羅省第一華人浸信會
FIRST CHINESE BAPTIST CHURCH
LOS ANGELES

984 YALE STREET, LOS ANGELES, CA 90012

ABBREVIATIONS

A.C.	ASPHALTIC CONCRETE	L.L.	LANDLORD
A.F.F.	ABOVE FINISHED FLOOR		
AC.T.	ACOUSTICAL TILE	MAX.	MAXIMUM
ADMIN.	ADMINISTRATION	MIN.	MINIMUM
		M.B.	MARKER BOARD
BLD'G	BUILDING	MTL.	METAL
B.N.	BULL NOSE		
B.L.	BUILDING LINE	(N)	NEW
B.O.	BOTTOM OF	N.I.C.	NOT IN CONTRACT
		NO.	NUMBER
C.B.	CHALK BOARD	NTS	NOT TO SCALE
CEM.	CEMENT		
CEM. PLAS.	CEMENT PLASTER	O.C.	ON CENTER
C.F.	CUBIC FEET	O.D.	OUTSIDE DIAMETER
CL'G	CEILING	OPEN'G	OPENING
CLSR'M	CLASSROOM	OPP.	OPPOSITE
CLR	CLEAR		
CMU	CONCRETE MASONRY UNIT	PL.	PLATE
CONC.	CONCRETE	PLYW'D	PLYWOOD
CW	COLD WATER	PR.	PAIR
DET.	DETAIL	REQ.	REQUIRED
DETS	DETAILS	R.I.H.	ROUGH-IN HEIGHT
DIA	DIAMETER		
		S.F.	SQUARE FEET
(E)	EXISTING	SHT	SHEET
EXIST'G	EXISTING	SIM.	SIMILAR
EL.	ELEVATION	S.S.	STAINLESS STEEL
ELEV.	ELEVATION, ELEVATOR	S.	STANDARD
E.P.	ELECTRICAL PANEL	STRUC.	STRUCTURAL
EQ.	EQUAL	STL.	STEEL
EXT.	EXTERIOR		
F.G.	FINISH GRADE	T.O.	TOP OF
F.H.C.	FIRE HOSE CABINET	T.A.	TOP OF ASPHALT PAVING
FIN.	FINISH, FINISHED	T.B.	TACK BOARD
FLR	FLOOR	T.C.	TOP OF CONC., T.O. CURB
FTG	FOOTING	T.W.	TOP OF WALL
FOF	FACE OF FINISH	TYP.	TYPICAL
FOS	FACE OF STUD		
F.S.	FLOOR SINK	U.N.O.	UNLESS NOTED OTHERWISE
G.C. OR GC	GENERAL CONTRACTOR	V.C.T.	VINYL COMBINATION TILE
GA.	GAUGE	VERT.	VERTICAL
GALV	GALVANIZED	VEST.	VESTIBULE
GYP. BD.	GYPSUM BOARD		
		W/	WITH
HORIZ.	HORIZONTAL	W/O	WITHOUT
H.W.	HOT WATER	W.I.	WROUGHT IRON
		WCO	WASTE CLEAN OUT
I.C.	INTERCOM	WH	WATER HEATER
INFO.	INFORMATION		
ID	INDIRECT DRAIN		
INT.	INTERIOR		
K.E.C.	KITCHEN EQUIP. CONTRACTOR		

SYMBOLS

- DETAIL NUMBER / 2 / A-4 / SHEET NUMBER — SECTION
- DETAIL NUMBER / 2 / A-4 / SHEET NUMBER — DETAIL
- A / B — DETAIL NUMBER / 2 / A-4 / SHEET NUMBER / ELEVATION NUMBER — INTERIOR ELEVATION
- 01.08' F.F. ELEV — DATUM ELEVATION
- 107 KITCHEN AREA — ROOM NUMBER & NAME
- 12 — KEYNOTE
- 2 — EQUIPMENT NUMBER
- D1 — DOOR TYPE
- W1 — WINDOW TYPE
- TA — FLOOR/WALL FINISH
- W4 — WALL TYPE
- 1 — STRUCTURAL GRID
- C1 — CEILING FINISH

PROJECT SUMMARY

PROJECT ADDRESS:
984 YALE STREET
LOS ANGELES, CA 90012

DEFERRED SUBMITTALS:
HOOD SUPPRESSION

LEGAL DESCRIPTION/APN#:
984 YALE STREET
BERNARD TRACT (EX OF ST)
LOT 52,53, & LOT 45.
APN/AIN: 5414-006-028

PROJECT DESCRIPTION:
TENANT IMPROVEMENT CONVERTING STORAGE SPACE TO ACCESSORY KITCHEN TO CHURCH USE.

NEW GYP. BOARD CEILING, T-BAR CEILING, FLOOR AND WALL FINISHES.

NEW LIGHTING FIXTURES, NEW PLUMBING FIXTURES & UNDERGROUND PLUMBING, NEW HVAC AND TYPE I HOOD.

BUILDING CODE ANALYSIS

CONSTRUCTION TYPE:	TYPE V-A, SPRINKLERED
OCCUPANCY:	A-3
NET AREA:	6,375.62 SQ.FT.
AREA OF WORK:	748.77 SQ.FT.
USE OF BUILDING:	CHURCH ANNEX

APPLICABLE LOCAL CODE :
2020 LA BUILDING CODE
2020 LA PLUMBING CODE
2020 LA MECHANICAL CODE
2020 LA ELECTRICAL CODE
2020 LA COUNTY ENERGY CODE
2020 GREEN BUILDING CODE

OCCUPANT LOAD:

KITCHEN AREA	401.9 S.F.	/100	= 5	NO. OF EXIT REQ'D	= 2
STORAGE AREA	147.2 S.F.	/300	= 1		
OFFICE AREA	119.1 S.F.	/100	= 1		
RESTROOM AREA	87.03 S.F.	/0	= 0		
TOTAL OCCUPANT LOAD:			7		

PROJECT DIRECTORY

TENANT:
FIRST CHINESE
BAPTIST CHURCH
984 YALE STREET
LOS ANGELES, CA 90012

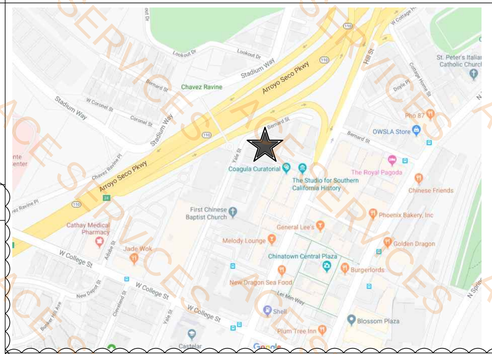
ATTN: JEROME LAM

ARCHITECT:
GARY WANG AND ASSOCIATES
1000 CORPORATE CENTER DR., SUITE 550,
MONTEREY PARK, CA 91754
PH: (626) 288-6898
FAX: (626) 768-7101

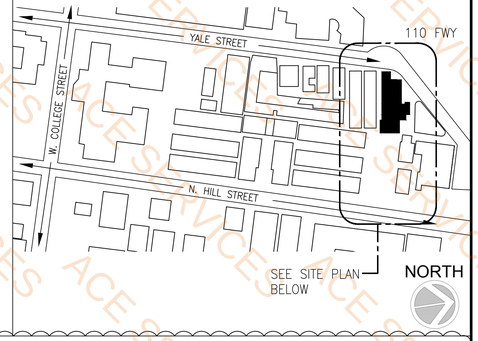
SHEET INDEX

T-000	INDEX NOTES, PROJECT INFO, VICINITY MAP, SITE PLAN
T-001	GENERAL NOTES
T-002	GENERAL NOTES
T-100	ACCESSIBILITY NOTES
T-101	ACCESSIBILITY NOTES
T-102	ACCESSIBILITY DETAILS
	CIVIL
C-100	EXISTING TOPOGRAPHY AND DEMOLITION PLAN
C-101	CONCEPTUAL TOPOGRAPHY PLAN
	ARCHITECTURAL
A-000	AREA OF WORK & EXISTING FURNITURE PLAN
A-001	DEMOLITION PLAN
A-002	ENLARGED SITE PLAN
A-100	EQUIPMENT PLAN
A-101	FLOOR PLAN AND ROOM FINISH SCHEDULE
A-102	FLOOR AND WALL FINISH SCHEDULE
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M-3.2	TYPE-1 HOOD REFERENCE
M-3.3	TYPE-1 HOOD REFERENCE
M-3.4	TYPE-1 HOOD REFERENCE
M-3.5	TYPE-1 HOOD REFERENCE
	PLUMBING
P-0.1	NOTES
P-1.0	PLUMBING SITE PLAN
P-1.1	PLUMBING FLOOR PLAN
P-2.0	PLUMBING DETAIL

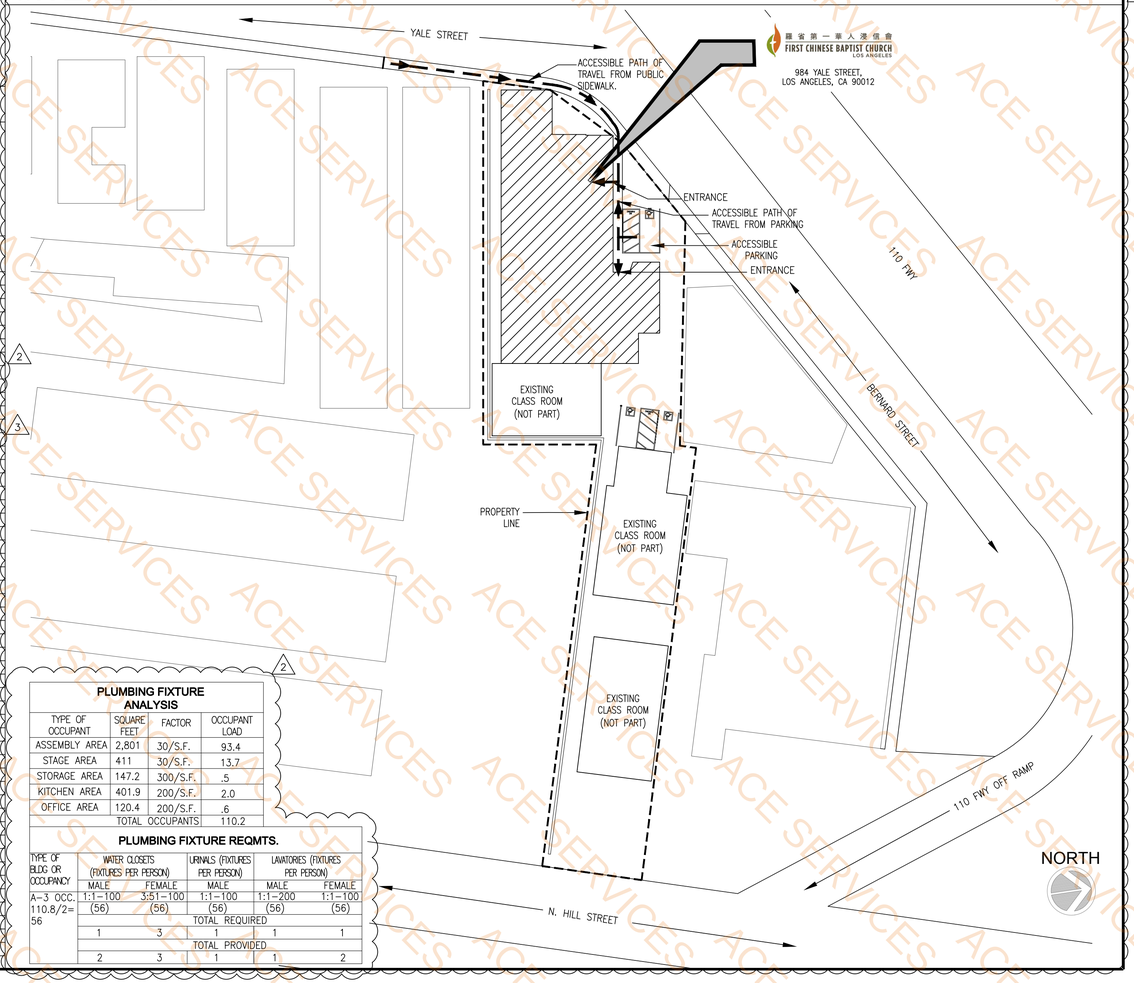
VICINITY MAP



KEY PLAN



SITE PLAN



PLUMBING FIXTURE ANALYSIS

TYPE OF OCCUPANT	SQUARE FEET	FACTOR	OCCUPANT LOAD
ASSEMBLY AREA	2,801	30/S.F.	93.4
STAGE AREA	411	30/S.F.	13.7
STORAGE AREA	147.2	300/S.F.	.5
KITCHEN AREA	401.9	200/S.F.	2.0
OFFICE AREA	120.4	200/S.F.	.6
TOTAL OCCUPANTS			110.2

PLUMBING FIXTURE REQMTS.

TYPE OF BLDG OR OCCUPANCY	WATER CLOSETS (FIXTURES PER PERSON)		URINALS (FIXTURES PER PERSON)	LAVATORIES (FIXTURES PER PERSON)	
	MALE	FEMALE	MALE	MALE	FEMALE
A-3 OCC. 110.8/2=56	1:1-100 (56)	3:51-100 (56)	1:1-100 (56)	1:1-200 (56)	1:1-100 (56)
TOTAL REQUIRED	1	3	1	1	1
TOTAL PROVIDED	2	3	1	1	2

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羅省第一華人浸信會 FIRST CHINESE BAPTIST CHURCH LOS ANGELES

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http://www.garywang.com

STAMP

PROJECT NAME/ADDRESS:
FIRST CHINESE BAPTIST CHURCH
PRAISE CENTER
984 YALE STREET
LOS ANGELES, CA 90012

REVISIONS:

1	BUILDING CORRETIONS	04/24/20
2	BUILDING CORRECTIONS	05/04/20
3	ADA CORRECTIONS	05/04/20
4	MECHANICAL CORRECTIONS	06/24/20
5	BUILDING CORRECTIONS	05/11/21
6	FIRE CORRECTIONS	07/01/21
7	–	–

ISSUE DATE:

1ST	
2ND	
3RD	
4TH	
5TH	
6TH	

JOB NUMBER
19-346

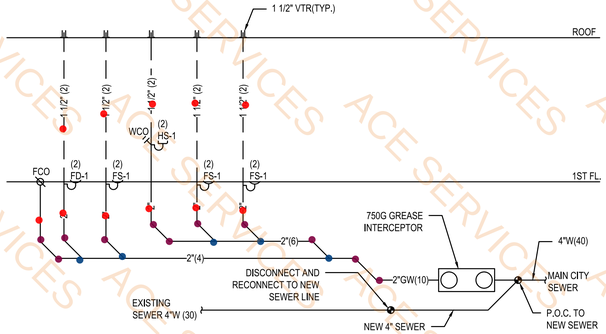
DRAWN BY
STAFF

SHEET CONTENT
INDEX NOTES, PROJECT INFO
VICINITY MAP, SITE PLAN

SHEET NO
T-000

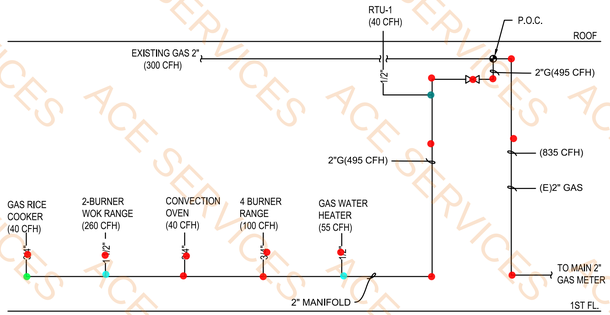
CONSTRUCTION SET 01/03/2022

CONSTRUCTION SET 01/03/2022



4 PLUMBING WASTE & VENT RISER DIAGRAM

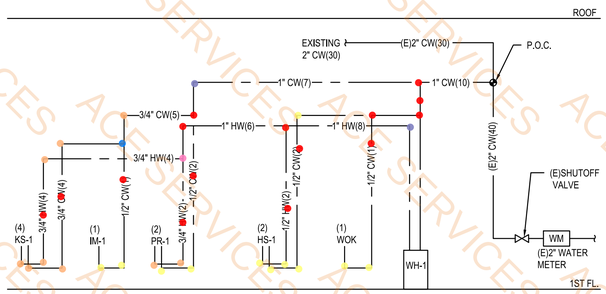
N.T.S.



NOTE: GAS SIZES BASED ON 2019 CPC - TABLE 1215.2(1) FOR 0.5" WC PRESSURE DROP, LESS THAN 2.0 PSI. INLET PRESSURE.

3 PLUMBING GAS RISER DIAGRAM

N.T.S.

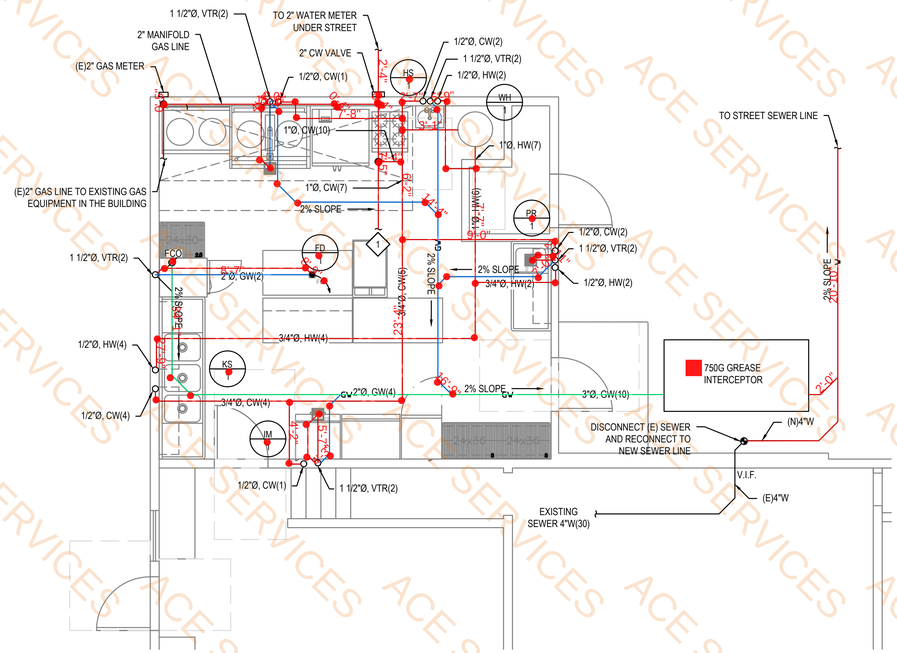


2 PLUMBING CW & HW RISER DIAGRAM

N.T.S.

PLUMBING NOTES

1 (E)2" WATER LINE TO EXISTING WATER FIXTURES IN BUILDING.



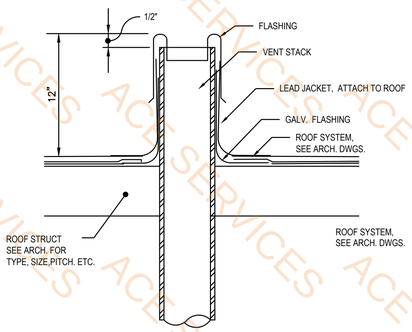
1 PLUMBING FLOOR PLAN

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

N

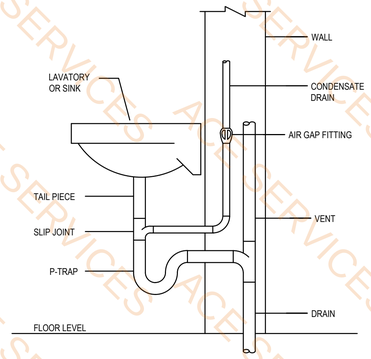
Legend			
	Description	Quantity	Unit
	(1 1/2" Dia) 45D Bend	6	Count
	(1" Dia) 45D Bend	7	Count
	(1" Dia) 90D Bend	2	Count
	(1" Dia) Tee	3	Count
	(1" to 1" to 1/2" Dia) Tee	1	Count
	(1" to 1/2" to 1" Dia) Tee	1	Count
	(1" to 1/2" to 1/2" Dia) Tee	2	Count
	(1" x 1" x 1/2") Wye Tee	1	Count
	(1/2" Dia) 45D Bend	6	Count
	(1/2" Dia) 90D Bend	8	Count
	(1/2" Dia) 90D Bend	11	Count
	(1/2" Dia) Tee	1	Count
	(1/2" to 3/4" Dia) 90D Bend	2	Count
	(2" D) 45D Bend	4	Count
	(2" D) 45D Bend	11	Count
	(2" D) 90D Bend	5	Count
	(2" D) Tee	4	Count
	(2" D) Tee	5	Count
	(2" Dia) 45D Bend	3	Count
	(2" to 1 1/2 Dia) 45D Bend	1	Count
	(2" to 1 1/2" D) Tee	2	Count
	(2" to 1 1/2" to 2" Dia) Tee	1	Count
	(2" to 2" to 1/2" D) Tee	1	Count
	(2" to 3/4" D) Tee	2	Count
	(3/4" D to 1" D) 90D Bend	1	Count
	(3/4" D to 1/2" D to 1" D) Tee	1	Count
	(3/4" D to 3/4" D to 1" D) Tee	1	Count
	(3/4" D to 3/4" D to 1/2" D) Tee	1	Count
	(3/4" Dia) 90D Bend	1	Count
	(3/4" to 1" Dia) 90D Bend	1	Count
	(3/4" to 1" to 1" Dia) Tee	1	Count
	(3/4" to 1" to 1" Dia) Tee	1	Count
	(3/4" to 1/2" to 3/4" Dia) Tee	2	Count
	(3/4" to 2" D) 90D Bend	1	Count
	(3/4"Dia) 90D Bend	9	Count
	1 1/2" D Gas Pipe, 3'H	2	Count
	1 1/2" D Vent Pipe, 8'H	5	Count
	1 1/2" D Vent Pipe	21.30	ft
	1" D Cold Water Pipe, 7'H	1	Count
	1" D Cold Water Pipe	10.56	ft
	1" D Hot Water Pipe	13.33	ft
	1/2" D Cold Water Pipe, 7'H	4	Count
	1/2" D Cold Water Pipe	23.46	ft
	1/2" D Hot Water Pipe, 7'H	1	Count
	2" Cold Water Valve	1	Count
	2" D Gas Pipe, 7'H	2	Count
	2" D Grease Water Pipe	55.19	ft
	2" D Vent pipe, 3'H	6	Count
	2" Domestic Water Pipe	9.74	ft
	2" Manifold Gasline	16.08	ft
	3" D Grease Waste Pipe	34.08	ft
	3/4" D Cold Water Pipe, 6'H	1	Count
	3/4" D Cold Water Pipe	23.37	ft
	3/4" D Gas pipe, 3'H	3	Count
	3/4" D Hot Water Pipe, 7'H	2	Count
	3/4" D Hot Water Pipe	27.76	ft
	4" Sewer Waste Pipe	22.82	ft
	750 Gal. Grease Interceptor	1	Count
	FD-1	1	Count
	Floor Clean out	1	Count
	HS-1	1	Count
	IM-1	1	Count
	KS-1	1	Count
	PR-1	1	Count
	Shut-Off valve	1	Count
	Trap Primer	1	Count

ACE SERVICES

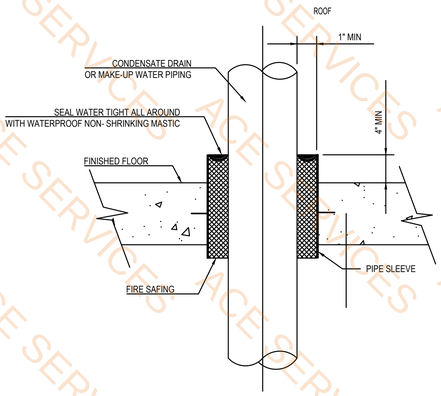


NOTE: FLASHING & JACKET BY PLBG. CONTR.
& INSTALLED BY GEN. CONTRACTOR.

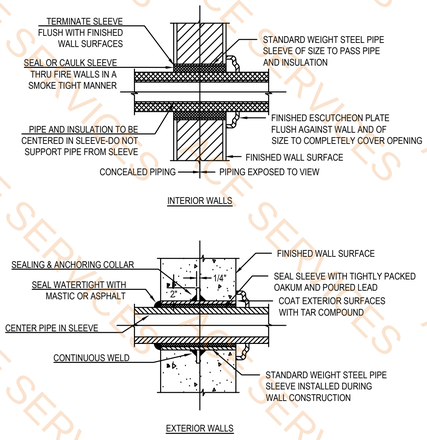
TYPICAL VENT THRU ROOF NTS 6



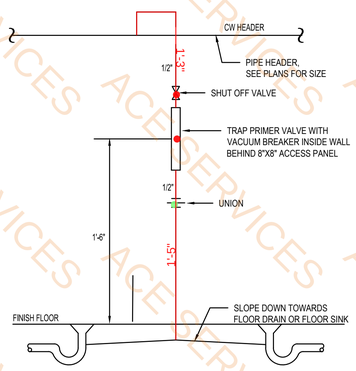
SLIP FITTING DETAIL NTS 3



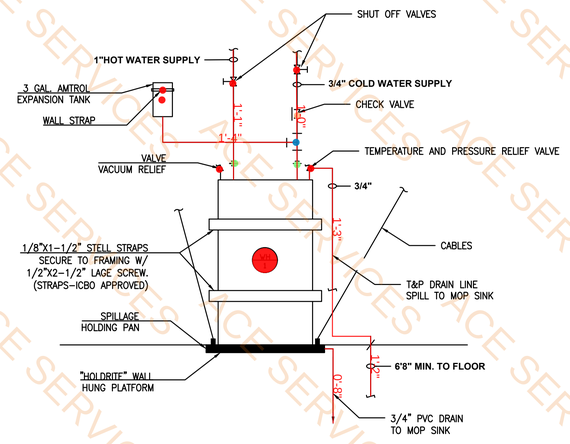
PIPING PENETRATION THRU FLOOR DETAIL NTS 5



PIPE SLEEVES THRU WALL DETAIL NTS 2



TRAP PRIMER VALVE INSTALLATION DETAIL NTS 4



WH-1 GAS WATER HEATER NTS 1

Legend

	Description	Quantity	Unit
●	(1" x 1" x 3/4") Wye Tee	1	Count
/	1" D Hot Water Pipe	1.06	ft
/	1/2" D Cold Water Pipe	2.67	ft
/	3/4" Cold Water Pipe	5.47	ft
●	Check Valve	1	Count
●	Expansion Tank 3 Gal. Amtrol	1	Count
●	Shut-Off valve	3	Count
●	Temprature & Pressure relief valve	1	Count
●	Trap primer valve w/ vaccume breaker	1	Count
●	Union	3	Count
●	Vaccume Relief Valve	1	Count
●	Wall Strap	1	Count
●	WH-1	1	Count

CONSTRUCTION SET 01/03/2022

羅省第一華人浸信會
FIRST CHINESE BAPTIST CHURCH
LOS ANGELES

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MECHANICAL•PLUMBING
ELECTRICAL•DATA•FIRE ALARM
E N G I N E E R
2205 CRENSHAW BLVD, SUITE #101
LOS ANGELES, CA 90016
TEL.: (323) 989-3431
EMAIL: INFO@YFENGINEERING.COM

PROJECT NAME/ADDRESS:
FIRST CHINESE BAPTIST CHURCH
PRAISE CENTER
984 YALE STREET
LOS ANGELES, CA 90012

REVISIONS:

#	REMARK	DATE
1	1ST CITY PLAN CHECK	2/3/2020

STAMP
REGISTERED PROFESSIONAL ENGINEER
KUM SEOK YANG
20481
Exp. 09-30-2021
MECHANICAL
STATE OF CALIFORNIA

JOB NUMBER
20-1068

DRAWN BY

SHEET CONTENT
PLUMBING DETAIL

SHEET NO
P2.0

CONSTRUCTION SET 01/03/2022