CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Agenda Item No. 5

Date: March 24, 2026

To: Municipal Facilities Committee

From: Daniel Tarica, General Manager *Daniel M. Tarica*
Department of Cultural Affairs

Subject: **DONATION AGREEMENT WITH THE LOS ANGELES NEIGHBORHOOD LAND TRUST (LANLT) FOR THE WATTS TOWERS ART CENTER (WTAC) CAMPUS LANDSCAPING AND HARDSCAPE IMPROVEMENTS**

RECOMMENDATION

The Department of Cultural Affairs (DCA), in collaboration with the General Services Department (GSD), the Bureau of Engineering (BOE), Bureau of Contract Administration (BCA) and Department of Recreation and Parks (RAP), recommends that the Municipal Facilities Committee (MFC):

1. Approve the acceptance of the LANLT landscaping and hardscape improvements and request DCA and GSD to prepare and present a "Donation Agreement" which would provide formal acceptance of the proposed improvements to GSD-owned property, to be subsequently submitted to the City Council for approval; and
2. Request GSD to issue a right of entry permit on GSD-owned land surrounding the WTAC Campus facilities.

Discussion/Background

The WTAC Campus, located at 1727 East 107th Street, Los Angeles, CA 90002, in Council District (CD) 15, is the site of a planned landscaping and hardscape improvement project (Project). This Project was initiated by RAP, DCA and the LANLT to develop the landscaping and hardscape across the Watts Cultural Crescent. The $13M estimated cost for this development will be funded by LANLT. The Project will encompass properties owned by both RAP and the GSD as shown in the chart below:

On July 22, 2019, the LANLT, working with RAP, filed and received approval of the California Environmental Quality Act (CEQA) Compliance Certificate - Notice of Exemption. This filing is shown in Exhibit C of the executed Donation Agreement between RAP and the LANLT (C-142065).

On December 5, 2022, the LANLT and RAP formalized a Donation Agreement (C-142065) which grants the LANLT the right-of-entry to the park land portion of the campus owned by RAP. Under this agreement, the LANLT and RAP collaborated on developing the design drawings (Attachment A) for the proposed improvements, incorporating feedback from outreach conducted by the LANLT in partnership with local community organizations and RAP. The LANLT will act as the Project Manager and Developer, having already hired the design team. In this role, the LANLT will subsequently solicit a contractor to perform the work. Both RAP, BOE and the LANLT will contract for, and oversee, the construction of the improvements. The LANLT is also responsible for identifying and applying for any necessary additional funding for the construction of improvements to the property.

The Donation Agreement between the LANLT and the City will substantively cite similar terms included in the executed agreement between RAP and the LANLT. The agreement will cite that GSD or designee will accept the proposed donated improvements for the GSD-owned property and assume ownership of the improvements. Additionally, BOE will review the detailed final plans and specifications drafted by the LANLT to ensure they meet City standards and BCA will conduct the final inspection and acceptance of the completed improvements.

Scope of Work
The WTAC campus renovation and expansion project is designed to enhance accessibility for the community, adding 30,000 square feet of usable park space and various new recreational elements, in advance of the 2028 Olympic and Paralympic Games.

The site improvements include a range of features:

- **Recreational and Gathering Spaces:** Interactive art play elements, a walking path with seating, and designated gathering areas for community residents and visitors.
- **Infrastructure and Security:** Expansion of the existing parking area; a new 2,000-square-foot building to house relocated restrooms, security guard space, offices, and storage; and a rebuilt amphitheater with built-in benches and shade sails.
- **Amenities:** Installation of new LED lights, drinking fountains, a bike rack, and benches.
- **Aesthetics and Information:** Upgraded planting and irrigation, and the installation of a new monument sign along with other interpretive and directional signage.

Funding
The LANLT has secured the following funds to date:

TOTAL PROJECT FUNDING TO DATE:	
Funding Source	Amount
Statewide Park Development and Community Revitalization Program Grant Funds (Prop. 68 Funds)	$4,500,000
County of Los Angeles (Measure A)	$780,000
CA State Budget Allocation	$4,000,000
L.A. For Kids (Prop K)	$700,000
Rivers and Mountains Conservancy	$1,860,000
CA State Natural Resources Agency (Urban Greening)	$1,188,495
TOTAL	**$13,028,495**

LANLT is currently awaiting confirmation of additional funding, for which they have applied, from various sources, including but not limited to grants, other fundraising, and private donations, to pay for public art and contingency.

Project Support Collaborations
Due to the existing contractual agreement and the contractor solicitation responsibility, the BOE has stated that it should not intervene by offering Project Management or Construction Management services. Nonetheless, the BOE will provide design review services for the GSD-owned properties. This review will specifically focus on verifying that the landscape

design adheres to RAP's standards and that the architectural building elements meet City standards.

GSD has agreed to continue to maintain the existing WTAC facilities that they currently maintain.

Ongoing maintenance for the improved park and recreation areas across the entire WTAC Campus will be performed by RAP.

BCA will review plan specifications and conduct construction inspections to ensure compliance with City standards.

These City Departments, in addition to Council District 15, consider this Project a priority project as it is an important community asset, integral to the City's commitment to equitable community investment and economic sustainability. The WTAC Campus improvements, slated for completion before the 2028 Olympic and Paralympic Games, are expected to serve as a hub for local artists, arts organizations, performers, and cultural providers, forming a key component of the City's 2028 Cultural Program for the Olympic and Paralympic Games. The Project is expected to contribute positively to the local economic development of the historic Watts community.

cc: Jeanne Min, Council District 15
Delilah Puche, City Administrative Officer
Albert Griego, City Administrative Officer
Allison Lamas, City Administrative Officer
Maria Gutierrez, City Administrative Officer
Alfred Mata, Bureau of Engineering
Deborah Weintraub, Bureau of Engineering
Ohaji Abdallah, Bureau of Engineering
Melody McCormick, General Services Department
Amy Benson, General Services Department
Raoul Mendoza, Bureau of Contract Administration
Darryl Ford, Recreation and Parks
Daniel Tarica, Department of Cultural Affairs
Chris Concepcion, Department of Cultural Affairs
Alma Miranda, Department of Cultural Affairs
Lisa Davis, Department of Cultural Affairs
Mason Ng, Department of Cultural Affairs

Attachment A – WTAC Campus Improvement 100% Design Drawings dated January 31, 2025

WATTS TOWERS ARTS CENTER CAMPUS

100% DESIGN DOCUMENTATION LANDSCAPE DRAWINGS
31 JANUARY 2025

PROJECT RENDERING

PROJECT TEAM:

Landscape
Studio Zewde

Architecture
OffTop Design

Civil Engineering
Sherwood Design Engineers

Structural Engineering, ALTA Surveying
KPFF Consulting Engineers

Lighting
L'Observatoire International

Irrigation
Dickson & Associates, Inc.

Geotechnical Surveying
Langan

Cost Estimation
Lenax Construction Services, Inc.

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002	G001	ALTA Survey	039	L142	Canopy Plan - Sector B
	CIVIL		040	L143	Canopy Plan - Sector C
003	C0.1	Cover Sheet	041	L144	Canopy Plan - Sector D
004	C0.2	General Notes	042	L145	Understory Plan - Sector A
005	C1.0	Overall Site Improvement Plan	043	L146	Understory Plan - Sector B
006	C1.1	Site and Utility Plan	044	L147	Understory Plan - Sector C
007	C1.2	Site and Utility Plan	045	L148	Understory Plan - Sector D
008	C1.3	Site and Utility Plan	046	L150	Soils Plan
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013	C2.3	Grading and Drainage	051	L305	Site Sections
014	C2.4	Grading and Drainage	052	L501	Site Sections
015	C2.5	Grading and Drainage Profiles	053	L502	Site Details
016	C3.0	Overall LID Plan	054	L503	Site Details
017	C4.0	Site Details	055	L505	Planting Details
018	C4.1	Utility Details		LIGHTING	
019	C4.2	Drainage Details	056	LT101	Lighting Plan - Sector A
	LANDSCAPE		057	LT102	Lighting Plan - Sector B
020	L000	General Notes & Abbreviations	058	LT103	Lighting Plan - Sector C
021	L001	Key Plan	059	LT104	Lighting Plan - Sector D
022	L100	Site Plan		IRRIGATION	
023	L101	Site Plan - Sector A	060	I101	Overall Irrigation Plan
024	L102	Site Plan - Sector B	061	I102	Irrigation Legend & Notes
025	L103	Site Plan - Sector C	062	I103	Irrigation Details
026	L104	Site Plan - Sector D	063	I104	Irrigation Details
027	L110	Materials Plan & Schedule			
028	L111	Materials Plan - Sector A			
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030	L113	Materials Plan - Sector C			
031	L114	Materials Plan - Sector D			
032	L130	Grading Plan			
033	L131	Grading Plan - Sector A			
034	L132	Grading Plan - Sector B			
035	L133	Grading Plan - Sector C			
036	L134	Grading Plan - Sector D			
037	L140	Planting Schedule			

Watts Towers Arts Center Campus

PROJECT ADDRESS:
1727 East 107th St
Los Angeles, CA 90002

CLIENT:
Los Angeles Neighborhood Land Trust
1689 Beverly Blvd, Los Angeles, CA 90026
PH: 213-572-0188

LANDSCAPE:
Studio Zewde
218 Lenox Ave, New York, NY 10027
PH. 212-518-1548

ARCHITECTURE:
OffTop Design
2712 W. 54th St. Unit A, Los Angeles, CA 90043, PH. 951-581-3559

CIVIL ENGINEERING:
Sherwood Design Engineers
654 N Spring St. #200, Los Angeles, CA 90012
PH. 213-921-4623

STRUCTURAL ENGINEERING, ATLA SURVEYING:
KPFF Consulting Engineers
700 Flowers St #2100, Los Angeles, CA 90017
PH. 213-418-0201

LIGHTING:
L 'Observatoire International
120 Walker St, New York, NY 10013
PH. 212-255-4463

IRRIGATION:
Dickson & Associates, Inc.
24477 Shel Max Rd,Oak Run, CA 96069
PH. 530-547-5515

GEOTECHNICAL SURVEYING:
Langan
515 Flower St. #1060, Los Angeles, CA 90071
PH. 213-314-8100

COST ESTIMATION:
Lenax Construction Services, Inc.
3700 Wilshire Blvd. St.560,
Los Angeles, CA 90071
PH. 213-314-8100

NOT FOR CONSTRUCTION

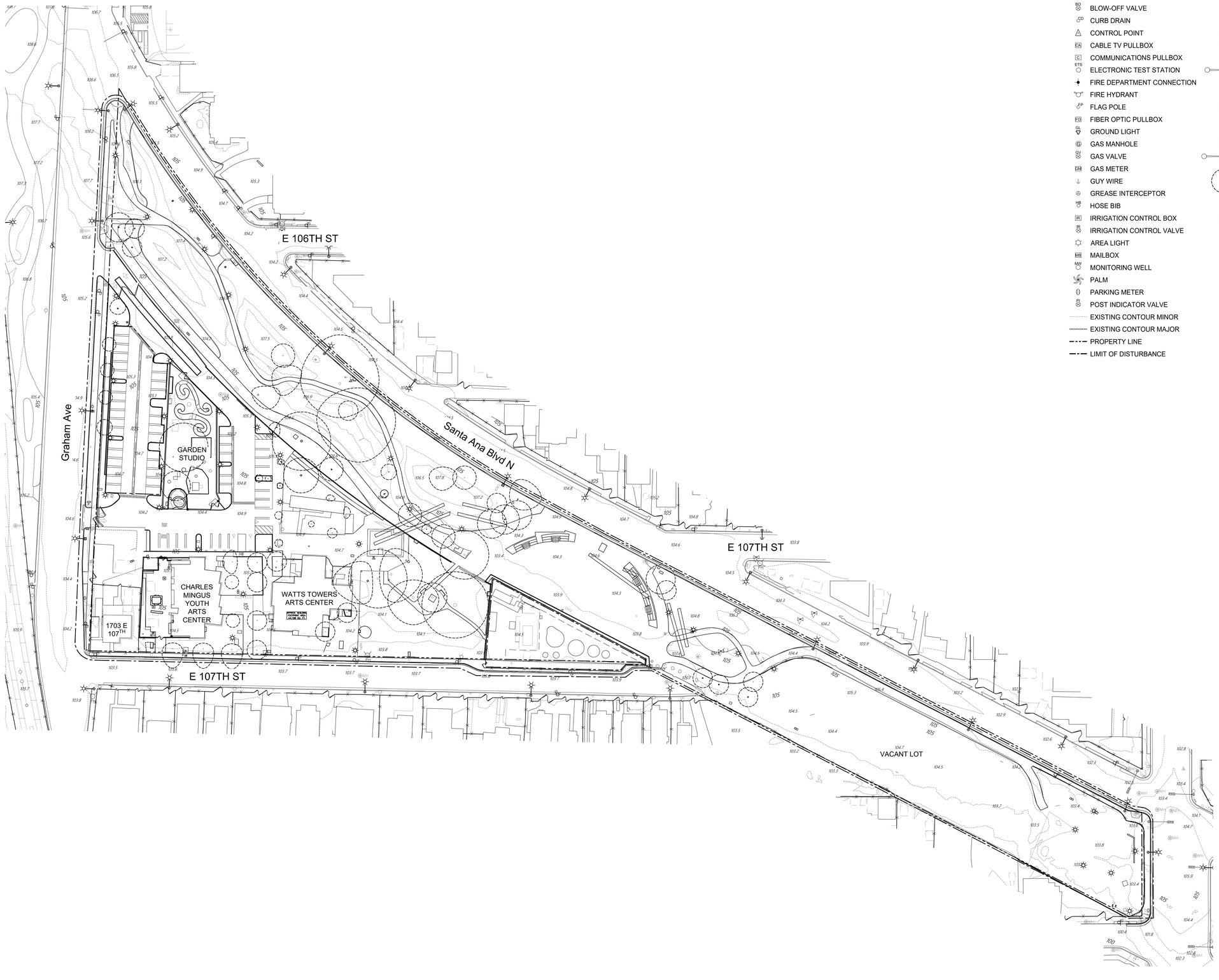
DRAWING ISSUANCES:

NO.	DATE	DESCRIPTION
1	12/20/24	50% DD SUBMISSION
2	01/31/25	100% DD SUBMISSION

DRAWN BY: BR/CL	CHECKED BY: RI/SZ
DATE: 01/31/25	PROJECT NUMBER: 2208

COVER SHEET

G000



1 SURVEY
SCALE: 1" = 40'-0"

1" = 40'-0" 0 20 40 80FT NORTH

NOTE:
THIS DRAWING IS A COMPOSITE SURVEY INCLUDING KPFF'S ALTA SURVEY DATED 07/02/24 AND THE ARBORIST SURVEY DATED 02/19/24. THIS DRAWING IS INTENDED FOR REFERENCE ONLY. SEE SOURCE DOCUMENTS FOR MORE INFORMATION.

LEGEND

- AERIAL TARGET
- AIR RELEASE VALVE
- AREA DRAIN (SQUARE)
- AREA DRAIN (CIRCLE)
- BACKFLOW PREVENTER
- BOLLARD
- BENCHMARK
- BLOW-OFF VALVE
- CURB DRAIN
- CONTROL POINT
- CABLE TV PULLBOX
- COMMUNICATIONS PULLBOX
- ELECTRONIC TEST STATION
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- FLAG POLE
- FIBER OPTIC PULLBOX
- GROUND LIGHT
- GAS MANHOLE
- GAS VALVE
- GAS METER
- GUY WIRE
- GREASE INTERCEPTOR
- HOSE BIB
- IRRIGATION CONTROL BOX
- IRRIGATION CONTROL VALVE
- AREA LIGHT
- MAILBOX
- MONITORING WELL
- PALM
- PARKING METER
- POST INDICATOR VALVE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPERTY LINE
- LIMIT OF DISTURBANCE
- ELECTRIC CABINET
- ELECTRIC MANHOLE
- ELECTRIC METER
- UTILITY POLE
- ELECTRIC PULLBOX
- ROOF DRAIN
- SEWER CLEAN OUT
- SEWER MANHOLE
- HANDICAP PARKING
- SIGN
- SPRINKLER
- STORM DRAIN MANHOLE
- STREET LIGHT
- STREET LIGHT PULL BOX
- TELEPHONE BOX
- TELEPHONE CABINET
- TELEPHONE MANHOLE
- TRAFFIC PULLBOX
- TRAFFIC SIGNAL CABINET
- TRAFFIC SIGNAL
- EXISTING TREE
- UNIDENTIFIED PULLBOX
- UNIDENTIFIED CABINET
- UNIDENTIFIED CLEAN OUT
- UNIDENTIFIED MANHOLE
- UNIDENTIFIED CONTROL VALVE
- VENT
- WATER MANHOLE
- WATER METER
- WATER VALVE
- RISER
- DETECTOR CHECK VALVE
- DRINKING FOUNTAIN

Watts Towers Arts Center Campus

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ALTA SURVEY

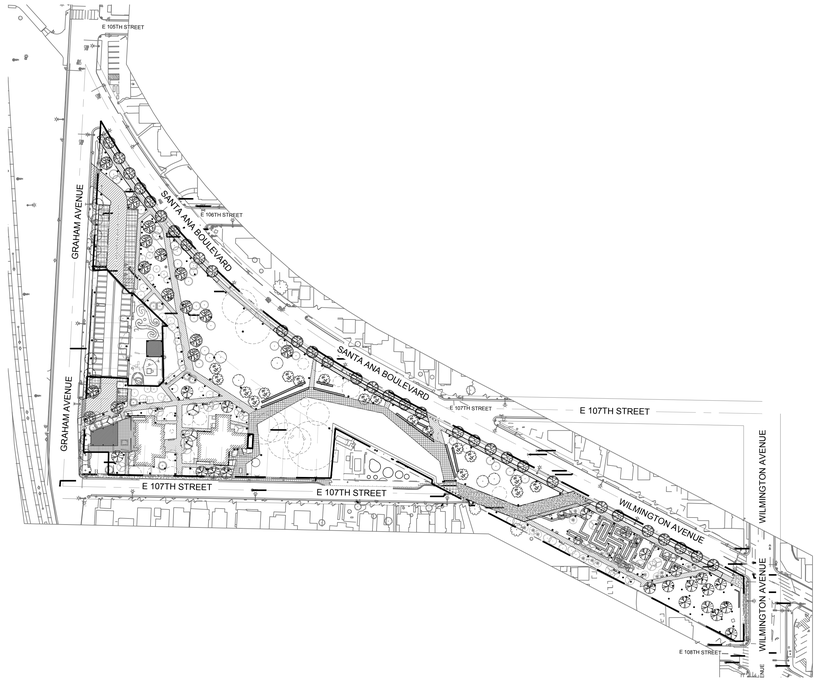
G001

WATTS TOWERS ART CENTER

LOS ANGELES, CA

ABBREVIATIONS

AB	AGGREGATE BASE	HT	HEIGHT	SMP	SEE MECHANICAL PLANS
ABD	ABANDONED	INV	INVERT OF PIPE OR	SPD	SEE PLUMBING DRAWINGS
AC	ASPHALT CONCRETE		CHANNEL	SQ	SQUARE
AD	AREA DRAIN	IRR	IRRIGATION	SS	SANITARY SEWER
ADA	AMERICANS WITH	JB	JUNCTION BOX	SSCO	SANITARY SEWER CLEAN
	DISABILITIES ACT	LA	LANDSCAPE ARCHITECT		OUT
BS	BOTTOM OF STEP	LAMC	LOS ANGELES MUNICIPAL	SSMH	SANITARY SEWER
BW	BOTTOM OF WALL / BACK		CODE		MANHOLE
	OF WALK	LF	LINEAR FEET	SSP	SEE STRUCTURAL PLANS
C&G	CURB AND GUTTER	LP	LIGHT POLE / LOW POINT	STD	STANDARD
CB	CATCH BASIN	LSP	LANDSCAPE PLAN	SW	SIDEWALK
CF	CUBIC FEET	LT	LEFT	TBM	TEMPORARY BENCHMARK
CL	CENTERLINE	MAX	MAXIMUM	TBR	TO BE REMOVED
CO	CLEAN OUT	MH	MAINTENANCE HOLE	TC	TOP OF CURB
CONC	CONCRETE	MIN	MINIMUM	TD	TRENCH DRAIN
DEMO	DEMOLISH	N	NORTH	TEL	TELEPHONE
DI	DRAINAGE INLET	NFC	NOT FOR CONSTRUCTION	TEMP	TEMPORARY
DS	DOWN SPOUT	NTS	NOT TO SCALE	TG	TOP OF GRATE
DW	DOMESTIC WATER	(P)	PROPOSED	TS	TOP OF STEP
E	EAST	PA	PLANTED AREA	TW	TOP OF WALL
(E)	EXISTING	PED	PEDESTRIAN	TYP	TYPICAL
EB	ELECTRICAL BOX	PIV	POST INDICATOR VALVE	UG	UNDERGROUND
EC	END CURVE	PL	PROPERTY LINE	UON	UNLESS OTHERWISE
EL, ELEV	ELEVATION	POC	POINT OF CONNECTION		NOTED
ELEC	ELECTRIC	PSI	POUNDS PER SQUARE	VERT	VERTICAL
EP	EDGE OF PAVEMENT		INCH	VIF	VERIFY IN FIELD
EVA	EMERGENCY VEHICLE	PVMT	PAVEMENT	W	WATER
	ACCESS	R, RAD	RADIUS	WALK	WALKWAY/SIDEWALK
FC	FACE OF CURB	RC	RELATIVE COMPACTION	WM	WATER METER
FFE	FINISHED FLOOR	RCP	REINFORCED CONCRETE		
	ELEVATION		PIPE		
FG	FINISH GRADE	REQ'D	REQUIRED		
FH	FIRE HYDRANT	RET	RETAINING		
FL	FLOWLINE	RIM	TOP OF STRUCTURE		
FS	FINISH SURFACE		GRATE/ COVER		
FT	FEET	RWL	RAINWATER LEADER		
FW	FIRE WATER	S	SLOPE		
G	GAS	SAP	SEE ARCHITECTURAL		
GB	GRADE BREAK		PLANS		
GM	GAS METER	SCO	SOFTSCAPE CLEANOUT		
GV	GATE VALVE	SD	STORM DRAIN		
HB	HOSE BIB	SDMH	STORM DRAIN MANHOLE		
HDPE	HIGH-DENSITY	SEP	SEE ELECTRICAL PLANS		
	POLYETHYLENE	SF	SQUARE FEET		
HP	HIGH POINT/ HINGE POINT	SLP	SEE LANDSCAPE PLANS		



SHEET INDEX

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C0.2	GENERAL NOTES
C1.0	OVERALL SITE IMPROVEMENT PLAN
C1.1	SITE AND UTILITY PLAN
C1.2	SITE AND UTILITY PLAN
C1.3	SITE AND UTILITY PLAN
C1.4	SITE AND UTILITY PLAN
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C2.1	GRADING AND DRAINAGE
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C2.4	GRADING AND DRAINAGE
C2.5	GRADING AND DRAINAGE PROFILES
C3.0	OVERALL LID PLAN
C4.0	SITE DETAILS
C4.1	UTILITY DETAILS
C4.2	DRAINAGE DETAILS

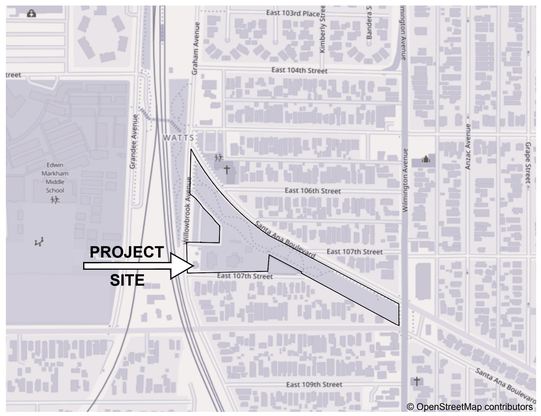
SURVEY

1. EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS IS BASED ON TOPOGRAPHIC DESIGN SURVEY PROVIDED BY CHRISTOPHER JONES, PLS OF KPFF, CHRIS.JONES@KPFF.COM DATED JAN 02, 2024. GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND SPECIFICATIONS AND CONDUCT FIELD INVESTIGATIONS TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.

BASIS OF BEARINGS:	THE BEARING OF N03°04'00"E ALONG THE CENTERLINE OF ELECTRIC BOULEVARD (CURRENTLY GRAHAM AVENUE) AS SHOWN ON THE MAP OF FARRIS TRACT, AS RECORDED IN MAP BOOK 6, PAGE 132, WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY.
SITE ADDRESS:	1721 E 107TH ST, LOS ANGELES, CA 90002
DATE OF SURVEY:	APRIL 24, 25ND, MAY 1ST, 8TH, 15TH, JULY 16TH AND AUGUST 7TH, 2023
APN:	6065-033-900, 6065-034-900 TO 912 AND 6065-034-019
BENCHMARK:	CITY OF LOS ANGELES BENCHMARK 18-03071: SPK IN CURB 108TH; 47.2 FT W OF BCR W OF WILMINGTON AVE: E END CB (SANTA AVA BLVD SOUTH TO THE EAST). ELEVATION = 100.975 FT, NAVID 1988, RECORDED 2000

LEGEND

	(E) PROPERTY LINE	FG 100.00	SPOT ELEVATION
	(E) CENTERLINE	FG 100.00	SPOT ELEVATION
	(E) LOT LINE	1.0%	HARDSCAPE SLOPE
	(P) LIMIT OF WORK	1.0%	SOFTSCAPE SLOPE
	(P) EDGE OF PAVEMENT	100.0	FINISH FLOOR ELEVATION
	(P) FACE OF CURB	100.0	PAD ELEVATION
	(P) BACK OF CURB	100	(P) MAJOR CONTOUR
SS SS	(P) SEWER PIPE	102	(P) MINOR CONTOUR
SSCO	(P) SEWER CLEANOUT	100	(E) MAJOR CONTOUR
	(P) LIGHTING FIXTURE, SLP	102	(E) MINOR CONTOUR
	(P) REMOVABLE BOLLARD, SLP		(P) GUTTER FLOW LINE
	(P) LANDSCAPE STRUCTURES & MONUMENTS, SLP		(P) GRADE LIMIT CUT
	(P) PRECAST CONCRETE BENCH, SLP		(P) GRADE LIMIT FILL
	(P) AC PAVEMENT - VEHICULAR PER F/C4.0		(P) GRADE BREAK
	(P) CONCRETE - VEHICULAR, EXPOSED AGGREGATE, SLP	SD SD	(P) STORM DRAIN
	(P) CONCRETE - EXPOSED AGGREGATE, SLP		(P) FLOWLINE
	(P) PERMEABLE PAVER - VEHICULAR PER I/C4.0		(P) AREA DRAIN, PER B/C4.1
	(P) STONE PAVER - PEDESTRIAN, SLP		(P) JUNCTION BOX PER C/C4.2
	(P) STONE PAVER - VEHICULAR		
	(P) NARRATIVE PAVING, SLP		
	(P) GRASSCRETE, SLP		
	(P) AMPHITHEATER SEATING, SLP		
	(P) PERMEABLE PAVER - PEDESTRIAN, SLP		
	(P) PERMEABLE PAVING VEHICULAR, PER I/C4.0		
	(P) PASSIVE IRRIGATION SYSTEM (CAPTURE & REUSE), PER H/C4.2		
	(P) SILVA CELL		



VICINITY MAP
SCALE: NTS

North

GEOTECHNICAL REPORT

THE CONTRACTOR SHALL FAMILIARIZE HIMSELF OR HERSELF WITH THE GEOTECHNICAL REPORT, ENTITLED "PRELIMINARY GEOTECHNICAL INVESTIGATION WATTS TOWERS ART CENTER CAMPUS" THE INITIAL INVESTIGATION WAS CONDUCTED ON JULY 5, 2023 WITH REVISION ON SEP 1, 2023 BY LANGAN, AND COPIES OF ALL REPORTS AND ADDENDA SHALL BE KEPT ON SITE. THE GEOTECHNICAL REPORT IS AN INTEGRAL PART OF THE CONTRACT DOCUMENTS AND ALL EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED THEREIN.

THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO RECOMMENDATIONS OF SOILS ENGINEERING/GEOLOGIC REPORTS DATED JULY 05, 2023.

_____ SIGNATURE AND DATE

UNAUTHORIZED CHANGE AND USE

1. SHERWOOD DESIGN ENGINEERS, LTD. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, FOR THE SAFETY OF THE PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. THE CIVIL DESIGN ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS. ANY MODIFICATIONS TO THIS DOCUMENT, WITHOUT THE WRITTEN PERMISSION OF SHERWOOD DESIGN ENGINEERS, LTD., SHALL RENDER THE PLANS INVALID AND UNUSABLE.
3. NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING, OR OTHERWISE WITHOUT THE PRIOR WRITTEN PERMISSION OF SHERWOOD DESIGN ENGINEERS, LTD., EXCEPT THAT ANY REGULATORY AUTHORITY MAY REPRODUCE AND TRANSMIT COPIES, AS REQUIRED, IN CONJUNCTION WITH PERFORMANCE OF OFFICIAL BUSINESS UNDER ITS JURISDICTION.

Underground Service Alert
CALL BEFORE YOU DIG
Dial: 811
TWO WORKING DAYS BEFORE YOU DIG

Watts Towers Arts Center Campus

PROJECT ADDRESS:
1727 East 107th St
Los Angeles, CA 90002

CLIENT:
Los Angeles Neighborhood Land Trust
1689 Beverly Blvd, Los Angeles, CA 90026
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PH. 213-314-8100

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DRAWING ISSUANCES:

NO.	DATE	DESCRIPTION
1	10/24/24	SCHEMATIC DESIGN
2	12/20/24	50% DESIGN DEVELOPMENT
3	01/31/25	100% DESIGN DEVELOPMENT

DRAWN BY: IK/SU	CHECKED BY: CB/SJ
DATE: 01/31/25	PROJECT NUMBER: 22-264

COVER SHEET

DRAWING NO.
C0.1

P:\2022\22-264_WattsArt_Tow\03_Design\01_CAD\22-264_DD_WattsArt Tow - Sheetset\C0.0 - COVER SHEET.dwg C0.1 COVER SHEET (Sherwood) by Ikaurelia, 1/30/2025 5:15:57 PM, ARCH (ANSI expand E1) (30.00 x 42.00 Inches) 1:1

CIVIL SCOPE OF WORK

1. ASSOCIATED SITE IMPROVEMENTS REQUIRED FOR WATTS TOWERS ART CAMPUS. IMPROVEMENTS INCLUDE CONSTRUCTION OF NEW CONCRETE PAVEMENT, GRADING AND PASSIVE CAPTURE & REUSE SYSTEM.

APPLICABLE CODES AND STANDARDS

THE DESIGN SHOWN IN THESE DRAWINGS WAS BASED UPON THE FOLLOWING STANDARDS. IN THE EVENT OF CONFLICTING REQUIREMENTS, THE WORK SHALL FOLLOW THE MORE STRINGENT STANDARD OR THE ORDER LISTED BELOW.

1. CITY OF LOS ANGELES STANDARD SPECIFICATIONS AND DETAILS
2. CITY OF LOS ANGELES BUILDING CODE
3. CITY OF LOS ANGELES GREEN BUILDING STANDARDS CODE (TITLE 31)
4. CITY OF LOS ANGELES PLANNING AND LAND DEVELOPMENT HANDBOOOK FOR LOW IMPACT DEVELOPMENT
5. COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH
6. CITY OF LOS ANGELES MUNICIPAL CODE (LAMC)

GENERAL NOTES

1. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. THE GEOTECHNICAL REPORT IS AN INTEGRAL PART OF THE CONTRACT DOCUMENTS AND ALL EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED THEREIN.
2. SHOULD IT APPEAR THAT THE WORK OUTLINED ON THESE PLANS IS NOT SUFFICIENTLY DETAILED OR SPECIFIED IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE OWNER BEFORE PROCEEDING WITH THE WORK IN QUESTION AND REQUEST CLARIFICATION.
3. WHEN SPECIFICATIONS OR STANDARDS FROM DIFFERENT AUTHORITIES DIFFER FOR THE SAME SUBJECT MATTER, NOTIFY ENGINEER FOR CLARIFICATION.
4. CONSTRUCTION STAKING SHALL BE PERFORMED BY A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA.
5. UTILITIES AND UNDERGROUND FACILITIES INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES AND /OR FIELD INVESTIGATION.
6. THE CONTRACTOR OR ANY SUBCONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT ONE CALL PROGRAM 48 HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING THE TOLL-FREE NUMBER 811.
7. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE EXISTING AND/OR NEW MANHOLES, CURB INLETS, CATCH BASINS, VALVES, VAULTS, MONUMENT COVERS, AND OTHER CASTINGS WITHIN THE WORK AREA TO FINAL GRADE IN PAVEMENT AND LANDSCAPE AREAS, UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL POST ON SITE EMERGENCY TELEPHONE NUMBERS FOR AMBULANCE, POLICE, FIRE DEPARTMENTS, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF THE JOB SITE.
9. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE ENGINEER.
10. CONTRACTOR SHALL COMPLY WITH STATE, COUNTY AND CITY LAWS AND ORDINANCES; AND REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, OSHA AND INDUSTRIAL ACCIDENT COMMISSION RELATING TO SAFETY AND CHARACTER OF WORK, EQUIPMENT AND LABOR PERSONNEL.
11. STORAGE OF CONSTRUCTION MATERIAL AND EQUIPMENT ON CITY STREETS WILL NOT BE PERMITTED.
12. CONSTRUCTION EQUIPMENT, TOOLS, ETC. SHALL NOT BE CLEANED OR RINSED INTO A STREET, GUTTER, OR STORM DRAIN.
13. TRAFFIC CONTROL SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
14. THE CONTRACTOR SHALL MAINTAIN THE WORKSITE AND ADJACENT AREAS IN A CLEAN AND ORGANIZED MANNER THROUGHOUT THE PROJECT DURATION.
15. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING SITE FEATURES/STRUCTURES NOT SPECIFICALLY SHOWN TO BE REMOVED. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL MITIGATION TO DAMAGED SITE FEATURES/STRUCTURES.
16. THE COST OF PROTECTION AND/OR REPAIR OF THE CONTRACTOR'S WORK AS AFFECTED BY STORMWATER DURING A STORM EVENT SHALL BE THE CONTRACTOR'S RESPONSIBILITY UNTIL THE IMPROVEMENTS HAVE BEEN ACCEPTED BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT PROPERTIES OR IMPROVEMENTS AS A RESULT OF NOT PROTECTING SUCH AREAS FROM STORMWATER FLOWING BEYOND THE WORK AREA.
17. THE COST OF CORRECTIVE WORK REQUIRED FOR COMPLETION AND/OR ACCEPTANCE OF THE WORK NECESSITATED BECAUSE OF UNSATISFACTORY WORKMANSHIP OR MATERIALS OR DUE TO THE CONTRACTOR'S NEGLIGENCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
18. THE WORK SITE SHALL BE CLEANED AND LEFT FREE OF CONSTRUCTION WASTE AND RUBBISH OF ANY NATURE BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
19. THE CONTRACTOR SHALL ABIDE BY THE RULES AND REGULATIONS OF THE STATE OF CALIFORNIA CONSTRUCTION SAFETY ORDERS PERTAINING TO EXCAVATIONS AND TRENCHES.

DEMOLITION NOTES

1. SEDIMENT AND EROSION CONTROL MEASURES, AS SPECIFIED IN THE ATTACHED EROSION CONTROL PLAN SHALL BE INSTALLED PRIOR TO START OF DEMOLITION.
2. THE CONTRACTOR SHALL PHOTO DOCUMENT EXISTING CONDITIONS OF ADJACENT BUILDINGS AND STRUCTURES PRIOR TO COMMENCEMENT OF WORK.
3. ALL AREAS TO BE IMPROVED SHALL BE STRIPPED OF CONCRETE, LOOSE SURFACE SOIL, VEGETATION, ASPHALT, UTILITY CONDUIT, FOUNDATIONS AND BASE LAYERS, UNLESS OTHERWISE INDICATED. ANY RESULTING EXCAVATIONS THAT EXTEND BELOW FINISHED SUBGRADE SHALL BE BACKFILLED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
4. ALL EXCAVATED AND DEMOLISHED MATERIALS NOT SPECIFIED TO BE REUSED SHALL BE IMMEDIATELY DISPOSED OF ACCORDING TO LOCAL REGULATIONS AND REQUIREMENTS AND NOT ALLOWED TO STOCKPILE ON SITE.
5. ALL PAVEMENT, FLATWORK AND STRUCTURES TO BE PARTIALLY REMOVED SHALL BE NEATLY SAWCUT IN ACCORDANCE WITH THE SPECIFICATIONS. SAWCUT EDGES SHALL BE PROTECTED TO ASSURE A NEAT LINE OF CONFORMANCE WITH THE ADJACENT SURFACE. ANY DAMAGED EDGE SHALL BE SAWCUT BACK TO WHERE A CLEAN COMPETENT EDGE CAN BE ACHIEVED, AT THE EXPENSE OF THE CONTRACTOR.
6. PIPES AND CONDUITS TO BE REMOVED SHALL BE REMOVED BACK TO THE NEAREST MANHOLE, JUNCTION BOX, PULL BOX OR OTHER RELEVANT STRUCTURE. THE CONDUIT SHALL BE FULLY REMOVED WHERE IT CAN BE DONE WITHOUT DAMAGE TO THE EXISTING STRUCTURE TO REMAIN AND THE STRUCTURE REPAIRED TO A NEAT, SMOOTH SURFACE. OTHERWISE, THE CONDUIT SHALL BE CUT, PLUGGED AND CAPPED IN ACCORDANCE WITH THE UTILITY OWNER'S STANDARDS.
7. ALL DEBRIS SHALL BE WET AT TIME OF HANDLING TO PREVENT DUST.
8. APPROVAL OF PROTECTION FENCES AND CANOPIES IS REQUIRED PRIOR TO DEMOLITION.
9. 30-DAY WRITTEN NOTICE OF EXCAVATION TO ADJACENT PROPERTY OWNER(S) IS REQUIRED IF EXCAVATION DEPTH IS LARGER THAN THE DISTANCE TO THE PROPERTY LINES PER IB P/BC 2017-060 (LAMC).

EROSION AND SEDIMENTATION CONTROL

1. SEDIMENT AND EROSION CONTROL MEASURES, AS SPECIFIED IN THE PROJECT SWPPP AND ATTACHED EROSION CONTROL PLAN AND DETAILS, SHALL BE INSTALLED PRIOR TO START OF DEMOLITION AND MAINTAINED THROUGHOUT THE PROJECT. MONITORING REQUIREMENTS SHALL BE CONDUCTED BY QUALIFIED PERSONNEL AS INDICATED IN THE SWPPP.
2. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING DUST CONTROL 24-HOUR PER DAY. DUST CONTROL MEASURES SHALL BE APPLIED AS NECESSARY, OR AS DIRECTED BY THE CITY OF LOS ANGELES TO PREVENT THE TRANSPORT OFF-SITE OF ANY DUST OR OTHER AIRBORNE NUISANCE.
3. ALL TREES TO REMAIN TO BE PROTECTED. SEE LANDSCAPE PLAN FOR ALL REQUIRED TREE PROTECTION PLAN AND MEASURES.
4. TRUCKS HAULING DIRT AND DEBRIS SHALL BE COVERED TO REDUCE WINDBLOWN DUST SPILLS.
5. ON-SITE STOCKPILES OF IMPORTED AND EXCAVATED MATERIAL TO BE LEFT IN PLACE FOR MORE THAN 24 HOURS SHALL BE COVERED AND WATERED TO PREVENT DUST AND RUNOFF.
6. DURING CONSTRUCTION, THE PUBLIC STREETS SHALL BE CLEANED AS OFTEN AS REQUIRED TO REMOVE ACCUMULATION OF MUD AND DEBRIS RESULTING FROM CONSTRUCTION. IF IMPORT OR EXPORT OF DIRT IS NECESSARY, THE CONTRACTOR SHALL OBTAIN AN APPROVAL FOR THE HAULING ROUTE FROM THE CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY. THE HAULING ROUTES SHALL BE STRICTLY ADHERED TO BY THE CONTRACTOR AND SUBCONTRACTORS.
7. STORAGE OF CONSTRUCTION MATERIAL AND EQUIPMENT ON CITY STREETS WILL NOT BE PERMITTED.
8. CONSTRUCTION EQUIPMENT, TOOLS, ETC. SHALL NOT BE CLEANED OR RINSED INTO A STREET, GUTTER, OR STORM DRAIN.
9. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS AND WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES TO MEET "AS GRADED" CONDITIONS.
10. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR.
11. WHEN DIRECTED BY THE INSPECTOR, A 12-INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
12. THE STANDARD "VELOCITY CHECK DAM" SHALL HAVE A MINIMUM HEIGHT OF 12-INCHES. VELOCITY CHECK DAMS ACROSS OUTLETS OF ALL LOTS SHALL HAVE A MINIMUM HEIGHT OF 18-INCHES. VELOCITY CHECK DAMS CONSTRUCTED WITH SANDBAGS THAT ARE 18-INCHES HIGH SHALL BE BUILT WITH A DOUBLE ROW.
13. AFTER SEWER AND UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA.
14. EXCEPT AS OTHERWISE DIRECTED BY THE INSPECTOR, ALL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FORECAST OF RAIN PROBABILITY EXCEED 40% AND MAINTAINED DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 15).
15. EROSION CONTROL DEVICES SHALL BE STOCKPILED IN PARKWAYS AT INTERVALS SHOWN ON THIS PLAN. READY TO BE PLACED IN POSITION WHEN RAIN IS FORECASTED OR WHEN DIRECTED BY THE INSPECTOR.
16. ALL CUT AND FILL SLOPES GREATER THAN 1 VERTICAL TO 3 HORIZONTAL SHALL BE COVERED WITH 10 MIL PLASTIC SHEETING HELD IN PLACE WITH SANDBAGS (UNLESS PLANTED OR HYDRO-SEEDED).
17. BRUSH AND VEGETATIVE GROUND COVER MAY NOT BE REMOVED MORE THAN 10-FEET ABOVE FILLS DURING THE RAINY SEASON WHICH OCCURS BETWEEN OCTOBER 1 AND APRIL 15.

GRADING NOTES

1. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED. (LAMC 7012.1).
2. STANDARD 12 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES. (LAMC 7013.3).
3. NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
4. MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95% MAX. DRY DENSITY AT A MOISTURE CONTENT WITHIN 2 TO 3 PERCENT OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE SOILS ENGINEER.
5. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES. [>200 CY]. (LAMC 7007.1)
6. ALL GRADING SHALL COMPLY WITH APPLICABLE PERMITS, LOCAL ORDINANCES AND RECOMMENDATIONS OF THE GEOTECHNICAL REPORT REFERENCED UNDER GENERAL NOTES.
7. WHEN GRADING ACTIVITIES COMMENCE MORE THAN 30 DAYS AFTER GRUBBING ACTIVITIES, THE AREA SHALL BE SEEDED WITH PLANT MATERIAL TO CONTROL EROSION. ROOT DEPTH OF SUCH PLANT MATERIAL NOT TO EXCEED 4 INCHES.
8. ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE PRIOR TO SCHEDULING INSPECTIONS.
9. CUT AND/OR FILL SLOPES SHALL NOT EXCEED SLOPE RECOMMENDED BY GEOTECHNICAL ENGINEER. (TEMPORARY SLOPE [1V:3H] ; PERMANENT SLOPE [1V:2H])
10. PROVIDE FINISHED GRADE AS SHOWN ON PLANS. MAINTAIN MIN. 3% SLOPE AWAY FROM BUILDING IN SOFTSCAPE OR 1.5% AWAY FROM BUILDING IN HARDSCAPE.
11. PROVIDE MIN. SOIL COMPACTION OF 90% RELATIVE COMPACTION FOR FILLS BENEATH PROPOSED FLATWORK; 95% RELATIVE COMPACTION FOR FILLS BENEATH VEHICULAR PAVEMENT, UNLESS OTHERWISE NOTED.
12. PROVIDE BENCHING DETAILS FOR FILL PLACED ON SLOPES STEEPER THAN 5(H):1(V) AS PER APPROVED SOILS REPORT
13. TOE OF CUT SLOPES THAT ARE ADJACENT TO PRIVATE PROPERTIES SHALL NOT BE WITHIN A DISTANCE EQUAL TO ONE-HALF THE HEIGHT OF THE FILL, WITH A MINIMUM OF 2 FT AND MAXIMUM OF 20 FT.
14. TOP OF CUT SLOPES THAT ARE ADJACENT TO THE PROJECT BOUNDARY SHALL NOT BE WITHIN A DISTANCE EQUAL TO ONE-FIFTH THE HEIGHT OF THE SLOPE, WITH A MINIMUM OF 2 FT AND A MAXIMUM OF 10 FT.
15. RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.
16. REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED ON GRADING AND FOUNDATION EARTHWORK WHERE SITE EXCEEDS 60,000 SF

ACCESSIBILITY NOTES

1. ALL SITE WORK SHALL BE IN CONFORMANCE WITH TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE AND WITH THE AMERICANS WITH DISABILITIES ACT.
2. A 2% MAXIMUM SLOPE LANDING SHALL BE PROVIDED AT PRIMARY ENTRANCES OF THE BUILDINGS. THE LANDINGS SHALL HAVE A MINIMUM DEPTH OF 60'' WHEN THE DOOR OPENS INTO THE BUILDING OR 42'' PLUS THE WIDTH OF THE DOOR WHEN THE DOOR OPEN ONTO THE LANDING.
3. ENTRANCE RAMPS TO BUILDINGS SHALL NOT EXCEED A SLOPE OF 1:20 (5%), UNLESS RAILINGS ARE PROVIDED PER THE ARCHITECTURAL/LANDSCAPE PLANS. RAMP SLOPE SHALL NOT EXCEED 1:12 (8.33%).
4. RAMPS ARE DEFINED AS ANY WALKWAY BETWEEN THE SLOPES OF 1:20 (5%) AND 1:12 (8.33%) AND SHALL HAVE A 2% MAXIMUM CROSS SLOPE. RAMPS EXCEEDING A VERTICAL RISE OF 2'-6'' SHALL HAVE INTERMEDIATE LANDINGS WITH A 2% MAXIMUM SLOPE, IN ANY DIRECTION, AND A MINIMUM LENGTH OF 60'' IN THE DIRECTION OF TRAVEL. BOTTOM LANDINGS AND LANDINGS AT CHANGES IN RAMP DIRECTION SHALL HAVE A MINIMUM LENGTH OF 72''. ALL RAMPS SHALL HAVE HANDRAILS (SEE ARCHITECTURAL PLANS).
5. MAXIMUM CROSS SLOPE ON ANY SIDEWALK OR RAMP SHALL BE 2% SLOPE.
6. CURB RAMPS SHALL NOT EXCEED A SLOPE OF 1:12 (8.33%).
7. MAXIMUM 2% SLOPE, IN ANY DIRECTION, WITHIN FULL EXTENTS OF ACCESSIBLE PARKING STALLS AND ACCESS AISLES.

DRAINAGE NOTES

1. CONTRACTOR TO PROVIDE STORM DRAIN PIPES OF SIZE, LENGTH AND SLOPE INDICATED ON THE DRAWINGS. UNLABELED PIPES ARE [4]-INCH DIAMETER AT [1%] MIN SLOPE, LENGTH AS SCALED, UNLESS OTHERWISE NOTED.
2. BIORETENTION BASINS SHALL BE CONSTRUCTED PER DETAILS PROVIDED AND CONSTRUCTED TO SHAPE, DIMENSIONS AND DETENTION VOLUMES INDICATED. PONDING SURFACE DEPTHS AND FREEBOARD REQUIRE LEVEL GRADES AT TOP AND TOE OF SWALE AND BASIN EMBANKMENTS. NO ADJUSTMENTS TO GRADES ARE ALLOWED WITHOUT EXPRESS WRITTEN DIRECTION FROM THE ENGINEER.
3. SOILS INCORPORATED INTO BIORETENTION BASINS SHALL BE AS SPECIFIED AND APPROVED BY THE ENGINEER WITHOUT EXCEPTION.
4. THE CONTRACTOR IS RESPONSIBLE TO OPERATE AND MAINTAIN ALL DRAINAGE STRUCTURES AND FEATURES UNTIL FINAL ACCEPTANCE BY THE OWNER. FEATURES SUCH AS BIOSWALES AND OTHER LOW-IMPACT DEVELOPMENT (LID) ELEMENTS SHALL NOT BE USED FOR IMPOUNDMENT OR EROSION/SEDIMENT CONTROL DURING CONSTRUCTION UNLESS THOROUGHLY PROTECTED FROM SILT-UP OR CLOGGING. CLEAN UP OR REPLACEMENT OF SOILS IMPACTED BY CONSTRUCTION ACTIVITIES OR RUNOFF PRIOR TO HAND-OVER SHALL BE REPLACED PER ORIGINAL DESIGN AT THE CONTRACTOR'S EXPENSE.

UTILITY NOTES

1. UNLESS OTHERWISE NOTED, PIPE MATERIALS SHALL BE AS FOLLOWS:
   - A. DOMESTIC WATER - C900 PIPE REFERS TO PIPES 4" IN DIAMETER AND LARGER, AND C901-02 PIPE REFERS TO PIPES 3/4" TO 3" IN DIAMETER.
   - B. FIRE WATER - DUCTILE IRON PER ASNI A21.50/51 WITH FACTORY APPLIED CEMENT MORTAR LINING PER ANSI A21.4 AND FLANGED JOINTS PER ASNI B16.1, CLASS 125
   - C. IRRIGATION WATER - SCHED 40 PVC PER ASTM D2466
   - D. STORM DRAIN - POLYVINYL CHLORIDE (PVC) PIPE, CONFORMING TO ASTM D 3034 WITH MIN SDR 35 WALL THICKNESS
   - E. SANITARY SEWER:
     NEW LATERALS- POLYVINYL CHLORIDE (PVC) PIPE, CONFORMING TO ASTM D 3034 WITH MIN SDR 35 WALL THICKENESS AND WITH PUSH-ON TYPE FACTORY FABRICATED BELL/SPIGOT JOINTS WITH RIDGED CONFORMABLE COMPRESSION JOINT AND WATER TIGHT SEAL. UNLESS OTHERWISE NOTED ON PLANS.
     REPAIR OF EXISTING PUBLIC MAINS- VITRIFIED CLAY PIPE (VCP), CONFORMING TO ASTM C700 WITH PUSH-ON TYPE FACTORY FABRICATED BELL/SPIGOT JOINTS
2. PIPE TRENCHES SHALL BE EXCAVATED INTO UNDISTURBED NATIVE SOIL OR ENGINEERED AND COMPACTED FILL. IN NO EVENT SHALL PIPE BE INSTALLED IN A PROPOSED SLOPE WITH FILL PLACED OVER IT.
3. PIPE TRENCHES SHALL BE OF ADEQUATE WIDTH TO PERMIT COMPACTION TO THE REQUIRED RELATIVE DENSITY UNDER THE HAUNCH OF THE PIPE.
4. ALL PIPE SHALL BE PLACED ON COMPETENT SOIL, AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER, SUCH THAT THE FULL LENGTH OF PIPE REST ON THE TRENCH BOTTOM. HAND EXCAVATE AT THE JOINTS AND FITTINGS WHERE REQUIRED TO AVOID POINT LOADING.
5. GRANULAR BEDDING SHALL BE PLACED TO A DEPTH INDICATED IN THE DRAWINGS WHERE ROCKY OR POORLY DRAINING SOILS ARE FOUND. CONTRACTOR SHALL USE ONLY MATERIALS THAT HAVE BEEN SUBMITTED TO AND APPROVED BY THE GEOTECHNICAL ENGINEER FOR BEDDING AND BACKFILL MATERIAL AND MAY INCLUDE NATIVE SOIL IF IT MEETS PROJECT REQUIREMENTS.
6. BACKFILL PIPE TRENCHES AS FOLLOWS:
   - A. PIPE ZONE: ACCEPTABLE PIPE ZONE BACKFILL MATERIAL SHALL BE POORLY GRADED GRANULAR MATERIAL FREE OF CLAY, ORGANICS, FINES OR CLUMPS/STONES LARGER THAN 3-INCHES.
   - B. BELOW THE HAUNCH: HAND PLACE APPROVED PIPE ZONE BACKFILL MATERIAL AND COMPACT BY HAND TAMPING TO FILL ALL VOIDS TO THE EXTENT PRACTICAL.
   - C. SPRINGLINE TO 12-INCHES ABOVE THE PIPE: HAND PLACE ACCEPTABLE PIPE ZONE BACKFILL MATERIAL AND COMPACT USING HAND METHODS. DO NOT DROP FILL ONTO PIPE. DO NOT USE WHEELED METHODS TO COMPACT.
   - D. TRENCH BACKFILL TO 12-INCHES ABOVE THE PIPE: BACKFILL WITH SUITABLE MATERIAL IN LIFTS NOT EXCEEDING 8-INCHES. COMPACT TO THE RELATIVE DENSITY REQUIRED. BACKFILL EVENLY ON BOTH SIDES OF THE PIPE SO AS TO AVOID DISPLACEMENT OF THE PIPE. DO NOT ALLOW WHEELED COMPACTION METHODS OVER THE PIPE UNTIL BACKFILL REACHES AT LEAST 3-FT ABOVE TOP OF PIPE.
   - E. TOP ZONE: PLACE AND COMPACT MATERIAL TO FINAL GRADE ACCORDING TO THE PROPOSED SURFACE TREATMENT. IN PAVED AREAS, PLACE APPROPRIATE SUBBASE; IN LANDSCAPE AREAS, PLACE TOPSOIL PER LANDSCAPE PLANS, ETC.
7. GRAVITY SYSTEMS SHALL BE INSTALLED TO THE LINE AND GRADE INDICATED. IF A CONFLICT IS IDENTIFIED, THE CONTRACTOR SHALL PROPOSE A SOLUTION TO THE ENGINEER AND WILL STOP WORK ON THE PIPE UNTIL THE ENGINEER ISSUES NEW ALIGNMENT OR ACCEPTS THE CONTRACTOR'S PROPOSED RESOLUTION IN WRITING.
8. GRAVITY PIPE SHALL BE INSTALLED BEGINNING AT THE LOW POINT OF EACH RUN AND PROCEDING UPHILL.
9. ALL PIPE BENDS SHALL BE PRE-FABRICATED FITTINGS UNLESS SPECIAL FABRICATION IS APPROVED IN ADVANCE BY THE ENGINEER. NO FIELD-CONSTRUCTED FITTINGS SHALL BE INCORPORATED INTO THE WORK WITHOUT PRIOR APPROVAL OF THE ENGINEER.
10. ALL STRUCTURE RIMS (EXISTING AND PROPOSED) SHALL BE SET OR ADJUSTED TO BE FLUSH WITH ADJACENT PAVEMENT OR FINISHED GRADE, UNLESS OTHERWISE NOTED.
11. METALIC PIPES SHALL BE SLEEVED, COATED OR PROVIDED WITH OTHER CATHODIC PROTECTION PER DIRECTION FROM THE CORROSION ENGINEER WHERE PLACED IN CORROSIVE SOILS.
12. IF A UTILITY PROVIDER REQUIRES THAT WORK ASSOCIATED WITH THEIR FACILITIES BE PERFORMED BY ITS OWN OR ANOTHER UTILITY-CERTIFIED CONTRACTOR, THE CONTRACTOR SHALL PROVIDE INFORMATION AND FACILITATE COORDINATION TO ACCOMPLISH THE REQUIRED WORK EFFECTIVELY.

Watts Towers Arts Center Campus

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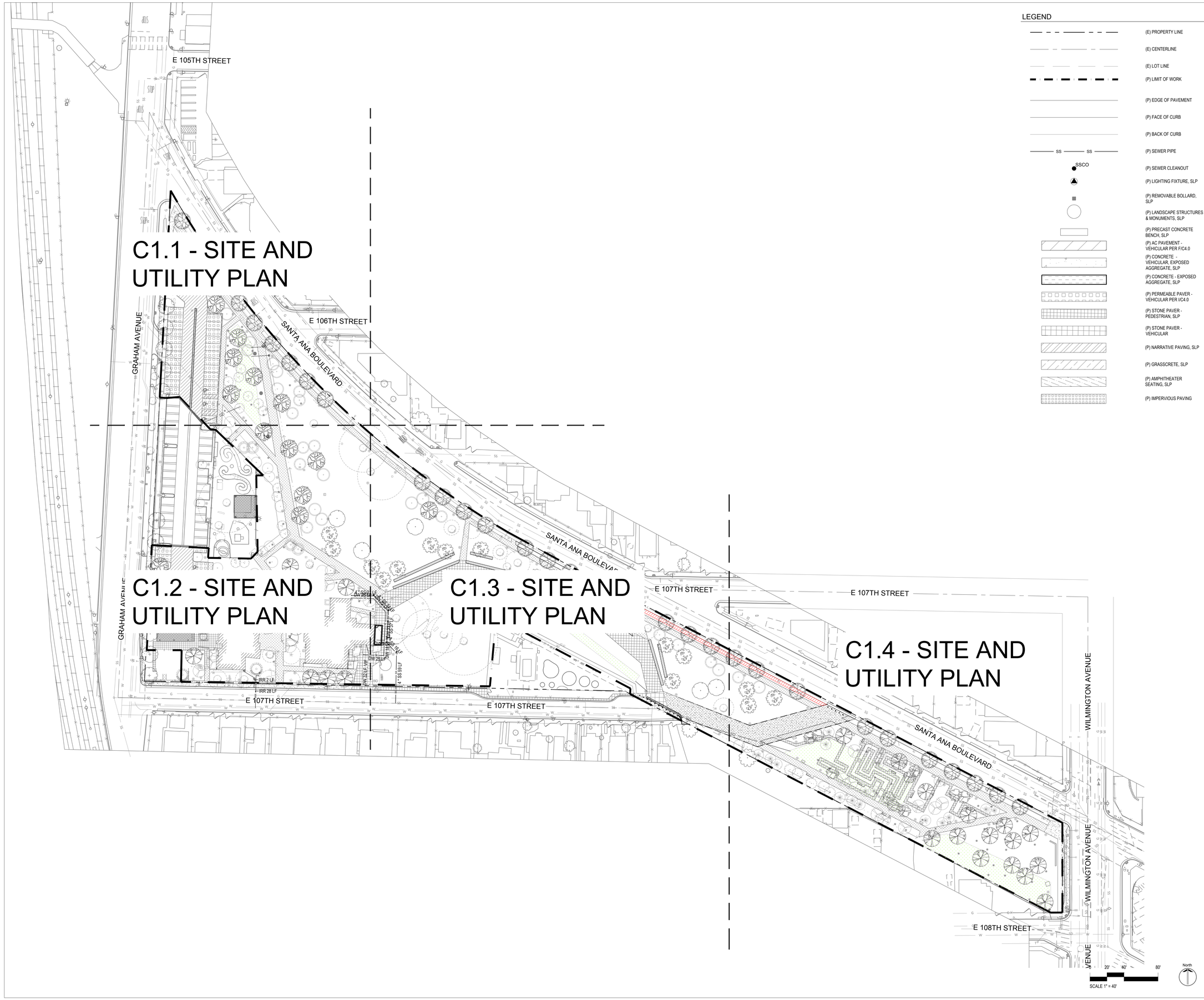

LEGEND

- (E) PROPERTY LINE
- (E) CENTERLINE
- (E) LOT LINE
- (P) LIMIT OF WORK
- (P) EDGE OF PAVEMENT
- (P) FACE OF CURB
- (P) BACK OF CURB
- (P) SEWER PIPE
- (P) SEWER CLEANOUT
- (P) LIGHTING FIXTURE, SLP
- (P) REMOVABLE BOLLARD, SLP
- (P) LANDSCAPE STRUCTURES & MONUMENTS, SLP
- (P) PRECAST CONCRETE BENCH, SLP
- (P) AC PAVEMENT - VEHICULAR PER F/C4.0
- (P) CONCRETE - VEHICULAR, EXPOSED AGGREGATE, SLP
- (P) CONCRETE - EXPOSED AGGREGATE, SLP
- (P) PERMEABLE PAVER - VEHICULAR PER I/C4.0
- (P) STONE PAVER - PEDESTRIAN, SLP
- (P) STONE PAVER - VEHICULAR
- (P) NARRATIVE PAVING, SLP
- (P) GRASSCRETE, SLP
- (P) AMPHITHEATER SEATING, SLP
- (P) IMPERVIOUS PAVING

Watts Towers Arts Center Campus

PROJECT ADDRESS:
1727 East 107th St
Los Angeles, CA 90002

CLIENT:
Los Angeles Neighborhood Land Trust
1689 Beverly Blvd, Los Angeles, CA 90026
PH: 213-572-0188

LANDSCAPE DESIGNER:
Studio Zewde
218 Lenox Ave, New York, NY 10027
PH. 212-518-1548

ARCHITECTS:
OffTop Design
2712 W. 54th St. Unit A, Los Angeles, CA 90043, PH. 951-581-3559

CIVIL ENGINEERING:
Sherwood Design Engineers
654 N Spring St. #200, Los Angeles, CA 90012
PH. 213-921-4623

STRUCTURAL ENGINEERING, ATLA SURVEYING:
KPFF Consulting Engineers
700 Flowers St #2100, Los Angeles, CA 90017
PH. 213-418-0201

LIGHTING:
L 'Observatoire International
120 Walker St, New York, NY 10013
PH. 212-255-4463

IRRIGATION:
Dickson & Associates, Inc.
24477 Shel Max Rd,Oak Run, CA 96069
PH. 530-547-5515

GEOTECHNICAL SURVEYOR:
Langan
515 Flower St. #1060, Los Angeles, CA 90071
PH. 213-314-8100

COST ESTIMATOR:
Lenax Construction Services, Inc.
3700 Wilshire Blvd, St.560,
Los Angeles, CA 90071
PH. 213-314-8100

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DRAWING ISSUANCES:

NO.	DATE	DESCRIPTION
1	10/24/24	SCHEMATIC DESIGN
2	12/20/24	50% DESIGN DEVELOPMENT
3	01/31/25	100% DESIGN DEVELOPMENT

DRAWN BY: IK/SU
CHECKED BY: CB/SJ
DATE: 01/31/25
PROJECT NUMBER: 22-264

OVERALL SITE IMPROVEMENT PLAN

DRAWING NO.
C1.0

P:\2022\22-264_WattsArts_Term\2_Design\01_CAD\22-264_DD_WattsArts Ter - Sheets\C1.0 - SITE IMPROVEMENT PLAN.dwg,C1.0 SITE AND UTILITY PLAN,Shehana Ikawatta,1/30/2025 5:11:17 PM,ARCH full bleed E1 (30.00 x 42.00 Inches),1:1

LEGEND

- (E) PROPERTY LINE
- (E) CENTERLINE
- (E) LOT LINE
- (P) LIMIT OF WORK
- (P) EDGE OF PAVEMENT
- (P) FACE OF CURB
- (P) BACK OF CURB
- (P) SEWER PIPE
- (P) SEWER CLEANOUT
- (P) LIGHTING FIXTURE, SLP
- (P) REMOVABLE BOLLARD, SLP
- (P) LANDSCAPE STRUCTURES & MONUMENTS, SLP
- (P) PRECAST CONCRETE BENCH, SLP
- (P) AC PAVEMENT - VEHICULAR PER F/C4.0
- (P) CONCRETE - VEHICULAR, EXPOSED AGGREGATE, SLP
- (P) CONCRETE - EXPOSED AGGREGATE, SLP
- (P) PERMEABLE PAVER - VEHICULAR PER I/C4.0
- (P) STONE PAVER - PEDESTRIAN, SLP
- (P) STONE PAVER - VEHICULAR
- (P) NARRATIVE PAVING, SLP
- (P) GRASSCRETE, SLP
- (P) AMPHITHEATER SEATING, SLP
- (P) IMPERVIOUS PAVING

SCALE 1" = 20'

North

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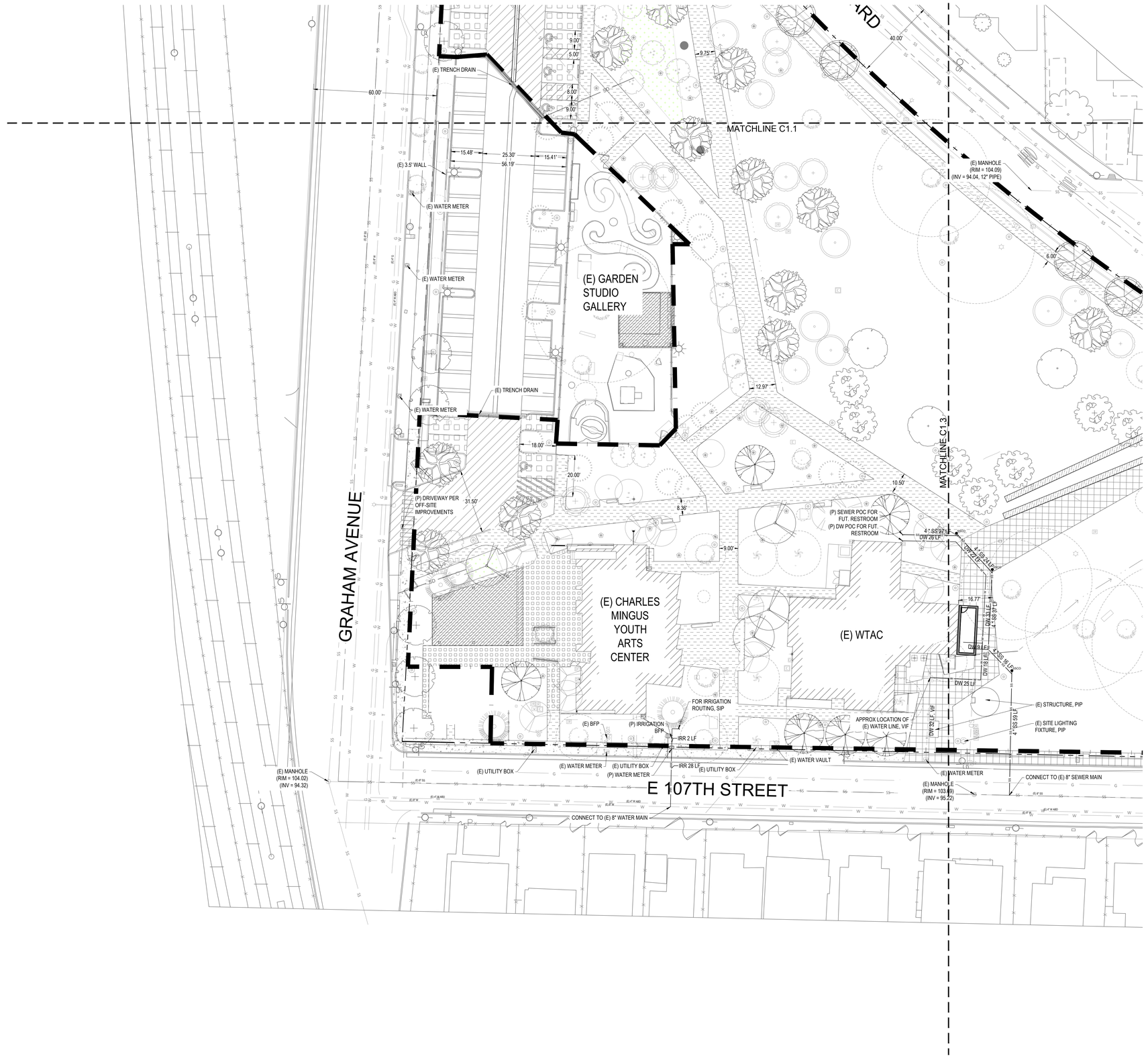
DRAWN BY: IK/SU	CHECKED BY: CB/SJ
DATE: 01/31/25	PROJECT NUMBER: 22-264

SITE AND UTILITY PLAN

DRAWING NO.
C1.1

P:\2022\22-264_WattsArt_Tow\01_Design\01_CAD\22-264_DD_[WattsArt Tow - Sheets\C1\C1.0 - SITE IMPROVEMENT PLAN.dwg C1.1 SITE AND UTILITY PLAN Shahana Uluwalia 1/30/2025 5:11:28 PM JARCH full bleed E1 (30.00 x 42.00 inches) 1:1



LEGEND

- (E) PROPERTY LINE
- (E) CENTERLINE
- (E) LOT LINE
- (P) LIMIT OF WORK
- (P) EDGE OF PAVEMENT
- (P) FACE OF CURB
- (P) BACK OF CURB
- (P) SEWER PIPE
- (P) SEWER CLEANOUT
- (P) LIGHTING FIXTURE, SLP
- (P) REMOVABLE BOLLARD, SLP
- (P) LANDSCAPE STRUCTURES & MONUMENTS, SLP
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0 10' 20' 40'

SCALE 1" = 20'

North

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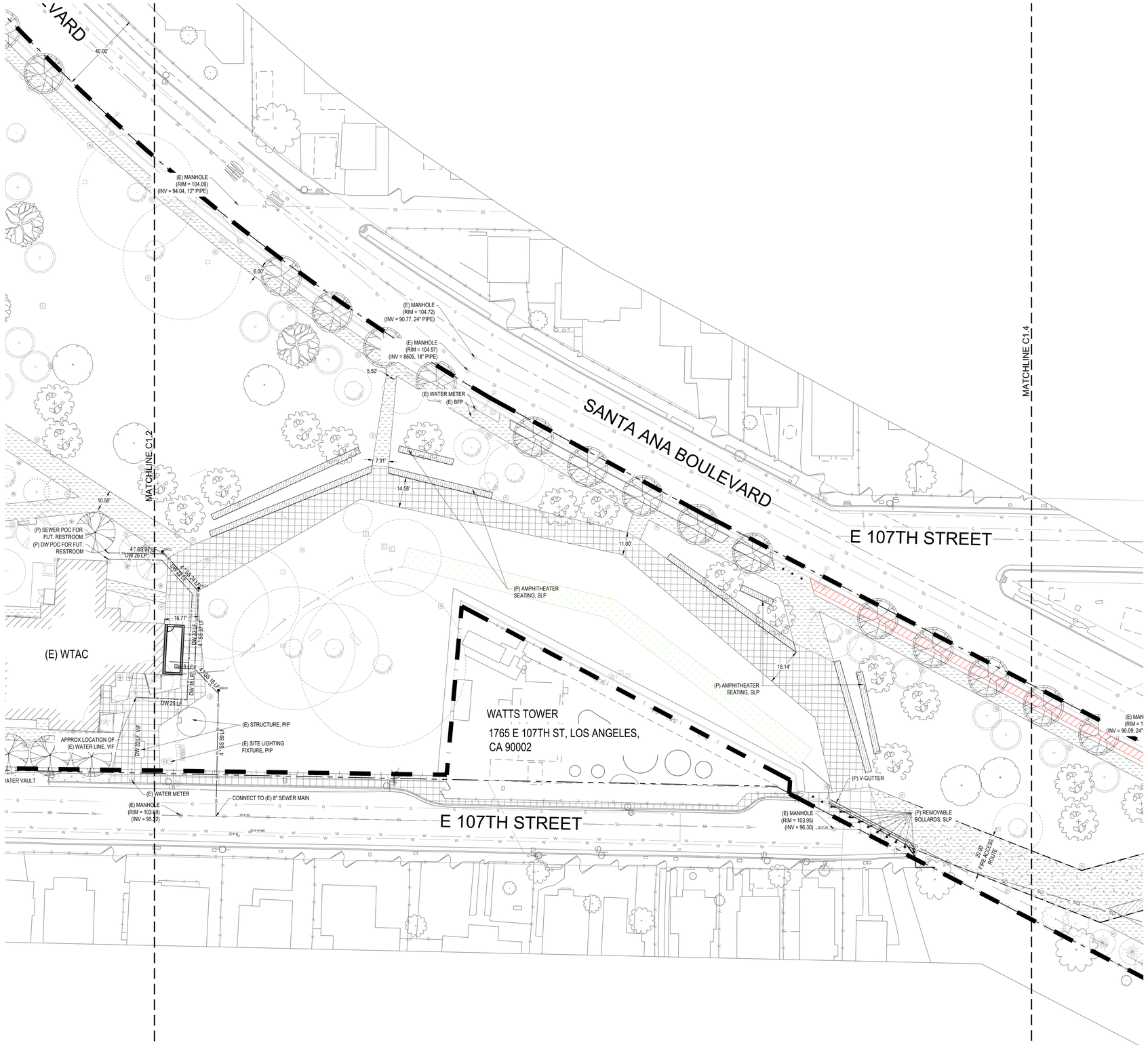
DRAWN BY: IK/SU
CHECKED BY: CB/SJ

DATE: 01/31/25
PROJECT NUMBER: 22-264

SITE AND UTILITY PLAN

DRAWING NO.
C1.2

P:\2022\22-264_Watts\4_Tech\01_Design\01_CAD\22-264_D0_Watts4 Ter~ Sherwood\C1.0 - SITE IMPROVEMENT PLAN.dwg C1.2 SITE AND UTILITY PLAN,Sherwood Ikkumeh, 1/29/2025 5:11:41 PM,ARCH full Bleed E1 (30.00 x 42.00 Inches) 1:1



LEGEND

- (E) PROPERTY LINE
- (E) CENTERLINE
- (E) LOT LINE
- (P) LIMIT OF WORK
- (P) EDGE OF PAVEMENT
- (P) FACE OF CURB
- (P) BACK OF CURB
- SS — SS — (P) SEWER PIPE
- SSCO (P) SEWER CLEANOUT
- (P) LIGHTING FIXTURE, SLP
- (P) REMOVABLE BOLLARD, SLP
- (P) LANDSCAPE STRUCTURES & MONUMENTS, SLP
- (P) PRECAST CONCRETE BENCH, SLP
- (P) AC PAVEMENT - VEHICULAR PER F/C4.0
- (P) CONCRETE - VEHICULAR, EXPOSED AGGREGATE, SLP
- (P) CONCRETE - EXPOSED AGGREGATE, SLP
- (P) PERMEABLE PAVER - VEHICULAR PER I/C4.0
- (P) STONE PAVER - PEDESTRIAN, SLP
- (P) STONE PAVER - VEHICULAR
- (P) NARRATIVE PAVING, SLP
- (P) GRASSCRETE, SLP
- (P) AMPHITHEATER SEATING, SLP
- (P) IMPERVIOUS PAVING

0 10' 20' 40'
SCALE 1" = 20'

North

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3	01/31/25	100% DESIGN DEVELOPMENT

DRAWN BY: IK/SU
CHECKED BY: CB/SJ
DATE: 01/31/25
PROJECT NUMBER: 22-264

SITE AND UTILITY PLAN

DRAWING NO.
C1.3

P:\2022\22-264_WattsArt_Tow\02_Design\01_CA\D22-264_SD_(WattsArt Tow - Sherlwood)\C1.0 - SITE IMPROVEMENT PLAN.dwg-C1.3 SITE AND UTILITY PLAN,Sherwood,Ikawella, 1/29/2025 8:11:53 PM,ARCH full sheet E1 (30.00 x 42.00 Inches),1:1

E 107TH STREET

SANTA ANA BOULEVARD

WILMINGTON AVENUE

E 108TH STREET

WILMINGTON AVENUE

ON AVENUE

MATCHLINE C1.3

(E) MANHOLE
(RIM = 104.14)
(INV = 90.09, 24" PIPE)

(E) MANHOLE
(RIM = 103.80)
(INV = 90.09, 24" PIPE)

(P) ROLLED CURB

(P) REMOVABLE
BOLLARDS, SLP

26.00'

5.50'

3.00'

7.50'

9.00'

7.50'

60.00'

(P) CURB RAMP PER
OFFSITE IMPROVEMENTS

(P) CURB RAMP PER
OFFSITE IMPROVEMENTS

LEGEND

- (E) PROPERTY LINE
- (E) CENTERLINE
- (E) LOT LINE
- (P) LIMIT OF WORK
- (P) EDGE OF PAVEMENT
- (P) FACE OF CURB
- (P) BACK OF CURB
- (P) SEWER PIPE
- (P) SEWER CLEANOUT
- (P) LIGHTING FIXTURE, SLP
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- (P) PERMEABLE PAVER - VEHICULAR PER I/C4.0
- (P) STONE PAVER - PEDESTRIAN, SLP
- (P) STONE PAVER - VEHICULAR
- (P) NARRATIVE PAVING, SLP
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- (P) AMPHITHEATER SEATING, SLP
- (P) IMPERVIOUS PAVING

0 10' 20' 40'

SCALE 1" = 20'

North

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LANDSCAPE DESIGNER:
Studio Zewde
218 Lenox Ave, New York, NY 10027
PH. 212-518-1548

ARCHITECTS:
OffTop Design
2712 W. 54th St. Unit A, Los Angeles, CA 90043, PH. 951-581-3559

CIVIL ENGINEERING:
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654 N Spring St. #200, Los Angeles, CA 90012
PH. 213-921-4623

STRUCTURAL ENGINEERING, ATLA SURVEYING:
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700 Flowers St #2100, Los Angeles, CA 90017
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120 Walker St, New York, NY 10013
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24477 Shel Max Rd,Oak Run, CA 96069
PH. 530-547-5515

GEOTECHNICAL SURVEYOR:
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COST ESTIMATOR:
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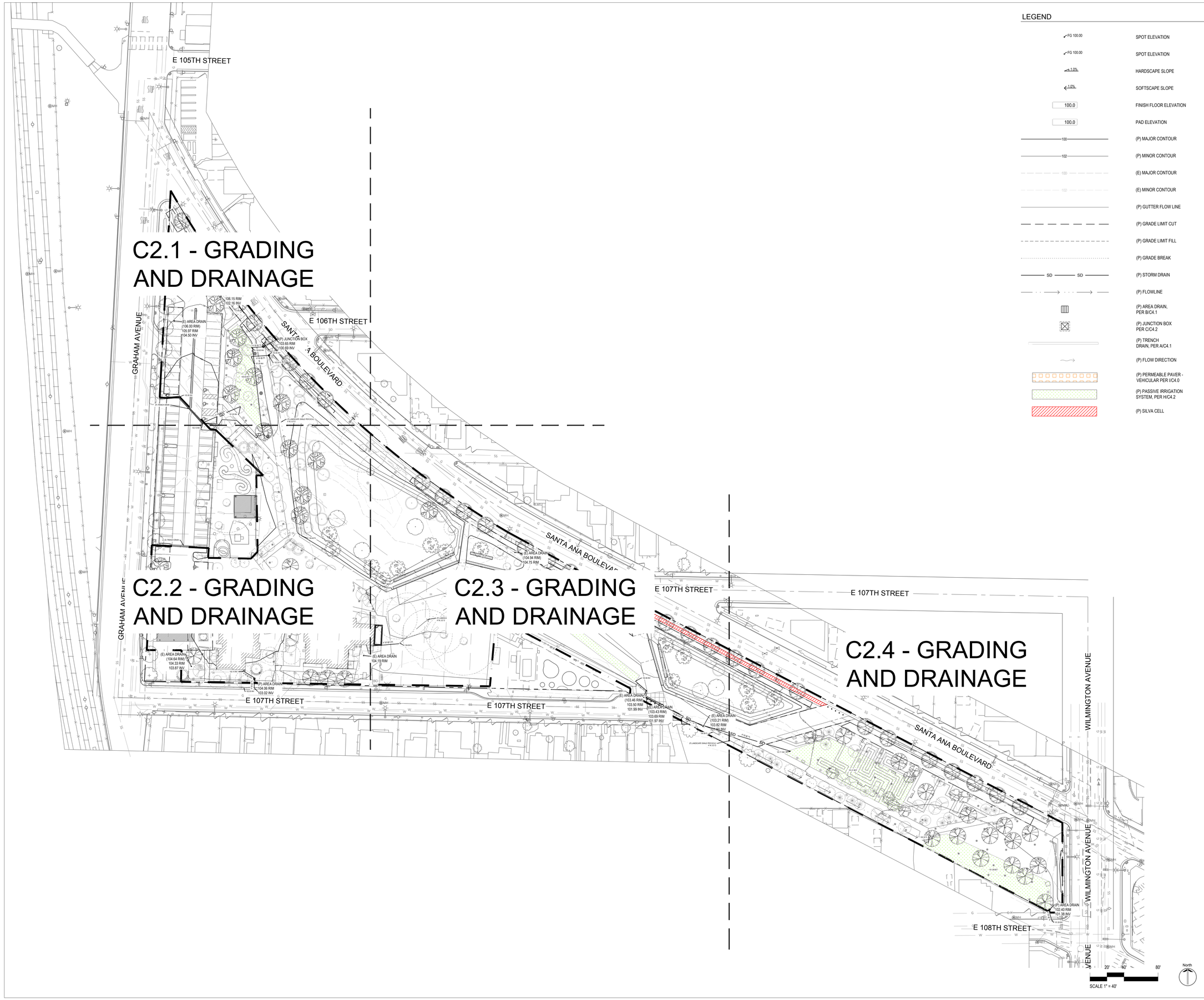
DRAWN BY: IK/SU
CHECKED BY: CB/SJ

DATE: 01/31/25
PROJECT NUMBER: 22-264

SITE AND UTILITY PLAN

DRAWING NO.
C1.4

P:\2022\22-264_WattsArt_Tow\03_Design\01_CAD\22-264_00_[WattsArt Tow - Sheetset\C1.0 - SITE IMPROVEMENT PLAN.dwg C1.4 SITE AND UTILITY PLAN Sherwood,Ikuwalla, 1/29/2025 5:12:05 PM,ARCH full bleed E1 (30.00 x 42.00 Inches),1:1



LEGEND

FG 100.00	SPOT ELEVATION
FG 100.00	SPOT ELEVATION
1.0%	HARDSCAPE SLOPE
1.0%	SOFTSCAPE SLOPE
100.0	FINISH FLOOR ELEVATION
100.0	PAD ELEVATION
100	(P) MAJOR CONTOUR
102	(P) MINOR CONTOUR
100	(E) MAJOR CONTOUR
102	(E) MINOR CONTOUR
	(P) GUTTER FLOW LINE
	(P) GRADE LIMIT CUT
	(P) GRADE LIMIT FILL
	(P) GRADE BREAK
SD SD	(P) STORM DRAIN
	(P) FLOWLINE
	(P) AREA DRAIN, PER B/C4.1
	(P) JUNCTION BOX PER C/C4.2
	(P) TRENCH DRAIN, PER A/C4.1
	(P) FLOW DIRECTION
	(P) PERMEABLE PAVER - VEHICULAR PER I/C4.0
	(P) PASSIVE IRRIGATION SYSTEM, PER H/C4.2
	(P) SILVA CELL

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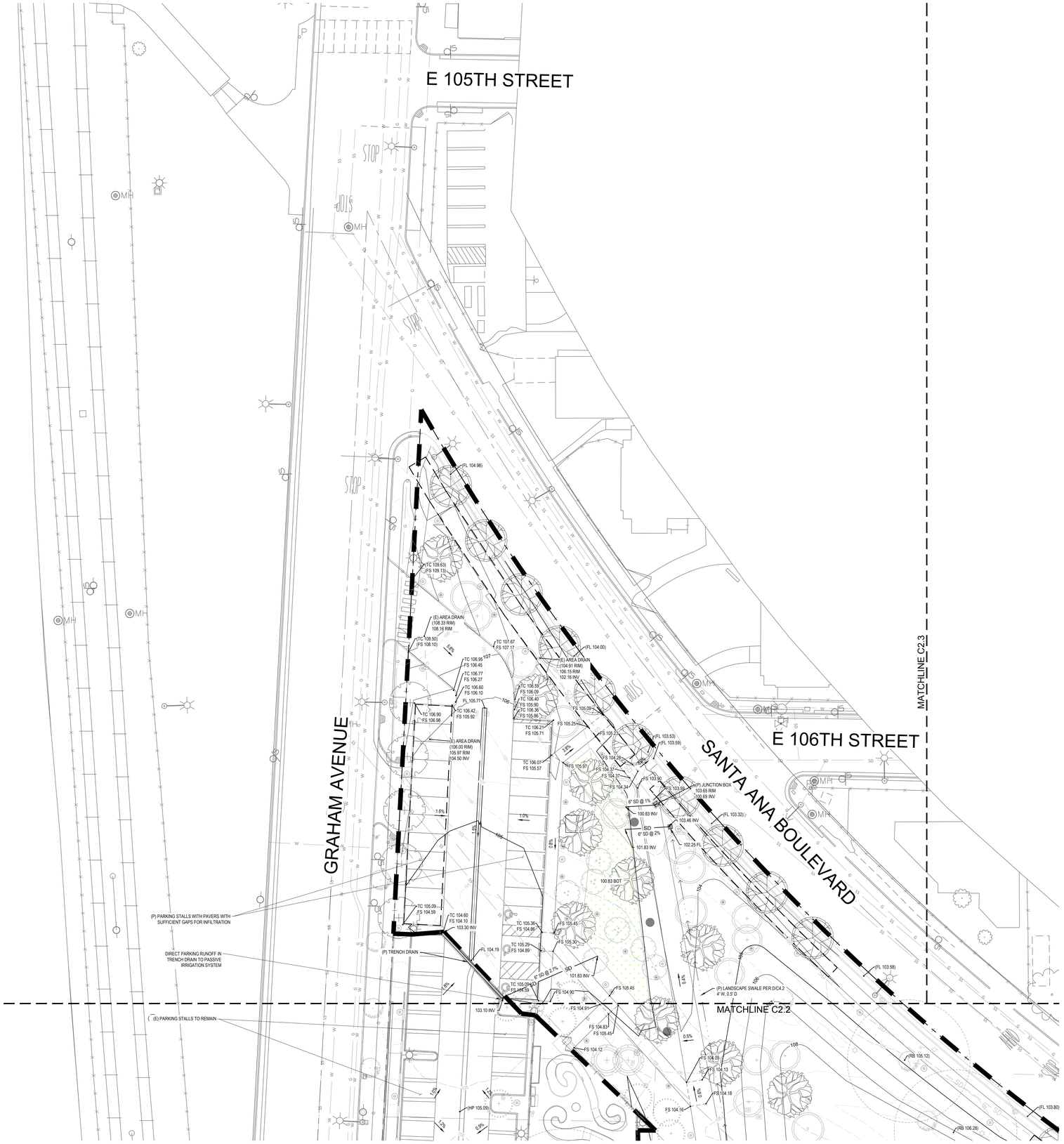
DATE: 01/31/25
PROJECT NUMBER: 22-264

OVERALL GRADING AND DRAINAGE PLAN

DRAWING NO.
C2.0

P:\2022\22-264_WattsArt_Tow\03_Design\01_CAD\22-264_DD_WattsArt Tow - Sheetset\C2.0 - GRADING AND DRAINAGE\C2.0 GRADING AND DRAINAGE.dwg Layout: C2.0 GRADING AND DRAINAGE (Overview) Ikuwada, 1/29/2025 9:11:22 PM ARCH full sheet E1 (30.00 x 42.00 Inches) 1:1



LEGEND

FG 100.00	SPOT ELEVATION
FG 100.00	SPOT ELEVATION
1.0%	HARDSCAPE SLOPE
1.0%	SOFTSCAPE SLOPE
100.0	FINISH FLOOR ELEVATION
100.0	PAD ELEVATION
100	(P) MAJOR CONTOUR
102	(P) MINOR CONTOUR
100	(E) MAJOR CONTOUR
102	(E) MINOR CONTOUR
	(P) GUTTER FLOW LINE
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	(P) GRADE LIMIT FILL
	(P) GRADE BREAK
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	(P) FLOWLINE
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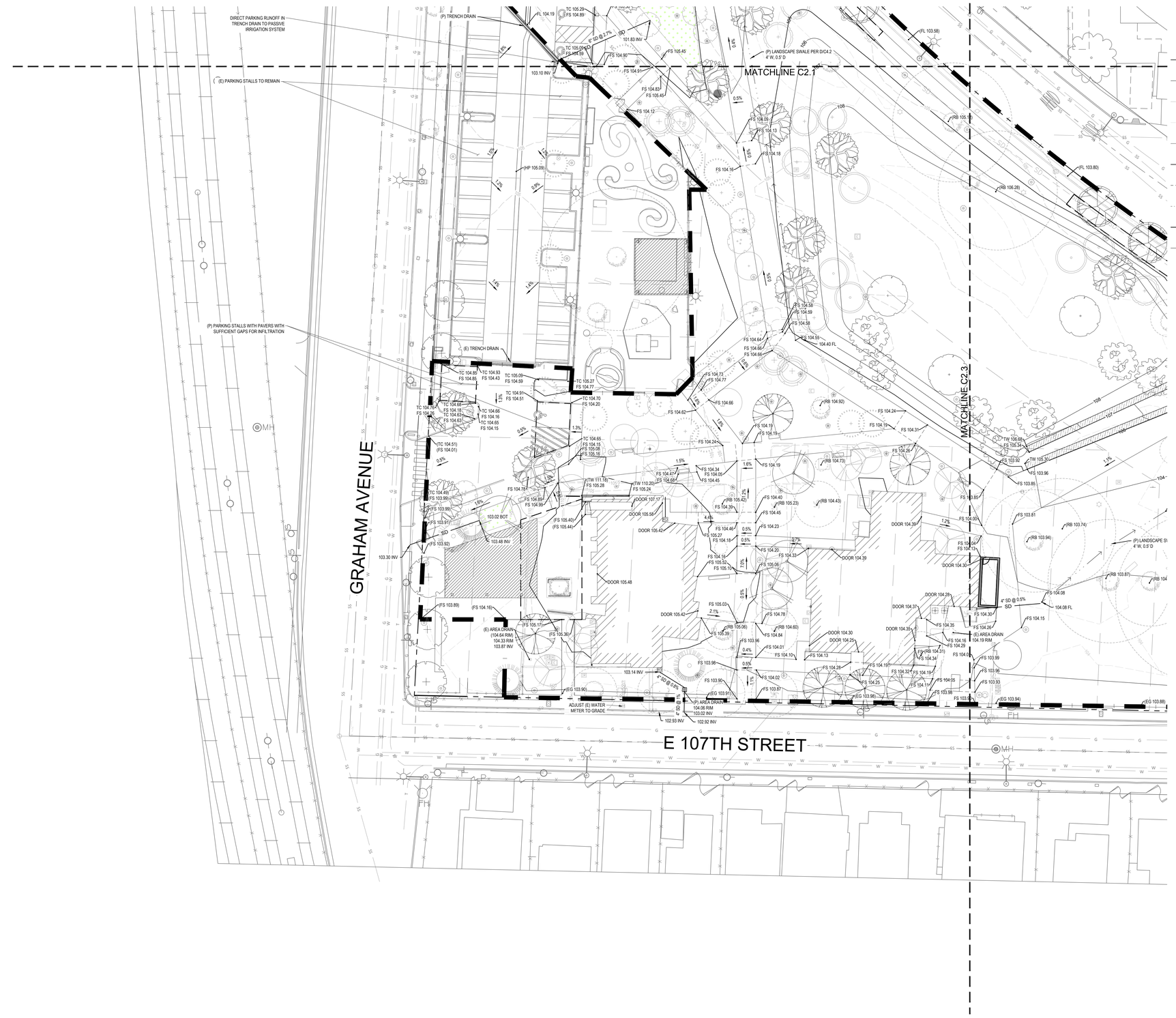
GRADING AND DRAINAGE

DRAWING NO.
C2.1

P:\2022\22-264_WattsArt_Tow\03_Design\01_CA\22-264_DD_WattsArt Tow - Sherwood\C2.1 - GRADING AND DRAINAGE PLAN.dwg C2.1 GRADING AND DRAINAGE PLAN, Ankur Gandhi, 1/29/2025 5:12:35 PM, ARCH full bleed E1 (30.00 x 42.00 Inches) 1:1



LEGEND

FG 100.00	SPOT ELEVATION
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1.0%	HARDSCAPE SLOPE
1.0%	SOFTSCAPE SLOPE
100.0	FINISH FLOOR ELEVATION
100.0	PAD ELEVATION
100	(P) MAJOR CONTOUR
102	(P) MINOR CONTOUR
100	(E) MAJOR CONTOUR
102	(E) MINOR CONTOUR
	(P) GUTTER FLOW LINE
	(P) GRADE LIMIT CUT
	(P) GRADE LIMIT FILL
	(P) GRADE BREAK
SD SD	(P) STORM DRAIN
	(P) FLOWLINE
	(P) AREA DRAIN, PER B/C4.1
	(P) JUNCTION BOX PER C/C4.2
	(P) TRENCH DRAIN, PER A/C4.1
	(P) FLOW DIRECTION
	(P) PERMEABLE PAVER - VEHICULAR PER I/C4.0
	(P) PASSIVE IRRIGATION SYSTEM, PER H/C4.2
	(P) SILVA CELL

0 10' 20' 40'
SCALE 1" = 20'

North

Watts Towers Arts Center Campus

PROJECT ADDRESS:
1727 East 107th St
Los Angeles, CA 90002

CLIENT:
Los Angeles Neighborhood Land Trust
1689 Beverly Blvd, Los Angeles, CA 90026
PH: 213-572-0188

LANDSCAPE DESIGNER:
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PH. 212-518-1548

ARCHITECTS:
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LIGHTING:
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120 Walker St, New York, NY 10013
PH. 212-255-4463

IRRIGATION:
Dickson & Associates, Inc.
24477 Shel Max Rd,Oak Run, CA 96069
PH. 530-547-5515

GEOTECHNICAL SURVEYOR:
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PH. 213-314-8100

COST ESTIMATOR:
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2	12/20/24	50% DESIGN DEVELOPMENT
3	01/31/25	100% DESIGN DEVELOPMENT

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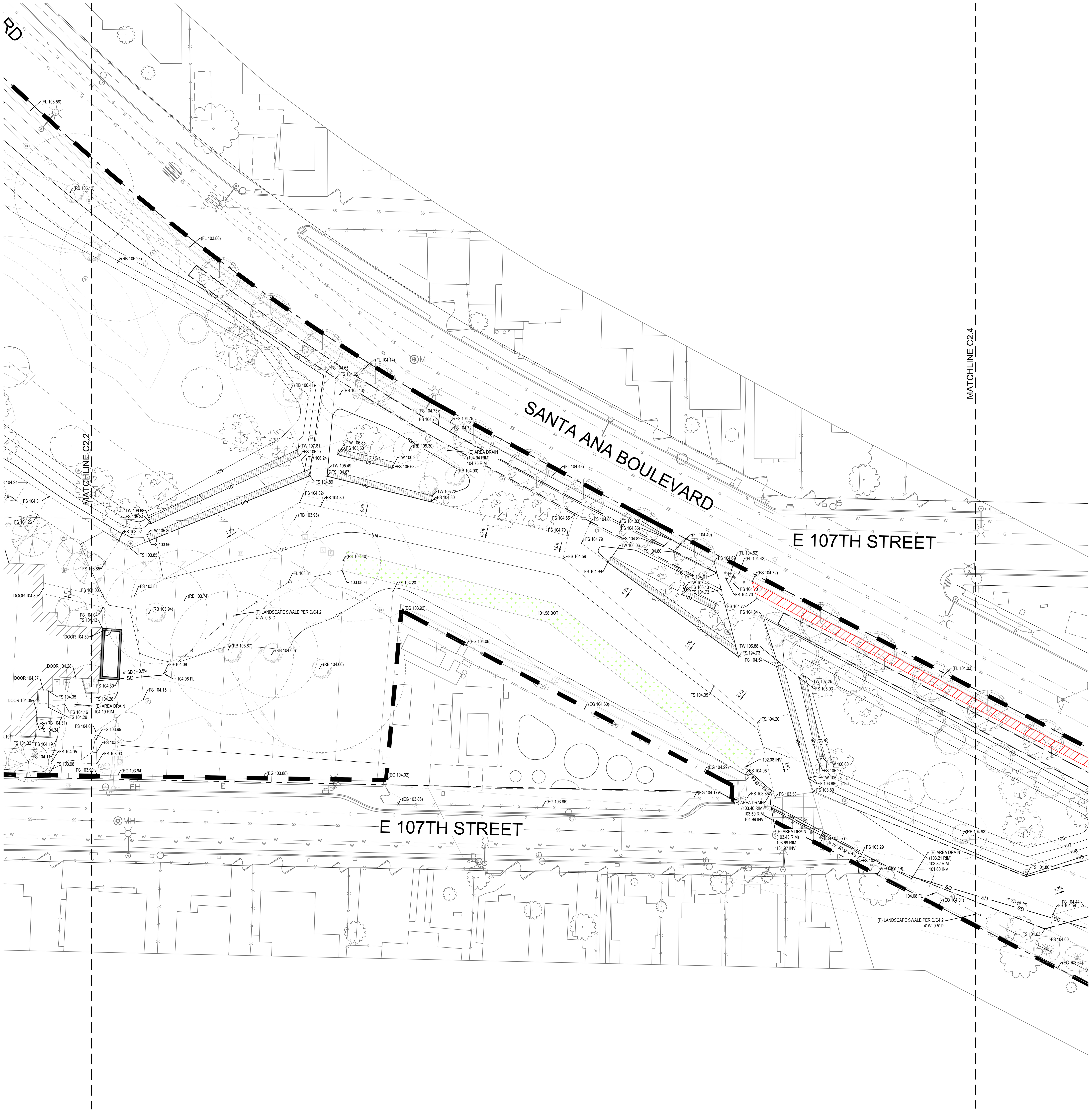
CHECKED BY: CB/SJ

DATE: 01/31/25
PROJECT NUMBER: 22-264

GRADING AND DRAINAGE

DRAWING NO.
C2.2

P:\2022\22-264_Watts\4_Tech\02_Design\01_CAD\22-264_00_WattsArt Tec - Sherwood\C2.0 - GRADING AND DRAINAGE PLAN.dwg C2.2 GRADING AND DRAINAGE, Zinaheva Ulbuesta 1/30/2025 5:12:48 PM, ARCH full (bleed E1 (30.00 x 42.00 Inches), 1:1



LEGEND

FG 100.00	SPOT ELEVATION
FG 100.00	SPOT ELEVATION
1.0%	HARDSCAPE SLOPE
1.0%	SOFTSCAPE SLOPE
100.0	FINISH FLOOR ELEVATION
100.0	PAD ELEVATION
100	(P) MAJOR CONTOUR
102	(P) MINOR CONTOUR
100	(E) MAJOR CONTOUR
102	(E) MINOR CONTOUR
	(P) GUTTER FLOW LINE
	(P) GRADE LIMIT CUT
	(P) GRADE LIMIT FILL
	(P) GRADE BREAK
SD SD	(P) STORM DRAIN
	(P) FLOWLINE
	(P) AREA DRAIN, PER B/C4.1
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	(P) TRENCH DRAIN, PER A/C4.1
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0 10' 20' 40'
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GRADING AND DRAINAGE

DRAWING NO. C2.3

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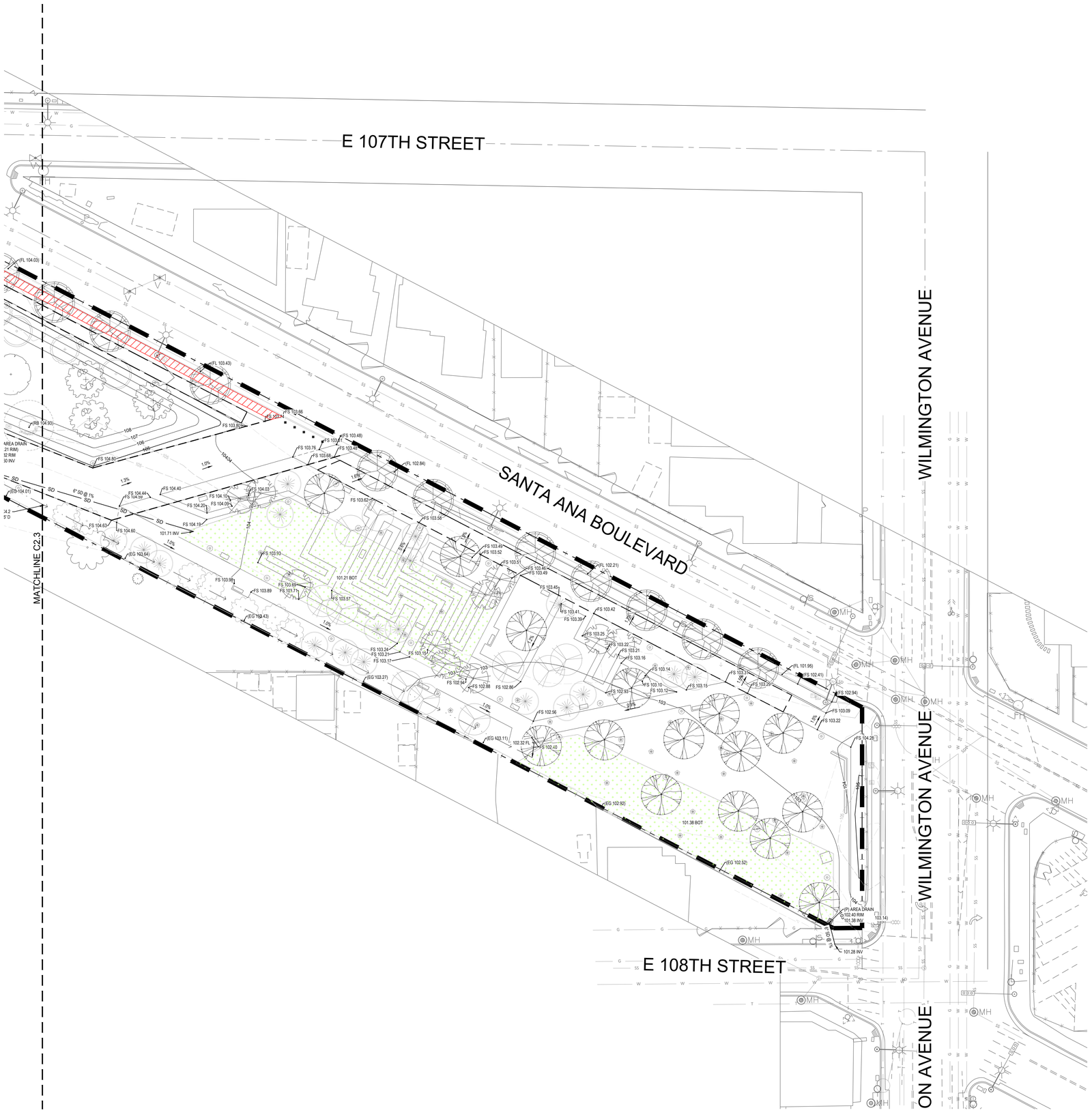

LEGEND

- FG 100.00 — SPOT ELEVATION
- FG 100.00 — SPOT ELEVATION
- 1.0% — HARDSCAPE SLOPE
- 1.0% — SOFTSCAPE SLOPE
- 100.0 — FINISH FLOOR ELEVATION
- 100.0 — PAD ELEVATION
- 100 — (P) MAJOR CONTOUR
- 102 — (P) MINOR CONTOUR
- 100 — (E) MAJOR CONTOUR
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- (P) GUTTER FLOW LINE
- (P) GRADE LIMIT CUT
- (P) GRADE LIMIT FILL
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- SD — SD — (P) STORM DRAIN
- (P) FLOWLINE
- (P) AREA DRAIN, PER B/C4.1
- (P) JUNCTION BOX PER C/C4.2
- (P) TRENCH DRAIN, PER A/C4.1
- (P) FLOW DIRECTION
- (P) PERMEABLE PAVER - VEHICULAR PER I/C4.0
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- (P) SILVA CELL

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SCALE 1" = 20'

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GRADING AND DRAINAGE

DRAWING NO.
C2.4

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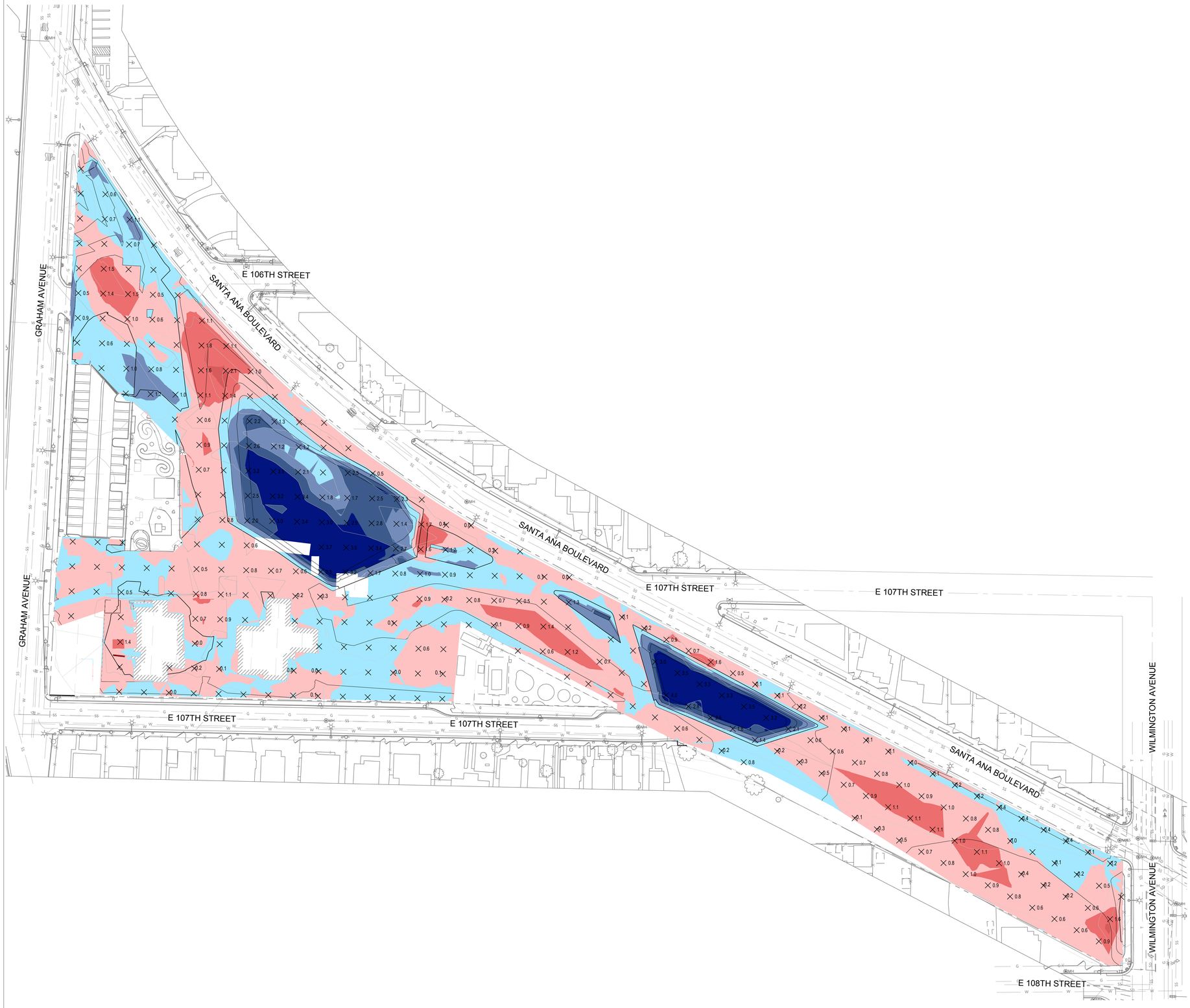

EARTHWORK SUMMARY

	CUT (CY)	FILL (CY)
WATTS TWR_REDEVELOPMENT	3,099	3,193
NET VOLUMETRIC DIFFERENCE	94 CY (FILL)	

SHERWOOD DESIGN ENGINEERS IS NOT AN ENGINEERING CONTRACTOR, NOR SHOULD OUR RENDERING OF CUT AND FILL EARTHWORK VOLUMES BE CONSIDERED EQUIVALENT TO THE NATURE AND EXTENT OF SERVICE AN ENGINEERING CONTRACTOR WOULD PROVIDE. THIS ESTIMATE IS BASED SOLELY ON OUR OWN ANALYSIS, WHICH IS AS ACCURATE AS THE INFORMATION PROVIDED TO US IN REGARDS TO EXISTING TOPOGRAPHY AND CONCEPTUAL GRADING. THIS ANALYSIS WILL NOT REFLECT THE LOCALIZED SITE CONDITIONS NOT REPRESENTED ON THE TOPOGRAPHIC SURVEY, NOR DOES IT TAKE INTO EFFECT FACTORS SUCH AS SHRINKAGE, SWELL, LOSS DURING TRANSPORT AND SUBSIDENCE, UNLESS OTHERWISE STATED ON QUANTITIES TABLE ABOVE. THIS EARTHWORK VOLUME ANALYSIS SHOULD NOT BE USED FOR BID PURPOSES. DUE TO THESE FACTORS, SHERWOOD DESIGN ENGINEERS CANNOT GUARANTEE THE ACCURACY OF OUR EARTHWORK VOLUME ESTIMATE BEYOND USE AS A PLANNING TOOL.

EARTHWORK ASSUMPTIONS INCLUDE:

MATERIAL:	DEPTH:
(P) PERMAVOIDS	VARYING
(P) CONCRETE PAVEMENT - PEDESTRIAN	0.67 FT
(P) CONCRETE PAVEMENT - VEHICULAR	0.92 FT
(P) ASPHALT PAVEMENT	0.75 FT
(P) PERMEABLE PAVERS -VEHICULAR	2.50 FT

- EARTHWORK RECOMMENDATIONS FOR CUT/FILL AND EXPORT/IMPORT NEED TO FOLLOW THE RECOMMENDATIONS OF THE SOILS ENGINEER AND SOIL MANAGEMENT PLAN.

Cut and Fill Table

Number	Minimum Elevation	Maximum Elevation	Color	Area (SF)
1	-7	-6		80
2	-6	-5		28
3	-5	-4		2
4	-4	-3		1
5	-3	-2		504
6	-2	-1		13,291
7	-1	0		82,614
8	0	1		51,008
9	1	2		10,648
10	2	3		7,765
11	3	4		11,031

Watts Towers Arts Center Campus

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Los Angeles, CA 90002

CLIENT:
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PH: 213-572-0188

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LIGHTING:
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120 Walker St, New York, NY 10013
PH. 212-255-4463

IRRIGATION:
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24477 Shel Max Rd,Oak Run, CA 96069
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GEOTECHNICAL SURVEYOR:
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EARTHWORK

DRAWING NO.
C2.5

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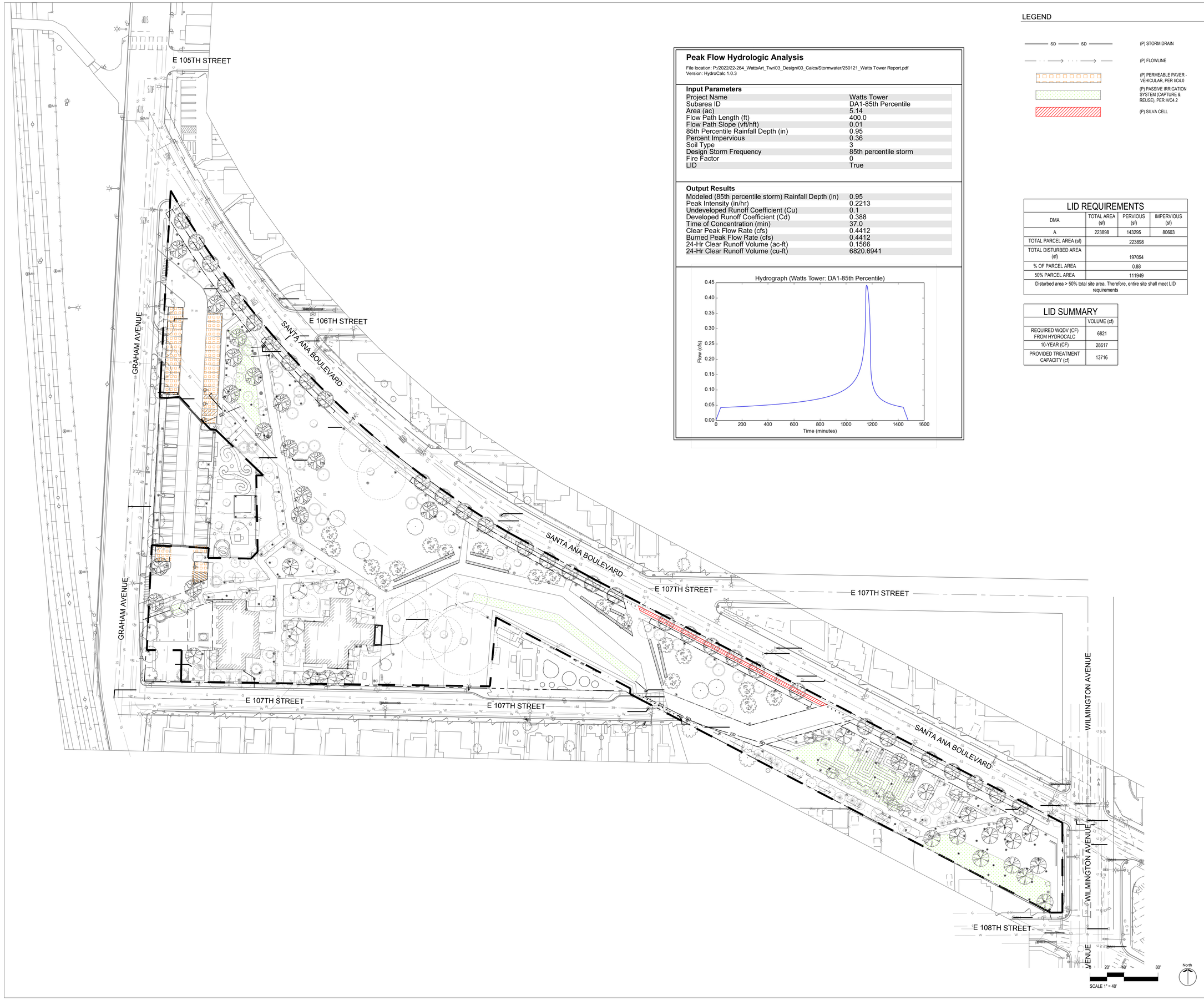

Peak Flow Hydrologic Analysis

File location: P:/2022/22-264_WattsArt_Twr/03_Design/03_Calcs/Stormwater/250121_Watts Tower Report.pdf
Version: HydroCalc 1.0.3

Input Parameters

Project Name	Watts Tower
Subarea ID	DA1-85th Percentile
Area (ac)	5.14
Flow Path Length (ft)	400.0
Flow Path Slope (vft/hft)	0.01
85th Percentile Rainfall Depth (in)	0.95
Percent Impervious	0.36
Soil Type	3
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	0.95
Peak Intensity (in/hr)	0.2213
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.388
Time of Concentration (min)	37.0
Clear Peak Flow Rate (cfs)	0.4412
Burned Peak Flow Rate (cfs)	0.4412
24-Hr Clear Runoff Volume (ac-ft)	0.1566
24-Hr Clear Runoff Volume (cu-ft)	6820.6941

LEGEND

- SD — SD — (P) STORM DRAIN
- (P) FLOWLINE
- (P) PERMEABLE PAVER - VEHICULAR, PER II/C4.0
- (P) PASSIVE IRRIGATION SYSTEM (CAPTURE & REUSE), PER II/C4.2
- (P) SILVA CELL

LID REQUIREMENTS

DMA	TOTAL AREA (sf)	PERVIOUS (sf)	IMPERVIOUS (sf)
A	223898	143295	80603
TOTAL PARCEL AREA (sf)	223898		
TOTAL DISTURBED AREA (sf)	197054		
% OF PARCEL AREA	0.88		
50% PARCEL AREA	111949		
Disturbed area > 50% total site area. Therefore, entire site shall meet LID requirements			

LID SUMMARY

	VOLUME (cf)
REQUIRED WQDV (CF) FROM HYDROCALC	6821
10-YEAR (CF)	28617
PROVIDED TREATMENT CAPACITY (cf)	13716

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OVERALL LID PLAN

DRAWING NO.
C3.0

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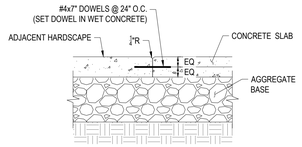
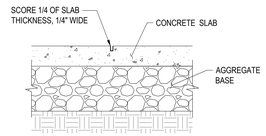


CONTACT JOINT



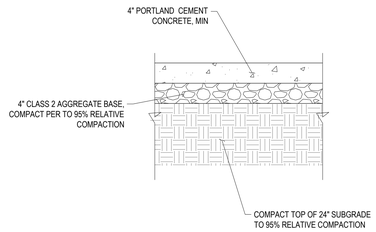
CONTROL JOINT

NOTES

1. PROVIDE EXPANSION JOINTS AT CURBS, DRIVEWAYS, TREE WELLS, BUILDINGS, WALLS AND FOOTINGS.
2. REINFORCING TO BE NON-CONTINUOUS AT EXPANSION JOINTS.
3. SAWCUT JOINTS MAY BE USED IN LIEU OF TOOLED JOINTS, JOINTS MUST BE SAWCUT BETWEEN 4-12 HOURS AFTER CONCRETE HAS BEEN PLACED.

A CONCRETE PAVING JOINTING

SF-00-011 SCALE NTS

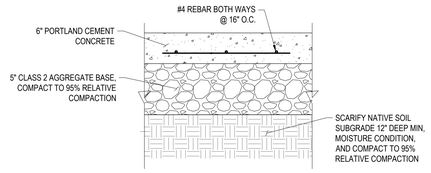


NOTES

1. PROVIDE WEAKENED PLANE JOINTS AT 10' MAX SPACING AND EXPANSION JOINTS AT WALLS, CURBS, PAVEMENTS PER C/7.0

B CONCRETE PAVEMENT - PEDESTRIAN

SF-00-010 SCALE NTS



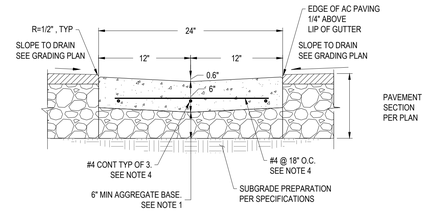
VEHICULAR CONCRETE PAVEMENT WITH REBAR SECTION

NOTES

1. IF VEHICULAR CONCRETE PAVEMENT IS TO BE INSTALLED ADJACENT TO LANDSCAPE, AGGREGATE BASE LAYER SHALL EXTEND 6" BEYOND PORTLAND CEMENT LAYER BELOW LANDSCAPE.
2. WHERE TYPICAL ASPHALT SECTION INSTALL IS OVER ENCOUNTERED UNSUITABLE SOILS, GEOGRID MAY BE INSTALLED BETWEEN THE SUBGRADE AND SUBBASE AS PER SPECIFICATIONS.
3. PROVIDE WEAKENED PLANE JOINTS AT 10' MAX SPACING AND EXPANSION JOINTS AT WALLS, CURBS, PAVEMENTS, PER C/C7.0

C CONCRETE PAVEMENT - VEHICULAR

SF-00-009 SCALE NTS

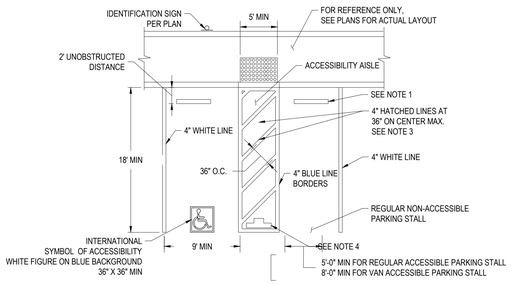


NOTES

1. PLACE AGGREGATE BASE IN MAXIMUM 6 INCH THICK UNCOMPACTED LIFTS. COMPACT EACH LIFT TO 95% RELATIVE COMPACTION.
2. DISCONTINUE THE GUTTER LONGITUDINAL REBAR 3" EACH SIDE OF ALL CONTROL AND EXPANSION JOINTS AND INSTALL DOWELS PER PLAN.
3. INSTALL TRANSVERSE EXPANSION JOINTS AT MAXIMUM 30 FEET O.C. CONSTRUCT CRACK CONTROL JOINTS AT MAXIMUM 10 FEET O.C. CRACK CONTROL JOINTS SHALL BE 1/8 INCH WIDE, AND TOOLED OR SAW CUT TO A MINIMUM DEPTH EQUAL TO 1/4 OF THE TOTAL SLAB DEPTH.
4. ALTERNATE REINFORCEMENT: USE FIBER MATRIX ADD MIXTURE PER PLANS.
5. CONCRETE MIX PER SPECIFICATIONS.

D VALLEY GUTTER

SF-00-002 SCALE: NTS



PERPENDICULAR
ACCESSIBLE PARKING

SIGN R99C (CA)
SEE NOTE 2

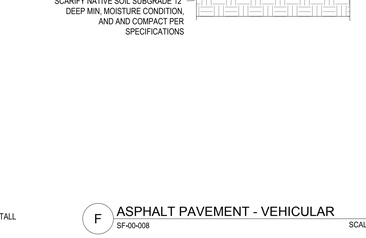
SIGN R7-8b
SEE NOTE 2

NOTES

1. IN EACH PARKING STALL, A CURB OR WHEEL STOP SHALL BE PROVIDED AND LOCATED TO PREVENT ENCROACHMENT OF VEHICLES OVER THE REQUIRED WIDTH OF WALKWAYS.
2. WHERE SIGN R99C (CA) OR SIGN R7-8b ARE INSTALLED, THE BOTTOM OF THE SIGN OR PLAQUE PANEL SHALL BE A MINIMUM OF 7' ABOVE THE SURROUNDING SURFACE.
3. BLUE PAINT, INSTEAD OF WHITE MAY BE USED FOR MARKING ACCESSIBILITY AISLES IN AREAS WHERE SNOW MAY CAUSE WHITE MARKINGS TO NOT BE VISIBLE.
4. THE WORDS "NO PARKING" SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 1' HIGH AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS. SEE CALIFORNIA BUILDING CODE SECTION 11B-502.3.3 FOR DETAILS OF THE "NO PARKING" PAVEMENT MARKING.
5. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1.5% IN ALL DIRECTIONS.
6. ACCESSIBLE PARKING ONLY SIGN SHALL BE SIGN R99C (CA) OR SIGN R99 (CA) WITH PLAQUE R99B (CA).

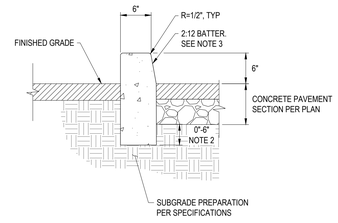
E ADA PARKING STALL

SF-00-006 SCALE: NTS



F ASPHALT PAVEMENT - VEHICULAR

SF-00-008 SCALE: NTS

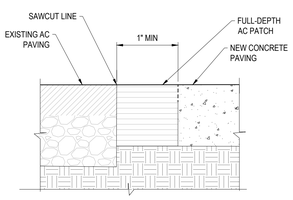


NOTES

1. SEE ASPHALT CONCRETE PAVEMENT, CONCRETE PAVEMENT, AND CONCRETE SIDEWALK DETAILS FOR ADJACENT PAVEMENT SECTIONS. SEE LANDSCAPE ARCHITECT PLANS FOR ADJACENT LANDSCAPING.
2. CURB TO EXTEND 6" BELOW DEPTH OF PAVEMENT SECTION WHEN BASE MATERIAL IS AGGREGATE BASE.
3. AT CONTRACTOR OPTION, BATTER ON FACE OF CURB CAN EXTEND FULL DEPTH OF CURB.
4. CONCRETE MIX PER SPECIFICATIONS.

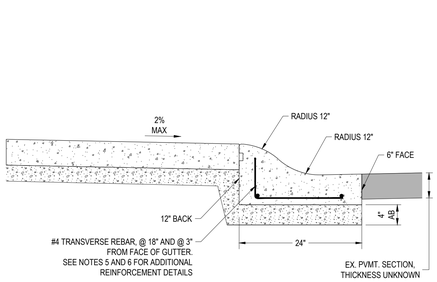
G VERTICAL CONCRETE CURB

SF-00-000 SCALE: NTS



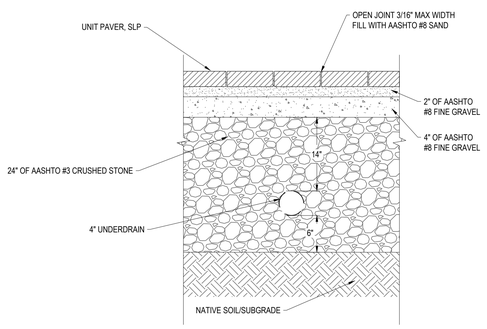
H SAWCUT AND JOIN

SF-040 SCALE: NTS



I ROLLED CURB & GUTTER

SF-059 SCALE: NTS



J PERMEABLE PAVERS - VEHICULAR

SF-029 SCALE: NTS

Watts Towers Arts Center Campus

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1727 East 107th St
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DRAWING ISSUANCES:

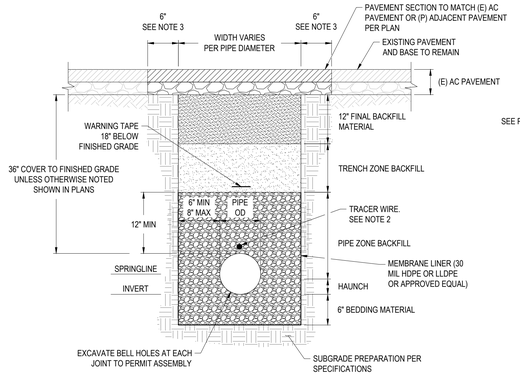
NO.	DATE	DESCRIPTION
1	10/24/24	SCHEMATIC DESIGN
2	12/20/24	50% DESIGN DEVELOPMENT
3	01/31/25	100% DESIGN DEVELOPMENT

DRAWN BY:	CHECKED BY:
IK/SU	CB/SJ
DATE: 01/31/25	PROJECT NUMBER: 22-264

SITE DETAILS

DRAWING NO.
C4.0

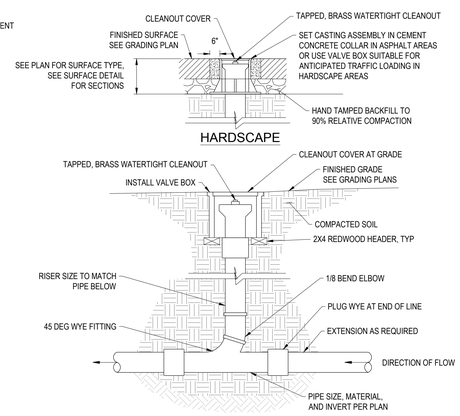
P:\2022\22-264_WattsArt_Twr\02_Design\01_CAD\22-264_SD_WattsArt Twr - Sheets\xrCAD - DETAILS.dwg CA1.0 SITE DETAILS Shortcuts Ikusanlik, 1/29/2025 5:14:14 PM,ANSI+full bleed E1 (30.00 x 42.00 inches),1:1



NOTES

1. BACKFILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 8".
2. IF DIP IS NOT USED, FOR WATER AND FIRE WATER MAINS INSTALL SINGLE STRAND 12 AWG COPPER WIRE.
3. WHERE APPLICABLE, REMOVE A MINIMUM 6" OF PAVEMENT SURFACE BEYOND EDGE OF TRENCH WHEN INSTALLING UTILITY UNDER EXISTING PAVEMENT SURFACE REPLACE EXISTING PAVEMENT OVER TRENCH IN-KIND. IN LANDSCAPE AREAS. OMIT 6" OF OVERCUT ON EITHER SIDE OF TRENCH.

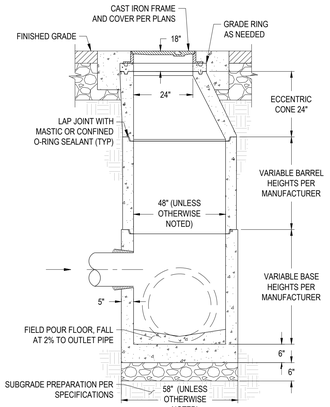
A UTILITY TRENCH
UT-00-003 SCALE: NTS



NOTES

1. BRING TO SURFACE WITH TEMPORARY PLUG. AFTER ALL BACKFILL IS COMPLETE AND SUB-GRADE ESTABLISHED IN AREAS TO BE PAVED, THE FINAL RISER PIPE AND BOX SHALL BE INSTALLED AS SHOWN.

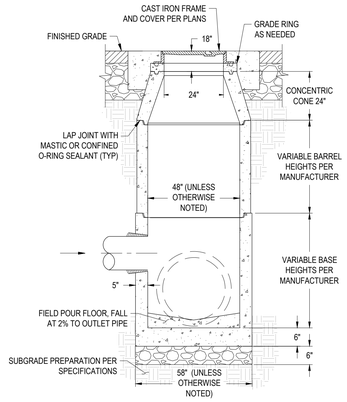
B SEWER CLEANOUT
UT-00-000 SCALE: NTS



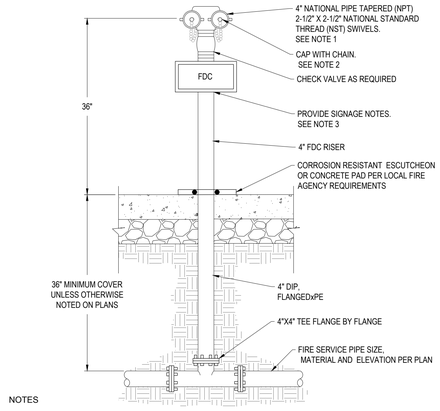
NOTES

1. IF MANHOLE IS LOCATED IN CONCRETE PAVING, CONTRACTOR TO PROVIDE ISOLATION JOINT BETWEEN MANHOLE CONCRETE COLLAR AND ADJACENT CONCRETE PAVING.

C PRECAST MANHOLE
UT-00-001 SCALE: NTS



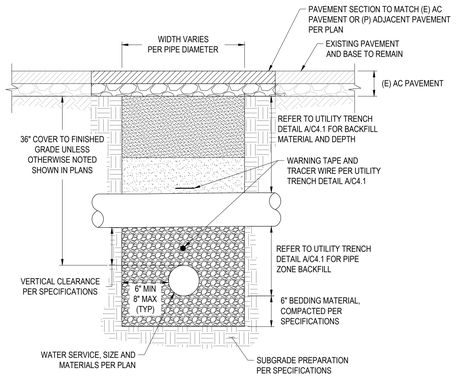
CONCENTRIC MANHOLE



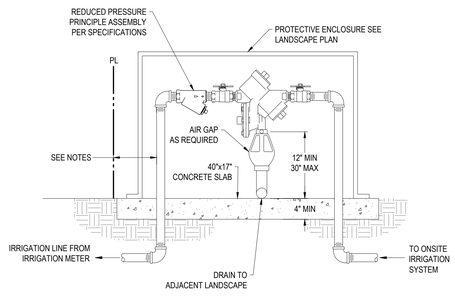
NOTES

1. THE FIRE DEPARTMENT CONNECTION SHALL USE A NATIONAL HOSE INTERNAL THREADED SWIVEL FITTING(S) WITH A NATIONAL HOSE STANDARD THREAD(S).
2. CAPS SHALL BE SUITABLE FOR THE PRESSURE OF THE FIRE SYSTEM, LOCKABLE AND ARRANGED FOR EASY REMOVAL BY FIRE DEPARTMENT.
3. EACH FIRE DEPARTMENT CONNECTION SHALL BE DESIGNATED WITH A SIGN AS FOLLOWS:
   A. SIGN SHALL LEAVE RAISED OR ENGRAVED LETTERS AT LEAST 1 INCH IN HEIGHT ON A PLATE OR FELTING.
   B. SIGN SHALL INDICATE THE TYPE OF SYSTEM FOR WHICH THE CONNECTION IS INTENDED WITH EITHER THE BUILDING ADDRESS IT SERVING, THE ENTIRE BUILDING OR WITH WHICH PORTION OF BUILDING ITS SERVING IT OR ONLY A PORTION OF BUILDING.
   C. WHEN THE SYSTEM DEMANDS EXCEEDS 150 PSI THE SIGN SHALL INDICATE THE REQUIRED DESIGN PRESSURE.
4. FDC SHALL BE INSTALLED A MINIMUM 36" FROM FACE OF CURB OR PROTECTED BY BOLLARDS.
5. A CLEAR WORKING SPACE OF 36" SHALL BE PROVIDED ON ALL SIDES OF FDC.

D FIRE DEPARTMENT CONNECTION (FDC)
UT-00-010 SCALE: NTS



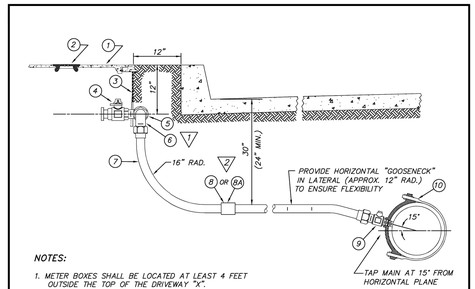
E WATER UTILITY CROSSING
UT-00-004 SCALE: NTS



NOTES

1. INSTALL RPP ASSEMBLY ▽ FROM PROPERTY LINE TO MEET LOCAL WATER DISTRICT REQUIREMENTS.
2. AIR GAP WHERE REQUIRED BY LOCAL WATER DISTRICT.
3. 3000 PSI CONCRETE SLAB. PROVIDE RECTANGULAR SLAB WITH A WIDTH AND LENGTH THAT IS 6" CLEAR OF ASSEMBLY AND AS REQUIRED FOR ENCLOSURE INSTALLATION.

F IRRIGATION RPP ASSEMBLY
UT-00-013 SCALE: NTS



NOTES:

1. METER BOXES SHALL BE LOCATED AT LEAST 4 FEET OUTSIDE THE TOP OF THE DRIVEWAY "X".
2. SOLDER AND FLUX SHALL NOT CONTAIN LEAD.
3. LATERAL SHALL BE FLUSHED WITH WATER TO REMOVE FLUX RESIDUE.
4. SEE STANDARD DRAWING A9476 FOR PIPE CONNECTION REQUIREMENTS.

MATERIAL LIST ▽1 ▽2

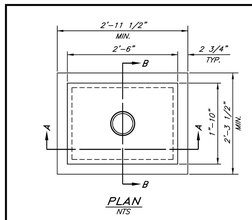
ITEM	QTY.	DESCRIPTION	DWG. NO.	MAT. CODE
1	1	#3 REINFORCED CONCRETE POLYMER COVER	B-5096	39-01-357
2	1	CAST IRON CENTERPIECE	A-9290	39-01-190
3	1	#3 PLASTIC METER BOX	A-9422	39-01-258
4	1	2" FEDERALLOY FLANGE CURB BALL VALVE W/LOCKWING	--------	46-29-495
5	1	2" BRZ. STREET ELBOW	A-9314	42-09-239
6	1	2" FEDERALLOY MALE COPPER TUBING TO MALE N.P.T. ELBOW	A-9237	46-09-233
7	VAR.	2" COPPER TUBING	--------	42-09-663
8	VAR.	2" COPPER SOLDER COUPLING	--------	42-75-182
8A	VAR.	2" FEDERALLOY COMPRESSION COUPLING	--------	46-09-101
9	1	1-1/2" X 2" FEDERALLOY CORP. BALL VALVE W/ 2" COMPRESSION NUT	--------	46-28-462
10	1	1-1/2" X [MAIN DIA.] BRONZE SERVICE SADDLE	--------	NO CODE

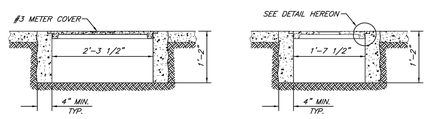
2" DOMESTIC SERVICE INSTALLATION (D.I. PIPE)

REVISIONS				APP'D	DEPARTMENT OF WATER AND POWER				
NO.	DATE	INIT.			WATER SYSTEM			CITY OF LOS ANGELES	
▽2	2-16	PW	REVISED MATERIALS			NAME	DATE	APPROVED	
▽1	9-17	PW	REVISED MATERIALS		DESIGNED	D. RICE	6-07	APPROVED BY	MONTH YEAR
					DRAWN	P. WEBB	6-07		
					CHECKED	D. RICE	6-07		

A9469_DRG.DWG

A9469





NOTES:

1. CEMENT SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PORTLAND CEMENT ASTM C-150, TYPE II.
2. CONCRETE SHALL BE CLASS 560-B-3250 IN ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" LATEST EDITION, SUBSECTION 201-1.1.2.
3. COVER SHALL CONFORM TO DWP#S STANDARD DRAWING B5096.
4. COVER SHALL NOT ROCK WHEN PLACED ON THE METER COVER OPENING.
5. WALL TOP SHALL HAVE A NON-SKID SURFACE (BROOM FINISH).
6. INLET AND OUTLET PIPING SHALL BE ENCASED IN WALLS.
7. INLET AND OUTLET PIPING SHALL BE WRAPPED WITH TAR PAPER PRIOR TO CASTING WALLS.

NO. 3 CONCRETE METER BOX
(SIDEWALK LOADING ONLY)

REVISIONS				APP'D	DEPARTMENT OF WATER AND POWER				
NO.	DATE	INIT.			WATER SYSTEM			CITY OF LOS ANGELES	
▽3	10/8/14	P.W.	REVIEWED BUT NO CHANGE			NAME	DATE	APPROVED	
					DESIGNED	V. TOROMANIAN	4-92	APPROVED BY	MONTH YEAR
					DRAWN	V. TOROMANIAN	4-92		
					CHECKED	C. HAMAIS	4-92		

A9471_.DRG

A9471

G WATER SERVICE CONNECTION AND METER
UT-00-013 SCALE: NTS

P:\2022\22-264_Watts4_Tent\Dwg\01_CADD\22-264_DD_Watts4 Ten - Sheetset\C4.0 - DETAILS.dwg,C4.1 UTILITY DETAILS,Shahira Ulluwishe,11/8/2023 1:14:22 PM,ARCH full bleed E1 (30.00 x 42.00 Inches),1:1

Watts Towers Arts Center Campus

PROJECT ADDRESS:
1727 East 107th St
Los Angeles, CA 90002

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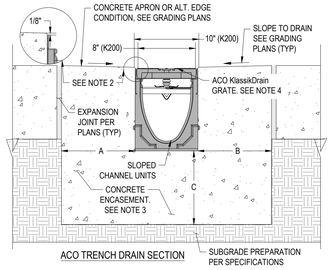
1	10/24/24	SCHEMATIC DESIGN
2	12/20/24	50% DESIGN DEVELOPMENT
3	01/31/25	100% DESIGN DEVELOPMENT

DRAWN BY: IK/SU
CHECKED BY: CB/SJ
DATE: 01/31/25
PROJECT NUMBER: 22-264

UTILITY DETAILS

DRAWING NO.
C4.1



ACO TRENCH DRAIN SECTION

NOTES

1. CONTRACTOR TO USE ACO KlassikDrain K200 OR APPROVED EQUIVALENT. TRENCH DRAINS SHALL BE PRE-SLOPED, UNLESS OTHERWISE NOTED AND FURNISHED IN ONE (1) METER LONG SEGMENTS. THE LENGTH OF PRE-MANUFACTURED SEGMENTS AND/OR GRATES SHALL NOT BE MODIFIED WITH OUT ENGINEER APPROVAL. SUBSTITUTION OF ALTERNATIVE PRODUCT(S) OR DESIGN SUBJECT TO ENGINEER'S REVIEW AND APPROVAL.
2. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/8" ABOVE THE TOP OF THE CHANNEL EDGE. SEE GRADING PLANS FOR EDGE CONDITIONS.
3. MINIMUM CONCRETE STRENGTH OF 4,000 PSI IS RECOMMENDED. CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
4. K200 IS AN 8" TRENCH DRAIN. REFER TO LANDSCAPE ARCHITECT FOR GRATE FINISH MATERIAL. GRATES ARE TO BE LOAD CLASS A , ADA COMPLIANT, HEEL SAFE, BICYCLE SAFE, AND ANTI-SLIP RATING OF BPN OVER 24.
5. DESIGN FLOW RATES ARE IN CFS. THE MIN. AND MAX. DESIGN FLOW RATES WERE SET USING A FLOW-TO-DEPTH RATIO OF 0.8.
6. CATCH BASIN WIDTH, LENGTH, AND DEPTH VARIES PER PRODUCT TYPE. CATCH BASIN INVERT IS SET BY PRODUCT CONSTRAINTS. CONTRACTOR TO ENSURE TRASH BASKET IS COMPATIBLE WITH SPECIFIED CATCH BASIN PRODUCT(S).
7. REFER TO MANUFACTURER'S SPECIFICATIONS AND INSTALLATION REQUIREMENTS.

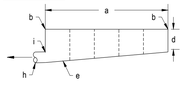
CONCRETE ENCASEMENT DIMENSIONS			
	K200		
CLASS	A	B	C
A & B	6	6	6

TRENCH DRAIN CONFIGURATIONS WITH/WITHOUT CATCH BASINS:

LEGEND:

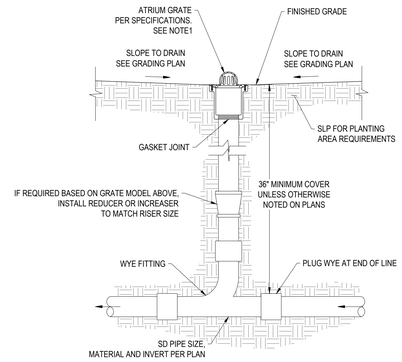
a. TRENCH DRAIN LENGTH PER PLANS. SEE NOTE 1
b. TRENCH DRAIN RIMS PER PLAN
c. CATCH BASIN DIMENSIONS ARE SET BY MANUFACTURER. SEE NOTE 6
d. MINIMUM DEPTH PER MANUFACTURER
e. ACO TRENCH DRAIN SEGMENTS (TYP). SEE NOTE 1
f. ACO TRASH BUCKET. SEE NOTE 6
g. ACO CATCH BASIN INVERT PER PLANS. SEE NOTE 6
h. STORM DRAIN PIPE SIZE, MATERIAL, AND INVERT PER PLANS
i. ACO END CAP OUTLET SIZE SET BY MANUFACTURER. SEE PLANS FOR OUTLET SIZE AND INVERT

NO CATCH BASIN:

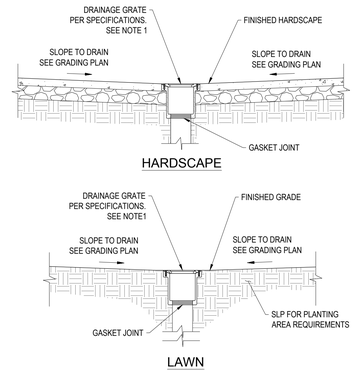


DESIGN FLOW RATES [5]		
	MIN	MAX
K200	0.75	2.09

A TRENCH DRAIN (ACO KLASSIKDRAIN)
DR-00-005 SCALE: NTS



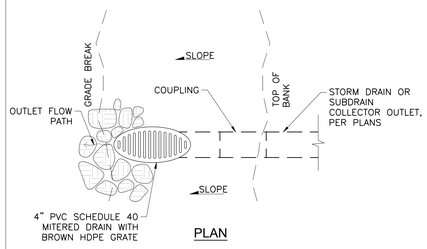
PLANTING



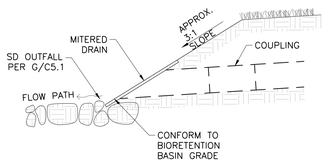
NOTES

1. BASE OF GRATE TO BE FLUSH WITH ADJACENT LANDSCAPE.
2. BRING TO SURFACE WITH TEMPORARY PLUG. AFTER ALL BACKFILL IS COMPLETE AND SUB-GRADE ESTABLISHED IN AREAS TO BE PAVED, THE FINAL RISER PIPE AND BOX SHALL BE INSTALLED AS SHOWN.

B AREA DRAIN
DR-00-000 SCALE: NTS

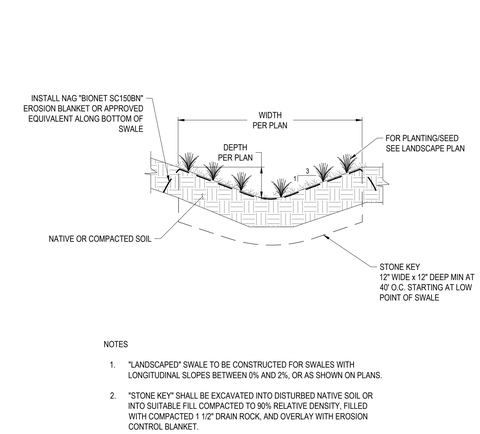


PLAN



SECTION

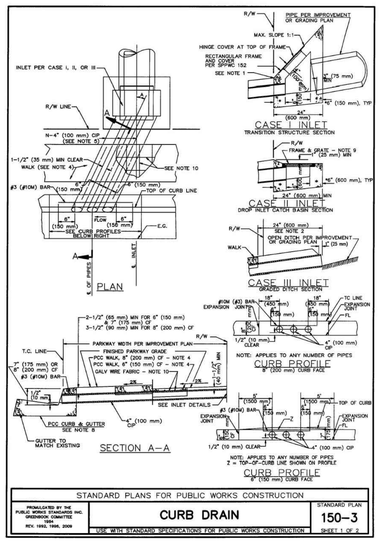
C MITERED GRATE
DR-032 SCALE: NTS



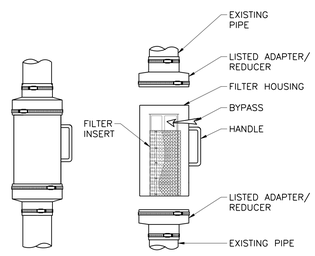
NOTES

1. "LANDSCAPED" SWALE TO BE CONSTRUCTED FOR SWALES WITH LONGITUDINAL SLOPES BETWEEN 0% AND 2%, OR AS SHOWN ON PLANS.
2. "STONE KEY" SHALL BE EXCAVATED INTO DISTURBED NATIVE SOIL OR INTO SUITABLE FILL COMPACTED TO 90% RELATIVE DENSITY, FILLED WITH COMPACTED 1 1/2" DRAIN ROCK, AND OVERLAY WITH EROSION CONTROL BLANKET.

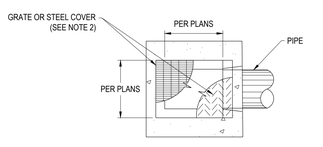
D LANDSCAPE SWALE
DR-00-010 SCALE: NTS



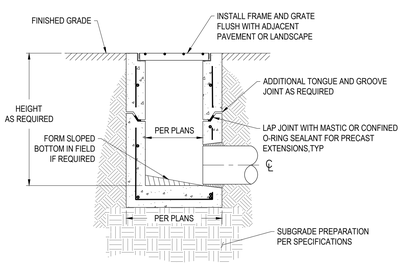
E CURB DRAIN
SCALE: NTS



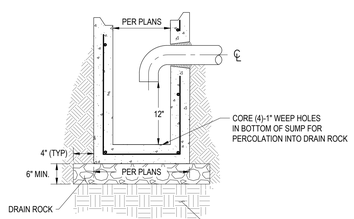
F INLINE DOWNSPOUT FILTER
SCALE NTS



PLAN



SECTION

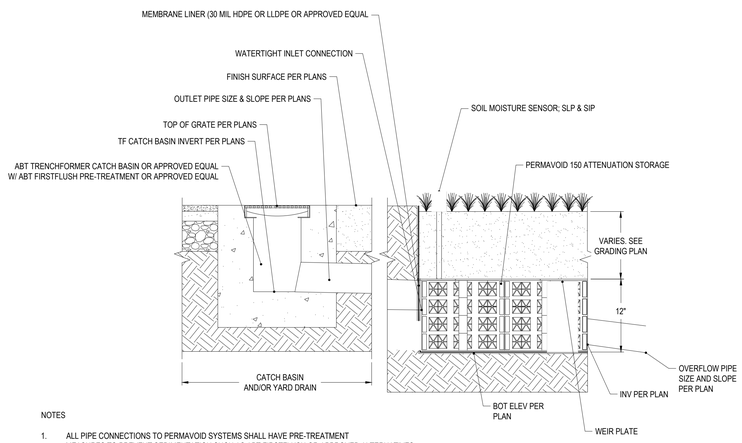


INLET SUMP OPTION

NOTES

1. JUNCTION BOXES SHALL BE FURNISHED WITH GALVANIZED STEEL, BOLT DOWN CHECKERED PLATE LIDS. FRAMES FOR GRATES AND LIDS SHALL BE GALVANIZED STEEL.
2. PROVIDE 12" DEEP SUMP BELOW OUTLET INVERT WHERE NOTED ON PLANS OR IN SCHEDULE.

G CATCH BASIN/JUNCTION BOX
DR-00-002 SCALE NTS



NOTES

1. ALL PIPE CONNECTIONS TO PERMAVOID SYSTEMS SHALL HAVE PRE-TREATMENT MEASURES TO PREVENT SEDIMENTATION SUCH AS ABT FIRSTFLUSH OR APPROVED ALTERNATIVES.
2. WATER FED THROUGH DIRECT PIPE CONNECTIONS TO PERMAVOID IS NOT ELIGIBLE FOR BIOFILTRATION.

H PERMAVOID SYSTEM
SCALE NTS

Watts Towers Arts Center Campus

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NO.	DATE	DESCRIPTION
1	10/24/24	SCHEMATIC DESIGN
2	12/20/24	50% DESIGN DEVELOPMENT
3	01/31/25	100% DESIGN DEVELOPMENT

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CHECKED BY: CB/SJ
DATE: 01/31/25
PROJECT NUMBER: 22-264

DRAINAGE DETAILS

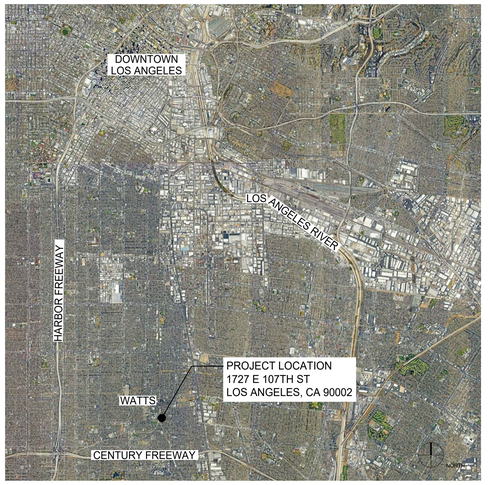
DRAWING NO.
C4.2

P:\2022\22-264_Watts\Art_Tow\3_Design\01_CAD\23-264_DD_Watts\Art Tow - Sherwood\C4.2 - DETAILS.dwg C4.2 DRAINAGE DETAILS,Shohara Ulluwella,1/30/2025 5:14:38 PM,ARCH full bleed D1 (30.00 x 42.00 Inches) 1:1

ILLUSTRATIVE PLAN
NTS

NORTH

LOCATION MAP



VICINITY MAP

ABBREVIATIONS

A	
ABV	ABOVE
A/C	ASPHALT CONCRETE
AD	AREA DRAIN
ADJ	ADJUSTABLE/ADJACENT
AFF	ABOVE FINISHED FLOOR
AGG	AGGREGATE
ALT	ALTERANTE/ALTERATION
APPROX	APPROXIMATE
ARCH	ARCHITECT/ARCHITECTURAL
AVG	AVERAGE
B	
BC	BOTTOM OF CURB
BL	BREAK LINE
BLDG	BUILDING
BLKG	BLOCKING
BOT/BTM	BOTTOM
BP	BOTTOM OF POOL
BR	BREAK LINE
BTWN	BETWEEN
BS	BOTTOM OF STAIR
BW	BOTTOM OF WALL
C	
CAP	CAPACITY
CB	CATCH BASIN
CDF	CONTROLLED DENSITY FILL
CEM	CEMENT
CF	CAST FACE
CI	CAST IRON
CJ	CONTROL JOINT
CL	CENTERLINE
CLR	CLEAR, CLEARANCE
CO	CLEAN OUT
COL	COLUMN
COMP	COMPOSITE/COMPOSITION
CONC	CONCRETE
COND	CONDITION
CONT	CONTINUOUS
CRZ	CRITICAL ROOT ZONE
CTR	CENTER
CTSK	COUNTERSUNK
CU	CUBIC
D	
(D)	DEEP/DEPTH
DBH	DIAMETER BREAST HEIGHT
DBL	DOUBLE
DECID	DECIDUOUS
DETL	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DRAIN
DWG	DRAWING

E	
E	EXISTING
EA	EACH
EB	EXPANSION BOLT
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EQUIP	EQUIPMENT
EXP	EXPANSION
EXST	EXISTING TO REMAIN
EXT	EXTERIOR
F	
FB	FLAT BAR
FDC	FIRE DEPARTMENT
FDN	CONNECTION
FFE	FOUNDATION
FG	FINISH GRADE
FH	FLAT HEAD
FIN	FINISH
FL	FLOOR
FOB	FACE OF BRICK
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUDS
FS	FINISH SURFACE
FT	FOOT OR FEET
FTG	FOOTING
FURN	FURNISH(ED)
FUT	FUTURE
G	
GA	GAUGE
GAL	GALON
GC	GENERAL CONTRACTOR
GL	GLASS/GLAZING/GLAZED
H	
(H)	HIGH/HEIGHT
HB	HOSE BIB
HC	HANDICAP
HDWD	HARDWOOD
HDWR	HARDWARE
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HANDRAIL
HT	HEIGHT
H	
(H)	HIGH/HEIGHT
HB	HOSE BIB
HC	HANDICAP
HDWD	HARDWOOD

HDWR	HARDWARE
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HANDRAIL
HT	HEIGHT
ID	INSIDE DIAMETER/INSIDE DIMENSION
IE	INVERT ELEVATION
IN	INCHES
INSUL	INSULATION
INT	INTERIOR
J	
JST	JOIST
JT	JOINT
K	
KD	KILN DRIED
KO	KNOCK OUT
L	
(L)	LENGTH
LB	POUND
LF	LINEAR FEET
LOD	LIMIT OF DISTURBANCE
LP	LOW POINT
LT	LIGHT
M	
MAINT	MAINTENANCE MAINTAIN
MAS	MASONRY
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MTL/MET	METAL
MFR	MANUFACTURER/MANUFACTURING
MH	MANHOLE
MIN	MINIMUM/MINUTE
MISC	MISCELLANEOUS
N	
N	NORTH
N/A	NOT APPLICABLE
NIC	NOT IN
No.	CONTRACT
NOM	NUMBER NOMINAL
NTS	NOT TO SCALE
O	
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFD	OVERFLOW DRAIN
OH	OVER HEAD

O (CONTINUED)	
OPP	OPPOSITE
P	
PA	PLANTING AREA
PC	PRECAST
PE	POLYETHYLENE
PERF	PERFORATED
PERP	PERPENDICULAR
P.I.P.	POURED IN PLACE
PL	PLATE
PLAS	PLASTER
PLYWD	PLYWOOD
PNL	PANEL
PNT	PAINT
POB	POINT OF BEGINNING
PREFAB	PREFABRICATE
PSF	POUND PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESERVATIVE TREATED/PAINT/POINT
PVC	POLYVINYL CHLORIDE
Q	
QTR	QUARTER
R	
(R)	RISER HEIGHT
R	RISER/RELOCATE
RAD	RADIUS
RD	ROOF DRAIN
REBAR	REINFORCING BAR
RECT	RECTANGULAR
REF	REFERENCE
REINF	REINFORCED
RPZ	ROOT PROTECTION ZONE
RL	RIDGE LINE
S	
S	SOUTH
SCHED	SCHEDULE
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SLR	SEALER
SPEC	SPECIFICATION
SF	SQUARE FEET
SS	STAINLESS STEEL
ST	STONE
STA	STATION
STD	STANDARD
STL	STEEL
STR	STRUCTURE
STRUCT	STRUCTURE/STRUCTURAL
SURF	SURFACE
SYM	SYMMETRICAL

T	
(T)	TREAD DEPTH
T	TOP/TREAD/THICK
T&B	TOP AND BOTTOM
TB	TOP OF BENCH
TBD	TO BE DETERMINED
TC	TOP OF CURB / TOP OF CONCRETE
TEMP	TEMPORARY / TEMPERATURE
TRF	TOP OF FOOTING
THK	THICK
THR	THRESHOLD
TOD	TOP OF DECK
TOL	TOLERANCE
TOP	TOP OF PLATE / PAVEMENT
TOS	TOP OF STEEL
TS	TOP OF STAIR
TW	TOP OF WALL
TYP	TYPICAL
U	
UC	UNDERCUT
UNO	UNLESS NOTED OTHERWISE
UTIL	UTILITY
V	
VAR	VARIABLE / VARIES
VIF	VERIFY IN FIELD
VERT	VERTICAL
VG	VERTICAL GRAIN
VOL	VOLUME
W	
(W)	WIDE / WIDTH
W	WEST
W/O	WITHOUT
W/	WITH
WL	WATER LEVEL
WD	WOOD
WF	WIDE FLANGE
WG	WIRE GAUGE
WP	WORK POINT / WATERPROOF
WR	WASTE RECEPTACLE
WT	WEIGHT
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
Y	
YD	YARD DRAIN / YARD
SYMBOLS	
&	AND
@	AT
℄	CENTERLINE
Ø	DIAMETER
#	NUMBER
ℙ	PROPERTY LINE
±	PLUS OR MINUS

GENERAL NOTES

1. THESE DRAWINGS ARE NOT FOR CONSTRUCTION.
2. ALL DIMENSIONS ARE TO FACE FINISH OR GRIDLINES, UNLESS NOTED OTHERWISE
3. FOLLOW MANUFACTURER INSTRUCTIONS, EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE INDICATED OR REQUIRED BY CODE.
4. LIGHTING IS SHOWN FOR REFERENCE ONLY, REFER TO LIGHTING DRAWINGS.
5. PROJECT PURSUANT TO ADA COMPLIANCE.

Watts Towers Arts Center Campus

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1	12/20/24	50% DD SUBMISSION
2	01/31/25	100% DD SUBMISSION

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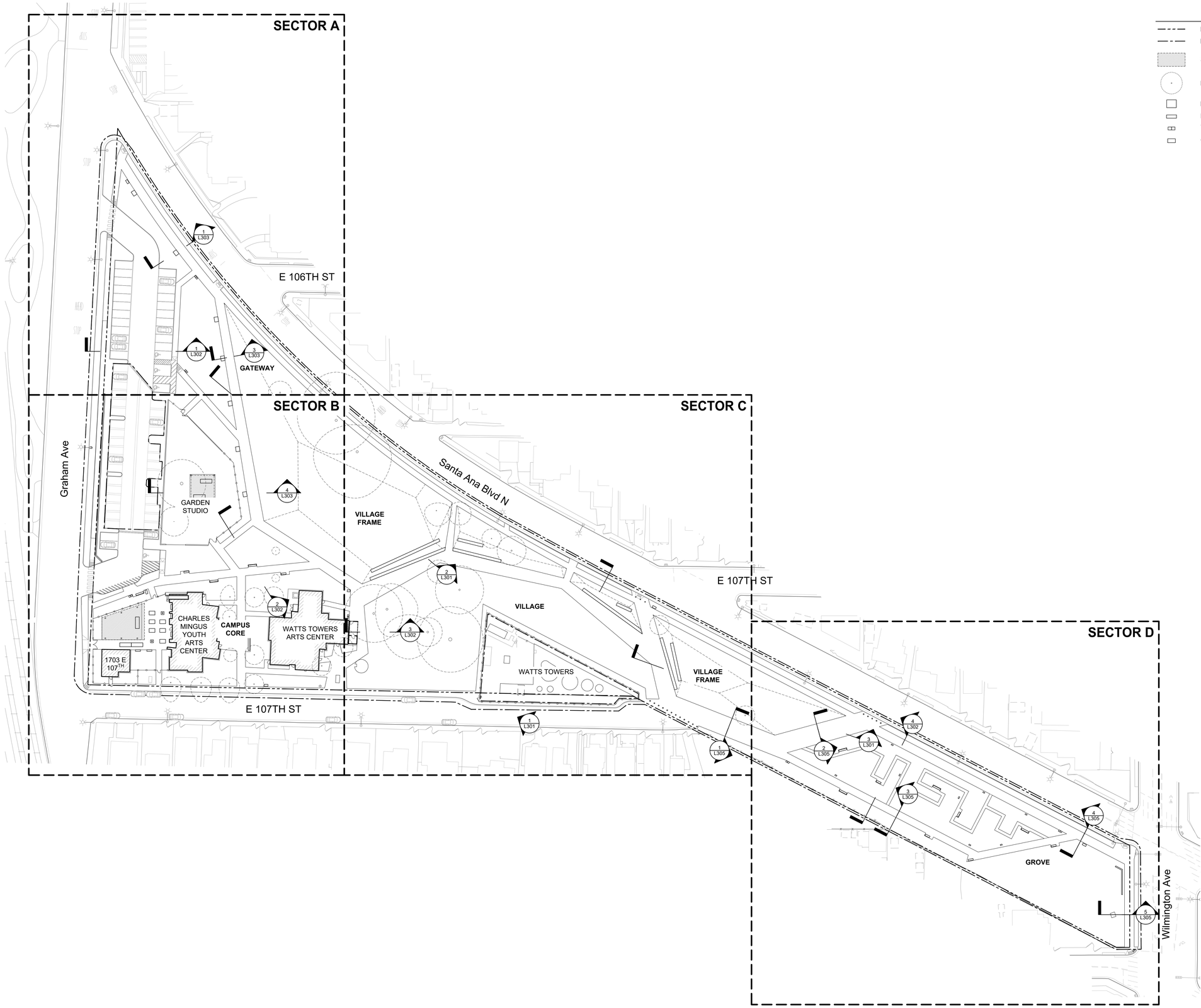
DATE: 01/31/25	PROJECT NUMBER: 2208

GENERAL NOTES & ABBREVIATIONS

L000



LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- SHADE STRUCTURE ABOVE
- EXISTING TREE, TO REMAIN
- PLINTH BENCH
- PRECAST CONCRETE BENCH
- TRASH & RECYCLING RECEPTACLES
- CAMPUS WAYFINDING

1 KEY PLAN
SCALE: 1" = 40'-0"

Watts Towers Arts Center Campus

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TAX PARCEL ID:

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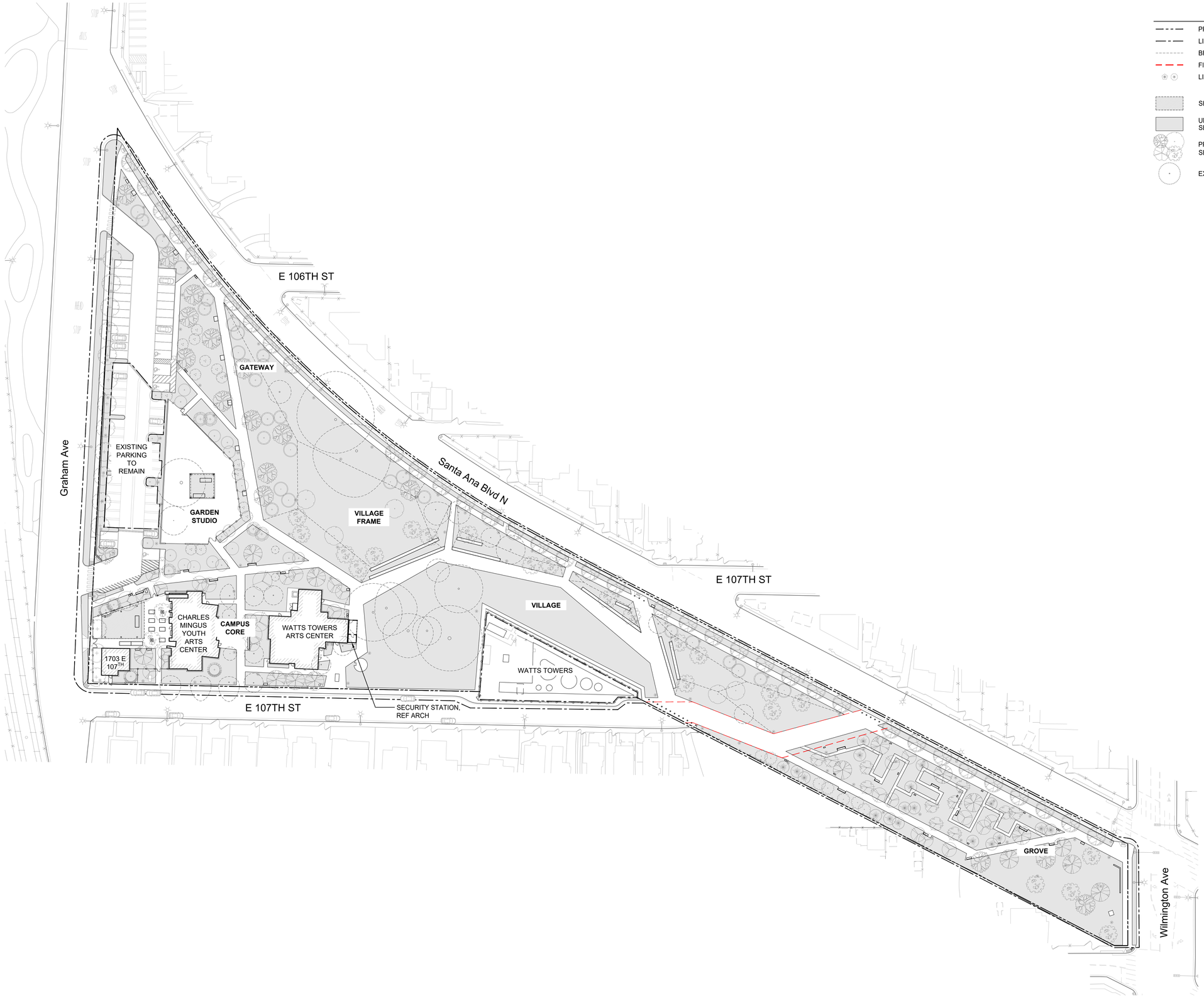
KEY PLAN

L001



LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- BREAKLINE
- FIRETRUCK ACCESS
- LIGHTING FIXTURE, SEE LT SHEETS
- SHADE STRUCTURE ABOVE
- UNDERSTORY PLANTING, SEE PLANTING PLANS
- PROPOSED TREES, SEE PLANTING PLANS
- EXISTING TREE, TO REMAIN

1 SITE PLAN
SCALE: 1" = 40'-0"

1" = 40'-0" 0 20 40 80FT NORTH

Watts Towers Arts Center Campus

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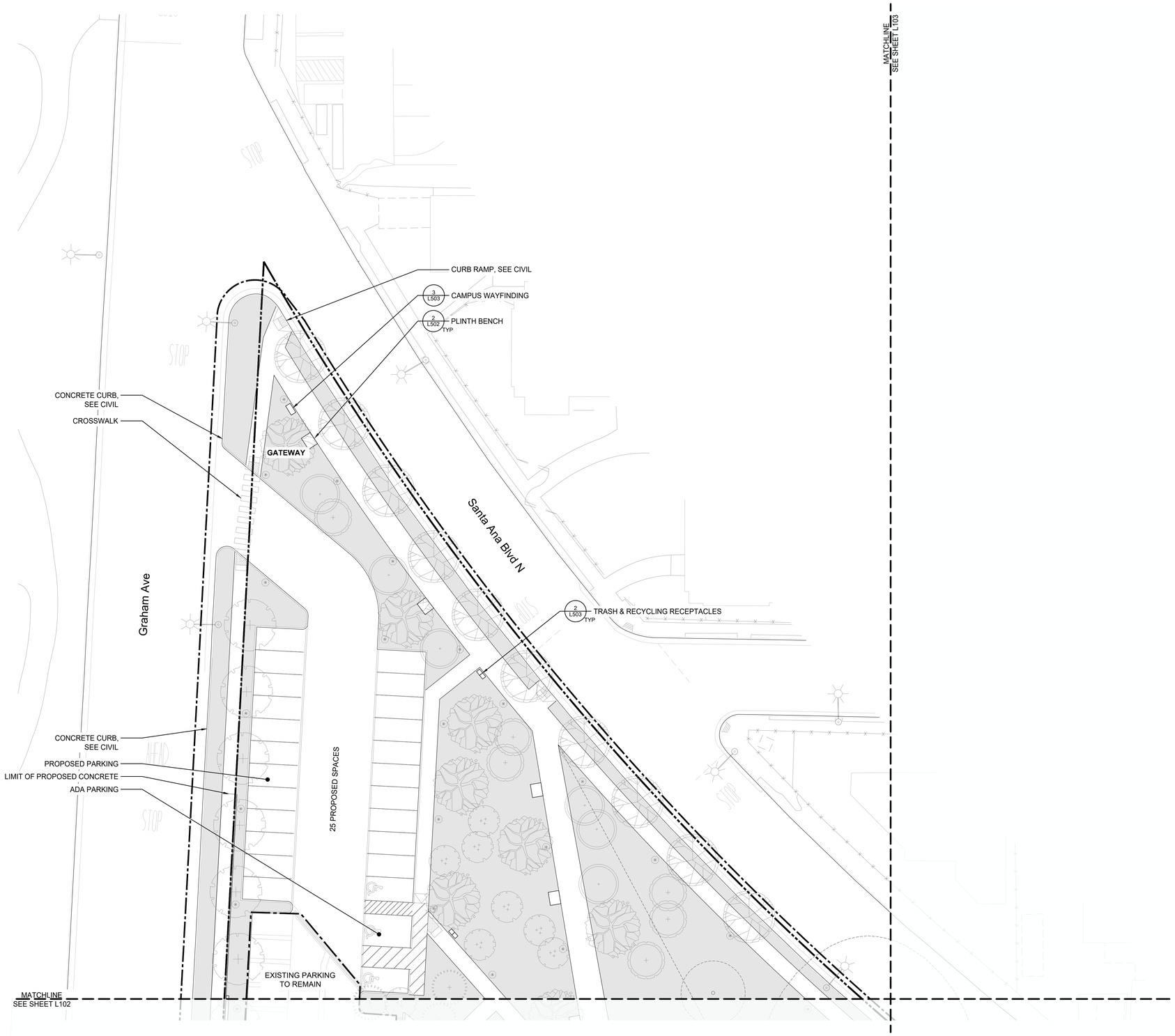
SITE PLAN

L100



1 SITE PLAN
SCALE: 1/16" = 1'-0"

1/16" = 1'-0" 0 8 16 32FT NORTH

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- BREAKLINE
- LIGHTING FIXTURE, SEE LT SHEETS
- UNDERSTORY PLANTING, SEE PLANTING PLANS
- PROPOSED TREES, SEE PLANTING PLANS
- EXISTING TREE, TO REMAIN
- PLINTH BENCH
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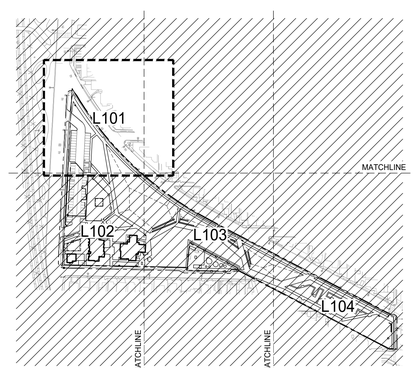
- TRASH & RECYCLING RECEPTACLES
- CAMPUS WAYFINDING



KEY PLAN NTS

Watts Towers Arts Center Campus

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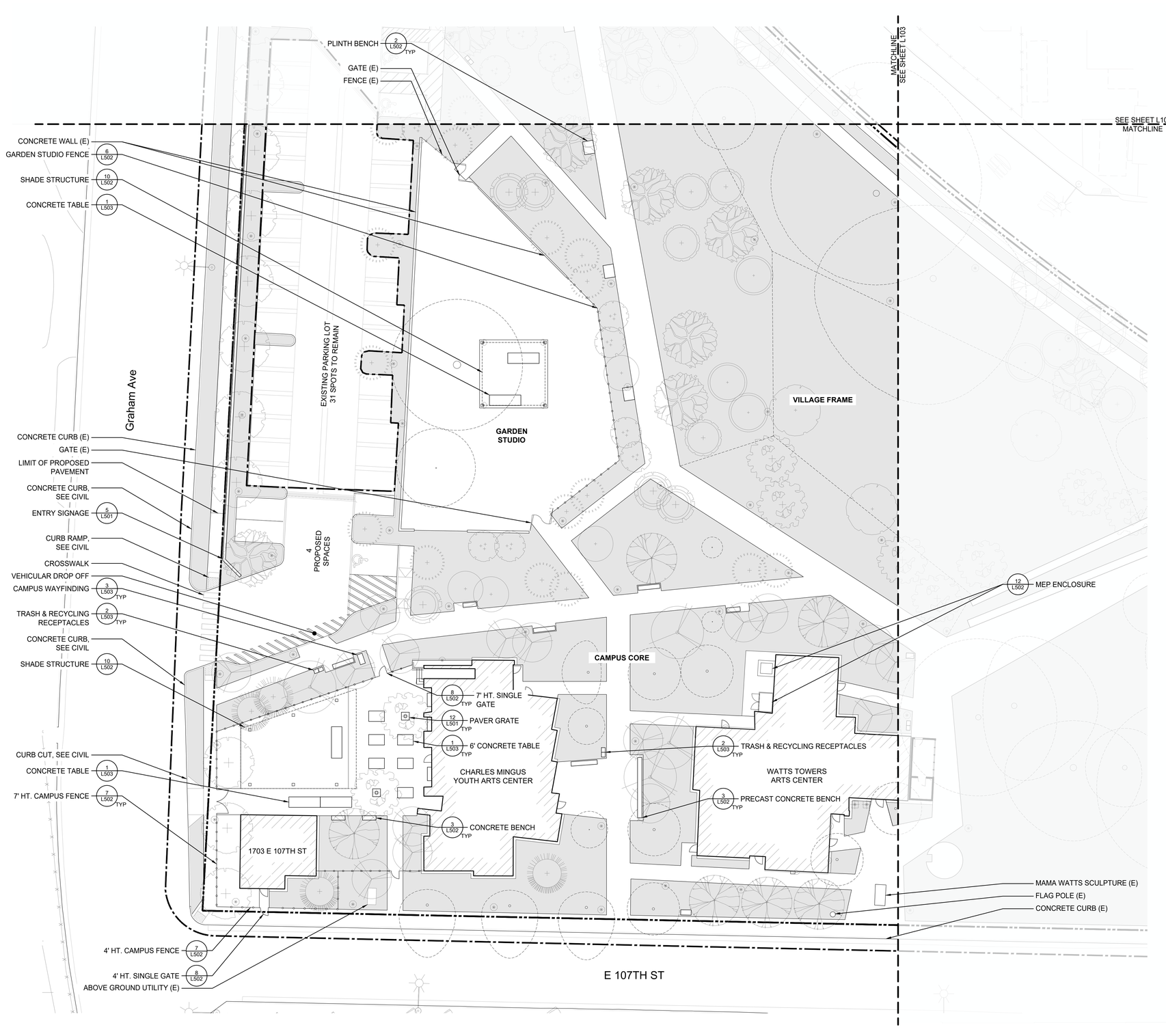
SITE PLAN - SECTOR A

L101



1 SITE PLAN
SCALE: 1/16" = 1'-0"

1/16" = 1'-0" 0 8 16 32FT NORTH

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- BREAKLINE
- LIGHTING FIXTURE, SEE LT SHEETS
- UNDERSTORY PLANTING, SEE PLANTING PLANS
- PROPOSED TREES, SEE PLANTING PLANS
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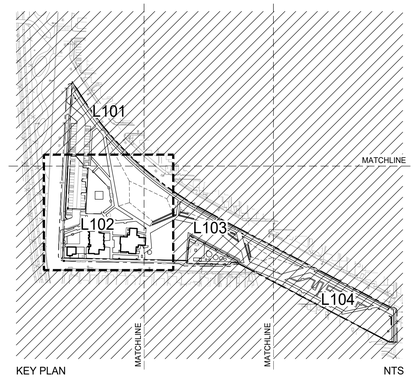

KEY PLAN NTS

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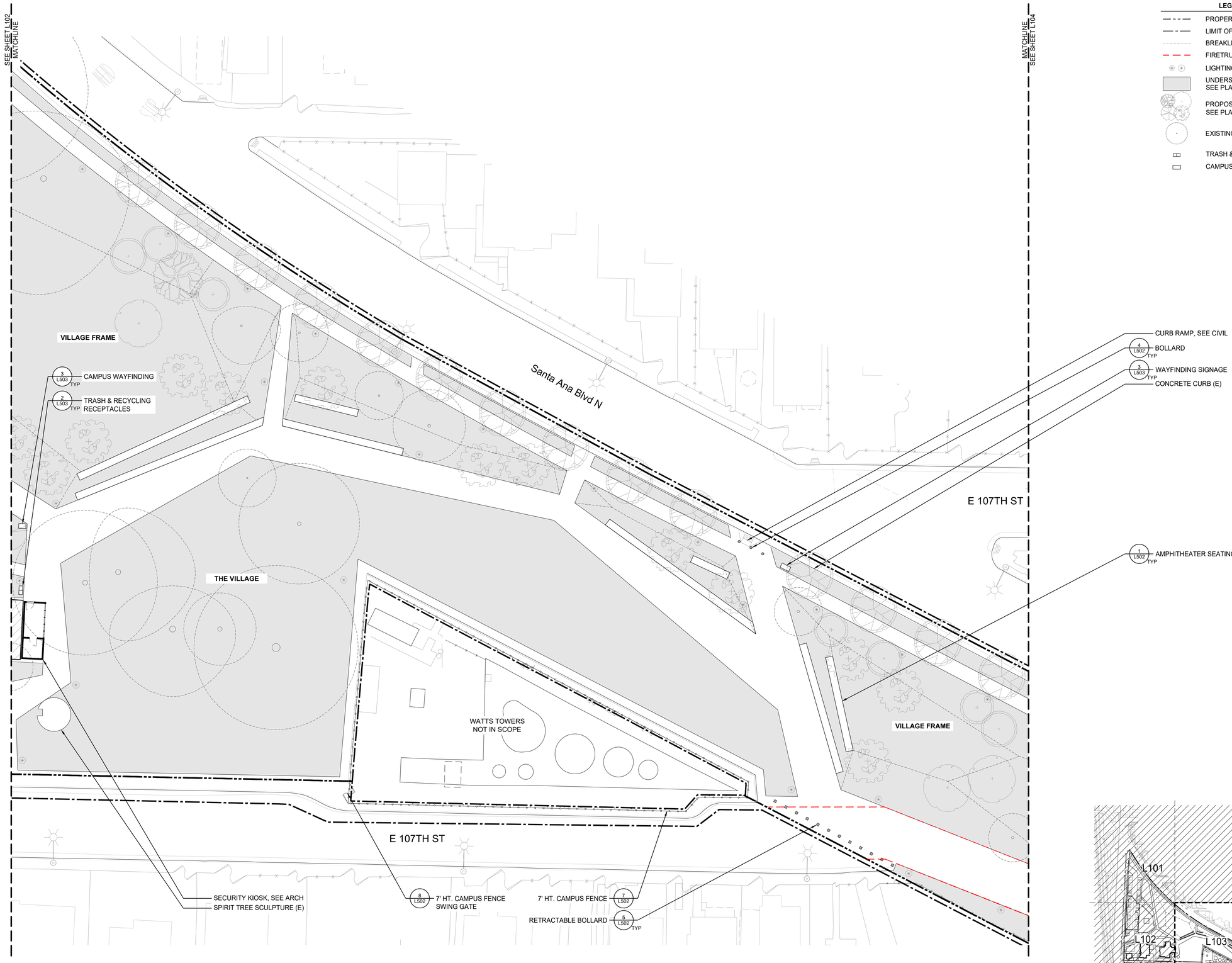
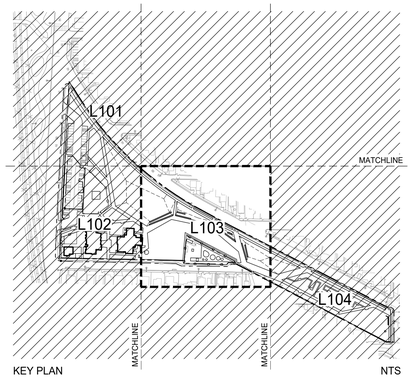
SITE PLAN - SECTOR B

L102



1 SITE PLAN
SCALE: 1/16" = 1'-0"

1/16" = 1'-0" 0 8 16 32FT NORTH



KEY PLAN NTS

Watts Towers Arts Center Campus

PROJECT ADDRESS:
1727 East 107th St
Los Angeles, CA 90002

CLIENT:
Los Angeles Neighborhood Land Trust
1689 Beverly Blvd, Los Angeles, CA 90026
PH: 213-572-0188

LANDSCAPE:
Studio Zewde
218 Lenox Ave, New York, NY 10027
PH. 212-518-1548

ARCHITECTURE:
OffTop Design
2712 W. 54th St. Unit A, Los Angeles, CA 90043, PH. 951-581-3559

CIVIL ENGINEERING:
Sherwood Design Engineers
654 N Spring St. #200, Los Angeles, CA 90012
PH. 213-921-4623

STRUCTURAL ENGINEERING, ATLA SURVEYING:
KPFF Consulting Engineers
700 Flowers St #2100, Los Angeles, CA 90017
PH. 213-418-0201

LIGHTING:
L 'Observatoire International
120 Walker St, New York, NY 10013
PH. 212-255-4463

IRRIGATION:
Dickson & Associates, Inc.
24477 Shel Max Rd,Oak Run, CA 96069
PH. 530-547-5515

GEOTECHNICAL SURVEYING:
Langan
515 Flower St. #1060, Los Angeles, CA 90071
PH. 213-314-8100

COST ESTIMATION:
Lenax Construction Services, Inc.
3700 Wilshire Blvd. St.560,
Los Angeles, CA 90071
PH. 213-314-8100

NOT FOR CONSTRUCTION

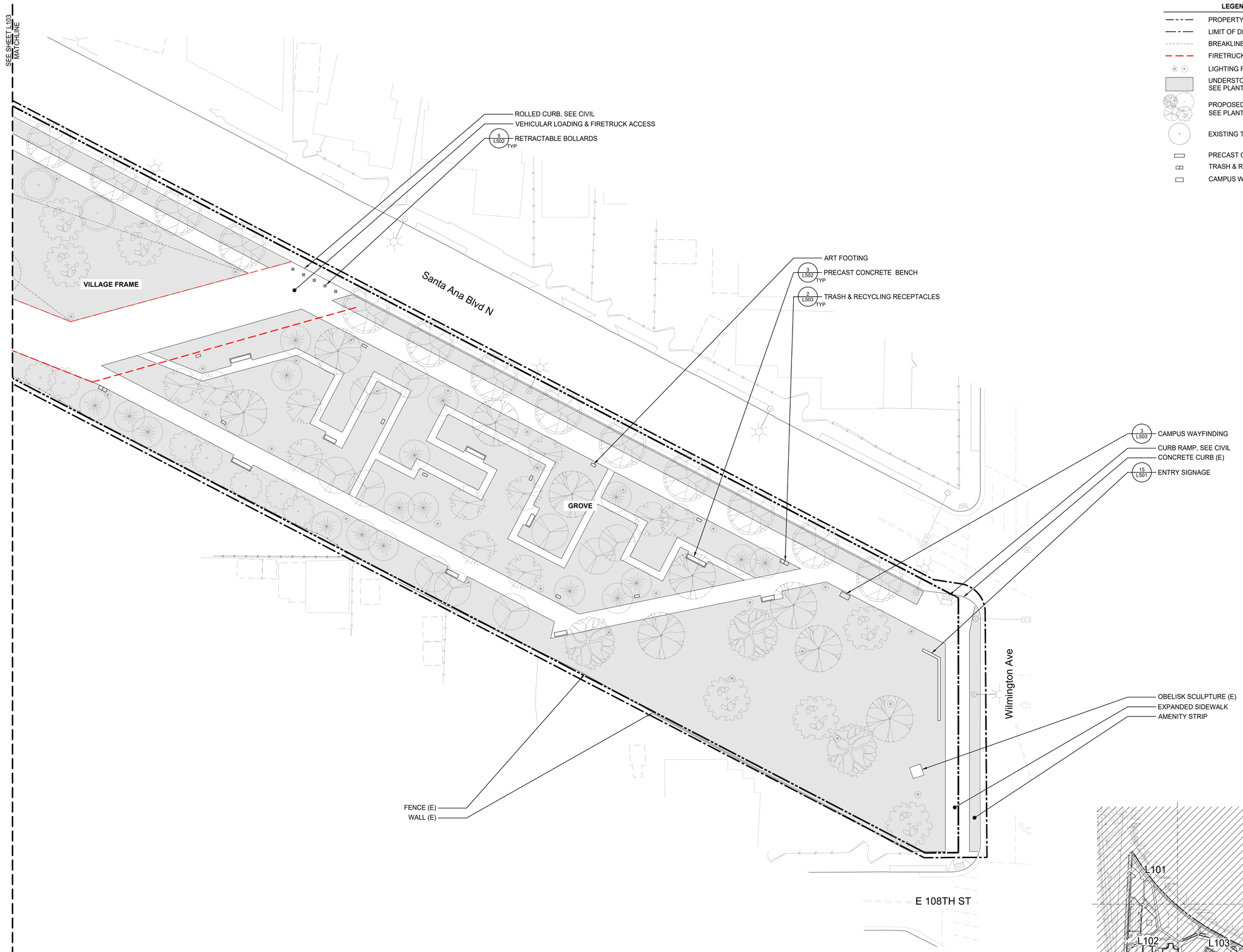
DRAWING ISSUANCES:

NO.	DATE	DESCRIPTION
1	12/20/24	50% DD SUBMISSION
2	01/31/25	100% DD SUBMISSION

DRAWN BY: BR/CL	CHECKED BY: RI/SZ
DATE: 01/31/25	PROJECT NUMBER: 2208

SITE PLAN - SECTOR C

L103

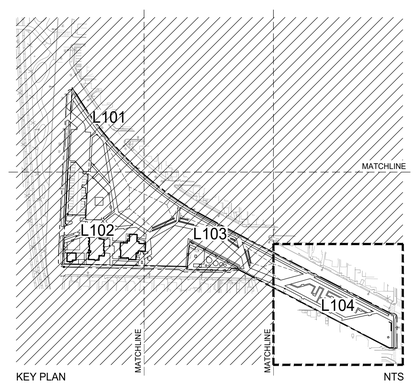


LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- BREAKLINE
- FIRETRUCK ACCESS
- LIGHTING FIXTURE, SEE LT SHEETS
- UNDERSTORY PLANTING, SEE PLANTING PLANS
- PROPOSED TREES, SEE PLANTING PLANS
- EXISTING TREE, TO REMAIN
- PRECAST CONCRETE BENCH
- TRASH & RECYCLING RECEPTACLES
- CAMPUS WAYFINDING

1 SITE PLAN
SCALE: 1/16" = 1'-0"

1/16" = 1'-0" 0 8 16 32FT NORTH



KEY PLAN NTS

Watts Towers Arts Center Campus

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Los Angeles Neighborhood Land Trust
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PH: 213-572-0188

LANDSCAPE:
Studio Zewde
218 Lenox Ave, New York, NY 10027
PH. 212-518-1548

ARCHITECTURE:
OffTop Design
2712 W. 54th St. Unit A, Los Angeles, CA 90043, PH. 951-581-3559

CIVIL ENGINEERING:
Sherwood Design Engineers
654 N Spring St. #200, Los Angeles, CA 90012
PH. 213-921-4623

STRUCTURAL ENGINEERING, ATLA SURVEYING:
KPFF Consulting Engineers
700 Flowers St #2100, Los Angeles, CA 90017
PH. 213-418-0201

LIGHTING:
L 'Observatoire International
120 Walker St, New York, NY 10013
PH. 212-255-4463

IRRIGATION:
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24477 Shel Max Rd,Oak Run, CA 96069
PH. 530-547-5515

GEOTECHNICAL SURVEYING:
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515 Flower St. #1060, Los Angeles, CA 90071
PH. 213-314-8100

COST ESTIMATION:
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3700 Wilshire Blvd. St.560,
Los Angeles, CA 90071
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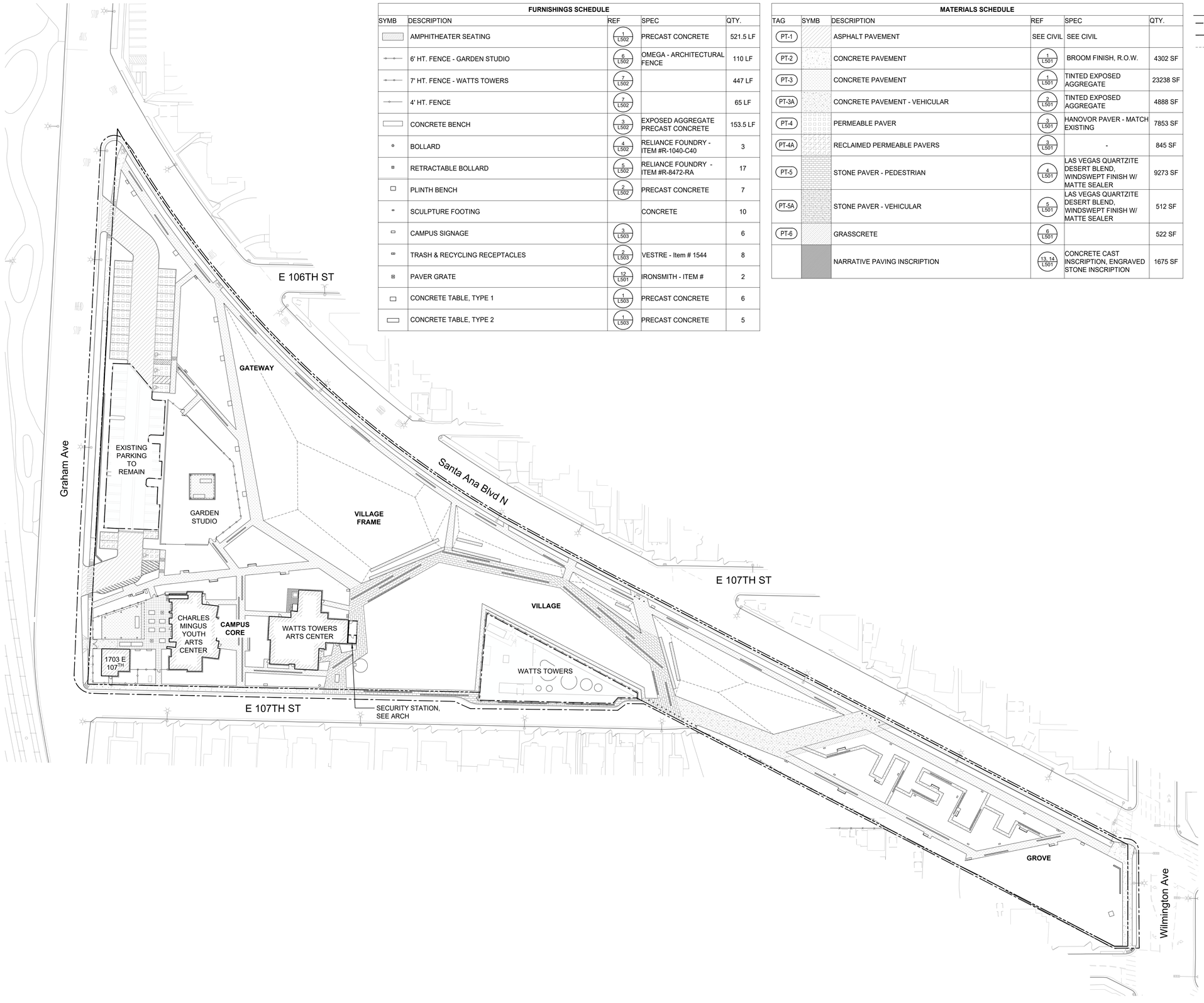
DRAWN BY: BR/CL	CHECKED BY: RI/SZ
DATE: 01/31/25	PROJECT NUMBER: 2208

SITE PLAN - SECTOR D

L104



FURNISHINGS SCHEDULE

SYMB	DESCRIPTION	REF	SPEC	QTY.
	AMPHITHEATER SEATING	1 L502	PRECAST CONCRETE	521.5 LF
	6' HT. FENCE - GARDEN STUDIO	6 L502	OMEGA - ARCHITECTURAL FENCE	110 LF
	7' HT. FENCE - WATTS TOWERS	7 L502		447 LF
	4' HT. FENCE	7 L502		65 LF
	CONCRETE BENCH	3 L502	EXPOSED AGGREGATE PRECAST CONCRETE	153.5 LF
	BOLLARD	4 L502	RELIANCE FOUNDRY - ITEM #R-1040-C40	3
	RETRACTABLE BOLLARD	5 L502	RELIANCE FOUNDRY - ITEM #R-8472-RA	17
	PLINTH BENCH	2 L502	PRECAST CONCRETE	7
	SCULPTURE FOOTING		CONCRETE	10
	CAMPUS SIGNAGE	3 L503		6
	TRASH & RECYCLING RECEPTACLES	2 L503	VESTRE - Item # 1544	8
	PAVER GRATE	12 L501	IRONSMITH - ITEM #	2
	CONCRETE TABLE, TYPE 1	1 L503	PRECAST CONCRETE	6
	CONCRETE TABLE, TYPE 2	1 L503	PRECAST CONCRETE	5

MATERIALS SCHEDULE

TAG	SYMB	DESCRIPTION	REF	SPEC	QTY.
PT-1		ASPHALT PAVEMENT	SEE CIVIL	SEE CIVIL	
PT-2		CONCRETE PAVEMENT	1 L501	BROOM FINISH, R.O.W.	4302 SF
PT-3		CONCRETE PAVEMENT	1 L501	TINTED EXPOSED AGGREGATE	23238 SF
PT-3A		CONCRETE PAVEMENT - VEHICULAR	2 L501	TINTED EXPOSED AGGREGATE	4888 SF
PT-4		PERMEABLE PAVER	3 L501	HANOVOR PAVER - MATCH EXISTING	7853 SF
PT-4A		RECLAIMED PERMEABLE PAVERS	3 L501	-	845 SF
PT-5		STONE PAVER - PEDESTRIAN	4 L501	LAS VEGAS QUARTZITE DESERT BLEND, WINDSWEPT FINISH W/ MATTE SEALER	9273 SF
PT-5A		STONE PAVER - VEHICULAR	5 L501	LAS VEGAS QUARTZITE DESERT BLEND, WINDSWEPT FINISH W/ MATTE SEALER	512 SF
PT-6		GRASSCRETE	6 L501		522 SF
		NARRATIVE PAVING INSCRIPTION	13, 14 L501	CONCRETE CAST INSCRIPTION, ENGRAVED STONE INSCRIPTION	1675 SF

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- BREAKLINE

1 MATERIALS PLAN
SCALE: 1" = 40'-0"

1" = 40'-0" 0 20 40 80FT NORTH

Watts Towers Arts Center Campus

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Los Angeles, CA 90002

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Studio Zewde
218 Lenox Ave, New York, NY 10027
PH. 212-518-1548

ARCHITECTURE:
OffTop Design
2712 W. 54th St. Unit A, Los Angeles, CA 90043, PH. 951-581-3559

CIVIL ENGINEERING:
Sherwood Design Engineers
654 N Spring St. #200, Los Angeles, CA 90012
PH. 213-921-4623

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PH. 213-418-0201

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PH. 530-547-5515

GEOTECHNICAL SURVEYING:
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PH. 213-314-8100

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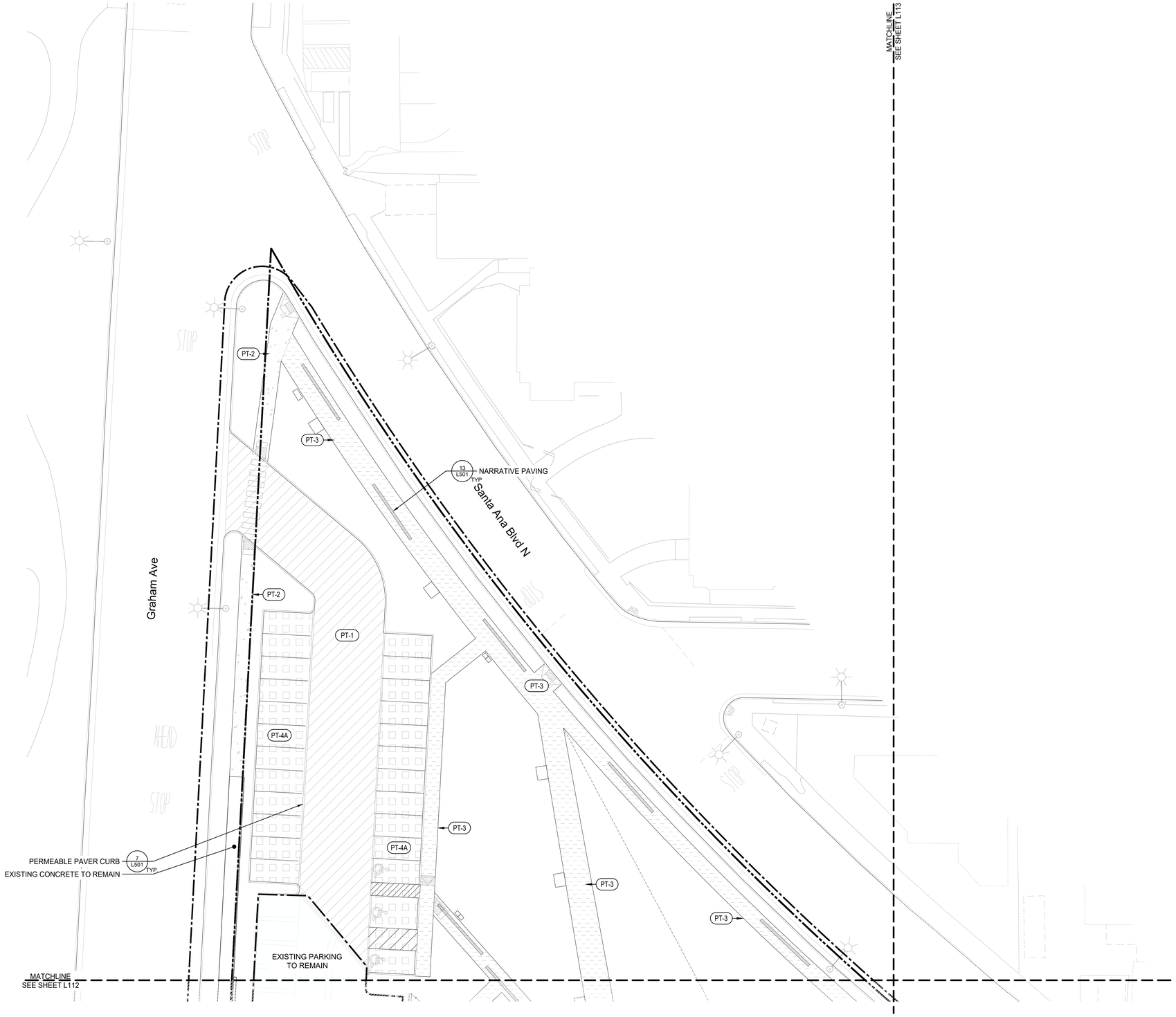
MATERIALS PLAN & SCHEDULE

L110



1 MATERIALS PLAN
SCALE: 1/16" = 1'-0"

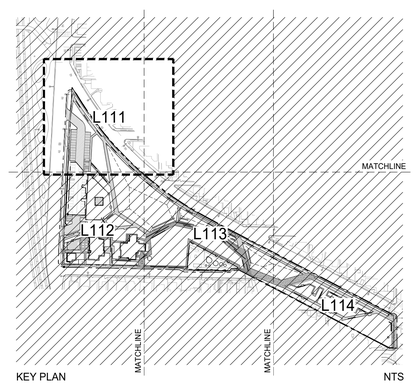
1/16" = 1'-0" 0 8 16 32FT NORTH

LEGEND

— - —	PROPERTY LINE
— - —	LIMIT OF DISTURBANCE
- - - -	BREAKLINE

MATERIALS LEGEND		
PT-1		ASPHALT PAVEMENT
PT-2		CONCRETE PAVEMENT
PT-3		CONCRETE PAVEMENT, EXPOSED AGGREGATE
PT-3A		CONCRETE PAVEMENT - VEHICULAR, EXPOSED AGGREGATE
PT-4		PERMEABLE PAVER
PT-4A		RECLAIMED PERMEABLE PAVER
PT-5		STONE PAVER - PEDESTRIAN
PT-5A		STONE PAVER - VEHICULAR
PT-6		GRASSCRETE
		NARRATIVE PAVING

FURNISHINGS LEGEND	
	AMPHITHEATER SEATING
	GARDEN STUDIO FENCE
	WATTS TOWERS FENCE
	4' HT. FENCE
	CONCRETE BENCH
	BOLLARD
	RETRACTABLE BOLLARD
	PLINTH BENCH
	SCULPTURE FOOTING
	CAMPUS SIGNAGE
	TRASH & RECYCLING RECEPTACLES
	PAVER GRATE
	CONCRETE TABLE, TYPE 1
	CONCRETE TABLE, TYPE 2



KEY PLAN NTS

Watts Towers Arts Center Campus

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1727 East 107th St
Los Angeles, CA 90002

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1689 Beverly Blvd, Los Angeles, CA 90026
PH: 213-572-0188

LANDSCAPE:
Studio Zewde
218 Lenox Ave, New York, NY 10027
PH. 212-518-1548

ARCHITECTURE:
OffTop Design
2712 W. 54th St. Unit A, Los Angeles, CA 90043, PH. 951-581-3559

CIVIL ENGINEERING:
Sherwood Design Engineers
654 N Spring St. #200, Los Angeles, CA 90012
PH. 213-921-4623

STRUCTURAL ENGINEERING, ATLA SURVEYING:
KPFF Consulting Engineers
700 Flowers St #2100, Los Angeles, CA 90017
PH. 213-418-0201

LIGHTING:
L 'Observatoire International
120 Walker St, New York, NY 10013
PH. 212-255-4463

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24477 Shel Max Rd,Oak Run, CA 96069
PH. 530-547-5515

GEOTECHNICAL SURVEYING:
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515 Flower St. #1060, Los Angeles, CA 90071
PH. 213-314-8100

COST ESTIMATION:
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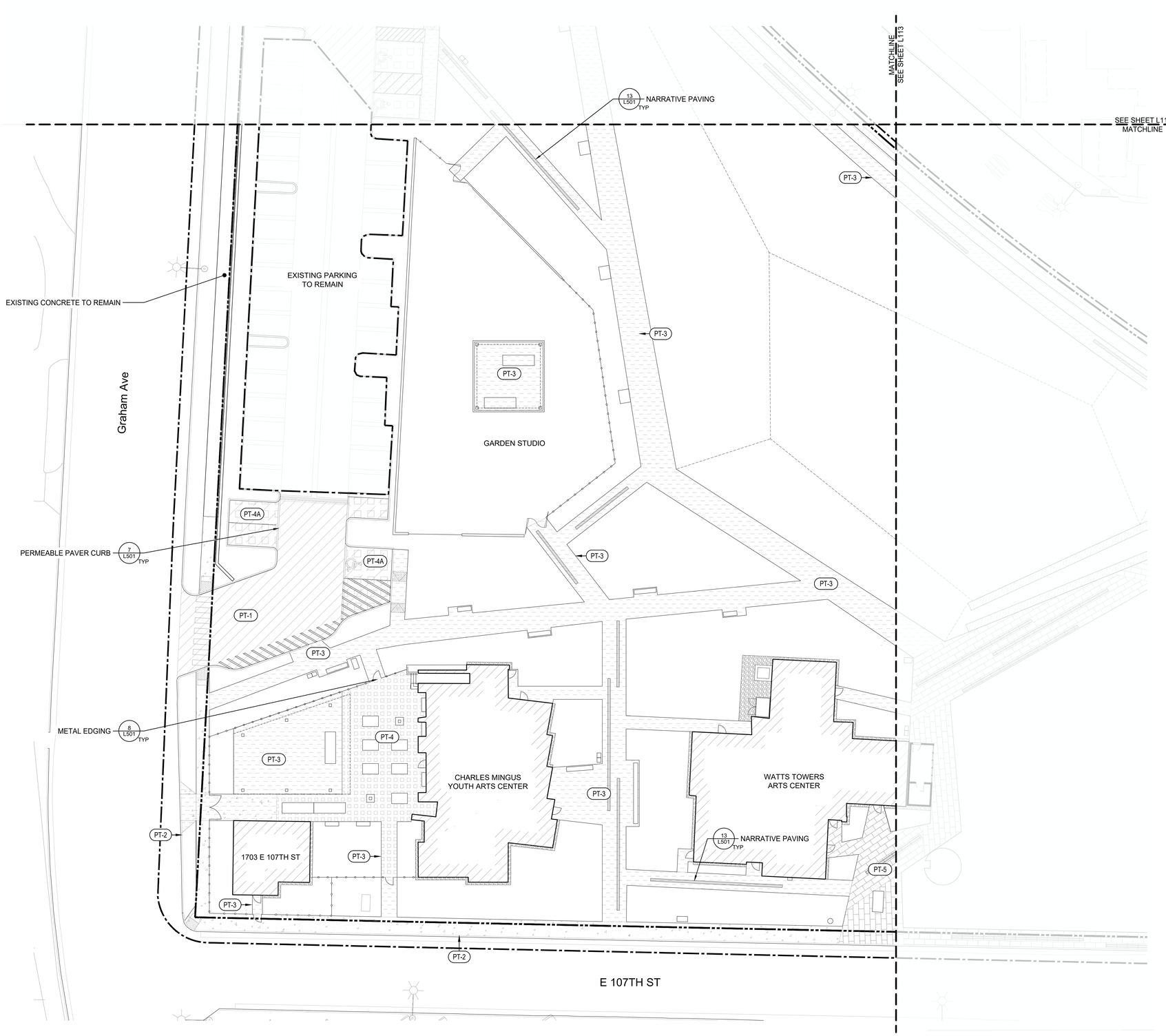
DRAWN BY: BR/CL	CHECKED BY: RI/SZ
DATE: 01/31/25	PROJECT NUMBER: 2208

MATERIALS PLAN - SECTOR A

L111



1 MATERIALS PLAN
SCALE: 1/16" = 1'-0"

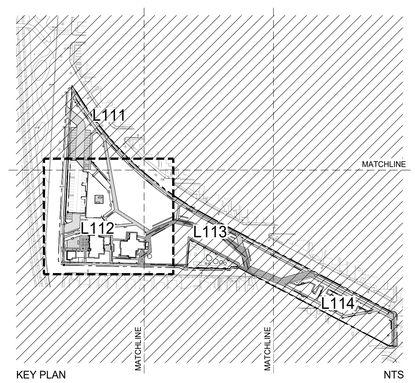
1/16" = 1'-0" 0 8 16 32FT NORTH

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- BREAKLINE

MATERIALS LEGEND	
PT-1	ASPHALT PAVEMENT
PT-2	CONCRETE PAVEMENT
PT-3	CONCRETE PAVEMENT, EXPOSED AGGREGATE
PT-3A	CONCRETE PAVEMENT - VEHICULAR, EXPOSED AGGREGATE
PT-4	PERMEABLE PAVER
PT-4A	RECLAIMED PERMEABLE PAVER
PT-5	STONE PAVER - PEDESTRIAN
PT-5A	STONE PAVER - VEHICULAR
PT-6	GRASSCRETE
	NARRATIVE PAVING

FURNISHINGS LEGEND	
	AMPHITHEATER SEATING
	GARDEN STUDIO FENCE
	WATTS TOWERS FENCE
	4' HT. FENCE
	CONCRETE BENCH
	BOLLARD
	RETRACTABLE BOLLARD
	PLINTH BENCH
	SCULPTURE FOOTING
	CAMPUS SIGNAGE
	TRASH & RECYCLING RECEPTACLES
	PAVER GRATE
	CONCRETE TABLE, TYPE 1
	CONCRETE TABLE, TYPE 2



KEY PLAN NTS

Watts Towers Arts Center Campus

PROJECT ADDRESS:
1727 East 107th St
Los Angeles, CA 90002

CLIENT:
Los Angeles Neighborhood Land Trust
1689 Beverly Blvd, Los Angeles, CA 90026
PH: 213-572-0188

LANDSCAPE:
Studio Zewde
218 Lenox Ave, New York, NY 10027
PH. 212-518-1548

ARCHITECTURE:
OffTop Design
2712 W. 54th St. Unit A, Los Angeles, CA 90043, PH. 951-581-3559

CIVIL ENGINEERING:
Sherwood Design Engineers
654 N Spring St. #200, Los Angeles, CA 90012
PH. 213-921-4623

STRUCTURAL ENGINEERING, ATLA SURVEYING:
KPFF Consulting Engineers
700 Flowers St #2100, Los Angeles, CA 90017
PH. 213-418-0201

LIGHTING:
L 'Observatoire International
120 Walker St, New York, NY 10013
PH. 212-255-4463

IRRIGATION:
Dickson & Associates, Inc.
24477 Shel Max Rd,Oak Run, CA 96069
PH. 530-547-5515

GEOTECHNICAL SURVEYING:
Langan
515 Flower St. #1060, Los Angeles, CA 90071
PH. 213-314-8100

COST ESTIMATION:
Lenax Construction Services, Inc.
3700 Wilshire Blvd. St.560,
Los Angeles, CA 90071
PH. 213-314-8100

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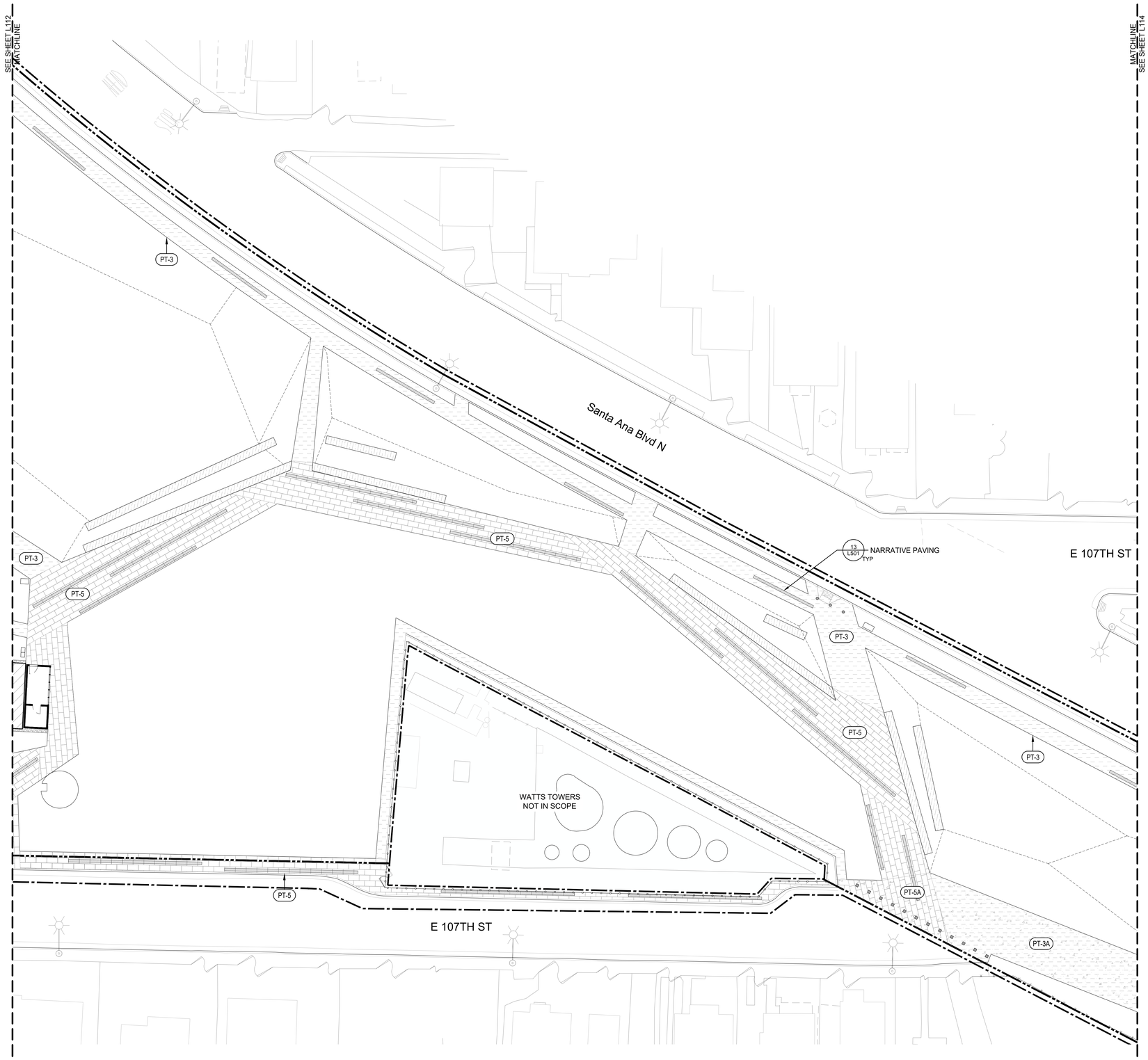
MATERIALS PLAN - SECTOR B

L112



1 MATERIALS PLAN
SCALE: 1/16" = 1'-0"

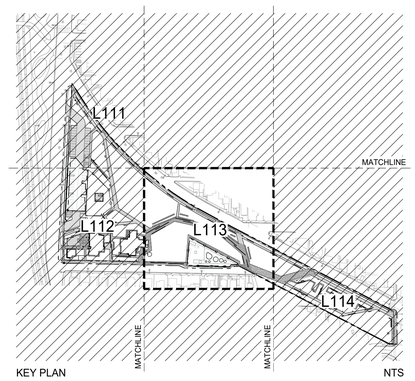
1/16" = 1'-0" 0 8 16 32FT NORTH

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- BREAKLINE

MATERIALS LEGEND	
PT-1	ASPHALT PAVEMENT
PT-2	CONCRETE PAVEMENT
PT-3	CONCRETE PAVEMENT, EXPOSED AGGREGATE
PT-3A	CONCRETE PAVEMENT - VEHICULAR, EXPOSED AGGREGATE
PT-4	PERMEABLE PAVER
PT-4A	RECLAIMED PERMEABLE PAVER
PT-5	STONE PAVER - PEDESTRIAN
PT-5A	STONE PAVER - VEHICULAR
PT-6	GRASSCRETE
	NARRATIVE PAVING

FURNISHINGS LEGEND	
	AMPHITHEATER SEATING
	GARDEN STUDIO FENCE
	WATTS TOWERS FENCE
	4' HT. FENCE
	CONCRETE BENCH
	BOLLARD
	RETRACTABLE BOLLARD
	PLINTH BENCH
	SCULPTURE FOOTING
	CAMPUS SIGNAGE
	TRASH & RECYCLING RECEPTACLES
	PAVER GRATE
	CONCRETE TABLE, TYPE 1
	CONCRETE TABLE, TYPE 2



KEY PLAN NTS

Watts Towers Arts Center Campus

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LANDSCAPE:
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PH. 212-518-1548

ARCHITECTURE:
OffTop Design
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CIVIL ENGINEERING:
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PH. 213-921-4623

STRUCTURAL ENGINEERING, ATLA SURVEYING:
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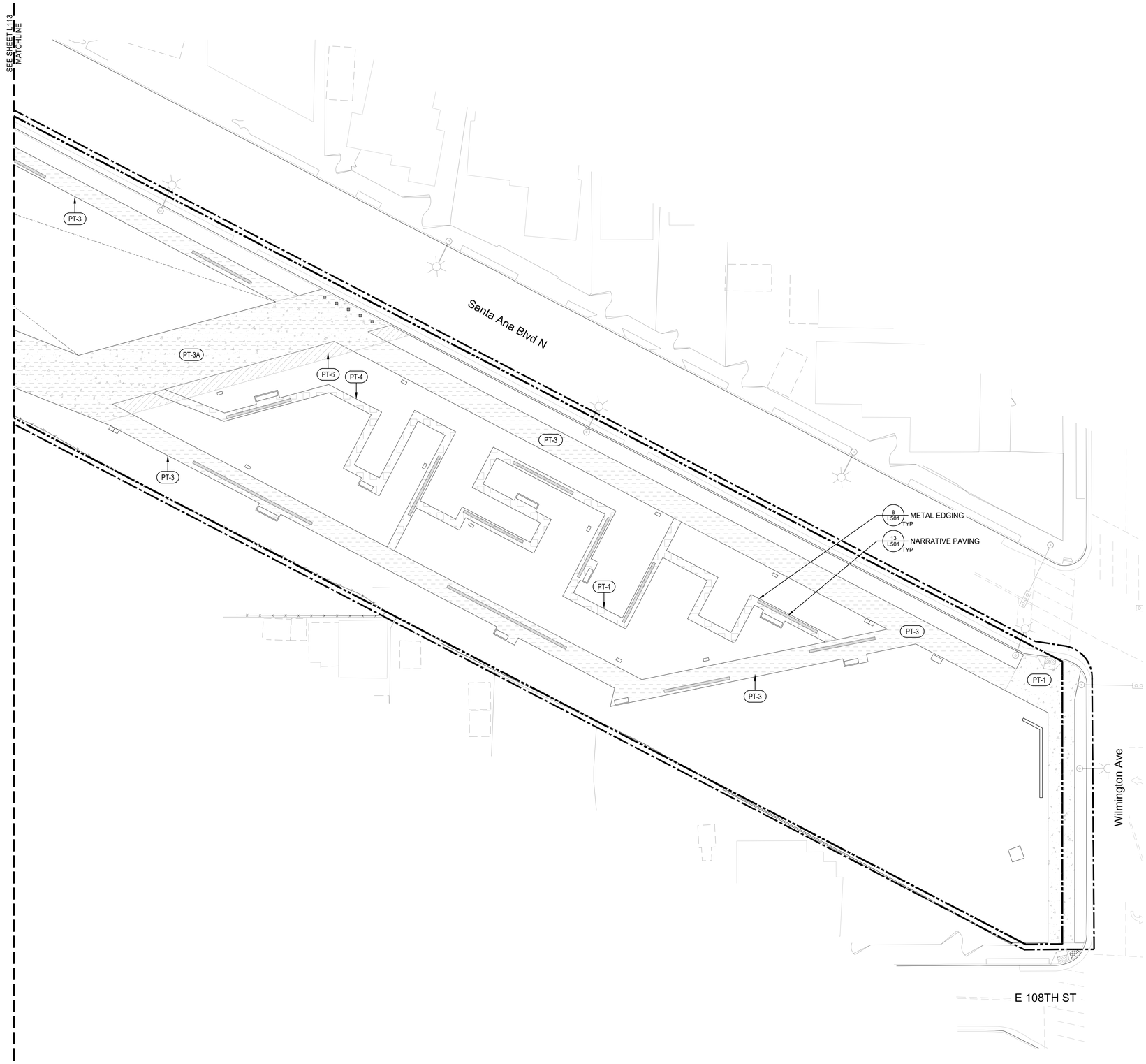
MATERIALS PLAN - SECTOR C

L113



1 MATERIALS PLAN
SCALE: 1/16" = 1'-0"

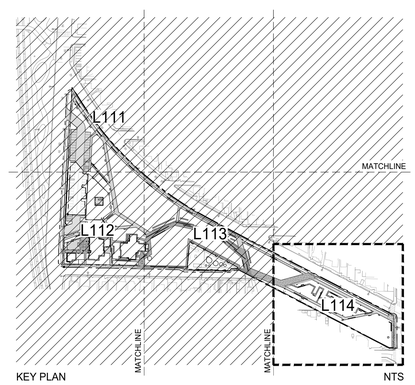
1/16" = 1'-0" 0 8 16 32FT NORTH

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- BREAKLINE

MATERIALS LEGEND		
PT-1		ASPHALT PAVEMENT
PT-2		CONCRETE PAVEMENT
PT-3		CONCRETE PAVEMENT, EXPOSED AGGREGATE
PT-3A		CONCRETE PAVEMENT - VEHICULAR, EXPOSED AGGREGATE
PT-4		PERMEABLE PAVER
PT-4A		RECLAIMED PERMEABLE PAVER
PT-5		STONE PAVER - PEDESTRIAN
PT-5A		STONE PAVER - VEHICULAR
PT-6		GRASSCRETE
		NARRATIVE PAVING

FURNISHINGS LEGEND	
	AMPHITHEATER SEATING
	GARDEN STUDIO FENCE
	WATTS TOWERS FENCE
	4' HT. FENCE
	CONCRETE BENCH
	BOLLARD
	RETRACTABLE BOLLARD
	PLINTH BENCH
	SCULPTURE FOOTING
	CAMPUS SIGNAGE
	TRASH & RECYCLING RECEPTACLES
	PAVER GRATE
	CONCRETE TABLE, TYPE 1
	CONCRETE TABLE, TYPE 2



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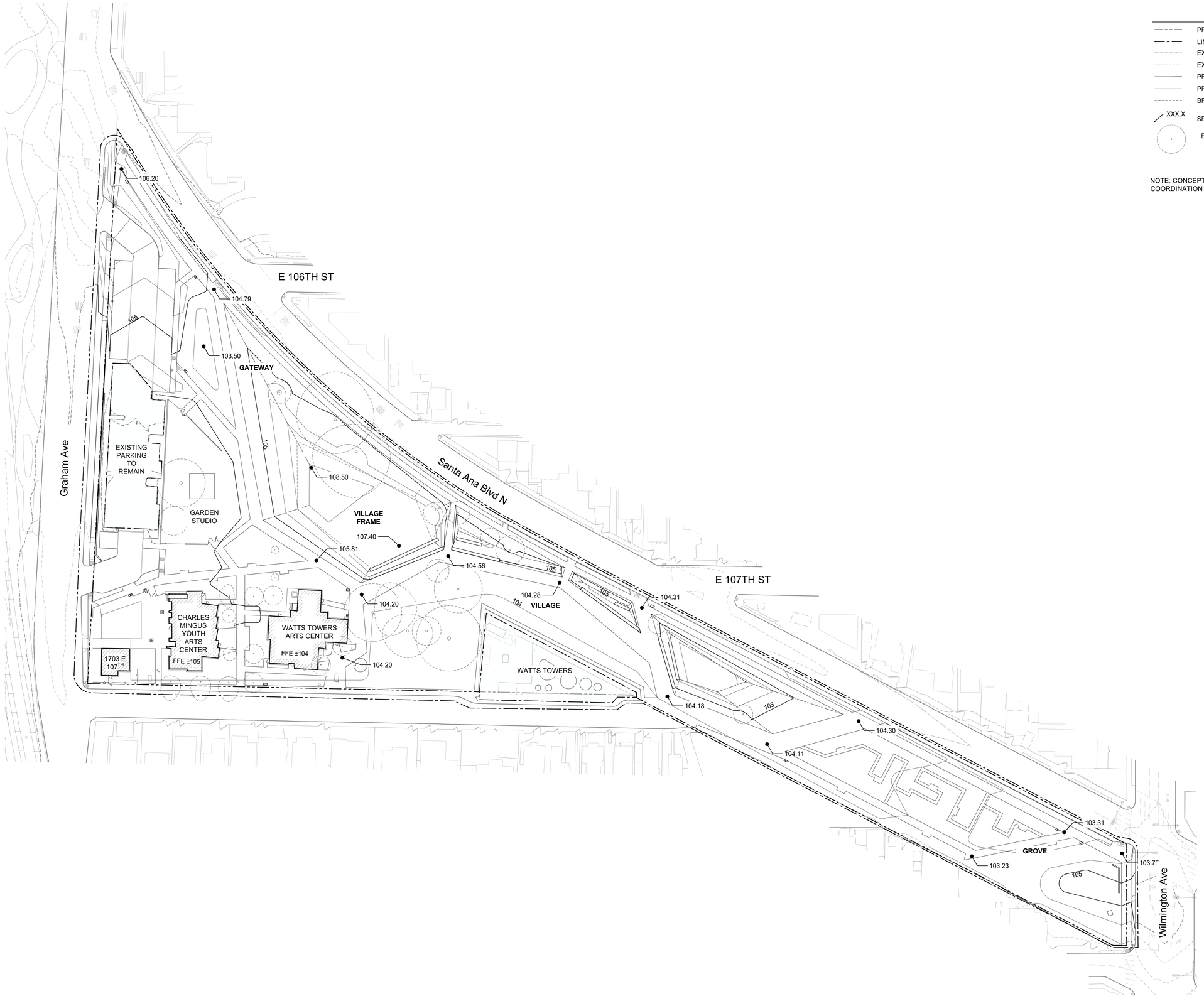
MATERIALS PLAN - SECTOR D

L114



1 GRADING PLAN
SCALE: 1" = 40'-0"

1" = 40'-0" 0 20 40 80FT NORTH

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- EXISTING CONTOUR - MAJOR
- EXISTING CONTOUR - MINOR
- PROPOSED CONTOUR - MAJOR
- PROPOSED CONTOUR - MINOR
- BREAKLINE
- XXX.X — SPOT ELEVATION
- EXISTING TREE, TO REMAIN

NOTE: CONCEPTUAL GRADING FOR COORDINATION ONLY.

Watts Towers Arts Center Campus

PROJECT ADDRESS:
1727 East 107th St
Los Angeles, CA 90002

CLIENT:
Los Angeles Neighborhood Land Trust
1689 Beverly Blvd, Los Angeles, CA 90026
PH: 213-572-0188

LANDSCAPE:
Studio Zewde
218 Lenox Ave, New York, NY 10027
PH. 212-518-1548

ARCHITECTURE:
OffTop Design
2712 W. 54th St. Unit A, Los Angeles, CA 90043, PH. 951-581-3559

CIVIL ENGINEERING:
Sherwood Design Engineers
654 N Spring St. #200, Los Angeles, CA 90012
PH. 213-921-4623

STRUCTURAL ENGINEERING, ATLA SURVEYING:
KPFF Consulting Engineers
700 Flowers St #2100, Los Angeles, CA 90017
PH. 213-418-0201

LIGHTING:
L 'Observatoire International
120 Walker St, New York, NY 10013
PH. 212-255-4463

IRRIGATION:
Dickson & Associates, Inc.
24477 Shel Max Rd,Oak Run, CA 96069
PH. 530-547-5515

GEOTECHNICAL SURVEYING:
Langan
515 Flower St. #1060, Los Angeles, CA 90071
PH. 213-314-8100

COST ESTIMATION:
Lenax Construction Services, Inc.
3700 Wilshire Blvd. St.560,
Los Angeles, CA 90071
PH. 213-314-8100

NOT FOR CONSTRUCTION

DRAWING ISSUANCES:

NO.	DATE	DESCRIPTION
1	12/20/24	50% DD SUBMISSION
2	01/31/25	100% DD SUBMISSION

DRAWN BY: BR/CL	CHECKED BY: RI/SZ
DATE: 01/31/25	PROJECT NUMBER: 2208

GRADING PLAN

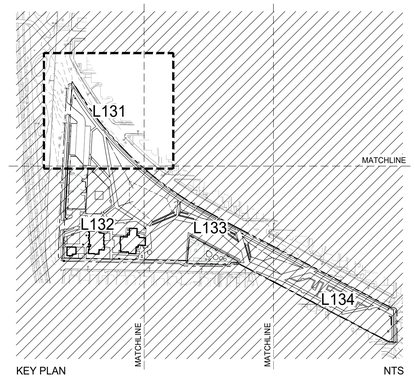
L130

1 GRADING PLAN
SCALE: 1/16" = 1'-0"

1/16" = 1'-0" 0 8 16 32FT NORTH

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- EXISTING CONTOUR - MAJOR
- EXISTING CONTOUR - MINOR
- PROPOSED CONTOUR - MAJOR
- PROPOSED CONTOUR - MINOR
- BREAKLINE
- (XXX.X) EXISTING SPOT ELEVATION
- XXX.X SPOT ELEVATION
- (RB ±XX.X) APPROX. ROOTBALL ELEVATION
- TC TOP OF CURB
- BC BOTTOM OF CURB
- FFE FINISHED FLOOR ELEVATION
- X% SLOPE
- FLUSH
- EXISTING TREE, TO REMAIN



KEY PLAN NTS

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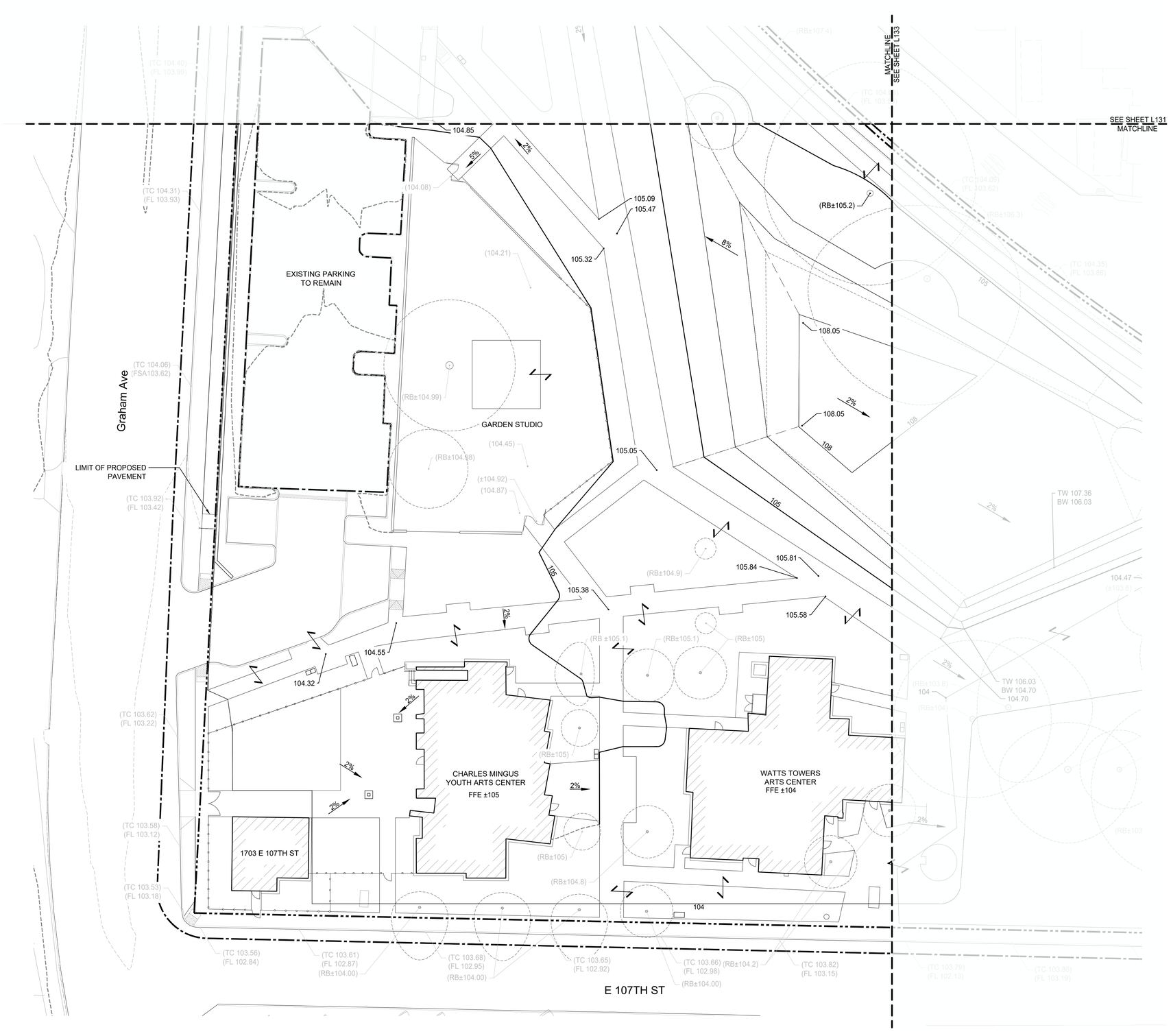
GRADING PLAN - SECTOR A

L131



1 GRADING PLAN
SCALE: 1/16" = 1'-0"

1/16" = 1'-0" 0 8 16 32FT NORTH

LEGEND

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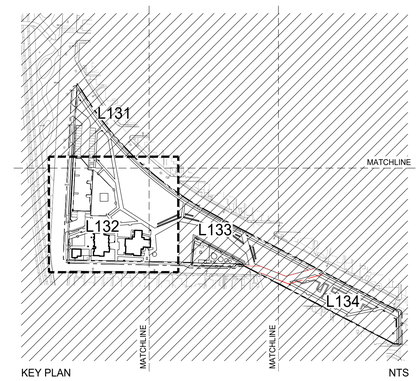

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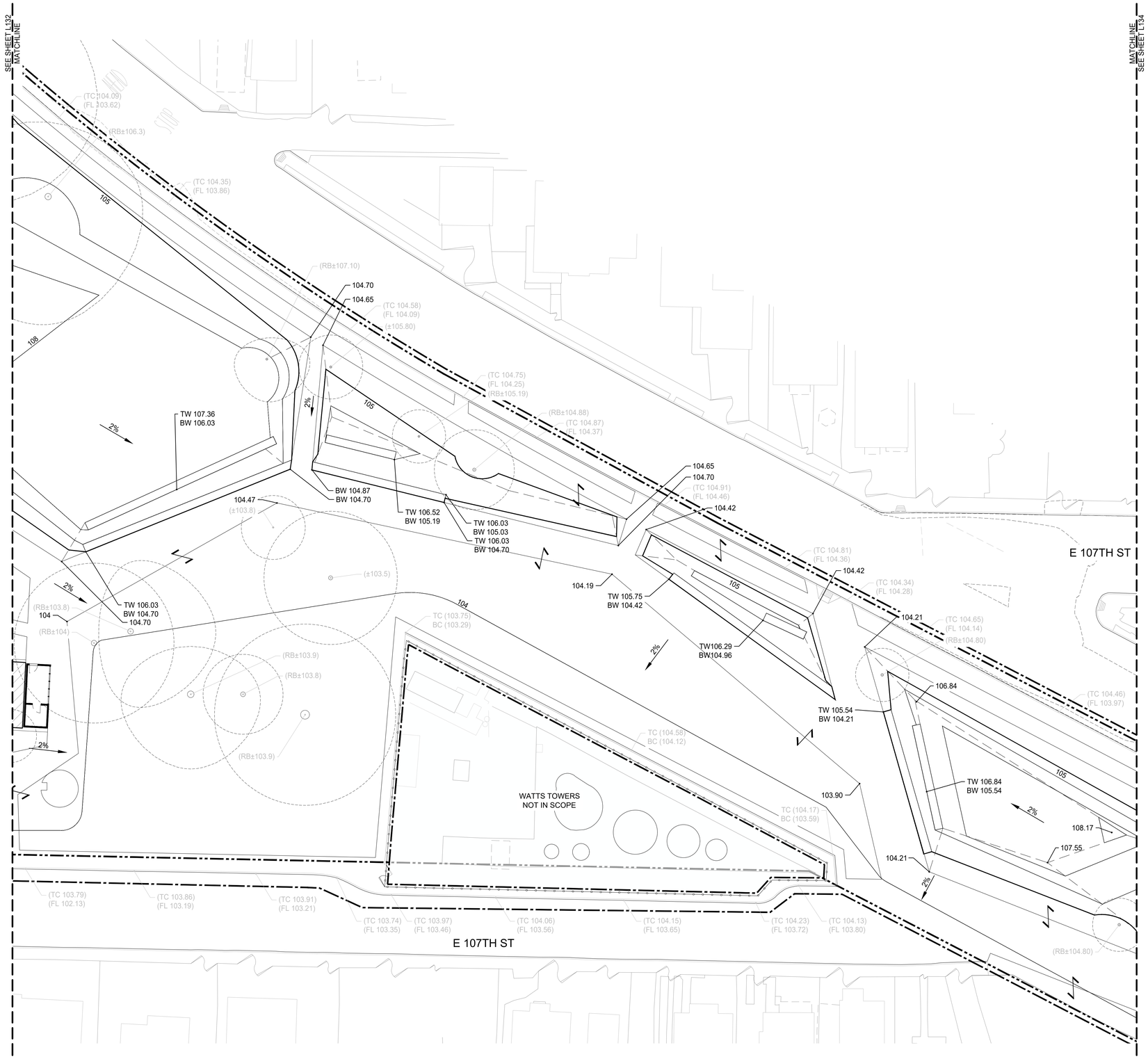
GRADING PLAN - SECTOR B

L132



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SCALE: 1/16" = 1'-0"

1/16" = 1'-0" 0 8 16 32FT NORTH

LEGEND

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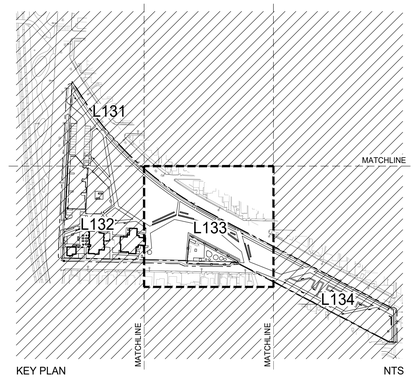

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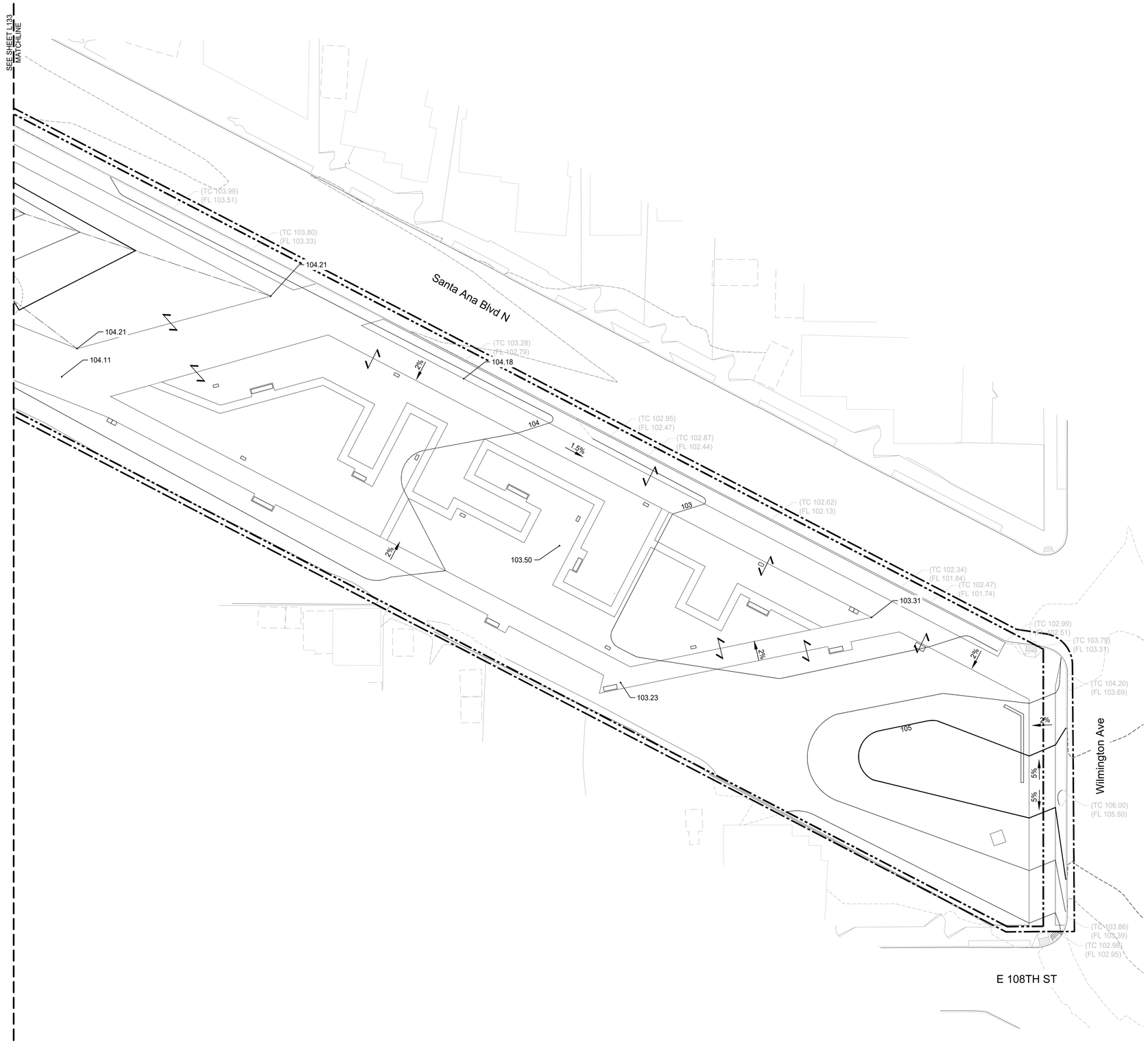
GRADING PLAN - SECTOR C

L133



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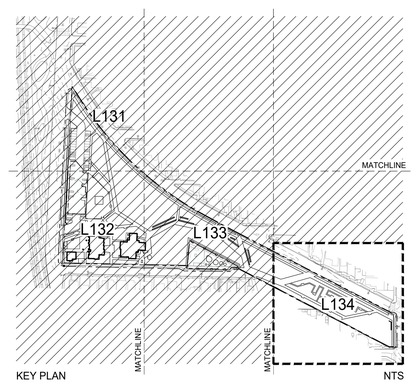

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GRADING PLAN - SECTOR D

L134

UNDERSTORY SCHEDULE									
SYMB	DESCRIPTION	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REGION 3 WATER USE	REGION 3 ETO	REGION 3 PLANT FACTOR
GT-1	GARDEN TYPE 1, GATEWAY	*Arctostaphylos 'Pacific Mist'*	Pacific Mist Manzanita	1,540	1 GAL	18" o.c.	Low	10-30%	0.10-0.30
		Artemisis californica	California Sagebrush	1,540	1 GAL	18" o.c.	Very Low	< 10%	< 0.10
		Berberis aquifolium 'Compacta'	Compact Oregon Grape Holly	1,540	1 GAL	18" o.c.	Low	10-30%	0.10-0.30
		Ceanothus 'Joyce Coulter'	Joyce Coulter Ceaonothus	1,540	1 GAL	18" o.c.	Low	10-30%	0.10-0.30
		Heuchera maxima	Island Alum Root	1,540	1 GAL	18" o.c.	Low	10-30%	0.10-0.30
		Iva hayesiana	Poverty Weed	1,540	1 GAL	18" o.c.	Very Low	< 10%	< 0.10
		Salvia 'Mrs. Beard'	Mrs. Beard Sage	1,540	1 GAL	18" o.c.	Low	10-30%	0.10-0.30
		Salvia spathacea & cvs.	Hummingbird/Pitcher Sage	1,540	1 GAL	18" o.c.	Low	10-30%	0.10-0.30
GT-2	GARDEN TYPE 2, GARDEN STUDIO	*Achillea millefolium (CA native cultivars)*	Yarrow	673	1 GAL	18" o.c.	Low	10-30%	0.10-0.30
		Asclepias (CA native cultivars)	Milkweed / Silkweed	673	1 GAL	18" o.c.	Very Low	< 10%	< 0.10
		Ceanothus 'Joyce Coulter'	Joyce Coulter Ceanothus	673	1 GAL	18" o.c.	Low	10-30%	0.10-0.30
		Encelia californica	Coast Sunflower	673	1 GAL	18" o.c.	Very Low	< 10%	< 0.10
		Glandularia lilacina & cvs. (Verbena lilacina)	Lilac Verbena	673	1 GAL	18" o.c.	Low	10-30%	0.10-0.30
		Lavandula spp. & cvs.	Lavender	673	1 GAL	18" o.c.	Low	10-30%	0.10-0.30
		Lupinus excubitus	Grape Soda Lupine	673	1 GAL	18" o.c.	Low	10-30%	0.10-0.30
		Penstemon SW native spp. & cvs.	Penstemon (SW natives)	673	1 GAL	18" o.c.	Low	10-30%	0.10-0.30
		Rosmarinus officinalis	Rosemary	673	1 GAL	18" o.c.	Very Low	< 10%	< 0.10
		Salvia apiana	White Sage	673	1 GAL	18" o.c.	Very Low	< 10%	< 0.10
		Trichostema lanatum	Woolly Blue Curls	673	1 GAL	18" o.c.	Very Low	< 10%	< 0.10
GT-3	GARDEN TYPE 3, CAMPUS CORE	*Agave americana (& thick-leaved relatives) (CA native & non-native spp.)*	Agave	139	15 GAL	18" o.c.	Very Low	< 10%	< 0.10
		Aristida purpurea	Purple Three-Awn	1,046	1 GAL	18" o.c.	Very Low	< 10%	< 0.10
		Bouteloua curtipendula	Sideoats Grama	1,046	1 GAL	18" o.c.	Very Low	< 10%	< 0.10
		Bouteloua gracilis & cvs.	Blue Grama	1,046	1 GAL	18" o.c.	Low	10-30%	0.10-0.30
		Echinocactus spp. (CA native & non-native spp.)	Barrel Cactus	139	15 GAL	18" o.c.	Very Low	< 10%	< 0.10
		Echinopsis spp. (Trichocereus spp.)	Torch Cactus	139	15 GAL	18" o.c.	Low	10-30%	0.10-0.30
		Hesperoyucca spp. (Yucca whipplei, californica)	Yucca	139	15 GAL	18" o.c.	Very Low	< 10%	< 0.10
		Pachycereus marginatus	Mexican Fence Post Cactus	139	15 GAL	18" o.c.	Very Low	< 10%	< 0.10
		Sporobolus airoides	Alkalai Sacaton	1,046	1 GAL	18" o.c.	Low	10-30%	0.10-0.30
GT-4	GARDEN TYPE 4, VILLAGE FRAME	*Festuca idahoensis (native mow-free)*	Idaho Fescue	7,732 SF	SOD	N/A	Low	10-30%	0.10-0.30
		Festuca occidentalis (native mow-free)	Western Mokelumne Fescue	7,732 SF	SOD	N/A	Low	10-30%	0.10-0.30
		Festuca rubra (native mow-free)	Molate Fescue	7,732 SF	SOD	N/A	Low	10-30%	0.10-0.30
GT-5	GARDEN TYPE 5, VILLAGE	*Festuca idahoensis (native mow-free)*	Idaho Fescue	7,366 SF	SOD	N/A	Low	10-30%	0.10-0.30
		Festuca occidentalis (native mow-free)	Western Mokelumne Fescue	7,366 SF	SOD	N/A	Low	10-30%	0.10-0.30
		Festuca rubra (native mow-free)	Molate Fescue	7,366 SF	SOD	N/A	Low	10-30%	0.10-0.30
GT-6	GARDEN TYPE 6, GROVE	*Aristida purpurea*	Purple Three-Awn	2,149	1 GAL	18" o.c.	Very Low	< 10%	< 0.10
		Asclepias (CA native cultivars)	Milkweed / Silkweed	358	1 GAL	18" o.c.	Very Low	< 10%	< 0.10
		Baileya multiradiata	Desert Marigold	358	1 GAL	18" o.c.	Very Low	< 10%	< 0.10
		Bouteloua curtipendula	Sideoats Grama	2,149	1 GAL	18" o.c.	Very Low	< 10%	< 0.10
		Bouteloua gracilis & cvs.	Blue Grama	2,149	1 GAL	18" o.c.	Low	10-30%	0.10-0.30
		Epilobium spp. (Zauschneria) & cvs.	California Fuchsia	358	1 GAL	18" o.c.	Very Low	< 10%	< 0.10
		Eriophyllum confertiflorum	Golden Yarrow	358	1 GAL	18" o.c.	Very Low	< 10%	< 0.10
		Eriogonum grande var. rubescens	San Miguel Island Buckwheat	358	1 GAL	18" o.c.	Very Low	< 10%	< 0.10
		Mimulus aurantiacus & cvs. (Diplacus aurantiacus)	Sticky Monkey Flower	358	1 GAL	18" o.c.	Very Low	< 10%	< 0.10
		Penstemon SW native spp. & cvs.	Penstemon (SW Natives)	358	1 GAL	18" o.c.	Low	10-30%	0.10-0.30
		Sphaeralcea spp. (CA native & non-native spp.)	Desert Mallow / Globe Mallow	358	1 GAL	18" o.c.	Low	10-30%	0.10-0.30
		Sporobolus airoides	Alkalai Sacaton	2,149	1 GAL	18" o.c.	Low	10-30%	0.10-0.30

TREE SCHEDULE								
SYMB	ABBR	BOTANICAL NAME	COMMON NAME	SIZE BY QTY.	REF	REGION 3 WATER USE	REGION 3 ETO	REGION 3 PLANT FACTOR
	Ac	*Acer macrophyllum*	Big Leaf Maple	5 (8" DBH)	1 L503	Moderate	40-60%	0.40-0.60
	Am	*Arbutus 'Marina'*	Marina Arbutus	14 (100 GAL)	2 L503	Low	10-30%	0.10-0.30
	Ag	*Arctostaphylos glauca*	Bigberry Manzanita	14 (100 GAL)	2 L503	Very Low	< 10%	< 0.10
	Br	*Brachychiton rupestris*	Queensland Bottle Tree	4 (200 GAL)	1 L503	Low	10-30%	0.10-0.30
	Co	*Cercis occidentalis*	Western Redbud	14 (100 GAL)	2 L503	Low	10-30%	0.10-0.30
	Cl	*Chilopsis linearis*	Desert Willow	7 (100 GAL)	2 L503	Very Low	< 10%	< 0.10
	Ci	*Citrus spp.*	Orange, Lemon, etc.	4 (100 GAL)	2 L503	Moderate	40-60%	0.40-0.60
	Dd	*Dracaena draco*	Dragon Tree	4 (100 GAL)	2 L503	Very Low	< 10%	< 0.10
	Oe	*Olea europea*	Olive	16 (100 GAL)	2 L503	Low	10-30%	0.10-0.30
	Pd	*Parkinsonia 'Desert Museum' (Cercidium)*	Desert Museum Palo Verde	18 (100 GAL)	2 L503	Very Low	< 10%	< 0.10
	Pr	*Platanus racemosa*	California Sycamore	37 (4" DBH)	1 L503	Moderate	40-60%	0.40-0.60
	Pt	*Prosopis glandulosa var. torreyana*	Honey Mesquite	26 (100 GAL)	1 L503	Low	10-30%	0.10-0.30
	Pg	*Punica granatum*	Pomegranate	5 (100 GAL)	2 L503	Low	10-30%	0.10-0.30
	Qa	*Quercus agrifolia*	Coast Live Oak	3 (8" DBH) 7 (6" DBH) 7 (4" DBH)	1 L503	Very Low	< 10%	< 0.10
	Qe	*Quercus engelmannii*	Mesa Oak	5 (8" DBH) 4 (6" DBH) 4 (4" DBH)	1 L503	Very Low	< 10%	< 0.10
	Qk	*Quercus kelloggii*	California Black Oak	10 (8" DBH) 14 (6" DBH)	1 L503	Moderate	40-60%	0.40-0.60
	Sm	*Schinus molle*	California Pepper Tree	15 (4" DBH)	1 L503	Very Low	< 10%	< 0.10
	Vf	*Vachellia farnesiana var. farnsiana (Acacia farnesiana)*	Desert Sweet Acacia	11 (100 GAL)	2 L503	Very Low	< 10%	< 0.10

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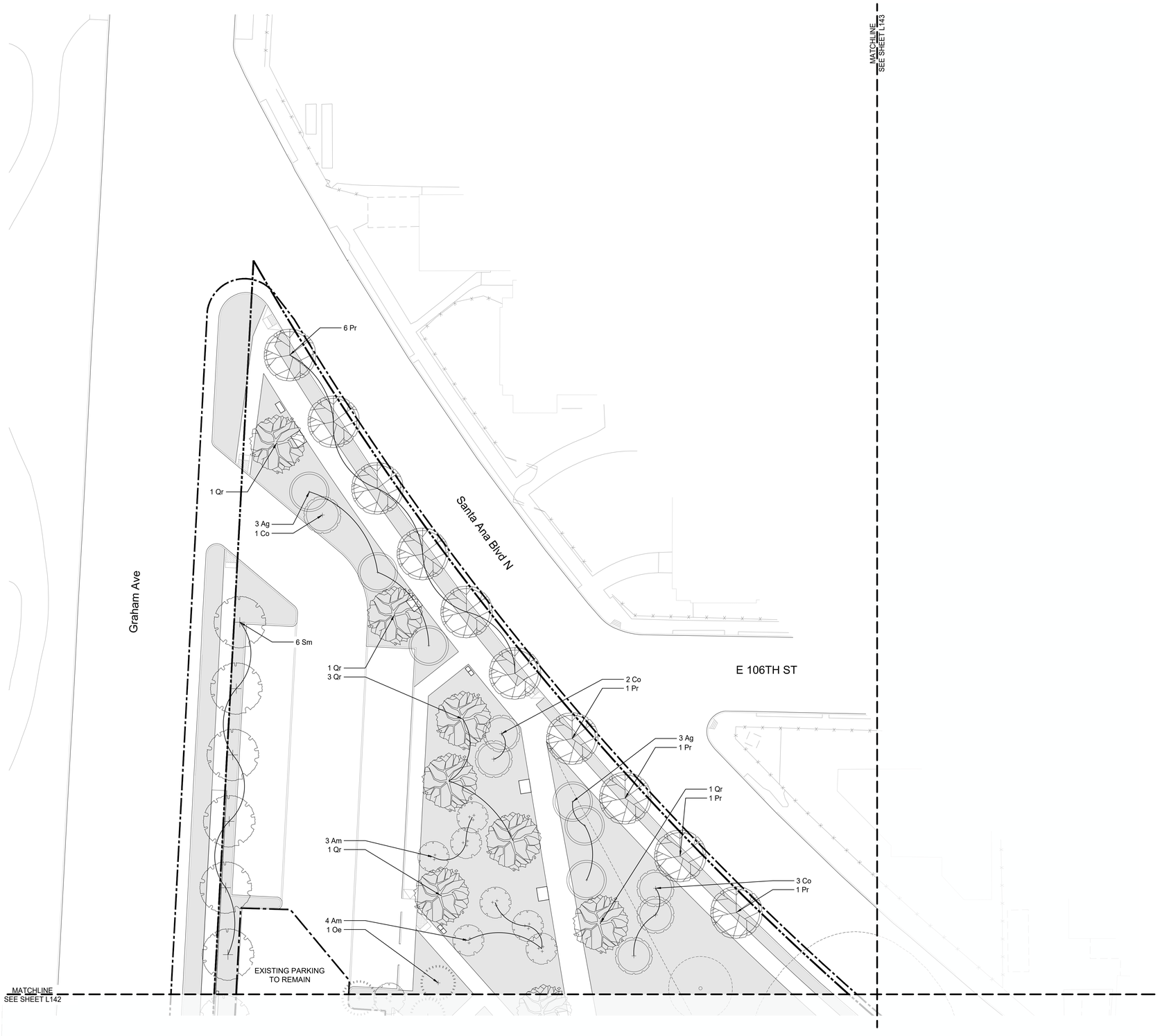
2	01/31/25	100% DD SUBMISSION

DRAWN BY:	CHECKED BY:
BR/CL	RI/SZ
DATE: 01/31/25	PROJECT NUMBER: 2208

PLANTING SCHEDULE

L140



1 CANOPY PLAN
SCALE: 1/16" = 1'-0"

1/16" = 1'-0" 0 8 16 32FT NORTH

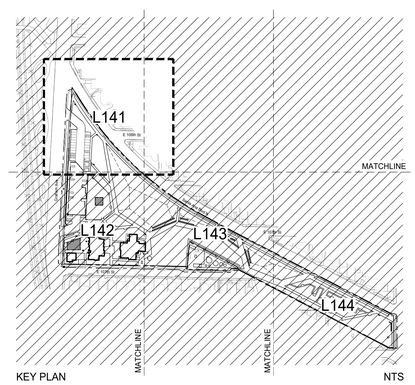
LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- UNDERSTORY PLANTING, SEE PLANTING PLANS
- PROPOSED TREES, SEE PLANTING PLANS
- EXISTING TREE, TO REMAIN

NOTES:
1. SEE CIVIL FOR UNDERGROUND STORAGE AREAS.
2. SEE IRRIGATION DRAWINGS FOR IRRIGATION.

TREE SCHEDULE

SYMB	BOTANICAL NAME	Abbr
	Acer macrophyllum	Ac
	Arbutus 'Marina'	Am
	Arctostaphylos glauca	Ag
	Brachychiton rupestris	Br
	Cercis occidentalis	Co
	Chilopsis linearis	Cl
	Citrus spp.	Ci
	Dracaena draco	Dd
	Olea europea	Oe
	Parkinsonia 'Desert Museum' (Cercidium)	Pd
	Platanus racemosa	Pr
	Prosopis glandulosa var. torreyana	Pt
	Punica granatum	Pg
	Quercus agrifolia	Qr
	Quercus engelmannii	Qe
	Quercus kelloggii	Qk
	Schinus molle	Sm
	Vachellia farnesiana var. farnsiana (Acacia farnesiana)	Vf



KEY PLAN NTS

Watts Towers Arts Center Campus

PROJECT ADDRESS:
1727 East 107th St
Los Angeles, CA 90002

CLIENT:
Los Angeles Neighborhood Land Trust
1689 Beverly Blvd, Los Angeles, CA 90026
PH: 213-572-0188

LANDSCAPE:
Studio Zewde
218 Lenox Ave, New York, NY 10027
PH. 212-518-1548

ARCHITECTURE:
OffTop Design
2712 W. 54th St. Unit A, Los Angeles, CA 90043, PH. 951-581-3559

CIVIL ENGINEERING:
Sherwood Design Engineers
654 N Spring St. #200, Los Angeles, CA 90012
PH. 213-921-4623

STRUCTURAL ENGINEERING, ATLA SURVEYING:
KPFF Consulting Engineers
700 Flowers St #2100, Los Angeles, CA 90017
PH. 213-418-0201

LIGHTING:
L 'Observatoire International
120 Walker St, New York, NY 10013
PH. 212-255-4463

IRRIGATION:
Dickson & Associates, Inc.
24477 Shel Max Rd,Oak Run, CA 96069
PH. 530-547-5515

GEOTECHNICAL SURVEYING:
Langan
515 Flower St. #1060, Los Angeles, CA 90071
PH. 213-314-8100

COST ESTIMATION:
Lenax Construction Services, Inc.
3700 Wilshire Blvd. St.560,
Los Angeles, CA 90071
PH. 213-314-8100

NOT FOR CONSTRUCTION

DRAWING ISSUANCES:

NO.	DATE	DESCRIPTION
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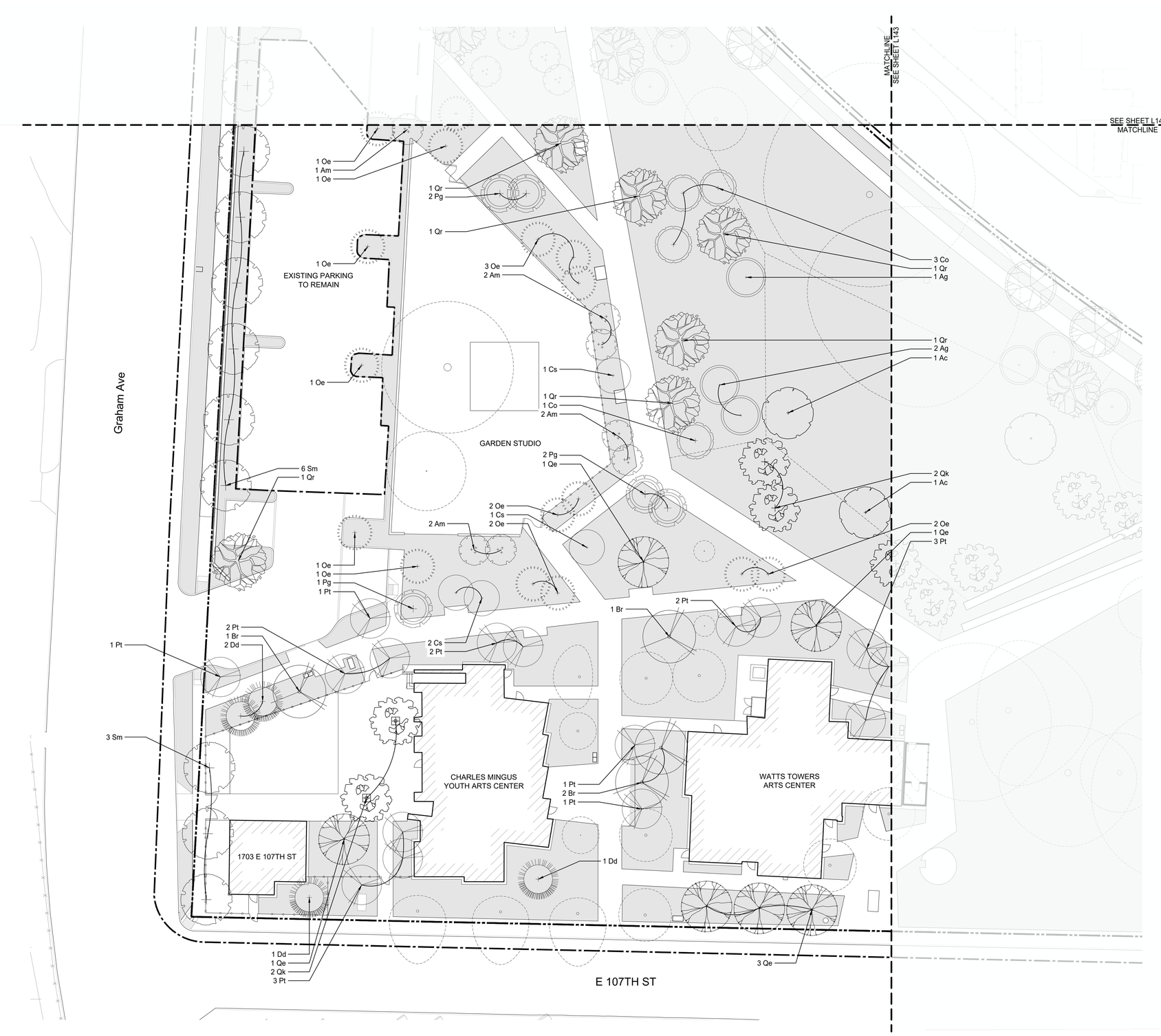
DRAWN BY: BR/CL	CHECKED BY: RI/SZ
DATE: 01/31/25	PROJECT NUMBER: 2208

CANOPY PLAN - SECTOR A

L141



1 CANOPY PLAN
SCALE: 1/16" = 1'-0"

1/16" = 1'-0" 0 8 16 32FT NORTH

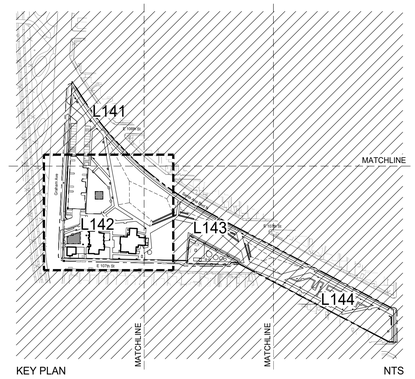
LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- UNDERSTORY PLANTING, SEE PLANTING PLANS
- PROPOSED TREES, SEE PLANTING PLANS
- EXISTING TREE, TO REMAIN

NOTES:
1. SEE CIVIL FOR UNDERGROUND STORAGE AREAS.
2. SEE IRRIGATION DRAWINGS FOR IRRIGATION.

TREE SCHEDULE

SYMB	BOTANICAL NAME	Abbr
	Acer macrophyllum	Ac
	Arbutus 'Marina'	Am
	Arctostaphylos glauca	Ag
	Brachychiton rupestris	Br
	Cercis occidentalis	Co
	Chilopsis linearis	Cl
	Citrus spp.	Ci
	Dracaena draco	Dd
	Olea europea	Oe
	Parkinsonia 'Desert Museum' (Cercidium)	Pd
	Platanus racemosa	Pr
	Prosopis glandulosa var. torreyana	Pt
	Punica granatum	Pg
	Quercus agrifolia	Qr
	Quercus engelmannii	Qe
	Quercus kelloggii	Qk
	Schinus molle	Sm
	Vachellia farnesiana var. farnsiana (Acacia farnesiana)	Vf



KEY PLAN NTS

Watts Towers Arts Center Campus

PROJECT ADDRESS:
1727 East 107th St
Los Angeles, CA 90002

CLIENT:
Los Angeles Neighborhood Land Trust
1689 Beverly Blvd, Los Angeles, CA 90026
PH: 213-572-0188

LANDSCAPE:
Studio Zewde
PH. 212-518-1548

ARCHITECTURE:
OffTop Design
2712 W. 54th St. Unit A, Los Angeles, CA 90043, PH. 951-581-3559

CIVIL ENGINEERING:
Sherwood Design Engineers
654 N Spring St. #200, Los Angeles, CA 90012
PH. 213-921-4623

STRUCTURAL ENGINEERING, ATLA SURVEYING:
KPFF Consulting Engineers
700 Flowers St #2100, Los Angeles, CA 90017
PH. 213-418-0201

LIGHTING:
L 'Observatoire International
120 Walker St, New York, NY 10013
PH. 212-255-4463

IRRIGATION:
Dickson & Associates, Inc.
24477 Shel Max Rd,Oak Run, CA 96069
PH. 530-547-5515

GEOTECHNICAL SURVEYING:
Langan
515 Flower St. #1060, Los Angeles, CA 90071
PH. 213-314-8100

COST ESTIMATION:
Lenax Construction Services, Inc.
3700 Wilshire Blvd. St.560,
Los Angeles, CA 90071
PH. 213-314-8100

NOT FOR CONSTRUCTION

DRAWING ISSUANCES:

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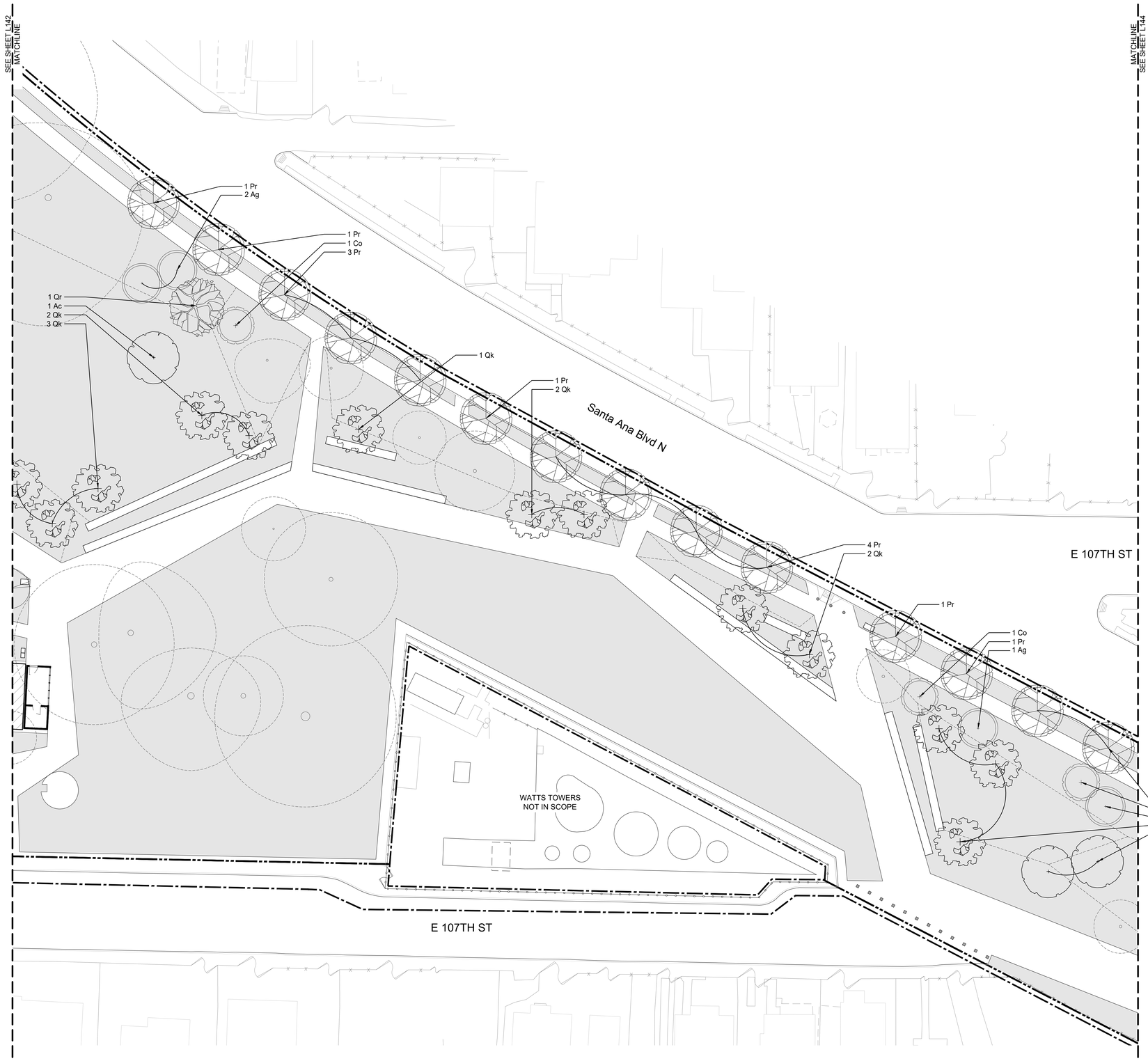
DRAWN BY: BR/CL	CHECKED BY: RI/SZ
DATE: 01/31/25	PROJECT NUMBER: 2208

CANOPY PLAN - SECTOR B

L142



1 CANOPY PLAN
SCALE: 1/16" = 1'-0"

1/16" = 1'-0" 0 8 16 32FT NORTH

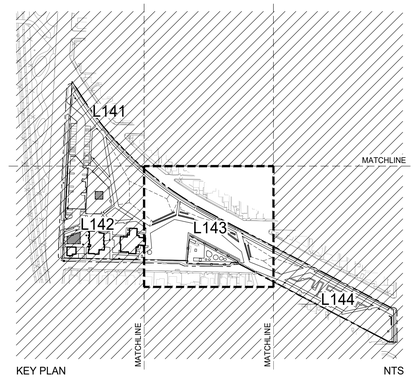
LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- UNDERSTORY PLANTING, SEE PLANTING PLANS
- PROPOSED TREES, SEE PLANTING PLANS
- EXISTING TREE, TO REMAIN

NOTES:
1. SEE CIVIL FOR UNDERGROUND STORAGE AREAS.
2. SEE IRRIGATION DRAWINGS FOR IRRIGATION.

TREE SCHEDULE

SYMB	BOTANICAL NAME	Abbr
	Acer macrophyllum	Ac
	Arbutus 'Marina'	Am
	Arctostaphylos glauca	Ag
	Brachychiton rupestris	Br
	Cercis occidentalis	Co
	Chilopsis linearis	Cl
	Citrus spp.	Ci
	Dracaena draco	Dd
	Olea europea	Oe
	Parkinsonia 'Desert Museum' (Cercidium)	Pd
	Platanus racemosa	Pr
	Prosopis glandulosa var. torreyana	Pt
	Punica granatum	Pg
	Quercus agrifolia	Qr
	Quercus engelmannii	Qe
	Quercus kelloggii	Qk
	Schinus molle	Sm
	Vachellia farnesiana var. farnsiana (Acacia farnesiana)	Vf



KEY PLAN NTS

Watts Towers Arts Center Campus

PROJECT ADDRESS:
1727 East 107th St
Los Angeles, CA 90002

CLIENT:
Los Angeles Neighborhood Land Trust
1689 Beverly Blvd, Los Angeles, CA 90026
PH: 213-572-0188

LANDSCAPE:
Studio Zewde
218 Lenox Ave, New York, NY 10027
PH. 212-518-1548

ARCHITECTURE:
OffTop Design
2712 W. 54th St. Unit A, Los Angeles, CA 90043, PH. 951-581-3559

CIVIL ENGINEERING:
Sherwood Design Engineers
654 N Spring St. #200, Los Angeles, CA 90012
PH. 213-921-4623

STRUCTURAL ENGINEERING, ATLA SURVEYING:
KPFF Consulting Engineers
700 Flowers St #2100, Los Angeles, CA 90017
PH. 213-418-0201

LIGHTING:
L 'Observatoire International
120 Walker St, New York, NY 10013
PH. 212-255-4463

IRRIGATION:
Dickson & Associates, Inc.
24477 Shel Max Rd,Oak Run, CA 96069
PH. 530-547-5515

GEOTECHNICAL SURVEYING:
Langan
515 Flower St. #1060, Los Angeles, CA 90071
PH. 213-314-8100

COST ESTIMATION:
Lenax Construction Services, Inc.
3700 Wilshire Blvd. St.560,
Los Angeles, CA 90071
PH. 213-314-8100

NOT FOR CONSTRUCTION

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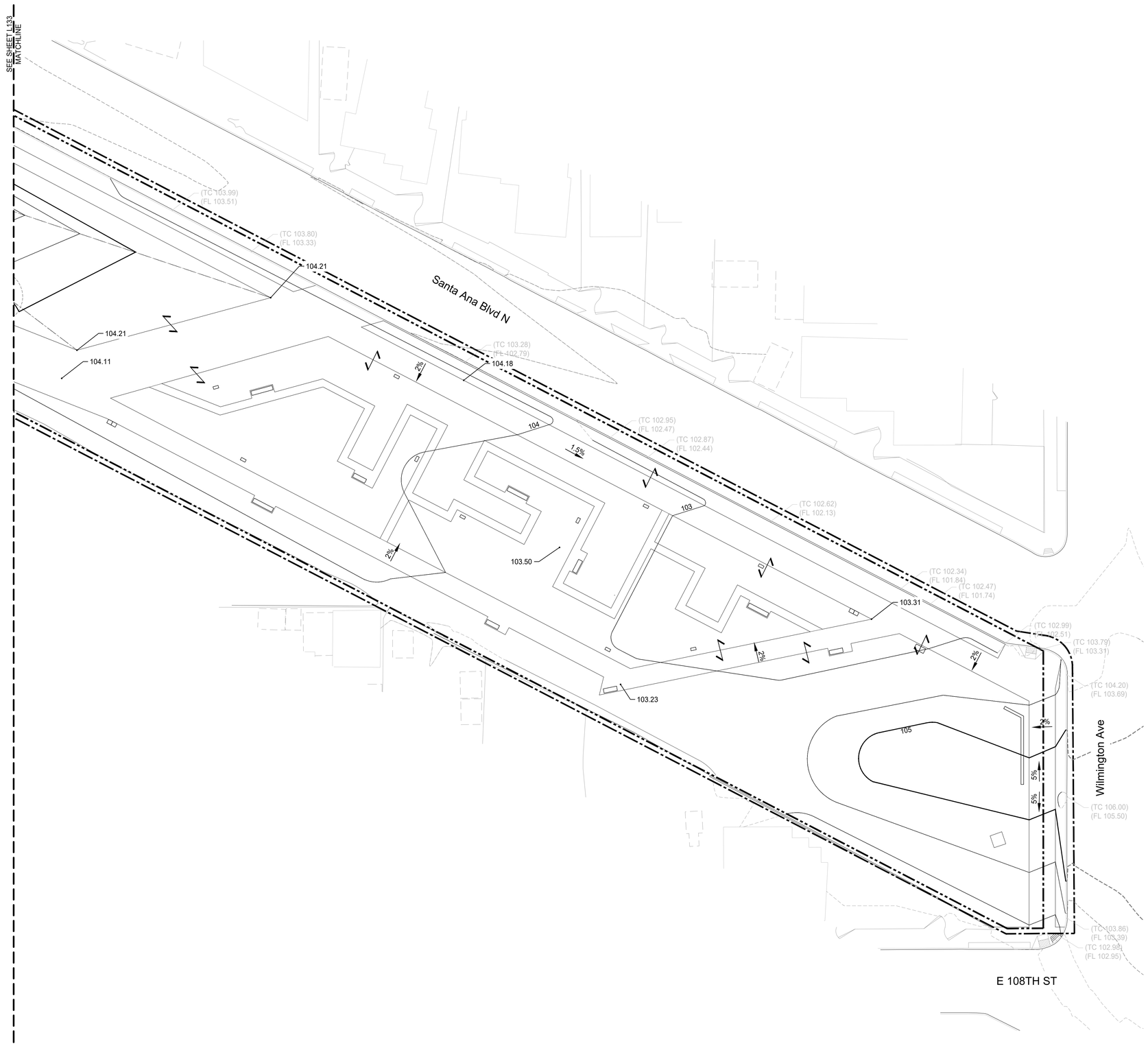
CANOPY PLAN - SECTOR C

L143

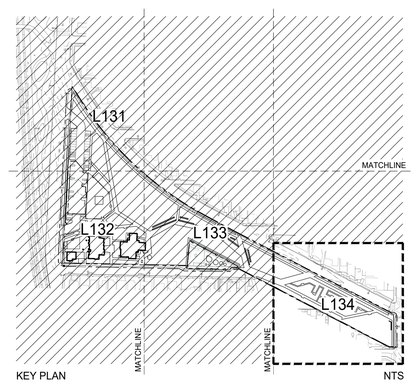


1 GRADING PLAN
SCALE: 1/16" = 1'-0"

1/16" = 1'-0" 0 8 16 32FT NORTH

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- EXISTING CONTOUR - MAJOR
- EXISTING CONTOUR - MINOR
- PROPOSED CONTOUR - MAJOR
- PROPOSED CONTOUR - MINOR
- BREAKLINE
- (XXX.X) EXISTING SPOT ELEVATION
- XXX.X SPOT ELEVATION
- (RB ±XX.X) APPROX. ROOTBALL ELEVATION
- TC TOP OF CURB
- BC BOTTOM OF CURB
- FFE FINISHED FLOOR ELEVATION
- X% SLOPE
- FLUSH
- EXISTING TREE, TO REMAIN



KEY PLAN NTS

Watts Towers Arts Center Campus

PROJECT ADDRESS:
1727 East 107th St
Los Angeles, CA 90002

CLIENT:
Los Angeles Neighborhood Land Trust
1689 Beverly Blvd, Los Angeles, CA 90026
PH: 213-572-0188

LANDSCAPE:
Studio Zewde
218 Lenox Ave, New York, NY 10027
PH. 212-518-1548

ARCHITECTURE:
OffTop Design
2712 W. 54th St. Unit A, Los Angeles, CA 90043, PH. 951-581-3559

CIVIL ENGINEERING:
Sherwood Design Engineers
654 N Spring St. #200, Los Angeles, CA 90012
PH. 213-921-4623

STRUCTURAL ENGINEERING, ATLA SURVEYING:
KPFF Consulting Engineers
700 Flowers St #2100, Los Angeles, CA 90017
PH. 213-418-0201

LIGHTING:
L 'Observatoire International
120 Walker St, New York, NY 10013
PH. 212-255-4463

IRRIGATION:
Dickson & Associates, Inc.
24477 Shel Max Rd,Oak Run, CA 96069
PH. 530-547-5515

GEOTECHNICAL SURVEYING:
Langan
515 Flower St. #1060, Los Angeles, CA 90071
PH. 213-314-8100

COST ESTIMATION:
Lenax Construction Services, Inc.
3700 Wilshire Blvd. St.560,
Los Angeles, CA 90071
PH. 213-314-8100

NOT FOR CONSTRUCTION

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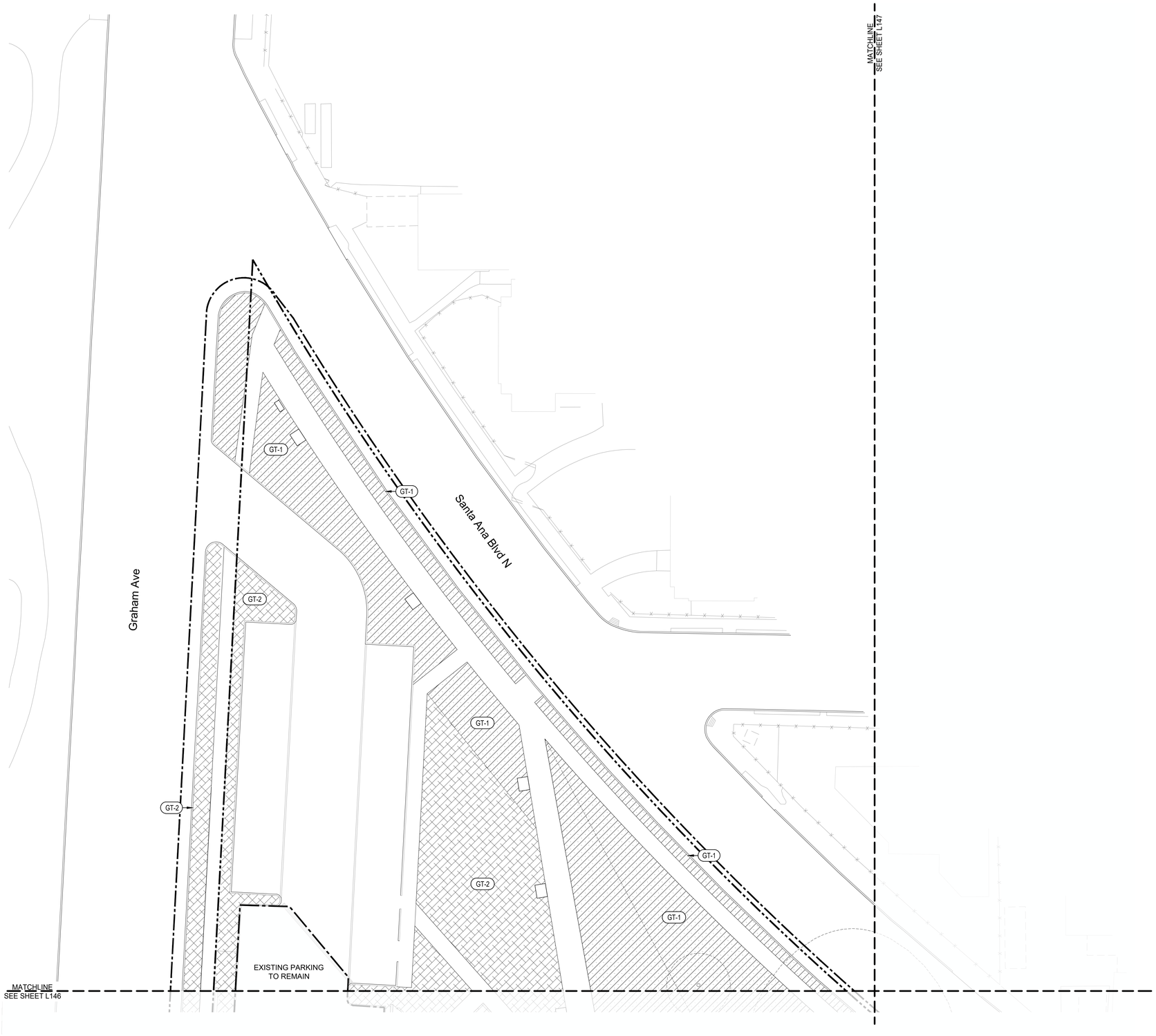
DRAWN BY: BR/CL	CHECKED BY: RI/SZ
DATE: 01/31/25	PROJECT NUMBER: 2208

GRADING PLAN - SECTOR D

L134



1 UNDERSTORY PLAN
SCALE: 1/16" = 1'-0"

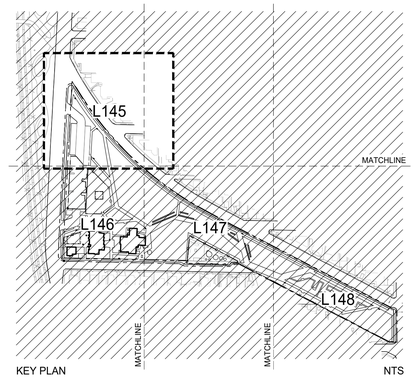
1/16" = 1'-0" 0 8 16 32FT NORTH

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- EXISTING TREE, TO REMAIN

NOTES:
1. SEE CIVIL FOR UNDERGROUND STORAGE AREAS.
2. SEE IRRIGATION DRAWINGS FOR IRRIGATION.

UNDERSTORY LEGEND	
GT-1	GARDEN TYPE 1, GATEWAY
GT-2	GARDEN TYPE 2, GARDEN STUDIO
GT-3	GARDEN TYPE 3, CAMPUS CORE
GT-4	GARDEN TYPE 4, VILLAGE FRAME
GT-5	GARDEN TYPE 5, VILLAGE
GT-6	GARDEN TYPE 6, GROVE
GT-6A	GARDEN TYPE 6A, GROVE IN GRASSCRETE



KEY PLAN NTS

Watts Towers Arts Center Campus

PROJECT ADDRESS:
1727 East 107th St
Los Angeles, CA 90002

CLIENT:
Los Angeles Neighborhood Land Trust
1689 Beverly Blvd, Los Angeles, CA 90026
PH: 213-572-0188

LANDSCAPE:
Studio Zewde
218 Lenox Ave, New York, NY 10027
PH. 212-518-1548

ARCHITECTURE:
OffTop Design
2712 W. 54th St. Unit A, Los Angeles, CA 90043, PH. 951-581-3559

CIVIL ENGINEERING:
Sherwood Design Engineers
654 N Spring St. #200, Los Angeles, CA 90012
PH. 213-921-4623

STRUCTURAL ENGINEERING, ATLA SURVEYING:
KPFF Consulting Engineers
700 Flowers St #2100, Los Angeles, CA 90017
PH. 213-418-0201

LIGHTING:
L 'Observatoire International
120 Walker St, New York, NY 10013
PH. 212-255-4463

IRRIGATION:
Dickson & Associates, Inc.
24477 Shel Max Rd,Oak Run, CA 96069
PH. 530-547-5515

GEOTECHNICAL SURVEYING:
Langan
515 Flower St. #1060, Los Angeles, CA 90071
PH. 213-314-8100

COST ESTIMATION:
Lenax Construction Services, Inc.
3700 Wilshire Blvd. St.560,
Los Angeles, CA 90071
PH. 213-314-8100

NOT FOR CONSTRUCTION

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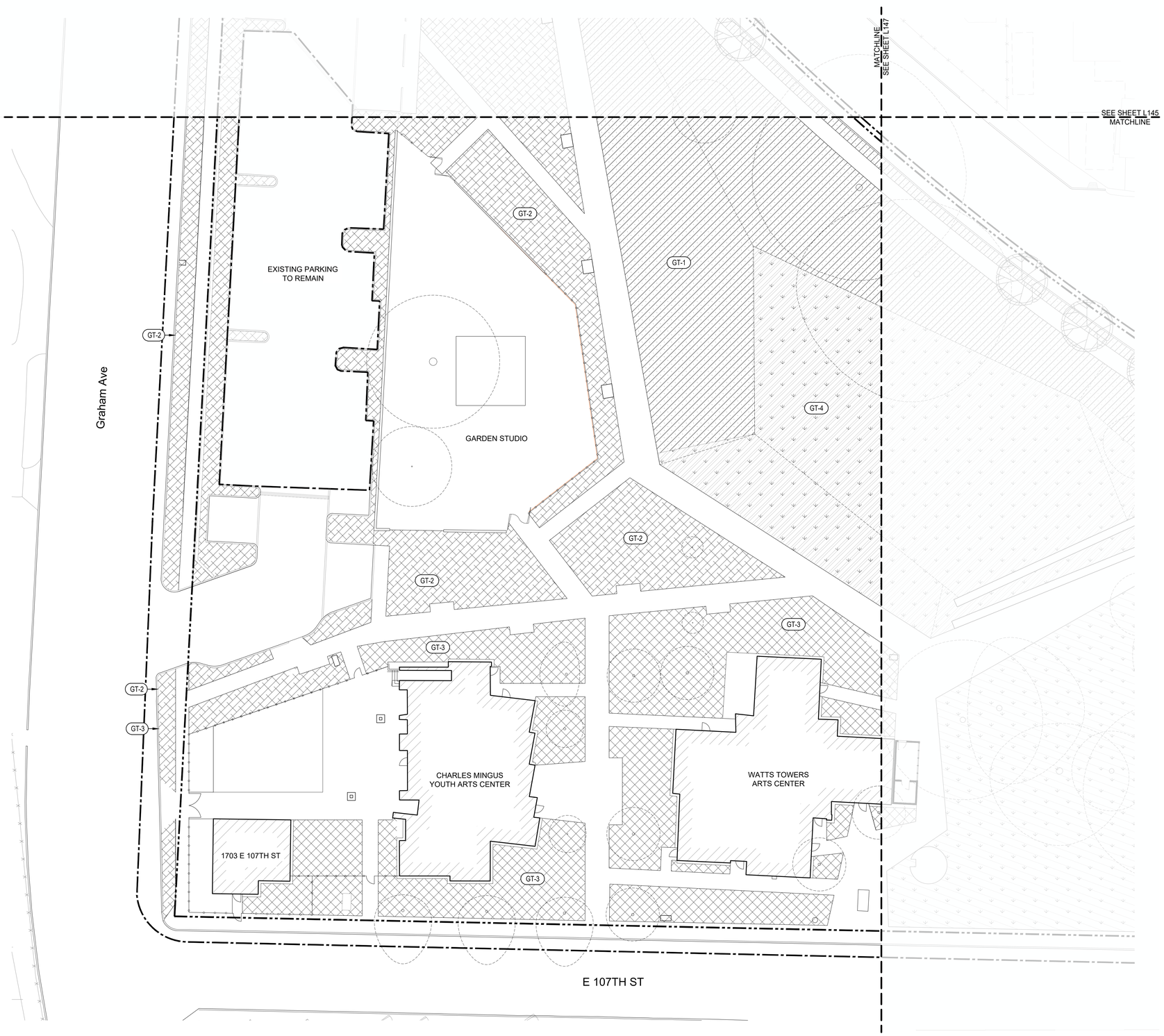
DRAWN BY: BR/CL	CHECKED BY: RI/SZ
DATE: 01/31/25	PROJECT NUMBER: 2208

UNDERSTORY PLAN - SECTOR A

L145



LEGEND

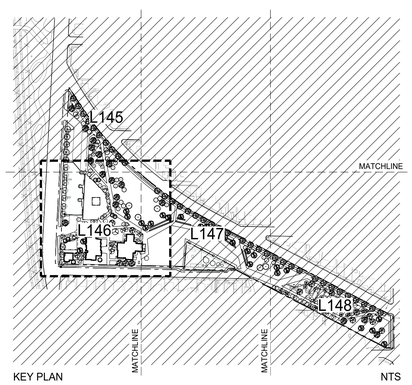
- PROPERTY LINE
- LIMIT OF DISTURBANCE
- EXISTING TREE, TO REMAIN

NOTES:
1. SEE CIVIL FOR UNDERGROUND STORAGE AREAS.
2. SEE IRRIGATION DRAWINGS FOR IRRIGATION.

UNDERSTORY LEGEND	
GT-1	GARDEN TYPE 1, GATEWAY
GT-2	GARDEN TYPE 2, GARDEN STUDIO
GT-3	GARDEN TYPE 3, CAMPUS CORE
GT-4	GARDEN TYPE 4, VILLAGE FRAME
GT-5	GARDEN TYPE 5, VILLAGE
GT-6	GARDEN TYPE 6, GROVE
GT-6A	GARDEN TYPE 6A, GROVE IN GRASSCRETE

1 UNDERSTORY PLAN
SCALE: 1/16" = 1'-0"

1/16" = 1'-0" 0 8 16 32FT NORTH



KEY PLAN NTS

Watts Towers Arts Center Campus

PROJECT ADDRESS:
1727 East 107th St
Los Angeles, CA 90002

CLIENT:
Los Angeles Neighborhood Land Trust
1689 Beverly Blvd, Los Angeles, CA 90026
PH: 213-572-0188

LANDSCAPE:
Studio Zewde
218 Lenox Ave, New York, NY 10027
PH. 212-518-1548

ARCHITECTURE:
OffTop Design
2712 W. 54th St. Unit A, Los Angeles, CA 90043, PH. 951-581-3559

CIVIL ENGINEERING:
Sherwood Design Engineers
654 N Spring St. #200, Los Angeles, CA 90012
PH. 213-921-4623

STRUCTURAL ENGINEERING, ATLA SURVEYING:
KPFF Consulting Engineers
700 Flowers St #2100, Los Angeles, CA 90017
PH. 213-418-0201

LIGHTING:
L 'Observatoire International
120 Walker St, New York, NY 10013
PH. 212-255-4463

IRRIGATION:
Dickson & Associates, Inc.
24477 Shel Max Rd,Oak Run, CA 96069
PH. 530-547-5515

GEOTECHNICAL SURVEYING:
Langan
515 Flower St. #1060, Los Angeles, CA 90071
PH. 213-314-8100

COST ESTIMATION:
Lenax Construction Services, Inc.
3700 Wilshire Blvd. St.560,
Los Angeles, CA 90071
PH. 213-314-8100

NOT FOR CONSTRUCTION

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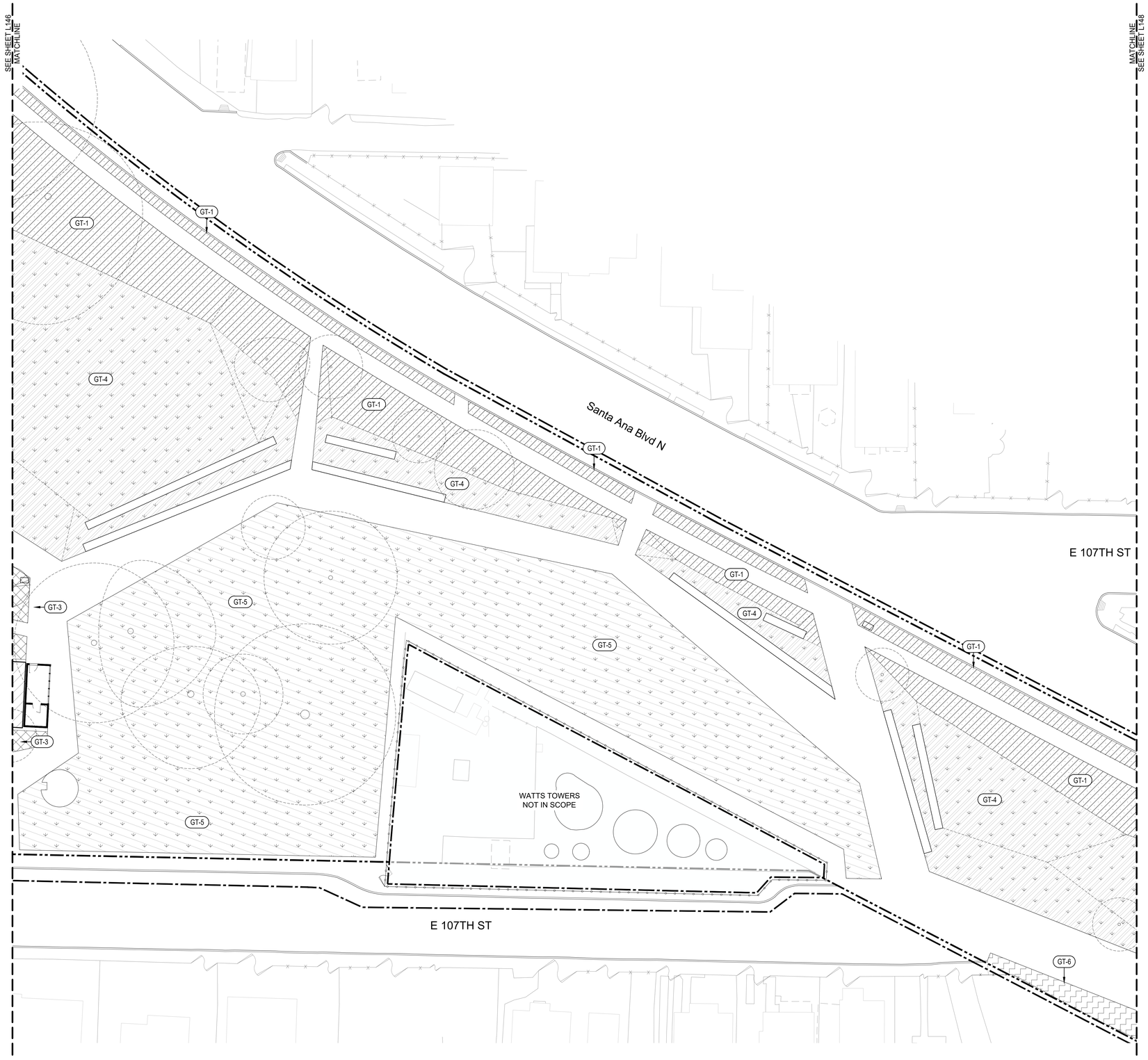
UNDERSTORY PLAN - SECTOR B

L146



1 UNDERSTORY PLAN
SCALE: 1/16" = 1'-0"

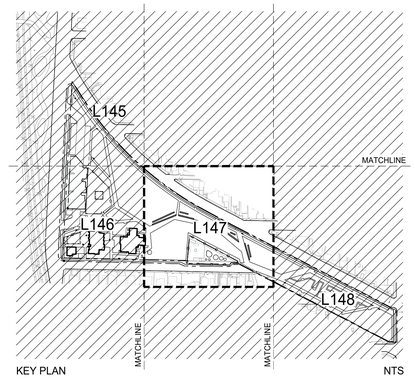
1/16" = 1'-0" 0 8 16 32FT NORTH

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- EXISTING TREE, TO REMAIN

NOTES:
1. SEE CIVIL FOR UNDERGROUND STORAGE AREAS.
2. SEE IRRIGATION DRAWINGS FOR IRRIGATION.

UNDERSTORY LEGEND	
GT-1	GARDEN TYPE 1, GATEWAY
GT-2	GARDEN TYPE 2, GARDEN STUDIO
GT-3	GARDEN TYPE 3, CAMPUS CORE
GT-4	GARDEN TYPE 4, VILLAGE FRAME
GT-5	GARDEN TYPE 5, VILLAGE
GT-6	GARDEN TYPE 6, GROVE
GT-6A	GARDEN TYPE 6A, GROVE IN GRASSCRETE



KEY PLAN NTS

Watts Towers Arts Center Campus

PROJECT ADDRESS:
1727 East 107th St
Los Angeles, CA 90002

CLIENT:
Los Angeles Neighborhood Land Trust
1689 Beverly Blvd, Los Angeles, CA 90026
PH: 213-572-0188

LANDSCAPE:
Studio Zewde
218 Lenox Ave, New York, NY 10027
PH. 212-518-1548

ARCHITECTURE:
OffTop Design
2712 W. 54th St. Unit A, Los Angeles, CA 90043, PH. 951-581-3559

CIVIL ENGINEERING:
Sherwood Design Engineers
654 N Spring St. #200, Los Angeles, CA 90012
PH. 213-921-4623

STRUCTURAL ENGINEERING, ATLA SURVEYING:
KPFF Consulting Engineers
700 Flowers St #2100, Los Angeles, CA 90017
PH. 213-418-0201

LIGHTING:
L 'Observatoire International
120 Walker St, New York, NY 10013
PH. 212-255-4463

IRRIGATION:
Dickson & Associates, Inc.
24477 Shel Max Rd,Oak Run, CA 96069
PH. 530-547-5515

GEOTECHNICAL SURVEYING:
Langan
515 Flower St. #1060, Los Angeles, CA 90071
PH. 213-314-8100

COST ESTIMATION:
Lenax Construction Services, Inc.
3700 Wilshire Blvd. St.560,
Los Angeles, CA 90071
PH. 213-314-8100

NOT FOR CONSTRUCTION

DRAWING ISSUANCES:

NO.	DATE	DESCRIPTION
1	12/20/24	50% DD SUBMISSION
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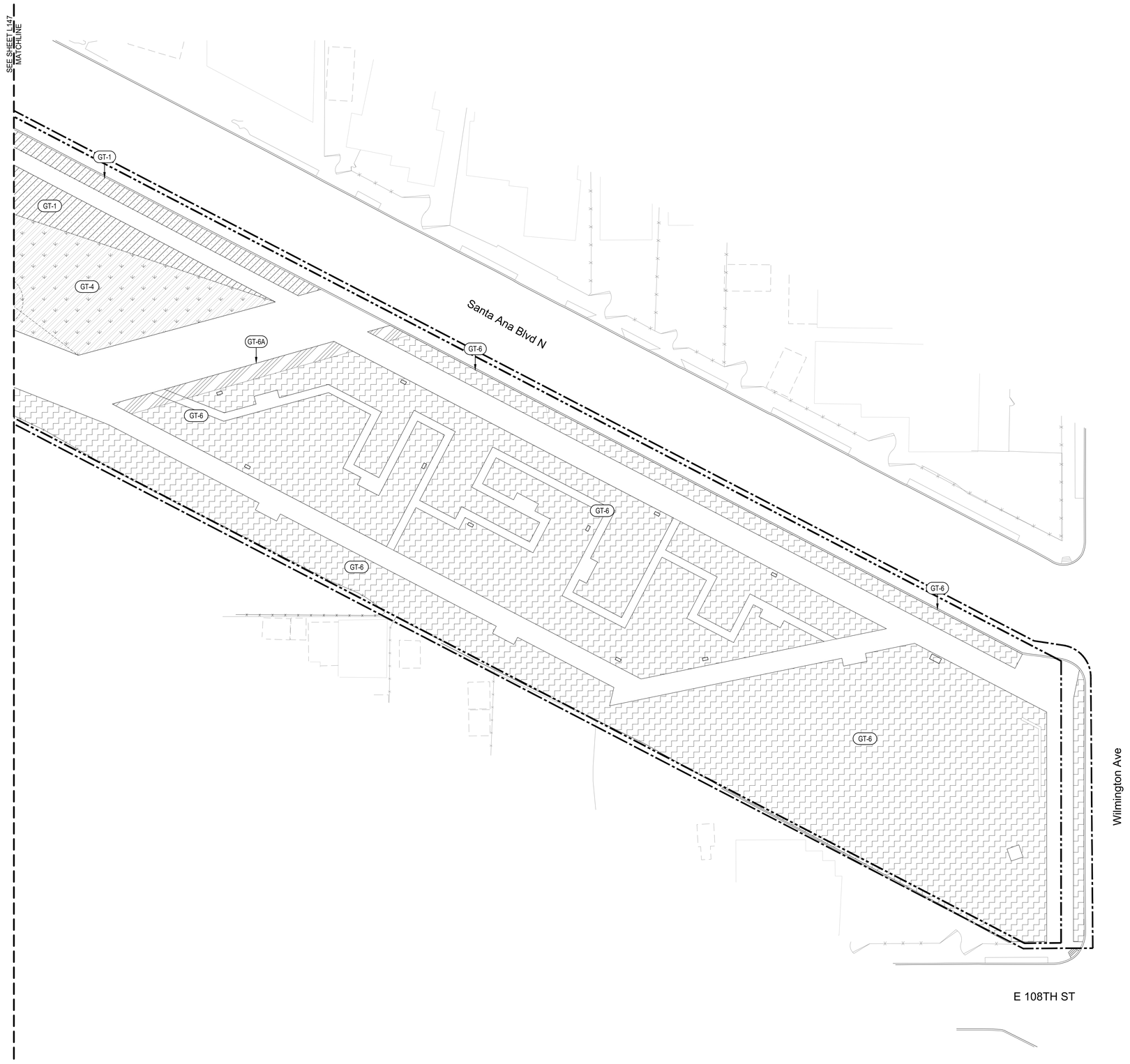
DRAWN BY: BR/CL	CHECKED BY: RI/SZ
DATE: 01/31/25	PROJECT NUMBER: 2208

UNDERSTORY PLAN - SECTOR C

L147



1 SITE PLAN
SCALE: 1/16" = 1'-0"

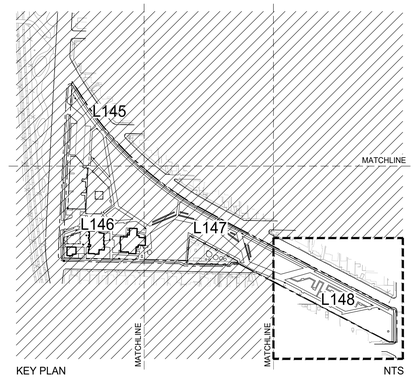
1/16" = 1'-0" 0 8 16 32FT NORTH

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- EXISTING TREE, TO REMAIN

NOTES:
1. SEE CIVIL FOR UNDERGROUND STORAGE AREAS.
2. SEE IRRIGATION DRAWINGS FOR IRRIGATION.

UNDERSTORY LEGEND	
GT-1	GARDEN TYPE 1, GATEWAY
GT-2	GARDEN TYPE 2, GARDEN STUDIO
GT-3	GARDEN TYPE 3, CAMPUS CORE
GT-4	GARDEN TYPE 4, VILLAGE FRAME
GT-5	GARDEN TYPE 5, VILLAGE
GT-6	GARDEN TYPE 6, GROVE
GT-6A	GARDEN TYPE 6A, GROVE IN GRASSCRETE



KEY PLAN NTS

Watts Towers Arts Center Campus

PROJECT ADDRESS:
1727 East 107th St
Los Angeles, CA 90002

CLIENT:
Los Angeles Neighborhood Land Trust
1689 Beverly Blvd, Los Angeles, CA 90026
PH: 213-572-0188

LANDSCAPE:
Studio Zewde
218 Lenox Ave, New York, NY 10027
PH. 212-518-1548

ARCHITECTURE:
OffTop Design
2712 W. 54th St. Unit A, Los Angeles, CA 90043, PH. 951-581-3559

CIVIL ENGINEERING:
Sherwood Design Engineers
654 N Spring St. #200, Los Angeles, CA 90012
PH. 213-921-4623

STRUCTURAL ENGINEERING, ATLA SURVEYING:
KPFF Consulting Engineers
700 Flowers St #2100, Los Angeles, CA 90017
PH. 213-418-0201

LIGHTING:
L 'Observatoire International
120 Walker St, New York, NY 10013
PH. 212-255-4463

IRRIGATION:
Dickson & Associates, Inc.
24477 Shel Max Rd,Oak Run, CA 96069
PH. 530-547-5515

GEOTECHNICAL SURVEYING:
Langan
515 Flower St. #1060, Los Angeles, CA 90071
PH. 213-314-8100

COST ESTIMATION:
Lenax Construction Services, Inc.
3700 Wilshire Blvd. St.560,
Los Angeles, CA 90071
PH. 213-314-8100

NOT FOR CONSTRUCTION

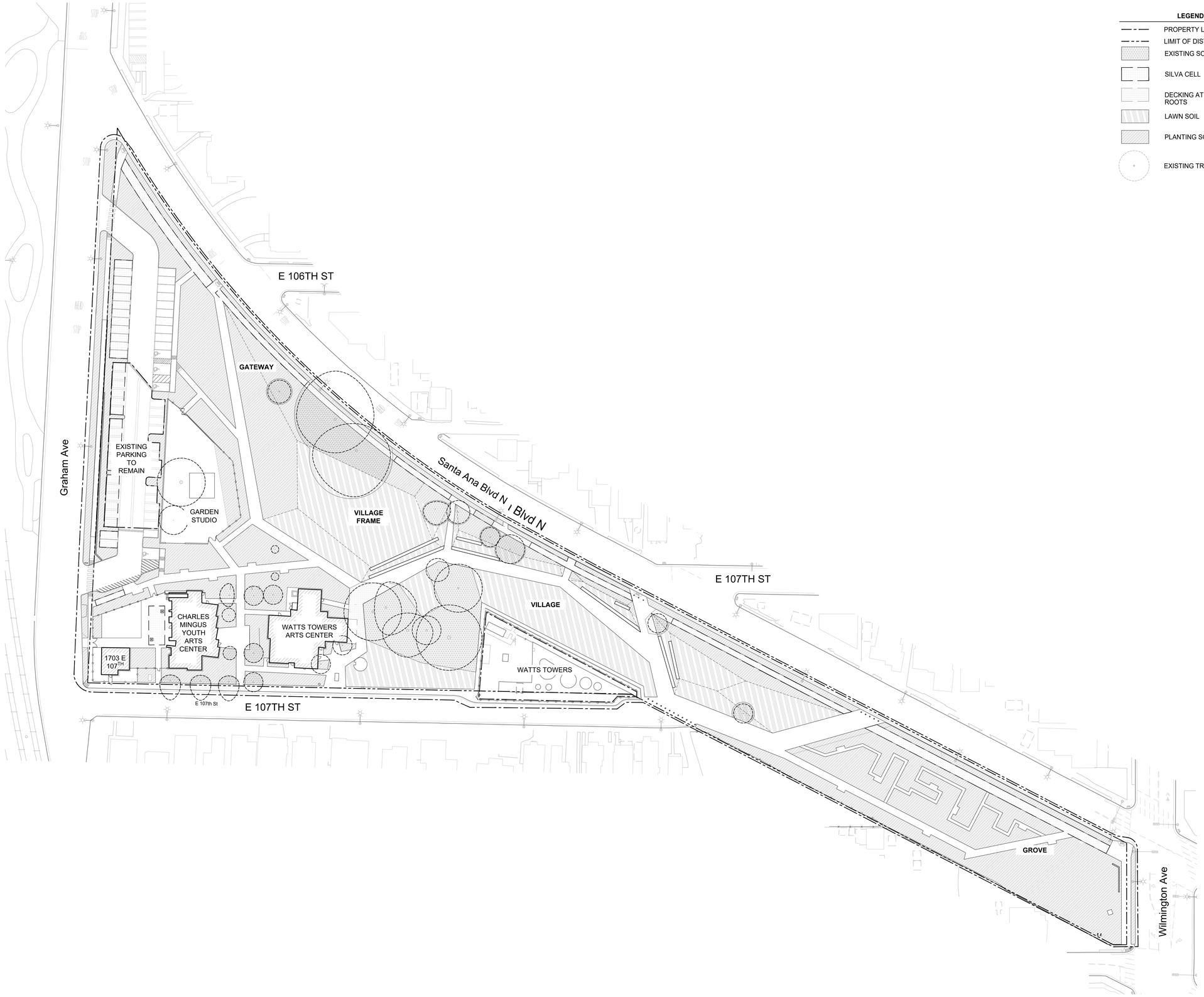
DRAWING ISSUANCES:

NO.	DATE	DESCRIPTION
1	12/20/24	50% DD SUBMISSION
2	01/31/25	100% DD SUBMISSION

DRAWN BY: BR/CL	CHECKED BY: RI/SZ
DATE: 01/31/25	PROJECT NUMBER: 2208

UNDERSTORY PLAN - SECTOR D

L148



LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- EXISTING SOIL
- SILVA CELL
- DECKING AT EXISTING TREE ROOTS
- LAWN SOIL
- PLANTING SOIL
- EXISTING TREE, TO REMAIN

1 SOILS PLAN
SCALE: 1" = 40'-0"

1" = 40'-0" 0 20 40 80FT NORTH

Watts Towers Arts Center Campus

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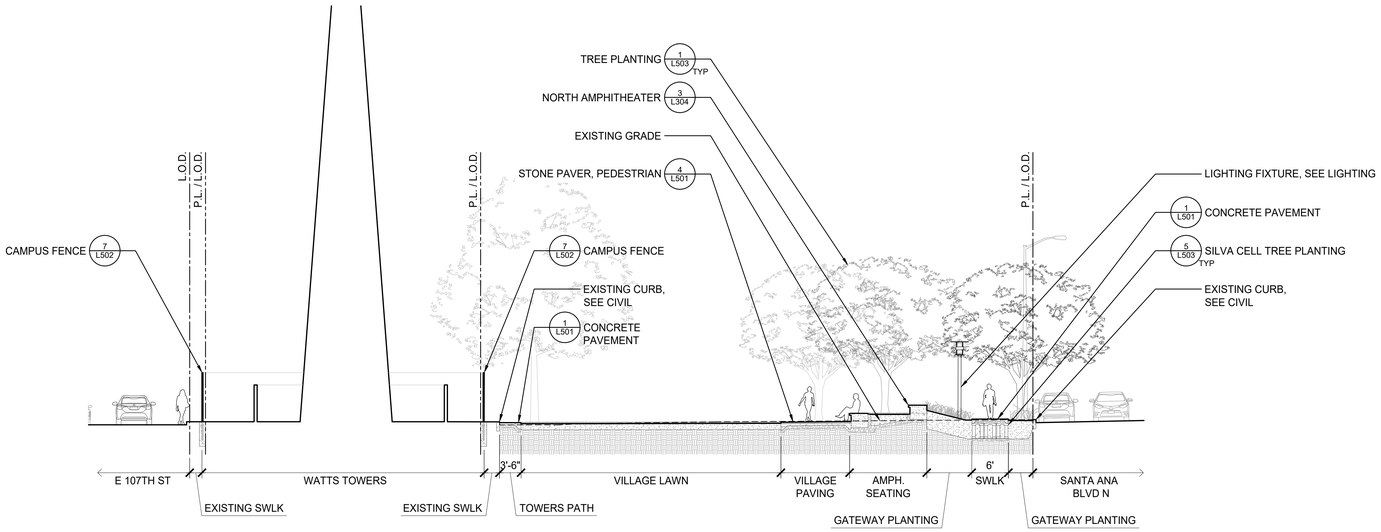
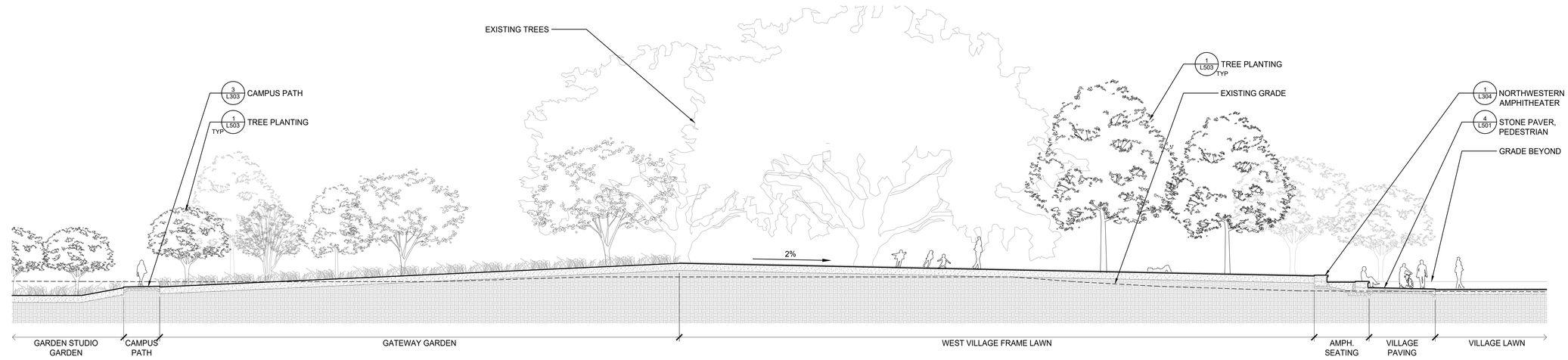
SOILS PLAN

L150



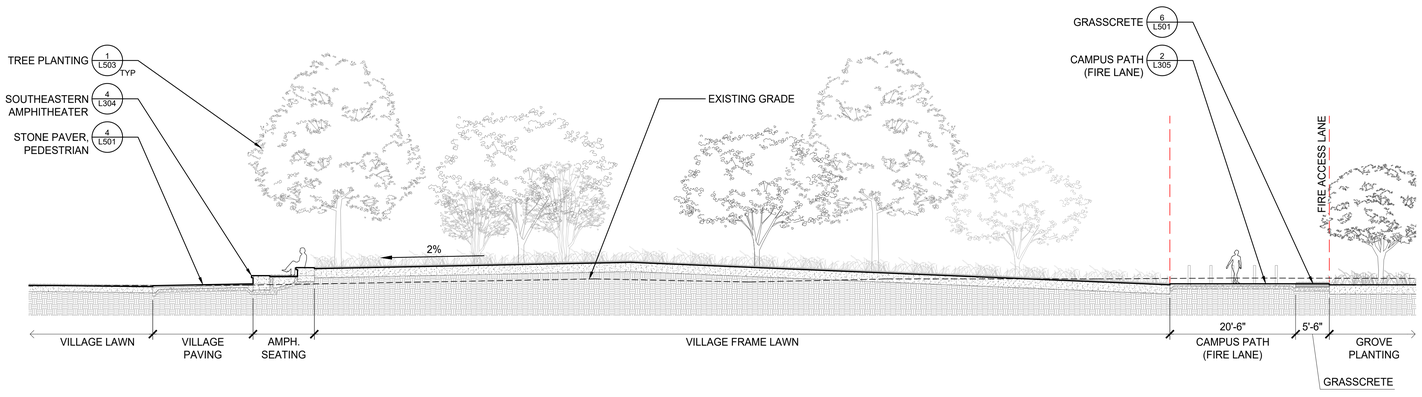
1 SITE SECTION: SANTA ANA BLVD TO E 107TH STREET

SCALE: 1" = 10'



2 SITE SECTION: THROUGH NORTHWESTERN VILLAGE FRAME

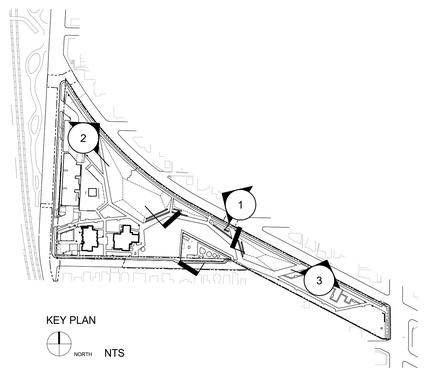
SCALE: 1" = 10'



3 SITE SECTION: THROUGH SOUTHEASTERN VILLAGE FRAME

SCALE: 1" = 10'

1" = 10'-0" 0 5 10 20FT



KEY PLAN

NORTH NTS

Watts Towers Arts Center Campus

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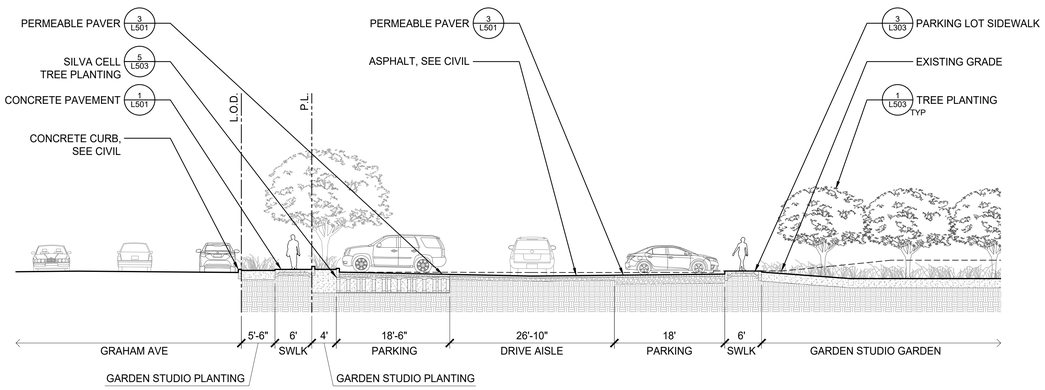
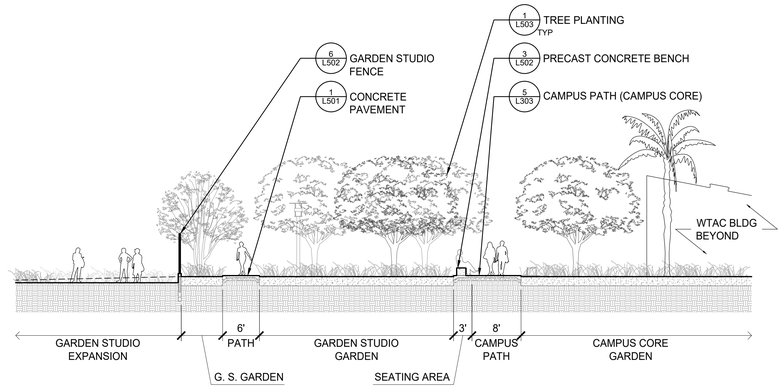
SITE SECTIONS

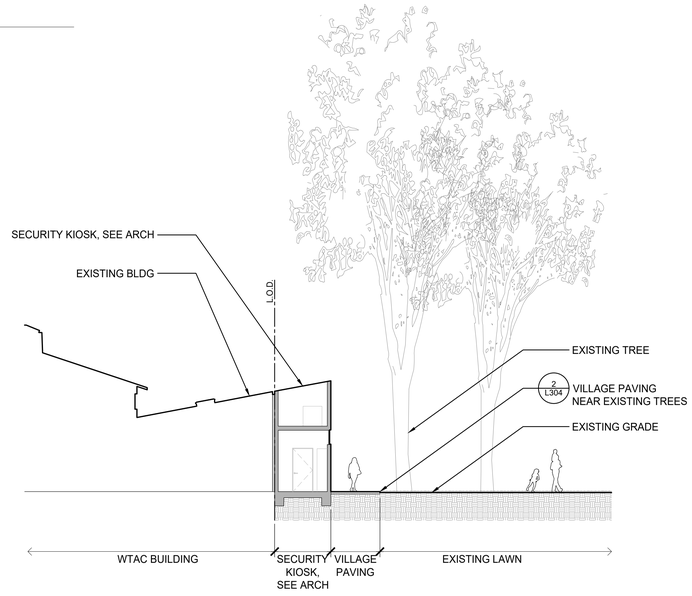
L301



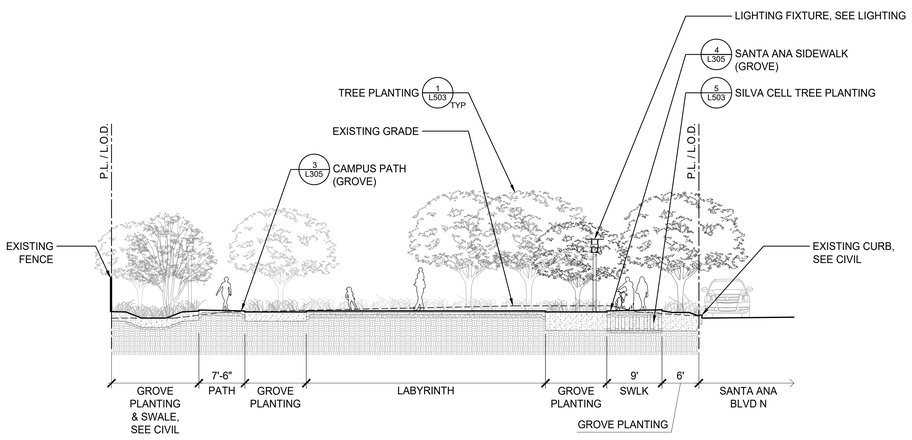
1 SITE SECTION: PARKING LOT
SCALE: 1" = 10'



2 SITE SECTION: CAMPUS CORE
SCALE: 1" = 10'

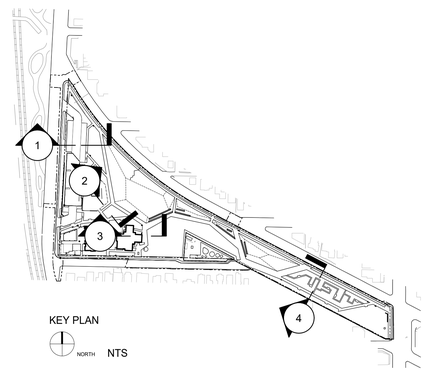


3 SITE SECTION: SECURITY STATION
SCALE: 1" = 10'



4 SITE SECTION: THE GROVE
SCALE: 1" = 10'

1" = 10'-0" 0 5 10 20FT



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NORTH NTS

Watts Towers Arts Center Campus

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Los Angeles, CA 90002

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PH: 213-572-0188

LANDSCAPE:
Studio Zewde
218 Lenox Ave, New York, NY 10027
PH. 212-518-1548

ARCHITECTURE:
OffTop Design
2712 W. 54th St. Unit A, Los Angeles, CA 90043, PH. 951-581-3559

CIVIL ENGINEERING:
Sherwood Design Engineers
654 N Spring St. #200, Los Angeles, CA 90012
PH. 213-921-4623

STRUCTURAL ENGINEERING, ATLA SURVEYING:
KPFF Consulting Engineers
700 Flowers St #2100, Los Angeles, CA 90017
PH. 213-418-0201

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120 Walker St, New York, NY 10013
PH. 212-255-4463

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24477 Shel Max Rd,Oak Run, CA 96069
PH. 530-547-5515

GEOTECHNICAL SURVEYING:
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515 Flower St. #1060, Los Angeles, CA 90071
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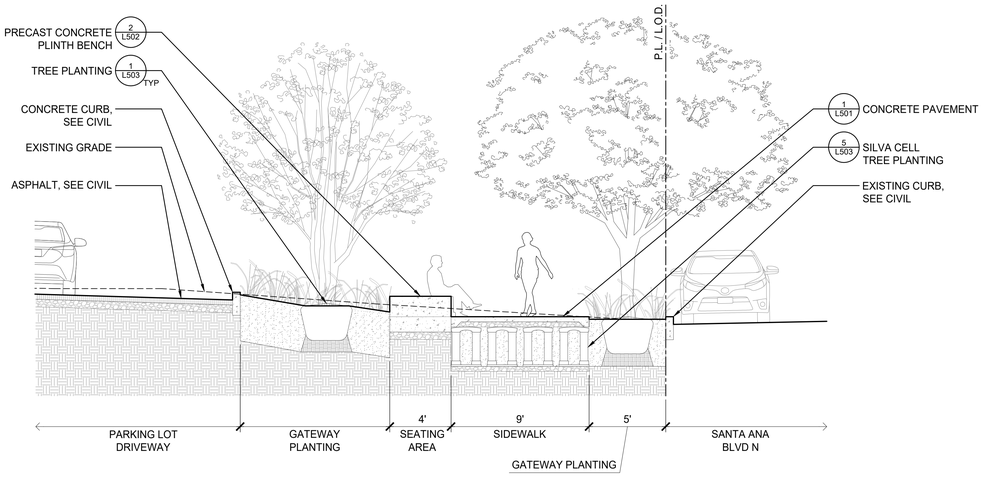
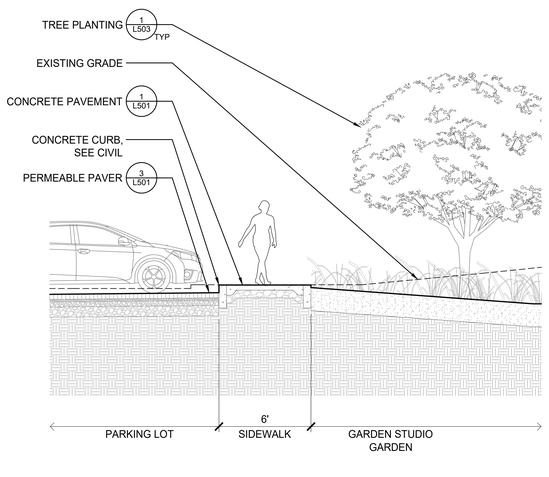
DATE: 01/31/25	PROJECT NUMBER: 2208

SITE SECTIONS

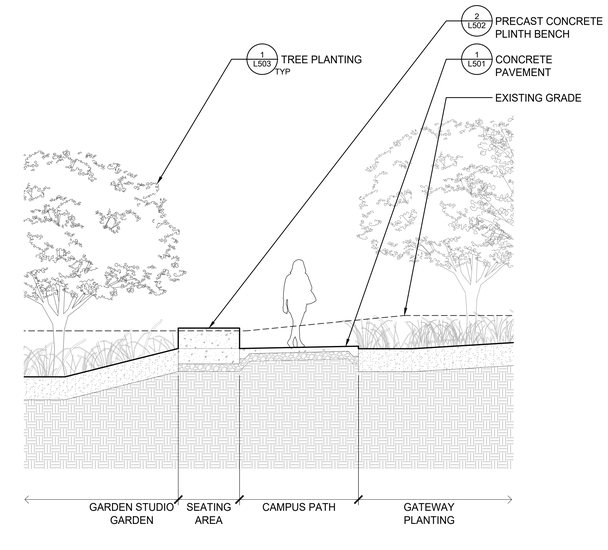
L302



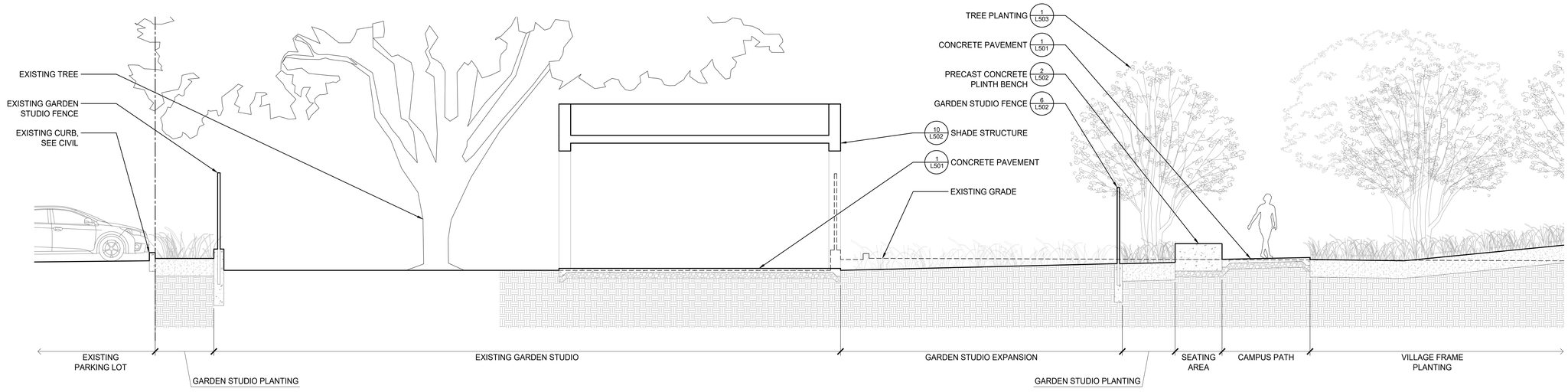
1 SITE SECTION: SANTA ANA SIDEWALK (GATEWAY)
SCALE: 1/4" = 1'-0"



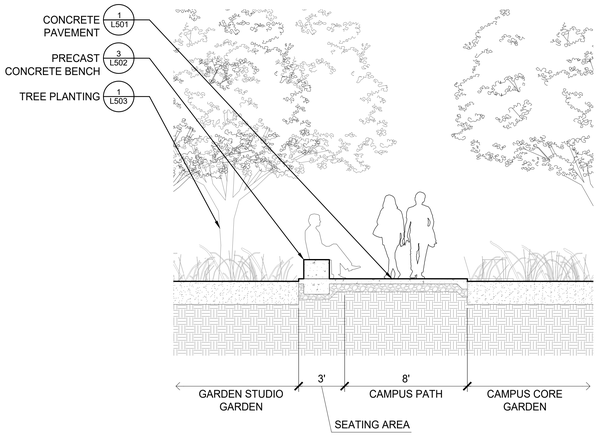
2 SITE SECTION: PARKING LOT SIDEWALK
SCALE: 1/4" = 1'-0"



3 SITE SECTION: CAMPUS PATH (GATEWAY)
SCALE: 1/4" = 1'-0"

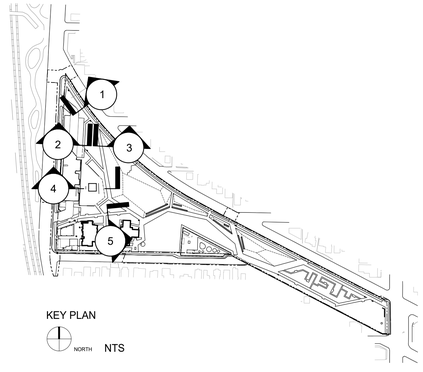


4 SITE SECTION: CAMPUS PATH (GARDEN STUDIO)
SCALE: 1/4" = 1'-0"



5 SITE SECTION: CAMPUS PATH (CAMPUS CORE)
SCALE: 1/4" = 1'-0"

1/4" = 1'-0" 0 2 4 8FT



KEY PLAN
NORTH NTS

Watts Towers Arts Center Campus

PROJECT ADDRESS:
1727 East 107th St
Los Angeles, CA 90002

CLIENT:
Los Angeles Neighborhood Land Trust
1689 Beverly Blvd, Los Angeles, CA 90026
PH: 213-572-0188

LANDSCAPE:
Studio Zewde
218 Lenox Ave, New York, NY 10027
PH. 212-518-1548

ARCHITECTURE:
OffTop Design
2712 W. 54th St. Unit A, Los Angeles, CA 90043, PH. 951-581-3559

CIVIL ENGINEERING:
Sherwood Design Engineers
654 N Spring St. #200, Los Angeles, CA 90012
PH. 213-921-4623

STRUCTURAL ENGINEERING, ATLA SURVEYING:
KPFF Consulting Engineers
700 Flowers St #2100, Los Angeles, CA 90017
PH. 213-418-0201

LIGHTING:
L 'Observatoire International
120 Walker St, New York, NY 10013
PH. 212-255-4463

IRRIGATION:
Dickson & Associates, Inc.
24477 Shel Max Rd,Oak Run, CA 96069
PH. 530-547-5515

GEOTECHNICAL SURVEYING:
Langan
515 Flower St. #1060, Los Angeles, CA 90071
PH. 213-314-8100

COST ESTIMATION:
Lenax Construction Services, Inc.
3700 Wilshire Blvd. St.560,
Los Angeles, CA 90071
PH. 213-314-8100

NOT FOR CONSTRUCTION

DRAWING ISSUANCES:

NO.	DATE	DESCRIPTION
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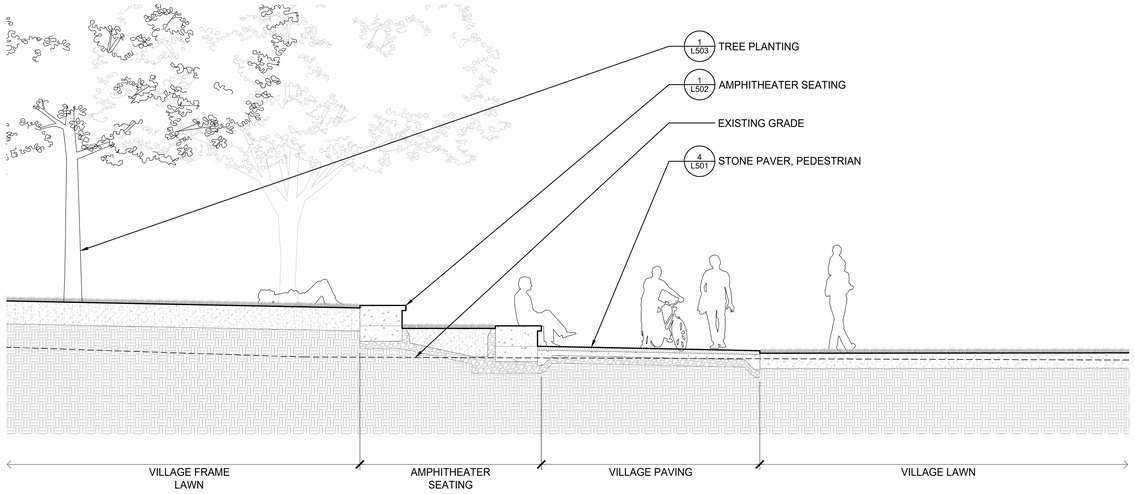
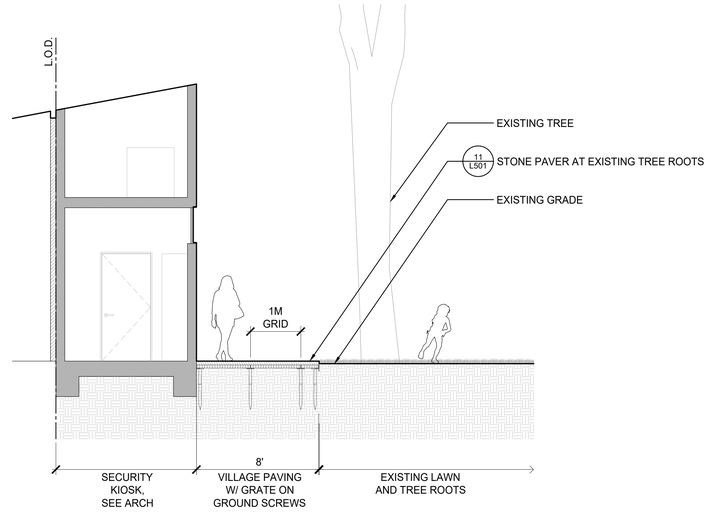
DRAWN BY: BR/CL	CHECKED BY: RI/SZ
DATE: 01/31/25	PROJECT NUMBER: 2208

SITE SECTIONS

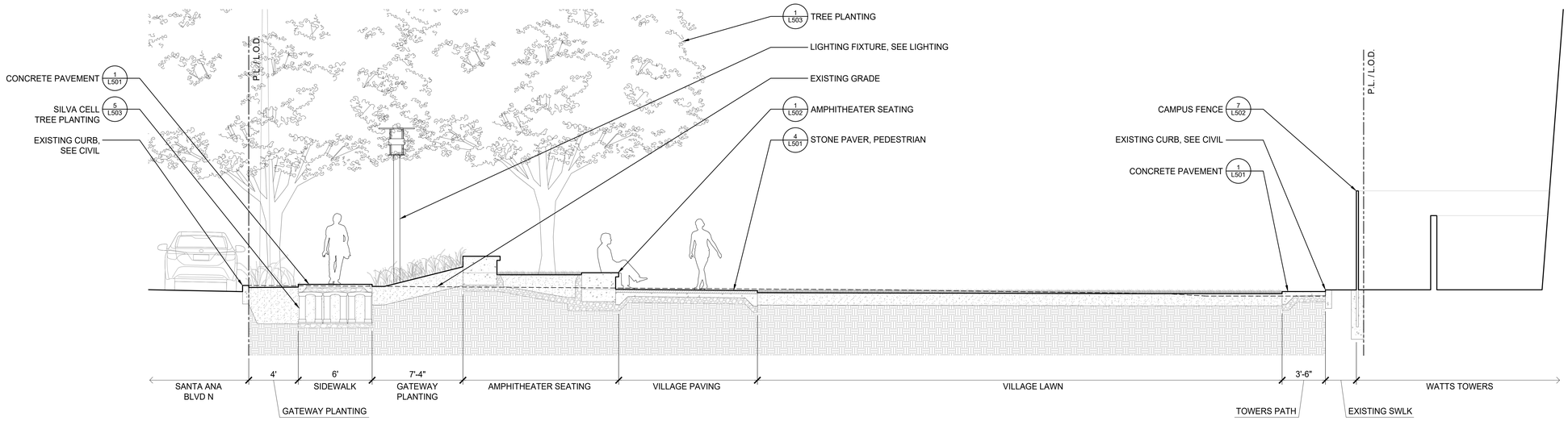
L303



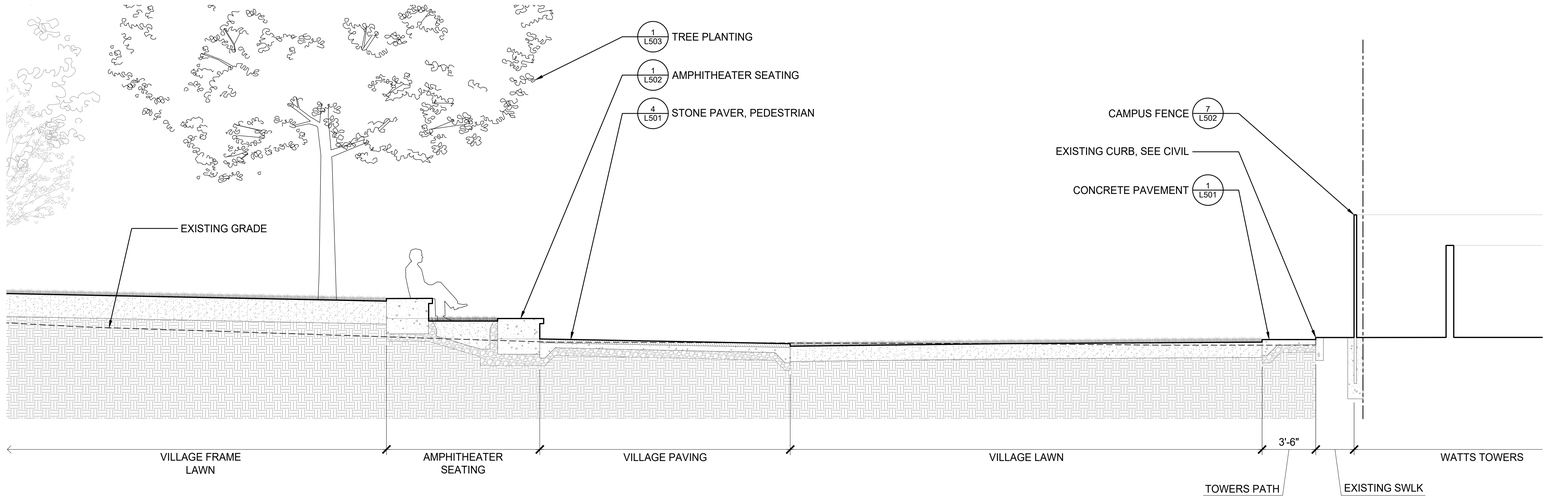
1 SITE SECTION: NORTHWESTERN AMPHITHEATER
SCALE: 1/4" = 1'-0"



2 SITE SECTION: VILLAGE PAVING NEAR EXISTING TREES
SCALE: 1/4" = 1'-0"

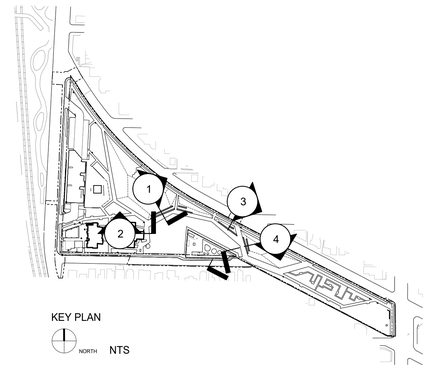


3 SITE SECTION: NORTH AMPHITHEATER
SCALE: 1/4" = 1'-0"



4 SITE SECTION: SOUTHEASTERN AMPHITHEATER
SCALE: 1/4" = 1'-0"

1/4" = 1'-0" 0 2 4 8FT



KEY PLAN
NORTH NTS

Watts Towers Arts Center Campus

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1727 East 107th St
Los Angeles, CA 90002

CLIENT:
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PH: 213-572-0188

LANDSCAPE:
Studio Zewde
218 Lenox Ave, New York, NY 10027
PH. 212-518-1548

ARCHITECTURE:
OffTop Design
2712 W. 54th St. Unit A, Los Angeles, CA 90043, PH. 951-581-3559

CIVIL ENGINEERING:
Sherwood Design Engineers
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700 Flowers St #2100, Los Angeles, CA 90017
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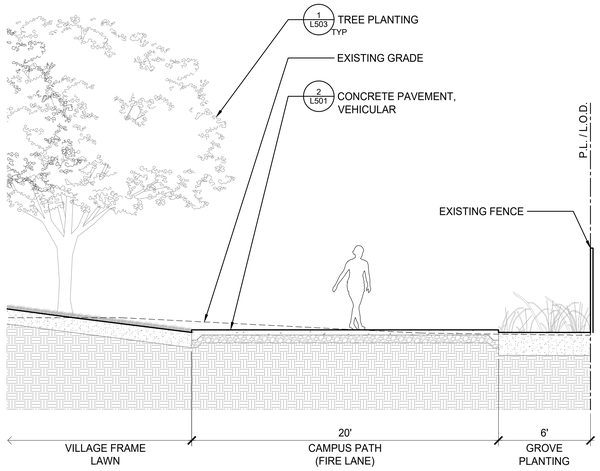
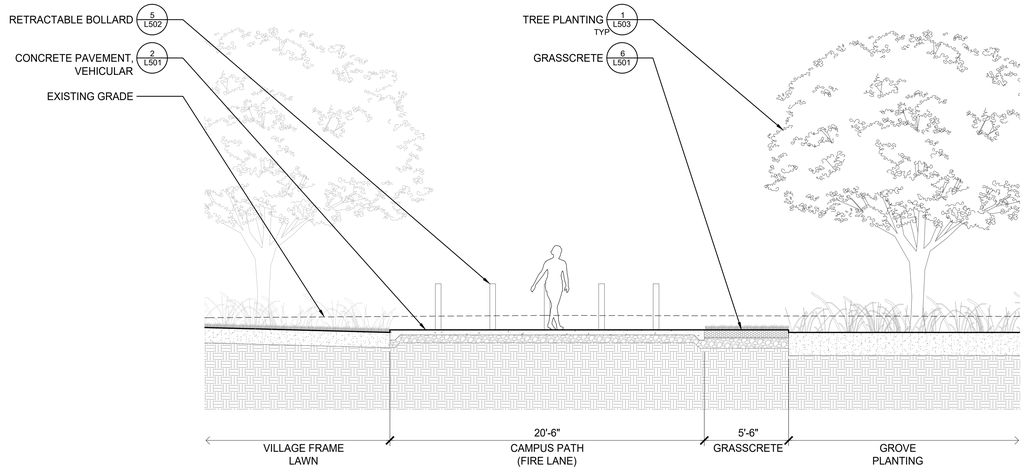
SITE SECTIONS

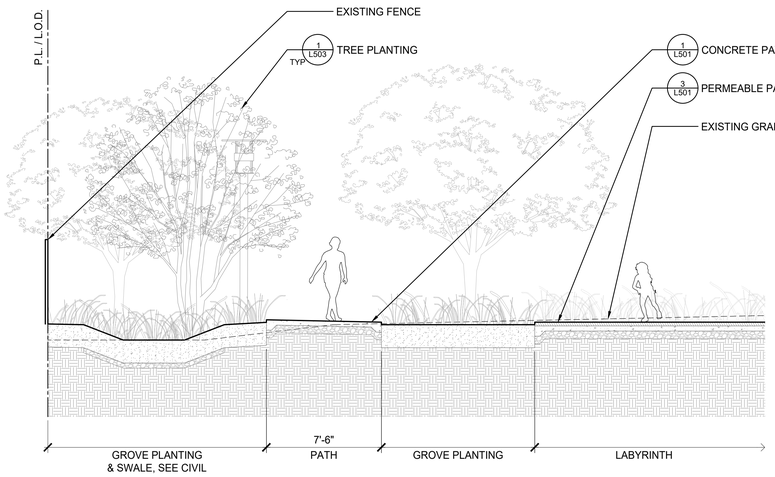
L304



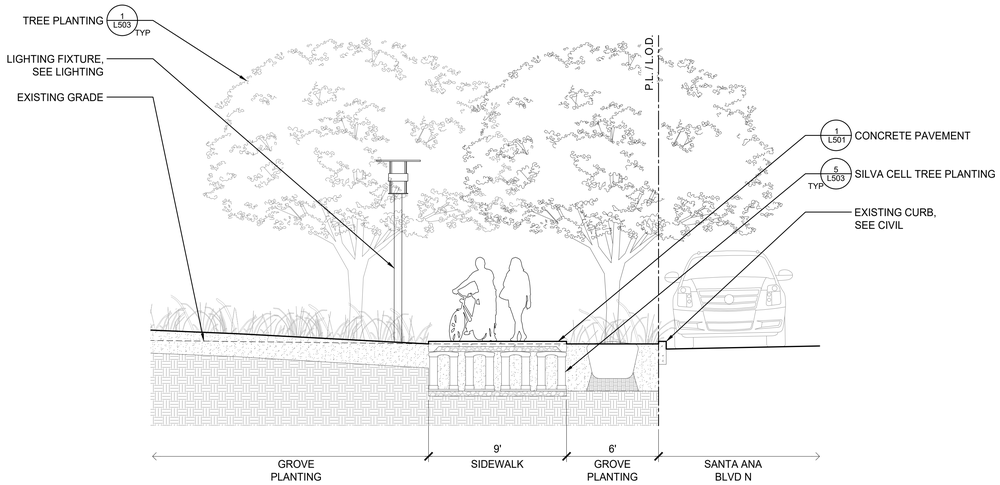
1 SITE SECTION: CAMPUS PATH (FIRE LANE)
SCALE: 1/4" = 1'-0"



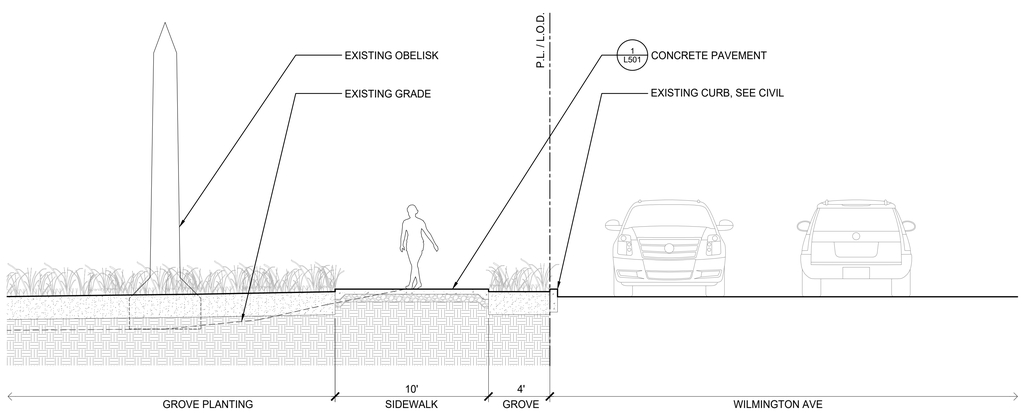
2 SITE SECTION: CAMPUS PATH (FIRE LANE)
SCALE: 1/4" = 1'-0"



3 SITE SECTION: CAMPUS PATH (GROVE)
SCALE: 1/4" = 1'-0"

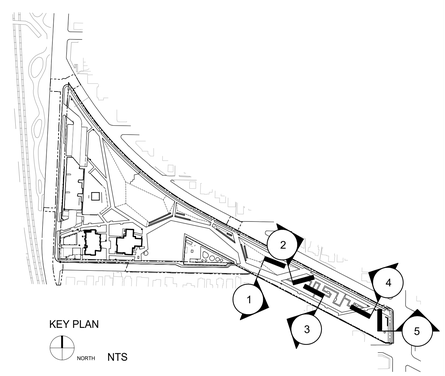


4 SITE SECTION: SANTA ANA SIDEWALK (GROVE)
SCALE: 1/4" = 1'-0"



5 SITE SECTION: WILMINGTON SIDEWALK
SCALE: 1/4" = 1'-0"

1/4" = 1'-0" 0 2 4 8FT



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NORTH NTS

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PH. 212-255-4463

IRRIGATION:
Dickson & Associates, Inc.
24477 Shel Max Rd,Oak Run, CA 96069
PH. 530-547-5515

GEOTECHNICAL SURVEYING:
Langan
515 Flower St. #1060, Los Angeles, CA 90071
PH. 213-314-8100

COST ESTIMATION:
Lenax Construction Services, Inc.
3700 Wilshire Blvd. St.560,
Los Angeles, CA 90071
PH. 213-314-8100

NOT FOR CONSTRUCTION

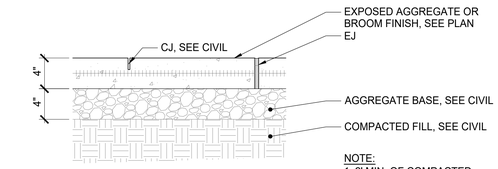
DRAWING ISSUANCES:

NO.	DATE	DESCRIPTION
1	12/20/24	50% DD SUBMISSION
2	01/31/25	100% DD SUBMISSION

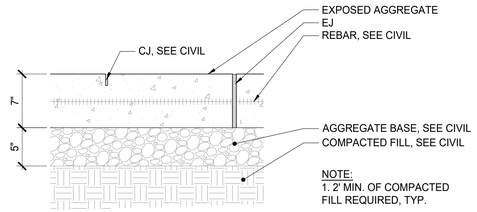
DRAWN BY: BR/CL	CHECKED BY: RI/SZ
DATE: 01/31/25	PROJECT NUMBER: 2208

SITE SECTIONS

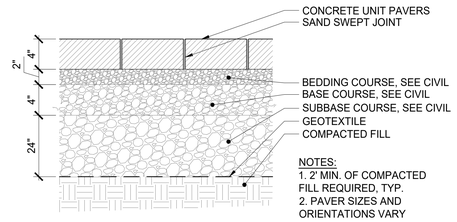
L305



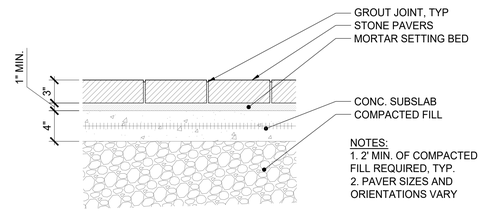
1 PT-2/3: CONCRETE PAVEMENT
SCALE: 1 1/2" = 1'-0"



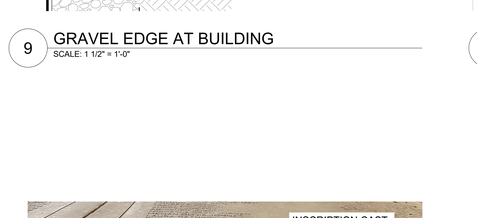
2 PT-3A: CONCRETE PAVEMENT - VEHICULAR
SCALE: 1 1/2" = 1'-0"



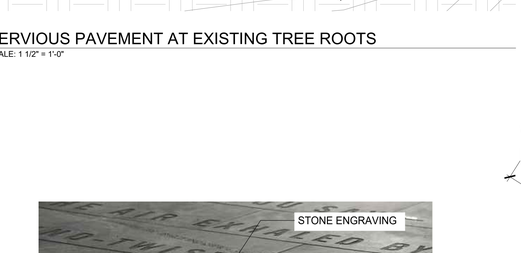
3 PT-4: PERMEABLE PAVER
SCALE: 1 1/2" = 1'-0"



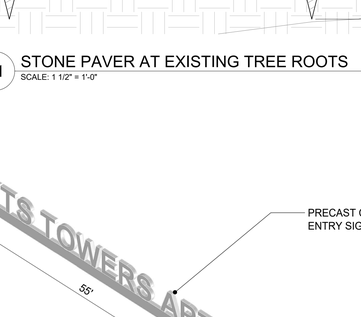
4 PT-5: STONE PAVER - PEDESTRIAN
SCALE: 1 1/2" = 1'-0"



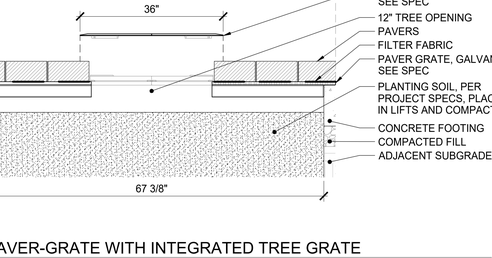
5 PT-6: STONE PAVER - VEHICULAR
SCALE: 1 1/2" = 1'-0"



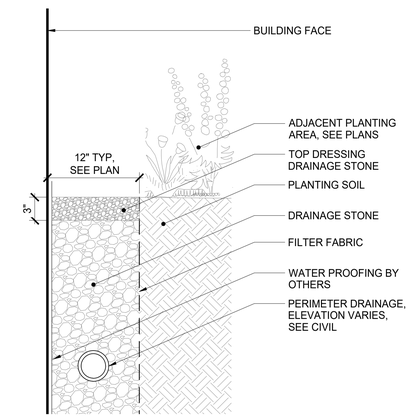
6 PT-7: GRASSCRETE
SCALE: 1 1/2" = 1'-0"



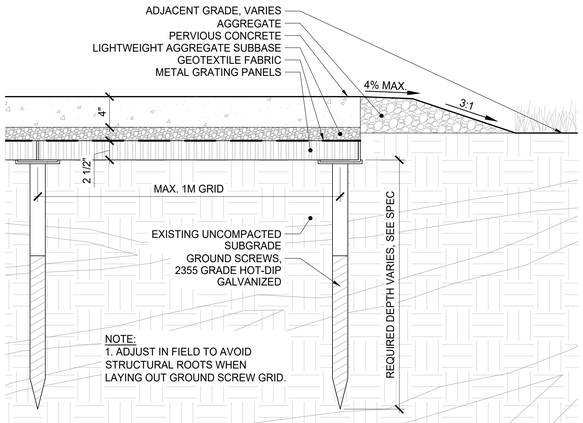
7 PERMEABLE PAVER CURB
SCALE: 1 1/2" = 1'-0"



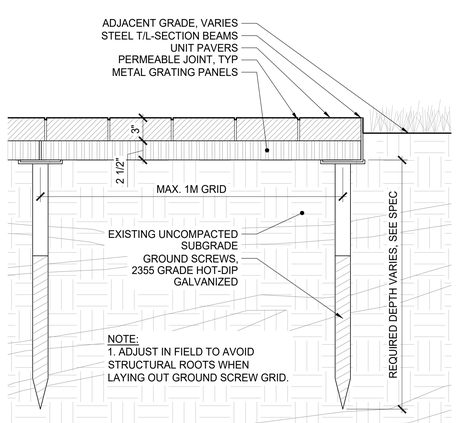
8 METAL EDGING
SCALE: 1 1/2" = 1'-0"



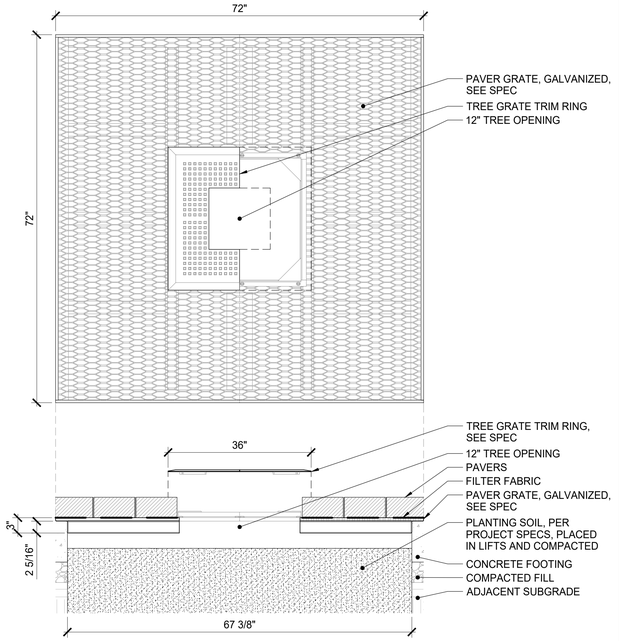
9 GRAVEL EDGE AT BUILDING
SCALE: 1 1/2" = 1'-0"



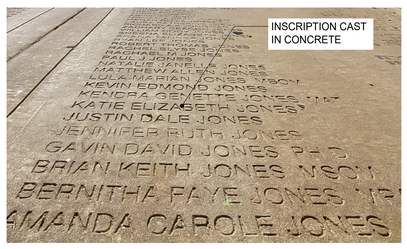
10 PERVIOUS PAVEMENT AT EXISTING TREE ROOTS
SCALE: 1 1/2" = 1'-0"



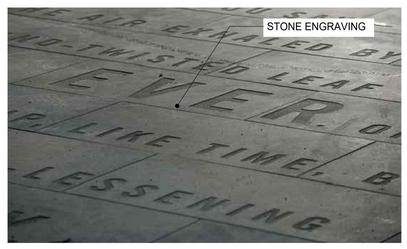
11 STONE PAVER AT EXISTING TREE ROOTS
SCALE: 1 1/2" = 1'-0"



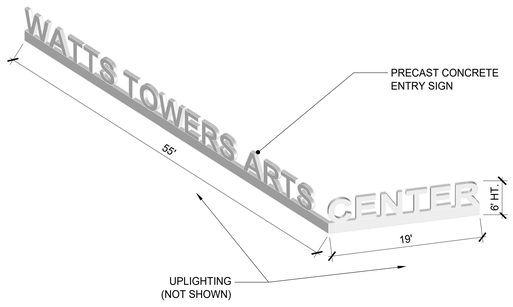
12 PAVER-GRATE WITH INTEGRATED TREE GRATE
SCALE: 1" = 1'-0"



13 CONCRETE INSCRIPTION: ILLUSTRATIVE EXAMPLE
SCALE: NTS



14 STONE ENGRAVING: ILLUSTRATIVE EXAMPLE
SCALE: NTS



15 ENTRY SIGNAGE: ILLUSTRATIVE AXON
SCALE: NTS

Watts Towers Arts Center Campus

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Los Angeles, CA 90002

CLIENT:
Los Angeles Neighborhood Land Trust
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LANDSCAPE:
Studio Zewde
218 Lenox Ave, New York, NY 10027
PH. 212-518-1548

ARCHITECTURE:
OffTop Design
2712 W. 54th St. Unit A, Los Angeles, CA 90043, PH. 951-581-3559

CIVIL ENGINEERING:
Sherwood Design Engineers
654 N Spring St. #200, Los Angeles, CA 90012
PH. 213-921-4623

STRUCTURAL ENGINEERING, ATLA SURVEYING:
KPFF Consulting Engineers
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BR/CL	RI/SZ
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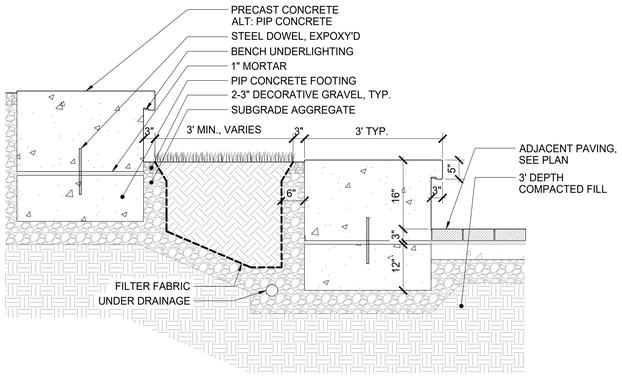
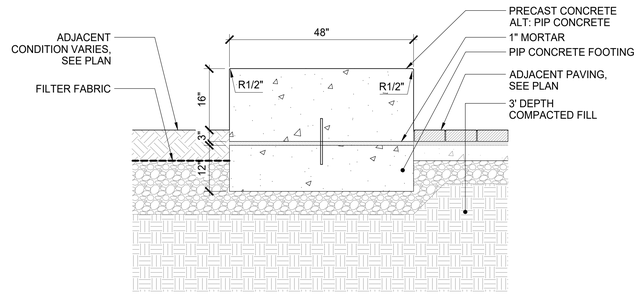
SITE DETAILS

L501



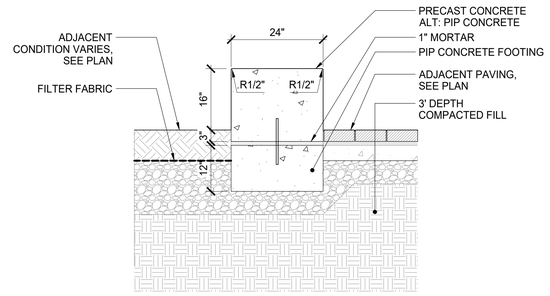
1 AMPHITHEATER SEATING: PRECAST CONCRETE SEATWALLS

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



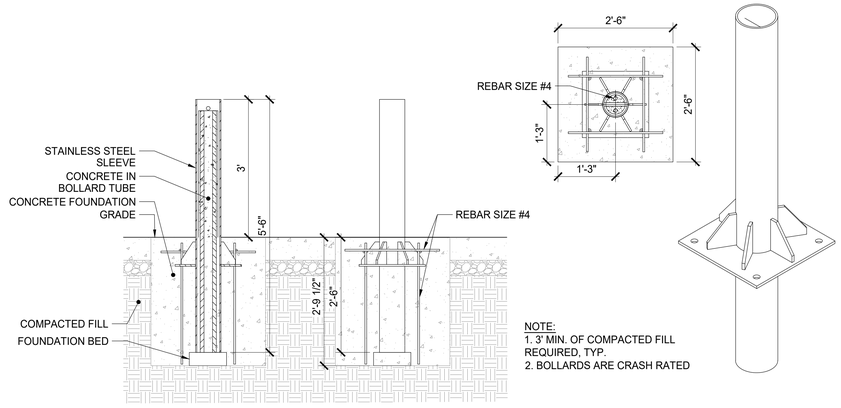
2 PRECAST CONCRETE PLINTH BENCH

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



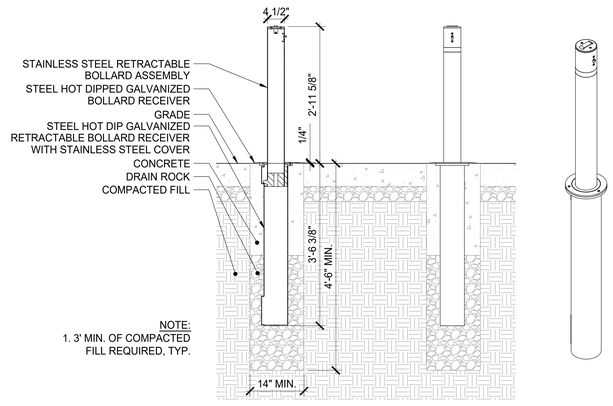
3 PRECAST CONCRETE BENCH

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



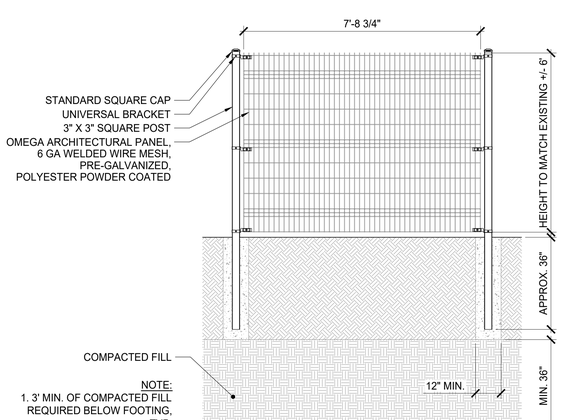
4 BOLLARD

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



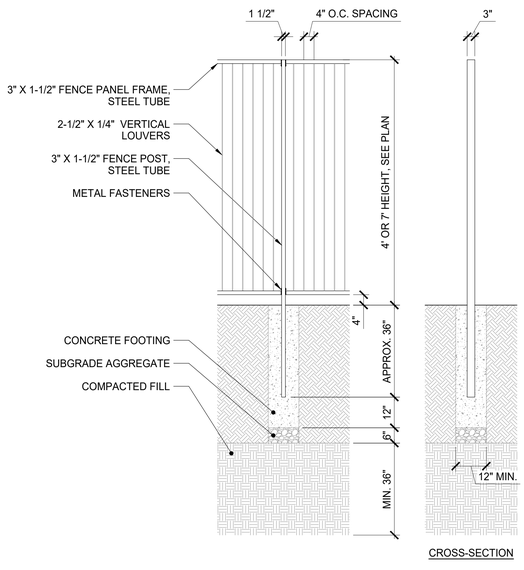
5 RETRACTABLE BOLLARD

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



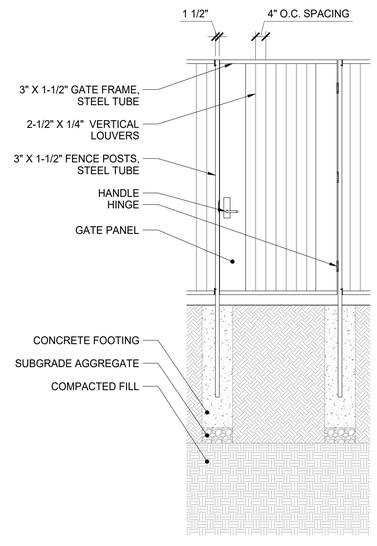
6 GARDEN STUDIO FENCE

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



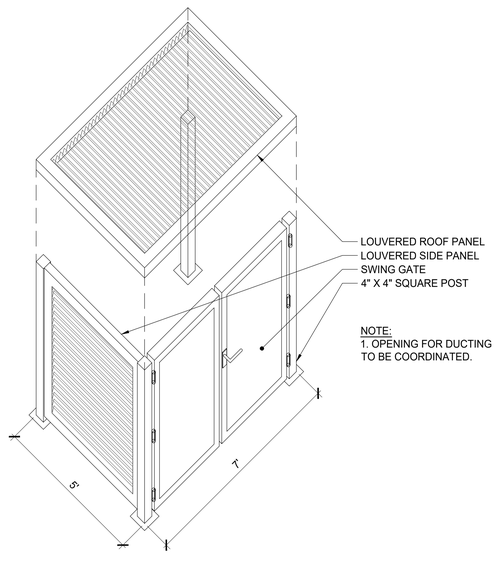
7 CAMPUS FENCE

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



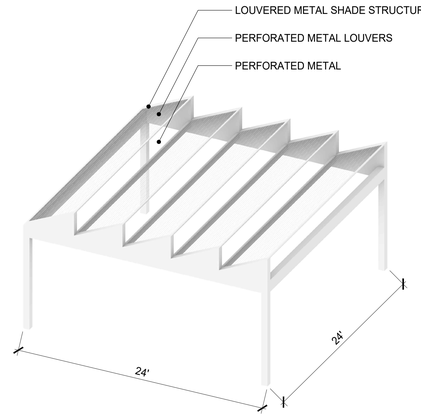
8 CAMPUS FENCE SWING GATE

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



9 MEP ENCLOSURE

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



10 SHADE STRUCTURE: ILLUSTRATIVE AXON

SCALE: NTS

Watts Towers Arts Center Campus

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1727 East 107th St
Los Angeles, CA 90002

CLIENT:
Los Angeles Neighborhood Land Trust
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PH: 213-572-0188

LANDSCAPE:
Studio Zewde
218 Lenox Ave, New York, NY 10027
PH. 212-518-1548

ARCHITECTURE:
OffTop Design
2712 W. 54th St. Unit A, Los Angeles, CA 90043, PH. 951-581-3559

CIVIL ENGINEERING:
Sherwood Design Engineers
654 N Spring St. #200, Los Angeles, CA 90012
PH. 213-921-4623

STRUCTURAL ENGINEERING, ATLA SURVEYING:
KPFF Consulting Engineers
700 Flowers St #2100, Los Angeles, CA 90017
PH. 213-418-0201

LIGHTING:
L 'Observatoire International
120 Walker St, New York, NY 10013
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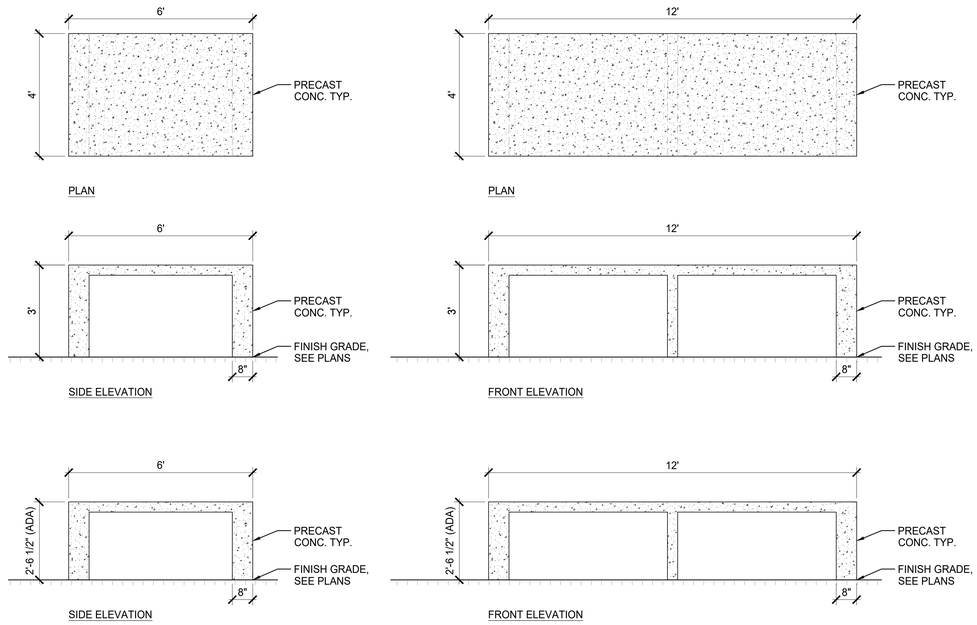
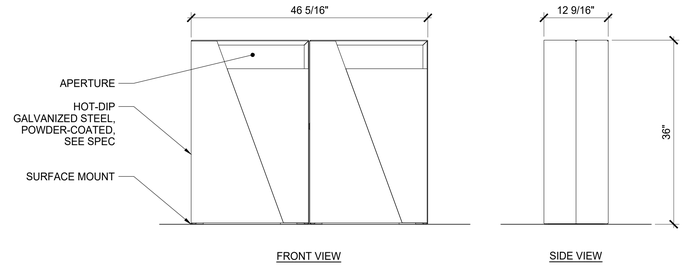
DATE: 01/31/25	PROJECT NUMBER: 2208

SITE DETAILS

L502



1 PRECAST CONCRETE TABLES
SCALE: 3/4" = 1'-0"



2 WASTE AND RECYCLING BINS: VESTRE BLOC
SCALE: 3/4" = 1'-0"

3 CAMPUS WAYFINDING: ILLUSTRATIVE EXAMPLE
SCALE: 3/4" = 1'-0"

Watts Towers Arts Center Campus

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1727 East 107th St
Los Angeles, CA 90002

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Studio Zewde
218 Lenox Ave, New York, NY 10027
PH. 212-518-1548

ARCHITECTURE:
OffTop Design
2712 W. 54th St. Unit A, Los Angeles, CA 90043, PH. 951-581-3559

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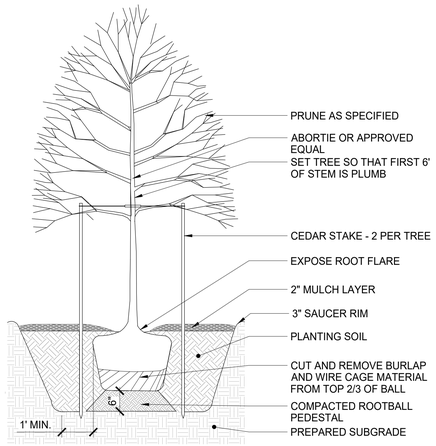
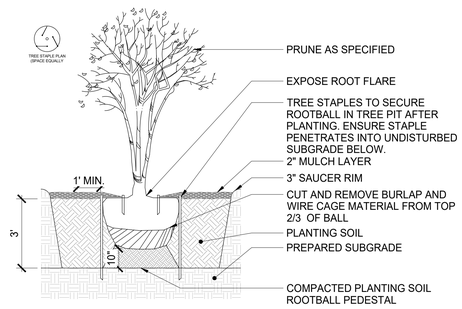
SITE DETAILS

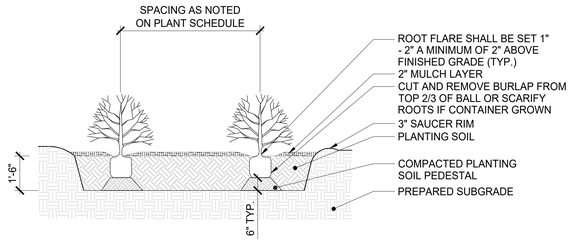
L503



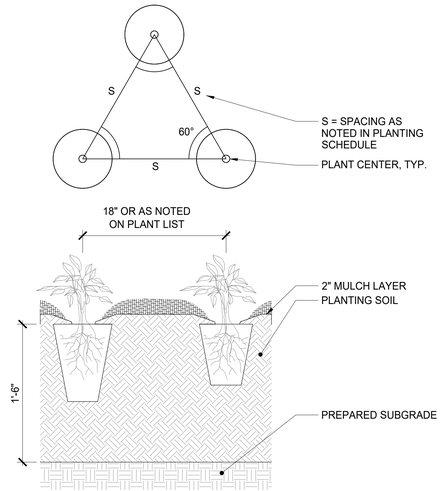
1 TREE PLANTING
SCALE: 1/4" = 1'-0"



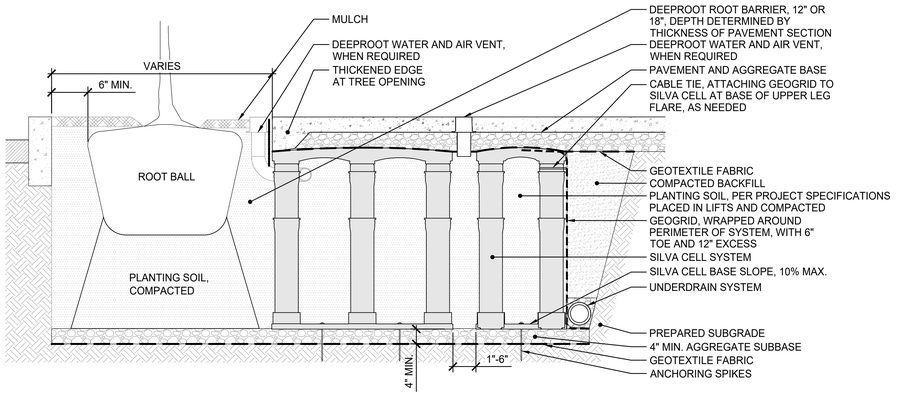
2 MULTISTEM TREE PLANTING
SCALE: 3/8" = 1'-0"



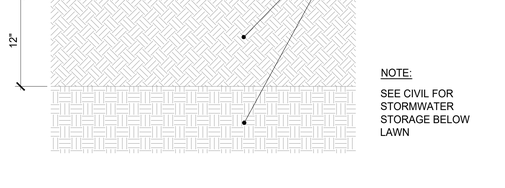
3 SHRUB PLANTING
SCALE: 3/8" = 1'-0"



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

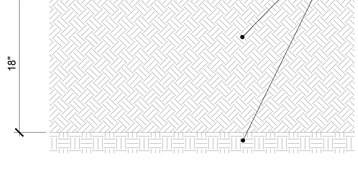


5 PLAZA TREE WITH SILVA CELL
SCALE: 3/4" = 1'-0"



NOTE:
SEE CIVIL FOR STORMWATER STORAGE BELOW LAWN

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



7 PLANTING AREA
SCALE: 1 1/2" = 1'-0"

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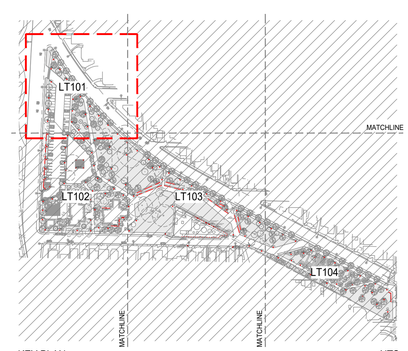
PLANTING DETAILS

L505

GENERAL NOTES:
- FINAL QUANTITY & LOCATION OF BOLLARDS TO BE FINALIZED WITH LANDSCAPE PLAN
- FINAL SIGNAGE LIGHTING TO BE COORDINATED WITH FINAL SIGNAGE DESIGN
- FINAL LOCATION OF POE-02 LIGHT POLES TO BE DETERMINED BY FINAL LOCATION OF SCULPTURAL ARTWORK THROUGHOUT THE CAMPUS

1 LIGHTING PLAN
SCALE: 1/16" = 1'-0"

1/16" = 1'-0" 0 8 16 32FT NORTH



KEY PLAN NTS

Watts Towers Arts Center Campus

PROJECT ADDRESS:
1727 East 107th St
Los Angeles, CA 90002

TAX PARCEL ID:

CLIENT:
Los Angeles Neighborhood Land Trust
1689 Beverly Blvd, Los Angeles, CA 90026
PH: 213-572-0188

LANDSCAPE DESIGNER:
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ARCHITECTS:
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2712 W. 54th St. Unit A, Los Angeles, CA 90043, PH. 951-581-3559

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GEOTECHNICAL SURVEYOR:
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NOT FOR CONSTRUCTION

DRAWING ISSUANCES:

NO.	DATE	DESCRIPTION
1	24-12-19	50% DD
2	25-01-31	100% DD

DRAWN BY: GW	CHECKED BY: MKT/GF
DATE: 25/01/31	PROJECT NUMBER: 2208

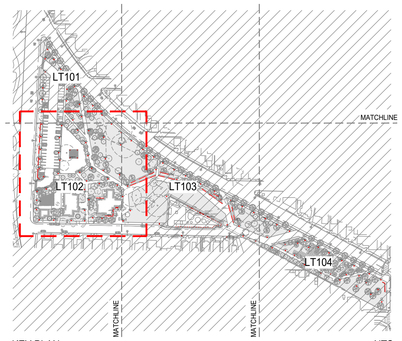
LIGHTING PLAN - SECTOR A

LT101

GENERAL NOTES:
- FINAL QUANTITY & LOCATION OF BOLLARDS TO BE FINALIZED WITH LANDSCAPE PLAN
- FINAL SIGNAGE LIGHTING TO BE COORDINATED WITH FINAL SIGNAGE DESIGN
- FINAL LOCATION OF POE-02 LIGHT POLES TO BE DETERMINED BY FINAL LOCATION OF SCULPTURAL ARTWORK THROUGHOUT THE CAMPUS

1 LIGHTING PLAN
SCALE: 1/16" = 1'-0"

1/16" = 1'-0" 0 8 16 32FT NORTH



KEY PLAN NTS

Watts Towers Arts Center Campus

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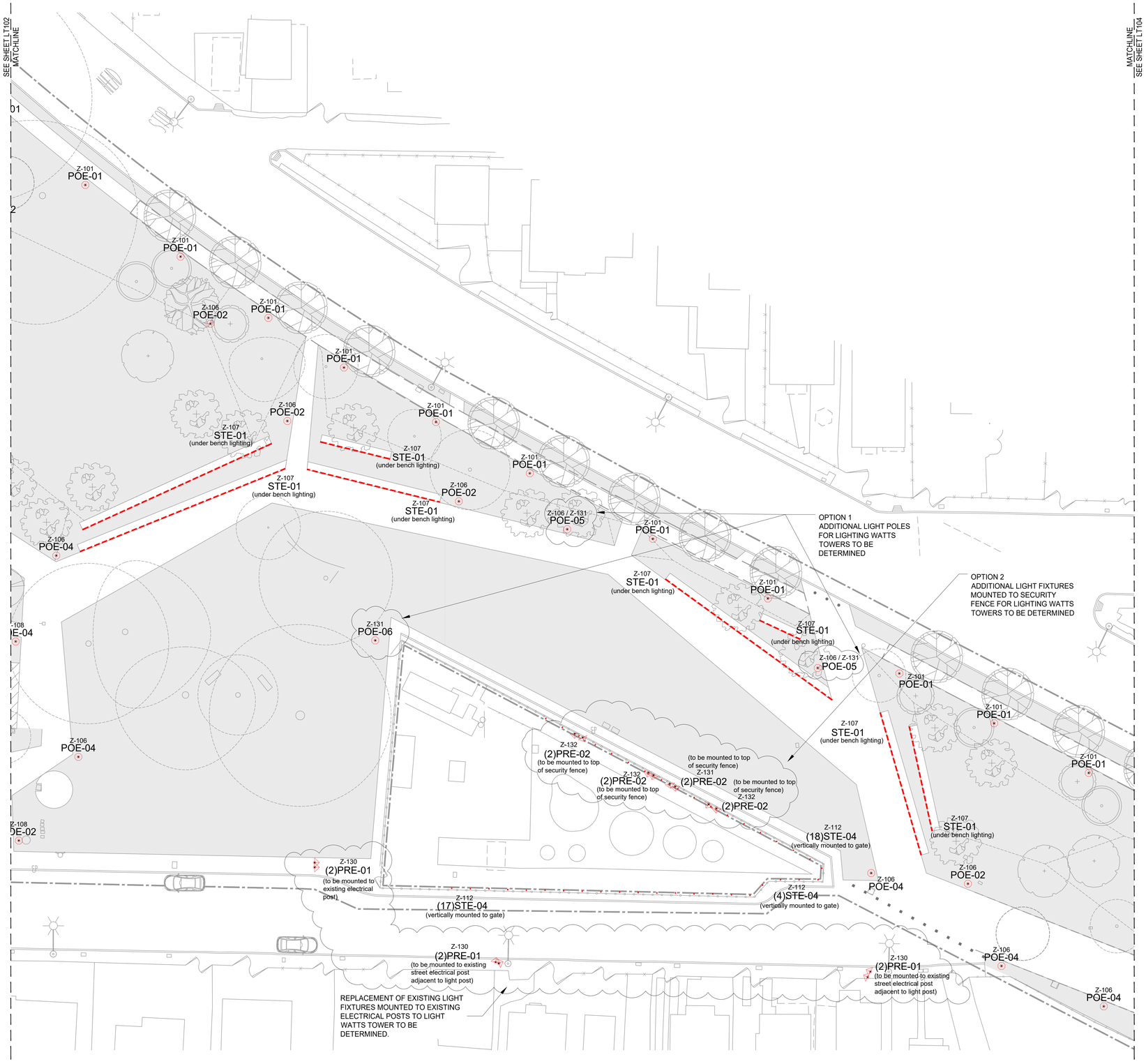
LIGHTING PLAN - SECTOR B

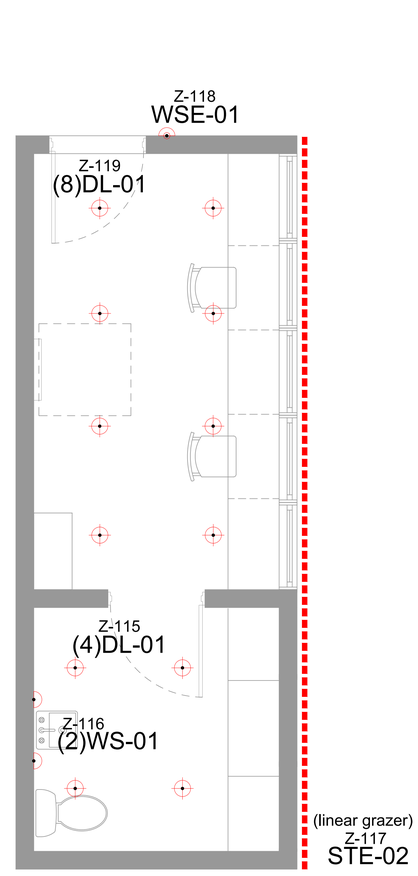
LT102

GENERAL NOTES:
- FINAL QUANTITY & LOCATION OF BOLLARDS TO BE FINALIZED WITH LANDSCAPE PLAN
- FINAL SIGNAGE LIGHTING TO BE COORDINATED WITH FINAL SIGNAGE DESIGN
- FINAL LOCATION OF POE-02 LIGHT POLES TO BE DETERMINED BY FINAL LOCATION OF SCULPTURAL ARTWORK THROUGHOUT THE CAMPUS



1 LIGHTING PLAN
SCALE: 1/16" = 1'-0"

1/16" = 1'-0" 0 8 16 32FT NORTH



2 SECURITY OFFICE
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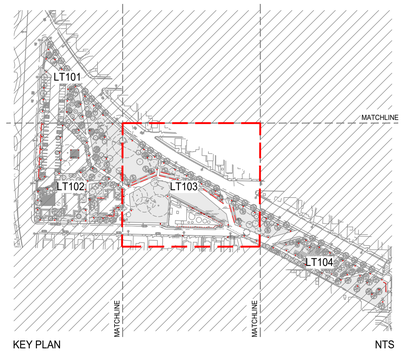

KEY PLAN NTS

Watts Towers Arts Center Campus

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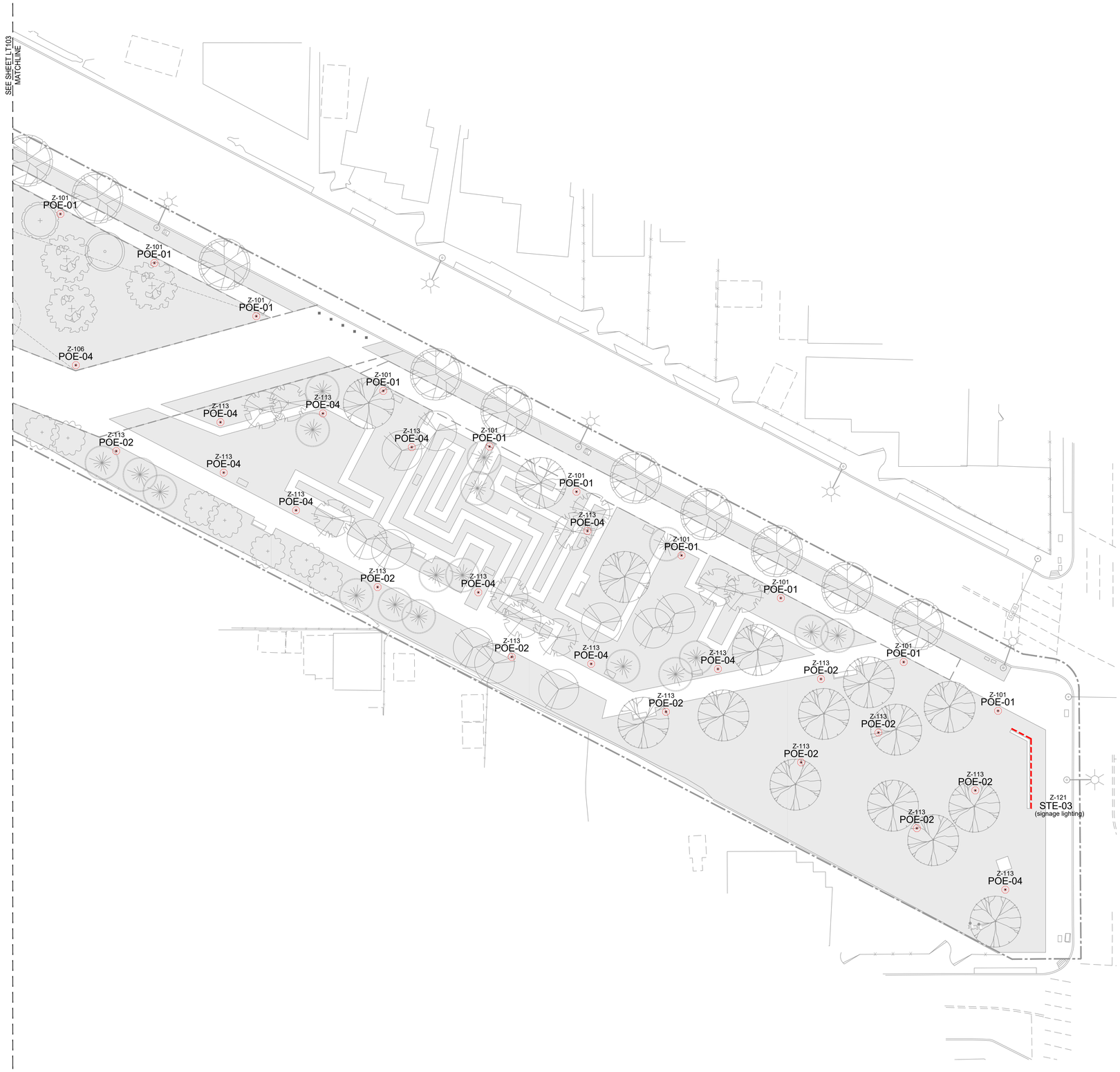
DRAWN BY: GW	CHECKED BY: MKT/GF
DATE: 25/01/31	PROJECT NUMBER: 2208

LIGHTING PLAN - SECTOR C

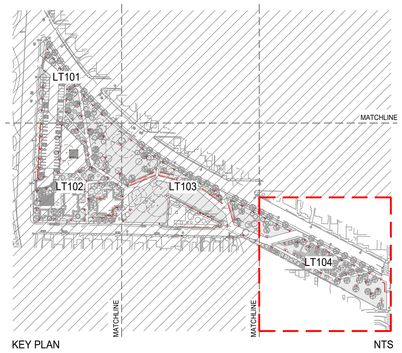
LT103

GENERAL NOTES:
- FINAL QUANTITY & LOCATION OF BOLLARDS TO BE FINALIZED WITH LANDSCAPE PLAN
- FINAL SIGNAGE LIGHTING TO BE COORDINATED WITH FINAL SIGNAGE DESIGN
- FINAL LOCATION OF POE-02 LIGHT POLES TO BE DETERMINED BY FINAL LOCATION OF SCULPTURAL ARTWORK THROUGHOUT THE CAMPUS



1 LIGHTING PLAN
SCALE: 1/16" = 1'-0"

1/16" = 1'-0" 0 8 16 32FT NORTH



KEY PLAN NTS

Watts Towers Arts Center Campus

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1727 East 107th St
Los Angeles, CA 90002

TAX PARCEL ID:

CLIENT:
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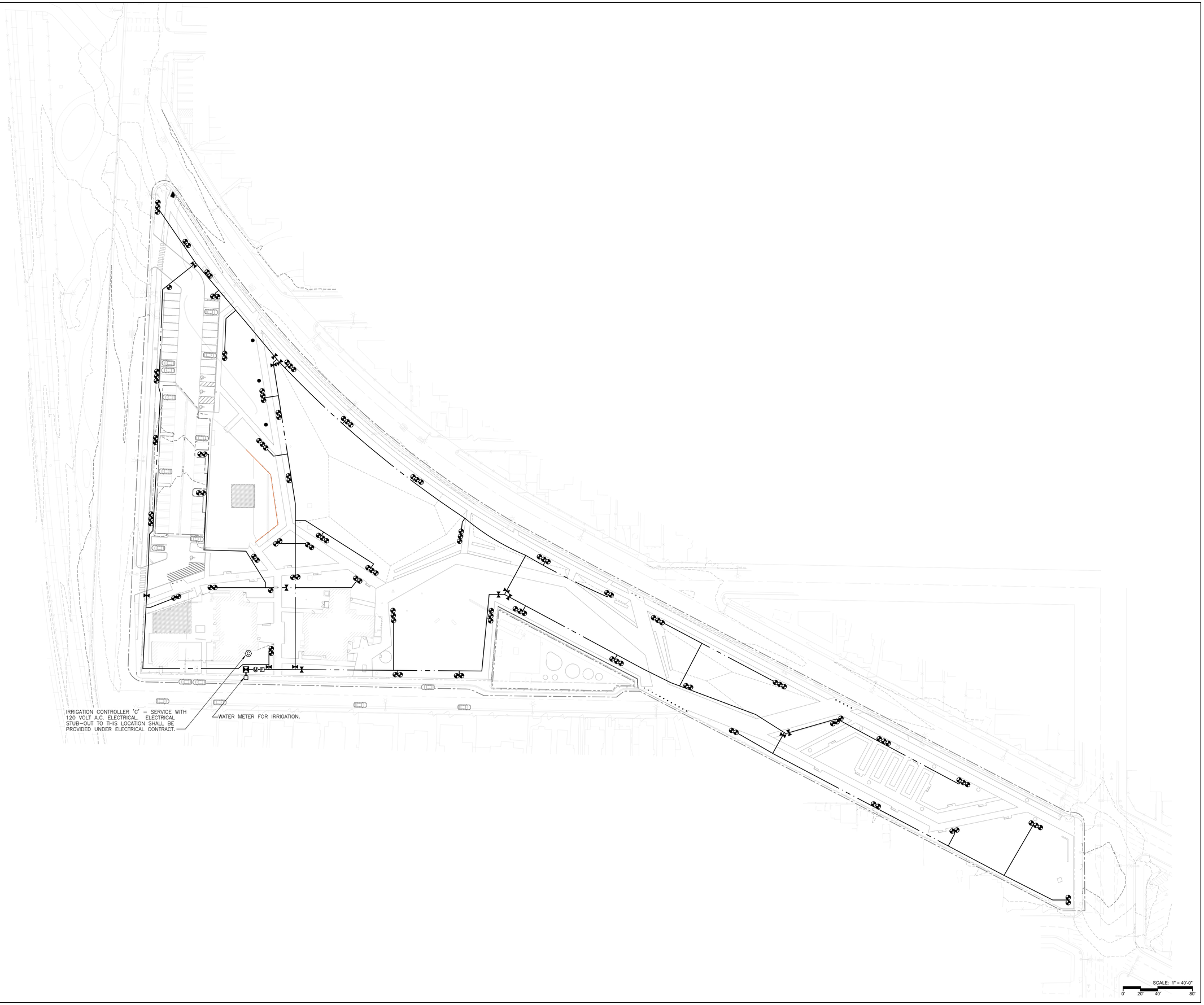
DRAWN BY: GW	CHECKED BY: MKT/GF
DATE: 25/01/31	PROJECT NUMBER: 2208

LIGHTING PLAN - SECTOR D

LT104



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ARCHITECTURE:

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IRRIGATION:

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24477 Shel Max Rd,Oak Run, CA 96069
PH. 530-547-5515

GEOTECHNICAL SURVEYING:

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PH. 213-314-8100

COST ESTIMATION:

Lenax Construction Services, Inc.
3700 Wilshire Blvd. St.560,
Los Angeles, CA 90071
PH. 213-314-8100

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DRAWING ISSUANCES:

NO.	DATE	DESCRIPTION
1	12/20/24	50% DD SUBMISSION
2	01/31/25	100% DD SUBMISSION

DRAWN BY: LMD	CHECKED BY: MD
DATE: 01/31/25	PROJECT NUMBER: 2208

OVERALL IRRIGATION PLAN

I101

IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS WHERE POSSIBLE. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR IS REQUIRED TO INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES WHICH MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IN THE EVENT OF FIELD DIFFERENCES, THE CONTRACTOR IS REQUIRED TO PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATION. THE CONTRACTOR IS ALSO REQUIRED TO NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH ALL APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING, STRUCTURE, ETC., BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REQUIRED REVISIONS.

2. THE CONTRACTOR SHALL EXERCISE CARE IN LOCATING PIPING AS TO NOT CONFLICT WITH OTHER UTILITIES. DO NOT INSTALL IRRIGATION PIPING PARALLEL TO AND DIRECTLY OVER OTHER UTILITIES.

3. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.

4. IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL WATER REQUIREMENTS, MOUNDS AND SLOPES, SUN, SHADE, AND WIND EXPOSURES.

5. AT THE END OF THE REQUIRED MAINTENANCE PERIOD OF THE CONTRACTOR, THE OWNER SHALL PROVIDE REGULAR MAINTENANCE OF THE IRRIGATION SYSTEM TO ENSURE THE EFFICIENT USE OF WATER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT AND CONTROL SYSTEM.

6. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

7. IRRIGATION DEMAND: ___ GPM AT ___ PSI STATIC PRESSURE AT IRRIGATION POINT OF CONNECTION. FIELD VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. IF ACTUAL WATER PRESSURE DIFFERS FROM THE STATED PRESSURE CONTACT ARCHITECT FOR DIRECTION AND POSSIBLE REVISION.

8. 120 VOLT A.C. (2.5 AMP DEMAND) ELECTRICAL SERVICE TO IRRIGATION CONTROLLER LOCATION TO BE PROVIDED UNDER ELECTRICAL CONTRACT WORK. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER AND PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.

9. CONTROLLER SHALL HAVE ITS OWN GROUND ROD. THE GROUND ROD SHALL BE AN EIGHT FOOT LONG BY 5/8" DIAMETER U.L. APPROVED COPPER CLAD ROD. NO MORE THAN 6" OF THE GROUND ROD TO BE ABOVE GRADE. CONNECT #6 GAUGE WIRE WITH A U.L. APPROVED GROUND ROD CLAMP TO ROD AND BACK TO GROUND SCREW AT BASE OF CONTROLLER WITH APPROPRIATE CONNECTOR. THIS WIRE SHOULD BE AS SHORT AS POSSIBLE, AVOIDING ANY KINKS OR BENDING. GROUND ROD SHALL BE A MINIMUM OF EIGHT FEET (8') FROM IRRIGATION CONTROL WIRE BUNDLE.

11. PRIOR TO INSTALLATION OF IRRIGATION CONTROLLER AND ASSOCIATED COMPONENTS CONTRACTOR SHALL CONTACT HUNTER REPRESENTATIVE FOR ON-SITE TUTORIAL ON INSTALLATION PROCEDURES FOR CONTROLLER, DECODERS, TWO-WIRE CABLE, WIRE SPLICES, GROUNDING, INTERFACE WITH FLOW SENSOR AND MASTER VALVE, AS WELL AS PROGRAMMING OF CONTROLLER.

12. CONTROLLER PROGRAMMING:
   A. CONTRACTOR SHALL PROGRAM THE IRRIGATION CONTROLLER TO PROVIDE IRRIGATION TO ALL PLANTING WITHIN THE ALLOWED WATERING WINDOW OF TIME AS REQUIRED. THE CONTRACTOR SHALL CREATE CONTROLLER PROGRAMMING THAT WILL NOT EXCEED THE MAXIMUM GALLONS PER MINUTE FLOW RATE STATED ON THE DRAWINGS, AND NOT EXCEED THE CAPACITY OF ANY MAINLINE PIPING.
   B. CONTRACTOR SHALL PROGRAM CONTROLLER TO MONITOR FLOW CONDITIONS AND RESPOND WITH CONTROL OF MASTER VALVE AND/OR RECORDING ALARM CONDITIONS FOR USE BY MAINTENANCE PERSONNEL.
   C. CONTRACTOR SHALL PROGRAM CONTROLLER TO OPERATE REMOTE CONTROL VALVES WITH A COLLECTIVE FLOW RATE OF XXX GALLONS PER MINUTE OR LESS. THE FLOW MANAGEMENT FEATURES OF THE CONTROLLER SHALL BE PROGRAMMED TO LIMIT THE MAXIMUM FLOW RATE.

13. IRRIGATION CONTROL WIRES SHALL BE HUNTER JACKETED DECODER CABLES (PAIGE ELECTRIC P7354D) WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND, SIZE #14-1. SPLICE SHALL BE MADE WITH 3M-DBR/Y-6 SEAL PACKS.

14. CONNECT FLOW SENSOR TO CONTROLLER VIA FLOW SENSOR DECODER AND TWO-WIRE PATH PER HUNTER SPECIFICATIONS.

15. SPLICING OF DECODER CABLES IS NOT PERMITTED EXCEPT IN VALVE BOXES. SEAL WIRE SPLICES WITH 3M-DBR/Y-6 SPLICE SEALING DEVICES OF SIZE COMPATIBLE WITH WIRE SIZE. LEAVE A 36" LONG COIL OF EXCESS CABLE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE DECODER CABLES TOGETHER EVERY TEN FEET. TAPING IS NOT REQUIRED INSIDE SLEEVES.

16. PLASTIC VALVE BOXES AND LIDS ARE TO BE BLACK IN COLOR WITH BOLT DOWN, NON-HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. MANUFACTURER SHALL BE RAIN BIRD.

17. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, LAWN, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF RECTANGULAR VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.

18. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUNDCOVER/SHRUB AREAS WHERE POSSIBLE (NOT IN LAWN AREA).

19. FOR 3" AND LARGER MAINLINE PIPING INSIDE SLEEVES USE 1120-315 PSI PVC PLASTIC PIPE WITH SCHEDULE 40 PVC COUPLINGS. NO RING-TITE COUPLINGS INSIDE SLEEVES.

20. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.

21. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE NOTED ON THE DRAWINGS.

22. ALL IRRIGATION PIPING THAT IS NOT A DIRECT LINE TO TREES SHALL BE A MINIMUM FIVE (5) FEET FROM CENTER OF TREE.

23. LOCATE BUBBLERS ON UP-HILL SIDE OF PLANT OR TREE.

24. INSTALL A NDS FLOW MANAGEMENT INLINE SPRING LOADED CHECK VALVE (CV-0500-FM) BELOW THOSE BUBBLERS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.

25. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.

26. IRRIGATION CONTRACTOR TO NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

27. PRESSURE TEST PROCEDURE. THE CONTRACTOR SHALL:
   A. NOTIFY ARCHITECT AT LEAST THREE (3) DAY IN ADVANCE OF TESTING.
   B. PERFORM TESTING AT HIS OWN EXPENSE.
   C. CENTER LOAD PIPING WITH SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE. NO FITTING SHALL BE COVERED.
   D. APPLY THE FOLLOWING TESTS AFTER WELD PLASTIC PIPE JOINTS HAVE CURED AT LEAST 24 HOURS.
      1. TEST LIVE (CONSTANT PRESSURE) AND QUICK COUPLER LINES HYDROSTATICALLY AT 125 PSI MINIMUM. LINES WILL BE APPROVED IF TEST PRESSURE IS MAINTAINED FOR SIX (6) HOURS. THE LINES SHALL BE RESTORED TO THE ORIGINAL TEST PRESSURE AND THE AMOUNT OF WATER REQUIRED TO DO SO SHALL BE MEASURED. APPROVED TABLES OF ALLOWABLE LOSS WILL BE CONSULTED, AND THE LINE WILL BE APPROVED OR NOT APPROVED AS SUCH RESULTS MAY INDICATE. THE CONTRACTOR SHALL MAKE TESTS AND REPAIRS AS NECESSARY UNTIL TEST CONDITIONS ARE MET.
      2. TEST RCV CONTROLLED LATERAL LINES WITH WATER AT LINE PRESSURE AND VISUALLY INSPECT FOR LEAKS. RETEST AFTER CORRECTING DEFECTS.

28. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL T+2, CHRISTY'S ULTRA SEAL, OR APPROVED EQUAL.

29. SUB-SURFACE DRIP IRRIGATION AREAS MUST BE HAND WATERED TO INCREASE SOIL MOISTURE PRIOR TO PLANTING. AFTER PLANTING, THE SUB-SURFACE DRIP SYSTEMS MUST BE OPERATED ON A FREQUENT BASIS TO MAINTAIN SOIL MOISTURE CONTENT. DO NOT ALLOW SOIL TO DRY OUT. MAINTENANCE ROUTINE SHALL INCLUDE PROBING SOIL TO MONITOR MOISTURE CONTENT. USE CAUTION WHEN PROBING SOIL. DO NOT DAMAGE SUB-SURFACE DRIP TUBING.

30. STORMWATER PLANTERS: WHERE IRRIGATION PIPES AND/OR WIRES PASS THROUGH STORMWATER PLANTER WALLS, PENETRATIONS SHALL BE SLEEVED WITH SCHEDULE 40 PVC PIPE. SEAL PENETRATIONS AS DIRECTED IN CIVIL DESIGN SPECIFICATIONS AND CONSTRUCTION DETAILS. SIZE SLEEVES TO ACCOMMODATE PIPE SIZES AND WIRES AS SHOWN ON THE IRRIGATION DESIGN DRAWINGS.

31. RECORD DRAWINGS:
   A. THE CONTRACTOR SHALL MAINTAIN IN GOOD ORDER IN THE FIELD OFFICE ONE COMPLETE SET OF BLACK LINE PRINTS OF ALL IRRIGATION DRAWINGS WHICH FORM A PART OF THE CONTRACT, SHOWING ALL WATER LINES, HEADS, VALVES, CONTROLLERS AND STUB-OUTS. IN THE EVENT ANY WORK IS NOT INSTALLED AS INDICATED ON THE DRAWINGS, SUCH WORK SHALL BE CORRECTED AND DIMENSIONED ACCURATELY FROM THE BUILDING WALLS.
   B. CONTRACTOR SHALL RECORD EACH DECODER NUMBER AND ASSOCIATED CONTROLLER STATION NUMBER. PROVIDE LIST WITH RECORD AS-BUILT DRAWINGS.
   C. ALL UNDERGROUND STUB-OUTS FOR FUTURE CONNECTIONS AND VALVES SHALL BE LOCATED AND DIMENSIONED ACCURATELY FROM BUILDING WALLS ON ALL RECORD DRAWINGS.
   D. UPON COMPLETION OF THE WORK, OBTAIN REPRODUCIBLE PRINTS FROM ARCHITECT AND NEATLY CORRECT THE PRINTS TO SHOW THE AS-BUILT CONDITIONS.

32. FINE TUNE IRRIGATION SYSTEM TO PROVIDE COMPLETE AND UNIFORM COVERAGE OF THE LANDSCAPE WHILE AVOIDING RUNOFF OF WATER ONTO NON-IRRIGATED AREAS, PAVED AND OTHERWISE. THIS INCLUDES PROGRAMMING THE CONTROLLER RUN TIMES FOR OPTIMIZING SOIL INFILTRATION WITH OUT PUDDLING OR RUNOFF.

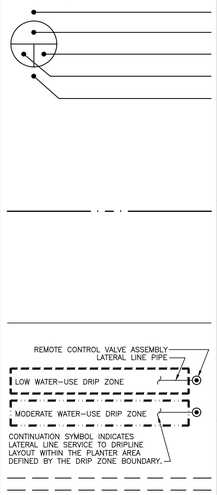
33. WARRANTY:
   A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FILL AND REPAIR ALL NECESSARY PLANTING DUE TO THE SETTLEMENT OF IRRIGATION TRENCHES FOR ONE YEAR FOLLOWING COMPLETION AND ACCEPTANCE OF THE JOB.
   B. THE CONTRACTOR SHALL ALSO WARRANTY ALL MATERIALS, EQUIPMENT AND WORKMANSHIP FURNISHED BY HIM TO BE FREE OF ALL DEFECTS OF WORKMANSHIP AND MATERIALS, AND SHALL AGREE TO REPLACE AT HIS EXPENSE, AT ANY TIME WITHIN ONE YEAR AFTER INSTALLATION IS ACCEPTED, ANY AND ALL DEFECTIVE PARTS THAT MAY BE FOUND.

34. AN IRRIGATION AUDIT REPORT BY A DISINTERESTED 3RD PARTY SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING THE INDEPENDENT AUDITOR.

35. PRODUCT AVAILABILITY: SUPPLY CHAIN VOLATILITY CAN IMPACT CONSTRUCTION. CONTRACTOR SHALL ORDER MATERIALS IN ADVANCE OF SCHEDULED NEED TO ALLOW FOR DELIVERY OF IRRIGATION MATERIALS. IF IRRIGATION MATERIALS ARE NOT OBTAINABLE WITHIN THE CONSTRUCTION SCHEDULE, CONTACT DESIGNER VIA RFI FOR DIRECTION AND APPROVED SUBSTITUTE PRODUCT.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION
	5012+PCSAMR-XX	RAIN BIRD POP-UP ROTARY SPRINKLER - 360° (SHRUB)
	5012+PCSAMR-XX	RAIN BIRD POP-UP ROTARY SPRINKLER - 180° (SHRUB)
	5012+PCSAMR-XX	RAIN BIRD POP-UP ROTARY SPRINKLER - 90° (SHRUB)
●	1401 / CV-0500-FM	RAIN BIRD BUBBLER / NDS FLOW MANAGEMENT INLINE SPRING CHECK VALVE (SHRUB)
■	1401 / CV-0500-FM	RAIN BIRD BUBBLER / NDS FLOW MANAGEMENT INLINE SPRING CHECK VALVE (TREE)
	LT-0750-S	FLUSH VALVE (SEE DETAIL) - KBI SCHEDULE 80 PVC FULL PORT BALL VALVE (SLIP X SLIP) (LINE SIZE)
	ARV050	RAIN BIRD AIR RELEASE & VACUUM RELIEF VALVE
	OPERIND - (SEE SUB-SURFACE DRIP LAYOUT DETAILS)	RAIN BIRD DRIP SYSTEM OPERATION INDICATOR
	3200X00-X"	SUPERIOR NORMALLY CLOSED MASTER CONTROL VALVE
	FSI-TXX-001-X" / ICD-SEN (PART OF CONTROLLER EQUIPMENT PKG)	CREATIVE SENSOR TECHNOLOGY FLOW SENSOR WITH HUNTER SENSOR DECODER (SEE CONTROLLER DESCRIPTION)
	PESB-SERIES / LT-T (POP-UP SPRAY & BUBBLERS)	RAIN BIRD REMOTE CONTROL VALVE / KBI SCHEDULE 80 PVC FULL PORT BALL VALVE
	XCZ-100-PRB-COM (1 GPM TO 15 GPM)	RAIN BIRD CONTROL ZONE KIT - PVC BALL VALVE, 1" PESB VALVE, AND 1" PRESSURE REGULATING (40 PSI) QUICK CHECK BASKET FILTER (200 MESH)
	XCZ-150-LCS / LT-T (16 GPM TO 40 GPM)	RAIN BIRD CONTROL ZONE KIT - 1½" PESB VALVE AND 1½" PRESSURE REGULATING (40 PSI) SCREEN FILTER (120 MESH) / KBI SCHEDULE 80 PVC FULL PORT BALL VALVE
	44LRC	RAIN BIRD QUICK COUPLING VALVE
	T-113-LF	NIBCO GATE VALVE - LEAD FREE (LINE SIZE - 2½" AND SMALLER)
	LMV-XXBB	LEEMCO GATE VALVE (LINE SIZE - 3" AND LARGER) WITH LEEMCO JOINT RESTRAINTS
	975XL2-X"	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY (LEAD FREE)
	182199IC	GROUNDING PLATE FOR GROUNDING IRRIGATION CONTROL TWO-WIRE PATH. SEE DETAILS AND MANUFACTURER'S (PAIGE ELECTRIC COMPANY) INSTRUCTIONS
	270DCFD	PAIGE ELECTRIC DECODER CABLE FUSE DEVICE
	CA6-HU4-75 / HSSE / LPP/ EMP-16 / FAN-16 / GTFS-XX" / ICD-SEN / ICD-100 / P7354D	SITE ONE GREEN TECH CONTROLLER ASSEMBLY WITH HUNTER ACC2 TWO-WIRE CONTROLLER IN A TOP OPENING STAINLESS STEEL STRONG BOX ENCLOSURE WITH LINE PRIMARY PROTECTION, CST FLOW SENSOR, HUNTER SENSOR DECODER (ICD-SEN), HUNTER SINGLE STATION TWO-WIRE DECODERS (ICD-100), HUNTER JACKETED DECODER CABLE (P7354D), ALL EARTH GROUNDING EQUIPMENT, ENCLOSURE MOUNTING PAD, ENCLOSURE FAN, AND SOLAR SYNC SENSOR ASSEMBLY. CONTACT JUSTIN SMITH, SITE ONE GREEN TECH REPRESENTATIVE, FOR ORDER, PURCHASE, WARRANTY, AND PRE-CONSTRUCTION MEETING. (925.628.3819) PRIOR TO INSTALLATION OF IRRIGATION CONTROLLER AND ASSOCIATED COMPONENTS CONTACT HUNTER INDUSTRIES WITH QUESTIONS REGARDING TWO-WIRE CONTROLLER COMPONENTS, INSTALLATION, WIRING, WIRE SPLICING, GROUNDING AND DECODER PROGRAMMING AS WELL AS PROGRAMMING OF CONTROLLER.
	ICD-HP	HUNTER HAND-HELD DECODER PROGRAMMER. CONTRACTOR SHALL PROVIDE ONE (1) PROGRAMMER TO OWNER AFTER USING TO PROGRAM SYSTEM DECODERS.



PRECIPITATION RATE

CONTROLLER & STATION NUMBER

APPROXIMATE FLOW (GPM)

REMOTE CONTROL VALVE SIZE

HYDROZONE - PLANT TYPE / WATER REQUIREMENT
LH - LAWN / HIGH WATER-USE
LM - LAWN / MODERATE WATER-USE
LL - LAWN / LOW WATER-USE
SH - SHRUB & GROUNDCOVER / HIGH WATER-USE
SM - SHRUB & GROUNDCOVER / MODERATE WATER-USE
SL - SHRUB & GROUNDCOVER / LOW WATER-USE
TH - TREE / HIGH WATER-USE
TM - TREE / MODERATE WATER-USE
TL - TREE / LOW WATER-USE

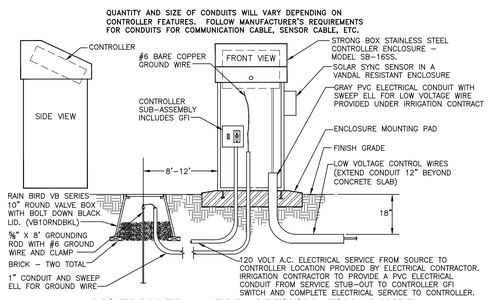
MAINLINE: 2½" & SMALLER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS. 24" COVER.
3" & LARGER: 1120-CL 200 GASKETED PVC PLASTIC PIPE WITH DUCTILE IRON FITTINGS AND ONE PIECE MOLDED RUBBER RING SEAL WITH LEEMCO JOINT RESTRAINTS PER MANUFACTURER'S INSTRUCTIONS. 24" COVER.

LATERAL LINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS. 18" COVER. 24" COVER UNDER VEHICULAR PAVING.

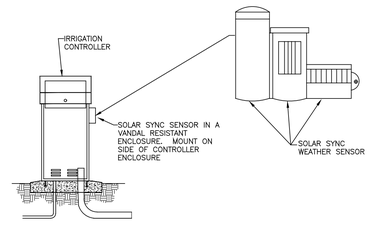
SUB-SURFACE DRIP BOUNDARY: RAIN BIRD XFS-CV SUB-SURFACE DRIPLINE (XFS-CV-09-12) WITH COPPER SHIELD TECHNOLOGY AND HEAVY DUTY CHECK VALVE. INSTALL AS DETAILED 12" O.C. SEE DRIP IRRIGATION DETAILS FOR TUBING LAYOUT, AND INSTALLATION METHODS. BOUNDARIES DEFINE AREAS FOR DRIPLINE TO BE CONNECTED TO ASSOCIATED REMOTE CONTROL VALVES AS DEPICTED IN THE DRAWING. 4" SOIL COVER.

SLEEVING: 1120-SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.

VALVE BOXES AND LIDS SHALL BE BLACK IN COLOR.



CONTROLLER - TOP OPENING ENCLOSURE
NOT TO SCALE



SOLAR SYNC WEATHER SENSOR
NOT TO SCALE

Watts Towers Arts Center Campus

PROJECT ADDRESS:
1727 East 107th St
Los Angeles, CA 90002

TAX PARCEL ID:

CLIENT:
Los Angeles Neighborhood Land Trust
1689 Beverly Blvd, Los Angeles, CA 90026
PH: 213-572-0188

LANDSCAPE:
Studio Zewde
218 Lenox Ave, New York, NY 10027
PH. 212-518-1548

ARCHITECTURE:
OffTop Design
2712 W. 54th St. Unit A, Los Angeles, CA 90043, PH. 951-581-3559

CIVIL ENGINEERING:
Sherwood Design Engineers
654 N Spring St. #200, Los Angeles, CA 90012
PH. 213-921-4623

STRUCTURAL ENGINEERING, ATLA SURVEYING:
KPFF Consulting Engineers
700 Flowers St #2100, Los Angeles, CA 90017
PH. 213-418-0201

LIGHTING:
L 'Observatoire International
120 Walker St, New York, NY 10013
PH. 212-255-4463

IRRIGATION:
Dickson & Associates, Inc.
24477 Shel Max Rd,Oak Run, CA 96069
PH. 530-547-5515

GEOTECHNICAL SURVEYING:
Langan
515 Flower St. #1060, Los Angeles, CA 90071
PH. 213-314-8100

COST ESTIMATION:
Lenax Construction Services, Inc.
3700 Wilshire Blvd. St.560,
Los Angeles, CA 90071
PH. 213-314-8100

NOT FOR CONSTRUCTION

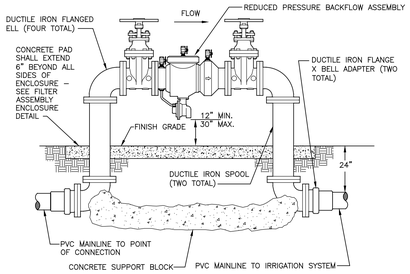
DRAWING ISSUANCES:

NO.	DATE	DESCRIPTION
1	12/20/24	50% DD SUBMISSION
2	01/31/25	100% DD SUBMISSION

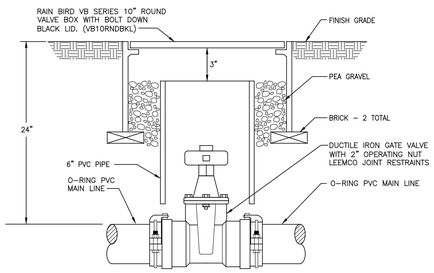
DRAWN BY: LMD	CHECKED BY: MD
DATE: 01/31/25	PROJECT NUMBER: 2208

IRRIGATION LEGEND AND NOTES

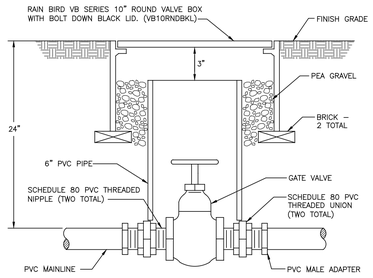
I102



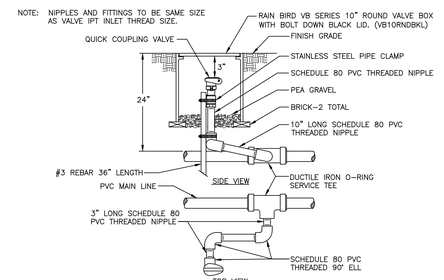
REDUCED PRESSURE BACKFLOW ASSEMBLY
NOT TO SCALE



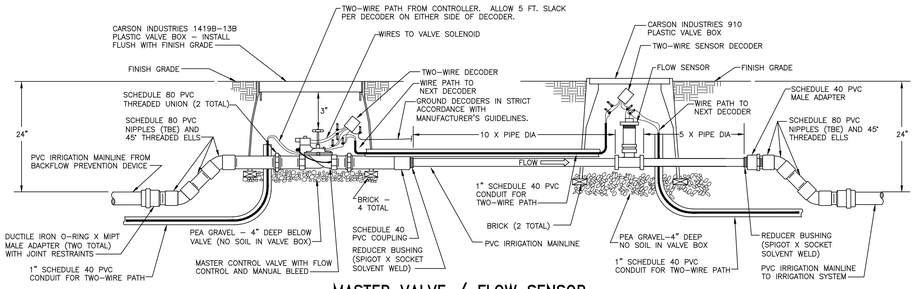
GATE VALVE – 3" & LARGER MAIN LINE
NOT TO SCALE



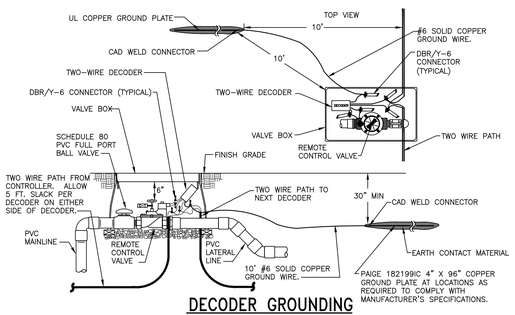
GATE VALVE – 2 1/2" AND SMALLER
NOT TO SCALE



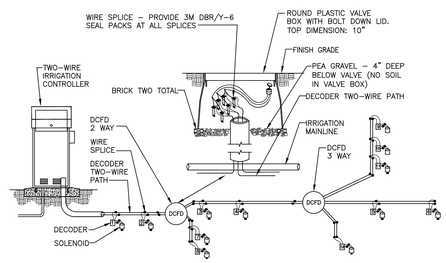
QUICK COUPLING VALVE
NOT TO SCALE



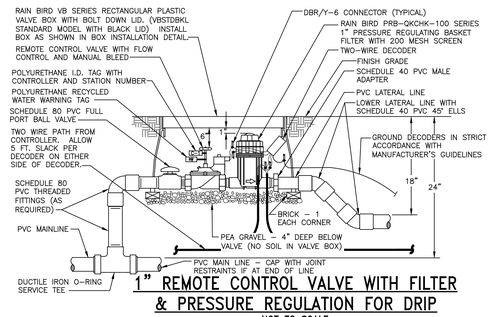
MASTER VALVE / FLOW SENSOR
NOT TO SCALE



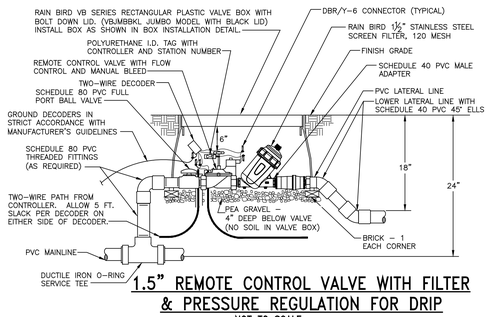
DECODER GROUNDING
NOT TO SCALE



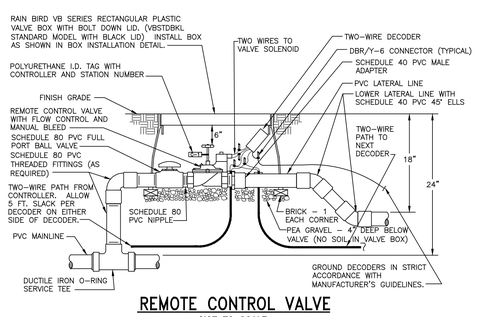
TWO–WIRE DECODER CABLE FUSE DEVICES (DCFD)
NOT TO SCALE



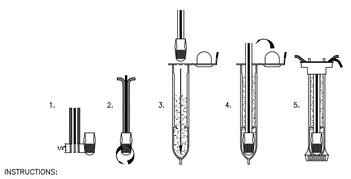
1" REMOTE CONTROL VALVE WITH FILTER & PRESSURE REGULATION FOR DRIP
NOT TO SCALE



1.5" REMOTE CONTROL VALVE WITH FILTER & PRESSURE REGULATION FOR DRIP
NOT TO SCALE



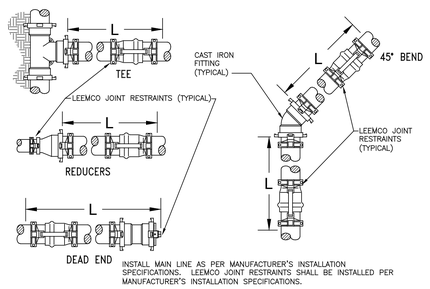
REMOTE CONTROL VALVE
NOT TO SCALE



INSTRUCTIONS:

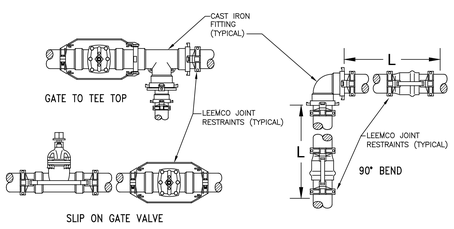
1. USE 3M–DBR/Y–6 WEATHER PROOF SPLICE.
2. STRIP WIRES APPROXIMATELY 1/2" (12.7 MM) TO EXPOSE WIRE.
3. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
4. INSERT WIRE ASSEMBLY INTO PLASTIC TUBE UNTIL WIRE CONNECTOR SNAPS PAST LIP IN BOTTOM OF TUBE.
5. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
6. INSPECT FINAL SPLICE ASSEMBLY TO ENSURE THE SEAL IS COMPLETE AND SECURE.

WEATHERPROOF SPLICE ASSEMBLY
NOT TO SCALE



INSTALL MAIN LINE AS PER MANUFACTURER'S INSTALLATION SPECIFICATIONS. LEEMCO JOINT RESTRAINTS SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION SPECIFICATIONS.

LEEMCO JOINT RESTRAINTS
NOT TO SCALE

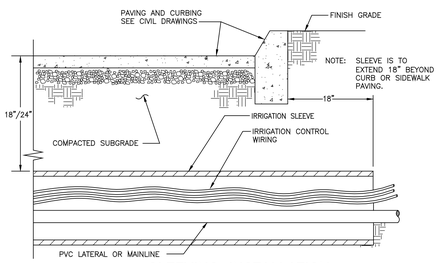


INSTALL MAIN LINE AS PER MANUFACTURER'S INSTALLATION SPECIFICATIONS. LEEMCO JOINT RESTRAINTS SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION SPECIFICATIONS.

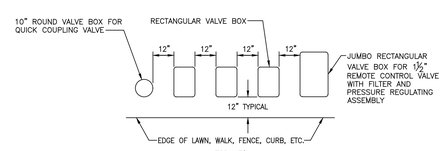
LEEMCO JOINT RESTRAINTS
NOT TO SCALE

NOTES:

1. SLEEVING SHALL BE AT A 18" DEPTH FOR LATERAL LINES AND 24" DEPTH FOR MAINLINE AND MAINLINE AND LATERAL LINES IN A SHARED SLEEVE.
2. ALL SLEEVING UNDER VEHICULAR PAVING SHALL BE AT A 24" DEPTH.
3. SLEEVE IS TO EXTEND 12" BEYOND EDGE OF PAVING.

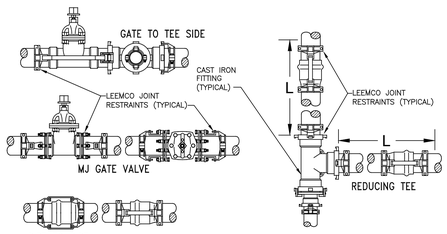


SLEEVING INSTALLATION
NOT TO SCALE



1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

VALVE BOX INSTALLATION
NOT TO SCALE



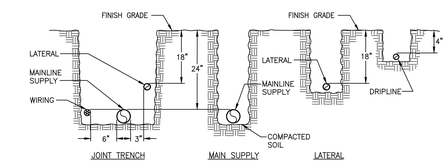
INSTALL MAIN LINE AS PER MANUFACTURER'S INSTALLATION SPECIFICATIONS. LEEMCO JOINT RESTRAINTS SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION SPECIFICATIONS.

LEEMCO JOINT RESTRAINTS
NOT TO SCALE

PIPE SIZE (IN)	MINIMUM RESTRAINED LENGTH (L), FEET							
	BENDS (DEGREES)				REDUCTIONS (SIZES DOWN)			DEAD ENDS
	11°	22°	45°	90°	1D	2D	3D	
3	2	3	6	11	8	10	–	30
4	2	4	9	20	14	20	31	45
6	3	6	13	29	30	40	53	63

NOTES: 1D REDUCTION DENOTES ONE SIZE DOWN (SUCH AS 4x3)
2D REDUCTION DENOTES TWO SIZED DOWN (i.e. 4X2.5)
DE IS A DEAD END (FOR A CAP, PLUG OR A GATE VALVE.)
MORE DETAILED TABLES ARE AVAILABLE FROM LEMMCO UPON REQUEST.

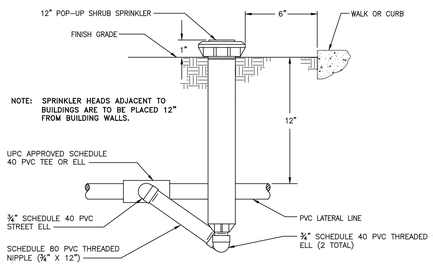
LEEMCO MINIMUM RESTRAINED LENGTH CHART



NOTES:

1. ALL PLASTIC PIPING SHALL BE INSTALLED IN THE TRENCH IN A SERPENTINE MANNER AS PER THE MANUFACTURER'S SPECIFICATIONS.
2. ALL SUPPLY LINES TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
3. TAPE AND BUNDLE WIRING AT 10 FEET INTERVALS.
4. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.
5. BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCHES, FREE FROM ROCKS, CONCRETE CHUNKS, AND OTHER FOREIGN OR COARSE MATERIALS. CAREFULLY SELECT BACKFILL THAT IS TO BE PLACED NEXT TO PLASTIC PIPE TO AVOID ANY SHARP OBJECTS WHICH MAY DAMAGE THE PIPE.

TRENCHING DETAIL
NOT TO SCALE



ROTARY SPRINKLER RISER (SHRUB)
NOT TO SCALE

Watts Towers Arts Center Campus

PROJECT ADDRESS:
1727 East 107th St
Los Angeles, CA 90002

TAX PARCEL ID:

CLIENT:
Los Angeles Neighborhood Land Trust
1689 Beverly Blvd, Los Angeles, CA 90026
PH: 213-572-0188

LANDSCAPE:
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ARCHITECTURE:
OffTop Design
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GEOTECHNICAL SURVEYING:
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PH. 213-314-8100

COST ESTIMATION:
Lenax Construction Services, Inc.
3700 Wilshire Blvd. St.560,
Los Angeles, CA 90071
PH. 213-314-8100

NOT FOR CONSTRUCTION

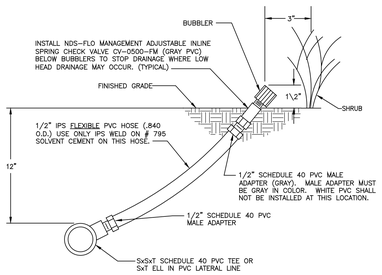
DRAWING ISSUANCES:

NO.	DATE	DESCRIPTION
1	12/20/24	50% DD SUBMISSION
2	01/31/25	100% DD SUBMISSION

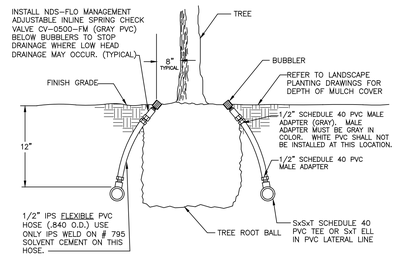
DRAWN BY:	CHECKED BY:
LMD	MD
DATE: 01/31/25	PROJECT NUMBER: 2208

IRRIGATION DETAILS

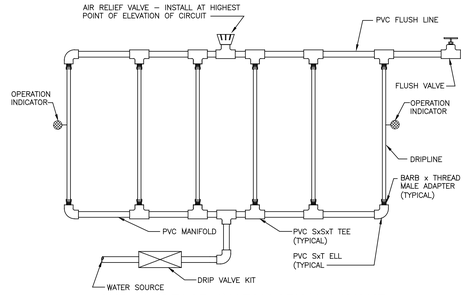
I103



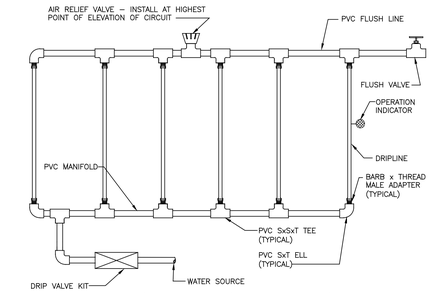
SHRUB BUBBLER WITH FLEXIBLE RISER
NOT TO SCALE



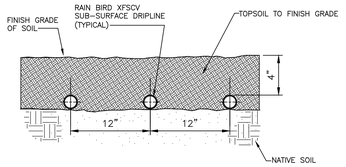
TREE BUBBLERS
NOT TO SCALE



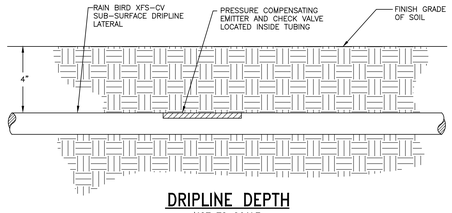
SUB-SURFACE INSTALLATION LAYOUT
NOT TO SCALE



SUB-SURFACE INSTALLATION LAYOUT-END FEED
NOT TO SCALE



DRIPLINE SUB-SURFACE INSTALLATION 12" O.C.
NOT TO SCALE



DRIPLINE DEPTH
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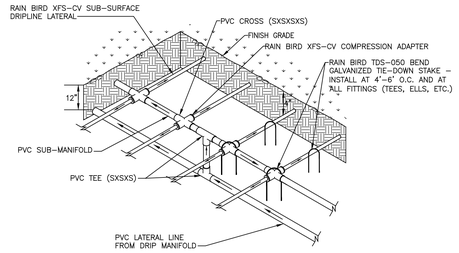
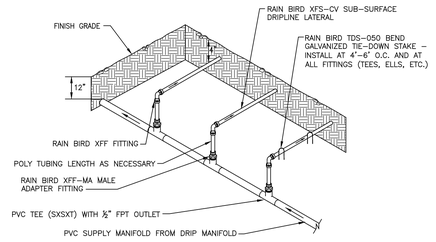
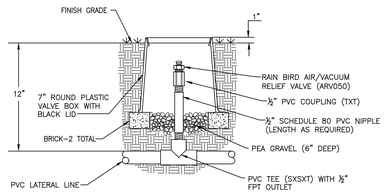


SUB-MANIFOLD CENTER FEED
NOT TO SCALE



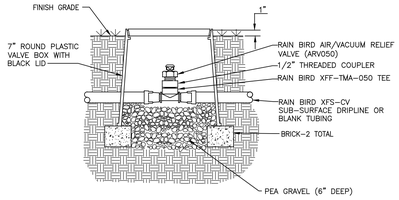
MANIFOLD END FEED
NOT TO SCALE

NOTE: USE ONE AIR RELIEF VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT HIGH POINTS.

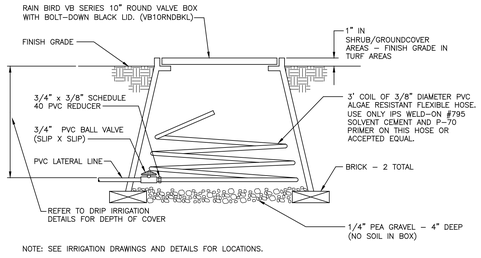


AIR/VACUUM RELIEF VALVE AT PVC LATERAL
NOT TO SCALE

NOTE: USE ONE AIR RELIEF VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT HIGH POINTS.

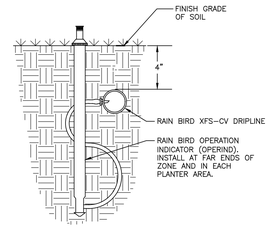


AIR/VACUUM RELIEF VALVE AT DRIPLINE PIPE
NOT TO SCALE

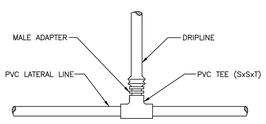


NOTE: SEE IRRIGATION DRAWINGS AND DETAILS FOR LOCATIONS.

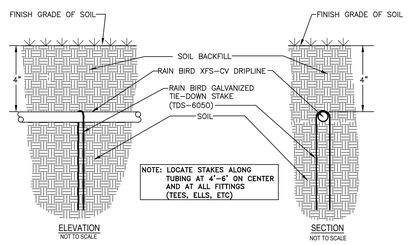
DRIPLINE FLUSH VALVE
NOT TO SCALE



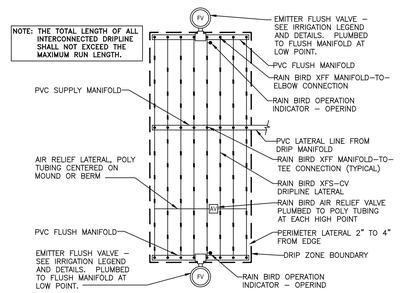
POP-UP OPERATION INDICATOR
NOT TO SCALE



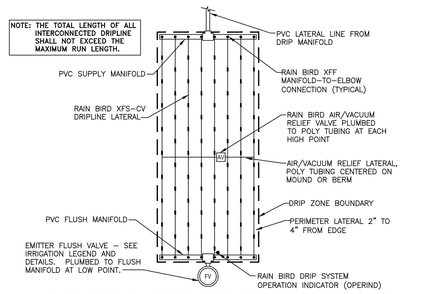
DRIPLINE TO PVC CONNECTION
NOT TO SCALE



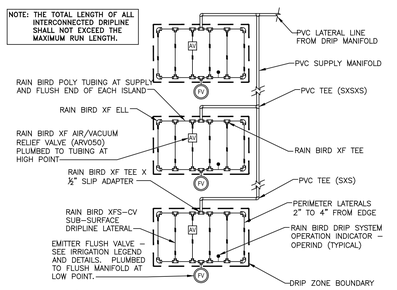
GALVANIZED TIE-DOWN STAKE
NOT TO SCALE



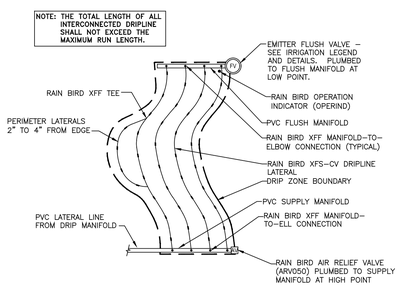
CENTER FEED LAYOUT FOR SUB-SURFACE DRIP
NOT TO SCALE



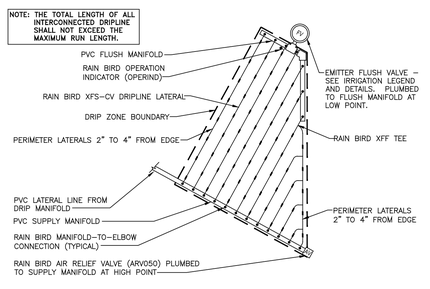
END FEED LAYOUT FOR SUB-SURFACE DRIP
NOT TO SCALE



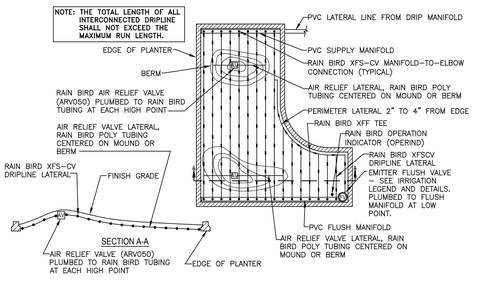
ISLAND LAYOUT FOR SUB-SURFACE DRIP
NOT TO SCALE



ODD CURVES LAYOUT FOR SUB-SURFACE DRIP
NOT TO SCALE



TRIANGULAR LAYOUT FOR SUB-SURFACE DRIP
NOT TO SCALE



MOUND LAYOUT FOR SUB-SURFACE DRIP
NOT TO SCALE

Watts Towers Arts Center Campus

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3700 Wilshire Blvd. St.560,
Los Angeles, CA 90071
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NOT FOR CONSTRUCTION

DRAWING ISSUANCES:

NO.	DATE	DESCRIPTION
1	12/20/24	50% DD SUBMISSION
2	01/31/25	100% DD SUBMISSION

DRAWN BY:	CHECKED BY:
LMD	MD
DATE: 01/31/25	PROJECT NUMBER: 2208

IRRIGATION DETAILS

I104