

EQUIPMENT SYMBOLS

	EMERGENCY POWER OFF STATION (EPO)
	PULL BOX, SIZED PER N.E.C. OR AS NOTED.
	EXHAUST FAN, OR MOTOR LOAD. REFER TO MECHANICAL, PLUMBING OR KITCHEN DRAWINGS FOR SPECIFIC LOAD REQUIREMENTS OR AS NOTED.
	TRANSFORMER - SEE PLANS FOR MORE INFORMATION.
	SERVICE ENTRANCE OR DISTRIBUTION EQUIPMENT - SEE PLANS FOR MORE INFO.
	HP-RATED FUSED DISCONNECT SWITCH. SEE MOTORIZED EQUIPMENT SCHEDULE FOR SIZE.
	HP-RATED COMBINATION STARTER/DISCONNECT SWITCH. REFER TO MOTORIZED EQUIPMENT SCHEDULE STARTED AND DISCONNECT SIZES.
	HP-RATED NON-FUSED DISCONNECT SWITCH. REFER TO MOTORIZED EQUIPMENT SCHEDULE FOR DISCONNECT AND STARTER SIZES.
	ELECTRICAL PANELBOARD OR LOAD CENTER. REFER TO PLANS IF SHOWN AS SURFACE- OR RECESSED-MOUNTED.
	CIRCUIT BREAKER - SEE SINGLE-LINE DIAGRAM FOR MORE INFO.
	UTILITY COMPANY METER OR EMON/DMON METER WITH "CTS" AND "PTS" AS REQUIRED. SEE SINGLE-LINE DIAGRAM FOR MORE INFO.
	FUSED SWITCH - SEE SINGLE-LINE DIAGRAM FOR MORE INFO.
	GROUND - SEE PLANS FOR MORE INFO.
	STANDARD 20A SINGLE-POLE SWITCH, WALL MOUNTED AT +48" A.F.F. MAX. a,b - DENOTES TWO SWITCHES AND THEIR RESPECTIVE CONTROL IDENTIFICATION. 3 - DENOTES 3-WAY SWITCH 4 - DENOTES 4-WAY SWITCH M - MOTOR STARTING S - PROJECTION SCREEN

FLOOR BOX SYMBOLS

	SINGLE SERVICE DEVICE IN FLOOR BOX. PROVIDE DEVICES PER PLAN.
	TWO SERVICE DEVICE IN FLOOR BOX. PROVIDE DEVICES PER PLAN.
	THREE SERVICE DEVICE IN FLOOR BOX. PROVIDE DEVICES PER PLAN.

SMOKE & CARBON MONOXIDE DETECTORS

	CEILING MOUNT SMOKE DETECTOR
	CEILING MOUNT CARBON MONOXIDE DETECTOR

ANNOTATIONS

	PANEL OR EQUIPMENT CALLOUT.
	MECHANICAL EQUIPMENT CALL OUT WHICH INDICATES TYPE OF EQUIPMENT AND UNIT NUMBER. REFER TO MECHANICAL DRAWINGS FOR LOCATION AND ELECTRICAL REQUIREMENTS.
	LIGHTING FIXTURE CALL OUT. REFER TO LIGHTING FIXTURE SCHEDULE FOR MORE INFO.
	DETAIL REFERENCE CALL OUT.
	KEY NOTE REFERENCE.
	REVISION REFERENCE.

APPLICABLE CODES & STANDARDS

- 2019 CALIFORNIA BUILDING CODE WITH STATEWIDE AMENDMENTS
- 2019 CALIFORNIA ELECTRICAL CODE WITH STATEWIDE AMENDMENTS
- 2019 CALIFORNIA ENERGY CONSERVATION CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS
- UNDERWRITERS LABORATORIES (UL)
- 2020 LA CITY ELECTRICAL CODE

SCOPE OF WORK

PROVIDE POWER AND LIGHTING DESIGN FOR PRE-FABRICATED RESIDENTIAL UNITS (BY OTHERS)

BRANCH CIRCUIT

	CONDUIT CONCEALED WITHIN BUILDING WALLS OR CEILING SPACE.
	CONDUIT ROUTED BELOW FINISHED GRADE AND / OR CONCRETE SLAB. INCLUDE CODE SIZED COPPER BOND CONDUCTOR (NOT SHOWN ON PLAN) IN ALL NON-METALLIC CONDUIT RUNS.
	HOMERUN TO DESTINATION AS INDICATED. REFER TO CONDUIT SYMBOL ABOVE.
	INDICATES CONDUIT DROP WITHIN BUILDING WALL. REFER TO CONDUIT SYMBOL ABOVE.
	INDICATES CONDUIT RISER WITHIN BUILDING WALL. REFER TO CONDUIT SYMBOL ABOVE.
	CONDUIT STUB OUT, CAP AND MARK
	CONTINUATION
	FLEXIBLE CONNECTION
	LOW-VOLTAGE WIRING BETWEEN OCCUPANCY SENSORS

⌋ DENOTES #12 THHN/THWN ISOLATED GROUND WIRE U.O.N.
⌋ DENOTES #12 THHN/THWN EQUIPMENT GROUND WIRE U.O.N.
ALL HOMERUNS AND BRANCH CIRCUITS SHALL HAVE GROUND WIRE - U.O.N..
CROSS LINE DENOTES QUANTITY OF #12 THHN/THWN CONDUCTORS - U.O.N..
NO CROSS LINE DENOTES 2#12 & 1#12G THHN/THWN CONDUCTORS - U.O.N..
CONDUIT SHALL BE 1/2" MIN. - U.O.N..

LIGHTING SYMBOLS

	RECESSED-MOUNTED LIGHTING FIXTURE.
	EMERGENCY RECESSED-MOUNTED LIGHTING FIXTURE.
	SURFACE-MOUNTED FIXTURE WITH JUNCTION/OUTLET BOX.
	EMERGENCY SURFACE-MOUNTED FIXTURE WITH JUNCTION/OUTLET BOX.
	HARD-LID CEILING RECESSED-MOUNTED FIXTURE WITH JUNCTION/OUTLET BOX.
	HARD-LID CEILING EMERGENCY RECESSED-MOUNTED FIXTURE WITH JUNCTION/OUTLET BOX.
	SURFACE/PENDANT-MOUNTED STRIP LIGHTING FIXTURE.
	EMERGENCY SURFACE/PENDANT-MOUNTED STRIP LIGHTING FIXTURE.
	RECESSED-MOUNTED DOWNLIGHT FIXTURE.
	EMERGENCY RECESSED-MOUNTED DOWNLIGHT FIXTURE SCHEDULE.
	RECESSED-MOUNTED WALL WASH LIGHT FIXTURE.
	WALL MOUNTED LIGHTING FIXTURE AND OUTLET BOX. REFER TO LIGHTING FIXTURE SCHEDULE AND PLANS FOR MOUNTING HEIGHT.
	WALL/CEILING/UNIVERSAL-MOUNTED EXIT SIGN WITH JUNCTION/OUTLET BOX REFER TO PLANS FOR NUMBER OF FACES AND CHEVRONS.
	POLE MOUNTED LIGHTING FIXTURE. SEE LIGHTING FIXTURE SCHEDULE FOR MORE INFO.
	WALL-MOUNTED DIMMER AT +48" A.F.F. (MAX). SEE SWITCH SYMBOL FOR SUBSCRIPTS.
	CEILING/SURFACE-MOUNTED OCCUPANCY SENSOR WITH SWITCH PACK AND SLAVE PACK AS REQUIRED. CHEVRONS INDICATE EITHER 1- OR 2-WAY DIRECTIONAL SENSORS.
	WALL-MOUNTED OCCUPANCY SENSOR AT +48" A.F.F. (MAX.) WITH DUAL-RELAY UNLESS SHOWN OTHERWISE ON PLANS.
	WALL-MOUNTED LOW-VOLTAGE OVERRIDE SWITCH AT +48" A.F.F. (MAX.) REFER TO LIGHTING CONTROLLED SWITCHES/FIXTURE.
	WALL-MOUNTED LOW-VOLTAGE LOCAL SWITCH AT +48" A.F.F. (MAX.) LOWER CASE TEXT (a,b) - DENOTES TWO SWITCHES AND THEIR RESPECTIVE CONTROL IDENTIFICATION. COMPATIBLE WITH WATSTOPPER OCCUPANCY SENSORS EQUAL TO WATSTOPPER #DCC2.
	SWITCHING PHOTOSENSOR WITH SWITCHPACK AND OUTLET BOX. LOWER CASE TEXT ("X") REPRESENTS CONTROLLED SWITCHES/FIXTURE.
	WALL-MOUNTED TIME SWITCH AT +48" A.F.F. (MAX.) EQUAL TO WATSTOPPER #TS-400 OR TS-400-2 (LOW-VOLTAGE). REFER TO PLANS FOR VOLTAGE USE.
	WALL-MOUNTED VACANCY SENSOR AT +48" A.F.F. (MAX.) WITH DUAL-RELAY UNLESS SHOWN OTHERWISE ON PLANS.
	WALL-MOUNTED VACANCY SENSOR WITH DIMMING AT +48" A.F.F. (MAX.) WITH DUAL-RELAY UNLESS SHOWN OTHERWISE ON PLANS.

POWER SYMBOLS

	DUPLEX RECEPTACLE FLUSH IN CEILING.
	DOUBLE DUPLEX RECEPTACLE FLUSH IN CEILING.
	ISOLATED GROUND DUPLEX RECEPTACLE FLUSH IN CEILING.
	HALF-SWITCHED DUPLEX RECEPTACLE FLUSH IN CEILING.
	ISOLATED GROUND DOUBLE DUPLEX FLUSH IN CEILING.
	DUPlex RECEPTACLE 20A DEDICATED FLUSH IN CEILING.
	SIMPLEX RECEPTACLE FLUSH IN CEILING.
	SPECIAL RECEPTACLE FLUSH IN CEILING.
	DUPLEX RECEPTACLE, WALL MOUNTED AT +18" A.F.F. OR AS NOTED. "X" DENOTES MOUNTING HEIGHT IF HIGHER THAN +18 A.F.F.
	GFCI DUPLEX RECEPTACLE WALL MOUNTED AT +18" A.F.F. OR AS NOTED. "WP" INDICATES WEATHERPROOF. SEE PLANS FOR SPECIFIC TYPE OF WEATHERPROOF BOX AND COVER PLATE. "X" DENOTES MOUNTING HEIGHT IF HIGHER THAN +18 A.F.F.
	GFCI DUPLEX RECEPTACLE WALL MOUNTED AT +6" ABOVE COUNTER OR SINK. REFER TO ARCHITECTURAL ELEVATION FOR ADDITIONAL INFORMATION.
	DOUBLE DUPLEX RECEPTACLE, WALL MOUNTED AT +18" A.F.F. OR AS NOTED. "X" DENOTES MOUNTING HEIGHT IF HIGHER THAN +18 A.F.F.
	GFCI DOUBLE DUPLEX RECEPTACLE, WALL MOUNTED AT +18" A.F.F. OR AS NOTED. WP INDICATES WEATHERPROOF. SEE PLANS FOR SPECIFIC TYPE OF WEATHERPROOF BOX AND COVER PLATE. "X" DENOTES MOUNTING HEIGHT IF HIGHER THAN +18 A.F.F.
	DEDICATED 20A, DOUBLE DUPLEX RECEPTACLE, WALL MOUNTED AT +18" A.F.F. OR AS NOTED. "X" DENOTES MOUNTING HEIGHT IF HIGHER THAN +18 A.F.F.
	ISOLATED GROUND DUPLEX RECEPTACLE WALL MOUNTED AT +18" A.F.F. OR AS NOTED. "X" DENOTES MOUNTING HEIGHT IF HIGHER THAN +18 A.F.F.
	ISOLATED GROUND DOUBLE DUPLEX WALL MOUNTED AT +18" A.F.F. OR AS NOTED. "X" DENOTES MOUNTING HEIGHT IF HIGHER THAN +18 A.F.F.
	DEDICATED 20A, DUPLEX RECEPTACLE, WALL MOUNTED AT +18" A.F.F. OR AS NOTED. "X" DENOTES MOUNTING HEIGHT IF HIGHER THAN +18 A.F.F.
	HALF-SWITCHED DUPLEX RECEPTACLE WALL MOUNTED AT +18" A.F.F. OR AS NOTED. "X" DENOTES MOUNTING HEIGHT IF HIGHER THAN +18 A.F.F.
	SIMPLEX RECEPTACLE, WALL MOUNTED AT +18" A.F.F. OR AS NOTED. "X" DENOTES MOUNTING HEIGHT IF HIGHER THAN +18 A.F.F.
	SPECIAL RECEPTACLE, WALL MOUNTED AT +18" A.F.F. OR AS NOTED. REFER TO PLAN NOTES. "X" DENOTES MOUNTING HEIGHT IF HIGHER THAN +18 A.F.F.
	JUNCTION BOX 4" SQUARE x 2-1/8" DEEP MIN. MOUNTED IN ACCESSIBLE CEILING. SEE PLANS FOR SPECIFIC APPLICATION.
	JUNCTION BOX 4" SQUARE x 2-1/8" DEEP MIN. WALL MOUNTED AT +18" A.F.F. OR AS NOTED. "X" DENOTES MOUNTING HEIGHT IF HIGHER THAN +18 A.F.F.
	JUNCTION BOX MOUNTED IN ACCESSIBLE CEILING SPACE FOR PREWIRED FURNITURE SYSTEM WITH FLEX CONNECTION.
	JUNCTION BOX WALL MOUNTED AT +18" A.F.F. FOR PREWIRED FURNITURE SYSTEM WITH FLEX CONNECTION.
	THERMOSTAT JUNCTION BOX WITH 1/2"C.O. TO ASSOCIATED HVAC UNIT.

DELINEATION OF WORK

22-UNIT VOLUMETRIC MODULAR MULTI-FAMILY HOUSING 2853 WEST BLVD. LOS ANGELES, CA 90013								
SCOPE OF REVIEW			REVIEWER:					
LOCAL AUTHORITY HAVING JURISDICTION (LAHJ)			CITY OF LOS ANGELES DEPT. OF BUILDING & SAFETY (LADBS)					
STATE OF CALIFORNIA HOUSING & COMMUNITY DEVELOPMENT (HCD) DESIGN APPROVAL AGENCY			NTA					
LOCAL FIRE DEPARTMENT			CITY OF LOS ANGELES FIRE DEPARTMENT (LAFD)					
SCOPE SECTION/DESCRIPTION		PLAN REVIEW		INSPECTION		APPLICABLE CODES 2019 CALIFORNIA ELECTRICAL CODE		
		HCD	LAHJ	LAFD	HCD		LAHJ	LAFD
Electrical								
LEVEL 01: ALL WORK (SITE BUILT), ELEVATOR, GENERATOR			X				X	
LEVELS 02-06: CORRIDORS, ELEVATOR LOBBY, TRASH RECYCLE ROOM STAIRS, CONCRETE CORES (SITE BUILT)			X				X	
LEVELS 02-06: RESIDENTIAL UNITS (MODULAR)		X			X			

ABBREVIATIONS

A	AMPERE	K	KELVIN
ADA	AMERICAN WITH DISABILITIES ACT	KCMIL	THOUSAND CIRCULAR MILS
A.F.F.	ABOVE FINISH FLOOR	KWH	KILOWATT HOUR
A.F.G.	ABOVE FINISH GRADE	KW	KILOWATT
AWG	AMERICAN WIRE GAUGE	KVA	KILOVOLT AMPERES
A.I.C.	AMPERES INTERRUPTING CAPACITY	LCL	LONG CONTINUOUS LOAD
A.F.C.	AVAILABLE FAULT CURRENT	LPS	LOW PRESSURE SODIUM
A.F.C.I.	ARC-FAULT CIRCUIT-INTERRUPTER	M	METER
AF/AT	AMP FRAME, AMP TRIP	MAX.	MAXIMUM
AS/AF	AMP SWITCH, AMP FUSE	MCA	MINIMUM CIRCUIT AMPS
ATS	AUTOMATIC TRANSFER SWITCH	MCB	MAIN CIRCUIT BREAKER
C	CONDUIT	MCC	MOTOR CONTROL CENTER
CEC	CALIFORNIA ELECTRICAL CODE	MFR.	MANUFACTURER
CKT.	CIRCUIT	MH	METAL HALIDE
CONN	CONNECTED	MIN.	MINIMUM
C.O.	CONDUIT ONLY	MLO	MAIN LUGS ONLY
CSFD	COMBINATION SMOKE FIRE DAMPER	MOCP	MAXIMUM OVER-CURRENT PROTECTION
CT	CURRENT TRANSFORMER	MTD	MOUNTED
(D)	EXISTING DEVICE TO BE DEMOLISHED	NEC	NATIONAL ELECTRICAL CODE
DIA	DIAMETER	NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
DISC	DISCONNECT	NF	NON-FUSED
DIST	DISTRIBUTION	NIC	NOT IN CONTRACT
E.C.	ELECTRICAL CONTRACTOR	NL	NIGHT LIGHT
EMT	ELECTRICAL METALLIC TUBING	NO. or #	NUMBER
EWC	ELECTRIC WATER COOLER	N.T.S.	NOT TO SCALE
E.G.	EQUIPMENT GROUND	P	POLE
(E)	EXISTING	PC	PHOTOCELL
FT or ' FT	FOOT OR FEET	PDU	POWER DISTRIBUTION PANEL
FA	FIRE ALARM	PH. or ∅	PHASE
FLA	FULL LOAD AMPS	PT	POTENTIAL TRANSFORMER
GEC	GROUNDING ELECTRODE CONDUCTOR	PVC	POLYVINYL CHLORIDE
GFP	GROUND FAULT PROTECTION	SFD	SMOKE FIRE DAMPER
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	SQ.	SQUARE
GND	GROUND	TC	TIME CLOCK
HOA	HAND-OFF-AUTO HEATING AIR CONDITIONING REFRIGERATION	TEL/DATA	TELEPHONE AND DATA
HACR	HEATING AIR CONDITIONING REFRIGERATION	TV	TELEVISION
HID	HIGH INTENSITY DISCHARGE	T.V.S.	TRANSIENT VOLTAGE SURGE SUPPRESSION
HPS	HIGH PRESSURE SODIUM	TYP	TYPICAL
HP	HORSEPOWER	U.V.P.S.	UNDERGROUND PULL SECTION
IN. or "	INCHES	U.O.N.	UNLESS OTHERWISE NOTED
I.G.	ISOLATED GROUND	U.P.S.	UNINTERRUPTIBLE POWER SUPPLY
IDF	INTERMEDIATE DISTRIBUTION FRAME	V	VOLTS
JBOX	JUNCTION BOX	VA	VOLTS AMPERES
		VD	VOLTAGE DROP
		W	WIRE
		WP	WEATHERPROOF
		W	WIRE
		XRRF/ TRANSF	TRANSFORMER

TELEPHONE/DATA & SIGNAL SYMB.

	TELEPHONE MUD RING, WALL MOUNTED AT +18" A.F.F. (MIN.). STUB UP 3/4" C.O. 6" ABOVE THE ACCESSIBLE CEILING. PROVIDE OUTLET BOX ON DEVICES MOUNTED ON RATED/INSULATED WALLS. "W" = WALL MOUNTED PHONE AT +48" A.F.F. (MAX) "P" = PUBLIC (PAY) PHONE PER TELEPHONE UTILITY COMPANY REQUIREMENTS. PROVIDE 1"C.O. (MIN.) TO THE MAIN TELEPHONE BACKBOARD. "X" DENOTES MOUNTING HEIGHT IF HIGHER THAN +18 A.F.F.
	DATA MUD RING MOUNTED AT +18" A.F.F. MINIMUM OR AS NOTED. STUB A 3/4" C.O. UP 6" ABOVE THE ACCESSIBLE CEILING. PROVIDE OUTLET BOX ON DEVICES MOUNTED ON RATED/INSULATED WALLS. "X" DENOTES MOUNTING HEIGHT IF HIGHER THAN +18 A.F.F.
	COMBINATION TELEPHONE AND DATA MUD RING WALL MOUNTED AT +18" A.F.F. (MIN.). STUB A 1" C.O. UP 6" ABOVE THE ACCESSIBLE CEILING. PROVIDE OUTLET BOX ON DEVICES MOUNTED ON RATED/INSULATED WALLS. "X" DENOTES MOUNTING HEIGHT IF HIGHER THAN +18 A.F.F.
	FLUSH-MOUNTED TELEPHONE OUTLET BOX IN CEILING.
	FLUSH-MOUNTED DATA OUTLET BOX IN CEILING.
	FLUSH-MOUNTED COMBINATION TELEPHONE AND DATA OUTLET BOX IN CEILING.
	TELEPHONE/DATA CONDUIT RUN WITH 3/4"C. MIN.
	TELEPHONE/DATA CONDUIT RUN WITH 1"C. MIN.
	TELEPHONE/DATA CONDUIT RUN WITH 1-1/4"C. MIN.
	TELEPHONE/DATA CONDUIT RUN WITH 1-1/2"C. MIN.
	TELEPHONE/DATA CONDUIT RUN WITH 2"C. MIN.
	WALL-MOUNTED COMBINATION TELEPHONE AND DATA BOX FOR CONNECTION TO FURNITURE SYSTEM MOUNTED AT +18" A.F.F. PROVIDE OUTLET BOX ON DEVICES MOUNTED ON RATED/INSULATED WALLS.
	COMBINATION TELEPHONE AND DATA BOX MOUNTED IN ACCESSIBLE CEILING SPACE FOR CONNECTION TO FURNITURE SYSTEM.
	TELEPHONE TERMINAL BACKBOARD SIZED AS INDICATED.
	WALL-MOUNTED TV OUTLET AT +18" A.F.F. (MIN.), WITH 3/4"C.O. STUB-UP 6" ABOVE THE ACCESSIBLE CEILING WITH BUSHING. PROVIDE OUTLET BOX ON DEVICES MOUNTED ON RATED/INSULATED WALLS.
	CEILING-MOUNTED TV OUTLET.
	CCTV CAMERA. SEE SPECIFICATIONS FOR MORE INFO.



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CLIENT:

JAIME PARTNERS OF CALIFORNIA, INC.

1050 S. FLOWER STREET
LOS ANGELES, CA 90015

PROJECT:

2853 WEST BLVD
LOS ANGELES, CA 90016

C-JAIME-001		
#	DESCRIPTION	DATE
	1ST SUBMITTAL	10/04/21
	UTILITY COORDINATION	04/08/22
	PC RESUBMITTAL	05/18/22
	PC RESUBMITTAL	10/28/22
	HCD REVISION 1	12/16/22
	PC RESUBMITTAL	02/02/23
	HCD & PC RESUBMITTAL	06/06/23
	HCD RESUBMITTAL	06/14/23
	PC RESUBMITTAL	07/10/23
	PC RESUBMITTAL	02/27/24

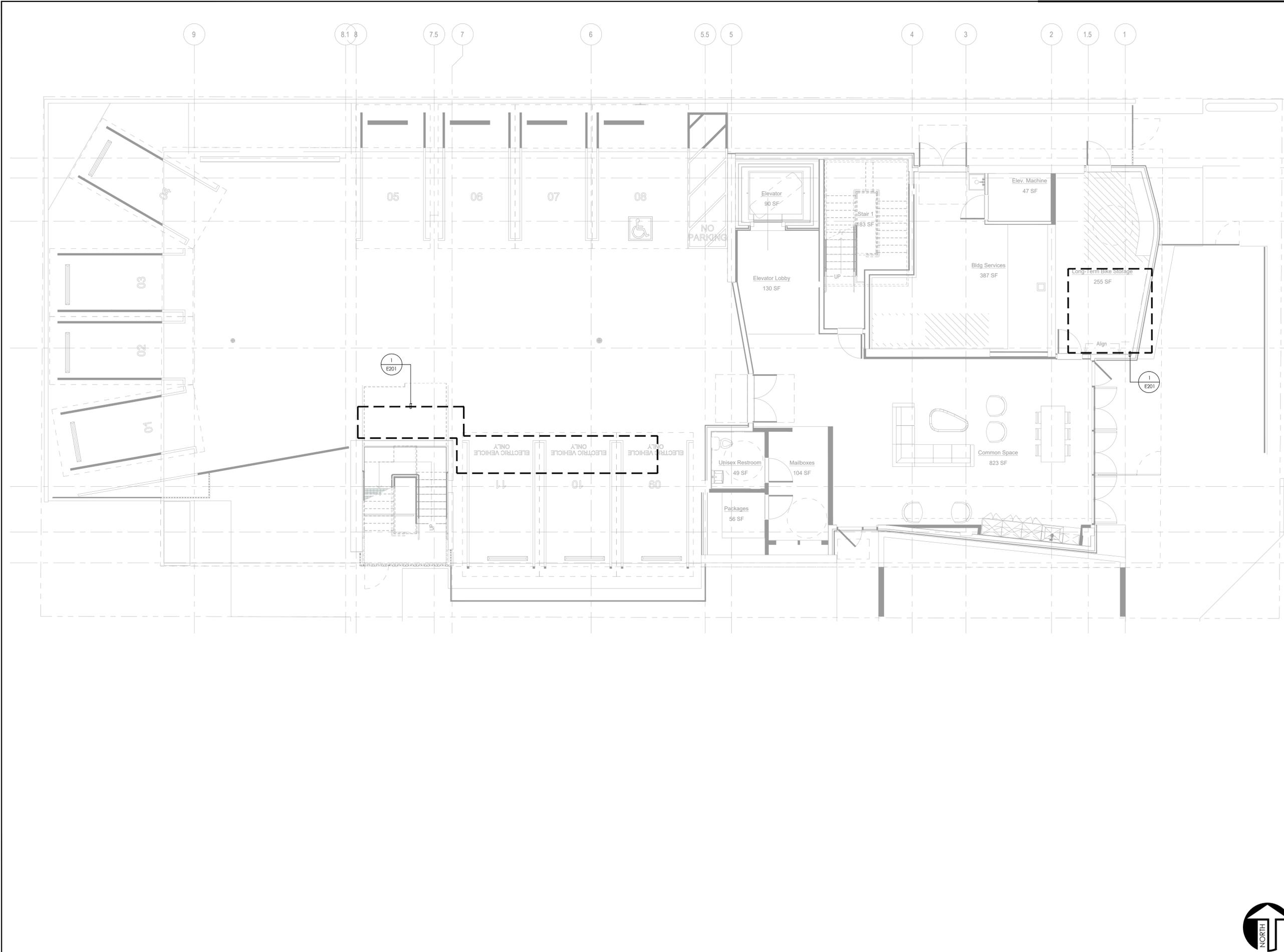
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SHEET TITLE:

ELECTRICAL GENERAL INFORMATION

SHEET NO:

E001



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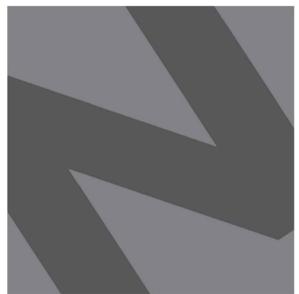
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△	HCD RESUBMITTAL	06/14/23
△	PC RESUBMITTAL	07/10/23
△	PC RESUBMITTAL	02/27/24

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SHEET TITLE:
LEVEL 1 OVERALL PLAN

SHEET NO:
E101





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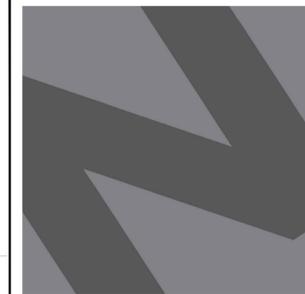
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 SHEET TITLE:

**LEVEL 2
 OVERALL PLAN**

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△	PC RESUBMITTAL	10/28/22
△	HCD REVISION 1	12/16/22
△	PC RESUBMITTAL	02/02/23
△	HCD & PC RESUBMITTAL	06/06/23
△	HCD RESUBMITTAL	06/14/23
△	PC RESUBMITTAL	07/10/23
△	PC RESUBMITTAL	02/27/24

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SHEET TITLE:
LEVEL 3 OVERALL PLAN

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E103





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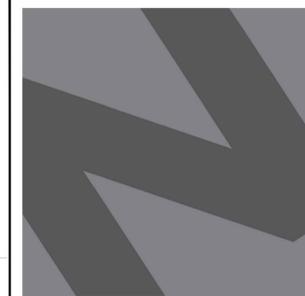
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**LEVEL 4
 OVERALL PLAN**

SHEET NO:
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CLIENT:
JAIME PARTNERS OF CALIFORNIA, INC.
 1050 S. FLOWER STREET
 LOS ANGELES, CA 90015

PROJECT:
2853 WEST BLVD
 LOS ANGELES, CA 90016

C-JAIME-001

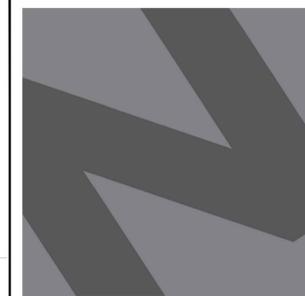
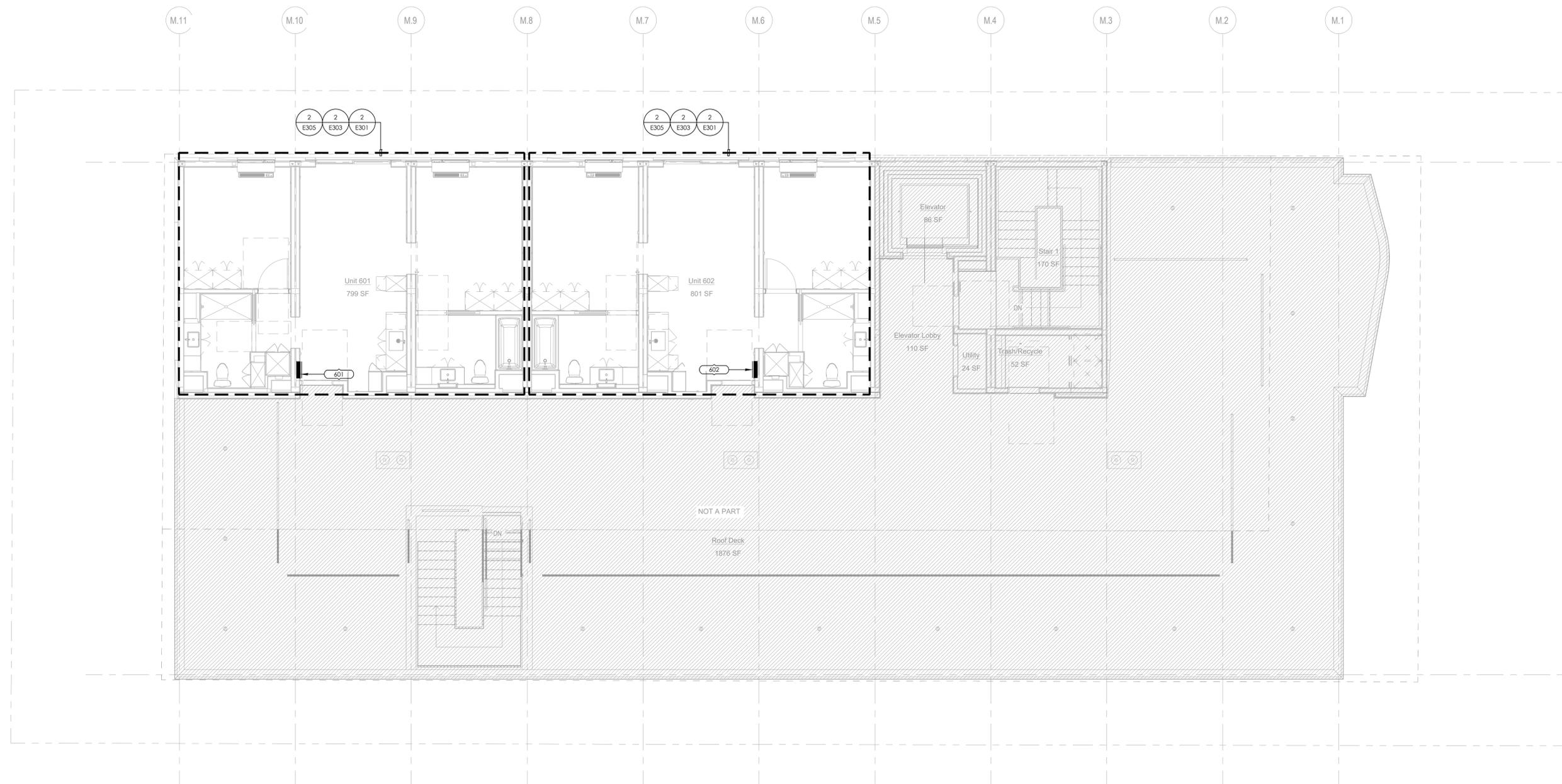
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△	PC RESUBMITTAL	10/28/22
△	HCD REVISION 1	12/16/22
△	PC RESUBMITTAL	02/02/23
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△	HCD RESUBMITTAL	06/14/23
△	PC RESUBMITTAL	07/10/23
△	PC RESUBMITTAL	02/27/24

Plot Date: 2/27/2024 3:37:18 PM

SHEET TITLE:
LEVEL 5 OVERALL PLAN

SHEET NO:
E105





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 LOS ANGELES, CA 90015

PROJECT:
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 LOS ANGELES, CA 90016

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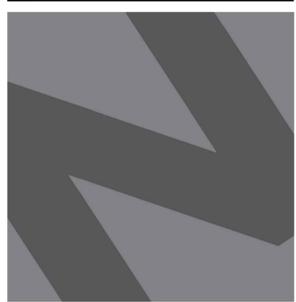
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△	PC RESUBMITTAL	02/27/24

Plot Date: 2/27/2024 3:43:29 PM

SHEET TITLE:
**LEVEL 6
 OVERALL PLAN**

SHEET NO:
E106





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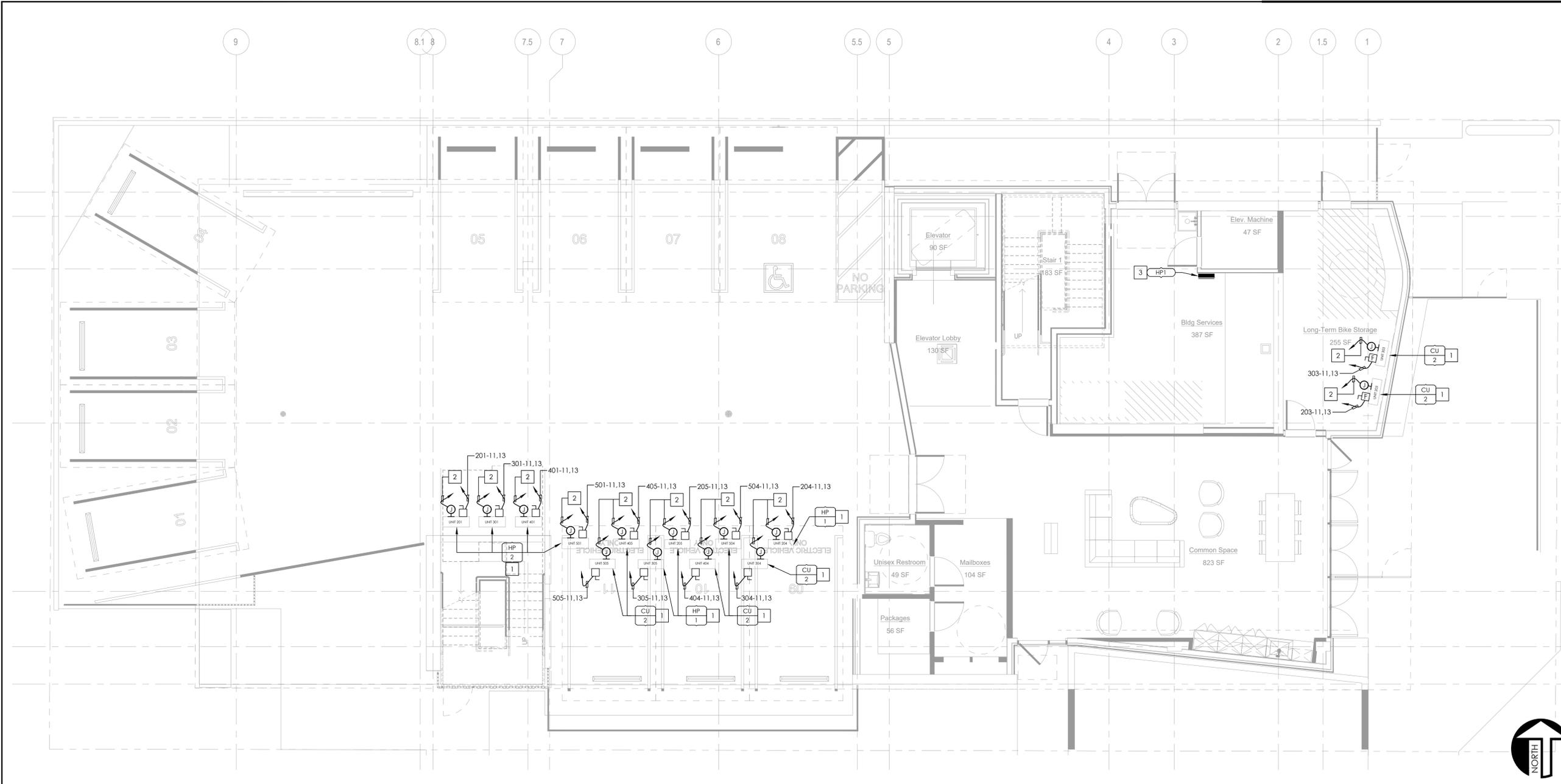
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1050 S. FLOWER STREET
LOS ANGELES, CA 90015

PROJECT:

2853 WEST BLVD
LOS ANGELES, CA 90016



LEVEL 1 POWER PLAN SCALE 3/16" = 1'-0" 1

SIGNAL PLAN NOTES

- A. CONDUITS SHALL (a) CONTAIN NO CONTINUOUS SECTIONS LONGER THAN 30M OR 98 FT, AND (b) CONTAIN NO MORE THAN (2) 90 DEGREE BENDS OR A REVERSE BEND WITHOUT INSTALLING A PULLBOX. CONDUITS IN PLACE OF PULLBOX IS UNACCEPTABLE.
- B. CONDUITS SHALL CONTAIN PLASTIC OR NYLON PULL TAPE RATED AT 200 LBS.
- C. CONDUIT BEND RADIUS SHALL BE (a) MINIMUM OF 6 TIMES OF THE INTERNAL CONDUIT DIAMETER FOR 2" CONDUITS OR SMALLER, AND (b) 10 TIMES THE INTERNAL DIAMETER FOR LARGER THAN 2" CONDUITS.
- D. TERMINATE CONDUITS THAT PROTRUDE THROUGH STRUCTURAL FLOORS 3" ABOVE THE FLOOR SURFACE.
- E. INSTALL BELL ENDS AND BUSHING AS REQUIRED ON ALL CONDUITS.
- F. ALL SUB-SLAB CONDUITS SHALL BE INSTALLED IN A MANNER THAT PREVENTS WATER INFILTRATION OF THE CONDUIT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE RAIN WATER OR CONSTRUCTION WATER IS PREVENTED FROM ENTERING AND/OR REMOVED FROM THE CONDUITS PRIOR TO PLACEMENT OF COMMUNICATION CABLES.
- G. ALL PULLBOXES SHALL BE SIZES AND INSTALLED PER ANSI/TIA/EIA-569A. PULLBOXES FOR UNDER FLOOR CONDUIT RUNS ARE NOT PERMITTED UNLESS OTHERWISE NOTED. PULLBOXES FOR OVERHEAD CONDUIT RUNS SHALL BE LOCATED ABOVE ACCESSIBLE CEILINGS WITHIN THE ACCESSIBLE CEILING SPACE.
- H. CONTRACTOR SHALL SUBMIT FIRE ALARM PLANS AND OBTAIN APPROVAL PRIOR TO INSTALLATION.
- I. ALL WORK SHOWN SHALL BE IN ACCORDANCE WITH 2019 CALIFORNIA ELECTRICAL CODE (CEC).

PLAN NOTES

- A. ALL RECEPTACLES ON COMMON WALLS SHALL HAVE SEPARATE BOXES AND A 24" MINIMUM OFFSET.
- B. AN APPROVED FIRESTOP SYSTEM EQUAL TO OR GREATER THAN THE FIRE RATING OF THE WALL SHALL BE PROVIDED AT ALL PENETRATIONS THROUGH FIRE-RATED WALLS.
- C. MOUNTING HEIGHT OF ALL RECEPTACLES AT COUNTER SHALL BE VERIFIED WITH OWNER'S REPRESENTATIVE PRIOR TO ROUGH-IN. RECEPTACLES MOUNTED WITHIN 6 FEET OF ANY SINK SHALL BE G.F.C.I.
- D. ALL UNDERGROUND CONDUITS SHALL BE PVC SCHED. 40, MINIMUM 3/4". RUN CODE-SIZED INSULATED EQUIPMENT GROUND CONDUCTOR.

KEY NOTES

- # NUMBERS INDICATE NOTES SHOWN ON PLAN
- 1. REFER TO MECHANICAL EQUIPMENT SCHEDULE ON SHEET E207 FOR FEEDER/BRANCH CIRCUIT INFORMATION.
- 2. PROVIDE 1/2" C.O.(S) FOR LOCAL AREA THERMOSTAT CONTROL AND CONNECTION TO FACP FOR HVAC SHUTDOWN AS REQUIRED. REFER TO THE MECHANICAL DRAWINGS OR EQUIPMENT CONTROL WIRING DIAGRAMS FOR MORE INFORMATION.
- 3. SHOWN FOR REFERENCE ONLY. PART OF SEPARATE PACKAGE UNDER SEPARATE PERMIT.

C-JAIME-001		
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△	PC RESUBMITTAL	07/10/23
△	PC RESUBMITTAL	02/27/24

Plot Date: 2/27/2024 3:38:39 PM

SHEET TITLE: **LEVEL 1
HVAC
POWER PLAN**

SHEET NO: **E201**



LEVEL 2 POWER PLAN SCALE 3/16" = 1'-0" 1

SIGNAL PLAN NOTES

- CONDUITS SHALL (a) CONTAIN NO CONTINUOUS SECTIONS LONGER THAN 30M OR 98 FT, AND (b) CONTAIN NO MORE THAN (2) 90 DEGREE BENDS OR A REVERSE BEND WITHOUT INSTALLING A PULLBOX. CONDUITS IN PLACE OF PULLBOX IS UNACCEPTABLE.
- CONDUITS SHALL CONTAIN PLASTIC OR NYLON PULL TAPE RATED AT 200 LBS.
- CONDUIT BEND RADIUS SHALL BE (a) MINIMUM OF 6 TIMES OF THE INTERNAL CONDUIT DIAMETER FOR 2" CONDUITS OR SMALLER, AND (b) 10 TIMES THE INTERNAL DIAMETER FOR LARGER THAN 2" CONDUITS.
- TERMINATE CONDUITS THAT PROTRUDE THROUGH STRUCTURAL FLOORS 3" ABOVE THE FLOOR SURFACE.
- INSTALL BELL ENDS AND BUSHING AS REQUIRED ON ALL CONDUITS.
- ALL SUB-SLAB CONDUITS SHALL BE INSTALLED IN A MANNER THAT PREVENTS WATER INFILTRATION OF THE CONDUIT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE RAIN WATER OR CONSTRUCTION WATER IS PREVENTED FROM ENTERING AND/OR REMOVED FROM THE CONDUITS PRIOR TO PLACEMENT OF COMMUNICATION CABLES.
- ALL PULLBOXES SHALL BE SIZES AND INSTALLED PER ANS/ITIA/EIA-569A. PULLBOXES FOR UNDER FLOOR CONDUIT RUNS ARE NOT PERMITTED UNLESS OTHERWISE NOTED. PULLBOXES FOR OVERHEAD CONDUIT RUNS SHALL BE LOCATED ABOVE ACCESSIBLE CEILINGS WITHIN THE ACCESSIBLE CEILING SPACE.
- CONTRACTOR SHALL SUBMIT FIRE ALARM PLANS AND OBTAIN APPROVAL PRIOR TO INSTALLATION.
- ALL WORK SHOWN SHALL BE IN ACCORDANCE WITH 2019 CALIFORNIA ELECTRICAL CODE (CEC).

PLAN NOTES

- ALL RECEPTACLES ON COMMON WALLS SHALL HAVE SEPARATE BOXES AND A 24" MINIMUM OFFSET.
- AN APPROVED FIRESTOP SYSTEM EQUAL TO OR GREATER THAN THE FIRE RATING OF THE WALL SHALL BE PROVIDED AT ALL PENETRATIONS THROUGH FIRE-RATED WALLS.
- MOUNTING HEIGHT OF ALL RECEPTACLES AT COUNTER SHALL BE VERIFIED WITH OWNER'S REPRESENTATIVE PRIOR TO ROUGH-IN. RECEPTACLES MOUNTED WITHIN 6 FEET OF ANY SINK SHALL BE G.F.C.I.
- ALL UNDERGROUND CONDUITS SHALL BE PVC SCHED. 40, MINIMUM 3/4" C. RUN CODE-SIZED INSULATED EQUIPMENT GROUND CONDUCTOR.

KEY NOTES

- # NUMBERS INDICATE NOTES SHOWN ON PLAN
- REFER TO MECHANICAL EQUIPMENT SCHEDULE ON SHEET E207 FOR MOTOR FEEDER/BRANCH CIRCUIT INFORMATION.
 - PROVIDE 1/2" C.O.(S) FOR LOCAL AREA THERMOSTAT CONTROL AND CONNECTION TO FACP FOR HVAC SHUTDOWN AS REQUIRED. REFER TO THE MECHANICAL DRAWINGS OR EQUIPMENT CONTROL WIRING DIAGRAMS FOR MORE INFORMATION.
 - FAN COIL UNIT (FC) SHALL BE POWERED BY CORRESPONDING OUTDOOR UNIT CU-2/HP-1. REFER TO SHEETS E201 AND E207 FOR LOCATION OF OUTDOOR UNIT. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH MECHANICAL PRIOR TO ROUGH-IN.
 - FAN COIL UNIT (FC) SHALL BE POWERED BY CORRESPONDING OUTDOOR UNIT HP-2. REFER TO SHEETS E201 FOR LOCATION OF OUTDOOR UNIT. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH MECHANICAL PRIOR TO ROUGH-IN.



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LOS ANGELES, CA 90015

PROJECT:

2853 WEST BLVD
LOS ANGELES, CA 90016

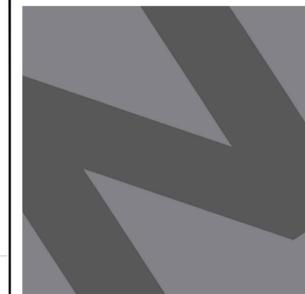
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△	PC RESUBMITTAL	07/10/23
△	PC RESUBMITTAL	02/27/24

Plot Date: 2/27/2024 3:46:15 PM

SHEET TITLE:
**LEVEL 2
HVAC
POWER PLAN**

SHEET NO:
E202



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1050 S. FLOWER STREET
LOS ANGELES, CA 90015

PROJECT:
2853 WEST BLVD
LOS ANGELES, CA 90016



LEVEL 3 POWER PLAN SCALE 3/16" = 1'-0" 1

SIGNAL PLAN NOTES

- CONDUITS SHALL (a) CONTAIN NO CONTINUOUS SECTIONS LONGER THAN 30M OR 98 FT, AND (b) CONTAIN NO MORE THAN (2) 90 DEGREE BENDS OR A REVERSE BEND WITHOUT INSTALLING A PULLBOX. CONDUITS IN PLACE OF PULLBOX IS UNACCEPTABLE.
- CONDUITS SHALL CONTAIN PLASTIC OR NYLON PULL TAPE RATED AT 200 LBS.
- CONDUIT BEND RADIUS SHALL BE (a) MINIMUM OF 6 TIMES OF THE INTERNAL CONDUIT DIAMETER FOR 2" CONDUITS OR SMALLER, AND (b) 10 TIMES THE INTERNAL DIAMETER FOR LARGER THAN 2" CONDUITS.
- TERMINATE CONDUITS THAT PROTRUDE THROUGH STRUCTURAL FLOORS 3" ABOVE THE FLOOR SURFACE.
- INSTALL BELL ENDS AND BUSHING AS REQUIRED ON ALL CONDUITS.
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- CONTRACTOR SHALL SUBMIT FIRE ALARM PLANS AND OBTAIN APPROVAL PRIOR TO INSTALLATION.
- ALL WORK SHOWN SHALL BE IN ACCORDANCE WITH 2019 CALIFORNIA ELECTRICAL CODE (CEC).

PLAN NOTES

- ALL RECEPTACLES ON COMMON WALLS SHALL HAVE SEPARATE BOXES AND A 2" MINIMUM OFFSET.
- AN APPROVED FIRESTOP SYSTEM EQUAL TO OR GREATER THAN THE FIRE RATING OF THE WALL SHALL BE PROVIDED AT ALL PENETRATIONS THROUGH FIRE-RATED WALLS.
- MOUNTING HEIGHT OF ALL RECEPTACLES AT COUNTER SHALL BE VERIFIED WITH OWNER'S REPRESENTATIVE PRIOR TO ROUGH-IN. RECEPTACLES MOUNTED WITHIN 6 FEET OF ANY SINCK SHALL BE G.F.C.I.
- ALL UNDERGROUND CONDUITS SHALL BE PVC SCHED. 40, MINIMUM 3/4" C. RUN CODE-SIZED INSULATED EQUIPMENT GROUND CONDUCTOR.

KEY NOTES

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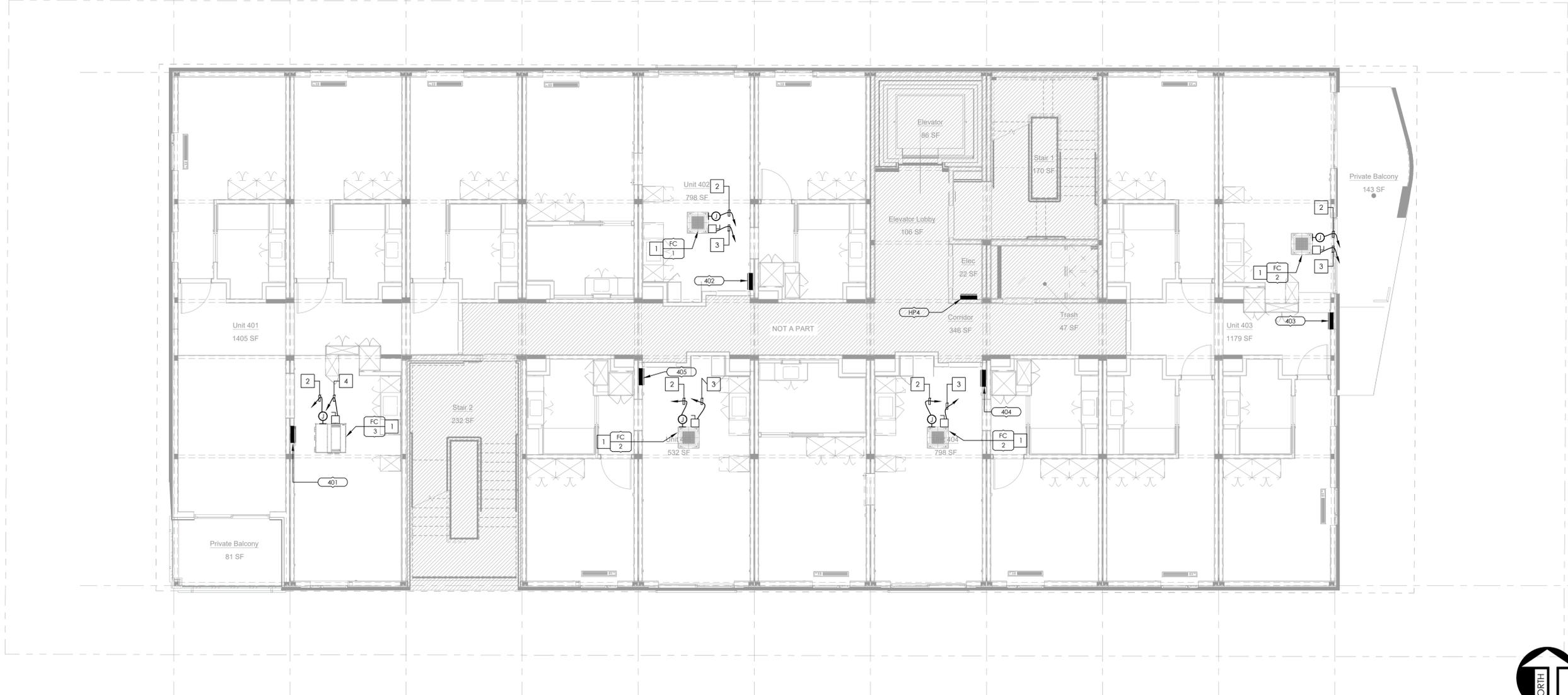
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△	PC RESUBMITTAL	07/10/23
△	PC RESUBMITTAL	02/27/24

Plot Date: 2/27/2024 3:45:03 PM

SHEET TITLE:
**LEVEL 3
HVAC
POWER PLAN**

SHEET NO:
E203

M.11 M.10 M.9 M.8 M.7 M.6 M.5 M.4 M.3 M.2 M.1



LEVEL 4 POWER PLAN SCALE 3/16" = 1'-0" 1

SIGNAL PLAN NOTES

- A. CONDUITS SHALL (a) CONTAIN NO CONTINUOUS SECTIONS LONGER THAN 30M OR 98 FT, AND (b) CONTAIN NO MORE THAN (2) 90 DEGREE BENDS OR A REVERSE BEND WITHOUT INSTALLING A PULLBOX. CONDUITS IN PLACE OF PULLBOX IS UNACCEPTABLE.
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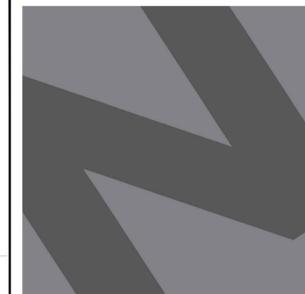
PROJECT:
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LOS ANGELES, CA 90016

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△	PC RESUBMITTAL	02/27/24

Plot Date: 2/27/2024 3:45:40 PM

SHEET TITLE:
**LEVEL 4
HVAC
POWER PLAN**

SHEET NO:
E204



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PROJECT:
2853 WEST BLVD
LOS ANGELES, CA 90016



LEVEL 5 POWER PLAN SCALE 3/16" = 1'-0" **1**

SIGNAL PLAN NOTES

- A. CONDUITS SHALL (a) CONTAIN NO CONTINUOUS SECTIONS LONGER THAN 30M OR 98 FT, AND (b) CONTAIN NO MORE THAN (2) 90 DEGREE BENDS OR A REVERSE BEND WITHOUT INSTALLING A PULLBOX. CONDUITS IN PLACE OF PULLBOX IS UNACCEPTABLE.
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- I. ALL WORK SHOWN SHALL BE IN ACCORDANCE WITH 2019 CALIFORNIA ELECTRICAL CODE (CEC).

PLAN NOTES

- A. ALL RECEPTACLES ON COMMON WALLS SHALL HAVE SEPARATE BOXES AND A 2" MINIMUM OFFSET.
- B. AN APPROVED FIRESTOP SYSTEM EQUAL TO OR GREATER THAN THE FIRE RATING OF THE WALL SHALL BE PROVIDED AT ALL PENETRATIONS THROUGH FIRE-RATED WALLS.
- C. MOUNTING HEIGHT OF ALL RECEPTACLES AT COUNTER SHALL BE VERIFIED WITH OWNER'S REPRESENTATIVE PRIOR TO ROUGH-IN. RECEPTACLES MOUNTED WITHIN 6 FEET OF ANY SINCK SHALL BE G.F.C.I.
- D. ALL UNDERGROUND CONDUITS SHALL BE PVC SCHED. 40, MINIMUM 3/4" C. RUN CODE-SIZED INSULATED EQUIPMENT GROUND CONDUCTOR.

KEY NOTES

- # NUMBERS INDICATE NOTES SHOWN ON PLAN
- 1. REFER TO MECHANICAL EQUIPMENT SCHEDULE ON SHEET E207 FOR MOTOR FEEDER/BRANCH CIRCUIT INFORMATION.
- 2. PROVIDE 1/2" C.O.(S) FOR LOCAL AREA THERMOSTAT CONTROL AND CONNECTION TO FACP FOR HVAC SHUTDOWN AS REQUIRED. REFER TO THE MECHANICAL DRAWINGS OR EQUIPMENT CONTROL WIRING DIAGRAMS FOR MORE INFORMATION.
- 3. FAN COIL UNIT (FC) SHALL BE POWERED BY CORRESPONDING OUTDOOR UNIT CU-2/HP-1. REFER TO SHEETS E201 AND E207 FOR LOCATION OF OUTDOOR UNIT. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH MECHANICAL PRIOR TO ROUGH-IN.
- 4. FAN COIL UNIT (FC) SHALL BE POWERED BY CORRESPONDING OUTDOOR UNIT HP-2. REFER TO SHEETS E201 FOR LOCATION OF OUTDOOR UNIT. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH MECHANICAL PRIOR TO ROUGH-IN.

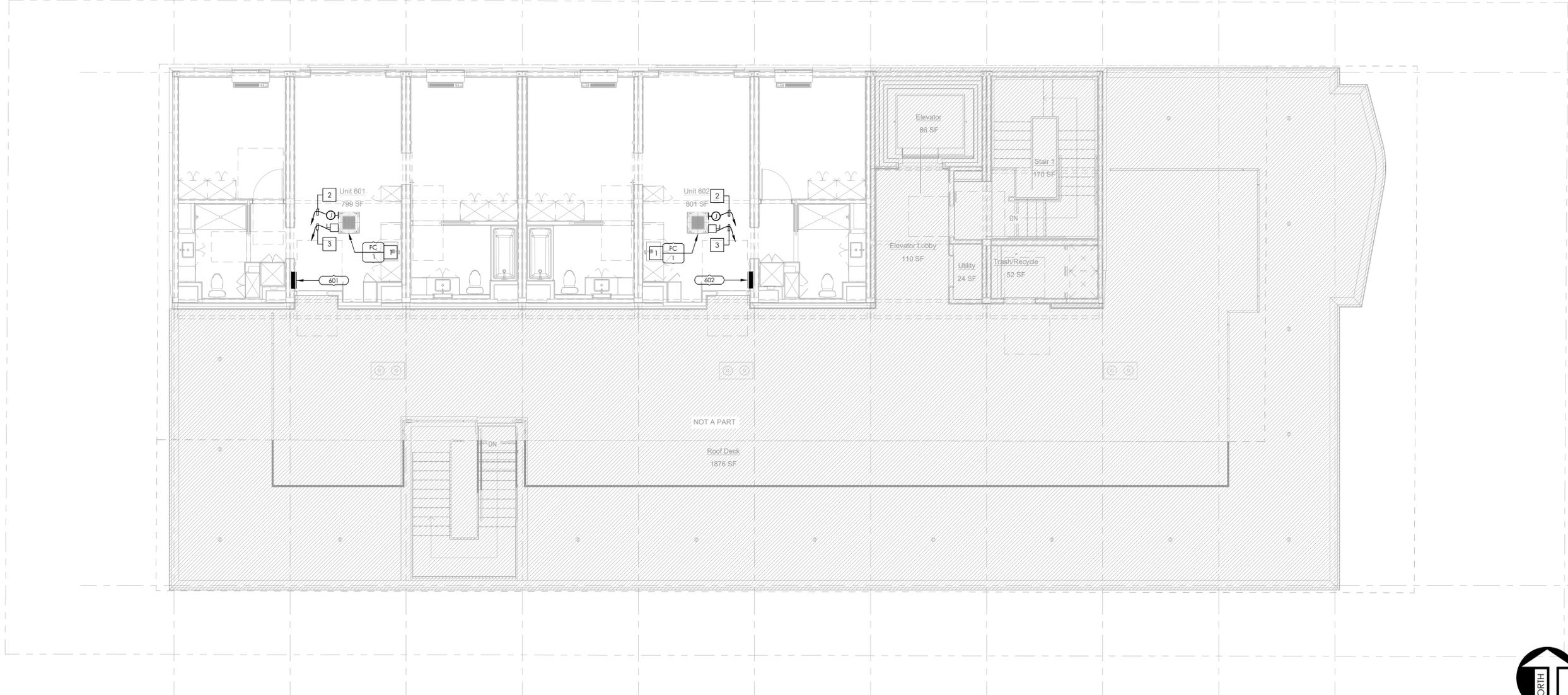
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	UTILITY COORDINATION	04/08/22
△	PC RESUBMITTAL	05/18/22
△	PC RESUBMITTAL	10/28/22
△	HCD REVISION 1	12/16/22
△	PC RESUBMITTAL	02/02/23
△	HCD & PC RESUBMITTAL	06/06/23
△	HCD RESUBMITTAL	06/14/23
△	PC RESUBMITTAL	07/10/23
△	PC RESUBMITTAL	02/27/24

Plot Date: 2/27/2024 3:38:00 PM

SHEET TITLE: **LEVEL 5 HVAC POWER PLAN**

SHEET NO: **E205**

M.11 M.10 M.9 M.8 M.7 M.6 M.5 M.4 M.3 M.2 M.1



NOT A PART

Roof Deck
1876 SF

LEVEL 6 POWER PLAN SCALE 3/16" = 1'-0" 1

SIGNAL PLAN NOTES

- A. CONDUITS SHALL (a) CONTAIN NO CONTINUOUS SECTIONS LONGER THAN 30M OR 98 FT, AND (b) CONTAIN NO MORE THAN (2) 90 DEGREE BENDS OR A REVERSE BEND WITHOUT INSTALLING A PULLBOX. CONDUITS IN PLACE OF PULLBOX IS UNACCEPTABLE.
- B. CONDUITS SHALL CONTAIN PLASTIC OR NYLON PULL TAPE RATED AT 200 LBS.
- C. CONDUIT BEND RADIUS SHALL BE (a) MINIMUM OF 6 TIMES OF THE INTERNAL CONDUIT DIAMETER FOR 2" CONDUITS OR SMALLER, AND (b) 10 TIMES THE INTERNAL DIAMETER FOR LARGER THAN 2" CONDUITS.
- D. TERMINATE CONDUITS THAT PROTRUDE THROUGH STRUCTURAL FLOORS 3" ABOVE THE FLOOR SURFACE.
- E. INSTALL BELL ENDS AND BUSHING AS REQUIRED ON ALL CONDUITS.
- F. ALL SUB-SLAB CONDUITS SHALL BE INSTALLED IN A MANNER THAT PREVENTS WATER INFILTRATION OF THE CONDUIT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE RAIN WATER OR CONSTRUCTION WATER IS PREVENTED FROM ENTERING AND/OR REMOVED FROM THE CONDUITS PRIOR TO PLACEMENT OF COMMUNICATION CABLES.
- G. ALL PULLBOXES SHALL BE SIZES AND INSTALLED PER ANS/ITIA/EIA-569A. PULLBOXES FOR UNDER FLOOR CONDUIT RUNS ARE NOT PERMITTED UNLESS OTHERWISE NOTED. PULLBOXES FOR OVERHEAD CONDUIT RUNS SHALL BE LOCATED ABOVE ACCESSIBLE CEILINGS WITHIN THE ACCESSIBLE CEILING SPACE.
- H. CONTRACTOR SHALL SUBMIT FIRE ALARM PLANS AND OBTAIN APPROVAL PRIOR TO INSTALLATION.
- I. ALL WORK SHOWN SHALL BE IN ACCORDANCE WITH 2019 CALIFORNIA ELECTRICAL CODE (CEC).

PLAN NOTES

- A. ALL RECEPTACLES ON COMMON WALLS SHALL HAVE SEPARATE BOXES AND A 24" MINIMUM OFFSET.
- B. AN APPROVED FIRESTOP SYSTEM EQUAL TO OR GREATER THAN THE FIRE RATING OF THE WALL SHALL BE PROVIDED AT ALL PENETRATIONS THROUGH FIRE-RATED WALLS.
- C. MOUNTING HEIGHT OF ALL RECEPTACLES AT COUNTER SHALL BE VERIFIED WITH OWNER'S REPRESENTATIVE PRIOR TO ROUGH-IN. RECEPTACLES MOUNTED WITHIN 6 FEET OF ANY SINK SHALL BE G.F.C.I.
- D. ALL UNDERGROUND CONDUITS SHALL BE PVC SCHED. 40, MINIMUM 3/4" C. RUN CODE-SIZED INSULATED EQUIPMENT GROUND CONDUCTOR.

KEY NOTES

- # NUMBERS INDICATE NOTES SHOWN ON PLAN
- 1. REFER TO MECHANICAL EQUIPMENT SCHEDULE ON SHEET E207 FOR MOTOR FEEDER/BRANCH CIRCUIT INFORMATION.
- 2. PROVIDE 1/2" C.O.(S) FOR LOCAL AREA THERMOSTAT CONTROL AND CONNECTION TO FACP FOR HVAC SHUTDOWN AS REQUIRED. REFER TO THE MECHANICAL DRAWINGS OR EQUIPMENT CONTROL WIRING DIAGRAMS FOR MORE INFORMATION.
- 3. FAN COIL UNIT (FC) SHALL BE POWERED BY CORRESPONDING OUTDOOR UNIT CU-2/HP-1. REFER TO SHEETS E201 AND E207 FOR LOCATION OF OUTDOOR UNIT. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH MECHANICAL PRIOR TO ROUGH-IN.



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CLIENT:

**JAIME PARTNERS
OF CALIFORNIA, INC.**
1050 S. FLOWER STREET
LOS ANGELES, CA 90015

PROJECT:

2853 WEST BLVD
LOS ANGELES, CA 90016

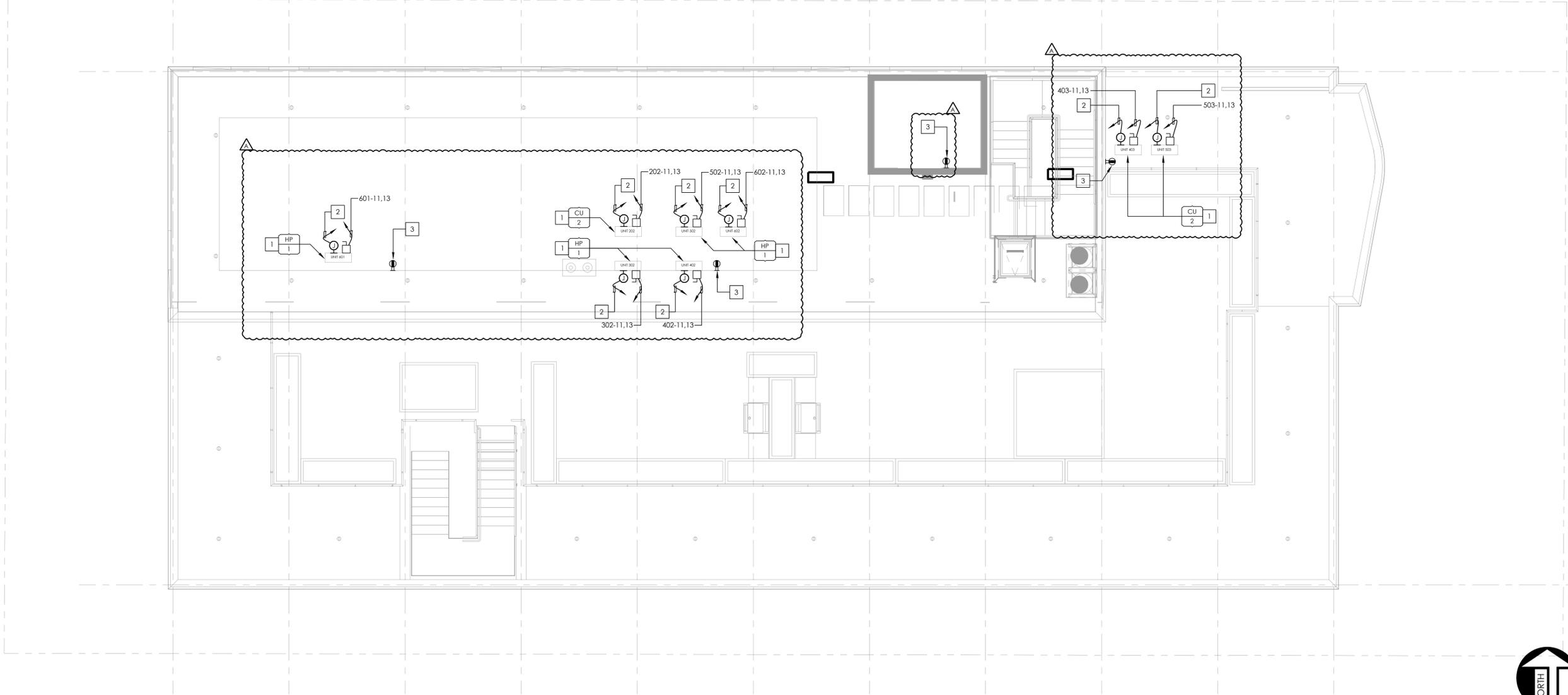
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△	PC RESUBMITTAL	02/27/24

Plot Date: 2/27/2024 3:41:40 PM

SHEET TITLE:
**LEVEL 6
HVAC
POWER PLAN**

SHEET NO:
E206

M.11 M.10 M.9 M.8 M.7 M.6 M.5 M.4 M.3 M.2 M.1



ROOF PLAN SCALE 3/16" = 1'-0" 1

MECHANICAL EQUIPMENT SCHEDULE

UNIT	V/P	HP/W	FLA	MCA	MOCP	DISC. SIZE/ FUSE SIZE	FEEDER	KEYED NOTES
HPAC 1	208-1	-	12	15	15	30AS/NF 2P	1/2"C, 2#12, 1#12G	A B
HP 1	230-1	-	9.6	12	15	30AS/NF 2P, WP	1/2"C, 2#12, 1#12G	A B
CU 2	230-1	-	8.8	11	15	30AS/NF 2P, WP	1/2"C, 2#12, 1#12G	A B
HP 2	230-1	-	11.2	14	15	30AS/NF 2P, WP	1/2"C, 2#12, 1#12G	A B
FC 1	230-1	-	0.8	1	15	30AS/NF 2P	1/2"C, 2#12, 1#12G	A B C
FC 2	230-1	-	0.8	1	15	30AS/NF 2P	1/2"C, 2#12, 1#12G	A B C
FC 3	230-1	-	0.8	1	15	30AS/NF 2P	1/2"C, 2#12, 1#12G	A B D
CEF 1	115-1	12.7W	0.11	0.13	15	M ₅	1/2"C, 2#12, 1#12G	A

- A INDICATED FUSE SIZE IS BASED ON THE MOCP AS SHOWN ON THE MECHANICAL DRAWINGS. CONTRACTOR TO VERIFY AND PROVIDE FUSE SIZE PER THE MANUFACTURER'S NAMEPLATE. FUSE RATING SHOWN ON THE MANUFACTURER'S EQUIPMENT NAMEPLATE TAKES PRECEDENCE OVER THE MOCP.
- B NON-FUSED DISCONNECT BY OTHERS.
- C POWERED VIA CU-2/HP-1.
- D POWERED VIA HP-2.

PLAN NOTES

- A. CONTRACTOR TO VERIFY EXACT LOCATION AND REQUIREMENTS WITH MECHANICAL PRIOR TO ROUGH-IN.
- B. ALL ELECTRICAL DEVICES MOUNTED ON THE ROOF SHALL BE WEATHERPROOF TYPE. COMPLETE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF CALIFORNIA ELECTRICAL CODE (CEC) ARTICLES 430 AND 440. RECEPTACLES SHALL BE GFCI TYPE.

KEY NOTES

- # NUMBERS INDICATE NOTES SHOWN ON PLAN
1. REFER TO MECHANICAL EQUIPMENT SCHEDULE ON THIS SHEET FOR MOTOR FEEDER/BRANCH CIRCUIT INFORMATION.
2. PROVIDE 1/2" C.O.(S) FOR LOCAL AREA THERMOSTAT CONTROL AND CONNECTION TO FACP FOR HVAC SHUTDOWN AS REQUIRED. REFER TO THE MECHANICAL DRAWINGS OR EQUIPMENT CONTROL WIRING DIAGRAMS FOR MORE INFORMATION.
3. ROOFTOP RECEPTACLE IS SHOWN FOR REFERENCE ONLY AS PART OF SEPARATE PACKAGE UNDER SEPARATE PERMIT SUBMITTAL.



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**JAIME PARTNERS
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1050 S. FLOWER STREET
LOS ANGELES, CA 90015

PROJECT:

2853 WEST BLVD
LOS ANGELES, CA 90016

C-JAIME-001

#	DESCRIPTION	DATE
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△	PC RESUBMITTAL	10/28/22
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△	HCD RESUBMITTAL	06/14/23
△	PC RESUBMITTAL	07/10/23
△	PC RESUBMITTAL	02/27/24

Plot Date: 2/27/2024 3:36:04 PM

SHEET TITLE:

ROOF PLAN

SHEET NO:

E207



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PROJECT:

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LOS ANGELES, CA 90016

C-JAIME-001

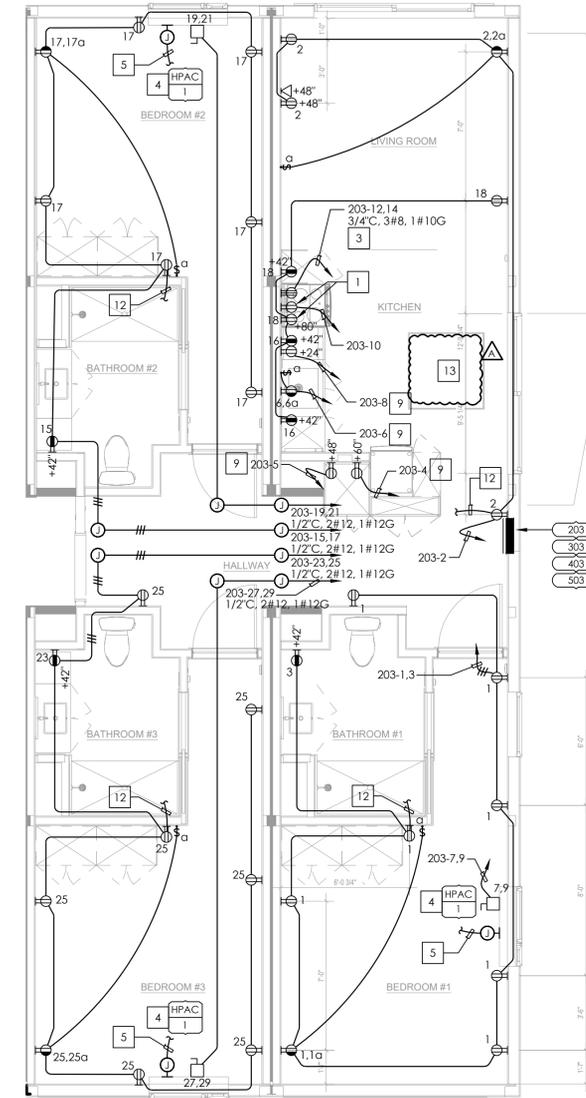
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△	PC RESUBMITTAL	02/27/24

Plot Date: 2/27/2024 3:47:31 PM

SHEET TITLE:
**ENLARGED UNIT
POWER TYPICAL
PLANS**

SHEET NO:

E301

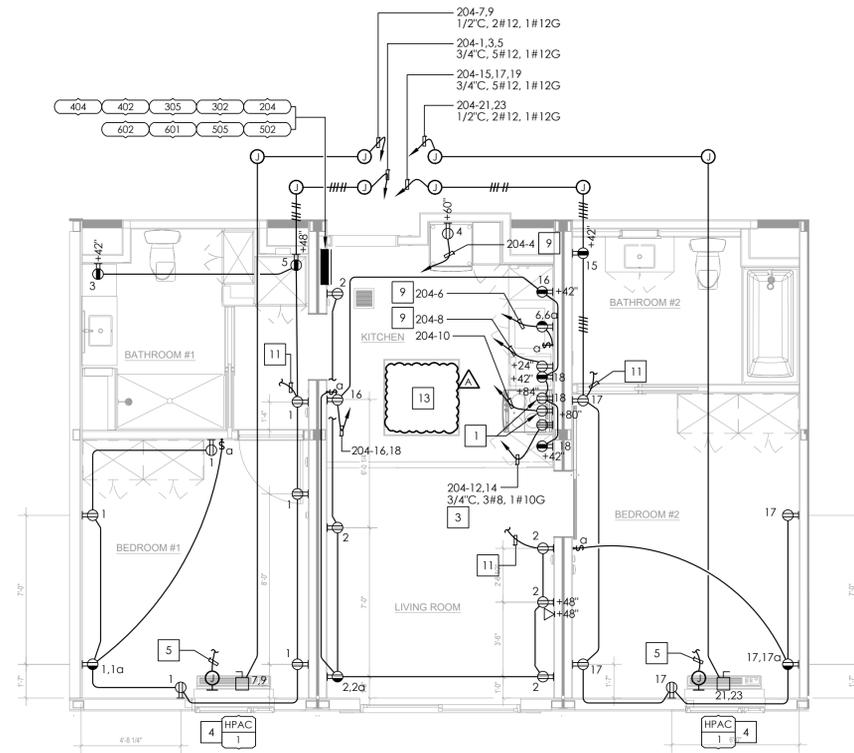


UNIT: 203,303,403,503

UNIT TYPE 3 ENLARGED POWER PLAN

SCALE
1/4" = 1'-0"

1

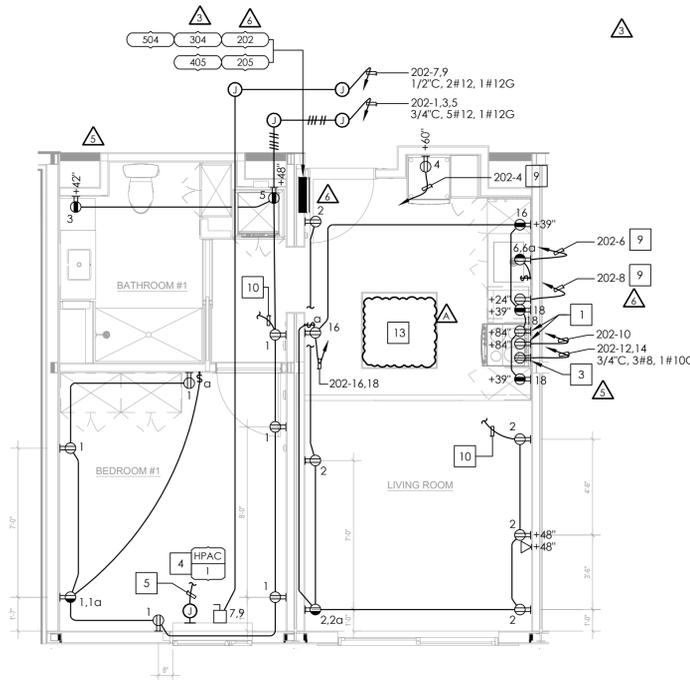


TYPICAL TO UNITS: 204,302,305,402,404,502,505,601,602

UNIT TYPE 2 ENLARGED POWER PLAN

SCALE
1/4" = 1'-0"

2



TYPICAL TO UNITS: 202,205,304,405,504

UNIT TYPE 1A ENLARGED POWER PLAN

SCALE
1/4" = 1'-0"

3

SIGNAL PLAN NOTES

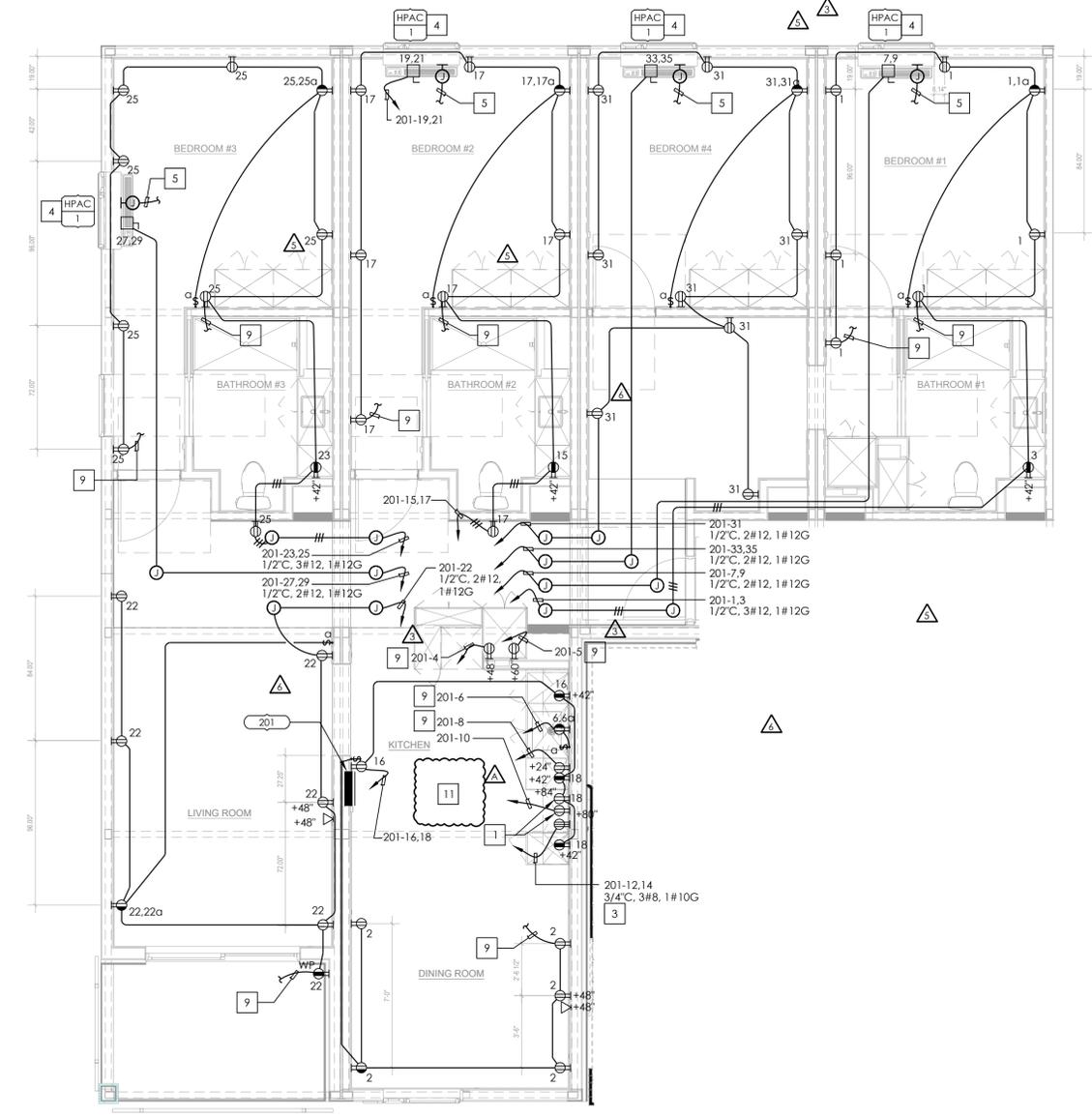
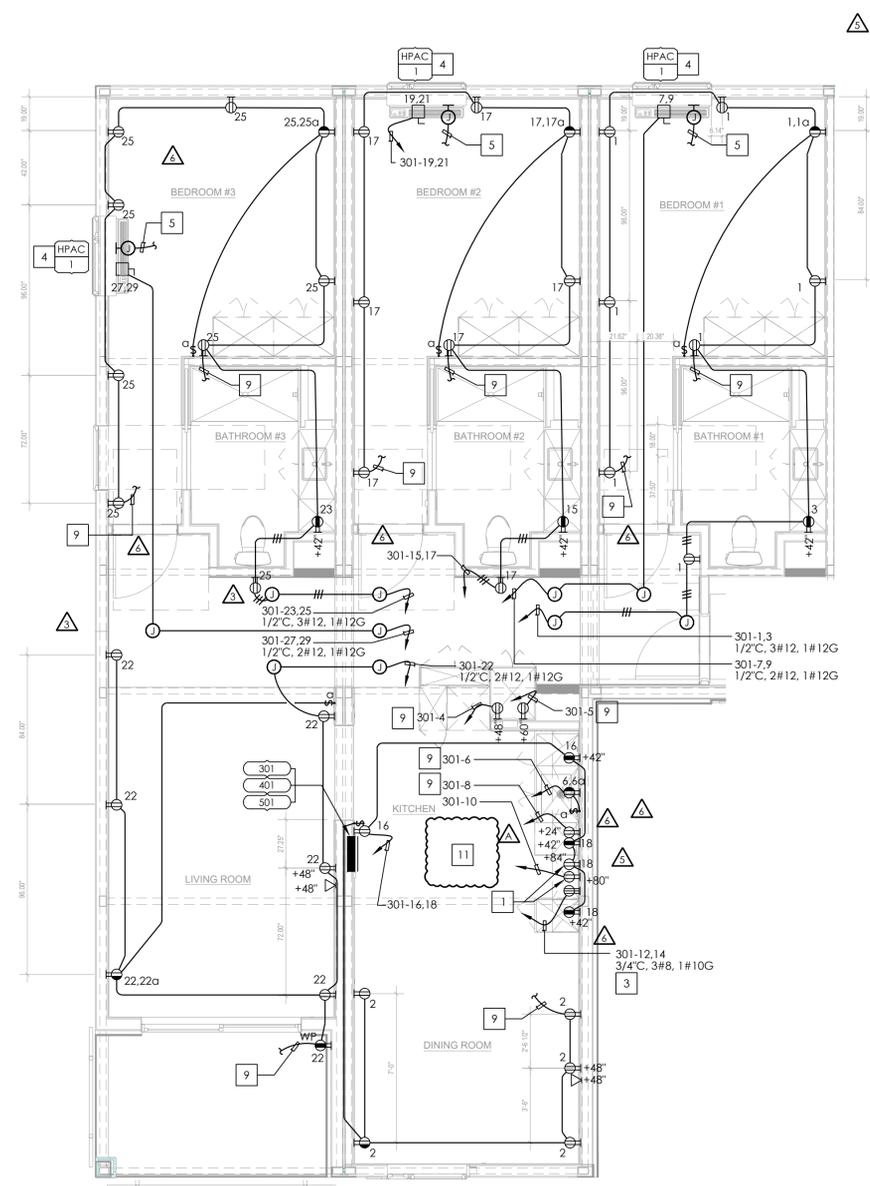
- CONDUITS SHALL (a) CONTAIN NO CONTINUOUS SECTIONS LONGER THAN 30M OR 98 FT. AND (b) CONTAIN NO MORE THAN (2) 90 DEGREE BENDS OR A REVERSE BEND WITHOUT INSTALLING A PULLBOX. CONDUITS IN PLACE OF PULLBOX IS UNACCEPTABLE.
- CONDUITS SHALL CONTAIN PLASTIC OR NYLON PULL TAPE RATED AT 200 LBS.
- CONDUIT BEND RADIUS SHALL BE (a) MINIMUM OF 6 TIMES OF THE INTERNAL CONDUIT DIAMETER FOR 2" CONDUITS OR SMALLER, AND (b) 10 TIMES THE INTERNAL DIAMETER FOR LARGER THAN 2" CONDUITS.
- TERMINATE CONDUITS THAT PROTRUDE THROUGH STRUCTURAL FLOORS 3" ABOVE THE FLOOR SURFACE.
- INSTALL BELL ENDS AND BUSHING AS REQUIRED ON ALL CONDUITS.
- ALL SUB-SLAB CONDUITS SHALL BE INSTALLED IN A MANNER THAT PREVENTS WATER INFILTRATION OF THE CONDUIT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE RAIN WATER OR CONSTRUCTION WATER IS PREVENTED FROM ENTERING AND/OR REMOVED FROM THE CONDUITS PRIOR TO PLACEMENT OF COMMUNICATION CABLES.
- ALL PULLBOXES SHALL BE SIZES AND INSTALLED PER ANSI/TIA/EIA-569A. PULLBOXES FOR UNDER FLOOR CONDUIT RUNS ARE NOT PERMITTED UNLESS OTHERWISE NOTED. PULLBOXES FOR OVERHEAD CONDUIT RUNS SHALL BE LOCATED ABOVE ACCESSIBLE CEILINGS WITHIN THE ACCESSIBLE CEILING SPACE.
- CONTRACTOR SHALL SUBMIT FIRE ALARM PLANS AND OBTAIN APPROVAL PRIOR TO INSTALLATION.
- ALL WORK SHOWN SHALL BE IN ACCORDANCE WITH 2019 CALIFORNIA ELECTRICAL CODE (CEC).

PLAN NOTES

- ALL RECEPTACLES ON COMMON WALLS SHALL HAVE SEPARATE BOXES AND A 24" MINIMUM OFFSET.
- AN APPROVED FIRESTOP SYSTEM EQUAL TO OR GREATER THAN THE FIRE RATING OF THE WALL SHALL BE PROVIDED AT ALL PENETRATIONS THROUGH FIRE-RATED WALLS.
- MOUNTING HEIGHT OF ALL RECEPTACLES AT COUNTER SHALL BE VERIFIED WITH OWNER'S REPRESENTATIVE PRIOR TO ROUGH-IN. RECEPTACLES MOUNTED WITHIN 6 FEET OF ANY SINK SHALL BE G.F.C.I.
- ALL UNDERGROUND CONDUITS SHALL BE PVC SCHED. 40, MINIMUM 3/4". RUN CODE-SIZED INSULATED EQUIPMENT GROUND CONDUCTOR.
- ARC-FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE PROVIDED AS REQUIRED IN 210.12(A),(B),(C) AND (D). THE ARC-FAULT CIRCUIT INTERRUPTER SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION.
- ALL 125V, 15A AND 20A RECEPTACLES WITHIN A DWELLING UNIT/SPACE SHALL BE TAMPER RESISTANT.
- ALL 120-VOLT, SINGLE-PHASE, 15 AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BED ROOMS, SUNROOMS RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS AREAS SHALL BE PROTECTED BY ANY OF THE MEANS DESCRIBED IN 210.12(A)(1) THROUGH (6)"

KEY NOTES

- PROVIDE 120V RECEPTACLES FOR MICROWAVE AND KITCHEN HOOD AS REQUIRED. COORDINATE EXACT LOCATION AND REQUIREMENTS PRIOR TO ROUGH-IN.
- PROVIDE 120V RECEPTACLES FOR DRYER. VERIFY EXACT REQUIREMENTS AND LOCATION PRIOR TO ROUGH-IN.
- PROVIDE 40A, 240V BREAKER FOR OVEN. VERIFY EXACT REQUIREMENTS AND LOCATION PRIOR TO ROUGH-IN.
- REFER TO MECHANICAL EQUIPMENT SCHEDULE ON SHEET E207 FOR MOTOR/FEEDER BRANCH CIRCUIT INFORMATION.
- PROVIDE 1/2" C.O.(S) FOR LOCAL AREA THERMOSTAT CONTROL AND CONNECTION FOR HVAC SHUTDOWN AS REQUIRED. REFER TO THE MECHANICAL DRAWINGS OR EQUIPMENT CONTROL WIRING DIAGRAMS FOR MORE INFORMATION.
- PROVIDE 120V BRANCH CIRCUITS "8,10"; 3#12 FOR CIRCUITS "12 & 14"; ALL CIRCUITS TO UTILIZE (6) 2" CONDUIT.
- PROVIDE 120V BRANCH CIRCUITS "11,13"; 3#12 FOR CIRCUITS "15 & 17"; ALL CIRCUITS TO UTILIZE (6) 2" CONDUIT.
- PROVIDE 120V BRANCH CIRCUITS "9,11"; 3#12 FOR CIRCUITS "13 & 15"; ALL CIRCUITS TO UTILIZE (6) 2" CONDUIT.
- PROVIDE GFCI BREAKER AT PANEL.
- SEE SHEET E303, DETAIL#3 FOR CONTINUATION.
- SEE SHEET E303, DETAIL#2 FOR CONTINUATION.
- SEE SHEET E303, DETAIL#1 FOR CONTINUATION.
- REFER TO SHEETS E202 THROUGH E206 FOR FAN COIL LOCATION AND BRANCH CIRCUITING INFORMATION.



TYPICAL TO UNITS: 301,401,501

UNIT TYPE 4 ENLARGED POWER PLAN

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

UNIT: 201

UNIT TYPE 5 ENLARGED POWER PLAN

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

SIGNAL PLAN NOTES

- A. CONDUITS SHALL (a) CONTAIN NO CONTINUOUS SECTIONS LONGER THAN 30M OR 98 FT. AND (b) CONTAIN NO MORE THAN (2) 90 DEGREE BENDS OR A REVERSE BEND WITHOUT INSTALLING A PULLBOX. CONDUITS IN PLACE OF PULLBOX IS UNACCEPTABLE.
- B. CONDUITS SHALL CONTAIN PLASTIC OR NYLON PULL TAPE RATED AT 200 LBS.
- C. CONDUIT BEND RADIUS SHALL BE (a) MINIMUM OF 6 TIMES OF THE INTERNAL CONDUIT DIAMETER FOR 2" CONDUITS OR SMALLER, AND (b) 10 TIMES THE INTERNAL DIAMETER FOR LARGER THAN 2" CONDUITS.
- D. TERMINATE CONDUITS THAT PROTRUDE THROUGH STRUCTURAL FLOORS 3" ABOVE THE FLOOR SURFACE.
- E. INSTALL BELL ENDS AND BUSHING AS REQUIRED ON ALL CONDUITS.
- F. ALL SUB-SLAB CONDUITS SHALL BE INSTALLED IN A MANNER THAT PREVENTS WATER INFILTRATION OF THE CONDUIT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE RAIN WATER OR CONSTRUCTION WATER IS PREVENTED FROM ENTERING AND/OR REMOVED FROM THE CONDUITS PRIOR TO PLACEMENT OF COMMUNICATION CABLES.
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PLAN NOTES

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- B. AN APPROVED FIRESTOP SYSTEM EQUAL TO OR GREATER THAN THE FIRE RATING OF THE WALL SHALL BE PROVIDED AT ALL PENETRATIONS THROUGH FIRE-RATED WALLS.
- C. MOUNTING HEIGHT OF ALL RECEPTACLES AT COUNTER SHALL BE VERIFIED WITH OWNER'S REPRESENTATIVE PRIOR TO ROUGH-IN. RECEPTACLES MOUNTED WITHIN 6 FEET OF ANY SINK SHALL BE G.F.C.I.
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- F. ALL 125V, 15A AND 20A RECEPTACLES WITHIN A DWELLING UNIT/SPACE SHALL BE TAMPER RESISTANT.
- G. ALL 120-VOLT, SINGLE-PHASE, 15 AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BED ROOMS, SUNROOMS RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS AREAS SHALL BE PROTECTED BY ANY OF THE MEANS DESCRIBED IN 210.12(A)(1) THROUGH (6)"

KEY NOTES

- # NUMBERS INDICATE NOTES SHOWN ON PLAN
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2. PROVIDE 120V RECEPTACLES FOR DRYER. VERIFY EXACT REQUIREMENTS AND LOCATION PRIOR TO ROUGH-IN.
3. PROVIDE 40A, 240V BREAKER FOR OVEN. VERIFY EXACT REQUIREMENTS AND LOCATION PRIOR TO ROUGH-IN.
4. REFER TO MECHANICAL EQUIPMENT SCHEDULE ON SHEET E207 FOR MOTOR/FEEDER BRANCH CIRCUIT INFORMATION.
5. PROVIDE 1/2" C.O.(S) FOR LOCAL AREA THERMOSTAT CONTROL AND CONNECTION TO FACP FOR HVAC SHUTDOWN AS REQUIRED. REFER TO THE MECHANICAL DRAWINGS OR EQUIPMENT CONTROL WIRING DIAGRAMS FOR MORE INFORMATION.
6. PROVIDE 1/2" C.O.(S) FOR CIRCUITS "15, 17"; 3#12 FOR CIRCUITS "19 & 21". ALL CIRCUITS TO BE 120V.
7. PROVIDE 1/2" C.O.(S) FOR CIRCUITS "11, 13"; 3#12, FOR CIRCUITS "7 & 9"; ALL CIRCUITS TO BE 120V.
8. PROVIDE GFCI BREAKER AT PANEL.
9. SEE SHEET E304, DETAIL #2 FOR CONTINUATION.
10. SEE SHEET E304, DETAIL #1 FOR CONTINUATION.
11. REFER TO SHEETS E202 THROUGH E206 FOR FAN COIL LOCATION AND BRANCH CIRCUITING INFORMATION.



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LOS ANGELES, CA 90015

PROJECT:
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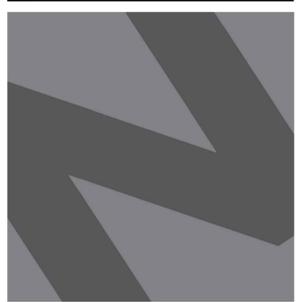
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▲	PC RESUBMITTAL	02/02/23
▲	HCD & PC RESUBMITTAL	06/06/23
▲	HCD RESUBMITTAL	06/14/23
▲	PC RESUBMITTAL	07/10/23
▲	PC RESUBMITTAL	02/27/24

Plot Date: 2/27/2024 3:36:42 PM

SHEET TITLE:
ENLARGED UNIT POWER TYPICAL PLANS

SHEET NO:

E302



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CLIENT:

**JAIME PARTNERS
OF CALIFORNIA, INC.**

1050 S. FLOWER STREET
LOS ANGELES, CA 90015

PROJECT:

2853 WEST BLVD
LOS ANGELES, CA 90016

C-JAIME-001

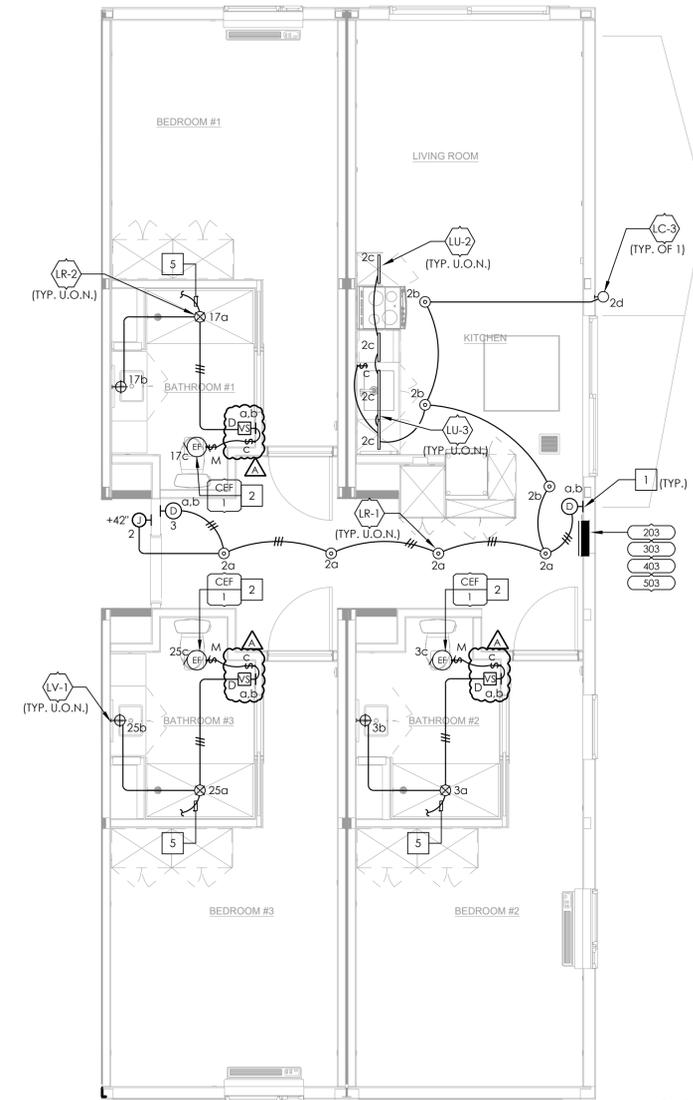
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	UTILITY COORDINATION	04/08/22
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△	PC RESUBMITTAL	02/27/24

Plot Date: 2/27/2024 3:32:20 PM

SHEET TITLE:
**ENLARGED UNIT
LIGHTING TYPICAL
PLANS**

SHEET NO:

E303

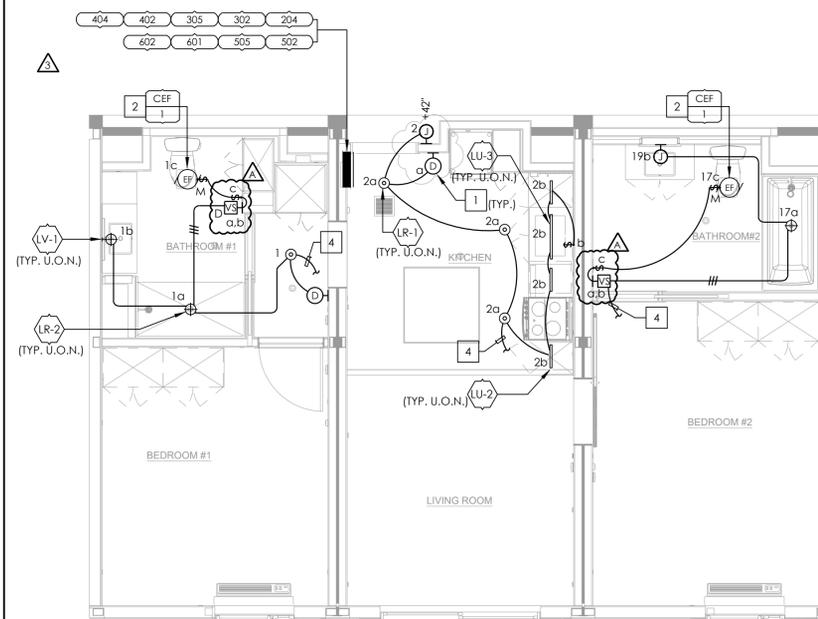


UNIT: 203,303,403,503

UNIT TYPE 3 ENLARGED LIGHTING PLAN

SCALE
1/4" = 1'-0"

1

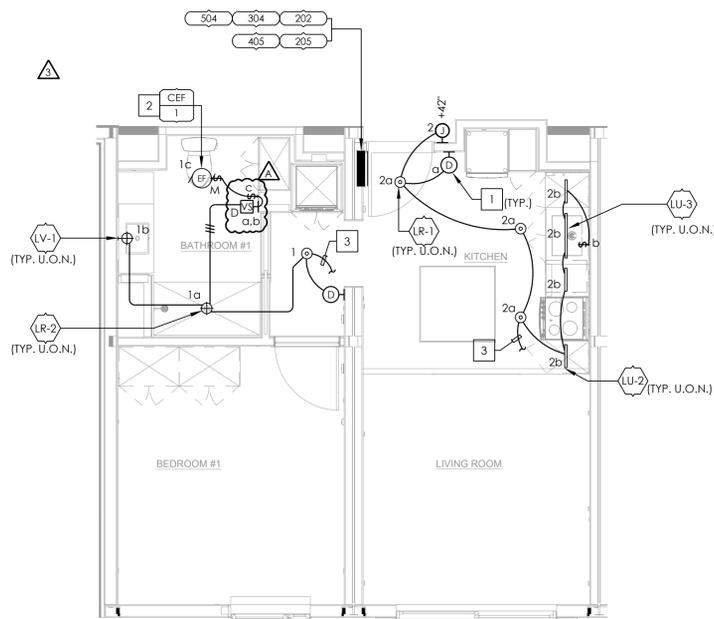


TYPICAL TO UNITS: 204,302,305,402,404,502,505,601,602

UNIT TYPE 2 ENLARGED LIGHTING PLAN

SCALE
1/4" = 1'-0"

2



TYPICAL TO UNITS: 202,205,304,405,504

UNIT TYPE 1A ENLARGED LIGHTING PLAN

SCALE
1/4" = 1'-0"

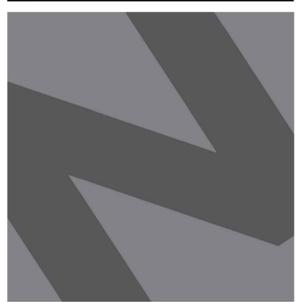
3

PLAN NOTES

- A. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF ALL LIGHTING FIXTURES.
- B. COORDINATE EXACT LIGHTING FIXTURE LOCATIONS WITH MECHANICAL EQUIPMENT & DUCT WORK PRIOR TO ROUGH-IN.
- C. CONTRACTOR TO VERIFY EXACT CEILING CONSTRUCTION WITH ARCHITECT PRIOR TO ORDERING LIGHTING FIXTURES AND SHALL BE PROVIDED WITH ALL NECESSARY MOUNTING HARDWARE AND SUPPORTS.
- D. ALL RECESSED FIXTURES SHALL BE PROVIDED WITH ALL REQUIRED STRUCTURAL SUPPORTS AS REQUIRED BY THE CURRENTLY ADOPTED ISSUE OF IBC, AS WELL AS ANY LOCAL CODES.
- E. BRANCH CIRCUITS OF LIGHTING WITH DIMMING SHALL BE PROVIDED WITH A DEDICATED NEUTRAL CONDUCTOR FOR EACH ZONE OR CHANNEL.
- F. FLUORESCENT / LED DIMMING ZONE OR CHANNEL SHALL BE PROVIDED WITH 3 LINE-VOLTAGE CONDUCTORS (DIMMED HOT, SWITCHED HOT AND NEUTRAL) OR AS REQUIRED BY THE CONTROL OR BALLAST TYPE.
- G. EXIT SIGNS SHOWN SHALL BE VERIFIED WITH THE ARCHITECTURAL PLANS FOR QUANTITY, CHEVRONS AND NUMBER OF FACES PRIOR TO ORDERING.
- H. ALL EMERGENCY LIGHTING SHOWN INCLUDING EXIT SIGNS POWERED BY STORAGE BATTERIES OR ON-SITE EMERGENCY GENERATORS SHALL BE ILLUMINATED AT ALL TIMES WHEN THE BUILDING IS OCCUPIED AND SHALL HAVE A MINIMUM OF 90-MINUTE EMERGENCY POWER DURATION.
- I. ALL LOW VOLTAGE LIGHTING SYSTEMS SHALL COMPLY WITH 2019 CEC ART. 411 AND SHALL BE LISTED PER ART. 411.3.
- J. ALL ELECTRICAL EQUIPMENT LOCATED OUTSIDE SHALL BE WEATHERPROOF.
- K. ALL LIGHTING FIXTURES SHOWN WITH EMERGENCY BALLAST SHALL BE PROVIDED WITH AN UNSWITCHED HOT CONNECTION TO THE CHARGING LEAD.
- L. ALL WORK SHOWN SHALL BE IN ACCORDANCE WITH 2019 CALIFORNIA ELECTRICAL CODE (CEC).
- E. ARC-FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE PROVIDED AS REQUIRED IN 210.12(A),(B),(C) AND (D). THE ARC-FAULT CIRCUIT INTERRUPTER SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION.

KEY NOTES

- # NUMBERS INDICATE NOTES SHOWN ON PLAN
- 1. PROVIDE 120V LINE-VOLTAGE DIMMER SWITCH. COORDINATE WITH LIGHT FIXTURE MANUFACTURER EXACT DIMMER SWITCH COMPATIBILITY PRIOR TO PROCUREMENT.
- 2. REFER TO MECHANICAL EQUIPMENT SCHEDULE ON SHEET E207 FOR MOTOR/FEEDER BRANCH CIRCUIT INFORMATION.
- 3. SEE SHEET E301, DETAIL #3, FOR CONTINUATION.
- 4. SEE SHEET E301, DETAIL #2, FOR CONTINUATION.
- 5. SEE SHEET E301, DETAIL #2, FOR CONTINUATION.



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LOS ANGELES, CA 90016

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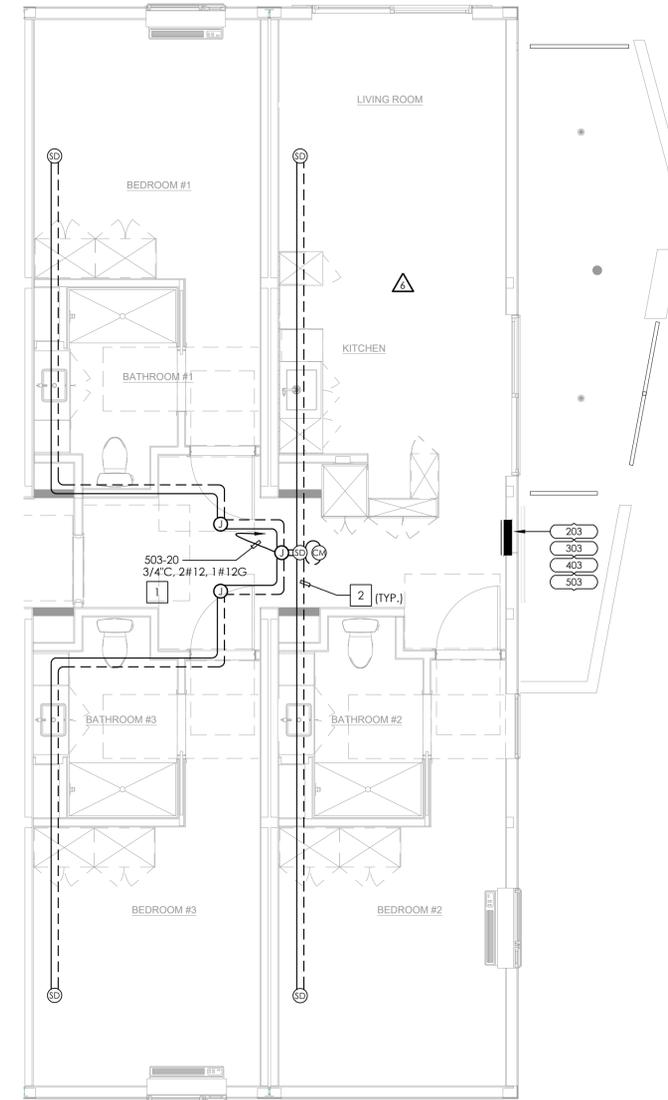
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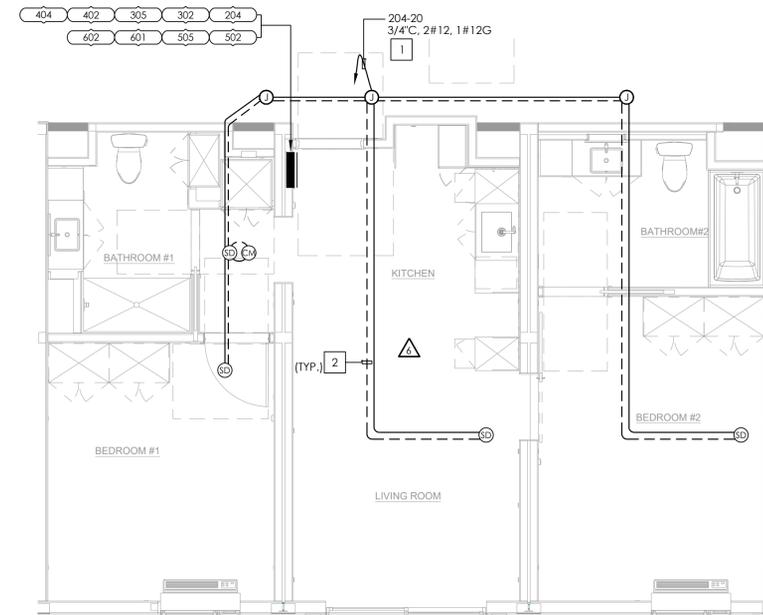
SHEET TITLE:
**ENLARGED UNIT
SMOKE DETECTOR
TYPICAL PLANS**

SHEET NO:

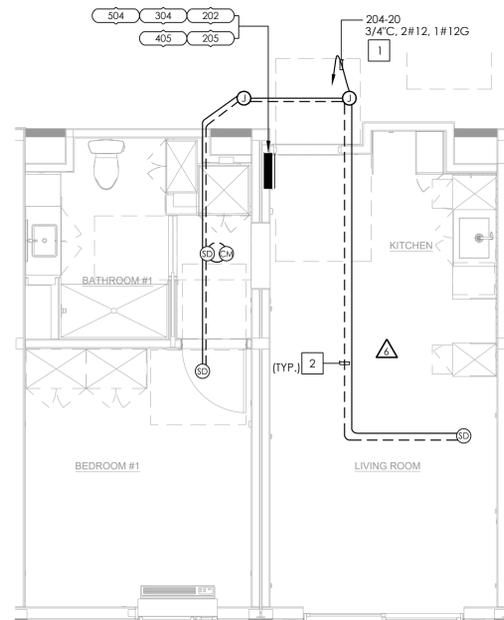
E305



UNIT: 203,303,403,503
SCALE 1/4" = 1'-0" 1



TYPICAL TO UNITS: 204,302,305,402,404,502,505,601,602
SCALE 1/4" = 1'-0" 2



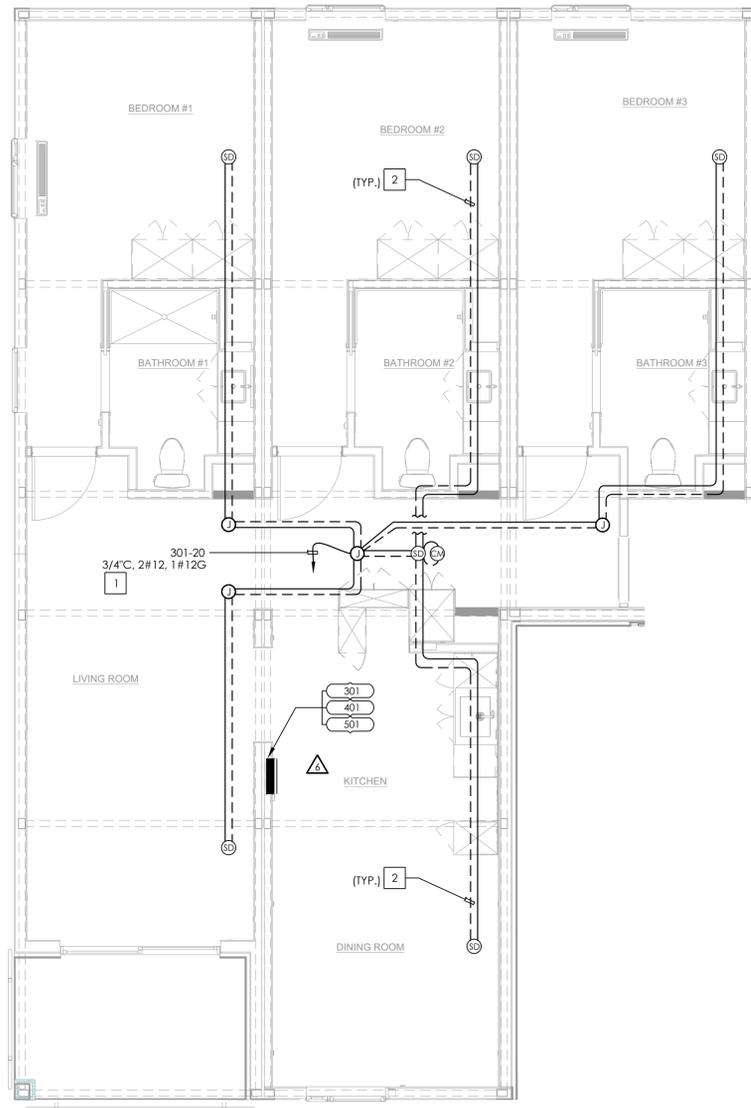
TYPICAL TO UNITS: 202,205,304,405,504
SCALE 1/4" = 1'-0" 3

PLAN NOTES

- A. AN APPROVED FIRESTOP SYSTEM EQUAL TO OR GREATER THAN THE FIRE RATING OF THE WALL SHALL BE PROVIDED AT ALL PENETRATIONS THROUGH FIRE-RATED WALLS.
- B. ALL BRANCH CIRCUITS WITHIN A DWELLING UNIT SHALL BE CONNECTED TO CIRCUIT BREAKERS WITH AFCI PROTECTION PER CEC 210.12.

KEY NOTES

- # NUMBERS INDICATE NOTES SHOWN ON PLAN
- 1. PROVIDE 120V POWER TO SMOKE AND CARBON MONOXIDE DETECTORS AS REQUIRED. 2.CONTRACTOR TO ENSURE ALL SMOKE AND CARBON MONOXIDE DETECTORS ARE INSTALLED PER CBC 907.2.11.
- 2. CONTRACTOR TO ENSURE ALL SMOKE AND CARBON MONOXIDE DETECTORS ARE INTERCONNECTED WITHIN INDIVIDUAL UNITS PER CBC 907.2.11.5.



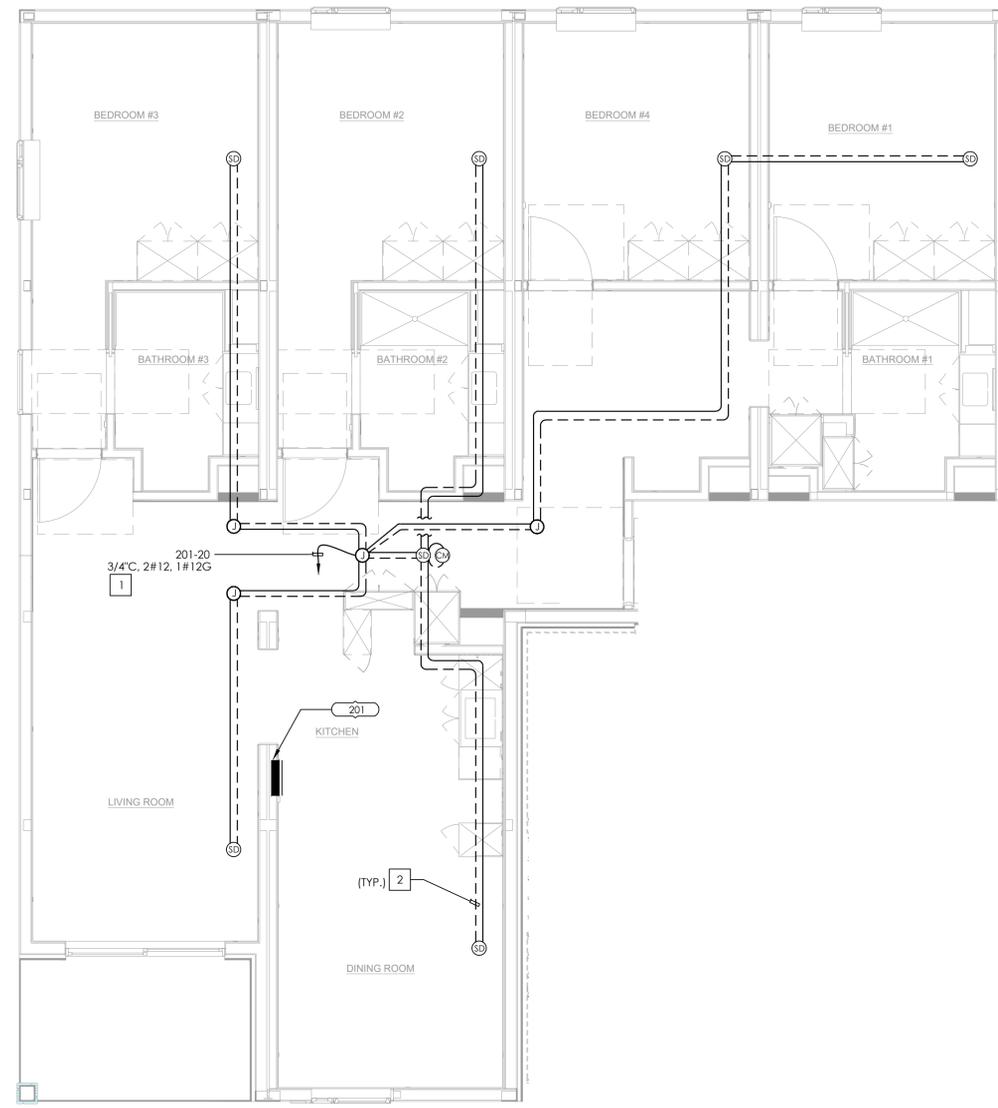
TYPICAL TO UNITS: 301,401,501

UNIT TYPE 4 ENLARGED SMOKE DETECTOR PLAN

SCALE
1/4" - 1'-0"

2

UNIT: 201



UNIT TYPE 5 ENLARGED SMOKE DETECTOR PLAN

SCALE
1/4" - 1'-0"

1

PLAN NOTES

- A. AN APPROVED FIRESTOP SYSTEM EQUAL TO OR GREATER THAN THE FIRE RATING OF THE WALL SHALL BE PROVIDED AT ALL PENETRATIONS THROUGH FIRE-RATED WALLS.
- B. ALL BRANCH CIRCUITS WITHIN A DWELLING UNIT SHALL BE CONNECTED TO CIRCUIT BREAKERS WITH AFCI PROTECTION PER CEC 210.12.

KEY NOTES

- # NUMBERS INDICATE NOTES SHOWN ON PLAN
- 1. PROVIDE 120V POWER TO SMOKE AND CARBON MONOXIDE DETECTORS AS REQUIRED.
- 2. CONTRACTOR TO ENSURE ALL SMOKE AND CARBON MONOXIDE DETECTORS ARE INSTALLED PER CBC 907.2.11.
- 3. CONTRACTOR TO ENSURE ALL SMOKE AND CARBON MONOXIDE DETECTORS ARE INTERCONNECTED WITHIN INDIVIDUAL UNITS PER CBC 907.2.11.5.



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LOS ANGELES, CA 90015

PROJECT:

2853 WEST BLVD

LOS ANGELES, CA 90016

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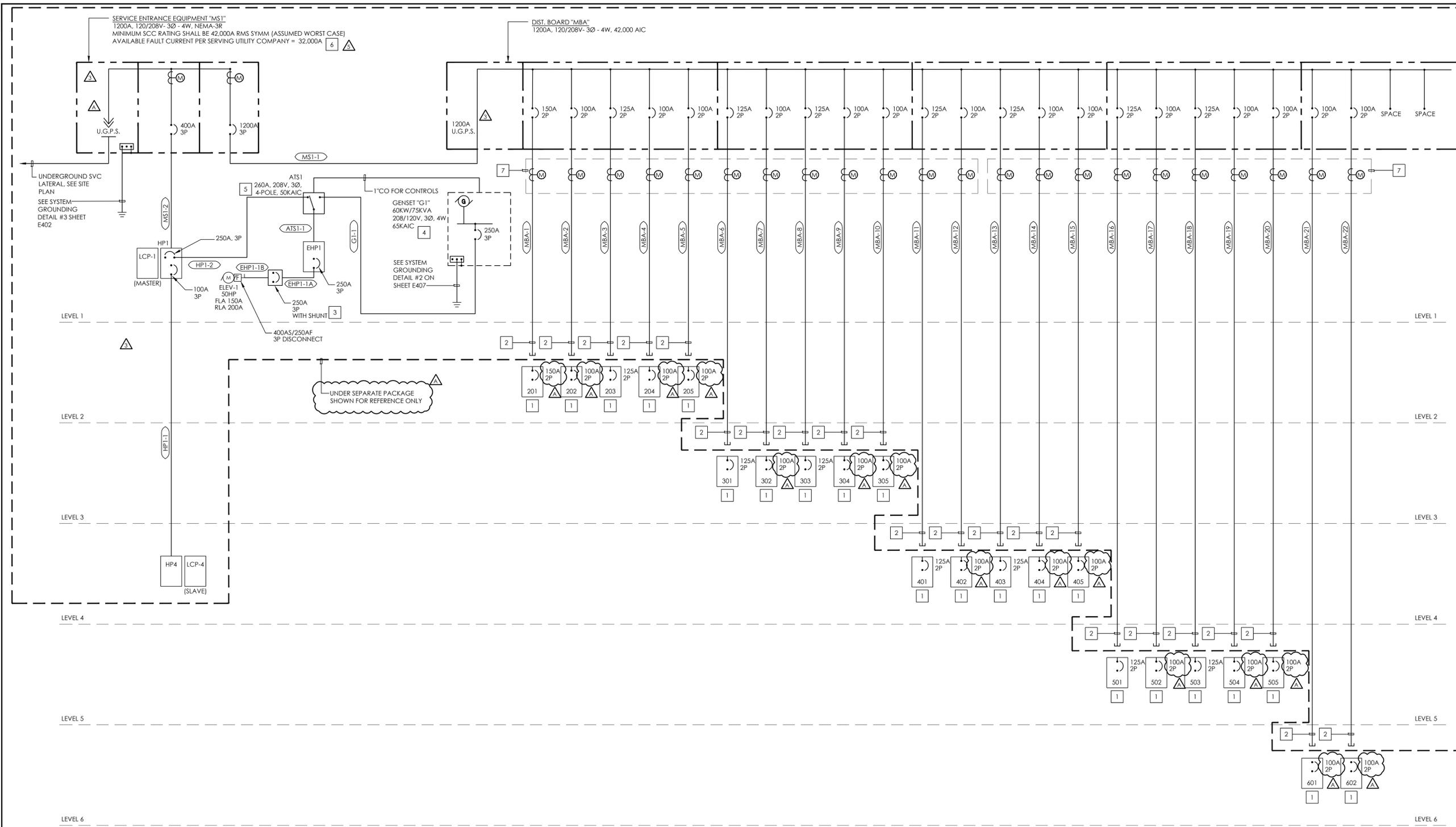
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Plot Date: 2/27/2024 3:31:07 PM

SHEET TITLE:
**ENLARGED UNIT
SMOKE DETECTOR
TYPICAL PLANS**

SHEET NO:

E306



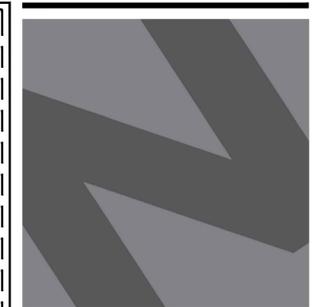
GENERAL SINGLE-LINE DIAGRAM NOTES:

- ALL DEVICES/ITEMS SHOWN ON THE SINGLE LINE DRAWINGS ARE NEW UNLESS OTHERWISE NOTED.
- ALL OVERCURRENT DEVICES IN AN INDIVIDUAL PIECE OF EQUIPMENT SHALL HAVE AN AIC RATING EQUAL TO THE OVERALL RATING OF THE EQUIPMENT-SERIES RATING OF DEVICES WITHIN A PIECE OF EQUIPMENT IS NOT ALLOWED. SEE SPECIFICATIONS FOR MORE INFORMATION.
- ALL TERMINATIONS AND ENCLOSURES SHALL BE RATED FOR USE WITH 75 DEGREE CELSIUS CONDUCTORS.
- CONTRACTOR TO OBTAIN FAULT CURRENT RATING FROM THE UTILITY COMPANY PRIOR TO PURCHASE OF EQUIPMENT. SEE ELECTRICAL SPECIFICATION FOR ADDITIONAL REQUIREMENTS.
- HORIZONTAL BUS AND VERTICAL BUS SHALL BE FULL LENGTH AND NON-TAPERED.
- ALL OVERCURRENT DEVICES SERVING ELEVATORS SHALL BE SHUNT TRIP TYPE BREAKER. REFER TO CENTRAL MONITORING SYSTEM SCHEMATIC AND ELEVATOR DETAIL FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL CONDUCT, WITH THE ASSISTANCE OF THE SWITCH GEAR MANUFACTURER, AN ELECTRICAL HAZARD ANALYSIS CONSISTING OF AN ARC FLASH STUDY, SHORT CIRCUIT STUDY AND AN COORDINATION STUDY TO DETERMINE APPROPRIATE LEVEL OF PERSONNEL PROTECTIVE EQUIPMENT (PPE) AS REQUIRED BY NFPA 70E & IEEE STD 1584, AND TO ENSURE PROPER COORDINATION (INCLUDING GROUND FAULT COORDINATION) EXISTS BETWEEN ALL OVER CURRENT PROTECTIVE DEVICES SHOWN ON THE SINGLE LINE.
- ALL SWITCHGEAR WITH OVERCURRENT DEVICE RATED OR CAN BE ADJUSTED AT 1200A OR HIGHER SHALL BE PROVIDED WITH ENERGY-REDUCING ACTIVE ARC FLASH MITIGATION SYSTEM OR AN APPROVED EQUIVALENT MEANS IN ACCORDANCE WITH NEC (OR CEC WHERE ADOPTED) 240.87.

KEYNOTES:

- 125A, 120/208V, 1Ø, 3W LOAD CENTER TO BE PROVIDED WITH MODULAR UNIT (BY OTHERS).
- CONTRACTOR TO STUB FEEDER IN ACCESSIBLE CEILING OUTSIDE RESPECTIVE MODULAR UNIT TO BE EXTENDED TO MODULAR UNITS LOAD CENTER.
- PROVIDE 250A, 3P, 208V ENCLOSED CIRCUIT BREAKER WITH SHUNT TRIP. PROVIDE 120V TO SHUNT TRIP RELAY AS REQUIRED. SHUNT TRIP RELAY/MODULE SHALL BE ROUTED VIA NORMALLY OPEN FIRE ALARM RELAY PER FIRE ALARM DRAWINGS. COORDINATE EXACT REQUIREMENTS WITH FIRE ALARM VENDOR / INSTALLER PRIOR TO ROUGH-IN.
- REFER TO GENERATOR SPECIFICATIONS ON SHEET E406 AND GENERATOR CUTSHEETS ON SHEET E407 FOR MORE INFORMATION.
- REFER TO ATS SPECIFICATIONS AND CUTSHEETS ON SHEET E408 FOR MORE INFORMATION.
- REFER TO SHEET E409 LADWP APPROVED DRAWINGS FOR UTILITY COMPANIES AVAILABLE FAULT CURRENT VALUES.
- PROVIDE SUB-METERING EQUAL TO LEVITON "VERIFEYE" SERIES 8000 MULTIPLE POINT SMART METER KIT AT 120/208V, 1Ø, 3W WITH 12x2 PHASE CONFIGURATION.

REFER TO SHEET E402 FOR FEEDER SCHEDULE, VOLTAGE DROP VALUES AND AVAILABLE FAULT CURRENT VALUES. REFER TO SHEET E403 FOR LOAD CALCULATIONS.



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LOS ANGELES, CA 90015

PROJECT:

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LOS ANGELES, CA 90016

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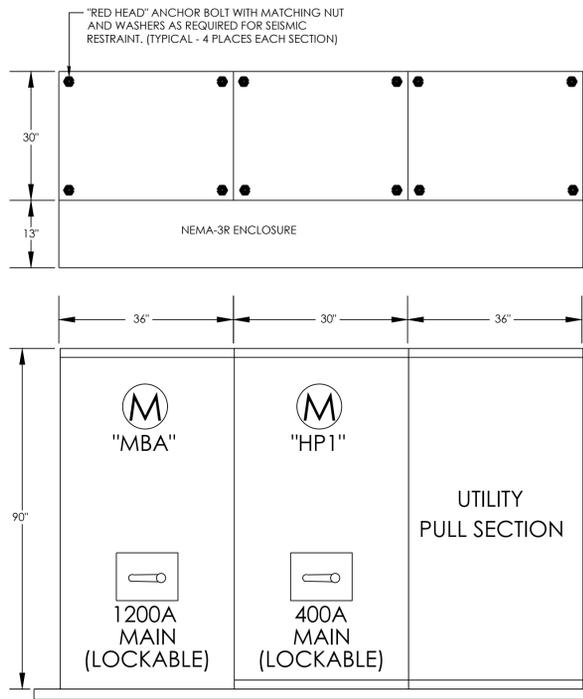
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SHEET TITLE:

SINGLE-LINE DIAGRAM

SHEET NO:

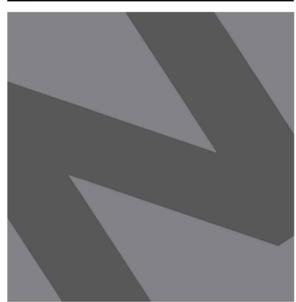
E401



SWITCHBOARD "MS1"

ELEVATION NOTES:

- THIS EQUIPMENT ELEVATION IS SHOWN FOR SCHEMATIC INFORMATION PURPOSES ONLY. CONTRACTOR TO REFER TO THE FLOOR PLANS FOR EXACT EQUIPMENT ORIENTATION.
- PROVIDE A 1-1/2" HIGH HOUSEKEEPING PAD. PAD SHALL BE FLUSH WITH THE FACE OF EQUIPMENT WHEN LOCATED INDOOR AND EXTEND 4" FROM THE FACE OF THE EQUIPMENT WHEN LOCATED OUTDOOR. PRIOR TO PAD ROUGH-IN, CONTRACTOR SHALL:
 - VERIFY ALLOWABLE MAXIMUM METER HEIGHT REQUIREMENT WITH THE SERVING UTILITY COMPANY. ADJUST HEIGHT OF THE HOUSEKEEPING PAD ACCORDINGLY TO COMFORM WITH THE UTILITY REQUIREMENTS.
 - VERIFY WITH THE LOCAL INSPECTOR PRIOR TO FORMING PAD(S) TO ENSURE ANY LOCAL CODE INTERPRETATIONS/CONDITIONS REGARDING HOUSEKEEPING PADS ARE MET.
- CONTRACTOR TO SUBMIT SWITCHBOARD SHOP DRAWINGS TO THE SERVING UTILITY COMPANY FOR APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL SECURE WRITTEN APPROVAL FROM THE SERVING UTILITY COMPANY THAT THE PROPOSED SWITCHGEAR CONFORMS TO THE ELECTRIC UTILITY COMPANY REGULATIONS.
- CONTRACTOR TO INCLUDE IN BASE BID TO VERIFY EXISTING CONDITIONS INCLUDING SECONDARY FEEDERS FROM UTILITY TRANSFORMER AND ANY OTHER ASSOCIATED EXISTING FEEDERS. IF BEING REUSED, TO ENSURE LENGTH OF FEEDERS IS SUFFICIENT TO LAND IN LUGS OF NEW EQUIPMENT. COORDINATE WITH SERVING UTILITY COMPANY APPROVED METHODS OF EXTENDING FEEDERS AS REQUIRED.
- ALLOWABLE DIMENSIONS IN THE MAIN ELECTRICAL ROOM IS A CRITICAL COORDINATION ITEM. CONTRACTOR SHALL PROVIDE 1/4" = 1'-0" SCALE DRAWING WITH THE SWITCHGEAR SUBMITTALS SHOWING THAT ALL THE PROPOSED EQUIPMENT WILL FIT IN THE ALLOTTED SPACE INCLUDING FUTURE EQUIPMENTS AS NOTED.
- SERVICE SERVICE ENTRANCE EQUIPMENT DIMENSIONS ARE BASED UPON EATON SWITCHBOARD. CONTACT MR. JOHN JANSEN TEL. NO. (951) 316-5242. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL COST TO THE JOB DUE TO THE USE OF ALTERNATE EQUIPMENT.



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△	PC RESUBMITTAL	02/27/24

Plot Date: 2/27/2024 3:33:21 PM

SHEET TITLE:

FEEDER SCHEDULE AND DETAILS

SHEET NO:

E402

FOR REFERENCE ONLY

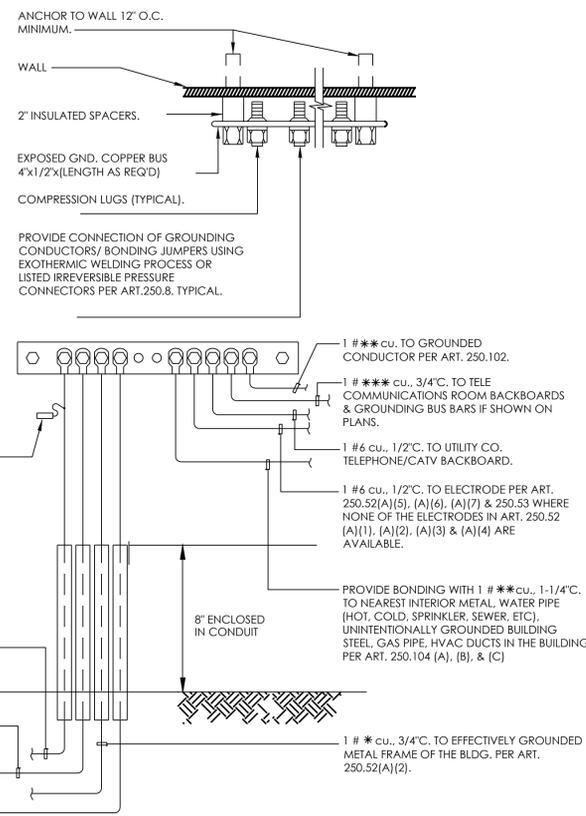
SWITCHBOARD ELEVATION

SCALE
NTS 2

*** TELECOMMUNICATIONS GROUND CONDUCTOR MINIMUM SIZE SHALL BE BASED ON DISTANCE BETWEEN TELECOMMUNICATIONS ROOM AND SYSTEM GROUNDING BUS BAR AS FOLLOWS:	
0-200 FT.	#1/0
OVER 200 FT.	#3/0

** MAIN BONDING JUMPER SHALL BE SIZED AS FOLLOWS:	
SERVICE SIZE	M.B.J. SIZE
0-1,000A	#3/0
1,000A	#4/0
2,000A	#250KCMIL
3,000A	#300KCMIL
4,000A	#500KCMIL

* GROUNDING ELECTRODE CONDUCTOR SHALL BE SIZED AS FOLLOWS:	
SERVICE SIZE	G.E.C. SIZE
0-200A	#4
201-400A	#1/0
OVER 401A	#3/0



FOR REFERENCE ONLY

SYSTEM GROUNDING DETAIL

SCALE
NTS 3

FEEDER	PANEL	CONDUIT & CONDUCTORS	DIST. IN FT	V.D. %	A.F.C.	NOTES
MBA-16	501	2" 3#2/O CU, 1#4 GND CU	264	2.45	3.8K	ADJUSTED FOR VOLTAGE DROP
MBA-17	502	2" 3#1/O CU, 1#6 GND CU	219	2.56	3.7K	ADJUSTED FOR VOLTAGE DROP
MBA-18	503	2" 3#1/O CU, 1#6 GND CU	224	2.62	3.6K	-
MBA-19	504	2" 3#1/O CU, 1#6 GND CU	201	2.35	4.0K	ADJUSTED FOR VOLTAGE DROP
MBA-20	505	2" 3#1/O CU, 1#6 GND CU	210	2.46	3.8K	ADJUSTED FOR VOLTAGE DROP
MBA-21	601	2" 3#1/O CU, 1#6 GND CU	253	2.35	3.9K	ADJUSTED FOR VOLTAGE DROP
MBA-22	602	2" 3#1/O CU, 1#6 GND CU	230	2.69	3.6K	ADJUSTED FOR VOLTAGE DROP
HP1-1	HP4	1-1/2" 4#1 CU, 1#8GND CU	84	1.03	6.1K	-
HP1-2	ATS1	2-1/2" 4#250KCMIL CU, 1#4GND CU	35	0.31	14.4K	-
G1-1	ATS1	2-1/2" 4#250KCMIL CU, 1#4GND CU	125	1.11	14.0K	-
ATS1-1	EHP1	2-1/2" 4#250KCMIL CU, 1#4GND CU	50	0.44	10.9K	-
EHP1-1A	ELEV-1 VIA ENCL. CB	2-1/2" 3#4/O CU, 1#4GND CU	30	0.24	9.4K	-
EHP1-1B	ELEV-1	2-1/2" 3#4/O CU, 1#4GND CU	15	0.12	8.7K	-

FEEDER SCHEDULE GENERAL NOTES:

- ALL FEEDERS SHOWN, UNLESS SPECIFICALLY NOTED OTHERWISE, ARE PRESUMED TO BE ROUTED IN METAL RACEWAYS. IF P.V.C. CONDUITS ARE UTILIZED, THE CONTRACTOR SHALL PROVIDE AN EQUIPMENT GROUND PER NEC, OR CEC WHERE ADOPTED, TABLE 250.122 OR, WHERE REQUIRED, PROVIDE A MAIN BONDING JUMPER PER TABLE 250.66 AND INCREASE THE CONDUIT SIZE ACCORDINGLY.
- THE VALUE INDICATED IS THE VOLTAGE DROP AT THE END OF THE FEEDER.
- DISTANCE SHOWN IS FOR DESIGN PURPOSES ONLY AND IS NOT INTENDED FOR MATERIAL TAKEOFF.
- CALCULATIONS ARE BASED UPON INITIAL VALUES RECEIVED FROM THE SERVING UTILITY OR ASSUMED WORST-CASE VALUE AND LENGTH/IMPEDANCE OF THE FEEDER. THE VALUE INDICATED IS THE AVAILABLE FAULT CURRENT AT THE END OF THE FEEDER.

FOR REFERENCE ONLY

FEEDER SCHEDULE

SCALE
NTS 1

Feeder	Voltage	Phase	I(SC)	C	L	I (SC)
* MS1-2	208	3	32000	28033	130	14322.4 Amps
Three phase fault current f = 1.23 M = 0.4476						
* HP1-1	208	3	14322.42	7493	84	6132.66 Amps
Three phase fault current f = 1.34 M = 0.4282						
* MBA-1	208	1	23192.23	9317	231	3552.2 Amps
Three phase fault current f = 5.53 M = 0.1532						
* MBA-2	208	1	23192.23	9317	186	4253.97 Amps
Three phase fault current f = 4.45 M = 0.1834						
* MBA-3	208	1	23192.23	9317	191	4162.59 Amps
Three phase fault current f = 4.57 M = 0.1795						
* MBA-4	208	1	23192.23	9317	168	4618.98 Amps
Three phase fault current f = 4.02 M = 0.1992						
* MBA-5	208	1	23192.23	9317	177	4428.96 Amps
Three phase fault current f = 4.24 M = 0.191						
* MBA-6	208	1	23192.23	9317	242	3414.51 Amps
Three phase fault current f = 5.79 M = 0.1472						
* MBA-7	208	1	23192.23	9317	197	4058 Amps
Three phase fault current f = 4.72 M = 0.175						
* MBA-8	208	1	23192.23	9317	202	3974.77 Amps
Three phase fault current f = 4.83 M = 0.1714						
* MBA-9	208	1	23192.23	9317	179	4388.84 Amps
Three phase fault current f = 4.28 M = 0.1892						
* MBA-10	208	1	23192.23	9317	188	4216.94 Amps
Three phase fault current f = 4.50 M = 0.1818						
* MBA-11	208	1	23192.23	9317	253	3287.09 Amps
Three phase fault current f = 6.06 M = 0.1417						
* MBA-12	208	1	23192.23	9317	208	3879.29 Amps
Three phase fault current f = 4.98 M = 0.1673						
* MBA-13	208	1	23192.23	9317	213	3803.16 Amps
Three phase fault current f = 5.10 M = 0.164						

Feeder	Voltage	Phase	I(SC)	C	L	I (SC)
* MBA-14	208	1	23192.23	9317	190	4180.55 Amps
Three phase fault current f = 4.55 M = 0.1803						
* MBA-15	208	1	23192.23	9317	199	4024.29 Amps
Three phase fault current f = 4.76 M = 0.1735						
* MBA-16	208	1	23192.23	11423	264	3768.73 Amps
Three phase fault current f = 5.15 M = 0.1625						
* MBA-17	208	1	23192.23	9317	219	3715.66 Amps
Three phase fault current f = 5.24 M = 0.1602						
* MBA-18	208	1	23192.23	9317	224	3645.75 Amps
Three phase fault current f = 5.36 M = 0.1572						
* MBA-19	208	1	23192.23	9317	201	3991.14 Amps
Three phase fault current f = 4.81 M = 0.1721						
* MBA-20	208	1	23192.23	9317	210	3848.47 Amps
Three phase fault current f = 5.03 M = 0.1659						
* MBA-21	208	1	23192.23	11423	253	3904.99 Amps
Three phase fault current f = 4.94 M = 0.1684						
* MBA-22	208	1	23192.23	9317	230	3565.27 Amps
Three phase fault current f = 5.51 M = 0.1537						

Feeder	Voltage	Phase	I(SC)	C	L	I (SC)
* MBA-23	208	1	23192.23	9317	202	3974.77 Amps
Three phase fault current f = 4.83 M = 0.1714						
* MBA-24	208	1	23192.23	9317	179	4388.84 Amps
Three phase fault current f = 4.28 M = 0.1892						
* MBA-25	208	1	23192.23	9317	188	4216.94 Amps
Three phase fault current f = 4.50 M = 0.1818						
* MBA-26	208	1	23192.23	9317	253	3287.09 Amps
Three phase fault current f = 6.06 M = 0.1417						
* MBA-27	208	1	23192.23	9317	208	3879.29 Amps
Three phase fault current f = 4.98 M = 0.1673						
* MBA-28	208	1	23192.23	9317	213	3803.16 Amps
Three phase fault current f = 5.10 M = 0.164						

Feeder	Voltage	Phase	I(SC)	C	L	I (SC)
* MBA-29	208	1	23192.23	9317	190	4180.55 Amps
Three phase fault current f = 4.55 M = 0.1803						
* MBA-30	208	1	23192.23	9317	199	4024.29 Amps
Three phase fault current f = 4.76 M = 0.1735						
* MBA-31	208	1	23192.23	11423	264	3768.73 Amps
Three phase fault current f = 5.15 M = 0.1625						
* MBA-32	208	1	23192.23	9317	219	3715.66 Amps
Three phase fault current f = 5.24 M = 0.1602						
* MBA-33	208	1	23192.23	9317	224	3645.75 Amps
Three phase fault current f = 5.36 M = 0.1572						
* MBA-34	208	1	23192.23	9317	201	3991.14 Amps
Three phase fault current f = 4.81 M = 0.1721						
* MBA-35	208	1	23192.23	9317	210	3848.47 Amps
Three phase fault current f = 5.03 M = 0.1659						
* MBA-36	208	1	23192.23	11423	253	3904.99 Amps
Three phase fault current f = 4.94 M = 0.1684						
* MBA-37	208	1	23192.23	9317	230	3565.27 Amps
Three phase fault current f = 5.51 M = 0.1537						

Feeder	Voltage	Phase	I(SC)	C	L	I (SC)
* MBA-38	208	1	23192.23	9317	202	3974.77 Amps
Three phase fault current f = 4.83 M = 0.1714						
* MBA-39	208	1	23192.23	9317	179	4388.84 Amps
Three phase fault current f = 4.28 M = 0.1892						
* MBA-40	208	1	23192.23	9317	188	4216.94 Amps
Three phase fault current f = 4.50 M = 0.1818						
* MBA-41	208	1	23192.23	9317	253	3287.09 Amps
Three phase fault current f = 6.06 M = 0.1417						
* MBA-42	208	1	23192.23	9317	208	3879.29 Amps
Three phase fault current f = 4.98 M = 0.1673						
* MBA-43	208	1	23192.23	9317	213	3803.16 Amps
Three phase fault current f = 5.10 M = 0.164						

TYPE 2: UNITS "204", "302", "305", "402", "502", "601" & "602"	
SQUARE-FOOTAGE	= 781 SF
GENERAL LOAD @ 3VA/SF	= 2343 VA
SMALL APPLIANCE @ 1500 VA / EA (2)	= 3000 VA
OVEN RANGE	= 8100 VA
WASHER / DRYER	= 1240 VA
RANGE HOOD	= 300 VA
MICROWAVE	= 1000 VA
GARBAGE DISPOSAL	= 1176 VA
REFRIGERATOR	= 1500 VA
DISHWASHER	= 1176 VA
EXHAUST FANS	= 200 VA
TOTAL EXISTING LOAD	= 20035 VA
PER NEC 220.82	
FIRST 10KVA LOAD AT 100%	= 10000 VA
REMAINDER OF OTHER LOADS AT 40%	= 4014 VA
(1) FC/HP-1 UNITS @ 1997 VA EACH	= 1997 VA
(2) HPAC UNITS @ 2430 VA EACH	= 4860 VA
TOTAL	= 20871 VA OR 100.3 A @ 120/208V, 1Ø, 3W
LOAD CENTER SIZE	= 100.0 A

TYPE 2: UNITS "404", "505"	
SQUARE-FOOTAGE	= 781 SF
GENERAL LOAD @ 3VA/SF	= 2343 VA
SMALL APPLIANCE @ 1500 VA / EA (2)	= 3000 VA
OVEN RANGE	= 8100 VA
WASHER / DRYER	= 1240 VA
RANGE HOOD	= 300 VA
MICROWAVE	= 1000 VA
GARBAGE DISPOSAL	= 1176 VA
REFRIGERATOR	= 1500 VA
DISHWASHER	= 1176 VA
EXHAUST FANS	= 200 VA
TOTAL EXISTING LOAD	= 20035 VA
PER NEC 220.82	
FIRST 10KVA LOAD AT 100%	= 10000 VA
REMAINDER OF OTHER LOADS AT 40%	= 4014 VA
(1) FC/HP-1 UNITS @ 1997 VA EACH	= 1997 VA
(2) HPAC UNITS @ 2430 VA EACH	= 4860 VA
TOTAL	= 20705 VA OR 99.5 A @ 120/208V, 1Ø, 3W
LOAD CENTER SIZE	= 100.0 A

TYPE 3: UNITS "203", "303", "403" & "503"	
SQUARE-FOOTAGE	= 1130 SF
GENERAL LOAD @ 3VA/SF	= 3390 VA
SMALL APPLIANCE @ 1500 VA / EA (2)	= 3000 VA
OVEN RANGE	= 8100 VA
WASHER / DRYER	= 1240 VA
RANGE HOOD	= 300 VA
MICROWAVE	= 1000 VA
GARBAGE DISPOSAL	= 1176 VA
REFRIGERATOR	= 1500 VA
DISHWASHER	= 1176 VA
EXHAUST FANS	= 200 VA
TOTAL EXISTING LOAD	= 21082 VA
PER NEC 220.82	
FIRST 10KVA LOAD AT 100%	= 10000 VA
REMAINDER OF OTHER LOADS AT 40%	= 4433 VA
(1) FC/HP-2 UNITS @ 1831 VA EACH	= 1831 VA
(2) HPAC UNITS @ 2430 VA EACH	= 4860 VA
TOTAL	= 21124 VA OR 101.6 A @ 120/208V, 1Ø, 3W
LOAD CENTER SIZE	= 125.0 A

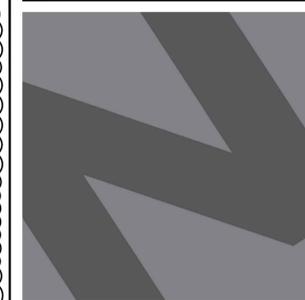
LOAD SUMMARY "MSA"	
22 UNIT RESIDENTIAL	= 215794.4 VA
PNL/HP1	= 128093.8 VA
TOTAL	= 343888.2 VA OR 955.2 A @ 120/208V, 3Ø, 4W
RECOMMENDED SERVICE SIZE	= 1200.0 A

TYPE 1A: UNITS "202", "304", "405" & "504"	
SQUARE-FOOTAGE	= 521 SF
GENERAL LOAD @ 3VA/SF	= 1563 VA
SMALL APPLIANCE @ 1500 VA / EA (2)	= 3000 VA
OVEN RANGE	= 8100 VA
WASHER / DRYER	= 1240 VA
RANGE HOOD	= 300 VA
MICROWAVE	= 1000 VA
GARBAGE DISPOSAL	= 1176 VA
REFRIGERATOR	= 1500 VA
DISHWASHER	= 1176 VA
EXHAUST FANS	= 200 VA
TOTAL EXISTING LOAD	= 19255 VA
PER NEC 220.82	
FIRST 10KVA LOAD AT 100%	= 10000 VA
REMAINDER OF OTHER LOADS AT 40%	= 3702 VA
(1) FC/HP-2 UNITS @ 1831 VA EACH	= 1831 VA
(2) HPAC UNITS @ 2430 VA EACH	= 4860 VA
TOTAL	= 17963 VA OR 86.4 A @ 120/208V, 1Ø, 3W
LOAD CENTER SIZE	= 100.0 A

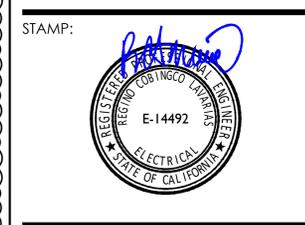
TYPE 1A: UNITS "205"	
SQUARE-FOOTAGE	= 521 SF
GENERAL LOAD @ 3VA/SF	= 1563 VA
SMALL APPLIANCE @ 1500 VA / EA (2)	= 3000 VA
OVEN RANGE	= 8100 VA
WASHER / DRYER	= 1240 VA
RANGE HOOD	= 300 VA
MICROWAVE	= 1000 VA
GARBAGE DISPOSAL	= 1176 VA
REFRIGERATOR	= 1500 VA
DISHWASHER	= 1176 VA
EXHAUST FANS	= 200 VA
TOTAL EXISTING LOAD	= 19255 VA
PER NEC 220.82	
FIRST 10KVA LOAD AT 100%	= 10000 VA
REMAINDER OF OTHER LOADS AT 40%	= 3702 VA
(1) FC/HP-1 UNITS @ 1997 VA EACH	= 1997 VA
(2) HPAC UNITS @ 2430 VA EACH	= 4860 VA
TOTAL	= 18129 VA OR 87.2 A @ 120/208V, 1Ø, 3W
LOAD CENTER SIZE	= 100.0 A

LOAD SUMMARY "HP1" FOR REFERENCE ONLY	
EQUIPMENT	
LIGHTING (X 1.25)	= 3619 VA
REFRIGERATOR	= 900 VA
CONVENIENCE OUTLET	= 6840 VA
HVAC	= 9355 VA
EV CHARGERS (4) (X 1.25)	= 33280 VA
WATER HEATER	= 2880 VA
PUMP	= 25 VA
ELEVATOR	= 56480 VA
MISC. LOADS	= 1460 VA
PARKING GARAGE GATE	= 800 VA
INVERTER (X 1.25)	= 125 VA
PANEL "HP4"	= 8927 VA
25% OF LARGEST MOTOR (ELEVATOR)	= 14120 VA
TOTAL	= 124691.0 VA OR 346.4 A @ 120/208V, 3Ø, 4W

LOAD SUMMARY "HP4" FOR REFERENCE ONLY	
EQUIPMENT	
LIGHTING (X 1.25)	= 774 VA
CONVENIENCE OUTLET	= 3780 VA
PUMP	= 50 VA
HVAC	= 886 VA
INVERTER (X 1.25)	= 438 VA
MISC. LOADS	= 3000 VA
TOTAL	= 8927.3 VA OR 24.8 A @ 120/208V, 3Ø, 4W



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CLIENT: **JAIME PARTNERS OF CALIFORNIA, INC.**
1050 S. FLOWER STREET
LOS ANGELES, CA 90015

PROJECT: **2853 WEST BLVD**
LOS ANGELES, CA 90016

C-JAIME-001		
#	DESCRIPTION	DATE
	1ST SUBMITTAL	10/04/21
	UTILITY COORDINATION	04/08/22
△	PC RESUBMITTAL	05/18/22
△	PC RESUBMITTAL	10/28/22
△	HCD REVISION 1	12/16/22
△	PC RESUBMITTAL	02/02/23
△	HCD & PC RESUBMITTAL	06/06/23
△	HCD RESUBMITTAL	06/14/23
△	PC RESUBMITTAL	07/10/23
△	PC RESUBMITTAL	02/27/24

Plot Date: 2/27/2024 3:32:48 PM
SHEET TITLE: **LOAD CALCULATIONS**

SHEET NO: **E403**

FOR REFERENCE ONLY
AVAILABLE-FAULT CURRENT
CALCULATIONS

SCALE: 2
NTS

LOAD CALCULATIONS
SCALE: 1
NTS

LIGHTING FIXTURE SCHEDULE

TYPE	FIXTURE MANUFACTURER	RATED WATTS /LAMPS	INPUT WATTS	VOLT	LAMP MANUFACTURER	LIGHTING FIXTURE DESCRIPTION
					LAMP MODEL #	
(C-3)	LIGHTOLIER #C6WDL25930WZ10UCLB	23	23	120	LED	6" WALL-MOUNT LED DOWNLIGHT WITH 0-10V DIMMING. BLACK FINISH.
					INCL. IN FIXTURE	
(R-1)	RAYON LIGHTING #RPA4-10L-30-UNV-ID-80-NC-RFA-B WITH #4RFO-W-W	11	11	120	LED	4" LED DOWNLIGHT WITH FROSED FILTER AND 0-10V DIMMING. WHITE FINISH
					INCL. IN FIXTURE	
(R-2)	LUTRON #FPDT-R-30X-65-MW WITH #FFH-NX-F1	14	14	120	LED	ROUND LED DOWNLIGHT WITH DIMMING DRIVER. MATTE WHITE TRIM.
					INCL. IN FIXTURE	
(LU-2)	LUTRON #LMLD12L27XSXXWH	5W/FT	5	120	LED	12" UNDERCABINET LED LINEAR LIGHTING
					INCL. IN FIXTURE	
(LU-3)	LUTRON #LMLD24L27XSXXUWH	5W/FT	10	120	LED	24" UNDERCABINET LED LINEAR LIGHTING
					INCL. IN FIXTURE	
(LV-1)	TECH LIGHTING #700VNRFL-LED930-120V	17.6	17.6	120	LED	LED REFLECTION MIRROR
					INCL. IN FIXTURE	

1. VERIFY THE EXACT MOUNTING REQUIREMENTS AND CEILING CONFIGURATION WITH ARCHITECTURAL PLANS PRIOR TO ORDERING OF THE LIGHT FIXTURES. CONTRACTOR TO PROVIDE ALL NECESSARY MOUNTING HARDWARE INCLUDING HANGERS, CLIPS AND/OR SUPPORT CABLES, ETC. AS REQUIRED TO PROVIDE A COMPLETE INSTALLATION. PROVIDE STRUCTURAL SUPPORTS AS REQUIRED TO MEET THE CURRENT INTERNATIONAL BUILDING CODE (IBC), AS WELL AS ANY APPLICABLE LOCAL CODES.
2. ALL WALL MOUNTED FIXTURES SHALL BE COORDINATED WITH THE ARCHITECTURAL ELEVATION PLANS PRIOR TO ROUGH-IN. EXTERIOR MOUNTED FIXTURES SHALL HAVE U.L. LABEL LISTED FOR WET LOCATION APPLICATION.
3. ALL FIXTURE FINISHES AND COLORS, UNLESS SPECIFIED AS CUSTOM COLOR, SHALL BE SELECTED BY THE ARCHITECT FROM THE AVAILABLE MANUFACTURER STANDARD COLOR OPTIONS. ALL FIXTURES SPECIFIED WITH CUSTOM COLOR SHALL BE SELECTED BY THE ARCHITECT. CONTRACTOR TO PROVIDE COLOR SAMPLE CHIP AND PRIOR APPROVAL FROM THE ARCHITECT PRIOR TO PLACING THE ORDER.
4. LIGHT FIXTURES INDICATED AS EMERGENCY, IDENTIFIED WITH "EB" SHALL BE PROVIDED WITH INTEGRAL BATTERY PACK UNIT AS FOLLOWS:
 - a. LED LAMPS: 1100 LUMENS MINIMUM
 - b. LINEAR T8 FLUORESCENT LAMPS: 1400 LUMENS MINIMUM
 - c. LINEAR T5 FLUORESCENT LAMPS: 1200 LUMENS MINIMUM
 - d. COMPACT FLUORESCENT LAMPS: 1000 LUMENS MINIMUM
 EMERGENCY BALLAST SHALL BE AS MANUFACTURED BY IOTA, ILB-CP12, I-232, I-320, ISL-540 & I-420-EM-A RESPECTIVELY OR OTHER MANUFACTURER MEETING THE MINIMUM LUMEN OUTPUT REQUIREMENTS.
5. ALL RECESSED LED/COMPACT FLUORESCENT DOWN LIGHT SUPPLIED WITH BATTERY PACK UNIT SHALL BE PROVIDED WITH AN INTEGRAL TEST SWITCH / CHARGING INDICATOR LIGHT MOUNTED INSIDE THE REFLECTOR.
6. ALL FLUORESCENT BALLAST SHALL BE ELECTRONIC TYPE, HIGH POWER FACTOR, MAXIMUM TOTAL HARMONIC DISTORTION OF 20%, CLASS "A" OR BETTER SOUND RATING AND 0° FAHRENHEIT FOR OUTDOOR APPLICATION.
7. LED DRIVERS SHALL HAVE 0-10V DIMMING CAPABILITIES AT MINIMUM.
8. DIMMING FLUORESCENT BALLAST - REFER TO LIGHTING FIXTURE SCHEDULE.
9. HIGH INTENSITY DISCHARGED BALLAST SHALL BE HIGH POWER FACTOR, CONSTANT WATTAGE TYPE WITH A MAXIMUM 20% TOTAL HARMONIC DISTORTION, CLASS "A" OR BETTER SOUND RATING AND 0° FAHRENHEIT RATING FOR FIXTURES MOUNTED OUTDOOR.
10. ALL EXIT SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL FIRE PREVENTION CODE AND LOCAL AUTHORITIES. CONTRACTOR TO PROVIDE ALL NECESSARY MOUNTING HARDWARE AS REQUIRED. CONTRACTOR TO VERIFY CHEVRONS AND NUMBER OF FACES WITH THE ARCHITECTURAL REFLECTED CEILING PLANS. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND THE ELECTRICAL PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND CONFIRMED PRIOR TO PLACEMENT OF THE ORDER.
11. ALL FIXTURE VOLTAGES SHALL BE VERIFIED PRIOR TO PLACING THE ORDER. CONTRACTOR TO REFER TO THE LIGHTING PLAN BRANCH CIRCUIT INFORMATION TO CONFIRM VOLTAGE.
12. LAMP MODEL INDICATED ON THE LAMP SECTION SHALL BE AS MANUFACTURED BY G.E., OSRAM SYLVANIA, OR PHILIPS ONLY. ALL OTHERS SHALL BE REJECTED.
13. ANY DISCREPANCIES AND/OR CONFLICTS BETWEEN CATALOG NUMBERS (LAMP/FIXTURE) AND FIXTURE DESCRIPTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION PRIOR TO SUBMITTING BID AND/OR PLACING ORDER.
14. PROVIDE SHOP DRAWING SUBMITTALS FOR APPROVAL PRIOR TO PLACING THE ORDER. SHOP DRAWING SUBMITTAL SHALL INCLUDE MANUFACTURER'S CUT SHEETS FOR EACH LIGHT FIXTURE, LAMP AND BALLAST. SUBSTITUTIONS OF SPECIFIED PRODUCTS ARE STRICTLY PROHIBITED - UNLESS PRIOR WRITTEN APPROVAL FROM THE ENGINEER IS PROVIDED AND THAT ALL CONDITIONS STATED HEREIN ARE MET:
 - a. LIGHTING FIXTURE SUBSTITUTIONS SHALL BE FORMALLY PRESENTED TO THE ENGINEER. CONTRACTOR SHALL MAKE ARRANGEMENT WITH THE ENGINEER 10 WORKING DAYS PRIOR TO BID TIME.
 - b. A COMPLETE AND OPERATING SAMPLE OF EACH SUBSTITUTED FIXTURES, WIRED FOR 120V OPERATION, WITH LAMP, CORD AND PLUG.
 - c. PROVIDE COMPLETE PHOTOMETRIC CALCULATION WITH THE PROPOSED SUBSTITUTE PRODUCT FOR ALL EXTERIOR LIGHTING AND INTERIOR LIGHTING SUBSTITUTIONS, USING THE SPECIFIED LAMP TYPE AND WATTAGE. A POINT-BY-POINT SCALED COMPUTER PRINTOUT SHALL BE PROVIDED INDICATING THE ILLUMINATION LEVELS ARE MET. THE PROPOSED SUBSTITUTE SHALL PROVIDE PERFORMANCE EQUAL TO, OR BETTER THAN THE SPECIFIED PRODUCTS. THE PHOTOMETRIC REPORT MUST BE DONE IN ACCORDANCE WITH PUBLISHED I.E.S. TESTING PROCEDURES AND CERTIFIED BY A REGISTERED ELECTRICAL ENGINEER.
 - d. A CURRENT ORIGINAL CATALOG DATA SHEET WITH LUMINAIRE CATALOG NUMBERS SHALL BE PROVIDED. MODIFIED CATALOG DATA SHEETS WILL NOT BE ACCEPTED.
 - e. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS/PAYMENTS OF ANY ESTABLISHED LIQUIDATED DAMAGES IF THE PROJECT SCHEDULE OR COMPLETION OF PROJECT IS DELAYED DUE TO THE APPROVED SUBSTITUTION.
15. PROVIDE INTERNAL DISCONNECT FOR ALL DOUBLE-ENDED FLUORESCENT OR BALLASTED LIGHT FIXTURES THAT ARE SUPPLIED BY A MULTI-WIRE BRANCH CIRCUIT AND CONTAIN BALLAST WHICH CAN BE SERVICED IN PLACE. PROVIDE AN INTERNAL DISCONNECTING MEANS CAPABLE OF SIMULTANEOUSLY DISCONNECTING FROM THE SOURCE OF SUPPLY ALL CONDUCTORS OF THE BALLAST, INCLUDING THE GROUNDING CONDUCTOR IF ANY. THE LINE SIDE OF THE DISCONNECTING MEANS SHALL BE GUARDED. THE DISCONNECTING MEANS SHALL BE LOCATED SO AS TO BE ACCESSIBLE TO QUALIFIED PERSONS BEFORE SERVICING OR MAINTAINING THE BALLAST PER NEC 410.130(G). INTERNAL DISCONNECTS SHALL BE BY "IDEAL POWERPLUG DISCONNECTS", "LINEAR DISCONNECT" OR EQUAL.

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C-JAIME-001

#	DESCRIPTION	DATE
	1ST SUBMITTAL	10/04/21
	UTILITY COORDINATION	04/08/22
△	PC RESUBMITTAL	05/18/22
△	PC RESUBMITTAL	10/28/22
△	HCD REVISION 1	12/16/22
△	PC RESUBMITTAL	02/02/23
△	HCD & PC RESUBMITTAL	06/06/23
△	HCD RESUBMITTAL	06/14/23
△	PC RESUBMITTAL	07/10/23
△	PC RESUBMITTAL	02/27/24

Plot Date: 2/27/2024 3:41:09 PM

SHEET TITLE:

**LIGHTING
FIXTURE
SCHEDULES**

SHEET NO.:

E501