIPTION
---	C.W.	COLD WATER
---	H.W.	HOT WATER
G	G.	FUEL GAS
CD	C.D.	CONDENSATE DRAIN
V	V	VENT
W OR S	WASTE OR SEWER	
S.O.V.	S.O.V.	SHUT OFF VALVE
G.C.	G.C.	GAS COCK
H.B.	H.B.	HOSE-BIBB
PI	PI	PIPE-UP OR RISER
PD	PD	PIPE-DOWN OR DROP
U	U	UNION
→		WATER FLOW DIRECTION
W/	W/	WITH
F.C.O.	F.C.O.	FLOOR CLEANOUT
N.T.S.	N.T.S.	NOT TO SCALE
CONT.	CONT.	CONTINUATION
FIN.	FIN.	FINISH
F.F.E.	F.F.E.	FINISH FLOOR ELEVATION
FLR.	FLR.	FLOOR
GR.	GR.	GRADE
LOC.	LOC.	LOCATION
ABV.	ABV.	ABOVE
BEL.	BEL.	BELOW
C.I.	C.I.	CAST IRON
CLG.	CLG.	CEILING
CONN.	CONN.	CONNECT OR CONNECTION
TYP.	TYP.	TYPICAL
(E) OR EXIST	(E) OR EXIST	EXISTING
⊙		PLUMBING EQUIPMENT IDENTIFICATION
⊙		FIXTURE EQUIPMENT IDENTIFICATION
CH	W.C.O.	WALL CLEANOUT



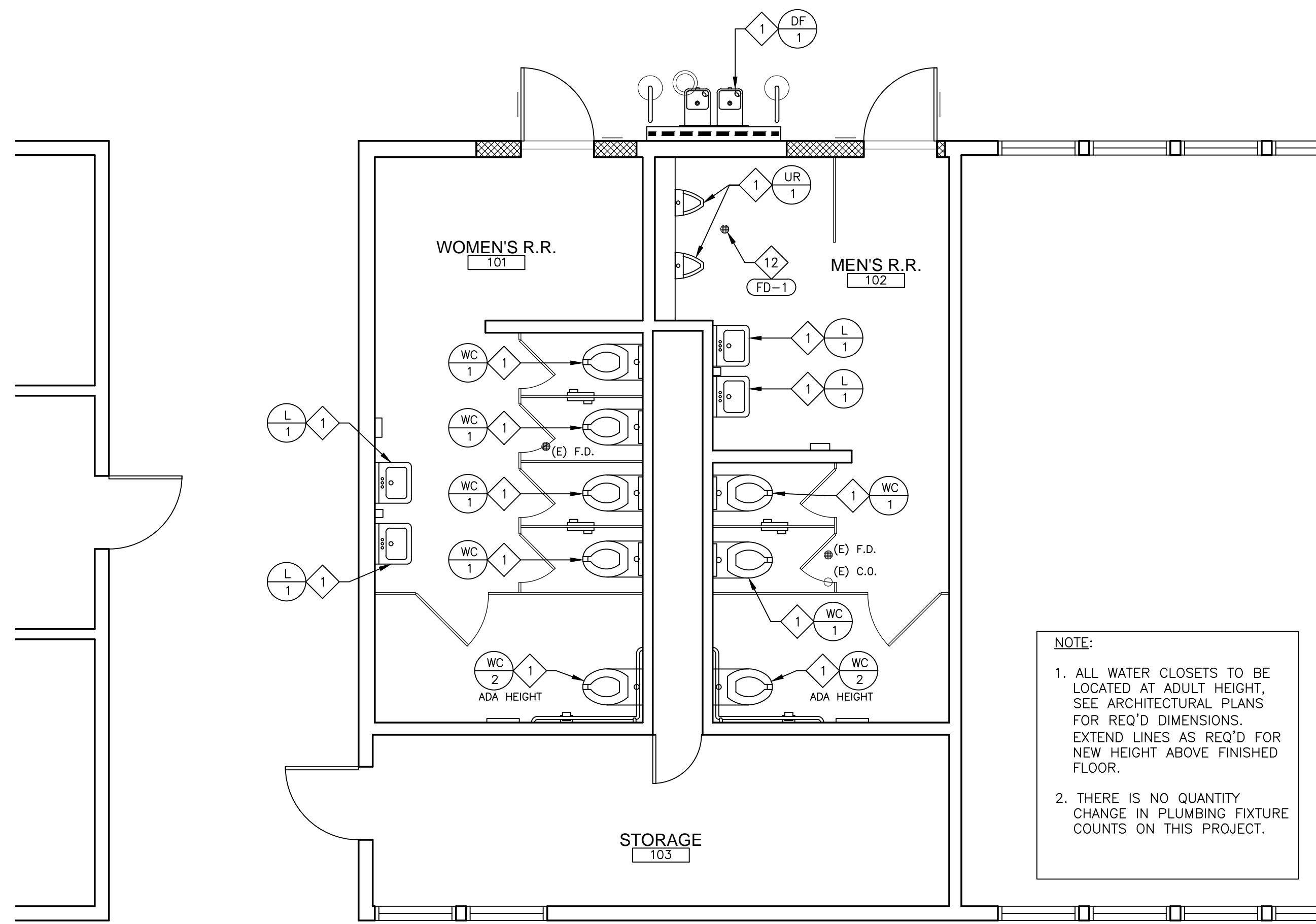
PROJECT:  
**GREENWOOD PARK**  
 1520 GREENWOOD AVE  
 TORRANCE, CA 90503  
**CITY OF TORRANCE**

Designer:  
 CAD Draft:  
 Architect: AW  
 Engineer:  
 Client: JAN 10, 2019  
 Date Issued: 6/28  
 Job Number: 6038

Client:  
 CITY OF TORRANCE  
 3031 TORRANCE BLVD  
 TORRANCE, CA 90503  
 Consultant:

SHEET TITLE:  
**PLUMBING SCHEDULES AND NOTES**  
 SHEET NUMBER:  
**P101**

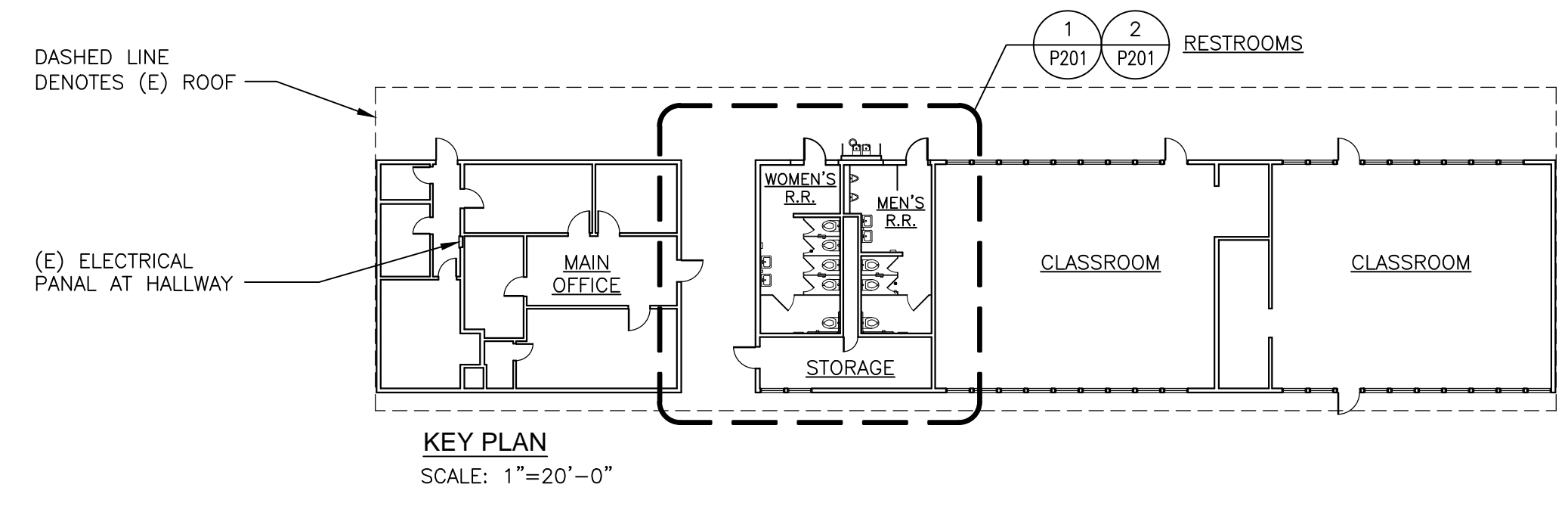
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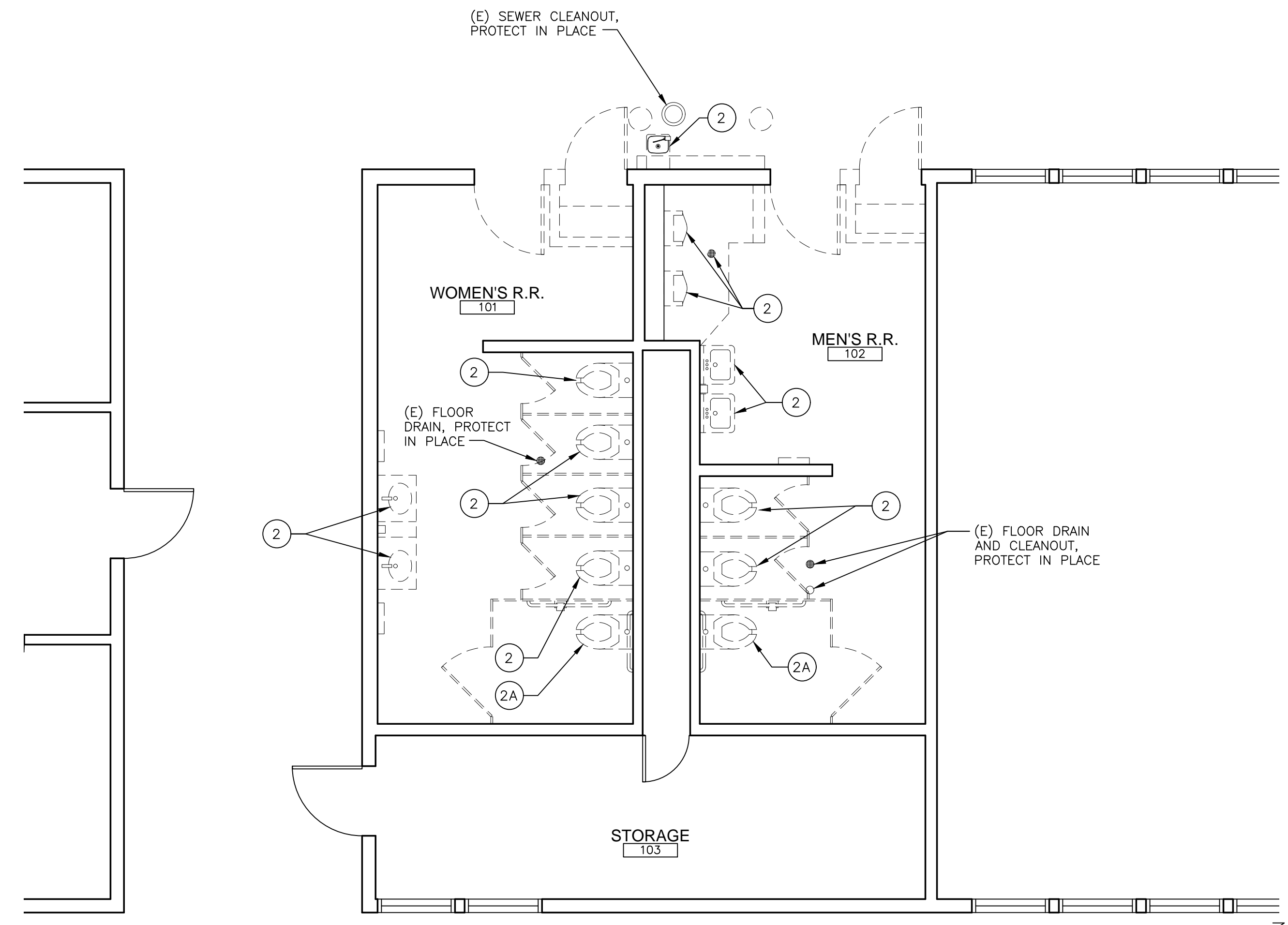
**RENOVATION PLAN**

SCALE: 1/4"=1'-0" **2**

- DEMOLITION NOTES**
- 2 REMOVE PLUMBING FIXTURE, PREPARE FOR NEW FIXTURE. MODIFY WATER LINES AS REQ'D
  - 2A REMOVE PLUMBING FIXTURE, CAP AND REMOVE WASTE PIPES AND WATER LINES AS REQ'D. MODIFY WATER LINES AS REQ'D
- LEGEND**
- (E) WALL TO REMAIN
  - (E) PLUMBING FIXTURE TO BE REMOVED, CAP LINES OR EXTEND TO (N) PLUMBING FIXTURE AS REQ'D.
  - (E) TO BE REMOVED
  - (N) EXTERIOR WALL.
  - (N) 2x6 FURRED PLUMBING WALL W/ CONCRETE CURB AT DRINKING FOUNTAIN.
- RENOVATION NOTES**
- 1 (N) PLUMBING FIXTURE, SEE INTERIOR ELEVATIONS AND FIXTURE SCHEDULE 4/A501.
  - 12 CONNECT (N) FLOOR DRAIN TO EXISTING DRAIN LINE, FIELD VERIFY.



**3 LEGEND, KEYNOTES, AND KEY PLAN**



**DEMOLITION PLAN**

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

**BOA Government Services**

**GREENWOOD PARK**  
1520 GREENWOOD AVE  
TORRANCE, CA 90503

**CITY OF TORRANCE**

PROJECT:

No.	Date	Rev	By	Ck

Designer: CITY OF TORRANCE  
CAD Draft: 3031 TORRANCE BLVD  
Architect: AW TORRANCE, CA 90503  
Engineer: Consultant:  
Date Issued: JAN 10, 2019  
Job Number: 6038

**DEMOLITION AND RENOVATION PLUMBING PLAN**

**P201**

2909 OREGON CT STE C6, TORRANCE, CA 90503

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### NEW LIGHT FIXTURE SCHEDULE

SYMBOL	TYPE	DESCRIPTION	FINISH	LAMP(S)	VOLTAGE	REMARKS	MANUFACTURER & NO.	LUMENS	WATTS
	F1	12"x48" RECESSED UL AND CUL LISTED SUITABLE FOR WET LOCATIONS	WHITE STAINLESS STEEL	LED	120	RESTROOM	KENALL CAT NO. R12-4B-3-45L50K-120-P55-WL	6580	45

### NEW ELECTRICAL EQUIPMENT

ALL RENOVATED RESTROOMS, REMOVE EXISTING WALL LIGHT SWITCH. REPLACE WITH DUAL TECHNOLOGY OCCUPANCY SENSOR SWITCH, SURFACE WALL MOUNTED 180 DEGREE U.N.O. LEVITON MODEL #OSSMT-GD (FOR SINGLE POLE SWITCHING) & LEVITON MODEL #OSSMD-GD FOR (DUAL SWITCHING), WHITE COLOR. WHERE OLD LIGHT SWITCH WAS FROM A REMOVED WALL, REROUTE EXISTING WIRING TO NEW CLOSEST LOCATION OR WHERE SHOWN ON PLANS.

REPLACE ALL EXISTING DUPLEX OUTLETS WITH NEW GROUND FAULT CIRCUIT INTERRUPTER (GFI) TYPE DUPLEX OUTLET. INCLUDE WALL PLATE, COLOR TO BE ALMOND. NEW OUTLETS TO INCLUDE JUNCTION BOX WITH WIRING BACK TO OLD EXISTING OUTLET. CONNECT IN J-BOX.

NEW DYSON AIRBLADE V HAND DRYER. INSTALL NEW J-BOX, WIRE AND CONDUITS BACK TO PANEL "C".

#### LEGEND

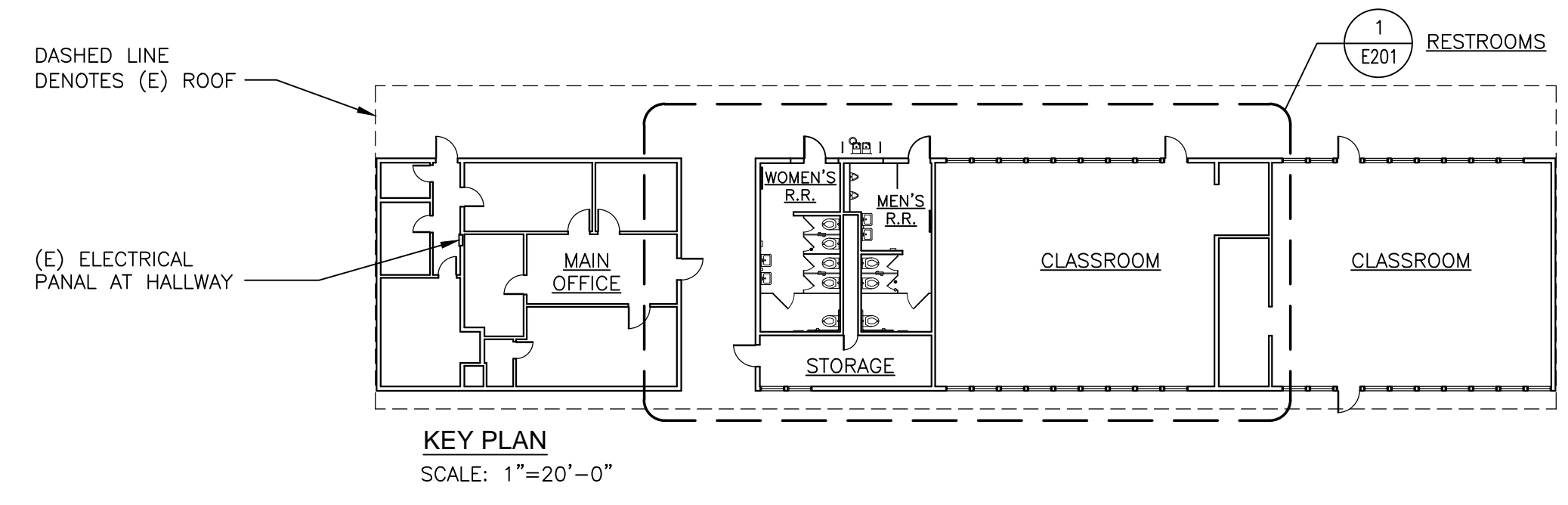
- (E) WALL TO REMAIN
- (E) PLUMBING FIXTURE TO BE REMOVED, CAP LINES OR EXTEND TO (N) PLUMBING FIXTURE AS REQ'D.
- (E) TO BE REMOVED
- (N) EXTERIOR WALL, MATCH (E) ADJ. FINISH, TYP. SEE 9/A702 FOR TYP. FRAMING.
- (N) DOOR AND DOOR HARDWARE OR (E) DOOR W/ REPLACED HARDWARE. SEE DOOR SCHEDULE 12/A501.

#### REFLECTED CEILING SYMBOLS

- (E) EXHAUST FAN GRILLE, REMOVE AND REPLACE.
- (E) CEILING ACCESS PANEL, PROTECT IN PLACE.
- (N) LIGHT FIXTURE PER ELECTRICAL PLANS.

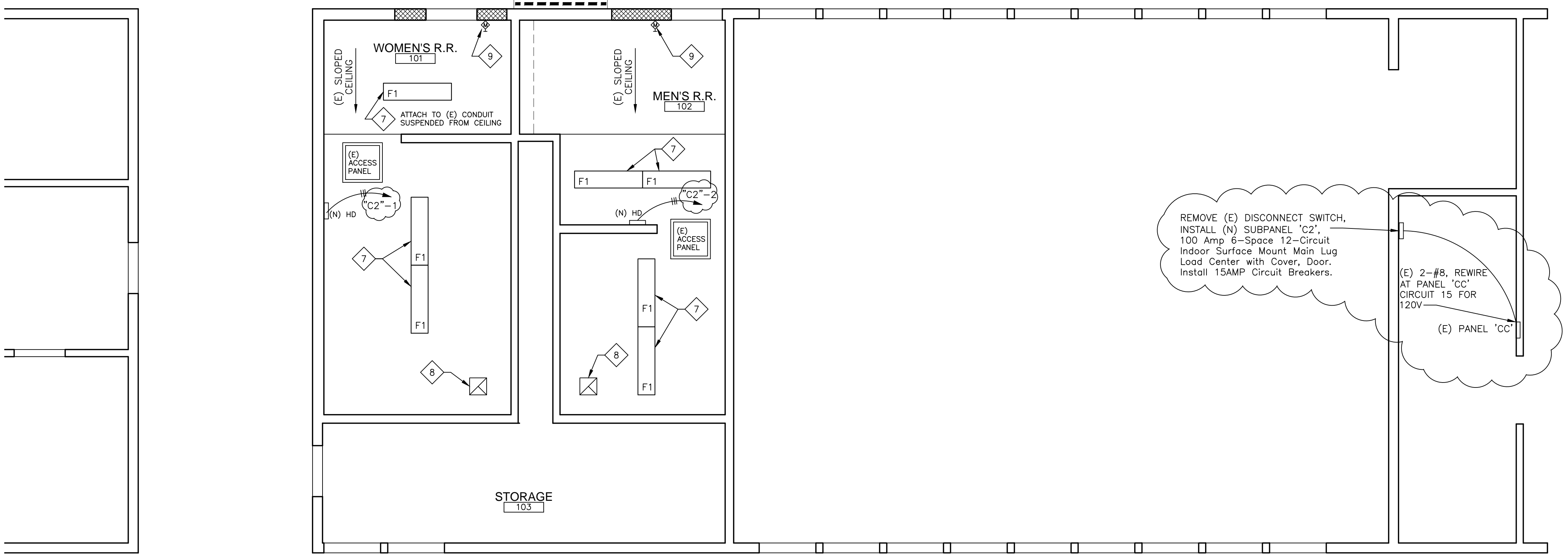
#### RENOVATION NOTES

- 1 (N) PLUMBING FIXTURE, SEE INTERIOR ELEVATIONS AND FIXTURE SCHEDULE 4/A501.
- 2 (N) RESTROOM ACCESSORY, SEE INTERIOR ELEVATIONS AND ACCESSORY SCHEDULE 7/A501.
- 3 (N) SOLID PHENOLIC TOILET PARTITIONS, SEE INTERIOR ELEVATIONS.
- 4 (N) RESTROOM DOOR AND WALL SIGNAGE, SEE DETAIL 4/A702.
- 5 (N) DOOR THRESHOLD, SEE DETAIL 8/A702.
- 6 (N) EPOXY FLOOR FINISH (TYP.) AT ENTIRE ROOM.
- 7 REMOVE AND REPLACE (E) LIGHT FIXTURE AT SAME LOCATION, SIZE TO MATCH EXISTING, FIELD VERIFY.
- 8 REMOVE AND REPLACE (E) HVAC GRILLE, SIZE AND TYPE (S.A., R.A., EXHAUST GRILLE) TO MATCH EXISTING, FIELD VERIFY.
- 9 (N) ELECTRICAL SWITCH, EXTEND (E) CIRCUIT AS REQ'D.
- 10 REPAIR WALL AND/OR CEILING WITH NEW 5/8" GYP. BOARD AND PAINT PER ROOM SCHEDULE, TYP.
- 11 (N) FURRED PLUMBING WALL AND CONCRETE CURB, ACCESSIBLE H/LO DRINKING FOUNTAIN, AND WING BARRIERS. SEE DETAIL 1/A703.
- 12 CONNECT (N) FLOOR DRAIN TO EXISTING DRAIN LINE, FIELD VERIFY.



#### LEGEND, KEYNOTES, AND KEY PLAN

2



### ELECTRICAL DEMOLITION AND RENOVATION PLAN

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

**BOA** Government Services

2909 OREGON CT STE C6, TORRANCE, CA 90503

---

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No.	Date	Rev	By	Ck

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**Consultant:**

**Designer:** \_\_\_\_\_  
**CAD Draft:** \_\_\_\_\_  
**Architect:** AW  
**Engineer:** \_\_\_\_\_  
**Date Issued:** MAR 7, 2019  
**Job Number:** 6038

**SHEET TITLE:**  
**ELECTRICAL DEMOLITION AND RENOVATION PLAN**

**SHEET NUMBER:**  
**E201**