



WEST ELEVATION - CANAL CT



NORTHWEST ELEVATION - CANAL CT



PARKING AREA, NORTH VIEW



PARKING AREA, HURRICANE ST, SOUTH VIEW



SOUTHEAST ELEVATION - HURRICANE ST



EAST ELEVATION - ESPLANADE



VICINITY MAP



ASSESSOR'S MAP

**PROJECT INFORMATION:**

OWNER:  
CITY OF LOS ANGELES - BUREAU OF ENGINEERING

VENICE AUXILIARY PUMPING PLANT (VAPP)  
133 E. HURRICANE STREET & 3813 S. ESPLANADE  
LOS ANGELES, CA 90029  
APN: 4225-008-904

PARKING LOT  
128 1-3 E. HURRICANE ST  
LOS ANGELES, CA 90029  
APN: 4225-010-901

**BUILDING HEIGHT:**

IN ACCORDANCE WITH CBC CHAPTER 2, "BUILDING HEIGHT" IS DEFINED AS: "THE VERTICAL DISTANCE FROM GRADE PLANE TO THE AVERAGE HEIGHT OF THE HIGHEST ROOF SURFACE." FOR THIS BUILDING, TOP OF ROOF STRUCTURAL SLAB IS 24'-6" ABOVE FIRST FLOOR SLAB, PLUS 6" ABOVE GRADE, PLUS 8" RIGID INSULATION, SO 24'-6" + 6" + 8" (AVERAGE ROOF SURFACE); BUILDING CODE HEIGHT = 25'-6"; ZONING CODE HEIGHT = 45'. THE PARAPET IS NOT INCLUDED. PARAPET HEIGHT VARIES FROM 28'-8" TO 32'-6" ABOVE FINISH GRADE. BUILDING CANNOT EXCEED HEIGHT OF ADJACENT BUILDINGS IF USING SECTION 19.00.4.6.

**DEFERRED APPROVALS:**

SEPARATE PERMITS REQUIRED AS PART OF THIS PROJECT ARE LISTED BELOW:

- 1. MECHANICAL SYSTEMS
- 2. PLUMBING SYSTEMS
- 3. ELECTRICAL SYSTEMS
- 4. EQUIPMENT ANCHORAGE
- 5. FIRE PROTECTION SYSTEM

**FIRE SEPARATION:**

BUILDING IS OF TYPE IIB UNSPRINKLERED CONSTRUCTION. WALL SURFACE AREAS (TOP OF FLOOR SLAB TO TOP OF ROOF STRUCTURE) ARE 637 SF, NORTH AND SOUTH; 1249.5 SF WEST AND EAST. ALL EXTERIOR OPENINGS ARE 45 MIN. RATED. PER CBC TABLE 705.8, FOR "PROTECTED" OPENINGS:

NORTH:  
OPENINGS ALLOWED: 75%;  
ACTUAL: 5.4%

WEST:  
OPENINGS ALLOWED: NO LIMIT;  
ACTUAL: 0.8%

SOUTH:  
OPENINGS ALLOWED: 45%;  
ACTUAL: 17.9%

EAST:  
OPENINGS ALLOWED: NOT REQUIRED;  
ACTUAL: 2.9%

ALL FIRE SEPARATION DISTANCES ARE COMPLIANT.

**BUILDING SET-BACKS:**

NORTH: SET-BACK IS 16'-0" (TO EXISTING HOUSES). RESIDENTIAL REQUIRED SETBACK = 7'-10". PF REQUIRED SETBACK = NONE.

WEST: SET-BACK IS 19'-8" (TO STREET). RESIDENTIAL REQUIRED SETBACK = 10'-0". PF REQUIRED SETBACK = NONE.

SOUTH: SET-BACK IS 8'-8" (TO STREET). RESIDENTIAL REQUIRED SETBACK = 7'-10". PF REQUIRED SETBACK = NONE.

EAST: SET-BACK IS 52'-4" (TO PROPERTY LINE). RESIDENTIAL REQUIRED SETBACK = 15'-0". PF REQUIRED SETBACK = NONE.

ALL SET-BACKS ARE COMPLIANT WITH RESIDENTIAL WATERWAY ZONE "RW2-1".

**PROJECT SCOPE SUMMARY:**

THE VENICE AUXILIARY PUMPING STATION (VAPP) IS DESIGNED TO SUPPLEMENT THE EXISTING VENICE PUMPING PLANT (VPP) BY PROVIDING ADDITIONAL OPERATIONAL RELIABILITY THROUGH STANDBY PUMPING CAPACITY. THE VENICE PUMPING PLANT (VPP) CONSISTS OF FIVE PUMPS WITH A TOTAL DESIGN CAPACITY OF 18 MILLION GALLONS PER DAY (MGD) FOR CONVEYING WASTEWATER INTO THE CENTRAL RECEPTOR SEWER. DURING PEAK WEATHER FLOWS, ALL FIVE PUMPS MUST BE ONLINE TO HANDLE THE INCREASED VOLUME, RESULTING IN AN ELEVATED RISK OF SPILLS DUE TO THE LACK OF BYPASS OR STANDBY PUMPS. THE VPP IS A CRITICAL FACILITY, WITH NO CURRENT DIVERSION STRUCTURES TO BYPASS AND NO REDUNDANCY IN ITS OPERATION, MAKING IT VULNERABLE DURING HIGH-DEMAND PERIODS. THE NEW VAPP PROJECT WILL PROVIDE OPERATIONAL RELIABILITY AND REDUCE THE RISK OF A SPILL DURING PEAK FLOW WEATHER CONDITIONS. THE PROJECT IMPROVEMENTS INCLUDE CONSTRUCTION OF A SEWER DIVERSION STRUCTURE IN THE GRAND CANAL, A NEW UNDERGROUND PUMP STATION BUILDING WITH THREE SUBMERSIBLE PUMPS, AN ABOVE GROUND ELECTRICAL ROOM, AN INTERCONNECTING SEWER/FORCE MAIN PIPE NETWORK AND A NEW PARKING LOT FOR PUBLIC USE.

**VENICE COASTAL ZONE SPECIFIC PLAN NOTES:**

SECTION 10. LAND USE AND DEVELOPMENT REGULATIONS FOR SUBAREAS. IN ADDITION TO THE REGULATIONS IN SECTION 9, THE FOLLOWING REGULATIONS SHALL APPLY WITHIN EACH OF THE SPECIFIED SUBAREAS IN THE SUB-SECTIONS BELOW.

**A. BALLONA LAGOON WEST BANK.**

1. HEIGHT. WITHIN 60 FEET OF THE MEAN HIGH TIDE OF THE BALLONA LAGOON OR INLAND SIDE OF THE ESPLANADE (CITY RIGHT-OF-WAY), WHICHEVER IS FURTHER FROM THE WATER AS DETERMINED BY A LICENSED SURVEYOR, VENICE COASTAL DEVELOPMENT PROJECTS SHALL NOT EXCEED A MAXIMUM HEIGHT OF 30 FEET. BEYOND 60 HORIZONTAL FEET, ONE ADDITIONAL FOOT IN HEIGHT IS PERMITTED FOR EACH TWO ADDITIONAL HORIZONTAL FEET TO A MAXIMUM HEIGHT OF 38 FEET. NO PORTION OF ANY STRUCTURE (INCLUDING ROOF ACCESS STRUCTURES, ROOF DECK RAILINGS AND ARCHITECTURAL FEATURES) SHALL EXCEED THE 30 FOOT HEIGHT LIMIT WITHIN 60 HORIZONTAL FEET OF THE MEAN HIGH TIDE LINE OF BALLONA LAGOON OR THE INLAND SIDE OF THE ESPLANADE, WHICHEVER IS FURTHER FROM THE WATER.

**2. LAGOON BUFFER/SET-BACK/YARDS.**

**B. LOTS LOCATED NORTH OF IRONSIDES STREET:**

- (1) ALL VENICE COASTAL DEVELOPMENT PROJECTS SHALL BE SET BACK AN AVERAGE OF 15 FEET BUT NOT LESS THAN TEN FEET FROM THE LOT LINE NEAREST TO THE WATER. ACTUAL IS 52'-4".
- (2) AN OPEN, PERMEABLE YARD WITH AN AREA OF AT LEAST 15 TIMES THE LOT WIDTH AND A MINIMUM OF 450 SQUARE FEET SHALL BE MAINTAINED BETWEEN THE PROPERTY LINE THAT FACES THE WATER AND THE FRONT OF ANY STRUCTURE. NO BUILDING EXTENSIONS, INCLUDING STAIRS AND BALCONIES, SHALL BE ALLOWED IN THE REQUIRED PERMEABLE YARD AREA, EXCEPT FOR GROUND LEVEL PERMEABLE DECKS THAT DO NOT EXCEED 18 INCHES IN HEIGHT.
- (3) THE COMBINED HEIGHT OF ANY DECKS, RAILINGS, GARDEN WALLS AND FENCES SITUATED WITHIN THE REQUIRED PERMEABLE YARD SHALL NOT EXCEED SIX FEET ABOVE THE ELEVATION OF THE ADJACENT PUBLIC WALKWAY. THE SIDERYARD SHALL BE CONSISTENT WITH LAMC REQUIREMENTS, BUT SHALL NOT BE LESS THAN 3 1/2 FEET.

**PROJECT DATA:**

OWNER: CITY OF LOS ANGELES  
CONSTRUCTION TYPE: IIB  
OCCUPANCY: B - OFFICE GROUP  
BUILDING HEIGHT: 32' - 6" ABOVE FINISHED GRADE  
LAMC ALLOWABLE HEIGHT: 35' - 0" ABOVE FINISHED GRADE

FIRST FLOOR		OCCUPANTS	
SWITCHGEAR 101	830 SF	3	
GENERATOR 102	175 SF	1	
SUB-TOTALS	1005 SF	4	

SECOND FLOOR		OCCUPANTS	
UNISEX RESTROOM 201	65 SF	1	
WORKSTATIONS 202	375 SF	4	
SERVICE ROOM 203	228 SF	1	
ELME EQUIP 204	374 SF	2	
SUB-TOTALS	1042 SF	8	
STAIR # 1	236 SF	-	

TOTAL AREA	=	2283 SF	
ALLOWABLE	=	23,000	

= 0.09 < 1.0 COMPLIES

**PARKING SUMMARY:**

**A. PARKING REQUIRED:**

BUILDING AREA	=	2283	+ 2 SPACES = 7 SPACES
OCCUPANCY B FACTOR	=	500	

BEACH IMPACT ZONE PARKING 2 SPACES  
REPLACEMENT STREET PARKING 2 SPACES  
REQUIRED FOR COASTAL ACCESS

TOTAL SPACES REQUIRED: 11 SPACES

**B. PARKING PROVIDED:**

ON-SITE, VAPP	3 SPACES
OFF-SITE, PARKING LOT	7 SPACES
FOUR BIKE PARKING SPACES	1 SPACE
SUBSTITUTING ONE AUTOMOBILE STREET PARKING SPACES	2 SPACES

TOTAL SPACES PROVIDED: 13 SPACES

**C. PERMEABLE AREA:**

REFER TO SHEET G-8 FOR PERMEABLE AREA BREAKDOWN

	1ST FLOOR	2ND FLOOR	TOTAL SF
LAMC (ZON'G)	900.77	+ 992.27	= 1893.04
LABC (BLD'G)	1152.02	+ 992.27	= 2144.29
LAUSD (SCHOOL)	1326.00	+ 1166.25	= 2492.25

**ZONING:**

**A. VENICE**  
VENICE AUXILIARY PUMPING PLANT (VAPP)  
133 E. HURRICANE STREET & 3813 S. ESPLANADE

(1) ZONING  
CURRENT: RESIDENTIAL WATERWAY ZONE "RW2-1"  
FUTURE: PUBLIC FACILITY ZONE "PF"

(2) LAND USE DESIGNATION  
CURRENT: LOW MEDIUM II RESIDENTIAL  
FUTURE: PUBLIC FACILITY ZONE "PF"

**B. PARKING LOT**

128 1-3 E. HURRICANE ST

(1) ZONING  
CURRENT: RESIDENTIAL WATERWAY ZONE "RW2-1"  
FUTURE: PUBLIC FACILITY ZONE "PF"

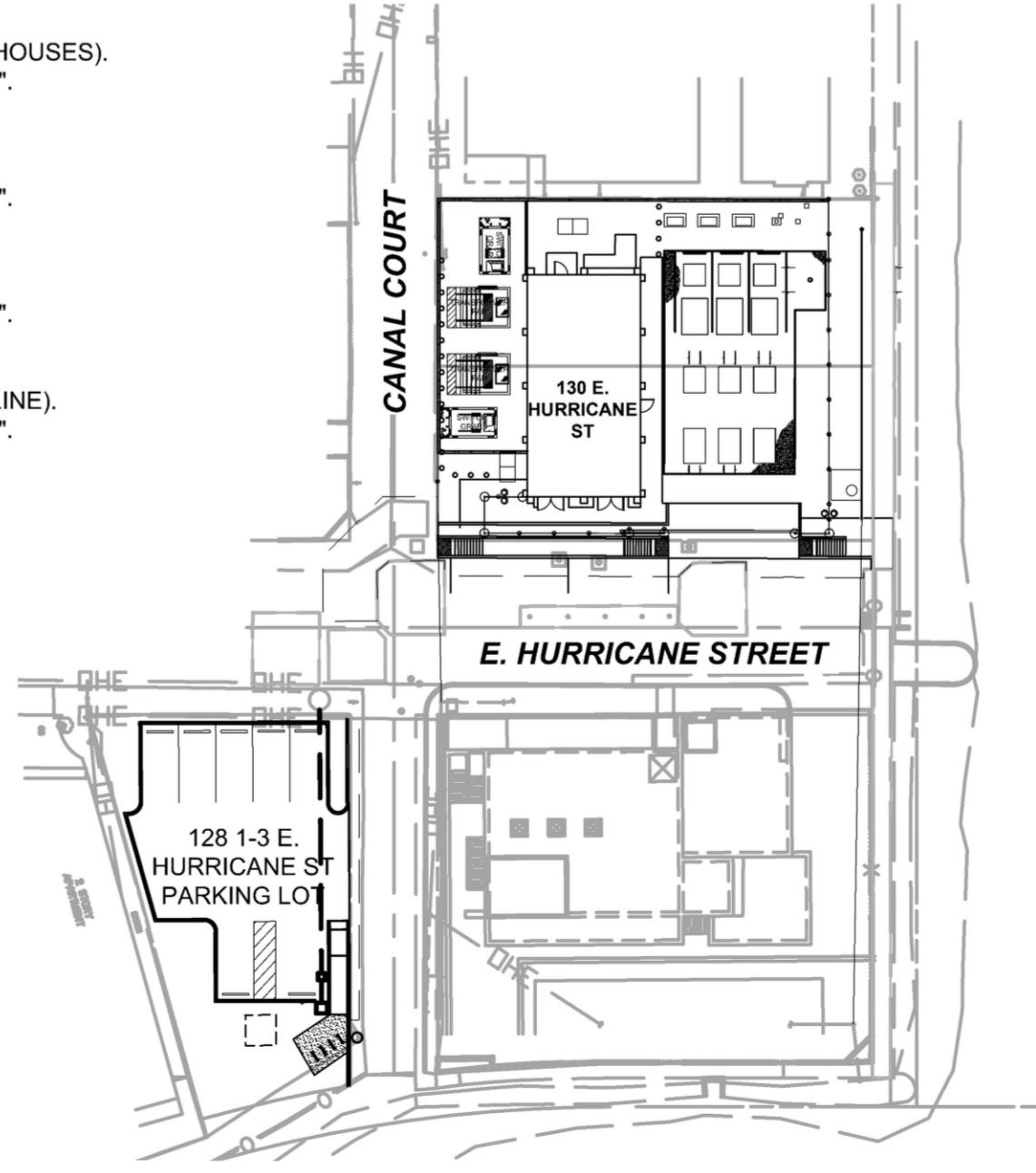
(2) LAND USE DESIGNATION  
CURRENT: LOW MEDIUM II RESIDENTIAL  
FUTURE: PUBLIC FACILITY ZONE "PF"

**SUBJECT SITE IS LOCATED WITHIN:**

TSUNAMI HAZARD AREA  
LIQUEFACTION AREA  
FLOOD ZONE AE  
METHANE ZONE

**EARTHWORK QUANTITIES**

REFER TO SHEET C-16 FOR EARTHWORK CUT AND FILL ESTIMATES



SITE PLAN

**EXHIBIT "A"**  
Page No. 1 of 20  
Case No. CPC 2024-2010-GPA-ZC-CID-SPPC

**ARCADIS**  
LEGAL ENTITY:  
ARCADIS U.S. INC  
333 S. HOPE STREET  
SUITE C200  
LOS ANGELES,  
CA 90071

**ENGINEERING**  
CITY OF LOS ANGELES

**BUREAU OF ENGINEERING**

DATE: . . . . .  
BY: . . . . .  
NO. REVISIONS: . . . . .

CIP NO. C922

INDEX NO. **D-31898**

**TED ALLEN, P.E.**  
DESIGN GROUP

ENGINEER: JENA PRIOR LIC. NO. CA-88143  
DESIGNED BY: LUDWING PEREZ  
DRAWN BY: C. PUTTEGOWDA  
CHECKED BY: LUDWING PEREZ  
APPROVED BY: HECTOR ARIAS

DATE: 01/2026  
LIC. NO. CA-88143  
DATE: 01/2026  
DATE: 01/2026  
DATE: 01/2026

**PROJECT SUMMARY COVER SHEET**  
PROJECT: VENICE AUXILIARY PUMPING PLANT  
ADDRESS: 133 HURRICANE STREET  
LOS ANGELES, CALIFORNIA

WORK ORDER NO. SZC12923  
DRAWING NO. **G-6**

SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

**NOTES:**

1. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTION 110.10(b) THROUGH 110.10(c) SHALL BE PROVIDED TO THE OCCUPANT.

2. **PARKING SUMMARY:**

**PARKING REQUIRED:**  
PROPOSED PUBLIC UTILITY FACILITY: 2 SPACES + 2,283 SF\* (1 PER 500 SF) = 7 SPACES  
BEACH IMPACT ZONE: 2 SPACES  
REPLACEMENT STREET PARKING REQ'D FOR COASTAL ACCESS 2 SPACES

TOTAL SPACE REQUIRED: 11 SPACES

**PARKING PROVIDED:**

ON-SITE - VAPP SITE 3 SPACES  
OFF-SITE - PARKING LOT 7 SPACES  
FOUR BIKE PARKING SPACES - SUBSTITUTE ONE AUTOMOBILE PARKING SPACE 1 SPACE  
STREET SPACES: 2 SPACES

TOTAL SPACES PROVIDED: 13 SPACES

3. PERMEABLE AREA

**VAPP (APN:4225-008-904)**  
133 E. HURRICANE STREET  
TOTAL LOT AREA 7,841 SF  
PERMEABLE AREA REQUIRED (25% TOTAL SITE AREA) 1,961 SF

PERMEABLE AREA PROVIDED VAPP: 2,949 SF  
PLANTING AREA (GREEN SPACE) 744 SF  
DECOMPOSED GRANITE 2,205 SF

**PARKING LOT (APN:4225-010-901)**  
128 1-3 E. HURRICANE STREET  
TOTAL LOT AREA 4,230 SF

PERMEABLE AREA PROVIDED:  
GREEN SPACE 1,074 SF  
DECOMPOSED GRANITE 109 SF

**EXHIBIT "A"**  
Page No. 2 of 20  
Case No. CPC-2024-2010-GPA-ZC-CL2-SPPC

**ARCADIS**  
LEGAL ENTITY:  
ARCADIS U.S. INC.  
333 S. HOPE STREET  
SUITE C200  
LOS ANGELES,  
CA 90071

**CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS**

**TED ALLEN, P.E.** CITY ENGINEER

**BUREAU OF ENGINEERING**

**ENGINEERING CITY OF LOS ANGELES**

NAVD 88 (2000)  
NAD83, ZONE 5; EPOCH 1991.5

VERTICAL CONTROL:  
HORIZONTAL CONTROL:

SHEET TITLE: GREEN BUILDING NOTES 2  
PROJECT: VENICE AUXILIARY PUMPING PLANT  
ADDRESS: 133 HURRICANE STREET  
LOS ANGELES, CALIFORNIA

ENGINEER: JENA PRIOR LIC. NO. CA-88143  
DESIGNED BY: LUDWING PEREZ  
DRAWN BY: C. PUTTEGOWDA  
CHECKED BY: LUDWING PEREZ  
APPROVED BY: HECTOR ARIAS

DATE: 01/2026  
DATE: 01/2026  
DATE: 01/2026  
DATE: 01/2026

WORK ORDER NO. SZC12923  
DRAWING NO. G-8  
SHEET OF SHEETS

INDEX NO. D-31898  
CIP NO. C922

REVISIONS:

V	N	O	REVISIONS:	DATE:	BY:

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

### GENERAL NOTES:

- SPECIFICATIONS: ALL WORK SHALL CONFORM TO THE LATEST EDITION AND SUPPLEMENTS OF "THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" (SSPWC), AND THE CORRESPONDING "ADDITIONS AND AMENDMENTS TO THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" (BROWN BOOK) AND PROJECT SPECIFICATIONS.
- THIS IMPROVEMENT CONSISTS OF WORK CALLED FOR ONLY ON THIS PLAN.
- INSPECTION:  
ALL WORK AND MATERIALS ARE SUBJECT TO INSPECTION PURSUANT TO SECTION 01452 OF THE PROJECT SPECIFICATIONS. CALL (213) 580-5080 (METRO) FOR INSPECTION LEAST 24 HOURS BEFORE STARTING WORK.
- THE CONTRACTOR, IN CONFORMANCE WITH LOS ANGELES CITY ORDINANCE NO. 150,478 SHALL POTHOLE EXISTING SUBSURFACE INSTALLATIONS CARRYING UNSTABLE SUBSTANCES TO DETERMINE THEIR LOCATIONS AND ELEVATIONS BEFORE COMMENCING EXCAVATION AT NO ADDITIONAL COST TO THE CITY.
- UNDERGROUND SERVICE ALERT:  
BEFORE COMMENCING ANY EXCAVATION, THE CONTRACTOR SHALL OBTAIN AN UNDERGROUND SERVICE ALERT (USA) INQUIRY I.D. NUMBER BY CALLING (800) 221-2600. TWO WORKING DAYS SHALL BE ALLOWED AFTER THEIR I.D. NUMBER IS OBTAINED AND BEFORE THE CONTRACTOR STARTS THE EXCAVATION WORK SO THAT UTILITY OWNERS CAN BE NOTIFIED. IF THE UTILITY OWNER IS THE CITY OF LOS ANGELES, A CONFIRMATION NUMBER INDICATING THE CITY HAS BEEN NOTIFIED SHALL BE OBTAINED BY USA AND/OR THE CONTRACTOR FROM THE APPROPRIATE CITY DEPARTMENT. THE I.D. NUMBER TOGETHER WITH THE DATE ACQUIRED SHALL BE REPORTED TO THE BUREAU OF CONTRACT ADMINISTRATION WHEN CALLING FOR ALL INSPECTION. I.D. NUMBERS WILL NOT BE GIVEN MORE THAN 10 DAYS BEFORE STARTING EXCAVATION WORK.
- AT LEAST THIRTY (30) DAYS BEFORE THE START OF CONSTRUCTION THE CONTRACTOR SHALL CONTACT BUREAU OF STREET SERVICES, COORDINATING SECTION AT (213) 485-5691 TO VERIFY THAT THERE IS NO PROPOSED PROJECT IN THIS AREA.
- NOTIFICATION:  
ALL RESIDENTIAL UNITS LOCATED WITHIN 500 FEET OF CONSTRUCTION SITES SHALL BE SENT A NOTICE REGARDING THE CONSTRUCTION SCHEDULE OF THE PROPOSED PROJECT. A SIGN, LEGIBLE AT A DISTANCE OF 50 FEET SHALL ALSO BE POSTED AT THE CONSTRUCTION SITE. ALL NOTICES AND THE SIGNS SHALL INDICATE THE DATES AND DURATION OF CONSTRUCTION ACTIVITIES, AND SHALL PROVIDE A TELEPHONE NUMBER WHERE RESIDENTS CAN INQUIRE ABOUT THE CONSTRUCTION PROCESS AND REGISTER COMPLAINTS. ALL NOTICES SHALL BE IN ENGLISH AND ANY OTHER APPROPRIATE LANGUAGE(S) FOR THE NEIGHBORHOOD, AND POSTED NOTICES SHALL BE PLACED AT LEAST 10 DAYS PRIOR TO THE START OF CONSTRUCTION.
- TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) ADOPTED BY THE BOARD OF PUBLIC WORKS OF THE CITY LOS ANGELES.
- ADVANCE CONSTRUCTION NOTICE SIGNS:  
IN ADDITION TO SIGNS REQUIRED BY THE PROVISIONS OF THE "WORK AREA TRAFFIC CONTROL HANDBOOK" (WATCH), LATEST EDITION, THE CONTRACTOR SHALL FURNISH AND PLACE SIGNS FOR GIVING ADVANCE NOTICE TO MOTORISTS OF TRAFFIC DISRUPTION AS PART OF THIS PROJECT IN ACCORDANCE WITH STANDARD PLAN S-791-1 AND "BROWN BOOK". CREDIT SIGN INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR PRIOR TO THE START OF THE CONSTRUCTION.
- STORMWATER POLLUTION CONTROL:  
THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS IN SECTION 01571 OF THE PROJECT SPECIFICATIONS.
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, THE REMEDIATION ACTION PLAN, THE SOILS AND/OR GEOLOGY REPORTS, AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK.
- THE LOCATION OF EXISTING PIPING UTILITIES IS APPROXIMATE. PRIOR TO THE INSTALLATION OF ANY SUPPORT OF EXCAVATION COMPONENTS, UNDERGROUND UTILITIES, OR UNDERGROUND STRUCTURES, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UTILITIES, PIPING, EQUIPMENT AND OTHER RELEVANT EXISTING CONDITIONS. CONTRACTORS SHALL NOTIFY THE ENGINEER OF ALL DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL MAINTAIN CONTINUOUS SERVICE TO ALL EXISTING BUILDINGS TO REMAIN, UNLESS OTHERWISE APPROVED BY THE OWNER. THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING AT LEAST 72 HOURS PRIOR TO ANY SERVICE INTERRUPTIONS TO EXISTING BUILDINGS TO REMAIN.
- THE CONTRACTOR 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.
- ALL ELEVATIONS BASED ON NAVD 88 DATUM.
- CONTRACTOR SHALL TAKE CARE TO AVOID DAMAGE TO EXISTING PAVEMENT, TREES, VEGETATION, STRUCTURES AND UTILITIES THAT ARE NOT INDICATED TO BE DEMOLISHED, REMOVED OR RELOCATED. ANY DAMAGE TO EXISTING PAVEMENT, TREES, VEGETATION, STRUCTURES AND UTILITIES NOT INDICATED SHALL BE REPAIRED, REPLACED OR RELOCATED AT THE CONTRACTOR'S EXPENSE.

### ENVIRONMENTAL NOTES:

- HAZARDOUS MATERIALS ABATEMENT AND CONTROL:  
THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS IN SECTION 01562 OF THE PROJECT SPECIFICATIONS.
- PRIOR TO BUILDING DEMOLITION, REVIEW ASBESTOS CONTAINING MATERIALS (ACM) AND LEAD-BASED PAINT (LBP) SURVEYS. ALL ACM AND LBP SHALL BE REMOVED OR OTHERWISE ABATED PRIOR TO DEMOLITION. REMOVAL AND ABATEMENT ACTIVITIES SHALL COMPLY WITH ALL APPLICABLE LAWS, REGULATIONS, AND RULES.
- THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (AQMD) "NOTIFICATION OF DEMOLITION OR ASBESTOS REMOVAL" FORM (HTTP://WWW.AQMD.GOV) SHALL BE FILLED OUT, SIGNED, PAID, SUBMITTED AND MAILED TO SOUTH COAST AQMD BY THE CONTRACTOR PERFORMING THE REMOVE AND/OR DEMOLITION JOB AT LEAST 14 CALENDAR DAYS PRIOR TO THE START OF ASBESTOS REMOVAL OR ANY DEMOLITION.
- THE CONTRACTOR OR QUALIFIED SUBCONSULTANT SHALL KEEP A CURRENT SITE-SPECIFIC HEALTH AND SAFETY PLAN ON-SITE, WHICH INCLUDES THE FINDINGS OF ALL PAST ASBESTOS CONTAINING MATERIALS (ACM) AND LEAD-BASED PAINT (LBP) SURVEYS AND REMEDIAL ACTION REPORTS. THE HEALTH AND SAFETY PLAN SHALL SPECIFY WORKER TRAINING AND PROTECTION; AND PROVIDE CAUTION SIGNS, SITE SECURITY, AND AIR MONITORING REQUIREMENTS.
- THE CONTRACTOR SHALL MONITOR EXCAVATION FOR METHANE AND OXYGEN DEFICIENCY.
- PROTECT GROUNDWATER MONITORING WELLS IN PLACE UNTIL CLEARANCE HAS BEEN OBTAINED FROM THE LOS ANGELES FIRE DEPARTMENT AND DIRECTED BY THE ENGINEER. ABANDON GROUNDWATER MONITORING WELLS IN ACCORDANCE WITH CALIFORNIA WELL STANDARDS.
- ANY MATERIAL WITH DETECTABLE LEAD SHALL BE HANDLED IN ACCORDANCE WITH FEDERAL OSHA LEAD EXPOSURE IN CONSTRUCTION RULES (29CFR PART 1926) AND CAL/OSHA'S LEAD EXPOSURE IN CONSTRUCTION RULES (TITLE 8 CCR 1532.1).
- PRIOR TO DEMOLITION OF BUILDINGS, COORDINATE WITH THE GREATER LOS ANGELES VECTOR CONTROL DISTRICT (GLAVCD) AND IMPLEMENT VECTOR (RODENT) ERADICATION.
- A QUALIFIED ARCHAEOLOGICAL MONITOR RETAINED BY THE CONTRACTOR SHALL MONITOR GRADING AND/OR EXCAVATION ACTIVITIES. MONITORING SHALL CONSIST OF DIRECTLY WATCHING THE EXCAVATION AND EARTHMOVING ACTIVITIES. MONITORING SHALL OCCUR DURING THE ENTIRE WORKDAY, AND SHALL CONTINUE ON A DAILY BASIS UNTIL CONSTRUCTION INVOLVING GROUND DISTURBANCE IS COMPLETE, OR PROFESSIONAL JUDGMENT CONCLUDES THAT THERE IS NO CONTINUING POTENTIAL FOR ENCOUNTERING CULTURAL RESOURCES. SEE SECTION 01562 OF THE PROJECT SPECIFICATIONS FOR PROJECT ENVIRONMENTAL MITIGATION REQUIREMENTS.

### AIR QUALITY NOTES:

- GROUND WATERING TO CONTROL DUST SHALL BE REQUIRED DURING CONSTRUCTION ACTIVITIES, PURSUANT TO SCAQMD RULE 403.
- ALL CLEARING, EARTH MOVING OR EXCAVATION ACTIVITIES SHALL CEASE DURING PERIODS WHEN WINDS EXCEED 15 MILES PER HOUR.
- ALL MATERIALS TAKEN OFF-SITE SHALL BE EITHER SUFFICIENTLY WATERED OR SECURELY COVERED TO PREVENT EXCESSIVE AMOUNTS OF DUST.
- ON-SITE VEHICLE SPEED SHALL BE POSTED AT 15 MILES PER HOUR.
- STREETS ADJACENT TO THE SITE SHALL BE SWEEP AS NEEDED TO REMOVE SILT WHICH MAY HAVE ACCUMULATED FROM CONSTRUCTION ACTIVITIES.
- ENGINES MUST BE MAINTAINED IN GOOD CONDITION ACCORDING TO MANUFACTURER'S SPECIFICATIONS. BOTH GRADING AND CONSTRUCTION ACTIVITIES ARE TO BE SCHEDULED TO EVEN OUT EMISSION PEAKS.
- UNLESS ALREADY COVERED, FABRIC SHALL BE PLACED AT EXISTING FENCES TO REDUCE WIND-BLOWN DUST.
- ALL STORED SOIL AND SAND SHALL BE COVERED OR TREATED WITH SOIL BINDERS. ALL DEBRIS SHALL BE CLEANED UP DAILY AND PUT IN A DUMPSTER WHICH SHALL HAVE A LID AND THE LID SHALL BE SECURED AT THE END OF THE DAY.

### DEMOLITION NOTES:

- ALL DEBRIS SHALL BE WET AT TIME OF HANDLING TO PREVENT DUST.
- CALL FOR INSPECTION AT LEAST 24 HOURS BEFORE STARTING WORK.
- APPROVAL OF PROTECTION FENCES AND CANOPIES IS REQUIRED PRIOR TO DEMOLITION.
- STORAGE OF MATERIALS ON FLOORS SHALL NOT EXCEED 100 PSF LIVE LOAD.
- A SEPARATE DEMOLITION PERMIT SHALL BE OBTAINED FROM LADBS FOR EACH BUILDING OR STRUCTURE EXCEPT FOR ACCESSORY BUILDINGS.
- 30-DAY WRITTEN NOTIFICATION TO ADJACENT PROPERTY OWNER(S) IS REQUIRED DUE TO PROPOSED DEMOLITION WORK PER INFORMATION BULLETIN NO. P/BC 2008-060
- THE "DEMOLITION INSPECTION RECORD" FORM NO. B-8B MUST BE POSTED ON THE JOB SITE. THIS CARD MUST BE SIGNED BY THE INSPECTOR APPROVING THE METHOD OF DEMOLITION TO BE USED BEFORE WORK IS STARTED. A SEPARATE APPROVAL SIGNATURE IS REQUIRED FOR EACH DEMOLITION METHOD USED. IF THE METHOD OF DEMOLITION IS TO BE CHANGED DURING THE COURSE OF THE JOB, THE INSPECTOR MUST BE CALLED AND A NEW APPROVAL SIGNATURE OBTAINED BEFORE THE NEW METHOD IS STARTED.
- METHOD OF DEMOLITION:
  - HAND WRECKING: HAND WRECKING METHODS MAY BE USED ON ANY TYPE OF BUILDING, PROVIDED THE REQUIRED PROTECTION DEVICES ARE INSTALLED AND APPROVED. HAND WRECKING MAY INCLUDE THE USE OF ANY TYPE OF HAND HELD TOOLS. THE USE OF SMALL WHEEL MOUNTED PNEUMATIC TOOLS WILL BE PERMITTED IF FIRST APPROVED BY THE BUILDING INSPECTOR.
  - DOZER OR LOADER WRECKING: DOZER OR LOADER WRECKING SHALL NOT BE USED EXCEPT ON ONE OR TWO STORY BUILDINGS WITH A MAXIMUM WALL HEIGHT OF 24 FEET. THE BUILDING MUST BE LOCATED A MINIMUM DISTANCE FROM THE PUBLIC WAY AND ADJOINING PROPERTY AT LEAST EQUAL TO THE MAXIMUM WALL HEIGHT OF THE BUILDING.
  - CLAM SHELL WRECKING: CLAM SHELL WRECKING SHALL NOT BE USED UNLESS THE BUILDING IS LOCATED A DISTANCE FROM THE PUBLIC RIGHT-OF-WAY AND ADJOINING PROPERTY WHICH IS AT LEAST EQUAL TO ONE-HALF THE MAXIMUM HEIGHT OF THE BUILDING. THIS DISTANCE NEED NOT, HOWEVER, EXCEED TWICE THE MAXIMUM HEIGHT OF THE BUILDING.
  - CABLE WRECKING: "CABLE WRECKING" SHALL INCLUDE ALL WRECKING METHODS USING A CABLE, WHETHER APPLIED TO A SINGLE WALL OR TO AN ENTIRE BUILDING.  
  
CABLE WRECKING WILL BE ALLOWED ONLY IN THOSE CASES WHERE THE BUILDING IS LOCATED A DISTANCE FROM THE PUBLIC WAY AND ADJOINING PROPERTY GREATER THAN ONE AND ONE-HALF TIMES THE MAXIMUM HEIGHT OF THE BUILDING. WHERE CABLE WRECKING IS TO BE USED ON A SINGLE WALL, THE CLEAR DISTANCED REQUIRED NEED NOT EXCEED TWICE THE HEIGHT OF THE WALL BEING DEMOLISHED.

PRIOR TO THE ISSUANCE OF A PERMIT FOR CABLE WRECKING, A DETAILED DESCRIPTION OF THE METHOD AND SEQUENCE FOR DEMOLISHING THE BUILDING AND THE SAFETY PRECAUTIONS TO BE TAKEN SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL.

### DEMOLITION NOTES (CONT.):

- BALL WRECKING: BALL WRECKING SHALL NOT BE USED UNLESS THE BUILDING IS LOCATED A DISTANCE FROM THE PUBLIC WAY AND ADJOINING PROPERTY AT LEAST EQUAL TO ONE AND ONE-HALF TIMES THE MAXIMUM HEIGHT OF THE BUILDING. THE SEPARATION NEED NOT, HOWEVER, EXCEED 50 FEET.  
  
PRIOR TO THE ISSUANCE OF A PERMIT FOR BALL WRECKING, THE DEMOLITION CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE BUILDING DEPARTMENT A DETAILED DESCRIPTION OF THE METHOD AND SEQUENCE FOR DEMOLISHING THE BUILDING AND THE SAFETY PRECAUTIONS TO BE TAKEN.
- REMOVE ALL EXISTING IMPROVEMENTS AND UTILITIES THAT INTERFERE WITH THE CONSTRUCTION, EXCAVATION, AND GRADING OF THIS PROJECT UNLESS OTHERWISE NOTED.
  - THE CONTRACTOR SHALL DEMOLISH AND REMOVE ALL EXISTING STRUCTURES AND FACILITIES INDICATED ON THESE PLANS.
  - ALL CURBS, GUTTERS, DRIVEWAYS, CROSS-GUTTERS, AND CONCRETE AND A.C. PAVEMENTS INDICATED SHALL BE REMOVED TO THE LIMITS INDICATED.
  - SANITARY SEWER MAINTENANCE HOLES TO REMAIN SHALL BE ADJUSTED TO PROPOSED FINISHED GRADE AND FITTED WITH HEAVY DUTY MAINTENANCE HOLE COVERS IF NOT ALREADY IN PLACE.
  - ALL DEBRIS FROM THE DEMOLITION WORK SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A DUMP SITE APPROVED BY THE CITY.
  - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE DEMOLITION OF WORK.
  - THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAS BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL DIMENSIONS, SIZES, LOCATIONS, AND QUANTITIES OF ALL EXISTING UTILITIES, AND TO RESOLVE ALL DISCREPANCIES PRIOR TO THE COMMENCEMENT OF ANY WORK.
  - SHOULD ANY EXISTING UTILITIES NOT SHOWN HENCEFORTH BE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER PRIOR TO DEMOLITION OR CONSTRUCTION.

### REFERENCE NOTES:

- THE FOLLOWING PLANS SHALL BE USED AS A REFERENCE FOR THIS PROJECT:
  - D-13360
  - D-13639
  - D-13394
  - D-28347
  - D-34101
  - D-34683

**EXHIBIT "A"**  
Page No. 3 of 20  
Case No. CPC-2024-2010-GPA-7C-CUB-SMPC

**ARCADIS**  
LEGAL ENTITY:  
ARCADIS U.S. INC.  
333 S. HOPE STREET  
SUITE C200  
LOS ANGELES,  
CA 90071

**BUREAU OF ENGINEERING**

**DEPARTMENT OF PUBLIC WORKS**

**TED ALLEN, P.E.**

**CITY ENGINEER**

**DESIGN GROUP**

**ENGINEER: JENA PRIOR**

**DESIGNED BY: LUDWIG PEREZ**

**DRAWN BY: C. PUTTEGOWDA**

**CHECKED BY: LUDWIG PEREZ**

**APPROVED BY: HECTOR ARIAS**

**INDEX NO. D-31898**

**CIP NO. C922**

**GENERAL NOTES**

**PROJECT: VENICE AUXILIARY PUMPING PLANT**

**ADDRESS: 133 HURRICANE STREET  
LOS ANGELES, CALIFORNIA**

**WORK ORDER NO. SZC12923**

**DRAWING NO. G-3**

**SHEET OF SHEETS**

**VERTICAL CONTROL: NAVD 88 (2000)**

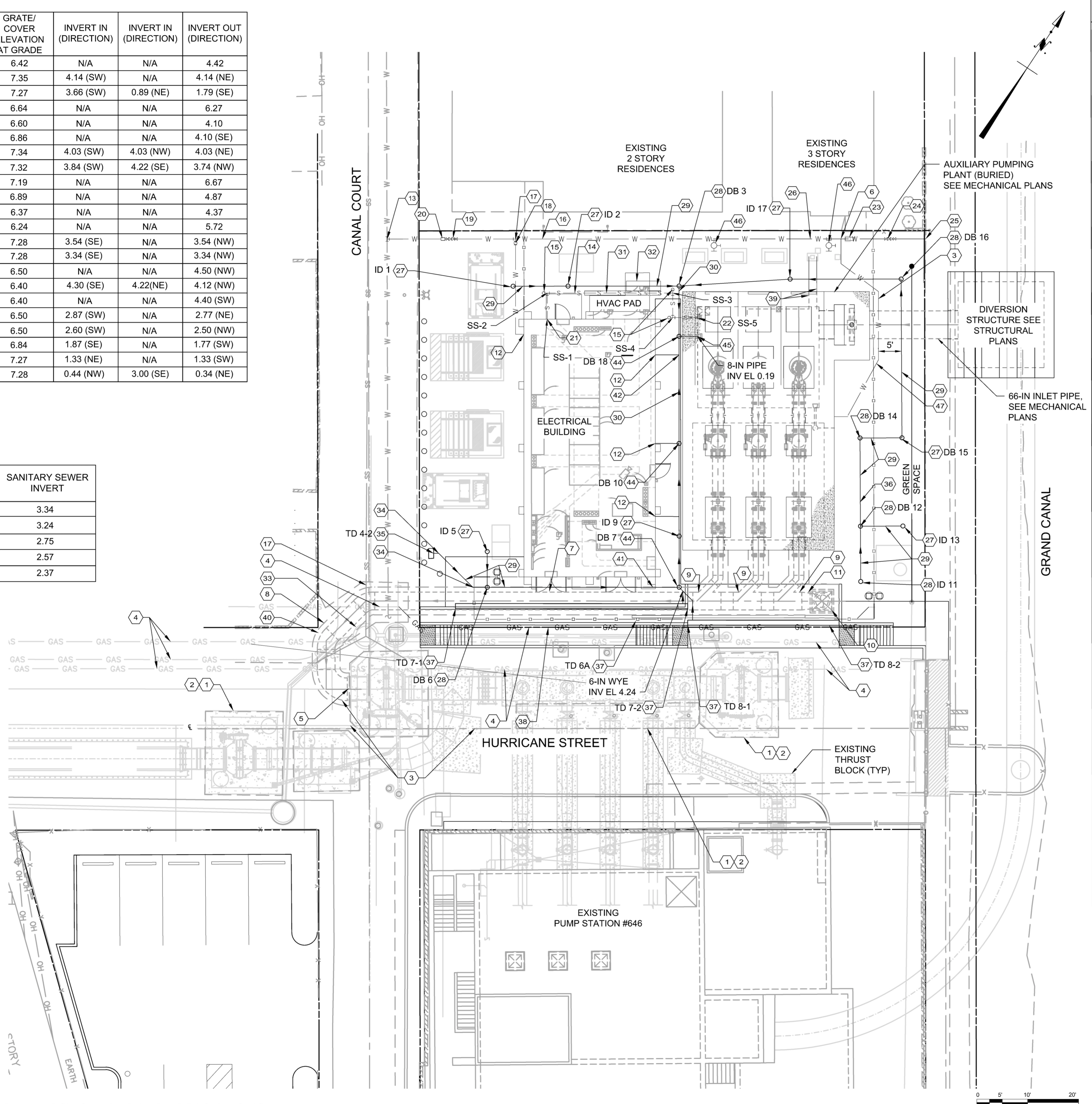
**HORIZONTAL CONTROL: NAD83, ZONE 5, EPOCH 1991.5**



DRAIN/BASIN TRENCH DRAIN ID	GRATE/COVER ELEVATION AT GRADE	INVERT IN (DIRECTION)	INVERT IN (DIRECTION)	INVERT OUT (DIRECTION)
ID 1	6.42	N/A	N/A	4.42
ID 2	7.35	4.14 (SW)	N/A	4.14 (NE)
DB 3	7.27	3.66 (SW)	0.89 (NE)	1.79 (SE)
TD 4-1	6.64	N/A	N/A	6.27
TD 4-2	6.60	N/A	N/A	4.10
ID 5	6.86	N/A	N/A	4.10 (SE)
DB 6	7.34	4.03 (SW)	4.03 (NW)	4.03 (NE)
DB 7	7.32	3.84 (SW)	4.22 (SE)	3.74 (NW)
TD 7-1	7.19	N/A	N/A	6.67
TD 7-2	6.89	N/A	N/A	4.87
TD 8-1	6.37	N/A	N/A	4.37
TD 8-2	6.24	N/A	N/A	5.72
ID 9	7.28	3.54 (SE)	N/A	3.54 (NW)
DB 10	7.28	3.34 (SE)	N/A	3.34 (NW)
ID 11	6.50	N/A	N/A	4.50 (NW)
DB 12	6.40	4.30 (SE)	4.22 (NE)	4.12 (NW)
ID 13	6.40	N/A	N/A	4.40 (SW)
DB 14	6.50	2.87 (SW)	N/A	2.77 (NE)
DB 15	6.50	2.60 (SW)	N/A	2.50 (NW)
DB 16	6.84	1.87 (SE)	N/A	1.77 (SW)
ID 17	7.27	1.33 (NE)	N/A	1.33 (SW)
DB 18	7.28	0.44 (NW)	3.00 (SE)	0.34 (NE)

ID - IN-LINE DRAIN  
DB - DRAIN BASIN  
TD - TRENCH DRAIN

SANITARY SEWER LOCATION ID	SANITARY SEWER INVERT
SS-1	3.34
SS-2	3.24
SS-3	2.75
SS-4	2.57
SS-5	2.37



**CONSTRUCTION NOTES**

- CAD RECORD DRAWINGS OF THE MANIFOLD FOR THE VAPP HAVE BEEN PROVIDED AND HAVE BEEN LOCATED BASED ON THE SURVEY SUCH THAT THE DRAWINGS BEST REFLECT ACTUAL FIELD CONDITIONS. CONTRACTOR SHALL VERIFY AS NEEDED FOR CONSTRUCTION.
- HAND MARKED DRAWINGS OF THE VPP MANIFOLD INDICATE THAT SHEET PILES WERE LEFT IN PLACE AFTER CONSTRUCTION AND THAT THE TOP 4-FEET ONLY HAS BEEN REMOVED. CONTRACTOR SHOULD EXERCISE CAUTION AS SHEET PILING MAY BE ENCOUNTERED DURING EXCAVATION. CONTRACTOR SHALL REMOVE SHEET PILING AS NEEDED FOR CONSTRUCTION. CONTRACTOR SHALL DISPOSE OF SHEET PILING REMOVED FOR CONSTRUCTION.
- WATER LINE SHALL BE PLACED A MINIMUM OF 4 FEET FROM THE STORM DRAIN LINE AND A MINIMUM OF 1 FOOT ABOVE THE TOP OF THE STORM DRAIN LINE.
- CONTRACTOR TO VERIFY THIS IS VENT GAS PIPING PRIOR TO CONSTRUCTION. CONTRACTOR TO REROUTE VENT GAS PIPING AS INDICATED AND AVOID CONFLICTS.
- CONNECT 54-IN 90 BEND TO EXISTING PIPE. SEE DETAIL ON SHEET C-7.
- INSTALL 1 1/2-IN x 1/2-IN TEE.
- 42-IN EFFLUENT LINE. SEE PROFILE ON C-6.
- ENCASE PIPE FROM CONNECTION TO LIMITS INDICATED. SEE DETAIL ON SHEET C-7.
- 42-IN x 24-IN WYE. SEE MECHANICAL PLANS FOR CONTINUATION.
- CONCRETE VAULT AND HATCH PER DETAIL ON C-6.
- 42-IN x 30-IN 90 DEG REDUCING BEND. SEE MECHANICAL PLANS FOR DETAIL. CONNECT TO BUILDING STORM DRAIN SEE PLUMBING PLANS.
- 8-IN BY 1 1/2-IN TAPPING SLEEVE AND VALVE.
- 4-IN PVC SDR 35 SEWER SERVICE.
- 4-IN SEWER CLEANOUT PER BOE STANDARD PLAN S-164.
- 1-1/2-IN WATER SERVICE IN TRENCH PER BOE STANDARD DETAIL S-251-1 CASE 1 MODIFIED SUCH THAT TYPE A MATERIAL SHALL EXTEND A MINIMUM OF 4-INCHES ABOVE TOP OF PIPE.
- CONTRACTOR TO PROTECT EXISTING SEWER LINE IN PLACE DURING CONSTRUCTION OR TEMPORARILY REROUTE AND REPLACE.
- 1 1/2-IN VALVE.
- 1 1/2-IN BACK FLOW PREVENTER. SEE DETAIL SHEET C-7.
- 1-1/2-IN WATER METER PER WATER COMPANY REQUIREMENTS.
- SEE PLUMBING DRAWINGS FOR CONTINUATION OF 4-IN SEWER SERVICE.
- CONNECT SEWER SERVICE TO WET WELL. SEE MECHANICAL PLAN FOR CONNECTION DETAIL.
- FLOW METER FOR IRRIGATION SERVICE. SEE IRRIGATION PLAN FOR SIZE.
- BACKFLOW PREVENTER FOR IRRIGATION SERVICE. SEE IRRIGATION PLAN FOR SIZE.
- SEE IRRIGATION PLAN FOR CONTINUATION.
- 1-1/2" WATERLINE FOR IRRIGATION SERVICE.
- 8-IN IN-LINE DRAIN WITH DOMED GRATE AND REDUCER TO 6-IN PIPE PER DETAIL ON C-8.
- 10-IN DRAIN BASIN WITH 8-IN DOMED GRATE PER DETAIL ON C-8.
- 6-IN STORM DRAIN. MATCH INVERTS INDICATED ON PLAN. STORM DRAIN SHALL BE SDR 35 PVC PIPE OR MAY BE CORRUGATED HDPE DUAL WALL PIPE WITH SMOOTH INTERIOR. ALL JOINTS SHALL BE WATER TIGHT.
- 8-IN STORM DRAIN. MATCH INVERTS INDICATED ON PLAN. STORM DRAIN MAY BE SDR 35 PVC PIPE OR MAY BE CORRUGATED HDPE DUAL WALL PIPE WITH SMOOTH INTERIOR. ALL JOINTS SHALL BE WATER TIGHT.
- ENCASE SEWER PIPE PER BOE STANDARD DRAWING S-251-1 CASE 5 FOR FULL LENGTH BENEATH HVAC PAD EXTENDING A MINIMUM OF 1-FT BEYOND PAD EACH DIRECTION.
- ENCASE STORM DRAIN PIPE PER BOE STANDARD DRAWING S-251-1 CASE 5 FOR FULL LENGTH BENEATH HVAC PAD EXTENDING A MINIMUM OF 1-FT BEYOND PAD EACH DIRECTION.
- CONTRACTOR SHALL FILL SPACE BETWEEN PIPE AND MANHOLE WITH FLOWABLE CONCRETE CONFORMING TO THE REQUIREMENTS OF SPECIFICATION 03300 FOR LEAN CONCRETE.
- INSTALL 6-IN 45 DEG BEND.
- IN-LINE TRENCH DRAIN CATCH BASIN OR BOTTOM OUTLET. INVERT AS NOTED ON TABLE THIS PAGE.
- 6-IN STORM DRAIN TEE.
- TRENCH DRAIN PER DETAIL ON SHEET C-8.
- REROUTED GAS VENT LINE.
- 1-IN SCH 80 CPVC SAMPLE INLET AND OUTLET. SEE MECHANICAL AND ELECTRICAL PLANS FOR CONTINUATION.
- 42-IN 45 DEG BEND.
- 6-IN TEE.
- 6-IN X 8-IN TEE.
- 8-IN 45 DEG BEND.
- 10-IN DRAIN BASIN WITH GRATE. SEE DETAIL ON C-08
- CONNECT TO WET WELL, SEE MECHANICAL PLANS FOR CONNECTION DETAIL.
- 1-IN HOSE BIB PER DETAIL ON C-7.
- 1/2-IN WATER LINE TO VALVE VAULT. SEE MECHANICAL PLANS FOR CONTINUATION.

**DOMESTIC WATER SERVICE NOTES**

- DOMESTIC SERVICE LINE SHALL BE INSTALLED IN ACCORDANCE WITH D.W.P. SPECIFICATION D101 (LATEST VERSION).
- MINIMUM COVER OVER DOMESTIC SERVICE SHALL BE 2-FT. DOMESTIC SERVICE MAY BE ROUTED TO AVOID OTHER CONFLICTS IN THE FIELD AS NEEDED.
- TAPPING SLEEVE AND VALVE CONNECTION TO THE MAIN SHALL BE MADE BY D.W.P.
- WATER METER SHALL BE INSTALLED BY D.W.P.
- DOMESTIC SERVICE INSTALLATION SHALL CONFORM TO D.W.P. STANDARD DETAIL A9467 OF A9468 DEPENDING ON EXISTING WATER MAIN PIPE MATERIAL.
- WATER VALVES SHALL BE INSTALLED WITHIN A VALVE BOX LARGE ENOUGH TO ALLOW PROPER OPERATION OF THE VALVE. VALVE BOX MAY BE EITHER CONCRETE OR PLASTIC.

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Case No. CPC-2024-2010-GPA-ZC-CJZ-SPPC

**ARCADIS**  
LEGAL ENTITY:  
ARCADIS U.S. INC  
333 S. HOPE STREET  
SUITE C200  
LOS ANGELES,  
CA 90071

**ENGINEERING**  
CITY OF LOS ANGELES

**BUREAU OF ENGINEERING**

DATE: . . . . .  
NO. REVISIONS: . . . . .

**INDEX NO. D-31898**  
CIP NO. C922

**DEPARTMENT OF PUBLIC WORKS**

**TED ALLEN, P.E.**  
DESIGN GROUP

ENGINEER: JENA PRIOR  
DESIGNED BY: LUDWIG PEREZ  
DRAWN BY: C. PUTTEGOWDA  
CHECKED BY: LUDWIG PEREZ  
APPROVED BY: HECTOR ARIAS

DATE: 01/20/26  
LIC. NO. CA-88143  
DATE: 01/20/26  
DATE: 01/20/26  
DATE: 01/20/26

NAVD 88 (2000)  
NAD83, ZONE 5, EPOCH 1991.5

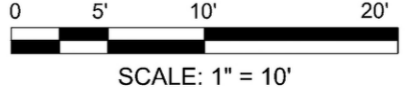
**SITE UTILITY PLAN**

PROJECT: VENICE AUXILIARY PUMPING PLANT  
ADDRESS: 133 HURRICANE STREET  
LOS ANGELES, CALIFORNIA

WORK ORDER NO. SZC12923  
DRAWING NO. C-5

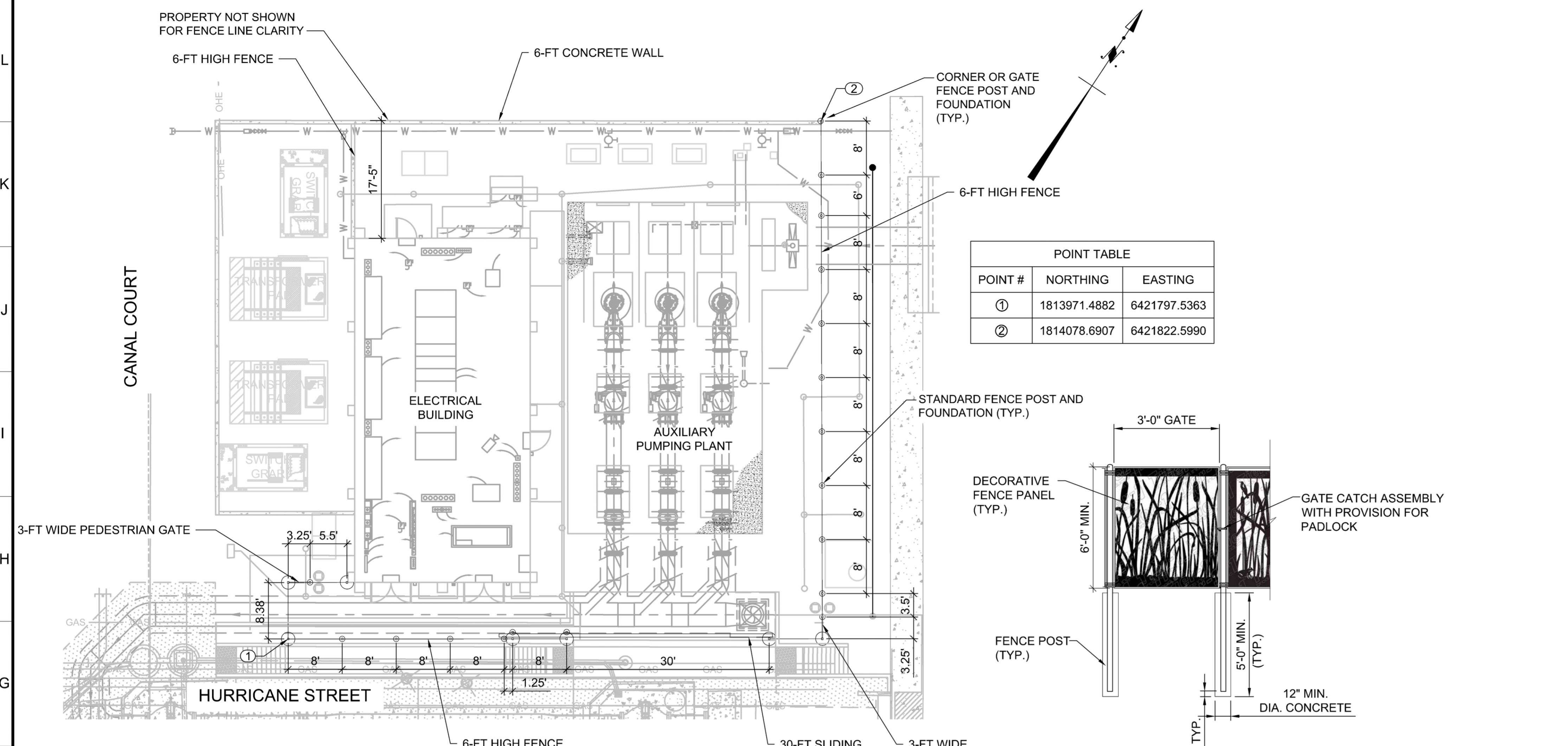
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**FOR PERMITTING PURPOSE ONLY NOT FOR CONSTRUCTION**



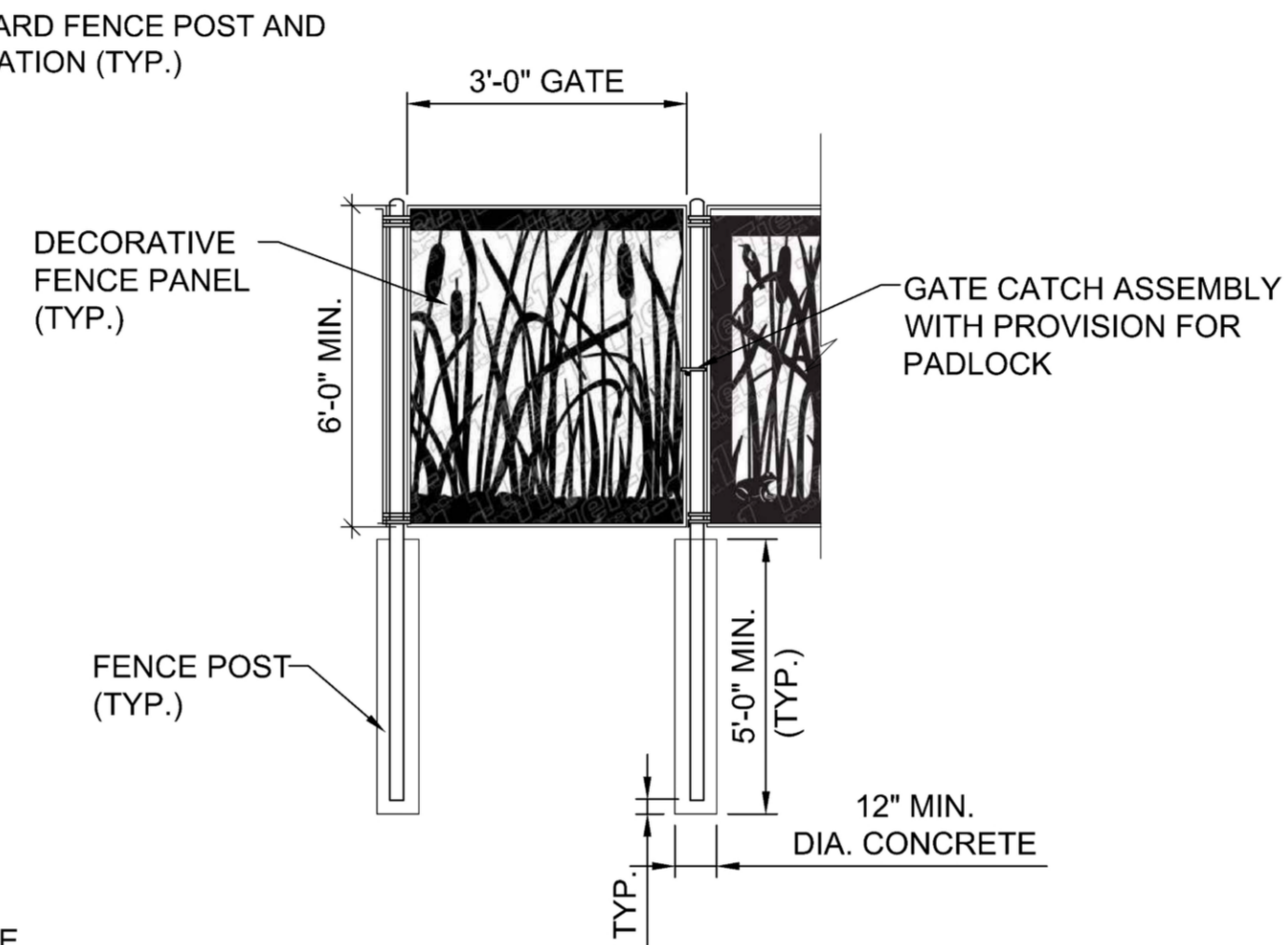
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DESIGN STAGE (ONLY)  
Sheet Version 3.0

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 THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.  
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 Sheet Version 3.0



**POINT TABLE**

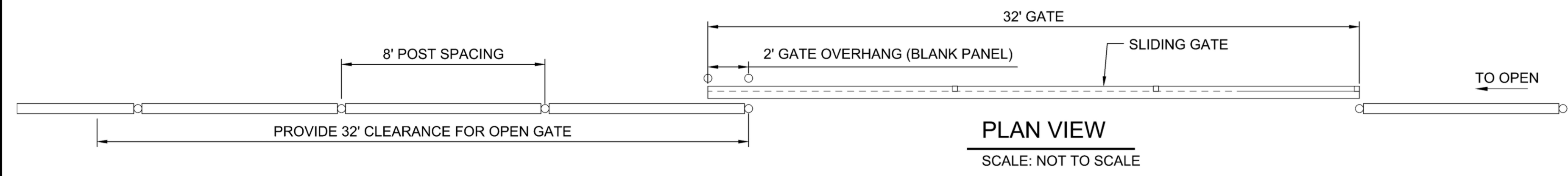
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②	1814078.6907	6421822.5990



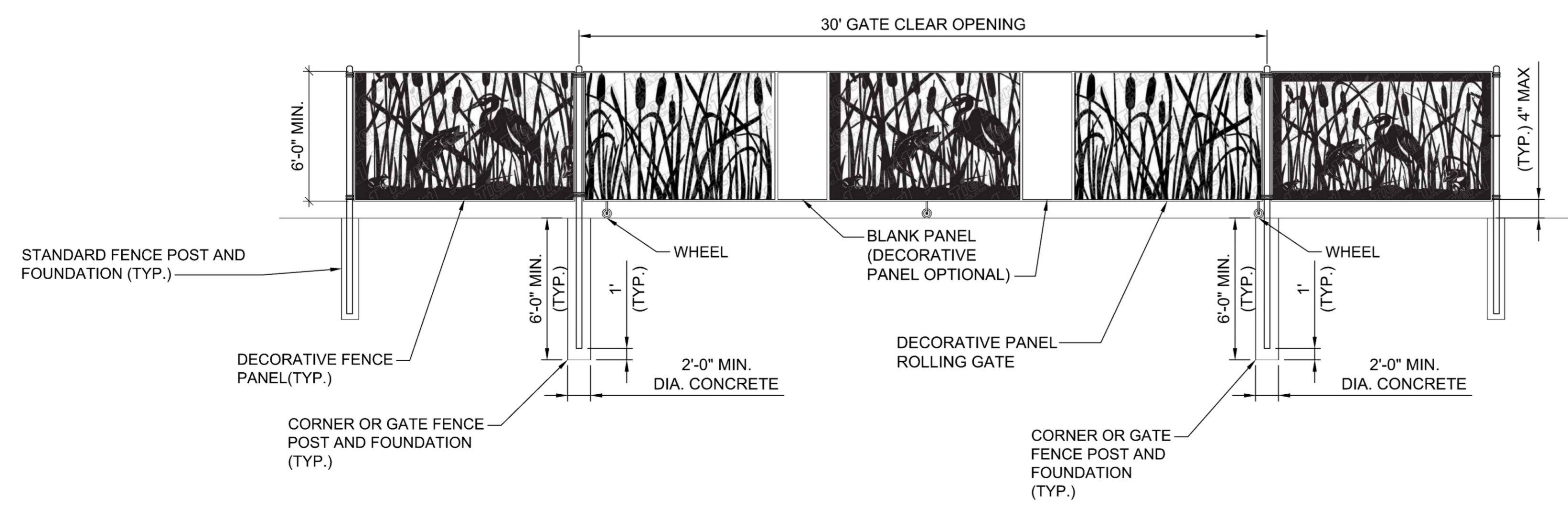
**FENCE PLAN**  
SCALE: 1" = 10'

**3 FT WIDE PEDESTRAIN GATE**  
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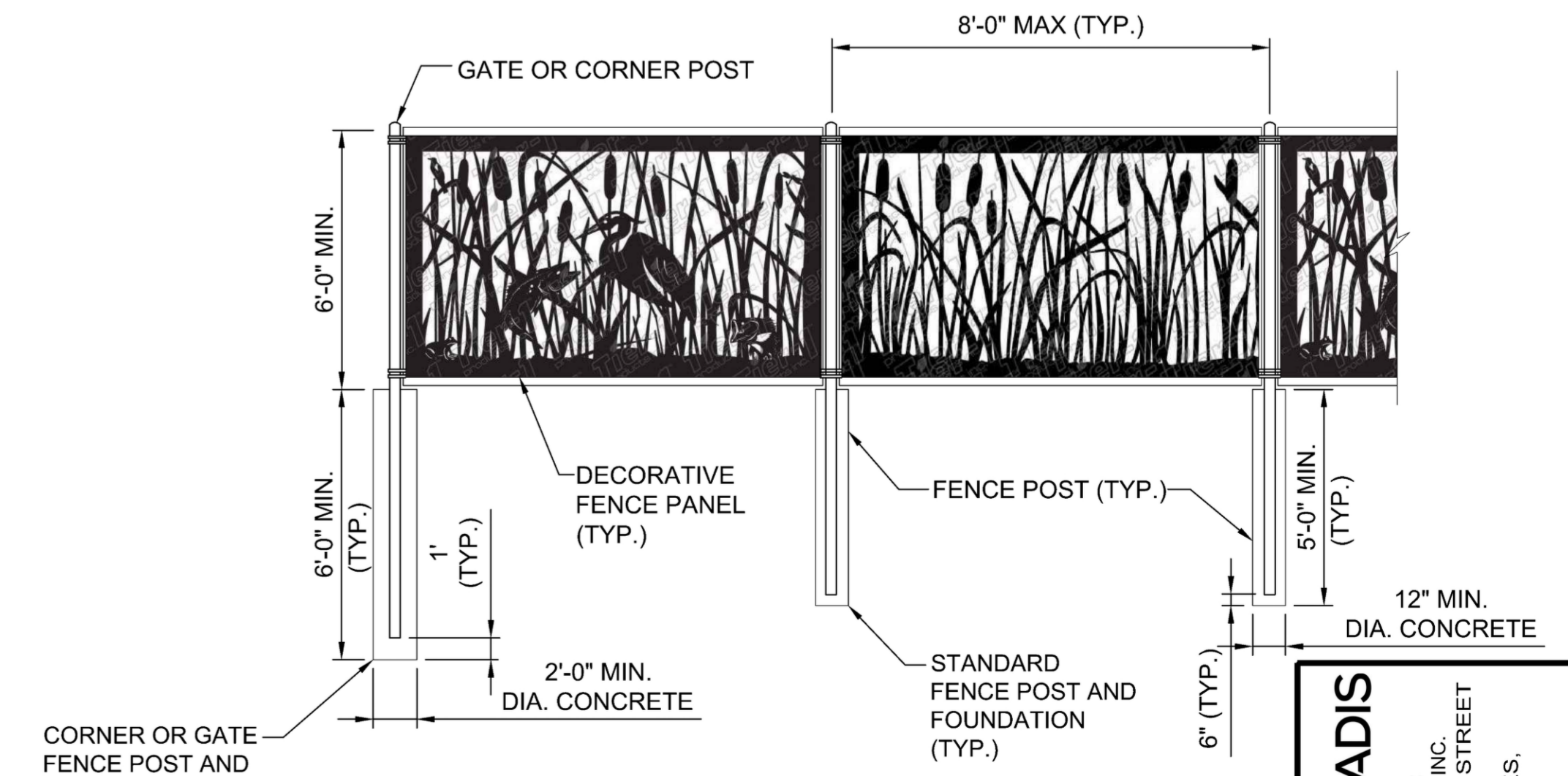
**EXHIBIT "A"**  
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**PLAN VIEW**  
SCALE: NOT TO SCALE



**30' SLIDING GATE ELEVATION**  
SCALE: NOT TO SCALE



**TYPICAL FENCE ELEVATION**  
SCALE: NOT TO SCALE

**NOTES**

1. PROVIDE FENCE IN ACCORDANCE WITH THESE DETAILS.
2. ALL FITTINGS SHALL BE HEAVY DUTY DESIGN.
3. ALL CORNER, GATE, AND FENCE POSTS SHALL BE CAPPED.
4. CONTRACTOR SHALL COORDINATE WITH DECORATIVE PANEL MANUFACTURER TO DEVELOP A FRAME AND FITTINGS FOR PANELS AND HOW TO CONNECT THEM TO THE FENCE POSTS.
5. CONTRACTOR SHALL WORK WITH DECORATIVE PANEL MANUFACTURER AND SLIDING GATE MANUFACTURER TO DEVELOP A SLIDING GATE PER DETAIL THIS SHEET. GATE MANUFACTURER SHALL DEVELOP SLIDING METHOD FOR GATE. WHEELS SHOWN ON DETAIL ARE FOR REFERENCE ONLY, AND SUBJECT TO MANUFACTURER'S DESIGN.
6. DECORATIVE PANEL DESIGNS ARE BULRUSH, HERON, FROG, FISH AND DRAGONFLY AND SIMPLE BULRUSH. THE DESIGNS SHOWN ARE FROM RAILING ART AND ARE PRE-APPROVED BY CULTURAL AFFAIRS.
7. CORNER, GATE, AND FENCE POSTS SHALL BE SQUARE, METAL AND HEAVY DUTY DESIGN. SIZE SHALL BE PER THE FENCE MANUFACTURER'S DESIGN BASED ON THE FENCE DESIGN CRITERIA BELOW.
8. ALL FENCE AND GATE ELEMENTS AND FITTINGS SHALL BE EITHER PAINTED OR POWDER COATED USING A PAINT OR POWDER COAT SUITABLE TO A MARINE ENVIRONMENT. PAINT OR POWDER COAT SHALL BE A MATTE BLACK COLOR.
9. GATE DESIGN MAY BE CONSTRUCTED OF ALUMINUM TO MAKE MANUAL OPERATION EASIER.
10. GATE OFFSET IN CLOSED POSITION SHALL NOT EXCEED 4 INCHES.
11. ALL CONCRETE FOR FENCE POSTS SHALL BE 3000 PSI MINIMUM.
12. CONCRETE FOR POSTS THAT MAY OVERLAP SHALL BE COMBINED INTO A SINGLE FOOTING AS NEEDED, ABLE TO SUPPORT BOTH POSTS.
13. CONCRETE FOOTINGS FOR POSTS THAT CONFLICT WITH CURB AT THE SURFACE SHALL BE "NOTCHED" TO ALLOW INSTALLATION OF CURB AS NEEDED. A MASTIC EXPANSION MATERIAL MAY BE USED BETWEEN THE CURB AND FOOTING.
14. THERE IS EXISTING METHANE VENT GAS PIPING THAT MAY CONFLICT WITH THE FENCE INSTALLATION. CONTRACTOR SHALL FIELD VERIFY FENCE ALIGNMENT AND NOTIFY ENGINEERING IF CONFLICTS EXIST PRIOR TO START OF FENCE INSTALLATION.
15. CONTRACTOR SHALL PREPARE A COMPLETE FENCE AND GATE DELEGATED DESIGN PACKAGE AND SHALL SUBMIT THE PACKAGE FOR APPROVAL PRIOR TO FABRICATION OF THE FENCE AND GATES. SUBMITTAL SHALL BE DESIGNED SIGNED AND SEALED BY A LICENSED STATE OF CALIFORNIA PROFESSIONAL ENGINEER.
16. CONTRACTOR SHALL ADHERE TO THE FOLLOWING REQUIREMENTS FOR THE FENCE DESIGN CALCULATIONS:

**SEISMIC DESIGN DATA:**

- 1.1. RISK CATEGORY=II
- 1.2. SEISMIC IMPORTANCE FACTOR, IE = 1.25
- 1.3. MAPPED SPECTRAL RESPONSE ACCELERATIONS:
  - A) S<sub>s</sub> = 16.59%
  - B) S<sub>1</sub> = 6.60%
- 1.4. SITE CLASS = D
- 1.5. SPECTRAL RESPONSE COEFFICIENTS:
  - A) S<sub>ds</sub> = 11.06%
  - B) S<sub>d1</sub> = 6.60%
- 1.6. SEISMIC DESIGN CATEGORY = D

**WIND DESIGN DATA:**

1. ULTIMATE DESIGN WIND SPEED=110 MPH
2. NOMINAL DESIGN WIND SPEED = 85 MPH
3. RISK CATEGORY = II
4. WIND EXPOSURE = D
5. ULTIMATE DESIGN WIND PRESSURE = 30.43 PSF FOR (COMPONENTS AND CLADDING)
6. NOMINAL DESIGN WIND PRESSURE = 18.17 PSF FOR (COMPONENTS AND CLADDING)

LEGAL ENTITY:  
 ARCADIS U.S. INC.  
 333 S. HOPE STREET  
 SUITE C200  
 LOS ANGELES,  
 CA 90071

BUREAU OF ENGINEERING  
 DEPARTMENT OF PUBLIC WORKS  
 T. ALLEN, P.E.  
 DESIGN GROUP

DATE: 01/20/26  
 LIC. NO. CA-88143  
 DESIGNER: JENA PRIOR  
 DATE: 01/20/26  
 LIC. NO. 012026  
 DESIGNED BY: LUDWIG PEREZ  
 DATE: 01/20/26  
 LIC. NO. 012026  
 DRAWN BY: C. PUTTEGOWDA  
 CHECKED BY: LUDWIG PEREZ  
 DATE: 01/20/26  
 APPROVED BY: HECTOR ARIAS

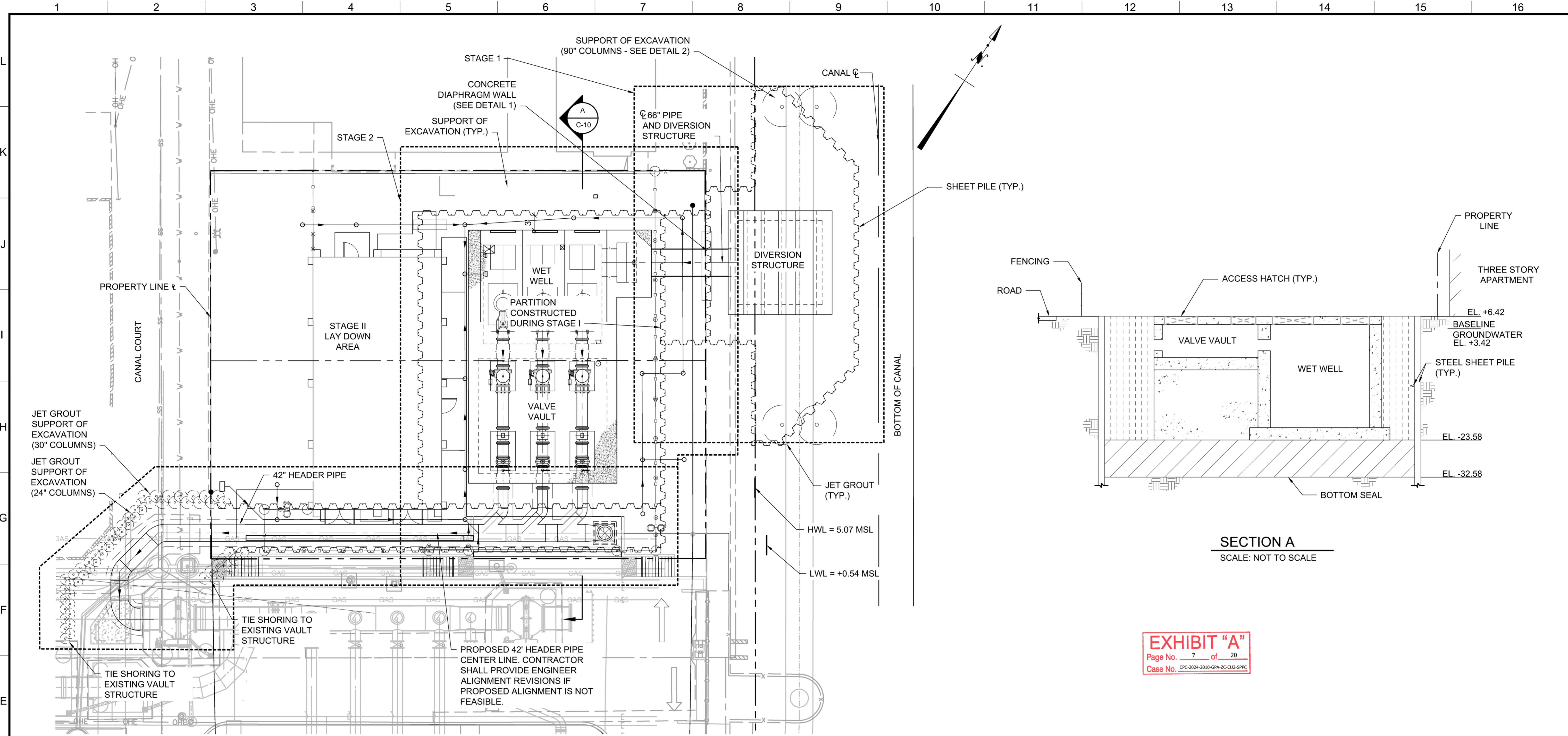
INDEX NO. **D-31898**  
 CIP NO. C922

SHEET TITLE:  
**FENCE PLAN AND DETAILS**  
 PROJECT:  
**VENICE AUXILIARY PUMPING PLANT**  
 ADDRESS:  
**133 E. HURRICANE STREET  
 LOS ANGELES, CALIFORNIA**

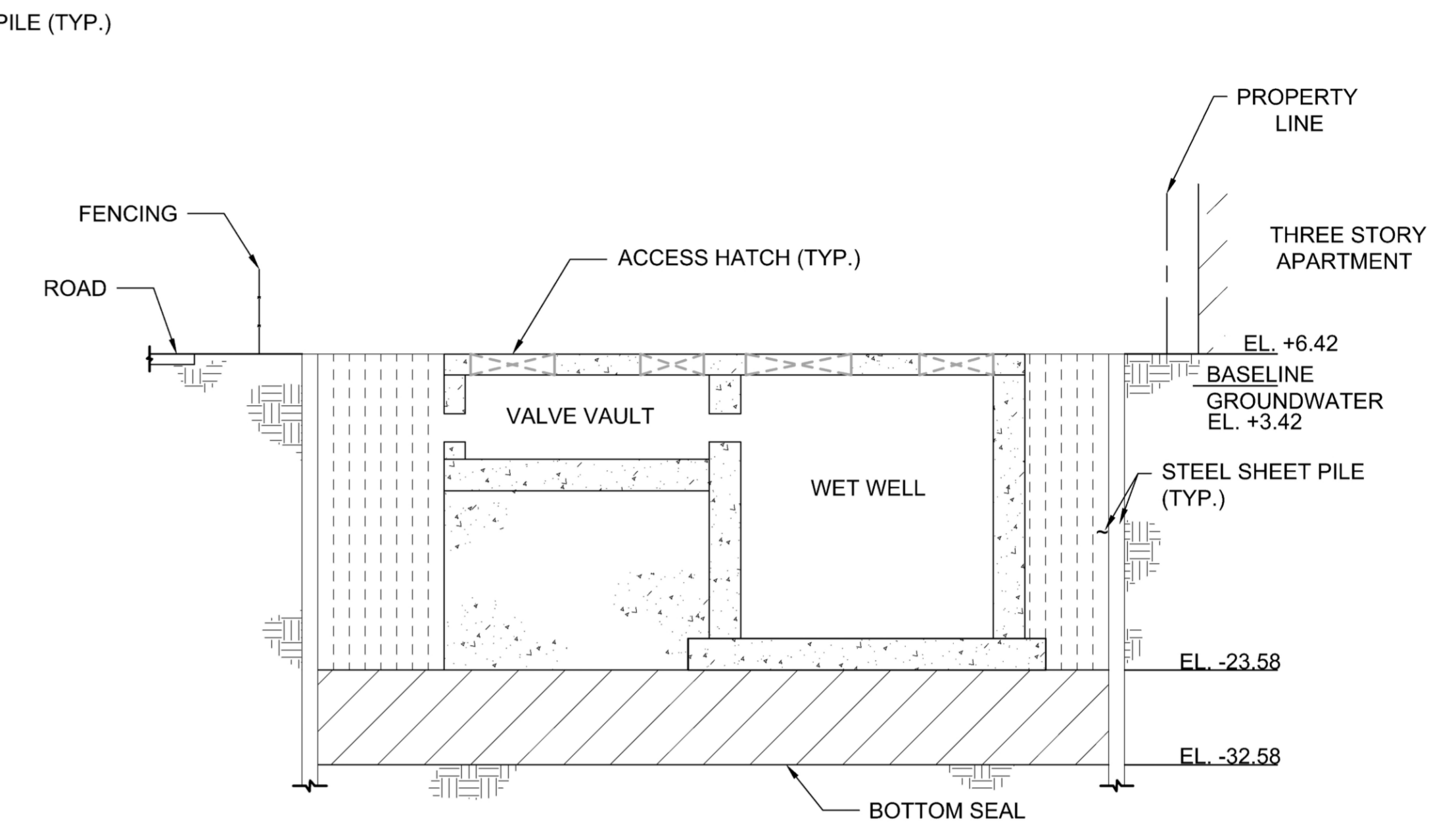
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**SZC12923**  
 DRAWING NO.  
**C-9**

SHEET OF SHEETS

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 REVISION DATES (DESIGN STAGE ONLY)



**PLAN**  
SCALE: 1" = 10'

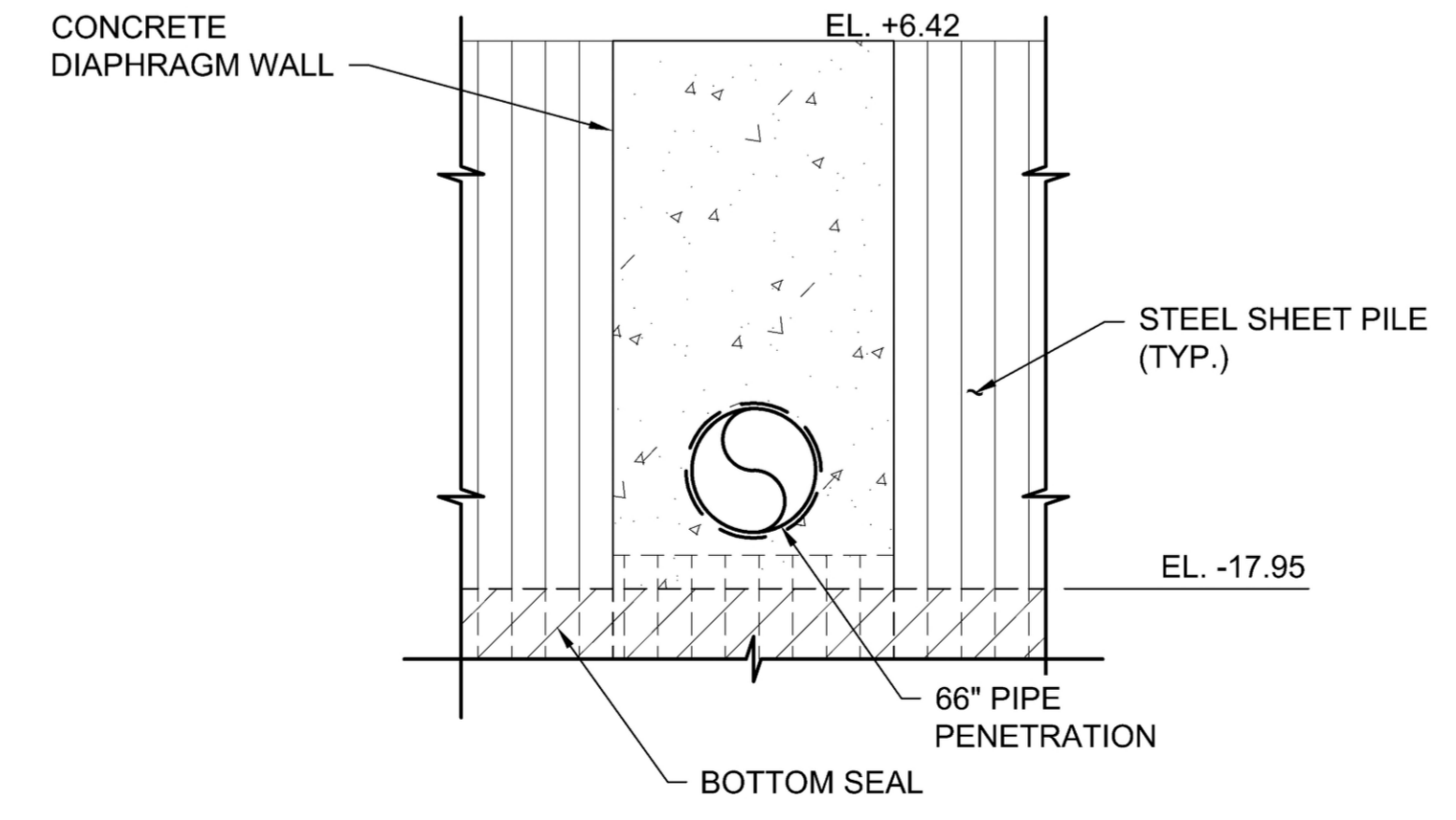


**SECTION A**  
SCALE: NOT TO SCALE

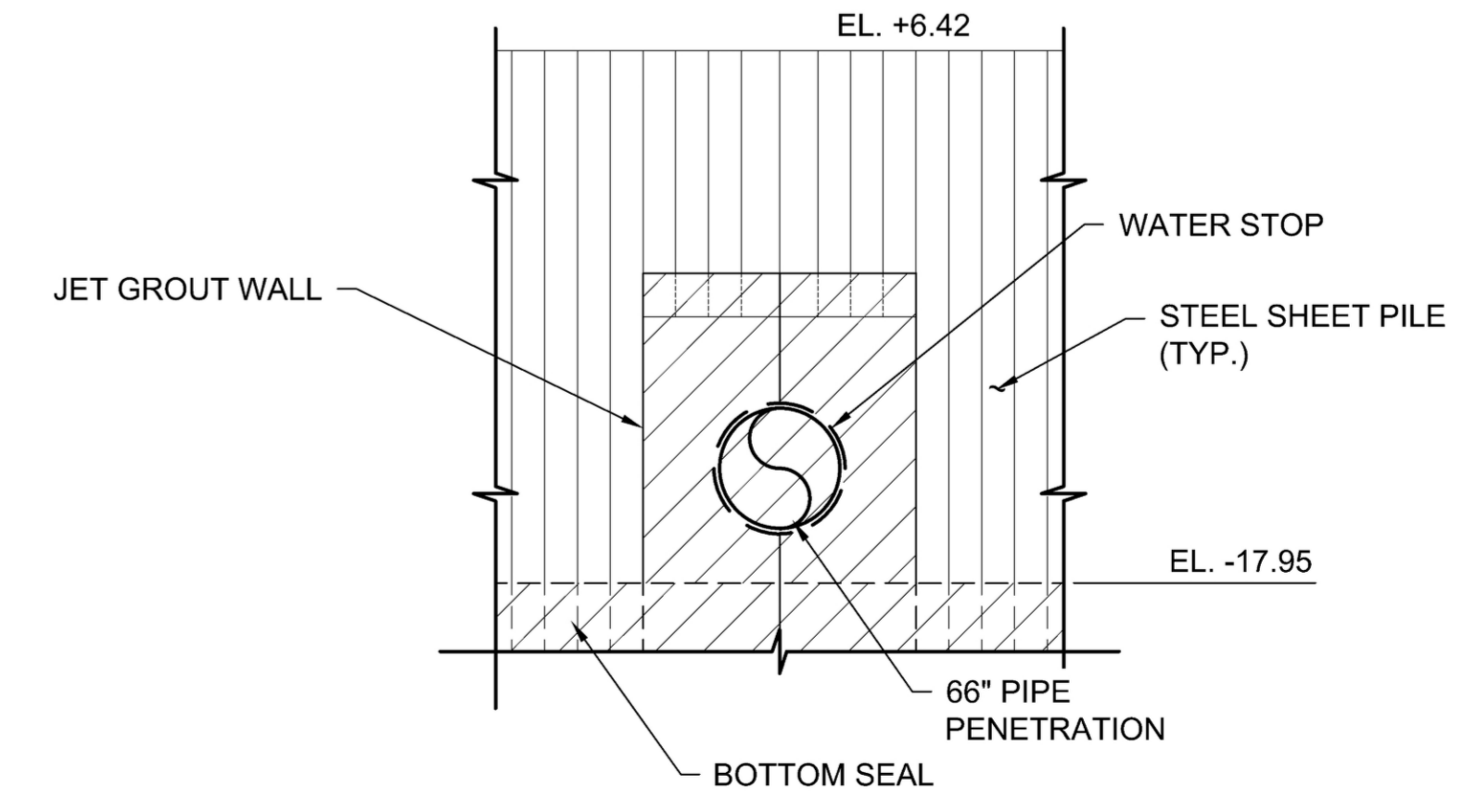
**EXHIBIT "A"**  
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Case No. OPC 2024-2019-GPA-ZC-C12-SPMC

**NOTES**

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF THE SUPPORT OF EXCAVATION.
2. THE SUPPORT OF EXCAVATION ITEMS SHOWN ARE SCHEMATIC OPTIONS FOR SUPPORT OF EXCAVATION.
3. PROVIDE ACCESS AND BARRICADES PER CAL OSHA AND LOS ANGELES DOT REQUIREMENTS. SPLASH SCREENS SHALL BE ERECTED ON TOP OF THE BARRICADES TO A MINIMUM HEIGHT OF 8-FT IN THE VICINITY OF ANY EXCAVATION TO BE PERFORMED IN THE "WET". THE CONTRACTOR SHALL REPLACE OR REPAIR THE SPLASH SCREEN WHEN DAMAGED.
4. DESIGN THE WATER-TIGHT EXCAVATION SUPPORT SYSTEMS PER REQUIREMENTS IN THE SPECIFICATIONS. SUBMIT ALL REQUIRED DESIGN DETAILS TO THE CITY FOR APPROVAL. ALL ENGINEERING CALCULATIONS, DESIGN DRAWINGS, AND WORK PLANS SHALL BE PREPARED AND STAMPED BY PROFESSIONAL CIVIL OR STRUCTURAL ENGINEER(S) REGISTERED IN THE STATE OF CALIFORNIA.
5. DESIGN GROUNDWATER TABLE ELEVATIONS SHALL BE TAKEN FROM THE GEOTECHNICAL REPORT DATED DECEMBER 14, 2015 AND SUPPLEMENTAL REPORT DATED JUNE 27, 2016. UNLESS OTHERWISE NOTED, ALL ELEVATIONS SHOWN REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
6. BRACING NOT SHOWN FOR CLARITY.
7. THE CONTRACTOR SHALL COORDINATE THE SHORING METHOD AND SEQUENCING OF SHORING INSTALLATION AND REMOVAL WITH THE INSTALLATION OF ELECTRICAL CONDUIT RUNS AND OTHER FEATURES TO BE INSTALLED CONCURRENT WITH AND SUBSEQUENT TO THE CONSTRUCTION OF THE BURIED STRUCTURES.
8. SHORING SYSTEMS (IF REQUIRED) FOR ELECTRICAL BUILDING, ELECTRICAL EQUIPMENT, AND OTHER SUBSURFACE WORK NOT SHOWN.
9. A PRE-DRILL MEETING SHALL BE REQUIRED WITH INSPECTOR, SOIL ENGINEER, CONTRACTOR, ENGINEER AND CONSTRUCTION MANAGER PRIOR TO DRILLING.



**DETAIL 1**  
SCALE: NOT TO SCALE



**DETAIL 2**  
SCALE: NOT TO SCALE

**ARCADIS**  
LEGAL ENTITY:  
ARCADIS U.S., INC.  
333 S. HOPE STREET  
SUITE C200  
LOS ANGELES,  
CA 90071

**ENGINEERING**  
CITY OF LOS ANGELES

**BUREAU OF ENGINEERING**

**DEPARTMENT OF PUBLIC WORKS**

**TED ALLEN, P.E.**  
DESIGN GROUP

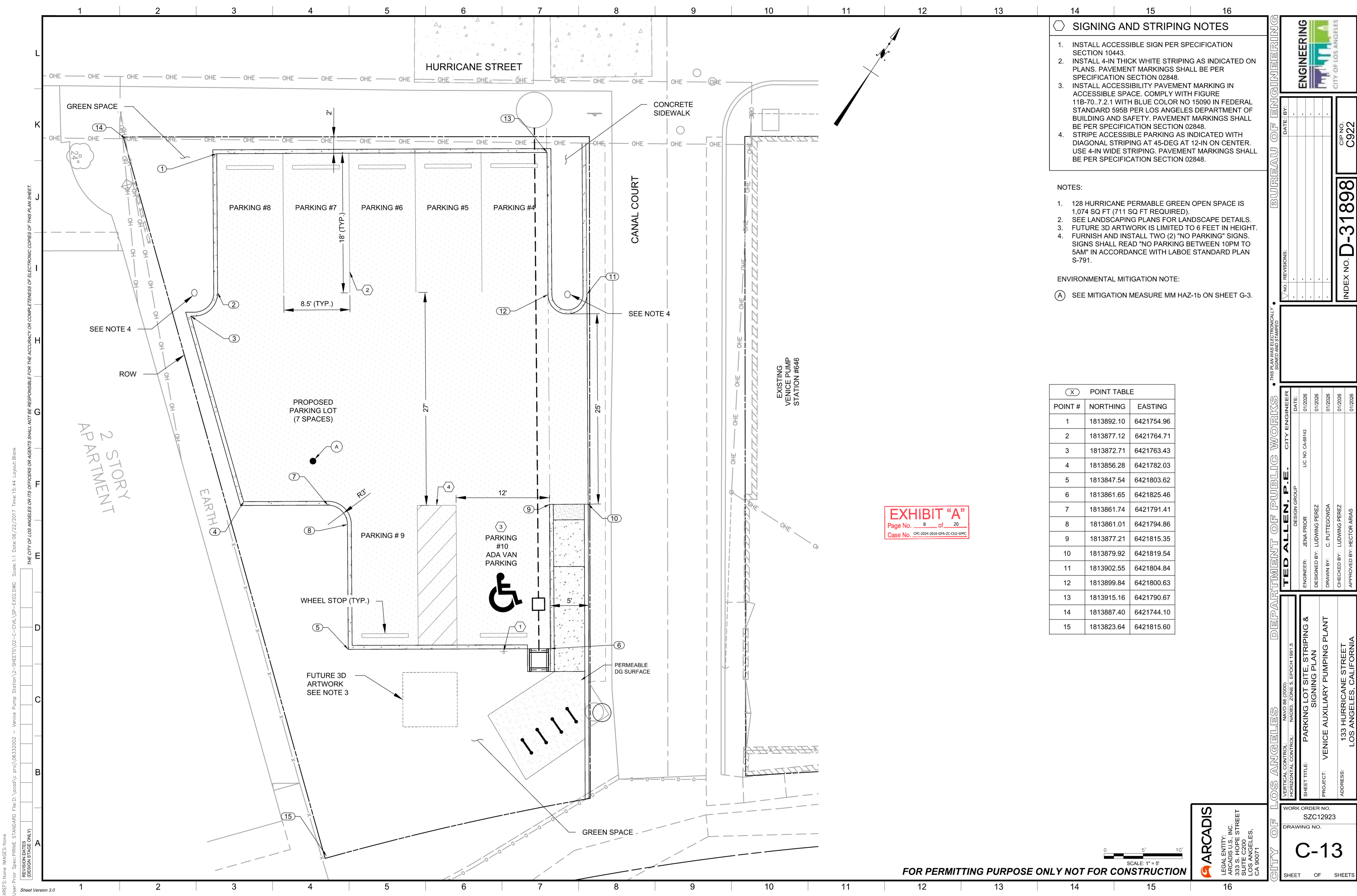
VERTICAL CONTROL: NAVD 88 (2000)  
 HORIZONTAL CONTROL: NAD83, ZONE 5, EPOCH 1991.15  
 SHEET TITLE: SHEET PILE EXCAVATION SUPPORT PLAN  
 PROJECT: VENICE AUXILIARY PUMPING PLANT  
 ADDRESS: 133 HURRICANE STREET, LOS ANGELES, CALIFORNIA

DATE:	01/20/26
DESIGNED BY:	LUDWING PEREZ
DRAWN BY:	C. PUTTEGOWDA
CHECKED BY:	LUDWING PEREZ
APPROVED BY:	HECTOR ARIAS

INDEX NO. **D-31898**  
 CIP NO. **C922**

WORK ORDER NO. **SZC12923**  
 DRAWING NO. **C-10**

SHEET OF SHEETS



- ### SIGNING AND STRIPING NOTES
1. INSTALL ACCESSIBLE SIGN PER SPECIFICATION SECTION 10443.
  2. INSTALL 4-IN THICK WHITE STRIPING AS INDICATED ON PLANS. PAVEMENT MARKINGS SHALL BE PER SPECIFICATION SECTION 02848.
  3. INSTALL ACCESSIBILITY PAVEMENT MARKING IN ACCESSIBLE SPACE. COMPLY WITH FIGURE 11B-70.7.2.1 WITH BLUE COLOR NO 15090 IN FEDERAL STANDARD 595B PER LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY. PAVEMENT MARKINGS SHALL BE PER SPECIFICATION SECTION 02848.
  4. STRIPE ACCESSIBLE PARKING AS INDICATED WITH DIAGONAL STRIPING AT 45-DEG AT 12-IN ON CENTER. USE 4-IN WIDE STRIPING. PAVEMENT MARKINGS SHALL BE PER SPECIFICATION SECTION 02848.

- NOTES:
1. 128 HURRICANE PERMEABLE GREEN OPEN SPACE IS 1,074 SQ FT (711 SQ FT REQUIRED).
  2. SEE LANDSCAPING PLANS FOR LANDSCAPE DETAILS.
  3. FUTURE 3D ARTWORK IS LIMITED TO 6 FEET IN HEIGHT.
  4. FURNISH AND INSTALL TWO (2) "NO PARKING" SIGNS. SIGNS SHALL READ "NO PARKING BETWEEN 10PM TO 5AM" IN ACCORDANCE WITH LABOE STANDARD PLAN S-791.
- ENVIRONMENTAL MITIGATION NOTE:
- (A) SEE MITIGATION MEASURE MM HAZ-1b ON SHEET G-3.

(X) POINT #	NORTHING	EASTING
1	1813892.10	6421754.96
2	1813877.12	6421764.71
3	1813872.71	6421763.43
4	1813856.28	6421782.03
5	1813847.54	6421803.62
6	1813861.65	6421825.46
7	1813861.74	6421791.41
8	1813861.01	6421794.86
9	1813877.21	6421815.35
10	1813879.92	6421819.54
11	1813902.55	6421804.84
12	1813899.84	6421800.63
13	1813915.16	6421790.67
14	1813887.40	6421744.10
15	1813823.64	6421815.60

**EXHIBIT "A"**  
 Page No. 8 of 20  
 Case No. CPC-2024-2018-GPA-ZC-012-SPPC



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**ENGINEERING**  
 CITY OF LOS ANGELES

**BUREAU OF ENGINEERING**

DATE: BY: . . . . .

NO. REVISIONS: . . . . .

CIP NO. C922

INDEX NO. **D-31898**

**DEPARTMENT OF PUBLIC WORKS**

**TED ALLEN, P.E.**  
 DESIGN GROUP

ENGINEER: JENA PRIOR LIC. NO. CA-88143  
 DESIGNED BY: LUDWIG PEREZ  
 DRAWN BY: C. PUTTEGOWDA  
 CHECKED BY: LUDWIG PEREZ  
 APPROVED BY: HECTOR ARIAS

VERTICAL CONTROL: NAVD 88 (2000)  
 HORIZONTAL CONTROL: NAD83, ZONE 5, EPOCH 1991.5

SHEET TITLE: **PARKING LOT SITE, STRIPING & SIGNING PLAN**

PROJECT: **VENICE AUXILIARY PUMPING PLANT**

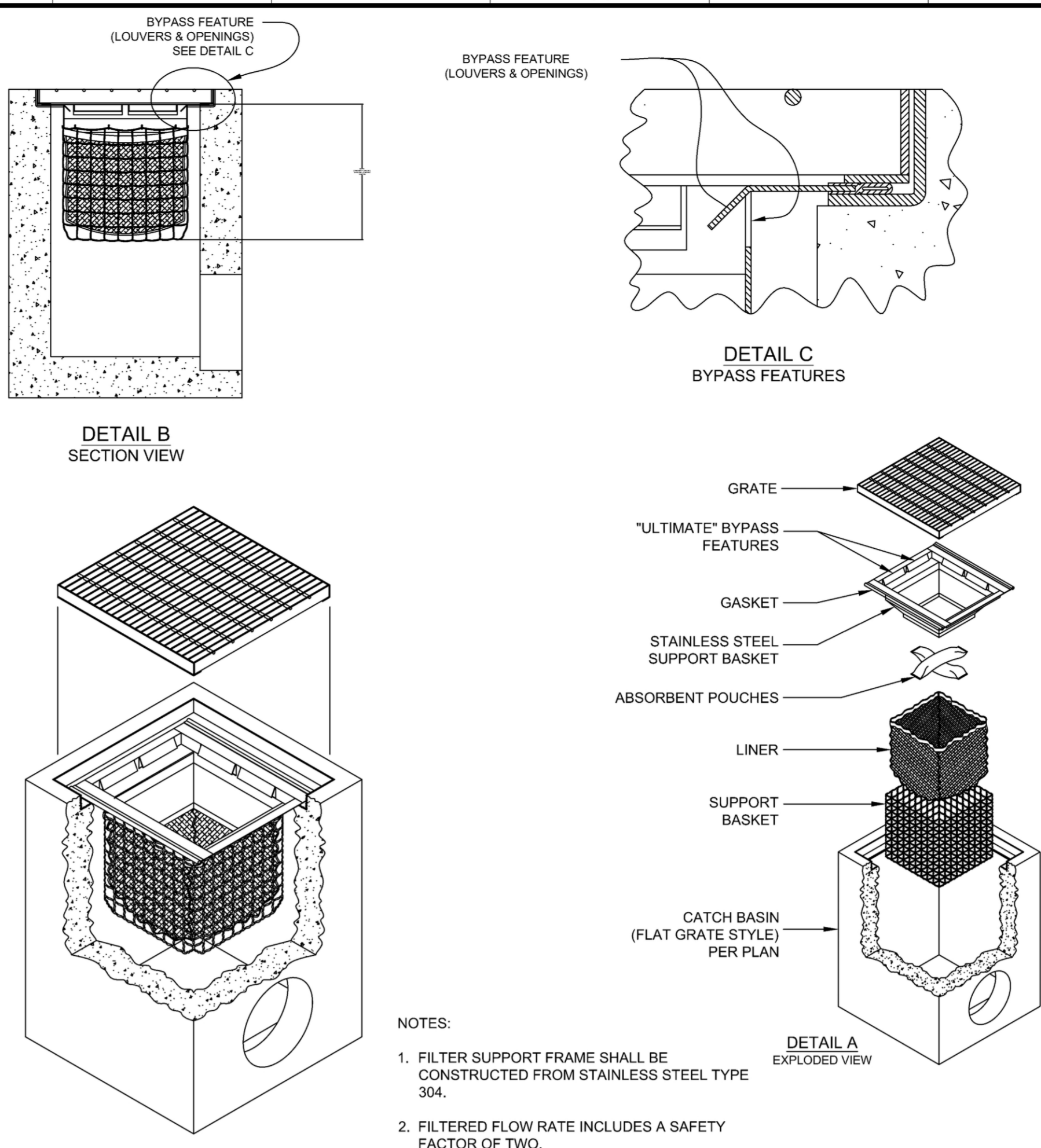
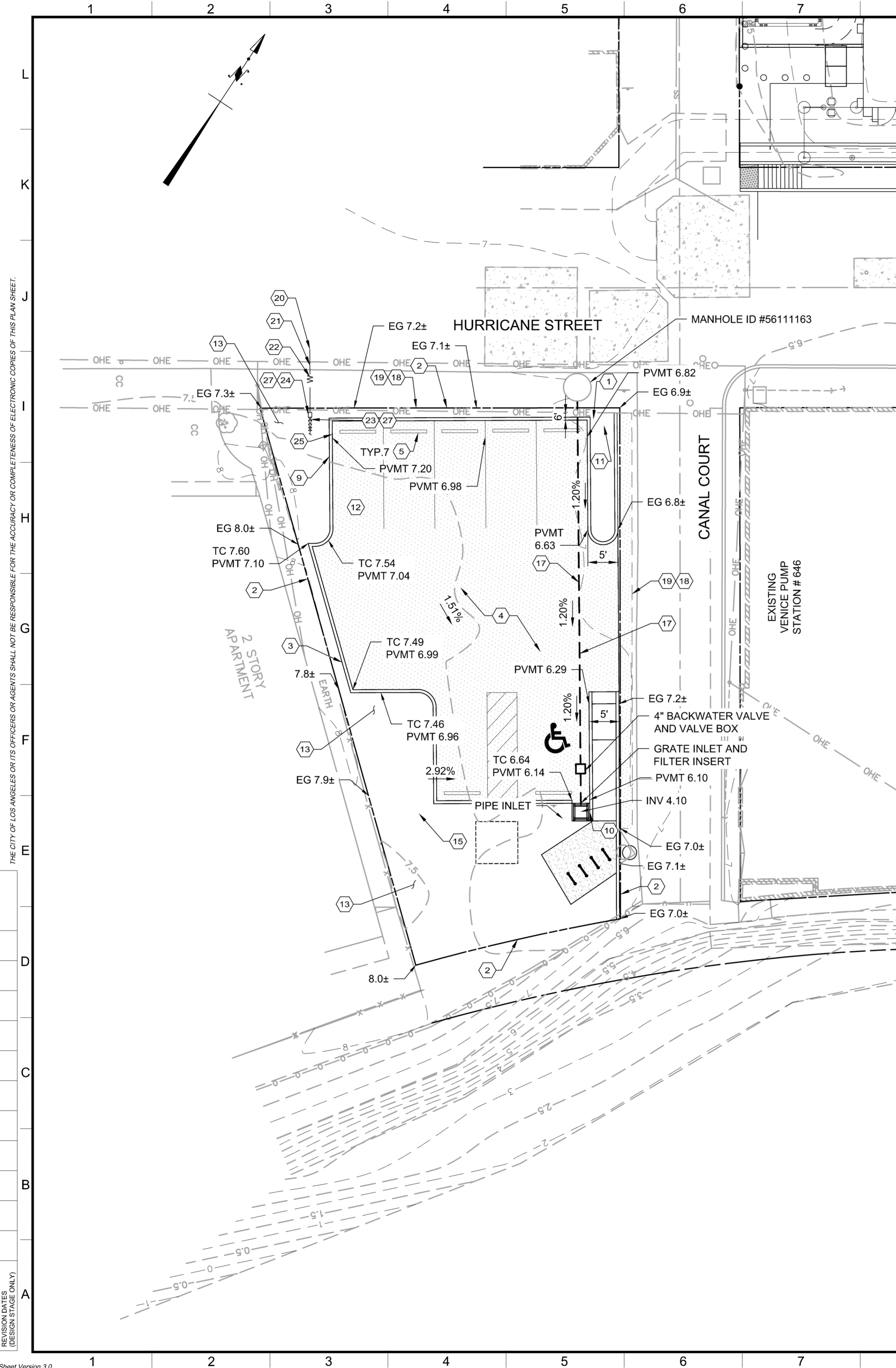
ADDRESS: **133 HURRICANE STREET  
 LOS ANGELES, CALIFORNIA**

WORK ORDER NO. SZC12923

DRAWING NO. **C-13**

SHEET OF SHEETS

XREFS: None IMAGES: None  
 User: P:\P\Arcadis\Projects\2024\2024-2018-GPA-ZC-012-SPPC\Drawings\2024-2018-GPA-ZC-012-SPPC-02-CIVIL\SP-EX02.DWG Scale: 1:1 Date: 06/22/2024 Time: 15:44 Layout: Blank  
 THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.  
 REVISION DATES (DESIGN STAGE ONLY)  
 Sheet Version 3.0



ISOMETRIC

KRISTAR MODEL NO.	INLET ID Inside Dimension (inch x inch)	GRATE OD Outside Dimension (inch x inch)	TOTAL BYPASS CAPACITY (cu. ft. / sec.)	SOLIDS STORAGE CAPACITY (cu. ft.)	FILTERED FLOW CAPACITY (cu. ft. / sec.)
FGP-M2436F8	24 X 36	24 X 40	8.0	1.95	1.15

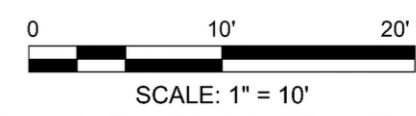
- NOTES:
1. FILTER INSERTS SHALL BE KRISTAR FLOGARD-PLUS, UNITED STROM WATER INC. DRAIN PAC, OR APPROVED EQUAL.
  2. KRISTAR PRODUCT IS SHOWN. AN ALTERNATIVE PRODUCT MEETING OR EXCEEDING THE WATER QUALITY SPECIFICATIONS FOR THE FLOGARD PRODUCT IS ACCEPTABLE.

**1 GRATE INLET WITH FILTER INSERT**  
C-14 NOT TO SCALE

**EXHIBIT "A"**  
Page No. 9 of 20  
Case No. CPC-2024-2010-GPA-ZC-CID-SPK

- PAVING AND GRADING NOTES**
1. CONSTRUCT SIDEWALK PER BOE STANDARD PLAN S-444-0. WIDTH AS NOTED.
  2. MATCH EXISTING GRADE ALONG PROPERTY BOUNDARY.
  3. CONSTRUCT TYPE A CURB PER BOE STANDARD PLAN S-410-2.
  4. CONSTRUCT PAVEMENT SECTION PER DETAIL ON SHEET C-15.
  5. INSTALL PRECAST CONCRETE WHEEL STOP AND ANCHOR PER MANUFACTURER'S RECOMMENDATIONS.
  6. NOT USED.
  7. NOT USED.
  8. GRADES INDICATED ON PLAN ARE FINISH GRADE UNLESS OTHERWISE NOTED AS TOP OF CURB OR OTHER GRADE ELEVATION.
  9. CONSTRUCT 5-FT CURB TERMINATION PER DETAIL ON SHEET C-7.
  10. INSTALL CATCH BASIN PER BOE STANDARD PLAN S-355-0 WITH CATCH BASIN INSERT. CATCH BASIN SHALL BE MODIFIED SO THAT IT IS ONLY 2 FEET DEEP. CATCH BASIN INSERT SHALL BE CAPABLE OF HANDLING THE FIRST 3/4-IN OF RUNOFF FROM A STORM EVENT. CATCH BASIN INSERT SHALL BE MADE OF A FILTRATION SYSTEM THAT WILL ALLOW POLLUTANTS TO BE REMOVED WITHOUT RELEASING THEM. CATCH BASIN INSERT SHALL BE DRAINPAC BY UNITED STORMWATER OR EQUIVALENT.
  11. END GREEN SPACE/ BEGIN SIDEWALK.
  12. NOT USED.
  13. GREEN SPACE.
  14. NOT USED.
  15. FUTURE 3D ARTWORK.
  16. NOT USED.
  17. INSTALL 4" PVC DRAIN PIPE AT MIN. 2% SLOPE. CONNECT TO MANHOLE #56111163. SUBJECT TO SEPARATE REVIEW AND APPROVAL BY LASAN.
  18. INSTALL ASPHALT PAVEMENT. MATCH SECTION AND TYPE OF EXISTING ASPHALT IN HURRICANE AND CANAL STREETS (BASE AND ASPHALT). COMPACT BASE TO 95% RELATIVE DENSITY.
  19. SAWCUT EXISTING ASPHALT TO CLEAN EDGE 2-FT WIDER THAN CONSTRUCTION AREA OR TRENCH AND REMOVE SAWCUT EXISTING ASPHALT.
  20. INSTALL 8-IN BY 1 1/2-IN TAPPING SLEEVE AND VALVE. SURVEY DID NOT SHOW WATER IN HURRICANE STREET, HOWEVER, A FIELD VISIT ON APRIL 11, 2018 UTILITY LOCATION INFORMATION INDICATED AN EXISTING WATER LINE ON THE NORTHWEST SIDE OF THE STREET.
  21. 1 1/2-IN WATER SERVICE IN TRENCH PER BOE STANDARD DETAIL S-251-1, CASE 1, MODIFIED SUCH THAT TYPE A MATERIAL SHALL EXTEND A MINIMUM OF 4-IN ABOVE THE TOP OF PIPE.
  22. 1 1/2-IN WATER METER PER WATER COMPANY REQUIREMENTS.
  23. INSTALL 1 1/2-IN VALVE.
  24. INSTALL 1 1/2-IN BACKFLOW PREVENTER. SEE DETAIL SHEET C-7.
  25. SEE IRRIGATION PLANS FOR CONTINUATION.
  26. IF AN EXISTING WATER SERVICE EXISTS FOR THIS LOT, CONTRACTOR MAY USE EXISTING WATER SERVICE AND PROVIDE THE WATER METER, VALVE AND BACKFLOW PREVENTER.
  27. METER BOX AND BACKFLOW PREVENTER LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL PLACE THEM SO THAT THEY DO NOT CONFLICT WITH OTHER APPURTENANCES.

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.



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**ARCADIS**  
LEGAL ENTITY:  
ARCADIS U.S. INC.  
333 S. HOPE STREET  
SUITE C200  
LOS ANGELES,  
CA 90071

**BUREAU OF ENGINEERING**

**DEPARTMENT OF PUBLIC WORKS**

**TED ALLEN, P.E.**

DATE: 01/2026  
LIC. NO. CA-88143  
DESIGNED BY: LUDWIG PEREZ  
DRAWN BY: C. PUTTEGOWDA  
CHECKED BY: LUDWIG PEREZ  
APPROVED BY: HECTOR ARIAS

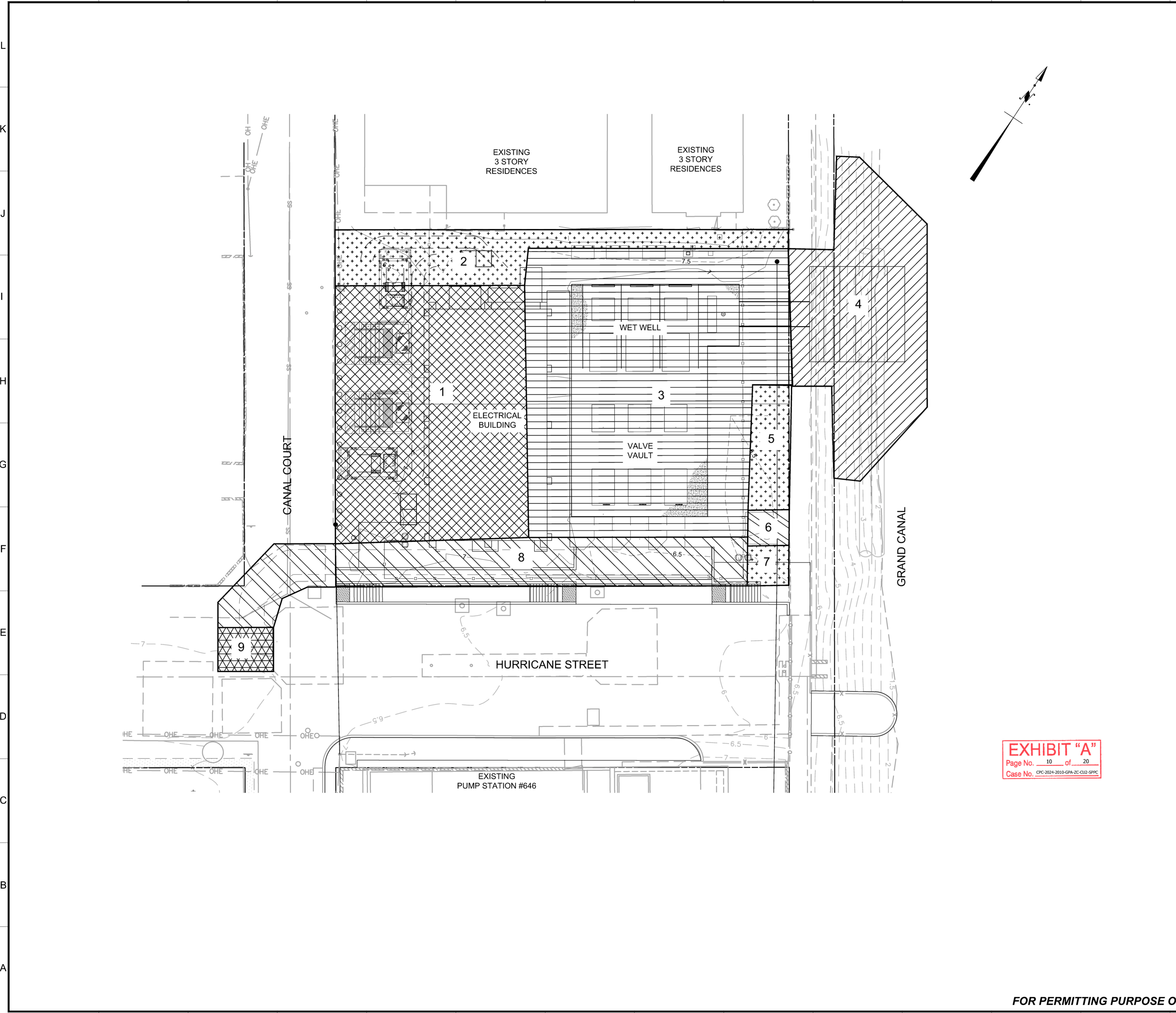
INDEX NO. **D-31898**  
CIP NO. **C922**

VERTICAL CONTROL: NAVD 88 (2000)  
HORIZONTAL CONTROL: NAD83, ZONE 5, EPOCH 1991.5

SHEET TITLE: **PARKING LOT PAVING, GRADING & DRAINAGE PLAN**  
PROJECT: **VENICE AUXILIARY PUMPING PLANT**  
ADDRESS: **133 HURRICANE STREET  
LOS ANGELES, CALIFORNIA**

WORK ORDER NO. **SZC12923**  
DRAWING NO. **C-14**  
SHEET OF SHEETS

User: C:\Users\CP100880\OneDrive\Documents\Projects\10\_WIP\101\_ARC\_CIVIL\CADD\16.DWG, Scale: 1:1, Sheet Date: 10/20/2026, Time: 04:57  
 THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.  
 (DESIGN STAGE ONLY)



**EXCAVATION LEGEND**

	EXCAVATION DEPTH 0-6 FT
	EXCAVATION DEPTH 6-7 FT
	EXCAVATION DEPTH 11-12 FT
	EXCAVATION DEPTH 14-15 FT
	EXCAVATION DEPTH 23-24 FT
	EXCAVATION DEPTH 29-30 FT

**CUT AND FILL ESTIMATE**

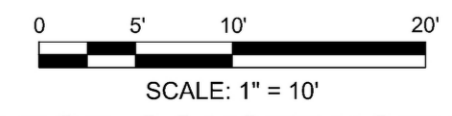
**SURFACE ESTIMATE**  
 CUT: 69 CY  
 FILL: 10 CY  
 NET: 59 CY CUT

**OVERALL EXCAVATION ESTIMATE**

	CUT	FILL	NET CUT/FILL
AREA 1:	774 CY	697 CY	77 CY CUT
AREA 2:	84 CY	76 CY	8 CY CUT
AREA 3:	4,408 CY	3,361 CY	1,047 CY CUT
AREA 4:	1,327 CY	1,115 CY	212 CY CUT
AREA 5:	27 CY	24 CY	3 CY CUT
AREA 6:	31 CY	27 CY	4 CY CUT
AREA 7:	9 CY	8 CY	1 CY CUT
AREA 8:	531 CY	488 CY	43 CY CUT
AREA 9:	64 CY	58 CY	6 CY CUT
<b>TOTAL:</b>	<b>7,255 CY</b>	<b>5,854 CY</b>	<b>1,401 CY CUT</b>

- NOTES:**
- FILL ESTIMATE IS NATIVE FILL. ENGINEERED FILL IS NOT ESTIMATED IN THIS ESTIMATE.
  - EXCAVATION IN TRENCHES WILL BE BACKFILLED WITH PIPE BEDDING AS INDICATED IN THESE PLANS AND NATIVE FILL.
  - SURFACE ESTIMATE IS SURFACE GRADING ONLY AND NOT EXCAVATION.
  - ESTIMATES DO NOT INCLUDE ANY ADJUSTMENT FACTORS.
  - EARTHWORK QUANTITIES SHOWN ARE ESTIMATES ONLY. CONTRACTOR SHALL PERFORM INDEPENDENT CALCULATIONS TO VERIFY ALL QUANTITIES AND SHALL BE RESPONSIBLE FOR DETERMINING EARTHWORK QUANTITIES FOR BIDDING, CONTRACT AND CONSTRUCTION PURPOSES.

**EXHIBIT "A"**  
 Page No. 10 of 20  
 Case No. CPC-2024-2010-GPA-ZC-012-SPC



**ARCADIS**  
 LEGAL ENTITY:  
 ARCADIS U.S., INC.  
 333 S. HOPE STREET  
 SUITE C200  
 LOS ANGELES,  
 CA 90071

**CITY OF LOS ANGELES**

**DEPARTMENT OF PUBLIC WORKS**

**TED ALLEN, P.E.**

CITY ENGINEER

DESIGN GROUP

ENGINEER: JENA PRIOR LIC. NO. CA-88143

DESIGNED BY: LUDWIG PEREZ 01/2026

DRAWN BY: C. PUTTEGOWDA 01/2026

CHECKED BY: LUDWIG PEREZ 01/2026

APPROVED BY: HECTOR ARIAS 01/2026

VERTICAL CONTROL: NAVD 88 (2000)

HORIZONTAL CONTROL: NAD83, ZONE 5, EPOCH 1991.5

SHEET TITLE: CUT AND FILL EXHIBIT

PROJECT: VENICE AUXILIARY PUMPING PLANT

ADDRESS: 133 HURRICANE STREET  
LOS ANGELES, CALIFORNIA

WORK ORDER NO. SZC12923

DRAWING NO. C-16

SHEET OF SHEETS

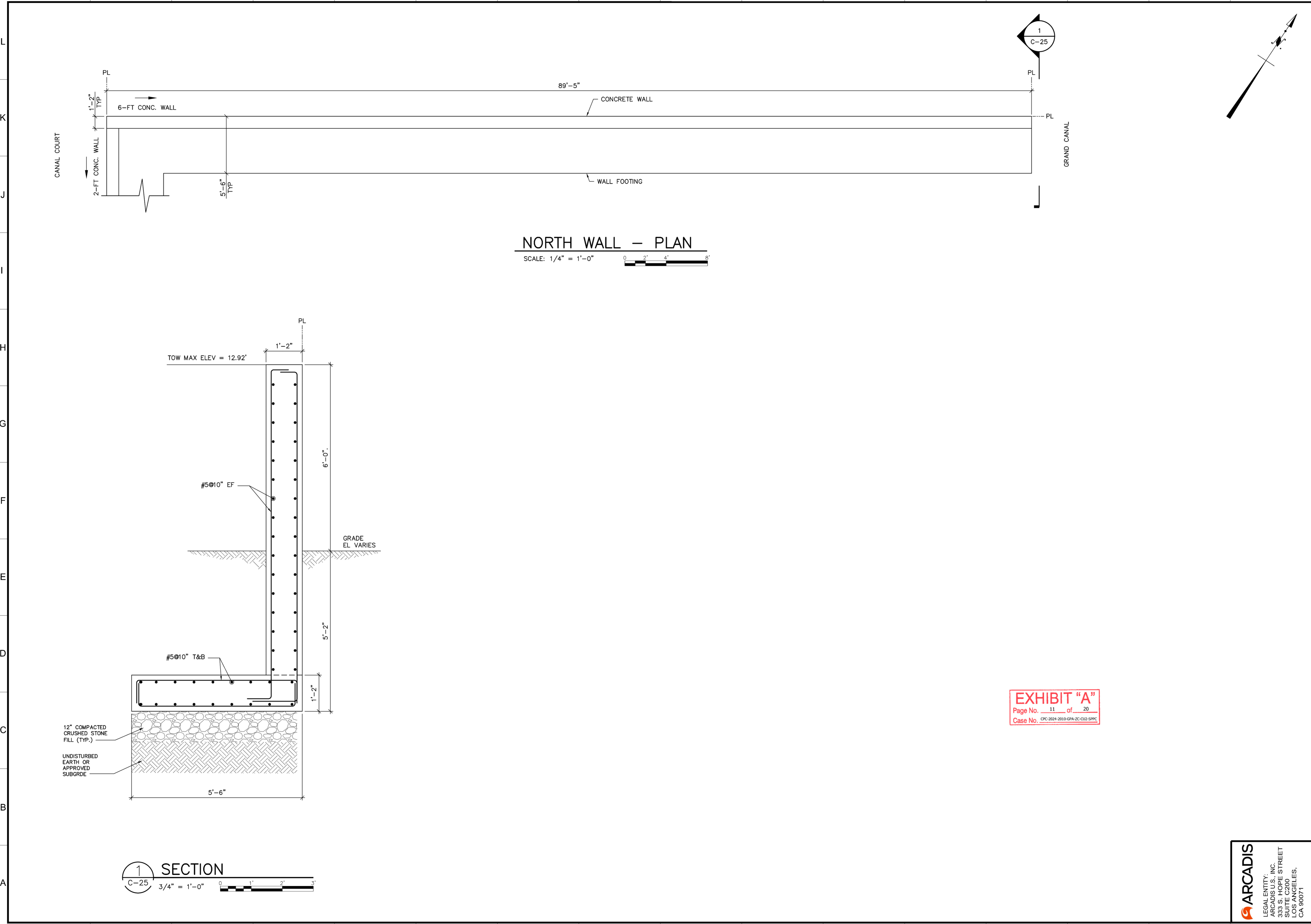
INDEX NO. D-31898

CIP NO. C922

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**NORTH WALL — PLAN**  
SCALE: 1/4" = 1'-0"

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

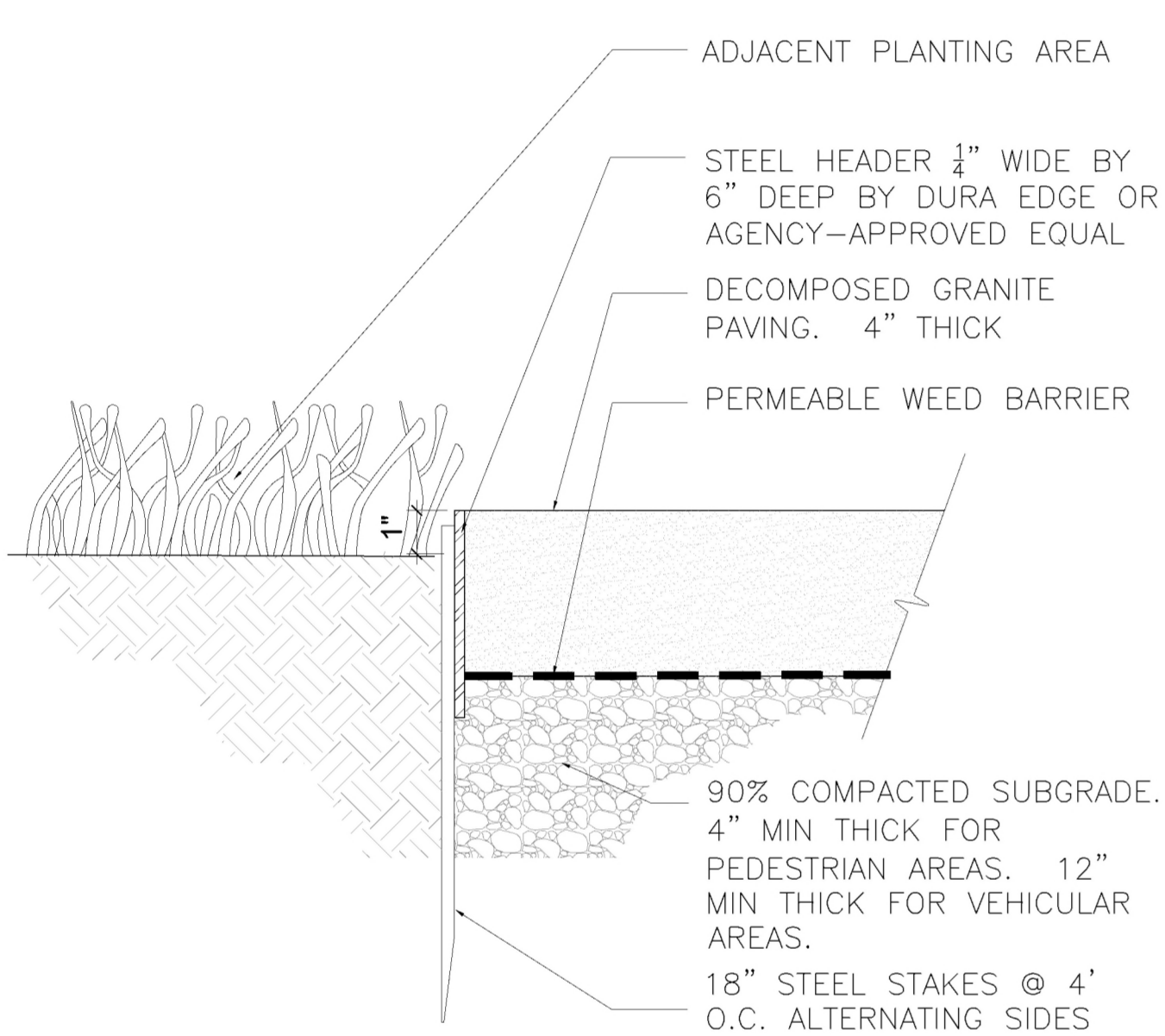
**EXHIBIT "A"**  
Page No. 11 of 20  
Case No. CPC-2024-2010-GPA-ZC-C02-SPK

**ARCADIS**  
LEGAL ENTITY:  
ARCADIS U.S., INC.  
333 S. HOPE STREET  
SUITE C200  
LOS ANGELES,  
CA 90071

<b>CITY OF LOS ANGELES</b>		<b>DEPARTMENT OF PUBLIC WORKS</b>		<b>BUREAU OF ENGINEERING</b>	
VERTICAL CONTROL: NAVD 88 (2000)		DESIGN GROUP: CITY ENGINEER		DATE: 01/2026	
HORIZONTAL CONTROL: NAD83, ZONE 5, EPOCH 1991.15		ENGINEER: JENA PRIOR LIC. NO. CA-88143		DATE: 01/2026	
SHEET TITLE: COMPOUND WALL PLAN, ELEVATION AND SECTION		DESIGNED BY: LUDWING PEREZ		DATE: 01/2026	
PROJECT: VENICE AUXILIARY PUMPING PLANT		DRAWN BY: C. PUTTEGOWDA		DATE: 01/2026	
ADDRESS: 133 HURRICANE STREET LOS ANGELES, CALIFORNIA		CHECKED BY: LUDWING PEREZ		DATE: 01/2026	
WORK ORDER NO. SZC12923		APPROVED BY: HECTOR ARIAS		DATE: 01/2026	
DRAWING NO. C-25		INDEX NO. D-31898		CIP NO. C922	
SHEET OF SHEETS		ENGINEERING CITY OF LOS ANGELES			

**REFERENCE NOTES SCHEDULE**

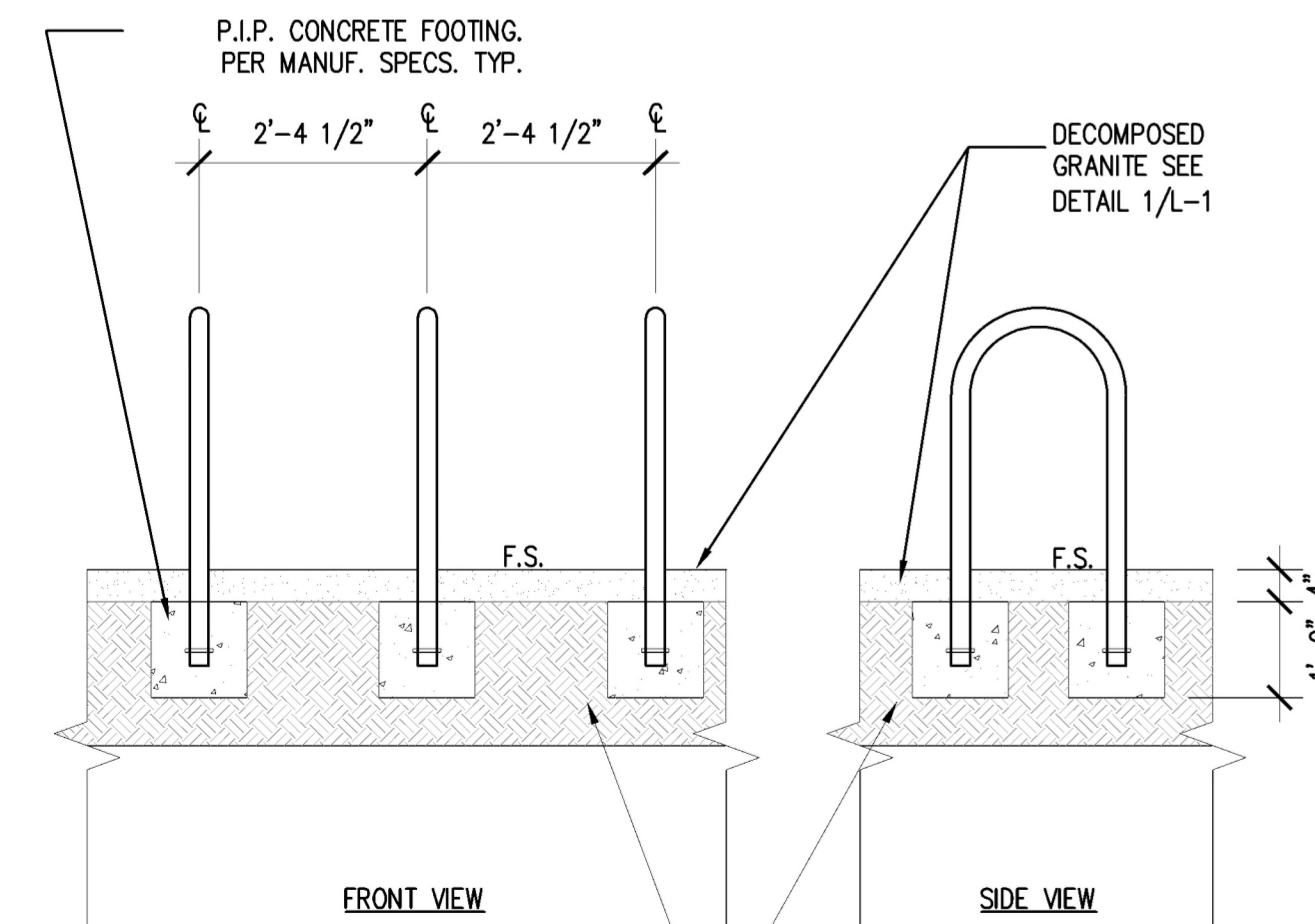
SYMBOL	CODE	DESCRIPTION	DETAIL	MATERIAL	FINISH	COLOR	MANUFACTURER	REMARKS
<b>EDGING</b>								
E-101		STEEL EDGING	1/L-1	STEEL	POWDER COAT PER MFG.	BLACK	DURA EDGE	1/4" THICK X 5" WIDTH, W/ METAL STAKES PER MFG.
<b>PAVING</b>								
P-101		CIP CONCRETE PAVING	3/L-1	CIP CONCRETE	TOPCAST#03	NATURAL	TRADEMARK CONCRETE SYSTEMS	
P-301		STABILIZED DECOMPOSED GRANITE	1/L-1	DECOMPOSED GRANITE FINES WITH STABILIZER	COMPACTED	CALIFORNIA GOLD	SOUTHWEST BOULDER AND STONE	TO INCLUDE INTEGRAL STABILIZER, 4" DEPTH, SET IN 2 EQUAL LIFTS AND COMPACTED. REFER TO CIVIL
P-501		PAVING	-	-	REFER TO CIVIL	REFER TO CIVIL	REFER TO CIVIL	
<b>SITE FURNISHINGS</b>								
S-102		BIKE RACK	2/L-1	SONANCE #SN01-3	POWDER COAT	GLOSS BLACK	KEYSTONE RIDGE DESIGNS	724-284-1213



**1 DECOMPOSED GRANITE WITH STEEL EDGING**

SCALE: 1" = 1'-0"

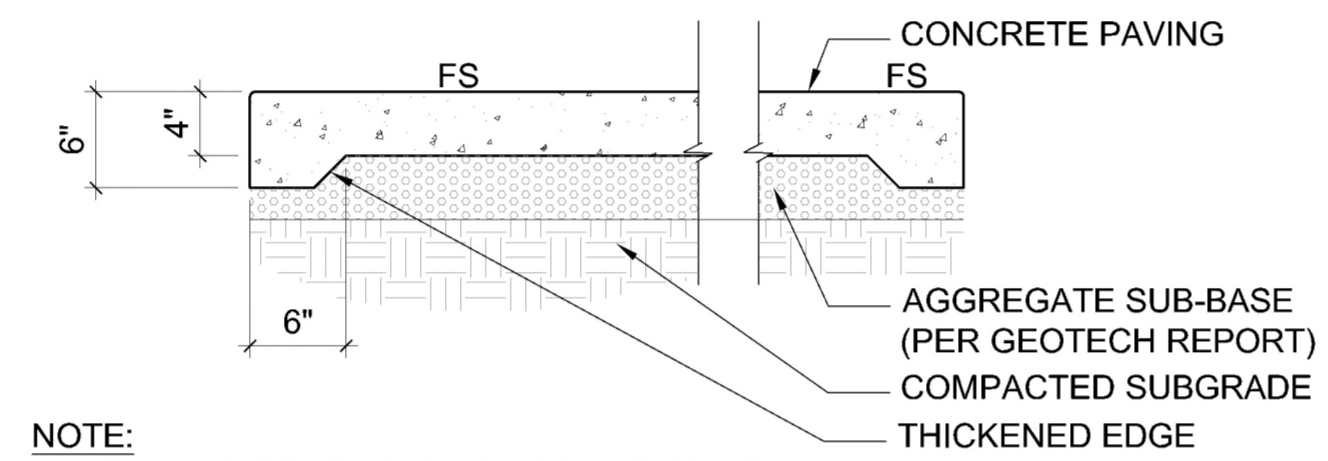
- NOTES:  
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.  
 2. CONTRACTOR TO SUBMIT SHOP DRAWING FOR ALL SIGNAGES FOR APPROVAL.



**2 BIKE RACK**

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

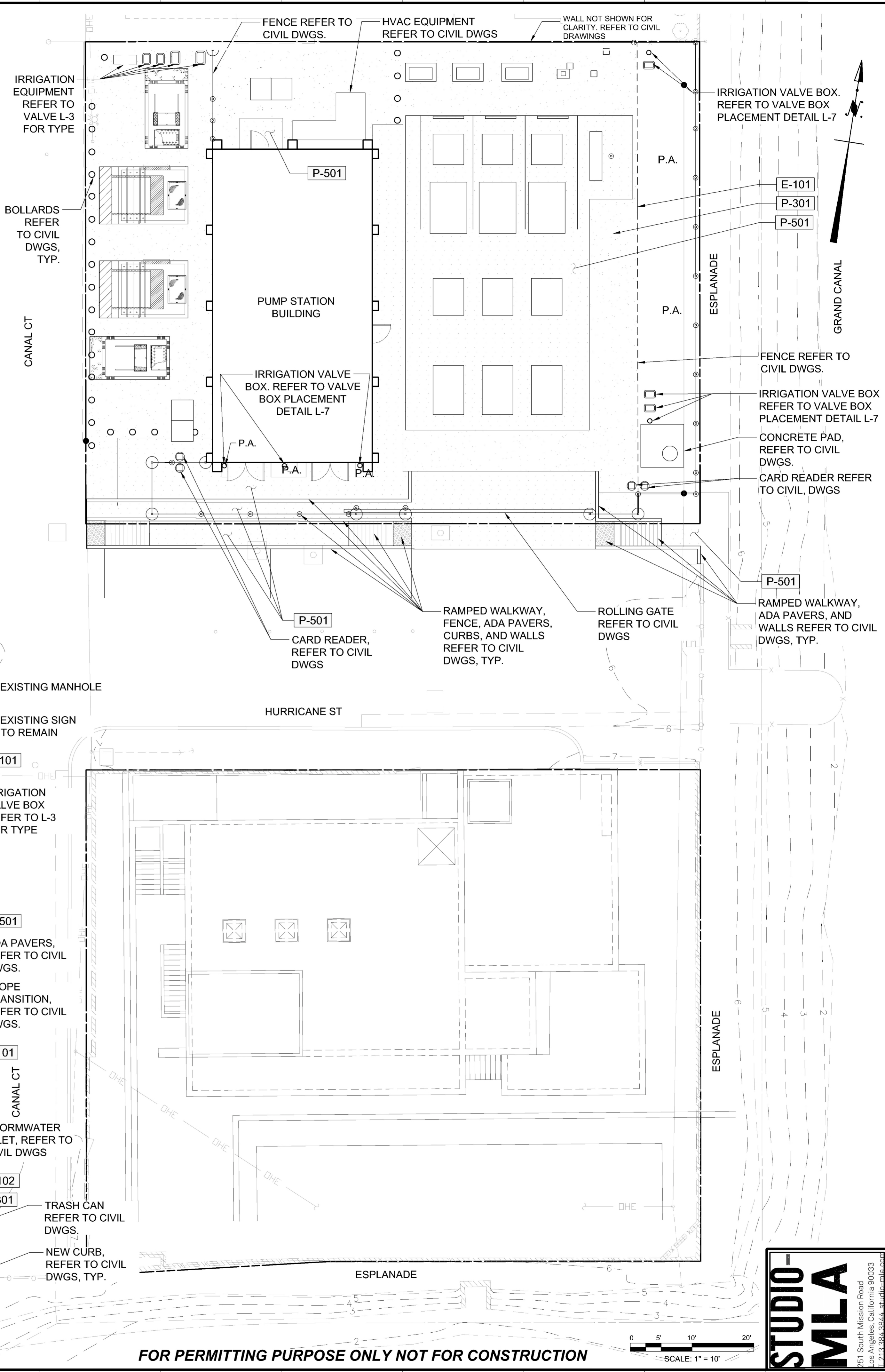
**EXHIBIT "A"**  
 Page No. 12 of 20  
 Case No. CPC-2024-2010-GR-2C-CID-SPRC



- NOTE:  
 1. REFER TO CONSTRUCTION SCHEDULE FOR ALL COLORS, TYPES, AND FINISHES.  
 2. REFER TO GEOTECHNICAL REPORT FOR ALL SUBGRADE PREPARATION.

**3 CIP CONCRETE PAVING**

SCALE: 1" = 1'-0"



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SCALE: 1" = 10'

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REVISION DATES (DESIGN STAGE ONLY)

ENGINEERING  
CITY OF LOS ANGELES

BUREAU OF ENGINEERING

DATE: BY: . . . . .

NO. REVISIONS: . . . . .

DESIGNER: TED ALLEN, P.E.

CITY ENGINEER: JAN DYER

LANDSCAPE ARCHITECT: JAN DYER

LIC. NO. CA-9523

DESIGNED BY: MATT ROMERO

DATE: 1/20/26

DRAWN BY: DANTE GAMACHE

DATE: 1/20/26

CHECKED BY: MIKE HEE

DATE: 1/20/26

APPROVED BY: JAN DYER

DATE: 1/20/26

PROJECT: VENICE AUXILIARY PUMPING PLANT

ADDRESS: 133 HURRICANE STREET  
LOS ANGELES, CALIFORNIA

WORK ORDER NO. SZC12923

DRAWING NO. L-1

SHEET OF SHEETS

INDEX NO. D-31898

CIP NO. C922

**STUDIO-MLA**  
 251 South Mission Road  
 Los Angeles, California 90033  
 213.354.9544 studio@mla.com

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

**PLANT SCHEDULE PUMP PLANT**

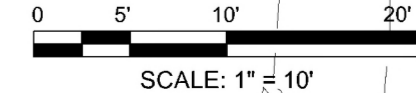
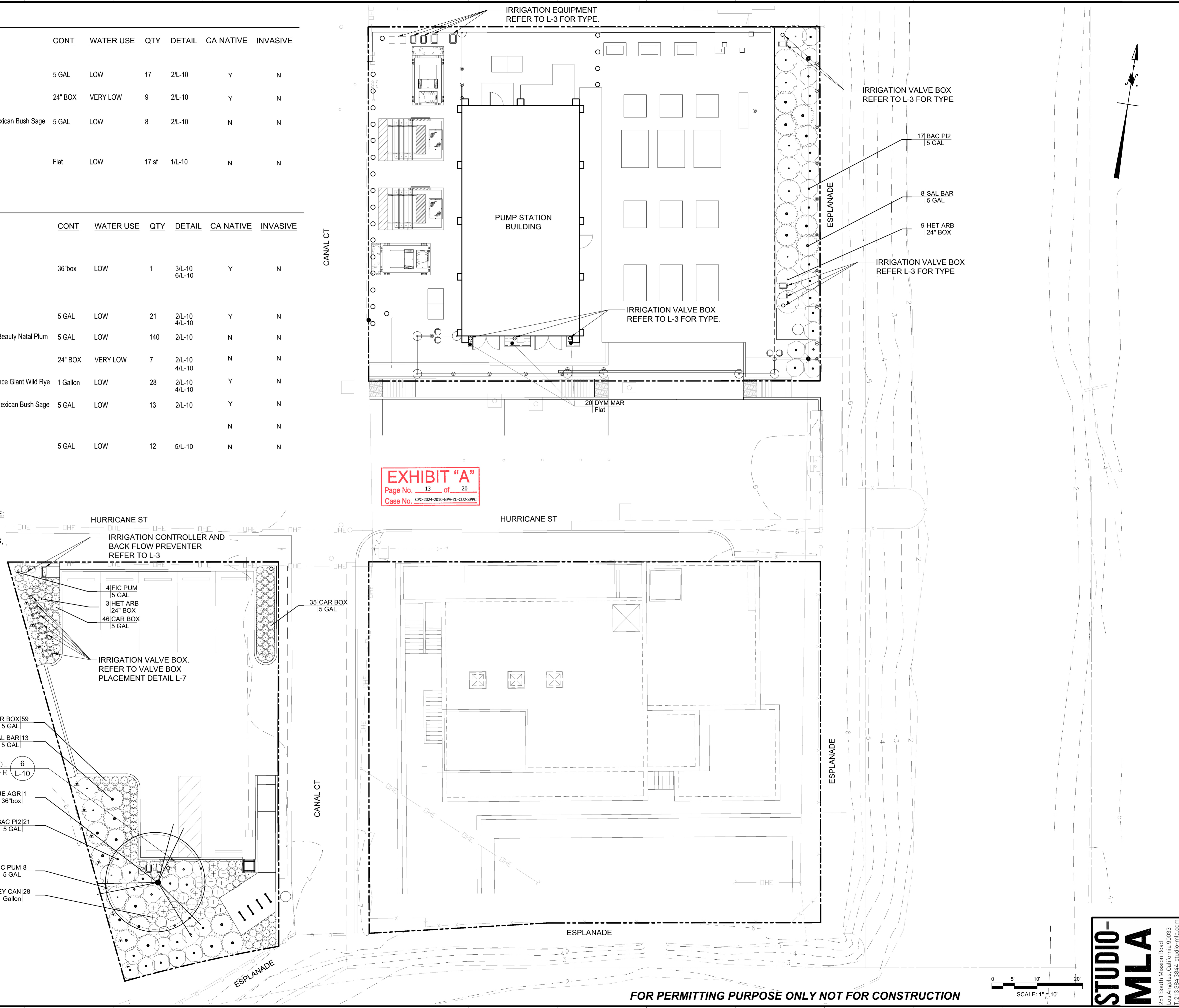
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	WATER USE	QTY	DETAIL	CA NATIVE	INVASIVE
<b>SHRUBS</b>								
	BAC P12	Baccharis pilularis 'Pigeon Point' / Coyote Brush	5 GAL	LOW	17	2/L-10	Y	N
	HET ARB	Heteromeles arbutifolia (Multi-trunk) / Toyon	24" BOX	VERY LOW	9	2/L-10	Y	N
	SAL BAR	Salvia leucantha 'Santa Barbara' / Santa Barbara Mexican Bush Sage	5 GAL	LOW	8	2/L-10	N	N
<b>GROUND COVERS</b>								
	DYM MAR	Dymondia margaretae / Dymondia	Flat	LOW	17 sf	1/L-10	N	N

**PLANT SCHEDULE PARKING LOT**

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	WATER USE	QTY	DETAIL	CA NATIVE	INVASIVE
<b>TREES</b>								
	QUE AGR	Quercus agrifolia / Coast Live Oak	36"box	LOW	1	3/L-10 6/L-10	Y	N
<b>SHRUBS</b>								
	BAC P12	Baccharis pilularis 'Pigeon Point' / Coyote Brush	5 GAL	LOW	21	2/L-10 4/L-10	Y	N
	CAR BOX	Carissa macrocarpa 'Boxwood Beauty' / Boxwood Beauty Natal Plum	5 GAL	LOW	140	2/L-10	N	N
	HET ARB	Heteromeles arbutifolia (Multi-trunk) / Toyon	24" BOX	VERY LOW	7	2/L-10 4/L-10	N	N
	LEY CAN	Leymus condensatus 'Canyon Prince' / Canyon Prince Giant Wild Rye	1 Gallon	LOW	28	2/L-10 4/L-10	Y	N
	SAL BAR	Salvia leucantha 'Santa Barbara' / Santa Barbara Mexican Bush Sage	5 GAL	LOW	13	2/L-10	Y	N
<b>VINE/ESPALIER</b>								
	FIC PUM	Ficus pumila / Creeping Fig	5 GAL	LOW	12	5/L-10	N	N

**CALIFORNIA COASTAL COMMISSION LANDSCAPING PLAN NOTE:**

1. VEGETATED LANDSCAPED AREAS SHALL CONSIST OF ONLY NATIVE PLANTS OR NON-NATIVE DROUGHT TOLERANT PLANTS, WHICH ARE NON-INVASIVE. NO PLANT SPECIES LISTED AS PROBLEMATIC AND/OR INVASIVE BY THE CALIFORNIA NATIVE PLANT SOCIETY, THE CALIFORNIA INVASIVE PLANT COUNCIL, OR AS MAY BE IDENTIFIED FROM TIME TO TIME BY THE STATE OF CALIFORNIA SHALL BE EMPLOYED OR ALLOWED TO NATURALIZE OR PERSIST ON THE SITE. NO PLANT SPECIES LISTED AS A 'NOXIOUS WEED' BY THE STATE OF CALIFORNIA OR U.S. FEDERAL GOVERNMENT SHALL BE UTILIZED WITHIN THE PROPERTY. ALL PLANTS SHALL BE LOW WATER USE PLANTS AS IDENTIFIED BY THE WUCOLS (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES) DATABASE.



**FOR PERMITTING PURPOSE ONLY NOT FOR CONSTRUCTION**

ENGINEERING  
CITY OF LOS ANGELES

DATE: 1/20/26

DESIGNED BY: MATT ROMERO

DRAWN BY: DANIE GAMACHE

CHECKED BY: MIKE HEE

APPROVED BY: JAN DYER

BUREAU OF ENGINEERING

INDEX NO. D-31898

CIP NO. C922

DEPARTMENT OF PUBLIC WORKS

TED ALLEN, P.E. CITY ENGINEER

LANDSCAPE ARCHITECT: JAN DYER

DESIGNED BY: MATT ROMERO

DRAWN BY: DANIE GAMACHE

CHECKED BY: MIKE HEE

APPROVED BY: JAN DYER

VERTICAL CONTROL: NAVD 88 (2000)

HORIZONTAL CONTROL: NAD83, ZONE 5, EPOCH 1991.5

SHEET TITLE: PLANTING PLAN

PROJECT: VENICE AUXILIARY PUMPING PLANT

ADDRESS: 133 HURRICANE STREET  
LOS ANGELES, CALIFORNIA

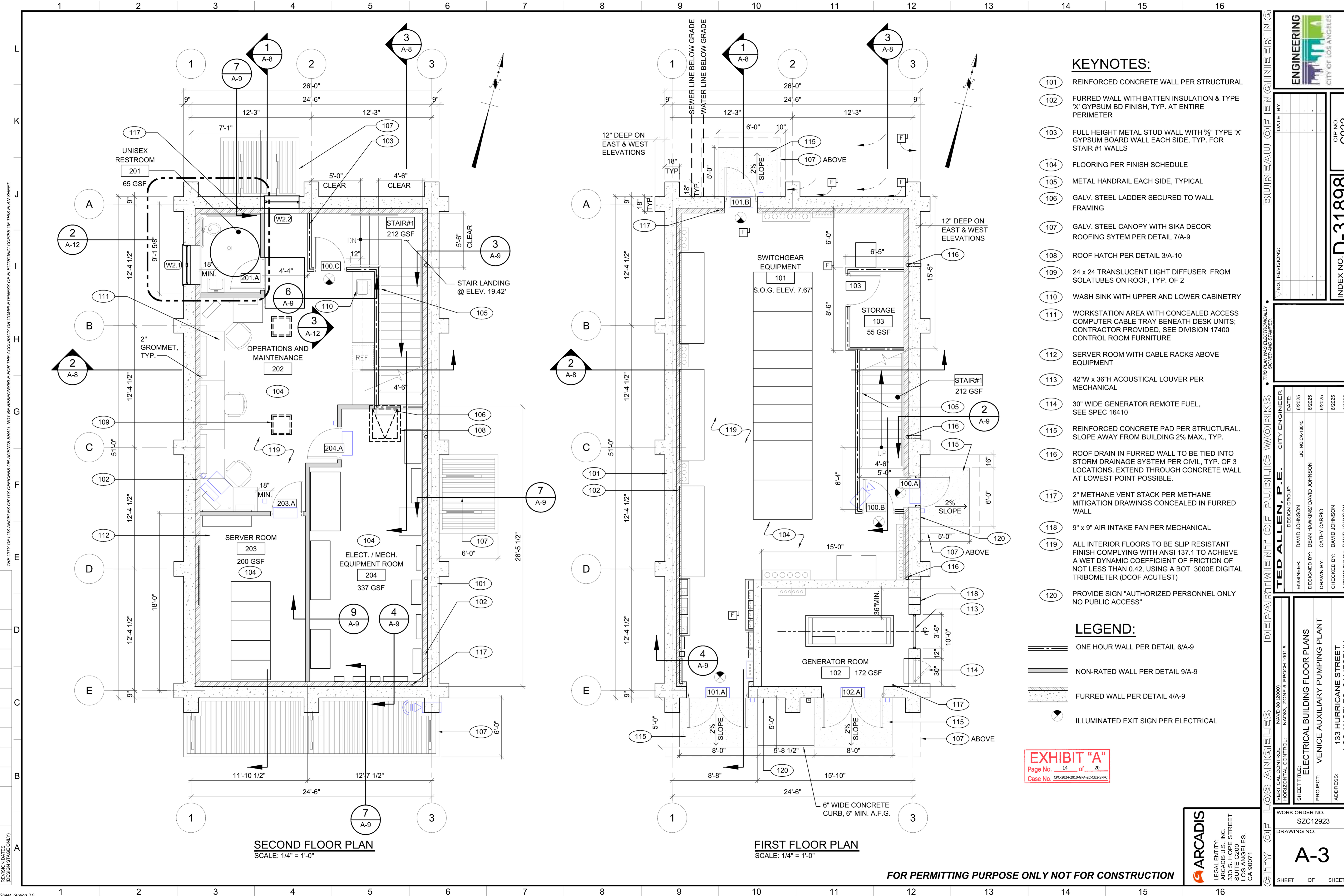
WORK ORDER NO. SZC12923

DRAWING NO. L-9

SHEET OF SHEETS

STUDIO-  
MLA

251 South Mission Road  
Los Angeles, California 90033  
T: 213-384-3844 studio-mla.com



**KEYNOTES:**

- (101) REINFORCED CONCRETE WALL PER STRUCTURAL
- (102) FURRED WALL WITH BATTEN INSULATION & TYPE 'X' GYPSUM BD FINISH, TYP. AT ENTIRE PERIMETER
- (103) FULL HEIGHT METAL STUD WALL WITH 5/8" TYPE 'X' GYPSUM BOARD WALL EACH SIDE, TYP. FOR STAIR #1 WALLS
- (104) FLOORING PER FINISH SCHEDULE
- (105) METAL HANDRAIL EACH SIDE, TYPICAL
- (106) GALV. STEEL LADDER SECURED TO WALL FRAMING
- (107) GALV. STEEL CANOPY WITH SIKA DECOR ROOFING SYTEM PER DETAIL 7/A-9
- (108) ROOF HATCH PER DETAIL 3/A-10
- (109) 24 x 24 TRANSLUCENT LIGHT DIFFUSER FROM SOLATUBES ON ROOF, TYP. OF 2
- (110) WASH SINK WITH UPPER AND LOWER CABINETRY
- (111) WORKSTATION AREA WITH CONCEALED ACCESS COMPUTER CABLE TRAY BENEATH DESK UNITS; CONTRACTOR PROVIDED, SEE DIVISION 17400 CONTROL ROOM FURNITURE
- (112) SERVER ROOM WITH CABLE RACKS ABOVE EQUIPMENT
- (113) 42"W x 36"H ACOUSTICAL LOUVER PER MECHANICAL
- (114) 30" WIDE GENERATOR REMOTE FUEL, SEE SPEC 16410
- (115) REINFORCED CONCRETE PAD PER STRUCTURAL. SLOPE AWAY FROM BUILDING 2% MAX., TYP.
- (116) ROOF DRAIN IN FURRED WALL TO BE TIED INTO STORM DRAINAGE SYSTEM PER CIVIL, TYP. OF 3 LOCATIONS. EXTEND THROUGH CONCRETE WALL AT LOWEST POINT POSSIBLE.
- (117) 2" METHANE VENT STACK PER METHANE MITIGATION DRAWINGS CONCEALED IN FURRED WALL
- (118) 9" x 9" AIR INTAKE FAN PER MECHANICAL
- (119) ALL INTERIOR FLOORS TO BE SLIP RESISTANT FINISH COMPLYING WITH ANSI 137.1 TO ACHIEVE A WET DYNAMIC COEFFICIENT OF FRICTION OF NOT LESS THAN 0.42, USING A BOT 3000E DIGITAL TRIBOMETER (DCOF ACUTEST)
- (120) PROVIDE SIGN "AUTHORIZED PERSONNEL ONLY NO PUBLIC ACCESS"

**LEGEND:**

- ONE HOUR WALL PER DETAIL 6/A-9
- NON-RATED WALL PER DETAIL 9/A-9
- FURRED WALL PER DETAIL 4/A-9
- ILLUMINATED EXIT SIGN PER ELECTRICAL

**EXHIBIT "A"**  
 Page No. 14 of 20  
 Case No. CPC-2024-2019-GPA-ZC-C12-SPCC

**BUREAU OF ENGINEERING**

**ENGINEERING**  
CITY OF LOS ANGELES

**DEPARTMENT OF PUBLIC WORKS**

**TED ALLEN, P.E.**  
DESIGN GROUP

**CITY OF LOS ANGELES**  
NAVD 88 (2000)  
HORIZONTAL CONTROL: NAD83, ZONE 5, EPOCH 1991.5

SHEET TITLE: **ELECTRICAL BUILDING FLOOR PLANS**  
PROJECT: **VENICE AUXILIARY PUMPING PLANT**  
ADDRESS: **133 HURRICANE STREET, LOS ANGELES, CALIFORNIA**

ENGINEER: DAVID JOHNSON  
DESIGNED BY: DEAN HAWKINS/DAVID JOHNSON  
DRAWN BY: CATHY CARPIO  
CHECKED BY: DAVID JOHNSON  
APPROVED BY: DAVID JOHNSON

DATE: 6/2025  
DATE: 6/2025  
DATE: 6/2025  
DATE: 6/2025

LIC. NO. CA-18845  
LIC. NO. CA-18845  
LIC. NO. CA-18845  
LIC. NO. CA-18845

CIP NO. **C922**  
INDEX NO. **D-31898**

WORK ORDER NO. **SZC12923**  
DRAWING NO. **A-3**

SHEET OF SHEETS

**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

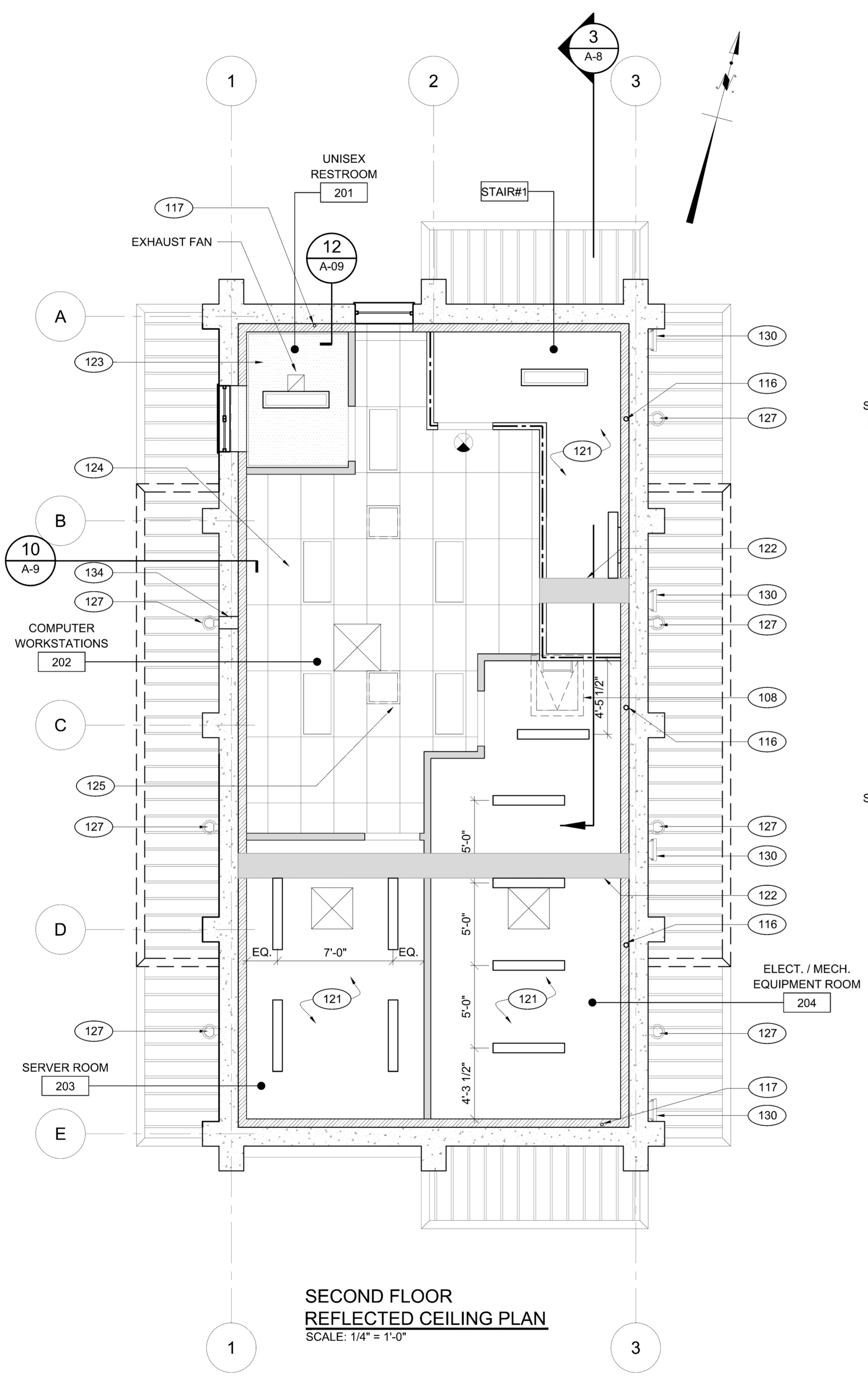
**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**FOR PERMITTING PURPOSE ONLY NOT FOR CONSTRUCTION**

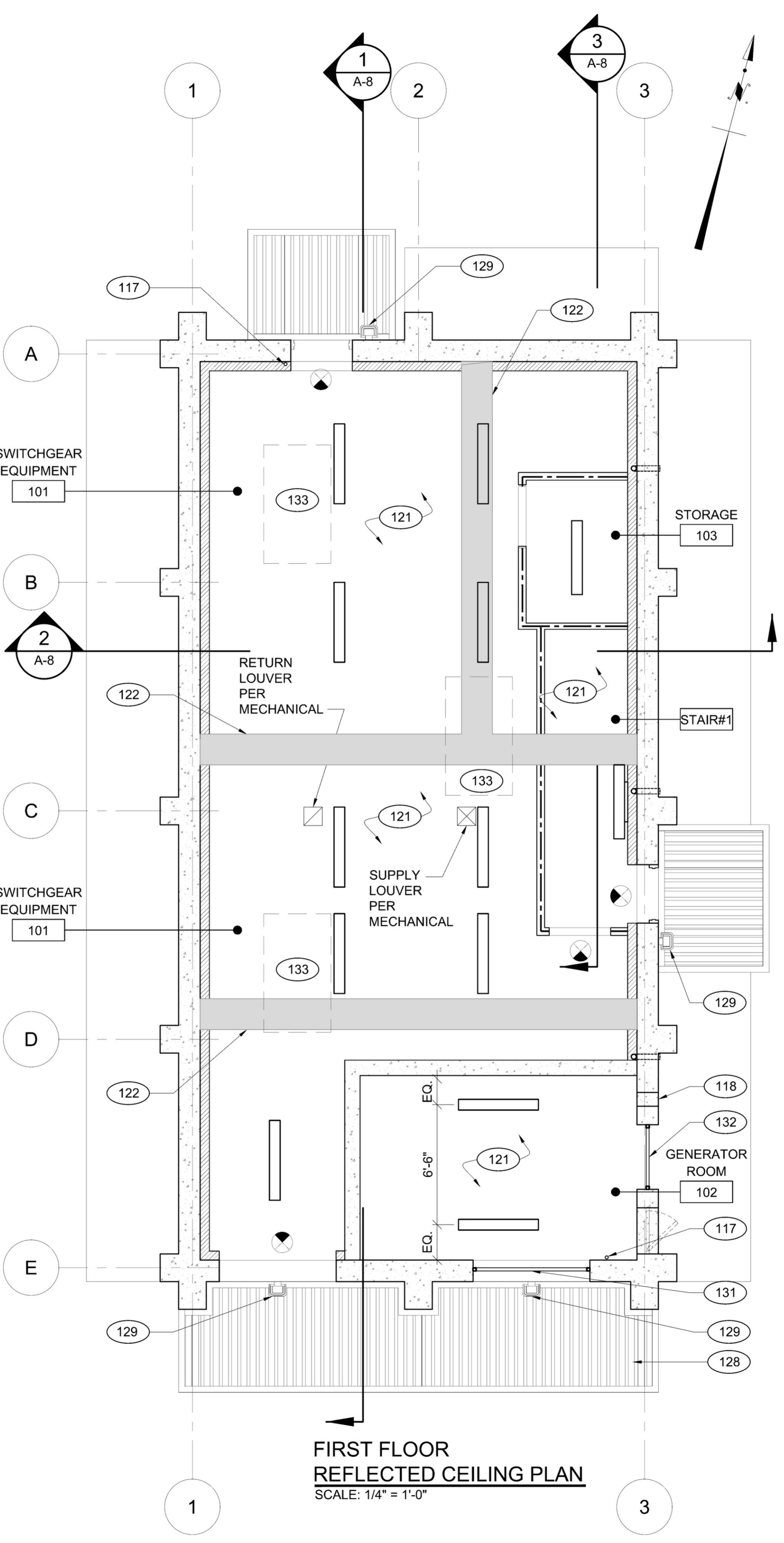
**ARCADIS**  
 LEGAL ENTITY: ARCADIS U.S., INC.  
 333 S. HOPE STREET  
 SUITE C200  
 LOS ANGELES, CA 90071

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.



**SECOND FLOOR  
REFLECTED CEILING PLAN**  
SCALE: 1/4" = 1'-0"



**FIRST FLOOR  
REFLECTED CEILING PLAN**  
SCALE: 1/4" = 1'-0"

**KEYNOTES:**

- 108 ROOF HATCH PER DETAIL 3/A-10
- 117 2" METHANE VENT STACK PER METHANE MITIGATION DRAWINGS
- 118 9" x 9" AIR INTAKE FAN PER MECHANICAL
- 121 EXPOSED CONCRETE STRUCTURE ABOVE
- 122 EXPOSED CONCRETE BEAM. SEE STRUCTURAL S-12.
- 123 PAINTED GYP. BOARD CEILING
- 124 24" x 48" SUSPENDED CEILING SYSTEM WITH LAY-IN ACOUSTIC TILES
- 125 24" x 24" TRANSLUCENT SOLATUBE DIFFUSER WITH SOLATUBE EXTENDING UP TO ROOF, TYP. OF 2 SEE DETAIL 1/A-10
- 126 EVAPORATOR PER MECHANICAL
- 127 WALL SCONCE WITH DOWNWARD PROJECTION, TYP. OF 7 (LITHONIA OLW 23)
- 128 PAINTED GALV. STEEL DECKING UNDER SIKA DECOR ROOFING SYSTEM
- 129 WALL SCONCE MOUNTED PER ELEVATIONS AT EXIT DOOR, TYP. OF 4 (LITHONIA OLW 14)
- 130 LIGHT FIXTURE TYPE 'D' PER ELECTRICAL
- 131 72"W x 36"H INTAKE ACOUSTICAL LOUVER PER MECHANICAL
- 132 42"W x 36"H INTAKE ACOUSTICAL LOUVER PER MECHANICAL
- 133 MECHANICAL EQUIPMENT PER MECHANICAL DRAWINGS

**LEGEND:**

SEE ELECTRICAL FOR LIGHTING FIXTURE TYPES.

- 2' x 4' LED TROFFER WITHIN SUSPENDED CEILING, TYP. OF 5
- SURFACE MOUNTED LED FIXTURE
- PENDANT LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT SCONCES
- FLOOD LIGHT
- ILLUMINATED EXIT SIGN PER ELECTRICAL

**EXHIBIT "A"**  
Page No. 15 of 20  
Case No. CPC-2024-2010-GPA-2C-CU2-SPPC

BUREAU OF ENGINEERING

ENGINEERING  
CITY OF LOS ANGELES

NO. REVISIONS: \_\_\_\_\_  
 DATE: \_\_\_\_\_

THIS PLAN WAS ELECTRONICALLY SIGNED AND STAMPED.

CIP NO. C922  
 INDEX NO. D-31898

DEPARTMENT OF PUBLIC WORKS  
 T. ALLEN, P.E.

CITY ENGINEER  
 DESIGN GROUP  
 ENGINEER: DAVID JOHNSON  
 DESIGNED BY: DEAN HAWKINS/DAVID JOHNSON  
 DRAWN BY: CATHY CARPIO  
 CHECKED BY: DAVID JOHNSON  
 APPROVED BY: DAVID JOHNSON

VERTICAL CONTROL: NAVD 88 (2000)  
 HORIZONTAL CONTROL: NAD83, ZONE 5, EPOCH 1991.5

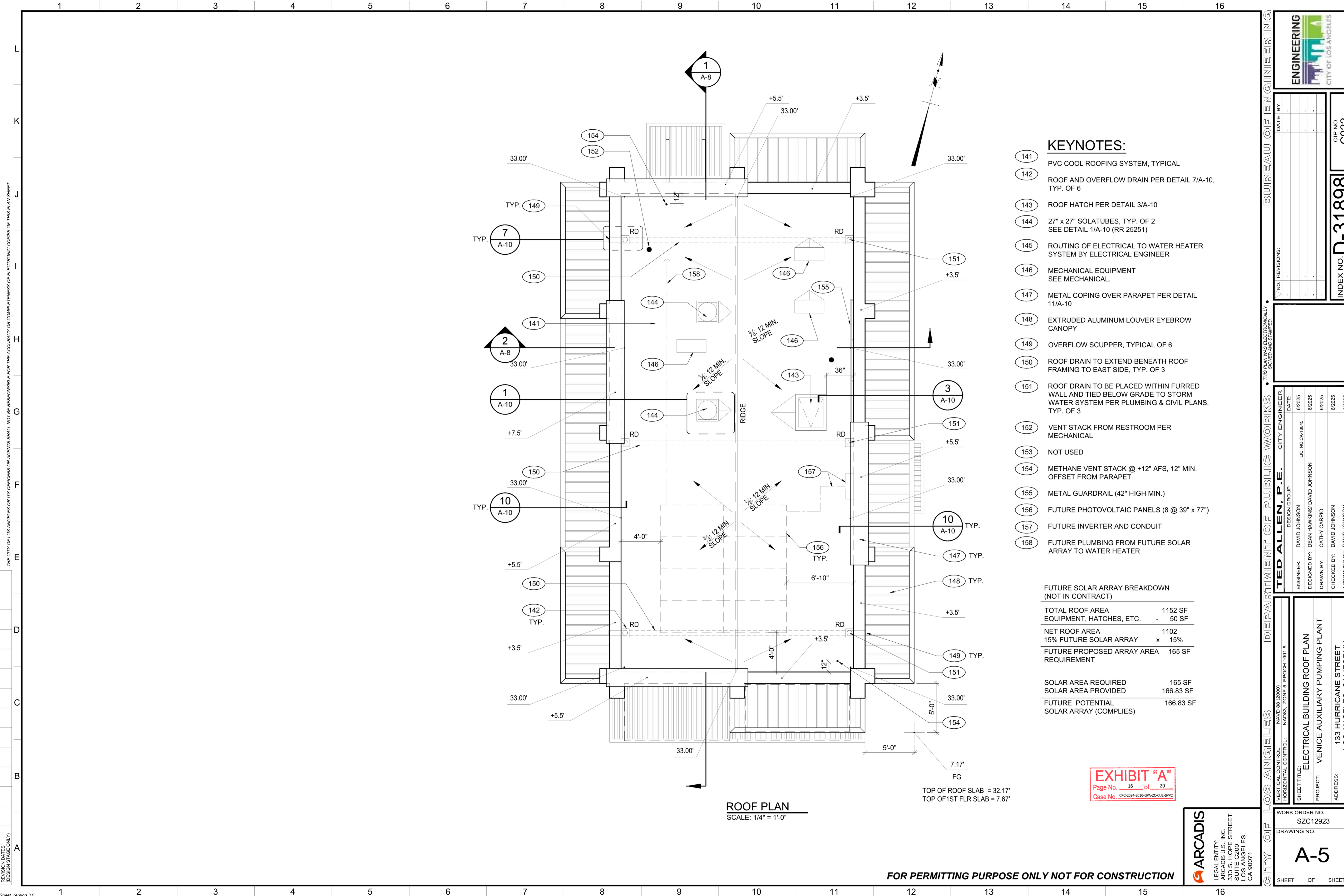
SHEET TITLE: ELECTRICAL BUILDING REFLECTED CEILING PLAN  
 PROJECT: VENICE AUXILIARY PUMPING PLANT  
 ADDRESS: 133 HURRICANE STREET  
 LOS ANGELES, CALIFORNIA

WORK ORDER NO. SZC12923  
 DRAWING NO.

A-4

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LEGAL ENTITY:  
ARCADIS U.S., INC.  
333 S. HOPE STREET  
SUITE C200  
LOS ANGELES,  
CA 90071



**KEYNOTES:**

- 141 PVC COOL ROOFING SYSTEM, TYPICAL
- 142 ROOF AND OVERFLOW DRAIN PER DETAIL 7/A-10, TYP. OF 6
- 143 ROOF HATCH PER DETAIL 3/A-10
- 144 27" x 27" SOLATUBES, TYP. OF 2 SEE DETAIL 1/A-10 (RR 25251)
- 145 ROUTING OF ELECTRICAL TO WATER HEATER SYSTEM BY ELECTRICAL ENGINEER
- 146 MECHANICAL EQUIPMENT SEE MECHANICAL.
- 147 METAL COPING OVER PARAPET PER DETAIL 11/A-10
- 148 EXTRUDED ALUMINUM LOUVER EYEBROW CANOPY
- 149 OVERFLOW SCUPPER, TYPICAL OF 6
- 150 ROOF DRAIN TO EXTEND BENEATH ROOF FRAMING TO EAST SIDE, TYP. OF 3
- 151 ROOF DRAIN TO BE PLACED WITHIN FURRED WALL AND TIED BELOW GRADE TO STORM WATER SYSTEM PER PLUMBING & CIVIL PLANS, TYP. OF 3
- 152 VENT STACK FROM RESTROOM PER MECHANICAL
- 153 NOT USED
- 154 METHANE VENT STACK @ +12" AFS, 12" MIN. OFFSET FROM PARAPET
- 155 METAL GUARDRAIL (42" HIGH MIN.)
- 156 FUTURE PHOTOVOLTAIC PANELS (8 @ 39" x 77")
- 157 FUTURE INVERTER AND CONDUIT
- 158 FUTURE PLUMBING FROM FUTURE SOLAR ARRAY TO WATER HEATER

**FUTURE SOLAR ARRAY BREAKDOWN (NOT IN CONTRACT)**

TOTAL ROOF AREA	1152 SF
EQUIPMENT, HATCHES, ETC.	50 SF
NET ROOF AREA	1102
15% FUTURE SOLAR ARRAY	x 15%
FUTURE PROPOSED ARRAY AREA	165 SF
REQUIREMENT	
SOLAR AREA REQUIRED	165 SF
SOLAR AREA PROVIDED	166.83 SF
FUTURE POTENTIAL	166.83 SF
SOLAR ARRAY (COMPLIES)	

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

TOP OF ROOF SLAB = 32.17'  
TOP OF 1ST FLR SLAB = 7.67'

**EXHIBIT "A"**  
Page No. 16 of 20  
Case No. CFC-2024-2019-GPA-2C-CU2-SPM

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

REVISION DATES (DESIGN STAGE ONLY)

BUREAU OF ENGINEERING

V. NO. | REVISIONS:

DATE: BY:

ENGINEER: DAVID JOHNSON  
 DESIGNER: DEAN HAWKINS  
 DESIGNED BY: DEAN HAWKINS  
 DRAWN BY: CATHY CARPIO  
 CHECKED BY: DAVID JOHNSON  
 APPROVED BY: DAVID JOHNSON

DATE: 6/2025  
 DATE: 6/2025  
 DATE: 6/2025  
 DATE: 6/2025

DESIGN GROUP:

CITY ENGINEER:

UIC. NO. CA-18845

L. NO. CA-18845

INDEX NO. D-318998

CIP NO. C922

SHEET TITLE: ELECTRICAL BUILDING ROOF PLAN  
 PROJECT: VENICE AUXILIARY PUMPING PLANT  
 ADDRESS: 133 HURRICANE STREET, LOS ANGELES, CALIFORNIA

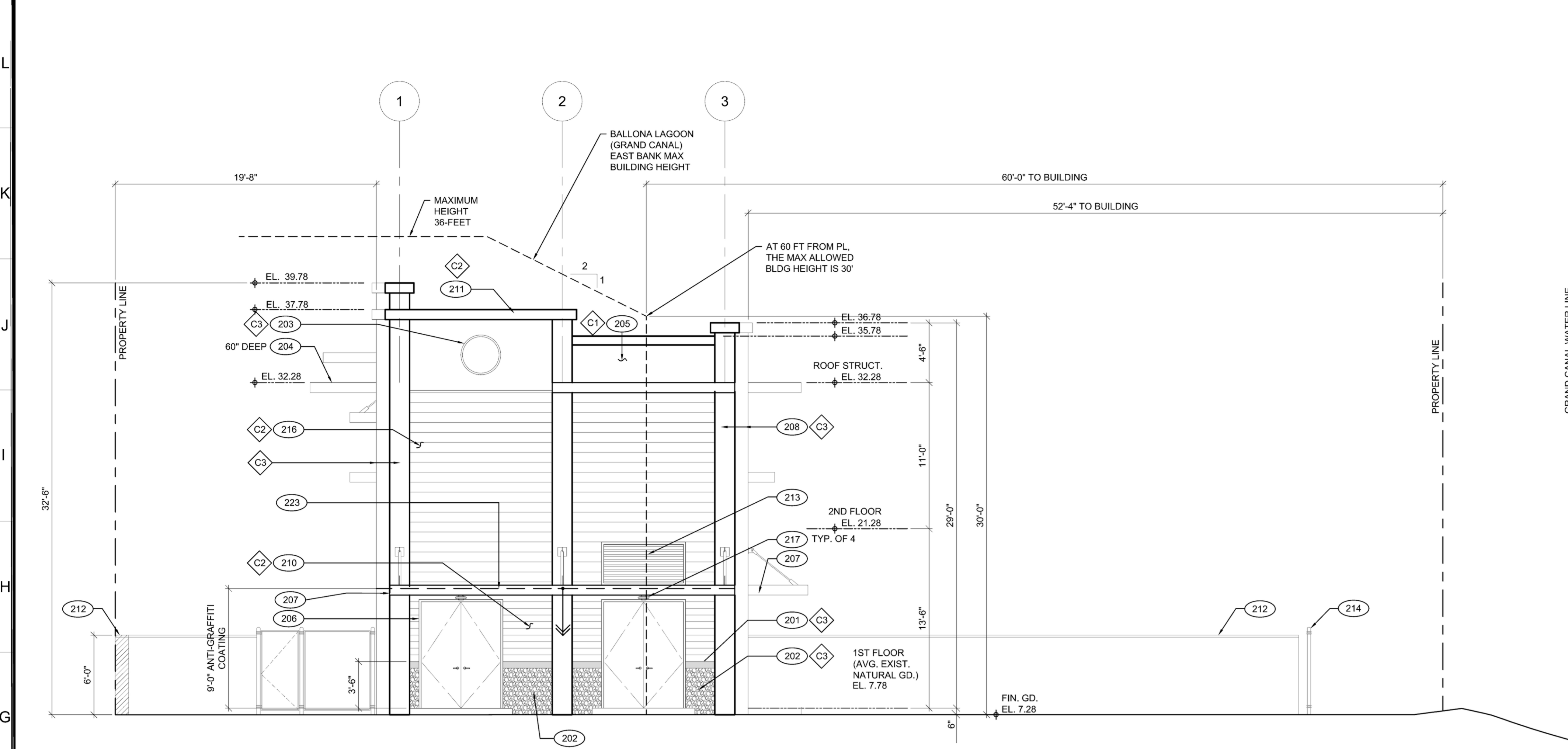
WORK ORDER NO. SZC12923  
 DRAWING NO.

SHEET OF SHEETS

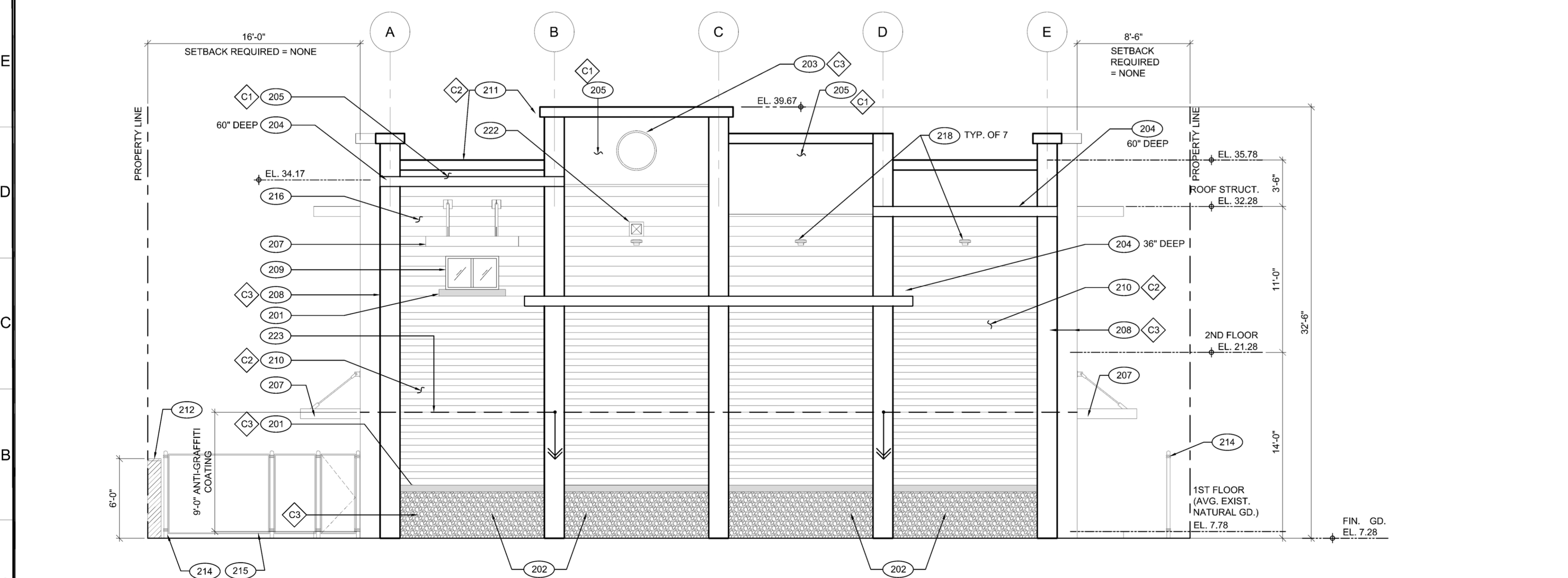
A-5

LEGAL ENTITY: ARCADIS U.S., INC.  
 333 S. HOPE STREET  
 SUITE C200  
 LOS ANGELES, CA 90071

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**2 SOUTH ELEVATION**  
A-6 SCALE: 1/4" = 1'-0"



**1 WEST ELEVATION**  
A-6 SCALE: 1/4" = 1'-0"

**KEYNOTES:**

- 201 4" x 6" CONCRETE SILL. TOP OF SILL @+42" ABOVE FINISH SLAB ELEVATION, U.N.O.
- 202 TEXTURED CONCRETE WITH COBBLESTONE PATTERN PER SPECIFICATIONS
- 203 1 1/2" CIRCULAR REVEAL x 36" DIA. WITH RECESSED 2" CONCRETE SET WITHIN
- 204 EXTRUDED ALUMINUM HORIZ. LOUVER EYEBROW
- 205 COLORED CONCRETE
- 206 GALV. STEEL DOOR AND FRAME PER DOOR SCHED. A-11
- 207 METAL CANOPY WITH GALV. STEEL ROD HANGERS AND SARNAFIL DECOR ROOFING SYSTEM PER DETAIL 7/A-09
- 208 REINFORCED CONCRETE PILASTER PER STRUCTURAL
- 209 ALUMINUM WINDOW
- 210 1" HORIZONTAL REVEALS IN CONCRETE WALL SPACED @ 6" O.C.
- 211 REINFORCED CONCRETE PARAPET CAP WITH CONCRETE SEALER, TYP.
- 212 6'-0" HIGH CMU WALL PER CIVIL
- 213 72"W x 36"H AIR INTAKE ACOUSTICAL LOUVER PER MECHANICAL
- 214 SECURITY FENCE &/OR GATE
- 215 EQUIPMENT PAD PER CIVIL
- 216 1" HORIZONTAL REVEALS IN CONCRETE WALL SPACED @ 9" O.C.
- 217 WALL SCONCE AT ENTRY DOOR (LITHONIA OLV 14)
- 218 WALL SCONCE AT +23' AFS (LITHONIA OLV 23)
- 219 LIGHT FIXTURE 'D', 20'-0" AFG PER ELECTRICAL
- 220 42"W x 36"H ACOUSTICAL LOUVER PER MECHANICAL
- 221 30" WIDE FUEL ACCESS PANEL
- 222 9" x 9" AIR INTAKE FAN PER MECHANICAL
- 223 PROVIDE ANTI-GRAFFITI COATING AT THE LOWER 9 FEET MEASURED ABOVE FINISHED GRADE ON EXTERIOR WALLS AND DOORS, LAMC 91.6306
- 224 SLIDING GATE

**CONCRETE COLOR SCHEDULE:**

- C1 DAVIS COLORS, OMAHA TAN # 5084
- C2 DAVIS COLORS, PALAMINO # 5447
- C3 DAVIS COLORS, ADOBE # 61078

**EXHIBIT "A"**  
Page No. 17 of 20  
Case No. CPC-2024-2010-GPA-2C-C12-SPRC

ENGINEERING CITY OF LOS ANGELES

BUREAU OF ENGINEERING

DATE: BY:

NO. REVISIONS:

CIP NO. C922

INDEX NO. D-31898

DESIGN GROUP

CITY ENGINEER

ENGINEER: DAVID JOHNSON

DATE: 6/2025

DESIGNED BY: DEAN HAWKINS/DAVID JOHNSON

U.C. NO. CA-1845

DRAWN BY: CATHY CARPIO

DATE: 6/2025

CHECKED BY: DAVID JOHNSON

DATE: 6/2025

APPROVED BY: DAVID JOHNSON

DATE: 6/2025

VERTICAL CONTROL: NAVD 88 (2000)

HORIZONTAL CONTROL: NAD83, ZONE 5, EPOCH 1991.5

SHEET TITLE: ELECTRICAL BUILDING EXTERIOR ELEVATIONS

PROJECT: VENICE AUXILIARY PUMPING PLANT

ADDRESS: 133 HURRICANE STREET LOS ANGELES, CALIFORNIA

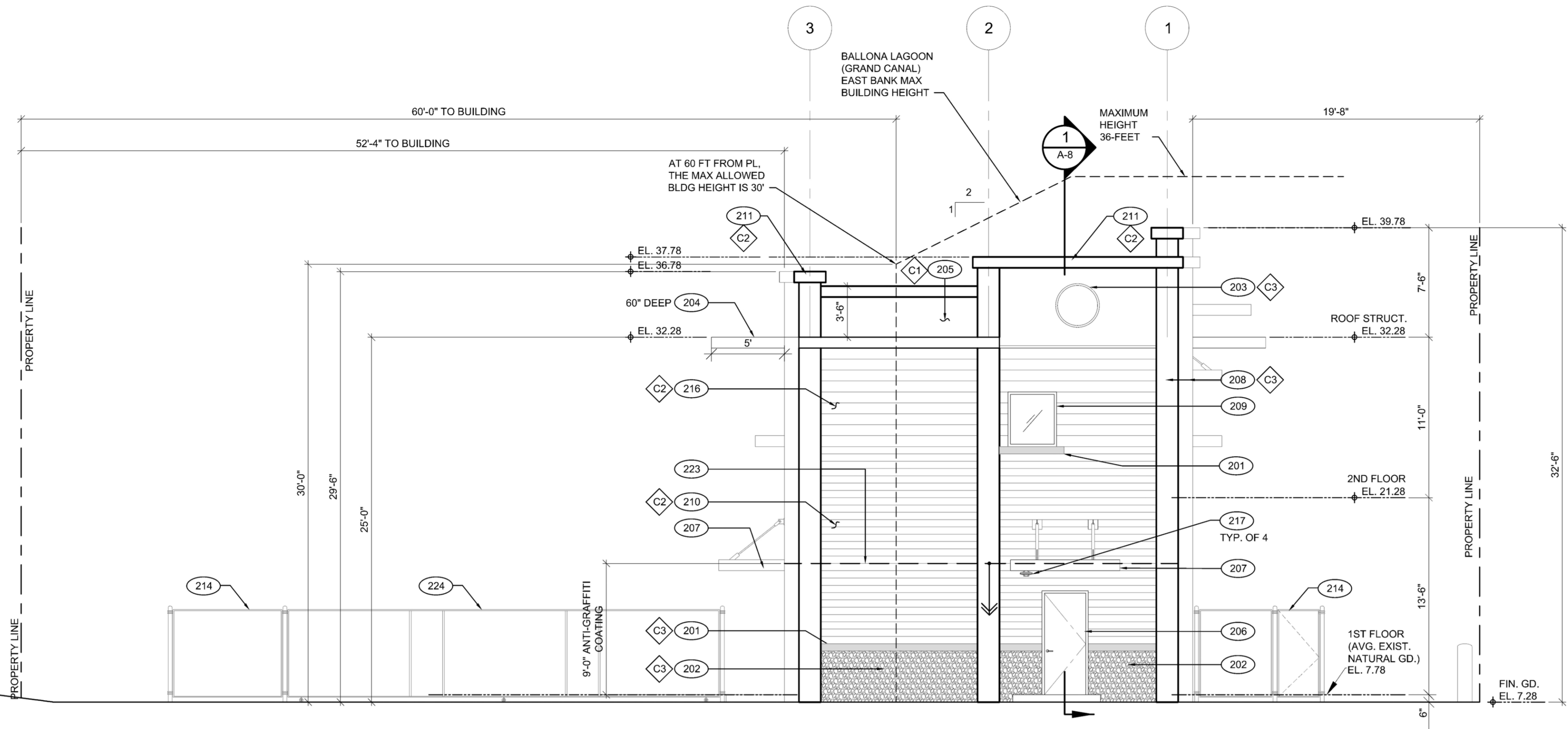
WORK ORDER NO. SZC12923

DRAWING NO. A-6

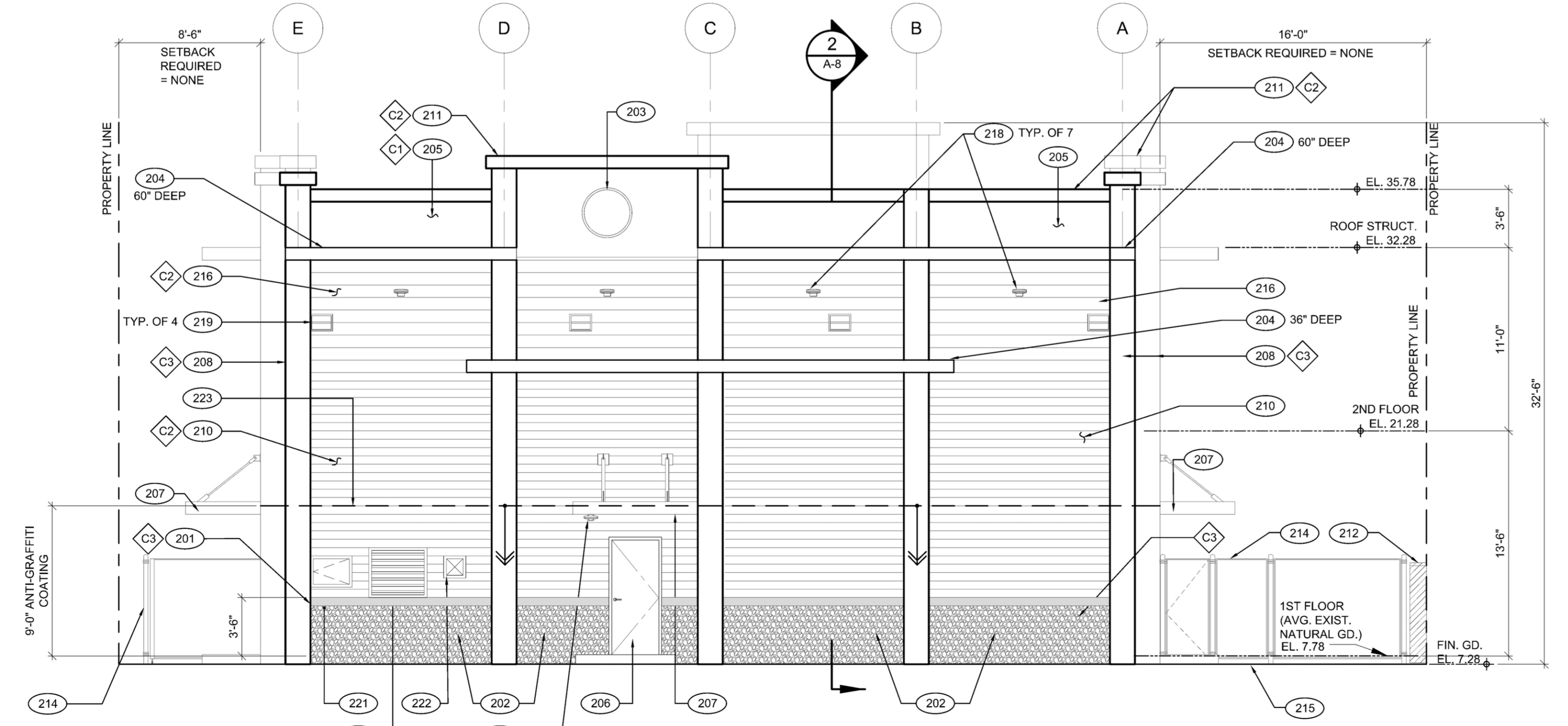
SHEET OF SHEETS

**ARCADIS**  
LEGAL ENTITY: ARCADIS U.S., INC.  
333 S. HOPE STREET  
SUITE C200  
LOS ANGELES, CA 90071

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**2 NORTH ELEVATION**  
A-7 SCALE: 1/4" = 1'-0"



**1 EAST ELEVATION**  
A-7 SCALE: 1/4" = 1'-0"

**KEYNOTES:**

- 201 4" x 6" CONCRETE SILL, TOP OF SILL @+42" ABOVE FINISH SLAB ELEVATION, U.N.O.
- 202 TEXTURED CONCRETE WITH COBBLESTONE PATTERN PER SPECIFICATIONS
- 203 1 1/2" CIRCULAR REVEAL x 36" DIA. WITH RECESSED 2" CONCRETE SET WITHIN
- 204 EXTRUDED ALUMINUM HORIZ. LOUVER EYEBROW
- 205 COLORED CONCRETE
- 206 GALV. STEEL DOOR AND FRAME PER DOOR SCHED. A-11
- 207 METAL CANOPY WITH GALV. STEEL ROD HANGERS AND SARNAFIL DECOR ROOFING SYSTEM PER DETAIL 7/A-09
- 208 REINFORCED CONCRETE PILASTER PER STRUCTURAL
- 209 ALUMINUM WINDOW
- 210 1" HORIZONTAL REVEALS IN CONCRETE WALL SPACED @ 6" O.C.
- 211 REINFORCED CONCRETE PARAPET CAP WITH CONCRETE SEALER, TYP.
- 212 6'-0" HIGH CMU WALL PER CIVIL
- 213 72"W x 36"H AIR INTAKE ACOUSTICAL LOUVER PER MECHANICAL
- 214 SECURITY FENCE &/WALL
- 215 EQUIPMENT PAD PER CIVIL
- 216 1" HORIZONTAL REVEALS IN CONCRETE WALL SPACED @ 9" O.C.
- 217 WALL SCONCE AT ENTRY DOOR (LITHONIA OLW 14)
- 218 WALL SCONCE AT +23' AFS (LITHONIA OLW 23)
- 219 LIGHT FIXTURE 'D', 20'-0" AFG PER ELECTRICAL
- 220 42"W x 36"H ACOUSTICAL LOUVER PER MECHANICAL
- 221 30" WIDE FUEL ACCESS PANEL
- 222 9" x 9" AIR INTAKE FAN PER MECHANICAL
- 223 PROVIDE ANTI-GRAFFITI COATING AT THE LOWER 9 FEET MEASURED ABOVE FINISHED GRADE ON EXTERIOR WALLS AND DOORS, LAMC 91.6306
- 224 SLIDING GATE

**CONCRETE COLOR SCHEDULE:**

- C1 DAVIS COLORS, OMAHA TAN # 5084
- C2 DAVIS COLORS, PALAMINO # 5447
- C3 DAVIS COLORS, ADOBE # 61078

EXHIBIT "A"

Page No. 18 of 20  
Case No. CPC-2024-2010-GPA-ZC-CU2-SPPC

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BUREAU OF ENGINEERING

ENGINEERING  
CITY OF LOS ANGELES

DATE: BY:

NO. REVISIONS:

CIP NO. C922

INDEX NO. D-31898

DEPARTMENT OF PUBLIC WORKS  
 T. ALLEN, P.E.  
 DESIGN GROUP

CITY ENGINEER  
 DATE: 6/2025  
 ENGINEER: DAVID JOHNSON  
 UIC. NO. CA-18445  
 DESIGNED BY: DEAN HAWKINS / DAVID JOHNSON  
 6/2025  
 DRAWN BY: CATHY CARPIO  
 6/2025  
 CHECKED BY: DAVID JOHNSON  
 6/2025  
 APPROVED BY: DAVID JOHNSON  
 6/2025

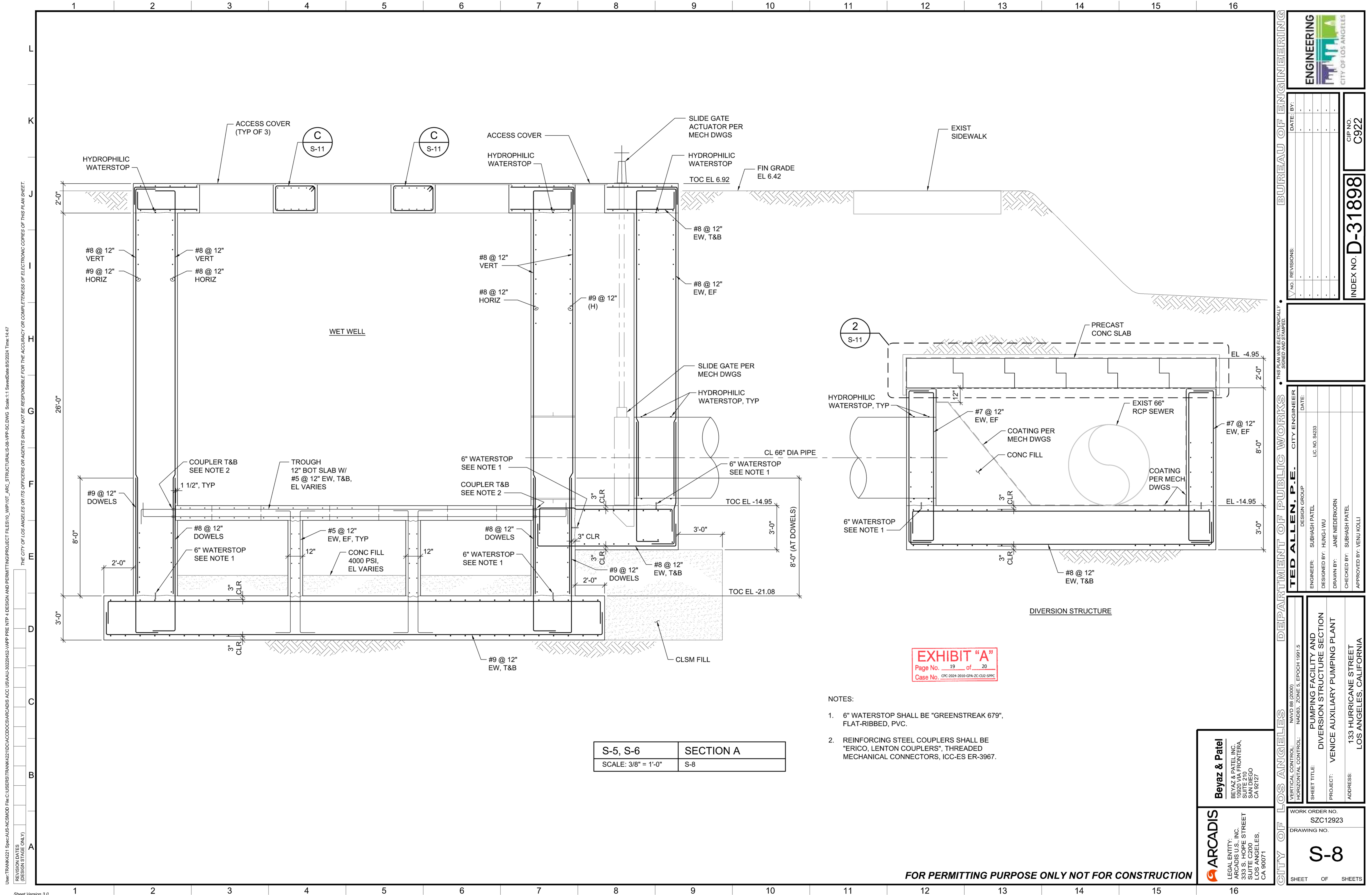
NAVD 88 (2000)  
 HORIZONTAL CONTROL: NAD83, ZONE 5, EPOCH 1991.5

SHEET TITLE: ELECTRICAL BUILDING EXTERIOR ELEVATIONS  
 PROJECT: VENICE AUXILIARY PUMPING PLANT  
 ADDRESS: 133 HURRICANE STREET, LOS ANGELES, CALIFORNIA

WORK ORDER NO. SZC12923  
 DRAWING NO.

SHEET OF SHEETS

LEGAL ENTITY:  
ARCADIS U.S. INC.  
333 S. HOPE STREET  
SUITE C200  
LOS ANGELES,  
CA 90071



User: TRANK421; Spec: AUS-NC5MOD; File: C:\USERS\TRANK421\DC\ACCS\ARCADIS\ACC\_USA\AU-30220442\WPP PRE NTP 4\DESIGN AND PERMITTING\PROJECT FILES\10\_WPP\10T\_ARC\_STRUCTURALS\08\_VPP-SC.DWG; Scale: 1/8\"/>

S-5, S-6	SECTION A
SCALE: 3/8" = 1'-0"	S-8

**EXHIBIT "A"**  
 Page No. 19 of 20  
 Case No. CPC-2024-2010-GPA-2C-CID-SPPC

- NOTES:
- 6" WATERSTOP SHALL BE "GREENSTREAK 679", FLAT-RIBBED, PVC.
  - REINFORCING STEEL COUPLERS SHALL BE "ERICO, LENTON COUPLERS", THREADED MECHANICAL CONNECTORS, ICC-ES ER-3967.

CITY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

BUREAU OF ENGINEERING

VERTICAL CONTROL: NAVD 88 (2000)  
 HORIZONTAL CONTROL: NAD83, ZONE 5, EPOCH 1991.5

SHEET TITLE: PUMPING FACILITY AND DIVERSION STRUCTURE SECTION  
 PROJECT: VENICE AUXILIARY PUMPING PLANT  
 ADDRESS: 133 HURRICANE STREET, LOS ANGELES, CALIFORNIA

DATE: \_\_\_\_\_  
 NO. REVISIONS: \_\_\_\_\_  
 INDEX NO. **D-31898**  
 CIP NO. **C922**

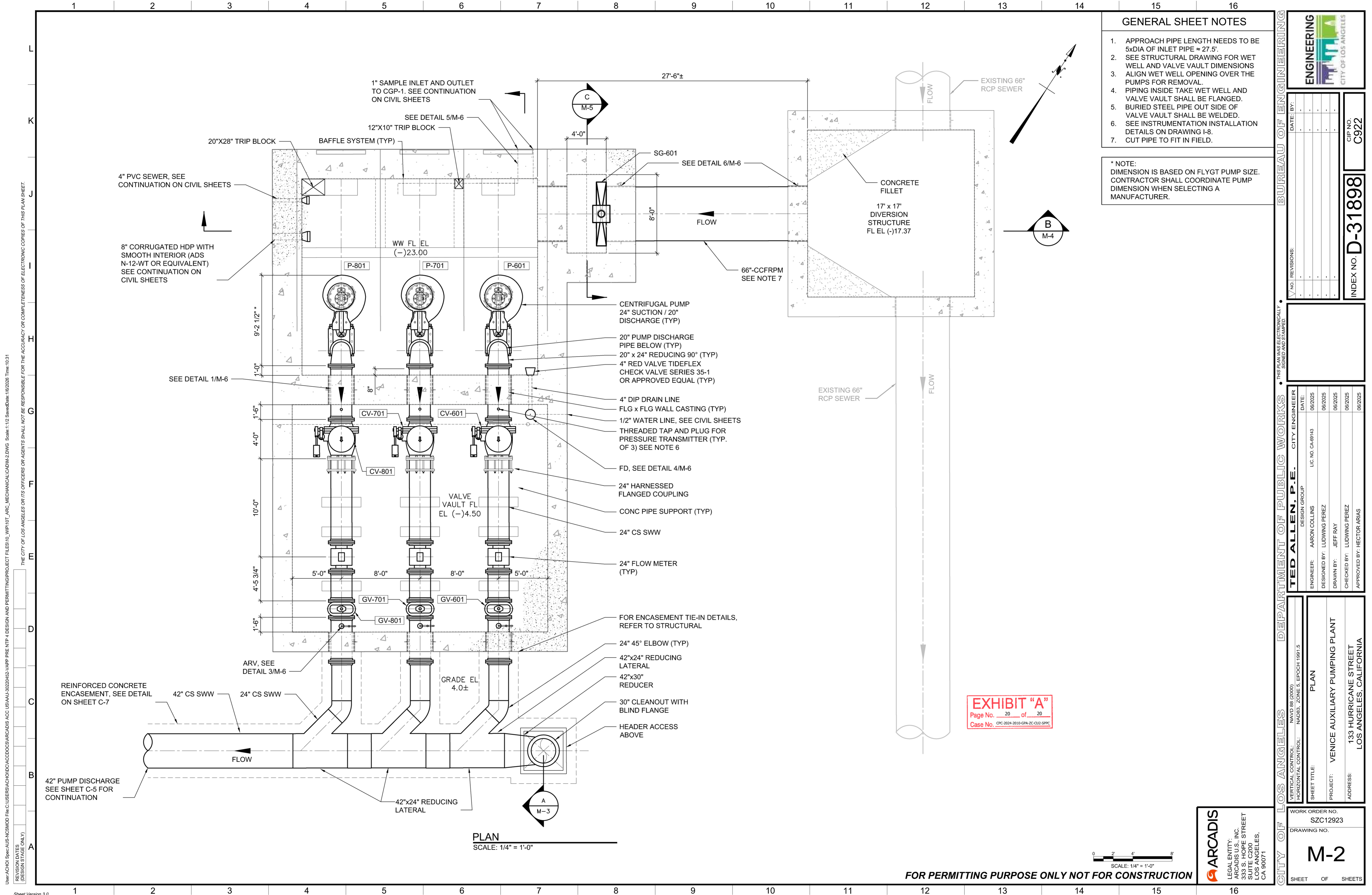
ENGINEER: SUBHASH PATEL  
 DESIGNED BY: HUNG-I WU  
 DRAWN BY: JANE NIEDERKORN  
 CHECKED BY: SUBHASH PATEL  
 APPROVED BY: VENU KOLLI

CITY ENGINEER: \_\_\_\_\_  
 DESIGN GROUP: \_\_\_\_\_  
 LIC. NO. S4233

LEGAL ENTITY: **ARCADIS**  
 BEYAZ & PATEL INC.  
 10950 VIA FRONTERA,  
 SUITE C200  
 SAN DIEGO,  
 CA 92127

WORK ORDER NO. SZC12923  
 DRAWING NO. **S-8**  
 SHEET OF SHEETS

FOR PERMITTING PURPOSE ONLY NOT FOR CONSTRUCTION



- GENERAL SHEET NOTES**
1. APPROACH PIPE LENGTH NEEDS TO BE 5xDIA OF INLET PIPE ≈ 27.5'
  2. SEE STRUCTURAL DRAWING FOR WET WELL AND VALVE VAULT DIMENSIONS
  3. ALIGN WET WELL OPENING OVER THE PUMPS FOR REMOVAL.
  4. PIPING INSIDE TAKE WET WELL AND VALVE VAULT SHALL BE FLANGED.
  5. BURIED STEEL PIPE OUT SIDE OF VALVE VAULT SHALL BE WELDED.
  6. SEE INSTRUMENTATION INSTALLATION DETAILS ON DRAWING I-8.
  7. CUT PIPE TO FIT IN FIELD.
- \* NOTE:  
DIMENSION IS BASED ON FLYGT PUMP SIZE.  
CONTRACTOR SHALL COORDINATE PUMP DIMENSION WHEN SELECTING A MANUFACTURER.

**ENGINEERING**  
CITY OF LOS ANGELES

**BUREAU OF ENGINEERING**

DATE: . . . . .  
 NO. REVISIONS: . . . . .

INDEX NO. **D-31898**  
 CIP NO. C922

**TED ALLEN, P.E.**  
 CITY ENGINEER  
 DESIGN GROUP

ENGINEER: ARON COLLINS LIC. NO. CA-88143  
 DESIGNED BY: LUDWIG PEREZ  
 DRAWN BY: JEFF RAY  
 CHECKED BY: LUDWIG PEREZ  
 APPROVED BY: HECTOR ARIAS

**DEPARTMENT OF PUBLIC WORKS**

VERTICAL CONTROL: NAVD 88 (2000)  
 HORIZONTAL CONTROL: NAD83, ZONE 5, EPOCH 1991.5

SHEET TITLE: **PLAN**

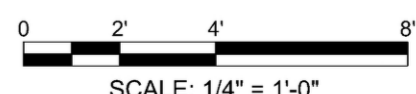
PROJECT: **VENICE AUXILIARY PUMPING PLANT**

ADDRESS: 133 HURRICANE STREET  
 LOS ANGELES, CALIFORNIA

WORK ORDER NO. SZC12923  
 DRAWING NO. **M-2**

SHEET OF SHEETS

**EXHIBIT "A"**  
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 Case No. CPC-2024-2010-GPA-ZC-CU2-SPPC



**FOR PERMITTING PURPOSE ONLY NOT FOR CONSTRUCTION**

**ARCADIS**  
 LEGAL ENTITY:  
 ARCADIS U.S., INC.  
 333 S. HOPE STREET  
 SUITE C200  
 LOS ANGELES,  
 CA 90071

User: A:\CHOI\Spec\AUS\NCS\MOD File\C:\USERS\A\CHOI\CADD\CCDC\ARCADIS ACC US\A\AU-30220432.VPFP PRE NTP 4 DESIGN AND PERMITTING\PROJECT FILES\10\_WIP\10T\_ARC\_MECHANICAL\CADD\2.DWG Scale: 1:1/2 Saved Date: 10/2/2025 Time: 10:31  
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