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	A909	CEILING DETAILS		
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EDA PROJECT #: 07-79-07720

CHILDCARE FACILITY

AT

2299 PACIFIC AVE, LONG BEACH, CA,90806

FOR

2299 PACIFIC AVENUE LLC

2600 INDUSTRY WAY, LYNWOOD, CA 90262 TEL 310.537.4610



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BID SET (11/14/2023)

REV	BY	DESCRIPTION	DATE	
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P PROJECT NUMBER:	22-1293
AWN BY:	MSP
TE:	10.24.23
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California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL **301.1 SCOPE.** Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7. 301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS, [BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of \$200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used. 301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only: Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 et seq. for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for 301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work 301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC) 301.5 HEALTH FACILITIES. (see GBSC) SECTION 302 MIXED OCCUPANCY BUILDINGS **302.1 MIXED OCCUPANCY BUILDINGS.** In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy. **SECTION 303 PHASED PROJECTS 303.1 PHASED PROJECTS.** For shell buildings and others constructed for future tenant improvements. only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply. 303.1.1 Initial Tenant improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations. ABBREVIATION DEFINITIONS: Department of Housing and Community Development California Building Standards Commission Division of the State Architect, Structural Safety Office of Statewide Health Planning and Development Additions and Alterations NONRESIDENTIAL MANDATORY MEASURES DIVISION 5.1 PLANNING AND DESIGN **SECTION 5.101 GENERAL** The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties. SECTION 5.102 DEFINITIONS 5.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire. OW-EMITTING AND FUEL EFFICIENT VEHICLES. Eligible vehicles are limited to the following: 1. Zero emission vehicle (ZEV), enhanced advanced technology PZEV (enhanced AT ZEV) or transitional zero emission vehicles (TZEV) regulated under CCR, Title 13, Section 1962. 2. High-efficiency vehicles, regulated by U.S. EPA, bearing a fuel economy and greenhouse gas rating od 9 oe 10 as regulated under 40 CFR Section 600 Subpart D. NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" either in Section 385.5 of the Vehicle Code or in 49CFR571.500 (as it existed on July 1, 2000), and is certified to **TENANT-OCCUPANTS.** Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors. VANPOOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motortruck or truck tractor, designed for carrying more than 10 but not more than 15 persons including the driver, which is maintained and used primarily for the nonprofit work-related transportation of adults for the purpose of ridesharing. Note: Source: Vehicle Code, Division 1, Section 668 ZEV. Any vehicle certified to zero-emission standards. SECTION 5.106 SITE DEVELOPMENT 5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures: **TOTAL NUMBER OF ACTUAL** PARKING SPACES **5.106.1.1 Local ordinance**. Comply with a lawfully enacted storm water management and/or erosion control 5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following: a. Scheduling construction activity during dry weather, when possible. b. Preservation of natural features, vegetation, soil, and buffers around surface waters. c. Drainage swales or lined ditches to control stormwater flow.

d. Mulching or hydroseeding to stabilize disturbed soils.

g. Perimeter sediment control (perimeter silt fence, fiber rolls).

h. Sediment trap or sediment basin to retain sediment on site.

k. Other soil loss BMPs acceptable to the enforcing agency.

d. Management of washout areas (concrete, paints, stucco, etc.).

Other housekeeping BMPs acceptable to the enforcing agency

f. Vehicle and equipment cleaning performed off site.

e. Control of vehicle/equipment fueling to contractor's staging area.

Protection of storm drain inlets (gravel bags or catch basin inserts).

2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges

and wastes that should be considered for implementation as appropriate for each project include, but

Erosion control to protect slopes.

Stabilized construction exits.

g Spill prevention and control.

b. Material handling and waste management.

Building materials stockpile management.

are not limited to, the following:

a. Dewatering activities.

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale. Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit). The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency. Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development. 5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2 5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter. **5.106.4.1.1 Short-term bicycle parking.** If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack. **Exception:** Additions or alterations which add nine or less visitor vehicular parking spaces. **5.106.4.1.2 Long-term bicycle parking.** For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility. **5.106.4.1.3** For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces. provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility. **5.106.4.1.4** For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility. **5.106.4.1.5** Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following: 1. Covered, lockable enclosures with permanently anchored racks for bicycles; 2. Lockable bicycle rooms with permanently anchored racks; or 3. Lockable, permanently anchored bicycle lockers. Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates. **5.106.4.2** Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building. **5.106.4.2.2 Staff bicycle parking.** Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following: 1. Covered, lockable enclosures with permanently anchored racks for bicycles; Lockable bicycle rooms with permanently anchored racks; or 3. Lockable, permanently anchored bicycle lockers. 5.106.5.3 Electric vehicle (EV) charging. [N] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code. 1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions: a. Where there is no local utility power supply b. Where the local utility is unable to supply adequate power. c. Where there is evidence suitable to the local enforcement agency substantiating the local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project. 2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section [N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following 1. Raceways complying with the California Electrical Code and no less that 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the EV capable and into a suitable listed cabinet, box,enclosure or equivalent. A common raceway may be used to serve multiple EV charging spaces. 2. A service panel or subpanel (s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS. 3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space. 4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective devices space(s) as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE." Note: A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by an enforcement agency. See vehicle Code Section 22511.2 for further details. TABLE 5.106.5.3.1

Ele	Exceptions: 1. On a case-by-case basis where the local enforcing agency has determined compliance with the section is not feasible based upon one of the following conditions: a. Where there is no local utility power supply. b. Where the local utility is unable to supply adequate power. c. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project. When EVSE(s) is/are installed, it shall be in accordance with the California Building Code, the California Electrical Code and as follows: 5.106.5.4.1 Electric vehicle charging readiness requirements for warehouse, grocery stores and retail stores.						
with planne [N] In order racew installes specif	ed off-street loadinger to avoid future decays(s) or busway(s) ed at the time of colications shall included. The transformequirement installation of the construction offstreet load charging distraceway(s) of the future proximity to the future 5.106.5.4.1.	emolition when a a and adequate of and adequate of anstruction in accile but are not limited. Table 5.106.5 of EVSE. Total a part busway(s) or busway(s) or busway(s) or the potential future medius the potential future of the coloration of the col	dding EV charge apacity for transcript for transcript for transcript for the following shall indicate of the charging call ginating at a mand heavy-dire location of the charging for medical for medical for the charging for medical for medical for the charging for medical for the formal for medical formal for medical for the formal for medical for the formal for medical formal for medical formal for the formal for the formal for the formal for	ging supply and asformers(s), se california Electric California El	distribution equivoice panels(s) of ctrical Code. Control Code. Control Code. Control Code. Code	ipment, spare or subpanel(s) shoustruction plans immum power cuits for the future at to the planned ng cabinets and e termination of the town in Table (s) serving the argument and heavy-additional system	
REQUI	BUILDING TYPE BUILDING SIZE (SQ. FT.) BUILDING SIZE (SQ. FT.) BUILDING SIZE (SQ. FT.) CAP REQUIF FOR RA BUSW TRANSF				ADDITIONAL CAPACITY QUIRED (KVA) R RACEWAY & USWAY AND ANSFORMER & PANEL		
		10,000 to	90.000	1 or 2		200	
	Grocery			3 or Great		400	
		Greater tha	n 90,000	1 or Greater		400	
	Retail	10,000 to	o 135,000		or	200 400	
	Netali	Greater that	n 135.000	3 or Greater 135,000 1 or Greater		400	
				1 or 2	<u> </u>	200	
w	/arehouse	20,000 to	256,000	3 or Greater		400	
		Greater than	n 256,000	1 or Greater		400	
with the follow 1. The Sect 2. Back 3. Uplique Cha 4. Allow lawfor Except:	minimum requiremention 10-114 of the Cooklight (B) ratings as ght and Glare rating pter 8) and wable BUG ratings utility enacted pursuations: [N] Luminaires that cook Emergency lighting is Building facade roustom lighting if Alternate materia	ents in the Califo alifornia Adminis defined in IES TI s as defined in Contexceeding the nt to Section 101 qualify as excepting. The section the requirement of the	rnia Energy Coctrative Code; and M-15-11 (shown california Energy cose shown in Ta.7, whichever is cons in Sections in Energy cons in Sections in Energy cons in Energy con	de for Lighting Z nd n in Table A-1 in y Code (shown i able 5.106.8, [N] s more stringent. 130.2 (b) and 1 le 140.7-B of the enforcing agenc struction.	ones 0-4 as defi Chapter 8); n Tables 130.2-/ or Comply with 40.7 of the Calif	ined in Chapter 19 A and 130.2-B in a local ordinance fornia Energy Cod	
TABLE 5.	5. Luminaires with less than 6,200 initial luminaire lumens. TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS 1,2						
	WABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4	
MAXIMUM A	ALLOWABLE RATING 3						
Luminaire gr	eater than 2 ights (MH) from	N/A	No Limit	No Limit	No Limit	No Limit	
Luminaire ba	ick hemisphere is property line	N/A	B2	B3	B4	B4	
1							

B3

U0

5.106.5.3.3 Use of automatic load management systems (ALMS).

5.106.5.3.4 Accessible EVCS.

Code, Chapter 11B, Section 11B-228.3.

Signs and Pavement Markings) or its successor(s).

5.106.5.4 Electric Vehicle (EV) charging: medium-duty and heavy-duty. [N]

and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity

5.106.5.3.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each

EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle

When EVSE is installed, accessible EVSC shall be provided in accordance with the California Building

Construction shall comply with section 5.106.5.4.1 to facilitate future installation of electric vehicle supply

spaces shall also comply with Section 5.106.5.4.1 for future installation of medium- and heavy-duty EVSE.

equipment (EVSE). Construction for warehouses, grocery stores and retail stores with planned off-street loading

Note: For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle

GLARE RATING 5 (G) MAXIMUM ALLOWABLE GLARE RATING 5 (G) MAXIMUM ALLOWABLE N/A G0 GLARE RATING 5 (G) MAXIMUM ALLOWABLE N/A G0 GLARE RATING 5 (G) MAXIMUM ALLOWABLE GLARE RATING 5 (G)

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the California Energy Code and Chapter 10 of the Callifornia Administrative Code.

NOT APPLICABLE

RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this

3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaries located in these areas shall meet *U*-value limits for "all other outdoor lighting"

Luminaries within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point of that property line. Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest points(s) on the property lines to determine the required backlight rating.

For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere within 2MH of the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front

1.See also California Building Code, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways. 2.Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, California Energy Code Tables 130.2-A and 130.2-B. 3. Refer to the California Building Code for requirements for additions and alterations.

5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

Water collection and disposal systems.

Water retention gardens. 5. Other water measures which keep surface water away from buildings and aid in groundwater recharge. **Exception:** Additions and alterations not altering the drainage path.

i.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.

Exceptions: Surface parking area covered by solar photovoltaic shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in

5.106.12.2 Landscape areas. Shade tress plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.

Exceptions: Playfields for organized sport activity are not included in the total area calculation.

5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.

1. Walks, hardscape areas covered by solar photovoltaic shade structures or shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu 2. Designated and marked play areas of organized sport activity are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL 5.201.1 Scope [BSC-CG]. California Energy Code [DSA-SS]. For the purposes of mandatory energy efficiency

standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.301 GENERAL

5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors

SECTION 5.302 DEFINITIONS

5.302.1 Definitions. The following terms are defined in Chapter 2 (and are included here for reference)

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which ae two major influences on the amount of water that needs to be applied to the landscape.

FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), IHCD1 The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.

POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority

RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again.

SUBMETER. [HCD 1] A secondary device beyond a meter that measures water consumption of an individual rental unit within a multiunit residential structure or mixed-use residential and commercial structure. (See Civic Code Section 1954.202 (g) and Water code Section 517 for additional details.)

WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWELO).

capable spaces without EVSE by five and reduce proportionally the required electrical load capacity to the DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDIVIDUAL NEEDS. THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

uminaire back hemisphere is

Luminaire back hemisphere is

less than 0.5 MH from property

N/A

N/A

U0

U1

U0

U2

0.5-1 MH from property line

MAXIMUM ALLOWABLE

lighting,including decorative

UPLIGHT RATING (U)

For area lighting 3

For all other outdoor

NUMBER OF EVCS (EV

CAPABLE SPACES

PROVIDED WITH EVSE)^2

0

2

3

6

25% of EV capable spaces

NUMBER OF REQUIRED EV

CAPABLE SPACES

8

13

25

20% of total1

EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table

Level 2 and Direct Current Fast Charging (DCFC), except that at least one Level 2 EVSE shall be

One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be

The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV

5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 may be provided with EVSE in any combination of

2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count towards

0-9

10-25

26-50

51-75

76-100

101-150

151-200

201 AND OVER

. Where there is insufficient electrical supply.

5.106.5.3.2 Electric vehicle charging stations (EVCS)

accumulatively supplied to the EV charger

the total number of required EV capable spaces shown in column 2.

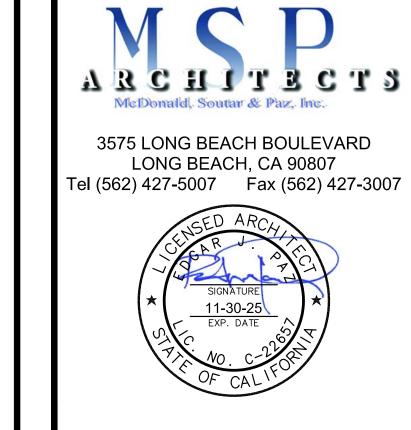
EDA PROJECT #: 07-79-07720

CHILDCARE **FACILITY**

2299 PACIFIC AVE. LONG BEACH, CA.90806

2299 PACIFIC AVENUE LLC

2600 INDUSTRY WAY, LYNWOOD, CA 90262 TEL 310.537.4610



REV	BY	DESCRIPTION	DATE
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ISP PROJECT NUMBER:	22-1293

DRAWING DESCRIPTION CAL GREEN STANDARD CODE

NON-RESIDENTAIL

10.24.23

DRAWING NUMBER

PRINTED DATE: 10/24/2023 11:23:07 AM

California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.) 5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet SECTION 5.303 INDOOR WATER USE **5.410.4.4 Reporting.** After completion of testing, adjusting and balancing, provide a final report of testing and over, building commissioning shall be included in the design and construction processes of the building project to 5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections signed by the individual responsible for performing these services. verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of **5.410.4.5 Operation and maintenance (O & M) manual.** Provide the building owner or representative with SECTION 5.402 DEFINITIONS comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and 5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows: detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M L-occupancies that are not regulated y the California Energy Code Section 100.0 Scope, all requirements in Sections 5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 (and are included here for reference) instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related 5.410.2 through 5.410.2.6 shall apply. 1. For each individual leased, rented or other tenant space within the building projected to consume ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating. restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop. 5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water by the enforcing agency. 2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements following subsystems: Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s). Commissioning requirements shall include: DIVISION 5.5 ENVIRONMENTAL QUALITY b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s). BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW). Owner's or Owner representative's project requirements. process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements. Basis of design. **5.501.1 SCOPE.** The provisions of this chapter shall outline means of reducing the quantity of air contaminants that Commissioning measures shown in the construction documents. 5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors. within a new building or within an addition that is projected to consume more than 1,000 gal/day. ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food Commissioning plan. Functional performance testing. soiled paper waste that is mixed in with food waste. Documentation and training. 5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and 5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 (and are included here for reference) TEST. A procedure to determine quantitative performance of a system or equipment Commissioning report. urinals) and fittings (faucets and showerheads) shall comply with the following: ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route. SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT 5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per 5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local Unconditioned warehouses of any size. Specification for Tank-Type toilets. using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting ordinance, whichever is more stringent. 2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of 5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods. 3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1. two reduced flushes and one full flush. 1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound 4. Open parking garages of any size, or open parking garage areas, of any size, within a structure. of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu 5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures. the amount of heat required to melt a ton (2,000 pounds) of ice at 320 Fahrenheit. Note: For the purposes of this section, unconditioned shall mean a building, area, or room which does not 5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven provide heating and or air conditioning. COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), rain to prevent water intrusion into buildings as follows: except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm 5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn. 5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water not exceed 0.5 gallons per flush. intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to 1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium such openings plus at least one of the following: commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, qualifications of commissioning personnel. AC 476 des not certify individuals to conduct functional 5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I-joists or 1. An installed awning at least 4 feet in depth. performance tests or to adjust and balance systems. gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA finger-jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a). 2. The door is protected by a roof overhang at least 4 feet in depth. NaterSense Specification for Showerheads. The door is recessed at least 4 feet. 2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls Note: See CCR, Title 17, Section 93120.1 4. Other methods which provide equivalent protection. must be performed in compliance with the California Energy Code. 5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a **5.407.2.2.2 Flashing.** Install flashings integrated with a drainage plane. single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.). 5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and allow only one shower outlet to be in operation at a time. requirements of the building appropriate to its phase shall be documented before the design phase of the Note: A hand-held shower shall be considered a showerhead. DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, project begins. This documentation shall include the following: SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND sound power, sound intensity) with respect to a reference quantity. Environmental and sustainability goals. RECYCLING Building sustainable goals. ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, 5.303.3.4 Faucets and fountains. 3. Indoor environmental quality requirements. 5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor 4. Project program, including facility functions and hours of operation, and need for after hours non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. 5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not meet a local construction and demolition waste management ordinance, whichever is more stringent. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the California Electrical Code, more than 0.5 gallons per minute at 60 psi. Equipment and systems expectations. off-road, self-propoelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground Building occupant and operation and maintenance (O&M) personnel expectations. 5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and **5.303.3.4.2 Kitchen faucets.** Kitchen faucets shall have a maximum flow rate of not more than 1.8 support equipment, tractors, boats, and the like, are not included. demolition waste management ordinance, submit a construction waste management plan that: gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, 5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets ELECTRIC VEHICLE CHARGING STATION(S) (EVCSj). One or more spaces intended for charging electric vehicles. but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons the OPR shall be completed at the design phase of the building project. The Basis of Design document shall 1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and Determines if construction and demolition waste materials will be sorted on-site (source-separated) or equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, 5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than 1.8 Renewable energy systems. power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring gallons per minute/20 [rim space (inches) at 60 psi]. 2. Landscape irrigation systems. 3. Identifies diversion facilities where construction and demolition waste material collected will be taken. and the electric vehicle. 4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated 5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle. by weight or volume, but not by both. ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as 5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to 5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a the fluctuating noise level integrated over the time of period of interest. document how the project will be commissioned. The commissioning plan shall include the following: 5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi]. General project information. documentation that the percentage of construction and demolition waste material diverted from the landfill EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may . Commissioning goals. not be divided or have grade separations at intersections. Note: Where complying faucets are unavailable, aerators or other means may be used to achieve 3. Systems to be commissioned. Plans to test systems and components shall include: An explanation of the original design intent. Note: The owner or contractor shall make the determination if the construction and demolition waste material FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections. b. Equipment and systems to be tested, including the extent of tests. will be diverted by a waste management company. c. Functions to be tested. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance **GLOBAL WARMING POTENTIAL (GWP).** The radiative forcing impact of one mass-based unit of a given greenhouse d. Conditions under which the test shall be performed. Exceptions to Sections 5.408.1.1 and 5.408.1.2: gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference Efficiency Regulations), Section 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 e. Measurable criteria for acceptable performance. (d)(7), and shall be equipped with an integral automatic shutoff. 4. Commissioning team information. 5. Commissioning process activities, schedules and responsibilities. Plans for the completion of GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle FOR REFERENCE ONLY: The following table and code section have been reprinted from the California commissioning shall be included. Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC. 1995): or facilities capable of compliance with this item do not exist. Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of 5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct Table 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14. installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing TABLE H-2 5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a each of the building components tested, the testing methods utilized, and include any readings and adjustments not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement hdrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a as approved by the enforcing agency. GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009). **5.408.1.4 Documentation.** Documentation shall be provided to the enforcing agency which demonstrates 5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are required, VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019 compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as including Occupational Safety and Health Act (OSHA) requirements in California Code of Regulations (CCR), LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, necessary and shall be accessible during construction for examination by the enforcing agency. Title 8, Section 5142, and other related regulations. with a radius 1.5 times the pipe diameter. MAXIMUM FLOW RATE (gpm) [spray force in ounce force (ozf)] LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be Product Class 1 (≤ 5.0 ozf) 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, completed within the systems manual and delivered to the building owner or representative. The 1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" sec.82.3 (as amended March 10, 2009). Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf) 1.20 systems manual shall include the following: located www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-1. Site information, including facility description, history and current requirements. Product Class 3 (> 8.0 ozf) Resources-List-Folder/CALGreen may be used to assist in documenting compliance with the waste MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2-1999. 1.28 Site contact information. 3. Basic operations and maintenance, including general site operating procedures, basic 2. Mixed construction and demolition debris processors can be located at the California Department of MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a 5.303.4 COMMERCIAL KITCHEN EQUIPMENT. troubleshooting, recommended maintenance requirements, site events log. Resources Recycling and Recovery (CalRecycle). compound to the "Base REactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to Major systems. hundreths of a gram (g O³/g ROC). **5.303.4.1 Food Waste Disposers.** Disposers shall either modulate the use of water to no more than 1 gpm Site equipment inventory and maintenance notes. 5.408.2 UNIVERSAL WASTE. [A] Additions and alterations to a building or tenant space that meet the scoping when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste A copy of verifications required by the enforcing agency or this code. PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water. items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Other resources and documentation, if applicable. article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of Note: This code section does not affect local jurisdiction authority to prohibit or require disposer Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste product (excluding container and packaging). materials shall be included in the construction documents. **5.410.2.5.2 Systems operations training. [N]** A program for training of the appropriate maintenance PSIG. Pounds per square inch, guage. 5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California staff for each equipment type and/or system shall be developed and documented in the commissioning Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/universalwaste/ Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply report and shall include the following: REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to to new fixtures in additions or areas of alteration to the building. 1. System/equipment overview (what it is, what it does and with what other systems and/or 5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated ozone formation in the troposphere. equipment it interfaces). vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such 5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed Review and demonstration of servicing/preventive maintenance. material may be stockpiled on site until the storage site is developed. SCHRADER ACCESS VALVES. Access fittings with a valve core installed. in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 Review of the information in the Systems Manual. of the California Plumbing Code and in Chapter 6 of this code. **Exception:** Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation. 4. Review of the record drawings on the system/equipment. SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, SECTION 5.304 OUTDOOR WATER USE 5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the 5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Nonresidential developments shall comply SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet design and construction phases of the building project shall be completed and provided to the owner or with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water 1. If contamination by disease or pest infestation is suspected, contact the County Agricultural or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected Efficient Landscape Ordinance (MWELO), whichever is more stringent. Commissioner and follow its direction for recycling or disposal of the material. to remote compressor units or condensing units. 2. For a map of know pest and/or disease quarantine zones, consult with the California Department of 5.410.4 TESTING AND ADJUSTING. New buildings less than 10.000 square feet. Testing and adjusting of VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with Food and Agriculture. (www.cdfa.ca.gov) vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a) alteration subject to Section 303.1. 2. MWELO and supporting documents, including a water budget calculator, are available at: Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question. 5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including SECTION 5.503 FIREPLACES landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well 5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, 2.7. Division 2. Title 23. California Code of Regulations, except that the evapotranspiration adjustment factor (ETAF) identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances. shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35. paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. 5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO. **5.410.4.2 Systems.** Develop a written plan of procedures for testing and adjusting systems. Systems to be Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources included for testing and adjusting shall include at a minimum, as applicable to the project: to meet the emission limits. Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section. 5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet. 1. Renewable energy systems. 5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, SECTION 5.504 POLLUTANT CONTROL resulting in an increase of 30% or more in floor area, shall provide recycling areas on site. Landscape irrigation systems. 5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if 5.304.6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate Water reuse systems. necessary to condition the building or areas of addition or alteration within the required temperature range for landscape area equal to or greater than 1,200 square feet. Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space material and equipment installation. If the HVAC system is used during construction, use return air filters with a **5.410.4.3 Procedures.** Perform testing and adjusting procedures in accordance with manufacturer's Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of specifications and applicable standards on each system. DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE 30% based on ASHRAE 52.1-1992 Replace all filters immediately prior to occupancy, or, if the building is 5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, occupied during alteration, at the conclusion of construction. **EFFICIENCY** Division 30 of the Public Resources Code. Chapter 18 is known as the California Solid Waste Reuse and 5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning 5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time lphasystem serving a building or space is operated for normal use, the system shall be balanced in **SECTION 5.401 GENERAL** accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the 5.401.1 SCOPE. The provisions of this chapter shall outline means of achieving material conservation and resource Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of Council National Standards or as approved by the enforcing agency. techniques to reduce pollution through recycling of materials, and building commissioning or testing and adjusting. may enter the system.

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EDA PROJECT #: 07-79-07720

CHILDCARE **FACILITY**

NOT APPLICABLE

2299 PACIFIC AVE. LONG BEACH, CA.90806

2299 PACIFIC **AVENUE LLC**

2600 INDUSTRY WAY, LYNWOOD, CA 90262 TEL 310.537.4610



3575 LONG BEACH BOULEVARD LONG BEACH, CA 90807 Tel (562) 427-5007 Fax (562) 427-3007



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CAL GREEN STANDARD CODE **NON-RESIDENTAI**

DRAWING NUMBER

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California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (January 2023)

5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet

the requirements of the following standards: 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing

Less Water and Less Exempt Compounds in Grams per Lite	<u>r</u>
ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

Less Water and Less Exempt Compounds in Grams	s per Liter		
SEALANTS	CURRENT VOC LIMIT		
ARCHITECTURAL	250		
MARINE DECK	760		
NONMEMBRANE ROOF	300		
ROADWAY	250		
SINGLE-PLY ROOF MEMBRANE	450		
OTHER	420		
SEALANT PRIMERS			
ARCHITECTURAL			
NONPOROUS	250		
POROUS	775		
MODIFIED BITUMINOUS	500		
MARINE DECK	760		
OTHER	750		

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

imits of Regulation 8 Rule 49.

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of California Code of Regulations, Title 17, commencing with Section 94520, and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product

RTY	TABLE 5.504.4.3 - CONT.	
	GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMP	
	COATING CATEGORY	CURRENT VOC LIMIT
	SPECIALTY COATINGS	
	ALUMINUM ROOF COATINGS	400
	BASEMENT SPECIALTY COATINGS	400
	BITUMINOUS ROOF COATINGS	50
	BITUMINOUS ROOF PRIMERS	350
	BOND BREAKERS	350
	CONCRETE CURING COMPOUNDS	350
	CONCRETE/MASONRY SEALERS	100
	DRIVEWAY SEALERS	50
	DRY FOG COATINGS	150
	FAUX FINISHING COATINGS	350
	FIRE RESISTIVE COATINGS	350
	FLOOR COATINGS	100
	FORM-RELEASE COMPOUNDS	250
	GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
	HIGH-TEMPERATURE COATINGS	420
	INDUSTRIAL MAINTENANCE COATINGS	250
	LOW SOLIDS COATINGS ₁	120
	MAGNESITE CEMENT COATINGS	450
	MASTIC TEXTURE COATINGS	100
	METALLIC PIGMENTED COATINGS	500
	MULTICOLOR COATINGS	250
	PRETREATMENT WASH PRIMERS	420
	PRIMERS, SEALERS, & UNDERCOATERS	100
	REACTIVE PENETRATING SEALERS	350
	RECYCLED COATINGS	250
	ROOF COATINGS	50
	RUST PREVENTATIVE COATINGS	250
	SHELLACS:	
	CLEAR	730
	OPAQUE	550
	SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
	STAINS	250
	STONE CONSOLIDANTS	450
	SWIMMING POOL COATINGS	340
	TRAFFIC MARKING COATINGS	100
	TUB & TILE REFINISH COATINGS	420
	WATERPROOFING MEMBRANES	250
	WOOD COATINGS	275
	WOOD PRESERVATIVES	350
	ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS 2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN 3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD,

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following: . Manufacturer's product specification

ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE

All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Version 1.2, January 2017 (Emission testing method for California

2. Field verification of on-site product containers

See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material 5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and

Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental

Chambers,"Version 1.2, January 2017 (Emission testing method for California Specifications

See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1. **5.504.4.5 Composite wood products.** Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in

5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

Product certifications and specifications.

. Chain of custody certifications.

Other methods acceptable to the enforcing agency.

3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.). 4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the

Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS₁ MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION **CURRENT LIMIT** HARDWOOD PLYWOOD VENEER CORE 0.05 HARDWOOD PLYWOOD COMPOSITE CORE 0.05 0.09 PARTICLE BOARD MEDIUM DENSITY FIBERBOARD 0.11 THIN MEDIUM DENSITY FIBERBOARD2

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR

ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

5.504.4.6 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health. "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications

See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.4.7 Thermal insulation

Comply with the requirements of the California Department of Public Health, "Standard Method of the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, "Version 1.2, January 1.2, January 2017 (Emission testing method for California Specification 01350). See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission

Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers. Version 1.2, January 2017 (Emission testing method for California Specification 01350).

5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

See California Department of Public Health's website for certification programs and testing labs

Exceptions: Existing mechanical equipment.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city. county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the California Energy Code, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

5.506.2 CARBON DIOXIDE (CO2) MONITORING. For buildings or additions equipped with demand control ventilation, CO2 sensors and ventilation controls shall be specified and installed in accordance with the requirements

of the California Energy Code, Section 120(c)(4). 5.506.3 Carbon dioxide (CO2) monitoring in classrooms.

(DSA-SS) Each public K-12 school classroom, as listed in Table 120.1-A of the California Energy Code, shall be equipped with a carbon dioxide monitor or sensor that meets the following requirements: 1. The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable

When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel.

A monitor shall provide notification though a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have

The monitor or sensor shall measure carbon dioxide levels at minimum 15- minute intervals and shall maintain a record of previous carbon dioxide measurements of not less than 30 days duration. The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater.

The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than

SECTION 5.507 ENVIRONMENTAL COMFORT 5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking

subsections apply only to new construction. 5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all

1. Within the 65 CNEL noise contour of an airport.

40 or OITC of 30 in the following locations:

1. Lan or CNEL for military airports shall be determined by the facility Air Installation Compatible

Land Use Zone (AICUZ) plan. 2. Ldn or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

2. Within the 65 CNEL or Ldn noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

5.507.4.1.1. Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{eq} - 1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1Hr) of 50 dBA in occupied areas during any hour of operation

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record. 5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant

spaces and public places shall have an STC of at least 40. Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.

SECTION 5.508 OUTDOOR AIR QUALITY 5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

section or identified applicable checklist.

RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER OWNER, CONTRACTOR, INSPECTOR ETC.) 5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO₂), and potentially other refrigerants.

replacement of existing refrigeration systems in existing facilities.

utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential

(high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack. 5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fouth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

controls, valve pilot lines and oil. Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of

5.508.2.2 Valves. Valves Valves and fittings shall comply with the California Mechanical Code and as

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place. **5.508.2.2.2.1 Chain tethers.** Chain tethers to fit ovr the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel; or be coated to prevent

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device tha indicates the level of refrigerant in the receiver. **5.508.2.5 Pressure testing.** The system shall be pressure tested during installation prior to evacuation and

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging. 5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours

with a maximum drift of 100 microns over a 24-hour period.

INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

State certified apprenticeship programs.

Public utility training programs. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.

4. Programs sponsored by manufacturing organizations.

Other programs acceptable to the enforcing agency. 702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be

Certification by a national or regional green building program or standard publisher. 2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building

performance contractors, and home energy auditors. . Successful completion of a third party apprentice training program in the appropriate trade.

4. Other programs acceptable to the enforcing agency.

homes in California according to the Home Energy Rating System (HERS).

considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code. 2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate

[BSC-CG] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AND INTENDED TO BE USED AND INDIVIDUAL NEEDS. THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

EDA PROJECT #: 07-79-07720

CHILDCARE **FACILITY**

2299 PACIFIC AVE. LONG BEACH, CA,90806

2299 PACIFIC AVENUE LLC

2600 INDUSTRY WAY, LYNWOOD, CA 90262 TEL 310.537.4610



REV BY DESCRIPTION

MSP PROJECT NUMBER:

CAL GREEN STANDARD CODE NON-RESIDENTAIL

DRAWING DESCRIPTION

DRAWING NUMBER

PRINTED DATE: 10/24/2023 11:24:11 AM

TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE 'B' ITEMS ARE THE SAME AS SHOWN ON THE PRELIMINARY REPORT PROVIDED BY CHICAGO TITLE COMPANY, ORDER NUMBER: 00143388-994-LT2-DB, WITH AN EFFECTIVE DATE OF 01/26/2022.

TITLE DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LONG BEACH, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS A, B, C, D, E, F AND G IN BLOCK 2 OF TRACT 5762, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 55 PAGE 55 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING FROM LOTS A, B, C AND D ALL OIL, PETROLEUM, NATURAL GAS, MINERAL RIGHTS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 VERTICAL FEET FROM THE SURFACE OF SAID LAND FOR THE PURPOSE OF EXPLORING, MINING, BORING, REMOVING OR MARKETING SAID SUBSTANCES, HOWEVER WITHOUT OF ANY ENTRY UPON THE SURFACE OF SAID LAND AS RESERVED IN THE DEED FROM GULF OIL CORPORATION RECORDED APRIL 24, 1973 AS DOCUMENT NO. 551 OF OFFICIAL RECORDS.

THE LAND DESCRIBED IS THE SAME LAND AS SHOWN ON THE COMMITMENT ISSUED BY CHICAGO TITLE COMPANY.

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AREA WITH REDUCED FLOOD RISK DUE TO LEVEE AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY NO. 060136, MAP NUMBER 06037C1962F WHICH BEARS AN EFFECTIVE DATE OF 09/26/2008. AS SHOWN ON THE FEMA WEBSITE (HTTPS://WWW.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM.

ZONE "X" SHADED / ZONE "X" AREA WITH REDUCED FLOOD RISK DUE TO LEVEE, DENOTES AREAS OF 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN, AREAS OF 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVEES.

BUILDING AREA

5867.1± SQUARE FEET FOOTPRINT

LAND AREA

BUILDING HEIGHT

19.3'±

SURVEY SITE: 23,100.0± SQUARE FEET

0.53± ACRES

BENCHMARKS

CITY OF LONG BEACH SURVEY BENCHMARKS:

BENCHMARK # 761 BRASS DISC STAMPED "CLB RCE 9675 BM 761" GIVEN NGVD29 ELEVATION: 15.328' CONVERTED NAVD88 ELEVATION: 17.748'

BID SET (11/14/2023)



SURVEYOR: SCOTT E. OHANA PLS NO.: 7526 STATE OF REGISTRATION: CALIFORNIA

2021 ALTA/NSPS LAND TITLE SURVEY

GRADE SCHOOL RENOVATION

SITE ADDRESS
2299 PACIFIC AVENUE
LONG BEACH

COUNTY, CALIFORNIA 90806

PARTNER PROJECT NUMBER: 22-364674.2

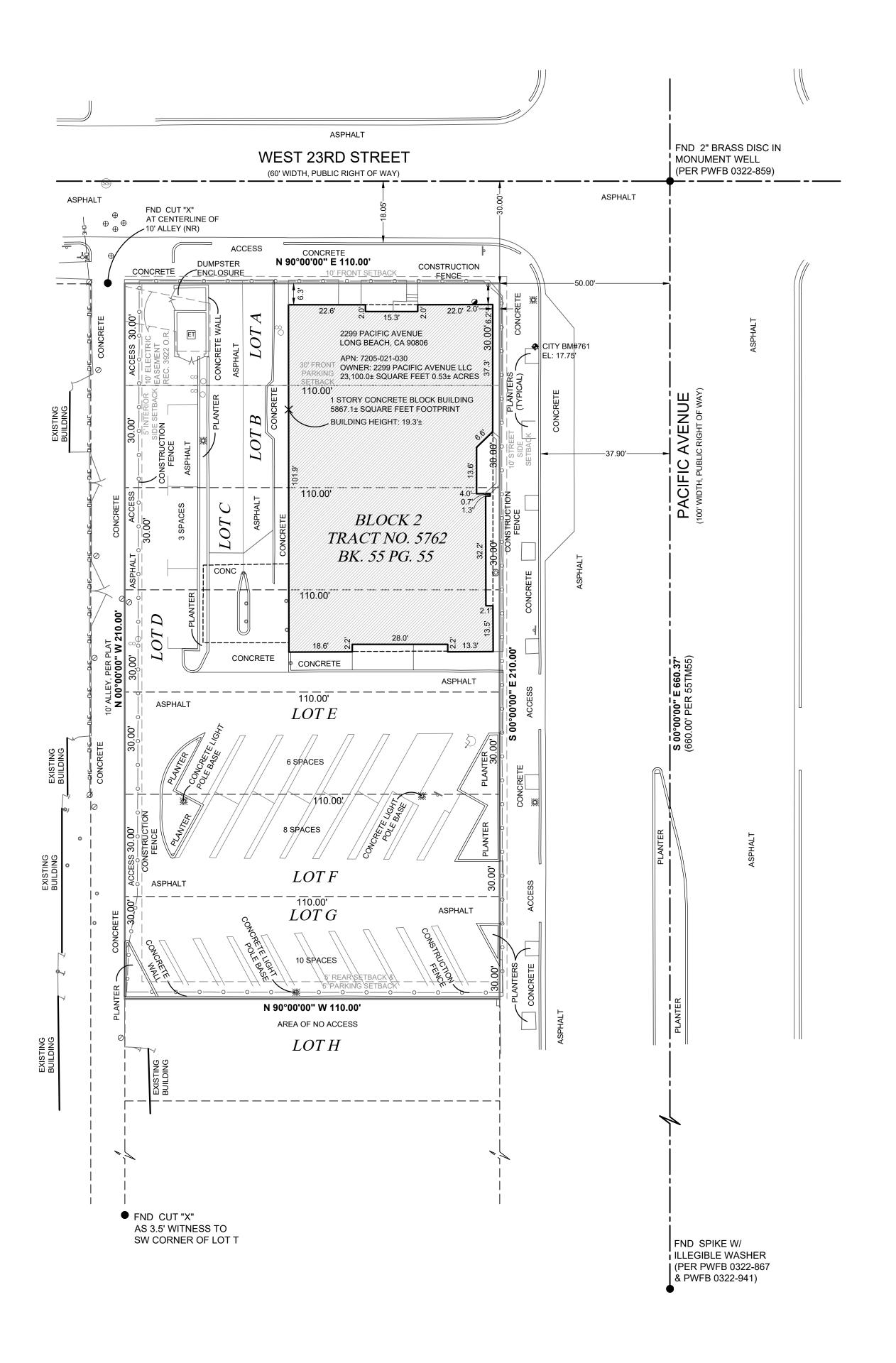
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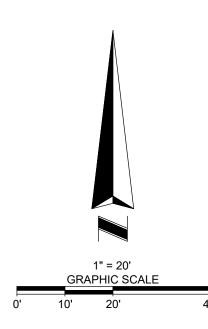
CORPORATE OFFICE 2154 Torrance Bould Torrance, CA 90501 Phone: 888-213-747 ALTA@partneresi.com

DATE	REVISIONS	DRAWN BY: JT	DRAWING SCALE: 1"= 20'	
07/25/2022	CLIENT COMMENTS	CHECKED BY: SO	JOB NO.: 30639D	
07/28/2022	SURVEYOR COMMENTS	FILENAME: 30639D SIG	GNED 09-09-2022.DWG	
09/09/2022	CLIENT COMMENTS			
			D. 07/20/2022	
		DATE OF PLAT OR MAP: 07/28/2022 DATE OF LAST REVISION: 09/09/2022		

SURVEYED BY

RPLS, LLC
312 NE 145TH PLACE,
EDMOND, OK 73013
PHONE: 855-283-2333
FAX: 405-947-8636
EMAIL: INFO@LENDERSURVEYS.COM





VICINITY MAP NOT TO SCALE E EAGLE ST SIT 🔊 E 21ST ST

LEGEND ☐ GROUND LIGHT
☐ RCP HEADWALL | LIST OF ABBREVIATIONS | B/L·BUILDING LINE SETBACK GROUND ROD
 ROAD SIGN GUARD POST SS SANITARY SEWER MH BLDG.-BUILDING BLVD.-BOULEVARD GUY ANCHOR S STORM SEWER MH BENCHMARK - HANDICAPPED UNDERGROUND C/L-CENTER LINE CONC.-CONCRETE PARKING ⊕ BUSH ■ IRON GRATE
① TELE. MH CO CLEAN OUT TRAFFIC SIGNAL F.F. FINISHED FLOOR FCE. FENCE EP ELEC. PED.

M METER RACK

CONTROL BOX

FILTIOW LINE
FND-FOUND G/R-GAS REGULATOR ET ELEC. TRANS.

MONITOR WELL

THE FIRE HYDRANT MON. FOUND TUG UNDR. TELE.
AS DESCRIBED MARKER HC-HANDICAPPED IP-IRON PIPE MON. SET

AS DESCRIBED

TV T.V. PED. IR-IRON REBAR IRC-IRON REBAR CAPPED ♥ FLAG POLE

| PIPELINE | UC UTILITY | CABINET L&T-LEAD & TAG M-MEASURED DIMENSION NC-NO CAP GAS METER P POWER MH O UTILITY POLE Ø POWER POLE Ø WATER METER NR⋅NO RECORD GAS VALVE N&T·NAIL AND TAG P.O.B.·POINT OF PROPANE TANK O.C.-POINT OF GENERATOR ☐ PULL BOX ⊕ WATER VALVE COMMENCEMENT MANHOLE OF PARKING METER O.M.-POINT OF MEASUREMENT CHAINLINK FENCE EASEMENT LINE BARBED WIRE O.T. POINT OF STOCKADE FENCE SECTION LINE PED. PEDESTAL PLTR. PLANTER ROAD CENTERLINE SUBJECT R-RECORD DIMENSION **BOUNDARY LINE** R.O.W.·RIGHT-OF-WAY RD·ROOF DRAIN OVERHEAD ELECTRIC LINE
—OHE—OHE— SAN. SANITARY STAT. STATUTORY UNDERGROUND E E E

COMMUNICATIONS UNDERGROUND

T T T STORM SEWER OIL PIPE LINE
—OPL——OPL— TR-TOP OF RIM STORM SEWER TYP.-TYPICAL OVERHEAD C-UTILITY CABINET UNDERGROUND W/UGS-WITH UNDERGROUND SERVICE

> **BID SET** (11/14/2023)

2021 ALTA/NSPS LAND TITLE SURVEY

GRADE SCHOOL RENOVATION

SITE ADDRESS 2299 PACIFIC AVENUE

LONG BEACH COUNTY, CALIFORNIA 90806

PARTNER PROJECT NUMBER: 22-364674.2

COORDINATED BY

CORPORATE OFFICE 2154 Torrance Boulevard Torrance, CA 90501 Phone: 888-213-7479 ALTA@partneresi.com

DATE	REVISIONS	DRAWN BY: JT	DRAWING SCALE: 1"= 20'
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09/09/2022	CLIENT COMMENTS		
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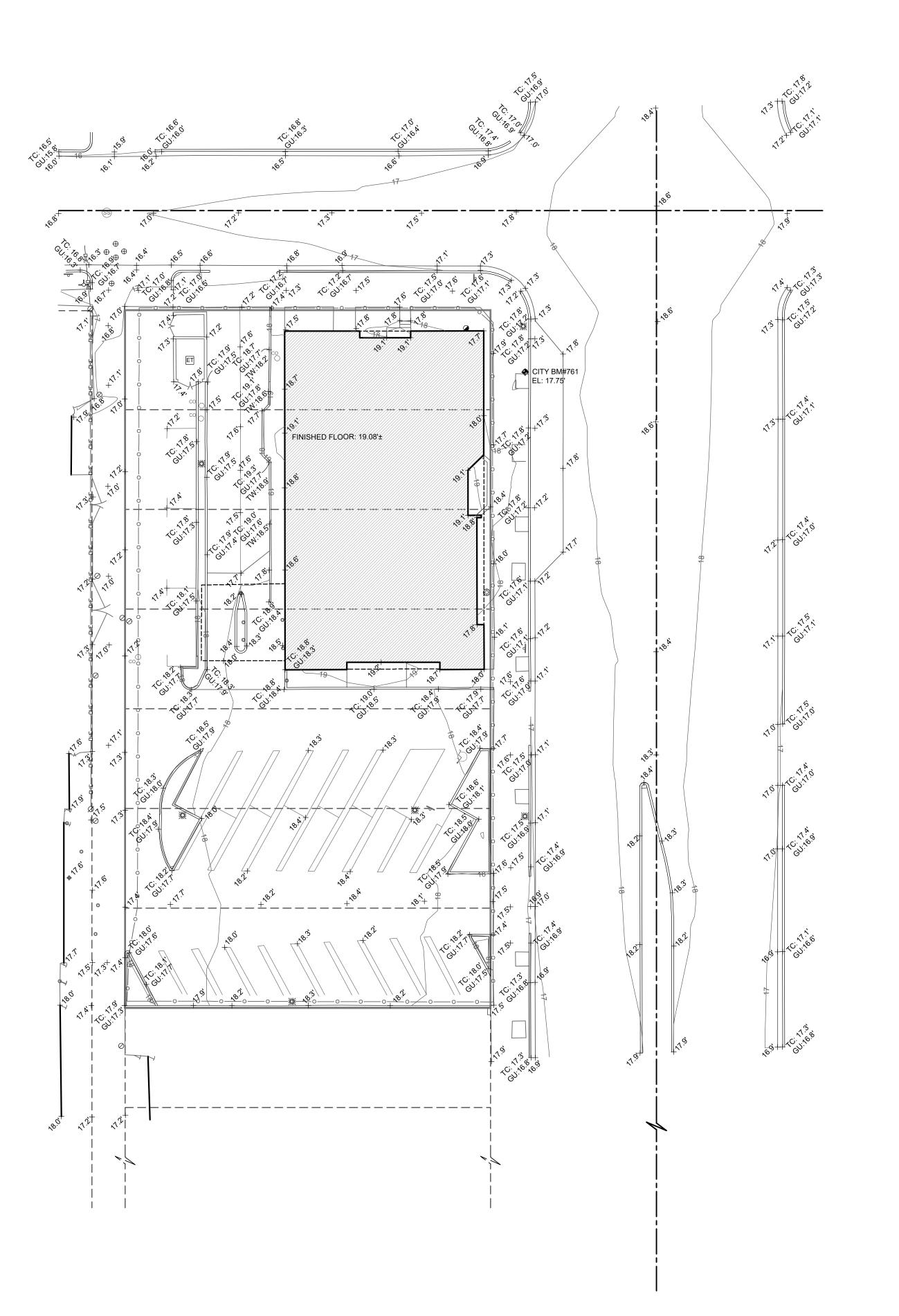


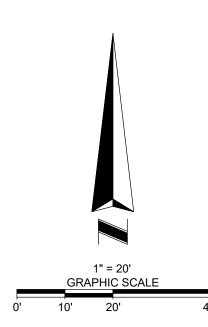
SETBACKS PLOTTED PER THE PLANNING

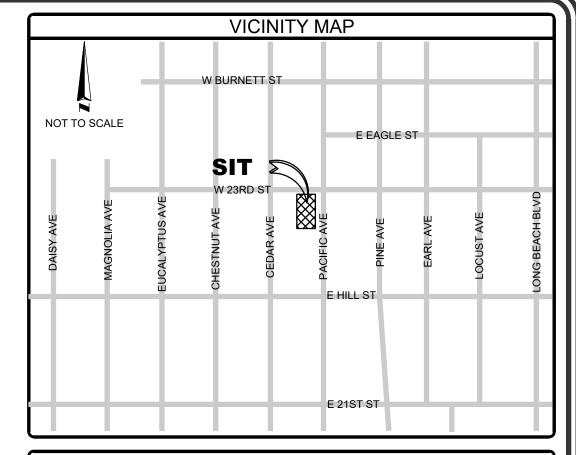
& ZONING RESOURCE COMPANY DRAFT

ZONING REPORT, SITE NUMBER 94239-1,

DATED 06/13/2016.







	LE	GEND	
AC A.C. PAD AV AIR VALVE AUTO- SPRINKLER BENCHMARK BORE HOLE BUSH CO CLEAN OUT ELEC. METER EP ELEC. PED. ET ELEC. TRANS. IF FIRE HYDRANT FIRE RISER GAS METER GAS WALVE GATE GATE GATE GATE MANHOLE OF UNKNOWN TYPE BARBED WIRE FENCE X AUTO- AUT	GROUND LIGHT GROUND ROD GUARD POST GUY ANCHOR HANDICAPPED PARKING IRON GRATE LIGHT POLE MAIL BOX METER RACK MONITOR WELL MON. FOUND T AS DESCRIBED MON. SET AS DESCRIBED PIPELINE MARKER POWER MH POWER POLE PROPANE TANK PARKING METER CHAINLINK FENCE O COMMETTINE CHAINLINK FENCE	RCP HEADWALL ROAD SIGN SANITARY SEWER MH STORM SEWER MH UNDERGROUND TANK ACCESS TELE. MH TP TELE. PED. TRAFFIC SIGNAL LIGHT TRAFFIC CONTROL BOX TREE USO UNDR. TELE. MARKER TV T.V. PED. UTILITY CABINET UTILITY POLE WATER METER W WATER MH WATER VALVE ADJ./PLAT LINE EASEMENT LINE EASEMENT LINE EASEMENT LINE EASEMENT LINE EASEMENT LINE EASEMENT LINE EASEMENT LINE EASEMENT LINE	LIST OF ABBREVIATIONS B/L·BUILDING LINE SETBACK BC·BRASS CAP BLDG. BUILDING BLVD. BOULEVARD BRNG. BEARING C/L·CENTER LINE CONC.·CONCRETE CPS·COTTON SPINDLE DIA.·DIAMETER DIST.·DISTANCE ESMT.·EASEMENT F.F.·FINISHED FLOOR FCE.·FENCE FL-FLOW LINE FND·FOUND G/R·GAS REGULATOR GEN·GENERATOR HC·HANDICAPPED IP·IRON PIPE IR·IRON REBAR IRC·IRON PIPE IR·IRON PIPE I
GENERATOR MANHOLE OF UNKNOWN TYPE BARBED WIRE FENCE	PULL BOX PARKING METER CHAINLINK FENCE	⊕ WATER VALVE ADJ./PLAT LINE	P.O.CPOINT OF COMMENCEMENT P.O.MPOINT OF MEASUREMENT P.O.TPOINT OF

BID SET (11/14/2023)

2021 ALTA/NSPS LAND TITLE SURVEY

GRADE SCHOOL RENOVATION

SITE ADDRESS
2299 PACIFIC AVENUE LONG BEACH

COUNTY, CALIFORNIA 90806

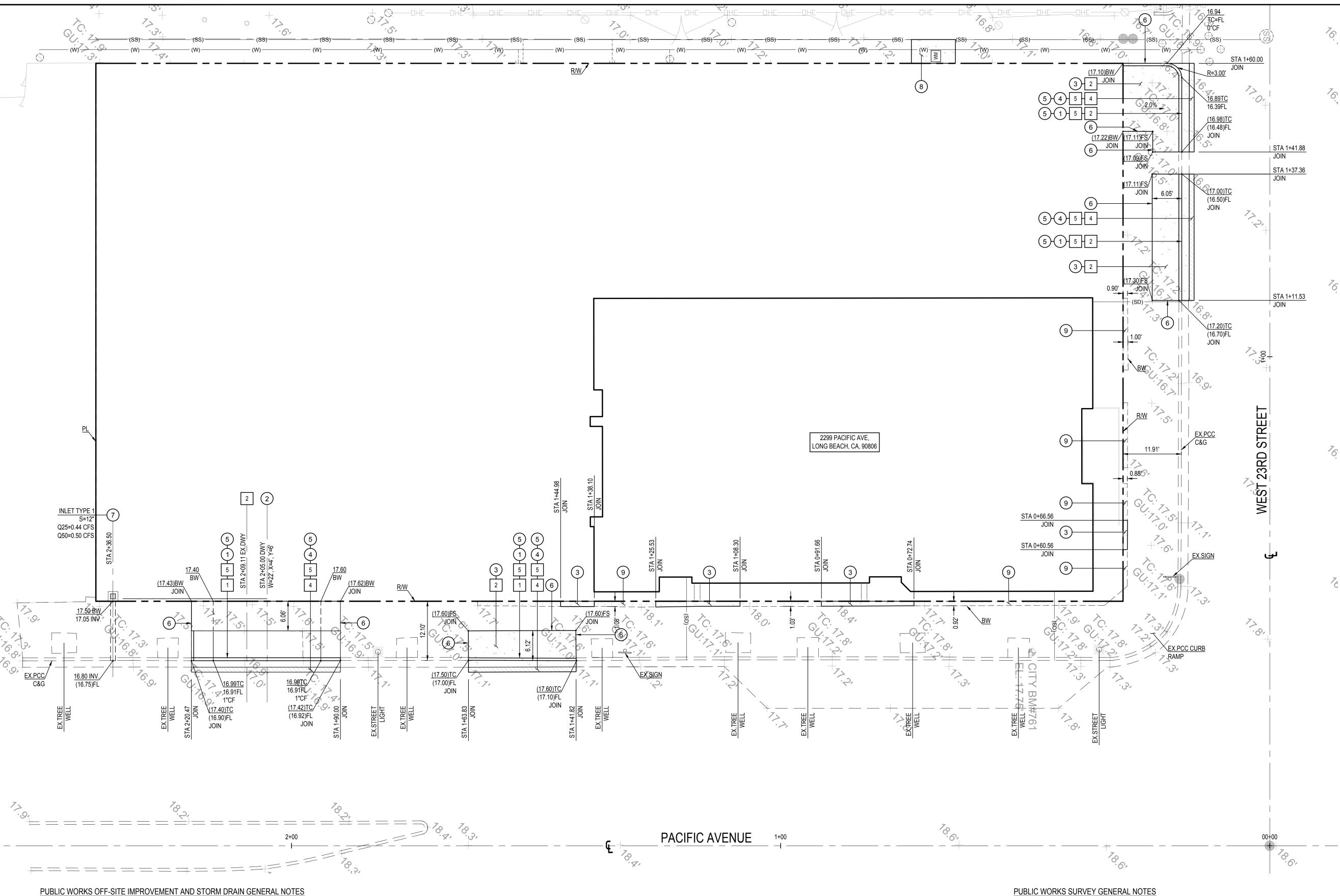
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09/09/2022	CLIENT COMMENTS		

SURVEYED BY





CONSTRUCTION SYMBOLS

- REMODEL EXISTING CONSTRUCT EXISTING REMOVE & CONSTUCT REMOVE WORK BY OTHERS
 - PCC CURB AND GUTTER, TYPE A2 PER SPPWC STANDARD PLAN 120-3. CF PER PLAN.
- 4" THICK PCC DRIVEWAY PER COLB STANDARD PLAN NO. 105, TYPE 1
- FULL DEPTH AC SLOT PAVEMENT SECTION (W=1' MIN) PER COLB STANDARD PLAN NO. 116.

3" THICK PCC SIDEWALK PER SPPWC STANDARD PLAN 112-2 (WIDTH PER PLAN), AND COLB STANDARD

- PARKWAY DRAIN PER SPPWC STD PLAN 151-3. INLET TYPE=PER PLAN; WIDTH "S"=PER PLAN
- ALLEY PAVEMENT REPLACEMENT PER COLB STANDARD PLAN NO. 107. REPLACE TO NEAREST JOINTS.
- SHRUBS AND GROUND COVER. REFER TO SEPARATE ONSITE LANDSCAPING DRAWINGS.







05-25-2023 AS SHOWN 264-22-024 DRAWING NUMBER

PUBLIC WORKS OFF-SITE IMPROVEMENT AND STORM DRAIN GENERAL NOTES

ADOPTED BY THE CITY.

- 1. ALL WORK EMBRACED HEREIN SHALL BE DONE IN ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" TOGETHER WITH THE CITY OF LONG BEACH AMENDMENTS TO SAID SPECIFICATIONS, AND CITY OF LONG BEACH STANDARD PLANS, ALL AS MOST RECENTLY
- 2. PERMITS TO PERFORM ALL WORK WITHIN THE PUBLIC RIGHT OF WAY MUST BE OBTAINED FROM PUBLIC WORKS COUNTER. SHALL CONTACT PUBLIC WORKS AT PW-PRIVATEDEVELOPMENT@LONGBEACH.GOV OR 562-570-6784 FOR REQUIREMENTS AND PROCESS INFORMATION. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY MUST BE PERFORMED BY A CONTRACTOR HOLDING THE APPROPRIATE VALID STATE OF CALIFORNIA CONTRACTOR'S LICENSE AND CITY OF LONG BEACH BUSINESS LICENSE TO QUALIFY THE CONTRACTOR TO DO THE WORK. CONTRACTOR SHALL HAVE ON FILE WITH THE CITY ENGINEER A CERTIFICATION OF GENERAL LIABILITY INSURANCE AND AN ENDORSEMENT EVIDENCING MINIMUM LIMITS OF REQUIRED GENERAL LIABILITY INSURANCE.
- 3. PRIOR TO ISSUANCE OF A STREET PERMIT, THE CONTRACTOR SHALL FURNISH THE CITY ENGINEER WITH SIGNED, STAMPED AND DATED GRADE SHEETS PREPARED BY A CIVIL ENGINEER OR LAND SURVEYOR FOR SURFACE IMPROVEMENTS AND DRAINAGE STRUCTURES. INVERT ELEVATIONS AT CONNECTIONS WITH EXISTING DRAINAGE LINES SHALL BE CONFIRMED BEFORE SUBMITTAL TO THE CITY. THE REQUIRED SIGNATURE SHALL BE PRECEDED BY THE FOLLOWING NOTE: "THIS APPROVED GRADE SHEET WAS PREPARED BY ME OR UNDER MY DIRECTIONS, AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND MATHEMATICALLY CORRECT."
- 4. THIS DRAWING AND THE DATA HEREON ARE HEREBY MADE A PART OF THE SPECIFICATION. APPROVAL OF THIS PLAN BY THE CITY OF LONG BEACH DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF THE LOCATION OR THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITY PIPE OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINE NOT ON RECORD OR NOT SHOWN ON THESE PLANS. ALL UTILITY LINES AND STRUCTURES THAT MAY BE DAMAGED ON ACCOUNT TO THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE CITY.
- 5. THE CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS INSPECTION SECTION AT (562) 570-5160 AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- 6. THE CONTRACTOR SHALL NOTIFY ALL OF THE FOLLOWING AGENCIES 48 HOURS PRIOR TO THE START OF CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THESE PLANS.
- A. UNDERGROUND SERVICE ALERT (USA/SC) TELEPHONE: 811
- B. CITY OF LONG BEACH UTILITY SERVICES

C. ENERGY RESOURCES

TELEPHONE: (562) 570-2030

- D. LONG BEACH WATER (WATER AND SEWER) TELEPHONE: (562) 570-2419
- E. CITY OF LONG BEACH BUREAU OF TRAFFIC AND TRANSPORTATION, TRAFFIC SIGNALS COORDINATOR, OPERATIONS DIVISION TELEPHONE: (562) 570-3264
- F. CITY OF LONG BEACH POLICE DEPARTMENT TELEPHONE: (562) 570 -7396
- G. CITY OF LONG BEACH FIRE DEPARTMENT TELEPHONE: (562) 570 -2572
- 7. REMOVAL, ADJUSTMENT OR RELOCATION OF UTILITIES OR ANY WORK ON THE AREA OF THEIR RECORDED EASEMENTS SHALL BE DONE ONLY WITH APPROVAL OF THE UTILITY OWNERS, OBTAINED BEFORE STARTING THE WORK.
- 8. ANY REVISIONS MADE TO APPROVED PLANS SHALL NEED SUBSEQUENT APPROVAL BY THE CITY ENGINEER BEFORE STARTING THE WORK.
- 9. WITHIN 72 HOURS AFTER FINAL SURFACING IS PLACED, ALL MANHOLES AND VALVE BOX FRAMES AND COVERS SHALL BE ADJUSTED BY THE CONTRACTOR TO FINISH GRADE EXCEPT THOSE OWNED BY THE GAS DEPARTMENT, WHICH WILL BE ADJUSTED BY THE DEPARTMENT'S CREW. IN THE CASE OF THE LONG BEACH UTILITIES -WATER APPURTENANCES, THE ADJUSTMENT SHALL BE MADE BY THE CONTRACTOR IN ASSOCIATION WITH LONG BEACH UTILTIES - WATER, ALL AT
- 10. COLD-MILL ASPHALT CONCRETE WHERE JOINING EXISTING PAVEMENT AS SHOWN ON THE STANDARD PLANS OR AS DIRECTED BY THE CITY ENGINEER.
- 11. ASPHALT CONCRETE SURFACE COURSE SHALL BE PER GREENBOOK STANDARDS.
- 12. PROVIDE A MINIMUM OF 4 FEET WIDE PCC STRIP ADJACENT TO THE PROPERTY LINE AND ACROSS THE DRIVEWAY (CROSS SLOPE OF 2 PERCENT, MAXIMUM) FOR USE AS A DISABLED ACCESS.(SPECIFY THE VALUE OF "Y" ON DRIVEWAYS IN ACCORDANCE WITH STANDARD PLAN 105)
- 13. BEFORE DOING ANY WORK ON TREES WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING PLANTING, REMOVAL, CUTTING, OR REPLANTING, CALL THE PUBLIC SERVICE BUREAU AT (562) 570-2700. TREE TRIMMING AND REMOVAL SHALL BE CONDUCTED DURING NON-BREEDING AND NON-NESTING
- 14. PROPOSED UTILITIES AND TREE WELLS SHALL BE IN PLACE BEFORE CONCRETING THE PUBLIC SIDEWALK.
- 15. WATER AND SEWER IMPROVEMENTS, AND WORK WITHIN WATER AND SEWER EASEMENTS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF LONG BEACH UTILITIES. ON-SITE SEWER IMPROVEMENTS SHALL BE COORDINATED WITH THE DEPARTMENT OF PLANNING AND BUILDING OF THE CITY OF LONG BEACH.
- 16. APPROVED PLAN FROM RESPECTIVE UTILITY AGENCIES ARE REQUIRED PRIOR TO APPROVALS AND CONSTRUCTION.

- 17. REMOVAL, ADJUSTMENT OR RELOCATION OF EXISTING TRAFFIC SIGNAL, SIGN, STRIPING, OR OTHER TRAFFIC CONTROL DEVICES SHALL BE DONE ONLY UPON APPROVAL OF THE CITY TRAFFIC
- 18. THE APPLICANT SHALL SUBMIT TRAFFIC CONTROL, DETOUR PLAN AND HAUL ROUTE PLAN TO COVER ALL IMPROVEMENTS, EXCAVATION AND OCCUPANCY ON PUBLIC RIGHT-OF-WAY.
- 19. NOTIFY THE CITY TRAFFIC ENGINEER (562) 570-6332 AND THE CONSTRUCTION DIVISION, INSPECTION SECTION (562) 570-5160, 24 HOURS IN ADVANCE OF ANY REPLACEMENT LAYOUT RESTORING OBLITERATED STRIPING, PAVEMENT MARKINGS, LEGENDS OR RAISED PAVEMENT MARKERS. THE CONTRACTOR SHALL MAKE SUCH REPLACEMENT WITH LIKE MATERIALS.
- 20. SLOT PAVING SHALL BE REQUIRED AS SHOWN ON CITY OF LONG BEACH STANDARD PLAN 116 FOR CONSTRUCTION OF CURB & GUTTER, CURB, CURB RAMP, SIDEWALK OR DRIVEWAY REPLACEMENT.
- 21. THE CONTRACTOR SHALL REMOVE ANY PAVEMENT AND SIDEWALK MARKINGS UPON COMPLETION OF THE WORK. THESE MARKINGS ARE USED TO IDENTIFY THE LOCATION OF UTILITY SERVICES UNDER THE USA PROGRAM AND CONSTRUCTION RELATED MARKINGS, INCLUDING BUT NOT LIMITED TO HORIZONTAL AND VERTICAL GRADE MARKINGS, SURVEY STATIONING, OFFSETS, CURB LINES, AND OTHER LAYOUT LINES. PAINTING OVER THE USA MARKINGS IS NOT ACCEPTABLE.
- 22. ANY OFF-SITE IMPROVEMENTS FOUND DAMAGED SHALL BE REPLACED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.

SURVEY MONUMENT NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION AND PERPETUATION OF ALL EXISTING MONUMENTS WHICH CONTROL SUBDIVISIONS, TRACTS, BOUNDARIES, RIGHT-OF-WAY, OR WHICH PROVIDE SURVEY CONTROL, INCLUDING BENCHMARKS WHICH WILL BE DESTROYED BY THE CONTRACTOR'S ACTIVITIES. AFTER RECEIVING THE NOTICE-TO-PROCEED, THE CONTRACTOR; USING THE SERVICES OF A SURVEYOR LICENSED IN CALIFORNIA, SHALL SUBMIT TO THE CITY SURVEYOR'S OFFICE AT CITY HALL, PRELIMINARY CORNER RECORDS FOR THOSE MONUMENTS THAT WERE FOUND IN THE AREA OF CONSTRUCTION. THE CONTRACTOR'S SURVEYOR WILL SET NEW TIES FOR ANY MONUMENT WHOSE TIES ARE DISTURBED AND PREPARE PRELIMINARY CORNER RECORDS FOR THE NEW TIES.

AFTER CONSTRUCTION, THE CONTRACTOR'S SURVEYOR SHALL SUBMIT TO THE CITY THE PRELIMINARY CORNER RECORDS FOR ANY MONUMENTS REPLACED OR CONSTRUCTED, OR WHOSE TIES ARE RESET. THE CONTRACTOR'S SURVEYOR SHALL FILE CORNER RECORDS FOR THOSE MONUMENTS IN THE OFFICE OF THE COUNTY SURVEYOR AND SHALL PROVIDE THE CITY WITH A COPY OF ALL CORNER RECORDS FILED. (CALIFORNIA BUSINESS AND PROFESSIONS CODE SECTIONS 9771, 8772, AND 8773)

BENCHMARK PERPETUATION NOTE

PRIOR TO THE REMOVALS, THE CONTRACTOR SHALL REQUEST TO THE CITY SURVEYOR'S OFFICE, (562) 570-6992, TO TRANSFER THE ELEVATION FOR ANY BENCHMARKS TO BE RESET, TO TEMPORARY BENCHMARKS; AND PROVIDE A BRASS DISC FOR THE CITY SURVEYOR TO STAMP. WHEN THE DISCS ARE STAMPED AND RETURNED TO THECONTRACTOR, THE CONTRACTOR SHALL CONSTRUCT THE BENCHMARK AT LOCATIONS MARKED OUT BY THE CITY SURVEYOR'S OFFICE

ABBREVIATIONS

- ASPHALT CONCRETE
- CURB FACE
- CURB AND GUTTER CENTER LINE
- DRIVEWAY

DOMESTIC WATER

EDGE OF GUTTER

INVERT ELEVATION

- FLOW LINE
- FINISH SURFACE
- PORTLAND CEMENT CONCRETE PROPERTY LINE

STREET LIGHT

- RIGHT OF WAY
- STA STATION STANDARD
- TOP OF CURB
- WATER METER

CITY OF LONG BEACH DEPARTMENT OF PUBLIC WORKS PROJECT MANAGEMENT BUREAU ✓ APPROVED WITH NO EXCEPTIONS

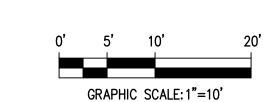
□ APPROVED AS CORRECTED

DATE

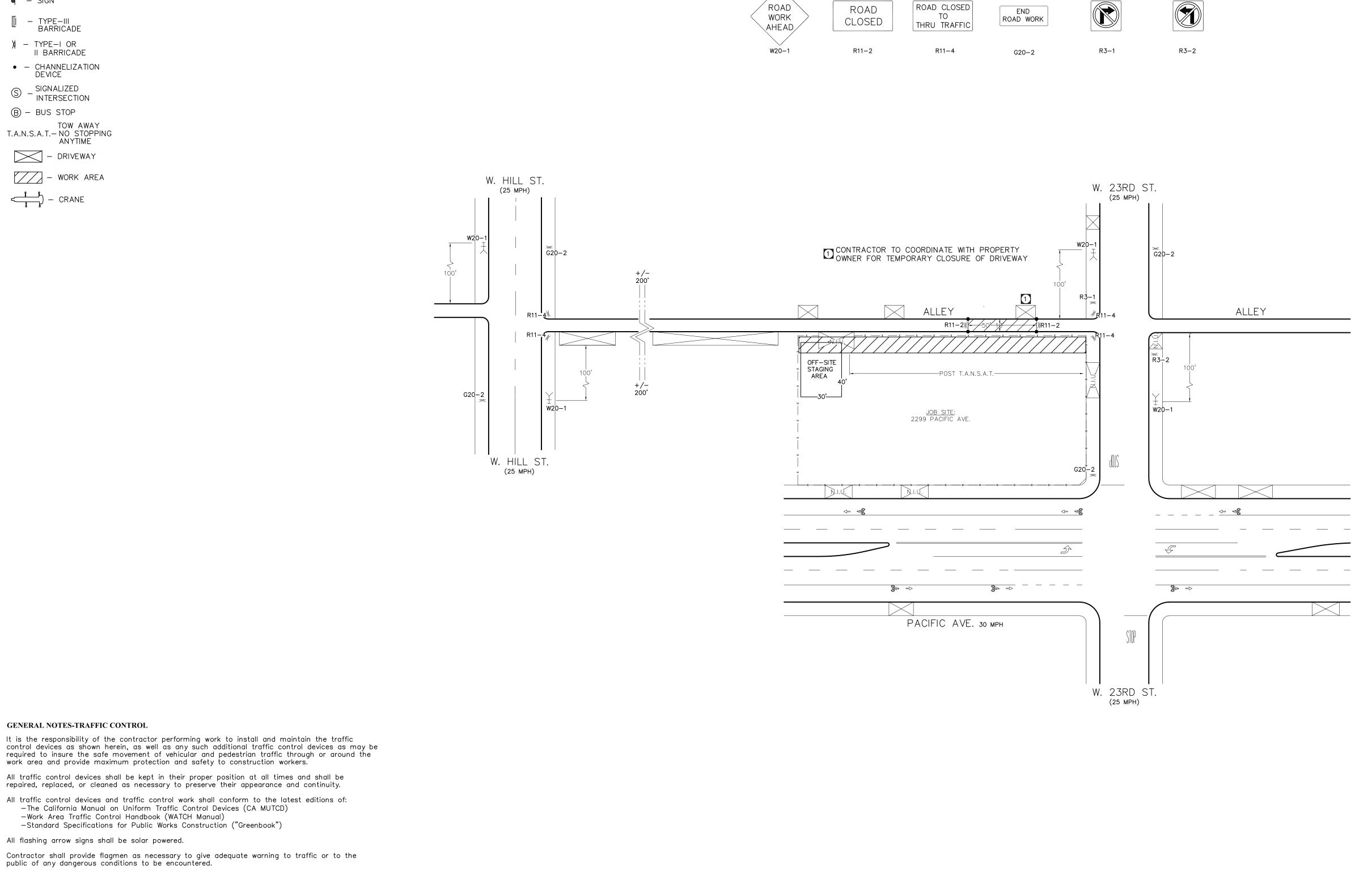
NOT FOR CONSTRUCTION

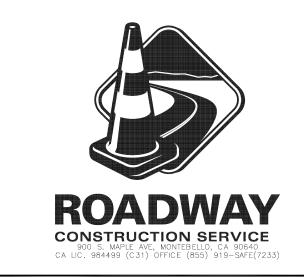
FOR BID PURPOSES ONLY





PROJECT NUMBER: DRAWN BY: CHECKED BY:





CONTRACTOR



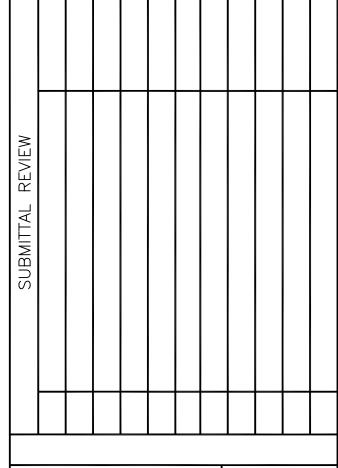
CITY OF LONG BEACH

TRAFFIC CONTROL PLAN FOR: 2299 PACIFIC AVE.

SCOPE OF WORK: OFF-SITE IMPROVEMENTS







THOMAS GUIDE 09/13/23 SHEET

DRAWING NO. 14042 RICHARD COFFMAN

<u>LEGEND</u>:

SIGN

¥ - HIGH LEVEL WARNING DEVICE

∑ − FLASHING ARROW SIGN (FAS)

FLAGGER TO ASSIST LOCAL, EMERGENCY AND PEDESTRIAN TRAFFIC.

public of any dangerous conditions to be encountered.

Contractor shall remove temporary traffic delineation, signage, and other devices when no longer required, and shall restore areas to original conditions.

Contractor shall cover existing signs where they conflict with construction detours and signing. All open excavation or construction work shall be a minimum of 5' from any operating traffic

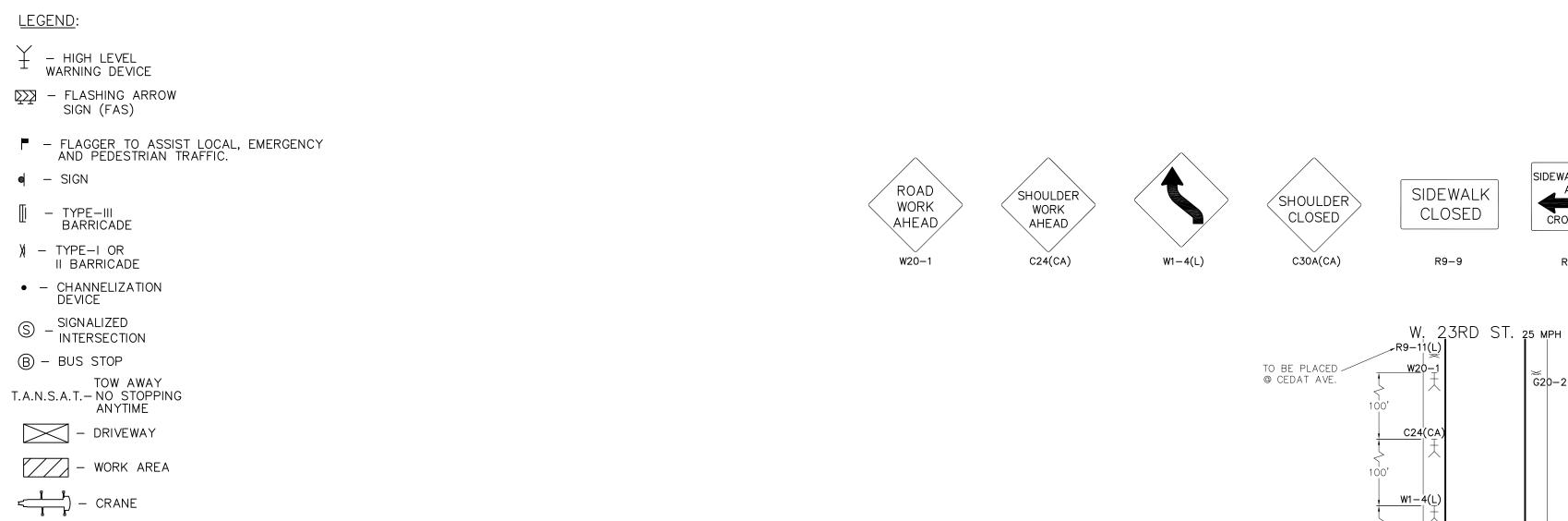
Contractor shall coordinate with the city for any temporary traffic signal timing modifications.

All striping and marking shall conform to Section 310—5.6 of the Standard Specification for Public Works Construction. Temporary removable striping tape (detour grade) may be used in lieu of painted striping.

The contractor shall provide for access to all adjacent properties during work hours. Construction operations shall be conducted in such a manner as to cause as little inconvenience as possible to abutting property owners/operators.

All signs shall be retro—reflectorized and standard size.

The contractor shall provide for safe pedestrian access at all times.



SHOULDER TAPER C30A(CA) ALLEY R9-9_C30A(CA) POST T.A.N.S.A.T. <u>Job Site</u>: 2299 Pacific ave. 250'-MG20-2 R9-11A(R) _ _ _ _ _ _ __ _ _ _ _ _ _ _ _ _ _ ___ PACIFIC AVE. 30 MPH

SIDEWALK CLOSED

AHEAD

CROSS HERE

R9-11(L)

SIDEWALK CLOSED

R9-11a(R)

END ROAD WORK

G20-2



CONTRACTOR



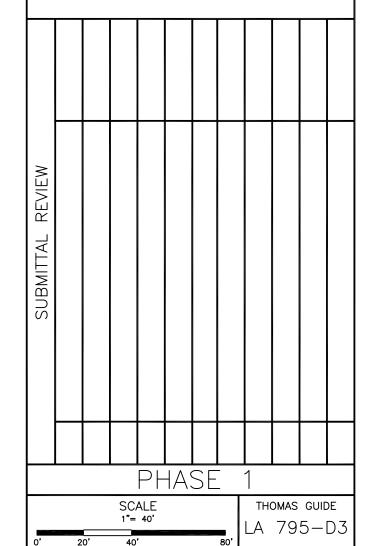
CITY OF LONG BEACH

TRAFFIC CONTROL PLAN FOR: 2299 PACIFIC AVE.

SCOPE OF WORK: OFF-SITE IMPROVEMENTS



BID SET



DRAWING NO.

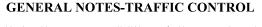
DESIGNED BY:

8/3/23 SHEET

13851

ANTONIO ZUNIGA

RICK COFFMAN



It is the responsibility of the contractor performing work to install and maintain the traffic control devices as shown herein, as well as any such additional traffic control devices as may be required to insure the safe movement of vehicular and pedestrian traffic through or around the work area and provide maximum protection and safety to construction workers.

All traffic control devices shall be kept in their proper position at all times and shall be repaired, replaced, or cleaned as necessary to preserve their appearance and continuity.

All traffic control devices and traffic control work shall conform to the latest editions of: -The California Manual on Uniform Traffic Control Devices (CA MUTCD) -Work Area Traffic Control Handbook (WATCH Manual)

-Standard Specifications for Public Works Construction ("Greenbook")

All flashing arrow signs shall be solar powered. Contractor shall provide flagmen as necessary to give adequate warning to traffic or to the public of any dangerous conditions to be encountered.

Contractor shall remove temporary traffic delineation, signage, and other devices when no longer required, and shall restore areas to original conditions.

Contractor shall cover existing signs where they conflict with construction detours and signing.

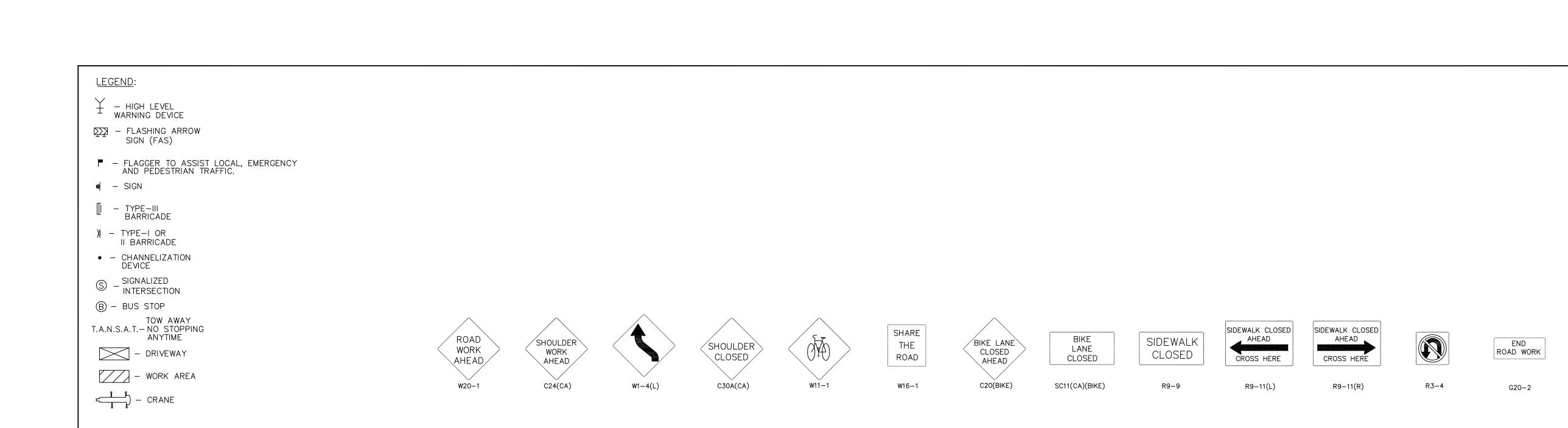
All open excavation or construction work shall be a minimum of 5' from any operating traffic

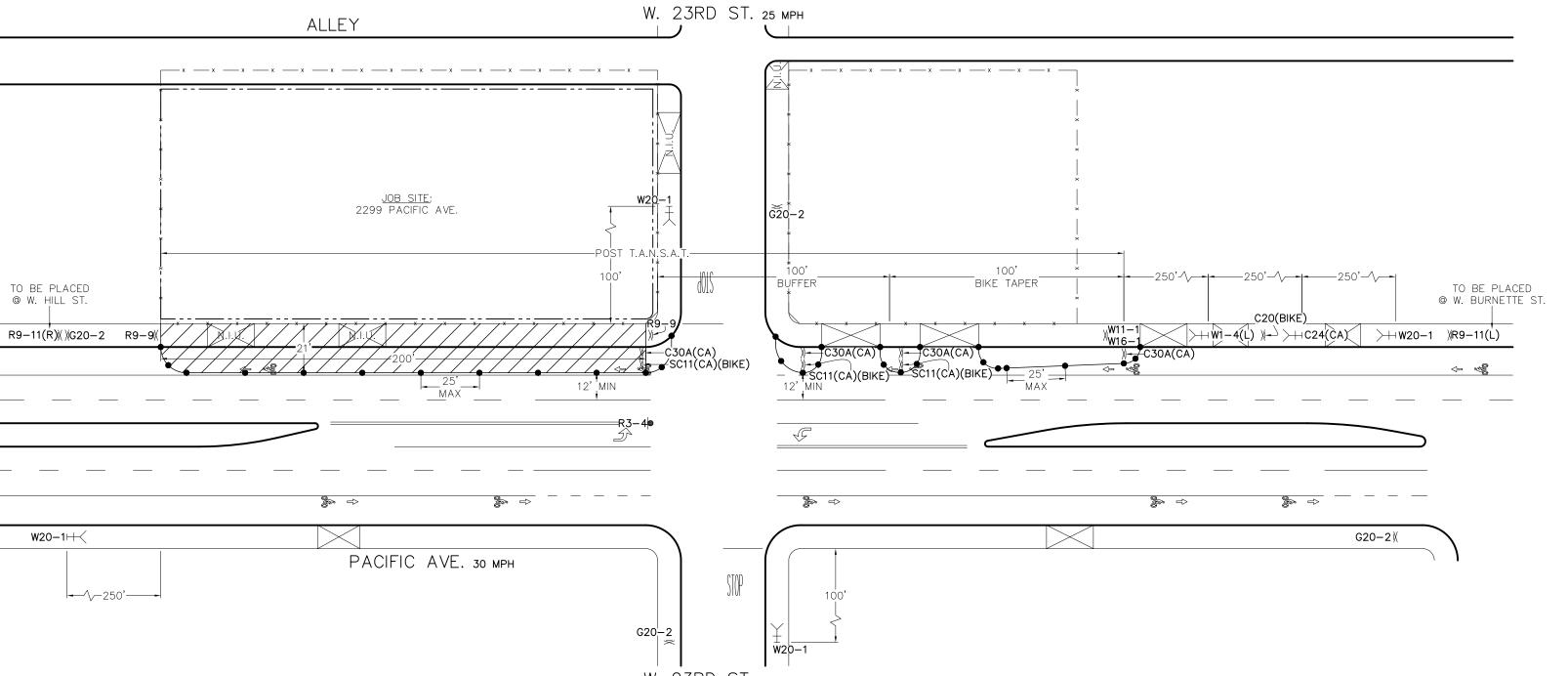
Contractor shall coordinate with the city for any temporary traffic signal timing modifications. All striping and marking shall conform to Section 310—5.6 of the Standard Specification for Public Works Construction. Temporary removable striping tape (detour grade) may be used in lieu

of painted striping. The contractor shall provide for access to all adjacent properties during work hours. Construction operations shall be conducted in such a manner as to cause as little inconvenience as possible to abutting property owners/operators.

All signs shall be retro—reflectorized and standard size.

The contractor shall provide for safe pedestrian access at all times.





GENERAL NOTES-TRAFFIC CONTROL

It is the responsibility of the contractor performing work to install and maintain the traffic control devices as shown herein, as well as any such additional traffic control devices as may be required to insure the safe movement of vehicular and pedestrian traffic through or around the work area and provide maximum protection and safety to construction workers.

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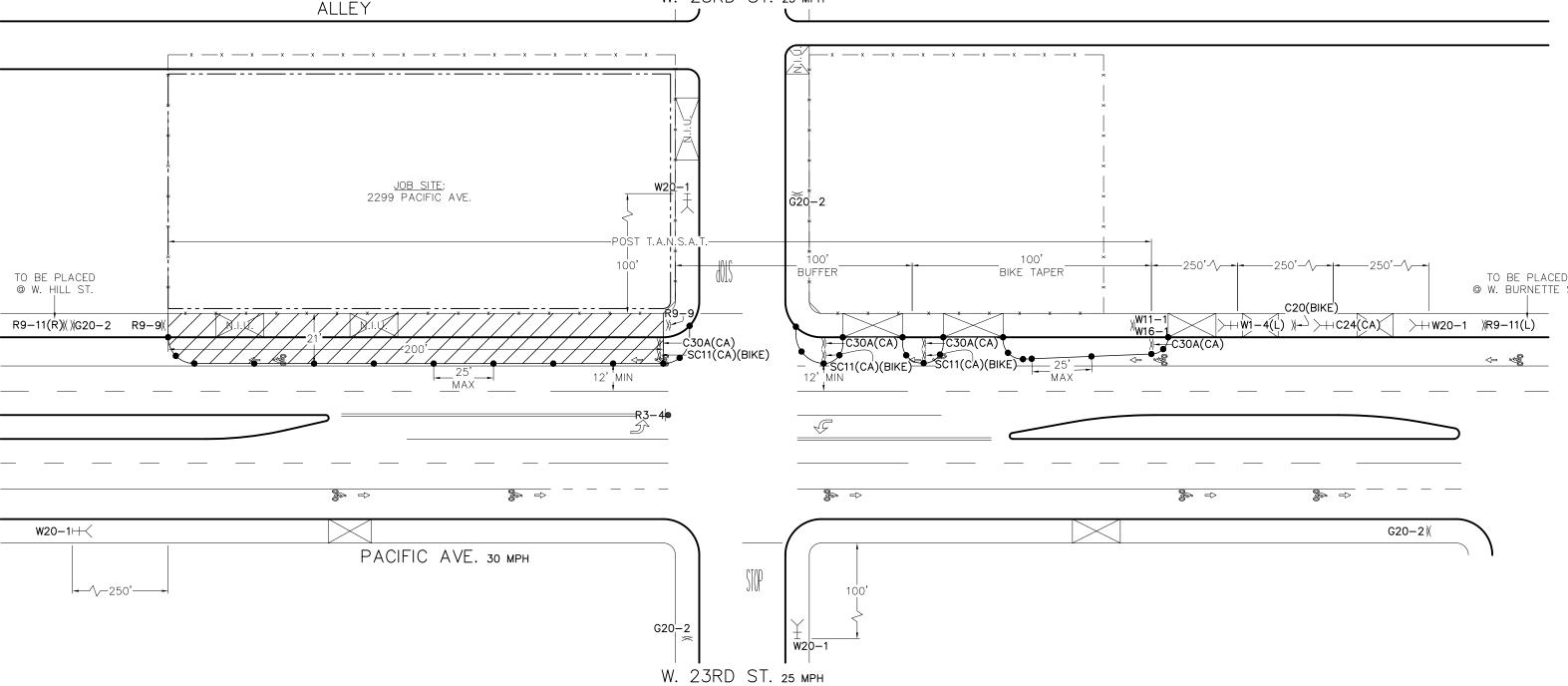
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CONTRACTOR



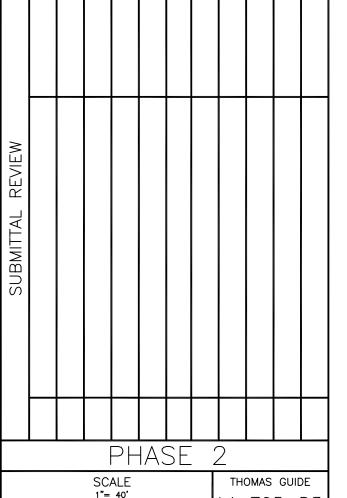
CITY OF LONG BEACH

TRAFFIC CONTROL PLAN FOR: 2299 PACIFIC AVE.

SCOPE OF WORK: OFF-SITE IMPROVEMENTS

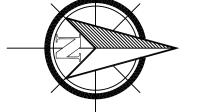


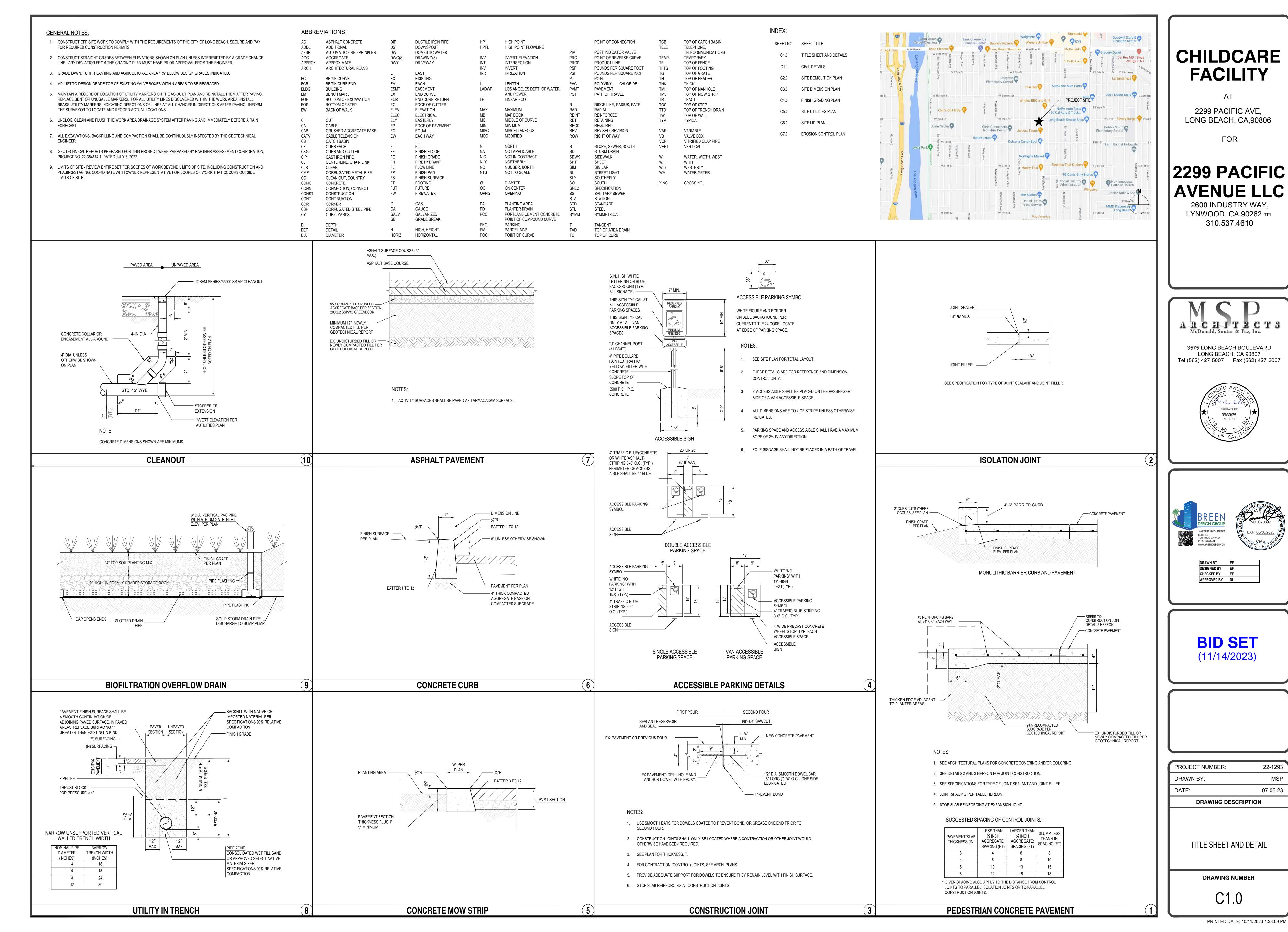


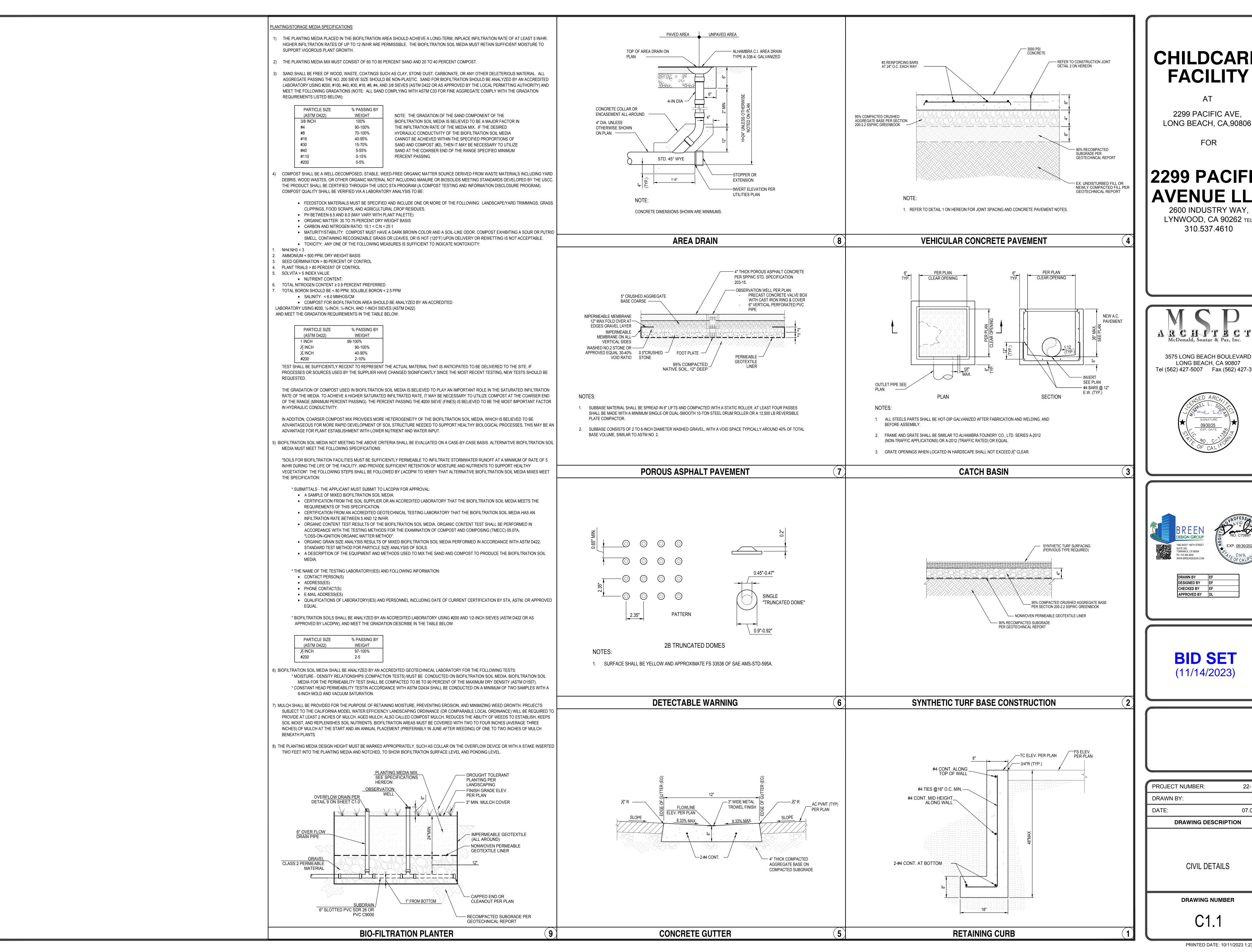


8/3/23 SHEET DRAWING NO. 13851

ANTONIO ZUNIGA







2299 PACIFIC AVE,

FOR

|2299 PACIFIC| **AVENUE LLC**

2600 INDUSTRY WAY, LYNWOOD, CA 90262 TEL 310.537.4610

ARCHITECTS

3575 LONG BEACH BOULEVARD LONG BEACH, CA 90807 Tel (562) 427-5007 Fax (562) 427-3007

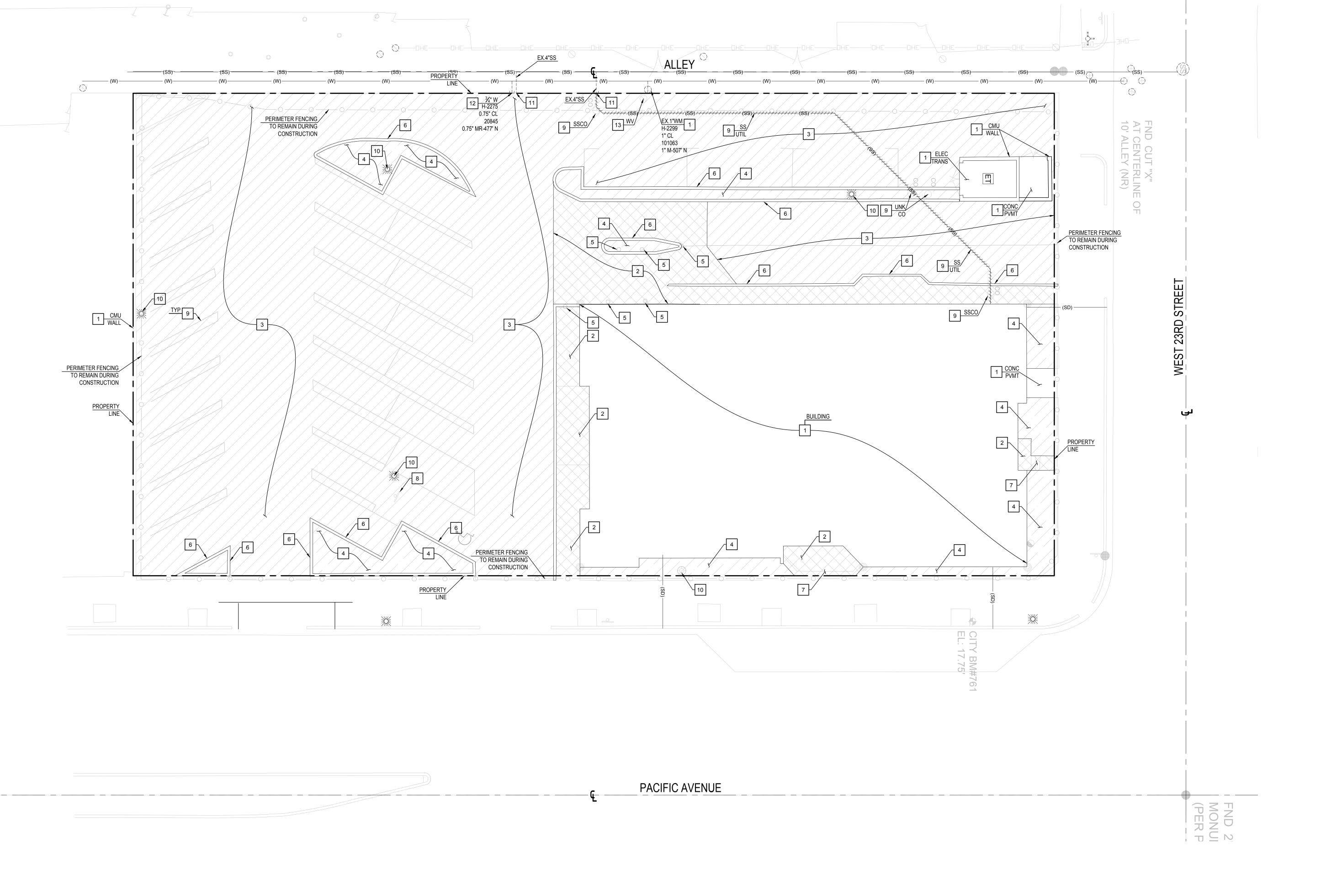




BID SET (11/14/2023)

ROJECT NUMBER:	22-1293	
RAWN BY:	MSP	
ATE:	07.06.23	
DRAWING DESCRIPTION		
CIVIL DETAILS		
DRAWING NUMBER		
C1.1		

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DEMOLITION NOTES:

1 PROTECT IN PLACE.

2 REMOVE CONCRETE PAVEMENT AND BASE.

3 REMOVE ASPHALT CONCRETE PAVEMENT AND BASE.

4 REMOVE LANDSCAPING AND GROUND COVER.

5 REMOVE BOLLARD

6 REMOVE CONCRETE CURB.

7 REMOVE CONCRETE STEPS.

8 REMOVE EXISTING SIGNAGE, POST, AND FOOTING.

9 REMOVE EXISTING SURFACE UTILITY AND UNDERGROUND PIPING.

10 REMOVE LIGHT POLE BASE AND UNDERGROUND DRY UTILITY.

CAP EXISTING SEWER LATERAL 2 FEET FROM PROPERTY
LINE/EASEMENT WITH STOPPER PER APPROVED MATERIALS
SUBMITTAL; CONCRETE "THRUST" BLOCK MAY BE REQUIRED AT THE
DISCRETION OF THE INSPECTOR (SEE SEWER NOTES 1 AND 2
HEREON).

REMOVE EXISTING WATER SERVICE. CONTRACTOR SHALL COORDINATE "KILL TAP" WITH LONG BEACH UTILITIES DEPARTMENT.

13 REMOVE EXISTING WATER VALVE AND BOX.

LEGENDS: **DEMOLITION LIMITS** CONCRETE REMOVAL ASPHALT REMOVAL

LANDSCAPE REMOVAL

EX. WATER UTILITY NOTE

UTILITY REMOVAL

CONTRACTOR SHALL VERIFY LOCATION OF EXISTING 1" WATER LINE WITHIN THE LIMITS OF THE PROPERTY TO DETERMINE POTENTIAL PIPE REUSE PRIOR TO CONSTRUCTION OF NEW IRRIGATION WATER AS SHOWN ON C5.0 SITE UTILITY PLAN.

EX.SEWER UTILITY NOTES:

THE INSTALLATION OF SEWER SERVICE CONNECTIONS AND CAPPING OF EXISTING SEWER LATERALS REQUIRES A SEWER PERMIT AND INSPECTION BY LBWD. CONTRACTOR SHALL FOLLOW INSTRUCTIONS LISTED AT: HTTPS://LBWATER.ORG/CUSTOMER-SERVICES/SEWER/

. SITE DEMOLITION SHALL PROCEED AFTER THE FOLLOWING

SEWER-SERVICE-REQUEST/

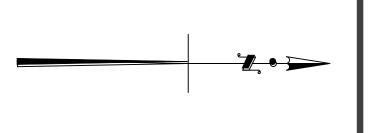
HAVE BEEN COMPLETED, AS NOTED HEREON: a. ALL SEWER CAPPING; b. WATER METER REMOVALS;

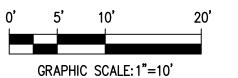
c. WATER SERVICE KILL TAPS ORDERED; d. CONTRACTOR SHALL NOTE THAT KILL TAPS AND CUT-AND-PLUGS HAVE A LEAD TIME BETWEEN 6 TO 10

WATER / SEWER NOTE:

CONTRACTOR SHALL NOTIFY LBWD CHIEF INSPECTOR AT (562) 244-9334 AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION.

ALL FEES FOR LBU WATER/SEWER ENGINEERING PLAN CHECK AND INSPECTION SHALL BE PAID TO LBU AT LEAST 5 BUSINESS DAYS PRIOR TO START OF





CHILDCARE **FACILITY**

ΑT

2299 PACIFIC AVE, LONG BEACH, CA,90806

2299 PACIFIC

FOR

AVENUE LLC 2600 INDUSTRY WAY,

LYNWOOD, CA 90262 TEL 310.537.4610

ARCHITECTS

McDonald, Soutar & Paz, Inc.

3575 LONG BEACH BOULEVARD LONG BEACH, CA 90807 Tel (562) 427-5007 Fax (562) 427-3007





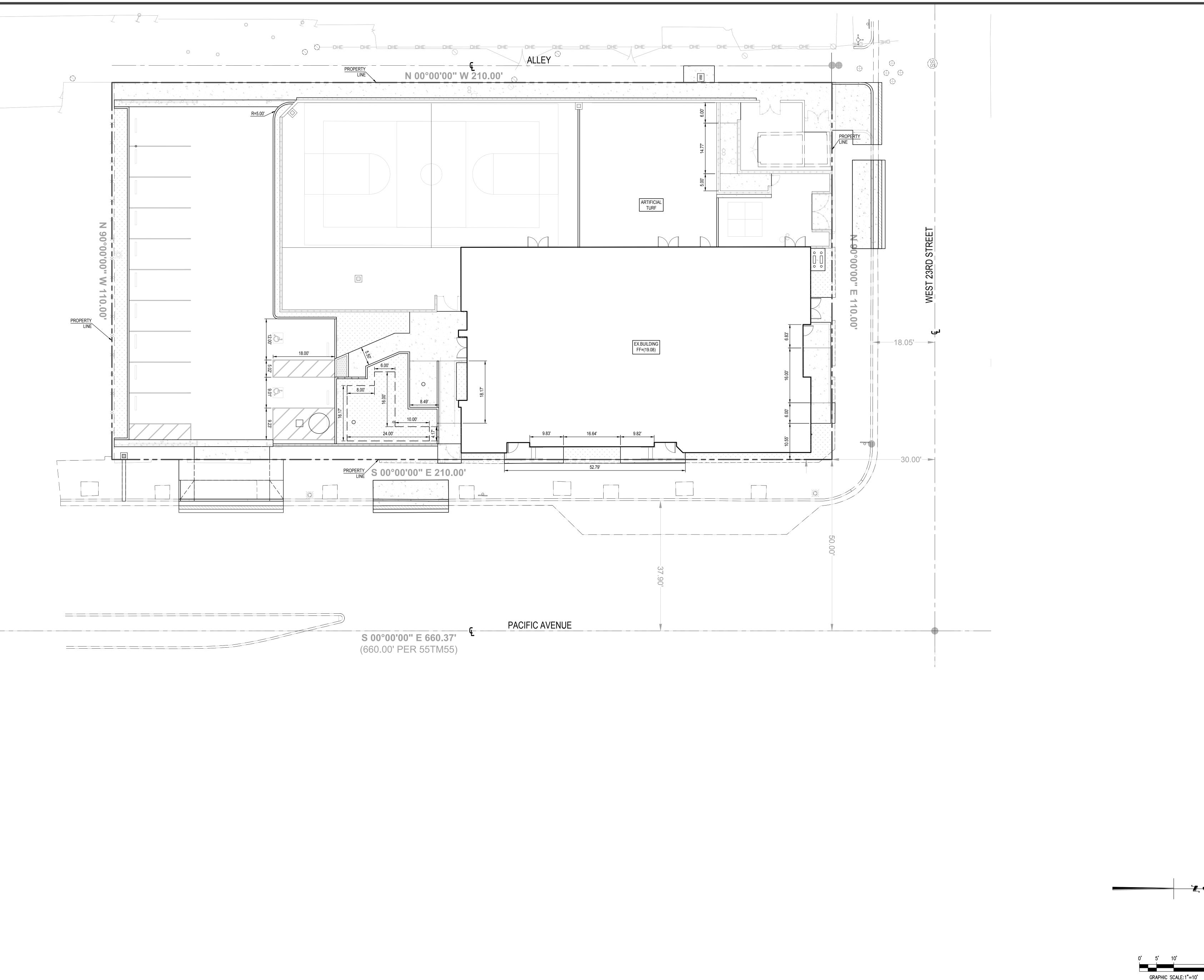
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BID SET (11/14/2023)

PROJECT NUMBER: 22-1293 07.06.23 DRAWING DESCRIPTION

SITE DEMOLITION PLAN

DRAWING NUMBER



2299 PACIFIC AVE, LONG BEACH, CA,90806

FOR

|2299 PACIFIC| **AVENUE LLC**

2600 INDUSTRY WAY, LYNWOOD, CA 90262 TEL 310.537.4610



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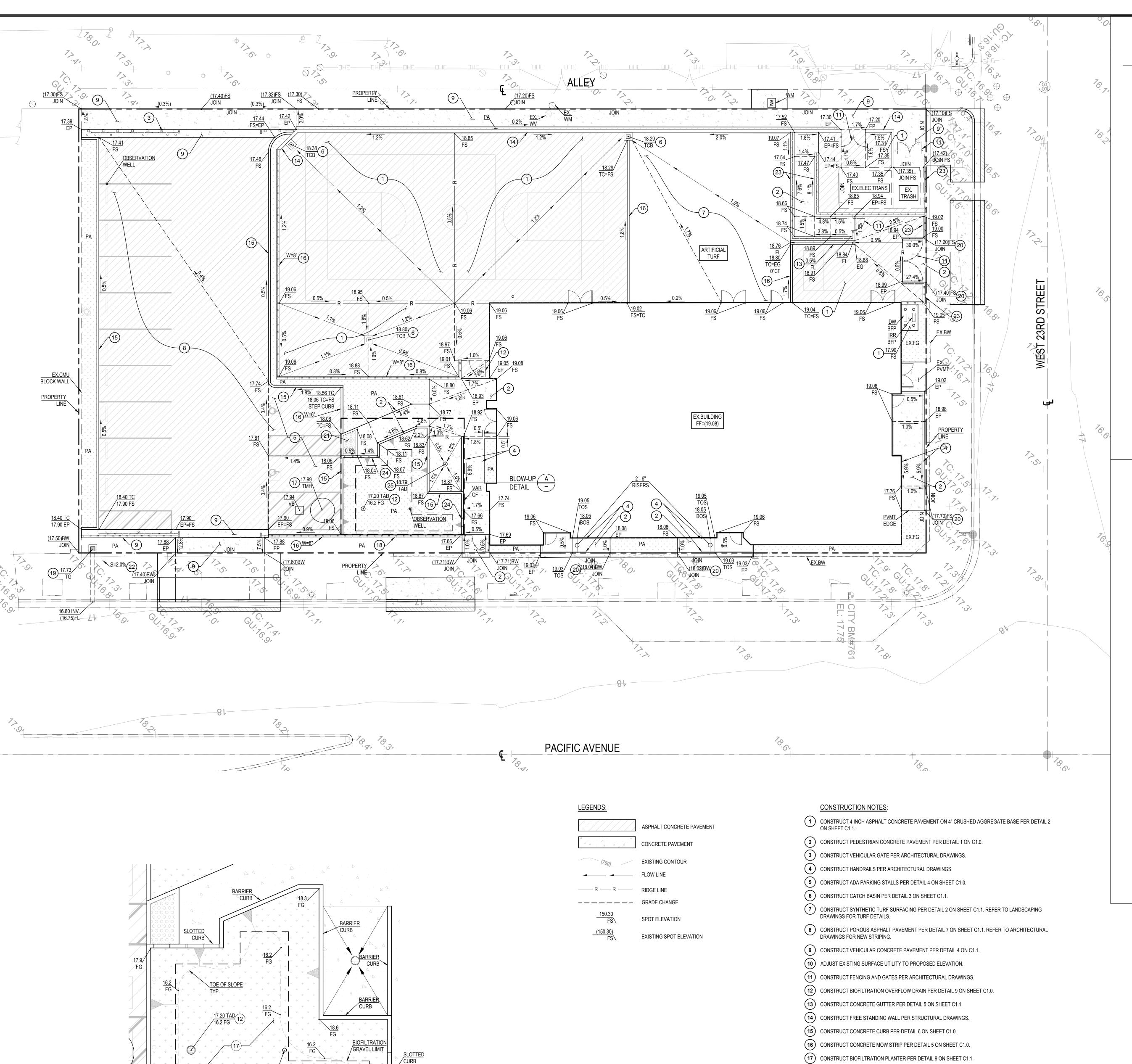
BID SET (11/14/2023)



PROJECT NUMBER:	22-1293	
DRAWN BY:	MSP	
DATE:	07.06.23	
DRAWING DESCRIPTION		
SITE DIMENSION PLAN		
DRAWING NUMBER		

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CITY OF LONG BEACH DEPARTMENT OF DEVELOPMENT SERVICES

411-WEST-OCEAN BOULEVARD, 2NTH FLOOR • LONG BEACH, CA 90802 • PHONE: 562-570-LBDS • FAX: 562-570-6205

GRADING GENERAL NOTES

PERMIT#: BRMD289182 PROJECT ADDRESS: 2299 PACIFIC AVE, LONG BEACH, CA,90806

WORK DESCRIPTION: GRADING, ASPHALT AND CONCRETE PAVEMENT, LANDSCAPING AND PERMANENT STORMWATER BMPS.

Grading work shall be done in accordance with the California Building Code 2019 and local amendments adopted by the City of Long Beach.

Recommendations included in the consultant soils and geology report by

MATTHEW MARCUS - PARTNER (Soils Engineer)

2154 TORRANCE BLVD, TORRANCE, CA 90501

and all addenda shall be complied with and are a part of the grading plans and specifications.

3. Yardage quantities for permit purposes:

 Cut
 172
 CY
 Fill
 172
 CY
 Import
 0
 CY

Removal / Recompaction _ 260 CY

- 4. The contractor shall obtain a permit from California Division of Industrial Safety for the construction of trenches or excavations which are five feet or deeper. Sheeting, shoring, and bracing for the trench excavation shall conform to the requirements of "Construction Safety Orders," Title 8, Division of Industrial Safety, State of California.
- 5. For projects greater than 1 acre in size, a copy of the Storm Water Pollution Prevention Plan (SWPPP) with Notice of Intention (NOI) must be in the possession of a responsible person and available at the site at all times.
- 6. All property line and corners (lot boundary) shall be clearly delineated in the field prior to commencement of any construction/grading.
- Dust shall be controlled by watering or other approved methods.
- 8. Fill placement areas shall be inspected and approved by the consultant geologist and soils engineer prior to placement of any fill.
- The construction documents and related works are required as follows: a. All grading slopes shall be planted and sprinklered.
- No fill to be placed until city inspectors has inspected and approved the bottom
- All fill shall be compacted to a min. relative compaction of 90%. Temporary erosion control to be installed during construction.
- 10. The following BMPs shall be used as applicable: CA-10, 11, 12, 20, 21, 23, 30, 31, 32, CD-4(2) and ESC-1 through 56.
- 11. A registered civil engineer shall submit to the City of Long Beach Development Services Center written certification of completion in accordance with the approved grading plan prior to issuance of the building permit. Certifications shall be to line, grade, elevation and location of cut and fill slopes.
- 12. Grading shall be done under the supervision of a soils engineer who shall certify that all fill has been properly placed and who shall submit a final compaction report for all fills over 1
- 13. A California registered civil engineer or licensed land surveyor shall submit certification of building pad elevation where specific elevations are required. The elevation with respect to mean sea level shall be given. If an elevation with respect to adjacent ground surface is required the actual distance above the adjacent ground shall be given.
- 14. Approximate date of: Beginning operation <u>JULY, 2023</u> completion <u>DEC, 2023</u>.

A standby crew for emergency work shall be available at all times during the rainy season (October 1 to April 15). The contractor shall provide protective measures and temporary drainage facilities to protect adjoining properties and the public right-of-way from mud, silt and storm waters originating on or diverted from the construction site. Construct temporary desilting basin for trapping mud, debris, etc., and to clear the water prior to dewatering by any acceptable means like pumping. When water has been cleared, pumping can be made directly into the existing public storm drain system. The contractor shall be responsible for cleaning the said storm drain after completion of dewatering. Dewatering or pumping directly, or sheet flow over public sidewalk and road surface, will not be permitted. Dewatering or pumping into the Los Angeles County or Caltrans storm drain system may require permits from said agencies. They shall be consulted before doing the work.

- 15. Sanitary facilities shall be maintained on the site from beginning to completion of grading
- 16. Any modifications of or changes in approved grading plans must be approved by the
- 17. Final grading must be completed before occupancy of building will be allowed.
- 18. For sites suspected to contain hazardous materials or for the purpose of determining applicability of the hazardous waste control laws, the contractor/developer prior to starting of grading operations shall file applications for site characterization permit with the Department of Health. All site remediation if required shall conform with all applicable local and state regulatory agencies and contractor/developer shall obtain the necessary permits. For additional information, please contact the Fire Prevention Bureau at (562) 570-2560.

GRAPHIC SCALE: 1"=10'

2299 PACIFIC AVE, LONG BEACH, CA,90806

CHILDCARE

FACILITY

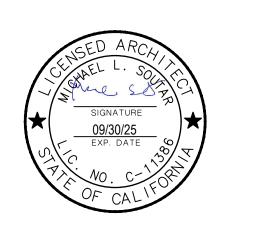
|2299 PACIFIC| **AVENUE LLC**

FOR

2600 INDUSTRY WAY, LYNWOOD, CA 90262 TEL 310.537.4610

ARCHITECTS

3575 LONG BEACH BOULEVARD LONG BEACH, CA 90807 Tel (562) 427-5007 Fax (562) 427-3007





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(11/14/2023)

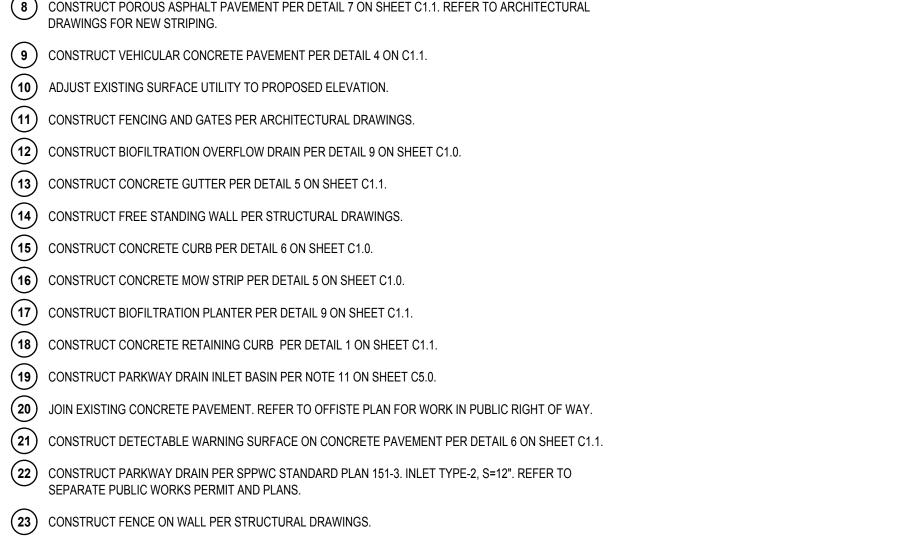
PROJECT NUMBER: 22-1293 DRAWN BY: 07.06.23 DATE: DRAWING DESCRIPTION

FINISH GRADING PLAN

DRAWING NUMBER

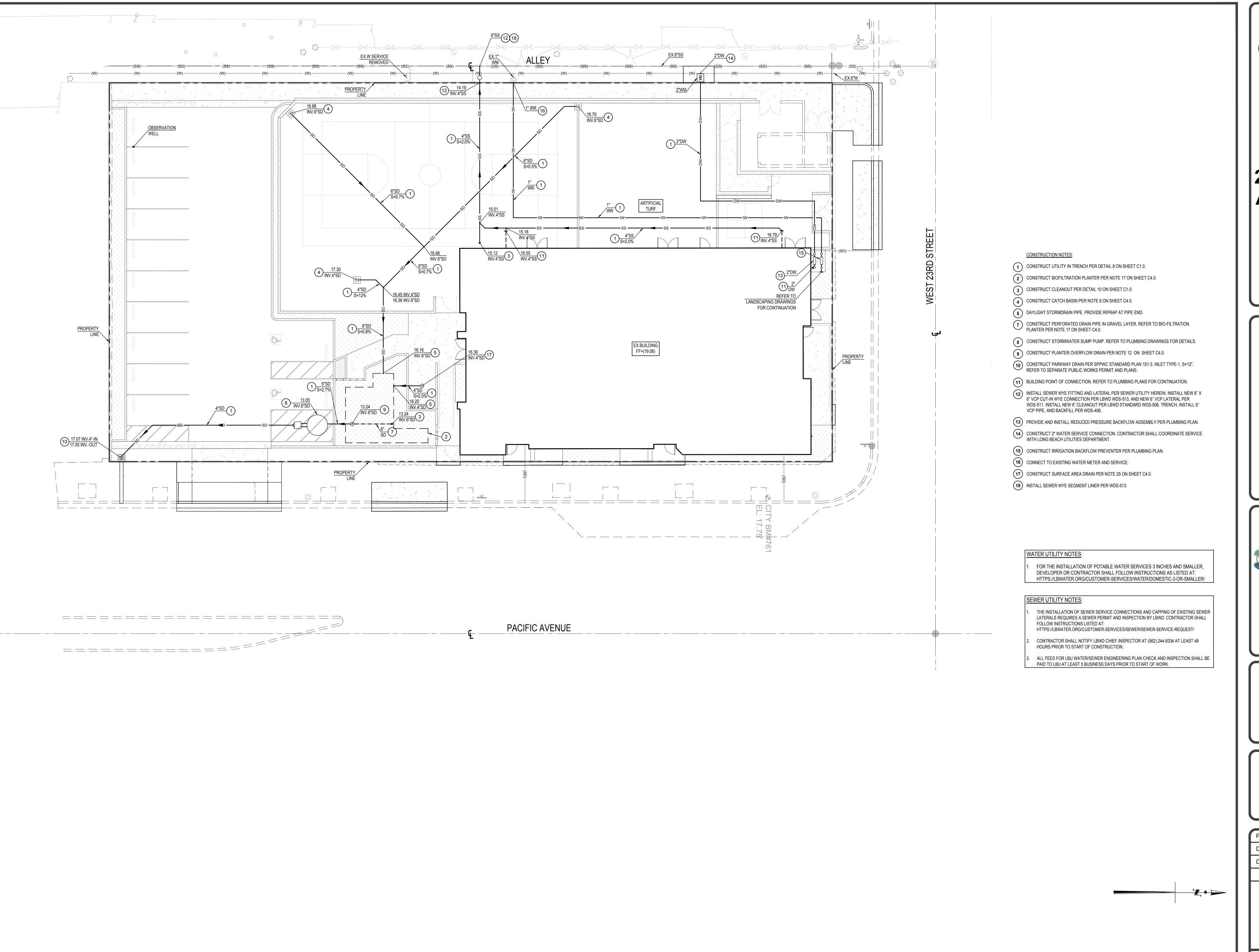
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(24) CONSTRUCT 2 INCH CURB CUTS EVERY 2 FEET OF CURB FOR SURFACE DRAINAGE.

(25) CONSTRUCT SURFACE AREA DRAIN PER DETAIL 8 ON SHEET C1.1.



А

2299 PACIFIC AVE, LONG BEACH, CA,90806

FOR

2299 PACIFIC AVENUE LLC

2600 INDUSTRY WAY, LYNWOOD, CA 90262 TEL 310.537.4610



3575 LONG BEACH BOULEVARD LONG BEACH, CA 90807 Tel (562) 427-5007 Fax (562) 427-3007





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BID SET (11/14/2023)



PROJECT NUMBER: 22-1293

DRAWN BY: MSP

DATE: 07.06.23

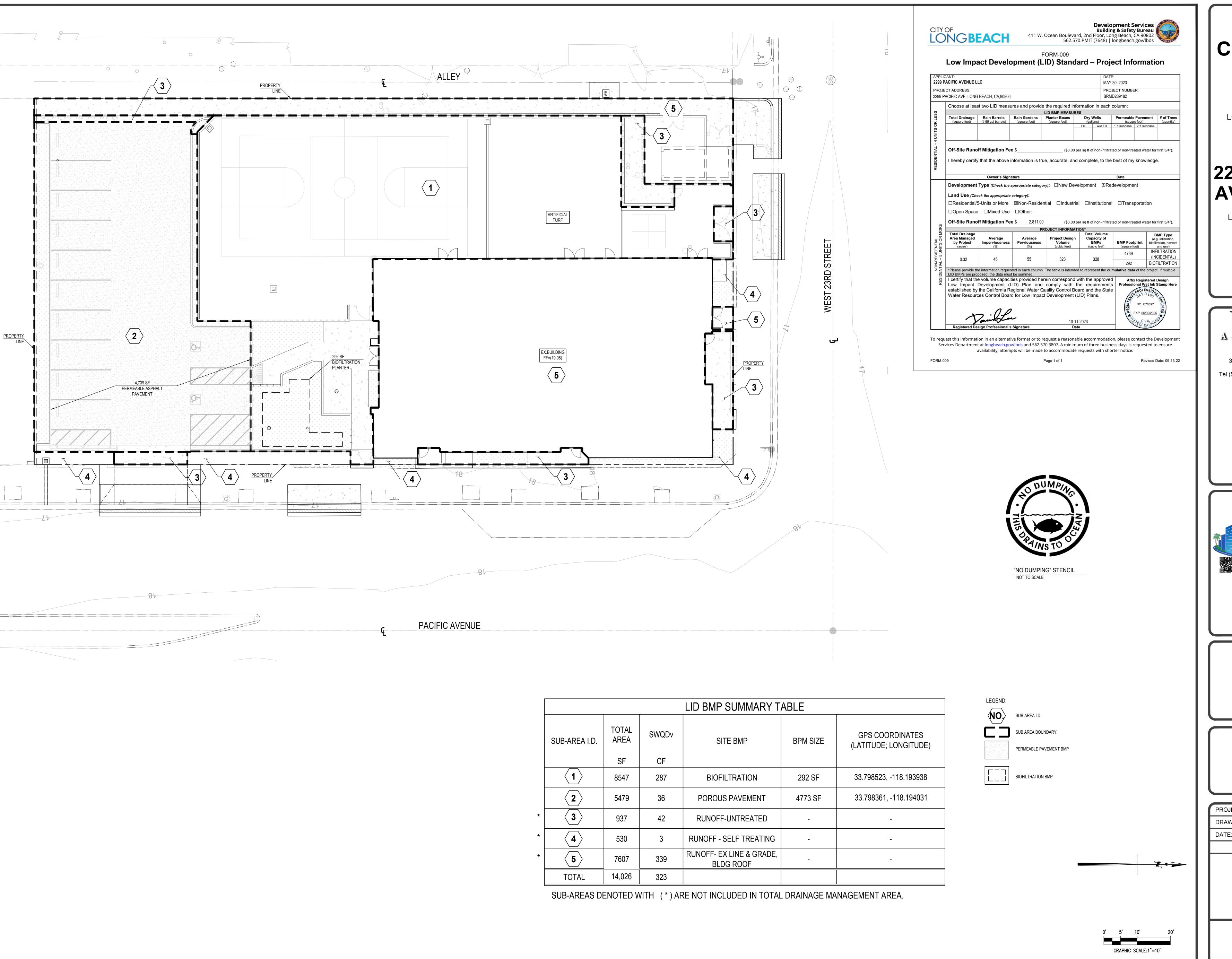
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SITE UTILITY PLAN

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AT

2299 PACIFIC AVE, LONG BEACH, CA,90806

FOR

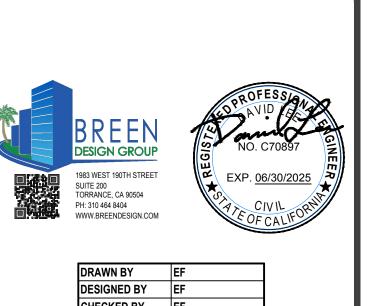
2299 PACIFIC AVENUE LLC

2600 INDUSTRY WAY, LYNWOOD, CA 90262 TEL 310.537.4610



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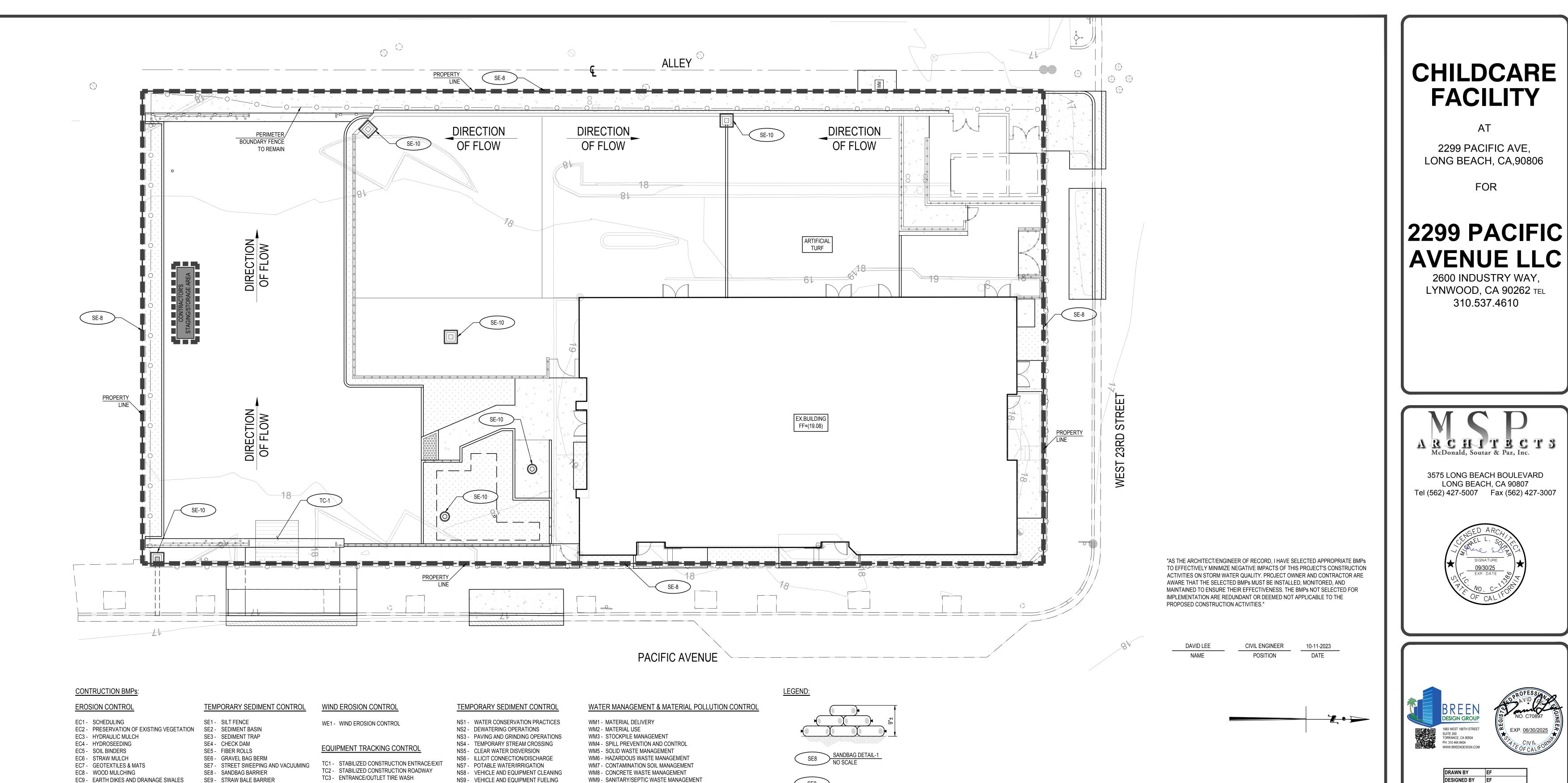


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PROJECT NUMBER:	22-1293	
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City of Long Beach Bulletin Department of Development Services Building and Safety Bureau

Construction Activity Best Management Practices

BU-038 Eff: 01-07-2013 Rev: 04-04-2017

EC10 - VELOCITY DISSIPATION DEVICES

EC15 - SOIL PREPARATION/ROUGHENING

EC16 - NON-VEGETATED STABILIZATION

EC12 - STREAMBANK STABILIZATION

EC11 - SLOPES DRAINS

EC14 - COMPOST BLANKETS

EC13 - RESERVED

Long Beach has two drainage systems – the sewers and the storm drains. The storm drain system was designed to prevent flooding by carrying excess rainwater away from city streets out to the ocean.

CA21 HAZARDOUS WASTE MANAGEMENT

notify local emergency response by calling 911.

Because the system contains no filters, it now serves the *unintended* function of carrying urban pollution straight to the ocean. This Information Bulletin will describe how to prevent ocean pollution from "stormwater" or "urban runoff" for residential projects.

Best management practices, such as handling, storing and disposing of materials properly prevents construction site pollutants from entering the storm drains.

GENERAL BUSINESS PRACTICES

CD4(2) WATER CONSERVATION PRACTICE Purpose: To reduce the discharge of pollutants from construction sites by using construction water that does not cause erosion or wash materials off-site. Standards:

- Discourage washing of equipment on site.
- Avoid using water to clean construction areas. Sweep paved areas where practical. Direct construction water run-off to areas where it can soak into the ground.
- Apply water for dust control moderately so run-off does not occur. **CA10 MATERIAL DELIVERY AND STORAGE**

Purpose: To reduce the discharge of pollutants during the delivery and storage process by minimizing the contact of materials with run-off. Standards:

- Designate storage areas at the project site. Prevent spills or leakage of liquid materials from contaminating soil or soaking into the ground by
- placing storage areas on impervious surfaces. Do not store hazardous chemicals, drums, or bagged materials directly on the ground.
- Provide curbs or dikes around the perimeter of material storage areas. Store materials indoors when available.
- Minimize hazardous material storage on-site.
- Keep hazardous materials in their original containers and keep them well labeled. Keep ample supply of appropriate spill clean-up material near storage areas.
- Contain and clean up any spill immediately.

version of this document, visit our website at www.lbds.info.

This information is available in an alternative format by request to (562) 570-3807. For an electronic

1 of 3

City of Long Beach

Information Bulletin BU-038 • Construction Activities / Best Management Practices

CA11 MATERIAL USE Purpose: To reduce the discharge of pollutants by properly storing and utilizing materials.

SE10 - STORM DRAIN INLET PROTECTION

SE11 - ACTIVE TREATMENT SYSTEMS

SE12 - TEMPORARY SILT DIKE

SE14 - BIOFILTER BAGS

SE13 - COMPOST SOCKS & BERMS

Standards: Use materials only where and when needed to complete the construction activity.

 Follow manufacturers instructions regarding the preparation, use, and disposal of materials. Avoid exposing applied materials to rainfall and run-off unless sufficient time has allowed for them to dry.

CA12 SPILL PREVENTION AND CONTROL Purpose: To reduce the discharge of pollutants from spills by preventing, containing and clean-up spills.

- Hold regular meetings to discuss and reinforce appropriate disposal procedures.
- Use absorbent materials on small spills rather then hosing down or burying the spill. • For significant or hazardous spills that cannot be controlled by personnel in the immediate vicinity,
- **CA2O SOLID WASTE MANAGEMENT** Purpose: To reduce the discharge of pollutants as a result of the creation, stockpiling and removal of

litter and other construction waste. Standards:

- Collect site trash regularly, daily during rainy and windy conditions. • Keep solid materials shielded by using either a covered dumpster or other enclosed trash container that limits contact with rain, run-off, and/or scattering due to winds.
- Make sure that toxic wastes and chemicals are not disposed of in dumpsters designed for construction debris.
- Purpose: To reduce the discharge of pollutants by the proper storage and disposal of waste.
- Sites with existing structures may contain waste which must be disposed of in accordance with federal, state, and local regulations which include sandblasting grit mixed with lead, cadmium, or
- chromium based paints and asbestos. • Major contamination, large spills, and other serious hazardous waste incidents require immediate
- response from specialists. Keep liquid or semi-liquid hazardous waste in appropriate containers and under cover.
- Clearly mark on all hazardous waste containers which materials are acceptable for the container. Place hazardous waste containers in secondary containment.

2 of 3

• Make sure that toxic wastes and chemicals are not disposed of in dumpsters designed for construction debris.

City of Long Beach Information Bulletin BU-038 • Construction Activities / Best Management Practices

WM10 -LIQUID WASTE MANAGEMENT

CA23 CONCRETE WASTE MANAGEMENT Purpose: To reduce the discharge of Portland cement, concrete slurries and asphalt by implementing appropriate wash-out procedures, slurry containment, housekeeping and disposal practices.

- Standards: Do not allow slurry residue from wet coring or saw-cutting to enter storm drains.
- Shovel or vacuum slurry residue and dispose in a temporary pit.

NS10 - VEHICLE AND EQUIPMENT MAINTENANCE

NS11 - PILE DRIVING OPERATIONS

NS14 - MATERIAL AND EQUIPMENT USE

NS16 - TEMPORARY BATCH PLANTS

NS15 - DEMOLITION ADJACENT TO WATER

NS12 - CONCRETE CURING

NS13 - CONCRETE FINISHING

- Designate areas to be used for washout of vehicles transporting concrete.
- Washout areas shall have a temporary pit or berm area of sufficient volume to completely contain all liquid and waste concrete.
- Once the concrete wastes are washed into the designated areas and allowed to harden, the
- concrete can be properly disposed.

CA3O VEHICLE AND EQUIPMENT CLEANING Purpose: To reduce the discharge of pollutants by cleaning equipment and related activities offsite when practical. Standards:

 Clean all vehicles and equipment that regularly enter and leave the construction site. Design wash area with a sump to allow collection and disposal of wash water.

• Do not use solvents or steam to clean vehicles or equipment on site.

CA31 VEHICLE AND EQUIPMENT FUELING Purpose: To reduce the discharge of pollutants as a result of vehicle and equipment fueling by preventing leaks and spillage.

 Locate fueling areas on a paved surface where practical. • Protect fueling areas with berms and/or dikes to prevent run-on, run-off, and to contain spills. Absorbent materials shall be used on small spills instead of hosing down or burying. • Keep an ample supply of spill cleanup material on the site.

CA32 VEHICLE AND EQUIPMENT MAINTENANCE Purpose: To reduce the discharge of pollutants as a result of vehicle and equipment maintenance by conducting these activities off-site or in a designated area.

3 of 3

- Standards: Locate on paved surfaces where practical. Use berms to protect maintenance areas from run-on.
- Do not dump fuels and lubricants onto the ground. • Do not place used oil in a dumpster or pour into a storm drain.

Information City of Long Beach Bulletin Department of Development Services Building and Safety Bureau **BU-039 Erosion Control** Eff: 01-07-2013 **Best Management Practices** Rev: 04-04-2017

STORAGE, WM-3 STOCKPILE MANAGEMENT, WM-5 SOLID WASTE MANAGEMENT,

Long Beach has two drainage systems – the sewers and the storm drains. The storm drain system was designed to prevent flooding by carrying excess rainwater away from city streets out to the ocean. Because the system contains no filters, it now serves the *unintended* function of carrying urban pollution straight to the ocean. This Information Bulletin will describe how to prevent ocean pollution from "stormwater" or "urban runoff."

CONTRACTOR'S STAGING/STORAGE AREA. INCLUDE WM-1 MATERIAL DELIVERY AND

STAGING/STORAGE AREA WM-6 HAZARDOUS WASTE MANAGEMENT, WM-8 CONCRETE WASTE MANAGEMENT

AND WM-9 SANITARY/SEPTIC WASTE MANAGEMENT IN GIVEN AREA. SANDBAG

Best management practices, such as handling, storing and disposing of materials properly prevents construction site pollutants from entering the storm drains.

GENERAL BUSINESS PRACTICES

Purpose: To reduce the discharge of pollutants from construction sites by sequencing the construction

- project to reduce the amount and duration of soil exposure. Schedule major grading operations during dry months.
- Practice erosion and sediment control year round.
- Schedule project to disturb only small portions of the site at any one time. Close and stabilize open trenches as soon as possible.

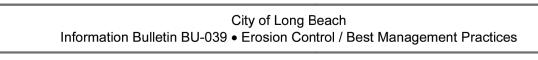
ESC21 DUST CONTROL

- Purpose: To reduce the discharge of pollutants from construction sites by using dust control measures to stabilize soil from wind erosion, and reduce dust generated by construction activities. Stabilize exposed soils by using vegetation, watering/sprinkling, and stone gravel layering.
- Identify and stabilize primary access to site.
- Direct traffic to stabilized areas within the project.
- Street sweeping of adjacent public right-of-way.

ESC24 STABILIZED CONSTRUCTION ENTRANCE

- Purpose: To reduce the discharge of pollutants from construction sites by reducing the amount of sediment, dust, and mud tracked off-site from construction traffic.
- Stabilize construction entrance with aggregate underlain with filter cloth. Construct on level ground where possible.
- Provide ample turning radius as part of entrance. Length should be 50-foot minimum, and width 30-foot minimum.
- This information is available in an alternative format by request to (562) 570-3807. For an electronic version of this document, visit our website at www.lbds.info.

1 of 2



ESC5O SILT FENCE

Purpose: To reduce the discharge of pollutants from construction sites utilizing a silt fence that detains sediment-laden water, promoting sedimentation behind the fence. Use in areas where sheet flow occurs.

 Turn ends of fence uphill. Select filter fabric that retains 85% of soil.

• Silt fence, which is made of filter fabric, should be entrenched and attached to supporting poles.

- Purpose: To reduce the discharge of pollutants from construction sites by stacking sand bags along a level contour creating a barrier that detains sediment-laden water promoting sedimentation. Use along
- the perimeter of the site and around catch basin inlets to storm drains to create a temporary sediment
- Use sand bags large enough to withstand flooding.
- Inspect sand bags after each rain. Remove sediment behind sand bags.
- Reshape or replace damaged sand bags.

ESC56 SEDIMENT BASIN

- Purpose: To discharge the pollutants from construction sites by retaining runoff sufficiently to allow excessive sediment to settle.
- Should be located where failure of embankment would not cause life/property damage.
- Inspect weekly and after each rain.
- Remove sediments by using filters if necessary when basin is half-full.
- Line basin if ground water is within 10 feet of bottom.

2 of 2

DRAWING DESCRIPTION

GRAPHIC SCALE:1"=10'

EROSION CONTROL PLAN

PROJECT NUMBER:

DRAWN BY:

DATE:

1983 WEST 190TH STREE SUITE 200 TORRANCE, CA 90504 PH: 310 464 8404

CHECKED BY

APPROVED BY

BID SET

(11/14/2023)

2299 PACIFIC AVE,

FOR

310.537.4610

DRAWING NUMBER

PRINTED DATE: 10/11/2023 1:24:10 PM

22-1293

07.06.23

MSP