

ROSEMEAD SCHOOL DISTRICT JANSON ELEMENTARY SCHOOL

CONSTRUCTION OF NEW PLAYGROUNDS

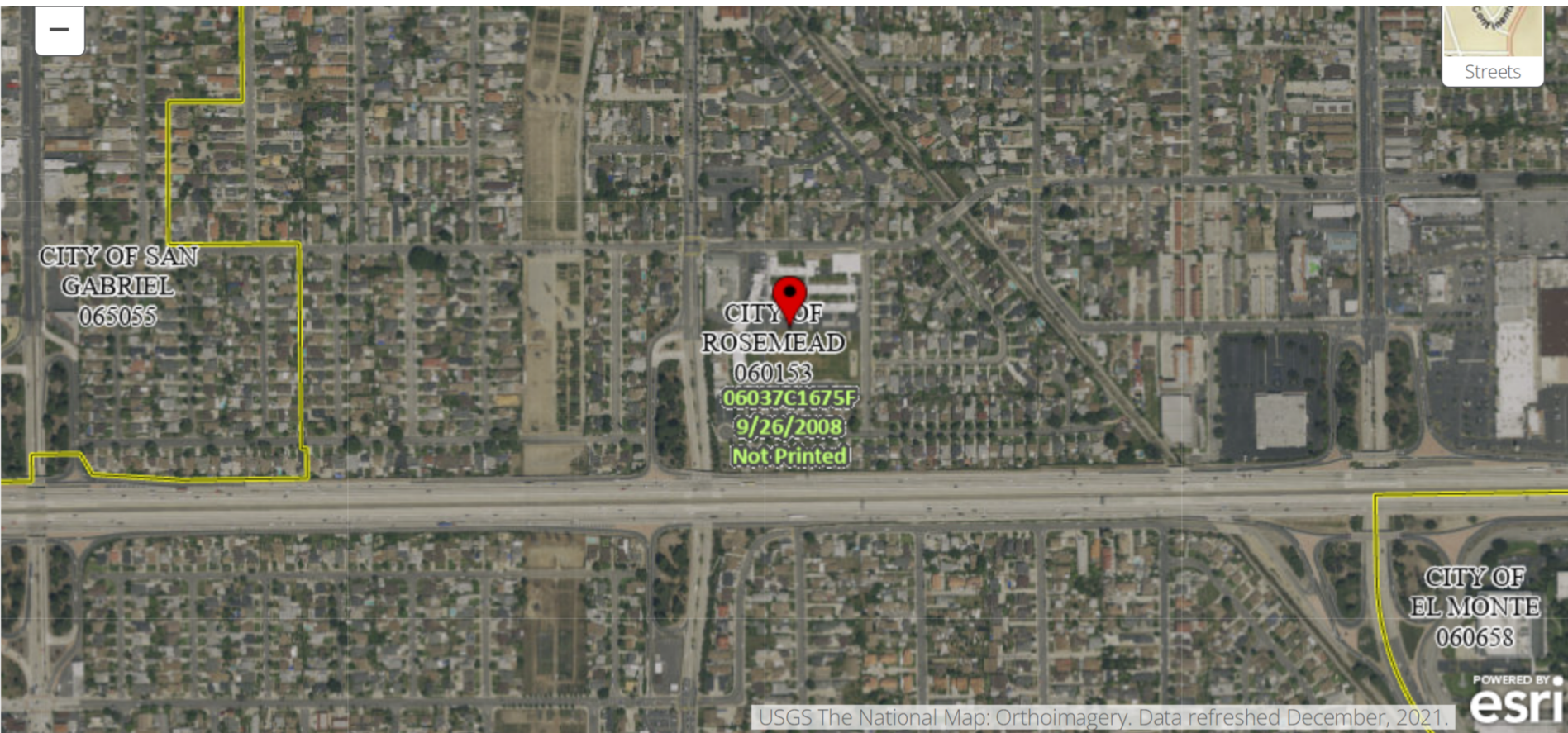
8628 MARSHALL STREET, ROSEMEAD, CA 91770

FILE NO: 19-91 A#: 03-122693

GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE 2019 CALIFORNIA BUILDING CODE, PART 1 AND 2, TITLE 24, C.C.R., AND ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF CALIFORNIA, DIVISION OF INDUSTRIAL SAFETY AND THOSE CODES AND STANDARDS LISTED IN THE NOTES AND SPECIFICATIONS.
- DO NOT SCALE THE CONSTRUCTION DOCUMENTS. DIMENSIONS SHALL TAKE PRECEDENCE OVER GRAPHIC SCALES SHOWN ON THE DRAWINGS. TYPICAL DETAILS & GENERAL NOTES ARE MINIMUM REQUIREMENTS TO BE USED WHEN CONDITIONS ARE NOT SHOWN OTHERWISE. IF ADDITIONAL DIMENSIONS ARE REQUIRED, CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING. WORK WITHIN THE AREA OF DISCREPANCY OR CONFLICT SHALL NOT PROCEED UNTIL GIVEN SUCH NOTICE BY THE ARCHITECT TO RESUME CONSTRUCTION.
- SPECIFIC NOTES & DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES & TYPICAL DETAILS, WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.
- WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDUM.
- THIS SHEET IS ONE OF A SET OF DOCUMENTS WHICH INCLUDES, BUT IS NOT LIMITED TO, DRAWINGS, SPECIFICATIONS & ADDENDA ADDRESSING ALL TRADES, FULLY COORDINATE ARCHITECTURAL, STRUCTURAL, ELECTRICAL, AND/OR MECHANICAL DRAWINGS, DETAILS & SPECIFICATIONS TO ASCERTAIN THE FULL SCOPE OF THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FURNISH COMPLETE SET OF CONSTRUCTION DOCUMENTS TO ALL BIDDERS. ALL BIDDERS SHALL REVIEW THE FULL SET OF CONSTRUCTION DOCUMENTS PRIOR TO SUBMITTING BIDS FOR THE WORK. ANY INCONSISTENCIES OR CONFLICTING INFORMATION INCORPORATED INTO THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATIONS AND/OR ADJUSTMENTS BEFORE COMMENCING WORK.
- WHERE APPLICABLE, REFER TO THE PROJECT SPECIFICATION MANUAL FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE DRAWINGS. INFORMATION GIVEN IN ONE PORTION OF THE CONTRACT DOCUMENTS SHALL BE CONSIDERED TO BE GIVEN IN ALL CONTRACT DOCUMENTS.
- THE DRAWINGS & SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE(S) OR MODIFICATION TO AN EXISTING STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.
GENERAL:
CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY ADDENDA OR CONSTRUCTION CHANGE DOCUMENT (CCD) APPROVED BY THE DIVISION OF THE STATE ARCHITECT AS REQUIRED BY SECTION 4-338, PART 1, TITLE 24, C.C.R.
ADDENDA:
CHANGES OR ALTERATIONS OF THE APPROVED PLANS OR SPECIFICATIONS PRIOR TO LETTING A CONSTRUCTION CONTRACT FOR THE WORK INVOLVED SHALL BE MADE BY MEANS OF ADDENDA WHICH SHALL BE SUBMITTED TO & APPROVED BY DSA PRIOR TO DISTRIBUTION TO CONTRACTORS. ORIGINAL COPIES OF ADDENDA SHALL BE STAMPED & SIGNED BY THE ARCHITECT OR ENGINEER IN CHARGE OF PREPARATION OF THE PLANS & SPECIFICATIONS & BY THE ARCHITECT OR REGISTERED ENGINEER DELEGATED RESPONSIBILITY FOR THE PORTION AFFECTED BY THE ADDENDA. (SEE SECTION 4-317(b)) ONE COPY OF EACH ADDENDUM IS REQUIRED FOR THE FILES OF DSA.
CONSTRUCTION CHANGE DOCUMENT (CCD):
CHANGES OR ALTERATIONS OF THE APPROVED PLANS OR SPECIFICATIONS AFTER A CONTRACT FOR THE WORK HAS BEEN LET SHALL BE MADE ONLY BY MEANS OF CCD SUBMITTED TO & APPROVED BY DSA PRIOR TO COMMENCEMENT OF THE WORK SHOWN THEREON. CCDs SHALL STATE THE REASON OF THE CHANGE & THE SCOPE OF WORK TO BE ACCOMPLISHED, & WHERE NECESSARY, SHALL BE ACCOMPANIED BY SUPPLEMENTARY DRAWINGS REFERENCED IN THE TEXT OF THE CCD. ALL CCDs & SUPPLEMENTARY DRAWINGS SHALL BE STAMPED & SIGNED BY THE ARCHITECT OR ENGINEER IN CHARGE, RESPONSIBLE CHARGE OF OBSERVATION OF THE WORK OF CONSTRUCTION OF THE PROJECT & BY THE ARCHITECT OR REGISTERED ENGINEER DELEGATED RESPONSIBILITY FOR OBSERVATION OF THE PORTION OF THE WORK OF CONSTRUCTION AFFECTED BY THE CCD. SHALL BEAR THE APPROVAL OF THE DISTRICT & SHALL INDICATE THE ASSOCIATED CHANGE IN THE PROJECT COST. IF ANY, ONE COPY OF EACH CCD IS REQUIRED FOR THE FILES OF DSA.
VOIDANCE OF APPLICATION:
ANY CHANGE, ERASURE, ALTERATION, OR MODIFICATION OF ANY PLANS OR SPECIFICATIONS BEARING THE STAMP OF DSA MAY RESULT IN VOIDANCE OF THE APPROVAL OF THE APPLICATION. HOWEVER, THE WRITTEN APPROVAL OF PLANS MAY BE EXTENDED BY DSA TO INCLUDE REVISED PLANS & SPECIFICATIONS AFTER DOCUMENTS ARE SUBMITTED FOR REVIEW & APPROVED. (SEE SECTION 4-323 FOR REVISED PLANS & SECTION 4-338 FOR ADDENDA & CHANGE ORDERS).
- PERFORMANCE OF THE WORK:**
THE CONTRACTOR SHALL CAREFULLY STUDY THE APPROVED PLANS & SPECIFICATIONS & SHALL PLAN A SCHEDULE OF OPERATIONS WELL AHEAD OF TIME. IF AT ANY TIME IT IS DISCOVERED THAT WORK IS BEING DONE WHICH IS NOT IN ACCORDANCE WITH THE APPROVED PLANS & SPECIFICATIONS, THE CONTRACTOR SHALL CORRECT THE WORK IMMEDIATELY. ALL INCONSISTENCIES OR ITEMS WHICH APPEAR IN ERROR IN THE PLANS & SPECIFICATIONS SHALL BE PROMPTLY CALLED TO THE ATTENTION OF THE ARCHITECT OR REGISTERED ENGINEER. THROUGH THE INSPECTOR, FOR INTERPRETATION OR CORRECTION. IN NO CASE, HOWEVER, SHALL THE INSTRUCTION OF THE ARCHITECT OR REGISTERED ENGINEER BE CONSTRUED TO CAUSE WORK TO BE DONE WHICH IS NOT IN CONFORMITY WITH THE APPROVED PLANS, SPECIFICATIONS, AND CHANGE ORDERS. NOTIFY THE PROJECT INSPECTOR, IN ADVANCE, OF THE COMMENCEMENT OF CONSTRUCTION OF EACH AND EVERY ASPECT OF THE WORK. SUBSTITUTIONS SHALL BE CONSIDERED AS A CHANGE ORDER.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS & SITE CONDITIONS BEFORE STARTING WORK. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT THE REVIEW & CLARIFICATION OF THE ARCHITECT. UNLESS NOTED AS PLUS (+) DIMENSIONS OR (-) FIELD). VERIFY. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY BEFORE PROCEEDING WITH WORK.
- ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS REPRESENTING THE BEST INFORMATION CURRENTLY AVAILABLE, BUT WITHOUT GUARANTEE OF ACCURACY. THE CONTRACTOR & SUBCONTRACTOR SHALL CAREFULLY EXAMINE THE SITE, COMPARE THE CONSTRUCTION DOCUMENTS WITH THE EXISTING CONDITIONS, BE RESPONSIBLE FOR ACCURACY OF ALL DIMENSIONS & THOROUGHLY FAMILIARIZE HIMSELF/HERSELF WITH THE SCOPE OF WORK BY THE ACT OF SUBMITTING A BID. THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE SUCH AN EXAMINATION. HAVE ACCEPTED THE CONDITIONS & HAVE INCLUDED ALL RELATED SITE/BUILDING(S) CONDITION COST IN HIS/HER BID.
- NO PART OF THESE CONTRACT DOCUMENTS SHALL BE CONSIDERED AS REQUIRING OR PERMITTING ANY WORK CONTRARY TO THE REQUIREMENTS OF ANY CODE REGULATION OR ORDINANCE WHICH HAS JURISDICTION OVER THE WORK.
- ALL SYMBOLS & ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE THE SAME OR THEIR EXACT MEANING. THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.
- THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE(S) DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACES, SHORES & GUYS REQUIRED TO SUPPORT ALL LOADS TO WHICH THE BUILDING STRUCTURE & COMPONENTS, ADJACENT SOILS OR STRUCTURES, UTILITIES & RIGHT-OF-WAYS MAY BE SUBJECTED DURING CONSTRUCTION.

FLOOD MAP



ARCHITECT:

NAC | ARCHITECTURE
837 NORTH SPRING ST., THIRD FLOOR
LOS ANGELES, CA. 90012-2323
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FAX: 323.859.3110
CONTACT: GARY CHRISTOFI
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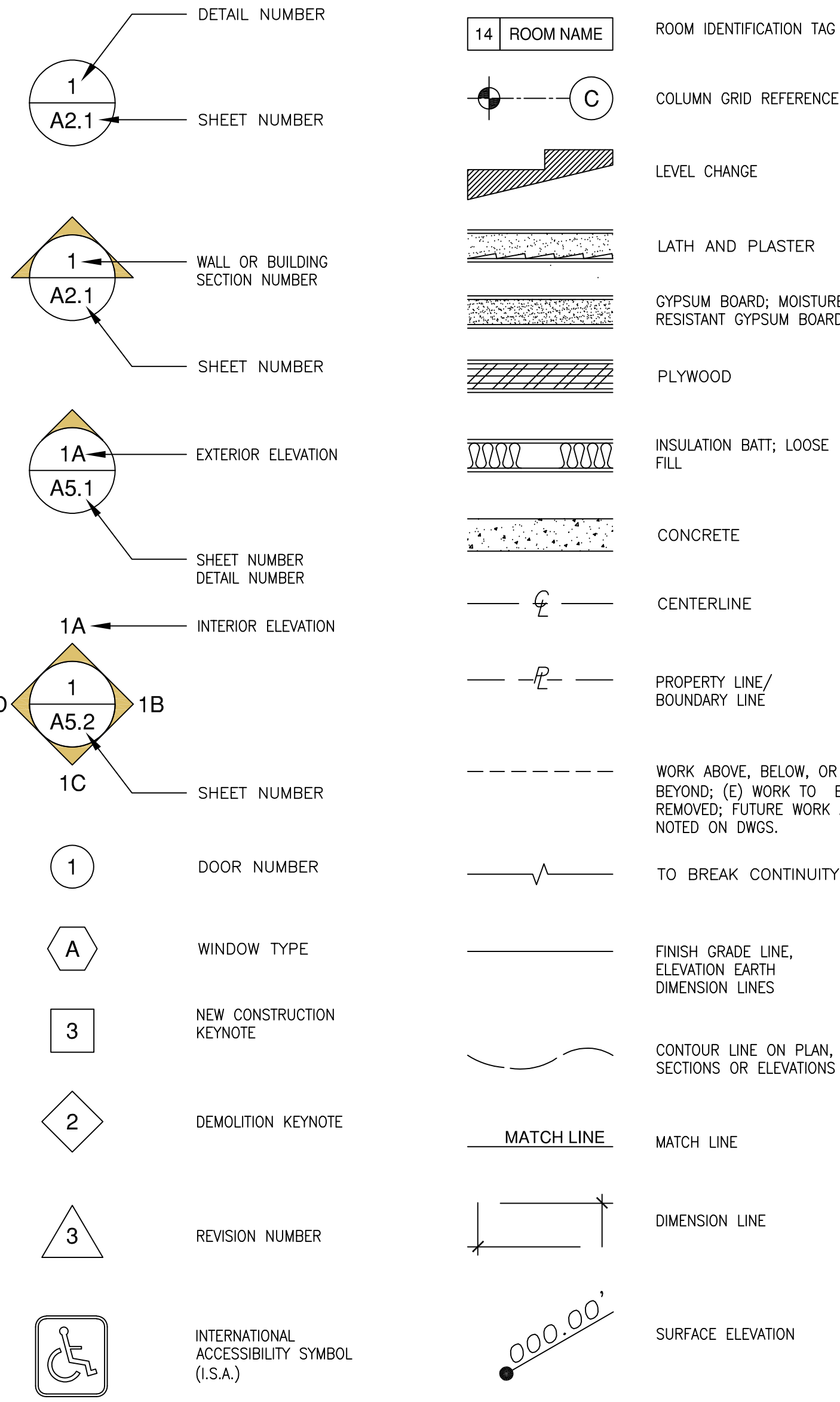
BRANDOW & JOHNSTON
700 S FLOWER ST #1200
LOS ANGELES, CA. 90017
TEL: 213-596-4500
CONTACT: EDGARD S MELO
EMAIL: ed.melo@bjsoe.com

LEGEND: The National Map, Orthorectified, Data refreshed December 2018
SPECIAL FLOOD HAZARD AREAS
Regulatory Floodway Zone AEL, AEL, AEL, AEL, AEL, AEL
0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile Zone 1
Future Conditions 1% Annual Chance Flood Hazard Zone 1
Area with Reduced Flood Risk due to Levee, See Notes, Zone 1
Area with Flood Risk due to Levee Zone 1
OTHER AREAS
Coastal Barrier Resource System Area

GENERAL FEATURES
STRUCTURES
Levee, Dike, or Floodwall

0.00 0.01 0.02 0.03 0.04 0.05 0.06 0.07 0.08 0.09 0.10 0.11 0.12 0.13 0.14 0.15 0.16 0.17 0.18 0.19 0.20 0.21 0.22 0.23 0.24 0.25 0.26 0.27 0.28 0.29 0.30 0.31 0.32 0.33 0.34 0.35 0.36 0.37 0.38 0.39 0.40 0.41 0.42 0.43 0.44 0.45 0.46 0.47 0.48 0.49 0.50 0.51 0.52 0.53 0.54 0.55 0.56 0.57 0.58 0.59 0.60 0.61 0.62 0.63 0.64 0.65 0.66 0.67 0.68 0.69 0.70 0.71 0.72 0.73 0.74 0.75 0.76 0.77 0.78 0.79 0.80 0.81 0.82 0.83 0.84 0.85 0.86 0.87 0.88 0.89 0.90 0.91 0.92 0.93 0.94 0.95 0.96 0.97 0.98 0.99 1.00

GENERAL SYMBOLS



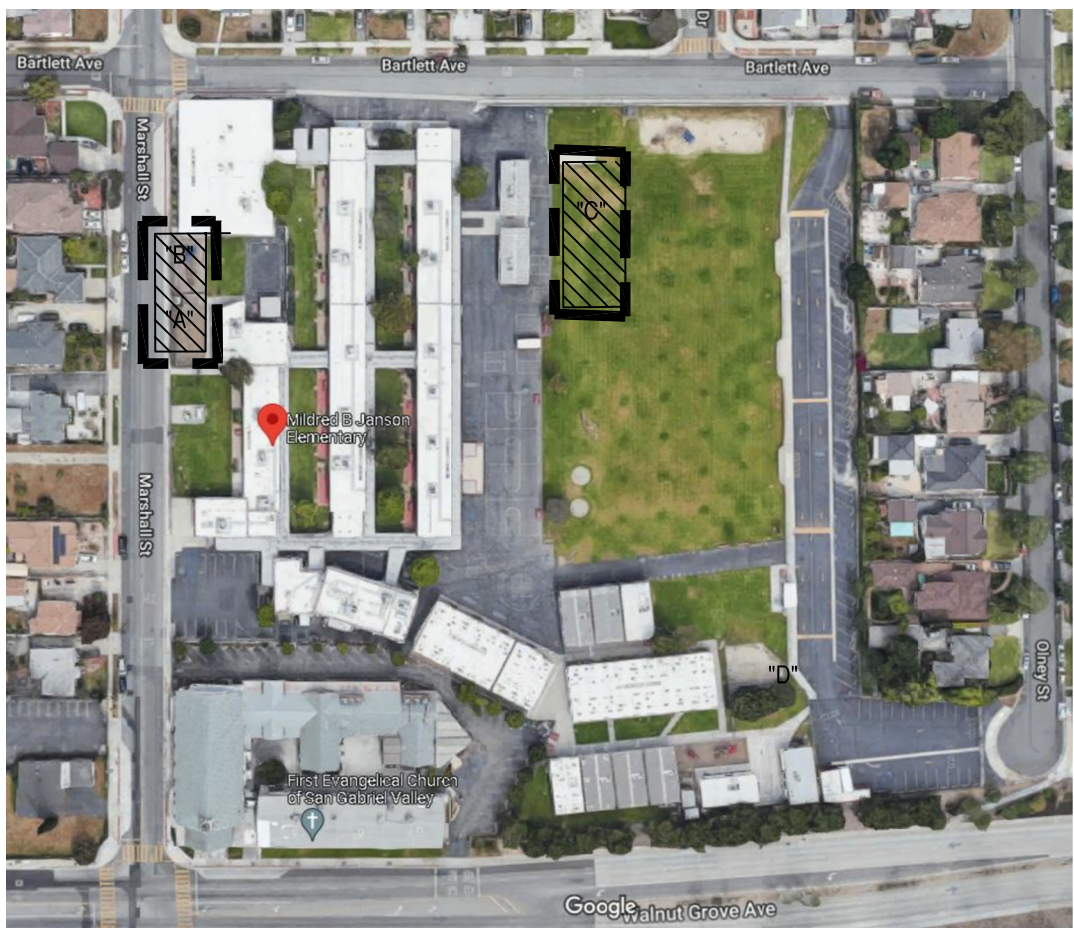
CODE ANALYSIS

PLAYGROUNDS UNDER THIS SCOPE DO NOT HAVE ROOFS EXCEEDING 300 S.F. AND THEREFORE CONSIDERED STRUCTURES.
TPE OF CONSTRUCTION: TYPE V-B
AREA= 9,072 sqf.
OCCUPANCY: E-1

SCOPE OF WORK

CONSTRUCTION OF 3 NEW PLAYGROUNDS FOR A TOTAL AREA OF 8,845 sqf. RELATED ADA PAVING, NEW DRINKING FOUNTAIN, AND SIGNAGE

VICINITY MAP JANSON E.S. SITE



PROJECT SITE
JANSON E.S.

APPLICABLE CODES

PARTIAL LIST OF APPLICABLE CODES AS OF JANUARY 1, 2019
PART 1 2022 BUILDING STANDARDS ADMINISTRATIVE CODE, TITLE 24 C.C.R.
PART 2 2019 CALIFORNIA BUILDING CODE, TITLE 24 C.C.R.
PART 3 2019 CALIFORNIA ELECTRICAL CODE, TITLE 24 C.C.R.
PART 4 2019 CALIFORNIA MECHANICAL CODE, TITLE 24 C.C.R.
PART 5 2019 CALIFORNIA PLUMBING CODE, PART 5, TITLE 24 C.C.R.
PART 6 2019 CALIFORNIA ENERGY CODE, TITLE 24 C.C.R.
PART 7 2019 CALIFORNIA FIRE CODE, TITLE 24 C.C.R.
PART 12 2019 CALIFORNIA REFERENCED STANDARDS, TITLE 24 C.C.R.

TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

STATEMENT OF GENERAL CONFORMANCE

FOR ARCHITECTS/ENGINEERS WHO UTILIZE PLANS, INCLUDING BUT NOT LIMITED TO SHOP DRAWINGS, PREPARED BY OTHER LICENSED DESIGN PROFESSIONALS AND/OR CONSULTANTS (APPLICATION NO. A# 03-122693 FILE NO. 19-91)

(APPLICATION NO. A# 03-122693 FILE NO. 19-91)

☒ THE DRAWINGS OR SHEETS LISTED ON THE COVER OR ASSOCIATED WITH 03-122693
☐ THIS DRAWING, PAGE OF SPECIFICATIONS/CALCULATIONS

HAVE BEEN PREPARED BY OTHER DESIGN PROFESSIONALS OR CONSULTANTS WHO ARE LICENSED AND/OR AUTHORIZED TO PREPARE SUCH DRAWINGS IN THIS STATE. IT HAS BEEN EXAMINED BY ME FOR:

- DESIGN INTENT AND APPEARS TO MEET THE APPROPRIATE REQUIREMENTS OF TITLE 24, CALIFORNIA CODE OF REGULATIONS AND THE PROJECT SPECIFICATIONS PREPARED BY ME, AND
- COORDINATION WITH MY PLANS AND SPECIFICATIONS AND IS ACCEPTABLE FOR INCORPORATION INTO THE CONSTRUCTION OF THIS PROJECT.

THE STATEMENT OF GENERAL CONFORMANCE "SHALL NOT BE CONSTRUED AS RELIEVING ME OF MY RIGHTS, DUTIES, AND RESPONSIBILITIES UNDER SECTIONS 17302 AND 81138 OF THE EDUCATION CODE AND SECTIONS 4-336, 4-341, AND 4-344" OF TITLE 24, PART 1 (TITLE 24, PART 1, SECTION 4-317 (b))

I FIND THAT: ☒ ALL DRAWINGS OR SHEETS LISTED ON THE COVER OR INDEX SHEET
☐ THIS DRAWING OR PAGE

☒ IS/ARE IN GENERAL CONFORMANCE WITH THE PROJECT DESIGN INTENT, AND
☒ HAS/HAVE BEEN COORDINATED WITH THE PROJECT PLANS AND SPECIFICATIONS.

SIGNATURE _____ DATE 11/10/2022
ARCHITECT OR ENGINEER DESIGNATED TO BE IN GENERAL RESPONSIBLE CHARGE

HELENA JUBANY
PRINT NAME
C-22214
LICENSE NUMBER EXPIRATION DATE 05/31/2023

☐ IS/ARE IN GENERAL CONFORMANCE WITH THE PROJECT DESIGN INTENT, AND
☐ HAS/HAVE BEEN COORDINATED WITH THE PROJECT PLANS AND SPECIFICATIONS.

SIGNATURE _____ DATE
ARCHITECT OR ENGINEER DELEGATED RESPONSIBILITY FOR THIS PORTION OF THE WORK

PRINT NAME
LICENSE NUMBER EXPIRATION DATE

SHEET INDEX

NO.	SHT. NO.	SHEET TITLE
01	G0.1	TITLE SHEET, INDEX TO DRAWINGS AND NOTES
02	C1.01	TITLE SHEET AND GENERAL NOTES
03	C2.01	TYPICAL DETAILS
04	C3.01	SITE DEMOLITION PLAN
05	C4.01	PRECISE GRADING PLAN
06	A1.01	SITE PLAN
07	A1.03	ENLARGED SITE PLANS
08	A3.01	ENLARGED TOILET PLAN, ELEVATIONS AND DOOR SCHEDULE
09	A3.02	ENLARGED TOILET PLAN, ELEVATIONS AND DOOR SCHEDULE
10	A8.01	SITE DETAILS
11	A8.02	SITE DETAILS
12	A8.03	SITE DETAILS
13	A8.04	SIGNAGE DETAILS

Total Sheets = 13

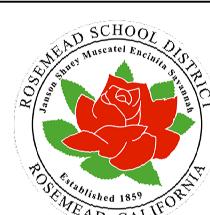
DESCRIPTION
DATE
REV.



DRAWING, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT OR ENGINEER OR REGISTERED ENGINEER DELEGATED RESPONSIBILITY FOR THIS PORTION OF THE WORK. THESE DOCUMENTS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR ENGINEER OR REGISTERED ENGINEER DELEGATED RESPONSIBILITY FOR THIS PORTION OF THE WORK.

ROSEMEAD SCHOOL DISTRICT
JANSON ELEMENTARY SCHOOL
CONSTRUCTION OF NEW PLAYGROUNDS

8628 MARSHALL ST., ROSEMEAD, CA 91770



ROSEMEAD
SCHOOL DISTRICT
PARK ROSEMEAD
8628 MARSHALL STREET,
ROSEMEAD, CA 91770

JUBANY
NAC | ARCHITECTURE

NAC NO: 161-22132
FILE: -
DRAWING: -
CHECKED: -
DATE: 02-28-2023

DSA SUBMITTAL

G0.1

TITLE SHEET, INDEX TO DRAWINGS AND NOTES

GENERAL NOTES:

1. ALL WORK DETAILED ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION," STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION AND SUPPLEMENTS), THE UNIFORM BUILDING CODE (FOR EXCAVATION AND GRADING), CALIFORNIA BUILDING CODE (CBC) AND ROSEMEAD SCHOOL DISTRICT STANDARD PLANS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR, REPLACEMENT, AND MAINTENANCE OF EROSION CONTROL PLAN.
3. NO CONCRETE SHALL BE POURED UNTIL THE PROJECT INSPECTOR HAS INSPECTED AND APPROVED THE FOOTING EXCAVATIONS.
4. IF AT ANY TIME DURING THE GRADING AND EXCAVATION OPERATIONS, UNFAVORABLE SOILS CONDITIONS ARE ENCOUNTERED, THE WORK SHALL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
5. ALL GRADES AND CONTOURS INDICATED ON THE PLANS ARE TO FINISHED SURFACE, AND NOT ROUGH GRADES. CONTRACTOR SHALL SUBTRACT THE STRUCTURAL THICKNESS OF PAVEMENTS AND TOP-SOIL THICKNESS IN LANDSCAPED AREAS, TO OBTAIN DESIRED ROUGH GRADES.
6. NO FILL TO BE PLACED, UNTIL THE PROJECT INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
7. ALL CONCENTRATED DRAINAGE MUST BE CONDUCTED TO THE STREET IN APPROVED NON-EROSIVE DEVICES OR TO EXISTING STORM DRAIN SYSTEM.
8. EXCAVATIONS SHALL BE MADE IN ACCORDANCE WITH THE REGULATIONS OF THE STATE OF CALIFORNIA, DIVISION OF INDUSTRIAL SAFETY. ALL EXCAVATIONS SHALL BE STABILIZED WITHIN 30 DAYS OF INITIAL EXCAVATION. ALL TEMPORARY EXCAVATIONS SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
9. MAN MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX. DRY DENSITY, UNLESS A LOWER RELATIVE COMPACTION (NO LESS THAN 90% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOILS ENGINEER.
10. THIS PLAN IS FOR GRADING PURPOSES ONLY AND DOES NOT CONSTITUTE APPROVAL OF BUILDINGS.
11. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
12. EXISTING TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM A SURVEY DATED MARCH 11 2022 BY CAL VADA SURVEYING, INC.
13. CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR.
14. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
15. DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
16. ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
17. ALL CURB DIMENSIONS AND RADII ARE TO BOTTOM OF CURB FACE.
18. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) AT (800-422-4133) PRIOR TO ANY EXCAVATION.
19. CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
20. CONTRACTOR SHALL COORDINATE REMOVAL OR RELOCATION OF ANY PUBLIC UTILITY LINES (IF ENCOUNTERED DURING CONSTRUCTION) WITH THEIR RESPECTIVE OWNERS. SEPARATE PERMITS MAY BE REQUIRED.
21. THE CONTRACTOR SHALL REPLACE ALL EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER. MATCH EXISTING MATERIALS, SURFACE TREATMENT, AND COLORS. SAME SHALL APPLY TO PERMANENT UTILITY TRENCH RESURFACING.
22. STORM DRAINAGE SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
23. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL ONE VERTICAL.
24. ANY TEMPORARY STOCKPILING OF EXCESS MATERIAL ON SITE SHALL BE APPROVED BY THE PROJECT INSPECTOR AND THE OWNER'S AUTHORIZED REPRESENTATIVE, INCLUDING PROTECTION AND EROSION CONTROL, PRIOR TO EXCAVATION.
25. PROJECT INSPECTOR IS REQUIRED ON GRADING AND FOUNDATION EARTHWORK.
26. STAKE AND FLAG THE PROPERTY LINES IN ACCORDANCE WITH A LICENSED SURVEY MAP.
27. CONTINUOUS INSPECTION BY THE SOIL ENGINEER/GEOLOGIST IS REQUIRED AS DESCRIBED IN THE SOIL REPORT.

NOTICE TO CONTRACTORS:

1. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL JOIN ELEVATION CONDITIONS FOR GRADING AND DRAINAGE WORK. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
2. THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
3. THE CONTRACTOR FURTHER SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT
4. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, THE SOILS AND/OR GEOLOGY REPORTS, AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR THE ENGINEER, PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE OBTAINED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND NOT TO THE EXPENSE OF THE OWNER OR ENGINEER.
6. ALL CHANGES TO THE CONSTRUCTION DOCUMENTS FOR THIS PROJECT SHALL BE DONE IN WRITING AND APPROVED BY THE ENGINEER OF RECORD. THE ENGINEER SHALL NOT BE RESPONSIBLE, OR LIABLE FOR UNAUTHORIZED CHANGES OR USES OF THE CONSTRUCTION DOCUMENTS.
7. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE PROJECT ARCHITECT OR ENGINEER BEFORE PROCEEDING WITH THE WORK IN QUESTION.
8. THE CONTRACTOR SHALL OBTAIN AN OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.) PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE 5 FEET OR DEEPER.
9. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

ENVIRONMENTAL QUALITY NOTES:

- A. ALL UNPAVED DEMOLITION AND CONSTRUCTION AREAS SHALL BE WETTED AT LEAST TWICE DAILY DURING EXCAVATION AND CONSTRUCTION, AND TEMPORARY DUST COVERS SHALL BE USED TO REDUCE DUST EMISSIONS AND MEET SCAQMD DISTRICT RULE 403.
- B. THE CONTRACTOR SHALL KEEP THE CONSTRUCTION AREA SUFFICIENTLY DAMPENED TO CONTROL DUST CAUSED BY CONSTRUCTION AND HAULING, AND AT ALL TIMES PROVIDE REASONABLE CONTROL OF DUST CAUSED BY WIND.
- C. EROSION CONTROL TO BE INSTALLED YEAR ROUND THROUGHOUT ENTIRE PROJECT. OBTAIN GRADING INSPECTOR'S APPROVAL OF PROPOSED PROCEDURES.
- D. ALL LOADS SHALL BE SECURED BY TRIMMING, WATERING OR OTHER APPROPRIATE MEANS TO PREVENT SPILLAGE AND DUST.
- E. ALL MATERIALS TRANSPORTED OFF-SITE SHALL BE EITHER SUFFICIENTLY WATERED OR SECURELY COVERED TO PREVENT EXCESSIVE AMOUNT OF DUST.
- F. ALL CLEARING, EARTH MOVING, OR EXCAVATION ACTIVITIES SHALL BE DISCONTINUED DURING PERIODS OF HIGH WINDS (I.E., GREATER THAN 15 MPH), SO AS TO PREVENT EXCESSIVE AMOUNTS OF DUST.
- G. GENERAL CONTRACTORS SHALL MAINTAIN AND OPERATE CONSTRUCTION EQUIPMENT SO AS TO MINIMIZE EXHAUST EMISSIONS.
- H. THE PROJECT SHALL COMPLY WITH THE NOISE ORDINANCES WHICH PROHIBIT THE EMISSION OR CREATION OF NOISE BEYOND CERTAIN LEVELS AT ADJACENT USES UNLESS TECHNICALLY INFEASIBLE.
- I. CONSTRUCTION AND DEMOLITION SHALL BE RESTRICTED TO THE HOURS OF 7:00 AM TO 6:00 PM MONDAY THROUGH FRIDAY, AND 8:00 AM TO 6:00 PM ON SATURDAY.
- J. CONSTRUCTION AND DEMOLITION ACTIVITIES SHALL BE SCHEDULED SO AS TO AVOID OPERATING SEVERAL PIECES OF EQUIPMENT SIMULTANEOUSLY.
- K. THE PROJECT CONTRACTOR SHALL USE POWER CONSTRUCTION EQUIPMENT WITH STATE-OF-THE-ART NOISE SHIELDING AND MUFFLING DEVICES.
- L. THE CONTRACTOR SHALL COMPLY WITH THE NOISE INSULATION STANDARDS OF TITLE 24 OF THE CALIFORNIA CODE REGULATIONS, WHICH INSURE AN ACCEPTABLE INTERIOR NOISE ENVIRONMENT.
- M. ALL WASTE SHALL BE DISPOSED OF PROPERLY. USE APPROPRIATELY LABELED RECYCLING BINS TO RECYCLE CONSTRUCTION MATERIALS INCLUDING: SOLVENTS, WATER-BASED PAINTS, VEHICLE FLUIDS, BROKEN ASPHALT AND CONCRETE, WOOD, AND VEGETARIAN. NON RECYCLABLE MATERIALS/WASTES SHALL BE TAKEN TO AN APPROPRIATE LANDFILL. TOXIC WASTES MUST BE DISCARDED AT A LICENSED REGULATED DISPOSAL SITE.
- O. PAVEMENT SHALL NOT BE HOSED DOWN AT MATERIAL SPILLS. DRY CLEANUP METHODS SHALL BE USED WHENEVER POSSIBLE.
- P. DUMPSTERS SHALL BE COVERED AND MAINTAINED. UNCOVERED DUMPSTERS SHALL BE PLACED UNDER A ROOF OR BE COVERED WITH TARPS OR PLASTIC SHEETING.
- Q. GRAVEL APPROACHES SHALL BE USED WHERE TRUCK TRAFFIC IS FREQUENT TO REDUCE SOIL COMPACTION AND THE TRACKING OF SEDIMENT INTO STREETS SHALL BE LIMITED.
- R. ALL VEHICLE/EQUIPMENT MAINTENANCE, REPAIR, AND WASHING SHALL BE CONDUCTED AWAY FROM STORM DRAINS. ALL MAJOR REPAIRS SHALL BE CONDUCTED OFF-SITE. DRIP PANS OR DROP CLOTHES SHALL BE USED TO CATCH DRIPS AND SPILLS.

ACCESSIBILITY NOTES:

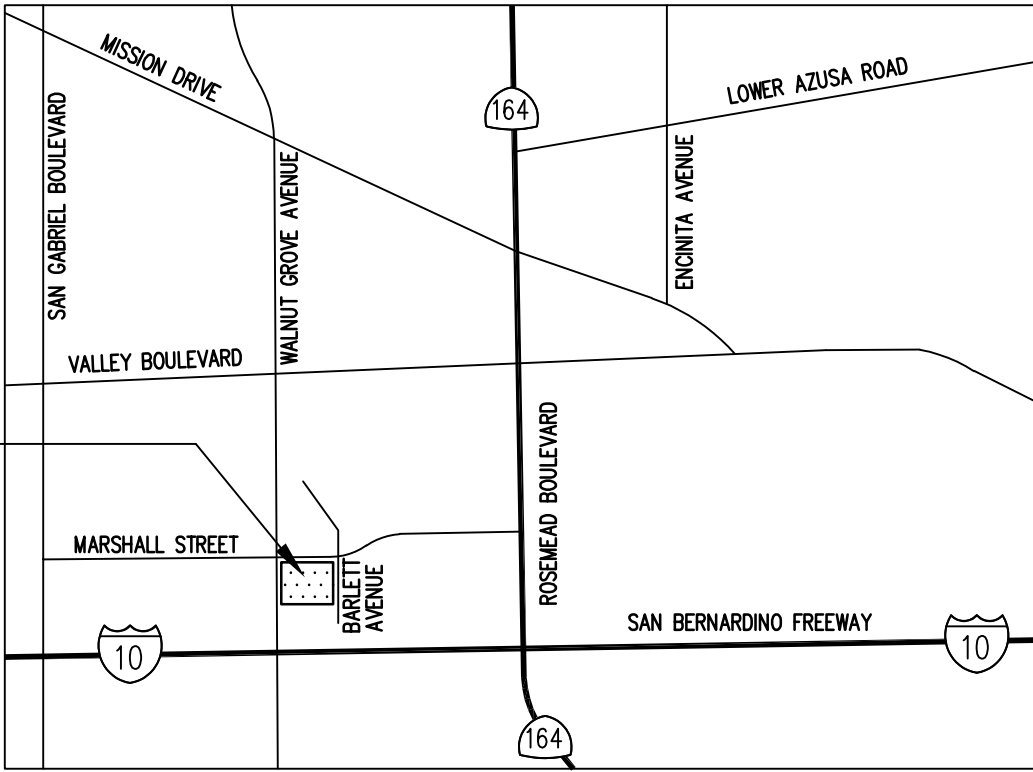
CALIFORNIA ACCESS COMPLIANCE, TITLE 24 CCR

1. WALKS AND SIDEWALK SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4" PER FOOT (2% GRADIENT) (SEC. 11B-403.3)
2. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1/20 (5% GRADIENT) IT SHALL COMPLY WITH THE PROVISIONS OF SECTION 11B-401 AS A PEDESTRIAN RAMP (SEC. 11B-403.3)
3. WALK AND SIDEWALK SURFACES WITH A SLOPE OF LESS THAN 6% GRADIENT SHALL BE AT LEAST AS SLIP-RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH. (SEC. 11B-403.2)
4. WALK & SIDEWALK SURFACES WITH A SLOPE OF 6% OR MORE GRADIENT SHALL BE SLIP-RESISTANT. (SEC. 11B-403.2)
5. ALL WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE LEVEL AREAS AT LEAST 5' IN LENGTH AT INTERVALS OF' AT LEAST EVERY 400'. (SEC. 11B-403.7)
6. WALKS SHALL BE PROVIDED WITH A LEVEL AREA NOT LESS THAN 60" WIDE AND DOOR+36" DEEP AT A DOOR OR GATE THAT SWINGS TOWARD THE WALK, AND NOT LESS THAN 48" WIDE AND DOOR+12" DEEP AT A DOOR OR GATE THAT SWINGS AWAY FROM THE WALK. (SEC. 11B-404.2.4.1 (c) OR (d))
7. WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2", AND SHALL BE A MINIMUM OF 48" WIDE. (SEC. 11B-403.1, 11B-403.2, 11B-403.5.1, 11B-403.5.3, 11B-302.1)
8. WHEN ABRUPT CHANGES IN LEVEL NOT EXCEEDING 1/2" OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL (50%), EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 3/4" MAY BE VERTICAL (SEC. 11B-403.4 AND FIGURES 11B-5E (c) AND (d))
9. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE EXCEEDING 1/2" SHALL COMPLY WITH THE REQUIREMENTS FOR CURB RAMPS. (SEC. 11B-303.4)
10. WALKS SHALL EXTEND A MINIMUM OF 36" TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARD THE WALL (SEC. 11B-404.2.4.1 (d))
11. WALKS, SIDEWALKS, AND PEDESTRIAN WAYS SHALL BE FREE OF GRATINGS WHEREVER POSSIBLE. GRID OPENINGS IN GRATINGS SHALL BE 1/2" WIDE MAX IN THE DIRECTION OF TRAFFIC FLOW. ELONGATED OPENINGS, IF PROVIDED SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL (SEC. 11B-302.3)
12. ABRUPT CHANGES IN LEVEL, 4" OR MORE, EXCEPT BETWEEN A WALK OR A SIDEWALK AND ADJACENT STREETS OR DRIVEWAYS SHALL BE IDENTIFIED BY A 6" HIGH CURBS ABOVE WALK SURFACE (SEC. 11B-303.5)
13. PROVIDE SIGNS DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL. SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE BUILDING ENTRANCES AND SHALL COMPLY WITH SECTION 11B-703 (SEC. 11B-216.6)

PAVING NOTES:

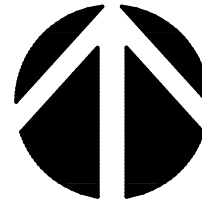
1. A PRE-PAVING MEETING WITH PROJECT INSPECTOR AND ENGINEER IS REQUIRED 48 HOURS PRIOR TO PAVING.
2. CRUSHED AGGREGATE BASE SHOULD CONFORM TO SECTION 200-2.2 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND SHOULD BE COMPACTED TO A DRY DENSITY OF AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AT NEAR OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D 1557-02.
3. THE PCC PAVEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF APPROXIMATELY 2,500 PSI FOR PEDESTRIAN AREAS.
4. ADJACENT PAVEMENTS SLAB SECTIONS SHALL HAVE FLUSH TRAPEZOIDAL KEYED CONSTRUCTION JOINTS AS AN ALTERNATIVE TO THE KEYED JOINT. DOWELS BETWEEN CONSTRUCTION JOINTS CAN BE USED. DOWELS SHALL CONSIST OF SMOOTH, #4bar REINFORCING STEEL, 18 INCHES LONG, EMBEDDED A MINIMUM OF SIX INCHES INTO THE SLAB ON EITHER SIDE OF THE CONSTRUCTION JOINT.

PROJECT SITE



VICINITY MAP

SCALE: N.T.S.



PREPARED BY

BRANDOW & JOHNSTON, INC.
700 SOUTH FLOWER ST., SUITE 1200
LOS ANGELES, CA 90017
TEL (213) 596-4500
FAX (213) 596-4599

REPRESENTATIVE:

ED MELO, PE
DIRECTOR OF CIVIL ENGINEERING

PREPARED FOR

ROSEMEAD SCHOOL DISTRICT
3907 ROSEMEAD BLVD.
ROSEMEAD, CA 91770

REPRESENTATIVE:

NAC ARCHITECTURE
323-475-8075

INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION
C1.01	TITLE SHEET AND GENERAL NOTES
C2.01	TYPICAL DETAILS
C3.01	SITE DEMOLITION PLAN
C4.01	PRECISE GRADING PLAN

CALIFORNIA CODE OF REGULATIONS:

APPLICABLE CODES AS OF JANUARY 1, 2022

2022 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, CBCS
2019 CALIFORNIA BUILDING CODE (CBC), PART 2, CBCS
(2018 IBC AND CALIFORNIA AMENDMENTS)

2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, CBCS
(2018 UNIFORM PLUMBING CODE AND CALIFORNIA AMENDMENTS)

2019 CALIFORNIA FIRE CODE, PART 9, CBCS
(2018 INTERNATIONAL FIRE CODE AND CALIFORNIA AMENDMENTS)

LIST OF FEDERAL CODES AND STANDARDS

- AMERICANS WITH DISABILITIES ACT (ADA), TITLE II
- STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SPPWC)
- FOR TITLE II: ADA STANDARDS FOR ACCESSIBLE DESIGN (APPENDIX A OF 28 CFR PART 36). (28 CFR 35.151(c))

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

BENCH MARK

ELEVATIONS SHOWN HEREON ARE BASED UPON LOS ANGELES COUNTY BENCHMARK MG3252, ELEVATION 323.41 FEET (NAVD 88).

DESCRIPTION:
RDBM TAG IN W CBL 1FT N/O BCR @ NW COR VALLEY BLVD & WALNUT GROVE AVE.

SITE INFORMATION

SITE NAME:
MILDRED B. JANSON ELEMENTARY SCHOOL

SITE ADDRESS:
8628 MARSHALL STREET,
ROSEMEAD, CA 91770
LOS ANGELES COUNTY

ASSESSOR'S PARCEL NO:
5390-004-901

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 5, (2017.50) IN ACCORDANCE TO THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID BEARINGS ARE DETERMINED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING CALIFORNIA SPATIAL REFERENCE CENTER (C.S.R.C.) CONTINUOUSLY OPERATING REFERENCE STATIONS (C.O.R.S.):

C.S.R.C. RHCL:
NORTHING = 1829315.58' EASTING = 6553739.69'

C.S.R.C. BKMS:
NORTHING = 1808660.13' EASTING = 6532953.81'

THE COMBINATION FACTOR FOR THIS PROJECT WAS APPLIED AT THE FOLLOWING POINT:

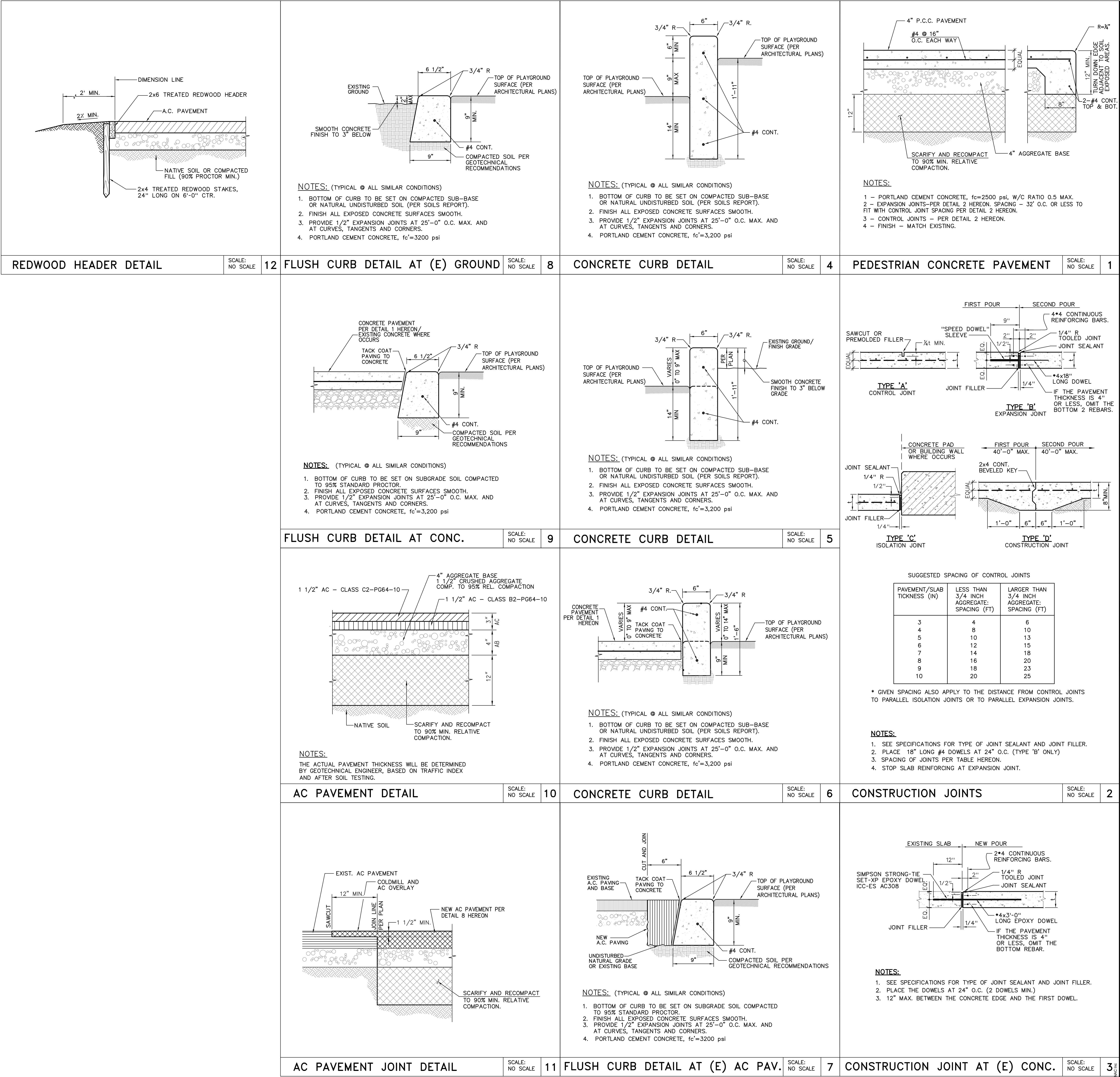
NORTHING = 1849306.58' EASTING = 6537401.68'

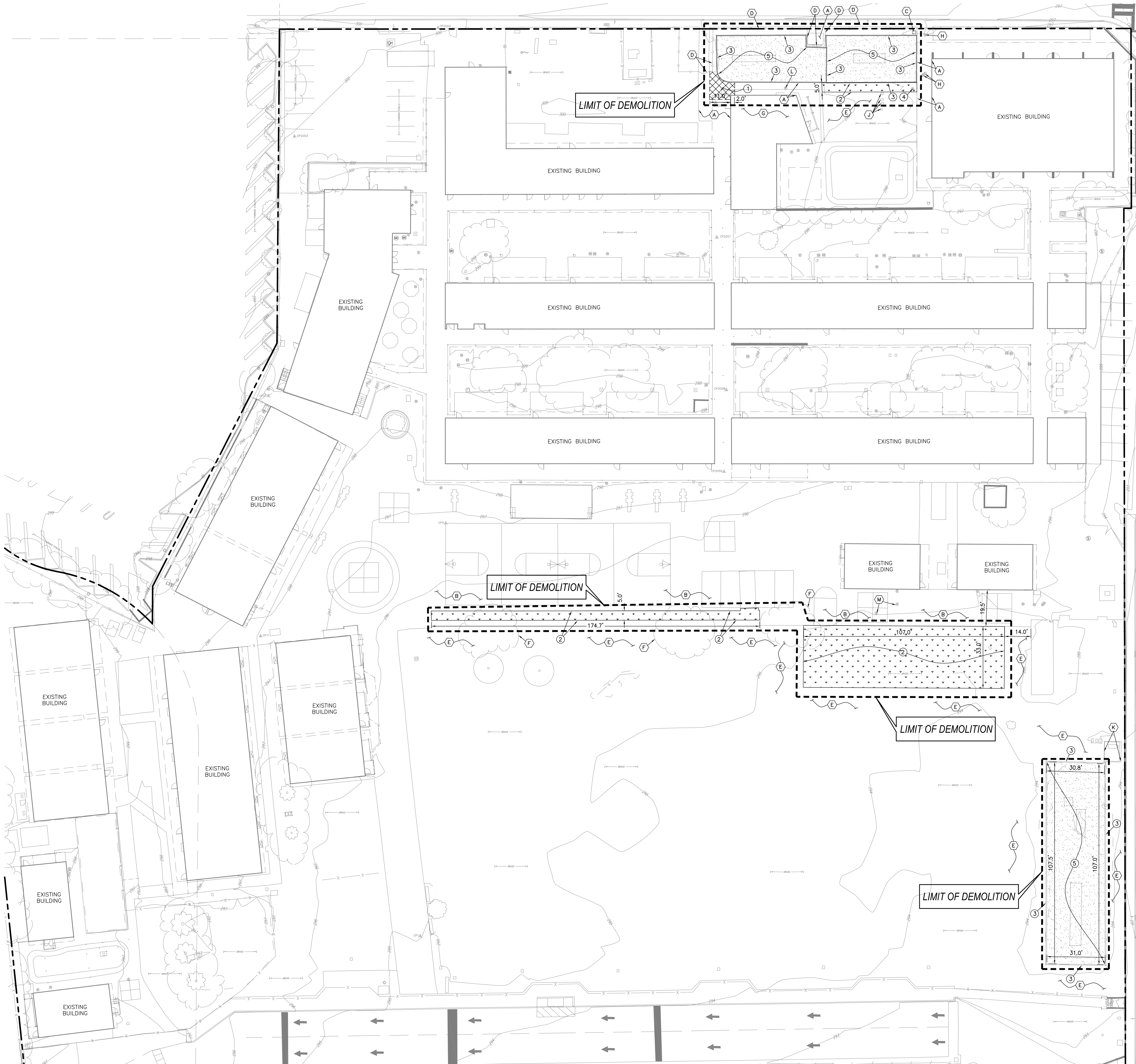
MAPPING ANGLE = -0°02'44" SCALE FACTOR = 1.00001741

LEGEND:

	EXISTING BUILDING
	PROPERTY LINE
	RIDGE LINE
	GRADE BREAK LINE
	SAWCUT LINE
	PROP. CONTOUR (1' INTERVAL)
	EXIST. CONTOUR (1' INTERVAL)
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	ADA PATH OF TRAVEL
	NEW CONCRETE PAVEMENT
	NEW RUBBERIZED SURFACING
	NEW ASPHALT CONCRETE PAVEMENT
	NEW GRASS







DEMOLITION NOTES:

- 1 REMOVE EXISTING CONCRETE PAVEMENT AND FULL BASE.
- 2 REMOVE EXISTING LANDSCAPE.
- 3 REMOVE EXISTING CONCRETE CURB.
- 4 REMOVE EXISTING UTILITY LID TO GRADE IF NEEDED. REFER TO GRADING PLAN.
- 5 REMOVE EXISTING PLAYGROUND SURFACE AND EQUIPMENT.

SALVAGE NOTES:

- A PROTECT EXISTING CONCRETE PAVEMENT.
- B PROTECT EXISTING ASPHALT CONCRETE PAVEMENT.
- C PROTECT EXISTING STORM DRAIN INLET.
- D PROTECT EXISTING FENCE/GATE.
- E PROTECT EXISTING LANDSCAPE.
- F PROTECT EXISTING TREE.
- G PROTECT EXISTING BUILDING.
- H PROTECT EXISTING CLEAN OUT.
- I PROTECT EXISTING UTILITY BOX/VAULT.
- K PROTECT EXISTING UTILITY ENCLOSURE & EQUIPMENT.

LEGEND:

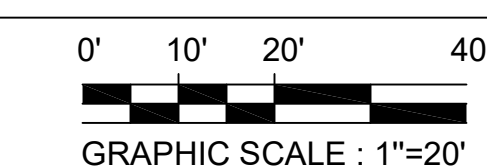
- | | |
|--|----------------------------|
| | LIMITS OF DEMOLITION |
| | EXISTING BUILDING |
| | PROPERTY LINE |
| | SAWCUT LINE |
| | REMOVE EXIST. PCC PAVEMENT |
| | REMOVE EXIST. PLAYGROUND |
| | REMOVE EXIST. LANDSCAPE |

NOTE:

1. NO DEMOLITION SHALL BEGIN UNTIL PLANS INCLUDING DEMOLITION WORK HAVE BEEN APPROVED BY DSA.



SITE DEMOLITION PLAN



JANSON PLAYGROUND		
BUILDINGS IN SCOPE	DSA-A#	CERTIFICATION STATUS
BLDG - A	#A-1146	CERTIFIED
	03-107659	CERTIFIED
	03-118778	NOT CERTIFIED
BLDG - B	#A-1146	CERTIFIED
	03-109172	CERTIFIED
	03-118778	NOT CERTIFIED
RESTROOM	03-107659	CERTIFIED
	03-118778	NOT CERTIFIED

ACCESSIBILITY NOTES

1. SITE WALKWAYS SHALL PROVIDE A BARRIER FREE PATH OF TRAVEL FOR A PERSON IN A WHEELCHAIR. THE PATH OF TRAVEL SHALL BE A HARD, DURABLE AND SLIP RESISTANT ROUTE A MINIMUM OF 48 INCHES IN WIDTH (11B-403.5.1 EXCEPTION 3) AND WITH A MAXIMUM GRADIENT SLOPE OF 5% AND MAXIMUM CROSS-SLOPE OF 2% (11B-403.3) ABRUPT CHANGES IN LEVEL SHALL NOT EXCEED A BEVELED SLOPE OF 1:2 WITH A 1/2" IN VERTICAL HEIGHT AND 1/4" MAXIMUM IN VERTICAL DIFFERENTIAL LEVELS. CONCRETE FINISH SHALL BE STABLE, FIRM AND SLIP-RESISTANT (11B-302).

2. PATH OF TRAVEL (P.O.T.) AS INDICATED, IS A COMMON BARRIER FREE EGRESS/ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. THE PATH SURFACE SHALL BE SMOOTH, STABLE, FIRM, AND SMOOTH. ALL PASSING SPACES (11B-1043.3) AT LEAST 60"X 60" ARE LOCATED NOT MORE THAN 200' APART. PARTS OF P.O.T. WITH CONTINUOUS GRADIENTS HAVE 80' LEVEL AREAS (11B-1043.7) NOT MORE THAN 400' APART. THE CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 1%. ALL OVERHANGING OBSTRUCTIONS SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM (11B-107.4) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 2" AND LESS THAN 80" (11B-107.2), THAT THERE ARE NO BARRIERS IN THE P.O.T.

3. GATES IN THE PATH OF TRAVEL SHALL HAVE ACCESSIBLE HARDWARE AND KICK PLATES.

4. FOR ALL SITE GRADIENTS SEE CIVIL PLANS

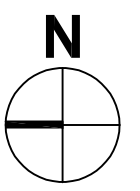
PATH OF TRAVEL STATEMENT

DESIGN PROFESSIONAL IN GENERAL, RESPONSIBLE CHARGE STATEMENT: THE P.O.T. IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS MEETS THE REQUIREMENTS OF THE MINIMUM DESIGN CRITERIA OF THE BUILDING CODE (CBC) ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS. AS PART OF THE DESIGN OF THIS PROJECT, THE P.O.T. ASSESSED ALL ELEMENTS OF THE COMPOUND AND IDENTIFIED THE P.O.T. THAT WERE DETERMINED TO BE NONCOMPLIANT WITH THE CBC HAVE BEEN IDENTIFIED AND THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE WITH THE CBC HAS BEEN OUT OF THE SCOPE OF THIS PROJECT'S WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS. NONE OF THE CORRECTIVE WORK OR REPAIRS OR PORTIONS OF THIS P.O.T. THAT WILL NOT BE CORRECTED BY THIS PROJECT BASED ON VALUATION THRESHOLD LIMITATIONS OR A FINDING OF UNREASONABLE HARSHNESS ARE INDICATED IN THESE CONSTRUCTION DOCUMENTS.

DURING CONSTRUCTION, IF P.O.T. ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CBC COMPLIANT ARE FOUND TO BE NONCONFORMING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THE ITEMS SHALL BE BROUGHT INTO COMPLIANCE WITH THE CBC AS PART OF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DOCUMENT.

LEGEND

- LANDSCAPE
- SCOPE OF WORK
- PATH OF TRAVEL (POT)
PER # 03-109172
AND AS PER CIVIL DRAWINGS
- 1 REMOVE EXISTING
PLAYGROUND EQUIPMENT,
SAND AND CONCRETE CURBS
AND FOOTING. PROVIDE NEW
CURBS TO MATCH EXISTING
AND ALSO RECONFIGURE THE
EXISTING SPRINKLING SYSTEM
TO COVER THIS AREA.
- 2 REMOVE EXISTING GRASS IN
THIS LOCATION AND PREPARE
FOR NEW ASP. PAVING PER
THE CIVIL DRAWINGS.
RECONFIGURE EXISTING
SPRINKLERS THIS LOCATION
TO ACCOMMODATE NEW
PAVING.

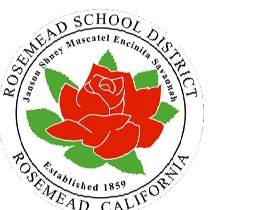


REV.	DATE	DESCRIPTION
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DRAWINGS, SPECIFICATIONS AND OTHER VISUAL AIDS, AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT FOR WHICH THEY ARE MADE BE EXECUTED OR NOT, AND THEY ARE NOT TO BE USED FOR ANY OTHER SITE THAN THE ONE FOR WHICH THEY ARE PREPARED, EXCEPT BY AGREEMENT IN WRITING.

ROSEMEAD SCHOOL DISTRICT
JANSON ELEMENTARY SCHOOL
CONSTRUCTION OF NEW PLAYGROUNDS



ROSEMEAD
SCHOOL DISTRICT
PARK ROSEMEAD
8628 MARSHALL STREET,
ROSEMEAD, CA 91770

NAC
ARCHITECTURE

NAC NO	161-22132
FILE	-
DRAWN	
CHECKED	
DATE	02-28-2023

DSA SUBMITTAL

A1.01

Abstract

BARTLETT AVENUE

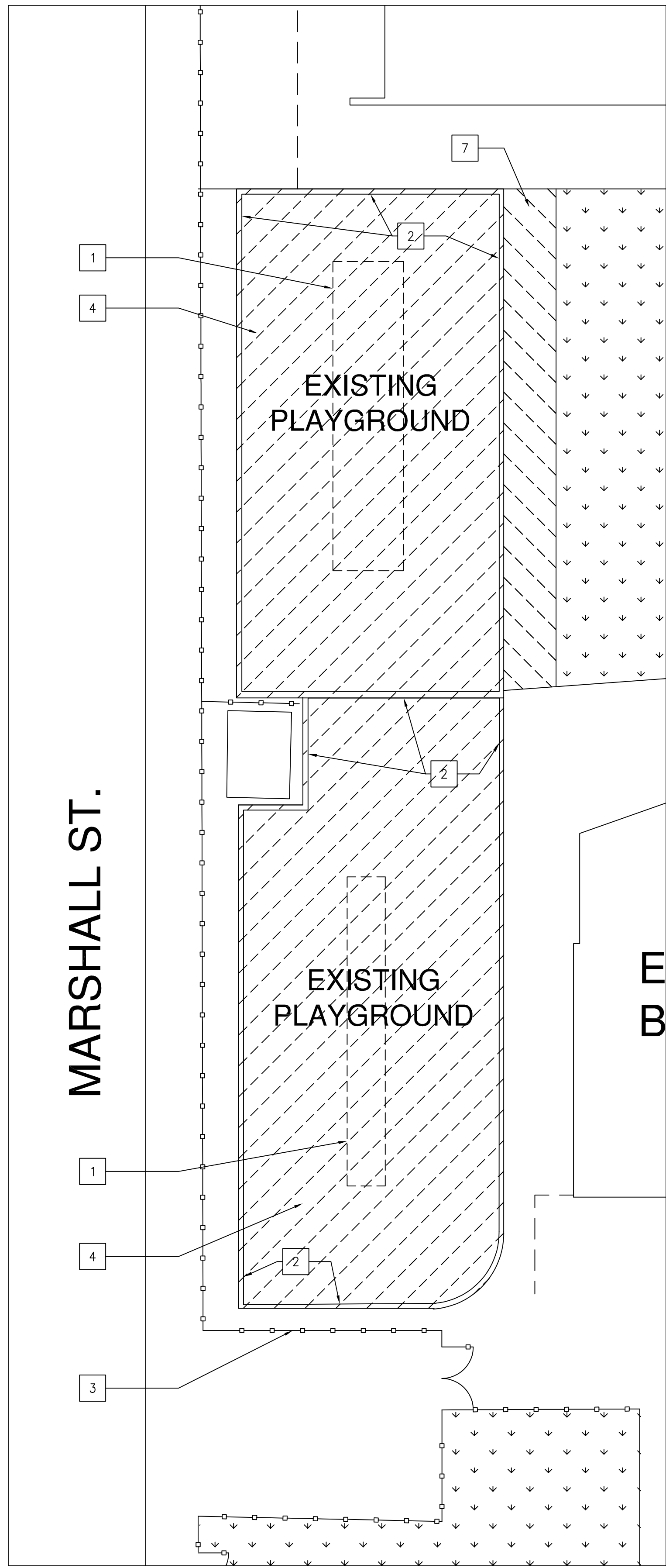
OLNEY AVE

JANSON ES - SITE PLAN
SCALE: 1/32"=1'-0"

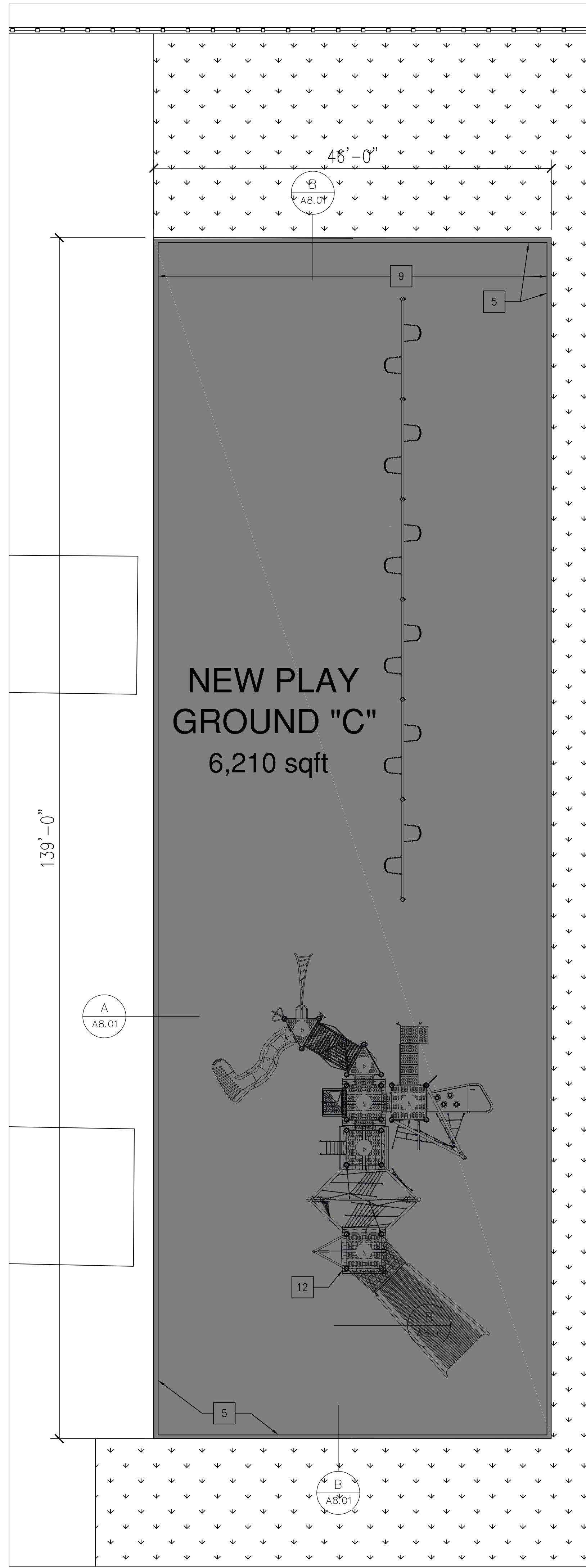
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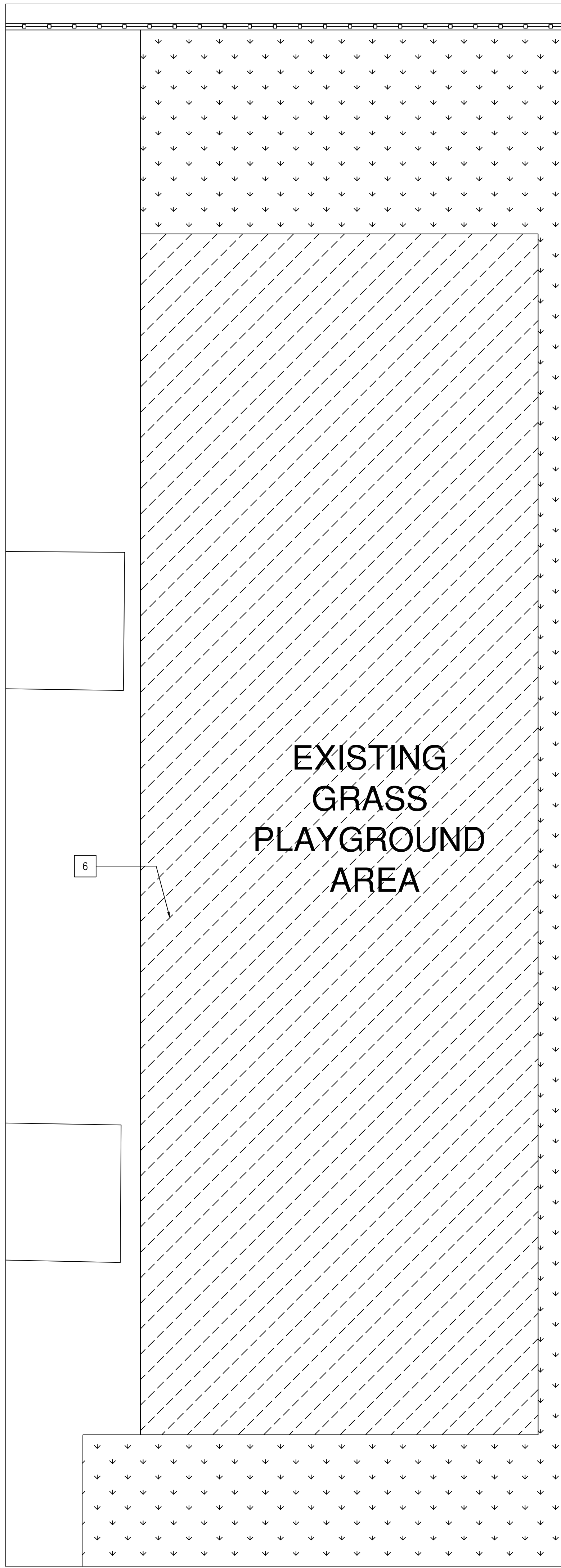
4 JANSON ES - ENLARGED PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"



3 JANSON ES - ENLARGE DEMO SITE PLAN
SCALE: 1/8"=1'-0"



2 JANSON ES - ENLARGED PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"



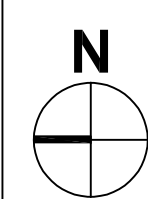
1 JANSON ES - ENLARGE DEMO SITE PLAN
SCALE: 1/8"=1'-0"

KEYNOTE

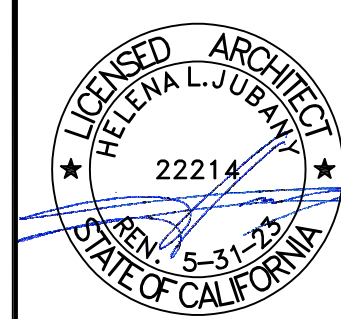
- EXISTING PLAYGROUND EQUIPMENT TO BE REMOVED, INCLUDING ALL FOOTING
- EXISTING PLAYGROUND CONCRETE CURB TO BE DEMOLISHED
- EXISTING PLAYGROUND FENCE TO BE DEMOLISHED, INCLUDING ALL FOOTING AND CURBS
- EXISTING PLAYGROUND FLOOR FINISH TO BE DEMOLISHED
- NEW CONCRETE CURB (SEE CIVIL DRAWINGS FOR MORE INFO)
- REMOVE EXISTING GRASS, REMOVE/RE-DISTRIBUTE EXISTING SPRINKLER LINES/HEADS TO ACCOMMODATE NEW PLAYGROUND EXPANSION
- NEW CONCRETE WALKWAY
- NEW FENCE TO MATCH EXISTING
- 8FT FALL ZONE - 3.5" OF RUBBERIZED FINISH MATERIAL OVER 4" CRUSHED MISCELLANEOUS ROAD BASE
- 5FT FALL ZONE - 2.5" OF RUBBERIZED FINISH MATERIAL OVER 4" CRUSHED MISCELLANEOUS ROAD BASE
- NOT USED
- NEW PLAYGROUND EQUIPMENT

LEGEND

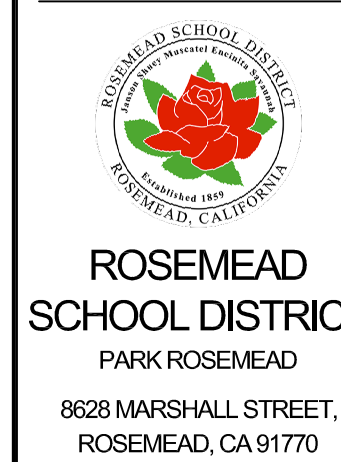
- LANDSCAPE
- DEMO FLOOR
- SCOPE OF WORK
- DEMO LINE



REV. DATE DESCRIPTION



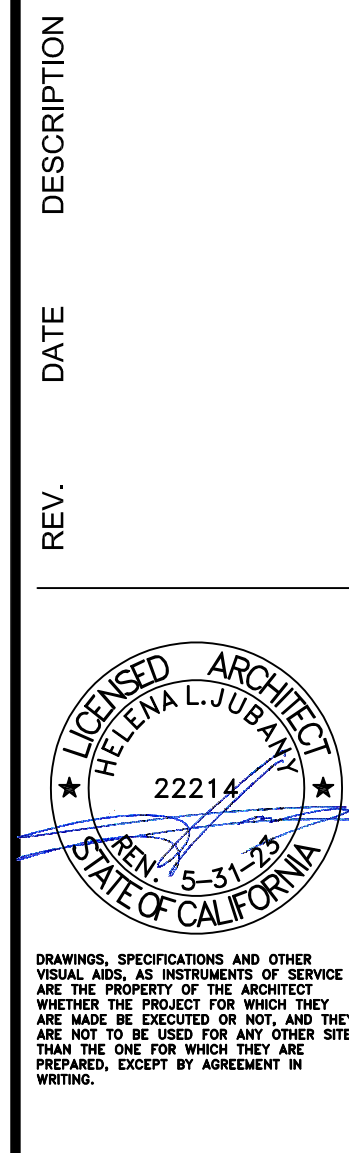
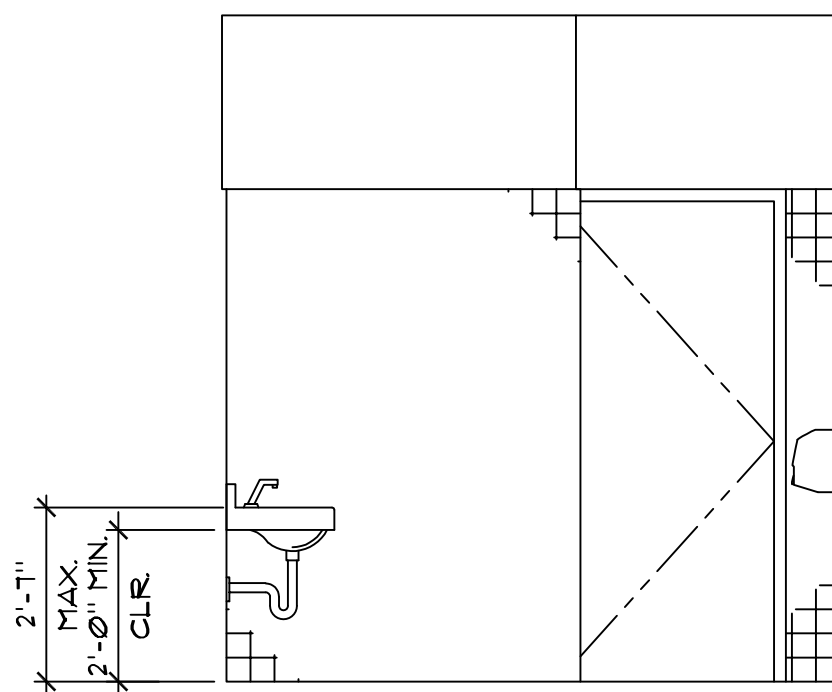
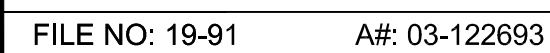
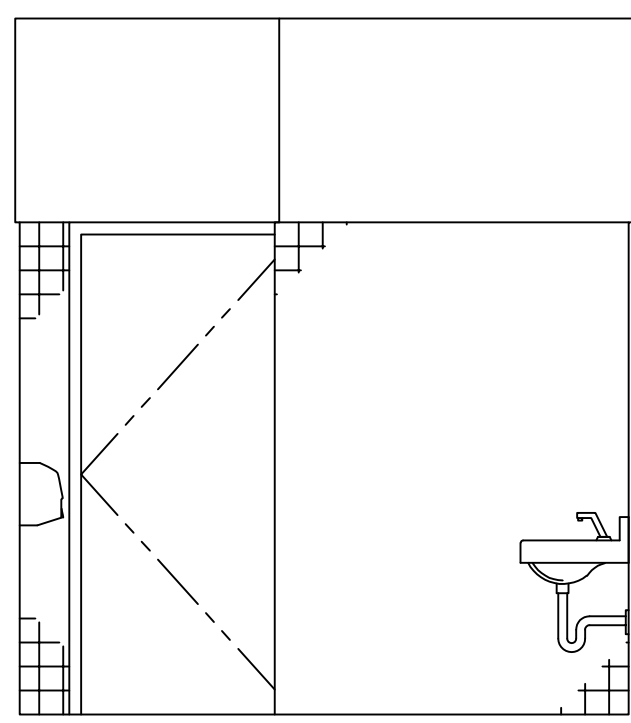
ROSEMEAD SCHOOL DISTRICT
JANSON ELEMENTARY SCHOOL
CONSTRUCTION OF NEW PLAYGROUNDS
8628 MARSHALL ST. ROSEMEAD, CA 91770



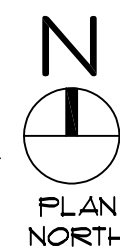
JUBANY NAC ARCHITECTURE
NAC NO. 161-22132
FILE
DRAWING
CHECKED
DATE 02-28-2023
DSA SUBMITTAL

ENLARGED SITE PLAN

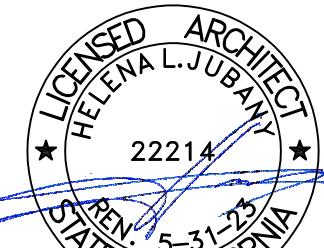
A1.03



DOOR TYPES:

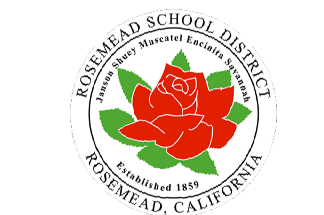


REV. DATE DESCRIPTION



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ROSEMEAD SCHOOL DISTRICT
JANSON ELEMENTARY SCHOOL
CONSTRUCTION OF NEW PLAYGROUNDS
8628 MARSHALL ST. ROSEMEAD, CA 91770



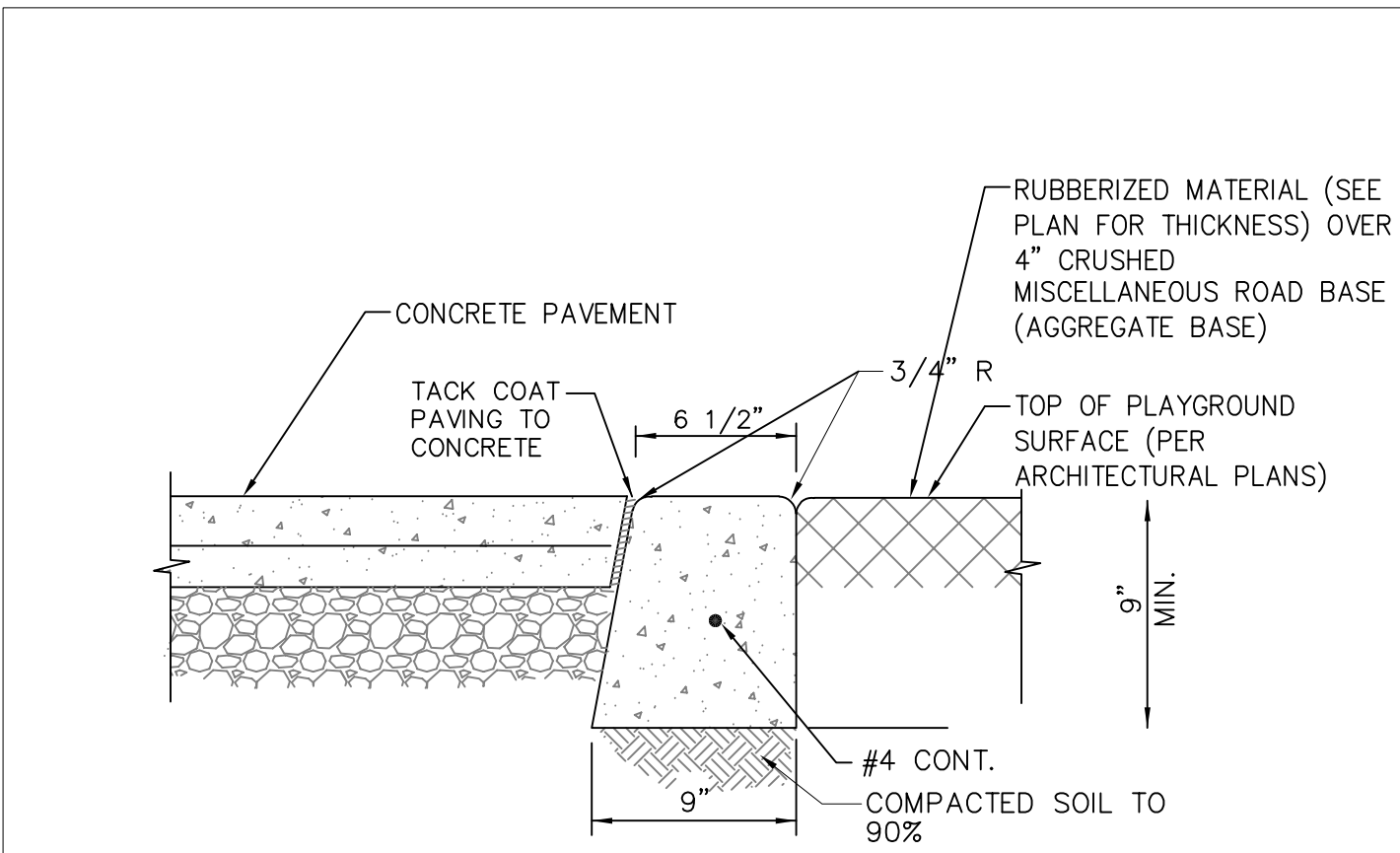
ROSEMEAD
SCHOOL DISTRICT
PARK ROSEMEAD
8628 MARSHALL STREET,
ROSEMEAD, CA 91770

JUBANY NAC ARCHITECTURE

NAC NO.	161-22132
FILE	-
DRAWN	-
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DATE	02-28-2023

DSA SUBMITTAL

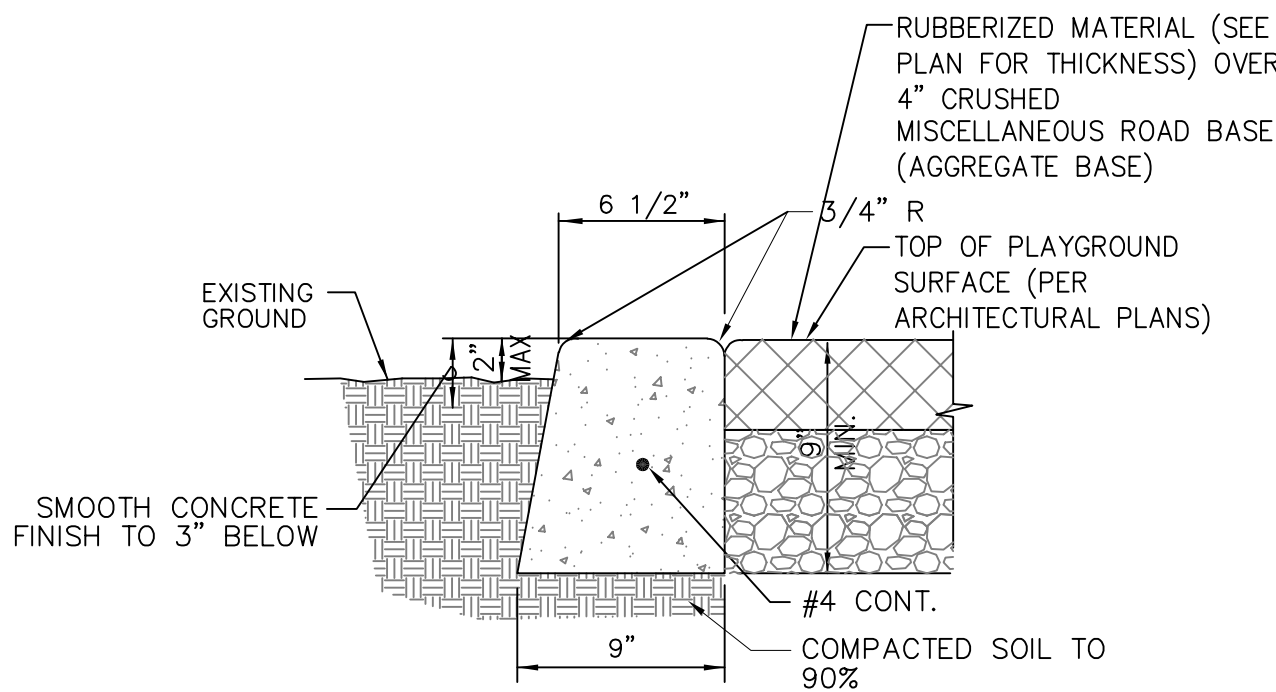
A8.01



FLUSH CURB DETAIL AT CONC.

SCALE:
NO SCALE

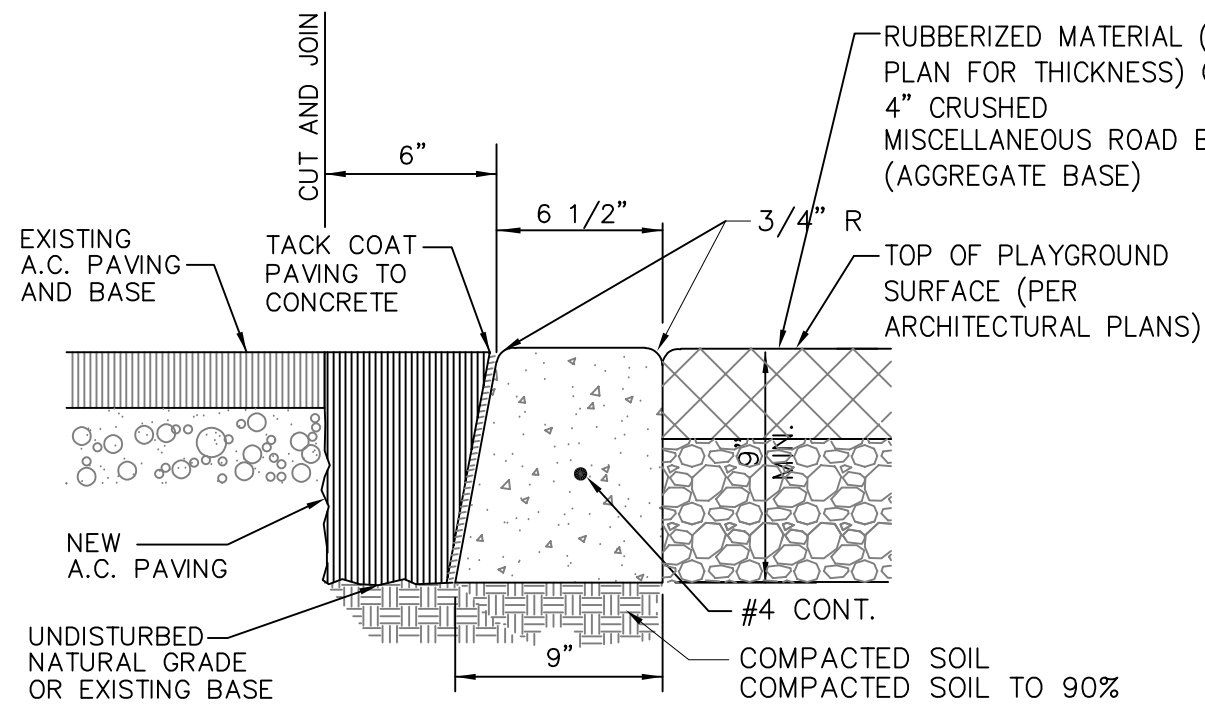
C



FLUSH CURB DETAIL AT (E) GROUND

SCALE:
NO SCALE

B



NOTES: (TYPICAL @ ALL SIMILAR CONDITIONS)

1. BOTTOM OF CURB TO BE SET ON SUBGRADE SOIL COMPACTED TO 95% STANDARD PROCTOR.
2. FINISH ALL EXPOSED CONCRETE SURFACES SMOOTH.
3. PROVIDE 1/2" EXPANSION JOINTS AT 25'-0" O.C. MAX. AND AT CURVES, TANGENTS AND CORNERS.
4. PORTLAND CEMENT CONCRETE, $f_c=3200$ psi

FLUSH CURB DETAIL AT (E) AC PAV.

SCALE:
NO SCALE

A



ELKAY SPECIFICATIONS

PRODUCT SPECIFICATIONS

Elkay ezH2O® Vandal-Resistant Bottle Filling Station, & Bi-Level Reverse Cooler, Non-Filtered Refrigerated Stainless Model VRCTLR8WSK

Elkay ezH2O® Vandal-Resistant Bottle Filling Station, & Bi-Level Reverse Cooler, Non-Filtered Refrigerated Stainless. Chilling Capacity of 8.0 GPH (gallons per hour) of 50° F drinking water, based on 80° F inlet water and 90° F ambient, per ASHRAE 18 testing. Features shall include Green Ticker™, Laminar Flow, Real Drain, Vandal Resistant. Furnished with Vandal Resistant bubbler. Electronic Bottle Filler Button with Mechanical Front Bubbler Button activation. Product shall be Wall Mount (On Wall), for Indoor + Outdoor applications, serving 2 station(s). Unit shall be certified to UL 399 and CAN/CSA C22.2 No. 120. Unit shall be lead-free design which is certified to NSF/ANSI 61 & 372 (lead free) and meets Federal and State low-lead requirements.

Special Features:	Green Ticker™, Laminar Flow, Real Drain, Vandal Resistant
Finish:	Stainless Steel
Power:	115V/60Hz
Bubbler Style:	Vandal Resistant
Activation by:	Electronic Bottle Filler Button with Mechanical Front Bubbler Button
Mounting Type:	Wall Mount (On Wall)
Chilling Capacity**:	8.0 GPH
Full Load Amps	1
Rated Watts:	370
Dimensions (L x W x H):	36-1/8" x 18-5/8" x 38-13/16"
Approx. Shipping Weight:	118 lbs.
Installation Location:	Indoor + Outdoor
No. of Stations Served:	2

*Based on 80° F inlet water & 90° F ambient air temp for 50° F chilled drinking water.

**When used in non-temperature controlled environments, unit(s) must be adequately winterized and/or protected from extreme heat to prevent damage where climates dictate.

- Mechanically-Activated bubbler continues to supply water in event of service disruptions.
- Green Ticker: Informs user of number of 20 oz. plastic water bottles saved from waste.
- Laminar flow provides clean fill with minimal splash.
- Real Drain System eliminates standing water.

COOLING SYSTEM

- Compressor: Hermetically-sealed, reciprocating type, single phase. Sealed-in lifetime lubrication.
- Condenser: Fan cooled, copper tube with aluminum fins. Fan motor is permanently lubricated.
- Cooling Unit: Combination tube-tank type. Continuous copper tubing with is fully insulated with EPS foam that meets UL requirements for self-extinguishing material.
- Refrigerant Control: Refrigerant R-134a is controlled by

Included with Product: Water Cooler (VRCTLR8WSC), Bottle Filler (VRCWS)

Ships in multiple boxes. AMERICAN PRIDE: A LIFETIME TRADITION. Like your family, the Elkay family has values and traditions that endure. For almost a century, Elkay has been a family-owned and operated company, providing thousands of jobs that support our families and communities.

PRODUCT COMPLIANCE

ADA & ICC A117.1

ASME A112.19.3/CSA 345.4

Buy American Act

CAN/CSA C22.2 No. 120

GreenSpec®

NSF/ANSI 61 & 372 (lead free)

UL 399

Complies with ADA & ICC A117.1 accessibility requirements when installed according to the requirements outlined in these standards. Installation may require additional components and/or construction features to be fully compliant. Consult the local Authority Having Jurisdiction if necessary.

Installation Instructions (PDF)

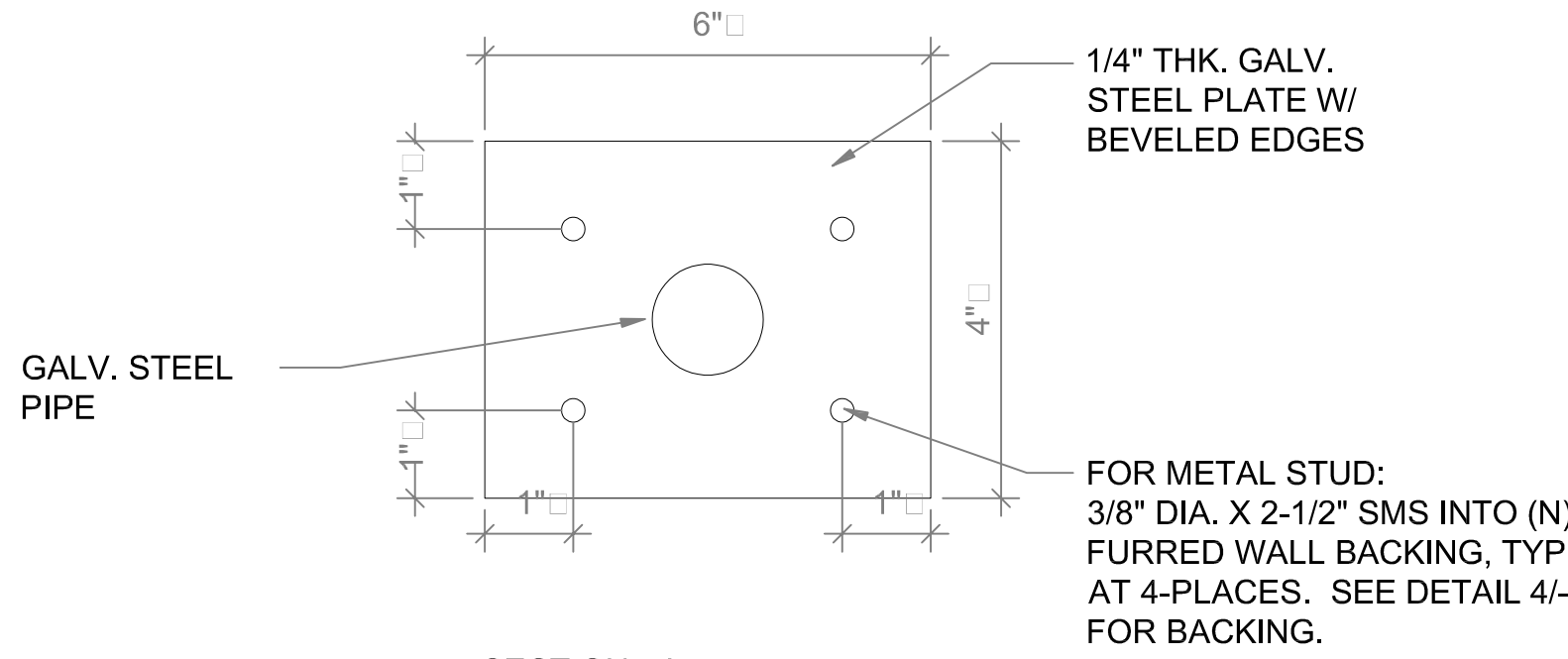
5 Year Limited Warranty on the refrigeration system of the unit. Electrical components and water system are warranted for 12 months from date of installation. Warranty pertains to drinking water applications only. Non-drinking water applications are not covered under warranty.

Warranty (PDF)

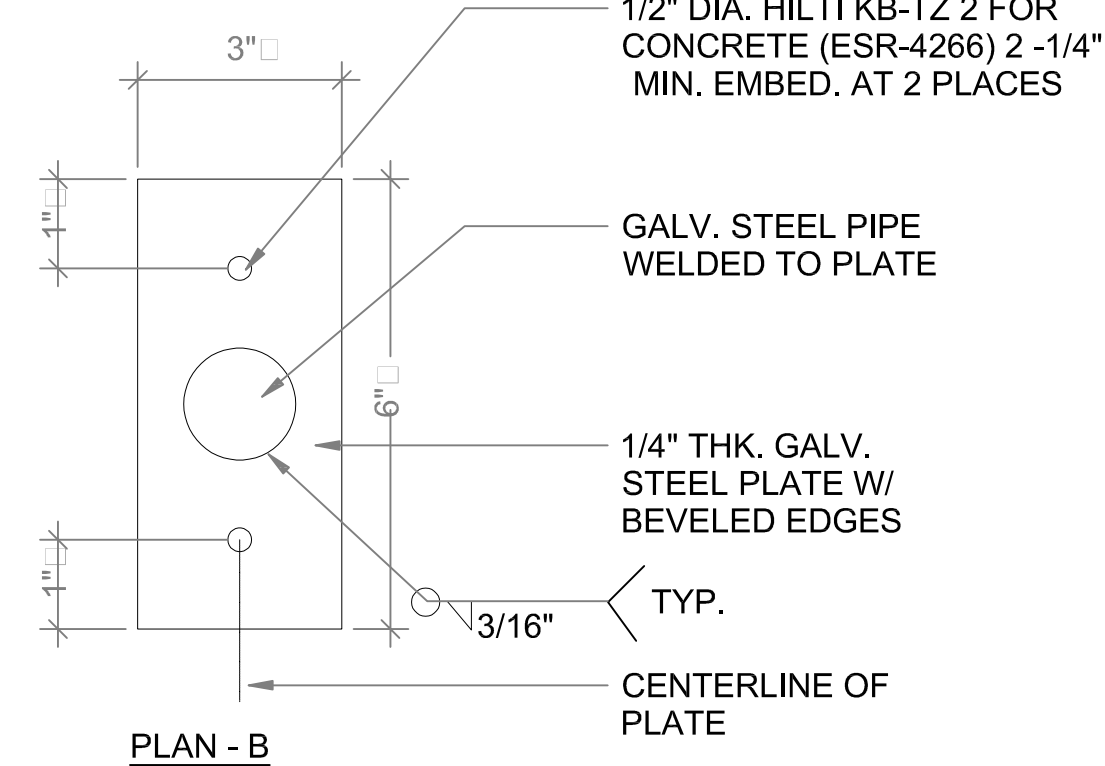
PART: _____ QTY: _____
PROJECT: _____
CONTACT: _____
DATE: _____
NOTES: _____
APPROVAL: _____

In keeping with our policy of continuing product improvement, Elkay reserves the right to change product specifications without notice. Please visit elkay.com for the most current version of Elkay product specification sheets. This specification describes an Elkay product with design, quality, and functional benefits to the user. When making a comparison of other producers' offerings, be certain these features are not overlooked.

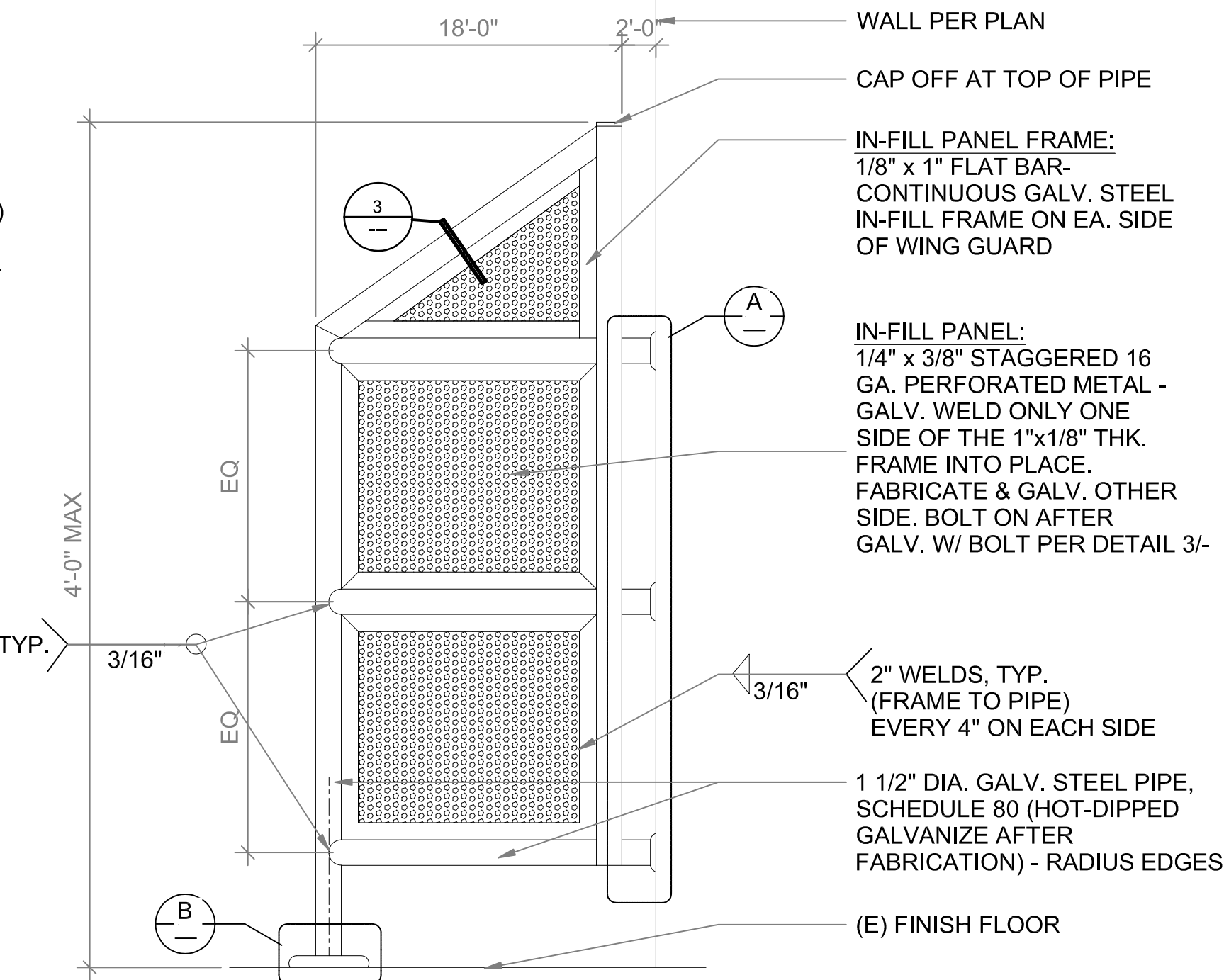
Elkay REV 03102022 1333 Butterfield Road, Suite 200 © 2022 Page 1
VRCTLR8WSC Downers Grove, IL 60515 VRCTLR8WSC_spec.pdf



SECTION - A

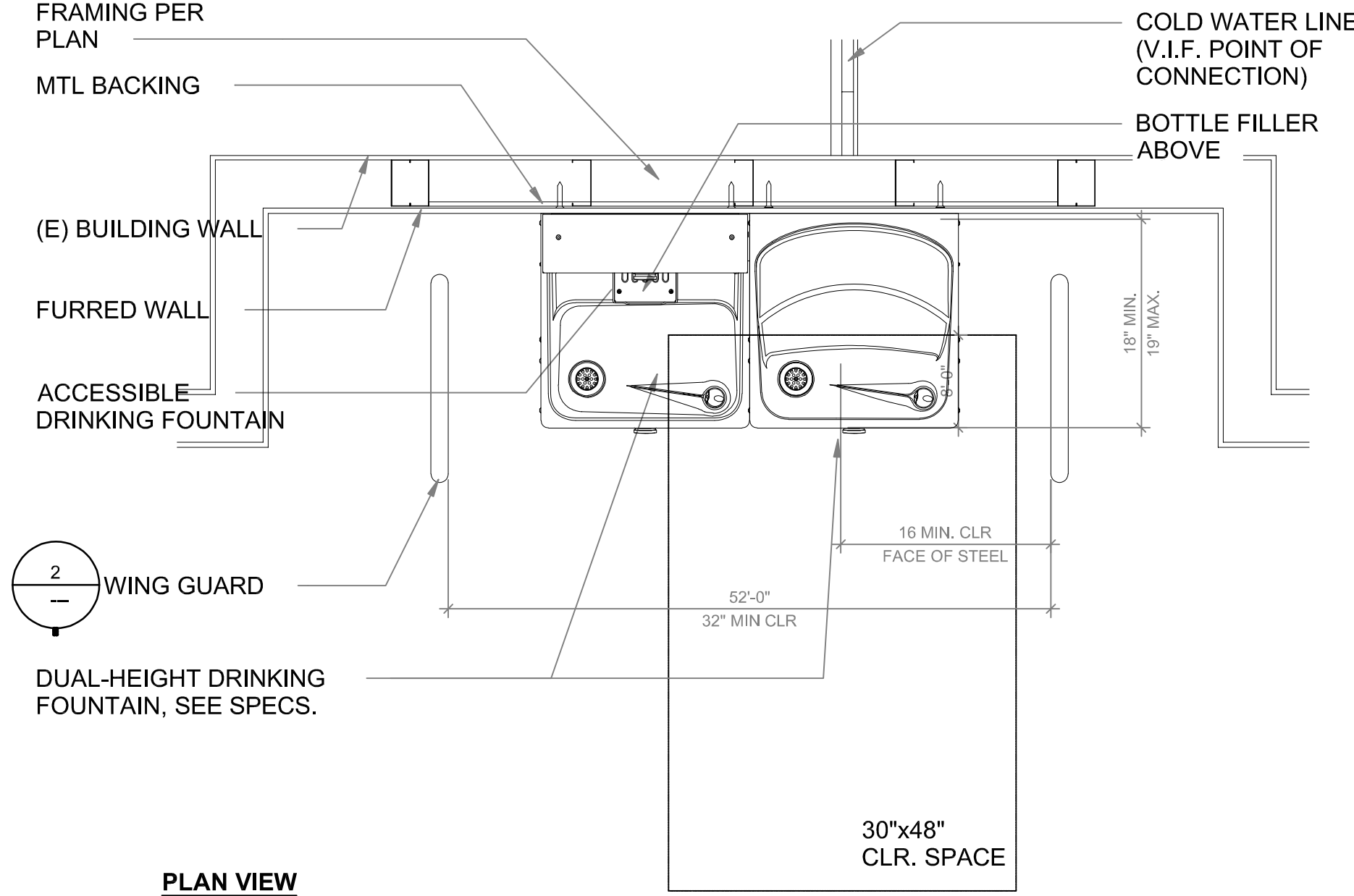


PLAN - B



2 WING GUARD - INTERIOR

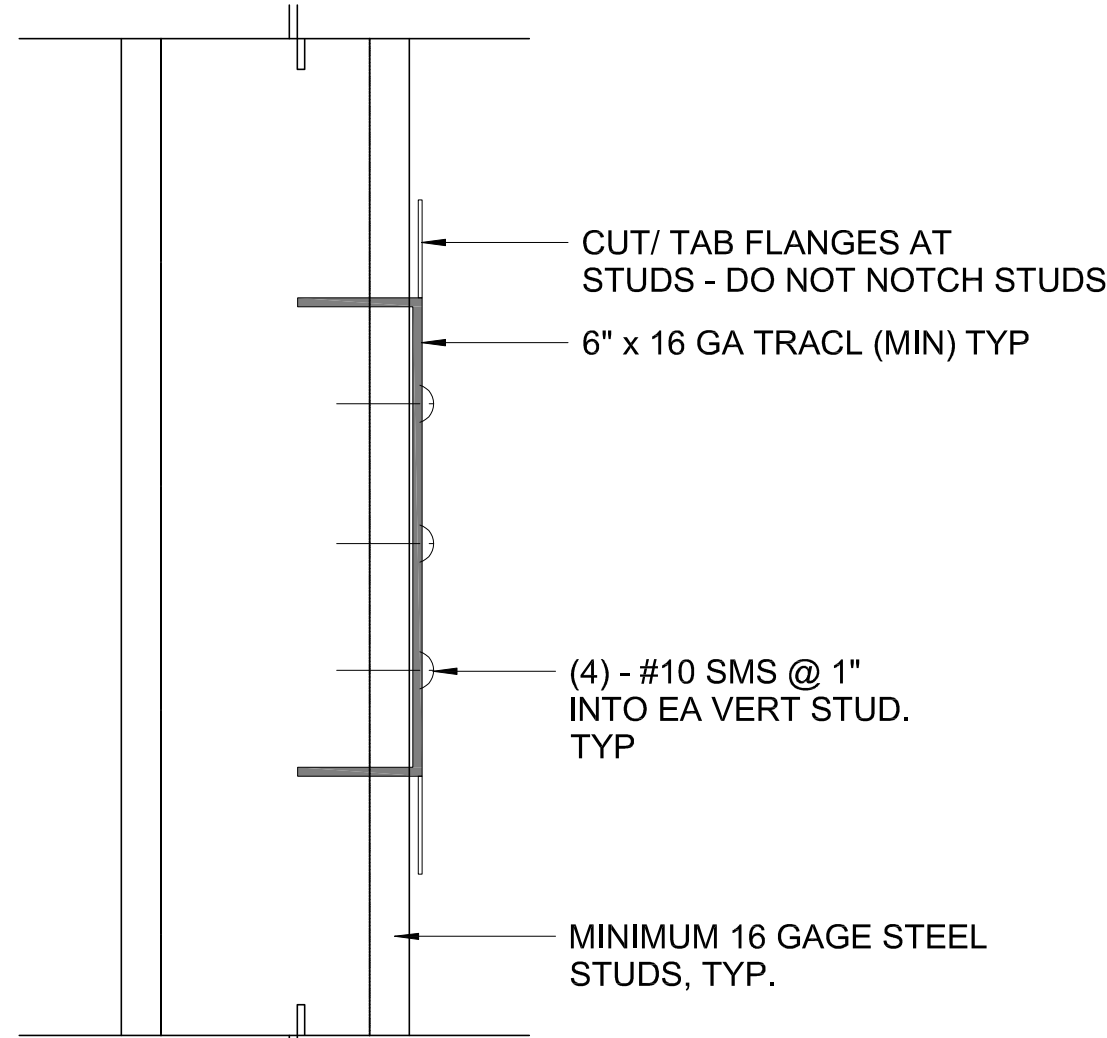
Scale: 1 1/2" = 1'-0"



PLAN VIEW

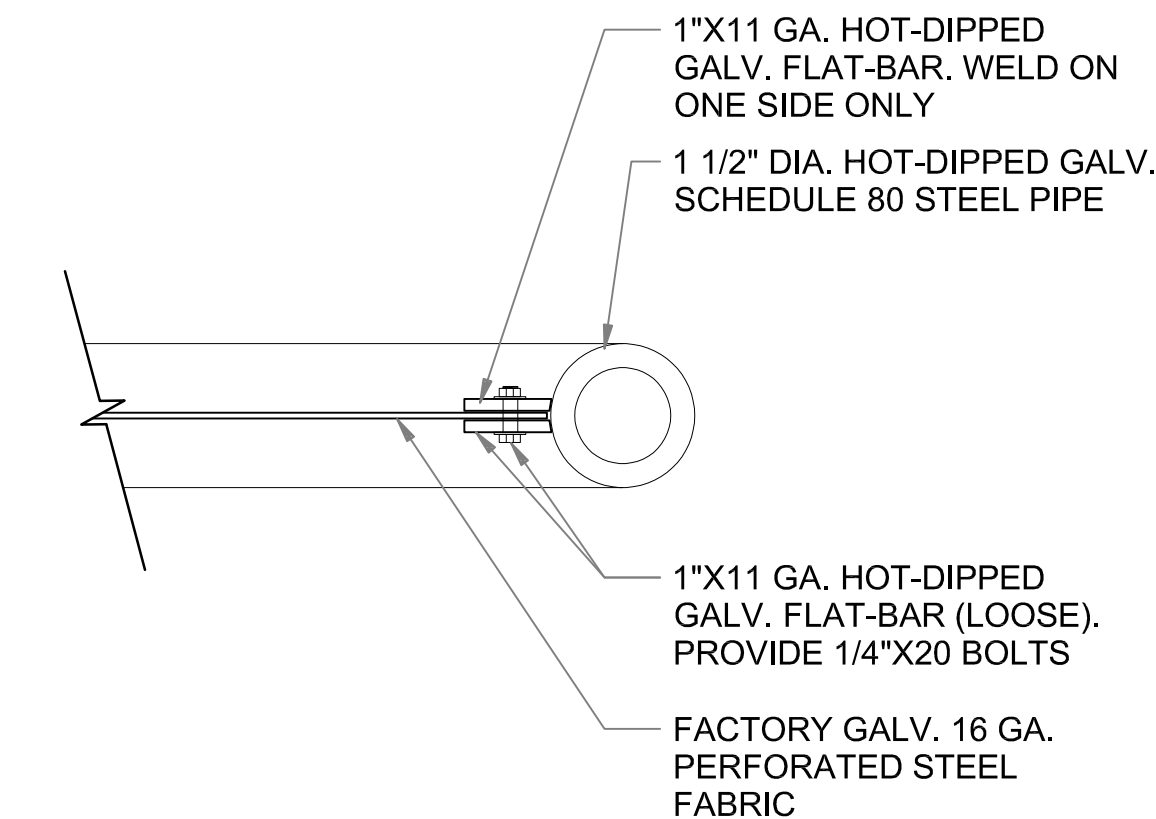
ACCESSIBLE DUAL-HEIGHT DRINKING FOUNTAIN NOTES:

- SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- REFER TO WALL TYPE PER ARCHITECTURAL PLANS.
- REFER TO TITLE 24, CCR TABLE FOR HIGH SCHOOL ACCESSIBLE DIMENSION REQUIREMENTS.
- GRIND SMOOTH ALL WELD AND GALV. METAL AFTER FABRICATION.
- FABRICATION OF PROTECTIVE WING WALL/RAILINGS SHALL BE PERFORMED IN CONFORMANCE TO C.B.C.-TITLE 24 REQUIREMENT, THE "AMERICAN WELDING SOCIETY (A.W.S.) AND THE STRUCTURAL WELDING CODE.
- SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW PRIOR TO ANY FABRICATION.
- FABRICATION SHALL BE PERFORMED IN AN APPROVED SHOP.
- ALL WELDING SHALL BE PERFORMED BY AN AWS CERTIFIED WELDER. NO FIELD WELDING SHALL BE ALLOWED.
- THE SPOUT SHALL PROVIDE A FLOW OF WATER AT LEAST 4 INCHES (102MM) HIGH MINIMUM AND SHALL BE LOCATED 5 INCHES (127MM) MAXIMUM FROM THE FRONT OF THE UNIT. THE ANGLE OF THE WATER SHALL BE MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE UNIT. WHERE SPOUTS ARE LOCATED LESS THAN 3 INCHES (76MM) OF THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 30 DEGREES MAXIMUM. WHERE SPOUTS ARE LOCATED BETWEEN 3 INCHES (76MM) AND 5 INCHES (127 MM) MAXIMUM FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 15 DEGREES MAXIMUM. ON AN ACCESSIBLE DRINKING FOUNTAIN WITH A ROUND OR OVAL BOWL, THE SPOUT MUST BE POSITIONED SO THE FLOW OF WATER IS WITHIN 3 INCHES (75MM) OF THE FRONT EDGE OF THE FOUNTAIN



4 BACKING PLATE SECTION, TYP.

Scale: 1" = 1'-0"

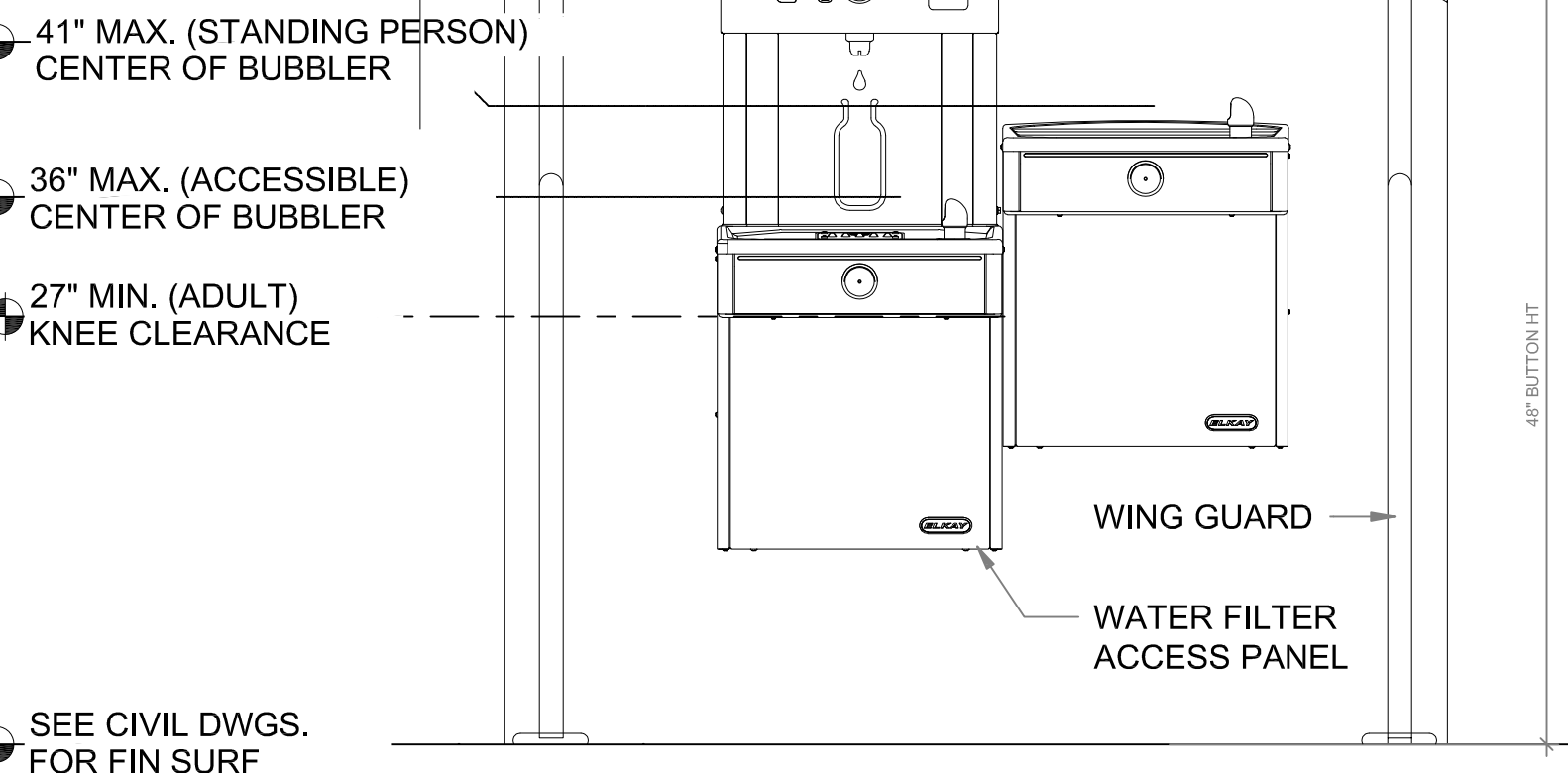


3 PERFORATED PANEL FRAME

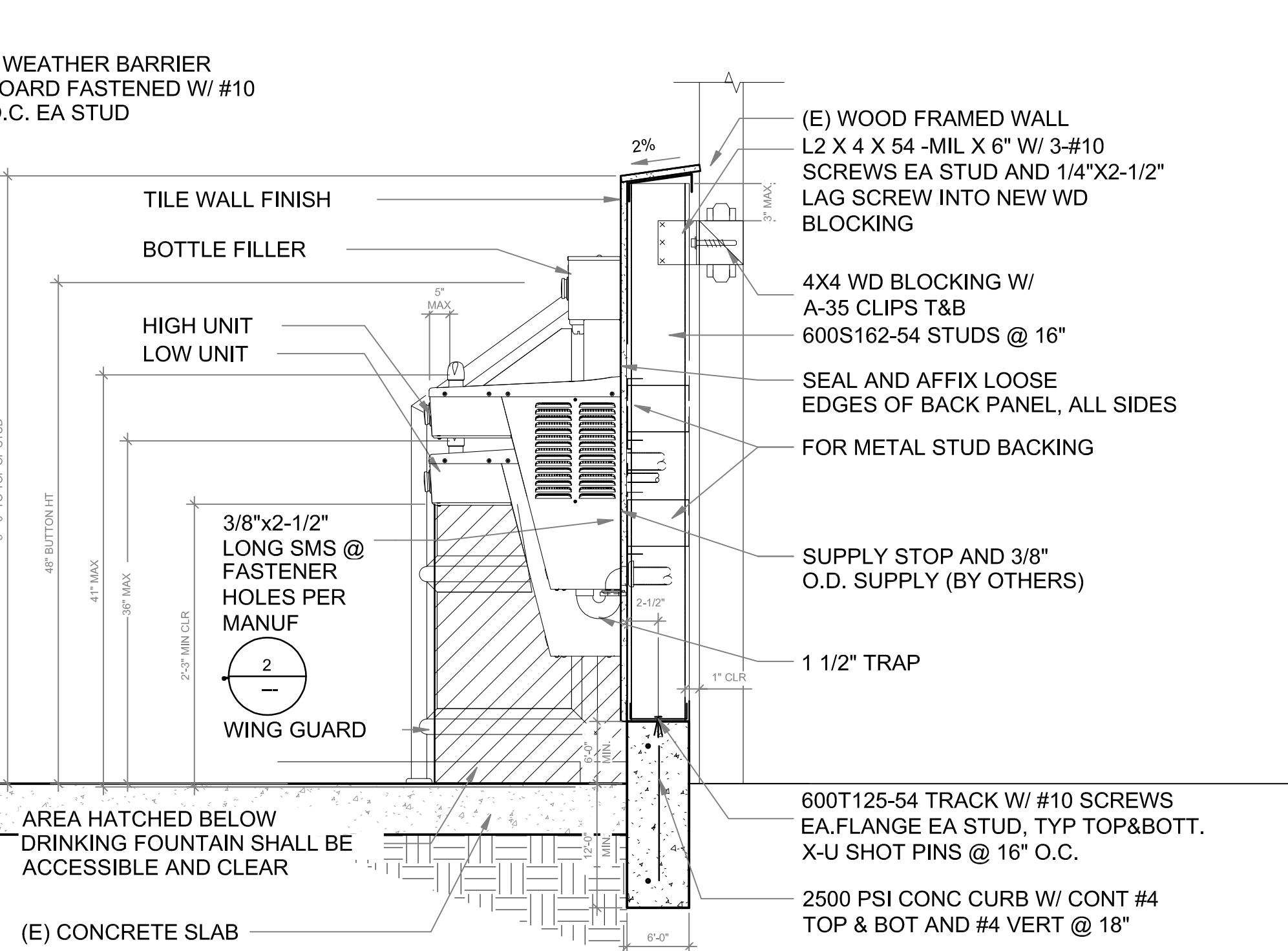
Scale: 3" = 1'-0"

1 INTERIOR DUAL HT DRINKING FOUNTAIN - CONCRETE

Scale: 1" = 1'-0"



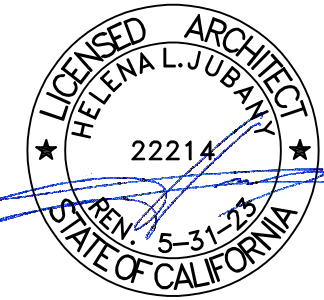
ELEVATION



SECTION

FILE NO: 19-91 A#: 03-122693

REV. DATE DESCRIPTION



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ROSEMEAD SCHOOL DISTRICT
JANSON ELEMENTARY SCHOOL
CONSTRUCTION OF NEW PLAYGROUNDS

8628 MARSHALL ST. ROSEMEAD, CA 91770

ROSEMEAD SCHOOL DISTRICT
PARK ROSEMEAD
8628 MARSHALL STREET,
ROSEMEAD, CA 91770

J. B. NAC ARCHITECTURE

NAC NO: 161-22132
FILE: _____
DRAWING: _____
CHECKED: _____
DATE: 02-28-2023

DSA SUBMITTAL

A8.03

SITE DETAILS

SIGNAGE DETAILS