CITY OF EL SEGUNDO

March 27, 2026

ADDENDUM NO. 1
to
THE CONTRACT DOCUMENTS, SPECIFICATIONS AND PLANS
for
TEEEN CENTER, PLAZA, AND SKATEPARK RENOVATION PROJECT
PROJECT NO.: PW 25-13

ATTENTION BIDDERS:

The following additions, modifications, and clarifications to the specifications shall be included in, and become a part of, any contract which may be executed for the above project in the City of El Segundo:

1. **The bid due date and time is now Tuesday, April 14, 2026 at 11:00 am.**
2. **Answers due date to all remaining Questions will be provided by April 6, 2026 at 5:00pm**
3. Please see this project's attached Supplement Sheet to Addendum 1 for bid-related questions and the responses to them.
4. Please see the attached amended Section III-Special Provisions (III-A-1 to III-A-11). Reference to section 1-3 Working Days and Time for Completion for revision. [**Appendix-A**]
5. Please see the attached amended Plans & Specs Pg.4 - Special Instructions to Contractors. The page references previously provided contained an error (corrected referenced pgs. II-B-16 through II-B-21) [**Appendix-B**]
6. Please see the attached amended Technical Specifications pages:
    a. Table of Contents, Pgs. 2, 4, & 5 [**Appendix-C**]
    b. SECTION 07 54 00 – PVC ROOFING [**Appendix-D**]
    c. SECTION 32 31 19 – GATES AND FENCING [**Appendix-E**]
    d. SECTION 03 39 00 – CONCRETE CURING FOR SKATEPARKS [**Appendix-F**]
7. Please see attached amended Plan Sheets with Narrative of changes [**Appendix-G**]
8. Please see the attached amended ALTERNATIVE BID ITEMS (I-C-3e). Refer to Add Alternative A description [**Appendix-H**]

As evidence that the BIDDER has read this Addendum, the BIDDER must acknowledge same in the space provided below and **submit this completed Addendum page with the Bid Proposal**. Failure to provide such acknowledgement shall render the bid as non-responsive and subject to rejection.

Signature: _____ Date: _____

Print Company Name: _____

350 Main Street, El Segundo, CA 90245-3895 (310) 524-2300 Fax (310) 640-0489

CITY OF EL SEGUNDO
TEEEN CENTER, PLAZA, AND SKATEPARK RENOVATION PROJECT
PROJECT NO.: PW 25-13

ADDENDUM NO. 1 SUPPLEMENT

DATE: March 27, 2026

TO: All Prospective Bidders

Clarifying information and answers to bid questions have been provided below. The information in this Addendum has been made available to all prospective bidders and shall be considered as incorporated into the above-referenced project specifications. All other portions of Contract Documents and previous Addenda not specifically mentioned in this Addendum remain in force.

Question 1: **Please clarify whether the skatepark design consultant for Project PW 25-13, or any affiliated entity, is eligible to participate as a subcontractor or contractor for the construction of the skatepark portion of this project. Additionally, please confirm whether the City has evaluated potential organizational conflicts of interest related to design and construction participation.**

Answer: Based on this review and applicable state laws, including Government Code section 1097.6, participation in the preparation of the design documents does not prohibit a consultant or affiliated entity from participating as a contractor or subcontractor on this project. Stated otherwise, contractors or subcontractors that participated in the design phase may bid as contractors or subcontractors on this project.

Question 2: **In the bid documents in the reference section shows PRIOR SPECIALTY SKATEPARK CONSTRUCTION EXPERIENCE. Is the general contractor able to subcontract this experience section out?**

Answer: As noted during the Pre-Bid meeting on March 5, 2026, this section pertains to the contractor responsible for performing the Skatepark construction feature, whether the prime contractor or a subcontractor. The general contractor may subcontract the prior specialty skatepark construction experience, but the subcontractor must meet the qualifications specified in the bid documents. The relevant reference checks and experience details will be provided as part of the bid package. Failure to submit the required information will render the bid non-responsive

Question 3: **What is the estimated start date for the awarded contractor? What is the duration of this project?**

Answer: The Contractor shall commence administrative and procurement work on the date specified in the Administrative Notice to Proceed, to be issued to the Contractor by the City of El Segundo Public Works Department. Administrative

and procurement work shall include lead-times and must be completed within forty (40) working days after the date specified in the Administrative Notice to Proceed. At the conclusion of the administrative and procurement work period, the City will issue a Construction Notice to Proceed for the construction phase to begin. Once issued, the Contractor shall complete the construction work within two hundred forty-five (245) working days after the date of commencement.

Please note, no specific start date is set until the City Council awards the contract, which could take up to 90 days from the opening of the bid submittals. Based on this timeline, a general estimated start for construction could be as early as September 2026.

Question 4: Please confirm whether there are any prequalification requirements for the prime contractor or subcontractors to participate, other than attending the job walk?

Answer: Other than the requirements stated in Response No. 2, there are no additional prequalification requirements. As noted in Response No. 2, the contractor responsible for performing the Skatepark construction feature, whether the prime contractor or a subcontractor, must demonstrate the required prior specialty skatepark construction experience and provide the applicable reference checks and experience details as part of the bid package. Failure to submit the required information will render the bid non-responsive.

Only the Prime Contractor was required to attend the mandatory job walk. Attendance by subcontractors was not required. Submittal of a BID from a prime contractor who did not participate in mandatory job walk will render the bid non-responsive.

Question 5: While reviewing the plans and specifications for the skatepark portion of the project, we noticed that certain elements appear to be identified as precast concrete components, specifically the Smoke Stacks Quarterpipe (SP-09) shown on Sheet SK3.0. However, the same sheet indicates a Turndown Edge at Finish Surface (H-04) using a heavy broken line symbol, which appears on the flat face of the Smokestacks Quarterpipes. Turndown edges are shown as cast-in-place construction in Detail 3 on Sheet SK9.0.

Additionally, Section E on Sheet SK8.0 appears to indicate a cold joint between the turndown edge (vertical wall) and the top deck/quarterpipe, suggesting these elements could be constructed as poured-in-place concrete consistent with the structural details shown on Sheet SK9.2 (Detail 2).

Could the City please clarify whether these skate elements must be constructed as precast components per the Basis of Design, or if poured-in-place concrete construction meeting the structural and performance requirements of the contract documents would be considered acceptable?

Answer: SP-09, Precast Smokestack Quarterpipe, shown on Sheet SK3.0, is identified in the Plans & Specs as a precast concrete component and represents the Basis of Design. The turndown edge detail (3-SK9.0) illustrates the required edge condition but does not modify the intended precast construction method for SP-09.

For bidding purposes, contractors shall bid the work as shown in the Plans & Specs, which identify SP-09 as a precast concrete component.

Requests to use an alternative construction method, including poured-in-place concrete construction, may only be submitted by the awarded contractor through the substitution process in accordance with the Contract Specifications, and must demonstrate that the proposed system meets or exceeds the structural, dimensional, finish quality, and performance requirements of the project Basis of Design. Approval of any substitution shall be at the sole discretion of the City.

Question 6: Please clarify if construction use of electricity, water and gas utilities are to be provided by Owner.

Answer: Refer to Section 2 – General Requirements, "Furnishing of Water" (Page II-A-1) of the Plans and Specifications.

The Contractor shall be responsible for all costs associated with temporary water use, including deposits, activation fees, metered usage, rental fees, and any associated charges as specified therein.

The City will not provide electricity or natural gas for construction use. The Contractor shall be solely responsible for obtaining, providing, and paying for all temporary electricity and gas services, including any required permits, connections, and service charges.

As specified in the Plans and Specs, the use of utilities from private property is prohibited

Question 7: Please confirm if Builders' Risk Insurance is required. If so, please provide details about what is required, including but not limited to of deductible amounts (if any), earthquake and/or flood coverage requirements, etc.

Answer: Builder's Risk insurance is not required for this Project.

Contractor insurance requirements are limited to those expressly identified in the Plans and Specifications bid.

Any insurance carried by the Contractor beyond the specified requirements shall be at the Contractor's sole discretion and cost, and shall not result in additional compensation, delay, or claim against the City. Failure to carry Builder's Risk or

similar coverage shall not relieve the Contractor of responsibility for protection of the Work.

Question 8: Please confirm all testing and inspection costs for this project are by Owner.

Answer: All City-retained testing and inspection services required for compliance with the Plans and Specifications will be provided and paid for by the City.

The Contractor shall be responsible for coordination and scheduling of required testing and inspections.

Question 9: Similarly, please confirm all permits, fees and charges for work in the public right-of-way have already been paid by Owner.

Answer: The Contractor shall be responsible for obtaining all permits required for construction, including an encroachment permit for work within the public right-of-way based on the Contractor's proposed traffic control plan and means and methods.

Encroachment permits issued by the City of El Segundo for this project are no-fee permits.

The Contractor shall be solely responsible for all costs associated with permit procurement, including but not limited to traffic control, preparation of traffic control plans, implementation, coordination, and compliance with applicable regulations.

Question 10: On page I-D-6 of the City of El Segundo's Public Works Contract, Part 8 – Permits and Licenses states that Contractor shall bear all costs for fees for all agencies, except the City's permit fees. Please list what other agencies require permits, licenses or fees for the project.

Answer: At this time, the City is not aware of any permits, licenses, or fees required by agencies other than the City of El Segundo. City-issued permits, including encroachment and Building & Safety permits, are issued on a no-fee basis.

Question 11: Confirm that these represent all required City-related permits and fees for the project? If not, what other City-related fees and permits must also be included in the bid?

Answer: The City of El Segundo will issue required City permits, including Encroachment Permits and Building & Safety permits, on a no-fee basis.

At this time, the City is not aware of any additional City-related permits or fees required for the Project.

Question 12: The "Special Instructions to Contractors" states that Contractor must obtain an Encroachment Permit from the City. It also states that Contractor must obtain "any applicable Building/Safety Permit" from the City. Further, it states these "permits will be issued on a "no-fee" basis. Please address the following: Confirm that "no-fee" basis means Contractor must obtain these permits, but does not include their cost(s) in the bid.

Answer: Confirmed. The Contractor shall obtain the required City permits; however, as stated, these permits are issued on a no-fee basis and permit fees shall not be included in the bid.

Question 13: Please advise what utility-related permits, service charges, connection fees are to be included by the Contractor for the bid.

Answer: The Contractor shall be responsible for all costs associated with temporary utility usage, connections, permits, and service charges required for construction operations.

The City will be responsible for costs associated with permanent utility connections and permanent service installations as shown in the Plans & Specs.

Question 14: Please confirm if a lane closure is required for the bid

Answer: For bidding purposes, Contractors are not required to submit a Traffic Control Plan (TCP) with their bid.

Contractors shall include in their bid all costs associated with traffic control, including preparing, obtaining, and implementing a TCP, as part of the Contractor's sole responsibility for means and methods of construction. Contractors shall account for site conditions, operational constraints, and allowable work hours when developing their bid and shall not assume that reductions or modifications to standard requirements will be permitted.

Following award, the Contractor shall prepare a site-specific TCP, as determined necessary by their means and methods, that maintains access to adjacent businesses and minimizes impacts, unless otherwise approved by the City. The TCP shall be prepared, signed, and stamped by a California-licensed engineer and submitted for review and approval through the encroachment permit process.

Lane closures on Grand Avenue and similar arterial roadways shall generally be limited to off-peak hours (9:00 AM to 3:00 PM) unless otherwise approved by the City.

All staging, equipment, and materials shall be maintained within the project limits. Any use of the public right-of-way, including placement of dumpsters or equipment, shall require approval through the encroachment permit and shall not impede traffic flow or access.

Question 15: Does the project have LEED Requirements?

Answer: This project does not have LEED Requirements.

Question 16: Plans show basketball post to be provided. Please confirm that basketball backboard, hoop, net and other basketball-related equipment is not included in the bid.

Answer: The basketball post is listed as a site furnishing to be supplied by the contractor (ref. L-18 on sheet L1.00). Per confirmation with the manufacturer the Thor Platinum basketball post is a complete system that includes the backboard and hoop.

L-18	BASKETBALL POST / THOR PLANTINUM	"BLACK"	–	PRO DUNK 888-600-8545	SEE DETAIL 3/L1.51

Question 17: Section "312100 – Utility Trenching and Backfill" is included in the technical specifications, but not in the Table of Contents. Please confirm this section is to be included.

Answer: Confirmed. See attached Table of Contents, Appendix-C.

Question 18: It appears there is no specification section for gates and fencing. Please provide the missing specification section.

Answer: See attached Technical Specification Section 32 31 19, Appendix-E

Question 19: It appears that specification section "03 39 00 – Concrete Curing for Skateparks" is missing. Please provide the missing specifications.

Answer: See attached Technical Specification Section 03 39 00, Appendix-F.

Question 20: Please verify the frame color and finish type for Door Types B & F (Clear Anodized, Powder Coat, Kynar, etc.).

Answer: Frame finish for Door Types B and F shall be Clear Anodized Aluminum as indicated in the Door Schedule on the Architectural Plans. Refer to Plans and Specifications (Sheet A6.10)

Question 21: Audio Visual TA7.01: Is Assistive listening part of the AV scope? Please note the preferred Make and model of transmitter model along with any accessories required if so.

Answer: Assistive listening systems are not part of the project scope.

Question 22: MATV/AV T1.10: Please confirm TV icons on T1.10 are outlet-only, and that the actual TVs are not in scope for this project. If in scope, please provide models.

Answer: Televisions are not part of the project scope. Provide conduit, cabling, and outlet infrastructure only as shown on the plans.

Question 23: Sheet T0.02 Specification: Copper Components Specification List: Mohawk and Hubbel and CAT-6 cable and jacks are called out in the copper specifications list. Will other equivalent manufacturers be acceptable?

Answer: Equivalent manufacturers are acceptable. Please refer to Box V on sheet T0.00 "*IF DESIRED TO SUBSTITUTE A CABLE, COMPONENT, OR SOLUTION DIFFERENT THE BASIS OF DESIGN SPECIFIED HEREIN FOLLOW DIVISION 01 SUBSTITUTION PROCEDURE, IF APPLICABLE. ALTERNATE MANUFACTURERS ARE ACCEPTABLE. ALTERNATE PRODUCTS SHALL BE EQUIVALENT OR BETTER WITH REGARD TO PERFORMANCE, FORM, FIT AND FUNCTION. NTI WILL EVALUATE PROPOSED SUBSTITUTES AND HAVE FINAL SAY REGARDING ACCEPTANCE OF SAME. IF PROPOSED SUBSTITUTES ARE REJECTED, CONTRACTOR IS RESPONSIBLE FOR PROVIDING EQUIVALENT PRODUCTS TO THAT SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.*"

Question 24: Please confirm that the base contract scope for the exterior site lighting includes the replacement of light fixtures only. The existing poles, wiring, and lighting controls are to remain.

Answer: Please refer to Plans & Specs, Sheets E1.01 – E1.04

Question 25: Please include a bid alternate for the removal of all existing site pole lighting and associated wiring, including poles and footings. This alternate should cover the construction of new site lighting, including concrete footings, poles, fixtures, conduits, wiring, and controls.

Answer: There is an existing bid alternate item listed in the Plans & Specs as Alternative A. The language has been revised to properly describe the work, as there was an error in the original description. The revised language has been attached for clarity as Attachment H.

Question 26: The demolition plans indicate the existing skate park will be removed and replaced. However, no topographic survey has been provided for the interior of the skate park. Contours stop at the perimeter, with no elevations within the park. This information is required to calculate earthwork quantities. Please confirm if the Owner can provide a complete topographic survey for the entire work area, including inside the skate park.

Answer: Because the existing skate park is designated for full demolition, the design focused on establishing the proposed finished grades and tie-ins to the surrounding improvements at the perimeter of the skate park. The internal features and elevations of the existing skate park were not required for design, as

the entire skate park and its internal elements are to be removed in their entirety as part of the project.

Bidders shall base their bids on the information provided in the Plans and Specifications.

Clarification – Substitutions:
Substitutions are not part of the bidding process unless specifically approved by written Addendum prior to bid opening. Bidders shall base their bids on the materials, equipment, and systems specified in the Plans and Specs.

Product data, shop drawings, performance data, and code compliance documentation are not required during the bidding period and will be reviewed during the submittal process after contract award.

The Contractor shall be responsible for ensuring that all materials, equipment, and systems provided under this project comply with all applicable Federal, State, and Local Building Codes, including applicable energy code requirements, regardless of whether specific testing standards or certifications are explicitly listed in the Plans and Specs.

APPENDIX A

SECTION III – SPECIAL PROVISIONS

1-0. GENERAL SCOPE, TIME FOR COMPLETION, AND LOCATION OF WORK

1-1. General Scope of Work:

The work to be done consists of furnishing all materials, tools, equipment, labor, supervision, incidentals, and related work for renovation improvements as required in the specifications, plans, and contract documents for the following project: "Teen Center, Plaza, And Skatepark Renovation Project".

1-2. Location of the Work:

The project will occur at Teen Center at Recreation Park, 405 E Grand Ave, El Segundo, CA 90245

1-3. Working Days and Time for Completion:

Contractor shall commence administrative and procurement work on the date specific in the Administrative Notice to Proceed to be issued to the Contractor by City of El Segundo Public Works Department. Administrative and procurement work shall include lead-times and shall be completed within forty (40) working days after the date specified in the Administrative Notice to Proceed. At the end of the administration and procurement work period, the City will issue a Construction Notice to Proceed for the construction phase to begin; once issued to the Contractor shall complete work within **Two-Hundred Forty-Five (245)** working days after the date of commencement.

2-0. NOTIFICATIONS

The CONTRACTOR will notify all agencies listed here in a minimum of forty-eight (48) hours before start of operation. The following list of names and telephone numbers are intended for the convenience of the CONTRACTOR and the City does not guarantee either the completeness or correctness of this list.

OPERATION	**OFFICE**	**TELEPHONE**
1. Start of work, shutdown of work, or resumption of work after shutdown	Alberto Oliveros, Project Manager	310-765-0820
	Cheryl Ebert, City Engineer	310-524-2321
	Elias Sassoon, Director of Public Works	310-524-2356
2. Closing of streets	El Segundo Police Department**	310-524-2200
	El Segundo Fire Department**	310-524-2236

** The **CONTRACTOR** will notify the Engineering Division before notifying these offices.

The following information is provided for **CONTRACTOR'S** use to notify agencies if their facilities are affected by **CONTRACTOR'S** work:

1.	Underground Service Alert (all excavation in public right-of-way)	800-227-2600
2.	City of El Segundo – Water Division	310-524-2742
3.	City of El Segundo - Wastewater Division	310-524-2754
4.	City of El Segundo - Recreation and Parks	310-524-2707
5.	Southern California Gas Company	310-671-9002
6.	Southern California Edison Company (SCE)	310-417-3366
7.	AT&T	310-515-4430
8.	Spectrum (Cable)	310-768-0400 Extension 414
9.	Los Angeles County Sanitation District	310-699-7411
10.	El Segundo Unified School District	310-615-2650

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2-1. NO PARKING NOTIFICATIONS

The CONTRACTOR shall post City-approved temporary NO PARKING notices a minimum of seventy-two (72) hours before the start of operation. The CONTRACTOR shall promptly notify City staff once posting is completed in order to ensure the 72-hour requirement has been met.

The dates and times on the signs shall be site specific and shall cover the minimum time required for "NO PARKING" to facilitate construction. Generic long-term "NO PARKING" time designations are not acceptable. Parking shall not be restricted during any period when construction activity is not scheduled at this particular site.

3-0. MOBILIZATION

Mobilization shall conform to the provisions of Section 7-3.4 of the Standard Specifications. The scope of work under mobilization includes but is not limited to:

1. Obtaining and paying for all required bonds, insurance, permits, and licenses.
2. Completing and submitting required documents as required per specifications.
3. Moving on to the site of all Contractor's equipment required for operations.
4. Installing and removing of all temporary facilities required for operations.
5. Posting all OSHA required notices.
6. Submittal of Construction Schedule, Contractor Contact List, and Notices to City staff for City approval

7. Notification of City staff, residents, businesses and motorists, including temporary warning and safety signage where construction is or will be occurring. Notification shall be furnished by Contractor and shall be distributed seventy-two (72) hours prior to work in that area.
8. Re-notification of all affected parties for all construction schedule changes
9. Protection of utility facilities, landscapes, pavements, structures, and any existing condition and other public property in place during any construction activities. This includes protection of planter boxes and vegetation.
10. Restoration, to existing standard conditions or better, of public property damaged during construction
11. NPDES permit compliance
12. Bringing unforeseen field conditions to City staff's attention in a timely manner
13. Removal and disposal of any existing unused materials from the project sites.
14. Demobilization

3-1. Clearing, grubbing, and landscape removal shall take place as necessary for all construction activities to occur, including but not limited to Section 300-1 of the Standard Specifications. If applicable, live tree roots shall be inspected by the Recreation and Parks Division after the surface above them has been removed, to ascertain if tree root barrier installation or full tree removal is necessary. Costs for clearing, grubbing, and landscape/tree root removal shall be included in the bid prices for the different bid items. All such removals shall take place prior to any excavation for construction. Where necessary, the contractor shall replace residential landscaping or sprinklers damaged by construction after construction is complete.

3-2. Underground Service Alert, 1-800-227-2600, shall be contacted and the contractor shall determine the exact location of all utilities prior to beginning excavation and construction. If conflicts are discovered, the Contractor shall notify the Engineer immediately.

3-3. Demobilization shall include all activities for the Contractor to remove all equipment, on-site sanitary facilities, etc. from the project areas after construction is complete. Demobilization shall also include general cleanup activities and punch list items and specific activities determined by the City Public Works Inspector, to repair or replace any private or public facilities damaged by the construction and to return City property to the same or better condition as that existing prior to construction.

4-0. CONSTRUCTION & DEMOLITION MATERIALS RECYCLING REQUIREMENTS

The Contractor shall divert all Construction and Demolition (C&D) waste generated from the project in accordance with the California Green (CALGreen) Building Standards Code (pursuant to El Segundo Municipal Code, Title 13, Chapter 11). C&D waste can only be legally collected, removed, or transported by City of El Segundo permitted waste haulers. If the Contractor plans on collecting, removing, or transporting its own waste, approval from the City Engineer or designee is required.

Failure to meet the C&D waste recycling requirements will result in the assessment of penalties pursuant to El Segundo Municipal Code.

Contractor shall prepare a C&D Debris Management Plan as follows:

PART 1 GENERAL

1.1 SUMMARY

A. This Section includes the following: procedures for ensuring optimal diversion of construction and demolition (C&D) waste materials generated by the Work within the limits of the Construction Schedule and Contract Sum.

1. The Integrated Solid Waste Management Act of 1989 ("AB 939"), requires that localities throughout the state develop source reduction, reuse, recycling, and composting programs to reduce the tonnage of solid waste disposed in landfills by 50%; this requirement may increase in the future. C&D waste materials generated by the Work are targeted to achieve these diversion rates.

2. A minimum of 50% by weight of the solid wastes generated in the Work shall be diverted from landfill disposal through a combination of reuse, recycling, and composting activities.

3. This section includes requirements for submittal of C&D Debris Management Plan prior to the commencement of the Work, and during the project, submittal of Contractor's quantitative reports for construction and demolition waste materials generated by the Contractor as a condition of approval of progress payments submitted to the Contracting Officer, and following completion of the project, as a condition of the release of final project retention.

1.2 DEFINITIONS

A. Class III Landfill. A landfill that accepts non-hazardous waste such as household, commercial, and industrial waste, resulting from construction, remodeling, repair, and demolition operations. A Class III landfill must have a solid waste facilities permit from the California Department of Resources Recycling and Recovery (CalRecycle) and be regulated by the Enforcement Agency.

B. Construction and Demolition Debris or C&D Debris. Building materials and solid waste resulting from construction, remodeling, repair, cleanup, or demolition operations that are not hazardous as defined in California Code of Regulations, Title 22, Section 66261.3 et seq. This term includes, but is not limited to, asphalt, concrete, Portland cement, brick, lumber, gypsum wallboard, cardboard and other associated packaging, roofing material, ceramic tile, carpeting, plastic pipe, and steel. The debris may be commingled with rock, soil, tree stumps, and other vegetative matter resulting from land clearing and landscaping for construction or land development projects.

C. Contracting Officer. The City of El Segundo City Engineer or designee.

D. C&D Recycling Center. A facility that receives only C&D material that has been separated for reuse prior to receipt, in which the residual (disposed) amount of waste in the material is less than 10% of the amount separated for reuse or recycling, by weight.

E. Disposal. Final deposition of C&D or inert debris into land, including stockpiling onto land of construction and demolition debris that has not been sorted for further processing or resale, if such stockpiling is for a period of time greater than 30 days; and construction and demolition debris that has been sorted for further processing or resale, if such stockpiling is for a period of time greater than one year, or stockpiling onto land of inert debris that is for a period of time greater than one year.

F. Diversion or Divert. The reuse or recycling of construction and demolition debris to avoid disposal in a landfill.

G. Enforcement Agency (EA). Enforcement agency as defined in Public Resources Code 40130.

H. Inert Disposal Facility or Inert Waste Landfill. A disposal facility that accepts only inert waste such as soil and rock, fully cured asphalt paving, uncontaminated concrete (including fiberglass or steel reinforcing rods embedded in the concrete), brick, glass, and ceramics, for land disposal.

I. Inert Solids or Inert Waste. Non-liquid solid wastes including, but not limited to, soil and concrete that do not contain hazardous waste or soluble pollutants at concentrations in excess of water quality objectives established by a regional Water Board pursuant to Division 7 (Sections 13000 et seq) of the California Water Code and does not contain significant quantities of decomposable solid resources.

J. Mixed C&D Debris. Loads that include commingled recyclable and non-recyclable C&D debris generated at the construction site.

K. Mixed Debris Recycling Facility. A processing facility that accepts loads of solid waste and/or recycling materials for the purpose of recovering reusable, recyclable, and compostable materials and disposing the non-recyclable residual materials.

L. Recycling. The process of sorting, cleansing, treating and reconstituting materials for the purpose of using the altered form in the manufacture of a new product. Recycling does not include burning, incinerating or thermally destroying solid waste.

M. Reuse. The use of a material that might otherwise be discarded, in the same or similar form as it was produced.

N. Separated for Reuse. Materials, including commingled recyclables, that have been separated or kept separate from the solid waste stream for the purpose of additional sorting or processing of those materials for reuse or recycling in order to return them

to the economic mainstream in the form of raw material for new, reused, or reconstituted products which meet the quality standards necessary to be used in the marketplace, and includes materials that have been "source separated."

O. Solid Waste. Refer to Public Resources Code Section 40191.

P. Source-Separated. Materials, including commingled recyclables, that have been separated or kept separate from the solid waste stream at the point of generation, for the purpose of additional sorting or processing of those materials for reuse or recycling in order to return them to the economic mainstream in the form of raw materials for new, reused, or reconstituted products which meet the quality standards necessary to be used in the marketplace.

PART 2 PRODUCTS

Not Used.

PART 3 EXECUTION

3.1 SALVAGE, REUSE, RECYCLING AND PROCEDURES

A. Identify reuse, salvage, and recycling facilities: Refer to the City's website for a list of local organizations and companies.

https://www.elsegundo.org/government/departments/public-works/trash-recycling

B. Develop and implement procedures to reuse, salvage, and recycle new construction and excavation materials, based on the Contract Documents, the C&D Debris Waste Management Plan, estimated quantities of available materials, and availability of recycling facilities. Procedures may include on-site recycling, source separated recycling, and/or mixed debris recycling efforts.

1. Identify materials that are feasible for salvage, determine requirements for site storage, and transportation of materials to a salvage facility.

2. Explore the possibility of reusing project job-site inert materials, such as rock, concrete, dirt and aggregate, on-site for road base or other similar uses.

3. Source separate new construction, excavation and demolition materials including, but not limited to the following types:

a. Asphalt

b. Concrete, concrete block, slump stone (decorative concrete block), and rocks.

c. Red Clay Brick

d. Soils

e. Other materials, as appropriate, such as wood and corrugated cardboard.

4. Develop and implement a program to transport loads of mixed (commingled) new construction materials that cannot be feasibly source-separated to a mixed materials recycling facility.

5. Contractor may develop their own C&D Debris Management Plan based on CALGreen requirements or use available City forms as follows:

   a. Form PW-A – Project Information

   b. Form PW-B – Pre-Project Worksheet

   c. Form PW-B1 – Pre-Project Worksheet (This form is to be completed only if you plan to use your own company-owned bins/trucks for disposition of material.)

   d. Form PW-C – Post-Project Summary

   e. Form PW-D – Exemption Request – only use if it is infeasible to comply with requirements.

3.2 DISPOSAL OPERATIONS AND WASTE HAULING

A. Legally transport and dispose of materials that cannot be delivered to a source-separated or mixed recycling facility to a transfer station or disposal facility that can legally accept the materials for the purpose of disposal.

B. Use a permitted waste hauler or Contractor's trucking services and personnel. To confirm valid permitted status of waste haulers, visit the City of El Segundo website:

https://www.elsegundo.org/government/departments/public-works/trash-recycling

C. Become familiar with the conditions for acceptance of new construction, excavation and demolition materials at recycling facilities, prior to delivering materials.

D. Legally transport and deliver to facilities that can legally accept new construction, excavation and demolition materials for purpose of re-use, recycling, or composting.

E. Do not burn, bury or otherwise dispose of solid waste on the project job-site.

3.3 REUSE AND DONATION OPTIONS

A. Implement a reuse program to the greatest extent feasible. Options for reuse may include, but are not limited to:

1. Los Angeles County Materials Exchange (LACOMax) LACoMAX is a free service provided by the Los Angeles County Department of Public Works,

Environmental Programs Division, designed to help residents, businesses, and organizations in Los Angeles County find markets for their industrial by-products, surplus materials, and other would-be discards. All exchanges are coordinated between the parties. The site can be accessed at http://www.ladpw.org/epd/lacomax.

2. California Materials Exchange (CalMAX) is a free service provided by the State of California, Department of Resources Recycling and Recovery (CalRecycle) that connects businesses, organizations, manufacturers, schools, and individuals with online resources for exchanging materials. The site can be accessed at www.calrecycle.ca.gov/CalMAX.

3. Habitat for Humanity ReStore resale outlets accept donated home improvement goods like furniture, home accessories, building materials and appliances. The materials are sold to the general public. The proceeds help local Habitat affiliates fund the construction of Habitat homes within their communities. Locations of ReStores can be found at: www.habitat.org/restores.

3.4 REVENUE

A. Revenues or other savings obtained from recycled, re-used, or salvaged materials shall accrue to Contractor unless otherwise noted in the Contract Documents.

- END SECTION –

5-0. WORK SCHEDULE

Contractor shall be responsible for providing a workable construction schedule that incorporates the following conditions:

1. The schedule for the work is subject to the approval of the Public Works Department.

2. All work shall take place Monday through Friday between the hours of 7:00 am and 4:00 pm unless previously approved by the Public Works Director, City Engineer, or Project Engineer for any other day of the week.

3. The Contractor shall coordinate all inspections and final sign-offs for permits and the project with Public Works Department staff.

6-0. EXAMINATION OF JOB SITE AND MEASUREMENT VERIFICATION

The BIDDER shall make a detailed physical inspection of the project site before submitting the proposal. It is understood that the BIDDER has thoroughly examined the specifications, sites and conditions under which work will be performed before submitting a proposal and has satisfied himself regarding existing conditions and

existing access conditions which may affect bid prices for the proposed work.

Measurement Verification: Contractor shall verify all field measurements and determine quantities prior to ordering materials. Contractor shall procure all material and confirm all parts are onsite prior to beginning installation.

7-0. INSPECTION

Section 3-5 of the Specifications is supplemented by the following additional requirements:

1. On all questions relating to quantities, the acceptability of material, or work, the execution, progress or sequence of work, and the interpretation of specifications or plans, the decision of the Engineer or City Inspector is final and binding, and shall be precedent to any payment under the contract.

2. All work and materials are subject to inspection and approval of the Engineer or City Inspector.

3. Legible copies of material/weight certification shall be turned over to the City Inspector on a daily basis.

4. Inspection of the work shall not relieve the Contractor of the obligations to fulfill all conditions of the contract.

8-0. WORK AREA SAFETY

All work shall conform to all applicable State, local, regional and Federal codes, ordinances, and regulations as prescribed by the City.

1. The Contractor shall conform to the rules and regulations pertaining to safety established by the California Division of Occupational Safety and Health of the Industrial Relations Department (CAL-OSHA).

2. The CONTRACTOR shall place and maintain signs, cones, barricades, security fences, and other safety devices as needed for the safety of and the general public, City personnel, and the Contractor.

8-0. USE OF PRIVATE PROPERTY AND PROTECTION OF EXISTING IMPROVEMENTS

The use of any private property or utilities on private property by the Contractor is prohibited. The prohibited uses include, but not limited to Contractor's use of water, electricity or natural gas from the private property, and storage of material or equipment, and turning around/parking of his vehicles on private property.

1. Existing public and/or private improvements, adjacent property, utility and

other facilities and trees and plants shall be protected from injury or damage.

2. Any damage to the facilities, public, or private property that takes place as a result of the contractor's work shall be repair or replaced to the City's satisfaction by the contractor at no cost to the City.

3. Access to driveway shall be maintained at all times for residents.

9-0. STORAGE OF MATERIALS AND EQUIPMENT

1. No material or equipment shall be stored in public right-of-way.

2. The contractor shall be responsible for obtaining a site for storage of material and equipment. The site shall not be within or adjoining the residential areas of the City. Site shall be subject to approval by the City.

3. The sites for stockpiling and batching materials shall be clean and free from objectionable material.

4. The City does not have nor does it guarantee any designated property within the City for storage of materials.

5. If the Contractor finds a private property for storage of his materials, the Contractor shall furnish the City a letter of approval and a letter of release (at the end of the job and cleanup of the storage site) from the property owner for this purpose.

10-0. DISPOSAL OF REMOVALS

There are no authorized dump facilities within the City of El Segundo. All removed material shall become the property of the Contractor and shall be legally disposed of by Contractor at the end of each work day away from the site of work.

11-0. PUBLIC WORKS ENCROACHMENT PERMITS AND BUILDING PERMITS

The Contractor will be required to apply and obtain applicable permits from the Public Works and Community Development Departments. The Contractor's work shall adhere to the City standards and applicable codes including the California Building Code, Plumbing Code, Electrical Code, and Mechanical Code. The Contractor shall call the Inspector at least 24 hours in advance for inspections.

All noted deficiencies on permits shall be corrected by contractor. The project will not be accepted as complete until contractor obtains a final sign-off for all permits.

12-0. NPDES COMPLIANCE

Contractor shall comply with the latest version of the Los Angeles Regional Water Quality Control Board (LA RWQCB) NPDES MS4 Permit for storm water and non-

storm water discharges.

Contractor shall not discharge or permit to be discharged to any street, channel, river, storm drain, or any appurtenances thereof, any non-rain water or other liquid substance from the project or from operations pertaining to the project site, unless the discharge is specifically listed as exempt or conditionally exempt in the most current MS4 Permit issued by the Regional Water Quality Control Board, Los Angeles Region.

Contractor shall implement all necessary Best Management Practices (BMPs) to ensure that any conditionally exempt discharge meets all current requirements of the LA RWQCB MS4 Permit.

City may prohibit or restrict any discharge if, in its sole discretion, the discharge is polluting, unsafe, or causes a nuisance condition to be created.

Depending on the size of the project and/or construction activities of the project, the Contractor may be required to comply with the State Water Resources Control Board (SWRCB) Construction General Permit (Adopted Order 2009-0009-DWQ and subsequent amendments). Contractor shall refer to the SWRCB Construction General Permit for construction activities covered and be responsible for implementing requirements if subject to the Construction General Permit.

13-0. COMPLETION

Upon completion of work at each site, the Contractor shall conduct careful inspection with the City Inspector and shall correct all defective work to the satisfaction of the Owner.

The Contractor shall coordinate all inspections and final sign-offs for Encroachment Permits with City staff.

All scrap, litter and debris resulting from operations specified herein, shall be removed and the premises left in a clean and satisfactory condition.

14-0. WARRANTY

The Contractor and/or manufacturer shall warrant all work performed under this Contract for a minimum of one (1) years from the date of Owner's acceptance of completed job. Any defects in materials or workmanship appearing during this period shall be corrected without cost to the City.

- END OF SECTION -

APPENDIX B

SPECIAL INSTRUCTIONS TO CONTRACTORS

Contractors are required to review section 7-3 of the STANDARD SPECIFICATIONS, pages **II-B-16** thru **II-B-21** "LIABILITY INSURANCE".

ONLY CONTRACTORS ABLE TO OBTAIN AND FURNISH THE REQUIRED COVERAGE AND ENDORSEMENT "ISO" FORMS SHOULD CONSIDER SUBMITTING A BID PACKAGE.

The Contractor will be required to apply and obtain an Encroachment Permit from the City Public Works Department as well as any applicable Building/Safety Permit from the City Planning and Building Safety Department. The permits will be issued on a "no-fee" basis.

The Contractor shall be responsible for calling the Building Safety Division for inspections. All noted deficiencies shall be corrected by the contractor. The Project will not be accepted as complete until the contractor obtains a final sign-off from the Department of Planning and Building Safety.

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APPENDIX D

SECTION 07 54 00 – PVC ROOFING

PART 1 - GENERAL

1.1 DESCRIPTION

A. Mechanically Fastened Systems (Sure-Flex)

1. The Sure-Flex Mechanically Fastened Roofing System incorporates 50, 60 or 80-mil Polyester Reinforced Sure-Flex Polyvinyl Chloride (PVC) membrane (white, gray, light gray, slate gray and tan) or Polyester Reinforced Sure-Flex KEE HP Polyvinyl Chloride (PVC) Membrane (white, gray, light gray or tan). Either membrane is available in 10’ wide field sheets and 5’ perimeter sheets. Standard Polyester Reinforced membrane is also available in 81” wide field sheets and 40.5" perimeter sheets. Sure-Flex sheets are available in rolls in 75’ or 100’ rolls. All sheets are mechanically fastened over an approved insulation/underlayment to an acceptable roof deck with the appropriate Carlisle Fasteners and Fastening Plates. Adjoining sheets of Sure- Flex membrane are overlapped and joined together with a minimum 1-1/2" wide heat weld. Membrane fastening requirements are outlined in Warranty Tables in Paragraph 1.05 of this Specification.

NOTE: Either Roofing System may be specified using over an existing standing seam, flat seam or corrugated metal roof (mechanically fastened systems incorporate membrane securement into the structural purlins). Refer to the Metal Retrofit Roofing System Specification, published separately, for applicable requirements.

B. Adhered Roofing Systems (Sure-Flex)

1. The Sure-Flex Adhered Roofing System incorporates maximum 10’ wide, 50-mil, 60-mil or 80-mil thick Polyester or Fiberglass reinforced Sure-Flex Polyvinyl Chloride (PVC) membrane (white, gray, light gray, slate gray and tan). Carlisle Insulation is mechanically fastened to the roof deck or secured with an approved adhesive and the membrane is fully adhered to the substrate with Sure-Flex Low-VOC Bonding Adhesive, CAV- GRIP PVC aerosol contact adhesive or HydroBond Water-Based Adhesive. Adjoining sheets of membrane are overlapped and joined together with a minimum 1-1/2" wide heat weld.

   A KEE HP enhanced (white, gray, light gray, and tan) Sure-Flex PVC membrane with Polyester Reinforcement is available in 5’ and 10’ width.

   Polyester Reinforced membrane is available in widths of 40.5”, 5’, 81” and 10’ wide (white, gray, light gray, slate gray and tan).

   Fiberglass Reinforced membrane is available in widths of 10’ (white, gray, light gray and tan).

1.2 GENERAL DESIGN CONSIDERATIONS

Various Warranty Tables have been included in Paragraph 1.05 citing various requirements by which specific warranty coverage can be obtained. Appropriate Warranty Table should be referenced to ensure proper warranty coverage.

A. The maximum roof slope for Mechanically Fastened Roofing Systems is 18" in one horizontal foot. There are no maximum slope restrictions for the application of the Adhered Roofing System.

B. The mechanically fastened roofing system is not acceptable for installations on steel decks lighter than 22 gauge unless the steel deck is used in conjunction with lightweight concrete and a minimum of 360 pounds pullout per fastener is achieved with HP-X Fasteners into the steel deck below. An Adhered Roofing System may be specified or refer to the Metal Retrofit Roofing System Specification, published separately for other roofing options.

C. Certain petroleum based products, chemicals, and waste products may not be compatible with this roofing system. Contact Carlisle for verification of compatibility and recommendations concerning an acceptable roofing assembly.

D. Metal-Edge Systems and Copings should be designed in compliance with Section 1504.5 of the International Building Code and shall be tested in accordance with ANSI/SPRI ES-1.

E. Concentrated loads from rooftop equipment may cause deformation of insulation/underlayment and possible damage to the membrane if proper protection is not provided. A protection course or sleepers must be specified.

F. It is the responsibility of the specifier to review local, state and regional codes to determine their impact on the specified Carlisle Roofing System.

G. It is the responsibility of the building owner or his/her designated representative to verify structural load limitation. In addition, a core cut may be taken to verify weight of existing components when the roofing system is to be specified on an existing facility.

H. For information regarding CRRC (Cool Roof Rating Council) and LEED™, refer to the applicable Product Data Sheets and Design Reference DR 07 “CRRC/LEED Information”.

I. Construction Generated Moisture / Vapor Drive
   1. On new construction projects, especially in cold climate regions, moisture generated due to the construction process could adversely impact various components within the roofing assembly if not addressed. Refer to Design Reference DR-01 ”Construction Generated Moisture” included in the Carlisle Technical Manual.
   2. On structural concrete decks, when a vapor retarder is not used, gaps in the deck along the perimeter and around penetrations must be sealed along with vertical joints between tilt-up panels, if present, to prevent infiltration of hot humid air and possible moisture contamination resulting from condensation. This is specifically important when adhesive is used to attach the roof insulation.

      NOTE: If left unaddressed, collected moisture could weaken insulation boards and facers resulting in a blow-off or increase the probability of mold growth.

J. Drainage
   1. Drainage must be evaluated by the specifier in accordance with all applicable codes. Slopes may be provided by tapering the structure or through the use of tapered insulation; a sufficient number of roof drains should also be specified and properly located to allow for positive drainage. Significant ponding that could remain after 48

hours should be eliminated with the addition of auxiliary drains in low areas where ponding is anticipated.

Carlisle specifically disclaims responsibility for the design and selection of an adequate drainage system and drain accessories. Selection must be made by the building owner or the owner's design professional.

2. Small incidental areas of ponded water will not impact the performance of this roofing system; however, in accordance with industry standards, the roofing assembly should be designed to prevent ponding of water on the roof for prolonged periods (longer than 48 hours). Good roofing practice dictates proper drainage to prevent possible excessive live load and, in the event of a roof leak, to minimize potential interior damage to the roofing assembly and to the interior of the building.
3. Tapered edge strips, crickets or saddles are recommended where periodic ponding of water may occur. When the slope of the taper exceeds 2 inches to one horizontal foot, additional membrane securement at the base of the tapered edge strip will be required.
4. Subject to code requirement, it is recommended that a minimum roof slope of 1/8" per horizontal foot be provided to serve long-term aesthetics. On new construction projects, roof drains should be positioned in areas where maximum deflection is anticipated. Slopes greater than 1/8” per foot should be considered due to possible roof deflection

K. Vapor Retarders
1. Carlisle does not require a vapor retarder for the protection of the membrane; however, it should be considered by the specifier for the protection of the roofing assembly including insulation, underlayment and adhesives.
2. The following criteria should be considered by the specifier:
    a. In the generally temperate climate of the United States, during the winter months, water vapor flows upward from a heated, more humid interior toward a colder, drier exterior. Vapor retarders are more commonly required in northern climates than in southern regions, where downward vapor pressure may be expected and the roofing membrane itself becomes the vapor retarder.
    b. When a vapor retarder is specified, Carlisle VapAir Seal 725TR or VapAir Seal MD Air and Vapor Barrier may be used. Refer to Part II “Products” for necessary information and Spec Supplement G-08 “Application Procedures for 725TR Air and Vapor Barrier” for product Installation.
    c. On cold storage/freezer facilities, the perimeter and penetration details must be selected to provide an air seal and prevent outside air from infiltrating and condensing within the roofing assembly. Consult latest publications by ASHRAE (American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc.) and NRCA (National Roofing Contractors Association) for specific information.
    d. All Carlisle roofing membranes are tested and pass in accordance with ASTM E 2178 and shall qualify as an air barrier when following Carlisle specifications and details for roofing applications.

L. Retrofit – Recover Projects (when the existing roofing material is left in place)
1. The removal of existing wet insulation and membrane must be specified. The specifier shall select an appropriate and compatible material as filler for voids created by removal of old insulation or membrane.
2. Entrapment of water between old and new membrane can damage and deteriorate new insulation/underlayment between the two membranes. If a vapor retarder or air barrier is not specified, Carlisle recommends existing membrane be perforated to avoid potential

moisture accumulation to allow for detection of moisture to enable the building owner to take corrective action. This can be accomplished by drilling approximately 3/4" diameter holes every 100 square feet in the existing built-up roof or single-ply membrane (excluding non-reinforced PVC membrane).

3. If total removal of existing non-reinforced PVC membrane is not specified, existing membrane may be cut into maximum 10' x 10' sections, when the new insulation or membrane underlayment is to be mechanically fastened.
4. Regardless of the type of membrane or assembly selected, any loose flashings at the perimeter, roof drains and roof penetrations must be removed.

1.3 QUALITY ASSURANCE

Building codes are above and beyond the intended purpose of this specification. The building owner, owner's representative or Specifier should verify local codes for applicable requirements and limitations. It is the responsibility of the specifier to review local, state and regional codes to determine their impact on the specified Carlisle Roofing System.

NOTE: For code approvals achieved with the Carlisle Roofing Systems, refer to the Carlisle Code Approval Guide, DORA (Directory of Roof Assemblies), Factory Mutual (FM) Approval Guide or Underwriters Laboratories (UL) Fire Resistance or Roofing Materials and Systems Directories.

A. When recovering or retrofitting an existing roof system, the addition of new insulation (type and thickness) may alter the fire performance characteristics of the assembly. Building owners or their designated representatives shall consult the local code enforcement agency to avoid potential code violation.

B. Carlisle recommends the use of Carlisle supplied products for use with Sure-Flex Roofing Systems. The performance or integrity of products by others, when selected by the specifier and accepted as compatible by Carlisle, is not the responsibility of Carlisle and is expressly disclaimed by the Carlisle warranty.

C. This roofing system must be installed by a Carlisle Authorized Roofing Applicator in compliance with drawings and specifications as approved by Carlisle SynTec.

D. There must be no deviations made from Carlisle's specifications or Carlisle's approved shop drawings without the PRIOR WRITTEN APPROVAL of Carlisle SynTec.

E. After completion of the installation, upon request, an inspection shall be conducted by a Field Service Representative (FSR) of Carlisle SynTec to ascertain that the membrane roofing system has been installed according to Carlisle's published specifications and details applicable at the time of bid. This inspection is to determine whether a warranty shall be issued. It is not intended as a final inspection for the benefit of the owner.

F. Coordination between various trades is essential to avoid unnecessary rooftop traffic over completed sections of the roof and to prevent subsequent damage to the membrane roofing system.

G. Provide polyisocyanurate insulation that meets PIMA Quality Mark Certified LTTR value through third party verification meeting ASTM C 1289, Type II, Class 1, Grade 2.

H. The solar reflectance of this roofing product may decrease over time due to environmental defacement such as dirt, biological growth, ponded water, etc. The roof should be monitored at regular intervals and maintained or cleaned when necessary to assure the maximum solar reflectance.

I. Refer to the Design Reference DR-07 “CRRC/LEED Information” for information. (i.e. solar emittance, solar reflectance and recycled content.)

1.4 SUBMITTALS

A. To ensure compliance with Carlisle's minimum warranty requirements, the following projects should be forwarded to Carlisle for review prior to installation, preferably prior to bid:
   1. Air pressurized buildings, canopies and buildings with large openings where the total wall openings exceed 10% of the total wall area on which the openings are located (such as airport hangars, warehouses and large maintenance facilities).
   2. Cold storage buildings and freezer facilities.
   3. Adhered Roofing System over 250' in height for projects with warranties up to 15 years.
   4. Adhered Roofing System over 100' in height for projects with warranties greater than 15 years.
   5. Mechanically Fastened Roofing System projects over 100’ in height regardless of warranty duration.
   6. Projects where the Sure-Flex membrane is expected to come in direct contact with petroleum-based products or other chemicals.
   7. Mechanically Fastened systems specified with a fastener length exceeding 12 inches.

B. Along with the project submittals (shop drawings and Request for Warranty), the roofing contractor must include pullout tests when results are below the requirements identified in this specification.

C. Shop drawings must be submitted to Carlisle by the Carlisle Authorized Roofing Applicator along with a completely executed Notice of Award (Page 1 of Carlisle's Request for Warranty form) for approval. Approved shop drawings are required for inspection of the roof and on projects where on-site technical assistance is requested.

   Shop drawings must include:
   1. Outline of roof and size
   2. Deck type (for multiple deck types)
   3. Location and type of all penetrations
   4. Perimeter and penetration details
   5. Key plan (for multiple roof areas) with roof heights indicated
   6. Sheet width and number of perimeter sheets for Mechanically Fastened systems
   7. Fastener type, length and maximum spacing (for membrane securement) for Reinforced Mechanically Fastened systems.

Along with the project submittals (shop drawing and Request for Warranty), the roofing contractor must include pullout test results when the results are below the requirements identified in, Table included in Design Reference DR-06 “Withdrawal Resistance Criteria”.

When field conditions necessitate modifications to originally approved shop drawings, a copy of the shop drawing outlining all modifications must be submitted to Carlisle for revision and approval prior to inspection and warranty issuance.

D. As-Built Projects (roofing systems installed prior to project approval by Carlisle)
   1. The Carlisle Authorized Applicator may supply Carlisle with an As-Built drawing for a project completed prior to Carlisle's approval. The As-Built drawings:
      a. Must conform to Carlisle's most current published specifications and details applicable at the time of bid.
      b. Must be submitted along with a completely executed Notice of Completion.
      c. Must include the items identified in Paragraph 1.04.C.

      NOTE: As-Built projects are not recommended for those projects referenced in Paragraph 1.04A in order to ensure Carlisle warranty requirements have been met.

E. Notice of Completion (Page 2 of the Carlisle Request for Warranty form)

After project completion, a Notice of Completion must be submitted to Carlisle to schedule the necessary inspection of the project prior to issuance of the Carlisle Warranty.

1.5 WARRANTY

A. A Total System Warranty is available for roofing systems on commercial buildings within the United States and applies only to products manufactured or marketed by Carlisle SynTec. The total system is defined as membrane, flashings, adhesives, sealants and other Carlisle brand products utilized in the installation. For a complete description of these products, refer to the Part II “Products” Section in this Specification and Spec Supplement “Related Products” P-01.

See Tables Below for information regarding Warranted Systems and Design Criteria:

TABLE I - Minimum Membrane Thickness for Various Warranty Options Identifies minimum membrane thickness for Reinforced membranes used in adhered or mechanically fastened roofing systems.

TABLE II - Mechanically Fastened Roofing Systems – PVC / KEE HP PVC Membrane Fastening Criteria - Steel/Concrete Decks Identifies fastening density, field membrane width and number perimeter sheets required for the various wind zones. The assemblies are categorized based on various building height and specific wind speed warranty coverage.

TABLE III - Mechanically Fastened Roofing Systems – PVC / KEE HP PVC Membrane Fastening Criteria – Plywood / OSB Decks Identifies fastening density, field membrane width and number perimeter sheets required for the various wind zones. The assemblies are categorized based on various building height and specific wind speed warranty coverage.

TABLE IV - Mechanically Fastened Roofing Systems – PVC / KEE HP PVC Membrane Fastening Criteria – Up tp 20 Yrs - Lightweight Insulating Concrete over Steel / Gypsum / Cementitious Wood Fiber Decks Identifies fastening density, field membrane width and number perimeter sheets required for the various wind zones. The assemblies

are categorized based on various building height and specific wind speed warranty coverage.

TABLE V – Adhered Roofing Systems - Underlayment and Fastening Density for PVC / KEE HP PVC Assemblies with Warranties Up to 20 Yrs Identifies required underlayments for adhered roofing systems with Warranties up to 20 year based on the various wind speed coverages available. The Table also identifies fastening density or adhesive bead spacing and required edge terminations.

TABLE VI - Adhered Roofing Systems - Underlayment and Fastening Density for PVC / KEE HP PVC Assemblies with Warranties - 25 to 30 YR
Identifies required underlayments for adhered roofing systems with Warranties from 25 to 30 year based on the various wind speed coverages available. The Table also identifies fastening density or adhesive bead spacing and required edge terminations.

Table I

Mechanically Fastened or Adhered Membrane Systems Warranty Options (9)

Warranty Duration	Sure-Flex PVC or KEE HP PVC Membranes								
	Warranty Wind Speed Coverage						Minimum Membrane Thickness (2)	Additional Membrane Coverage	
	55, 72, 80 or 90 mph		100 mph		110 to 120 mph				
	Adhered	Mech. Fastened	Adhered	Mech. Fastened	Adhered	Mech. Fastened		Puncture	Hail
5,10, or 15 year	√	√	√	N/A(1)	√	N/A	Sure-Flex 50-mil (4)	See Below	See Below
20 year	√(3)	√	√	N/A	√	N/A	Sure-Flex 60 mil (4)(5)	See Below	See Below
25 year (7)	√	√	√	N/A	N/A	N/A	Sure-Flex 80-mil (4)(6)(8)	See Below	See Below
30 year (7)	√	√	√	N/A	N/A	N/A	Sure-Flex KEE HP PVC 80-mil	See Below	See Below

Notes: N/A = Not Acceptable √= Acceptable

(1) Contact Carlisle for specific requirements.
(2) All "T-Joints" must be overlaid with appropriate flashing material when using 80-mil PVC/KEE HP membrane.
(3) HydroBond Adhesive (PVC Only) may be used for projects with 20 year maximum warranty and wind speed coverage up to 90 mph.
(4) Sure-Flex FRS membrane can be used in lieu of Sure-Flex Polyester reinforced membrane for Adhered Roofing Systems Only.
(5) Sure-Flex KEE HP PVC 50-mil membrane can be used in lieu of Sure-Flex 60-mil membrane for Warranties Up to 20 Year.
(6) Sure-Flex KEE HP PVC 60-mil membrane can be used in lieu of Sure-Flex 80-mil membrane for Warranties Up to 25 Year.
(7) Enhancements may be required for certain flashing details. Published details must be referenced for applicable requirements.
(8) Sure-Flex PVC 60- or 80-mil membranes in Slate Gray are limited to Warranties Up to 20 Year.

(9) Low-VOC PVC Bonding Adhesive must be utilized.

Sure-Flex PVC and KEE HP PVC Membrane Hail
- 1" Dia. Hail Coverage requires a minimum of 60-mil PVC or KEE HP PVC Adhered to cover board.
- 2" Dia. Hail Coverage requires 80-mil PVC or KEE HP PVC Adhered to cover board.

Additional Design Requirement:
- Cover board (SecurShield HD, SecurShield HD Eco, SecurShield HD Plus, SecurShield HD or StormBase Composite, DensDeck Prime, Dens Deck StormX Prime, Securock, DEXcell® Glass Mat, DEXcell FA™, DEXcell FA VSH®, DEXcell® Cement Board – Adhered Only).

Puncture
- Minimum 80-mil PVC with Reinforcement: 16 hours of Puncture Coverage.
- Carlisle's Accidental Puncture Warranty covers labor hours and material used during the repair. Maximum labor and material hours are dependent upon system design. Refer to the Warranty Availability Quick Reference Guide for coverage.

PVC / KEE HP PVC Membrane Fastening Criteria (All Warranties) for Mechanically Fastening Roofing Systems
22 GA. Steel Deck or Structural Concrete Only

Table II

Caution: Projects with 25 or 30 year warranties an additional perimeter sheet is required beyond those listed in the table below.

-+Peak Gust Wind Speed Warranty	Max. Building Height	Min. Number of Perimeter Sheets			Field* Membrane Width	Perimeter* Sheet Width	Fastening Density* (Field & Perimeter Sheets)
		Building Distance from Coastline					
		Greater than 7 miles	3 to 7 miles	Less than 3 miles			
55 MPH	Up to 60'	1	2	3	10'	5'	12" O.C.
					81"	40.5"	12" O.C.
	61' to 100'	2	2	3	10'	5'	** See Note
					81"	40.5"	12" O.C.
72 MPH	Up to 60'	2	2	3	10'	5'	12" O.C.
					81"	40.5"	12" O.C.
	61' to 100'	3	4	4	10'	5'	** See Note
					81"	40.5"	12" O.C.
80 MPH	Up to 60'	3	3	4	10'	5'	12" O.C.
					81"	40.5"	12" O.C.
	61' to 100'	3	4	4	10'	5'	** See Note
					81"	40.5"	12" O.C.
90 MPH	Up to 60'	3	4	4	10'	5'	6" O.C.
					81"	40.5"	12" O.C.
	61' to 100'	4	5	5	10'	5'	** See Note
					81"	40.5"	12" O.C.

*Using HP-X Fasteners for steel decks, wood plank decks and minimum ¾" thick plywood decks and HD 14-10 or CD-10 for structural concrete decks.

** Structural Concrete Decks use 12" O.C. spacing utilizing HD 14-10 or CD-10. Steel Decks use 6" O.C. utilizing HP-X Fasteners. Steel decks use 12" O.C. spacing utilizing HP-Xtra Fasteners

PVC / KEE HP PVC Membrane Fastening Criteria (Up to 20 Year Warranty – Up to 60' Building Height) for Mechanically Fastening Roofing Systems - Plywood or OSB Decks

Table III

Wood (Plywood or OSB) Decks **Peak Gust Wind Speed Warranty**	**Deck Type**	**Projected Pull-Out Values**	**Min. Number of Perimeter Sheets**			**Field Membrane Width**	**Perimeter Sheet Width**	**Fastening Density (Field & Perimeter Sheets)**
			Building Distance from Coastline					
			Greater than 7 miles	3 to 7 miles	Less than 3 miles			
55 MPH	7/16" OSB	210 lbs	2	3	3	10'	5'*	9" O.C.
			2	3	3	81"	5'*	12" O.C.
	15/32" 3-Ply Plywood	240 lbs	2	2	3	81"	5'*	12" O.C.
	15/32" 5-Ply Plywood	530 lbs	1	2	3	10'	6.5'	12" O.C.
	5/8" OSB	310 lbs	2	3	3	10'	5'*	12" O.C.
			2	3	3	81"	5'*	12" O.C.
72 MPH	15/32" 3-Ply Plywood	240 lbs	2	2	3	81"	5'*	12" O.C.
	15/32" 5-Ply Plywood	530 lbs	2	2	3	10'	6.5'	12" O.C.
	5/8" OSB	310 lbs	2	3.	3	10'	5'*	12" O.C.
			2	3	3	81"	5'*	12" O.C
80 MPH	*Contact Carlisle for Approval and Evaluation*							

*Maximum duration for OSB NOT to exceed 20 Years.

PVC / KEE HP PVC Membrane Fastening Criteria

Table IV **Up to 20 Warranty for Mechanically Fastening Roofing Systems Lightweight Insulating Concrete over Steel / Gypsum / Cementitious Wood Fiber**

Peak Gust Wind Speed Warranty	Building Height 50' Max.	Min. Number of Perimeter Sheets			Field Membrane Width	Perimeter Sheet Width	Fastening Density (Field & Perimeter Sheets)
		Local Wind Speed					
	Deck Type	Greater than 7 miles	3 to 7 miles	Less than 3 miles			
55 MPH	Lightweight Concrete over Steel Deck	1	2	4	10'	5'	12" O.C.(1)
		2	3	4	81" (3)	40.5"	12" O.C.(2)
	Gypsum Deck or Cementitious Wood Fiber	2	3	N/A	10'	5' or 6'	9" O.C.
		2	3	4	81"	4'	12" O.C.

N/A is Not Acceptable

(1) For Buildings 51' to 75' with 10' field sheets – Fastening Density must be increased to 9" O.C. for field and perimeter sheets.
(2) Fasteners may be spaced at 18" O.C. in the field for buildings Up to 50' in height.
(3) Building Height may be Up to 75' in height.

Table IV - Additional Design Considerations (Up to 20 YR Warranty)

1- Membrane configuration and fastening density in Table above is based on HP-X Fasteners penetrating metal pan below Lightweight Insulating Concrete and for Polymer Gyptec Fasteners engaging into Gypsum and Cementitious Fiber Decks.
2- See **Design Reference DR-06 "Withdrawal Resistance Criteria"** for more information.

Table V

Underlayment/Insulation & Required Attachment Assemblies Up to 20 YR Warranty for Adhered PVC / KEE HP PVC Roofing

Other Requirements are Listed in Additional Design Considerations following this Table.
All Carlisle Products listed for higher wind speed coverage can also be used for Warranties for a lower speed coverage. (i.e. 72 MPH underlayment may be used for 55 MPH underlayment)

Peak Gust Wind Speed Warranty	Minimum Membrane Underlayment*	Insulation Attachment			Metal Edging
		# of Fasteners per 4' x 8' board size	Adhesive Ribbon Spacing for 4' x 4' size board		
			Field	Perimeter	
55 or 72 MPH	1" (20 psi) Polyisocyanurate or 1" Polyisocyanurate Eco	16	12"(5)(6)	6"(5)	SecurEdge Drip Edge
	1-1/2" (20 psi) Polyisocyanurate or 1-1/2" Polyisocyanurate Eco	10			
	2"(20 psi) Polyisocyanurate or 2" (20 psi) Polyisocyanurate Eco	8			
	1/2" SecurShield HD or 1/2" SecurShield HD Eco (1)(2)	12			
	1/4" DensDeck Prime, 1/4" Securock, 1/4" Securock Ultralight Coated Glass Mat, 1/4" DEXcell® Glass Mat or 1/4" DEXcell FA™ Glass Mat (1)	12			
80 MPH	1/2" SecurShield HD Plus (2)	8	12"(5)(6)(7)	6"(5)(7)	SecurEdge Drip Edge (11)
	1/2" HP Recovery Board (1)	16			
	1/2" SecurShield HD or 1/2" SecurShield HD Eco	16			
	2" SecurShield HD Composite	6			
	1/2" DensDeck Prime, 1/2" Securock, 1/2" Securock Ultralight Coated Glass-Mat Board, 1/2" DEXcell® Glass Mat, 7/16" DEXCell® Cement Board or 1/2" DEXcell FA™ Glass Mat (1)	8			
	1-1/2" (25 psi) Polyisocyanurate or 1-1/2" (25 psi) Polyisocyanurate Eco	10			
	2" (25 psi) Polyisocyanurate or 2" (25 psi) Polyisocyanurate Eco	8			
90 MPH	1/2" DensDeck Prime, 1/2" Securock, 1/2" Securock Ultralight Coated Glass-Mat, 1/2" DEXcell® Glass Mat, 7/16" DEXCell® Cement Board or 1/2" DEXcell FA™ Glass Mat (1)	12	6"(9)	6"(7)(8)	SecurEdge Drip Edge (3) or SecurEdge EX Drip Edge
	1/2" SecurShield HD, 1/2" SecurShield HD Eco, 1-1/2" (20 psi) SecurShield Polyiso or 1-1/2" SecurShield Eco (1)(2)	16			
	1/2" SecurShield HD Plus or 1/2" EcoStorm VSH (1)	12			
	2" (20 psi) SecurShield Polyiso, 2" (20-psi) SecurShield Eco or 2" SecurShield HD Composite	8			
	1-1/2" StormBase (OSB/Polyiso Composite)	8			
	1-1/2" Insulfoam HD Composite	16			
100 MPH	2" (25-psi) SecurShield Polyiso or 2" (25-psi) SecurShield Eco	16	FS	FS	SecurEdge Drip Edge (3), or SecurEdge EX Drip Edge
110 MPH	1-1/2" StormBase (OSB/Polyiso Composite) or 1/2" EcoStorm VSH (1)	16	FS	FS	SecurEdge EX Drip Edge
	1/2" SecurShield HD Plus (1)(2)				
120 MPH	5/8" DensDeck Prime, 5/8" DensDeck StormX Prime,5/8" Securock, 5/8" Securock Ultralight Coated Glass-Mat, 5/8" DEXcell FA™ Glass Mat, 5/8" DEXcell® Cement Roof Board or 5/8" DEXcell FA VSH® (1)	16	FS	FS	SecurEdge EX Drip Edge
	1-1/2" StormBase (OSB/Polyiso Composite) or 1/2" EcoStorm VSH (1)	17			

	1/2” SecurShield HD Plus (1) (2)	24			
	2” SecurShield HD Composite	16			

FS = Full Spray or Ribbons @ 4" O.C.
***For Direct Application over Wood Decks and Lightweight Cellular Concrete, Refer to Roof Deck & Substrate Criteria Table.**

(1) For Steel decks (New or tear-off) cover boards must be installed over a min. 1" thick approved Carlisle Insulation.
(2) 1/2" SecurShield HD or 1/2" SecurShield HD Eco limited to 90 mph. 1/2" SecurShield HD Plus limited to 120 mph.
(3) Carlisle HP or HP-X Fasteners must be used to secure Carlisle Drip Edge or SecurEdge 200 Metal Fascia to perimeter wood nailers.
(4) Membrane securement is required at the base of the SecurEdge 200 waterdam.
(5) Gravel Surface BUR - Field @ 6" O.C. / Perimeter @ 4" O.C.
(6) Steel Decks - Field & Perimeter @ 6" O.C.
(7) Cementitious Wood Fiber - Field @ 6" O.C. / Perimeter @ 4" O.C.
(8) Smooth BUR - Field @ 6" O.C. / Perimeter @ 4" O.C.
(9) Gravel Surface BUR – FS
(10) Not used.
(11) May be fastened with ring shank nails staggered 4" on center. Carlisle HP or HP-X Fasteners may also be used fastened 12" on center.
(12) Gypsum Deck Bead Spacing @ 6" O.C. for 80 mph.

Table V - Additional Design Considerations (Up to 20 YR Warranty)

1 - Minimum membrane thickness 60-mil PVC or 50-mil KEE HP PVC
2 - Building height shall not exceed 100'*
3 - All "T-Joints" must be overlaid with Carlisle "T-Joint" Covers.
4 - For Building heights between 51-100', enhance the 12'-wide perimeter with 50% more fasteners and plates.
5 - See DR-05 for insulation fastening patterns.

* Projects where building height exceeds 100' shall be submitted to Carlisle for review.
** 16 fasteners per 4' x 8' board are required for the following decks: OSB, gypsum, cementitious, wood fiber (Tectum), lightweight insulated concrete over steel roof deck thinner than 22-gauge and steel roof deck thinner than 22-gauge. Warranties are limited to a 20-year, 72-mph wind speed.

Table VI

Underlayment/Insulation & Required Attachment Assemblies
25 YR or 30 YR Warranty
for Adhered PVC / KEE HP PVC Roofing Systems

Other Requirements are Listed in Additional Design Considerations following this Table.

All Carlisle Products listed for higher wind speed coverage can also be used for Warranties for a lower speed coverage. (i.e. 72 MPH underlayment may be used for 55 MPH underlayment)

Peak Gust Wind Speed Warranty	Minimum Membrane Underlayment	Insulation Attachment			Metal Edging
		# of Fasteners per 4' x 8' board size	Adhesive Ribbon Spacing for 4' x 4' size board (3)		
			Field	Perimeter	
55 or 72 MPH	1" to 2" (25 psi) Polyisocyanurate or Polyisocyanurate Eco	16	6" (3)(5)	6" (5)	SecurEdge Drip Edge
	1/2" HP Recovery Board (9)				
	1/4" DensDeck Prime, 1/4" Securock, 1/4" Securock Ultralight Coated Glass-Mat, 1/4" DEXcell® Glass Mat or 1/4" DEXcell FA™ Glass Mat (2)				
	1/2" SecurShield HD or 1/2" SecurShield HD Eco (2)				
80 MPH	1-1/2" to 2" (25-psi) SecurShield Polyisocyanurate or SecurShield Eco	20	6" (4)(5)(6)	6" (5)(6)	SecurEdge Drip Edge (7), SecurEdge Snap-On Canted Fascia (7) (8) or SecurEdge EX Drip Edge
	1/2" DensDeck Prime, 1/2" Securock, 1/2" Securock Ultralight Coated Glass-Mat, 1/2" DEXcell® Glass Mat or 1/2" DEXcell FA™ Glass Mat (2)	16			
	1/2" SecurShield HD Plus (2)				
	1/2" SecurShield HD or 1/2" SecurShield HD Eco (2)	20			
90 MPH	1/2" SecurShield HD or 1/2" SecurShield HD Eco (2)	24	FS	FS	SecurEdge EX Drip Edge
	1/2" SecurShield HD Plus (2)	20			
	1/2" DensDeck Prime, 1/2" Securock, 1/2" Securock Ultralight Coated Glass-Mat, 1/2" DEXcell® Glass Mat or 1/2" DEXcell FA™ Glass Mat (2)				
100 MPH	5/8" DensDeck Prime, 5/8" Dens Deck StormX Prime, 5/8" Securock, 5/8" Securock Ultralight Coated Glass-Mat, 5/8" DEXcell® Glass Mat, 5/8" DEXcell FA™ Glass Mat, or 5/8" DEXcell® Cement Roof Board or 5/8" DEXcell FA VSH® (2)	16	FS	FS	SecurEdge EX Drip Edge
	1-1/2" StormBase (OSB/Polyiso Composite) or 1/2" EcoStorm VSH (2)				
	2" SecurShield HD Composite (2)				
	1/2" SecurShield HD Plus (2)	24			

FS = Full Spray or Ribbons @ 4" O.C.
(1) Not Used.
(2) Hail coverage offered with substrate.
(3) Structural Concrete - Field @ 12" O.C. / Perimeter @ 6" O.C.
(4) 80 mph over Structural Concrete - Field & Perimeter @ 6" O.C.
(5) Cementitious Wood Fiber & Wood – FS
(6) 80-mph warranty wind speed coverage over Gypsum Decks – Adhesive Ribbon spacing shall be at 4" O.C.
(7) Carlisle HP or HP-X Fasteners must be used to secure Carlisle Drip Edge or SecurEdge200 Metal Fascia to perimeter wood nailers.
(8) Membrane securement is required at the base of the SecurEdge 200 waterdam.
(9) 1/2" Recovery Board limited to 55 mph.

Table VI - Additional Design Considerations (25 YR or 30 YR Warranty)

1 - Minimum membrane thickness 80-mil PVC or KEE HP PVC
2 - Building height shall not exceed 100'*
3 - Acceptable decking: 22-gauge or heavier steel, structural concrete, 1-1/2" wood plank, or 15/32" plywood.
4 - All "T-joints" must be overlaid with Carlisle "T-Joint" Covers.
5 – New construction or complete tear-off of existing
roofing material. 6- See DR-05 for insulation
fastening patterns.
7 - For Building heights between 51-100 feet, enhance 12'-wide perimeter with 50% more fasteners and plates.
* Projects where building height exceeds 100' or warranty wind speed exceeds 100 mph, shall be submitted to Carlisle for review.

Table VII Minimum Perimeter Width for Insulation Attachment For All Warranties

Width of Perimeter	Building Height
4 feet	25 feet
8 feet	26 to 50 feet
12 feet	51 to 75 feet
16 feet	76 to 100 feet
24 feet	Greater than 100 feet

Note: This Table is for reference for Carlisle System Warranties and does not replace FM requirements for FM insured projects.

B. Access for warranty service

It shall be the owner's responsibility to expose the membrane in the event that warranty service is required when access is impaired. Such impairment includes, but is not necessarily limited to:

1. Design features, such as window washer systems, which require the installation of traffic surface units in excess of 100 pounds per unit.

2. Any equipment, ornamentation, building service units and other top surfacing materials which are not defined as part of this specification.

3. Photovoltaic and Mounting systems or other Rooftop equipment that does not provide Carlisle with reasonable access to the membrane system for purposes of warranty investigation and related repairs.

4. Severely ponded conditions.

CAUTION: APPLICATIONS SUCH AS WALKING DECKS, TERRACES, PATIOS OR AREAS SUBJECTED TO CONDITIONS NOT TYPICALLY FOUND ON ROOFING SYSTEMS WILL **NOT** BE ELIGIBLE FOR A MEMBRANE SYSTEM WARRANTY.

C. The formation or presence of mold or fungi in a building is dependent upon a broad range of factors including, but not limited to, the presence of spores and nutrient sources, moisture, temperatures, climatic conditions, relative humidity, and heating/ventilating systems and their maintenance and operating capabilities. These factors are beyond the control of Carlisle and Carlisle shall not be responsible for any claims, repairs, restoration or damages relating to the presence of any irritants, contaminants, vapors, fumes, molds, fungi, bacteria, spores, mycotoxins, or the like in any building or in the air, land, or water serving the building.

1.6 JOB CONDITIONS

A. On phased roofing, temporary closures should be provided to prevent moisture infiltration. When a temporary roof is specified, Carlisle 725-TR in conjunction with CCW-702, CCW 702LV or CAV-GRIP III Low-VOC Adhesive/Primer may be used. Refer to Product Section Part II for additional product information and Specification Supplement G- 08.

B. When possible on multiple level roofs, begin the installation on the highest level to avoid or minimize construction traffic on completed roof sections.

C. On projects at high altitudes (6,000' and above) rapid flash-off (drying) of Adhesives will occur due to low atmospheric pressure.

D. When roof slopes exceed 5 inches per horizontal foot, use of an Automatic Heat Welder may be more difficult. A Hand Held Hot Air Welder should be specified.

E. Wood nailers are required for the securement of metal edgings, scuppers, and insulated pipes. Wood nailer shall be secured per specifier recommendation or in accordance with Factory Mutual's property Loss Prevention Data Sheet 1-49. Refer to Design Reference DR-08 "Wood Nailers Securement Criteria" in Carlisle Technical Manual shall be referenced.

F. When any of the Roofing Systems are specified on a portion of a roof, tie-ins to existing roofing membranes will be required. Depending on the type of the existing roofing system, the tie-in method will vary. Total isolation between two roofing systems or weep holes may be required to address moisture migration from one roofing system to the other. Prior to the selection of any tie-in detail, ensure the selected detail will not restrict drainage.

G. On new construction projects, located in colder climates, special consideration should be given to construction practices and the possible migration of hot, humid air and moisture generated during construction. Refer to Paragraph 1.02 I and Design Reference DR-01 "Construction Generated Moisture".

1.7 PRODUCT, DELIVERY, STORAGE, AND HANDLING

A. Deliver materials to the job site in the original, unopened containers.

B. When loading materials onto the roof, the Carlisle Authorized Roofing Applicator must comply with the requirements of the specifier/owner to prevent overloading and possible disturbance to the building structure.

C. Job site storage temperatures in excess of 90□ F (32□ C) may affect shelf life of curable materials (i.e., adhesives and sealants).

D. When the temperature is expected to fall below 40□ F (4□ C), outside storage boxes should be provided on the roof for temporary storage of liquid adhesives and sealants. Adhesive and sealant containers should be rotated to maintain their temperature above 40□ F (4□ C). Refer to Product Data Sheets for individual products for temperature restrictions.

E. Do not store adhesive or cleaner containers with opened lids due to the loss of solvent that will occur from flash-off.

F. Store Carlisle membrane on provided pallets in the original undisturbed plastic wrap in a cool, shaded area and cover with light-colored, breathable tarpaulins.

G. Insulation/underlayment must be stored so that it is kept dry and is protected from the elements. Store bundles flat and upright with the bottom of the bundles elevated (2" or more) above the finished surface.

H. Slit the insulation bundle packaging vertically down the center of the two short sides to prevent moisture accumulation within the package. Completely cover the bundle with a waterproof tarp and secure to prevent wind damage and / or displacement.

PART 2 - PRODUCTS

2.1 GENERAL

A. The components of this roofing system are to be products of Carlisle or accepted by Carlisle as compatible. The installation, performance or integrity of products by others, when selected by the specifier and accepted by Carlisle, is not the responsibility of Carlisle and is expressly disclaimed by the Carlisle warranty.

2.2 MEMBRANES

A. Sure-Flex Membranes
   1. General
      a. The Sure-Flex PVC membrane (white) meets the ENERGY STAR requirement for reflectance and emittance. When tested in accordance with ASTM C1549, the material has an initial reflectance of 0.86 and a 3-year aged reflectance of 0.63. The material has also been tested for emittance in accordance with ASTM C1371. An initial emittance of 0.89 and a 3-year aged emittance of 0.87 were achieved.
      b. The Sure-Flex KEE HP PVC membrane (white) meets the ENERGY STAR requirement for reflectance and emittance. When tested in accordance with ASTM C1549, the material has an initial reflectance of
      c. 0.82 and a 3-year aged reflectance of 0.71. The material has also been tested for emittance in accordance with ASTM C1371. An initial emittance of 0.89 and a 3-year aged emittance of 0.84 were achieved.

d. The Sure-Flex PVC membrane (white) meets the emittance requirements set forth by the USGBC (US Green Building Council) for their LEED (Leadership in Energy and Environmental Designs) Program. When tested in accordance with ASTM E408, an emittance of 0.89 was achieved and an SRI (solar reflectance index) of 108 was calculated using ASTM E1980.

e. The Sure-Flex KEE HP PVC membrane (white) meets the emittance requirements set forth by the USGBC (US Green Building Council) for their LEED (Leadership in Energy and Environmental Designs) Program. When tested in accordance with ASTM E408, an emittance of 0.89 was achieved and an SRI (solar reflectance index) of 103 was calculated using ASTM E1980.

2. Sure-Flex 50-mil, 60-mil or 80-mil thick Polyester Reinforced PVC (Polyvinyl Chloride) Membrane conforms to the following physical properties

a. Physical properties of the membrane are enhanced by a strong, polyester fabric that is encapsulated between the PVC based top and bottom plies. The combination of the fabric and PVC plies provide Sure- Flex Reinforced PVC membranes with high breaking strength, tearing strength, and puncture resistance.

b. Field membrane sheets are packaged in rolls 81" or 120” wide. Perimeter membrane sheets are available in a width of 40.5" or 60” wide. 50-mil thick membrane is available in lengths of 100', 60-mil is available in 100' lengths and 80-mil is available in 75' lengths. Sure-Flex PVC Membrane is available in white, gray, light gray, slate gray and tan. Sure-Flex PVC KEE HP Membrane is available in white, gray, light gray, and tan.

OPTION: 60-mil Sure-Flex PVC or 60-mil Sure-Flex KEE HP (white color only) reinforced membrane is available with an optional APEEL Protective Film. APEEL Protective Film can be left in place for up to 90 days without affecting the integrity of the film, guarding the PVC/KEE HP membrane’s surface from scuffs and dirt accumulation during installation. Durable and easy to remove, APEEL Protective Film improves aesthetics and long-term reflectivity. Available 5’ and 10’ widths by 100’ long rolls. Also available, APEEL 6” Cover Tape, allowing 100% coverage of the PVC surface.

Sure-Flex Polyester Reinforced PVC Membrane				
Physical Property	**ASTM D4434 Requirement**	**50-mil Min.**	**60-mil Min.**	**80-mil Min.**
Thickness Over Scrim, in. (mm) ASTM D4434 optical method average of 3 areas	0.016 min. (0.40)	0.022 (0.559)	0.028 (0.711)	0.038 (0.965)
Weight, lbs/ft^2 (kg/m^2)	No requirement	0.33 (1.61)	0.40 (1.95)	0.55 (2.68)
Breaking Strength (MD X CD), lbf/in (kN/m) ASTM D751 grab method	275 min. (48)	320 x 300 (56 x 53)	330 x 300 (58 x 55)	360 x 330 (63 x 58)
Elongation break of reinforcement (MD x CD), % ASTM D751 grab method	25 min.	30 x 30	30 x 30	30 x 30
Seam Strength, min. ASTMD751 grab method (% of breaking strength)	>75	PASS	PASS	PASS
Tearing Strength (MD x CD), lbf (N) ASTM D751 proc. B, 8 in. x 8 in.	90 min. (400)	100 x 120 (445 x 534)	100 x 130 (445 x 578)	100 x 132 (445 x 587)
Low Temperature Bend, ASTM D2135, no cracks 5x at -40ºC	PASS	PASS (-40ºC)	PASS (-40ºC)	PASS (-40ºC)
Linear Dimensional Change, % ASTM D1204, 6 hours at 176ºF	+/- 0.5 max.	0.4	0.4	0.4
Ozone Resistance, no cracks 7x ASTM D1149, 100pphm, 168 hrs	PASS	PASS	PASS	PASS
Water Absorption Resistance, mass % ASTM D570, 166 hours at 158ºF	+/- 3.0 max.	2.0	2.0	2.0
Field Seam Strength, lbf/in. (kN/m) ASTM D1876 tested in peel	No Requirement	25 (4.4) min. 60 (10.5) max.	25 (4.4) min. 60 (10.5) max.	25 (4.4) min. 60 (10.5) max.

Water Vapor Permeance, Perms, ASTM E96 proc. B	No Requirement	0.10 max. 0.05 typ.	0.10 max. 0.05 typ.	0.10 max. 0.05 typ.
Puncture Resistance – Federal, lbf (kN) FTM 101C, method 2031	No Requirement	280	320	380
Puncture Resistance – Dynamic, J (ft-lbf) ASTM D5635	20 (14.7)	PASS	PASS	PASS
Puncture Resistance – Static, lbf (N) ASTM D5602	33 (145)	PASS	PASS	PASS
Xenon-Arc Resistance, no cracks/crazing 10x, ASTM G155 0.35 W/m^2 at 340-nm, 63ºC B.P.T. 12,600 kJ/m^2 total radiant exposure 10,000 hours	PASS	PASS	PASS	PASS
Properties After Heat Aging, ASTM D3045, 56 days at 176ºF Breaking Strength, % retained Elongation reinf., % retained	90 min. 90 min.	90 min. 90 min.	90 min. 90 min.	90 min. 90 min.
B.P.T. is black panel temperature				

1. Sure-Flex 50-mil, 60-mil or 80-mil thick Reinforced FRS PVC (Polyvinyl Chloride) Membrane is designed specifically for Fully Adhered applications and conforms to the following physical properties.

   a. Dimensional stability of the membrane is enhanced by fiberglass that is encapsulated between the PVC based top and bottom plies. The combination of fiberglass and PVC plies provide Sure-Flex FRS PVC membranes with enhanced dimensional stability for fully adhered roof systems using liquid applied bonding adhesives.

   b. Membrane sheets are packaged in 10’ wide rolls. 50-mil thick membrane is available in lengths of 100', 60- mil is available in 80' lengths and 80-mil is available in 65' lengths. Sure-Flex Reinforced FRS PVC Membrane is available in white, gray, light gray, and tan.

Sure-Flex Reinforced FRS PVC Membrane			
Physical Property	**Test Method**	**Property of Unaged Sheet**	**Property After ASTM D3045 aging 56 days @ 176° F**
Tolerance on Nominal Thickness, %	ASTM D 638	± 10	
Thickness over scrim, in. (mm) 50-mil & 60-mil 80-mil	ASTM D 4434 Optical Method (avg. of 3 areas)	 0.016 (0.406) min. 0.025 (0.635) min.	
Tensile Strength, psi (MPa) (machine & cross-machine direction)	ASTM D 638 (Grab Method)	1500 (10.4) min. 1900 (13.1) typical	90% min. retention of original breaking strength
Elongation at Break, % Machine direction Cross-machine direction	ASTM D 638	250 min. (270 typical) 220 min. (250 typical)	90% min. retention of original elongation
Tear Resistance, lbf (N)	ASTM D 1004	10 (45) min. 12 (53) typical	
Low Temperature Bend at -40° F (-40° C)	ASTM D 2136	Pass	
Linear Dimensional Change (shrinkage), % After 6 hours at 176° F (80° C)	ASTM D 1204	+/- 0.5 max. 0.1 typical	
Ozone resistance, 100 pphm, 168 hours	ASTM D1149	No cracks	
Resistance to water absorption After 7 days immersion 158° F (70° C) Change in mass, %	ASTM D 570	3.0 max. 0.5 typical	
Seam strength, % of tensile strength	ASTM D638	75 min. 80 typical	
Water vapor permeance, Perms	ASTM E 96	0.10 max. 0.05 typical	
Puncture resistance (see supplemental section for additional puncture data)			
Resistance to xenon-arc weathering Xenon-Arc, 12,600 kJ/m² total radiant exposure, visual condition at 10X (ASTM D 4434 light & spray cycle)	ASTM G155 0.35 W/m² 63 ° C B.P.T. (10,000 hours)	No cracks No crazing	
B.P.T. is black panel temperature			

2. Sure-Flex 50-mil, 60-mil or 80-mil thick **KEE HP PVC** Polyester Reinforced Membrane is designed for **Fully Adhered or Mechanically Fastened applications** and conforms to the following physical properties.

   a. Physical properties of the membrane are enhanced by a strong, polyester fabric that is encapsulated between the KEE HP based top and bottom plies. The combination of the fabric and KEE HP plies provide Sure-Flex KEE HP Polyester Reinforced membranes with high breaking strength, tearing strength, and puncture resistance.

   b. Field membrane sheets are packaged in 5’ and 10’ wide rolls. 50-mil thick membrane is available in lengths of 100', 60-mil is available in 100' lengths and 80-mil is available in 75' lengths. Sure-Flex KEE HP Membrane is available in white, gray, light gray, slate gray and

tan.

Sure-Flex KEE HP Polyester Reinforced Membrane				
PHYSICAL PROPERTY	**ASTM D4434 Requirement**	**50-mil**	**60-mil**	**80-mil**
Thickness Over Scrim, in. (mm) ASTM D4434 optical method average of 3 areas	0.016 min. (0.40)	0.024 (0.61)	0.029 (0.74)	0.036 (0.91)
Weight, lbs/ft^2 (kg/m^2)	No requirement	0.33 (1.61)	0.40 (1.95)	0.55 (2.68)
Breaking Strength (MD X CD), lbf/in (kN/m) ASTM D751 grab method	275 min. (48)	290 x 290 (51 x 51)	320 x 300 (56 x 52)	330 x 320 (58 x 56)
Elongation break of reinforcement (MD x CD), % ASTM D751 grab method	25 min.	30 x 30	30 x 30	30 x 30
Tearing Strength (MD x CD), lbf (N) ASTM D751 proc. B, 8 in. x 8 in.	90 min. (400)	120 x 125 (534 x 556)	120 x 125 (534 x 556)	140 x 150 (623 x 667)
Low Temperature Bend, ASTM D2135, no cracks 5x at -40ºC	PASS	PASS (-46ºC)	PASS (-46ºC)	PASS (-46ºC)
Linear Dimensional Change, % ASTM D1204, 6 hours at 176ºF	+/- 0.5 max.	0.4 typ.	0.4 typ.	0.4 typ.
Ozone Resistance, no cracks 7x ASTM D1149, 100pphm, 168 hrs	PASS	PASS	PASS	PASS
Water Absorption Resistance, mass % ASTM D570, 166 hours at 158ºF	+/- 3.0 max.	1.25	0.87	0.89
Puncture Resistance – Dynamic, J (ft-lbf) ASTM D5635	20 (14.7)	PASS	PASS	PASS
Puncture Resistance – Static, lbf (N) ASTM D5602	33 (145)	PASS	PASS	PASS
Xenon-Arc Resistance, no cracks/crazing 10x, ASTM G155 0.35 W/m^2 at 340-nm, 63ºC B.P.T. 12,600 kJ/m^2 total radiant exposure 10,000 hours	PASS	PASS	PASS	PASS
Properties After Heat Aging, ASTM D3045, 56 days at 176ºF Breaking Strength, % retained Elongation reinf., % retained	90 min. 90 min.	90 min. 90 min.	90 min. 90 min.	90 min. 90 min.
B.P.T. is black panel temperature				

2.3 INSULATIONS/UNDERLAYMENTS

A. General
1. Roof insulation thickness must be determined by the thermal value required for each project and may be subject to code approval limitations. On projects where a vapor retarder is used, the specifier must calculate insulation thickness to ensure the temperature at the vapor retarder will not fall below the calculated dew point.
2. Multiple layers of insulation are recommended with all joints staggered between layers.
3. For minimum recommended R-Values, previously published by American Society of Heating and Air-Conditioning Engineers (ASHRAE), consult local building code official for applicable requirements.
4. For Insulation fastening pattern and densities refer to Carlisle Applicable Details and Design Reference DR-05 “Insulation Fastening Patterns”.

5. Carlisle Insulation/underlayment must be specified for all Total System Warranty projects or when the insulation is to be covered by the Carlisle Warranty. Any of the Carlisle Insulation/Underlayment may be specified subject to design restrictions included with each table.

B. Carlisle Polyisocyanurate

Table B1	**Polyisocyanurate** (See below for product descriptions)				
Insulations / Underlayment	**Minimum Thickness**	**ASTM**	**Roofing System Acceptability**		
			Adhered	**Mechanically Fastened**	**Ballasted**
Carlisle InsulBase Polyisocyanurate, Carlisle InsulBase Eco	*1.5"	C1289, Type II, Class 1, Grade 2 or 3	√	√	√
Carlisle InsulBase NH Polyisocyanurate	*1.5"	C1289, Type II, Class 1, Grade 2 or 3	√	√	√
Carlisle SecurShield Polyisocyanurate, Carlisle SecurShield Eco	*1.5"	C1289, Type II, Class 2, Grade 2 or 3	√	√	√
Carlisle SecurShield NH Polyisocyanurate	*1.5"	C1289, Type II, Class 2, Grade 2 or 3	√	√	√
Carlisle SecurShield HD Composite Polyisocyanurate (SS HD)	2"	C1289, Type IV, Grade 2 or 3	√	√	N/A
Carlisle StormBase Composite (OSB)	1.5"	C1289, Type V, Grade 2 or 3	√	√	N/A
Design Restrictions					
- Extended Warranty, those with longer duration, higher wind speed, or puncture coverage, may require the use of a cover board over Polyiso Insulation, refer to Warranty Tables in Paragraph 1.04 for applicable requirements. - Maximum Flute Spanability shall be limited to 2-5/8" when 1" Minimum Polyiso Insulation is to be used. - Minimum thickness of insulation board may be restricted by wind speed coverage and warranty duration, refer to Tables V and VI in Paragraph 1.05. - The use of HD Polyiso Composite roof insulation is not recommended for Ballasted Applications. *1.5" minimum for adhered systems. 1" minimum for mechanically fastened systems or as a base layer for adhered. Notes: N/A = Not Acceptable √ = Acceptable					

SecurShield HD is listed in Paragraph E4 below.

1. Carlisle InsulBase Polyisocyanurate – A foam core insulation board covered on both sides with a medium weight fiber-reinforced felt facer meeting ASTM C 1289, Type II, Class 1, Grade 2 (20 psi) or Grade 3 (25 psi). The product is available in 4' x 8' standard size with a thickness from 1 to 4 inches. 4' x 4' tapered panels are also available.
2. Carlisle InsulBase Eco – A rigid roof insulation panel with 5% ISCC-certified bio-attributed content composed of a closed-cell polyisocyanurate foam core bonded to glass-reinforced felt (GRF) facers, meeting ASTM C 1289, Type II, Class 1, Grade 2 (20 psi) or Grade 3 (25 psi). The product is available in 4' x 8' standard size with a thickness from 1 to 4 inches. 4' x 4' tapered panels are also available. UL and FM approved for direct application over steel decks, polyiso provides the highest R-value per inch of any commercially available insulation product.
3. Carlisle InsulBase HD Eco – A rigid-roof insulation cover board with 5% ISCC-certified bio-attributed content composed of a high-density closed-cell polyisocyanurate foam core bonded on each side to glass-reinforced felt (GRF), meeting ASTM C1289, Type II, Class 1, Grade 3. UL and FM approved for direct application over steel decks. Available in 1/2" thick, 4' x 4' and 4' x 8' panels with an R-value of 2.5. Suitable for both re-roofing and new construction applications, InsulBase HD is specifically designed for use as a cover board in mechanically-attached single-ply systems only. InsulBase HD delivers an R-value of 2.5.

4. Carlisle InsulBase NH Polyisocyanurate - A foam core insulation board covered on both sides with a glass- reinforced felt meeting ASTM C 1289, Type II, Class 1, Grade 2 (20 psi) or Grade 3 (25 psi). The product is available in 4’ x 4’ and 4’ x 8’ standard size with a thickness from ½” to 4 inches. InsulBase NH contains zero halogenated flame retardants.
5. Carlisle SecurShield Polyisocyanurate– A foam core insulation board covered on both sides with a coated glass fiber mat facer meeting ASTM C 1289, Type II, Class 2, Grade 2 (20 psi) or Grade 3 (25 psi). The product is available in 4’ x 8’ standard size with a thickness from 1 to 4 inches. 4’ x 4’ tapered panels are also available. These flat board products feature a dark-colored coated-glass facer (CGF) on one side of the insulation board and a light-colored CGF on the other, labeled Ready Flash. Ready Flash Technology allows applicators to manage adhesive flash-off times by choosing between two different-colored facers on every board.
6. Carlisle SecurShield Eco – A rigid roof insulation panel with 5% ISCC-certified bio-attributed content composed of a closed-cell polyisocyanurate foam core bonded to high performance coated glass facers (CGF). ASTM C 1289, Type II, Class 2, Grade 2 (20 psi) or Grade 3 (25 psi), available in 4’ x 8’ standard size with a thickness from 1 to 4 inches. 4’ x 4’ tapered panels are also available. Ideal for use in adhered membrane systems. Achieves a UL Class A fire rating direct to combustible deck.
7. Carlisle SecurShield NH Polyisocyanurate - A foam core insulation board covered on both sides with a coated glass fiber mat facer meeting ASTM C 1289, Type II, Class 2, Grade 2 (20 psi) or Grade 3 (25 psi). The product is available in 4’ x 4’ and 4’ x 8’ standard size with a thickness from ½ inch to 4 inches. SecurShield NH contains zero halogenated flame retardants.
8. Carlisle SecurShield HD Composite Polyisocyanurate – Composite insulation panel comprised of 1/2-inch high- density (109 psi max) Polyiso cover board laminated during the manufacturing process to SecurShield rigid Polyiso roof insulation meeting ASTM C1289 Type IV, Grade 2 (20 psi) or Grade 3 (25 psi). Available in 4’ x 8’ boards with thickness from 2” to 4.5”. 4’ x 4’ panels are also available.
9. Carlisle StormBase Polyisocyanurate Composite (OSB) – Polyiso insulation bonded on the bottom side with a medium weight fiber-reinforced felt facer and laminated with a top surface of 7/16” or 5/8” thick Oriented Strand Board (OSB) meeting ASTM C1289, Type V, Grade 2 (20 psi) or Grade 3 (25 psi). Available in 4’ x 8’ boards with thickness from 1-1/2” to 4”.

C. EPS: Expanded Polystyrene

Table C1	**EPS: Expanded Polystyrene** (See below for product descriptions)				
Insulations / Underlayment	**Minimum Thickness**	**ASTM**	**Roofing System Acceptability**		
			Adhered	**Mechanically Fastened**	**Ballasted**
InsulFoam I	1”	C578 Type I	N/A	N/A	√
InsulFoam VIII	.75”	C578 Type VIII	N/A	N/A	√
InsulFoam II	.75"	C578 Type II	N/A	N/A	√
InsulFoam IX	.75"	C578 Type IX	N/A	N/A	√
InsulFoam HD Composite (SecurShield HD)	1.5”	C578 Type (I, VIII, II, or IX)	√	√	N/A
InsulLam (Various Cover Boards)	1.5"	C578 Type (I, VIII, II. or IX)	√	N/A	N/A
InsulFoam SP	1"	C578 Type VIII	√	√	√
Design Restrictions					

- Local Codes must be consulted regarding the acceptance of expanded insulation directly over steel decks. When specified, minimum thickness shall be designated by the manufacturer. - Expanded polystyrene roof insulations cannot be installed directly over coal-tar pitch roof surfaces or existing PVC membranes. A separation layer of minimum 1/2" SecurShield HD, HP Recovery Board or Polyiso Insulation shall be used. Notes: N/A = Not Acceptable √ = Acceptable

R-Tech Fanfold Recover Board is listed in Paragraph E4 below.

1. InsulFoam I – A closed-cell lightweight expanded polystyrene (EPS) that meets ASTM C578, Type I. Nominal density of 1.0 lbs/cubic ft (pcf) available in 4' x 4' or 4' x 8' sizes with thickness from 1/4" to 40". Custom lengths, widths and tapered boards are available. May be specified beneath Sure-Seal HP Recovery Board, DensDeck Prime, DensDeck StormX Prime, Securock or DEXcell.
2. InsulFoam VIII – A closed-cell lightweight expanded polystyrene (EPS) that meets ASTM C578, Type VIII. Nominal density of 1.25 lbs/cubic ft (pcf) available in 4' x 4' 4' x 8' sizes with thickness from ¼" to 40". Custom lengths, widths and tapered boards are available. May be specified beneath Sure-Seal HP Recovery Board, DensDeck Prime, DensDeck StormX Prime, Securock or DEXcell.
3. InsulFoam II – A closed-cell lightweight expanded polystyrene (EPS) that meets ASTM C578, Type II. Nominal density of 1.5 lbs/cubic ft (pcf) available in 4' x 4' or 4' x 8' sizes with thickness from 1/4" to 40". Custom lengths, widths and tapered boards are available. May be specified beneath Sure-Seal HP Recovery Board, DensDeck Prime, DensDeck StormX Prime, Securock or DEXcell.
4. InsulFoam IX – A closed-cell lightweight expanded polystyrene (EPS) that meets ASTM C578, Type IX. Nominal density of 2.0 lbs/cubic ft (pcf) available in 4' x 4' or 4' x 8' sizes with thickness from 1/4" to 40". Custom lengths, widths and tapered boards are available. May be specified beneath Sure-Seal HP Recovery Board, DensDeck Prime, DensDeck StormX Prime, Securock or DEXcell.
5. InsulFoam HD Composite – InsulFoam expanded polystyrene (EPS) insulation laminated with a top surface of 1/2" thick SecurShield HD. Available in 4' x 8' boards with thickness from 1-1/2" to 7".
6. InsulLam – InsulFoam expanded polystyrene (EPS) insulation laminated with a top surface of 7/16" or 5/8" thick Oriented Strand Board (OSB). Available in 4' x 8' boards with thickness from 1-1/2" to 7".
7. InsulFoam SP – A closed-cell lightweight expanded polystyrene (EPS) with a factory-laminated fiber glass facer. Nominal density of 1.25 lbs/cubic ft (pcf), and meets ASTM C578, Type VIII. Designed for low-sloped roof applications that employ mechanically fastened or ballasted membranes. Can also be used in Adhered systems using Sure-Seal or Sure-Tough SAT Membranes.

D. XPS: Extruded Polystyrene – Available through Carlisle is dimensionally stable with high thermal and low water absorption performance capability. XPS is available in varying compressive strengths thicknesses and sizes. Refer to specific product data sheets for physical properties and additional technical information.

Table D1	XPS: Extruded Polystyrene (See below for product descriptions)				
Insulations / Underlayment	**Minimum Thickness**	**ASTM**	**Roofing System Acceptability**		
			Adhered	**Mechanically Fastened**	**Ballasted**
Thermapink 18	.75"	Refer to Product Data Sheet	N/A	N/A	√
Thermapink 25	1"	Refer to Product Data Sheet	N/A	N/A	√
Foamular 400	1"	Refer to Product Data Sheet	N/A	N/A	√
Dow Styrofoam Deckmate Plus	1"	Refer to Product Data Sheet	N/A	N/A	√
Design Restrictions					
- Local Codes must be consulted regarding the acceptance of expanded insulation directly over steel decks. When specified, minimum thickness shall be designated by the manufacturer. - Expanded polystyrene roof insulations cannot be installed directly over coal-tar pitch roof surfaces or existing PVC membranes. A separation layer of minimum 1/2" SecurShield HD, HP Recovery Board or Polyiso Insulation shall be used. - Refer to related products listed in **Spec Supplement P-01 "Related Products"** for other products which may be suitable for use. Carlisle must be contacted for specific requirements. Notes: N/A = Not Acceptable √ = Acceptable					

1. Thermapink 18 or 25 Extruded Polystyrene
2. Foamular 400 Extruded Polystyrene
3. Dow Styrofoam Deckmate Plus Extruded Polystyrene

E. Carlisle Vacuum Insulated Panel (VIP)

Table E1	**Vacuum Insulated Panel (VIP)** (See below for product descriptions)			
Insulations / Underlayment	**Minimum Thickness**	**ASTM**	**Roofing System Acceptability**	
			Adhered	**Mechanically Attached**
Carlisle OPTIM-R® VIP	*1.6"	C1484	√	N/A
ADVANC-R® VIP	0.94"	C1484	√	N/A
Design Restrictions				
*2.6" minimum for total installed system including an additional 2 layers of 1/2" SecurShield HD panels; 1 layer on top and 1 layer on bottom of OPTIM-R®. For adhered systems only. Note: OPTIM-R® VIP & ADVANC-R® VIP cannot be cut or punctured. Notes: N/A = Not Acceptable √ = Acceptable				

1. OPTIM-R® Vacuum Insulated Panel (VIP) – a high R-Value vacuum insulated panel (VIP) used to provide a low- profile solution when height restrictions exist, such as windows, doors, equipment curbs, etc. Provides an R-38 insulating value in a 2.6" system thickness with up to 35% infill (non-VIP material). Available in 23.6" x 23.6" and 23.6" x 47.2" board sizes.
2. ADVANC-R® VIP – a thin, rigid, high R-value, non-structural vacuum insulated panel. Provides a low-profile solution for height restricted roof conditions such as penthouse doors, windowsills, equipment curbs and parapet walls. Provides a R-66 insulating value in a 0.94" thick panel. Available in 22.4" x 24.0" and 22.4" x 48.0" panel sizes.

F. Cover Boards / Slip Sheets

Table F1	Cover Boards	(See below for product descriptions)			
Insulations / Underlayment	**Minimum Thickness**	**ASTM**	**Roofing System Acceptability**		
			Adhered	**Mechanically Fastened**	**Ballasted**
SecurShield HD, SecurShield HD Eco	.5"	C1289-06, Type II, Class 4 (109 psi max)	√	√	N/A(2)
SecurShield HD Plus	.5"	C1289-06, Type II, Class 4 (109 psi max)	√	√	N/A(2)
InsulBase HD, InsulBase HD Eco	.5"	C1289-06, Type II, Class 1, Grade 3	N/A	√	N/A
Securock Roof Board	.25"	C1177	√	√	N/A
Securock Glass-Mat Roof Board	.25"	C1177	N/A	√	N/A
Securock UltraLight Glass-Mat Roof Board	.25"	C1177	N/A	√	N/A
Securock UltraLight Coated Glass-Mat Roof Board	.25"	C1177	√	√	N/A
EcoStorm VSH	.5"	Refer to Product Data Sheet	√	√	N/A
HP Recovery Board	.5"	C208 Grade 2	√	√	√
DensDeck StormX Prime	.625"	C1177	√	√ (1)	N/A
DensDeck Prime	.25"	C1177	√	√ (1)	N/A
DensDeck	.25"	C1177	N/A	√ (1)	N/A
R-Tech Fanfold Recovery Board	.5"	C578 Type (I, VIII, II. or IX)	N/A	√	√
HP Protection Mat	6 oz	Refer to Product Data Sheets	N/A	√	√
DEXcell® Glass Mat	.25"	C1177	N/A	√	N/A
DEXcell FA™	.25"	C1177	√	√	N/A
DEXcell® Cement Roof Board	.4375"	C1325	√	√	N/A
DEXcell FA VSH®	.625"	C1177	√	√ (1)	N/A

Design Restrictions

- HP Recovery Board and R-Tech Fanfold not recommended for direct use over Type B and F steel decks.
- Securock Roof Board, HP Recovery Board, DensDeck Prime, DensDeck StormX Prime, DensDeck or DEXcell may not be used directly over New or Existing Lightweight Insulating Concrete Decks OR Structural Concrete.
- Due to some warranty restrictions, DensDeck Prime, DensDeck StormX Prime, DensDeck and DEXcell not recommended for use directly over existing roofing membrane without prior written approval from Carlisle. Contact Carlisle for specific requirements.
- R-Tech Fanfold primarily for use in existing roof re-covers applications or directly over structural or lightweight insulating concrete.
- HP Protection Mat may be used for Ballasted systems over Lightweight Insulating Concrete with a Maximum Warranty duration of up to 15 years. To be used for Mechanically fastened on new construction projects with Lightweight Insulating Concrete, Fiber Cement or Gypsum Deck a Maximum Warranty duration of up to 15 years.

(1) Permitted with roofs with slopes greater than 2" per foot for compliance with external fire codes, refer to UL listings or contact Carlisle.
(2) Acceptable for some roof system designs, Contact Carlisle for recommendations.

Notes: N/A = Not Acceptable √ = Acceptable

1. SecurShield HD - a rigid insulation panel composed of a high-density (109 psi max), closed-cell polyisocyanurate foam core laminated to coated-glass fiber-mat facer meeting ASTM C1289, Type II, Class 4, Grade 1, for use as a cover board or recover board. Available 1/2" thick 4' x 4' (5.5 lbs) and 4' x 8' (11 lbs) panels with an R-value of 2.5.
   Features Ready Flash, a dark-colored coated-glass facer (CGF) on one side of the insulation board and a light- colored CGF on the other. Ready Flash Technology allows applicators to manage adhesive flash-off times by choosing between two different colored facers on every board.
2. SecurShield HD Eco – A rigid roof insulation panel with 5% ISCC-certified bio-attributed content composed of ½" high- density, closed-cell polyisocyanurate foam core bonded to a premium performance coated glass facer (CGF) specifically designed for use as a cover board, meeting ASTM C1289, Type II, Class 4, Grade 1. Provides 5 times the R-value at one-fifth the weight of traditional gypsum cover boards. Achieves a UL Class A fire rating direct to combustible deck. Available in 1/2" thick, 4' x 4' (5.5 lbs) and 4' x 8' (11 lbs) panels with an R-value of 2.5.

3. SecurShield HD Plus - a rigid insulation panel composed of a high-density (109 psi max), closed-cell polyisocyanurate foam core laminated to premium-performance coated-glass fiber-mat facer, meeting ASTM C1289, Type II, Class 4, Grade 1. Specifically designed for use as a cover board or recover board. Available 1/2" thick 4' x 4' (6.5 lbs) and 4' x 8' panel (13 lbs) with an R-value of 2.5. Meets an FM 1-90 using only 8 fasteners per 4' x 8' board.
4. InsulBase HD – a closed-cell polyisocyanurate foam core insulation board covered on both sides with glass-reinforced felt (GRF) facer meeting ASTM C 1289, Type II, Class 1, Grade 3. The product is available in 4' x 4' and 4' x 8' standard sizes with a thickness of one-half inch with an R-value of 2.5. ASTM C1289, Type II, Class 1, Grade 3.
5. InsulBase HD Eco – A rigid-roof insulation cover board with 5% ISCC-certified bio-attributed content composed of a high-density closed-cell polyisocyanurate foam core bonded on each side to glass-reinforced felt (GRF), meeting ASTM C1289, Type II, Class 1, Grade 3. UL and FM approved for direct application over steel decks. Available in 1/2" thick, 4' x 4' and 4' x 8' panels with an R-value of 2.5.. Suitable for both re-roofing and new construction applications, InsulBase HD is specifically designed for use as a cover board in mechanically-attached single-ply systems only. InsulBase HD delivers an R-value of 2.5.
6. Securock Roof Board – A uniform composition of fiber-reinforced gypsum, without a facer, for use as a cover board or a thermal barrier in mechanically fastened and fully adhered roofing systems. Meets ASTM E84 for flame spread and smoke development; Class A fire performance per UL 790. Available in 1/4" to 5/8" thick and 4' x 4' or 4' x 8' size boards. 5/8" meets requirements of Type X per ASTM C1177. Long uninterrupted runs (>200') may require slight gapping due to thermal expansion.
7. Securock Glass-Mat Roof Board – A fire-resistant, moisture and mold-resistant roof board used in mechanically fastened, low-slope roofing systems, featuring a specially treated core and high-performance glass-mat facer. Meets ASTM E84 for flame spread and smoke development; Class A fire performance per UL 790. Available in 1/4", 1/2" and 5/8" (Type X) and 4' x 8' size boards. 5/8" meets requirements of Type X per ASTM C1177.
8. Securock UltraLight Glass-Mat Roof Board – A fire-resistant, moisture and mold-resistant roof board used in mechanically fastened, low-slope roofing systems, featuring a specially treated lightweight core and high-performance glass-mat facer. Meets ASTM E84 for flame spread and smoke development; Class A fire performance per UL 790. Available in 4' x 8' size boards; 1/4", 1/2" and 5/8" thicknesses available. 5/8" meets requirements of Type X per ASTM C1177.
9. Securock UltraLight Coated Glass-Mat Roof Board - A fire-resistant, moisture and mold-resistant roof board used in fully adhered or mechanically fastened, low-slope roofing systems, featuring a specially treated lightweight core. The special coating on the high-performance glass-mat facer provides an exceptional adhesive bond and reduces facer delamination. Meets ASTM E84 for flame spread and smoke development; Class A fire performance per UL 790. Available in 1/4", 1/2" and 5/8" Type X and 4' x 8' size boards. 5/8" meets requirements of Type X per ASTM C1177.
10. EcoStorm VSH Cover Board – an engineered composite building material made from a proprietary blend of plastic and cellulose fiber sourced from post-industrial and post-consumer waste streams. EcoStorm VSH is a durable, extremely moisture and mold resistant building material with a core that does not disintegrate or delaminate in the presence of water. Available in 1/2" thick and 4' x 8' size board.
11. DensDeck StormX Prime – a reinforced gypsum cover board with an enhanced, moisture-resistant core and coated glass mat facers on the top and bottom side. The top surface is pre-primed and provides excellent bond strength for adhered membrane for

use as a cover board. DensDeck StormX Prime is extremely durable and is approved for use in assemblies meeting FM's Very Severe Hail (VSH) Classification. Available in 5/8" thickness and 4' x 4' or 4' x 8' size boards.

12. DensDeck Prime – gypsum core that incorporates glass-mat facings on the top and bottom side. The top surface is pre-primed and provides excellent bond strength for adhered membrane for use as a cover board. Available in 1/4" to 5/8" and 4' x 4' or 4' x 8' size boards.
13. DensDeck Cover Board – gypsum core that incorporates glass-mat facings on the top and bottom side for use as a cover board. Available in 1/4" to 5/8" and 4' x 4' or 4' x 8' size boards.
14. 14. R-Tech FanFold Recover Board – Closed-cell lightweight expanded polystyrene (EPS) with polymeric laminated faces which meets ASTM C 578, while metallic side used with EPDM. Available in thicknesses of 3/8" to 3/4" with coverage 4' x 50' (2 squares). 4' x 8' units are also available.
15. HP Protection Mat – A nominal 6-oz per square yard UV resistant polypropylene needle punched fabric used either above the membrane as a slip-sheet for ballast or as an underlayment to the membrane. Available 15' x 300' roll (4500 square foot) weighing 0.06 lbs per square foot.
16. DEXcell® Glass Mat – A mold & mildew resistant, gypsum substrate board with coated fiberglass facers, used for thermal protection and acoustical enhancement of roof systems. May be used as a substrate for a vapor retarder and/or the continuous substrate for the application of commercial roofing applications. Available in 1/4", 1/2" and 5/8" thicknesses in 4' x 8' boards.
17. DEXcell FA™ Glass Mat– A mold & mildew resistant, gypsum substrate board with heavy duty, coated fiberglass facers, used for thermal protection and acoustical enhancement of roof systems. May be used as a substrate for a vapor retarder and /or the continuous substrate for the application of commercial roofing applications. The precoated, fiberglass facers are designed to increase adhesive coverage and enhance performance of the bond strength of the system. Available in 1/4", 1/2" and 5/8" thicknesses in 4' x 4' and 4' x 8' boards.
18. DEXcell® Cement Roof Board – A mold & mildew resistant, Portland Cement, lightweight aggregate roof board with heavy-duty fiberglass mesh facers used as a substrate board, thermal barrier and cover board for commercial roofing applications. Available in 7/16" and 5/8" thicknesses in 4' x 4' and 4' x 8' boards.
19. DEXcell FA VSH® – A reinforced gypsum panel with enhanced moisture resistant gypsum core and heavy duty coated glass facers used as a substrate board, thermal barrier and cover board for commercial roofing applications, approved for use in single-ply and multi-ply assemblies meeting FM Very Severe Hail rating. Available in 5/8" thickness in 4' x 4' and 4' x 8' boards.

2.4 RELATED MATERIALS:

A. Sure-Flex Flashing (for use with Sure-Flex PVC Polyester Reinforced, FRS, and KEE HP Membrane Assemblies)
   1. Sure-Flex PVC non-reinforced Flashing is 60-mil thick (white, gray, light gray, slate gray and tan) and available in rolls 12" and 24" wide by 50' long. Flashing is used for inside/outside corners and field fabricated pipe flashings when use of pre-molded accessories is not feasible.
   2. Sure-Flex PVC Reinforced Cover Strip: A 8" wide, nominal 60-mil and 80-mil thick, polyester reinforced PVC membrane. Used for stripping in rows of fasteners and plates

and covering the butt joints of Sure-Flex PVC membranes. Available in rolls 8" wide by 75' long in colors of white, gray or tan. Also available in 60-mil in rolls of 8" wide by 100' long in white only.

3. Sure-Flex KEE HP Reinforced Cover Strip: A 8” wide, nominal 60-mil and 80-mil thick, polyester reinforced KEE HP PVC membrane. Used for stripping in rows of fasteners and plates and covering the butt joints of Sure- Flex KEE HP PVC membranes. Available in rolls 8" wide by 75' long in colors of white, gray or tan, also available in 60-mil in rolls of 8” wide by 100’ long in white only.
4. Sure-Flex PVC Pressure-Sensitive Cover Strip: A 6” wide, nominal 35-mil thick non-reinforced KEE HP flashing laminated to a nominal 35-mil, fully cured, pressure-sensitive, synthetic rubber adhesive. Used for stripping in flat metal edgings (i.e. drip edge) of Sure-Flex PVC and KEE HP PVC membranes. Available in rolls 6" wide by 100' long in colors of white, gray or tan. Used in conjunction with PVC Step 1 Activator and PVC Step 2 Primer.
5. Sure-Flex PVC “T” Joint Cover: A 4-1/2" diameter, 60-mil thick (white) or 40-mil (gray or tan), pre-cut non- reinforced PVC flashing used to overlay “T” joints at field splices when 80-mil Sure-Flex PVC membrane is used.
6. APEEL Cover Tape: A 6"-wide, 1,640' long roll of APEEL Protective Film used to protect areas of Sure-Flex PVC/KEE HP membranes where APEEL Protective Film has been removed (around details) or was not factory applied (seams). APEEL Cover Tape allows contractors to keep 100 percent of the PVC/KEE HP surface clean during installation and is applied using the APEEL Cover Tape Applicator.
7. Sure-Flex PVC Yellow Pressure-Sensitive Warning Strip: a nominal 30-mil-thick, non-reinforced membrane flashing laminated to a nominal 30-mil-thick, fully cured, synthetic rubber, pressure-sensitive adhesive and is available in 6"-wide by 100'-long rolls. Pressure-Sensitive Warning Strip can be applied to Sure-Flex PVC or KEE HP systems to provide a visual warning of an impending hazard (e.g., roof edge, deep drain sump, skylight, etc.).
8. Sure-Flex PVC Contour Rib Profile: Used to obtain the appearance of standing seam metal roofing with the performance of a PVC single-ply membrane. The Contour Rib Profile measures 1-1/4” tall and 2-1/8” wide, including the welding flanges, while the vertical profile is a substantial 3/8” thick. The profile has a continuous 1/8” diameter alignment hole, for use with fiberglass connecting pins, as well as a 1/8” fiberglass reinforcing cord for added strength. The Contour Rib Profile is available in white, gray, light gray, slate gray and tan, 10’ lengths and packaged 20 per carton.
9. Pre-Molded Accessories:
    a. Sure-Flex PVC Inside Corners: A pre-molded flashing for inside corners. Available in white, gray or tan; 60-mil thick.
    b. Sure-Flex PVC Outside Corners: A pre-molded flashing for outside corners. Available in white, gray or tan; 60-mil thick.
    c. Sure-Flex PVC Curb Wrap Corners: Fabricated flashings are made of 60-mil thick reinforced Sure-Flex KEE HP PVC Detail membrane designed to reduce installation time to flash a curb when compared to conventional methods. Each corner is fabricated with a 6" wide base flange and a 12" overall height. Three sizes are available to fit curbs up to 3' by 3' in size. One curb requires 4 corners for a complete installation. PVC Curb Wrap Corners are packaged in boxes containing twelve corners. Custom sizes are available as a special order product requiring lead time.
    d. PVC Universal Corners: a pre-molded flashing for use in a variety of corner details, including inside and outside corners. Available in white, tan, gray, and light gray; 60-mil thick.

e. Sure-Flex PVC Pipe Flashings: A pre-molded (white, tan, gray and light gray) pipe flashing used for pipe penetrations. Available for 3/4" – 8" diameter pipes with clamping rings included.
f. Sure-Flex PVC Split Pipe Seals: A prefabricated flashing consisting of 60-mil thick reinforced Sure-Flex Membrane for pipes 1" – 6" in diameter. A split (cut) and overlapped tab are incorporated to allow the pipe seal to be opened and wrapped around the pipe when it is not possible to pull a standard pipe flashing over a round penetration. Available in white, gray or tan.
g. Sure-Flex PVC Square Tubing Wraps: Fabricated flashings made of 60-mil thick reinforced Sure-Flex membrane for square tubing. A split (cut) and overlap tab are incorporated into these parts to allow the seals to be opened and wrapped around a square penetration. Available for 3", 4" and 6" diameter square tubing. Available in white and gray.
h. Sure-Flex PVC Molded Sealant Pockets: A pre-fabricated, interlocking, 2-piece, injection molded, flexible pocket with a rigid PVC vertical wall and pre-formed deck flanges. Used in conjunction with White One- Part Pourable Sealer for waterproofing pipe clusters or other odd shaped penetrations. Pockets can be adjusted from 11.5” to 7.5” in length by 6” in width by following the cutting lines molded in the pocket. Available in white only.

B. PRIMERS, ADHESIVES, SEALANTS AND CLEANERS

Refer to Product Data Sheets for material coverage rates and proper usage. Prior to the use of any of the products listed below, consult the Safety Data Sheets for applicable cautions and warnings.

1. Sure-Flex Products
   a. Low-VOC PVC Bonding Adhesive: A high-strength solvent based adhesive that allows bonding of PVC and KEE-enhanced PVC membrane to various porous and non-porous substrates. The adhesive is applied to both the membrane and the substrate at a coverage rate of approximately 60 square feet per gallon per finished surface (includes coverage on both surfaces).
   b. Hydrobond Water-Based Adhesive: A wet lay-in, one-sided dispersion adhesive. Compatible with only Sure-Flex PVC smooth-backed and FleeceBACK membranes, this product is ideal for bonding only PVC membranes to various porous and non-porous substrates (cannot be used with any KEE or KEE HP PVC bareback membranes). Coverage rates vary between 100-133 square foot per gallon using roller or spray applications.
   c. CAV-GRIP PVC Aerosol Contact Adhesive: a low-VOC, methylene chloride-free adhesive that can be used for a variety of applications including: adhering PVC bareback membranes to a variety of horizontal substrates and vertical walls (cannot be used with any KEE or KEE HP bareback membranes), as well as adhering FleeceBACK membranes to vertical walls. Coverage rate is approximately 1,500-2,000 sq. ft. per #40 cylinder and 3,000-4,000 sq. ft. per #85 cylinder as a primer, in a single sided application; 400 sq. ft. per #40 cylinder and 800 sq. ft. per #85 cylinder as an adhesive for vertical walls, in a double-sided application; 750 sq. ft. per #40 cylinder and 1,500 sq. ft. per #85 cylinder as an adhesive, horizontally, for the field of the roof, in a double-sided applications.
   d. Sure-Flex PVC Cut-Edge Sealant: A clear-colored sealant used to seal cut edges of reinforced Sure-Flex membrane. A coverage rate of approximately 225 - 275 linear feet per squeeze bottle can be achieved when a 1/8" diameter bead is applied. Use

of Cut-Edge Sealant to seal cut edges of PVC or KEE HP PVC Membranes is not required.

e. Water Cut-Off Mastic: Used as mastic to prevent moisture migration at drains, compression terminations and beneath conventional metal edging (at a coverage rate of approximately 10' per tube or 100' per gallon).

f. Universal Single-Ply Sealant: A 100% solids, solvent free, one-part, polyether sealant that provides a weather tight seal to a variety of building substrates. Can be used as a termination bar sealant or for use in counterflashing, coping, and scupper details.

g. White One-Part Pourable Sealer: A one-part, moisture curing, elastomeric polyether sealant used to fill Molded Sealant Pockets. Packaged in four 1/2 gallon pouches per plastic bucket. One pouch will fill 122 cubic inches of volume within a molded sealant pocket.

h. PVC and KEE HP Membrane Cleaner: Used to prepare PVC and KEE HP PVC membranes that have been exposed to the elements for approximately 7 days prior to heat welding or to remove general construction dirt. Approximate coverage rate of 400 square feet per gallon (one surface).

i. Sure-Flex Low-VOC PVC Step 1 Activator: A high-strength, solvent-based activator that allows PVC Pressure-Sensitive (PS) Cover Strip to be bonded to Sure-Flex PVC or KEE HP membranes. Low-VOC PVC Step 1 Activator meets the < 250 gpl VOC content requirements of the OTC Model Rule. It is specially formulated using a blend of VOC-exempt and non-exempt solvents and follows the state of California Clean Air Act of 1988 (updated in 1997) as further regulated by California's Air Quality Control Districts listing VOC limitations.

j. Sure-Flex Low-VOC PVC Step 2 Primer: A high-solids-content, polymer based splice primer. This product is applied to KEE HP and PVC membranes to improve the adhesion of PVC Pressure-Sensitive Cover Strip. Low-VOC PVC Step 2 Primer meets the < 250 gpl VOC content requirements of the OTC Model Rule.

k. Sure-Flex PVC Step 2 Primer: A high-solids-content, clear (translucent color), polymer-based splice primer used to prepare KEE HP and PVC membranes to be bonded to PVC Pressure-Sensitive Cover Strip.

2.5 FASTENING COMPONENTS

A. Fasteners

The following Table illustrates criteria for fastening of Carlisle Insulation with the referenced roof deck and includes minimum penetration requirements and pilot hole criteria.

Insulation Fastening Criteria

Deck Type	Carlisle Fasteners (1)	Min. Penetration	Pilot Hole Depth	Pilot Hole Diameter
Steel or Lightweight Insulating Concrete over Steel	HP, HP-X, ASAP or InsulFast™	3/4"	N/A	N/A
Structural Concrete, rated 3,000 psi or greater	CD-10	1"	Note (2)	7/32"
	HD 14-10	1"	Note (2)	3/16"
Wood Plank, min. 15/32" thick Plywood or min. 7/16" OSB	HP, HP-X, ASAP or InsulFast	Min. 1" (3)	N/A	N/A
Cementitious Wood Fiber	Polymer Gyptec or Lite-Deck Fastener	1-1/2"	Note (4)	N/A
Gypsum	Polymer Gyptec or Lite-Deck Fastener	1-1/2"	Note (2)	7/16", 1/2" or 9/16" (5)

Notes: N/A = Not Applicable

(1) For Adhered Systems, only 3" diameter insulation fastening plates can be used for insulation attachment.

(2) The pilot hole must be predrilled to a sufficient depth to prevent contact between the fastener point and any accumulated dust in the predrilled hole. This will help prevent bottoming out of the fastener during installation.

(3) For wood planks only, fastener penetration shall not exceed 1-1/2".

(4) Most cementious wood fiber decks do not require pre-drilling; however, Carlisle should be contacted prior to installation for verification of specific types that may require a pilot hole to be predrilled.

(5) Pilot hole size may be varied to maximize pullout resistance.

All Fasteners listed below can be used with Sure-Flex Roofing Systems. Refer to the applicable specification for specific requirements.

1. HP-X Fastener: A heavy duty #15 threaded fastener with a #3 Phillips drive used with Carlisle's Piranha™ Fastening Plate to secure Mechanically Fastened Roofing Systems. It is used on minimum 22 gauge steel decks or minimum 15/32" CDX plywood decks. It is also designed to offer an optimum combination of driving performance, back-out and corrosion resistance with excellent pullout performance.
2. HP-Xtra Fastener: An oversized diameter #22 (.315") steel, threaded fastener used in conjunction with Piranha Xtra Plates for membrane securement into minimum 22 gauge steel or wood decks on Mechanically Fastened Roofing Systems.
3. HP Fastener: A threaded E-coat square head fastener for insulation attachment only. Used into steel, wood plank, minimum 15/32" thick plywood or minimum 7/16" thick oriented strand board (OSB).
4. Pre-Assembled ASAP Fastener: Carlisle's InsulFAST Fastener pre-assembled with a 3" diameter plastic plate used for insulation attachment only on Adhered and Mechanically Fastened Roofing Systems. Installed using OMG Roofing Products Fastening Tool.
5. InsulFast Fastener: A threaded Phillips drive fastener used with Carlisle Insulation Plates for insulation attachment to steel or wood decks.
6. CD-10 Fastener: A hammer-driven, non-threaded E-Coat fastener for use with structural concrete decks rated 3,000 psi or greater.
7. HD 14-10 Concrete Fastener: A #14 threaded fastener with a #3 Phillips drive used for minimum 3,000 psi concrete decks.
8. Polymer Gyptec Fastener: A glass-filled nylon auger fastener designed for securing insulation and/or membrane to specialty decks such as cement wood fiber or gypsum.
9. Lite-Deck Fastener: A deep, coarse threaded fastener used to secure insulation to gypsum and cementitious wood fiber decks in conjunction with Lite-Deck Plates.

B. Fastening Plates

1. Piranha Plate: A 2-3/8" diameter metal barbed fastening plate used with Carlisle HP-X, CD-10 or HD 14-10 Fasteners for membrane or insulation securement. This plate can be used for membrane or insulation securement on Mechanically Fastened Roofing Systems.
2. Piranha Xtra Plate: A 2-3/8" diameter metal barbed fastening plate with an oversized hole for use with Carlisle HP-Xtra Fasteners for membrane securement on Mechanically Fastened Roofing Systems.

3. Seam Fastening Plate: A 2" diameter metal plate used for insulation attachment on Mechanically Fastened Systems or membrane securement at angle changes on Adhered Systems in conjunction with the appropriate Carlisle Fastener.
4. Insulation Fastening Plate: A nominal 3-inch metal plate used for insulation attachment in conjunction with the appropriate Carlisle Fastener.
5. SecurFast Insulation Fastening Plates: A nominal 2-7/8” hexagon metal plate used for insulation attachment in conjunction with the appropriate Carlisle Fastener.
6. Accutrac Insulation Plates: A nominal 3” square, recessed or flat bottomed, metal plate used for insulation attachment in conjunction with the appropriate Carlisle Fastener. Flat bottom plate is used with manufactured Philips Head fasteners only.
7. Sure-Flex PVC Oval Barbed Plate: A 2-3/4” x 1-1/2” oval metal barbed fastening plate for use with Carlisle HP-X fasteners for securement of 10’ wide PVC and KEE HP PVC membranes on Mechanically Fastened Roofing Systems.

2.6 INSULATION SECUREMENT ADHESIVE

A. Flexible FAST Adhesive: A spray (full coverage) or bead-applied, two-component polyurethane, construction grade, low-rise expanding foam adhesive used for attaching approved insulations to compatible roof decks or existing smooth or gravel surfaced BUR, modified bitumen or cap sheets.

B. Flexible FAST Dual Tank: A two component (Part A and B), extrusion applied, low rise adhesive for bonding insulation to various surfaces. FAST Dual Tanks utilize an HFO blowing agent. HFO (hydrofluoroolefin) blowing agents are widely recognized as the next-generation environmentally friendly blowing agent, replacing their HFC (hydrofluorocarbon) predecessor. When extruded at 12” on center the coverage rate is 3,500 to 3,700 sq.ft. per set of Dual Tanks.

C. Flexible FAST Dual Cartridge and 5-gallon Jug Adhesive: A two component (Part A and B), extrusion applied, low rise adhesive for bonding insulation to various surfaces. When extruded at 12” on center the coverage rate is 400-600 sq.ft. per carton of Dual Cartridges or 2,000-2,500 sq.ft. per set of 5-gallon Jug Adhesive.

D. OlyBond 500 Bag in a Box – A two-component, polyurethane, low-rise expanding adhesive used to bond insulation to various substrates. Packaged in 5-gallon boxes of Part A and Part B formulations that are applied using a mechanical dispenser system. Applied in 1/2" to 3/4" beads or ribbons at the rate of 1 gallon per 150- 250 square feet for 12" o.c. bead spacing. Perimeter bead spacing patterns and acceptable insulation and deck types are listed in the applicable Product Data Sheet.

E. OlyBond 500 BA Spot Shot - A two-component, polyurethane construction grade, low-rising expanding adhesive designed for bonding insulation to various substrates. Applied in 1/2" to 3/4" beads or ribbons using a portable 1:1 applicator (oversized, dual-cartridge caulking gun). Refer to the Product Data Sheet for bead spacing with reference to building height.

2.7 VAPOR/AIR BARRIER

A. General
1. The use of a vapor retarder to protect insulation and reduce moisture accumulation within an insulated roofing assembly should be investigated by the specifier, especially

on projects with high interior humidity, such as, swimming pools, breweries, pulp mills, etc.

2. If insulation is to be adhered to the vapor retarder with Flexible FAST Adhesive, the vapor retarder must be compatible and shall be fully adhered to the substrate. Available products include Carlisle's VapAir Seal 725TR Air and Vapor Barrier, VapAir Seal MD Air and Vapor Barrier and spray or roller applied butyl coatings. Installation requirements for Carlisle's VapAir Seal 725TR Air and Vapor Barrier are identified in Spec Supplement G-08 "Application Procedures for Carlisle's VapAir Seal 725TR Air and Vapor Barrier/Temporary Roof" and Carlisle's VapAir Seal MD Air and Vapor Barrier are identified in Spec Supplement G-12 "Application Procedures for Carlisle's VapAir Seal MD Air and Vapor Barrier" in the Carlisle Technical Manual.

B. Carlisle VapAir Seal 725TR Air and Vapor Barrier - A 40-mil thick composite consisting of 35-mil self-adhering rubberized asphalt membrane laminated to a 5-mil UV resistant poly film with an anti-skid surface which is fully compatible with Flexible FAST Adhesive. 725TR can also function as a temporary roof for up to 120 days. Available in rolls 39" wide by 100' long (325 square feet).

C. Carlisle VapAir Seal MD Air and Vapor Barrier – a reinforced composite aluminum foil with self-adhesive SBS backing and removable poly release film. Used for direct application over metal decks. Available in rolls 42.5" wide by 131.23' long (460 square feet).

D. Carlisle CAV-GRIP III Low-VOC Aerosol Contact Adhesive/Primer: a low-VOC, methylene chloride-free adhesive that can be used for a variety of applications including: enhancing the bond between Carlisle's VapAir Seal 725TR and various substrates. Coverage rate is approximately 2,000-2,500 sq. ft. per 40 lb cylinder and 4,000-5,000 sq. ft. per 85 lb cylinder as a primer, in a single-sided application.

E. CCW-702 Primer and 702LV Primer (Low-VOC) - A single component, solvent based, high-tack primer used to provide maximum adhesion between Carlisle 725TR Air and Vapor Barrier and an approved substrate. Applied by spray or long nap roller with a coverage rating ranging from approximately 300 to 350 square feet per gallon on smooth finishes (i.e., concrete) to 75 square feet per gallon on porous surfaces (i.e., DensDeck Prime gypsum board). Available in 5-gallon containers. CCW-702LV Primer contains less than 250g/L VOCs and meets South Coast Air Quality Management District (SCAQMD) and Leadership in Energy and Environmental Design (LEED) Requirements for Volatile Organic Compounds.

F. CCW-702WB – a high-tack, water-based contact adhesive for promoting adhesion of Carlisle air/vapor barrier membranes and an approved substrate (i.e., concrete, DensDeck Prime, Securock, and DEXcell). Applied by roller, brush or spray with an application rate of approximately 200 sq. ft. per gallon. Available in 5-gallon containers. CCW- 702WB Primer contains 57g/L VOCs and meets South Coast Air Quality Management District (SCAQMD) and Leadership in Energy and Environmental Design (LEED) Requirements for Volatile Organic Compounds.

2.8 METAL ACCESSORIES, EDGINGS, COPING, AND TERMINATIONS

A. General

Products listed below can be used with any of the available Carlisle Roofing Systems. Refer to the applicable Carlisle details and installation instruction manuals for specific installation criteria.

B. Products
   1. Fascia Products
      a. SecurEdge CF Snap-on Fascia: A two-part snap-on assembly including a base plate and decorative snap-on cover. Includes a 20-gauge retainer base plate with pre-slotted holes for fasteners. The fascia is available in 0.040” or .050” aluminum with mill-finish, anodized-finish or Kynar ® 500 finish or 22- or 24- gauge galvanized steel with Kynar ® 500 finish or acrylic coated galvalume finish. Available in a variety of standard colors. Custom colors are available upon request. Available in sizes from 3-1/2” to 12-1/4” face heights. ANSI/SPRI/FM-4435 ES-1 certified.
      b. SecurEdge One Fascia: A snap-on edge system consisting of a 20-gauge galvanized steel formed rail with pre-punched slots, a 6” stainless steel spring clip. corrosion resistant fasteners with a 24 gauge galvanized steel or 0.040”, 0.050” or 0.063” Kynar® finished aluminum fascia cover. Available in a variety of standard colors. Custom colors are available upon request. Available in 12' standard lengths with face sizes of 4”, 5”, 6” and 8”. ANSI/SPRI/FM-4435 ES-1 certified.
      c. SecurEdge Snap-On Canted Fascia: A snap-on edge system consisting of a 24-gauge galvanized metal water dam with pre-punched holes, a 24-gauge stainless steel spring clip and a snap-on cover. The cover is available in 0.040”, 0.050” or 0.063” thick mill-finish, anodized, or Kynar® 500 finish aluminum or 22- or 24-gauge steel with Kynar® 500 finish. The fascia is available in a variety of standard colors. Custom colors are available upon request. Available in 12' standard lengths and heights varying from 5" to 12-1/2". ANSI/SPRI/FM-4435 ES-1 certified.
      d. SecurEdge Crimp-On Canted Fascia: A crimp-on edge system featuring a 24-gauge, galvanized metal water dam with pre-punched holes, a 24-gauge stainless steel spring clip and a snap-on cover. The fascia cover is available in 0.040”, 0.050” or 0.063” thick mill-finish, anodized, or Kynar® 500 finish aluminum or 22- or 24-gauge steel with Kynar® 500 finish. The fascia is available in a variety of standard colors. Custom colors are available upon request. Available in 12' standard lengths and heights varying from 5-1/4" to 12- 3/4". ANSI/SPRI/FM-4435 ES-1 certified.
      e. SecurEdge EX Snap-On Fascia: An anchor bar roof edge fascia system consisting of heavy 0.100" thick extruded aluminum bar, corrosion resistant stainless-steel fasteners and snap-on fascia cover used with Adhered, Mechanically Fastened assemblies. The fascia cover is available in 0.040”, 0.050” or 0.063” thick mill-finish, anodized, or Kynar® 500 finish aluminum or 22- or 24-gauge steel with Kynar® 500 finish. The fascia is available in a variety of standard colors. Custom colors are available upon request. Available in 12' standard lengths and 4”, 5-1/2”, 7” and 8-1/2” heights. ANSI/SPRI/FM-4435 ES-1 certified.
   2. Coping Products
      a. SecurEdge Snap-on Coping: A snap-on coping system that incorporates 20-gauge anchor cleats with pre- slotted holes, a concealed joint cover and 10' or 12' continuous sections of coping cap consisting of 40, 50 or 63-mil thick clear and colored anodized, and Kynar 500 finish or 24-gauge steel with Kynar® 500 finish. The coping cap is available in a variety of standard colors. Custom colors are available upon request. Also available in a variety of widths including custom

pieces such as tees, crosses, radius copings, etc. ANSI/SPRI/FM-4435 ES-1 certified.

b. SecurEdge Snap-on Gold Coping: A snap-on coping system that incorporates 20-gauge, galvanized steel anchor clips and 12”, 20-gauge, factory-applied stainless-steel springs. Available with 22- and 24-gauge steel with Kynar® 500 finish or 0.040”, 0.050” and 0.063” mill-finish, anodized or Kynar® 500 coated aluminum. A variety of standard colors are available. Custom colors are available upon request. ANSI/SPRI/FM-4435 ES-1 Certified.

c. SecurEdge CF Snap-on Coping: A snap-on coping system that incorporates 20-gauge, galvanized steel anchor cleats with pre-slotted holes, a concealed joint cover and 0.040”, 0.050” and 0.063” thick mill-finish, anodized or Kynar® 500 finish or 22- or 24-gauge Kynar 500® coated steel. The coping cap is available in a variety of colors and widths, including custom pieces such as tees, crosses, and radius copings. Custom colors are available upon request. Available in standard 12’ lengths with 6” to 16” wall heights. ANSI/SPRI/FM-4435 ES-1 certified. Also available in SecurEdge CF Gold Coping with 16-gauge anchor cleats for added performance.

d. SecurEdge One Coping: A mechanically fastened coping system consisting of a 22-gauge retainer bar (face side only), corrosion resistant fasteners and a .040”, .050” or .063” mill-finish, anodized or Kynar® 500 coated aluminum and 22- or 24-gauge, Kynar® 500 coated steel coping cover. A variety of standard colors are available. Custom colors are available upon request. Available for wall thicknesses up to 12”. ANSI/SPRI/FM-4435 ES-1 Certified.

e. SecurEdge Continuous Cleat Coping: An engineered coping system, featuring continuous, 20-gauge galvanized steel cleats on both the inside and outside face of the parapet. Available with 0.040”, 0.050” and 0.063” mill-finish, anodized or Kynar® 500 coated aluminum and 22- and 24-gauge Kynar® 500 coated steel. A variety of standard colors are available. Custom colors are available upon request. Custom fabricated for specific project requirements. Cleat available in standard 12’ lengths. ANSI/SPRI/FM 4435/ES- 1 Certified. Miami-Dade approved.

3. Water Control Products

a. SecurEdge Gravel Stop: A two-piece assembly that consists of a continuous 22-gauge steel cleat with pre- punched holes and snap-on gravel stop cover. The gravel cover is available in 0.040”, 0.050”, and 0.063” mill-finish, anodized or Kynar® 500 coated aluminum or 22- and 24-gauge steel with galvanized Kynar® 500 coated or acrylic coated galvalume finish. Available in a variety of standard colors. Custom colors are available upon request. Available in 12' standard lengths with 3” to 10” heights and 1” and 3” flange widths. ANSI/SPRI/FM-4435 ES-1 Certified.

b. SecurEdge Drip Edge: Designed for use on Adhered and Mechanically Fastened Roofing Systems. Includes a 22-gauge continuous 12' pre-punched, 90-degree angle cleat and 10’ or 12' long fascia sections, including concealed joint covers. Available in 0.032” or 0.040” mill-finish, anodized or Kynar® 500 coated aluminum or 24-gauge Kynar 500 coated steel. A variety of standard colors are available. Custom colors are available upon request. ANSI/SPRI/FM-4435 ES-1 Certified.

c. SecurEdge EX Drip Edge: Featuring an extruded aluminum anchor bar with pre-punched holes for roof membrane securement. The cover is manufactured from 0.040” aluminum with mill-finish, anodized or Kynar® 500 finish or 24-gauge steel with Kynar® 500 finish. Available in standard 12’ lengths with sizes ranging from 3” to 7.5” face heights. A variety of standard colors are available. Custom

colors are available upon request. ANSI/SPRI/FM 4435/ES-1 Certified. Miami-Dade approved.

d. SecurWeld PVC Coated Drip Edge: Prefabricated, non-reinforced, PVC-coated metal edging featuring a 22-gauge, 90-degree, angle cleat with pre-slotted holes and PVC-coated, and a 24-gauge metal cover used to heat-weld the roofing membrane directly to the metal edge. Available in standard PVC colors including white, gray, tan, light gray and slate gray. Available in sizes up to 8” fascia height. Available in standard 10’ lengths with a variety of sizes up to 8” fascia height. ANSI/SPRI/FM 4435/ES-1 Certified.

e. SecurWeld PVC Skirted Drip Edge: Prefabricated PVC-coated metal edging, featuring a 22-gauge, 90- degree, angle cleat with pre-slotted holes, a PVC coated, and a 24-gauge metal cover used to heat-weld the roofing membrane directly to the metal edge. Available in standard PVC colors of white, gray, tan, light gray, and slate gray. Available in 10’ standard lengths with a variety of sizes up to 8” fascia height. ANSI/SPRI/FM 4435/ES-1 Certified.

f. SecurEdge WR Gutter: system incorporates 1” wide extruded internal gutter brackets and aluminum or galvanized steel gutter. Available in 0.040”, 0.050 or 0.063” aluminum, and 22-gauge or 24-gauge with Kynar® 500 finish. Gutter support brackets are extruded aluminum. Available in box style, chamfer style, and offset profiles. ANSI/SPRI/FM 4435/ES-1 Certified.

g. Sure-Seal Ballast Retaining Bar: A ballast retaining perimeter securement system comprised of a slotted (4" on center) extruded mil aluminum retention bar with an integrated compression fastening strip. 1-1/2" stainless steel fasteners with Neoprene washers are provided for stable securement.

h. Termination Bar: A 1" wide and 98-mil thick extruded aluminum bar pre-punched 6" on center which incorporates a sealant ledge to support Lap Sealant and provide increased stability for membrane terminations.

i. SureTite Snap-On Fascia Cleat: Prefabricated, 22-gauge, Galvalume steel, continuous, snap-on cleat with pre-punched holes. Used for use on single ply roofing applications when Carlisle metal flat sheets are used to shop fabricate the fascia or coping cover. Available in 12’ standard lengths and 4-1/4” to 8-1/4” face heights. ES-1 certified.

j. SureTite Drip Edge Cleat: Prefabricated, 22-gauge, Galvalume steel, continuous, cleat with pre-punched holes. Used for use on single ply roofing applications when Carlisle metal flat sheets are used to shop fabricate the drip edge, gravel stop or flat coping cover. Available in 12’ standard lengths and 3”, 5” 6” and 7” heights. ES-1 certified.

4. Other Carlisle Metal Edgings / Copings suitable for use with roofing system included in the section, can be found in the Specification Supplement G-11 Metal Edging.

2.9 ROOF WALKWAYS

Walkways are to be specified at all traffic concentration points (i.e., roof hatches, access doors, rooftop ladders, etc.), and if regular maintenance, once a month or more, is necessary to service rooftop equipment.

1. Walkway Types

a. Sure-Flex PVC Heat Weldable Walkway Rolls: Manufactured from specially compounded PVC, offering superior tear, puncture and weather resistance. Designed to protect Sure-Flex (PVC/KEE HP) membrane in those areas exposed to repetitive foot traffic or other hazards. Walkway material may be heat welded to Sure- Flex (PVC/KEE HP) membranes using an automated heat welder or hand

held heat welder. Walkway Rolls are 36" wide by 60' long and are nominal 80-mil and 110-mil thick. Available in gray only.

b. Sure-Flex PVC Crossgrip Walkway Rolls: Manufactured from PVC and may be used in lieu of standard Sure-Flex PVC Walkway Rolls when a walkway is to be loose-laid and not secured to the membrane. Loose- laid Crossgrip PVC Walkway Rolls are effective for winds up to 55 mph. Rolls are 36” wide by 33’ long, available in white, gray and yellow.

c. Carlisle’s InterlockingTM Rubber Pavers: 24" X 24" X 2" thick rubber paver weighing approximately 24 pounds per unit, 6 pounds per square foot manufactured from recycled rubber, which provides a resilient, shock absorbing, weather resistant surface. Designed primarily for use as a walkway or on terrace areas offering a unique, environmentally sound advantage over concrete pavers. Features include freeze/thaw stability, bi-directional drainage and no breakage concerns. Available in black and terra cotta.

d. Hanover Ballast and Lightweight Ballast Pavers: The standard, 24” x 24” x 1-13/16” thick, Ballast Paver comes in a natural color and a non-slip Diamond finish and weighs 22 lbs/sq. ft. The Lightweight, 23-1/2” x 23-1/2” x 1-1/4” thick, Ballast Paver comes in a natural color and a non-slip diamond finish and weighs 15 lbs/sq. ft. Both pavers can be used as ballast or walkways.

2.10 OTHER CARLISLE ACCESSORIES

Refer to Spec Supplement P-01 “Related Products” for additional accessories.

PART 3 - EXECUTION

Prior to commencing with the installation of any of the Sure-Flex PVC Membrane Systems refer to Paragraph 1.05 “Warranty Tables” for applicable components and proper securement method suitable for the appropriate warranty coverage.

Requirements listed in this specification are considered minimum and are intended for the sole purpose of obtaining a Carlisle Warranty. Additional requirements dictated by Regulatory Agencies, Building Insurance or Specifiers must be complied with and are considered to be beyond the scope of this specification.

3.1 GENERAL

A. Safety Data Sheets (SDS) must be on location at all times during transportation, storage and application of materials. The applicator shall follow all safety regulations as recommended by OSHA and other agencies having jurisdiction.

B. Subject to project conditions, it is recommended to begin the application of this roofing system at the highest point of the project area and work to the lowest point to prevent water infiltration. This will include completion of all flashings, terminations and daily seals.

C. A proper substrate shall be provided by the building owner. The structure shall be sufficient to withstand normal construction loads and live loads.

3.2 ROOF DECK/SUBSTRATE CRITERIA

A. Proper decking shall be provided by the building owner. The building owner or its designated representative must ensure that the building structure is investigated by a registered engineer to assure its ability to withstand the total weight of the specified roofing system, as well as construction loads and live loads, in accordance with all applicable codes. The specifier must also designate the maximum allowable weight and location for material loading and storage on the roof.

B. Withdrawal resistance tests are strongly suggested to determine the suitability of a roof deck. Refer to Design Reference DR-06 “Withdrawal Resistance Criteria” in the Carlisle Technical Manual proper procedures for conducting pullout tests.

C. Defects in the substrate must be reported and documented to the specifier, general contractor and building owner for assessment. The Carlisle Authorized Applicator shall not proceed with installation unless defects are corrected.

D. On structural concrete decks, when a vapor retarder is not used, gaps in the deck along the perimeter and around penetrations must be sealed along with vertical joints between tilt-up panels, if present, to prevent infiltration of hot humid air and possible moisture contamination resulting from condensation. This is specifically important when adhesive is used to attach the roof insulation. (Migrating warm air through gaps left unsealed can result in condensation and weakening of the insulation bottom facer leading to possible board dislodgement.)

E. For all projects (new or retrofit), the substrate must be relatively even without noticeable high spots or depressions. Accumulated water, ice or snow must be removed to prevent the absorption of moisture in the new roofing components and roofing system.

F. Prior to the placement of membrane underlayment, clear the substrate of debris and foreign material that may be harmful to the roofing system. Gaps greater than 1/4" must be filled with an appropriate material.

G. For direct application over an acceptable roof deck/substrate or when HP Protective Mat is specified and approved by Carlisle as the membrane underlayment in accordance with the Roof Deck and Substrate Criteria Table, the substrate must be smooth, steel trowel finished (structural concrete), free of debris, protrusions, sharp edges and loose and foreign material. Cracks or voids in the substrate, greater than 1/4", must be filled with an appropriate material.

H. The following chart identifies the acceptable roof decks/substrates and the minimum underlayment requirements, Tables in Paragraph 1.05 for specific acceptable underlayment types, based on warranty duration:

Roof Deck & Substrate Criteria

Acceptable Roof Deck/Substrate	**PVC / KEE HP PVC Membrane**	
NEW CONSTRUCTION	Adhered	Mechanically Fastened
Steel (min. 22 gauge) (1)(2), Wood Plank (3/4" min.), or Fibrous Cement	Insulation	Insulation
Structural Concrete (min. 3000 psi)	Direct Application	Insulation

Plywood (min. 15/32" thick) or Oriented Strand Board (min. 7/16" thick)	Direct Application (5)	Direct Application (5)
Lightweight Insulating Concrete	Direct Application (10)	Insulation
RETROFIT / NO TEAR-OFF	Adhered	Mechanically Fastened
Existing Smooth Surface BUR (3)(8)(9) or Mineral Surface Cap Sheet	Insulation	Insulation
Gravel Surfaced BUR (3)(4) or Coal Tar Pitch (3)(4)(9)(12)	Insulation	Insulation
Modified Bitumen (7) (9) (11)	Insulation	Insulation
Existing Single-Ply (11)	Insulation	Direct Application (6)
Sprayed-in-place Urethane	Complete Tear-off Required	Complete Tear-off Required
RETROFIT / TEAR-OFF	Adhered	Mechanically Fastened
Existing roof material removed (regardless of deck type)	Insulation	Insulation

Notes:

(1) Local codes must be consulted regarding thermal barrier requirements.

(2) Mechanically Fastened Systems cannot be specified on steel decks less than 22 gauge or for corrugated steel decks, regardless of gauge. Refer to the Metal Retrofit Roofing System Specification, published separately, for installation options.

(3) Loose gravel must be removed to avoid entrapment of moisture.

(4) Existing coal tar could drip back into the building, especially when new insulation does not provide sufficient thermal value to prevent the surface of the coal tar from softening.

(5) Maximum Warranty Duration of 20 Years.

(6) An approved underlayment is required over existing ballasted (ballast removed) single-ply systems and PVC roofing systems of any type.

(7) Direct application permitted over smooth surfaced modified bitumen. To reduce the probability of cold welds, membrane shall be positioned with length of sheets parallel to modified bitumen field seams. At end laps or other locations where splices intersect modified bitumen field seams, 6" wide Sure-Flex Flashing must be heat welded over intersections.

(8) Existing Type III or IV smooth asphalt BUR Only.

(9) Possible staining/discoloration of the membrane may result when installing this system directly over existing smooth surfaced BUR or modified bitumen. If aesthetics are critical, an approved insulation should be specified beneath the membrane.

(10) New approved cellular lightweight insulating concrete must have a minimum compressive strength of 225 psi. Except when the lightweight concrete is poured over slotted steel decks, pressure relief vents must be installed every 2,000 square feet. Direct application is not permitted where lightweight concrete is poured over an existing roofing material. Equilibrium moisture content after hydration/curing shall not exceed 12%.

(11) Maximum warranty available 20 YR with 55 MPH peak gust wind speed coverage. Carlisle may be contacted for other warranty options.

(12) If insulation is specified to be secured to an existing coal tar pitch roof with Carlisle Flexible FAST Adhesive or hot asphalt, minimum 1.5” thick Polyisocyanurate is the required minimum thickness when white membrane is specified.

I. On retrofit - recover projects, cut and remove wet insulation, as identified by the specifier, and fill all voids with new insulation of type specified so it is relatively flush (+/- 1/4") with the existing surface.
   1. Entrapment of water between the old and new membrane can damage and deteriorate new insulation/underlayment between the two membranes. If a vapor retarder or air barrier is not specified, Carlisle recommends the existing membrane be perforated to avoid potential moisture accumulation and to allow the detection of moisture to enable the building owner to take corrective action. This can be accomplished by drilling approximately 3/4" diameter holes every 100 square feet in the existing built-up roof or single-ply membrane (excluding non-reinforced PVC membrane).
   2. If total removal of existing PVC membrane is not specified, existing non-reinforced membrane may be cut into maximum 10' x 10' sections, when the new insulation or membrane underlayment is to be mechanically fastened.
   3. Regardless of the type of membrane or assembly selected, any loose flashings at the perimeter, roof drains and roof penetrations must be removed.
   4. When installing this roofing system over an existing gravel surfaced built-up roof, loose gravel must be removed. Power brooming is recommended by Carlisle to remove the loose gravel, which may trap moisture. Any uneven areas of the substrate must be leveled to prevent insulation from bridging.
   5. On retrofit projects, all existing phenolic insulation must be removed.
   6. Refer to table above for other Recover/Retro-fit considerations.

J. Vapor Retarder Installation
   1. For Carlisle's Vapor Retarder refer to Spec Supplement G-08 "Application Procedures for 725TR Air and Vapor Barrier". Follow the respective vapor retarder manufacturer's recommended installation procedures and the specifier's instructions for the installation of the product specified. When insulation is to be set in adhesive, verify compatibility with Carlisle when Vapor Retarder by others is specified.

K. Wood Nailers
   1. Install wood nailers in locations that have been designated by the specifier and as approved by Carlisle. Refer to Design Reference DR-08 "Wood Nailers and Securement Criteria" for Wood Nailer Criteria.
   2. Wood nailers are not covered by the Carlisle Warranty.

3.3 INSULATION/UNDERLAYMENT

A. General
   1. Roof insulation thickness must be determined by the thermal value required for each project and may be subject to code approval limitations. On projects where a vapor retarder is used, the specifier must calculate insulation thickness to ensure the temperature at the vapor retarder will not fall below the dew point.
   2. For new construction projects in cold climate regions, the use of vapor retarders or air barriers is strongly recommended to protect insulation from moisture generated during construction.
   3. Multiple layers of insulation are recommended with all joints staggered between layers.
   4. Do not install more insulation/underlayment than can be covered by membrane in the same day.
   5. All insulation boards must be butted together with no gaps greater than 1/4". Gaps greater than 1/4" are not acceptable.
   6. Restrictions:

a. Carlisle Roofing Systems cannot be specified in conjunction with Phenolic Insulation.
b. Fiberglass insulation cannot be specified even if overlaid with additional insulation or membrane underlayment.
c. For all Thermoplastic Roofing Assemblies, the use of insulation by others is not acceptable when a Carlisle Membrane System Warranty is specified. Carlisle insulation must be used.
d. The direct application of Sure-Flex Membrane over expanded or extruded polystyrene insulation is not permitted

3.4 INSULATION ATTACHMENT

A. General
1. Prior to proceeding with insulation securement refer to Warranty Tables, Paragraph 1.05, for attachment method and appropriate fastening density required for the specific Carlisle Warranty.

B. Adhered Roofing Systems
1. Mechanical Attachment, insulation fastening density will vary based on insulation type, thickness, and required warranty. Warranty Tables in Paragraph 1.05 should be referenced for fastening density and the appropriate Carlisle detail may be consulted to identify acceptable fastening pattern.
   a. For code compliance, increased fastening density may be required depending upon project wind speed and wind uplift requirement. Refer to Design Reference DR-05 “Insulation Fastening Patterns” for fastening pattern reference.
   b. When insulation securement is to comply with Factory Mutual (FM) approvals, follow the requirements of the specifier concerning additional securement at the roof perimeter and corners. Also refer to Design Reference DR-05 “Insulation Fastening Patterns” for various fastening patterns.
   c. On Reroof/No Tear off projects with a maximum roof height of 40', 1/2” SecurShield HD requires 12 fasteners per board. HP Recovery Board and Polyisocyanurate less than 1-1/2” thick require 16 fasteners per board.
   d. When Oriented strand board (OSB) is specified for membrane underlayment, utilize Stormbase OSB/Polyiso Composite, mechanically fastened to the deck at the rate 17 fasteners for 4 x 8 board in accordance with Carlisle Details. When positioning OSB, butt edges and stagger joints of adjacent panels.
2. Adhesive attachment, Carlisle Urethane Adhesive Full Spray (Flexible FAST) or Bead (Flexible FAST or Olybond) may be used. When bead adhesive is specified bead spacing will vary based on Warranty coverage, refer to Warranty Tables, Paragraph 1.05 and appropriate Carlisle Details. CAUTION: Apply adhesive bead so that the distance from the edge of the board does not exceed half the bead spacing (i.e. within 6” of bead spacing of 12” O.C.).
   a. CAUTION: Do not apply urethane adhesives directly to un-weathered asphalt, (new or residual).
   b. CAUTION: Especially in cold regions on tear-off projects or new construction gaps between horizontal and vertical surfaces of the roof area as well as gaps around penetrations must be sealed to prevent interior warm air from infiltrating and condensing within the roofing assembly. Condensing moisture could weaken bottom insulation facer and eventually result in dislodgement or loose boards when adhesive is used.

c. On FM Global insured projects, consult FM Global's local representative concerning the use of adhesive to attach insulation to steel decks.
d. Check to ensure the substrate is clean, free of debris, other contaminants, and dry. Adhesive cannot be applied to a wet or a damp surface.
e. Apply Adhesive over the dry substrate area at the coverage rates indicated in Spec Supplement G-03 "Insulation Attachment with Flexible FAST Adhesive".
f. Allow the adhesive to rise up approximately 1/8" and develop strings prior to setting insulation boards into adhesive.
Note: String-time is measured by touching the adhesive with a splice wipe and looking for development of "strings" of adhesive as you pull the splice wipe out of the adhesive. With Flexible FAST Adhesive, string time is generally around 1-1/2 – 2 minutes after application at room temperature.
g. Walk the boards into the adhesive and roll using the 30" wide, 150 pound segmented steel roller to ensure full embedment. Optimal set up time should be approximately 5 to 7 minutes.
CAUTION: Walking on the boards immediately after placement in adhesive can cause slippage/movement until the adhesive has started to set up.
On roofs with a slope greater than 1/2" in 12", begin adhering insulation at the low point and work upward to avoid slippage.
A person should be designated to walk/roll-in all boards and trim/slit or apply weight as needed to ensure adequate securement.
h. Refer to Spec Supplement G-02 "Flexible FAST Adhesive Equipment and Set-Up Requirements" and G- 03 "Insulation Attachment with Flexible FAST Adhesive" for application procedures and coverage rates.

3. Alternate attachment method, the specifier may select an alternate insulation attachment that incorporates a solid mopping of the insulation with hot asphalt (ASTM D312, Type III or IV). If the attachment method is to be covered by the Carlisle Warranty, Carlisle must be contacted for specific requirements. Upon review and acceptance by Carlisle, the maximum warranty coverage available is limited to 15 Year with maximum Peak Gust Wind Speed Coverage of 55 mph, for other warranties contact Carlisle.
a. Extruded or Expanded Polystyrene insulation are not acceptable when this alternate attachment method is specified.
b. The existing gravel surfaced built-up roof must be scraped to remove all loose gravel. Large blisters that may prevent continuous embedment of insulation must be repaired. The surface of the substrate must also be dry and clear of foreign material.
c. On coal tar pitch, when deemed compatible by the specifier, minimum 1.5" Polyisocyanurate is the required membrane underlayment when using darker heat weldable membranes (tan or gray). If Sure-Flex white membrane is used, minimum 1" thick Polyisocyanurate is required.
d. For successful attachment, proper asphalt temperatures must be maintained and the specifier's requirements concerning the installation of a base sheet (where required) and quantity of hot asphalt must be followed.
e. The maximum insulation board size shall not exceed 4' X 4'. Trim insulation boards around crickets and saddles to ensure continuous embedment.
f. Care must be exercised to prevent contamination of the top surface of the insulation. Asphalt oozing through insulation joints must be wiped from the surface. Contact with fresh asphalt can result in discoloration of the Sure-Flex membrane.
g. A grid shall be installed subdividing the roof in individual sections of 2400 square feet. Required for warranties up to 10 year with wind speed coverage up to 55mph.

h. The wood nailers are installed relatively flush with the insulation surface and the membrane is to be fastened with seam fastening plates and Carlisle HP or HP-X fasteners on 12” o.c. For wood nailer installation, refer to Design Reference DR-08 “Wood Nailers and Securement Criteria”.

C. Mechanically Fastened Roofing Systems

1. Carlisle Fasteners and Fastening Plates are required for insulation securement. Refer to Insulation Fastening Criteria Table in Paragraph 2.05, for appropriate fastener and deck penetration. The fastener can be used with either a 2” diameter Seam Fastening Plate or 2-3/8" diameter Pirahna/Pirahna Xtra Plates OR 3" diameter Insulation Fastening plate.
2. Any Carlisle approved insulation or cover board shall be mechanically fastened to the roof deck at the minimum rate of 1.25 fasteners and plates per every 8 square feet (5 fasteners in a 4 x 8 board) for minimum 1-1/2” thick insulation and coverboards. Insulation less than 1-1/2” thick requires the use of 8 fasteners and plates in a 4’ x 8’ board (1 per 4 square feet).
   CAUTION: Carlisle Polyisocyanurate Insulation with a thickness less than 1.5" installed over an existing roofing membrane without a tear-off must be mechanically fastened to the roof deck with a minimum of 1 fastener and plate for every 4 square feet or less of insulation.
3. Use of DensDeck, DensDeck Prime, Dens Deck StormX Prime and DEXcell should be limited to assemblies with slopes greater than 2” per foot to ensure compliance with external fire codes.

3.5 MEMBRANE PLACEMENT AND SECUREMENT

A. General

1. Ensure that water does not flow beneath any completed sections of the membrane system by completing all flashings, terminations and daily seals by the end of each workday.
2. Sweep all loose debris from the substrate.
3. If aesthetics are of concern, protection should be specified to avoid discoloration of the white membrane surface resulting from adhesive residue or excess foot traffic.
4. In addition to the primary membrane securement (Bonding for Adhered and Fastening for Mechanically Fastened Assemblies), additional membrane securement is required at the perimeter of each roof level, roof section, curb, skylight, interior wall, penthouse, etc., at any inside angle change where slope or combined slopes exceed 2" in one horizontal foot, and at other penetrations in accordance with the applicable Carlisle details. Refer to Paragraph F for additional membrane securement.

B. Membrane Placement

Maximum 10’ wide Sure-Flex Membrane is fully adhered or mechanically fastened to an approved insulation or substrate.

1. Position Sure-Flex membrane over the acceptable substrate. For a mechanically fastened assembly, ensure proper number of perimeter sheets are positioned along the perimeter of the roof as outlined in Paragraph 1.05 “Warranty Tables”.
2. Position field sheets perpendicular to the steel deck flutes in Mechanically Fastened Applications.

3. Place adjoining membrane sheets in the same manner, overlapping edges appropriately to provide for the minimum overlap width. It is recommended all overlaps be shingled to avoid bucking of water.

C. Membrane Securement / Bonding - Adhered Roofing System

1. Adhere Sure-Flex membrane to an acceptable substrate with Carlisle Bonding Adhesive. CAV-GRIP PVC aerosol adhesive may be utilized with Sure-Flex PVC membranes (cannot be used with any KEE or KEE HP bareback membranes). Comply with Labels, Safety Data Sheet (SDS) and Product Data Sheets for installation procedures and use. Adhesive must be applied to both the membrane and the surface to which it is being bonded.
2. On projects at high altitudes (6,000' and above), rapid flash-off (drying) of Bonding Adhesive and Primers will occur due to low atmospheric pressure.
3. Fold membrane sheet back so half the underside is exposed. Sheet fold should be smooth without wrinkles or buckles.
4. Stir Bonding Adhesive thoroughly scraping the sides and the bottom of the can (minimum 5 minutes stirring is recommended). Bonding surfaces must be dry and clean.
5. Apply Bonding Adhesive to the exposed underside of the membrane and the corresponding substrate area. Do not apply Bonding Adhesive along the splice edge of the membrane to be heat welded over adjoining sheet.
   When using Sure-Flex Low-VOC Bonding Adhesive, a coverage rate of approximately 120 square feet per gallon per one surface (membrane or substrate) or approximately 60 square feet per gallon per finished surface (includes coverage on both membrane and substrate) shall be achieved. Apply adhesive evenly, without globs or puddles with a plastic core, medium nap paint roller to achieve continuous coating of both surfaces. A 9-inch roller will easily fit into the 5-gallon containers.
   A mechanical roller dispenser can be used to apply Bonding Adhesive when the continuous coating and coverage rate noted above are maintained. Backrolling is required.
   CAUTION: Due to solvent flash-off, condensation may form on freshly applied Bonding Adhesive when the ambient temperature is near the dew point. If condensation develops, possible surface contamination may occur and the application of Bonding Adhesive must be discontinued. Allow the surface to dry and apply a thin freshener coat at the coverage rate which is approximately half the coverage rate stated above to the previously coated surface when conditions allow for continuing.
   NOTE: When Aqua Base 120 is specified refer to Spec Supplement G-10 “Aqua Base 120 Bonding Adhesive” for application methods and warranty requirements.
6. Allow adhesive to flash-off until it does not string but remains tacky to a dry finger touch.
   CAUTION: Care must be exercised to ensure proper drying. Avoid thin areas of adhesive because over drying can occur and proper adhesion may not be achieved.
7. Roll the coated membrane into the coated substrate while avoiding wrinkles.
8. Brush down the bonded section of the membrane sheet immediately after rolling the membrane into the adhesive with a soft bristle push broom to achieve maximum contact.
9. Fold back the unbonded half of the sheet and repeat the bonding procedures. Apply Bonding Adhesive to the remaining exposed underside of membrane and adjacent substrate and complete this section as described above.
10. Install adjoining membrane sheets in the same manner, overlapping edges a minimum of 2 inches to provide for a minimum 1-1/2 inch heat weld. It is recommended that all splices be shingled to avoid bucking of water.

CAUTION: If aesthetics is of concern, protect completed sections of the roof so Bonding Adhesive will not discolor the membrane surface. Do not place Bonding Adhesive containers or their lids directly on the surface of the Sure-Flex membrane, to avoid rust stains.

D. Membrane Securement / Fastening - Mechanically Fastened Roofing Systems

1. Sure-Flex PVC and KEE HP membranes shall be mechanically attached to the structural deck with specified Carlisle Fasteners and designated Plates, for fastening densities and numbers of perimeter sheets refer to Warranty Tables, Paragraph 1.05.
2. Membrane Fastening Selection Table:

Membrane Fastener Selection

Deck Type	Carlisle Fasteners*	Carlisle Plate	Min. Penetration
Steel or Lightweight Insulating Concrete over Steel**	HP-X	Piranha Plates	3/4"
	HP-Xtra	Piranha-Xtra Plates	
Structural Concrete, rated 3,000 psi or greater	CD-10	Piranha Plates	1"
	HD 14-10	Piranha Plates	
Wood Plank, min. 15/32" thick Plywood or min. 7/16" OSB**	HP-X	Piranha Plates	Min. 1"
	HP-Xtra	Piranha-Xtra Plates	
Cementitious Wood Fiber	Polymer Gyptec	Gyptec Plates – 2" Dia.	1-1/2"
Gypsum	Polymer Gyptec	Gyptec Plates – 2" Dia.	1-1/2"

Refer to Warranty Tables in Paragraph 1.05 for fastening densities and number of perimeter sheets.
*Determine proper fastener length for deck penetration, refer to Table 2.05B.
** For Mechanically Fastened PVC and KEE HP PVC Assemblies, 2-3/4" x 1-1/2" Oval Metal Barbed Fastening Plates can be used in conjunction with HP-X Fasteners for membrane securement. (Not recommended for Insulation Securement)

3. On steel decks, membrane shall be positioned with seams perpendicular to the steel deck flutes. This allows the external forces on the roof assembly to be distributed between multiple steel deck panels. Refer to Design Reference DR-06 "Withdrawal Resistance Criteria" in the Carlisle Technical Manual.
4. Perimeter Sheets

   The number of perimeter sheets and fastener spacing is dependent on the building height, wind zone location and warranty duration as outlined in Warranty Tables in Paragraph 1.05.

   The roof perimeter is defined as all edges of each roof section (i.e., parapets, building expansion joints at adjoining walls, penthouse walls, etc.). When multi-level roofs meet at a common wall, the adjacent edge of the upper roof is treated as a roof perimeter if the difference in height is greater than 10'. Perimeter sheets are not required at the base of the wall at the lower level.

   Note: Expansion joints, control joints and fire walls in the field of the roof or roof ridges with slopes less than 3" to the horizontal foot are not considered as part of the roof perimeter.

   For Sure-Flex membranes, perimeter sheets can be formed by using individual 40.5" or 5'-0" wide sheets.

   a. Individual perimeter sheets (PVC - 40.5" or 5' wide)(KEE HP PVC – 5' wide) Position membrane along the perimeter of the roof over the acceptable insulation/underlayment. The perimeter membrane width from line of securement to line of securement should be approximately 3'-6" to 4'-0" wide.

   b. Fastening Plates Method

In lieu of the RUSS securement method, position a row of seam fastening plates in the locations identified in Paragraph 4.b.1 and 4.b.2, secure plates with appropriate fastener and overlay plates with 6” wide Pressure- Sensitive Sure-Weld Cover Strip (TPO Only) overlay the plates as follows:

1) Projects with Warranties greater than 20 Years OR Sure-Flex projects regardless of warranty duration center 6” wide section of PVC/KEE HP PVC membrane (equal thickness to the deck membrane) over the plates and heat weld the field sheets. Cut edge sealant is not required for PVC or KEE HP PVC.

Note: Perimeter sheets can also be formed by positioning Rhinobond plates placed along the center of a field membrane (if heat induction welder is available on job-site). Refer to “Attachment I” for additional information

c. Building with Special Conditions:
Air pressurized buildings, canopies and buildings with large openings where the total wall openings exceed 10% of the total wall area on which the openings are located (such as airport hangars, warehouses and large maintenance facilities) will typically require additional perimeter membrane securement, an increased fastening density or other enhancement.

d. Buildings with large openings
When any wall contains major openings with a combined area which exceeds 10% of the total wall area on which the openings are located, four (4) perimeter sheets (centered over the opening) must be specified as shown.
As an option to the above perimeter securement, an adhered membrane section may be used in lieu of the mechanically fastened membrane at large openings in accordance with the Carlisle Specification for the Sure-Flex Adhered Roofing System.
NOTE: Depth of perimeter area, noted above, shall not be less than 2.5 times the width of the opening.

e. Buildings with overhangs
The membrane must be specified with perimeter sheets installed over the entire overhang area extending onto the main roof deck when at the same level.
As an option, an adhered membrane section may be used in lieu of the mechanically fastened membrane at building overhangs in accordance with the Carlisle Specification for the Sure-Flex Adhered Roofing System.

5. Field Membrane
   a. Position adjoining field membrane sheets to allow an approximate overlap of 5-1/2" at those locations where Fastening Plates are located (along the length of the membrane); at the same time overlap end roll sections (the width of the membrane) a minimum of 2".
   b. Secure the membrane at the approved fastening density with the required Carlisle Fastener and Fastening Plates.
   c. For installation of membrane with fullness, tighten the sheet between fasteners as follows:
      1) Unroll sheets and position.
      2) Place a fastener and plate in one end of the sheet on the appropriate fastener mark. Go to the opposite end of the sheet, pull it tight and place a fastener and plate at the appropriate mark. Place the remaining fasteners into the sheet.
      3) Proceed to weld the sheet in place and continue across the roof.
6. Prevention of membrane distortion during windy conditions:

a. Unroll sheet approximately 5' and position edge of membrane with overlap line on adjacent sheet.
b. Install fasteners along the 5' exposed edge.
c. While the 5' of exposed membrane is being fastened, begin welding the overlapped edge using the Automatic Heat Welder.
d. As sheet is being welded and fastened concurrently, unroll membrane. Unroll only enough membrane to stay a few feet ahead of welding and fastening process. This reduces amount of unsecured membrane to be distorted by wind.
e. Continue this process for each adjoining sheet.

E. Additional Membrane Securement
1. Securement must be provided at the perimeter of each roof level, roof section, expansion joint, curb, skylight, interior wall, penthouse, etc., at any inside angle change where slope exceeds 2 inches to one horizontal foot, and at all penetrations as identified on the Carlisle details.
2. Securement may be achieved as follows:
a. On Mechanically Fastened Roofing Systems, Carlisle's Piranha Fastening Plates are used to secure the membrane with the appropriate Carlisle Fastener at the base of walls and penetrations and flashed as shown on the applicable Carlisle detail (excluding OSB, cementitious wood fiber and gypsum decks where the required Carlisle Fastener is installed with the associated 2" diameter plate). On Adhered Roofing Systems, Carlisle standard 2" diameter Seam Fastening Plates may be used in lieu of Piranha Plates.
b. Securement of the membrane shall be a maximum of 12 inches on center. Fasteners shall be positioned 6 inches minimum to 9 inches maximum from the inside or outside corner.
c. On Mechanically Fastened assemblies, additional membrane securement is required around pipes and sealant pockets as shown on the applicable detail. The plates must be positioned a maximum of 12" away from the penetration, spaced a maximum of 12" on center and flashed in accordance with the applicable Carlisle Detail.
d. After securing the membrane, flash in accordance with the appropriate detail.

3.6 HEAT WELDING PROCEDURES

A. General
1. APEEL Protective Film should be removed from within areas that are to be heat-welded together. In areas that do not require heat welding, the APEEL Protective Film can be left in place for up to 90 days.
2. Heat weld the Sure-Flex membrane sheets using the Automatic Heat Welder or Hot Air Hand Welder and silicone roller.
3. When roof slope exceeds 5" per horizontal foot, use of the Automatic Heat Welding Machine may become more difficult; use of the Hand Held Hot Air Welder is recommended.
4. Check the surfaces of the membrane to be heat welded to ensure they are properly prepared.
The surfaces to be heat welded must be clean. Membrane overlaps that become contaminated with field dirt must be cleaned with Weathered or PVC and KEE HP Membrane Cleaner (Weathered Membrane Cleaner should not be used to clean Sure-Flex PVC or KEE HP). Weathered or PVC and KEE HP Membrane Cleaner should be

wiped dry with a clean HP Splice Wipe prior to welding. No residual dirt or contaminants should be evident.

B. Automatic and/or Hand Held Heat Welder Equipment
   1. Refer to Supplemental Document T-01 “Heat Welding Equipment” for:
      a. Temperature Settings.
      b. Equipment Set-up.
      c. Additional Information.

C. Membrane Welding
   1. Prepare the Automatic Heat Welder and allow it to warm for approximately 5 to 10 minutes to reach operating temperature.
   2. Position the Automatic Heat Welder properly prior to seaming with the guide handle pointing in the same direction the machine will move along the seam.
   3. Lift the overlapping membrane sheet and insert the blower nozzle of the Automatic Heat Welder between the overlap. Machine will begin moving along the seam immediately.
   4. Weight plates provided on Automatic Welders must be utilized.
   5. Proceed along the seam ensuring that the small guide wheel in front of the machine aligns with the edge of the top membrane sheet. Guide the machine from the front only. CAUTION: Ensure the power cord has plenty of slack to prevent dragging the machine off course (which could result from a tightly stretched cord).
   6. At all splice intersections, roll the seam with a silicone roller to ensure a continuous heat welded seam (the membrane should be creased into any membrane step-off with the edge of the silicone roller). A false weld may result due to surface irregularities created by multiple thicknesses of Sure-Flex membrane sheets.
      When using 80-mil Sure-Flex Membrane, a PVC “T”-Joint Cover must be applied over all “T” joint splice intersections.
   7. To remove the Automatic Heat Welder from the finished splice, disengage and pull the nozzle from the seam area, the machine will stop automatically.
   8. Mark the end of the heat welded seam with a water-soluble marker for easy identification. A Hand Held Welder will be necessary to complete the weld in the area between where the Automatic Heat Welder is stopped and restarted.
   9. Perform a test weld, at least, at the start of work each morning and afternoon. Test welds should be made if any changes in substrate or weather conditions occur.

D. Preventing Membrane Creeping During Welding
   1. The operator of automatic welding equipment must apply foot pressure to the membrane, keeping the membrane tight under the welder. Refer to Supplemental Document T-01 “Heat Welding Equipment” for additional information.

E. Test Cuts
   1. Perform a test weld at least at the start of work each morning and afternoon. Refer to Supplemental Document T-01 “Heat Welding Equipment” for additional information.

F. Seam Probing
   1. A cotter pin puller (blunt or dull for PVC or KEE HP PVC Membranes) or Carlisle Seam Probe is recommended to probe all heat-welded seams. Probing seams must be done once heat welds have thoroughly cooled. Refer to Supplemental Document T-01 “Heat Welding Equipment” for additional information.

G. Seam Sealing

1. Cut-Edge Sealant is not required on cut edges of Sure-Flex membrane (Horizontal or Vertical).

3.7 WELDING PROBLEMS/REPAIRS

A. A Hand Held Hot Air Welder and a 2" wide silicone roller must be used when repairing the Sure-Flex membrane. When the entire heat welded seam is to be overlaid, an Automatic Heat Welder may be used.

B. Prior to proceeding with any repair procedure, the area to be repaired must be cleaned with Weathered or PVC and KEE HP Membrane Cleaner (Weathered Membrane Cleaner should not be used to clean Sure-Flex PVC or KEE HP PVC Membrane). The membrane can typically be repaired with standard cleaning methods. In cases where the standard cleaning method is not sufficient, the following procedures must be used.
   1. Scrub the area to be welded with a “Scotch Brite” Pad and Weathered or PVC and KEE HP Membrane Cleaner.
   2. Clean all residue from the area to be welded with a Splice Wipe or a clean natural fiber (cotton) rag.
   3. Weld the new membrane to the cleaned area using standard welding procedures.

C. Clean all residue from the area to be welded with a Splice Wipe or clean natural fiber (cotton) rag.

D. Weld the new membrane to the cleaned area using standard welding procedures.

E. Voids in welded seams can be repaired using a Hand Held Hot Air Welder and a silicone roller. Depending on conditions, a splice overlay may be required.

F. Position the hand held welder facing into void so hot air is forced between overlapping membranes. Roll the top membrane surface using positive pressure toward the outer edge until the heated membrane surfaces are fused.

G. Exposed scrim-reinforcement (resulting from scorching surface of membrane) and test weld areas must be repaired by overlaying the damaged area with a separate piece of Sure-Flex reinforced membrane with rounded corners. The overlay must extend a minimum of 2 inches past the area to be repaired.

H. Probe all edges of the overlay once cooled to ensure a proper weld has been achieved.

I. Cut-Edge Sealant is not required on cut edges of Sure-Flex Membranes.

   Note: The same overlay repair procedures may be used for punctures in the Sure-Flex membrane.

3.8 FLASHINGS

For other requirements which must be complied with in order for Carlisle warranty to be issued, refer to Spec Supplement G-05 “Flashing Considerations / Metal Work”.

A. General Considerations

1. The height of new wall flashing must extend above the anticipated water level or slush line.
2. On 15 or 20-year Warranty projects, Carlisle's Termination Bar, in conjunction with Water Cut-Off Mastic, must be specified under all metal counterflashings and surface mounted reglets.
3. To comply with various warranty options, flashing material must equal the required minimum membrane thickness but shall not be less than 60-mils thick. For projects with 25 year or greater warranties Carlisle Pre- Fabricated accessories must be used unless prohibited by a specific field condition.
4. On retrofit projects
   Bitumen-based roof cement and asphaltic-based flashing material, if allowed to remain in contact with the membrane, will cause severe membrane discoloration and for PVC and KEE HP PVC membranes, promote premature plasticizer migration. Existing wall and curb flashing must be removed or concealed with a new acceptable substrate.
   a. The specifier must examine structural supports for rooftop equipment to determine if reasonable access to the membrane beneath the equipment is provided. Carlisle should be consulted for clarification when access to the membrane system will be restricted.
   b. When hot pipes or other similar penetrations exceed 140□ F (60□ C) (PVC/KEE HP PVC), they must be designed to incorporate an insulated metal collar and rain hood designed to maintain a surface temperature less than 140□ F (60□ C) (PVC/KEE HP PVC).
5. Flashing of parapets, curbs, expansion joints and other parts of the roof must be performed using Sure-Flex reinforced membrane. Sure-Flex non-reinforced membrane can be used for flashing pipe penetrations, Sealant Pockets and scuppers as well as inside and outside corners when the use of pre-molded accessories is not feasible.
6. When possible, all reinforced membrane splices are heat welded with the Automatic Heat Welder. The Hand Held Hot Air Welder should be utilized in hard to reach areas, smaller curbs, vertical splices and when using non-reinforced membrane.
   a. The new Sure-Flex membrane flashing must not conceal weep holes or cover existing throughwall flashing.
   b. Install surface mounted reglets and compression bar terminations directly to the wall surface.
7. In areas where metal counterflashing or surface mounted reglets are used as vertical terminations, the counterflashing must be sealed with a rubber grade caulking to prevent moisture migration behind the new wall flashing.

B. Application of Bonding Adhesive

1. Membrane shall be adhered to vertical surfaces with Sure-Flex Bonding Adhesive. CAV-GRIP PVC aerosol adhesive may be utilized with Sure-Flex PVC membranes (cannot be used with any KEE or KEE HP bareback membranes). Bonding Adhesive shall be applied continuously, without globs or puddles.
2. Allow adhesive to flash-off until it is tacky but will not string or transfer to a dry finger touch.
3. Roll the membrane into the adhesive.
4. Care must be taken when setting the flashing to avoid bridging greater than 3/4 inch at angle changes (i.e., where a parapet or roof penetration meets the roof deck). This can be accomplished by creasing the membrane into the angle change.
5. Terminate the edges of the installed membrane in accordance with Carlisle's applicable details.

6. When Carlisle termination bar is used beneath the counter-flashing, bonding adhesive can be eliminated when the flashing height is 18” or less.

C. Walls, Parapets, Curbs, Skylights, etc.

The flashing height must be calculated so that the Sure-Flex membrane flashing includes a minimum 1-1/2 inch heat weld beyond the Fastening Plates.

1. Fasten at angle change as identified in Paragraph 3.05, Additional Membrane Securement, with the required Carlisle Fastener and plate.
2. Flash the fasteners/plates with a separate piece of Sure-Flex reinforced membrane; apply heat and crease the flashing into the angle change before attaching it to the vertical surface.

D. Metal Edge Terminations

Factory-fabricated metal edge systems must be secured to the wood nailer as specified by the manufacturer. Shop- fabricated edging must be installed in compliance with appropriate Carlisle Detail using Carlisle PVC Coated Metal in order to achieve ES-1 Compliance. Refer to the appropriate Universal Details for other flashing options and requirements.

E. Roof Drains

1. Sure-Flex membrane may extend into the drain sump when the slope of the sump is less than 3" to one horizontal foot.
   When the drain sump is greater than 3" to one horizontal foot, additional membrane securement must be installed.
2. Only drain strainers that have been approved by the specifier in accordance with applicable codes may be used.

F. Sure-Flex Countour Rib Profiles

1. The Contour Rib Profile is recommended for use with FleeceBACK® PVC adhered roofing systems.
2. The Sure-Flex Contour Rib Profiles should be positioned parallel to the laps of the installed PVC roofing system and parallel with the roof slope where possible.
3. Ensure that all welding surfaces are clean and dry. Inspect all seam areas for proper weld prior to installing Sure Flex Contour Rib Profile.
4. Contour Rib Profile spacing can be individually determined to achieve the desired appearance.
5. Connecting multiple ribs is achieved by using fiberglass pins. Insert a pin half-way into the end of one profile. Connect the adjoining rib by inserting the exposed end of the pin into the alignment hole. Repeat previous steps for additional PVC Contour Rib profiles.
6. Consult the Sure Flex Contour Rib Profile installation guides for instructions on proper installation techniques.

G. Other Penetrations

On Mechanically Fastened assemblies, additional membrane securement is required around pipes and sealant pockets as shown on the applicable detail. The plates must be positioned a maximum of 12" away from the penetration, spaced a maximum of 12" on center and flashed in accordance with the applicable Carlisle Detail.

1. Pipes, Round Supports, etc.

a. Flash pipes with Molded Pipe Flashings or Split Pipe Seals where their installation is possible. Molded pipe flashings cannot be cut and patched; deck flanges cannot be overlapped or installed over angle changes.
b. Where Molded Pipe Flashings or Split Pipe Seals cannot be installed, APPLY FIELD FABRICATED PIPE FLASHING using Sure-Flex non-reinforced membrane.

2. Flexible Penetrations (braided cables, conduits, wires, etc.) must be enclosed in a stable "goose neck." Apply a Split Pipe Seal or field fabricated pipe flashing to flash the goose neck.
3. Hot pipes that exceed 140□ F (60□ C) (PVC/KEE HP PVC), must utilize an insulated metal collar and rain hood, flashed with a field fabricated pipe flashing.
4. For pipe clusters or unusually shaped penetrations, a Molded Sealant Pocket and White One Part Sealant must be utilized.
5. Existing Roof Tie-Ins for PVC or KEE HP PVC membranes refer to applicable Carlisle details for tie-ins.
6. Flashing of Difficult Penetrations, refer to Spec Supplement G-13 for "LIQUISEAL Liquid Flashing" for additional information and specific requirements.

H. H. APEEL Protective Film (Optional)

When the optional APEEL Protective Film is utilized on PVC/KEE HP, remove and discard the APEEL Protective Film after the installation of the entire PVC/KEE HP Roofing System is complete.

3.9 ROOF WALKWAY

Walkways are to be specified at all traffic concentration points (i.e., roof hatches, access doors, rooftop ladders, etc.), and if regular maintenance (once a month or more) is necessary to service rooftop equipment. Refer to Spec Supplement G-06 "Roof Walkway Installation"

3.10 DAILY SEAL

On phased roofing, when the completion of flashings and terminations is not possible by the end of each workday, provisions must be taken to temporarily close the membrane to prevent water infiltration. Refer to Spec Supplement G- 07 "Daily Seal & Clean Up".

END OF SECTION 07 54 00

APPENDIX E

SECTION 32 31 19 - DECORATIVE METAL FENCES AND GATES

PART 1 - GENERAL

1.1 DESCRIPTION

A. Work Includes: Mesh Panel Fence System.

B. REFERENCES:
   1. ASTM — ASTM International: D 1557 — Test Method for Laboratory Compaction Characteristics of Soil Using Modified Effort.

1.2 DEFINITIONS

A. Acceptance, Acceptable, or Accepted: Acceptance by the Landscape Architect in writing.

B. Excessive Compaction: Planting area soil compaction greater than 75 percent of maximum dry density as determined by ASTM D 1557.

1.3 SUBMITTALS

A. General Requirements: Refer to Division 1.

B. Product Data: Material descriptions, construction details, dimension of individual components and profiles, and finishes for the following:
   1. Fence and gate posts, rails, and fittings.
   2. Gates and hardware.
   3. Specifications and installation instructions for manufactured items.
   4. Color chips for final color selection.

C. Shop Drawings:
   1. Show locations of fence, each gate, posts, footings, embeds, rails, and details of gate swing, or other operation, hardware, and accessories.
   2. Indicate materials, dimensions, sizes, weights, and finishes of components.
   3. Include plans, elevations, sections, gate swing and other required installation and operational clearances, and details of post anchorage, attachment and bracing.
   4. Installation procedures and instructions by manufacturer describing all details for a typical fence and gates.
   5. Where items must fit and coordinate with finished surfaces and/or constructed spaces, take measurements at site and not from Drawings.

D. Samples:
   1. Fence Pannel: Two (2) 12-inch square, minimum size, representing actual color for fence panel.

E. Qualification Data:

1. Submit installer qualifications to demonstrate capability and experience in installation of specified product, include list of completed projects with project names and addresses and date of installation completion.

1.4 QUALITY ASSURANCE

A. Qualifications:
   1. Workmanship shall be best standard practice of trades and shall be performed by mechanics skilled in type of Work required.
   2. Regulatory Requirements: Meet requirements applicable laws, codes, and regulations required by authorities having jurisdiction over Work.
   3. Installer Qualifications: An experienced installer who has completed installations of fences and gates similar in material, design and extent to those indicated for this project and whose work has resulted in construction with a record of successful in-service performance.
   4. Source Limitation for Fences and Gates: Obtain each color, grade, finish, type, and variety of components for fences and gates from one source with resources to provide fences and gates of consistent quality in appearance and physical properties.

1.5 DELIVERY, STORAGE AND HANDLING

A. Protective Pads: Use protective pads to prevent damage to finishes when lifting, handling and shipping.

B. Handling: Provide adequate support and attachments during handling to prevent damage.

1.6 SITE CONDITIONS

A. Field Measurements: Secure field measurements required for adequate fabrication and installation of the Work covered by this Section.

1.7 WARRANTY

A. General Description: In addition to manufacturer’s warranties, work shall be warranted for a period of one year from the date of Substantial Completion of entire Project against defects in materials and workmanship.

B. Additional Items Covered: Warranty shall also cover repair of damage to other materials and workmanship resulting from defects in materials and workmanship.

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS AND SUPPLIERS

A. Fence System Mesh Panels, Gates, Posts, and Hardware: Metaltech Omega II Fence Systems, Laval, Quebec, Canada (800) 836-6342.

2.2 MATERIALS

A. Fence Mesh Panels: Pattern as noted on drawings. The wire mesh fence panels are welded by resistance using 6 gauge - 0.192" (4.88 mm) pre-galvanized steel wire, welded at each

crossing to form rectangles of 2 in. x 6 in. (50 mm x 150 mm). The cold rolled wire shall have a tensile strength of at least 75,000 psi (515 Mpa) and a 2 172 pounds (985 Kg) break strength as per ASTM A185 & A853. One end of the vertical wires of the panel shall exceed 1inch (25 mm) from the last or the first horizontal wire thereby creating a spiked top or bottom depending of its position when installed. The other end is cut flush. Panels shall have a number of folds according to the table below depending on the respective height of the panel.

B. Fence Posts: The 3 inch (76.2 mm) square posts, unless otherwise noted, are to be installed in-ground and/or a flanged application. The size and the gauge of the posts shall be as shown in table 2 for the various height dimensions: Unlike chain link there is no need for larger end or corner posts because the panels are self-supporting. The posts are cold rolled from 1008 grade steel and meet ASTM 500 and ASTM A787-01.

C. Pedestrian Gate: Gate frames: Omega swing gates shall be made in accordance with ASTM F900 (1984) using galvanized square steel tube 16 ga (1.6 mm). The frame is made from two vertical tubes of 1 1/2 in. X 1 1/2 in. (38 mm X 38 mm) (and from two horizontal tubes of 2 in. x 2 in. (50 mm X 50 mm) welded at intersections to create a rigid frame. If the gate is over 8 ft. (2440 mm) high or 8 ft. (2440 mm) wide, a supplementary vertical support of 1 1/2 in. X 1 1/2 in. (38 mm X 38 mm) is needed

D. Fence System Hardware: Various hot-dip galvanized and polyester-coated attachment hardware shall be supplied per the manufacturer's recommendations.

E. Fence System Materials Finish: Unless otherwise indicated, parts shall be hot-dip galvanized after fabrication with minimum layer of 0.9 oz./sq. ft. zinc. Polyester coating to be minimum 4 mils applied by an electrostatic method. Coating shall cover all surfaces of the wire and post sections. Matching liquid paint shall be provided for field touch-up. Bolts and nuts shall be hot-dip galvanized or stainless steel only, for field painting.

PART 3 - EXECUTION

3.1 VERIFICATION OF CONDITIONS:

A. Examine site and verify that conditions are suitable to receive Work and that no defects or errors are present which would cause defective installation of products or cause latent defects in workmanship and function.

B. Notification: Before proceeding with Work, notify the Owner's Representative in writing of unsuitable conditions.

3.2 PREPARATION

A. Protection:
   1. Use every possible precaution to prevent damage to existing conditions to remain such as structures, utilities, irrigation systems, plant materials and paving on or adjacent to the site of the Work.
   2. Provide barricades, fences or other barriers to protect existing conditions to remain from damage during construction.
   3. Do not store materials or equipment, permit burning, or operate or park equipment under the branches of existing plants to remain.

4. Submit written notification of conditions damaged during construction to the Owner's Representative immediately.
5. Embedded Items: Supply items required to be cast into concrete or embedded in masonry with setting templates to appropriate trades.

3.3 INSTALLATION

A. Fence System Assembly: Assemble and install fence components and hardware per manufacturer's current printed instructions and shop drawings, unless indicated otherwise.

B. Attachment:
1. Coordinate hardware with adjoining work for details of attachment, fittings, etc.
2. Do cutting, drilling, threading, tapping, etc., required for attachment to adjacent Work.
3. Install anchors, bolts, washers, or other fasteners required for installation, completion of Work, as indicated on Drawings, details and schedules, at time scheduled for Work.

C. Field Assembly and Installation:
1. Install hardware per applicable manufacturer's current printed installation instructions.
2. Prepare posts to receive hardware using manufacturer templates.
3. Install items, accurately fitted, free from distortion or defects.
4. Brace and carefully handle shop fabricated items subject to damage to prevent distortions or other damage.
5. After assembly, align and adjust the various members forming parts of a completed assembly accurately before being fastened.
6. Obtain acceptance prior to site cutting or making adjustments not scheduled.

D. Fastening:
1. Provide miscellaneous fastenings necessary for the complete assembly and installation.
2. Install fasteners as specified.

E. Cleaning:
1. Installed Fence System Surfaces: Remove soil and foreign matter from finished surfaces and keep clean until the Owner accepts maintenance.

F. Protection
1. Fence System Finishes: Apply protective coverings to prevent damage until date of Final Completion.

END OF SECTION 32 31 19

APPENDIX F

SECTION 03 39 00 – CONCRETE CURING FOR SKATEPARKS

PART 1 - GENERAL

A. General: Protect freshly placed concrete from premature drying and excessive cold or hot temperatures. Comply with ACI 306.1 for cold-weather protection and follow recommendations in ACI 305R for hot-weather protection during curing.

PART 2 – PRODUCTS

2.1 MATERIALS:

A. Evaporation retardant: Waterborne, monomolecular film forming, manufactured for application to fresh concrete, such as Eucobar Evaporation Retardant by The Euclid Chemical Company or SpecFilm Concentrate.

B. Absorptive cover: AASHTO M 182, Class 2, burlap cloth made from jute or kenaf, weighing approximately 9 oz./sq. yd. dry.

C. Moisture-retaining cover: ASTM C 171, polyethylene film or white burlap-polyethylene sheet (Burlene).

D. Water: Potable.

E. Curing compound: ASTM C-309, clear, odorless, water-based, no volatile organic compound emitting, non-staining, membrane-forming, compatible with subsequent concrete treatments. Acceptable products: R.W. Meadows 1100-Clear, SpecFilm E-Cure, or approved equal.

PART 3 - EXECUTION

A. Apply evaporation retardant to concrete surfaces if hot, dry, or windy conditions cause moisture loss before and during finishing operations. Apply to exposed surface of concrete according to manufacturer's written instructions as necessary.

B. Protect concrete surfaces against rapid drying. Keep moist for necessary amount of time to reach concrete strength and inhibit moisture loss after placing.

C. Begin curing after finishing concrete, but not before free water has disappeared from concrete surface.

D. Curing methods: Cure concrete by curing compound, moisture curing, moisture-retaining-cover curing, or a combination of these as follows:

1. Curing compound: Meet requirements of manufacturer’s current printed application instructions and coverage rate chart. For horizontal applications, immediately apply after all surface water has disappeared and the concrete surface is hard enough to walk on. For vertical applications, apply immediately after removing the concrete forms. Apply in a

uniform and continuous manner. Avoid over-application or puddling of curing compound. Protect surface from water, adjacent shotcrete work, and debris.

2. Moisture curing: Keep surfaces continuously moist for not less than seven days with the following materials:

   i. Water

   ii. Continuous water-fog spray

   iii. Absorptive cover, water saturated, and kept continuously moist. Cover concrete surfaces and edges; overlap seams minimum 6" between adjacent absorptive covers.

3. Moisture-retaining-cover curing: Cover concrete surfaces with moisture-retaining cover for curing concrete, placed in widest practicable width, with sides and ends lapped at least 6 inches.

E. Cracking:

1. Cracking from inadequate curing is not allowed. Saw cut joints and construction joints may be shown in the construction drawings for diagrammatic purposes only. The contractor may, with approval of the skatepark designer, recommend and detail other joints required to prevent cracking.

2. The contractor shall fix all cracks and displacements larger than 1/8” up to the project completion.

END OF SECTION 03 39 00

APPENDIX G

memo los angeles

to **Alberto Oliveros**

from **Anthony Bertolini**

re **El Segundo Teen Center Plan Check Resubmittal #4 Narrative**

date **3/19/2026**

Narrative of Changes

G1.00 Cover Sheet - Updated sheet index to include new sheets A0.51 and EL2.05.

C2.01 Exist. Conditions - Fiber line shown.

C3.01 Demolition Plan - Revise limit of work line. Fiber line shown.

C4.01 Site Plan - Revise limit of work line. Fiber line shown.

C5.01 Grading & Drainage Plan - Revise limit of work line. Fiber line shown.

C6.01 LID Plan - Fiber line shown.

A0.01 General Notes - Sheet A0.51 added to drawing index.

A0.50 General Specifications - EPDM roofing cutsheets removed.

A0.51 General Specifications - New sheet.

A1.11 Ground Level RCP - Material note edited (stucco finish).

S1.01 Plans & Details - Added geotechnical engineer's stamp/signature.

S2.01 Site Details - Added geotechnical engineer's stamp/signature.

T7.01 Conduit Riser Diagram - Revised to indicated one existing and one new conduit for telephone, internet and CATV.

T7.02 Cabling Riser Diagram - Fiber line note added.

EL2.02 Lighting Plan - Keynote #7 added.

EL2.04 Details - Added geotechnical engineer's stamp/signature.

EL2.05 Details - New sheet.

Sk4.0 Color Plan – Edit Color Schedule sheet reference numbering.

SK9.0 Construction Details - Added geotechnical engineer's stamp/signature.

SK9.1 Construction Details - Added geotechnical engineer's stamp/signature.

SK9.2 Construction Details - Added geotechnical engineer’s stamp/signature.

SK9.3 Construction Details – Edit detail 4 title.

L1.53A Landscape Construction Details Add. Alt. A - Added structural engineer’s stamp/signature and geotechnical engineer’s stamp/signature.

SK9.3B Construction Details Add. Alt. B - Edit sheet numbering.

EL SEGUNDO RECREATION PARK - PHASE 1

405 E GRAND AVE, EL SEGUNDO, CA 90245

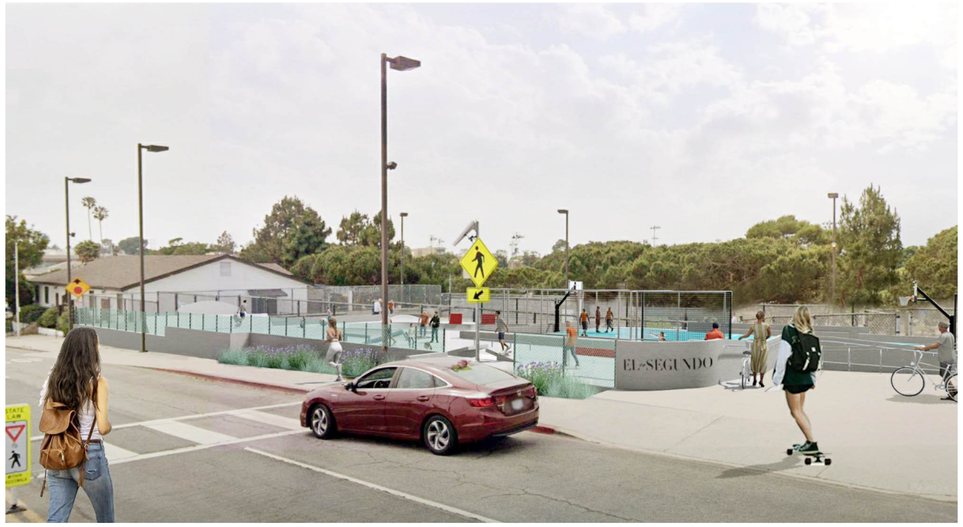
CITY OF EL SEGUNDO
TEEN CENTER AND TEEN PLAZA

SCOPE OF WORK

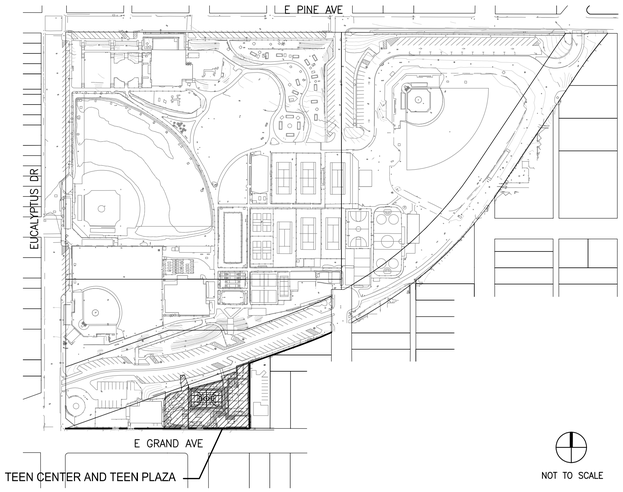
CIVIL AND LANDSCAPE SCOPE:
RENOVATION OF EXISTING TEEN PLAZA INCLUDING REMOVAL OF EXISTING FACILITIES AND UPGRADED SPORT COURT, SKATEPARK, FENCING, SEATING, AND LANDSCAPING. RENOVATIONS TO IMPROVE DROP–OFF AND ACCESSIBILITY INCLUDE ONE NEW ACCESSIBLE PARKING SPACE AND ACCESS RAMP AND ROUTE TO THE TEEN CENTER. PERIMETER AND INTERIOR FENCING WILL BE REPLACED AND UPGRADED AND EXISTING PERIMETER WILL REMAIN PROTECTED IN PLACE. DRAINAGE IMPROVEMENTS INCLUDE A NEW STORM DRAIN COLLECTION SYSTEM FOR THE PLAZA AND SKATEPARK AREAS CONVEYING STORMWATER TO A NEW UNDERGROUND INFILTRATION SYSTEM LOCATED IN THE PARKING LOT NORTH OF THE MULTI–PURPOSE COURT. NEW PLANTING AND UPGRADED IRRIGATION WILL BE INSTALLED ALONG E. GRAND AVENUE AND A SMALL AMOUNT OF PLANTING WILL BE ADDED AT THE SOUTHWEST CORNER OF THE TEEN CENTER BUILDING.

ARCHITECTURAL SCOPE: RENOVATION OF THE TEEN CENTER BUILDING INCLUDES REMOVAL AND REPLACEMENT OF INTERIOR FIXTURES AND FINISHES AND NEW EXTERIOR FINISHES AND EXTENSION OF THE PARAPET. A NEW SPRAY POLYURETHANE FOAM ROOF SYSTEM WILL BE APPLIED TO THE EXISTING ROOF. THE EXISTING INTERIOR RESTROOM AND PLUMBING WILL BE REMOVED AND REPLACED AS WILL THE HVAC EQUIPMENT AND AIR DISTRIBUTION SYSTEM. INTERIOR DOORS, ACCESSIBLE STAGE, WINDOWS AND MILLWORK WILL BE ADDED AS WILL UPGRADES TO FIRE PROTECTION, TELECOM, AV, LIGHTING, AND ELECTRICAL.

STRUCTURAL SCOPE: NEW DOOR OPENINGS ON THE WEST SIDE OF THE TEEN CENTER REQUIRE WIDENING OF THE EXISTING CMU EXTERIOR WALLS. STRUCTURAL REINFORCEMENT OF THESE WALLS HAS BEEN ADDED ALONG WITH THE EXTERIOR PARAPET EXTENSION AND SUPPORT FOR INTERIOR PARTITIONS AND SITE WALLS AND FOOTINGS.



PARK MAP:



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7th Floor, West Hollywood, CA 90069
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NETWORK TECHNOLOGIES INC.
1275 Shiloh Road, Suite 3020
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CONTACT: ILYA RAPOPPORT

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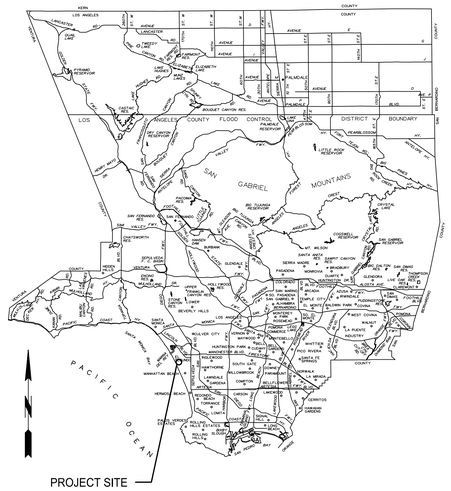
PLAN REVIEW APPROVAL

THESE PLANS/DOCUMENTS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING STANDARDS CODES AS ADOPTED BY THE STATE OF CALIFORNIA AND AMENDED BY THE JURISDICTION. PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, NOR LOCAL REGULATION.

BY: Mutham Hweidi DATE: 03/25/2026

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LOS ANGELES COUNTY VICINITY MAP:



ARCHITECTURAL PROJECT INFORMATION

THE ARCHITCECTURAL SCOPE OF WORK INCLUDES THE INTERIOR RENOVATION OF AN EXISTING 5,242 SF TEEN CENTER, WITH MINOR EXTERIOR UPGRADES AND REROOFING LOCATED ON THE EL SEGUNDO RECREATION PARK.

ADDRESS:	405 EAST GRAND AVE, EL SEGUNDO, CA 90245
APN:	5524–013–022
LOT AREA:	20,043.17 SF
FAR:	BASE [0.5:1] 10,637 SF
BUILDING USE / OCCUPANCY:	A–3
BUILDING CONSTRUCTION TYPE:	TYPE V–B NON–SPRINKLERED
MAX. TRAVEL DIST. TO EXITS:	NON–SPRINKLERED BUILDING = 200 FEET MAX.

ALL CONSTRUCTION SHALL CONFORM TO THE 2022 CALIFORNIA BUILDING, FIRE, MECHANICAL, PLUMBING, ELECTRICAL, ENERGY CODE AND GREEN BUILDING CODE.

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CITY OF
EL SEGUNDO
350 Main St, El Segundo,
CA 90245

EL SEGUNDO RECREATION PARK PHASE 1 IMPROVEMENT PROJECT
TEEN CENTER AND TEEN PLAZA
405 E Grand Ave,
El Segundo, CA 90245

Issue dates

#	Date	Description
	01/15/25	50% DD SUBMITTAL
	04/18/25	100% DD SUBMITTAL
	06/06/25	50% CD SUBMITTAL
	08/20/25	90% CD SUBMITTAL
	10/28/25	PLAN CHECK RESUBMITTAL #1
	11/14/25	PLAN CHECK RESUBMITTAL #2
	01/16/26	PLAN CHECK RESUBMITTAL #3
	02/09/26	PLAN CHECK RESUBMITTAL #4

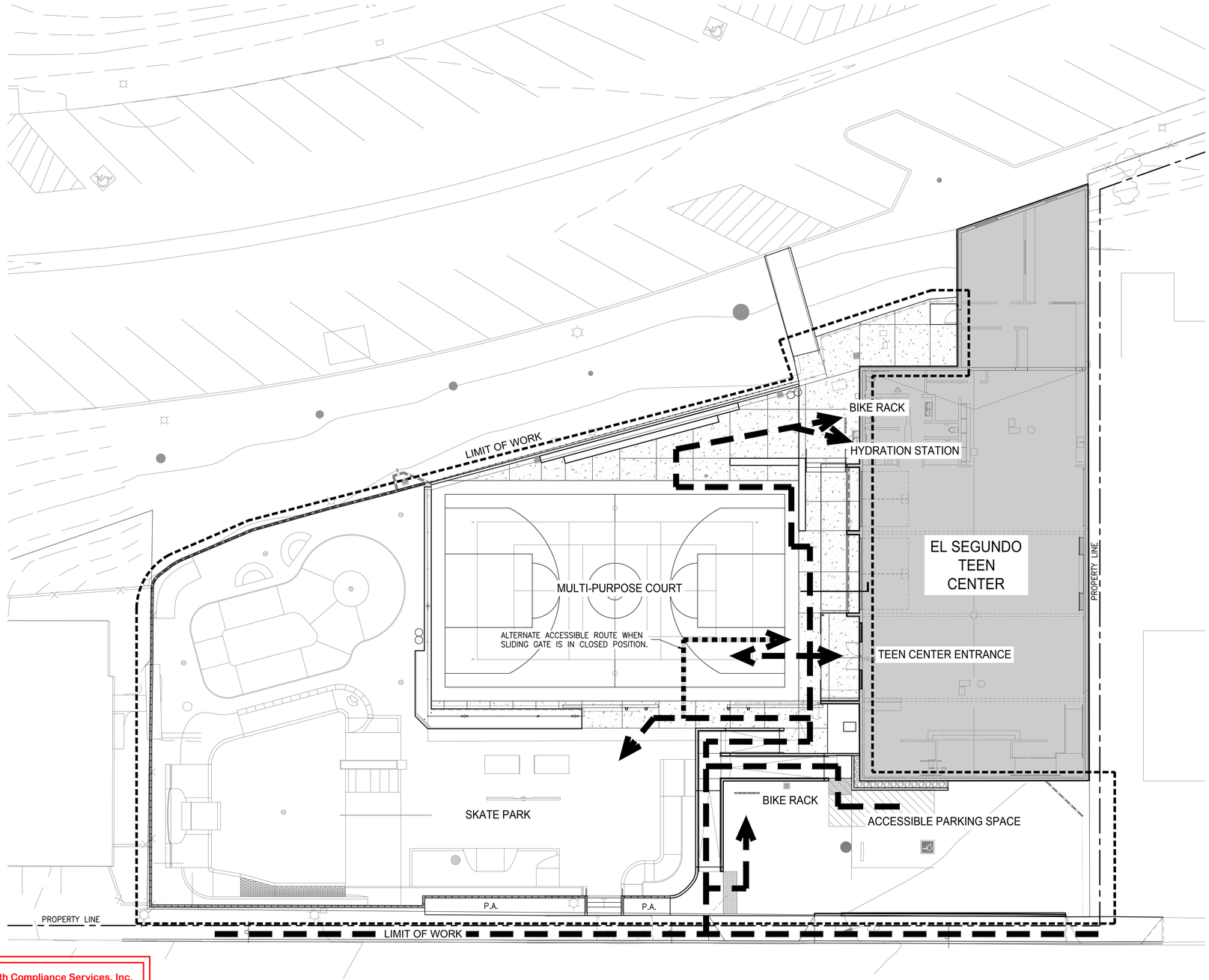
Sheet title:

COVER SHEET

Designed by:	AB
Drawn by:	YY
Checked by:	JZ
Project number:	124011

G1.00

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E GRAND AVE

PATH OF TRAVEL
ARROWS INDICATE "ACCESSIBLE PATH OF TRAVEL;4' MIN. WIDE, 1:20 MAX. SLOPE AT 2% MAX. CROSS SLOPE. EXCEPT FOR PARKING ACCESS AISLES, PARKING STALLS, AND DOOR LANDINGS WHERE MAX SLOPE IS 2% IN ALL DIRECTIONS AND UNLESS NOTED OTHERWISE."

SCALE: 1" = 10'

0 5' 10' 20' 40'

True North Compliance Services, Inc.

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BY: Mulham Nweidi DATE: 03/25/2026

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REGISTERED LANDSCAPE ARCHITECT — 5724 — 09-25-27 — RENEWAL 12/31/2026 — STATE OF CALIFORNIA

CITY OF
EL SEGUNDO
350 Main St, El Segundo, CA 90245

EL SEGUNDO RECREATION PARK PHASE 1 IMPROVEMENT PROJECT

TEEN CENTER AND TEEN PLAZA

405 E Grand Ave, El Segundo, CA 90245

Issue dates

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	11/14/25	PLAN CHECK RESUBMITTAL #2
	01/16/26	PLAN CHECK RESUBMITTAL #3
	02/09/26	PLAN CHECK RESUBMITTAL #4

Sheet title:

ACCESSIBLE PATH OF TRAVEL

Designed by:	AB
Drawn by:	YY
Checked by:	JZ
Project number:	124011

G1.01

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR)

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 permitted work.

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 ensuring compliance.

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:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES
DIVISION 5.1 PLANNING AND DESIGN

SECTION 5.101 GENERAL

5.101.1 SCOPE
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.

LOW-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 zero-emission vehicle standards.

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:

5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.

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.

1. 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.
   e. Erosion control to protect slopes.
   f. Protection of storm drain inlets (gravel bags or catch basin inserts).
   g. Perimeter sediment control (perimeter silt fence, fiber rolls).
   h. Sediment trap or sediment basin to retain sediment on site.
   i. Stabilized construction exits.
   j. Wind erosion control.
   k. Other soil loss BMPs acceptable to the enforcing agency.
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 are not limited to, the following:
   a. Dewatering activities.
   b. Material handling and waste management.
   c. Building materials stockpile management.
   d. Management of washout areas (concrete, paints, stucco, etc.).
   e. Control of vehicle/equipment fueling to contractor's staging area.
   f. Vehicle and equipment cleaning performed off site.
   g Spill prevention and control.
   h. Other housekeeping BMPs acceptable to the enforcing agency.

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 and 5.106.4.2.2

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;
2. 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.

Exceptions:
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

5.106.5.3.1 EV capable spaces.
[N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements:
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

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE)^2
0-9	0	0
10-25	2	0
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20% of total[1]	25% of EV capable spaces[1]

1. Where there is insufficient electrical supply.
2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count towards the total number of required EV capable spaces shown in column 2.

5.106.5.3.2 Electric vehicle charging stations (EVCS)
EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 may be provided with EVSE in any combination of Level 2 and Direct Current Fast Charging (DCFC), except that at least one Level 2 EVSE shall be provided.

One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.3.1 for each EV capable space is accumulatively supplied to the EV charger.

The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.3.3 Use of automatic load management systems (ALMS).
ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity specified in Section 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 and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.3.4 Accessible EVCS.
When EVSE is installed, accessible EVSC shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.
Note: For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.4 Electric Vehicle (EV) charging: medium-duty and heavy-duty. [N]
Construction shall comply with section 5.106.5.4.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores with planned off-street loading spaces shall also comply with Section 5.106.5.4.1 for future installation of medium- and heavy-duty EVSE.
Exceptions:
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 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 planned off-street loading spaces.
[N] In order to avoid future demolition when adding EV charging supply and distribution equipment, spare raceways(s) or busway(s) and adequate capacity for transformer(s), service panels(s) or subpanel(s) shall be installed at the time of construction in accordance with the California Electrical Code. Construction plans and specifications shall include but are not limited to, the following:
1. The transformer, main service equipment and subpanel shall meet the minimum power requirement in Table 5.106.5.4.1 to accommodate the dedicated branch circuits for the future installation of EVSE.
2. The construction documents shall indicate on or more location(s) convenient to the planned offstreet loading space(s) reserved for medium-and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s) as shown in Table 5.106.5.4.1
3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium-and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipments for medium- and heavy-duty vehicles.
4. The raceway(s) or busway(s) shall be sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table 5.106.5.4.1.

TABLE 5.106.5.4.1 RACEWAY CONDUIT AND PANEL POWER REQUIREMENTS FOR MEDIUM- AND HEAVY-DUTY EVSE [N]

BUILDING TYPE	BUILDING SIZE (SQ. FT.)	NUMBER OF OFF-STREET LOADING SPACES	ADDITIONAL CAPACITY REQUIRED (KVA) FOR RACEWAY & BUSWAY AND TRANSFORMER & PANEL
Grocery	10,000 to 90,000	1 or 2	200
		3 or Greater	400
	Greater than 90,000	1 or Greater	400
Retail	10,000 to 135,000	1 or 2	200
		3 or Greater	400
	Greater than 135,000	1 or Greater	400
Warehouse	20,000 to 256,000	1 or 2	200
		3 or Greater	400
	Greater than 256,000	1 or Greater	400

5.106.8 LIGHT POLLUTION REDUCTION. [N]. I Outdoor lighting systems shall be designed and installed to comply with the following:

1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and
2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8);
3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code.
2. Emergency lighting.
3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.
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

ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING 3					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting 3	N/A	U0	U0	U0	U0
For all other outdoor lighting,including decorative luminaires	N/A	U1	U2	U3	UR
MAXIMUM ALLOWABLE GLARE RATING 4 (G)					
MAXIMUM ALLOWABLE GLARE RATING 4 (G)	N/A	G1	G2	G3	G3
MAXIMUM ALLOWABLE GLARE RATING 4 (G)	N/A	G0	G1	G2	G2
MAXIMUM ALLOWABLE GLARE RATING 4 (G)	N/A	G0	G0	G1	G1
MAXIMUM ALLOWABLE GLARE RATING 4 (G)	N/A	G0	G0	G0	G1

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 *California Administrative Code.*

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 section.

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"

5.106.8.1 Facing- Backlight
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.

5.106.8.2 Facing-Glare.
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 hemisphere.

Note: [N]
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:

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. 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.

5.106.12 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 lieu of shade tree planting.

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.

Exceptions:
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 of shade tree planting.
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 and in wastewater conveyance.

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 dishwashers.

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 climatological parameters.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). [HCD] 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 as effective as the MWELO.

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 Having Jurisdiction.

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).

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EL SEGUNDO RECREATION PARK PHASE 1 IMPROVEMENT PROJECT
TEEN CENTER AND TEEN PLAZA
405 E Grand Ave, El Segundo, CA 90245

Issue dates

#	Date	Description
	01/15/25	50% DD SUBMITTAL
	04/18/25	100% DD SUBMITTAL
	06/06/25	50% CD SUBMITTAL
	08/20/25	90% CD SUBMITTAL
	10/28/25	PLAN CHECK RESUBMITTAL #1
	11/14/25	PLAN CHECK RESUBMITTAL #2
	01/16/26	PLAN CHECK RESUBMITTAL #3
	02/09/26	PLAN CHECK RESUBMITTAL #4

Sheet title:
GREEN SHEETS

Designed by: AB
Drawn by: YY
Checked by: JZ
Project number: 124011

G2.01

Plotted by: abertolini Jan. 14, 2026 09:29 AM Z:\Shared\Los Angeles\Production\2024\124011\CAD\124011_G2.01.dwg

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

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR, ETC.)

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BY: Mulham Hweidi DATE: 03/25/2026

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Y	N/A	RESPON. PARTY	
☐	☒		**SECTION 5.303 INDOOR WATER USE** **5.303.1 METERS.** Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2. **5.303.1.1 Buildings in excess of 50,000 square feet.** Separate submeters shall be installed as follows: 1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop. 2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems: a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s). b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s). c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW). **5.303.1.2 Excess consumption.** A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.
☒	☐	P0.03	**5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS.** Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:
☒	☐	P0.03	**5.303.3.1 Water Closets.** The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type toilets. **Note:** The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.
☒	☐	P0.03	**5.303.3.2 Urinals.** **5.303.3.2.1 Wall-mounted Urinals.** The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush. **5.303.3.2.2 Floor-mounted Urinals.** The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.
☐	☒		**5.303.3.3 Showerheads. [BSC-CG]** **5.303.3.3.1 Single showerhead.** Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads. **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 single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. **Note:** A hand-held shower shall be considered a showerhead.
☒	☐	P0.03	**5.303.3.4 Faucets and fountains.** **5.303.3.4.1 Nonresidential Lavatory faucets.** Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi. **5.303.3.4.2 Kitchen faucets.** Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. **5.303.3.4.3 Wash fountains.** Wash fountains shall have a maximum flow rate of not more than1.8 gallons per minute/20 [rim space (inches) at 60 psi]. **5.303.3.4.4 Metering faucets.** Metering faucets shall not deliver more than 0.20 gallons per cycle. **5.303.3.4.5 Metering faucets for wash fountains.** Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi]. **Note:** Where complying faucets are unavailable, aerators or other means may be used to achieve reduction. **5.303.3.4.6 Pre-rinse spray value** When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7), and shall be equipped with an integral automatic shutoff. **FOR REFERENCE ONLY:**The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Y	N/A	RESPON. PARTY	
☐	☒		**5.303.4 COMMERCIAL KITCHEN EQUIPMENT.** **5.303.4.1 Food Waste Disposers.** Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water. **Note:** This code section does not affect local jurisdiction authority to prohibit or require disposer installation. **5.303.5 AREAS OF ADDITION OR ALTERATION.** For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building. **5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS.** Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code* and in Chapter 6 of this code. **SECTION 5.304 OUTDOOR WATER USE** **5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS.** Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. **Notes:** 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2. 2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/.
☒	☐	L2.80	
☒	☐	L2.80	**5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS.** For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, *California Code of Regulations*, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35. **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. **5.304.6.1 Newly constructed landscapes.** New construction projects with an aggregate landscape area equal to or greater than 500 square feet. **5.304.6.2 Rehabilitated landscapes.** Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

5.401.1 SCOPE. The provisions of this chapter shall outline means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, and building commissioning or testing and adjusting.

Y	N/A	RESPON. PARTY	
☐	☒		**SECTION 5.402 DEFINITIONS** **5.402.1 DEFINITIONS.** The following terms are defined in Chapter 2 *(and are included here for reference)* **ADJUST.** To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper. **BALANCE.** To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities. **BUILDING COMMISSIONING.** A systematic quality assurance process that spans the entire design and construction 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. **ORGANIC WASTE.** Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste. **TEST.** A procedure to determine quantitative performance of a system or equipment
☒	☐	G2.02 A1.10 A5.40 A6.10	**SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT** **5.407.1 WEATHER PROTECTION.** Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent. **5.407.2 MOISTURE CONTROL.** Employ moisture control measures by the following methods. **5.407.2.1 Sprinklers.** Design and maintain landscape irrigation systems to prevent spray on structures. **5.407.2.2 Entries and openings**. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows: **5.407.2.2.1 Exterior door protection.** Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following: 1. An installed awning at least 4 feet in depth. 2. The door is protected by a roof overhang at least 4 feet in depth. 3. The door is recessed at least 4 feet. 4. Other methods which provide equivalent protection. **5.407.2.2.2 Flashing.** Install flashings integrated with a drainage plane.
☒	☐	G2.02	**SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING** **5.408.1 CONSTRUCTION WASTE MANAGEMENT.** Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent. **5.408.1.1 Construction waste management plan.** Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that: 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. 2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream). 3. Identifies diversion facilities where construction and demolition waste material collected will be taken. 4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both. **5.408.1.2 Waste Management Company.** Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section. **Note:** The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company. **Exceptions to Sections 5.408.1.1 and 5.408.1.2:** 1. Excavated soil and land-clearing debris. 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist. 3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets. **5.408.1.3 Waste stream reduction alternative.** The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency. **5.408.1.4 Documentation.** Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency. **Notes:** 1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen may be used to assist in documenting compliance with the waste management plan. 2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).
☒	☐	G2.02	**5.408.2 UNIVERSAL WASTE. [A]** Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste Items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents. **Note**: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/universalwaste/ **5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS.** 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed. **Exception:** Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation. **Notes:** 1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material. 2. For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)
☒	☐	G2.02	**SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS** **5.410.1 RECYCLING BY OCCUPANTS.** Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. **Exception**: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section. **5.410.1.1 Additions.** All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site. **Exception**: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area. **5.410.1.2 Sample ordinance.** Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the *Public Resources Code*. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act). **Note:** A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.

Y	N/A	RESPON. PARTY	
☐	☒		**5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over.** For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to 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 comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated y the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply. **Note:** For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements Commissioning requirements shall include: 1. Owner's or Owner representative's project requirements. 2. Basis of design. 3. Commissioning measures shown in the construction documents. 4. Commissioning plan. 5. Functional performance testing. 6. Documentation and training. 7. Commissioning report. **Exceptions:** 1. Unconditioned warehouses of any size. 2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses. 3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1. 4. Open parking garages of any size, or open parking garage areas, of any size, within a structure. **Note:** For the purposes of this section, unconditioned shall mean a building, area, or room which does not provide heating and or air conditioning. **Informational Notes:** 1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissioning personnel. AC 476 des not certify individuals to conduct functional performance tests or to adjust and balance systems. 2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the *California Energy Code.* **5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N]** The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following: 1. Environmental and sustainability goals. 2. Building sustainable goals. 3. Indoor environmental quality requirements. 4. Project program, including facility functions and hours of operation, and need for after hours operation. 5. Equipment and systems expectations. 6. Building occupant and operation and maintenance (O&M) personnel expectations. **5.410.2.2 Basis of Design (BOD). [N]** A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems: 1. Renewable energy systems. 2. Landscape irrigation systems. 3. Water reuse system. **5.410.2.3 Commissioning plan. [N]** Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following: 1. General project information. 2. Commissioning goals. 3. Systems to be commissioned. Plans to test systems and components shall include: a. An explanation of the original design intent. b. Equipment and systems to be tested, including the extent of tests. c. Functions to be tested. d. Conditions under which the test shall be performed. e. Measurable criteria for acceptable performance. 4. Commissioning team information. 5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included. **5.410.2.4 Functional performance testing. [N]** Functional performance tests shall demonstrate the correct 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 each of the building components tested, the testing methods utilized, and include any readings and adjustments made. **5.410.2.5 Documentation and training. [N]** A Systems Manual and Systems Operations Training are required, including Occupational Safety and Health Act (OSHA) requirements in *California Code of Regulations* (CCR), Title 8, Section 5142, and other related regulations. **5.410.2.5.1 Systems manual. [N]** Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following: 1. Site information, including facility description, history and current requirements. 2. Site contact information. 3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log. 4. Major systems. 5. Site equipment inventory and maintenance notes. 6. A copy of verifications required by the enforcing agency or this code. 7. Other resources and documentation, if applicable. **5.410.2.5.2 Systems operations training. [N]** A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following: 1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces). 2. Review and demonstration of servicing/preventive maintenance. 3. Review of the information in the Systems Manual. 4. Review of the record drawings on the system/equipment. **5.410.2.6 Commissioning report. [N]** A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.
☐	☒		**5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet.** Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1. **5.410.4.2 (Reserved)** **Note:** For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific systems. **5.410.4.2 Systems.** Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project: 1. Renewable energy systems. 2. Landscape irrigation systems. 3. Water reuse systems. **5.410.4.3 Procedures.** Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system. **5.410.4.3.1 HVAC balancing.** In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

Y	N/A	RESPON. PARTY	
			5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services. **5.410.4.5 Operation and maintenance (O & M) manual.** Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations. **5.410.4.5.1 Inspections and reports.** Include a copy of all inspection verifications and reports required by the enforcing agency. **DIVISION 5.5 ENVIRONMENTAL QUALITY** **SECTION 5.501 GENERAL** **5.501.1 SCOPE.** The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors. **SECTION 5.502 DEFINITIONS** **5.502.1 DEFINITIONS.** The following terms are defined in Chapter 2 *(and are included here for reference)* **ARTERIAL HIGHWAY.** A general term denoting a highway primarily for through traffic usually on a continuous route. **A-WEIGHTED SOUND LEVEL (dBA).** The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made. **1 BTU/HOUR.** British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32° Fahrenheit. **COMMUNITY NOISE EQUIVALENT LEVEL (CNEL).** A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn. **COMPOSITE WOOD PRODUCTS.** Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I–joists or finger–jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a). **Note:** See CCR, Title 17, Section 93120.1. **DAY-NIGHT AVERAGE SOUND LEVEL (Ldn).** The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.). **DECIBEL (db).** A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity. **ELECTRIC VEHICLE (EV).** An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the *California Electrical Code*, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included. **ELECTRIC VEHICLE CHARGING STATION(S) (EVCS).** One or more spaces intended for charging electric vehicles. **ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).** The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle. **ENERGY EQUIVALENT (NOISE) LEVEL (Leq).** The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest. **EXPRESSWAY.** An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections. **FREEWAY.** A divided arterial highway with full control of access and with grade separations at intersections. **GLOBAL WARMING POTENTIAL (GWP).** The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one. **GLOBAL WARMING POTENTIAL VALUE (GWP VALUE).** A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14. **HIGH-GWP REFRIGERANT.** A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hdrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009). **LONG RADIUS ELBOW.** Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter. **LOW-GWP REFRIGERANT.** A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009). **MERV.** Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999. **MAXIMUM INCREMENTAL REACTIVITY (MIR).** The maximum change in weight of ozone formed by adding a compound to the "Base REActive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundreths of a gram (g O^3/g ROC). **PRODUCT-WEIGHTED MIR (PWMIR).** The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging). **PSIG.** Pounds per square inch, guage. **REACTIVE ORGANIC COMPOUND (ROC).** Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere. **SCHRADER ACCESS VALVES.** Access fittings with a valve core installed. **SHORT RADIUS ELBOW.** Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter. **SUPERMARKET.** For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. **VOC.** A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a) **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.
☐	☒		**SECTION 5.503 FIREPLACES** **5.503.1 FIREPLACES.** Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances. **5.503.1.1 Woodstoves.** Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.
☒	☐	G2.02	**SECTION 5.504 POLLUTANT CONTROL** **5.504.1 TEMPORARY VENTILATION.** The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992 Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.
☒	☐	G2.02	**5.504.3 Covering of duct openings and protection of mechanical equipment during construction.** At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation 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 may enter the system.

DISCLAIMER:*THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY 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.*

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REGISTERED LANDSCAPE ARCHITECT — 5299 — 02-28-27 — RENEWAL 12/1/2025 — STATE OF CALIFORNIA

CITY OF
EL SEGUNDO
350 Main St, El Segundo, CA 90245

EL SEGUNDO RECREATION PARK PHASE 1 IMPROVEMENT PROJECT

TEEN CENTER AND TEEN PLAZA
405 E Grand Ave, El Segundo, CA 90245

Issue dates

#	Date	Description
	01/15/25	50% DD SUBMITTAL
	04/18/25	100% DD SUBMITTAL
	06/06/25	50% CD SUBMITTAL
	08/20/25	90% CD SUBMITTAL
	10/28/25	PLAN CHECK RESUBMITTAL #1
	11/14/25	PLAN CHECK RESUBMITTAL #2
	01/16/26	PLAN CHECK RESUBMITTAL #3
	02/09/26	PLAN CHECK RESUBMITTAL #4

Sheet title:

GREEN SHEETS

Designed by:	AB
Drawn by:	YY
Checked by:	JZ
Project number:	124011

G2.02

Plotted by: abertolini Jan. 14, 2026 09:29 AM Z:\Shared\Los Angeles\Production\2024\124011\CAD\124011_G2.01.dwg

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (January 2023)

True North Compliance Services, Inc.
PLAN REVIEW APPROVAL
THESE PLANS/DOCUMENTS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING STANDARDS CODES AS ADOPTED BY THE STATE OF CALIFORNIA AND AMENDED BY THE JURISDICTION. PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, NOR LOCAL REGULATION.
BY: Mutham Hweidi DATE: 03/25/2026
Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR, ETC.
APPROVED PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB SITE AT ALL TIMES AND IT IS UNLAWFUL TO MAKE ANY CHANGES OR ALTERATIONS WITHOUT PERMISSION FROM THE BUILDING OFFICIAL. OCCUPANCY OF STRUCTURE(S) IS NOT ALLOWED UNTIL FINAL APPROVAL IS GRANTED BY ALL APPLICABLE DEPARTMENTS.

5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

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 with Section 94507.

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT[1,2]

Less Water and Less Exempt Compounds in Grams per Liter

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

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams 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.

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 limits of Regulation 8 Rule 49.

TABLE 5.504.4.3 - CONT.

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

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 THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE 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:
1. Manufacturer's product specification
2. Field verification of on-site product containers

5.504.4.4 Carpet Systems.
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 Specifications 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

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 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

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 Table 5.504.4.5.

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:
1. Product certifications and specifications.
2. Chain of custody certifications.
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 standards.
5. Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

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 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

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

5.504.4.7.1 Verification of compliance.
Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.

5.504.4.8 Acoustical ceiling and wall panels.
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).
See California Department of Public Health's website for certification programs and testing labs.

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.

Exceptions: Existing mechanical equipment.

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

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 (CO_2) MONITORING. For buildings or additions equipped with demand control ventilation, CO_2 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 windows.
2. 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.
3. 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 exceeded 1,100ppm.
4. 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.
5. 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.
6. 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 once every 5 years.

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 Section 5.507.4.1 or 5.507.4.2.

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 structures and utility buildings.

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all 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 40 or OITC of 30 in the following locations:

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

   Exceptions:

   1. L_{dn} or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.
   2. L_{dn} 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 L_{dn} 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 contain CFCs.

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

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 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 replacement of existing refrigeration systems in existing facilities.

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 (CO_2), and potentially other refrigerants.

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.

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

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

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

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 permitted for use.

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.

5.508.2.2.2.2.1 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 operation.

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 corrosion from these substances.

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 charging.

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 gauge.

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 hold for 30 minutes.

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

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.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 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:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. 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 considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. 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.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

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

[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, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods 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 section or identified applicable checklist.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY 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.*

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EL SEGUNDO RECREATION PARK PHASE 1 IMPROVEMENT PROJECT
TEEN CENTER AND TEEN PLAZA
405 E Grand Ave, El Segundo, CA 90245

Issue dates

#	Date	Description
	01/15/25	50% DD SUBMITTAL
	04/18/25	100% DD SUBMITTAL
	06/06/25	50% CD SUBMITTAL
	08/20/25	90% CD SUBMITTAL
	10/28/25	PLAN CHECK RESUBMITTAL #1
	11/14/25	PLAN CHECK RESUBMITTAL #2
	01/16/26	PLAN CHECK RESUBMITTAL #3
	02/09/26	PLAN CHECK RESUBMITTAL #4

Sheet title:

GREEN SHEETS

Designed by:	AB
Drawn by:	YY
Checked by:	JZ
Project number:	124011

G2.03

Plotted by: abertolini Jan. 14, 2026 09:29 AM Z:\Shared\Los Angeles\Production\2024\124011\CAD\124011_G2.01.dwg

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY EL SEGUNDO REQUIREMENTS AND SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), THE GEOTECHNICAL REPORT AND ON-SITE SPECIFICATIONS PREPARED FOR THIS PROJECT. MEASUREMENT AND PAYMENT REFERENCES SHALL NOT APPLY TO THIS PROJECT.
2. AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO THE START OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR A PUBLIC UTILITIES EASEMENT INCLUDING, BUT NOT LIMITED TO THE INSTALLATION OF SEWERS OR OTHER UTILITIES, SIDEWALK, CURB AND GUTTER, DRIVEWAY, WALL, FENCE, OR OTHER CONSTRUCTION. AN ENCROACHMENT PERMIT IS ALSO REQUIRED FOR THE PLACEMENT OF DEBRIS BOXES, STORAGE CONTAINERS, OR CONSTRUCTION MATERIALS WITHIN THE PUBLIC RIGHT-OF-WAY.
3. THE CONTRACTOR SHALL GIVE THE CITY ENGINEER AT LEAST TWO (2) WORKING DAYS ADVANCE NOTICE FOR INSPECTION SERVICES.
4. THE CONTRACTOR SHALL REQUEST STAKING SERVICES FROM THE DESIGN ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO STAKING.
5. ALL REVISIONS TO THESE PLANS MUST BE REVIEWED AND APPROVED IN WRITING BY THE CITY ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED ITEMS, REVISIONS SHALL BE ACCURATELY SHOWN ON REVISED PLANS.
6. ALL CONSTRUCTION AND RELATED ACTIVITIES SHALL BE AS SPECIFIED IN THE CITY OF EL SEGUNDO MUNICIPAL CODE AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK).
7. EXISTING CURB AND GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER PUBLIC IMPROVEMENTS WITHIN THE PROJECT LIMITS THAT ARE DAMAGED OR DISPLACED SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, EVEN IF THE DAMAGE OR DISPLACEMENT WAS NOT CAUSED BY ACTUAL WORK PERFORMED BY THE CONTRACTOR.
8. THE CONTRACTOR SHALL RESTORE WALLS, FENCES, SERVICES, UTILITIES, PAVEMENT & CURB MARKINGS IMPROVEMENTS OR FEATURES OF WHATEVER NATURE WHICH ARE DAMAGED DUE TO THE CONTRACTOR'S WORK TO THEIR PREVIOUS CONDITION, TO THE SATISFACTION OF THE CITY ENGINEER.
9. EXISTING PEDESTRIAN WALKWAYS, BIKE PATHS AND ADA ACCESS PATHWAYS SHALL BE MAINTAINED DURING CONSTRUCTION TO THE SATISFACTION OF THE CITY ENGINEER.
10. CONTRACTOR SHALL MAINTAIN TRAFFIC ON ADJACENT CITY STREETS FOR EMERGENCY RESPONSES UNLESS OTHERWISE AUTHORIZED BY THE CITY 48 HOURS PRIOR TO CLOSURE.
11. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING CITY STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING AND/OR HOT-MIX ASPHALT AS REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF EVERY WORK DAY. STEEL PLATES MUST BE RECESSED AND PINNED WITH TEMPORARY AC.
12. PRIOR TO FINAL PREPARATION OF THE SUBGRADE AND PLACEMENT OF BASE MATERIALS FOR STREETS, ALL UNDERGROUND UTILITY MAINS SHALL BE INSTALLED AND SERVICE CONNECTIONS STUBBED OUT UNLESS OTHERWISE APPROVED BY CITY ENGINEER. STUB-OUTS SHALL BE INSTALLED IN A MANNER WHICH WILL NOT DISTURB THE STREET PAVEMENT, CURB AND GUTTER, AND SIDEWALKS WHEN SERVICE CONNECTIONS ARE MADE.
13. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEATHING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE/SHE/THEY SHALL COMPLETE NECESSARY REPAIRS OR RECONSTRUCTION AT HIS/HER/THEIR OWN EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, AND/OR STRUCTURE IS FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL PROVIDE SHEATHING, SHORING AND BRACING IN CONFORMANCE WITH THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL COMPLY WITH OSHA REQUIREMENTS AT ALL TIMES.
14. THE CONTRACTOR SHALL PROVIDE DUST CONTROL FOR THE ENTIRE PROJECT SITE AT ALL TIMES. THE SITE SHALL BE SPRINKLED AS NECESSARY TO PREVENT DUST NUISANCE. IN THE EVENT OF DUST, THE CITY RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.
15. DURING CONSTRUCTION, THE STREET SHALL BE CLEANED BY DAILY SWEEPING TO THE SATISFACTION OF THE CITY ENGINEER. FOR INPUT AND EXPORT OF ALL DIRT AND AGGREGATES, CONTRACTOR SHALL ADHERE TO ALL CONDITIONS OF THE APPROVED PROJECT GRADING AND DIRT HAUL CERTIFICATE. THE HAULING ROUTES SHALL BE STRICTLY ADHERED TO BY THE CONTRACTOR AND ALL SUBCONTRACTORS.
16. SHOULD IT APPEAR THAT THE WORK TO BE DONE OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR SPECIFIED IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER, BEFORE PROCEEDING WITH THE WORK IN QUESTION.
17. WHEN SPECIFICATIONS OR STANDARDS FROM DIFFERENT AUTHORITIES DIFFER FOR THE SAME SUBJECT MATTER, THE MORE STRINGENT SHALL GOVERN.
18. UPON SATISFACTORY COMPLETION OF THE WORK, THE ENTIRE WORK SITE SHALL BE CLEANED UP AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION WASTE AND RUBBISH OF ANY NATURE BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY ENGINEER.
19. ARTICLE 87 OF THE CFC SHALL BE FOLLOWED FOR ALL AREAS UNDER CONSTRUCTION. CONTACT THE CITY FIRE DEPARTMENT FOR SPECIFIC REQUIREMENTS FOR BUILDING UNDER CONSTRUCTION.
20. THE CONTRACTOR SHALL COORDINATE HIS/HER/THEIR WORK WITH THE INSTALLATION OF SOUTHERN CALIFORNIA EDISON, AT&T, CABLE TV, AND CITY OF EL SEGUNDO WATER AND SEWER FACILITIES.
21. AN ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE CITY RIGHT-OF-WAY OR EASEMENT AND MUST BE OBTAINED PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL CONFORM TO ALL ENCROACHMENT PERMIT REQUIREMENTS.
22. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT PRIOR AT (800) 422-4133 AT LEAST 48 HOURS PRIOR TO START OF WORK TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. THE UTILITIES SHOWN ON THESE PLANS ARE BASED ON RECORD INFORMATION, HOWEVER THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY OR ACTUAL LOCATIONS.
23. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH POLICE, FIRE AND PUBLIC WORKS DEPARTMENTS, AND KEEP THEM INFORMED DAILY OF ANY DETOURS.
24. THE CONTRACTOR SHALL ABIDE BY THE RULES AND REGULATIONS OF THE STATE OF CALIFORNIA CONSTRUCTION SAFETY ORDERS PERTAINING TO EXCAVATIONS AND TRENCHES.
25. THE CONTRACTOR SHALL PERFORM TESTS AS NECESSARY IN ACCORDANCE WITH CITY AND COUNTY STANDARDS ON NEWLY INSTALLED STORM DRAINS, SEWER, AND WATER SYSTEMS ONLY AFTER TRENCHES ARE BACKFILLED AND STREET BASE IS IN PLACE, COMPACTED AND READY FOR ASPHALT PAVING.
26. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL EXISTING AND/OR NEW MANHOLES, CURB INLETS, CATCH BASINS, VALVES, MONUMENT COVERS, AND OTHER CASTINGS WITHIN THE WORK AREA UNLESS NOTED OTHERWISE.
27. THE CONTRACTOR SHALL MEET AND FOLLOW ALL NPDES REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
28. IF ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING DEMOLITION WORK, NOTIFY ENGINEER AND STOP ALL WORK WITHIN 100 FEET OF THESE MATERIALS UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) AND/OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.
29. THE CONTRACTOR SHALL POST ON SITE EMERGENCY TELEPHONE NUMBERS FOR CITY ENGINEER, AMBULANCE, POLICE, FIRE DEPARTMENTS, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF THE JOB SITE. THESE NUMBERS SHALL BE POSTED ON ALL SIDES OF THE SITE.
30. AT LEAST 48 HOURS NOTICE TO THE ENGINEERING DIVISION IS REQUIRED FOR A PRE-CONSTRUCTION MEETING PRIOR TO THE START OF CONSTRUCTION.
31. PUBLIC SAFETY AND TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND AS DIRECTED BY THE CITY ENGINEER.
32. THE CONTRACTOR SHALL GIVE AT LEAST 24 HOURS NOTICE TO THE CITY OF EL SEGUNDO WATER AND SEWER MAINTENANCE SUPERINTENDENT PRIOR TO CONNECTING TO EXISTING WATER FACILITIES. AT ALL TIMES, THE OPERATION OF EXISTING VALVES SHALL BE DONE UNDER THE DIRECTION OF MAINTENANCE DIVISION PERSONNEL.
33. WHEN THE LOWEST FINISHED FLOOR LEVEL IS 12 INCHES OR LESS ABOVE THE TOP ELEVATION OF THE NEAREST UPSTREAM SANITARY SEWER STRUCTURE, THERE SHALL BE A BACKWATER OVERFLOW DEVICE OR CHECK VALVE INSTALLED ON THE SEWER LATERAL NEXT TO THE CLEAN OUT.
34. IF PAVING AND STORM DRAIN IMPROVEMENTS ARE NOT COMPLETED BY OCTOBER 1, TEMPORARY SILT AND EROSION CONTROL FACILITIES SHALL BE INSTALLED TO CONTROL AND CONTAIN SILT DEPOSITS AND TO PROVIDE FOR THE SAFE DISCHARGE OF STORMWATER INTO EXISTING STORM DRAINAGE FACILITIES.
35. ALL TRAFFIC SIGNS AND STREET NAME SIGNS SHALL BE HIGH REFLECTIVE GRADE AND CONFORM TO CALTRANS AND CITY SPECIFICATIONS.
36. REVIEW OF THESE PLANS BY THE CITY ENGINEER DOES NOT RELIEVE THE PERMITTEE OR HIS/HER/THEIR ENGINEER FROM THE RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMENTS AND ANY DEFICIENCIES RESULTING FROM THE DESIGN THEREOF.
37. ALL CITY AND GREENBOOK STANDARD DETAILS REFERENCED ON THE PLANS SHALL BE THE CURRENT VERSION AVAILABLE
38. A LICENSED LAND SURVEYOR SHALL BE RETAINED TO ESTABLISH ALL LINES, LEVELS, GRADES, AND LOCATIONS OF ALL IMPROVEMENTS AND TO VERIFY THE PROPER INSTALLATION OF ALL IMPROVEMENTS. A STATE OF CALIFORNIA REGISTERED CIVIL ENGINEER SHALL BE RETAINED TO UPDATE CONTRACT PLANS AND TO SUBMIT RECORD DRAWINGS INDICATING ALL FINAL IMPROVEMENTS, WITH APPROVED REVISIONS, INSTALLED.
39. SUBMITTALS SHALL BE SUBMITTED TO THE CITY FOR APPROVAL AT LEAST TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION OF AN IMPROVEMENT REQUIRING THEM.
40. THE CONTRACTOR SHALL PLACE A "S" (FOR SEWER) IN THE WET CONCRETE CURB TOP AT ALL NEW SEWER LATERAL LOCATIONS.
41. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

LAYOUT NOTES

42. ALL CURB RETURN RADII AND CURB DATA ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

EXISTING CONDITIONS

43. EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED 6/28/2024 BY BKF ENGINEERS. GRADES ENCOUNTERED MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND SPECIFICATIONS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.
44. INFORMATION REGARDING EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES SHOWN ON THESE PLANS WAS TAKEN FROM RECORD DATA KNOWN TO THE DESIGN ENGINEER AND IS NOT MEANT TO BE A FULL CATALOG OF EXISTING CONDITIONS. CONTRACTOR SHALL CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES (WHETHER SHOWN ON THESE PLANS OR NOT) PRIOR TO THE COMMENCEMENT OF WORK. CONTRACTOR SHALL NOTIFY THE CITY ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD AND INFORMATION SHOWN ON THESE PLANS.
45. ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF ANY CONSTRUCTION AFFECTING SAID LINES.
46. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE EXISTENCE OF ANY AND ALL UNDERGROUND FACILITIES, WHICH MAY BE SUBJECT TO DAMAGE BY REASON OF HIS OPERATIONS. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) AT (800) 227-2600, 48 HOURS PRIOR TO ANY EXCAVATION. WORK SHALL START WITHIN 5 DAYS AFTER THE ISSUANCE OF A USA INQUIRY IDENTIFICATION NUMBER. COMPLETE REMOVAL OF THE USA MARKINGS SHALL BE WITHIN 2 WORKING DAYS AFTER COMPLETION OF THE EXCAVATION, BACKFILL AND SURFACE REPLACEMENT OR FOURTEEN (14) CALENDAR DAYS FOLLOWING THE ISSUANCE OF THE INQUIRY IDENTIFICATION NUMBER, WHICHEVER IS EARLIER.
47. CONTACTING USA DOES NOT RELIEVE THE CONTRACTOR FROM HIS/HER/THEIR RESPONSIBILITY TO DETERMINE LOCATION AND DEPTH OF BURIED UTILITIES OR REPAIR OF BURIED UTILITIES DAMAGED BY HIS/HER/THEIR OPERATION.

GRADING

48. ALL GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE NOTES.
49. THE GEOTECHNICAL ENGINEER SHALL BE PRESENT AT THE SITE DURING GRADING OPERATIONS AND SHALL PERFORM ALL TESTING DEEMED NECESSARY. THE GEOTECHNICAL ENGINEER SHALL OBSERVE GRADING OPERATIONS AND IDENTIFY THOSE CONDITIONS WITH RECOMMENDED CORRECTIVE MEASURES TO THE CONTRACTOR AND THE CONSTRUCTION MANAGER.
50. EARTHWORK AND SITE DRAINAGE, INCLUDING PIER FOUNDATION EXCAVATIONS, RETAINING WALL BACKFILL, SUBGRADE PREPARATION BENEATH HARDSCAPE PLACEMENT, AND COMPACTION OF ENGINEERED FILL BENEATH HARDSCAPE, AND INSTALLATION OF SURFACE AND SUBSURFACE DRAINAGE SYSTEMS SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND/OR TEST AS NECESSARY THE EARTHWORK AND FOUNDATION INSTALLATION PHASES OF THE PROJECT.
51. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEETING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND THE CONTRACTOR SHALL EFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS/HER/THEIR OWN EXPENSE. WHERE THE EXCAVATION FOR A TRENCH AND/OR STRUCTURE IS FIVE (5) FEET OR MORE IN DEPTH THE CONTRACTOR SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL COMPLY WITH OSHA REQUIREMENTS AT ALL TIMES.
52. CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITHIN TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTOR SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE OWNER.
53. CONTRACTOR TO MAKE ARRANGEMENTS WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY TIE-IN, ABANDONMENT OF, OR WORK WITH THEIR FACILITIES.
54. A MINIMUM OF TWO (2) FEET VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN PIPES AT ALL UTILITY CROSSINGS WHERE POSSIBLE. A MINIMUM OF FOUR (4) FEET CLEARANCE SHALL BE PROVIDED FOR PARALLEL PIPES WHERE POSSIBLE.
55. CONTRACTOR SHALL PROTECT ALL UTILITIES FROM DAMAGE DURING COMPACTION OF ROADWAY SUBGRADE AND PRIOR TO PLACEMENT OF THE FINAL PAVEMENT SECTION.
56. ALL UTILITY BOXES, LIDS AND GRATES IN PAVED AREAS SHALL ACCEPT H-20 LOADS. UNLESS OTHERWISE NOTED THE ENTIRE BOX, NOT JUST THE LID OR GRATE, MUST ACCEPT H-20 LOADS.
57. CONTRACTOR IS CAUTIONED THAT PVC PIPE DERIVES ITS STRENGTH FROM THE COMPACTED BEDDING MATERIAL BELOW AND BESIDE THE PIPE HAUNCHES. CARE SHOULD BE EXERCISED IN THE PLACEMENT AND COMPACTION OF THIS MATERIAL AND THE INSERTION AND REMOVAL OF SHORING ADJACENT TO IT. CONTRACTOR SHALL USE CAUTION WHEN OPERATING EQUIPMENT ON SUBGRADE NEAR PVC PIPE INSTALLATIONS.
58. BACKFILL FOR UTILITY TRENCHES AND OTHER EXCAVATIONS IS ALSO CONSIDERED FILL, AND SHOULD BE PLACED AND COMPACTED ACCORDING TO THE GRADING RECOMMENDATIONS. IF IMPORTED CLEAN SAND OR GRAVEL (DEFINED AS SOIL WITH LESS THAN 10 PERCENT FINES) IS USED AS BACKFILL, IT SHALL BE COMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION. JETTING OF TRENCH BACKFILL IS NOT PERMITTED.
59. BEFORE DISCONNECTING UTILITY SERVICE TO ANY ESTABLISHMENT, CONTRACTOR SHALL GIVE ADVANCE NOTICE TO ESTABLISHMENT BEFORE THEIR UTILITY SHUT DOWN, MAKE ARRANGEMENTS WITH THOSE ESTABLISHMENTS FOR A SCHEDULED SHUT DOWN AND COORDINATE DATE OF SHUT DOWN, DURATION, INCONVENIENCE, DELAYS, ETC. WITH A REPRESENTATIVE OF THE CITY.
60. WHERE COVER OF PROPOSED UTILITIES IS LESS THAN 3 FEET, TRENCH BACKFILL SHALL BE CEMENT SLURRY IN ACCORDANCE WITH SECTION 19-3.062 OF THE CALTRANS STANDARD SPECIFICATIONS EXCEPT THAT THE CEMENT CONTENT SHALL BE NOT LESS THAN 94 NOR MORE THAN 100 POUNDS PER CUBIC YARD OF MATERIAL PRODUCED.
61. TRACER WIRE AND TRACER TAPE SHALL BE INSTALLED WITH THE WATER MAIN. THE WIRE SHALL BE PLACED IMMEDIATELY UNDER THE PIPE AND EXTENDED TO THE STREET OR GROUND SURFACE AT EVERY VALVE BOX. THE TAPE SHALL BE 2" INCHES WIDE NON-METALLIC AS DIRECTED BY THE CITY ENGINEER AND PLACED NOT LESS THAN 6 INCHES BELOW THE SUBGRADE AND NOT LESS THAN 12 INCHES ABOVE THE PIPE.
62. ALL IRRIGATION SLEEVES REQUIRED BY LANDSCAPING PLANS SHALL BE INSTALLED BY THIS CONTRACTOR PRIOR TO CONSTRUCTING SURFACE IMPROVEMENTS. REFER TO LANDSCAPE PLANS FOR REQUIRED SIZE AND QUANTITY OF IRRIGATION SLEEVES. THEY SHALL EXTEND A MINIMUM TWELVE (12) INCHES BEHIND THE BACK OF CURB OR BACK OF WALK AT A MINIMUM DEPTH OF THIRTY-SIX (36) INCHES BELOW GRADE.

RECORD DRAWINGS

63. CONTRACTOR SHALL KEEP ACCURATE RECORD DRAWINGS WHICH SHOW THE FINAL LOCATION, ELEVATION AND DESCRIPTION OF ALL WORK. CONTRACTOR SHALL ALSO NOTE THE LOCATION AND ELEVATION OF ANY EXISTING IMPROVEMENTS ENCOUNTERED. RECORD DRAWINGS SHALL BE "REDLINED" ON A SET OF PRINTS. THE REDLINED PRINTS SHALL BE DELIVERED TO THE CONSTRUCTION MANAGER.

BOUNDARY NOTE

64. LINES DEPICTED IN THIS FILE AS BOUNDARY, RIGHT-OF-WAY, EASEMENT OR PROPERTY LINES ARE BASED ON A BEST FIT OF AVAILABLE RECORD INFORMATION AND HAVE NOT BEEN RESOLVED. THE LINES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THERE HAVE BEEN NO ATTEMPTS BY BKF ENGINEERS TO RENDER AN OPINION ON THE RESOLVED LOCATION FOR THE VESTING PROPERTY LINES.

UNAUTHORIZED CHANGES AND USES

67. THE DESIGN ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

STATEMENT OF RESPONSIBILITY

1. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL AND CITY HARMLESS FROM ANY AND ALL ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
2. CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES: AND REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, OSHA AND INDUSTRIAL ACCIDENT COMMISSION RELATING TO SAFETY AND CHARACTER OF WORK EQUIPMENT AND LABOR PERSONNEL.
3. THE CONTRACTOR SHALL REFER TO THE SCOPE OF WORK OF EACH CONSULTANT. ANY REFERENCES TO IMPROVEMENTS WITHIN THE SCOPE OF OTHER CONSULTANTS ARE SHOWN ON THE CIVIL DRAWINGS FOR REFERENCE ONLY.

EROSION & SEDIMENT CONTROL

1. CONTRACTOR SHALL IMPLEMENT APPROPRIATE EROSION CONTROL MEASURES. ADDITIONAL MEASURES SHOULD BE INCORPORATED AS NECESSARY FOR COMPLIANCE.
2. CONTRACTOR IS REQUIRED TO OBTAIN ALL REQUIRED BATCH-WASTE WATER DISCHARGE PERMITS FROM DEWATERING ACTIVITIES.
3. CONTRACTOR MAY ADJUST MEASURES AS SITE CONDITION CHANGES.

Sheet List Table

Sheet No.	Sheet Title
C1.01	NOTES LEGEND & ABBREVIATIONS
C2.01	EXISTING CONDITIONS
C3.01	DEMOLITION PLAN
C4.01	SITE PLAN
C5.01	GRADING AND DRAINAGE PLAN
C6.01	LID PLAN
C7.01	EROSION CONTROL PLAN
C8.01	DETAILS
C8.02	DETAILS

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
APN	ASSESSOR'S PARCEL NUMBER
BLDG	BUILDING
BFP	BACKFLOW PREVENTER
BW	BACK OF WALK
CF	CURB FACE
℄	CENTERLINE
CO	CLEANOUT
CONC	CONCRETE
CTRL	CONTROL
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DEMO	DEMOLITION
DI	DRAINAGE INLET
E	ELECTRIC
EB	ELECTRIC BOX
EG	EXISTING GRADE
EP	EDGE OF PAVEMENT
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FS	FINISHED SURFACE
GB	GRADEBREAK
GR	GRATE
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
HYD	HYDRANT
INV	INVERT
IRR	IRRIGATION
ISA	INTERNATIONAL SYMBOL OF ACCESSIBILITY
LF	LINEAR FEET
LG	LIP OF GUTTER
LS	LANDSCAPING
MA	MATCH
MIN	MINIMUM
NTS	NOT TO SCALE
PCC	PORTLAND CEMENT CONCRETE
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PLNT	PLANTING
POC	POINT OF CONNECTION
PR	PROPOSED
PVC	POLYVINYL CHLORIDE
R/W	RIGHT-OF-WAY
S	SLOPE
SC	SAWCUT
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SPPWC	STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STLT	STREETLIGHT
STND	STANDARD
SW	SIDEWALK
TB	TOP OF BENCH
TC	TOP OF CURB
TF	TOP OF FOOTING
TG	TOP OF GRATE
TMH	TOP OF MANHOLE
TP	TOP OF PAVEMENT
TR	TREE
TV	CABLE TELEVISION
TW	TOP OF WALL
TYP	TYPICAL
UB	UTILITY BOX
UT	UTILITY
VLT	VAULT
W	WATER
WM	WATER METER
WV	WATER VALVE

LEGEND

	PROPOSED	EXISTING
SITE BOUNDARY		
COUNTY BOUNDARY		
LOT LINE		
CONTOUR LINE	100	100
FENCE	X	X
RETAINING WALL		
STORM DRAIN	SD	SD
SANITARY SEWER	SS	SS
WATER MAIN	W	W
FIRE WATER MAIN	FW	
GAS LINE	GAS	GAS
JOINT TRENCH	E	E
SANITARY SEWER CLEAN OUT	CO	
SANITARY SEWER MANHOLE		S
STORM DRAIN CURB INLET		
STORM DRAIN MANHOLE		
STORMFILTER		
DETECTOR CHECK & METER		
FIRE DEPARTMENT CONNECTION		

	PROPOSED	EXISTING
FIRE HYDRANT		
WATER VALVE		
MONUMENT		
TRANSFORMER		
BIKE RACK		
STREET LIGHT		
INLET PROTECTION		
POLE LIGHT		
STORM DRAIN CLEAN OUT		
STORM DRAIN AREA DRAIN		
STORM DRAIN CATCH BASIN		
OVERHEAD WIRES		OH
STREET SIGN		
SPOT ELEVATION	TC 8.70	TC 8.70
WATER METER		WM
BACK FLOW PREVENTER		
TREE		

SYMBOL LEGEND

SYMBOL	DESCRIPTION
A / C1.01	DETAIL SECTION A ON SHEET C1.01
A / C1.01	DETAIL A ON SHEET C1.01

FEMA DESIGNATED FLOOD ZONE

FLOOD ZONE 'X'; AREAS OF MINIMAL FLOOD HAZARD PER FLOOD INSURANCE RATE MAP NUMBER 06037C1766G DATED 4/21/2021.

NOTE TO CONTRACTOR

THERE SHALL BE NO TRENCHES NOR EXCAVATIONS FIVE (5) OR MORE IN DEPTH, INTO WHICH A PERSON IS REQUIRED TO DESCEND; OR OBTAIN A PERMIT FROM THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY, AND HEALTH ADMINISTRATION (CAL/OSHA). THIS PERMIT AND ANY OTHER SAFETY PERMIT SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY WORK." CONTACT CAL/OSHA AT 714-558-4451 FOR ADDITIONAL INFORMATION.

SCOPE OF WORK

DEMOLISH EXISTING TEEN CENTER BASKETBALL COURT, PARKING AREA, AND WALLS. CONSTRUCT NEW BASKETBALL COURT AREA, RAMPS, AND PARKING TO ACCOMMODATE MODERNIZATION.

APPLICABLE CODES

STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

APPROVALS

ENGINEER'S STATEMENT

THIS DOCUMENT HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

02/12/2026
BRUCE KIRBY, P.E. DATE
ASSOCIATE PRINCIPAL
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CITY OF
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EL SEGUNDO RECREATION PARK PHASE 1 IMPROVEMENT PROJECT

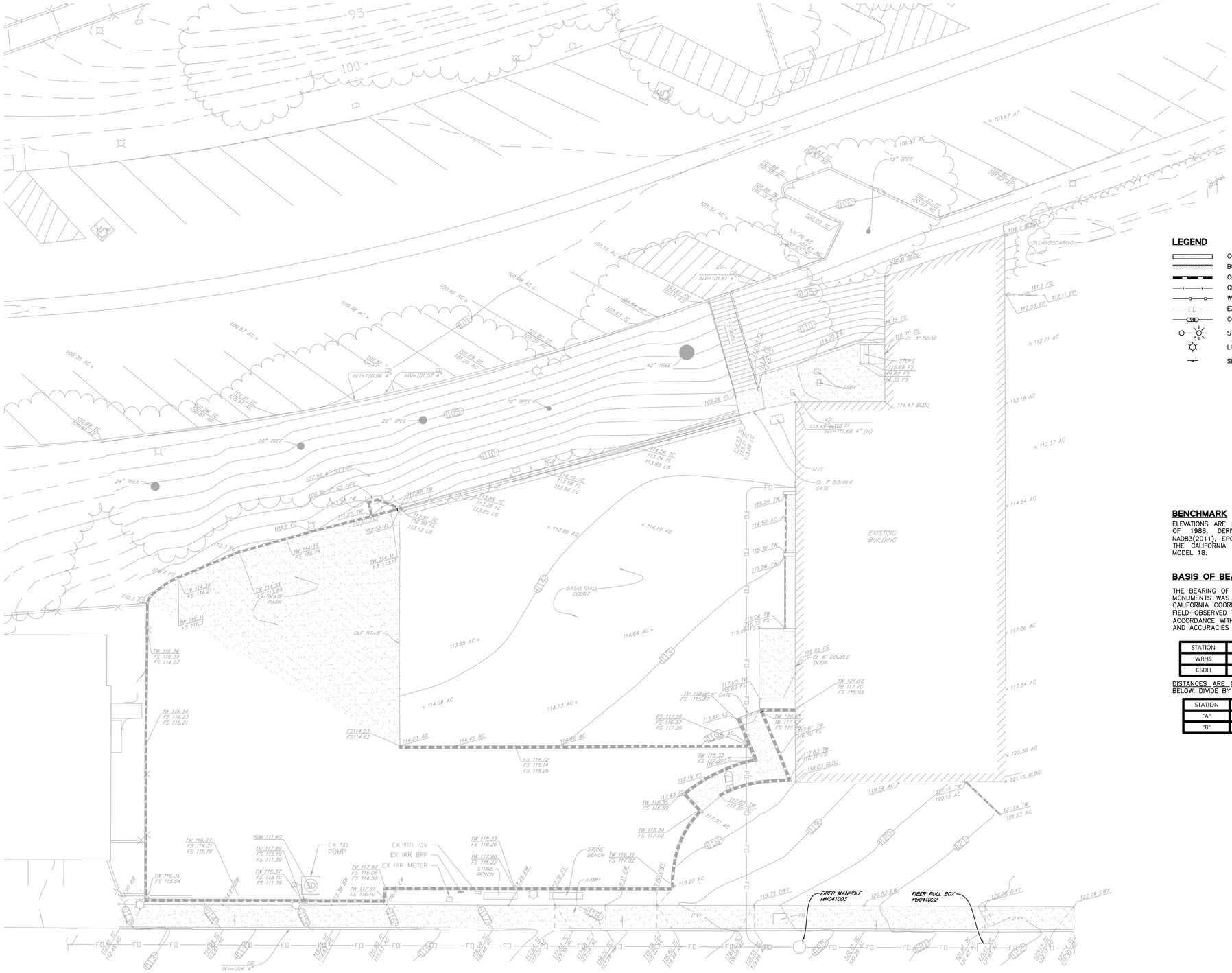
TEEN CENTER AND TEEN PLAZA

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Issue dates

#	Date	Description



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Issue dates

#	Date	Description
	01/15/25	50% DD SUBMITTAL
	04/18/25	100% DD SUBMITTAL
	06/06/25	50% CD SUBMITTAL
	08/20/25	90% CD SUBMITTAL
	10/28/25	PLAN CHECK RESUBMITTAL #1
	11/14/25	PLAN CHECK RESUBMITTAL #2
	12/19/25	PLAN CHECK RESUBMITTAL #3
	03/27/26	PLAN CHECK RESUBMITTAL #4

Sheet title:

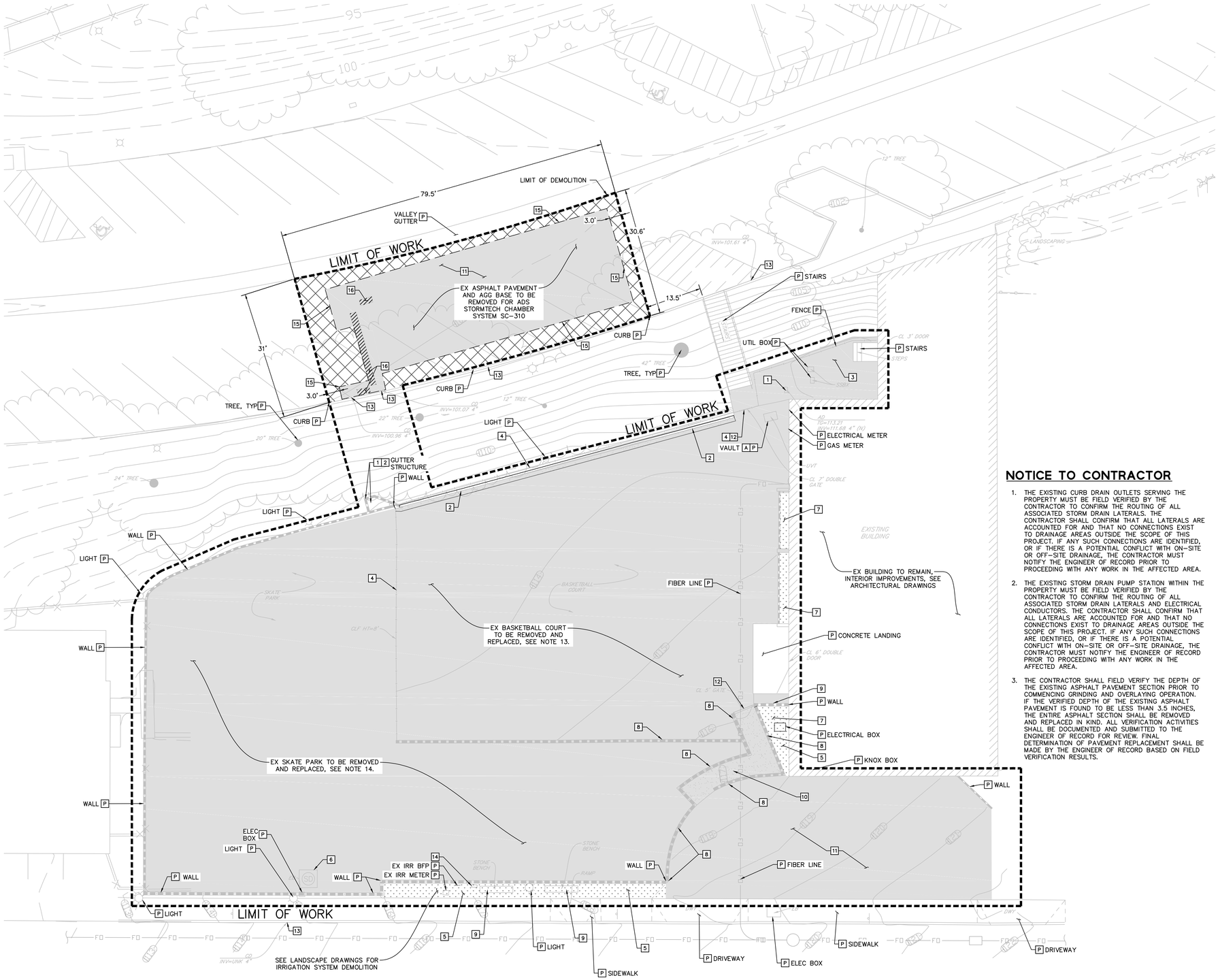
EXISTING CONDITIONS

Designed by:	RFE/MLL
Drawn by:	MLL
Checked by:	RFE/BK
Project number:	124011

C2.01

PLAN CHECK RESUBMITTAL #4 (03/27/2026)

Plotted by: mlappi Mar. 02, 2026 01:34 PM \\BKF-NB\vol4\2024\240033_El_Segundo_Recreational_Park\-10_Teen\Dir_Teen Plaza\ENG-L\03-CD\Teen_Center\Sheets\C2.01 EXISTING CONDITIONS.dwg



DEMOLITION LEGEND

- LIMIT OF DEMO
- REMOVE EXISTING INFIELD PLAYING SURFACE PROTECT ALL EX. UTILITIES AND STRUCTURES IN PLACE
- REMOVE EXISTING OUTFIELD TURF, PROTECT ALL EX. UTILITIES AND STRUCTURES IN PLACE

DEMOLITION KEYNOTES:

- P PROTECT IN PLACE
- A ADJUST TO GRADE
- 1 REMOVE AND REPLACE EXISTING BASES TYP. SEE LANDSCAPE PLAN

DEMOLITION NOTES:

1. ALL REMOVED AND/OR DEMOLISHED MATERIALS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF BY THE CONTRACTOR. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE DEMOLITION WORK.
4. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
5. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL PLAN & DETAILS.
6. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
7. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR HIS AGENTS OR ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE ARCHITECT OR THE OWNER'S REPRESENTATIVE.
8. COORDINATE WITH ELECTRICAL, MECHANICAL, IRRIGATION, LANDSCAPING, AND ARCHITECTURAL DRAWINGS FOR UTILITY SHUT-DOWN/DISCONNECT LOCATIONS. CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE CLIENT. DO NOT INTERRUPT SERVICES TO ADJACENT OFF-SITE OWNERS. ALSO SEE ARCHITECTURAL PLANS FOR ADDITIONAL DEMOLITION SCOPE OF WORK.
9. THIS PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS NOT IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR REMOVED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK AS SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUALITY OF WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.
10. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY FOR ANY EXISTING ITEMS THAT HAVE NOT BEEN DOCUMENTED IN THIS PLAN SET WITHIN THE AREA OF WORK THAT IMPACT THE SCOPE OF THE PROJECT.
11. CONTRACTOR SHALL CLEAN EXISTING DRAINAGE STRUCTURES OF DEBRIS.
12. ALL ASPHALT AND CONCRETE PAVEMENT REMOVAL AND REPLACEMENT SHALL INCLUDE COMPLETE REMOVAL OF EXISTING PAVEMENT AND UNDERLYING BASE MATERIAL TO THE DEPTH AND LIMITS REQUIRED FOR NEW WORK INCLUDING OVEREXCAVATION PER GEOTECH REPORT AND PAVEMENT NOTES ON C4.01. PROVIDE CLEAN, STRAIGHT SAW-CUT EDGES AT THE LIMITS OF REMOVAL. LIMITS OF REMOVAL TO MATCH NEW CONSTRUCTION.

NOTICE TO CONTRACTOR

1. THE EXISTING CURB DRAIN OUTLETS SERVING THE PROPERTY MUST BE FIELD VERIFIED BY THE CONTRACTOR TO CONFIRM THE ROUTING OF ALL ASSOCIATED STORM DRAIN LATERALS. THE CONTRACTOR SHALL CONFIRM THAT ALL LATERALS ARE ACCOUNTED FOR AND THAT NO CONNECTIONS EXIST TO DRAINAGE AREAS OUTSIDE THE SCOPE OF THIS PROJECT. IF ANY SUCH CONNECTIONS ARE IDENTIFIED, OR IF THERE IS A POTENTIAL CONFLICT WITH ON-SITE OR OFF-SITE DRAINAGE, THE CONTRACTOR MUST NOTIFY THE ENGINEER OF RECORD PRIOR TO PROCEEDING WITH ANY WORK IN THE AFFECTED AREA.
2. THE EXISTING STORM DRAIN PUMP STATION WITHIN THE PROPERTY MUST BE FIELD VERIFIED BY THE CONTRACTOR TO CONFIRM THE ROUTING OF ALL ASSOCIATED STORM DRAIN LATERALS AND ELECTRICAL CONDUCTORS. THE CONTRACTOR SHALL CONFIRM THAT ALL LATERALS ARE ACCOUNTED FOR AND THAT NO CONNECTIONS EXIST TO DRAINAGE AREAS OUTSIDE THE SCOPE OF THIS PROJECT. IF ANY SUCH CONNECTIONS ARE IDENTIFIED, OR IF THERE IS A POTENTIAL CONFLICT WITH ON-SITE OR OFF-SITE DRAINAGE, THE CONTRACTOR MUST NOTIFY THE ENGINEER OF RECORD PRIOR TO PROCEEDING WITH ANY WORK IN THE AFFECTED AREA.
3. THE CONTRACTOR SHALL FIELD VERIFY THE DEPTH OF THE EXISTING ASPHALT PAVEMENT SECTION PRIOR TO COMMENCING GRINDING AND OVERLAYING OPERATION. IF THE VERIFIED DEPTH OF THE EXISTING ASPHALT PAVEMENT IS FOUND TO BE LESS THAN 3.5 INCHES, THE ENTIRE ASPHALT SECTION SHALL BE REMOVED AND REPLACED IN KIND. ALL VERIFICATION ACTIVITIES SHALL BE DOCUMENTED AND SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW. FINAL DETERMINATION OF PAVEMENT REPLACEMENT SHALL BE MADE BY THE ENGINEER OF RECORD BASED ON FIELD VERIFICATION RESULTS.

NORTH

10 0 10 20
scale 1" = 10' feet

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	03/27/26	PLAN CHECK RESUBMITTAL #4

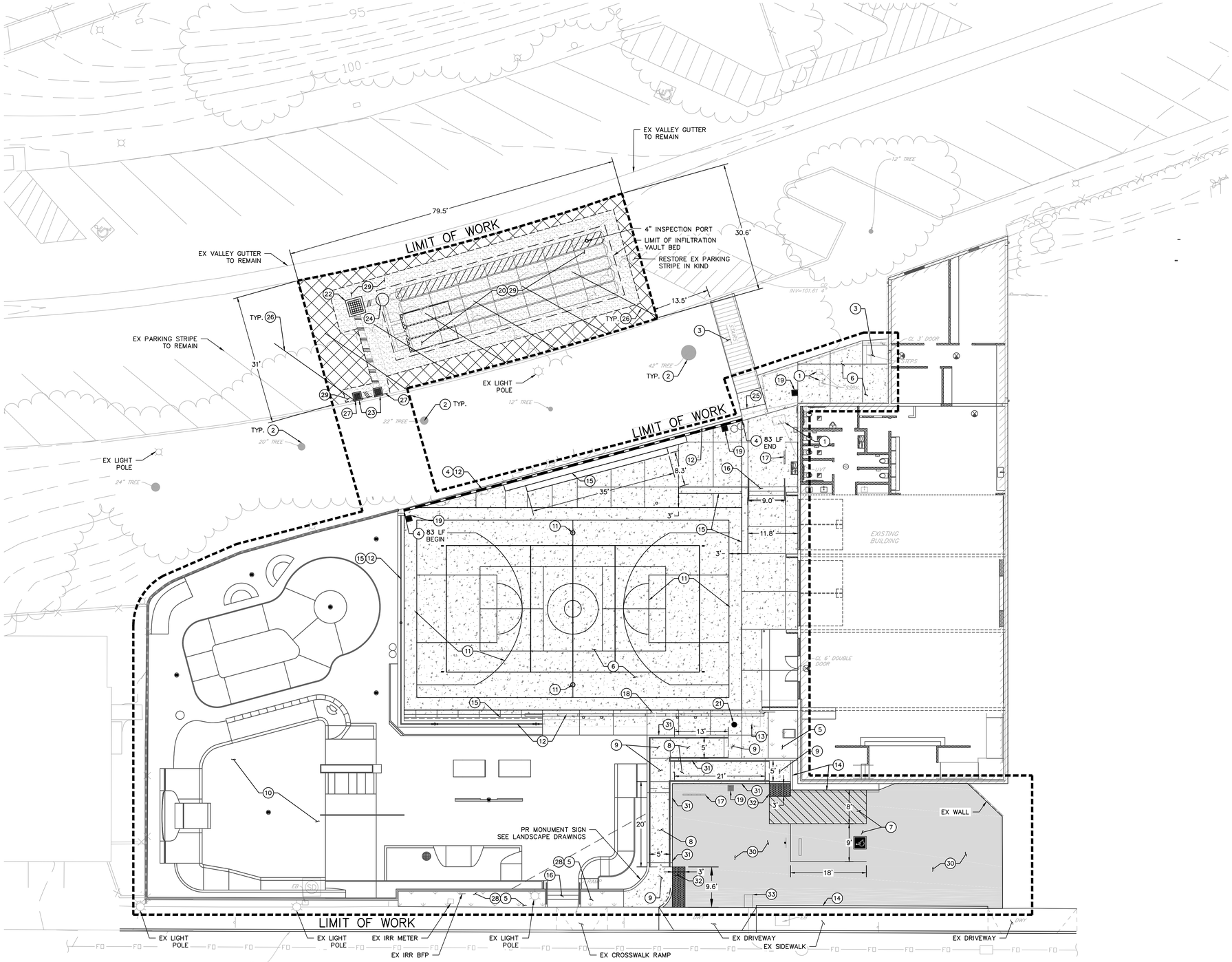
Sheet title:

DEMOLITION PLAN

Designed by:	RFE/MLL
Drawn by:	MLL
Checked by:	RFE/BK
Project number:	124011

C3.01

Plotted by: mlappi Mar. 02, 2026 01:35 PM \\BKF-NB\vol4\2024\240033_El_Segundo_Recreational_Park\-10_TeenCtr_TeenPlaza\ENG-L\03-CD\Teen_Center\Sheets\C3.01 DEMOLITION PLAN.dwg



LEGEND

- LIMIT OF WORK
- RETAINING WALL

PAVEMENT LEGEND

- CONSTRUCT 3" PG 64-10 AC OVER 6" AB
- CONSTRUCT 2" PG 64-10 AC OVERLAY
- CONSTRUCT 4" THICK CLASS 520-C-2500 TYPE II PCC PAVEMENT SEE PAVEMENT NOTE 2
- PROPOSED PLANTING AREA, SEE LANDSCAPE PLANS
- REPLACE PG 64-10 AC PAVEMENT SECTION TO MATCH EXISTING AC PAVEMENT SECTION

SITE PLAN KEYNOTES:

1. EXISTING UTILITY VAULT OR BOX TO REMAIN, ADJUST TO GRADE
2. EXISTING TREE TO REMAIN
3. EXISTING STAIRS TO REMAIN
4. PROPOSED RETAINING WALL PER DETAIL 1, SHEET C8.01
5. PROPOSED LANDSCAPING, SEE LANDSCAPE DRAWINGS
6. CONSTRUCT 4" THICK CLASS 520-C-2500 TYPE II PCC PAVEMENT, SEE PAVEMENT NOTE 2, SEE DETAIL 2, SHEET C8.01
7. PROPOSED VAN ACCESSIBLE PARKING STALL AND ACCESS AISLE PER DETAIL 5, SHEET C8.01
8. PROPOSED PEDESTRIAN RAMP WITH HANDRAILS, SEE LANDSCAPE DRAWINGS FOR RAMP WALL AND HANDRAILS
9. PROPOSED PEDESTRIAN RAMP LANDING
10. PROPOSED SKATE PARK IMPROVEMENTS, SEE SKATE PARK DRAWINGS
11. PROPOSED BASKETBALL COURT MARKINGS AND POSTS, SEE LANDSCAPE DRAWINGS
12. PROPOSED FENCE, SEE LANDSCAPE DRAWINGS
13. PROPOSED SWING GATE, SEE LANDSCAPE DRAWINGS
14. PROPOSED 6" RETAINING CURB, SEE LANDSCAPE DRAWINGS
15. PROPOSED SEAT WALL, SEE LANDSCAPE DRAWINGS
16. PROPOSED STEPS, SEE LANDSCAPE DRAWINGS
17. PROPOSED BIKE PARKING, SEE LANDSCAPE DRAWINGS
18. PROPOSED SLIDING GATE, SEE LANDSCAPE DRAWINGS
19. PROPOSED 12" x 12" SD DROP INLET, SEE DETAIL 3, SHEET C8.01
20. PROPOSED ADS SC-310 STORMTECH INFILTRATION CHAMBER SYSTEM WITH ISOLATOR ROW PLUS, SEE DETAIL 1, SHEET C8.02
21. PROPOSED SD CLEANOUT, SEE DETAIL 4, SHEET C8.01
22. PROPOSED 36"x36" OVERFLOW DIVERSION DROP INLET PER DETAIL 3, SHEET C8.01 WITH ADS FLEXSTORM CONNECTOR PIPE SCREENS PER DETAIL 6, SHEET C8.01
23. CONSTRUCT 24"x24" SD DROP INLET, PER DETAIL 3, SHEET 8.01
24. INSTALL 30" ADS NYLOPLAST DRAIN BASIN PER DETAIL 7, SHEET C8.01
25. PROPOSED 4" STEP
26. REPLACE EXISTING STRIPING IN KIND
27. ABANDONED CURB DRAINS, SEE DEMOLITION SHEET
28. PROPOSED IRRIGATION, SEE LANDSCAPE DRAWINGS
29. PROPOSED ASPHALT SECTION TO MATCH EXISTING ASPHALT SECTION
30. CONSTRUCT 3" PG 64-10 AC OVER 6" AB
31. CONSTRUCT RETAINING WALL WITH WEEP HOLES, SEE LANDSCAPE SHEET L.152 DETAIL 6, SEE STRUCTURAL SHEET S2.01 DETAIL 14.
32. PROPOSED TRUNCATED DOMES, SEE DETAIL 8, SHEET C8.01
33. PROPOSED FIBER JUNCTION 'MEET ME' BOX AT PROPERTY LINE , SEE TELECOMMUNICATIONS SHEETS T7.01 & T9.02. TRENCHING, BACKFILL, AND RESURFACING PER CITY OF EL SEGUNDO STD. DWG. NO. WT-11

HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS ON THE PLANS ARE IN FEET OR DECIMALS THEREOF UNLESS SPECIFICALLY CALLED OUT AS FEET AND INCHES.
2. THIS IS NOT A STAKING PLAN BUT A CHECK AND VERIFICATION OF THE MAJOR DIMENSIONS AS SHOWN ON THE LANDSCAPE SITE PLAN.
3. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, PROPERTY OR RIGHT-OF-WAY LINE, OR CENTER OF DRIVEWAYS.
4. THE CONSTRUCTION SURVEYOR IS RESPONSIBLE TO REPORT ANY AND ALL DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.
5. SEE LANDSCAPE PLANS FOR ADDITIONAL DIMENSIONS.

PAVEMENT NOTES:

1. CONCRETE AND AC PAVEMENT SECTIONS TO BE APPROVED BY GEOTECHNICAL ENGINEER.
2. COLOR, PATTERN, AND FINISH OF CONCRETE TO BE SPECIFIED BY LANDSCAPE ARCHITECT.
3. SEE LANDSCAPE PLANS FOR ALL WALKWAY FINISHES AND MATERIALS.
4. NATIVE ALLUVIAL SOILS BELOW THE PAVEMENT SHOULD BE OVER-EXCAVATED AND RECOMPACTED TO A MINIMUM DEPTH OF 12 INCHES BELOW THE PAVEMENT SUBGRADE. THE BOTTOMS OF THE EXCAVATIONS SHOULD BE SCARIFIED TO AN ADDITIONAL 6 INCHES BELOW THE OVER-EXCAVATION AND RECOMPACTED TO AT LEAST 90 PERCENT OF THE LABORATORY MAXIMUM DRY DENSITY. THE UPPER 12 INCHES OF SOILS BENEATH PAVEMENT SUBGRADE SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THE LABORATORY MAXIMUM DRY DENSITY. THE OVER-EXCAVATION AND RE-COMPACTION SHOULD EXTEND TO AT LEAST 3 FEET BEYOND THE EDGE OF THE PAVEMENT.
5. CONTRACTOR TO USE EXTRA CAUTION WHILE PAVING OR GRADING NEAR TREES.

NORTH

scale 1" = 10' (10 0 10 20 feet)

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PLAN REVIEW APPROVAL

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BY: Matham Hmeidi DATE: 03/25/2026

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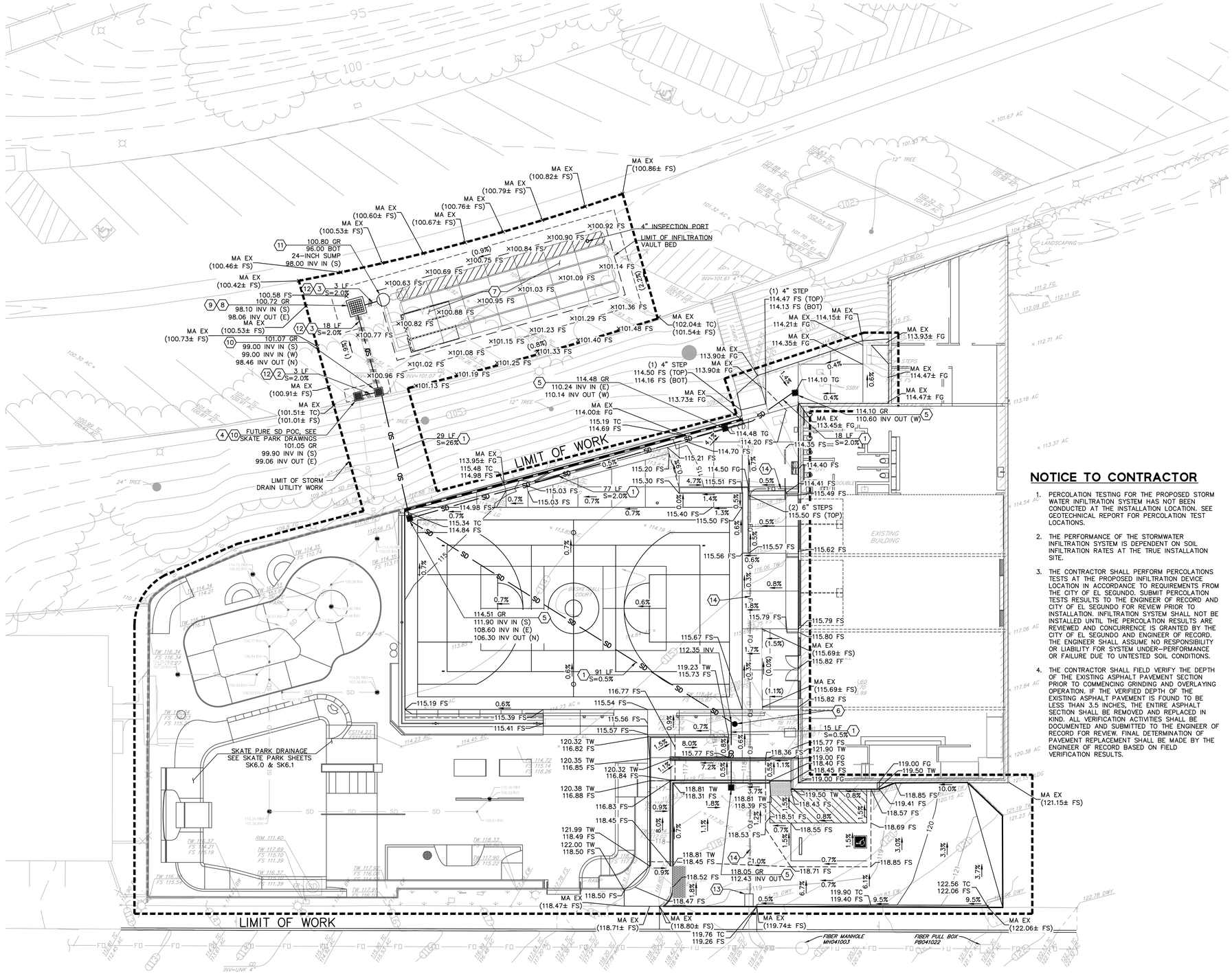
SITE PLAN

Designed by:	RFE/MLL
Drawn by:	MLL
Checked by:	RFE/BK
Project number:	124011

C4.01

PLAN CHECK RESUBMITTAL #4 (03/27/2026)

Plotted by: mlappi Mar. 02, 2026 01:35 PM \\BKF-NB\vol4\2024\240033_El_Segundo_Recreational_Park_10_TeenCtr_TeenPlaza\ENG-L\03-CD\Teen_Center\Sheets\C4.01 SITE PLAN.dwg



LEGEND:

- LIMIT OF WORK
- GRADE BREAK
- (XXX) EXISTING CONTOUR LINE
- XXX PROPOSED CONTOUR LINE
- (XXX.XX±) FG EXISTING GRADE ELEVATION
- XXX.XX FG PROPOSED GRADE ELEVATION
- (X.X%) EXISTING GRADE SLOPE
- X.X% PROPOSED GRADE SLOPE
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN DROP INLET WITH GRATE
- PROPOSED STORM DRAIN CLEANOUT

GRADING AND DRAINAGE KEYNOTES:

1. INSTALL 4" SDR35 PVC PIPE AND FITTINGS, TRENCHING PER LOS ANGELES COUNTY WATERWORKS DISTRICTS DEPARTMENT OF PUBLIC WORKS W-46
2. INSTALL 6" SDR35 PVC PIPE AND FITTINGS, TRENCHING PER LOS ANGELES COUNTY WATERWORKS DISTRICTS DEPARTMENT OF PUBLIC WORKS W-46, ASPHALT REPLACEMENT PER SPPWC 133-4
3. INSTALL 8" SDR35 PVC PIPE AND FITTINGS, TRENCHING PER LOS ANGELES COUNTY WATERWORKS DISTRICTS DEPARTMENT OF PUBLIC WORKS W-46, ASPHALT REPLACEMENT PER SPPWC 133-4
4. CONNECT TO SKATE PARK DRAINAGE SYSTEM, SEE SKATE PARK DRAWINGS
5. CONSTRUCT 12"X12" DROP INLET PER DETAIL 3 ON SHEET C8.01
6. INSTALL CLEANOUT PER DETAIL DETAIL 4, SHEET C8.01
7. CONSTRUCT ADS SC-310 STORMTECH INFILTRATION CHAMBER SYSTEM WITH ISOLATOR ROW PLUS PER DETAIL 1, SHEET C8.02.
8. CONSTRUCT 36"x 36" OVERFLOW DIVERSION DROP INLET/OUTLET PER DETAIL 3, SHEET C8.01
9. INSTALL ADS FLEXSTORM U-SHAPE CONNECTOR PIPE SCREENS PER DETAIL 6, SHEET C8.01
10. CONSTRUCT 24"x24" DROP INLET PER DETAIL 3, SHEET C8.01
11. INSTALL 30" ADS NYLOPLAST DRAIN BASIN WITH 24" SUMP AND 560-C-3250 CLASS CONCRETE PER DETAIL 7, SHEET C8.01
12. CONSTRUCT CEMENT SLURRY STRUCTURE BACKFILL FOR TRENCHES IN ACCORDANCE WITH CALTRANS STD. SPECIFICATIONS SECTION 19-3.02E. SEE GENERAL NOTE 60, SHEET C1.01
13. PROPOSED FIBER JUNCTION 'MEET ME' BOX AT PROPERTY LINE. SEE TELECOMMUNICATIONS SHEETS T7.01 & T9.02. TRENCHING, BACKFILL, AND RESURFACING PER CITY OF EL SEGUNDO STD. DWG. NO. WT-11
14. PROPOSED 4" CONDUIT FOR DRY UTILITIES. SEE TELECOMMUNICATION SHEET T7.01 & T9.02. TRENCHING, BACKFILL, AND RESURFACING PER CITY OF EL SEGUNDO STD. DWG. NO. WT-11

NOTICE TO CONTRACTOR

1. PERCOLATION TESTING FOR THE PROPOSED STORM WATER INFILTRATION SYSTEM HAS NOT BEEN CONDUCTED AT THE INSTALLATION LOCATION. SEE GEOTECHNICAL REPORT FOR PERCOLATION TEST LOCATIONS.
2. THE PERFORMANCE OF THE STORMWATER INFILTRATION SYSTEM IS DEPENDENT ON SOIL INFILTRATION RATES AT THE TRUE INSTALLATION SITE.
3. THE CONTRACTOR SHALL PERFORM PERCOLATIONS TESTS AT THE PROPOSED INFILTRATION DEVICE LOCATION IN ACCORDANCE TO REQUIREMENTS FROM THE CITY OF EL SEGUNDO. SUBMIT PERCOLATION TESTS RESULTS TO THE ENGINEER OF RECORD AND CITY OF EL SEGUNDO FOR REVIEW PRIOR TO INSTALLATION. INFILTRATION SYSTEM SHALL NOT BE INSTALLED UNTIL THE PERCOLATION RESULTS ARE REVIEWED AND CONCURRENCE IS GRANTED BY THE CITY OF EL SEGUNDO AND ENGINEER OF RECORD. THE ENGINEER SHALL ASSUME NO RESPONSIBILITY OR LIABILITY FOR SYSTEM UNDER-PERFORMANCE OR FAILURE DUE TO UNTESTED SOIL CONDITIONS.
4. THE CONTRACTOR SHALL FIELD VERIFY THE DEPTH OF THE EXISTING ASPHALT PAVEMENT SECTION PRIOR TO COMMENCING GRINDING AND OVERLAYING OPERATION. IF THE VERIFIED DEPTH OF THE EXISTING ASPHALT PAVEMENT IS FOUND TO BE LESS THAN 3.5 INCHES, THE ENTIRE ASPHALT SECTION SHALL BE REMOVED AND REPLACED IN KIND. ALL VERIFICATION ACTIVITIES SHALL BE DOCUMENTED AND SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW. FINAL DETERMINATION OF PAVEMENT REPLACEMENT SHALL BE MADE BY THE ENGINEER OF RECORD BASED ON FIELD VERIFICATION RESULTS.

GRADING NOTES:

1. ALL EXISTING UTILITY STRUCTURES WITHIN GRADING LIMITS SHALL BE ADJUSTED TO NEW PROPOSED GRADES.
2. GRADING SHALL NOT EXCEED A 3:1 MAXIMUM SLOPE.
3. CONTRACTOR SHALL SAWCUT AND REMOVE PORTION OF EXISTING CONCRETE TO CREATE STRAIGHT AN SMOOTH EDGE WHERE NEW CONCRETE JOINS TO EXISTING.
4. FOR WALKS IN ADA ACCESSIVLE AREAS, CROSS SLOPES SHOULD NOT EXCEED 2.0% GRADE.
5. SEE LANDSCAPE PLANS FOR ALL GRADING IN LANDSCAPE AREAS AND FOR FINE GRADING.
6. ALL GRADING AND CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE UNLESS SPECIFICALLY NOTED ON THESE PLANS.
7. ANY MODIFICATIONS OF OR CHANGES TO THE APPROVED GRADING PLANS SHALL BE APPROVED BY THE CITY ENGINEER.
8. SLOPES SHALL BE A MAXIMUM 2:1, UNLESS OTHERWISE APPROVED AND CERTIFIED BY THE GEOTECHNICAL ENGINEER.
9. SLOPES SHALL BE STRAIGHT GRADE FROM CONTOURS TO ELEVATIONS SHOWN.
10. TRENCHES AND SLOPES WITH A VERTICAL HEIGHT GREATER THAN 5 FT SHALL BE PROPERLY PROTECTED PER OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS.
11. A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLANS SHALL BE AVAILABLE AT THE SITE AT ALL TIMES.
12. PRIOR TO GRADING, SITE BOUNDARIES, EASEMENTS, DRAINAGE DEVICES, AND RESTRICTED USE AREAS SHALL BE LOCATED PER CONSTRUCTION STAKING BY THE CIVIL ENGINEER OR LICENSED SURVEYOR.
13. CONTRACTORS TO USE EXTRA CAUTION WHILE GRADING NEAR TREES

DRAINAGE NOTES:

1. DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING OR CONSTRUCTION. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
2. ROOF DRAINAGE SHALL BE DIVERTED FROM GRADED SLOPES.
3. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
4. A 2 PERCENT MINIMUM DRAINAGE SLOPE AWAY FROM PROPOSED STRUCTURES AND PROPERTY LINES SHALL BE PROVIDED.

GEOTECHNICAL NOTES:

1. OVER-EXCAVATION AND RE-COMPACTION OF THE FILL SOILS AND UPPER ALLUVIUM SEDIMENTS IS RECOMMENDED. THE MINIMUM DEPTH OF OVER-EXCAVATION SHOULD BE 3 FEET BELOW THE GROUND SURFACE OR AT LEAST 2 FEET BELOW BOTTOM OF PROPOSED SHALLOW FOUNDATIONS, WHICHEVER IS DEEPER. THE OVER-EXCAVATION AND RE-COMPACTION ARE RECOMMENDED TO EXTEND 3 FEET BEYOND THE EDGES OF THE BUILDING STRUCTURE FOUNDATIONS.
2. IF LOOSE OR SOFT SOILS ARE ENCOUNTERED, OVER-EXCAVATE AN ADDITIONAL 18 INCHES DEEP, AND THEN PLACE 18 INCH THICK COMPACTED BASED MATERIAL (CAD OR EQUIVALENT) TO BRIDGE THE SOFT BOTTOM. BASE SHOULD BE COMPACTED TO 95% RELATIVE COMPACTION. AN ADDITIONAL LAYER OF GEOFABRIC MAY BE NEEDED ON TOP OF BASE DEPENDING ON THE ACTUAL SITE CONDITIONS.
3. THE BOTTOM OF EXCAVATIONS SHOULD BE SCARIFIED TO A DEPTH OF 8 INCHES, MOISTURE CONDITIONED, MIXED AND COMPACTED TO AT LEAST 90% OF THE LABORATORY MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 TEST METHOD.

NORTH

scale 1" = 10' (10 0 10 20 feet)

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BY Mutham Hweidi DATE: 03/25/2026

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Plotted by: mlappi Mar. 02, 2026 01:36 PM \\BKF-NB\vol4\2024\240033_El_Segundo_Recreational_Park\-10_TeenCtr_TeenPlaza\ENG-L\03-CD\Teen_Center\Sheets\C5.01 GRADING AND DRAINAGE PLAN.dwg

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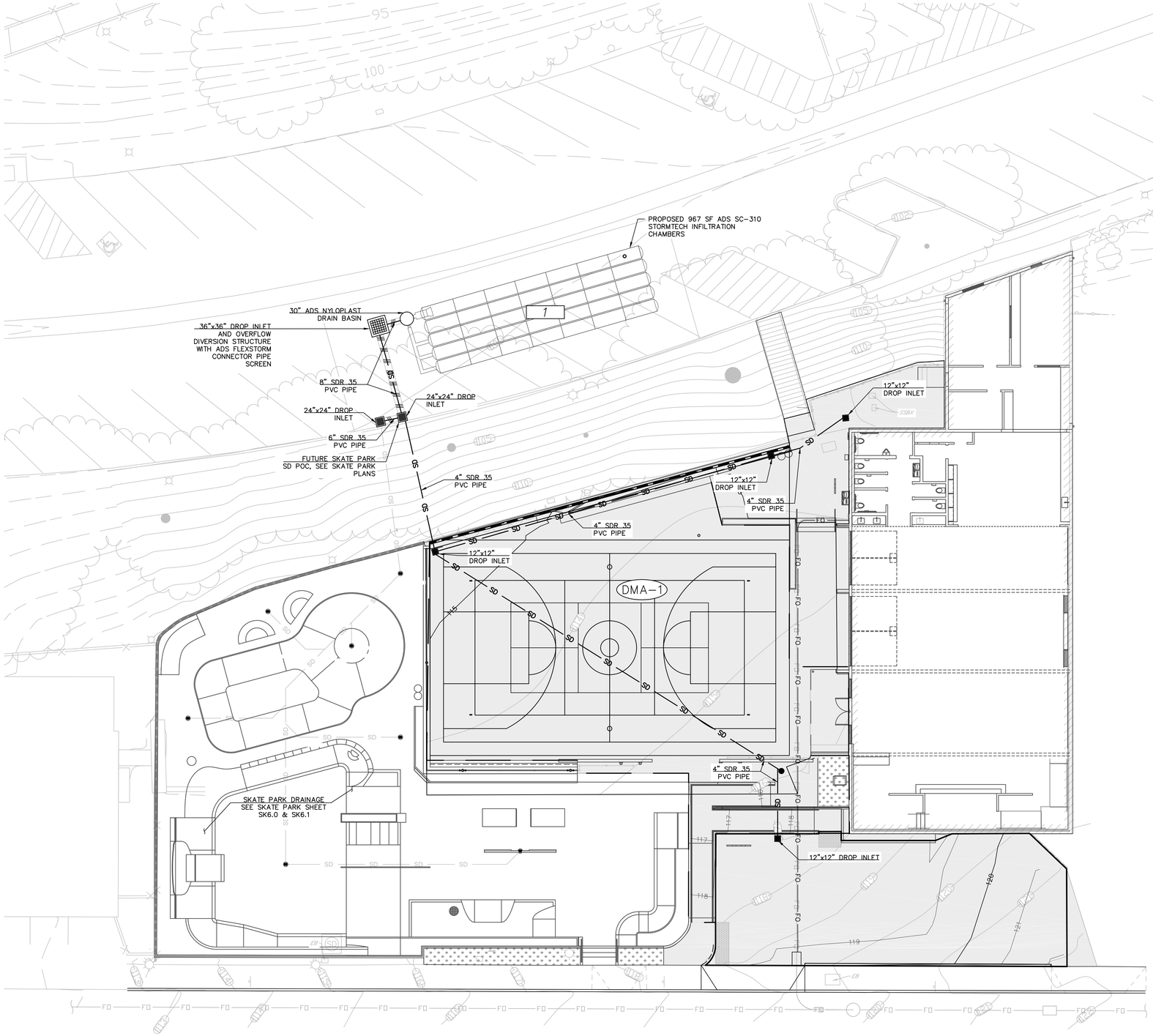
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	03/27/26	PLAN CHECK RESUBMITTAL #4

Sheet title:

GRADING AND DRAINAGE PLAN

Designed by:	RFE/MLL
Drawn by:	MLL
Checked by:	RFE/BK
Project number:	124011

C5.01



LEGEND:

- PROPOSED IMPERVIOUS AREA
- PROPOSED PERVIOUS AREA
- DRAINAGE MANAGEMENT AREA BOUNDARY
- DMA-X — DRAINAGE MANAGEMENT AREA ID
- X — TREATMENT CONTROL MEASURE ID

NOTICE TO CONTRACTOR

PERCOLATION TESTING FOR THE PROPOSED STORM WATER INFILTRATION SYSTEM HAS NOT BEEN CONDUCTED AT THE INSTALLATION LOCATION. SEE GEOTECHNICAL REPORT FOR PERCOLATION TEST LOCATIONS.

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DMA SUMMARY:

DMA	AREA (AC)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	IMPERVIOUS %	PERVIOUS %	85TH PERCENTILE STORM DEPTH (IN)	SOIL TYPE	TREATMENT VOLUME REQUIRED (FT^3)	TREATMENT DEPTH REQUIRED (IN)	PROPOSED BMP	TREATMENT VOLUME PROVIDED (FT^3)
1	0.39	16,751	290	98%	2%	0.90	10	1,130	16	ADS SC-310 STORMTECH INFILTRATION CHAMBERS	1200

NORTH

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EL SEGUNDO RECREATION PARK PHASE 1 IMPROVEMENT PROJECT

TEEN CENTER AND TEEN PLAZA

405 E Grand Ave, El Segundo, CA 90245

BKF ENGINEERS
4675 MACARTHUR CT.
SUITE 400
NEWPORT BEACH, CA 92660
(949) 526-8460
www.bkf.com

Issue dates

#	Date	Description
	01/15/25	50% DD SUBMITTAL
	04/18/25	100% DD SUBMITTAL
	06/06/25	50% CD SUBMITTAL
	08/20/25	90% CD SUBMITTAL
	10/28/25	PLAN CHECK RESUBMITTAL #1
	11/14/25	PLAN CHECK RESUBMITTAL #2
	12/19/25	PLAN CHECK RESUBMITTAL #3
	03/27/26	PLAN CHECK RESUBMITTAL #4

Sheet title:

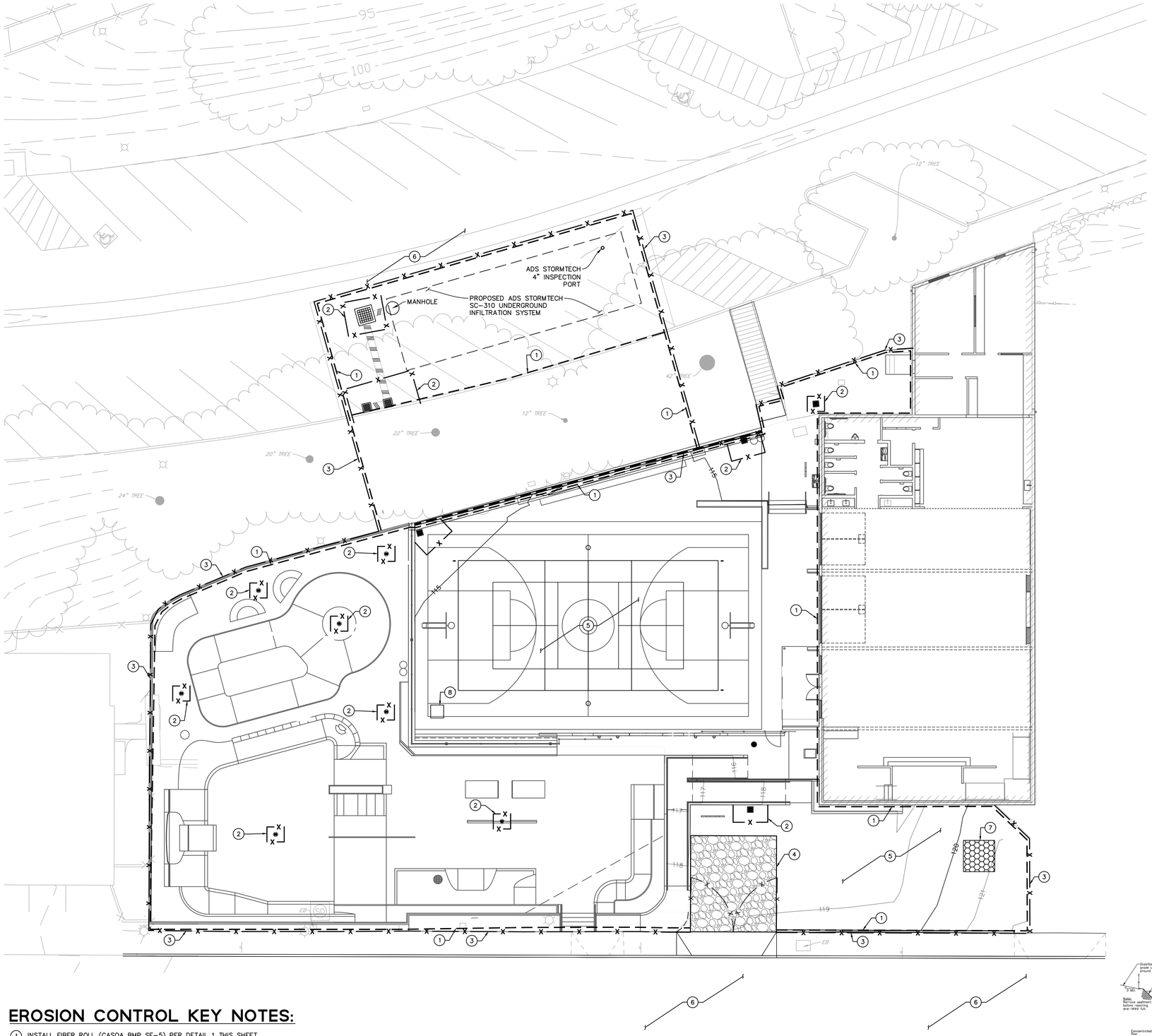
LID PLAN

Designed by:	RFE/MLL
Drawn by:	MLL
Checked by:	RFE/BK
Project number:	124011

C6.01

PLAN CHECK RESUBMITTAL #4 (03/27/2026)

Plotted by: mlappi Mar. 02, 2026 01:37 PM \\BKF-NB\vol4\2024\240033_El_Segundo_Recreational_Park\-10_TeenCtr_TeenPlaza\ENG-LV\03-CD\Teen_Center\Sheets\C6.01 PRELIMINARY LID PLAN.dwg



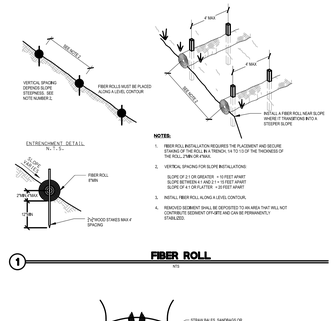
EROSION CONTROL KEY NOTES:

1. INSTALL FIBER ROLL (CASQA BMP SE-5) PER DETAIL 1 THIS SHEET
2. INSTALL INLET PROTECTION (CASQA BMP SE-10) PER DETAIL 4 THIS SHEET
3. INSTALL 6 FOOT TALL CONSTRUCTION DUST FENCE BY CONTRACTOR
4. INSTALL STABILIZED CONSTRUCTION ENTRANCE (CASQA BMP TC-1) PER DETAIL 2 THIS SHEET
5. IMPLEMENT WIND EROSION CONTROL (CASQA BMP WE-1)
6. IMPLEMENT STREET SWEEPING AND VACUUMING (CASQA BMP SE-7)
7. IMPLEMENT CONCRETE WASTE MANAGEMENT (CASQA BMP WM-8) PER DETAIL 3 THIS SHEET
8. INSTALL SANITARY/SEPTIC WASTE MANAGEMENT (CASQA BMP WM-9)

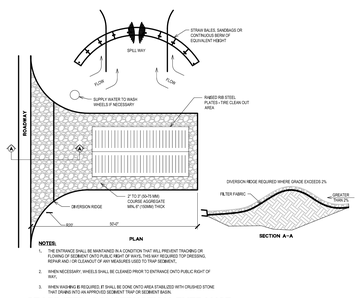
E. GRAND AVE.

EROSION AND SEDIMENTATION CONTROL NOTES:

1. CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN, IF PROVIDED, ARE SCHEMATIC MINIMUM REQUIREMENTS, THE FULL EXTENT OF WHICH ARE TO BE DETERMINED BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF THE EROSION CONTROL SYSTEM SO THAT IT WORKS WITH THE CONTRACTOR'S INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION SITE FOR THE ENTIRETY OF THE PROJECT.
2. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED, AS REQUIRED, AT THE CONCLUSION OF EACH WORKING DAY. THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL FACILITIES AND MAKE NECESSARY REPAIRS PRIOR TO ANTICIPATED STORMS AND AT REASONABLE INTERVALS DURING STORMS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.
3. AS SOON AS PRACTICAL FOLLOWING EACH STORM, THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS FROM THE EROSION CONTROL SEDIMENT BASINS AND SHALL CLEAR THE OUTLET PIPES OF ANY BLOCKAGE.
4. STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER.
5. PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRADING, OR EXCAVATION, THE CONTRACTOR SHALL VERIFY THAT THE CLIENT HAS SUBMITTED TO THE STATE WATER RESOURCES CONTROL BOARD A NOTICE OF INTENT (NOI) FOR COVERAGE UNDER THE STATE CONSTRUCTION STORM WATER GENERAL PERMIT, IF REQUIRED BY THE STATE. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE NOI ON THE CONSTRUCTION SITE.
6. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
7. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING OR OTHER MEASURES AS APPROPRIATE.
8. SITE ACCESS SHOWN ON THIS PLAN IS PROVIDED FOR INFORMATION PURPOSES ONLY. CONTRACTOR SHALL LOCATE CONSTRUCTION ACCESS DRIVEWAYS AS NECESSARY.
9. CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. DEVELOPER SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN'S RIGHT-OF-WAY IS PERMITTED.
10. LOCATION OF CONSTRUCTION FENCING SHOWN ON THIS PLAN IS APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE SITE AND INSTALLING NEW CONSTRUCTION FENCING AS NECESSARY.
11. ALL EROSION CONTROL MATERIALS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR UNLESS OTHERWISE NOTED.
12. PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY DRAINAGE SWALES, SILT FENCES, EARTH BERMS, STORM DRAIN INLET FILTERS AND/OR STRAW BALES USED ONLY IN CONJUNCTION WITH PROPERLY INSTALLED SILT FENCES.

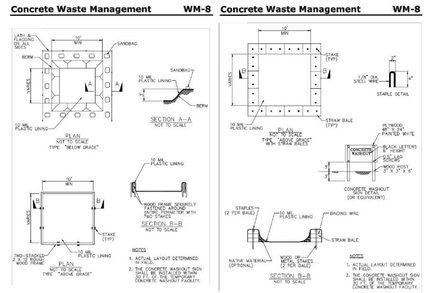


1 FIBER ROLL N.T.S.

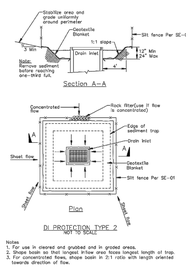


NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND / OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ONTO AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

2 STABILIZED CONSTRUCTION ENTRANCE N.T.S.



3 CONCRETE WASTE MANAGEMENT N.T.S.



DI PROTECTION, TYPE 2
NOT TO SCALE

Notes:
1. For use in cleared and grubbed and in graded areas.
2. Shape basin so that longest inflow area faces longest length of trap.
3. For concentrated flows, shape basin in 2:1 ratio with length oriented towards direction of flow.

4 STORM DRAIN INLET PROTECTION N.T.S.

NORTH

10 0 10 20
scale 1" = 10' feet

M I G
360 East Second Street
Suite 675
Los Angeles, CA 90012
213-694-3800
www.migcom.com

REGISTERED PROFESSIONAL ENGINEER
BRUCE W. KIRBY
No. C-42593
CIVIL
STATE OF CALIFORNIA

CITY OF
EL SEGUNDO
350 Main St, El Segundo, CA 90245

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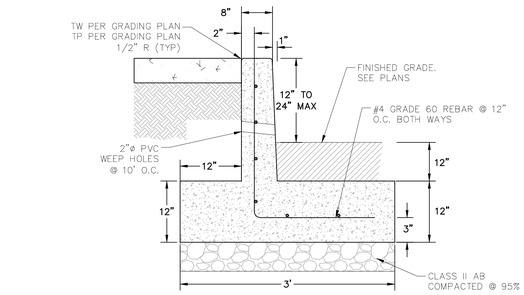
EROSION CONTROL PLAN

Designed by:	RFE/MLL
Drawn by:	MLL
Checked by:	RFE/BK
Project number:	124011

C7.01

PLAN CHECK RESUBMITTAL #2 (11/14/2025)

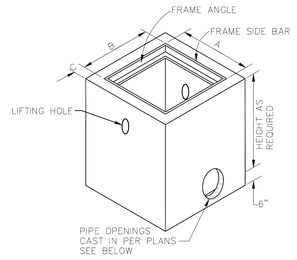
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NOTES:

1. PER 2024 SSPWC TABLE 201-1.3.3, CONCRETE CLASS SHALL BE 560-C-3250 WITH 4" SLUMP.

1 — RETAINING WALL (2' MAX)
NTS

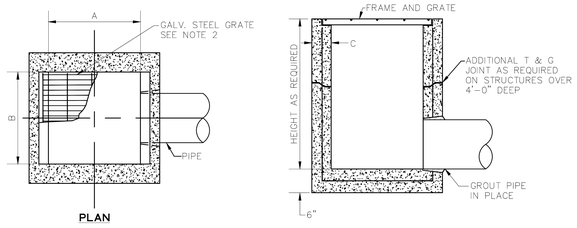


ISOMETRIC

DIMENSION TABLE			
MODEL	A	B	C
DI1212	12"	12"	6"
DI2424	24"	24"	6"
DI3636	36"	36"	6"

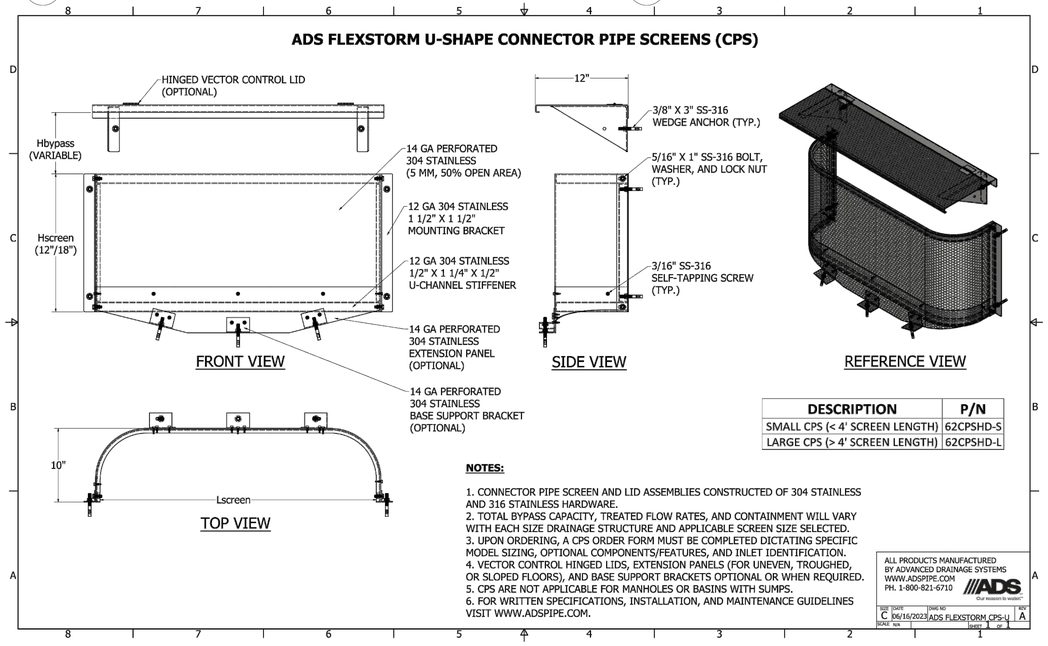
NOTES:

1. DROP INLET SHALL BE JENSEN PRECAST OR APPROVED EQUIVALENT.
2. FRAMES AND GRATES SHALL BE FOR H-20 LOADING, AND HEEL PROOF.
3. PER 2024 SSPWC TABLE 201-1.3.3, CONCRETE CLASS SHALL BE 560-C-3250 WITH 5" SLUMP.



3 — DROP INLET
NTS

4 — STORM DRAIN CLEANOUT
NTS



DESCRIPTION	P/N
SMALL CPS (< 4' SCREEN LENGTH)	62CPSHD-S
LARGE CPS (> 4' SCREEN LENGTH)	62CPSHD-L

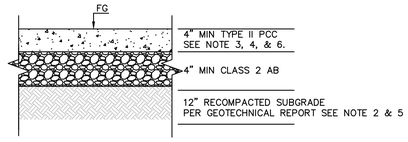
NOTES:

1. CONNECTOR PIPE SCREEN AND LID ASSEMBLIES CONSTRUCTED OF 304 STAINLESS AND 316 STAINLESS HARDWARE.
2. TOTAL BYPASS CAPACITY, TREATED FLOW RATES, AND CONTAINMENT WILL VARY WITH EACH SIZE DRAINAGE STRUCTURE AND APPLICABLE SCREEN SIZE SELECTED.
3. UPON ORDERING, A CPS ORDER FORM MUST BE COMPLETED DICTATING SPECIFIC MODEL SIZING, OPTIONAL COMPONENTS/FEATURES, AND INLET IDENTIFICATION.
4. VECTOR CONTROL HINGED LIDS, EXTENSION PANELS (FOR UNEVEN, TROUGHED, OR SLOPED FLOORS), AND BASE SUPPORT BRACKETS OPTIONAL OR WHEN REQUIRED.
5. CPS ARE NOT APPLICABLE FOR MANHOLES OR BASINS WITH SUMPS.
6. FOR WRITTEN SPECIFICATIONS, INSTALLATION, AND MAINTENANCE GUIDELINES VISIT WWW.ADSPIPE.COM.

ALL PRODUCTS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS
WWW.ADSPIPE.COM
PH. 1-800-821-6710

SIZE	DRAWING NO.	REV
C	ADS FLEXSTORM_CPS-U	A
SCALE: N/A	SHEET 1 OF 1	

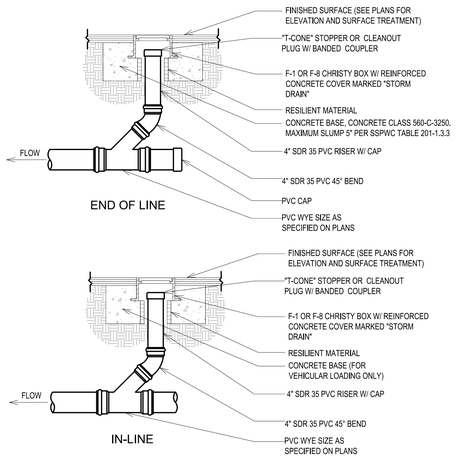
6 — ADS FLEXSTORM U-SHAPE CONNECTOR PIPE SCREEN (CPS)
NTS



NOTES:

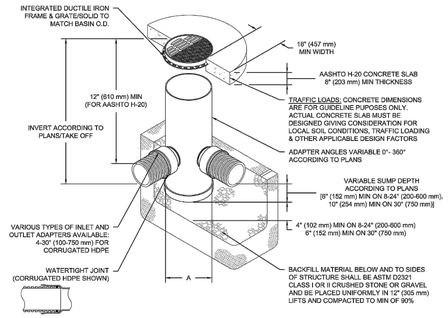
1. THIS SECTION TO BE USED IN LOCATIONS WHERE NEW CONCRETE FLATWORK IS REQUIRED FOR PEDESTRIAN TRAFFIC AND SHALL COMPLY WITH SSPWC 2024 AND GEOTECHNICAL REPORT.
2. REFER TO GEOTECHNICAL REPORT DATED NOVEMBER 2024 FOR SUBGRADE PREPARATION SPECIFICATIONS AND OVER-EXCAVATION.
3. PAVEMENT SCORING AND JOINTS PER LANDSCAPE ARCHITECT DRAWINGS.
4. CONCRETE SHALL BE CONCRETE CLASS 520-C-2500 WITH MAXIMUM SLUMP OF 4 INCHES PER TABLE 201-1.3.3 OF 2024 SSPWC GREENBOOK.
5. THE BOTTOM OF EXCAVATIONS SHALL BE SCARIFIED TO AN ADDITIONAL 8 INCHES BELOW THE OVER-EXCAVATION AND RECOMPACTED TO AT LEAST 90% OF THE LABORATORY MAXIMUM DRY DENSITY.
6. POSITIVE DRAINAGE SHOULD BE PROVIDED AWAY FROM ALL PAVEMENT AREAS TO PREVENT SEEPAGE OF SURFACE AND/OR SUBSURFACE WATER INTO THE PAVEMENT BASE AND/OR SUBGRADE.

2 — PEDESTRIAN CONCRETE PAVING
NTS



NOTE:
GLUED FITTINGS MAY BE SUBSTITUTED FOR GASKETED FITTINGS AT THE OPTION OF THE INSTALLATION CONTRACTOR.

NYLOPLAST DRAIN BASIN
NTS



NOTES

1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-60-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: **WWW.NYLOPLAST-US.COM**
6. TO ORDER CALL: **800-821-6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2608AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

7 — 30" NYLOPLAST DRAIN BASIN
NTS

FOR BUILDING COMPLIANCE ONLY

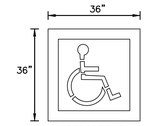
True North Compliance Services, Inc.

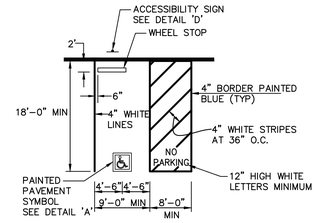
PLAN REVIEW APPROVAL

THESE PLANS/DOCUMENTS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING STANDARDS CODES AS ADOPTED BY THE STATE OF CALIFORNIA AND AMENDED BY THE JURISDICTION. PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, NOR LOCAL REGULATION.

BY: Matthew Fowcett DATE: 03/25/2026

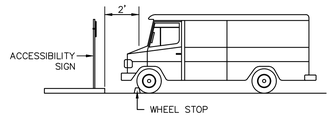
THIS SET OF THE PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB SITE AT ALL TIMES AND IT IS UNLAWFUL TO MAKE ANY CHANGES OR ALTERATIONS WITHOUT PERMISSION FROM THE CITY. OCCUPANCY OF STRUCTURE(S) IS NOT PERMITTED UNTIL FINAL APPROVAL IS GRANTED BY ALL APPLICABLE DEPARTMENTS.





PAINTED PAVEMENT SYMBOL
DETAIL 'A'

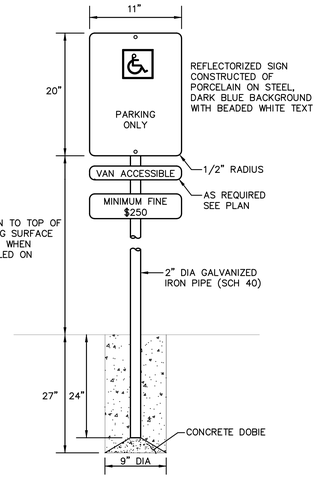
PAINTED PAVEMENT STALL
VAN ACCESSIBLE PARKING STALL
DETAIL 'B'



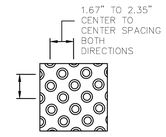
WHEEL STOP
DETAIL 'C'

NOTES:

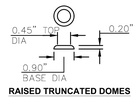
1. EACH PARKING SPACE RESERVED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE, CONSISTING OF A PROFILE VIEW OF A WHEELCHAIR OCCUPANT IN WHITE ON DARK BLUE BACKGROUND. THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES IN AREA AND WHEN IN A PATH OF TRAVEL, SHALL BE POSTED AT A MINIMUM HEIGHT OF 80 INCHES FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE. SIGNS MAY ALSO BE CENTERED ON THE WALL AT THE INTERIOR OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 36 INCHES FROM THE PARKING SPACE FINISHED GRADE, GROUND, OR SIDEWALK.
2. VAN STALLS TO BE LABELED ON PAVEMENT IN 12" HIGH LETTERS WITH WHITE PAINT AND BE DESIGNATED BY AN ADDITIONAL SIGN STATING "VAN ACCESSIBLE" MOUNTED BELOW THE REFLECTORIZED SIGN.



VAN ACCESSIBILITY SIGN
DETAIL 'D'



RAISED TRUNCATED DOMES
PATTERN (IN-LINE) DETECTABLE
WARNING



RAISED TRUNCATED DOMES

NOTES:
1. RAISED TRUNCATED DOMES TO BE SURFACE MOUNTED
2. COLOR AND MATERIAL SHALL CONFORM TO CBC CHAPTER 11B-705.1

8 — DETECTABLE WARNING - RAISED TRUNCATED DOMES
NTS

5 — VAN ACCESSIBLE PARKING STALL AND ACCESS AISLE
NTS

TEEN CENTER AND TEEN PLAZA
EL SEGUNDO, CA, USA
DATE: 08/06/2025 DRAWN: TZ

DATE	DRW.	CHK.	DESCRIPTION

PROJECT #: CHECKED: NA

Nyloplast®
4640 TRUEMAN BLVD
HILLIARD, OH 43026
800-821-6710
770.853.2443 | WWW.NYLOPLAST-US.COM

SHEET
6 OF 6

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213-694-3800
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REGISTERED PROFESSIONAL ENGINEER
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CIVIL
STATE OF CALIFORNIA

CITY OF EL SEGUNDO
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Project number:	124011

C8.01

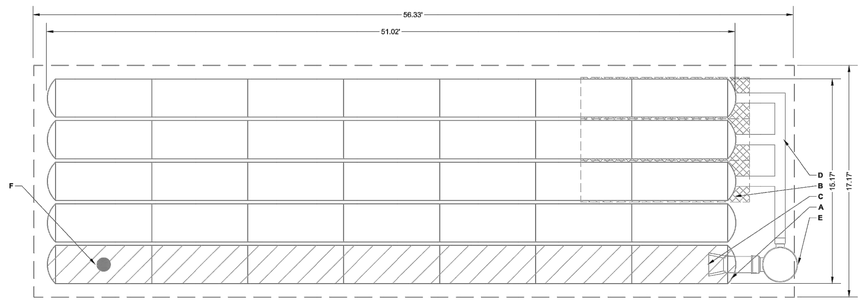
PLAN CHECK RESUBMITTAL #4 (03/27/2026)

Plotted by: mlappi Mar. 02, 2026 01:38 PM \\BKF-NB\vol4\2024\2400133_El_Segundo_Recreational_Park\-10_TeenCtr_TeenPlaza\ENG-LV03-CD\Teen_Center\Sheets\C8.01 DETAILS.dwg

PROPOSED LAYOUT		CONCEPTUAL ELEVATIONS	
35	STORMTECH SC-310 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	9.83
10	STORMTECH SC-310 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	3.67
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	3.17
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	3.17
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	3.17
1213	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	2.33
		TOP OF SC-310 CHAMBER:	1.83
		8" x 8" TOP MANIFOLD INVERT:	0.79
		12" ISOLATOR ROW PLUS INVERT:	0.57
967	SYSTEM AREA (SF)	BOTTOM OF SC-310 CHAMBER:	0.50
147.0	SYSTEM PERIMETER (ft)	BOTTOM OF STONE:	0.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED EZ END CAP	A	12" BOTTOM PREFABRICATED EZ END CAP, PART#: SC310ECEZ / TYP OF ALL 12" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	0.90"	
PRE-CORED END CAP	B	8" TOP PRE-CORED END CAP, PART#: SC310EPE08TPC / TYP OF ALL 8" TOP CONNECTIONS	3.50"	
FLAMP	C	INSTALL FLAMP ON 12" ACCESS PIPE / PART#: SC31012RAMP		
MANIFOLD	D	8" x 8" TOP MANIFOLD, MOLDED FITTINGS	3.50"	
NYLOPLAST (INLET W/ ISO PLUS ROW)	E	30" DIAMETER (24.00" SUMP MIN)		2.3 CFS IN
INSPECTION PORT	F	4" SEE DETAIL		



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADSPLUS625 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

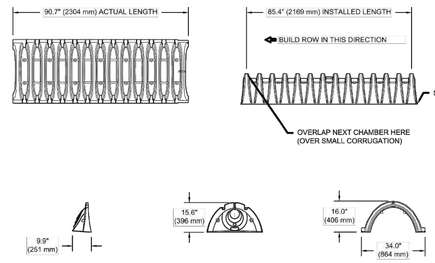
NOTES
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- **NOT FOR CONSTRUCTION**: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

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SC-310 TECHNICAL SPECIFICATION

NTS

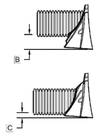


NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	34.0" X 16.0" X 85.4"	(864 mm X 406 mm X 2169 mm)
CHAMBER STORAGE	14.7 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	29.3 CUBIC FEET	(0.83 m³)
WEIGHT	35.0 lbs.	(16.8 kg)

*ASSUMES 6" (152 mm) ABOVE, BELOW, AND 3" (75 mm) BETWEEN CHAMBERS

PART #	STUB	B	C
SC310EPE06TPC	6" (150 mm)	5.8" (147 mm)	---
SC310EPE06BPC		---	0.5" (13 mm)
SC310EPE08TPC	8" (200 mm)	3.5" (89 mm)	---
SC310EPE08BPC		---	0.6" (15 mm)
SC310EPE10TPC	10" (250 mm)	1.4" (36 mm)	---
SC310EPE10BPC		---	0.7" (18 mm)
SC310ECEZ*	12" (300 mm)	---	0.9" (23 mm)

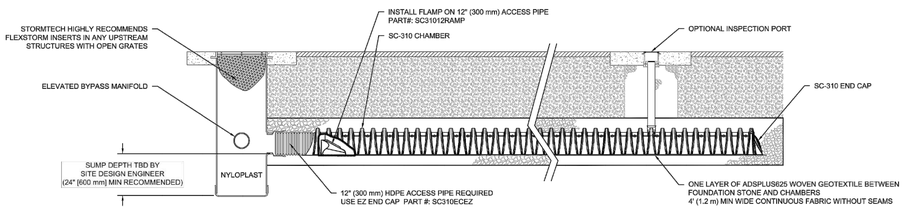


ALL STUBS, EXCEPT FOR THE SC310ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC310ECEZ THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

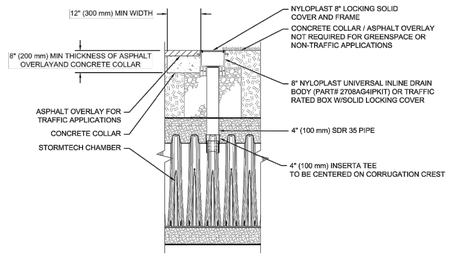
NOTE: ALL DIMENSIONS ARE NOMINAL; PRE-CORED END CAPS END WITH "PC"

2 SC-310 TECHNICAL SPECIFICATION



SC-310 ISOLATOR ROW PLUS DETAIL
NTS

3 SC-310 ISOLATOR ROW PLUS DETAIL



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)
NTS

4 4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

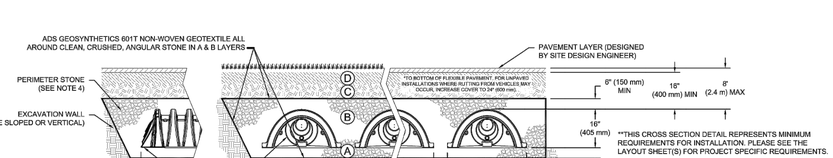
NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (9" LAYER) TO **18"** (460 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETES	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 325 LBS/FT/% . THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 SC-310 CROSS SECTION DETAIL

1 ADS SC-310 STORMTECH INFILTRATION CHAMBERS
NTS

DRAWN: TZ | CHECKED: N/A | DATE: 05/20/2025 | PROJECT #: | REV: | NOT TO SCALE

TEEN CENTER AND TEEN PLAZA
EL SEGUNDO, CA, USA

ADS
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

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SHEET 1 OF 1

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Los Angeles, CA 90012
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Issue dates

#	Date	Description
	01/15/25	50% DD SUBMITTAL
	04/18/25	100% DD SUBMITTAL
	06/06/25	50% CD SUBMITTAL
	08/20/25	90% CD SUBMITTAL
	10/28/25	PLAN CHECK RESUBMITTAL #1
	11/14/25	PLAN CHECK RESUBMITTAL #2
	12/19/25	PLAN CHECK RESUBMITTAL #3
	03/27/26	PLAN CHECK RESUBMITTAL #4

Sheet title:

DETAILS

Designed by:	RFE/MLL
Drawn by:	MLL
Checked by:	RFE/BK
Project number:	124011

C8.02

PLAN CHECK RESUBMITTAL #4 (03/27/2026)

Plotted by: mlappi Mar. 02, 2026 01:38 PM \\BKF-NB\vol4\2024\240033-El_Segundo_Recreational_Park\-10_TeenCtr_TeenPlaza\ENG-L\03-CD\Teen_Center\Sheets\C8.01 DETAILS.dwg

CONSTRUCTION NOTES:

1. WRITTEN SPECIFICATIONS ARE A PART OF THESE CONSTRUCTION DOCUMENTS. DRAWINGS DO NOT CONTAIN ALL INFORMATION NECESSARY FOR CONSTRUCTION.
2. VERIFY LIMITS OF WORK, PROPERTY LINES AND LOTS LINES BEFORE STARTING WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED.
4. PRIOR TO BEGINNING OF WORK, VERIFY ALL SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES AND ABOVE GRADE FEATURES SUCH AS GRADING, WALLS, FENCES, LIGHTING, OR OTHER STRUCTURES. CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY IF ANY ERRORS OR DISCREPANCIES FROM THESE PLANS ARE FOUND, BEFORE PROCEEDING WITH ANY WORK.
5. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION OPERATIONS WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN APPARENT DURING THE DESIGN PROCESS. BRING THESE CONDITIONS IMMEDIATELY TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE FOR RESOLUTION. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR COSTS INCURRED AND REQUIRED DUE TO LACK OF PROVIDING SUCH NOTIFICATION.
6. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL SERVICE RUNS, SUCH AS WATER SUPPLY, ELECTRICAL (OVERHEAD AND UNDERGROUND), TELEPHONE, SANITARY SEWER, ETC. SHOULD BE ASCERTAINED BEFORE WORK IS STARTED, WHERE THEY WILL BE AFFECTED BY EXCAVATION OR WHERE MACHINES MAY BE WORKING NEARBY, THEY SHOULD BE CAREFULLY SEALED, PROTECTED OR DIVERTED. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
7. WHERE CONFLICTS OCCUR BETWEEN DRAWINGS AND ACTUAL FIELD CONDITION, NOTIFY OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.
8. PRIOR TO INSTALLATION OF ANY PAVING, REFER TO PROJECT'S GEOTECHNICAL REPORT. REPORT DISCREPANCIES BETWEEN GEOTECHNICAL REPORT'S RECOMMENDATIONS AND INFORMATION NOTED IN THE PAVING SCHEDULE, PAVING DETAILS OR PAVING SPECIFICATIONS BEFORE PROCEEDING WITH THE WORK.
9. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR DAMAGE TO EXISTING CONDITIONS TO REMAIN (ON- OR OFF-SITE) RESULTING FROM OR RELATED TO THE WORK OF THIS PROJECT.
10. ALL WORK SHALL COMPLY WITH APPLICABLE CODES, STATUTES AND ORDINANCES.
11. COORDINATE CONDUIT, SLEEVES AND EMBEDMENTS PRIOR TO ANY HARDSCAPE CONSTRUCTION.
12. DIMENSIONS ARE FROM FACE OF, OR OUTSIDE OF PAVING, WALLS, ETC., UNLESS OTHERWISE NOTED.
13. LOCATIONS OF FEATURES NOT SPECIFICALLY DIMENSIONED MAY BE DETERMINED BY SCALE. CONTACT OWNER'S REPRESENTATIVE WHERE CONFLICT OCCURS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALING OF DRAWINGS.
14. PAVING MOCK-UPS ARE REQUIRED FOR ALL PAVING ON THIS PROJECT. REFER TO PAVING SCHEDULE, PAVING DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
15. OBTAIN APPROVAL OF OWNER'S REPRESENTATIVE FOR ALL FORMS PRIOR TO PLACING CONCRETE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED TO PROTECT PERSONNEL AND ADJACENT PROPERTY DURING CONSTRUCTION. THE CONTRACTOR SHALL ADEQUATELY BRACE ELEMENTS OF THE STRUCTURE DURING CONSTRUCTION TO ENSURE THE SAFETY OF THE SITE AND/OR STRUCTURES.
17. THERE SHALL BE NO DEVIATIONS FROM STRUCTURAL DETAILS WITHOUT THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.
18. NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED, BORED OR OTHERWISE WEAKENED, EXCEPT AS ALLOWED BY THE UNIFORM BUILDING CODE.
19. CONTRACTOR SHALL SUBMIT COPIES OF ALL SHOP DRAWINGS TO OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION OF RELATED WORK, AND ALLOW AMPLE TIME FOR OWNER'S REPRESENTATIVE'S REVIEW AND COORDINATION.
20. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS WITH EACH OTHER FOR INFORMATION FURNISHED BY THE OWNER AND SHALL IMMEDIATELY REPORT ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED TO THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE LIABLE FOR DAMAGE RESULTING FROM ERRORS, INCONSISTENCIES, OR OMISSIONS IN THE CONTRACT DOCUMENTS IF THE CONTRACTOR FAILED TO REPORT IT TO THE OWNER'S REPRESENTATIVE. IF THE CONTRACTOR PERFORMS ANY CONSTRUCTION ACTIVITY DESPITE RECOGNITION OF SUCH AN ERROR, INCONSISTENCY OR OMISSION IN THE CONTRACT DOCUMENTS WITHOUT SUCH NOTICE TO THE LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL ASSUME APPROPRIATE RESPONSIBILITY FOR SUCH PERFORMANCE AND SHALL BEAR PROPORTIONAL COSTS FOR CORRECTION.
21. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
22. TRANSITIONS FROM EXISTING PAVING TO NEW PAVING SHALL BE FLUSH.
23. CONCRETE SHALL SLOPE FROM FOUNDATIONS AND BUILDINGS TOWARDS DRAIN INLETS AND DRAINAGE SWALES. INSTALL CONCRETE FORMS WITH LONG, SMOOTH GRADIENTS TO ELIMINATE DIPS, RIDGES, ABRUPT CHANGES OF GRADE AND SHARP TRANSITIONS.
24. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE WITHIN (4) WORKING DAYS PRIOR TO A CONTRACTOR-REQUESTED SITE MEETING. FAILURE TO PROVIDE APPROPRIATE LEAD TIME MAY RESULT IN CONTRACTOR BEING BACK-CHARGED FOR OWNER'S REPRESENTATIVE'S TIME.
25. INSTALL EXPANSION JOINTS AS SHOWN ON PLANS AND WHEREVER PAVING ABUTS ANY VERTICAL SURFACE.
26. SEE ARCHITECT'S DRAWINGS AND SPECIFICATION FOR WATERPROOFING AND WATERPROOFING PROTECTION.
27. VERIFY THAT WATERPROOFING IS COMPLETE AND WATERTIGHT PRIOR TO PAVEMENT INSTALLATION.
28. INSTALL CONCRETE THAT OBTAINS A MINIMUM COMPRESSIVE STRENGTH OF 2,500 P. S. I. AT 28 DAYS UNLESS OTHERWISE SPECIFIED. SUBMIT SAMPLE TO OWNER'S REPRESENTATIVE PRIOR TO LAYING OUT FORMS. INSTALL CONCRETE FLATWORK PER RECOMMENDATIONS OF GEOTECHNICAL REPORTS. IN CASE OF CONFLICT BETWEEN SOILS REPORT AND DETAILS, THE MOST STRINGENT REQUIREMENTS WILL APPLY.
29. ALL PATHWAYS SHALL HAVE A MAXIMUM SLOPE OF 5% IN THE DIRECTION OF TRAVEL AND A MAXIMUM CROSS-SLOPE OF 2%.

ABBREVIATIONS:

◡	ARC
ABS	ACRYLONITRILE BUTADIENE STYRENE
<	LESS THAN
>	GREATER THAN
AD	AREA DRAIN
ADJ	ADJACENT
AFG	ABOVE FINISH GRADE
ALT	ALTERNATE
∠	ANGLE
APPROX	APPROXIMATE
AC	ASPHALT CONCRETE
ARCH	ARCHITECT
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
@	AT
BC	BEGINNING OF CURVE
BFP	BACKFLOW PREVENTION UNIT
BM	BENCH MARK
BS	BOTTOM OF STEP
BTH	BROWN TRUNK HEIGHT
BW	BOTTOM OF WALL
B/W	BOTH WAYS
CB	CATCH BASIN
CE	CIVIL ENGINEER
CL	CENTER LINE
CC	CENTER TO CENTER
CJ	CONTROL JOINT
CLF	CHAIN LINK FENCE
CLR	CLEAR
CO	CLEAN OUT
CONC	CONCRETE
CONST	CONSTRUCT
CONT	CONTINUOUS
CF	CUBIC FOOT
CSP	CORRUGATED STEEL PIPE
CY	CUBIC YARD
DF	DRINKING FOUNTAIN
DG	DECOMPOSED GRANITE
DET	DETAIL
DIA or Ø	DIAMETER
DRP	DEPT. OF RECREATION & PARKS
EA	EACH
EC	END OF CURVE
EE	ELECTRICAL ENGINEER
EJ	EXPANSION JOINT
ELEV	ELEVATION
EQ	EQUAL
EW	EACH WAY
EX	EXISTING
FB	FIELD BOOK
FL	FLOWLINE
FF	FINISH FLOOR
FG	FINISH GRADE (AT SOIL)
FH	FIRE HYDRANT
FIN	FINISH
FS	FINISH SURFACE (AT HARDSCAPE)
FOC	FACE OF CURB
FOW	FACE OF WALL
FT	FEET
GA	GAUGE
GALV	GALVANIZED
GPM	GALLONS PER MINUTE
HORIZ	HORIZONTAL
∩	LOCATION OF COMPACTION TEST, AS INDICATED ON THE PLAN
ID	INSIDE DIAMETER
INV	INVERT ELEVATION
IN	INCH
JOIN	MATCH EX ADJACENT GRADE BOTH HORIZ & VERT
JT	JOINT
LB or #	POUND
LF	LINEAL FEET
MAX	MAXIMUM
ME	MECHANICAL ENGINEER
MFG	MANUFACTURER
MH	MAINTENANCE HOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
NIC	NOT IN CONTRACT
NO	NUMBER
NTC	NOTICE TO CONTRACTORS
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PA	PLANTING AREA
PB	PULL BOX
PL	PROPERTY LINE
POC	POINT OF CONNECTION
POD	POINT OF DIMENSION
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
QCV	QUICK COUPLER VALVE
R	RADIUS
RCP	REINFORCED CONCRETE
RCV	REMOTE CONTROL VALVE
REBAR	REINFORCING BAR
ROW	RIGHT OF WAY
RPB	REDUCED PRESSURE BACKFLOW DEVICE
SD	STORM DRAIN
SE	STRUCTURAL ENGINEER
SHT	SHEET
SL	STREET LIGHT
SPEC	SPECIFICATIONS
SS	SANITARY SEWER
S/S	STAINLESS STEEL
SSPWC	STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION
SF	SQUARE FEET
TC	TOP OF CURB
TB	TOP OF BENCH
TBR	TO BE REMOVED
TD	TOP DECKING
TG	TOP OF GRATE
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W/	WITH
WM	WATER METER
WWM	WELDED WIRE MESH

LANDSCAPE CONSTRUCTION SCHEDULE:

KEY	ITEM / DESCRIPTION	COLOR / SRI	FINISH	SUPPLIER	COMMENTS
L-01	CONCRETE PAVING	NATURAL GREY	–	–	SEE DETAILS 1&2/L1.51
L-02	DECORATIVE COBBLE 2"-3" /NAPILI COBBLE	BLACK	–	SOUTHWEST BOULDER AND STONE 760-328-5877	–
L-03A	SPORT COURT STRIPING / SB-150 COOL COATING BY STREETBOND	"SR WHITE"	SR-150	GAF 415-583-2165	SEE DETAIL 11/L1.21
L-03B	SPORT COURT STRIPING / SB-150 COOL COATING BY STREETBOND	"PMS 640C"	SR-150	GAF 415-583-2165	SEE DETAIL 11/L1.21
L-04A	SPORT COURT SURFACE / SB-150 COOL COATING BY STREETBOND	"CL SHAMROCK GREEN"	SR-150	GAF 415-583-2165	SEE DETAIL 11/L1.21
L-04B	SPORT COURT SURFACE / SB-150 COOL COATING BY STREETBOND	"PMS 640C"	SR-150	GAF 415-583-2165	SEE DETAIL 11/L1.21
L-04C	SPORT COURT SURFACE / SB-150 COOL COATING BY STREETBOND	"PMS 637"	SR-150	GAF 415-583-2165	SEE DETAIL 11/L1.21
L-04D	SPORT COURT SURFACE / SB-150 COOL COATING BY STREETBOND	"PMS 7457"	SR-150	GAF 415-583-2165	SEE DETAIL 11/L1.21
L-05	CAST-IN-PLACE CONCRETE STEPS	NATURAL GREY	–	–	SEE DETAIL 7/L1.52
L-06	6" WIDE CAST-IN-PLACE CONCRETE CURB/LOW WALL	NATURAL GREY	–	–	SEE DETAIL 13/L1.53
L-07	18" WIDE CAST-IN-PLACE CONCRETE SEATWALL	NATURAL GREY	–	–	SEE DETAIL 4/L1.51
L-08	52" WIDE 18" HIGH CAST-IN-PLACE CONCRETE SEATWALL	NATURAL GREY	–	–	SEE DETAIL 4/L1.51
L-09	CAST-IN-PLACE CONCRETE AMPHITHEATER SEATWALL	NATURAL GREY	–	–	SEE DETAIL 5/L1.51
L-10	42" HIGH CAST-IN-PLACE RAMP WALL	NATURAL GREY	–	–	SEE DETAIL 6/L1.52
L-11	42" HIGH CAST-IN-PLACE CONCRETE MONUMENT SIGN	NATURAL GREY	–	–	SEE DETAIL 12/L1.51
L-12	48" HIGH PERIMETER FENCE ON EXISTING WALL	"BLEU PMS 640C"	–	OMEGA 435-245-5055	"ELITE" INFILL PANELS SEE DETAIL 14/L1.52
L-13	SINGLE PEDESTRIAN GATE	"BLEU PMS 640C"		OMEGA 435-245-5055	"ELITE" INFILL PANELS SEE DETAIL 8/L1.52
L-14A	8'-0" HIGH FENCE ON MULTI-SPORT COURT	"BLEU PMS 640C"	–	OMEGA 435-245-5055	"ELITE" INFILL PANELS SEE DETAILS 9/L1.53, 9/L1.53B
L-14B	8'-0" HIGH PRIMETER FENCE	"BLEU PMS 640C"	–	OMEGA 435-245-5055	"ELITE" INFILL PANELS SEE DETAIL 13/L1.53
L-14C	10'-0" HIGH FENCE ON SEATWALL	"BLEU PMS 640C"	–	OMEGA 435-245-5055	"ELITE" INFILL PANELS SEE DETAIS 15/L1.53, 15/L1.53B
L-15	8'-0"' HIGH 15' WIDE DOUBLE-SLIDING GATE	"BLEU PMS 640C"		OMEGA 435-245-5055	"ELITE" INFILL PANELS SEE DETAIL 7/L1.53
L-16	WALL MOUNT STAINLESS STEEL HANDRAIL	–	–	–	SEE DETAIL 13/L1.52
L-17	FREE STANDING STAINLESS STEEL HANDRAIL	–	–	–	SEE DETAIL 13/L1.52
L-18	BASKETBALL POST / THOR PLANTINUM	"BLACK"	–	PRO DUNK 888-600-8545	SEE DETAIL 3/L1.51
L-19	SECURITY LIGHT	–	–	–	REFER TO SITE LIGHTING DETAILS A, B/EL1.04
L-20	LITTER + RECYCLING / ROCKFORD	BODY "FOG" LID "LOLL SKY BLUE" DIVERTER "LOLL SKY BLUE"	POWDER COATED METAL	LANDSCAPEFORMS 818-541-6691	TOP OPENING WITH LOCKING LID, INSTALL PER MANUF. INSTRUCTIONS. FREESTANDING.
L-21	BIKE RACK / "HEAVY DUTY WINDER" SINGLE-BIKE	"BLACK"	POWDER COATED	MADRAX 800-448-7931	SEE DETAIL 7/L1.51
L-22	BIKE RACK / "HEAVY DUTY WINDER" 7-BIKE	"BLACK"	POWDER COATED	MADRAX 800-448-7931	SEE DETAIL 10/L1.51
L-23	NOT USED	–	–	–	–
L-24	VOLLEYBALL POST SLEEVE (3.5") /SKU: POP-SLEEVE	ALUMINUM WITH POWDER COATED ALUMINUM CAP	POWDER COATED	VOLLEYBALLUSA.COM 800-494-3933	SEE DETAIL 3/L1.52

LANDSCAPE LIGHTING SCHEDULE
ADD ALTERNATE A:

KEY	ITEM / DESCRIPTION	COLOR / SRI	FINISH	SUPPLIER	COMMENTS
P-01	METEOR POLE LIGHTING WITH 2 LUMENS	–	–	–	SEE L1.11B FOR LIGHTING LOCATION SEE DETAIL 15/L1.51
P-02	METEOR POLE LIGHTING WITH 3 LUMENS	–	–	–	SEE L1.11B FOR LIGHTING LOCATION SEE DETAIL 15/L1.51
P-03	METEOR POLE LIGHTING WITH 4 LUMENS	–	–	–	SEE L1.11B FOR LIGHTING LOCATION SEE DETAIL 15/L1.51

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True North Compliance Services, Inc.

PLAN REVIEW APPROVAL

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BY: Mukhan Hamidi DATE: 03/25/2026

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REGISTERED LANDSCAPE ARCHITECT — JOHN VERNON — No. 5722 — 02-28-27 — LANDSCAPE ARCHITECT — STATE OF CALIFORNIA

CITY OF EL SEGUNDO

350 Main St, El Segundo, CA 90245

EL SEGUNDO RECREATION PARK PHASE 1 IMPROVEMENT PROJECT

TEEN CENTER AND TEEN PLAZA

405 E Grand Ave, El Segundo, CA 90245

Issue dates

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	04/18/25	100% DD SUBMITTAL
	06/06/25	50% CD SUBMITTAL
	08/20/25	90% CD SUBMITTAL
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	02/09/26	PLAN CHECK RESUBMITTAL #4

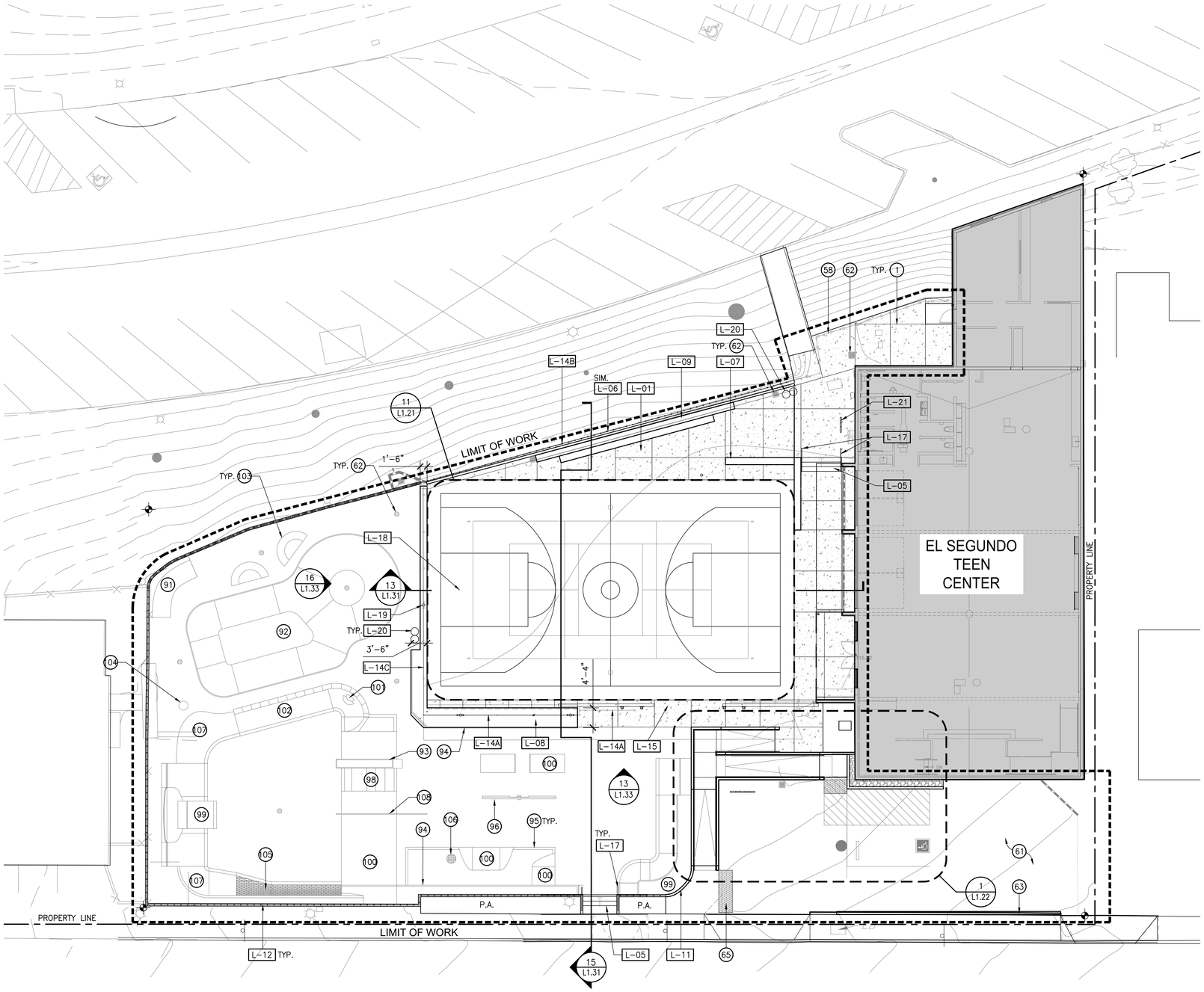
Sheet title:

LANDSCAPE CONSTRUCTRION LEGEND & NOTES

Designed by:	AB
Drawn by:	YY
Checked by:	JZ
Project number:	124011

L1.00

Plotted by: abertolini Jan. 16, 2026 03:09 PM Z:\Shared\Los Angeles\Production\2024\124011\CAD\124011_L1.00.dwg



CONSTRUCTION KEYNOTES:

1. SCORE JOINT.
2. RAMP.

EXISTING REFERENCES:
57. UTILITY EQUIPMENT.
58. EXISTING FENCE.

CIVIL REFERENCES:
61. ASPHALT.
62. STORM DRAIN DROP INLET.
63. CURB.
64. ADA PARKING SPACE.
65. TRUNCATED DOME.

SKATE PARK:
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108. SINGLE KINKED SQUARE GRIND RAIL.

LANDSCAPE CONSTRUCTION SCHEDULE:

KEY	ITEM / DESCRIPTION
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L-03B	SPORT COURT STRIPING / SB-150 COOL COATING BY STREETBOND
L-04A	SPORT COURT SURFACE / SB-150 COOL COATING BY STREETBOND
L-04B	SPORT COURT SURFACE / SB-150 COOL COATING BY STREETBOND
L-04C	SPORT COURT SURFACE / SB-150 COOL COATING BY STREETBOND
L-04D	SPORT COURT SURFACE / SB-150 COOL COATING BY STREETBOND
L-05	CAST-IN-PLACE CONCRETE STEPS
L-06	6" WIDE CAST-IN-PLACE CONCRETE CURB/LOW WALL
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L-10	42" HIGH CAST-IN-PLACE RAMP WALL
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L-14C	10'-0" HIGH FENCE ON SEATWALL
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L-21	BIKE RACK / "HEAVY DUTY WINDER" SINGLE-BIKE
L-22	BIKE RACK / "HEAVY DUTY WINDER" 7-BIKE
L-23	NOT USED
L-24	VOLLEYBALL POST SLEEVE (3.5") /SKU: POP-SLEEVE

SEE SHEET L1.00 FOR COMPLETE SCHEDULE.

SCALE: 1" = 10'

0 5' 10' 20' 40'

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PLAN REVIEW APPROVAL

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BY: Matham Pravida DATE: 03/25/2026

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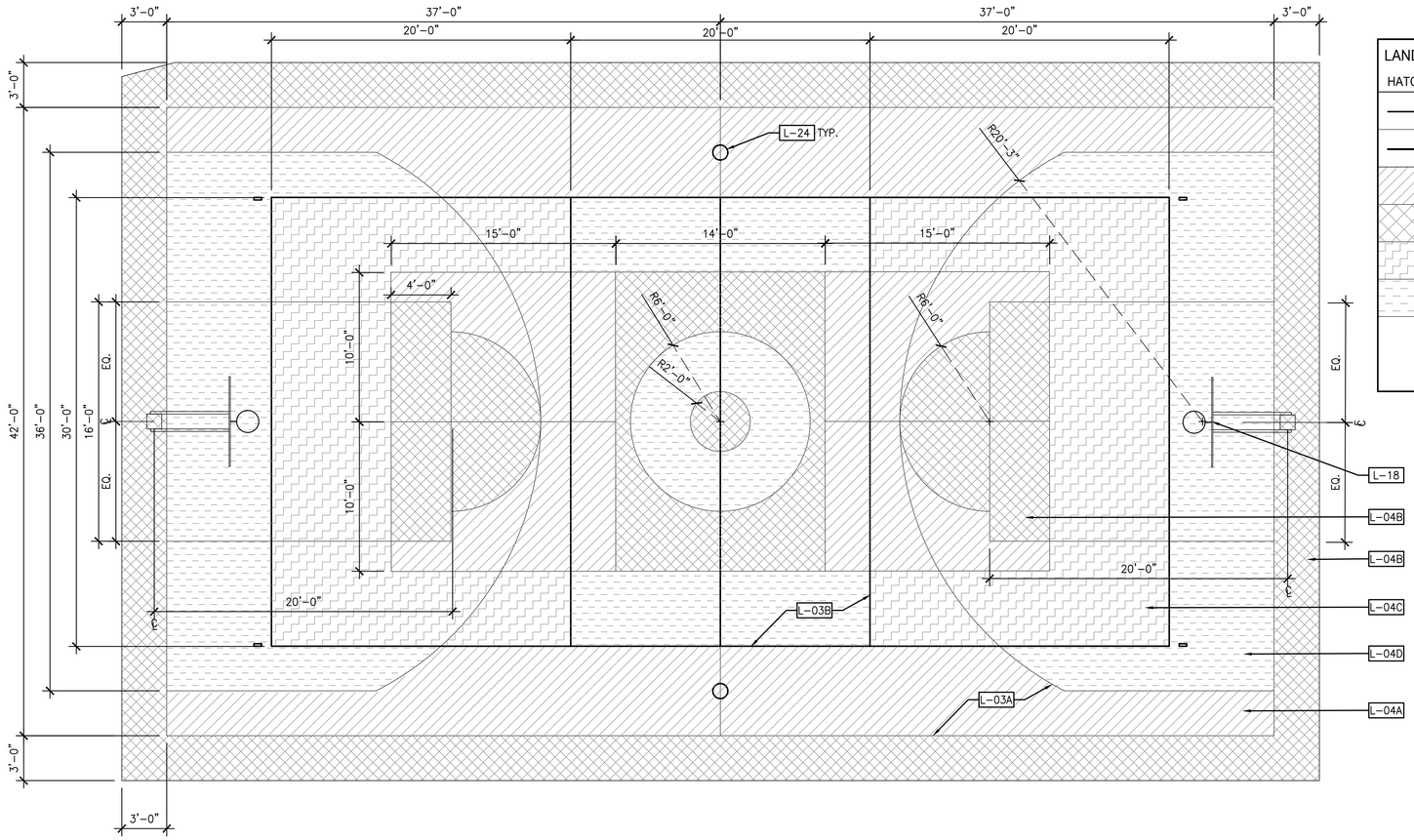
Sheet title:

LANDSCAPE CONSTRUCTION PLAN

Designed by:	AB
Drawn by:	YY
Checked by:	JZ
Project number:	124011

L1.11

Plotted by: abertolini Jan. 16, 2026 03:29 PM Z:\Shared\Los Angeles\Production\2024\124011\CAD\124011_L1.11.dwg



LANDSCAPE CONSTRUCTION SCHEDULE:			
HATCH	KEY	ITEM / DESCRIPTION	COLOR / SRI
———	L-03A	SPORT COURT SURFACE / SB-150 COOL COATING BY STREETBOND	"SR WHITE"
———	L-03B	SPORT COURT SURFACE / SB-150 COOL COATING BY STREETBOND	"PMS 640C"
	L-04A	SPORT COURT SURFACE / SB-150 COOL COATING BY STREETBOND	"CL SHAMROCK GREEN"
	L-04B	SPORT COURT SURFACE / SB-150 COOL COATING BY STREETBOND	"PMS 640C"
	L-04C	SPORT COURT SURFACE / SB-150 COOL COATING BY STREETBOND	"PMS 637"
	L-04D	SPORT COURT SURFACE / SB-150 COOL COATING BY STREETBOND	"PMS 7457"
	L-18	BASKETBALL POST / THOR PLANTINUM	"BLACK"
	L-24	VOLLEYBALL POST SLEEVE (3.5") /SKU: POP-SLEEVE	ALUMINUM WITH POWDER COATED ALUMINUM CAP

SEE SHEET L1.00 FOR COMPLETE SCHEDULE.

11 MULTI PURPOSE COURT PAVING ENLARGEMENT

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

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BY Mathan Fowcett DATE: 03/25/2026

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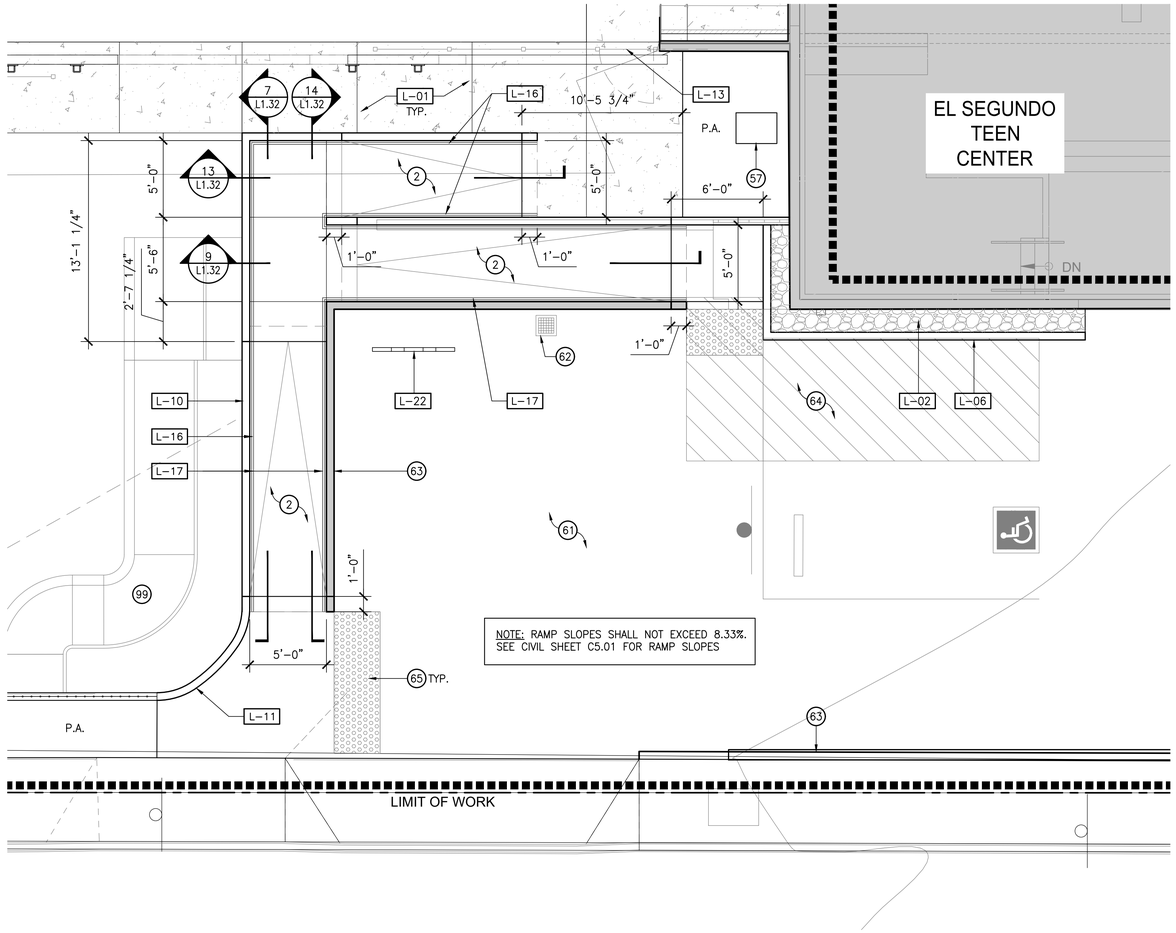
Sheet title:

LANDSCAPE CONSTRUCTION ENLARGEMENT PLAN

Designed by:	AB
Drawn by:	YY
Checked by:	JZ
Project number:	124011

L1.21

Plotted by: abertolini Jan. 12, 2026 02:31 PM Z:\Shared\Los Angeles\Production\2024\124011\CAD\124011_L1.21.dwg



1 ENTRY RAMP ENLARGEMENT
SCALE: 1/4" = 1'-0"

CONSTRUCTION KEYNOTES:

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2. RAMP.

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SEE SHEET L1.00 FOR COMPLETE SCHEDULE.

SCALE: 1/4" = 1'-0"
0 2' 4' 8' 16'

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BY Malkam Fawcett DATE: 03/25/2026

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REGISTERED LANDSCAPE ARCHITECT — JOHN YOUNGER — No. 5722 — 09-25-27 — RENEWAL 10/31/2026 — STATE OF CALIFORNIA

CITY OF
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350 Main St, El Segundo, CA 90245

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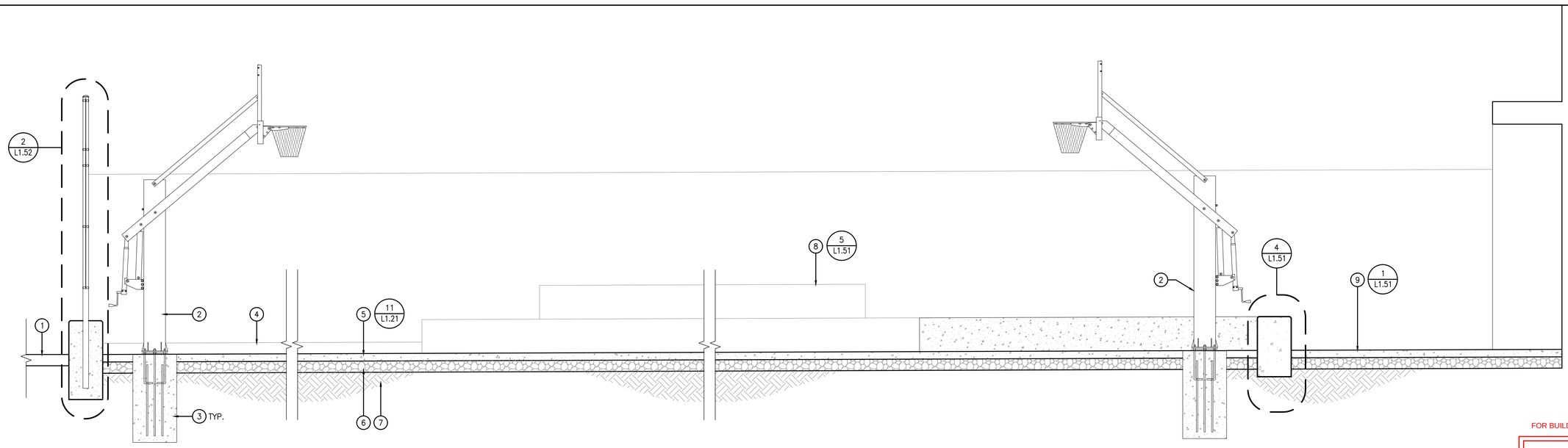
Sheet title:

LANDSCAPE CONSTRUCTION ENLARGEMENT PLAN

Designed by:	AB
Drawn by:	YY
Checked by:	JZ
Project number:	124011

L1.22

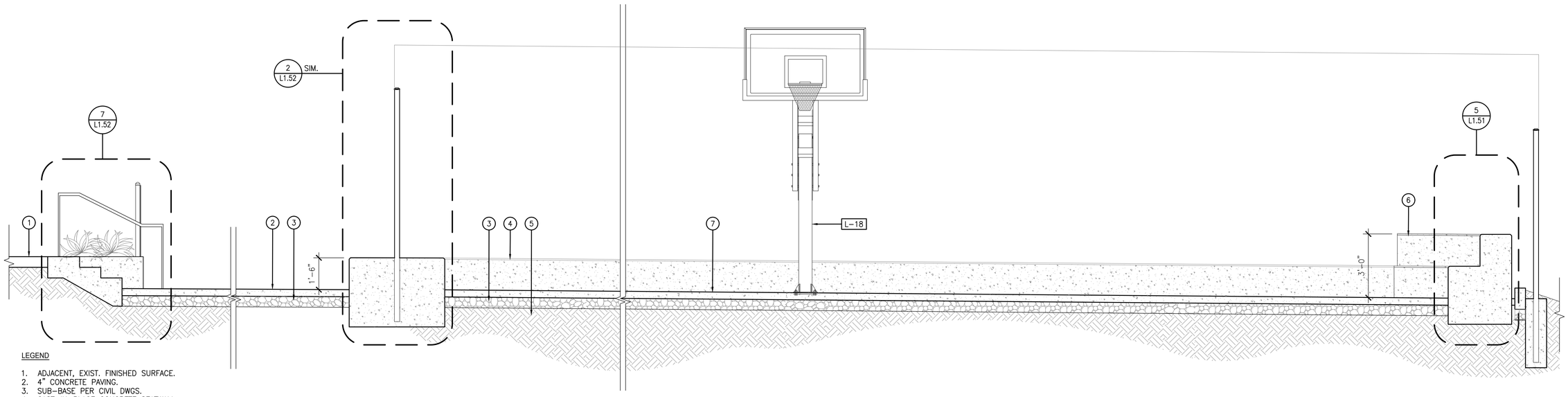
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Jan. 16, 2026 03:28 PM
Plotted by: abertolini



LEGEND

1. ADJACENT SKATEPARK SURFACE.
2. BASKETBALL POST.
3. BASKETBALL POST FOOTING PER MANUFACTURER.
4. EXISTING PERIMETER CURB.
5. FINISHED SURFACE – BASKETBALL COURT.
6. AGGREGATE SUB–BASE PER CIVIL DWGS.
7. COMPACTED SUBGRADE PER CIVIL DWGS.
8. CAST–IN–PLACE CONCRETE AMPHITHEATER SEATING.
9. 4" CONCRETE PAVING.

13 EAST-WEST SPORT COURT SECTION
SCALE: 1/2" = 1'–0"



LEGEND

1. ADJACENT, EXIST. FINISHED SURFACE.
2. 4" CONCRETE PAVING.
3. SUB–BASE PER CIVIL DWGS.
4. CAST–IN–PLACE CONCRETE SEATWALL.
5. COMPACTED SUBGRADE PER CIVIL DWGS.
6. CAST–IN–PLACE CONCRETE AMPHITHEATER SEATING.
7. MULTI–PURPOSE COURT SURFACE, SEE 11/L1.21 FOR DETAILS.

15 NORTH-SOUTH SPORT COURT SECTION
SCALE: 1/2" = 1'–0"

FOR BUILDING COMPLIANCE ONLY

True North Compliance Services, Inc.

PLAN REVIEW APPROVAL

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BY: Mahan Fuseldi DATE: 03/25/2026

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M I G

360 East Second Street
Suite 675
Los Angeles, CA 90012

213–694–3800
www.migcom.com

REGISTERED LANDSCAPE ARCHITECT
JOHN YOUNGSON No. 5722
STATE OF CALIFORNIA
03.25.27
12/18/2025
DATE

CITY OF
EL SEGUNDO
350 Main St, El Segundo, CA 90245

EL SEGUNDO RECREATION PARK PHASE 1 IMPROVEMENT PROJECT

TEEN CENTER AND TEEN PLAZA

405 E Grand Ave,
El Segundo, CA 90245

Issue dates

#	Date	Description
	01/15/25	50% DD SUBMITTAL
	04/18/25	100% DD SUBMITTAL
	06/06/25	50% CD SUBMITTAL
	08/20/25	90% CD SUBMITTAL
	10/28/25	PLAN CHECK RESUBMITTAL #1
	11/14/25	PLAN CHECK RESUBMITTAL #2
	01/16/26	PLAN CHECK RESUBMITTAL #3
	02/09/26	PLAN CHECK RESUBMITTAL #4

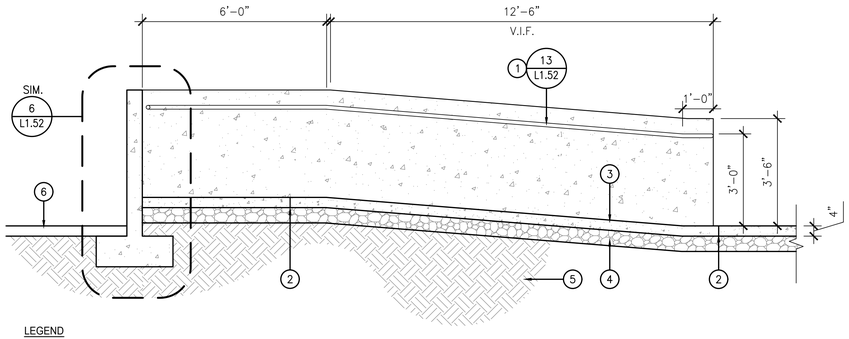
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LANDSCAPE SECTIONS

Designed by:	AB
Drawn by:	YY
Checked by:	JZ
Project number:	124011

L1.31

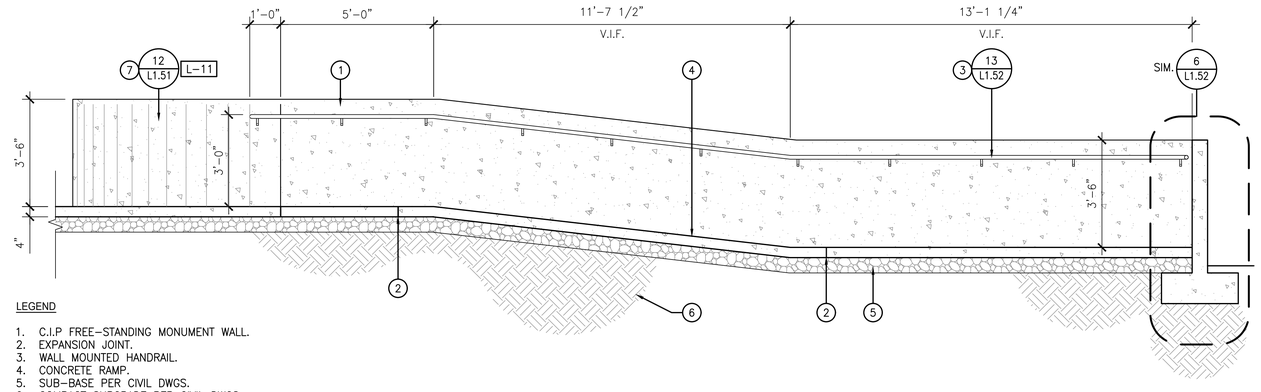
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LEGEND

1. WALL MOUNTED HANDRAIL.
2. EXPANSION JOINT.
3. CONCRETE RAMP.
4. AGGREGATE SUB-BASE PER CIVIL DWGS.
5. COMPACT SUBGRADE PER CIVIL DWGS.
6. ADJACENT FINISHING SURFACE.

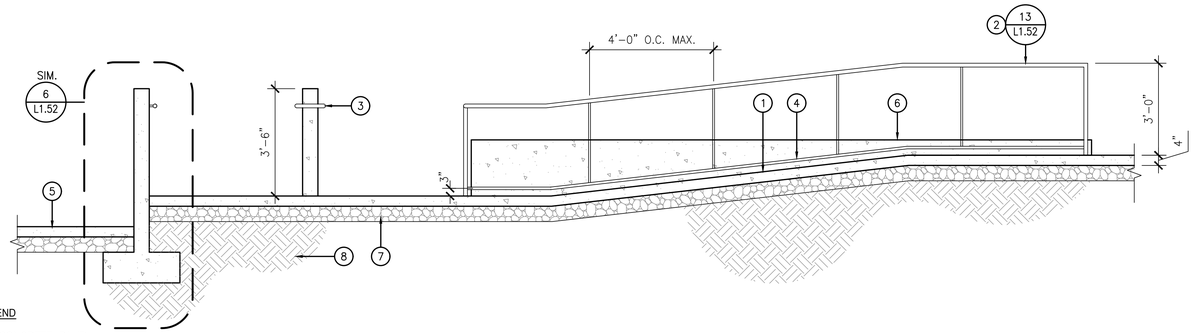
13 LOWER RAMP SECTION
SCALE: 1/2" = 1'-0"



LEGEND

1. C.I.P FREE-STANDING MONUMENT WALL.
2. EXPANSION JOINT.
3. WALL MOUNTED HANDRAIL.
4. CONCRETE RAMP.
5. SUB-BASE PER CIVIL DWGS.
6. COMPACT SUBGRADE PER CIVIL DWGS.
7. MONUMENT WALL.

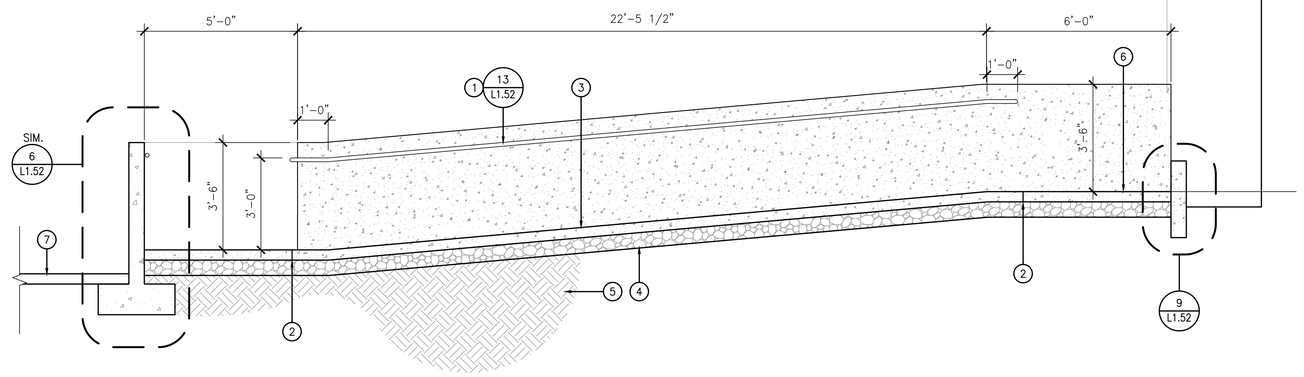
7 ENTRY RAMP AT MONUMENT SIGN SECTION
SCALE: 1/2" = 1'-0"



LEGEND

1. CONCRETE RAMP.
2. FREE-STANDING HANDRAIL.
3. WALL MOUNTED HANDRAIL.
4. GUIDE RAIL.
5. ADJACENT FINISHING SURFACE.
6. CURB PER CIVIL DWGS.
7. AGGREGATE SUB-BASE PER CIVIL DWGS.
8. COMPACT SUBGRADE PER CIVIL DWGS.

14 PARKING LOT RAMP SECTION
SCALE: 1/2" = 1'-0"



LEGEND

1. WALL MOUNTED HANDRAIL.
2. EXPANSION JOINT.
3. CONCRETE RAMP.
4. COMPACTED SUB-BASE PER CIVIL DWGS.
5. COMPACT SUBGRADE PER CIVIL DWGS.
6. 4" CONCRETE PAVING.
7. ADJACENT PAVING.

9 PARKING LOT RAMP SECTION
SCALE: 1/2" = 1'-0"

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True North Compliance Services, Inc.

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BY: Matham Pravida DATE: 03/25/2026

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LICENSED LANDSCAPE ARCHITECT — JOHN VERNON — No. 6065 — 09.25.27 — 12/18/2025 — STATE OF CALIFORNIA

CITY OF
EL SEGUNDO
350 Main St, El Segundo,
CA 90245

EL SEGUNDO RECREATION
PARK PHASE 1
IMPROVEMENT PROJECT

TEEN CENTER AND TEEN PLAZA

405 E Grand Ave,
El Segundo, CA 90245

Issue dates

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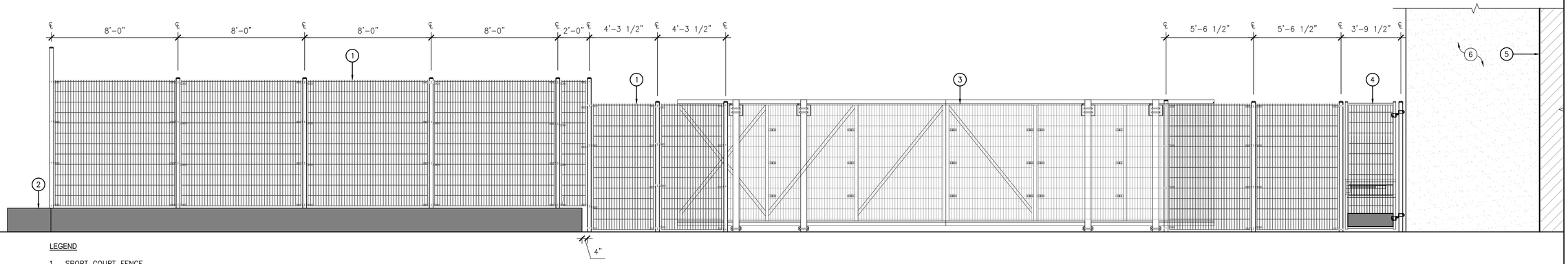
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LANDSCAPE
SECTIONS

Designed by:	AB
Drawn by:	YY
Checked by:	JZ
Project number:	124011

L1.32

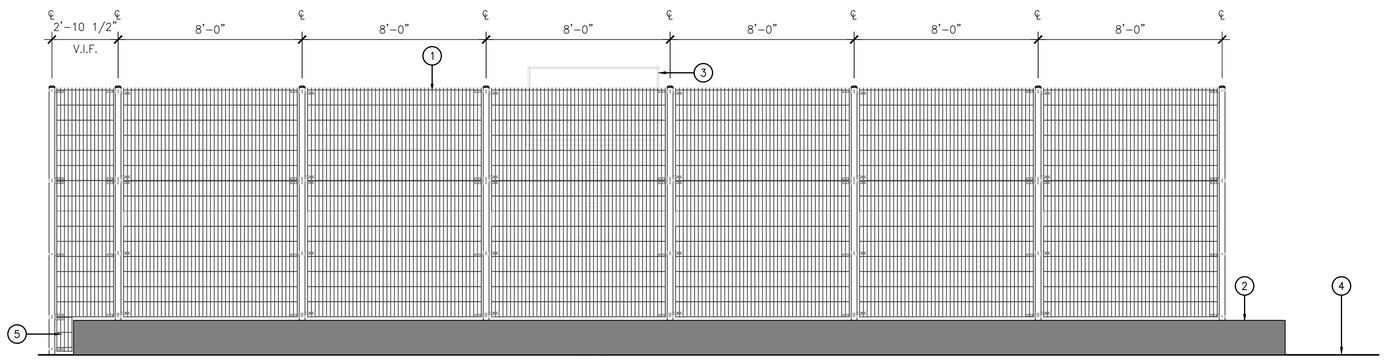
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LEGEND

1. SPORT COURT FENCE.
2. CONCRETE SEATWALL.
3. DOUBLE-SLIDING GATE.
4. PEDESTRIAN SWING GATE.
5. FACE OF BUILDING.
6. BUILDING WING WALL.

13 SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



LEGEND

1. SPORT COURT FENCE.
2. CONCRETE SEATWALL.
3. BASKETBALL GOAL (BEYOND).
4. FINISHED SURFACE.
5. CUSTOM CUT PANEL AT END OF SEATWALL.

16 WEST ELEVATION
SCALE: 3/8" = 1'-0"

M I G

360 East Second Street
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Los Angeles, CA 90012

213-694-3800
www.migcom.com

JOSEPH ZAMBRANO — LANDSCAPE ARCHITECT — No. 6491 — REGISTERED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA
Signature
02/25/26
Expiration Date
11/19/2026
Date

CITY OF
EL SEGUNDO
350 Main St, El Segundo, CA 90245

EL SEGUNDO RECREATION PARK PHASE 1 IMPROVEMENT PROJECT

TEEN CENTER AND TEEN PLAZA

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	02/09/26	PLAN CHECK RESUBMITTAL #4

Sheet title:

LANDSCAPE ELEVATIONS

Designed by:	AB
Drawn by:	YY
Checked by:	JZ
Project number:	124011

L1.33

FOR BUILDING COMPLIANCE ONLY

True North Compliance Services, Inc.

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BY: Mathan Hurdle DATE: 03/25/2026

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True North Compliance Services, Inc.

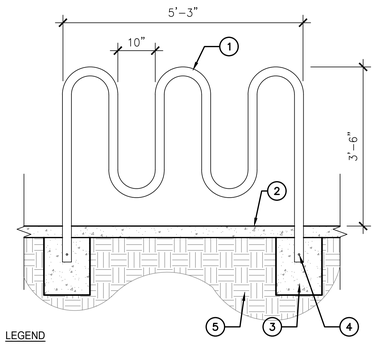
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BY Mallam Hawidi DATE: 03/25/2026

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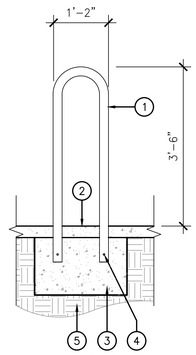
LEGEND

1. BIKE RACK.
2. FINISHED SURFACE.
3. CONCRETE FOOTING.
4. ANCHOR ROD.
5. COMPACT SUBGRADE PER GEOTECH REPORT.

NOTES

A. INSTALL PER MANUF. INSTRUCTIONS AND RECOMMENDATIONS.
B. REFER TO STRUCTURAL DETAIL 4/S2.01 FOR FOOTING AND REINFORCING.

10 BIKE RACK AT PARKING LOT
SCALE: 3/4" = 1'-0"



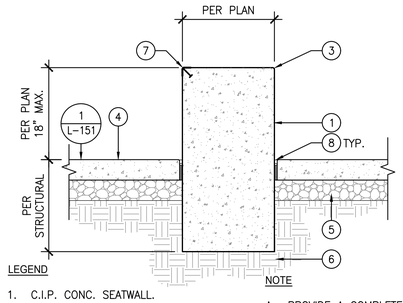
LEGEND

1. BIKE RACK.
2. FINISHED SURFACE.
3. CONCRETE FOOTING.
4. ANCHOR ROD.
5. COMPACT SUBGRADE PER GEOTECH REPORT.

NOTES

A. INSTALL PER MANUF. INSTRUCTIONS AND RECOMMENDATIONS.
B. REFER TO STRUCTURAL DETAIL 4/S2.01 FOR FOOTING AND REINFORCING.

7 BIKE RACK
SCALE: 3/4" = 1'-0"



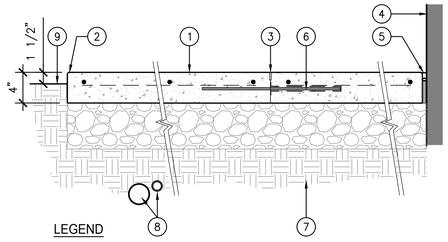
LEGEND

1. C.I.P. CONC. SEATWALL.
2. NOT USED.
3. 1/2" CHAMFER EDGE (CONT.).
4. FINISHED SURFACE.
5. COMPACTED SUBBASE PER GEOTECH REPORT.
6. COMPACT SUBGRADE TO PER GEOTECH REPORT.
7. SKATE GRIND EDGE PER SKATE PARK DESIGNER DRAWINGS.
8. EXPANSION JOINT.

NOTE

A. PROVIDE A COMPLETE SET OF SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION /FABRICATION.
B. REFER TO STRUCTURAL DETAIL 1/S2.01 FOR FOOTING AND REINFORCING.

4 C.I.P. CONCRETE SEATWALL
SCALE: 1" = 1'-0"



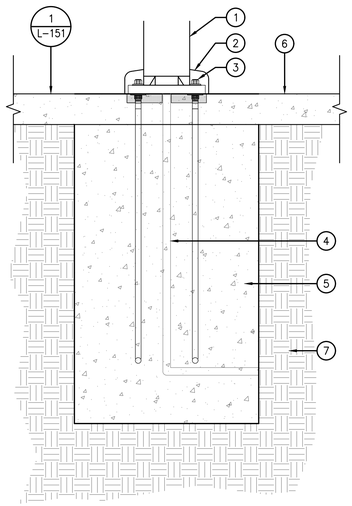
LEGEND

1. CONC. PAVING – FINISH PER PLAN.
2. 1/4" RADIUS, ALL EXPOSED EDGES.
3. COLD JOINT.
4. BLDG. FACE OR VERTICAL SURFACE.
5. EXPANSION JOINT. SEE CONCRETE JOINTS DETAIL.
6. SPEED DOWEL. SEE CONCRETE JOINTS DETAIL.
7. COMPACTED SUBGRADE PER CIVIL DWGS.
8. CONDUITS, SLEEVES, ETC. SHALL BE BENEATH SAND BASE, DEPTH AND BACKFILL PER SPECIFICATIONS.
9. FINISH GRADE.

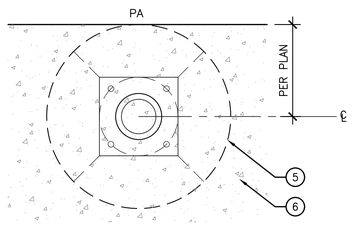
NOTE

A. SEE CIVIL DETAIL 2/C8.01 FOR REINFORCING.

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



C. SECTION : POLE LIGHT AT CONCRETE PAVING.

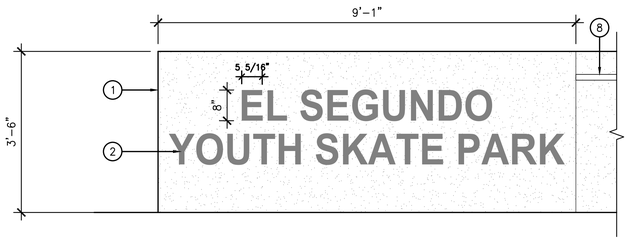


C.C. PLAN

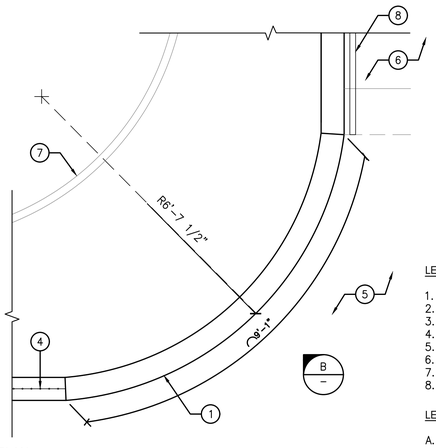
LEGEND

1. POLE LIGHT. SEE ELECTRICAL DRAWINGS.
2. BASE COVER PER MANUFACTURER.
3. ANCHOR BOLT PER ELECTRICAL DRAWINGS.
4. ELECTRICAL CONDUIT PER ELECTRICAL DRAWINGS.
5. CONCRETE FOOTING, PER ELECTRICAL DRAWINGS.
6. FINISH SURFACE OF ADJACENT PAVING.
7. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT.

15 LIGHT POLE
SCALE: 1 1/2" = 1'-0"



B. ELEVATION



A. PLAN

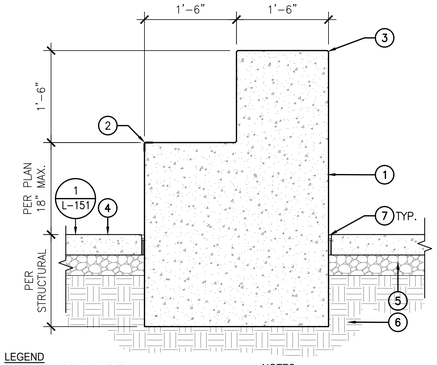
LEGEND

1. CAST-IN-PLACE MONUMENT WALL.
2. 1" RECESSED SIGNAGE LETTERING, ARIAL FONT.
3. NOT USED.
4. 42" TALL FENCE ON EXISTING CONC. WALL.
5. PARKING LOT SURFACE, PER CIVIL DWGS.
6. RAMP.
7. SKATEPARK FEATURE, PER SKATE PARK DESIGNER.
8. WALL MOUNT HANDRAIL.

LEGEND

A. REFER TO STRUCTURAL DETAIL 10/S2.01 FOR FOOTING AND REINFORCEMENT.

12 CIP MOMUMENT WALL
SCALE: 3/4" = 1'-0"



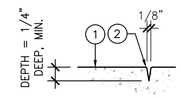
LEGEND

1. C.I.P. CONC. SEATWALL.
2. METAL EDGE PER SKATE PARK DESIGNER.
3. 1/2" CHAMFER EDGE (CONT.).
4. FINISHED SURFACE.
5. COMPACTED SUBBASE PER GEOTECH REPORT.
6. COMPACT SUBGRADE TO PER GEOTECH REPORT.
7. EXPANSION JOINT.

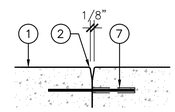
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A. PROVIDE A COMPLETE SET OF SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION /FABRICATION.
B. REFER TO STRUCTURAL DETAIL 2/S2.01 FOR FOOTING AND REINFORCING.

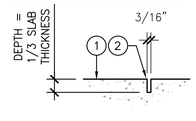
5 C.I.P. CONCRETE AMPHITHEATER SEATING
SCALE: 1" = 1'-0"



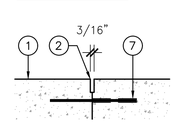
TOOLED JOINT AT BROOM FINISH



TOOLED COLD JOINT



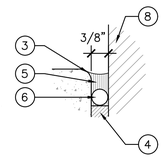
SAWCUT JOINTS AT RETARDANT FINISH



SAWCUT COLD JOINT

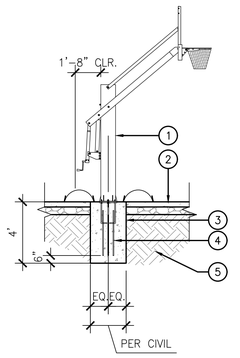
LEGEND

1. PAVING FINISH SURFACE.
2. SCORE JOINT.
3. 1/8" R. AT EDGES. TYP.
4. EXPANSION JOINT FILLER.
5. JOINT SEALANT. COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT. SUBMIT COLOR SAMPLES PRIOR TO INSTALLATION. CONTRACTOR TO APPLY SILICA SAND (30 GRIT) TO EXPOSED SURFACE OF SEALANT AT EXPANSION JOINTS.
6. BACKER ROD.
7. 18" #4 REBAR WITH #4 SPEED DOWEL @ 36" O.C.
8. BLDG. FACE OR VERTICAL SURFACE.



EXPANSION JOINT AT VERT.

2 PAVING JOINTS
SCALE: N.T.S.



LEGEND

1. BASKETBALL POST PER MANUFACTURER'S SPECIFICATIONS.
2. ADJACENT PAVING.
3. CONCRETE FOOTING, PER CIVIL.
4. REBAR PER MANUFACTURER'S SPECIFICATIONS
5. COMPACT SUBGRADE PER GEOTECH REPORT.

NOTE:

A. REFER TO STANDARD DRAWING COURT LAYOUT FOR GOAL/POST LOCATION.
B. CAULK AROUND EA. POST W/NON-HARDENING SEALANT.

3 BASKETBALL POLE FOOTING
SCALE: 1/4" = 1'-0"

M I G

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REGISTERED LANDSCAPE ARCHITECT — JOHN YOUNG HYUN — No. 6482 — 09-30-27 — RENEWAL 12/1/2025 — STATE OF CALIFORNIA

CITY OF
EL SEGUNDO
350 Main St, El Segundo, CA 90245

EL SEGUNDO RECREATION PARK PHASE 1 IMPROVEMENT PROJECT

TEEN CENTER AND TEEN PLAZA

405 E Grand Ave,
El Segundo, CA 90245

Issue dates

#	Date	Description
	01/15/25	50% DD SUBMITTAL
	04/18/25	100% DD SUBMITTAL
	06/06/25	50% CD SUBMITTAL
	08/20/25	90% CD SUBMITTAL
	10/28/25	PLAN CHECK RESUBMITTAL #1
	11/14/25	PLAN CHECK RESUBMITTAL #2
	01/16/26	PLAN CHECK RESUBMITTAL #3
	02/09/26	PLAN CHECK RESUBMITTAL #4

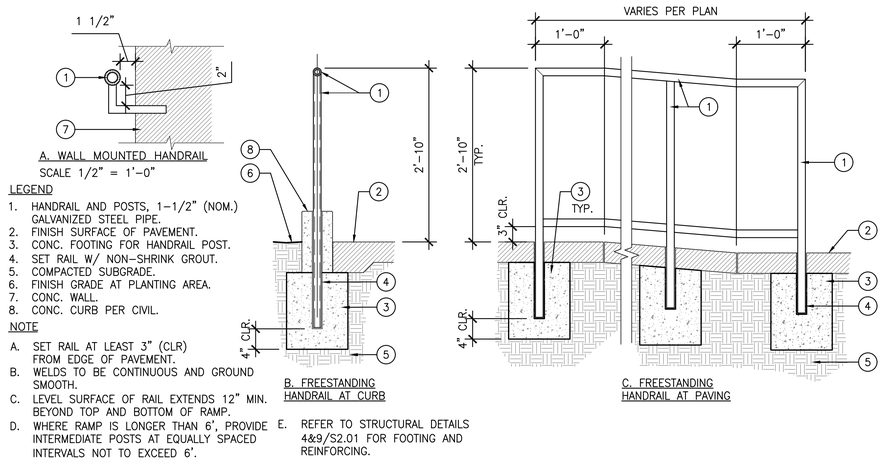
Sheet title:

LANDSCAPE CONSTRUCTION DETAILS

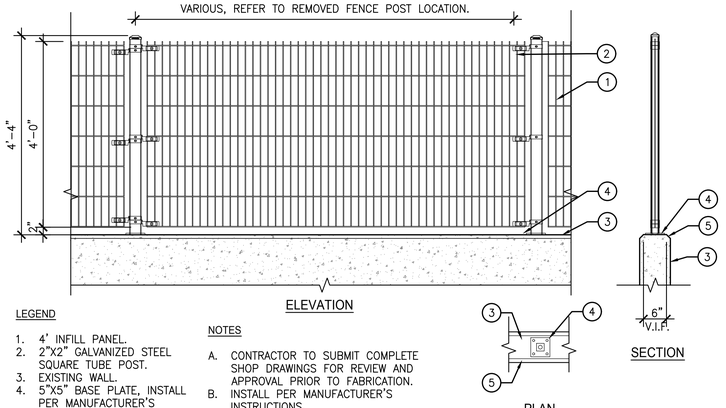
Designed by:	AB
Drawn by:	YY
Checked by:	JZ
Project number:	124011

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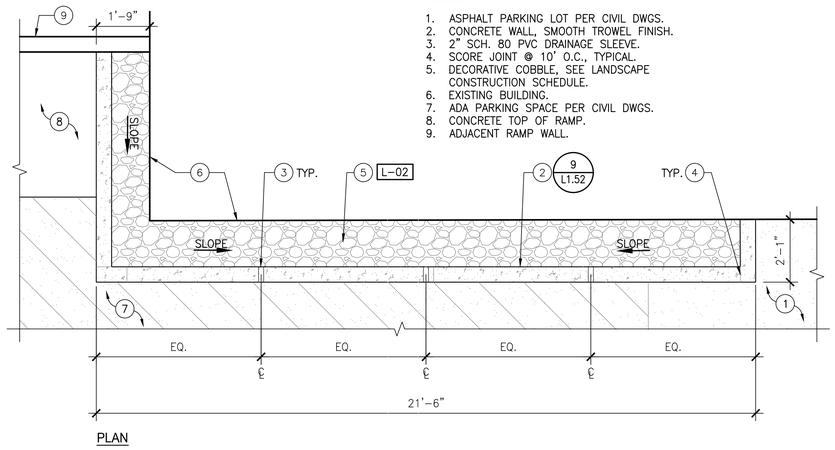
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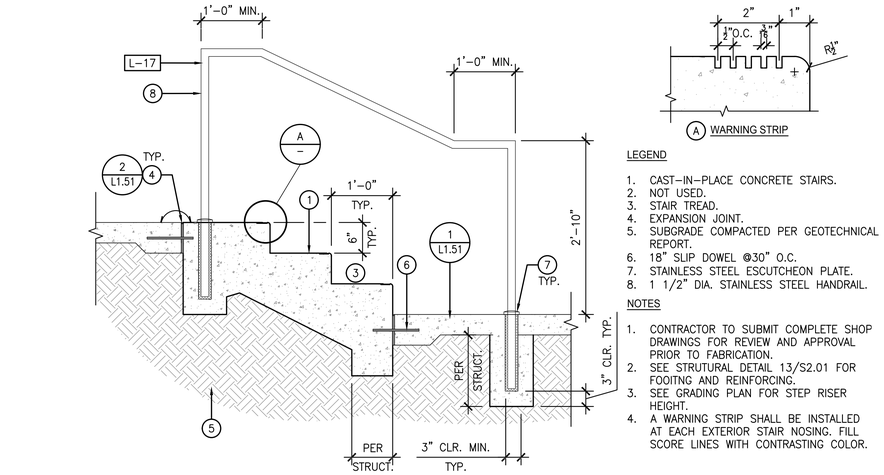
13 TYPICAL RAMP HANDRAILS
SCALE: 1" = 1'-0"



14 4' HIGH PERIMETER FENCE
SCALE: 3/4" = 1'-0"

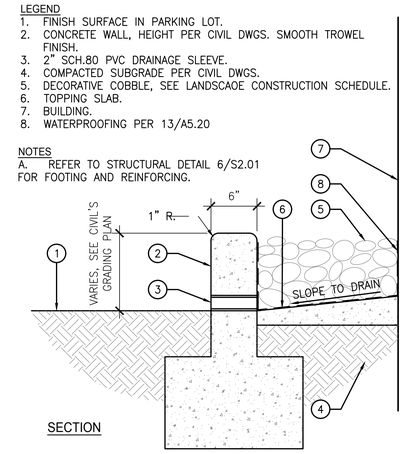


15 CONCRETE WALL ENLARGEMENT
SCALE: 1/2" = 1'-0"

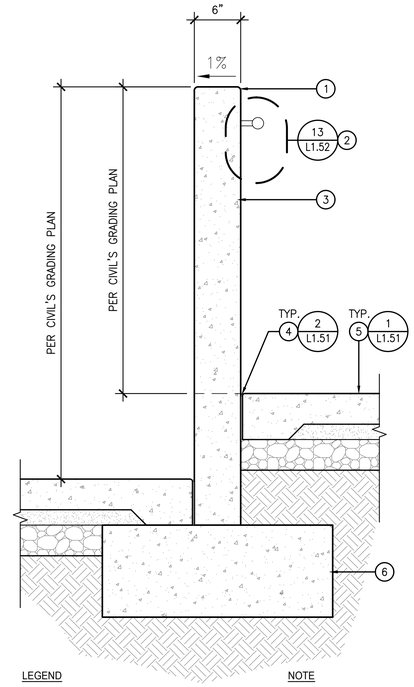


7 CONCRETE STEPS
SCALE: 1" = 1'-0"

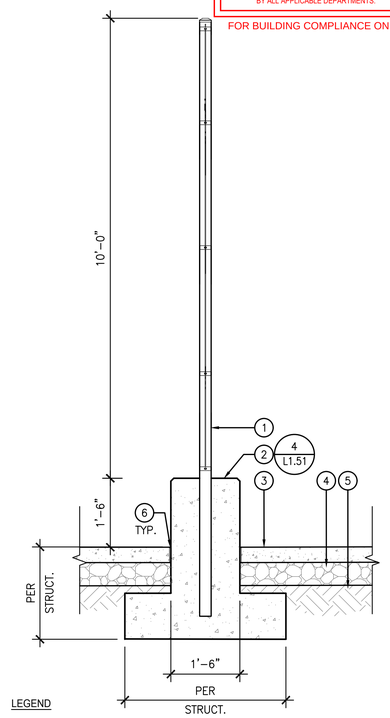
8 PEDESTRIAN GATE
SCALE: 1/2" = 1'-0"



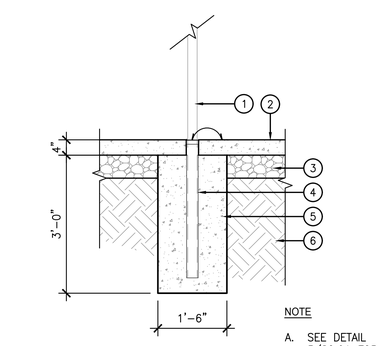
9 WALL AT PARKING LOT
SCALE: 1 1/2" = 1'-0"



6 CONCRETE RETAINING WALL
SCALE: 1 1/2" = 1'-0"



2 FENCE @ SEATWALL
SCALE: 3/4" = 1'-0"



3 VOLLEYBALL POST SLEEVE
SCALE: 3/4" = 1'-0"

True North Compliance Services, Inc.
PLAN REVIEW APPROVAL
THESE PLANS/DOCUMENTS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING STANDARDS CODES AS ADOPTED BY THE STATE OF CALIFORNIA AND AMENDED BY THE JURISDICTION. PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, NOR LOCAL REGULATION.
BY: Mathan Hweidi DATE: 03/25/2026
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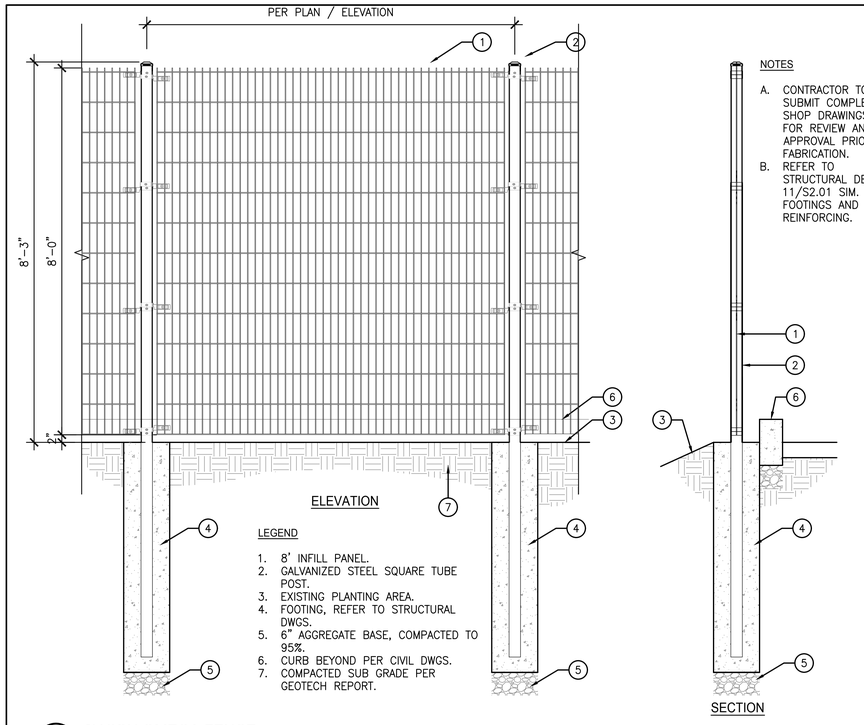
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Designed by:	AB
Drawn by:	YY
Checked by:	JZ
Project number:	124011

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Plotted by: abertolini Jan. 12, 2026 02:34 PM Z:\Shared\Los Angeles\Production\2024\124011\CAD\124011_L1.52.dwg



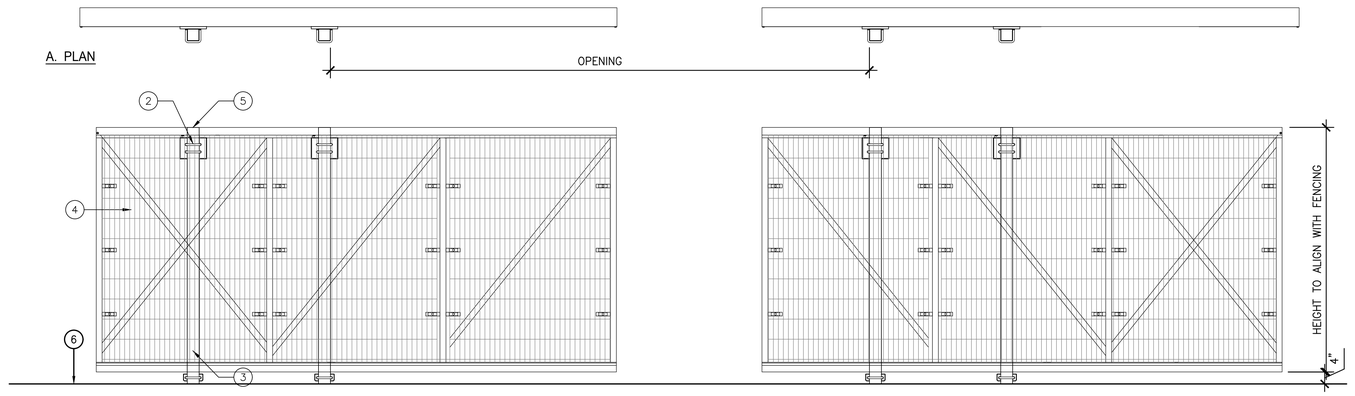
NOTES

A. CONTRACTOR TO SUBMIT COMPLETE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
B. REFER TO STRUCTURAL DETAIL 11/S2.01 SIM. FOR FOOTINGS AND REINFORCING.

LEGEND

1. 8' INFILL PANEL.
2. GALVANIZED STEEL SQUARE TUBE POST.
3. EXISTING PLANTING AREA.
4. FOOTING, REFER TO STRUCTURAL DWGS.
5. 6" AGGREGATE BASE, COMPACTED TO 95%.
6. CURB BEYOND PER CIVIL DWGS.
7. COMPACTED SUB GRADE PER GEOTECH REPORT.

13 8' HIGH OMEGA FENCE
SCALE: 3/4" = 1'-0"



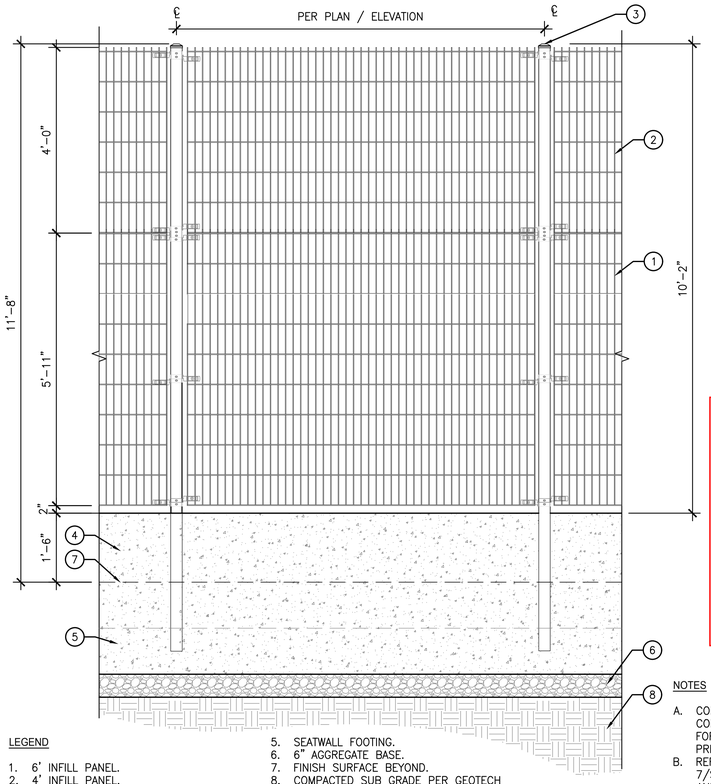
LEGEND

1. SLIDING GATE.
2. TOP TRACK.
3. BASE TRACK.
4. SUPPORT BRACING.
5. 4"X4" POST.
6. FINISHED SURFACE.

NOTES

A. CONTRACTOR TO SUBMIT COMPLETE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
B. REFER TO STRUCTURAL DETAIL 15/S2.01 FOR FOOTING AND REINFORCING.

7 DOUBLE-SLIDING GATE
SCALE: 1/2" = 1'-0"



LEGEND

1. 6' INFILL PANEL.
2. 4' INFILL PANEL.
3. GALVANIZED STEEL SQUARE TUBE POST.
4. SEATWALL.
5. SEATWALL FOOTING.
6. 6" AGGREGATE BASE.
7. FINISH SURFACE BEYOND.
8. COMPACTED SUB GRADE PER GEOTECH REPORT.

NOTES

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15 10' HIGH OMEGA FENCE
SCALE: 3/4" = 1'-0"

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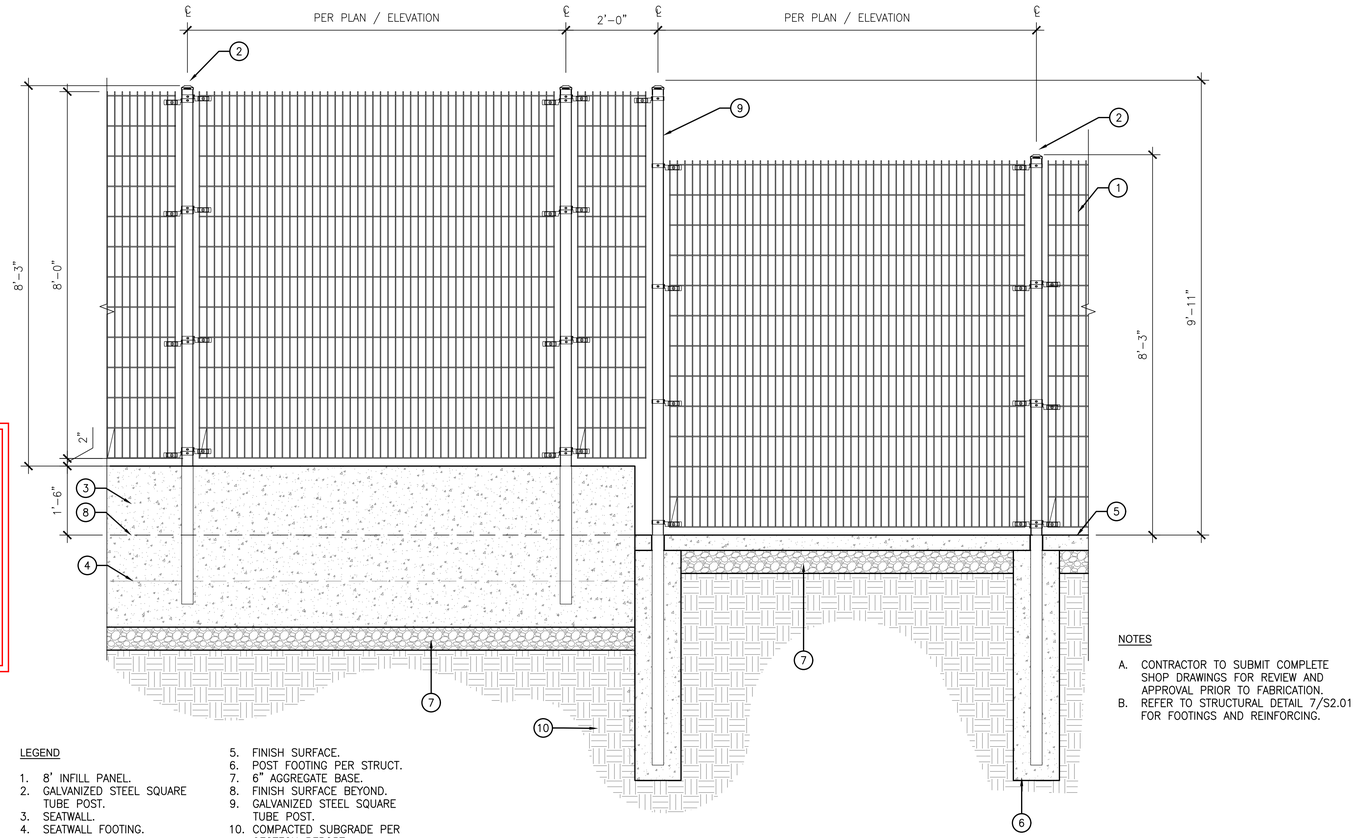
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BY: Mathan Fawidi DATE: 03/25/2026

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LEGEND

1. 8' INFILL PANEL.
2. GALVANIZED STEEL SQUARE TUBE POST.
3. SEATWALL.
4. SEATWALL FOOTING.
5. FINISH SURFACE.
6. POST FOOTING PER STRUCT.
7. 6" AGGREGATE BASE.
8. FINISH SURFACE BEYOND.
9. GALVANIZED STEEL SQUARE TUBE POST.
10. COMPACTED SUBGRADE PER GEOTECH REPORT.

NOTES

A. CONTRACTOR TO SUBMIT COMPLETE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
B. REFER TO STRUCTURAL DETAIL 7/S2.01 FOR FOOTINGS AND REINFORCING.

9 OMEGA FENCE ON SEATWALL
SCALE: 3/4" = 1'-0"

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Project number:	124011

L1.53

Plotted by: abertolini Jan. 12, 2026 02:35 PM Z:\Shared\Los Angeles\Production\2024\124011\CAD\124011_L1.53.dwg

GENERAL LANDSCAPE IRRIGATION NOTES:

1. THE CONTRACTOR SHALL OBTAIN ANY PERTINENT ENGINEERING AND/OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE ACQUISITION OF ALL NECESSARY PERMITS ASSOCIATED WITH THE CONSTRUCTION WORK INDICATED HEREIN BEFORE BEGINNING WORK.
3. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT THE POINT-OF-CONNECTION. THE CONTRACTOR SHALL VERIFY WATER PRESSURE FOR APPROVAL BY CONTRACTOR'S QC REPRESENTATIVE AND PRIOR TO CONSTRUCTION AND PRIOR TO ORDERING MATERIALS. CONTRACTOR SHALL REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE CONTRACTOR'S QC REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS, AND COSTS ASSOCIATED WITH SAID REVISIONS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH EXISTING CONDITIONS, EXISTING IRRIGATION SYSTEM TO REMAIN AND BE MODIFIED, GRADE DIFFERENCES, AND LOCATIONS OF ARCHITECTURAL FEATURES, INCLUDING BUT NOT LIMITED TO WALLS, PAVING, FENCING, ETC. CONTRACTOR SHALL COORDINATE WORK WITH ALL TRADES FOR LOCATION OF PIPE SLEEVES THROUGH WALLS, UNDER PAVING, STRUCTURES, ETC.
5. IN ADDITIONAL TO SLEEVES SHOWN ON THE DRAWINGS THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF PIPE SLEEVING FOR ALL PIPE UNDER PAVED AREAS, HARDSCAPE, AND AS DIRECTED BY DESIGNER OF RECORD. SLEEVING SHALL BE OF ADEQUATE SIZE BUT NO LESS THAN A MINIMUM OF TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE CARRIED. SLEEVES SHALL EXTEND AT LEAST 12" PAST THE EDGE OF PAVING. REFER TO SLEEVING CHART FOR MORE INFORMATION.
6. THE CONTRACTOR IS REQUIRED TO NOTIFY AND COORDINATE LANDSCAPE IRRIGATION WORK WITH ALL APPLICABLE CONTRACTORS AND TRADES FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT, AND SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING, STRUCTURES, ETC., BEFORE CONSTRUCTION.
7. IRRIGATION COMPONENTS SHOWN WITHIN PAVED AREAS ARE FOR GRAPHIC CLARITY ONLY. PLACE ALL PIPING, VALVES, QUICK COUPLING VALVES, AND OTHER IRRIGATION COMPONENTS WITHIN LIMIT OF WORK BOUNDARIES AND IN SHRUB PLANTING AREAS EXCEPT WHERE PIPES CROSS PAVING OR AS NOTED. AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM AND TREES, PLANTINGS, SITE FEATURES AND UTILITIES INCLUDING STORM DRAINAGE.
8. INSTALLATION OF THE IRRIGATION SYSTEM SHALL CONFORM TO STANDARD UNIFORM BUILDING CODE. ALL LOCAL, COUNTY, AND STATE PROVISIONS AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THE WORK TO BE PERFORMED AND ARE HEREBY INCORPORATED INTO AND MADE PART OF THESE CONSTRUCTION DOCUMENTS AND SHALL BE CARRIED OUT BY THE CONTRACTOR. IN THE EVENT OF DIFFERENCES BETWEEN THE CODE COMPLIANCE REQUIREMENTS OF THIS CONTRACT, THE BETTER QUALITY, HIGHER STANDARD, LARGER SIZE, AND MORE STRINGENT REQUIREMENT SHALL PREVAIL.
9. PRIOR TO ANY TRENCHING THE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL NEW AND EXISTING UNDERGROUND UTILITY LINES. CALL 811 A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
10. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER TO MAINTAIN GOOD PLANT HEALTH, APPEARANCE AND REASONABLE GROWTH. THE AMOUNT OF SUPPLEMENTAL WATER A PLANT REQUIRES IS DEPENDENT ON SOIL TYPE, PLANT MATERIAL, ROOTING DEPTH, CLIMATE, SEASONAL CHANGES, SLOPES, MOUNDS, SUN, SHADE AND WIND. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE IRRIGATION SCHEDULE AND ET VARIABLES AS NEEDED. IN ADDITION, THE CONTRACTOR SHALL PROVIDE SUPPLEMENTAL WATER TO ACCOMMODATE SPECIAL WATERING NEEDS OF PLANT MATERIAL THROUGH THE MAINTENANCE PERIOD. ACTUAL STATION RUN TIMES MAY VARY IN ACCORDANCE WITH VARYING SITE CONDITIONS.
11. CONTRACTOR SHALL ADJUST THE PLACEMENT OF THE DRIPLINE LAYOUT AS PER ACTUAL FIELD CONDITIONS TO ACHIEVE FULL COVERAGE OF ALL PLANTED AREAS. THE CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING ADDITIONAL DRIPLINE, AS NEEDED, TO PROVIDE ADEQUATE COVERAGE, AT NO ADDITIONAL COST. REFER TO IRRIGATION EQUIPMENT LEGEND FOR MAXIMUM ALLOWED VERTICAL DRIPLINE SPACING.
12. IRRIGATION SYSTEM SHALL BE OPERATIONAL & COVERAGE APPROVED BY THE DESIGNER OF RECORD PRIOR TO INSTALLATION OF PLANTING MATERIAL.
13. THE CONTRACTOR SHALL FLUSH ALL EMISSION EQUIPMENT FOR OPTIMUM PERFORMANCE TO PROVIDE OPTIMAL EVEN DISTRIBUTION OF WATER, AND TO PROVIDE PROPER COVERAGE.
14. DRIPLINE EMITTER FLOW RATE, EMITTER SPACING AND LATERAL SPACING IS BASED ON TYPICAL SOILS ENCOUNTERED IN THE AREA. THE CONTRACTOR SHALL MAKE ANY MODIFICATION TO EMITTER FLOW RATE, EMITTER SPACING, AND LATERAL SPACING AS REQUIRED TO COMPLY WITH MANUFACTURER'S RECOMMENDATIONS FOR AN EVEN WETTED PATTERN, BASED ON ACTUAL SOIL ANALYSIS. REFER TO DRIPLINE MANUFACTURER RECOMMENDATIONS FOR ADDITIONAL INFORMATION. FINAL EMITTER SPACING AND FLOW RATE TO BE APPROVED BY THE DESIGNER OF RECORD.
15. DRAINAGE OF IRRIGATION WATER THROUGH DRIP EMITTERS WILL NOT BE ALLOWED. DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL INSTALL ADDITIONAL IN-LINE CHECK VALVES AS REQUIRED IN ANY AREA WHERE EMISSION DEVICES SHOW SIGNS OF DRAINAGE AFTER IRRIGATION SYSTEM HAS OPERATED FROM AN ON TO OFF POSITION. INSTALLATION OF ADDITIONAL IN-LINE CHECK VALVES SHALL BE INCLUDED IN THE BID PRICE WITHOUT ADDITIONAL COST.
16. CONTRACTOR SHALL ADJUST THE DRIPLINE LAYOUT, WHEN PLANTER SLOPE IS GREATER THAN 5 PERCENT,TO PROVIDE LATERAL ROW SPACING THAT IS 25 PERCENT GREATER WITHIN THE BOTTOM ONE-THIRD OF THE SLOPE.
17. LOCATIONS AND THE QUANTITIES OF FLUSH VALVES SHOWN ON PLANS ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ADDITIONAL FLUSH VALVES, AS NEEDED, ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
18. ALL VALVES PROVIDING IRRIGATION TO SLOPES AREAS SHALL BE SCHEDULED IN MULTIPLE, SHORT CYCLES TO HELP ELIMINATE IRRIGATION WATER RUNOFF.
19. SHOULD FIELD CONDITIONS REQUIRE PIPE INSTALLATION OTHER THAN THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL LIMIT EXCESS FLOW AND SIZE ALL PIPE NOT TO EXCEED A VELOCITY OF 5-FEET PER SECOND (FPS) IN PVC PIPE. PIPE THROUGH ANCILLARY EQUIPMENT, BRASS AND COPPER PIPE SHALL NOT EXCEED A VELOCITY OF 7-1/2 FPS. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST.
20. MAINLINE PIPE SIZE DOWNSTREAM OF LAST PIPE SIZE INDICATED TO BE THE SAME AS INLET OF PRODUCT IT SUPPLIES, BUT NOT LESS THAN 1-INCH. LATERAL PIPE SIZES DOWNSTREAM OF LAST PIPE SIZE CALL OUT SHALL BE SAME AS THE LAST PIPE SIZE CALLED OUT, BUT NO LESS THAN 3/4-INCH.
21. ALL IRRIGATION EQUIPMENT SHALL BE AS LISTED OR EQUAL AS APPROVED BY THE DESIGNER OF RECORD.
22. SEE IRRIGATION DETAILS, TECHNICAL SPECIFICATIONS AND PLANTING PLANS AS PART OF THESE CONSTRUCTION DOCUMENTS.

EXISTING UTILITIES NOTES:

1. VERIFY THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES, STRUCTURES, AND SERVICES WHICH MAY AFFECT CONTRACTOR'S OPERATION DURING CONSTRUCTION BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES, AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE CONTRACTOR'S QC REPRESENTATIVE.
2. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER AND/OR TELEPHONE, WATER, GAS, OIL, SEWER, ETC., SO AS TO SAFELY PROTECT ALL UTILITIES, PERSONNEL, AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL RELATED COSTS AND LIABILITIES.
3. WHERE IT IS NECESSARY TO EXCAVATE IN AREAS OF EXISTING UTILITIES, THE CONTRACTOR SHALL POTHOLE TO CONFIRM EXACT LOCATIONS OF EXISTING UTILITIES.
4. IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THE SAME.
5. IN CASE OF INTERRUPTION OF UTILITIES CAUSED BY THE CONTRACTOR'S OPERATION OR NEGLECT, THE CONTRACTOR SHALL REPAIR OR RECONSTRUCT DAMAGED ITEMS PER THE APPROVALS OF THE CONTRACTOR'S QC REPRESENTATIVE, AND THE UTILITY, AS QUICKLY AS POSSIBLE, AND AT THE CONTRACTOR'S EXPENSE

LANDSCAPE IRRIGATION EQUIPMENT LEGEND

SYMBOL	MFG'R (OR APPROVED EQUAL)	MODEL # (OR APPROVED EQUAL)	DESCRIPTION	REMARKS	DETAIL
	FEBCO	825Y	EXISTING WATER METER & BACKFLOW PREVENTION DEVICE	PROTECT IN PLACE.	N/A
	NIBCO	T-113-K	MAINLINE ISOLATION GATE VALVE (2-INCH AND SMALLER)	MAINLINE SIZE, BRASS BODY, CLASS 125 THREADED, NON RISING STEM, SOLID WEDGE DISK GATE VALVE WITH CROSS HANDWHEEL	3/L2.51
NOT SHOWN	KING BROS	BTU-1000-E	MANIFOLD ISOLATION UNION BALL VALVE (1.5" AND SMALLER)	1-INCH SIZE. SCHEDULE 80 PVC BODY, QUARTER TURN WITH NPT THREADED FEMALE ENDS. BALL VALVES SHALL BE USED AT EACH REMOTE CONTROL VALVE.	4/L2.51
	SUPERIOR	QB44LRC10	QUICK COUPLING VALVE (QCV) WITH LOCKING LID	1-INCH SIZE. 2 PIECE BRASS BODY WITH THERMOPLASTIC LOCKING LID. SUPPLY WITH (2) VALVE KEYS MODEL QB44K10 AND MATCHING HOSE SWIVELS MODEL HS100. INSTALL WITH HARCO QUICK COUPLER ANTI-ROTATION ANCHOR. LOCATE QCV AS SHOWN ON PLANS, BUT NO MORE THAN 100' O.C. MAX. FOR ENTIRE MAINLINE LENGTH.	7/L2.51 5/L2.51 6/L2.51
	IRRITROL	700B-.75	REMOTE CONTROL VALVE (RCV)	3/4-INCH SIZE. GLASS-FILLED NYLON VALVE. INSTALL WITH IRRITROL DC LATCHING SOLENOID, MODEL DCL. INSTALL WITHIN VALVE MANIFOLD WHEN GROUPED WITH OTHER VALVES. SIZE MANIFOLD TO MATCH MAINLINE SIZE OR LARGEST LATERAL LINE SIZE, WHICH EVER ONE IS LARGER.	8/L2.51 5/L2.51 6/L2.51
	IRRITROL	700DK-1-LF	DRIP ZONE VALVE KIT (DZVK)	1-INCH SIZE. GLASS-FILLED NYLON VALVE WITH 1-INCH COMPACT LOW-FLOW PRESSURE-REGULATING Y-FILTER. INSTALL WITH IRRITROL DC LATCHING SOLENOID, MODEL DCL. INSTALL WITHIN VALVE MANIFOLD WHEN GROUPED WITH OTHER VALVES. SIZE MANIFOLD TO MATCH MAINLINE SIZE OR LARGEST LATERAL LINE SIZE, WHICH EVER ONE IS LARGER.	8/L2.51 1/L2.52 5/L2.51 6/L2.51
	HUNTER	NODE-200	BATTERY OPERATED AUTOMATIC CONTROLLER	2 STATION. INSTALL WITH RCV #1 VALVE BOX AS PER MFG'R INSTRUCTIONS.	-
	PW PIPE	-	PRESSURE MAINLINE PIPE (SOLVENT WELD FOR 2-INCH AND SMALLER MAINLINE)	REFER TO PLANS FOR SIZE. USE CLASS 315 PVC FOR MAINLINE PIPE 2-INCHES IN SIZE. USE SCHEDULE 40 PVC FOR MAINLINE PIPE 1-1/2-INCH AND SMALLER. CONNECT WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS.	1/L2.51
	PW PIPE	-	SOLVENT WELD NON-PRESSURE LATERAL PIPE	SIZE PER PLAN; SCH. 40 PVC WITH SCHEDULE 40 SOLVENT WELD FITTINGS. 3/4" MINIMUM SIZE. ALL UNMARKED PIPING IS DOWNSTREAM OF 1" SIZED PIPE IS 3/4" IN SIZE.	1/L2.51 2/L2.51
	PW PIPE	-	SOLVENT WELD SLEEVING PIPE	SCH. 40 PVC. QUANTITIES SHOWN ON PLANS ARE FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL PROVIDE SIZE AND QUANTITY AS REQUIRED, REFER TO PIPE/WIRE SLEEVING CHART FOR MORE INFORMATION. SLEEVES SHALL BE USED WHEREVER PIPE AND WIRES CROSS UNDER PAVING, HARDSCAPE, ETC. AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE.	2/L2.51

LANDSCAPE SUBSURFACE DRIP IRRIGATION EQUIPMENT

SYMBOL	MFG'R (OR APPROVED EQUAL)	MODEL # (OR APPROVED EQUAL)	DESCRIPTION	OPERATING PRESSURE	EMITTER FLOW (GPH)	MAX. ALLOWED HORIZONTAL SPACING	BURIAL DEPTH	DETAIL
	HUNTER	HDL-06-12-###-COP	INLINE EMITTER DRIP LINE WITH COPPER OXIDE INFUSED ROOT INTRUSION PROTECTION, AND CHECK VALVES. 12" EMITTER SPACING. HOLD DOWN USING TIE DOWN STAKES.	30 PSI	0.6	12- INCHES ON CENTER	6-INCHES	5-8/L2.52

SYMBOL	MFG'R (OR APPROVED EQUAL)	MODEL # (OR APPROVED EQUAL)	DESCRIPTION	REMARKS	DETAIL
	HUNTER	ECO-INDICATOR	DRIP SYSTEM OPERATION INDICATOR KIT	INSTALL AT APPROXIMATE LOCATIONS SHOWN ON PLAN. PLUMB TO PVC LATERAL PIPE.	3/L2.52
	HUNTER	PLD-AVR	AIR/VACUUM RELIEF VALVE	1/2-INCH SIZE WITH MALE THREADS. INSTALL AT HIGH POINT(S) OF EACH ZONE	2/L2.52
	NIBCO	4660-S	MANUAL FLUSH VALVE	1/2-INCH SIZE. PLUMB TO PVC EXHAUST HEADER. HEADER SIZE TO MATCH SUPPLY HEADER SIZE. REFER TO PLAN AND GENERAL IRRIGATION NOTES FOR SIZE AND ADDITIONAL INFORMATION.	4/L2.52
NOT SHOWN	RAIN BIRD	TDS-6500	TIE DOWN STAKES	6-INCH SIZE. GALVANIZED 9-GAUGE STEEL STAKES. INSTALL ON DRIPLINE AT 3-FEET ON-CENTER SPACING.	N/A
NOT SHOWN	HUNTER	PLD-LOC	DRIP FITTINGS	FITTINGS COMPATIBLE WITH 1/2-INCH DRIP TUBING AND EMITTERLINE. BROWN-COLORED	N/A

LANDSCAPE IRRIGATION TREE BUBBLER EQUIPMENT

SYMBOL	MFG'R (OR APPROVED EQUAL)	MODEL # (OR APPROVED EQUAL)	DESCRIPTION	OPER. PSI	FLOW (GPM)	REMARKS	DETAIL
	HUNTER	RZWS-36-25-CV	ROOT WATERING SYSTEMS (@ 24" AND 36" BOX TREES)	30	0.25	INSTALL (2) ROOT ZONE WATERING TUBES IN ADDITION TO (2) ON-GRADE BUBBLERS. TOTAL FLOW PER TREE: 1.0 GPM	9/L2.52 10/L2.52

PRESSURE MAINLINE PIPE SIZING CHART
CLASS 315 IPS U.S. PVC PLASTIC PIPE
(FOR REFERENCE USE ONLY)

PIPE SIZE	MAXIMUM GALLONS PER MINUTE
2-INCHES	45

PRESSURE MAINLINE PIPE SIZING CHART
SCH. 40 IPS U.S. PVC PLASTIC PIPE
(FOR REFERENCE USE ONLY)

PIPE SIZE	MAXIMUM GALLONS PER MINUTE
1-1/2 - INCHES	32

NON-PRESSURE LATERAL PIPE SIZING CHART
SCH. 40 IPS U.S. PVC PLASTIC PIPE
(FOR REFERENCE USE ONLY)

PIPE SIZE	MAXIMUM GALLONS PER MINUTE
3/4 -INCH	6
1 - INCH	12
1-1/4 - INCHES	20
1-1/2 - INCHES	32

PIPE/CONDUIT SLEEVE SIZING CHART

SCH. 40 PVC PIPE SLEEVE SIZE	MAXIMUM IRRIGATION PIPE/WIRE CONDUIT SIZE
2 - INCHES	1 - INCH
2-1/2 - INCHES	1-1/4 - INCHES
3 - INCHES	1-1/2 - INCHES
4 - INCHES	2 - INCHES

CONDUIT SIZING CHART

WIRE SIZE	CONDUIT SIZE						
	0.5"	0.75"	1"	1.25"	1.5"	2"	2.5"
	MAXIMUM AMOUNT OF WIRES ALLOWED						
14	4	6	10	18	25	40	56
12	3	5	7	15	20	33	50
10	1	3	6	13	16	27	40

FOR BUILDING COMPLIANCE ONLY

True North Compliance Services, Inc.

PLAN REVIEW APPROVAL

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BY Malham Hwaidi DATE: 03/25/2026

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REGISTERED LANDSCAPE ARCHITECT — JOHN STEPHEN PETERSEN — No. 5722 — RENEWAL 08/31/27 — STATE OF CALIFORNIA

CITY OF
EL SEGUNDO
350 Main St, El Segundo, CA 90245

EL SEGUNDO RECREATION PARK PHASE 1 IMPROVEMENT PROJECT

TEEN CENTER AND TEEN PLAZA
405 E Grand Ave, El Segundo, CA 90245

Issue dates

#	Date	Description
	01/15/25	50% DD SUBMITTAL
	04/18/25	100% DD SUBMITTAL
	06/06/25	50% CD SUBMITTAL
	08/20/25	90% CD SUBMITTAL
	10/28/25	PLAN CHECK RESUBMITTAL #1
	11/14/25	PLAN CHECK RESUBMITTAL #2
	01/16/26	PLAN CHECK RESUBMITTAL #3
	02/09/26	PLAN CHECK RESUBMITTAL #4

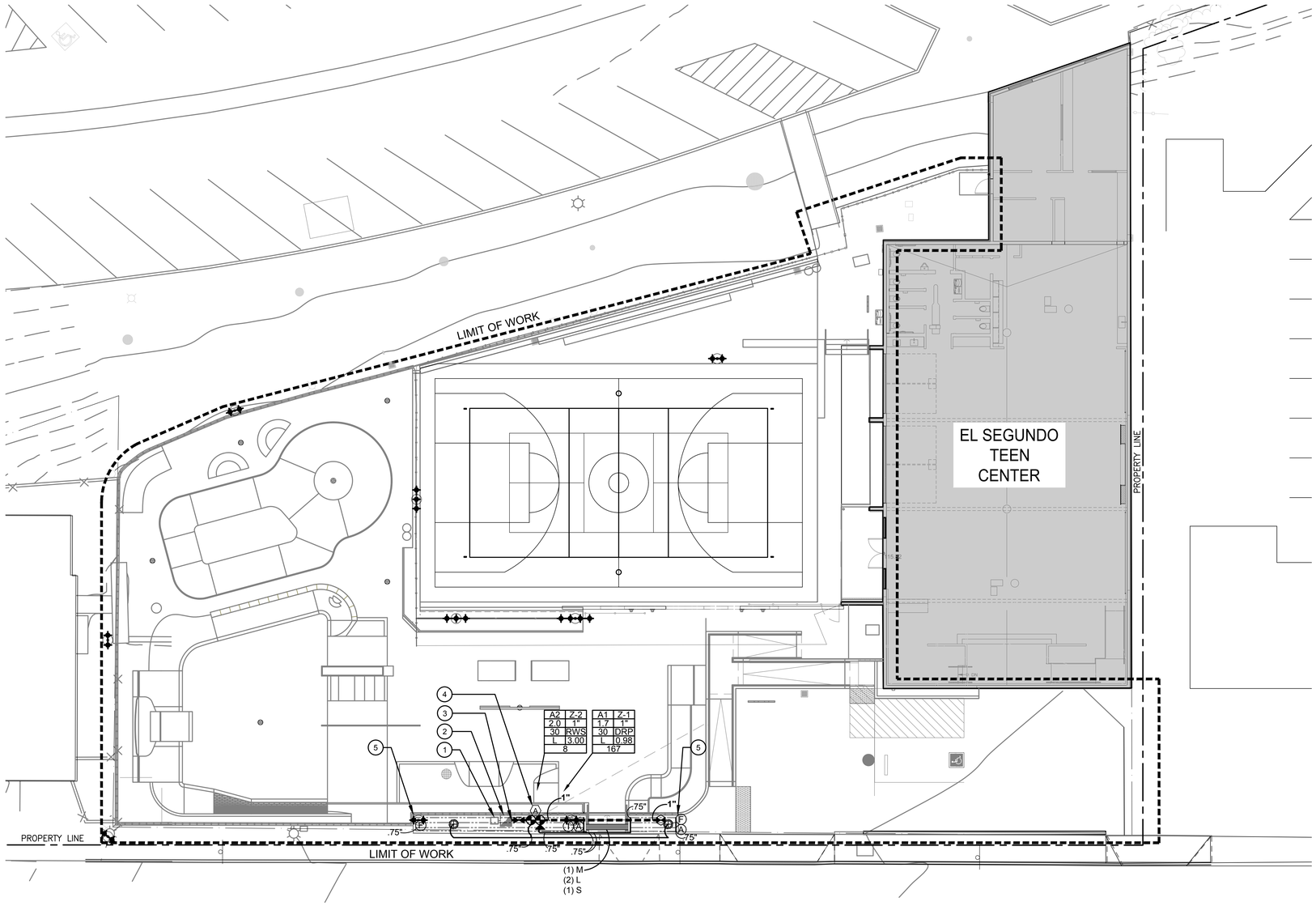
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LANDSCAPE IRRIGATION LEGEND

Designed by: AB
Drawn by: YY
Checked by: JZ
Project number: 124011

L2.00

Plotted by: abertolini Jan. 12, 2026 02:35 PM Z:\Shared\Los Angeles\Production\2024\124011\CAD\124011_L2.11.dwg



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LANDSCAPE IRRIGATION SYMBOLS KEY	
SYMBOL	DESCRIPTION
	EXISTING IRRIGATION WATER METER
	EXISTING IRRIGATION BACKFLOW ASSEMBLY
(A)	BATTERY OPERATED 2-STATION CONTROLLER
	GATE VALVE
	QUICK COUPLING VALVE
	AUTOMATIC REMOTE CONTROL VALVE
	AUTOMATIC DRIP ZONE VALVE KIT
	ROOT WATERING SYSTEM
(A)	DRIP AIR RELIEF VALVE
(I)	DRIP OPERATION INDICATOR
(F)	DRIP MANUAL FLUSH VALVE
	PVC MAIN LINE PIPE & CONTROL WIRES
	PVC LATERAL LINE PIPE
	PVC SLEEVE
	SUB-SURFACE DRIP GRID

SEE SHEET L2.00 FOR COMPLETE IRRIGATION LEGEND

LANDSCAPE IRRIGATION KEYED NOTES

1. EXISTING IRRIGATION WATER METER:
   SOURCE: DOMESTIC WATER (POTABLE)
   WATER METER SIZE (EXISTING): 1"
   SERVICE LATERAL SIZE (EXISTING): 1"
   AVAILABLE STATIC PRESSURE AT POC: 60 PSI
   SET PRESSURE AT PRV: N/A
   MINIMUM REQUIRED DESIGN PRESSURE: 45 PSI
   PEAK FLOW (MAX. DEMAND): 2 GPM
   IRRIGATION AREA (SF): 235
   ANNUAL USAGE : 2,013 GALLON PER YEAR

2. EXISTING IRRIGATION BACKFLOW PREVENTER:
   PROTECT IN PLACE.

3. POINT-OF-CONNECTION (POC):
   CONTRACTOR SHALL FIELD LOCATE EXISTING IRRIGATION MAIN LINE PIPE AT DOWNSTREAM SIDE OF EXISTING BACKFLOW PREVENTER. CONNECT AND EXTEND IRRIGATION MAINLINE FROM POC TO SYSTEM AS INDICATED. WORK SHALL CONFORM TO LOCAL CODES.

4. AUTOMATIC IRRIGATION CONTROLLER 'A':
   APPROXIMATE LOCATION OF BATTERY POWERED 2 STATION CONTROLLER. INSTALL PER MANUFACTURER'S INSTRUCTIONS WITHIN REMOTE CONTROL VALVE BOX A2. WIRE CONTROLLER TO VALVES AS INDICATED.

5. EXISTING IRRIGATION SYSTEM TO BE DEMOLISHED:
   ALL EXISTING COMPONENTS DOWNSTREAM FROM THE EXISTING WATER METER AND BACKFLOW PREVENTER TO BE REMOVED AND DISPOSED OF PROPERLY. PROTECT EXISTING WATER METER AND BACKFLOW PREVENTER IN PLACE.

GENERAL IRRIGATION NOTES

1. REFER TO THE IRRIGATION EQUIPMENT LEGEND AND THE GENERAL IRRIGATION NOTES ON SHEET L2.00 FOR ADDITIONAL INFO.
2. REFER TO THE IRRIGATION PLAN ON SHEET L2.11.
3. REFER TO THE IRRIGATION DETAILS ON SHEETS L2.51 & L2.52.
4. REFER TO THE IRRIGATION MWELO CALCULATIONS AND HYDROZONE CHART ON SHEET L2.53 (100% SUBMITTAL).
5. ALL MAINLINE, LATERAL PIPE, VALVES, AND OTHER IRRIGATION SYSTEM APPURTENANCES SHOWN IN PAVED AREA IS FOR GRAPHICAL CLARITY ONLY. CONTRACTOR TO PLACE MAINLINE, LATERAL PIPE, VALVES AND ALL IRRIGATION APPURTENANCES WITHIN ADJACENT PLANTING AREAS UNLESS NOTED OTHERWISE ON THE PLANS.
6. CONTRACTOR SHALL ROUTE ALL IRRIGATION MAINLINE, LATERAL PIPE AND SLEEVES AROUND ALL SERVICE LINES, UTILITIES, STORM DRAINAGE FACILITIES, ETC. IN ORDER TO AVOID ANY CONFLICTS IN THE FIELD. INSTALL IRRIGATION PIPE BELOW STORM DRAINAGE PIPES WHERE REQUIRED TO MAINTAIN THE MINIMUM DEPTH REQUIREMENTS.

GENERAL IRRIGATION LEGEND

SLEEVING: REFER TO IRRIGATION LEGEND AND CHART ON SHEET L2.00 FOR TYPE AND SIZE.

(#)M MAINLINE PIPE SLEEVE QUANTITY
(#)L LATERAL PIPE SLEEVE QUANTITY
(#)W WIRE/CONDUIT SLEEVE QUANTITY
(#)S EMPTY(SPARE) SLEEVE QUANTITY

VALVE CALLOUT

CONTROLLER/STATION	A17	Z1
FLOW (GPM)	5.4	1"
OPERATING PRESSURE (PSI)	30	DRP
HYDROZONE WATER-USE	L	0.85
	631	

HYDROZONE DESCRIPTION*
VALVE SIZE
IRRIGATION METHOD (BELOW)
PRECIP. RATE (IN./HR.)
HYDROZONE AREA (SF)

*REFER TO HYDROZONE CHART

IRRIGATION METHOD:
RWS - TREE ROOT WATERING SYSTEM
DRP - SUB-SURFACE DRIP GRID
ROT - POP-UP ROTOR
SPR - POP-UP SPRAY

1-1/2" PIPE SIZING CALLOUT

MWELO IRRIGATION DESIGN PLAN REQUIRED NOTES:

1. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
2. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

MWELO REQUIRED STATEMENTS & CERTIFICATION:

1. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
2. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
3. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

"I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNATURE DATE

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS."

811 Know what's **below** **Call** before you dig.

SCALE: 1" = 10'
0 5' 10' 20' 40'

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BY: Maddison Fowcett DATE: 03/25/2026
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REGISTERED LANDSCAPE ARCHITECT — JOHN YOUNG — No. 5722 — 09.25.27 — 12/18/2025 — STATE OF CALIFORNIA

CITY OF
EL SEGUNDO
350 Main St, El Segundo, CA 90245

EL SEGUNDO RECREATION PARK PHASE 1 IMPROVEMENT PROJECT

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Sheet title:

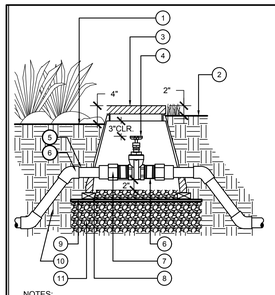
LANDSCAPE IRRIGATION PLAN

Designed by:	AB
Drawn by:	YY
Checked by:	JZ
Project number:	124011

L2.11

FEBRUARY 9, 2026 - PLAN CHECK RESUBMITTAL #4

Plotted by: abertolini Jan. 12, 2026 02:35 PM Z:\Shared\Los Angeles\Production\2024\124011\CAD\124011_L2.11.dwg



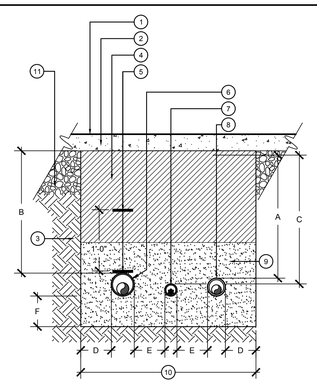
1. FINISH GRADE AT PLANTER
2. FINISH GRADE AT TURF AREA
3. 10" ROUND VALVE BOX W/ BOLT DOWN COVER, AND SS HARDWARE
4. ISOLATION GATE VALVE PER LEGEND AND SPECS.
5. PVC MAINLINE PER LEGEND AND SPECS. USE PVC SCH. 80 45° ELL TO DEPTH PER SPECS.
6. BRASS NIPPLE. 2 QTY., TYP
7. PVC. SCH. 80 MALE ADAPTERS, 2 QTY.
8. CONCRETE BRICK SUPPORTS, THREE (3) SPACED EQUALLY ALONG PERIMETER BOTTOM.
9. LANDSCAPE FABRIC AND 1/4" GALV. WIRE MESH, TYP.
10. NATIVE SOIL COMPACTED TO 95% R.C.
11. 3/8" PEA GRAVEL; 6" MINIMUM DEPTH BELOW VALVE BOX. EXTEND 6" BEYOND VALVE BOX WALL

NOTES:
1. BALL VALVE MUST BE INSTALLED IN VALVE BOX TO ALLOW PROPER OPERATION OF BALL VALVE HANDLE.
2. ALL THREADED FITTINGS MUST HAVE 3/4" TEFLON TAPE OR PASTE.
3. PROVIDE 45° ELLS TO ACHIEVE BALL VALVE HEIGHT PER DETAIL.
4. WHEN MAINLINE IS TERMINATED AT THE VALVE, EXTEND MAINLINE 48" BEYOND VALVE AND CAP.

3 ISOLATION GATE VALVE (2" & SMALLER) — N.T.S.

DEPTH	A	B	C	D	E	F
4" AND LARGER	N/A	30"	N/A	6"	6"	6"
3" AND SMALLER	24"	24"	N/A	6"	6"	6"
2-1/2" AND SMALLER	24"	24"	N/A	6"	6"	6"
CONTROL WIRES	N/A	N/A	24"	6"	6"	6"

NOTES:
1. DIG SIDES OF TRENCH SQUARE AND CLEAN OFF ALL SHARP MATERIAL.
2. NON-PRESSURE PIPES RUNNING PARALLEL TO EACH OTHER MUST HAVE A MIN. CLEARANCE OF 6" FROM EACH OTHER.
3. IRRIGATION PIPES SHALL HAVE A MIN. CLEARANCE OF 24" FROM OTHER TRADES.
4. PROVIDE A 24" LOOP IN ALL WIRING AT CHANGES IN DIRECTION.
5. CONTRACTOR MUST ADJUST MAINLINE AS REQUIRED TO AVOID OTHER ELEMENTS.
6. ALL SLEEVES MUST EXTEND 12" MIN. DISTANCE PAST CURB OR PAVEMENT EDGES.
7. SEE CIVIL SPECS. FOR MIN. DEPTH REQUIRED FOR TOP OF SLEEVE BELOW ROAD BASE.
8. ALL SYMBOLS ARE TYPICAL.
9. SLEEVES TO BE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE CARRIED. MIN. SLEEVE SIZE UNDER VEHICULAR PAVING SHALL BE 4" DIA.
10. SLEEVES AT CURB OR EDGE OF HARDSCAPE SHALL EXTEND 12" BACK UNDER HARDSCAPE.
11. MAINTAIN A SEPARATION OF 6" BETWEEN PARALLEL LATERAL LINES.



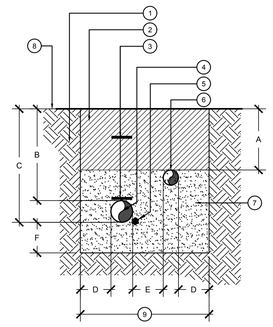
SECTION VIEW

1. FINISH GRADE.
2. VEHICULAR OR PEDESTR. PAVING.
3. UNDISTURBED NATIVE SOIL.
4. COMPACTED BACKFILL OVER INITIAL SAND BEDDING:
   - BENEATH VEHICULAR PAVEMENT SHALL BE COMPACTED CLASS II AGG., DEPTH AND COMPACTION PER ENGINEER'S PLANS
   - BENEATH NON-VEHICULAR PAVEMENT SHALL BE NATIVE SITE SOIL. NO PARTICLES GREATER THAN 1". COMPACT PER SPECS.
5. POTABLE WATER DETECTABLE WARNING TAPES. PROVIDE (2) AT MAINLINE AS SHOWN.
6. PRESSURE MAINLINE PIPE SLEEVE, PER LEGEND.
7. CONTROL WIRE SLEEVE, PER LEGEND.
8. NON-PRESSURE LATERAL LINE SLEEVE, PER LEGEND.
9. 6" BEDDING DEPTH BELOW MAINLINE W/ 6" COVER. SAND (S.E. 30 OR BETTER) BACKFILL COMPACTED TO THE DENSITY OF EXISTING SOIL.
10. 9" MIN. OR AS NEEDED TO PROVIDE FOR A MINIMUM 6" CLEARANCE BETWEEN PIPES.
11. PAVEMENT SUBGRADE - AS PER ENGINEER'S PLANS

2 TRENCHING - BENEATH PAVING — Scale: N.T.S.

DEPTH	A	B	C	D	E	F
4" AND LARGER	N/A	24"	N/A	6"	6"	6"
3" AND SMALLER	12"	18"	N/A	6"	6"	6"
2-1/2" AND SMALLER	12"	18"	N/A	6"	6"	6"
CONTROL WIRES	N/A	N/A	BELOW MAINLINE	6"	6"	6"

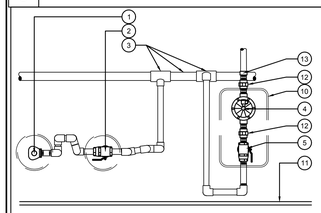
NOTES:
1. ALL SYMBOLS ARE TYPICAL.
2. DIG SIDES OF TRENCH SQUARE AND CLEAN OF ALL SHARP MATERIAL.
3. NON-PRESSURE PIPES RUNNING PARALLEL TO EACH OTHER MUST HAVE A MIN. CLEARANCE OF 6" FROM EACH OTHER.
4. IRRIGATION PIPES SHALL HAVE A MIN. CLEARANCE OF 24" FROM OTHER TRADES.
5. PROVIDE A 24" LOOP IN ALL WIRING AT CHANGES IN DIRECTION.
6. CONTRACTOR MUST ADJUST MAINLINE AS REQUIRED TO AVOID OTHER ELEMENTS.



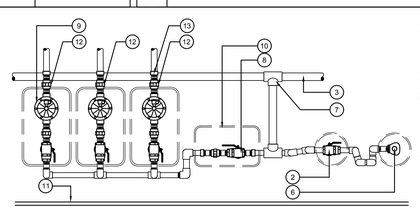
SECTION VIEW

1. UNDISTURBED NATIVE SOIL.
2. COMPACTED NATIVE BACKFILL OVER INITIAL SAND BEDDING. NO PARTICLES GREATER THAN 1". COMPACT PER SPECS.
3. POTABLE WATER DETECTABLE WARNING TAPES. PROVIDE (2) AT MAINLINE AS SHOWN.
4. PRESSURE MAINLINE PIPE, PER LEGEND.
5. CONTROL WIRES, BUNDLED AND TAPED TO SIDE OF MAINLINE AT 10' O.C. (INSTALL WIRES IN CONDUIT FROM CONTROLLER TO MAINLINE).
6. NON-PRESSURE LATERAL LINE, PER LEGEND.
7. INITIAL SAND BACKFILL (S.E. 30 OR BETTER) PROVIDE 6" BEDDING DEPTH BELOW MAINLINE AND 6" COVER ABOVE MAINLINE. COMPACT TO THE DENSITY OF EXISTING SOIL.
8. FINISH GRADE
9. 9" MIN. OR AS NEEDED TO PROVIDE FOR A MINIMUM 6" CLEARANCE BETWEEN PIPES.

1 TRENCHING - WITHIN PLANTING AREAS — Scale: N.T.S.



INDIVIDUAL QUICK COUPLER VALVE/ REMOTE CONTROL VALVE
PLAN VIEW DIAGRAM



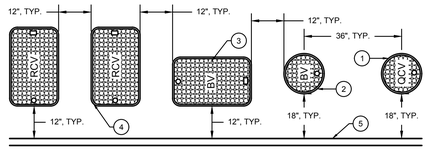
VALVE MANIFOLD
PLAN VIEW DIAGRAM

1. INDIVIDUAL QUICK COUPLER VALVE WHEN VALVE IS NOT GROUPED WITHIN MAINLINE MANIFOLD ASSEMBLY.
2. ISOLATION BALL VALVE.
3. PRESSURE MAINLINE AND TEE FITTING(S).
4. INDIVIDUAL REMOTE CONTROL VALVE WITH BALL VALVE .
5. ISOLATION BALL VALVE WHEN SINGLE REMOTE CONTROL VALVE IS NOT GROUPED WITHIN MAINLINE MANIFOLD ASSEMBLY.
6. QUICK COUPLING VALVE.
7. TEE. MUST BE MAINLINE SIZE.
8. MANIFOLD ISOLATION BALL VALVE. VALVE MUST BE MAINLINE SIZE.
9. MANIFOLD VALVES TOGETHER WHEN WITHIN 20 FEET OF EACH OTHER.
10. VALVE BOX, TYP.
11. EDGE OF AREA, ADJACENT PAVING OR CONCRETE CURB.
12. SCHEDULE 80 PVC UNION, TYP.
13. SCHEDULE 80 PVC FEMALE ADAPTER, TYP.

NOTES:
1. ALL THREADED CONNECTIONS MUST HAVE TEFLON TAPE (PVC/ BRASS) OR PASTE (BRASS ONLY).
2. REMOTE CONTROL VALVES SHALL BE INSTALLED WITH THE LARGEST VALVE AND GPM FLOW INSTALLED FIRST ON THE MANIFOLD, WITH THE SMALLER VALVES AND CAPACITIES TRANSITIONING FROM THERE.
3. REFER TO SPECIFIC DETAIL FOR ISOLATION BALL VALVE REQUIREMENTS.
4. REFER TO SPECIFIC DETAIL FOR QUICK COUPLER VALVE REQUIREMENTS.
5. REFER TO SPECIFIC DETAIL FOR REMOTE CONTROL VALVE REQUIREMENTS.
6. REFER TO SPECIFIC DETAIL FOR VALVE BOX LAYOUT REQUIREMENTS.
7. REFER TO SPECIFIC DETAIL FOR PRESSURE MAINLINE AND NON-PRESSURE LATERALS PIPE REQUIREMENTS.

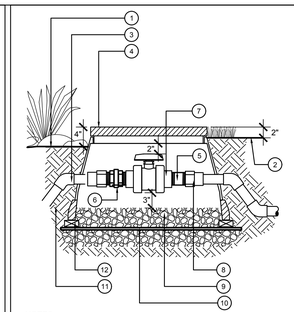
6 MANIFOLD INSTALLATION — Scale: N.T.S.

NOTES:
1. INSTALL PURPLE VALVE BOXES IN GROUND COVER/ SHRUB PLANTING AREAS WHENEVER POSSIBLE.
2. ALL VALVE BOXES MUST BE PERPENDICULAR TO EDGE OF AREA, ADJACENT PAVING OR CONCRETE CURB AND SET PARALLEL TO EACH OTHER.
3. ALL VALVES MUST BE CENTERED AND INSTALLED PLUMB INSIDE VALVE BOX TO FACILITATE ACCESS AND MAINTENANCE.
4. ALL VALVES MUST BE INSTALLED IN ITS OWN VALVE BOX.
5. REFER TO VALVE ASSEMBLY DETAILS FOR VALVE BOXES FINISH ELEVATIONS.
6. AVOID EXCESSIVE COMPACTING AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
7. INSTALL VALVE BOX EXTENSIONS BY VALVE MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE VALVE ASSEMBLY.
8. LOCATION OF VALVE ASSEMBLIES SHALL BE STAKED FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
9. ON RECYCLED WATER SYSTEM, PARTS MUST BE PURPLE IN COLOR AND APPROVED FOR RECYCLED WATER USE.
10. ALL VALVE BOX LIDS MUST BE LABELED BY HOT IRON BRANDING:
    - YS - WYE STRAINER
    - CV - CHECK VALVE
    - MV - MASTER VALVE
    - FS - FLOW SENSOR
    - RCV - REMOTE CONTROL VALVE
    - QCV - QUICK COUPLER VALVE
    - BV - ISOLATION BALL VALVE
    - GV - ISOLATION GATE VALVE
    - E - PULL BOX/ SPLICE BOX



1. 10" ROUND VALVE BOX PER SPECS FOR QUICK COUPLER VALVE, TYP.
2. 10" ROUND VALVE BOX PER SPECS FOR QUICK COUPLER ISOLATION BALL VALVE, TYP.
3. RECTANGULAR VALVE BOX PER SPECS FOR MAINLINE ISOLATION BALL VALVE, TYP.
4. RECTANGULAR VALVE BOX PER SPECS FOR REMOTE CONTROL VALVE ASSEMBLIES, TYP.
5. EDGE OF AREA, SIDEWALK, CONCRETE CURB, ETC., TYP.

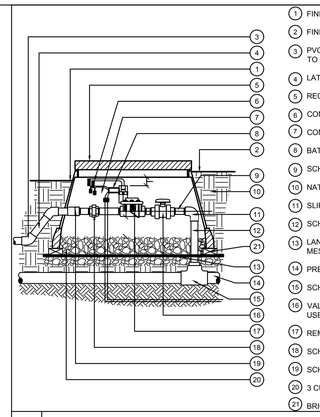
5 VALVE BOX LAYOUT — Scale: N.T.S.



1. FINISH GRADE AT PLANTER
2. FINISH GRADE AT TURF AREA
3. PVC MAINLINE. USE PVC SCH. 80 45° ELL TO DEPTH PER SPECS.
4. RECTANGULAR VALVE BOX W/ BOLT DOWN COVER, AND SS HARDWARE
5. SCH. 80 NIPPLE, 2 QTY., TYP. LENGTH AS REQUIRED.
6. SCH. 80 PVC UNION
7. ISOLATION BALL VALVE. REFER TO LEGEND.
8. PVC SCH. 80 FEMALE ADAPTER, (2) QTY.
9. 3 CU. FT. 3/8" PEA GRAVEL
10. LANDSCAPE FABRIC AND 1/4" GALV. WIRE MESH, OR ALL DURA DRI-BOX WITH SNAP-ON BOTTOM, TYP.
11. COMPACTED NATIVE SOIL.
12. (4) CONCRETE BRICK SUPPORTS, ONE AT EACH CORNER, (NOT REQ. WITH DRI-BOX).

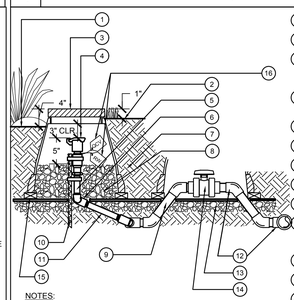
NOTES:
1. BALL VALVE MUST BE INSTALLED IN VALVE BOX TO ALLOW PROPER OPERATION OF BALL VALVE HANDLE.
2. ALL THREADED FITTINGS MUST HAVE 3/4" TEFLON TAPE OR PASTE.
3. PROVIDE 45° ELLS TO ACHIEVE BALL VALVE HEIGHT PER DETAIL.

4 ISOLATION BALL VALVE, 2" & SMALLER — Scale: N.T.S.



1. FINISH GRADE AT PLANTER
2. FINISH GRADE AT TURF AREA
3. PVC MAINLINE. USE PVC SCH. 40 45° ELL TO DEPTH PER SPECS.
4. LATERAL PIPE, PER SPECS.
5. RECTANGULAR VALVE BOX
6. CONTROL WIRING TO VALVE.
7. CONTROL WIRING TO SECOND VALVE.
8. BATTERY CONTROLLER, PER MNUFCT'R.
9. SCH. 80 NIPPLE (4X PER VALVE)
10. NATIVE SOIL COMPACTED
11. SLIP X FT SCH. 80 PVC ELL
12. SCH. 80 PVC CUT TO LENGTH
13. LANDSCAPE FABRIC AND 1/4" GALV. WIRE MESH, TYP.
14. PRESSURE MAINLINE, PER SPECS.
15. SCH. 80 MAINLINE FITTING
16. VALVE SIZE BALL VALVE. OMIT WHEN USED ON MANIFOLD.
17. REMOTE CONTROL VALVE
18. SCH. 80 UNION
19. SCH. 80 FEMALE ADAPTER
20. 3 CU. FT. 3/4" PEA GRAVEL.
21. BRICK SUPPORTS, TYP. OF 4

8 REMOTE CONTROL VALVE — Scale: N.T.S.



NOTES:
1. ALL THREADED FITTINGS MUST HAVE 3/4" TEFLON TAPE.
2. ALL BRASS PIPE TO BE YELLOW BRASS.
3. MINIMUM LINE SIZE SUPPLYING A QUICK COUPLER MUST BE 1-1/2"
4. QUICK COUPLERS MUST BE NO MORE THAN 200' O.C. APART. LOCATE AT RCV MANIFOLDS WHEN POSSIBLE.
5. REFER TO SPECIFIC DETAIL FOR ALL ISOLATION BALL VALVE REQUIREMENTS.

1. FINISH GRADE AT PLANTER.
2. FINISH GRADE AT TURF AREA.
3. 10" ROUND VALVE BOX W/ BOLT DOWN COVER, AND SS HARDWARE. BOX COLOR: GREEN
4. QUICK COUPLER VALVE PER LEGEND AND SPECS.
5. BRASS NIPPLE, TYP.
6. BRASS STREET ELL, TYP.
7. NATIVE SOIL.
8. 1 CU. FT. CRUSHED ROCK BASE.
9. PRESSURE MAINLINE PER LEGEND.
10. #4 X 36" REBAR STAKE. SECURE QUICK COUPLER VALVE TO STAKE WITH (2) STAINLESS STEEL CLAMPS.
11. BRASS NIPPLE, 10" LENGTH MIN.
12. SCH. 80 PVC MAINLINE TEE OR ELL.
13. LANDSCAPE FABRIC AND 1/4" GALV. WIRE MESH, TYP.
14. BALL VALVE W/ PVC. SCH. 80 MALE ADAPTERS. REFER TO DETAIL.
15. CONCRETE BRICK SUPPORTS, THREE (3) SPACED EQUALLY ALONG PERIMETER BOTTOM.

7 QUICK COUPLER VALVE — Scale: N.T.S

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BY Waltham Fawcett DATE: 03/25/2026

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CITY OF EL SEGUNDO
350 Main St, El Segundo, CA 90245

EL SEGUNDO RECREATION PARK PHASE 1 IMPROVEMENT PROJECT

TEEN CENTER AND TEEN PLAZA

405 E Grand Ave, El Segundo, CA 90245

Issue dates

#	Date	Description
	01/15/25	50% DD SUBMITTAL
	04/18/25	100% DD SUBMITTAL
	06/06/25	50% CD SUBMITTAL
	08/20/25	90% CD SUBMITTAL
	10/28/25	PLAN CHECK RESUBMITTAL #1
	11/14/25	PLAN CHECK RESUBMITTAL #2
	01/16/26	PLAN CHECK RESUBMITTAL #3
	02/09/26	PLAN CHECK RESUBMITTAL #4

Sheet title:

LANDSCAPE IRRIGATION DETAILS

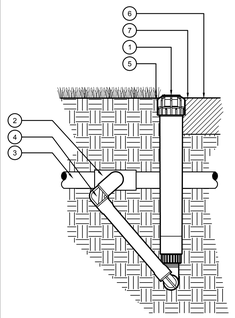
Designed by:	AB
Drawn by:	YY
Checked by:	JZ
Project number:	124011

L2.51

Plotted by: abertolini Jan. 12, 2026 02:35 PM Z:\Shared\Los Angeles\Production\2024\124011\CAD\124011_L2.11.dwg

3 DRIP OPERATION INDICATOR

Scale: N.T.S.



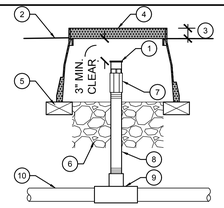
1. DRIP OPERATION INDICATOR
2. 1/2" FPT CONNECTION FROM IRRIGATION LATERAL LINE
3. IRRIGATION LATERAL PIPE
4. SWING JOINT
5. FINISH GRADE IN LAWN. INSTALL INDICATOR FLUSH WITH FINISH GRADE IN TURF AREA.
6. ADJACENT MULCH
7. FINISH GRADE IN PLANTER AREA. INSTALL INDICATOR 1/2" ABOVE FINISH GRADE OF MULCH IN SHRUB AND GROUNDCOVER AREAS

NOTES:

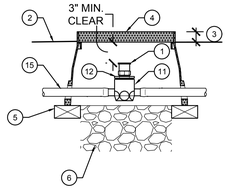
1. LOCATE INDICATOR WITHIN AN AREA ADJACENT TO A WALKWAY, CURB, ETC. AND AWAY FROM PLANT MATERIALS TO PROVIDE EASY VISUAL CONFIRMATION FROM A DISTANCE OF OPERATION.
2. COMPACT SOIL AROUND INDICATOR TO THE SAME DENSITY AS ADJACENT SOIL.

2 AIR VACUUM/ RELIEF VALVE

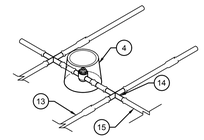
Scale: N.T.S.



A ARV PLUMBED TO PVC PIPE SECTION ELEVATION



B ARV PLUMBED TO DRIPLINE SECTION ELEVATION



C ARV @ DRIPLINE ISOMETRIC

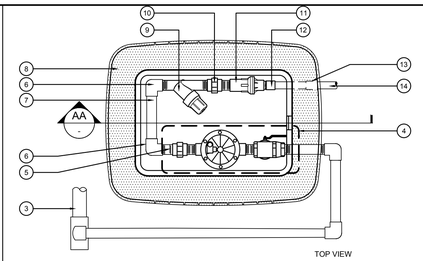
NOTES:

1. ARV VALVES SHALL BE INSTALLED IN VALVE BOXES AT HIGHEST POINTS WITHIN SUB-SURFACE DRIP SYSTEM PER MNF'R GUIDELINES.
2. SEE LEGEND FOR LATERAL DEPTH AND SPACING.

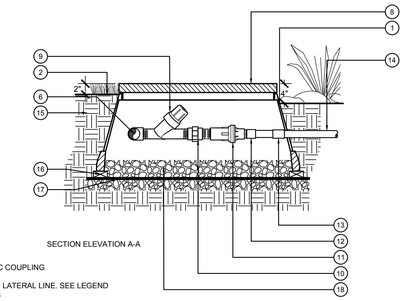
1. AIR VACUUM/RELIEF VALVE, REFER TO LEGEND
2. FINISH GRADE
3. SET TOP OF VALVE BOX ABOVE FINISH GRADE: 1/2" IN SEED, 1-1/2" IN SOD, 2-1/2" IN PLANTER
4. 10" ROUND VALVE BOX, SEE SPECS.
5. THREE (3) COMMON BRICKS FOR SUPPORT. CENTER EACH UNDER EDGE OF VALVE BOX EQUIDISTANT FROM EACH OTHER.
6. 3/4" CRUSHED ROCK, 6" MIN. DEPTH.
7. 1/2" PVC SCH. 80 COUPLING (THxTH)
8. 1/2" PVC SCH. 80 NIPPLE (LENGTH AS REQ.)
9. PVC REDUCTION TEE WITH 1/2" FEMALE THREADED INLET
10. PVC NON-PRESSURE LATERAL LINE. SIZE AND TYPE PER PLAN
11. 3/4" FPT COMBINATION TEE (INS x INS x TH)
12. 1/2" MPT REDUCER BUSHING.
13. DRIPLINE, TYPE AND DEPTH PER LEGEND
14. BARBED INSERT TEE FITTING, TYP.
15. BLANK POLYETHYLENE TUBING, TYP.

1 REMOTE CONTROL DRIP VALVE ASSEMBLY

Scale: N.T.S.



TOP VIEW

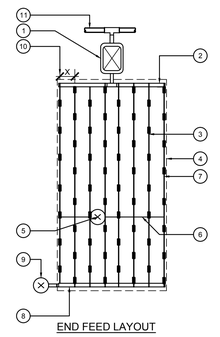


SECTION ELEVATION A-A

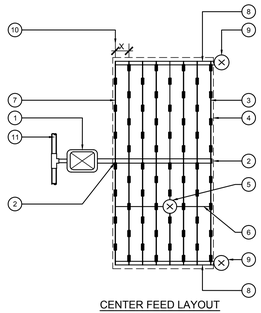
1. FINISH GRADE AT PLANTER
2. FINISH GRADE AT TURF AREA
3. IRRIGATION PRESSURE MAINLINE OR MANIFOLD SUPPLY
4. REFER TO REMOTE CONTROL VALVE DETAIL
5. SCH. 80 PVC NIPPLE. 3" MIN. LENGTH
6. SCH. 80 PVC ELL (TxT)
7. SCH. 80 PVC NIPPLE. LENGTH AS REQ.
8. JUMBO RECTANGULAR VALVE BOX WITH LOCKING COVER AND SS LOCKING BOLT
9. SCREEN FILTER. SEE LEGEND AND SPECS
10. SCH. 80 PVC UNION
11. PRESSURE REGULATOR. SEE LEGEND AND SPECS
12. SCH. 80 PVC MALE ADAPTER
13. SCH. 40 PVC COUPLING
14. IRRIGATION LATERAL LINE. SEE LEGEND AND SPECS
15. NATIVE SOIL COMPACTED
16. BRICK SUPPORTS, TYP. OF 4
17. LANDSCAPE FABRIC AND 1/4" GALV. WIRE MESH, TYP.
18. 3 CU. FT. 3/4" PEA GRAVEL

6 DRIPLINE LAYOUT (TYPICAL)

Scale: N.T.S.



END FEED LAYOUT

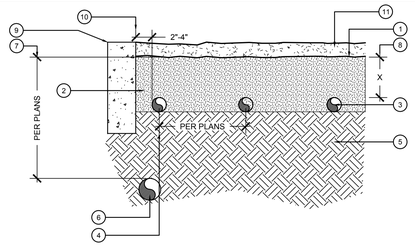


CENTER FEED LAYOUT

1. DRIP REMOTE CONTROL VALVE ASSEMBLY. REFER TO IRRIGATION PLANS AND LEGEND
2. IRRIGATION NON-PRESSURE PVC LATERAL SUPPLY LINE (HEADER). PER IRRIGATION PLANS AND LEGEND
3. DRIPLINE TUBING LATERAL. PER IRRIGATION LEGEND
4. PLANTING AREA PERIMETER
5. AIR/VACUUM RELIEF VALVE PER IRRIGATION LEGEND. INSTALL AT HIGH POINT(S) OF HYDROZONE. LOCATE IN FIELD.
6. AIR/VACUUM RELIEF LATERAL BLANK DRIPLINE TUBING. CONNECT PERPENDICULAR TO DRIPLINE USING MANUFACTURER APPROVED FITTINGS
7. INSTALL PERIMETER DRIPLINE LATERALS 2" TO 4" FROM EDGE OF HARDSCAPE, CURB, ETC.
8. IRRIGATION NON-PRESSURE PVC EXHAUST HEADER.
9. FLUSH VALVE PER IRRIGATION LEGEND. PLUMB TO NON-PRESSURE PVC LATERAL LINE
10. DISTANCES PER IRRIGATION LEGEND
11. IRRIGATION PRESSURE MAINLINE PER PLANS AND SPECS.

5 SUBSURFACE DRIPLINE

Scale: N.T.S.



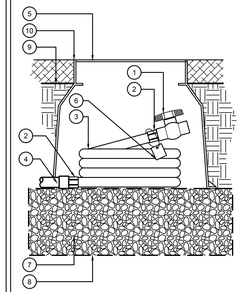
1. FINISH GRADE AT PLANTER
2. TOP SOIL. SEE SPECS.
3. DRIPLINE, SEE IRRIGATION LEGEND
4. REFER TO PLAN FOR SPACING REQ.
5. PREPARED SUBGRADE. REFER TO PLANITNG PLANS AND DETAILS.
6. PVC NON-PRESSURE LATERAL LINE PER IRRIGATION PLANS
7. DEPTH OF PVC LATERAL LINE, SEE PLANS AND SPECS
8. DEPTH OF DRIPLINE, REFER TO IRRIGATION LEGEND
9. PLANTER EDGE
10. LOCATE PERIMETER DRIPLINE LATERALS 2" MIN. AND 4" MAX. AWAY FROM EDGES.
11. MULCH AND PLANTING MATERIAL PER PLANTING PLAN

4 MANUAL FLUSH VALVE

Scale: N.T.S.

NOTES:

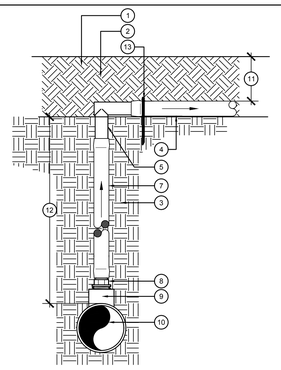
1. TAG EACH FLUSH VALVE WITH A PERMANENT METAL ID TAG. NUMBER SHALL CONINCIE WITH CONTROLLER STATION NUMBER. TAG SHALL BE PLACED TO AVOID BEING BURIED.
2. REFER TO SPECS FOR ADDITIONAL INFORMATION.



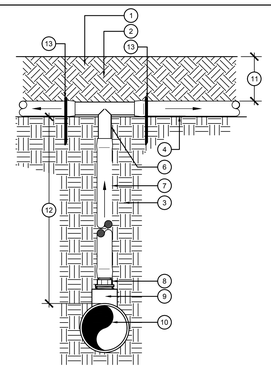
1. SCH. 40 PVC. BALL VALVE PER LEGENG.
2. IRRIGATION HOSE FITTING
3. 1/2" SIZE IRRIGATION HOSE. 30" MIN. LENGTH. COIL INSIDE VALVE BOX.
4. PVC EXHAUST HEADER PER PLANS AND LEGEND.
5. 10" ROUND VALVE BOX WITH LOCKING COVER AND SS BOLT
6. VALVE ID TAG. SEE NOTE #1.
7. 3/4" CRUSHED DRAIN ROCK, 6" MIN. DEPTH. EXTEND 6" BEYOND ALL EDGES OF VALVE BOX
8. 1/4" GALV. WIRE CLOTH. WRAP AROUND CRUSHED ROCK.
9. FINISH GRADE
10. SET VALVE BOX FLUSH WITH TOP OF MULCH LAYER.

8 DRIPLINE TO PVC LATERAL LINE TRANSITION (SUPPLY AND EXHAUST HEADER)

Scale: N.T.S.



A MANIFOLD-ELL CONDITION SECTION ELEVATION

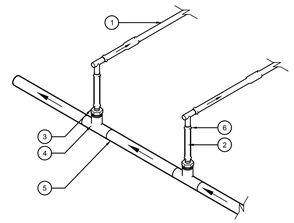


B MANIFOLD-TEE CONDITION SECTION ELEVATION

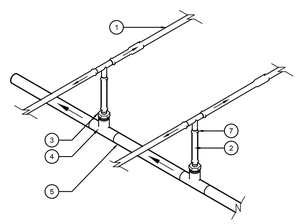
1. FINISH GRADE AT PLANTER
2. TOP SOIL. REFER TO SPECS
3. COMPACTED SUBGRADE. REFER TO SPECS.
4. DRIPLINE TUBING, REFER TO IRRIGATION LEGEND FOR ADDITIONAL INFORMATION
5. BARBED DRIP ELBOW FITTING
6. BARBED DRIP TEE FITTING
7. BLANK POLYETHYLENE DRIP TUBING
8. BARBED x 1/2" MPT ADAPTER
9. PVC TEE (SLxSLxTH) WITH 1/2" FPT INLET
10. PVC SUPPLY LATERAL LINE, SIZE AND TYPE PER PLAN
11. DEPTH OF MULCH, REFER TO SPECS.
12. DEPTH OF PVC LATERAL LINE, REFER TO IRRIGATION LEGEND
13. 4" GALVANIZED STAPLE. INSTALL OVER TUBING AT SPACING PER SPECS

7 DRIPLINE MANIFOLD SUPPLY

Scale: N.T.S



A END FEED MANIFOLD SUPPLY ISOMETRIC



B CENTER FEED MANIFOLD SUPPLY ISOMETRIC

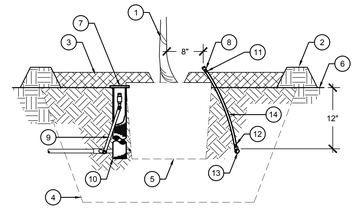
1. DRIPLINE, TYPE AND DEPTH PER IRRIGATION LEGEND
2. BLANK POLYETHYLENE TUBING
3. BARB X MPT ADAPTER
4. SCH. 40 PVC TEE WITH FPT OUTLET
5. NON-PRESSURE LATERAL DOWNSTREAM FROM DRIP REMOTE CONTROL VALVE ASSEMBLY
6. BARBED INSERT 90° ELL FITTING
7. BARBED INSERT TEE FITTING

10 TREE BUBBLER ASSEMBLY

Scale: N.T.S.

NOTES:

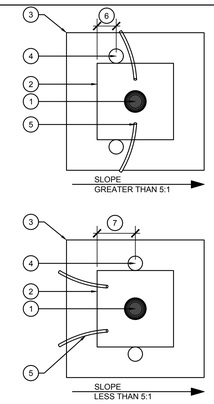
1. REFER TO LANDSCAPE PLANTING DETAILS FOR DEPTH OF MULCH COVER, ETC.



1. TREE.
2. BERM.
3. MULCH.
4. PLANTING PIT.
5. TREE ROOTBALL.
6. FINISH GRADE.
7. ROUND PLASTIC DRAIN GRATE.
8. BUBBLER.
9. PVC TRIPLE SWING ASSEMBLY. THREADED ENDS SHALL BE SAME SIZE AS BUBBLER INLET. SEE SPECS.
10. DEEP ROOT WATER SYSTEM.
11. 1/2" SCH. 40 PVC MALE ADAPTER (GRAY ONLY).
12. 1/2" SCH. 40 PVC MALE ADAPTER.
13. SxSxT SCH. 40 PVC TEE OR SxT ELL PLUMBED TO PVC LATERAL LINE.
14. 1/2" IPS FLEXIBLE PVC HOSE. USE IPS WELD ON SOLVENT CEMENT ON THIS HOSE.

9 TREE BUBBLER ASSEMBLY LAYOUT

Scale: N.T.S.



1. TREE
2. TREE ROOTBALL
3. PLANTING PIT
4. DEEP ROOT WATER SYSTEM ON EITHER SIDE OF ROOTBALL - QTY. PER LEGEND.
5. BUBBLER - QTY. PER LEGEND. FIX WITH STEEL STAPLES.
6. 1/4 OF ROOTBALL WIDTH
7. 1/2 OF ROOTBALL WIDTH

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BY Matham Fawidi DATE: 03/25/2026

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LICENSED LANDSCAPE ARCHITECT — 5627 — 02-28-27 — 12/18/2025 — STATE OF CALIFORNIA

CITY OF EL SEGUNDO

350 Main St, El Segundo, CA 90245

EL SEGUNDO RECREATION PARK PHASE 1 IMPROVEMENT PROJECT

TEEN CENTER AND TEEN PLAZA

405 E Grand Ave, El Segundo, CA 90245

Issue dates

#	Date	Description
	01/15/25	50% DD SUBMITTAL
	04/18/25	100% DD SUBMITTAL
	06/06/25	50% CD SUBMITTAL
	08/20/25	90% CD SUBMITTAL
	10/28/25	PLAN CHECK RESUBMITTAL #1
	11/14/25	PLAN CHECK RESUBMITTAL #2
	01/16/26	PLAN CHECK RESUBMITTAL #3
	02/09/26	PLAN CHECK RESUBMITTAL #4

Sheet title:

LANDSCAPE IRRIGATION DETAILS

Designed by:	AB
Drawn by:	YY
Checked by:	JZ
Project number:	124011

L2.52

Plotted by: abertolini Jan. 12, 2026 02:35 PM Z:\Shared\Los Angeles\Production\2024\124011\CAD\124011_L2.11.dwg

IRRIGATION WATERING SCHEDULE FOR ESTABLISHED PLANTS

Location: Los Angeles	Point-of-Connection:	Controller Number:	July Daily Eto: 0.20
Project Name: Teen Center & Teen Plaza	1	A	Irrigation Days/Week: 3
Annual Eto: 50.10			Irrigation Cycles/Day: 1
July Monthly Eto: 6.20			Valves operating at a time: 2 3.7 GPM MAX

Hydrozone Number*	Plant Description	System Type**	Plant Factor	Irrigation Efficiency	Precip Rate (IN/HR)	SPRING	SUMMER	FALL	WINTER
Z1	SHRUBS	SDR	0.3	0.81	0.96	3	3	3	0
						1	1	1	0
						7	11	6	0
						21	33	18	0
Z2	TREES	TBU	0.3	0.81	3.00	3	3	3	0
						1	1	1	0
						3	4	2	0
						9	12	6	0

* Refer to Hydrozone Chart.

QUANTITY OF HYDROZONE 1 VALVES:	1	HYDROZONE 1 MINUTES/DAY:	7	11	6	0
QUANTITY OF HYDROZONE 2 VALVES:	1	HYDROZONE 2 MINUTES/DAY:	3	4	2	0
TOTAL:	2	TOTAL MINUTES/DAY:	10	15	8	0
		TOTAL HOURS/DAY:	0.08	0.13	0.07	0.00

WATERING SCHEDULE KEY

SPRING	SEASON
3	DAYS/ WEEK
1	CYCLES/ DAY
10	MINUTES/ CYCLE
30	MINUTES/ WEEK

**** IRRIGATION SYSTEM TYPE**

TBU TREE BUBBLERS
SDR SUB-SURFACE DRIP

INCREASE THE ABOVE RUN TIMES BY APPROXIMATLEY 20% DURING THE PLANT ESTABLISHMENT PERIOD.

NOTE: DUE TO VARIABLE AND UNFORESEEN SITE CONDITIONS, THE IRRIGATION SYSTEM RUN TIMES MAY NEED TO BE ADJUSTED TO ENSURE PROPER MOISTURE IS MAINTAINED IN THE LANDSCAPE. THIS SCHEDULE IS INTENDED ONLY FOR COMPLIANCE WITH LOCAL MUNICIPAL CODES AND THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. THESE CALCULATIONS REPRESENT the maximum reasonable run times and are used to ensure that all irrigation may be completed during the specific watering window allowed. this schedule does not include rainfall, site soil types, specific exposures (shade, versus sun), actual irrigation days, or specific slope position. It is solely the responsibility of the irrigation contractor to program the controller as required to apply the correct amount of irrigation water for the landscape. all smart controllers shall be programmed with the actual site information and as per the manufacturer's instructions. The Contractor shall provide a controller schedule inside the controller cabinet prior to final turnover of the project to the owner.

WATER ALLOWANCES/ WATER USE COMPARISON

POC	CONTROLLER
1	A

NAME OF CITY: Los Angeles
PROJECT NAME: METER SIZE: 1"
WATER TYPE: POTABLE STATIC WATER PRESSURE: 60
WATER METER LOCATION: MAXIMUM PEAK DEMAND: 3.7

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

FORMULA:

MAWA = (Eto)(0.62)[(0.45 x LA) + (0.55 x SLA) = GALLONS PER YEAR

50.10	= REFERENCE EVAPOTRANSPIRATION IN INCHES PER YEAR (SOURCE: CIMIS)
0.62	= CONVERSION FACTOR TO GALLONS PER SQUARE FEET
0.45	= EVAPOTRANSPIRATION ADJUSTMENT FACTOR AND IRRIGATION EFFICIENCY (ETAF)
LA	= LANDSCAPE AREA INCLUDING SLA (SQ. FT.)
0.55	= ADDITIONAL Eto ADJUSTMENT FACTOR FOR SPECIAL LANDSCAPE AREAS
SLA	= SPECIAL LANDSCAPE AREA (SQ. FT.)

SUMMARY OF LANSCAPE AREA BY IRRIGATION METHOD OR SLA

	0 Overhead Irrigation Landscape Area (ft^2)
	175 Drip/Bubbler Irrigation Landscape Area (ft^2)
	0 SLA (ft^2)
Total Landscape Area:	175

RESULTS

MAWA = (Eto) x (0.62) x [(0.45 x LA) + ((1.0 - 0.45) x SLA))] **2,446 Gallons**
327.00 Cubic Feet
3.27 HCF
0.01 Acre-feet
0.00 Millions of Gallons

ESTIMATED TOTAL WATER USE (ETWU)

FORMULA:

ETWU = (Eto) x (0.62) x [(ETAF x Landscape Area)]

50.10	= REFERENCE EVAPOTRANSPIRATION IN INCHES PER YEAR (SOURCE: CIMIS)
0.62	= CONVERSION FACTOR TO GALLONS PER SQUARE FEET
VARIES	= PF (WUCOLS IV)
	0.1 - 0.3 LOW WATER-USE PLANTS
	0.4 - 0.6 MEDIUM WATER-USE PLANTS
	0.7 - 1.0 HIGH WATER-USE PLANTS
VARIES	= IE (IRRIGATION EFFICIENCY)
	0.75 SPRAY
	0.81 DRIP/BUBBLER
VARIES	= ETAF (ET ADJUSTMENT FOR PLANT FACTORS AND IRRIGATION EFFICIENCY)
	SLA ETAF = 1.0
VARIES	= LANDSCAPE AREA FOR SPECIFIC HYDROZONE

DETAILED SUMMARY BY HYDROZONE TYPE

REFERENCE EVAPOTRANSPIRATION (Eto): 50.10

Hydrozone Type	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Lanscape Area (sf^2)	ETAF x Area	ETWU
Regular Landscape Area							
ZONE 1 Shrubs (Low Water-Use)	0.3	DRIP	0.81	0.37	167	62	1,921
ZONE 2 Shrubs (Low Water-Use)	0.3	BUBBLERS	0.81	0.37	8	3	92
				Totals:	**175**	**65**	**2,013**

RESULTS

ETWU = (Eto) x (0.62) x [(ETAF x Landscape Area)] **2,013 Gallons**
269.14 Cubic Feet
2.69 HCF
0.01 Acre-feet
0.00 Millions of Gallons

2,446 MAWA
433 Surplus

ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	65
Total Area	175
Average ETAF	0.37

ETAF Calculations	
All Landscape Areas	
Total ETAF x Area	65
Total Area	175
Sitewide ETAF	0.37

HYDROZONE CHART/ HYDROZONE TOTALS

POC	CONTROLLER
1	A

Meter Size: 1"
Static Water pressure @ POC: 60
Maximum Peak Demand: 3.7 GPM
Minimum Demand: 1.7 GPM

Valve Station No.	Hydrozone Number*	Irrigation Method	GPM	Precip. Rate (IN/HR)	Hydrozone Area	% of Total Landscape
A01	ZONE 1	SUBSURFACE DRIP	1.7	0.98	167	95.4%
A26	ZONE 2	TREE BUBBLER	2.0	3.00	8	4.6%
				TOTAL	**175**	**100%**

* Refer to Hydrozone Key below.
** Special Landscape Area

HYDROZONE TOTALS

Hydrozone Number	Hydrozone Key	Total Square Feet	% of Landscape Area
ZONE 1	LOW WATER-USE SHRUB DRIP	167	95.43%
ZONE 2	LOW WATER-USE TREE BUBBLER	8	4.57%
	TOTAL:	**175**	**100%**

FOR BUILDING COMPLIANCE ONLY

True North Compliance Services, Inc.

PLAN REVIEW APPROVAL

THESE PLANS/DOCUMENTS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING STANDARDS CODES AS ADOPTED BY THE STATE OF CALIFORNIA AND AMENDED BY THE JURISDICTION. PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, NOR LOCAL REGULATION.

BY Malkam Fawidi DATE: 03/25/2026

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Sheet title:

MWELO COMPLIANCE DOCUMENTATION

Designed by:	AB
Drawn by:	YY
Checked by:	JZ
Project number:	124011

L2.80

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PLANTING NOTES:

1. THE PLANTING PLAN IS DIAGRAMMATIC. ALL PLANT LOCATIONS ARE APPROXIMATE. ON CENTER SPACING AND SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED. QUANTITIES, IF SHOWN ON THE PLANTING PLAN ARE APPROXIMATE AND ARE FOR REFERENCE ONLY. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF DISCREPANCIES BETWEEN QUANTITIES AND THE SYMBOLS SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT COUNTS AND SQUARE FOOTAGES.

2. TREE LOCATION MAY BE ADJUSTED TO AVOID CONFLICTS WITH UNDERGROUND UTILITIES. CONSULT WITH OWNER'S REPRESENTATIVE PRIOR TO ADJUSTMENT OF TREE LOCATIONS, ESPECIALLY THOSE ARRANGED ON A SPECIFIED MODULE OR IN A GRID PATTERN.

3. CONTRACTOR SHALL ACCOMPANY THE PROJECT AGRONOMIST TO THE SITE FOR THE PURPOSE OF TAKING SOIL SAMPLES, CONDUCTING PERCOLATION TESTS, AND REVIEWING EXISTING SITE CONDITIONS. THE QUANTITY OF SAMPLES ARE NOTED IN THE SPECIFICATIONS. SUBMIT SOIL TEST RESULTS AND RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO SOIL PREPARATION. THIS REQUIREMENT APPLIES TO ALL SOILS AND CONDITIONS WITHIN THIS PROJECT. REFER TO SPECIFICATIONS FOR FURTHER REQUIREMENTS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO THE START OF CONSTRUCTION, FOR CLARIFICATION.

5. CONTRACTOR SHALL GIVE NOTICE OF PLANTING (3) BUSINESS DAYS PRIOR TO INSTALLATION. CONTRACTOR SHALL LAY OUT PLANT MATERIAL PRIOR TO INSTALLATION FOR OWNER'S REPRESENTATIVE'S REVIEW AND APPROVAL.

6. CENTER POINTS OF TREES SHOULD BE STAKED WITH GRADE LATH STAKES. CONTAINER SIZE AND PLANT NAME SHALL BE NOTED ON EACH STAKE.

7. SHRUBS SHALL BE PLACED IN THEIR "FINAL" LOCATIONS.

8. OWNER'S REPRESENTATIVE HAS THE RIGHT TO ADJUST PLANT LOCATIONS AND SPACING UPON REVIEWING IN THE FIELD.

9. ALL PLANTED AREAS SHALL BE WEED FREE PRIOR TO PLANTING.

10. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF PLANTING AREAS ON-SITE AND THOSE AREAS INDICATED ON DRAWINGS, CONTACT OWNER'S AUTHORIZED REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOW TO OWNER'S AUTHORIZED REPRESENTATIVE IN A TIMELY FASHION MAY RESULT IN CONTRACTOR'S OWN LIABILITY TO RELOCATE PLANT MATERIALS.

11. REFER TO PLANTING DETAILS FOR ALL INSTALLATION AND STAKING REQUIREMENTS.

12. INSTALL TREES WITHIN 3' OF PAVEMENT OR STRUCTURES WITH ROOT CONTROL BARRIERS. UNLESS OTHERWISE SPECIFIED, A 12' LONG X 2' DEEP LINEAR BARRIER SHALL BE INSTALLED AT EDGE OF PAVEMENT/STRUCTURE, WITH LENGTH CENTERED AT THE TREE TRUNK.

13. NURSERY STAKES SHALL BE REMOVED AFTER PLANTING TREES AND STAKING OR GUYING AS SHOWN ON PLANS AND AS DIRECTED BY OWNER'S REPRESENTATIVE.

14. TREES PLANTED IN TURF AREAS SHALL HAVE TRUNKS PROTECTED WITH PERFORATED POLYETHYLENE TREE TRUNK PROTECTORS (ARBOR-GARD+ OR EQUAL).

15. CONTRACTOR IS RESPONSIBLE FOR PRUNING TREES AS DIRECTED BY OWNER'S REPRESENTATIVE. NO PRUNING IS TO BE DONE UNLESS DIRECTED.

16. TRIANGULAR SPACE GROUNDCOVERS AND SHRUBS, UNLESS OTHERWISE INDICATED ON DRAWINGS.

17. SEE DETAIL FOR PLACEMENT OF SHRUBS IN IRREGULARLY SHAPED PLANTING AREAS.

18. MULCH ALL AREAS (EXCEPT TURF, SLOPES 2:1 AND GREATER, ROOTED CUTTINGS, AND AS NOTED ON PLANS) WITH 3" LAYER OF SPECIFIED MATERIAL.

19. ALL SLOPES 2:1 OR GREATER SHALL BE STABILIZED WITH JUTE MESH PRIOR TO PLANTING. DO NOT INSTALL JUTE MESH ON SEEDED SLOPES.

20. WHERE GROUNDCOVER IS SHOWN ON PLANS: GROUNDCOVER PLANTING CONTINUES UNDER SHRUBS AND TREES AT SPECIFIED SPACING. DO NOT PLANT GROUNDCOVER IN SHRUB/TREE WATERING BASINS.

21. CONTRACTOR SHALL MAINTAIN ALL PLANTING FOR A PERIOD OF NINETY (90) DAYS AFTER COMPLETION AND ACCEPTANCE BY OWNER'S REPRESENTATIVE, UNLESS OTHERWISE NOTED IN SPECIFICATIONS. ALL AREAS SHOULD BE KEPT CLEAN, WATERED AND WEED-FREE.

22. PRIOR TO END OF MAINTENANCE PERIOD, LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE A FINAL WALKTHROUGH INSPECTION BY OWNER'S REPRESENTATIVE. OWNER MUST ACCEPT ALL MAINTAINED AREAS IN WRITING PRIOR TO END OF MAINTENANCE PERIOD. OWNER SHALL BE RESPONSIBLE FOR FUTURE MAINTENANCE AFTER THE MAINTENANCE PERIOD AND FINAL WALK THROUGH.

23. A "SOIL MANAGEMENT TEST" SHALL BE PERFORMED BY A SOIL TESTING LAB FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PLANTING. THE APPROVED TESTING LAB IS WALLACE LABS (310)615-0116.

SHRUB & GROUNDCOVER LEGEND:

SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE (HTxSPR)	QTY.	WUCOLS	COMMENTS	DETAIL
⊙	PEDILANTHUS BRACTEATUS "TALL SLIPPER PLANT"	15 GAL (4'X1.5')	PER PLAN	L	–	SEE DETAILS 1,2&3/L3.51
✳	LOMANDRA LONGIFOLIA 'BREEZE' "DWARF MAT RUSH"	5 GAL (12"X12"	PER PLAN	L	–	SEE DETAILS 1,2&3/L3.51
△	CISTUS PULVERULENTUS 'SUNSET' "SUNSET ROCKROSE"	5 GAL (2'X1.5')	PER PLAN	L	–	SEE DETAILS 1,2&3/L3.51
◑	COTYLEDON ORBICULATA 'OBLONGA' "FINGER ALOE"	1 GAL (6"X8")	PER PLAN	L	–	SEE DETAILS 1,2&3/L3.51

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BY: Mallam Hawidi DATE: 03/25/2026

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REGISTERED LANDSCAPE ARCHITECT — JOHN YOUNGSON — No. 5722 — 02-28-27 — RENEWAL 12/31/2026 — STATE OF CALIFORNIA

CITY OF
EL SEGUNDO
350 Main St, El Segundo, CA 90245

EL SEGUNDO RECREATION PARK PHASE 1 IMPROVEMENT PROJECT

TEEN CENTER AND TEEN PLAZA

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Sheet title:

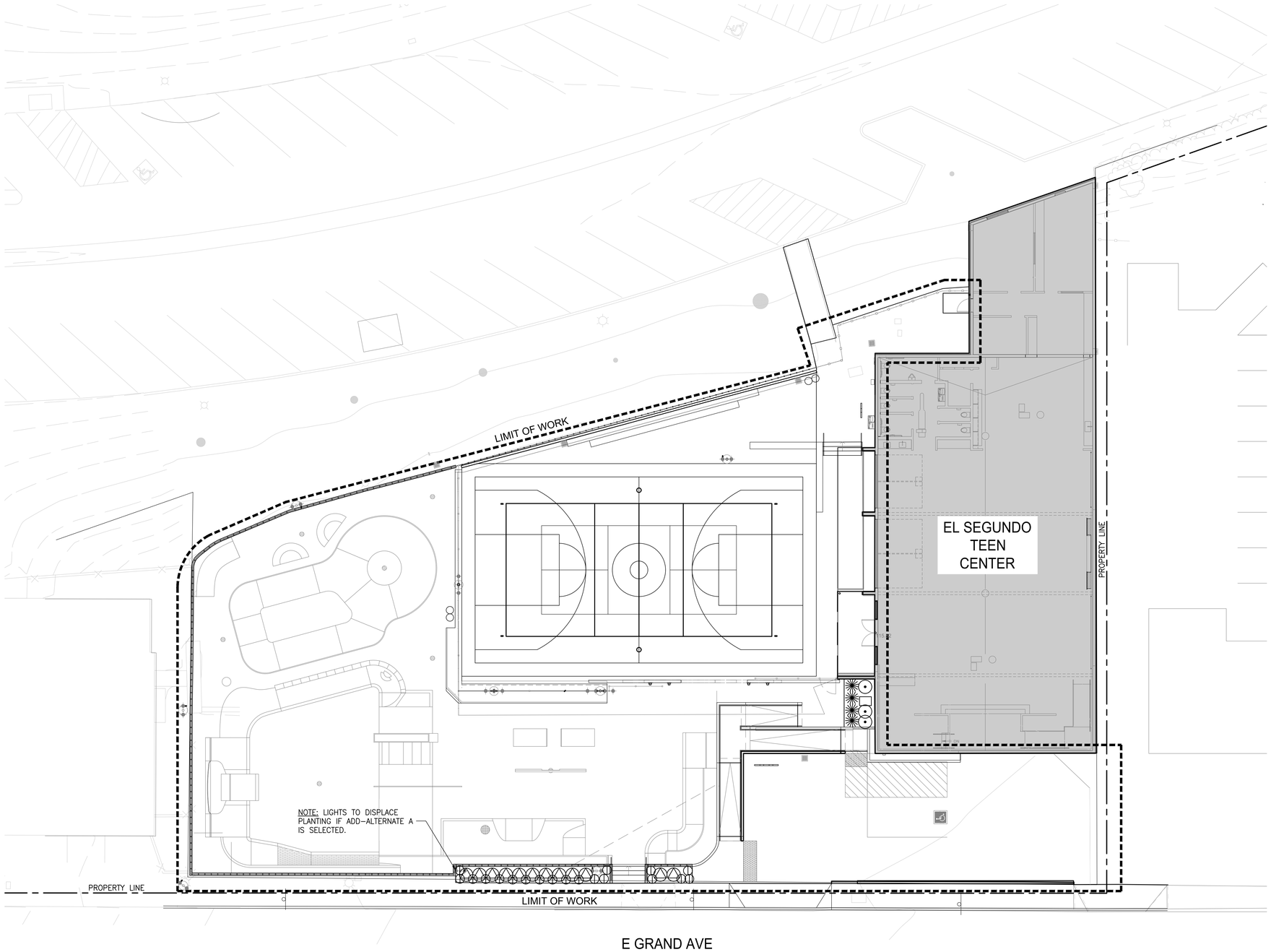
LANDSCAPE PLANTING NOTES & LEGEND

Designed by:	AB
Drawn by:	YY
Checked by:	JZ
Project number:	124011

L3.00

FEBRUARY 9, 2026 - PLAN CHECK RESUBMITTAL #4

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SHRUB & GC LEGEND:	
SYMBOL	BOTANICAL NAME "COMMON NAME"
⊙	PEDILANTHUS BRACTEATUS "TALL SLIPPER PLANT"
✺	LOMANDRA LONGIFOLIA 'BREEZE' "DWARF MAT RUSH"
△	CISTUS PULVERULENTUS 'SUNSET' "SUNSET ROCKROSE"
◫	COTYLEDON ORBICULATA 'OBLONGA' "FINGER ALOE"

SEE SHEET L3.00 FOR COMPLETE PLANTING LEGEND

SCALE: 1" = 10'

0 5' 10' 20' 40'

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BY Maltham Hwaidi DATE: 03/25/2026

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LICENSED LANDSCAPE ARCHITECT
JOHN STANSON No. 5749
03-26-27
RENEWAL
12/31/2026
STATE OF CALIFORNIA

CITY OF
EL SEGUNDO
350 Main St, El Segundo,
CA 90245

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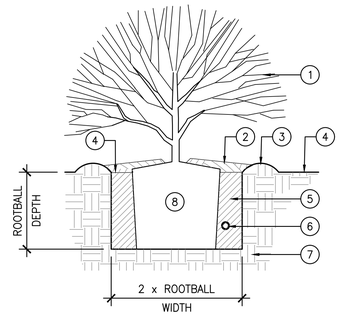
Sheet title:

LANDSCAPE PLANTING PLAN

Designed by:	AB
Drawn by:	YY
Checked by:	JZ
Project number:	124011

L3.11

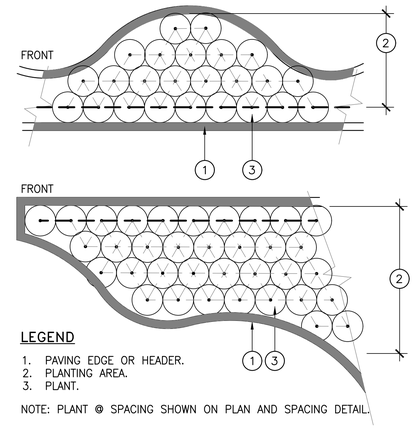
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KEYNOTE LEGEND

1. SHRUB.
2. MULCH. SEE SPECIFICATIONS.
3. 3" HT WATERING BASIN.
4. FINISH GRADE.
5. AMENDED BACKFILL. SEE SPECIFICATIONS.
6. FERTILIZER TABLET. SEE SPECIFICATIONS.
7. SITE SOIL.
8. ROOTBALL. SET TOP OF ROOTBALL 2" ABOVE FINISH.

1 SHRUB PLANTING
SCALE: 1" = 1'-0"

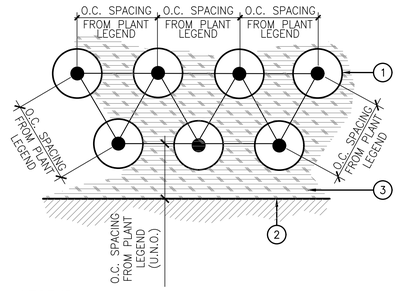


LEGEND

1. PAVING EDGE OR HEADER.
2. PLANTING AREA.
3. PLANT.

NOTE: PLANT @ SPACING SHOWN ON PLAN AND SPACING DETAIL.

2 IRREGULAR SHRUB LAYOUT
SCALE: 1" = 1'-0"



LEGEND

1. SHRUB/GROUNDCOVER – TRIANGULATED ROWS.
2. HARDSCAPE ELEMENT: CURB, WALK, ETC.
3. MULCH PER SPECIFICATIONS.

3 SHRUB & GROUNDCOVER SPACING
SCALE: 1" = 1'-0"

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BY Mallam Howell DATE: 03/25/2026

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LANDSCAPE PLANTING DETAILS

Designed by:	AB
Drawn by:	YY
Checked by:	JZ
Project number:	124011

L3.51

PROJECT INFORMATION

THE SCOPE OF WORK INCLUDES THE INTERIOR RENOVATION OF AN EXISTING 5,242 SF TEEN CENTER, WITH MINOR EXTERIOR UPGRADES AND REROOFING LOCATED ON THE EL SEGUNDO RECREATION PARK

ADDRESS:	405 EAST GRAND AVE, EL SEGUNDO, CA 90245
APN:	5524-013-022
LOT AREA:	20,043.17 SF
FAR:	BASE [0.5:1] 10,637 SF
BUILDING USE / OCCUPANCY:	A-3
BUILDING CONSTRUCTION TYPE:	TYPE V-B NON-SPRINKLERED
MAX. TRAVEL DIST. TO EXITS:	NON-SPRINKLERED BUILDING = 200 FEET MAX.

ALL CONSTRUCTION SHALL CONFORM TO THE 2022 CALIFORNIA BUILDING, FIRE, MECHANICAL, PLUMBING, ELECTRICAL, ENERGY CODE AND GREEN BUILDING CODE.

ZONING INFO

EXISTING ZONING:	C-2	
USE:	NEIGHBORHOOD COMMERCIAL ZONE	
HEIGHT LIMIT:	*MAX. ALLOWED* 28' - 0"	*PROVIDED* 22' - 11"
SETBACKS: FRONT (SOUTH) SIDE (EAST & WEST) REAR (NORTH)	*MIN. REQUIRED* 15' - 0" N/A** 10' - 0"	*PROVIDED* 29' - 5" N/A >10' - 0"

***NONE REQUIRED, UNLESS THE SIDE YARD ABUTS PROPERTY WITH NON-COMMERCIAL ZONE CLASSIFICATION, IN WHICH CASE THE SIDE YARD SETBACK SHALL BE A MINIMUM OF 10 FT*

APPLICABLE CODES

- 2022 CALIFORNIA BUILDING CODE (VOLUME I AND II) WITH AMENDMENTS
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA MECHANICAL CODE (WITH AMENDMENTS)
- 2022 CALIFORNIA PLUMBING CODE (WITH AMENDMENTS)
- 2022 CALIFORNIA ENERGY CODE (TITLE 24)
- 2022 CALIFORNIA FIRE CODE (WITH AMENDMENTS)
- 2022 CALIFORNIA EXISTING BUILDING CODE (WITH AMENDMENTS)
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (WITH AMENDMENTS)
- EARTHQUAKE HAZARD REDUCTION ORDINANCE (WITH AMENDMENTS)

BUILDING AREA	
TYPE	AREA
GREAT ROOM	3,297 SF
MULTI-PURPOSE ROOM	578 SF
STORAGE	109 SF
STUDY ROOM	328 SF
OFFICE	212 SF
GAME	280 SF
BATHROOMS	275 SF
STORAGE	165 SF
TOTAL	**5,242 SF**

GRAPHIC NOTES

1. SCALING DRAWINGS. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS AND DESCRIPTIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION ON DRAWINGS. VERIFY WITH ARCHITECT ANY CONFLICTING AREAS PRIOR TO COMMENCING ACTUAL WORK.

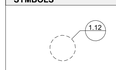
2. PRECEDENCE. LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. DETAILS TAKE PRECEDENCE OVER ALL. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

3. DIMENSIONING CONVENTIONS
   - A. ALL DIMENSIONS ARE GIVEN FROM FACE OR STUD OR TO CENTERLINE OF WALL ASSEMBLY UNLESS NOTED OTHERWISE.
   - B. DIMENSIONS NOTED CLEAR OR "CLR" MUST BE PRECISELY MAINTAINED: ALLOWING FOR THICKNESS OF FINISH MATERIALS.
   - C. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECTS APPROVAL, UNLESS NOTES OTHERWISE.
   - D. VERIFY DIMENSIONS MARKED "VIF" PRIOR TO START OF CONSTRUCTION. REPORT ANY INCONSISTENCIES TO THE ARCHITECT
   - E. ALL DIMENSIONS ARE GIVEN BASED ON THE ACTUAL SIZE OF THE CONSTRUCTION MATERIAL TO WHICH THEY PERTAIN UNLESS NOTED OTHERWISE.

4. DEFINITION OF TERMINOLOGY
   - A. ALIGN: ACCURATELY LOCATE FINNISH FACES IN THE SAME PLACE.
   - B. APPROVED EQUAL: AS ACCEPTED IN WRITING BY THE ARCHITECT AS BEING OF EQUIVALENT QUALITY.
   - C. AS REQUIRED: AS REQUIRED BY REGULATORY REQUIREMENTS, BY REFERENCE STANDARDS, BY EXISTING CONDITIONS, BY GENERALLY ACCEPTED CONSTRUCTION PRACTICE, OR BY THE CONTRACT DOCUMENTS.
   - D. DIRECTED: AS REQUESTED, AUTHORIZED, SELECTED, APPROVED OR REQUIRED BY ARCHITECT.
   - E. FURNISH: SUPPLY AND DELIVER TO PROJECT SITE.
   - F. INDICATED: AS SHOWN, NOTED, AND/OR SCHEDULED ON THE DRAWINGS OR WRITTEN IN THE SPECIFICATIONS.
   - G. INSTALL: ANCHOR, FASTEN OR CONNECT INTO PLACE AND ADJUST FOR USE; PLACE OR APPLY IN PROPER POSITION AND LOCATION; ESTABLISH IN PLACE FOR USE OR SERVICE.
   - H. PROVIDE: FURNISH AND INSTALL, COMPLETE AND READY FOR USE.
   - I. SIMILAR: COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATIONS ON PLANS AND ELEVATIONS
   - J. TYPICAL: IDENTICAL FOR ALL CONDITIONS, UNLESS NOTED OTHERWISE.

5. ABBREVIATIONS. ABBREVIATIONS THROUGHOUT THE PLANS ARE THOSE IN COMMON USE. CLARIFY WIT THE ARCHITECT THE INTENT OF ANY ABBREVIATION IN QUESTION.

SYMBOLS



DETAIL
IDENTIFICATION
IDENTIFIES LOCATION OF DETAIL



ELEVATION
ELEVATION IDENTIFICATION SHEET WHERE ELEVATION IS DRAWN, ARROW INDICATES DIRECTION



INTERIOR ELEVATION
ELEVATION IDENTIFICATION (UNFOLD ELEVATIONS CLOCKWISE NO ELEVATION MEANS NO ELEVATION SHOWN) SHEET WHERE ELEVATION IS DRAWN



MATCH LINE
SHADED PORTION IS THE SIDE CONSIDERED



SECTION
SHEET IDENTIFICATION SHEET WHERE SECTION IS DRAWN, ARROW INDICATES DIRECTION



ROOM IDENTIFICATION
ROOM NAME
ROOM NUMBER



REVISION
CLOUD AROUND REVISION OPTIONAL ACCOMPANY REVISION NUMBER WITH DATE IN REVISION COLUMN ON APPROPRIATE SHEET



WORK POINT, CONTROL POINT OR DATUM POINT

WINDOW



DOOR

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	**INT**	INTERIOR
ACOUS	ACOUSTICAL	**LAV**	LAVATORY
ADJ	ADJUSTABLE	**LT FXT**	LIGHT FIXTURE
ALUM	ALUMINUM	**MAX**	MAXIMUM
ANCH	ANCHOR	**MECH**	MECHANICAL
APPROX	APPROXIMATELY	**MTL**	METAL
ATTEN	ATTENTION	**MIN**	MINIMUM
B	BASE	**OC**	ON CENTER
BD	BOARD	**OD**	OUTSIDE DIAMETER
BLDG	BUILDING	**OPP**	OPPOSITE
BLK	BLOCK	**P**	PAINT
BM	BEAM	**PL**	PROPERTY LINE
BOT	BOTTOM	**PLAM**	PLASTIC LAMINATE
C	CARPET	**PLAS**	PLASTER
CMU	CONCRETE MASONRY UNIT	**PLWD**	PLYWOOD
CAB	CABINET	**PTD**	PAINTED
CEM	CEMENT	**R**	RISERS
CER	CERAMIC	**RD**	ROOF DRAIN
CL	CENTER LINE	**RO**	ROUGH OPENING
CLG	CEILING	**RAD**	RADIUS
CLR	CLEAR	**REC**	RECESSED
COL	COLUMN	**REINF**	REINFORCED
CONC	CONCRETE	**REQ'D**	REQUIRED
CONST	CONSTRUCTION	**RES**	RESISTANT
CONT	CONTINUOUS	**RESIL**	RESILIENT
DBL	DOUBLE	**RET**	RETAINING
DTL	DETAIL	**RM**	ROOM
DIA	DIAMETER	**SCHED**	SCHEDULE
DIAG	DIAGONAL	**SCD**	SEE CIVIL DRAWINGS
DIM	DIMENSION	**SD**	SMOKE DETECTOR
DN	DOWN	**SECT**	SECTION
DS	DOWN SPOUT	**SED**	SEE ELECTRICAL DRAWING
DWG	DRAWINGS	**SFD**	SMOKE FIRE DAMPER
EA	EACH	**SHT**	SHEET
EL	ELEVATION	**SHTG**	SHEATING
ELECT	ELECTRICAL	**SIM**	SIMILAR
EQ	EQUAL	**SLD**	SEE LANDSCAPE DRAWING
EQUIP	EQUIPMENT	**SMD**	SEE MECHANICAL DRAWING
EXIST	EXISTING	**SPEC**	SPECIFICATION
EXT	EXTERIOR	**SPD**	SEE PLUMBING DRAWING
FD	FLOOR DRAIN	**SQ**	SQUARE
FEC	FIRE EXTINGUISHER CABINET	**SS**	STAINLESS STEEL
FEE	FINISHED FLOOR ELEVATION	**SSD**	SEE STRUCTURAL DRAWING
FIN	FINISH	**STD**	STANDARD
FG	FINISH GRADE	**STL**	STEEL
FLR	FLOOR	**STRUCT**	STRUCTURAL
FLOUR	FLOURESCENT	**SUSP**	SUSPENDED
FT	FOOT	**SV**	SHEET VINYL
FTG	FOOTING	**T**	TREADS
GI	GALVANIZED IRON	**T & B**	TOP AND BOTTOM
GA	GAUGE	**T & G**	TONGUE AND GROOVE
GALV	GALVANIZED	**TO**	TOP OF
GL	GLASS	**TOC**	TOP OF CONCRETE
GR	GUARDRAIL	**TEL**	TELEPHONE
GYP BD	GYPSUM BOARD	**TEM**	TEMPERED
HD	HEAD	**TYP**	TYPICAL
HDWG	HARDWOOD	**VCT**	VINYL COMP. TILE
HM	HOLLOW METAL	**VERT**	VERTICAL
HR	HOUR	**W/**	WITH
HORIZ	HORIZONTAL	**WC**	WATER CLOSET
HT	HEIGHT	**WF**	WIDE FLANGE
IN	INCH	**WP**	WATER PROOFING
INSUL	INSULATION	**WD**	WOOD
		WRB	WEATHER-RESISTIVE BARRIER

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True North Compliance Services, Inc.

PLAN REVIEW APPROVAL

THESE PLANS/DOCUMENTS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING STANDARDS CODES AS ADOPTED BY THE STATE OF CALIFORNIA AND AMENDED BY THE JURISDICTION. PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, NOR LOCAL REGULATION.

BY: Mulham Hweidi DATE: 03/25/2026

THIS SET OF THE PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB SITE AT ALL TIMES AND IT IS UNLAWFUL TO MAKE ANY CHANGES OR ALTERATIONS WITHOUT PERMISSION FROM THE CITY. OCCUPANCY OF STRUCTURE(S) IS NOT PERMITTED UNTIL FINAL APPROVAL IS GRANTED BY ALL APPLICABLE DEPARTMENTS.

M I G

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LICENSED ARCHITECT
PATRICK J. TIGHE
NO. C-27987
RENEWAL DATE
STATE OF CALIFORNIA

CITY OF EL SEGUNDO

350 Main St, El Segundo, CA 90245

EL SEGUNDO RECREATION PARK PHASE 1 IMPROVEMENT PROJECT

TEEN CENTER AND TEEN PLAZA

405 E Grand Ave, El Segundo, CA 90245

5757 Venice Blvd.
Los Angeles, CA 90019
323-424-7594
www.tighearchitecture.com

TIGHE

Issue dates

#	Date	Description
	01/15/25	50% DD SUBMITTAL
	04/18/25	100% DD SUBMITTAL
	06/06/25	50% CD SUBMITTAL
	08/20/25	90% CD SUBMITTAL
	10/28/25	PLAN CHECK RESUBMITTAL #1
	11/14/25	PLAN CHECK RESUBMITTAL #2
	01/16/26	PLAN CHECK RESUBMITTAL #3
	02/09/26	PLAN CHECK RESUBMITTAL #4

Sheet title:

GENERAL NOTES

Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

A0.01

GENERAL NOTES

1. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
   A. THESE GENERAL NOTES UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS.
   B. ALL APPLICABLE LOCAL AND STATE BUILDING CODES, ORDINANCES AND REGULATIONS.
   C. BUILDING CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BRING THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES OR CONFLICT BETWEEN THE REQUIREMENTS OF THE CODE AND DRAWINGS.

2. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENT OVER SCALE. THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY WORK.

3. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE. DO NOT SCALE DRAWINGS. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS.

4. NO DEVIATION FROM THE STRUCTURAL DESIGN WITHOUT WRITTEN APPROVAL OF THE STRUCTURAL AUTHORITY TO DEVIATE FROM THE PLANS OR SPECIFICATIONS IS ALLOWED.

5. ALL DIMENSIONS ARE TO THE FACE OF FINISH UNLESS NOTED OTHERWISE (U.N.O.). DO NOT SCALE DRAWINGS.

6. CONTRACTOR SHALL PROVIDE PEDESTRIAN FENCE AND CANOPY AS REQUIRED.

7. TEMPORARY SANITARY FACILITIES FOR WORKMEN SHALL BE PROVIDED DURING CONSTRUCTION.

8. PROVIDE ACCESS PANELS AS REQUIRED BY APPLICABLE CODES AND AS REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING EQUIPMENT. ALL LOCATIONS SHALL BE REVIEWED WITH THE ARCHITECT.

9. COORDINATE PLACEMENT OF ALL CEILING ELEMENTS WITH MECHANICAL, ELECTRICAL. WHERE DISCREPANCIES EXIST BETWEEN DRAWINGS AND INSTALLATION, REVIEW WITH THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

10. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR OTHER SUPPORT FOR ALL FIXTURE, EQUIPMENT AND CABINETRY.

11. CONTRACTOR SHALL PROVIDE A FIRE PROTECTION SYSTEM DURING CONSTRUCTION.

12. CONTRACTOR SHALL COORDINATE ALL SLAB AND WALL OPENINGS REQUIRED BY MECHANICAL AND ELECTRICAL DRAWINGS.

13. WHERE RECESSED OR NON-MODULAR FIXTURES, DIFFUSERS, SPEAKER OR OTHER APPURTENANCES ARE LIKELY ARE TO BE CENTERED IN THE CEILING TILE PATTERN UNLESS OTHERWISE NOTED.

14. ALL PIPE, DUCTS AND BUS DUCTS THAT PENETRATE FLOOR SLABS SHALL BE INSTALLED IN A MANNER THAT WILL PRESERVE THE FIRE RESISTIVE AND STRUCTURAL INTEGRITY OF THE BUILDING.

15. CORNER BEADS ARE TO BE NAILED. DRYWALL BOARD SPACING TO BE 3/8" MAXIMUM.

16. ALL NEW GLAZING SHALL COMPLY WITH STANDARDS OF THE U.S. CONSUMER PRODUCT SAFETY COMMISSION. MANUFACTURER TO SUPPLY CERTIFICATE OF COMPLIANCE TO OWNER.

CONSTRUCTION NOTES

ALL REFERENCED SPECIFICATIONS AND DETAILS SHALL BE INCORPORATED INTO THESE PLANS AND MADE A PART HEREOF AS IF SPELLED OUT IN THEIR ENTIRETY HEREIN.

OTHER UNDERGROUND AND OVERHEAD CONSTRUCTION IN ADDITION TO THAT SHOWN ON THESE PLANS IS PROPOSED FOR THIS PROJECT, INCLUDING UTILITY SERVICES AND LANDSCAPING.

CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WORK AND INTERFACING IMPROVEMENTS WITH WORK BY OTHER CONTRACTORS AT THIS JOB SITE AND WITH IMPROVEMENTS REQUIRED BY PLANS BY OTHERS.

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR CONSTRUCTION DETAILS AND DIMENSIONING INCLUDING THOSE FOR BUILDINGS, PATIOS, DRIVEWAYS, WALKWAYS, FENCES, PLUMBING, ELECTRICAL AND LANDSCAPING.

THIS REPORT AND ADDENDA SHALL BE INCORPORATED INTO THESE PLANS AND MADE A PART HEREOF AS IF SPELLED OUT IN ITS ENTIRETY HEREIN. IT IS CONTRACTOR'S RESPONSIBILITY TO REVIEW THE APPLICABLE SOIL REPORT. CONTRACTOR SHALL CONTACT THE SOIL ENGINEER TO OBTAIN OR REVIEW A COPY OF THIS REPORT AND ADDENDA.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE HEALTH AND SAFETY LAWS AND STANDARDS INCLUDING THOSE FOR BUILDINGS, PATIOS, DRIVEWAYS, WALKWAYS, FENCES, PLUMBING, ELECTRICAL AND LANDSCAPING.

CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL, FOR INSTALLING AND MAINTAINING ADEQUATE FENCING, SIGNING, LIGHTS AND BARRICADES, AND FOR INSTALLING AND MAINTAINING ADEQUATE SHEETING, SHORING, BRACING OR EQUIVALENT PROTECTION AS REQUIRED FOR ALL EXCAVATIONS, EXISTING STRUCTURES, TEMPORARY STRUCTURES AND ALL PARTIALLY COMPLETED PORTIONS OF THE WORK.

BEFORE BEGINNING THE WORK, CONTRACTOR SHALL CONFIRM WITH AGENCIES HAVING JURISDICTION THAT ALL PERMITS AND LICENSES HAVE BEEN OBTAINED AND ALL REQUIRED NOTICED GIVEN.

BEFORE BEGINNING THE WORK, CONTRACTOR SHALL CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, THE UTILITY COMPANIES, THE SOIL ENGINEER, AND SHALL DETERMINE FROM EACH:
1) SCOPE OF WORK TO BE INSPECTED AND BY WHOM,
2) SCOPE OF TESTING,
3) ADVANCE NOTICE (MINIMUM OF 48 HOURS)

DURING THE COURSE OF WORK, CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR TESTING AND INSPECTION AS STIPULATED PURSUANT TO ABOVE DETERMINATIONS.

WORK NOT PROPERLY TESTED AND INSPECTED WILL BE SUBJECT TO REJECTION.

ALL UNSUITABLE CONSTRUCTION MATERIALS AND RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE JOB SITE, BE TRANSPORTED TO A SUITABLE LOCATION, AND BE DISPOSED OF IN A PROPER AND LEGAL MANNER.

CONTRACTOR SHALL SCHEDULE GRAVITY PIPELINE WORK AHEAD OF OTHER UNDERGROUND CONDUIT CONSTRUCTION.

GRAVITY SEWER AND STORM DRAIN WORK SHALL BEGIN AT THE LOWEST POINT OF DISCHARGE AND PROCEED UPSTREAM.

ALL WORK INVOLVING EXCAVATION, INCLUDING THAT FOR WATER, SEWER, STORM DRAIN AND UTILITY CONDUITS AND ALL SERVICE CONNECTIONS AND METER BOXES (NOT PERMITTED IN DRIVEWAYS) SHALL BE COMPLETED AND INSPECTED AND APPROVED BY THE AGENCY HAVING JURISDICTION AND THE STRUCTURAL BACKFILL INSPECTED AND TESTED FOR COMPACTION AND APPROVED BEFORE AGGREGATE BASE, PAVING AND OTHER PERMANENT SURFACE CONSTRUCTION MAY COMMENCE.

GENERAL REQUIREMENTS OF CONTRACTOR

CONTRACTOR SHALL MAINTAIN A COMPLETE AND ACCURATE RECORD OF ALL CHANGES OF CONSTRUCTION FROM THAT SHOWN IN THESE PLANS AND SPECIFICATIONS FOR THE PURPOSE OF PROVIDING A BASIS FOR CONSTRUCTION-RECORD DRAWINGS. NOR CONSTRUCTION CHANGE SHALL BE MADE PRIOR WRITTEN APPROVAL OF THE ARCHITECT AND THE AGENCY HAVING JURISDICTION.

UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL DELIVER THIS RECORD OF ALL CONSTRUCTION CHANGES TO THE ARCHITECT ALONG WITH A LETTER WHICH DECLARES THAT OTHER THAN THESE CHANGES 'THE PROJECT WAS CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS".

CAUTION: THE ARCHITECT PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE APPROVED IN WRITING BY THE PREPARER.

CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT AND THE AGENCY HAVING JURISDICTION BY TELEPHONE AND IN WRITING UPON DISCOVERY OF AND BEFORE DISTURBING, ANY PHYSICAL CONDITIONS DIFFERING FROM THOSE REPRESENTED BY APPROVED PLANS AND SPECIFICATIONS.

CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONALS HARMLESS FROM ALL LIABILITY AND CLAIMS, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONALS.

GRADING OR OTHER CONSTRUCTION WORK OFFSITE IS NOT PROPOSED AND IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION OF THE AFFECTED OFFSITE PROPERTY OWNER.

CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROTECTION OF PUBLIC AND PRIVATE PROPERTY IN THE VICINITY OF THE JOB SITE AND FURTHER AGREES TO, AT CONTRACTOR'S EXPENSE, REPAIR OR REPLACE TO ORIGINAL CONDITION ALL EXISTING IMPROVEMENTS WITHIN OR IN THE VICINITY OF THE JOB SITE WHICH ARE NOT DESIGNATED FOR REMOVAL AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF CONTRACTOR'S OPERATIONS.

AN EFFORT HAS BEEN MADE TO DEFINE THE LOCATION OF EXISTING UNDERGROUND FACILITIES WITHIN THE JOB SITE. HOWEVER, ALL EXISTING UTILITY AND OTHER UNDERGROUND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS AND THEIR LOCATION, WHERE SHOWN, IS APPROXIMATE. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND FACILITIES INCLUDING SERVICE CONNECTIONS WHICH MAY AFFECT OR BE AFFECTED BY HIS OPERATION.

UPON LEARNING OF THE EXISTENCE AND LOCATION OF ANY UNDERGROUND FACILITIES NOT SHOWN OR SHOWN INACCURATELY ON THESE PLANS OR NOT PROPERLY MARKED BY THE UTILITY OWNER, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE UTILITY OWNER AND THE ARCHITECT BY TELEPHONE AND IN WRITING.

1. THESE DRAWINGS AND SPECIFICATIONS AND COPIES ARE LEGAL INSTRUMENTS OF SERVICE FOR USE BY THE OWNER AND AUTHORIZED REPRESENTATIVES ON THE DESIGNATED PROPERTY ONLY.

2. THE CONTRACTOR SHALL CAREFULLY INSTRUCT EACH OF THE SUBCONTRACTORS TO BECOME THOROUGHLY FAMILIAR WITH ALL OF THE DRAWINGS AND SPECIFICATIONS AND WHEREVER EXISTING CONDITIONS MAY HAVE A BEARING ON THE EXPEDITIOUS PERFORMANCE OF HIS WORK. THE SUBCONTRACTOR SHALL VISIT THE JOBSITE AND PERSONALLY INSPECT AND VERIFY THE SITE FOR COMPARISON WITH PERTINENT SECTIONS OF THE SPECIFICATIONS AND DRAWINGS. NO ALLOWANCE CAN BE SUBSEQUENTLY MADE ON BEHALF OF THE SUBCONTRACTOR FOR ERRORS DUE TO THIS NEGLIGENCE OF FAILING TO ACQUAINT HIMSELF WITH THE EXISTING SITE CONDITIONS.

3. CONTRACTOR SHALL VERIFY THE DIMENSIONS OF ALL EXISTING CONDITIONS AT THE SITE, AND SHALL REPORT TO THE ARCHITECT IN WRITING ANY DISCREPANCIES BETWEEN ACTUAL EXISTING CONDITIONS AND THE DRAWINGS FOR THE ARCHITECTS DECISIONS AND INSTRUCTIONS BEFORE PROCEEDING WITH THE WORK AFFECTED BY SUCH DISCREPANCIES. IF ANY DISCREPANCY OR CONFLICT APPEARS BETWEEN THE DRAWINGS OR SPECIFICATIONS REGARDING MATERIALS THE SITUATION SHALL BE REPORTED TO THE ARCHITECT IN WRITING AND THE ARCHITECT WILL ISSUE A CLARIFICATION.

4. CONTRACTOR SHALL STUDY AND COMPARE THE CONTRACT DOCUMENTS AND SHALL AT ONCE REPORT TO THE ARCHITECT IN WRITING ALL ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED. CONTRACTOR SHALL NOT BE LIABLE TO OWNER OR ARCHITECT FOR DAMAGE RESULTING FROM ANY SUCH ERRORS, INCONSISTENCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS BUT IF THE CONTRACTOR PROCEEDS WITH ANY WORK SO AFFECTED WITHOUT THE WRITTEN INSTRUCTIONS FROM THE ARCHITECT, THE CONTRACTOR SHALL HAVE RESPONSIBILITY AND RESULTING DAMAGE OR DEFECTS. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT CONTRACT DOCUMENTS OR WHERE REQUIRED APPROVED SHOP DRAWINGS PRODUCT DATA, OR SAMPLES FOR PORTIONS OF THE WORK.

5. REQUIREMENTS FOR REGULATORY AGENCIES: ALL PERTAINING STATUTES, ORDINANCES, LAWS, RULES, CODE AND REGULATIONS, STANDARDS, AND THE LAWFUL ORDERS OF ALL PUBLIC AUTHORITIES HAVING JURISDICTION OF THE WORK, ARE HEREBY INCORPORATED INTO THESE CONTRACT DOCUMENTS THE SAME AS IF REPEATED IN FULL HEREIN AND SUCH ARE INTENDED WHERE ANY REFERENCE IS MADE IN EITHER THE SINGULAR OR PLURAL TO CODE OR BUILDING CODE UNLESS OTHERWISE SPECIFIED INCLUDING WITHOUT LIMITATION, THOSE IN THE SITE LISTED BELOW, AND CONTRACTOR SHALL MAKE AVAILABLE AT THE SITE COPIES OF THE LISTED DOCUMENTS APPLICABLE TO THE WORK AS THE ARCHITECT OR OWNER MAY REQUEST.

A. UNIFORM BUILDING CODE, CURRENT EDITION APPROVED BY THE APPLICABLE CITY (2022 CALIFORNIA BUILDING CODE).

B. TITLE 24 CAC, BUILDING STANDARDS, INCLUDING ARCHITECTURAL BARRIER LAWS AND REGULATIONS REGARDING HANDICAP PERSONS.

C. UNIFORM MECHANICAL CODE (CBC 2022)

D. UNIFORM PLUMBING CODE (CBC 2022).

E. UNIFORM FIRE CODE (CBC 2022).

F. UNIFORM AND NATIONAL ELECTRICAL CODE (CBC 2022).

G. CITY OF EL SEGUNDO ZONING ORDINANCE CURRENT EDITION.

H. OTHER STATUTES, ORDINANCES, LAWS, REGULATIONS, RULES, ORDER, AND CODES AS SPECIFIED IN OTHER SECTIONS OF THE SPECIFICATIONS OR BEARING ON THE WORK.

6. CONTRACTOR SHALL PROVIDE TEMPORARY TOILETS AND OTHER FACILITIES AS REQUIRED.

7. PROVIDE PEDESTRIAN AND PROPERTY PROTECTION BARRICADES AND/OR CANOPIES AS REQUIRED BY THE LOCAL AUTHORITIES, OR AS NECESSARY FOR PROTECTION AND SAFETY.

8. ALL OPENINGS IN EXTERIOR WALLS OR ROOFS WHICH ARE LESS THAN 16' (SIXTEEN FEET) ABOVE ADJACENT AREAS ACCESSIBLE TO THE PUBLIC SHALL BE CONSIDERED SECURITY OPENINGS AND SHALL COMPLY TO THE PROVISIONS FOR SECURITY IN DIVISION 67 (SIXTY SEVEN) UNIFORM BUILDING CODE.

9. IMPROVEMENTS ON THE SITE, WORK IN PROGRESS, STORED MATERIALS, AND PUBLIC AND PRIVATE IMPROVEMENTS ON PROPERTY ADJACENT TO THE SITE SHALL BE PROTECTED BY THE CONTRACTOR FROM DAMAGE FROM LIKELY MINIMUM 4 EARTHQUAKES. DAMAGE SO OCCURRING SHALL BE REPAIRED OR DAMAGED ITEM SHALL BE REPLACED BY THE CONTRACTOR AT NO COST OF THE OWNER.

10. PRIOR TO START OF WORK, THE CONTRACTOR SHALL INSPECT THE SITE AND PREMISES AND REPORT IN WRITING TO ARCHITECT AND OWNER ALL DAMAGE AND UNSATISFACTORY CONDITIONS EXISTING AT THE START OF WORK. NATURE AND EXTENT OF THESE CONDITIONS SHALL BE VERIFIED BY PHOTOGRAPHS. OWNED ON CONTRACTOR WILL NOT BE HELD RESPONSIBLE FOR CORRECTION OF SUCH DAMAGE UPON COMPLETION OF WORK, UNLESS INCLUDED IN THE CONTRACT BY MUTUAL CONSENT.

11. SHORING AND BRACING PROVIDE SUPPORTS, SHORING AND BRACING AS REQUIRED TO PRESERVE THE STRUCTURAL INTEGRITY AND PREVENT COLLAPSE OF EXISTING CONSTRUCTION THAT IS CUT INTO OR ALTERED AS A PART OF THE WORK.

12. OVERLOADING: DO NOT OVERLOAD ANY PART OF THE STRUCTURES BEYOND THE SAFE CARRYING CAPACITY BY PLACING OF MATERIALS, EQUIPMENT, TOOLS, MACHINERY OR ANY OTHER ITEM THEREON.

13. PROTECTION OF FLOORS: USE CARE TO PROTECT FLOOR SURFACES FROM DAMAGE AND EQUIP MOBILE EQUIPMENT WITH PNEUMATIC TIRES.

14. CONVENTIONAL DETAILS SHALL APPLY WHERE NO SPECIAL DETAILS OR SECTIONS ARE SHOWN. THE ARCHITECT WILL FURNISH ANY CLARIFICATION DETAILS AT THE REQUEST OF THE JOB SUPERINTENDENT.

15. SHOP DRAWINGS SHALL BE PREPARED AS REQUIRED PER THE SPECIFICATIONS AND SUBMITTED TO THE ARCHITECT FOR CHECKING.

16. SPECIFICATIONS, BOUND SEPARATELY, ARE PART OF THESE DOCUMENTS. ALL ADDENDA, CHANGE ORDER, BULLETINS AND NOTICES, IF ISSUED LATER, SHALL BE CONSIDERED AS PART OF THE WORK.

17. THE ARCHITECT SHALL BE NOTIFIED 48 HRS. PRIOR TO ANY FINISH WORK APPLICATION.

18. DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS. DIMENSIONS ARE TO FACE OF ROUGH FRAMING UNLESS OBVIOUSLY SHOWN OR MARKED TO CENTERLINE OF COLUMN.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTINUOUS CLEAN-UP OF THE SITE AND OF ALL DEBRIS, WHETHER CREATED BY HIS WORK, OR BY THE FAILURE OF HIS SUBCONTRACTORS TO CLEAN UP AFTER THEIR WORK.

20. THESE GENERAL NOTES SHALL APPLY EQUALLY TO THE GENERAL CONTRACTOR AND ALL PRIME CONTRACTORS ENGAGED UPON THIS PROJECT. THE WORD "CONTRACTOR" AS USED HEREINAFTER SHALL APPLY EQUALLY TO THE WORK OF ALL TRADES.

21. THE SPECIFICATIONS, GENERAL CONDITIONS AND ALL ISSUED ADDENDA AND CHANGE ORDERS ARE PART OF ARCHITECTURAL DRAWINGS.

22. THESE DRAWINGS ARE INTENDED TO BE READ IN CONJUNCTION WITH SCHEDULES, DETAILS AND SPECIFICATIONS EMBODIED IN THE PROJECT MANUAL(S). NO ONE DRAWING OR SPECIFICATION SCHEDULE SHALL "GOVERN". CONTRACTOR SHALL CORRELATE WORK BETWEEN ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AND CONSULTANT DRAWINGS AND SPECIFICATIONS. IT IS THE EXPLICIT AND SPECIFIC RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE CONTRACT DOCUMENTS IN THEIR ENTIRETY, REPORT ALL WITH ANY WORK AFFECTED BY SUCH DISCREPANCIES.

23. GENERAL NOTES ARE AN AID TO THE CONTRACTOR IN UNDERSTANDING THE WORK AND SHOULD NOT BE CONSTRUED AS BEING COMPLETE IN EVERY DETAIL. IT IS THE EXPLICIT AND SPECIFIC RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE, VERIFY THE EXISTING CONDITIONS, FAMILIARIZE HIMSELF THOROUGHLY WITH SCOPE OF THE WORK, AND REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND THE ASSUMED OR ACTUAL CONDITIONS TO THE ATTENTION OF THE ARCHITECT.

24. ALL LINES, SYMBOLS, NOTES, POCHE AND OTHER GRAPHIC DEVICES CONTAINED IN THE CONTRACT DOCUMENTS CARRY SPECIFIC OR INFERENTIAL MEANING. ITEMS INDICATED IN THESE WAYS ARE PART OF THE SCOPE OF WORK AND WILL BE REQUIRED BY THE OWNER AND ARCHITECT TO BE INCLUDED IN THE CONTRACTOR'S ORIGINAL BID. ANY ITEMS WHICH REQUIRE FURTHER CLARIFICATION BY THE ARCHITECT FOR THE SPECIFIC BENEFIT OF THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR SUCH CLARIFICATION BEFORE COMMENCEMENT OF ANY WORK AND SUBMITTAL OF FINAL BID.

25. THE CONTRACTOR SHALL PAY SPECIFIC ATTENTION TO ALL DIMENSIONED OR INFERENTIAL PLAN AND SECTIONAL SPATIAL RELATIONSHIPS AND SHALL VERIFY ALL AXES AND SYMMETRIES BEFORE COMMENCING WORK.

26. ANY DIMENSIONS MARKED "VERIFY" ARE TO BE CHECKED FOR ACCURACY BY THE CONTRACTOR AS WORK PROGRESSES, AND ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ARCHITECT BEFORE PROCEEDING.

27. THE DIMENSIONS MARKED "CLEAR" ARE NOT ADJUSTABLE WITHOUT THE AUTHORIZATION OF THE ARCHITECT.

28. THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS. FIGURED DIMENSIONS ONLY ARE TO BE USED FOR ALL ASPECTS OF THE WORK.

29. ALL DIMENSIONS ARE TO THE FACE OF FINISH UNLESS NOTED OTHERWISE (U.N.O.). DO NOT SCALE DRAWINGS.

30. DESIGN WORK IS THE RESPONSIBILITY OF THE ARCHITECT. ANY DESIGN CHANGES MADE BY THE CONTRACTOR SHALL BE THE FULL RESPONSIBILITY AND LIABILITY OF THE CONTRACTOR.

31. WORKMANSHIP SHALL BE THE HIGHEST QUALITY NORMALLY OBTAINABLE IN THE RESPECTIVE TRADES AND EXECUTED BY SKILLED JOURNEYMEN. WORK WHICH IS THE OPINION OF THE ARCHITECT IS INFERIOR OR IMPROPERLY PERFORMED SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

32. UNSPECIFIED MATERIALS SHALL BE NEW, FIRST LINE PRODUCTS OF A RECOGNIZED MANUFACTURER. NO SUBSTITUTIONS FROM SPECIFICATIONS SHALL BE USED UNLESS APPROVED BY THE ARCHITECT. UNDER NO CIRCUMSTANCES SHALL VISITOR SHALL VISIT THE JOBSITE AND PERSONALLY INSPECT AND VERIFY THE SITE FOR COMPARISON WITH PERTINENT SECTIONS OF THE SPECIFICATIONS AND DRAWINGS. NO ALLOWANCE CAN BE SUBSEQUENTLY MADE ON BEHALF OF THE SUBCONTRACTOR FOR ERRORS DUE TO THIS NEGLIGENCE OF FAILING TO ACQUAINT HIMSELF WITH THE EXISTING SITE CONDITIONS.

33. ALL CONSTRUCTIONS AND INSTALLATIONS SHALL CONFORM TO MANUFACTURERS PUBLISHED SPECIFICATIONS AS WELL AS THE LATEST EDITION OF THE UBC WITH ALL STATE AND LOCAL ADOPTED ORDINANCES AND A COPY OF THESE STIPULATIONS SHALL BE AVAILABLE AT THE CONSTRUCTION OFFICE.

34. THE METHODS AND SAFETY OF CONSTRUCTION ARE THE RESPONSIBILITY OF CONTRACTOR AND HIS ASSIGNS.

35. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL SUBCONTRACTORS, INCLUDING THOSE UNDER SEPARATE CONTRACT WITH THE OWNER. THE CONTRACTOR SHALL SEND FULL SETS (NOT PARTIAL) TO ALL SUBCONTRACTORS. SUBCONTRACTORS ARE RESPONSIBLE FOR REVIEWING THE FULL SET AND COMPLETING THEIR WORK, REGARDLESS OF LOCATION IN THE SET OF DRAWINGS. CONTRACTOR SHALL ASSUME THE MOST STRINGENT REQUIREMENT BETWEEN ALL DRAWINGS OF THE CONSTRUCTION DOCUMENTS AND SPECS.

36. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK IN HIS TRADE REQUIRED BY ALL OTHER TRADES, i.e. OPENINGS, HOLES, BLOCKING, BRASHINGS etc.

37. WHERE CONSTRUCTION MATERIALS ARE TEMPORARILY STORED ON ROOF OR FLOOR FRAMING, THEY SHALL BE DISTRIBUTED SO THAT LOAD DOES NOT EXCEED DESIGN LIVE LOAD. ADEQUATE STORING AND BRACING SHALL BE PROVIDED ON THE ENCLOSED SIDE AS REQUIRED FOR 1 HR FIRE RESISTIVE CONSTRUCTION. TITLE 24, 3306(1).

12. ALL PENETRATIONS THROUGH RATED WALLS, FLOORS, CEILINGS ROOFS, etc. INCLUDING BUT NOT LIMITED TO PLUMBING PIPES, SHAFTS, VENT PIPES, DUCTS AND OR ANY PENETRATION SHALL BE SEALED AND/OR CAULKED WITH AN APPROVED MATERIAL TO MEET THAT CONSTRUCTION RATING OF THE SURFACE WHICH IT PENETRATES.

13. RECESSED LIGHTS SHALL BE ENCLOSED IN A MANNER TO ACHIEVE AN APPROVED 1 HR FIRE RESISTIVE CONSTRUCTION, IF LOCATED IN A 1 HR ASSEMBLY.

14. PROVIDE FIRE DAMPERS OR DOORS WHERE AIR DUCTS PENETRATE FIRE-RATED WALLS OR CEILINGS.

15. WIDTH AND HEIGHT OF REQUIRED EXIT DOORWAYS TO COMPLY WITH BUILDING CODE.

16. WHERE AUTOMATIC SECURITY GATES ARE INSTALLED AT VEHICULAR ACCESS ENTRANCES:

LOCKING DEVICES TO COMPLY WITH CITY OF LOS ANGELES FIRE DEPARTMENT REGULATIONS

17. ALL EXITS MUST BE CONTINUOUS AND TERMINATE IN A PUBLIC WAY OR EXIT COURT LEADING TO A PUBLIC WAY OR APPROVED REFUGE AREA.

18. FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED ON EXIT DOORS.

19. PANIC HARDWARE SHALL BE PROVIDED ON EXIT DOORS SERVING ROOMS, CORRIDORS OR STAIRWAYS HANDLING AN OCCUPANT LOAD OF 50 OR MORE PERSONS (DIV. 33, UBC SECTION 3317).

20. EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. ALL NEW DOORS SHALL HAVE APPROVED LEVER HANDLES.

21. DOORS OPENINGS INTO REQUIRED 1-HOUR, FIRE-RESISTIVE CORRIDORS SHALL BE PROTECTED WITH A SMOKE OR DRAFT STOP ASSEMBLY HAVING A 20-MINUTE RATING AND SHALL BE SELF-CLOSING.

22. 20-MINUTE DOOR JAMBS TO BE TIGHT-FITTING, SMOKE AND DRAFT CONTROLLED.

23. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE, FOR HIGHT RISE BUILDINGS, SEE SECTION 403, 1003.2.8.5

24. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED DOOR.

25. THE DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.

26. ALL EGRESS DOOR OPERATION SHALL COMPLY WITH SECTION 1010.

27. SHAFTS SHALL BE ENCLOSED IN COMPLIANCE WITH TITLE 24, 1706.

28. PROVIDE SMOKE DETECTOR TO COMPLY WITH BUILDING CODE REGARDING FIRE WARNING SYSTEMS. SMOKE DETECTORS TO BE HARD WIRED WITH BATTERY BACKUP.

29. ACCESS SHALL COMPLY WITH BUILDING CODE.

30. INTERIOR WALL AND CEILING FINISHES FOR ASSEMBLY AREAS SHALL BE SIX" TYPE X GYPSUM BOARD, AND SHALL NOT EXCEED A FLAME SPREAD CLASSIFICATION OF 200 (CLASS III). EXIT CORRIDOR WALL AND CEILING FINISHES SHALL NOT EXCEED FOR OF 75.

31. ROOF OBSTRUCTION SUCH AS TELEVISION ANTENNA, GUY WIRES, SOLAR PANELS, AND RAZOR RIBBON SHALL NOT PREVENT FIRE DEPARTMENT ACCESS OR EGRESS IN THE EVENT OF A FIRE.

32. EXIT PATH LIGHTING SHALL BE PROVIDED FOR STAIRWAY, HALLWAY, EXIT PASSAGEWAYS AND EGRESS TO A PUBLIC WAY ANY TIME THE BUILDING IS OCCUPIED. (ALL EXTERIOR PASSAGEWAY).

33. MAINTAIN AISLES AT LEAST 44" WIDE AT PUBLIC AREAS.

34. PROVIDE EMERGENCY LIGHTING OF ONE FOOT-CANDLE AT FLOOR LEVEL, COMPLY WITH BUILDING CODES.

35. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.

36. THE MEANS OF EGRESS ILLUMINATED LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) WALKING SURFACE.

37. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREA:

A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROMS AND SPACES TO REQUIRE TWO OR MORE MEANS OF EGRESS

B. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1024.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

E. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.5, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

38. PROVIDE EXIT SIGNS AND DIRECTIONAL EXIT SIGNS WITH MINIMUM 6" HIGH BY 3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND. LOCATIONS OF EXIT SIGNS ARE INDICATED ON FLOOR PLANS.

39. WHENEVER THE BUILDING IS OCCUPIED, EXIT SIGNS SHALL BE LIGHTED SO THAT THEY ARE CLEARLY VISIBLE.

40. LOW LEVEL EXIT SIGNS, AS SHOWN ON ARCHITECTURAL PLANS, SHALL NOT PENETRATE INTO FIRE RELATED WALL OR CORRIDOR DOOR TO THE INSTALLATION ON THE SIGN. THE FIRE ASSEMBLY MUST NOT BE VIOLATED.

41. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.

42. EXIT SIGNS ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL B

TECTUM® Shapes
Acoustical Clouds
coarse texture

CUSTOM SHAPES



Tectum Custom Shape

CUSTOM SHAPES
Create your own shapes!
For assistance, call Tectum,Inc at 1-877-278-7676.



Widths: 24-5/16 in²
Lengths: 24-5/16 in²
Thickness: 1", 1-1/2", 2"

PHYSICAL DATA

General
ISO Certified
Manufactured in an ISO 9001:2015 certified, flat roofs
Manufactured in an ISO 14001:2015 certified facility
All products are ISO 9001:2015 certified
Surface Burning Characteristics
Tectum panels tested per ASTM E84 and UL 723
Class A rated in 1" thick and greater
Class B rated in 3/4" thick
Fire Performance
Class A rated in 1" thick and greater
Class B rated in 3/4" thick
Class C rated in 1/2" thick
Tectum panels tested per ASTM E119 and UL 263
Tectum Deck 19" or less when tested in accordance with ASTM E119
1-Hour rated in 2" thick and greater
Sound Absorption
Tectum panels tested per ASTM C423
Noise Reduction Coefficient (NRC) values listed in the Tectum Deck 19" or less when tested in accordance with ASTM E1264
Sustainability
Tectum panels manufactured with California Department of Public Health (CDPH) Standard Method Version 1.2, 2017 meeting the requirements for CHPS Low-Emitting Material (LEM) Table 1 Section 01350 Specification
Tectum panels manufactured with California Department of Public Health (CDPH) Standard Method Version 1.2, 2017 meeting the requirements for Collaborative for High Performance Schools (CHPS) Low-Emitting Material (LEM) Table 1 Section 01350 Specification
Version 1.00, 4/25/2018 Green Building Assessment Protocol

Tectum's proudly wood (CDX) plywood is co-based adhesive (PF) and meets the requirements of the Green Building Council Leadership in Technical Guidelines.
Tectum panels are third-party certified to contain no added urea formaldehyde.
Tectum panels are third-party certified to contain no added formaldehyde.
Indoor Air Quality (IAQ) Performance
Tectum panels have the potential to improve indoor air quality (IAQ) as they contribute to LEED® credits for Low-Emitting Materials.
Tectum panels, when left exposed, may help reduce the growth of mold and mildew on the tile surface.
Installation Considerations
Tectum panels can be installed directly to roof, wall, and deck using mechanical fasteners, adhesives, or both.
Tectum panels can be installed in wet areas where moisture is present.
Tectum panels can be installed in areas where ultraviolet (UV) light is present.
Tectum panels can be installed in areas where corrosive elements are present.
Tectum panels can be installed in areas where abrasion is present.
Tectum panels can be installed in areas where impact is present.
Tectum panels can be installed in areas where vibration is present.
Tectum panels can be installed in areas where sound is present.
Tectum panels can be installed in areas where heat is present.
Tectum panels can be installed in areas where cold is present.
Tectum panels can be installed in areas where humidity is present.
Tectum panels can be installed in areas where dust is present.
Tectum panels can be installed in areas where dirt is present.
Tectum panels can be installed in areas where grease is present.
Tectum panels can be installed in areas where oil is present.
Tectum panels can be installed in areas where chemicals are present.
Tectum panels can be installed in areas where radiation is present.
Tectum panels can be installed in areas where electromagnetic interference is present.
Tectum panels can be installed in areas where radio frequency interference is present.
Tectum panels can be installed in areas where static electricity is present.
Tectum panels can be installed in areas where grounding is required.
Tectum panels can be installed in areas where bonding is required.
Tectum panels can be installed in areas where shielding is required.
Tectum panels can be installed in areas where filtering is required.
Tectum panels can be installed in areas where isolation is required.
Tectum panels can be installed in areas where separation is required.
Tectum panels can be installed in areas where segregation is required.
Tectum panels can be installed in areas where integration is required.
Tectum panels can be installed in areas where coordination is required.
Tectum panels can be installed in areas where communication is required.
Tectum panels can be installed in areas where collaboration is required.
Tectum panels can be installed in areas where innovation is required.
Tectum panels can be installed in areas where creativity is required.
Tectum panels can be installed in areas where sustainability is required.
Tectum panels can be installed in areas where durability is required.
Tectum panels can be installed in areas where reliability is required.
Tectum panels can be installed in areas where performance is required.
Tectum panels can be installed in areas where quality is required.
Tectum panels can be installed in areas where safety is required.
Tectum panels can be installed in areas where security is required.
Tectum panels can be installed in areas where privacy is required.
Tectum panels can be installed in areas where comfort is required.
Tectum panels can be installed in areas where convenience is required.
Tectum panels can be installed in areas where flexibility is required.
Tectum panels can be installed in areas where adaptability is required.
Tectum panels can be installed in areas where scalability is required.
Tectum panels can be installed in areas where modularity is required.
Tectum panels can be installed in areas where customization is required.
Tectum panels can be installed in areas where personalization is required.
Tectum panels can be installed in areas where individuality is required.
Tectum panels can be installed in areas where uniqueness is required.
Tectum panels can be installed in areas where originality is required.
Tectum panels can be installed in areas where creativity is required.
Tectum panels can be installed in areas where innovation

TABLE 4—WIND RESISTANCE—ADHERED ASSEMBLIES[1]

SYSTEM NO.	ALLOWABLE DESIGN UPLIFT (PSF)[2] (psf)	DECK[3]	INSULATION / MIN. THICKNESS[4]	INSULATION FASTENING RATE	MEMBRANE TYPE
1	45	Combustible or Noncombustible	½-inch Sheathwood[5], Plus-ply OSB, or ½-inch thick "DensDeck Prime" or ½-inch thick "SECUROCK Gypsum Fiber Roof Board"	1 per 2 SF	EPDM, PVC and TPO Membranes
2	45	Combustible or Noncombustible	Cellulite "InsulBase" or "Seco Shield Polyiso"; Hunter Panels "Hi-Black" or "Hi-Shield CG"; 1.5 inch-thick with ½-inch SECUROCK (coverboard optional)	1 per 3.2 SF	EPDM, PVC and TPO Membranes
3	45	Combustible or Noncombustible	Cellulite "InsulBase" or "Seco Shield Polyiso"; Hunter Panels "Hi-Black" or "Hi-Shield CG"; 2 inch-thick with ½-inch SECUROCK (coverboard optional)	1 per 4 SF	EPDM, PVC and TPO Membranes
4	60	Combustible or Noncombustible	Cellulite "InsulBase" or "Seco Shield Polyiso"; Hunter Panels "Hi-Black" or "Hi-Shield CG"; 1.5 inch-thick with ½-inch SECUROCK (coverboard optional)	FAST Adhesive	FleeceBACK Membranes
5	75	Combustible or Noncombustible	Cellulite "InsulBase" or "Seco Shield Polyiso"; Hunter Panels "Hi-Black" or "Hi-Shield CG"; 2 inch-thick with ½-inch SECUROCK (coverboard optional)	1 per 1.6 SF	EPDM, PVC and TPO Membranes
6	113	Combustible or Noncombustible	Cellulite "InsulBase" or "Seco Shield CG"; 2.0 inch	1 per 1SF	PVC Membranes
7	120	Combustible or Noncombustible	Cellulite "InsulBase" or "Seco Shield Polyiso"; Hunter Panels "Hi-Shield" or "Hi-Shield CG"; 2.0 inch	1 per 1 SF	TPO Membranes EXTRA reinforcement (with noncombustible deck)
8	128	Combustible or Noncombustible	Cellulite "InsulBase" or "Seco Shield Polyiso"; Hunter Panels "Hi-Shield" or "Hi-Shield CG"; 2.5 inch-thick with ½-inch SECUROCK (coverboard optional)	1 per 1 SF	EPDM and TPO Membranes
9	135	Combustible or Noncombustible	Multi-Hide TPO-C Fleece Back Plus	1 per 1 SF	FleeceBACK Membranes
10	143	Combustible or Noncombustible	½-inch DensDeck Prime	1 per 1 SF	FleeceBACK Membranes

For **SI:** 1 inch = 25.4 mm, 1 ft = 0.305 m, 1 psf = 47.88 Pa.

[1] All factory-plate insulation must be UL-classified foamed plastic for roofing systems, and must be limited to the maximum thickness in accordance with Section 5.4 of this report or the maximum thickness in accordance with the listing, whichever is less.

[2] Design uplift pressure must be multiplied by the applicable safety factor or factored in accordance with the applicable building code. When those two boards are used directly below the Sure-Weld membrane, the slope is limited to 1:12.

[3] Combustible decks include min. 15/32" thick APA rated sheathing and wood planks. Noncombustible decks include steel, concrete and min. ½" thick wood structural panels.

[4] Where multiple insulation layers are used, the thickness must be in accordance with Sections 4.2.2 and 5.7 of this report, and 2024 and 2021 IBC Section 1510.2 [2018 and 2015 IBC Section 1511 (2021 and 2009 IBC Section 1510)] and 2024, 2021, 2018 and 2015 IRC Section R908 (2021 and 2009 IRC Section R907), as applicable.

[5] Min. ½-inch-thick Sheathwood, Plus-ply OSB, or ½-inch-thick "DensDeck Prime" or ½-inch-thick "SECUROCK Gypsum Fiber Roof Board" coverboard is required for use with Cellulite "InsulBase" or "Seco Shield Polyiso"; Hunter Panels "Hi-Black" or "Hi-Shield CG"; 1.5 inch-thick with ½-inch SECUROCK (coverboard optional).

[6] Cellulite "InsulBase" or "Seco Shield Polyiso"; Hunter Panels "Hi-Black" or "Hi-Shield CG"; 2.0 inch-thick with ½-inch SECUROCK (coverboard optional).

[7] Cellulite "InsulBase" or "Seco Shield Polyiso"; Hunter Panels "Hi-Shield" or "Hi-Shield CG"; 2.0 inch-thick with ½-inch SECUROCK (coverboard optional).

[8] Cellulite "InsulBase" or "Seco Shield Polyiso"; Hunter Panels "Hi-Shield" or "Hi-Shield CG"; 2.5 inch-thick with ½-inch SECUROCK (coverboard optional).

[9] Multi-Hide TPO-C Fleece Back Plus.

[10] ½-inch DensDeck Prime.

[11] Sure-Weld HD, Sure-Weld 045 TPO, Sure-Weld FleeceBACK TPO, Sure-Weld FleeceBACK 045 TPO, Sure-Weld FleeceBACK HD TPO, Sure-Weld FleeceBACK HD 045 TPO, Sure-Weld FleeceBACK FR TPO, Sure-Weld FleeceBACK FR 045 TPO, Sure-Weld FleeceBACK FR HD TPO, Sure-Weld FleeceBACK FR HD 045 TPO, Sure-Weld FleeceBACK FR HD 060 TPO, Sure-Weld FleeceBACK FR HD 080 TPO, Sure-Weld FleeceBACK FR HD 090 TPO, Sure-Weld FleeceBACK FR HD 100 TPO, Sure-Weld FleeceBACK FR HD 120 TPO, Sure-Weld FleeceBACK FR HD 140 TPO, Sure-Weld FleeceBACK FR HD 160 TPO, Sure-Weld FleeceBACK FR HD 180 TPO, Sure-Weld FleeceBACK FR HD 200 TPO, Sure-Weld FleeceBACK FR HD 220 TPO, Sure-Weld FleeceBACK FR HD 240 TPO, Sure-Weld FleeceBACK FR HD 260 TPO, Sure-Weld FleeceBACK FR HD 280 TPO, Sure-Weld FleeceBACK FR HD 300 TPO, Sure-Weld FleeceBACK FR HD 320 TPO, Sure-Weld FleeceBACK FR HD 340 TPO, Sure-Weld FleeceBACK FR HD 360 TPO, Sure-Weld FleeceBACK FR HD 380 TPO, Sure-Weld FleeceBACK FR HD 400 TPO, Sure-Weld FleeceBACK FR HD 420 TPO, Sure-Weld FleeceBACK FR HD 440 TPO, Sure-Weld FleeceBACK FR HD 460 TPO, Sure-Weld FleeceBACK FR HD 480 TPO, Sure-Weld FleeceBACK FR HD 500 TPO.

[12] Sure-Flex PVC, Sure-Flex PVC FRS, Sure-Flex KEE HP, Sure-Flex KEE HP FRS, Sure-Flex KEE 1P, Sure-Flex KEE 1P FRS, Sure-Flex KEE HP Ivinyl, Sure-Flex KEE HP FRS Ivinyl, Sure-Flex KEE 1P Ivinyl, Sure-Flex KEE 1P FRS Ivinyl.

[13] Sure-Flex PVC FleeceBACK, Sure-Flex PVC FRS FleeceBACK, Sure-Flex KEE HP FleeceBACK, Sure-Flex KEE HP FRS FleeceBACK, Sure-Flex KEE 1P FleeceBACK, Sure-Flex KEE 1P FRS FleeceBACK.

[14] Sure-Flex KEE HP TPO FleeceBACK, Sure-Flex KEE HP FRS TPO FleeceBACK, Sure-Flex KEE 1P TPO FleeceBACK, Sure-Flex KEE 1P FRS TPO FleeceBACK.

[15] Sure-Flex KEE HP Ivinyl FleeceBACK, Sure-Flex KEE HP FRS Ivinyl FleeceBACK, Sure-Flex KEE 1P Ivinyl FleeceBACK, Sure-Flex KEE 1P FRS Ivinyl FleeceBACK.

[16] Sure-Flex KEE HP TPO FleeceBACK, Sure-Flex KEE HP FRS TPO FleeceBACK, Sure-Flex KEE 1P TPO FleeceBACK, Sure-Flex KEE 1P FRS TPO FleeceBACK.

[17] Sure-Flex KEE HP Ivinyl FleeceBACK, Sure-Flex KEE HP FRS Ivinyl FleeceBACK, Sure-Flex KEE 1P Ivinyl FleeceBACK, Sure-Flex KEE 1P FRS Ivinyl FleeceBACK.

[18] Sure-Flex KEE HP TPO FleeceBACK, Sure-Flex KEE HP FRS TPO FleeceBACK, Sure-Flex KEE 1P TPO FleeceBACK, Sure-Flex KEE 1P FRS TPO FleeceBACK.

[19] Sure-Flex KEE HP Ivinyl FleeceBACK, Sure-Flex KEE HP FRS Ivinyl FleeceBACK, Sure-Flex KEE 1P Ivinyl FleeceBACK, Sure-Flex KEE 1P FRS Ivinyl FleeceBACK.

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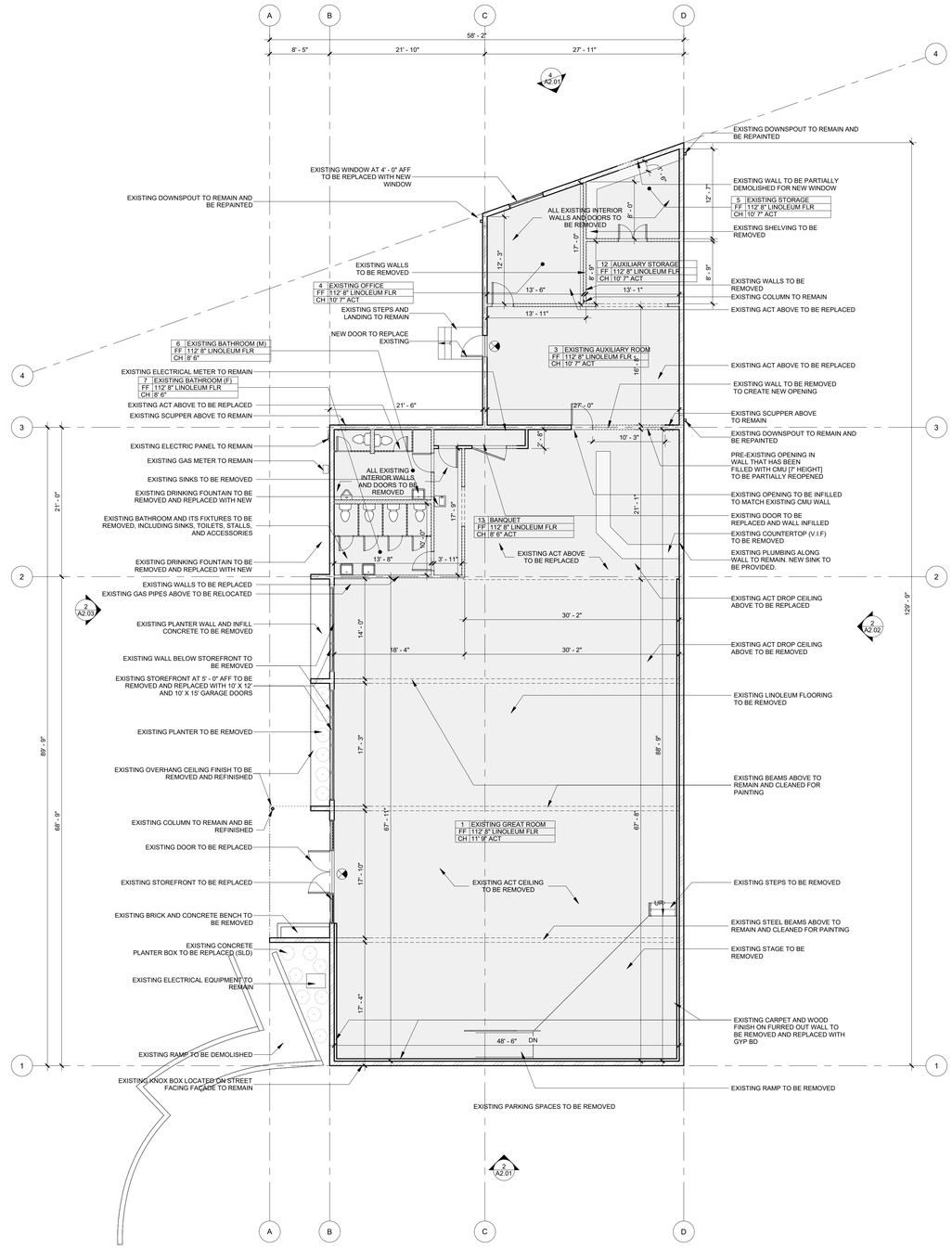
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[129] Sure-Flex KEE HP Ivinyl Fleece



WALL / PARTITION TYPES (SEE A6.01)

1. 2X6 WD STUD INT WALL W/ 5/8" TYPE X GYP BD ON BOTH SIDES
2. 2X6 WD STUD INT WALL W/ 5/8" TYPE X GYP BD ON ONE SIDE AND TILE ON THE OTHER
3. 2X6 WD STUD INT WALL W/ TILE ON BOTH SIDES
4. 2X4 WD STUD INT WALL W/ 3/4" TYPE X PLY BD ON BOTH SIDES
5. 2X4 WD STUD INT WALL W/ 5/8" TYPE X GYP BD ON BOTH SIDES
6. 2X4 WD STUD INT WALL W/ TILE ON BOTH SIDES
7. 2X4 WD STUD INT FURRED WALL W/ 5/8" TYPE X GYP BD ON ONE SIDE
8. 2X6 WD STUD INT PLUMBING WALL W/ 5/8" TYPE X GYP BD ON ONE SIDE
9. 2X2 WD STUD EXT FURRED WALL W/ STUCCO ON ONE SIDE
- EXISTING 8" CMU RUNNING BOND, 8" COARSE TO BE PAINTED
- EXISTING 4" CMU STACKED BOND, 4" COARSE TO BE PAINTED

FLOOR PLAN LEGEND

- SD SMOKE DETECTOR HARD WIRED W/ BATTERY
- CD CARBON MONOXIDE SENSOR HARD WIRED W/ BATTERY
- DS DOWNSPOUT
- FD FLOOR DRAIN
- ROOF DRAIN / OVERFLOW DRAIN
- EXIT SIGN
- BATHROOM EXHAUST VENT TO OUTSIDE, MIN 50 CFM
- EXISTING TO BE REMOVED
- EXISTING TO REMAIN
- NEW ADDITION
- INTERIOR
- EX. COLUMN

FLOOR PLAN ROOM IDENTIFICATION LEGEND

EL +2'-6" — ACTUAL ELEVATION

ROOM NUMBER — 0.1 DINING ROOM — ROOM NAME
FINISHED FLOOR — FF EL. +2'-6" HDWD — FINISHED FLOOR ELEVATION, MATERIAL
CEILING HEIGHT — CH +/- 10'-0" GYP BD — CEILING HEIGHT DIMENSION, MATERIAL

True North Compliance Services, Inc.

PLAN REVIEW APPROVAL

THESE PLANS/DOCUMENTS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING STANDARDS CODES AS ADOPTED BY THE STATE OF CALIFORNIA AND AMENDED BY THE JURISDICTION. PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, NOR LOCAL REGULATION.

BY: Mulham Fuwidi DATE: 03/25/2026

THIS SET OF THE PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB SITE AT ALL TIMES AND IT IS UNLAWFUL TO MAKE ANY CHANGES OR ALTERATIONS WITHOUT PERMISSION FROM THE CITY. OCCUPANCY OF STRUCTURE(S) IS NOT PERMITTED UNTIL FINAL APPROVAL IS GRANTED BY ALL APPLICABLE DEPARTMENTS.

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Suite 675
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213-694-3800
www.migcom.com

LICENSED ARCHITECT
PATRICK J. TIGHE
NO. C-27987
RENEWAL DATE
STATE OF CALIFORNIA

CITY OF EL SEGUNDO

350 Main St, El Segundo, CA 90245

EL SEGUNDO RECREATION PARK PHASE 1 IMPROVEMENT PROJECT

TEEN CENTER AND TEEN PLAZA

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5757 Venice Blvd.
Los Angeles, CA 90019
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Issue dates

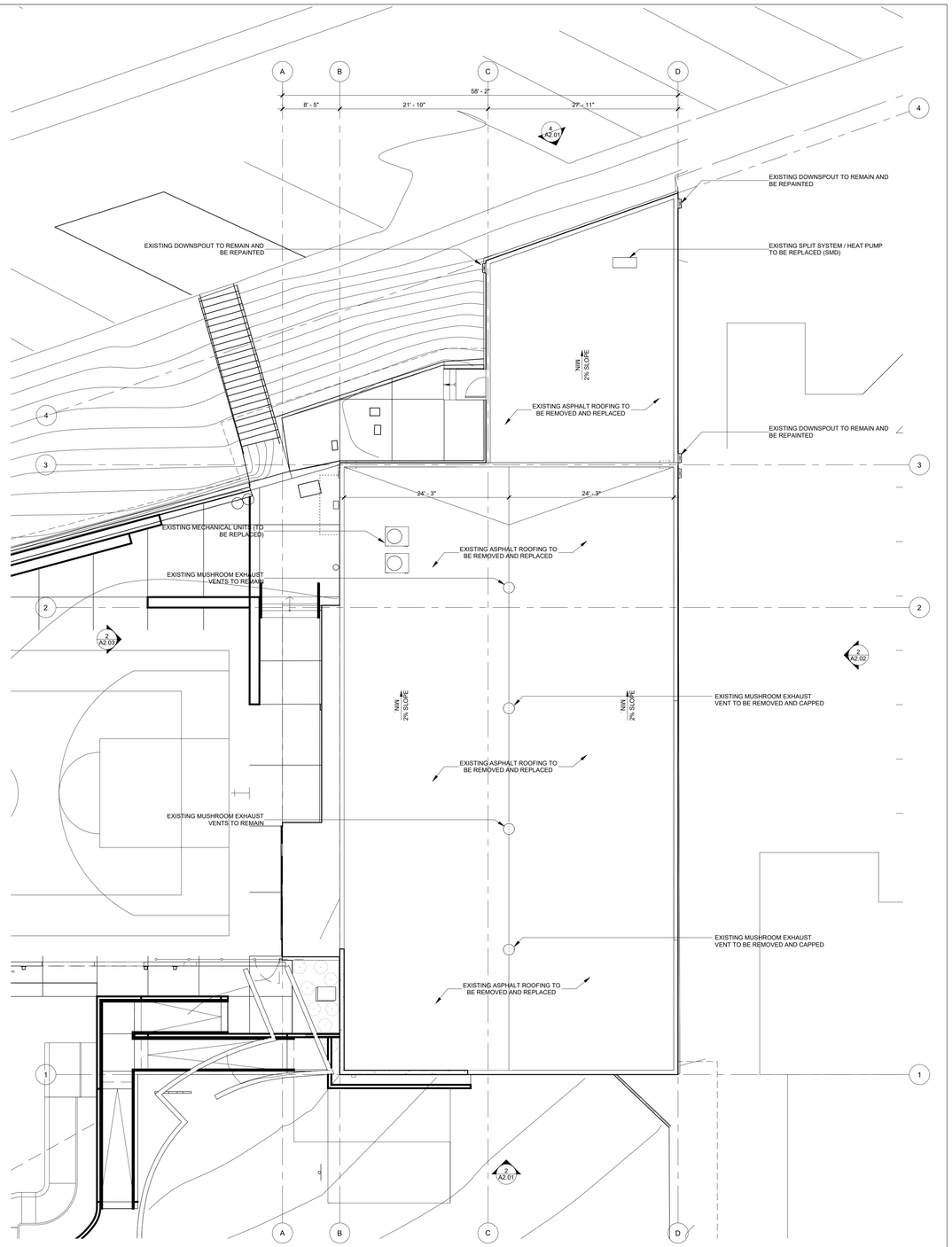
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	01/16/26	PLAN CHECK RESUBMITTAL #3
	02/09/26	PLAN CHECK RESUBMITTAL #4

Sheet title:

EXISTING / DEMO GROUND LEVEL PLAN

Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

AD1.01



ROOF LEVEL PLAN 1
1/8" = 1'-0"

WALL / PARTITION TYPES (SEE A6.01)

1. 2X6 WD STUD INT WALL W/ 5/8" TYPE X GYP BD ON BOTH SIDES
2. 2X6 WD STUD INT WALL W/ 5/8" TYPE X GYP BD ON ONE SIDE AND TILE ON THE OTHER
3. 2X6 WD STUD INT WALL W/ TILE ON BOTH SIDES
4. 2X4 WD STUD INT WALL W/ 3/4" TYPE X PLY BD ON BOTH SIDES
5. 2X4 WD STUD INT WALL W/ 5/8" TYPE X GYP BD ON BOTH SIDES
6. 2X4 WD STUD INT WALL W/ TILE ON BOTH SIDES
7. 2X4 WD STUD INT FURRED WALL W/ 5/8" TYPE X GYP BD ON ONE SIDE
8. 2X6 WD STUD INT PLUMBING WALL W/ 5/8" TYPE X GYP BD ON ONE SIDE
9. 2X2 WD STUD EXT FURRED WALL W/ STUCCO ON ONE SIDE
- E1. EXISTING 8" CMU RUNNING BOND, 8" COARSE TO BE PAINTED
- E2. EXISTING 4" CMU STACKED BOND, 4" COARSE TO BE PAINTED

FLOOR PLAN LEGEND

- SD SMOKE DETECTOR HARD WIRED W/ BATTERY
- CD CARBON MONOXIDE SENSOR HARD WIRED W/ BATTERY
- DS DOWNSPOUT
- FD FLOOR DRAIN
- ROOF DRAIN / OVERFLOW DRAIN
- EXIT SIGN
- BATHROOM EXHAUST VENT TO OUTSIDE, MIN 50 CFM
- EXISTING TO BE REMOVED
- EXISTING TO REMAIN
- NEW ADDITION
- INTERIOR
- EX. COLUMN

FLOOR PLAN ROOM IDENTIFICATION LEGEND

EL +2'-6" — ACTUAL ELEVATION

ROOM NUMBER — 0.1 DINING ROOM — ROOM NAME
FINISHED FLOOR — FF EL. +2'-6" HDWD — FINISHED FLOOR ELEVATION, MATERIAL
CEILING HEIGHT — CH +/- 10'-0" GYP BD — CEILING HEIGHT DIMENSION, MATERIAL

True North Compliance Services, Inc.

PLAN REVIEW APPROVAL

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BY: Multam Aweidi DATE: 03/25/2026

THIS SET OF THE PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB SITE AT ALL TIMES AND IT IS UNLAWFUL TO MAKE ANY CHANGES OR ALTERATIONS WITHOUT PERMISSION FROM THE CITY. OCCUPANCY OF STRUCTURE(S) IS NOT PERMITTED UNTIL FINAL APPROVAL IS GRANTED BY ALL APPLICABLE DEPARTMENTS.

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LICENSED ARCHITECT
PATRICK J. TIGHE
NO. C-27987
RENEWAL DATE
STATE OF CALIFORNIA

CITY OF EL SEGUNDO

350 Main St, El Segundo, CA 90245

EL SEGUNDO RECREATION PARK PHASE 1 IMPROVEMENT PROJECT

TEEN CENTER AND TEEN PLAZA

405 E Grand Ave, El Segundo, CA 90245

5757 Venice Blvd.
Los Angeles, CA 90019
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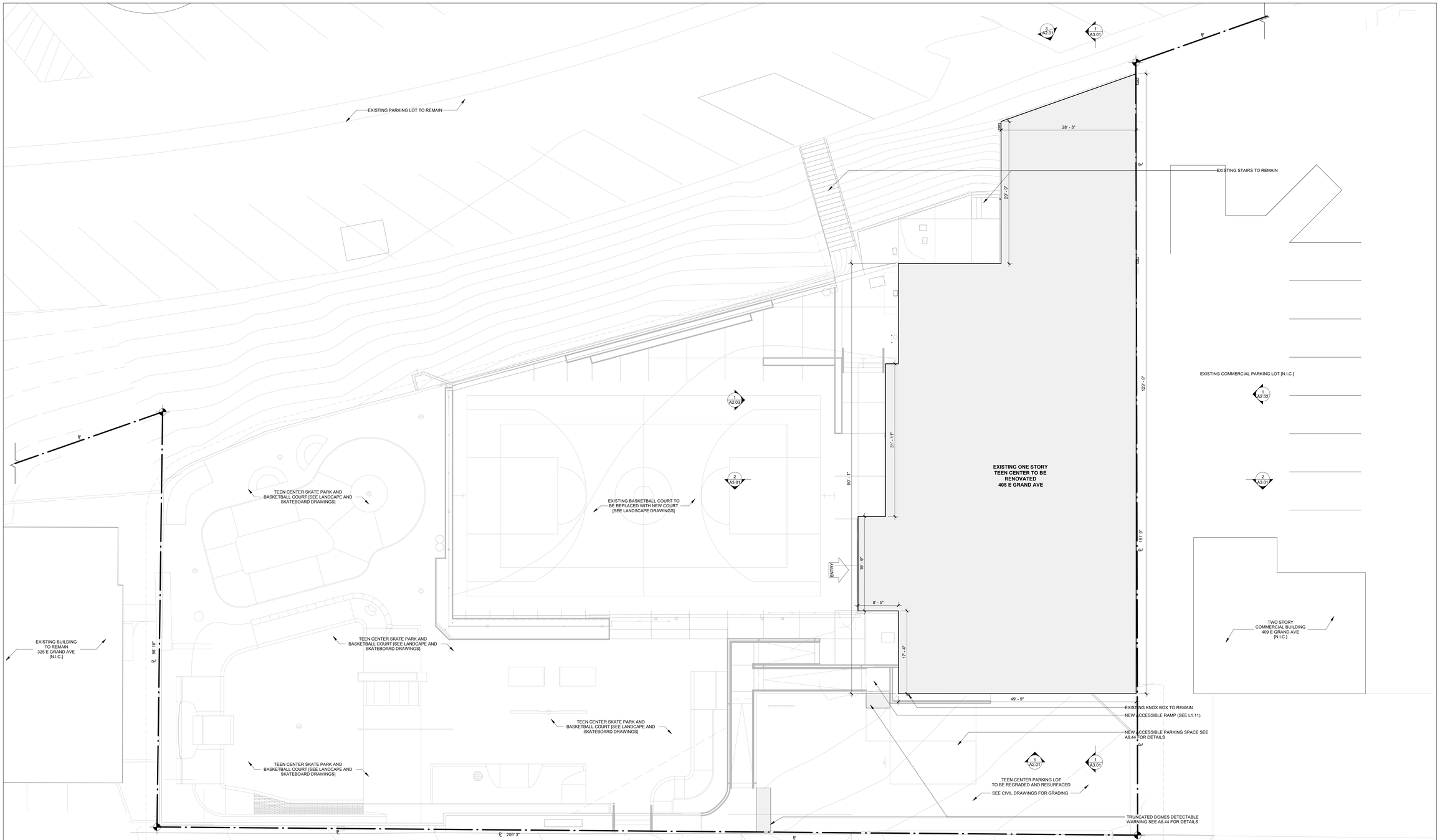
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Sheet title:

EXISTING ROOF LEVEL PLAN

Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

AD1.10



SITE PLAN 1
1/8" = 1'-0"

GENERAL NOTES:

1. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE
2. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY AY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
3. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(b) THROUGH 110.10(c) SHALL BE PROVIDED TO THE OCCUPANT.*
4. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED W/ NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE W/ SECTION 1205.2 OR SHALL BE PROVIDED AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL (1205.1 & 1205.3)
5. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING." (PER ORDINANCE 170.158)INCLUDES COMMERCIAL ADDITION AND TI WORK OVER $10,000) SEPARATE PLUMBING PERMIT IS REQUIRED.
6. SECTION 4.303.2 PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1401.1 OF THE CALIFORNIA PLUMBING CODE
7. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
8. SHOWER COMPARTMENTS AND WALLS ABOVE THE BATHTUBS W/ INSTALLED SHOWER HEADS SHALL BE FINISHED W/ A SMOOTH, NONABSORBENT SURFACE TO HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET. SECTION 1210.2.3 USE OF WATER-RESISTANT CYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3.
9. WATER HEATERS MUST BE STRAPPED TO A WALL (SEC.507.3, UPC)
10. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. (LAMC 91.6306)
11. PROVIDE A HARD NONABSORBENT FLOOR SURFACE SUCH AS CONCRETE OR CERAMIC TILE IN THE COMMERCIAL/RETAIL AND PUBLIC TOILET ROOM(S). [1210]
12. PROVIDE TWO-WAY COMMUNICATION AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE
13. PER CBC§3310.1. BUILDINGS THAT ARE FOUR OR MORE STORIES IN HEIGHT (CBC§905.3.1) A TEMPORARY OR PERMANENT STAIRWAY SHALL BE PROVIDED. AS CONSTRUCTION PROGRESSES, SUCH STAIRWAY SHALL BE EXTENDED TO WITHIN ONE FLOOR OF THE HIGHEST POINT OF CONSTRUCTION HAVING SECURED DECKING OR FLOORING.

PLAN NOTES:

1. SEE DOOR SCHEDULE ON SHEET A6.10
2. SEE WINDOW SCHEDULE ON SHEET A6.10
3. SEE FINISH SCHEDULE ON SHEET A6.10
4. SEE STOREFRONT SCHEDULE ON SHEET A6.10
5. PROVIDE A HARD NONABSORBENT FLOOR SURFACE SUCH AS CONCRETE OR CERAMIC TILE IN THE COMMERCIAL/RETAIL, AND PUBLIC TOILET ROOM(S). [1210]
6. DOOR, DOOR FRAME AND STUCCO TO BE PAINTED AS PER PAINT SCHEDULE
7. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED ALL OCCUPANCY GROUPS AND AT SUCH LOCATIONS AS REQUIRED BY FIRE CODE §906 AND CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1, CHAPTER 3. THE FINAL NUMBER AND LOCATION OF ALL EXTINGUISHERS SHALL BE DETERMINED BY THE LOCAL AREA FIRE INSPECTOR.
8. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES. FIRE CODE §304.3.3.

FIRE-RESISTANCE RATED CONSTRUCTION - WHERE APPLICABLE

1. SMOKE AND FIRE DAMPERS MUST BE INSTALLED IN THE FOLLOWING LOCATIONS:
   a. DUCT PENETRATIONS OF FIRE WALLS
   b. DUCT PENETRATIONS OF FIRE BARRIERS, EXCEPT EXIT ENCLOSURES AND EXIT PASSAGEWAYS WHERE THEY ARE NOT ALLOWED TO PENETRATE
   c. DUCTS PENETRATING SHAFTS
   d. DUCTS PENETRATING FIRE PARTITIONS AND FIRE RATED CORRIDOR WALLS.
2. DRAFT STOPS SHALL BE PROVIDED WITHIN ATTICS, MANSARDS, OVERHANGS, AND SIMILAR CONCEALED SPACES FORMED OF COMBUSTIBLE CONSTRUCTION.
3. DRAFT STOP SHALL BE PROVIDED WITHIN A CONCEALED FLOOR-CEILING ASSEMBLY FORMED OF COMBUSTIBLE CONSTRUCTION.
4. FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 717 AT THE FOLLOWING LOCATIONS:
   a. IN CONCEALED SPACE OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.
   b. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10' INTERVALS ALONG THE LENGTH OF THE WALL.
   c. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
   d. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED.
   e. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.

FIRE PROTECTION

1. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 2-A OR 2-A:10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, INCLUDING DURING CONSTRUCTION.
2. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 10BC FOR KITCHENS, ELECTRICAL ROOMS, MECHANICAL ROOMS, AND PARKING GARAGES.
3. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPT FIELD INSPECTOR.
4. PROVIDE PANIC / FIRE EXIT HARDWARE AT DOORS SERVING ROOMS/SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE.
5. CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS TO BE CLASS
6. PROVIDE 1 HOUR RATED SEALANT AT ALL PENETRATIONS THROUGH WALLS, FLOORS AND GARAGE DECK PER 7.13.4 SEALANT SHALL BE DAP FIREBLOCK FOAM SEALANT, ICC # ESR-1868.
7. DOORS SHALL BE 1.5 HR FIRE RATED AND WINDOWS SHALL BE 1.5 HR FIRE RATED IN 2 HR WALLS. DOORS SHALL BE 3/4 HR FIRE RATED AND WINDOWS SHALL BE 3/4 HR FIRE RATED IN 1 HR WALLS.

INTERIOR FINISHES

1. INTERIOR FINISH MATERIALS FOR WALLS AND CEILINGS TO BE CLASS C, THEY SHALL BE TESTED AS SPECIFIED IN SECTION 803.
2. THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED ON PLANS. (T-803.9)
3. ANY DECORATIONS SHALL BE NONCOMBUSTIBLE OR FLAME-RETARDANT TREATED IN AN APPROVED MANNER (CURTAINS, DRAPES, SHADES, HANGINGS, ETC)

GREEN NOTES

1. IRRIGATION CONTROLLERS SHALL BE WEATHER OR SOIL BASED. LOCATE CONTROLLERS AS INDICATED ON THE PLAN.
2. PROVIDE A 4" BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR SLABS ON GRADE.
3. PROVIDE A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH FOR SLAB ON GRADE.
4. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
5. LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.
6. FORM GRN16 AND AN OPERATION AND MAINTANANCE MANUAL, INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.401.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION.

MEANS OF EGRESS NOTES

1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED
2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5-FOOT CANDLES.
3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS.
6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS
7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 46" ABOVE THE FINISHED FLOOR.
8. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED
9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY W/ SECTION 1008.1.9 - 1008.1.9.12.
10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.
12. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
    a. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
    b. CORRIDORS, EXIT ENCLOSURES AND EXITS PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    c. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    d. INTERIOR EXITS ELEMENTS, AS PERMITTED IN SECTIONS 1024.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    e. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.5, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS, REQUIRED TO HAVE TWO OR MORE EXITS.
    g. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY W/ SECTION 1008.1.9 - 1008.1.9.12

A. PLAN CHECK EXPIRATIONS – PER CBC, SECTION 106.4.1 WHEN NO PERMIT IS ISSUED WITHIN ONE YEAR FOLLOWING THE DATE OF THE APPLICATION THEREOF, THE APPLICATION SHALL AUTOMATICALLY EXPIRE. THE BUILDING OFFICIAL MAY GRANT UP TO TWO EXTENSIONS NOT EXCEEDING 180 DAYS PER EXTENSION, BEYOND THE INITIAL ONE-YEAR LIMIT UPON WRITTEN REQUEST BY THE APPLICANT SHOWING THAT CIRCUMSTANCES BEYOND THE CONTROL OF THE APPLICANT HAVE PREVENTED ACTION FROM BEING TAKEN AND UPON THE PAYMENT OF AN EXTENSION FEE AS DETERMINED BY THE BUILDING OFFICIAL, NOT TO EXCEED 25 PERCENT OF THE PLAN CHECK FEE.

B. PERMIT EXPIRATIONS – PER CBC, SECTION 106.5.4, EVERY PERMIT ISSUED BY THE BUILDING OFFICIAL UNDER THE PROVISIONS OF THE CODE SHALL EXPIRE BY LIMITATION AND BECOME VOID, IF THE BUILDING OR WORK AUTHORIZED BY SUCH PERMIT IS NOT COMMENCED WITHIN 180 DAYS FROM THE DATE OF SUCH PERMIT, OR THE BUILDING OR WORK AUTHORIZED BY SUCH PERMIT IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS, OR THE PERMITTEE FAILS TO OBTAIN INSPECTION AS REQUIRED BY THE PROVISIONS OF SECTION 108 OF THIS CODE FOR A PERIOD OF 180 DAYS. THE BUILDING OFFICIAL MAY EXTEND THE TIME FOR ACTION BY THE PERMITTEE FOR A PERIOD NOT EXCEEDING 180 DAYS FROM THE DATE OF EXPIRATION UPON WRITTEN REQUEST FROM THE PERMITTEE AND PAYMENT OF A FEE IN AN AMOUNT DETERMINED BY THE BUILDING OFFICIAL, NOT TO EXCEED 25 PERCENT OF THE PERMIT FEE. NO PERMIT SHALL BE EXTENDED MORE THAN TWICE.

True North Compliance Services, Inc.

PLAN REVIEW APPROVAL

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BY: Mulham Hwidi DATE: 03/25/2026

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Sheet title:

SITE PLAN

Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

A1.01

FEBRUARY 9, 2026 - PLAN CHECK RESUBMITTAL #4

GENERAL NOTES:

1. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE
2. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY AY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
3. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(b) THROUGH 110.10(c) SHALL BE PROVIDED TO THE OCCUPANT."
4. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED W/ NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE W/ SECTION 1205.2 OR SHALL BE PROVIDED AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL (1205.1 & 1205.3)
5. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING." (PER ORDINANCE 170,158)(INCLUDES COMMERCIAL ADDITION AND TI WORK OVER $10,000) SEPARATE PLUMBING PERMIT IS REQUIRED.
6. SECTION 4.303.2 PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1401.1 OF THE CALIFORNIA PLUMBING CODE.
7. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
8. SHOWER COMPARTMENTS AND WALLS ABOVE THE BATHTUBS W/ INSTALLED SHOWER HEADS SHALL BE FINISHED W/ A SMOOTH, NONABSORBENT SURFACE TO HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET. SECTION 1210.2.3 USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3.
9. WATER HEATERS MUST BE STRAPPED TO A WALL (SEC.507.3, UPC)
10. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. (LAMC 91.6306)
11. PROVIDE A HARD NONABSORBENT FLOOR SURFACE SUCH AS CONCRETE OR CERAMIC TILE IN THE COMMERCIAL/RETAIL AND PUBLIC TOILET ROOM(S). [1210].
12. PROVIDE TWO-WAY COMMUNICATION AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE
13. PER CBC§3310.1. BUILDINGS THAT ARE FOUR OR MORE STORIES IN HEIGHT (CBC§905.3.1) A TEMPORARY OR PERMANENT STAIRWAY SHALL BE PROVIDED. AS CONSTRUCTION PROGRESSES, SUCH STAIRWAY SHALL BE EXTENDED TO WITHIN ONE FLOOR OF THE HIGHEST POINT OF CONSTRUCTION HAVING SECURED DECKING OR FLOORING.

PLAN NOTES:

1. SEE DOOR SCHEDULE ON SHEET A610
2. SEE WINDOW SCHEDULE ON SHEET A610
3. SEE FINISH SCHEDULE ON SHEET A610
4. SEE STOREFRONT SCHEDULE ON SHEET A610
5. PROVIDE A HARD NONABSORBENT FLOOR SURFACE SUCH AS CONCRETE OR CERAMIC TILE IN THE COMMERCIAL/RETAIL, AND PUBLIC TOILET ROOM(S). [1210].
6. DOOR, DOOR FRAME AND STUCCO TO BE PAINTED AS PER PAINT SCHEDULE
7. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED ALL OCCUPANCY GROUPS AND AT SUCH LOCATIONS AS REQUIRED BY FIRE CODE §906 AND CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1, CHAPTER 3. THE FINAL NUMBER AND LOCATION OF ALL EXTINGUISHERS SHALL BE DETERMINED BY THE LOCAL AREA FIRE INSPECTOR.
8. FIRE ALARM AND SMOKE DETECTION PLANS SHALL BE SUBMITTED TO THE FIRE ALARM PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION IN ACCORDANCE WITH FIRE CODE §901.2
9. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIV YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAIN DUMPSTERS OR CONTAINERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE §304.3.3.

FIRE-RESISTANCE RATED CONSTRUCTION

1. SMOKE AND FIRE DAMPERS MUST BE INSTALLED IN THE FOLLOWING LOCATIONS:
   a. DUCT PENETRATIONS OF FIRE WALLS
   b. DUCT PENETRATIONS OF FIRE BARRIERS, EXCEPT EXIT ENCLOSURES AND EXIT PASSAGEWAYS WHERE THEY ARE NOT ALLOWED TO PENETRATE
   c. DUCTS PENETRATING SHAFTS
   d. DUCTS PENETRATING FIRE PARTITIONS AND FIRE RATED CORRIDOR WALLS.
   e. DUCTS PENETRATING SMOKE BARRIERS.
   f. DUCTS PENETRATING HORIZONTAL ASSEMBLIES.
2. DRAFT STOPS SHALL BE PROVIDED WITHIN ATTICS, MANSARDS, OVERHANGS, AND SIMILAR CONCEALED SPACES FORMED OF COMBUSTIBLE CONSTRUCTION, UNLESS THE BUILDING IS SPRINKLERED W/ NFPA13 SPRINKLER SYSTEM (3000 SF BETWEEN DRAFT STOPS)
3. DRAFT STOP SHALL BE PROVIDED WITHIN A CONCEALED FLOOR-CEILING ASSEMBLY FORMED OF COMBUSTIBLE CONSTRUCTION, UNLESS THE BUILDING IS SPRINKLERED W/ NFPA 13 SPRINKLER SYSTEM (1000 SF BETWEEN DRAFT STOPS)
4. FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 717 AT THE FOLLOWING LOCATIONS:
   a. IN CONCEALED SPACE OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.
   b. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10' INTERVALS ALONG THE LENGTH OF THE WALL.
   c. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
   d. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED.
   e. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
5. IF THIS BUILDING IS OF TYPE V-A CONSTRUCTION, PROVIDE:
   a. CONTINUOUS DRYWALL BEHIND ALL TUBS IS REQUIRED UNLESS THE WALLS ARE WITHIN THE UNIT AND NON-BEARING. BACK TO BACK TUBS WITH A COMMON PLUMBING WALL ARE IMPRACTICAL IN 1-HOUR BUILDINGS.
   b. ALL INTERIOR PARTITIONS SHALL BE CONSTRUCTED OF NOT LESS THAN 1-HOUR FIRE-RESISTIVE CONSTRUCTION.
   c. ATTIC ACCESS OPENINGS IN 1-HOUR CEILING CAN BE 2 LAYERS OF 3/4" PLYWOOD OR ONE LAYER OF 1-5/8" T&G MATERIAL, SELF-CLOSING.
   d. ALL OPENINGS IN FLOORS ARE REQUIRED TO BE ENCLOSED BY A SHAFT HAVING WALL, FLOOR, AND CEILING OF 2 HOUR FIRE RESISTIVE CONSTRUCTION.(708.4)
   e. RECESSED CEILING LIGHT FIXTURES MUST BE BOXED AROUND WITH 5/8 TYPE "X" DRYWALL" TO MAINTAIN THE 1-HR CEILING ASSEMBLY.
   f. CONTINUOUS DRYWALL IS REQUIRED BEHIND ALL ELECTRICAL SERVICE PANELS, FIRE HOSES AND MEDICINE CABINETS.
   g. EXHAUST FANS FROM THE BATHROOM MUST ENTER THROUGH THE WALL. DAMPERS ARE REQUIRED IF THE CEILING IS PENETRATED. (716.5)
   h. PLUMBING PENETRATION THROUGH HORIZONTAL OCCUPANCY SEPARATIONS SHALL BE BOXED OUT AND FILLED WITH APPROVED SAFING MATERIAL. INSULATION IS NOT APPROVED. (713.4.1.1)
   i. PENETRATION OF THE 1 HOUR CEILING BY DUCTS FROM THE FAU AND THE STOVE HOOD. REQUIRE DAMPERS (USE A DUCTLESS HOOD WHENEVER POSSIBLE), ATTIC UNITS (INCLUDING HEAT PUMPS) REQUIRE DAMPERS AT ALL CEILING PENETRATIONS. (716.6)
   j. ALL PLUMBING PENETRATIONS THRU WALLS WHICH REQUIRE PROTECTED OPENINGS (FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.

FIRE PROTECTION

1. THIS BUILDING MUST BE EQUIPPED W/ AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13; THE FIRE SPRINKLER PLANS WILL BE REVIEWED AND APPROVED BY THE FIRE DEPARTMENT.
2. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 2-A OR 2-A1OBC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, INCLUDING DURING CONSTRUCTION.
3. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 10BC FOR KITCHENS, ELECTRICAL ROOMS, MECHANICAL ROOMS, AND PARKING GARAGES.
4. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPT FIELD INSPECTOR.
5. PROVIDE PANIC / FIRE EXIT HARDWARE AT DOORS SERVING ROOMS/SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE.
6. CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS TO BE CLASS
7. PROVIDE 1 HOUR RATED SEALANT AT ALL PENETRATIONS THROUGH WALLS, FLOORS AND GARAGE DECK PER 7.13.4 SEALANT SHALL BE DAP FIREBLOCK FOAM SEALANT, ICC # ESR-1868. DOORS SHALL BE 1.5 HR FIRE RATED AND WINDOWS SHALL BE 1.5 HR FIRE RATED IN 2 HR WALLS. DOORS SHALL BE 3/4 HR FIRE RATED AND WINDOWS SHALL BE 3/4 HR FIRE RATED IN 1 HR WALLS.
8. PER CBC§3311.1. BUILDINGS THAT ARE FOUR OR MORE STORIES IN HEIGHT (CBC§905.3.1) SHALL PROVIDE NOT FEWER THAN ONE STANDPIPE FOR USE DURING CONSTRUCTION. SUCH STANDPIPES SHALL BE INSTALLED PRIOR TO CONSTRUCTION EXCEEDING 40 FEET (12 192 MM) IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS. SUCH STANDPIPES SHALL BE PROVIDED WITH FIRE DEPARTMENT HOSE CONNECTIONS AT LOCATIONS ADJACENT TO STAIRWAYS COMPLYING WITH CBC§3310.1. AS CONSTRUCTION PROGRESSES, SUCH STANDPIPES SHALL BE EXTENDED TO WITHIN ONE FLOOR OF THE HIGHEST POINT OF CONSTRUCTION HAVING SECURED DECKING OR FLOORING."
10. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE BUILDING MATERIALS ARRIVE ON THE SITE. ON COMMENCEMENT OF VERTICAL COMBUSTIBLE CONSTRUCTION, AND ON INSTALLATION OF A STANDPIPE SYSTEM IN BUILDINGS UNDER CONSTRUCTION.
1. PER CBC§905.4. CLASS I STANDPIPE MUST BE PROVIDED IN EVERY INTERIOR EXIT STAIRWAY.

INTERIOR FINISHES

1. INTERIOR FINISH MATERIALS FOR WALLS AND CEILINGS TO BE CLASS C, THEY SHALL BE TESTED AS SPECIFIED IN SECTION 803.
2. THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED ON PLANS. (T-803.9)
3. ANY DECORATIONS SHALL BE NONCOMBUSTIBLE OR FLAME-RETARDANT TREATED IN AN APPROVED MANNER (CURTAINS, DRAPES, SHADES, HANGINGS, ETC)

GREEN NOTES

1. IRRIGATION CONTROLLERS SHALL BE WEATHER OR SOIL BASED. LOCATE CONTROLLERS AS INDICATED ON THE PLAN.
2. PROVIDE A 4" BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR SLABS ON GRADE.
3. PROVIDE A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH FOR SLAB ON GRADE.
4. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
5. LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.
6. FORM GRN16 AND AN OPERATION AND MAINTANANCE MANUAL, INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.401.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION.

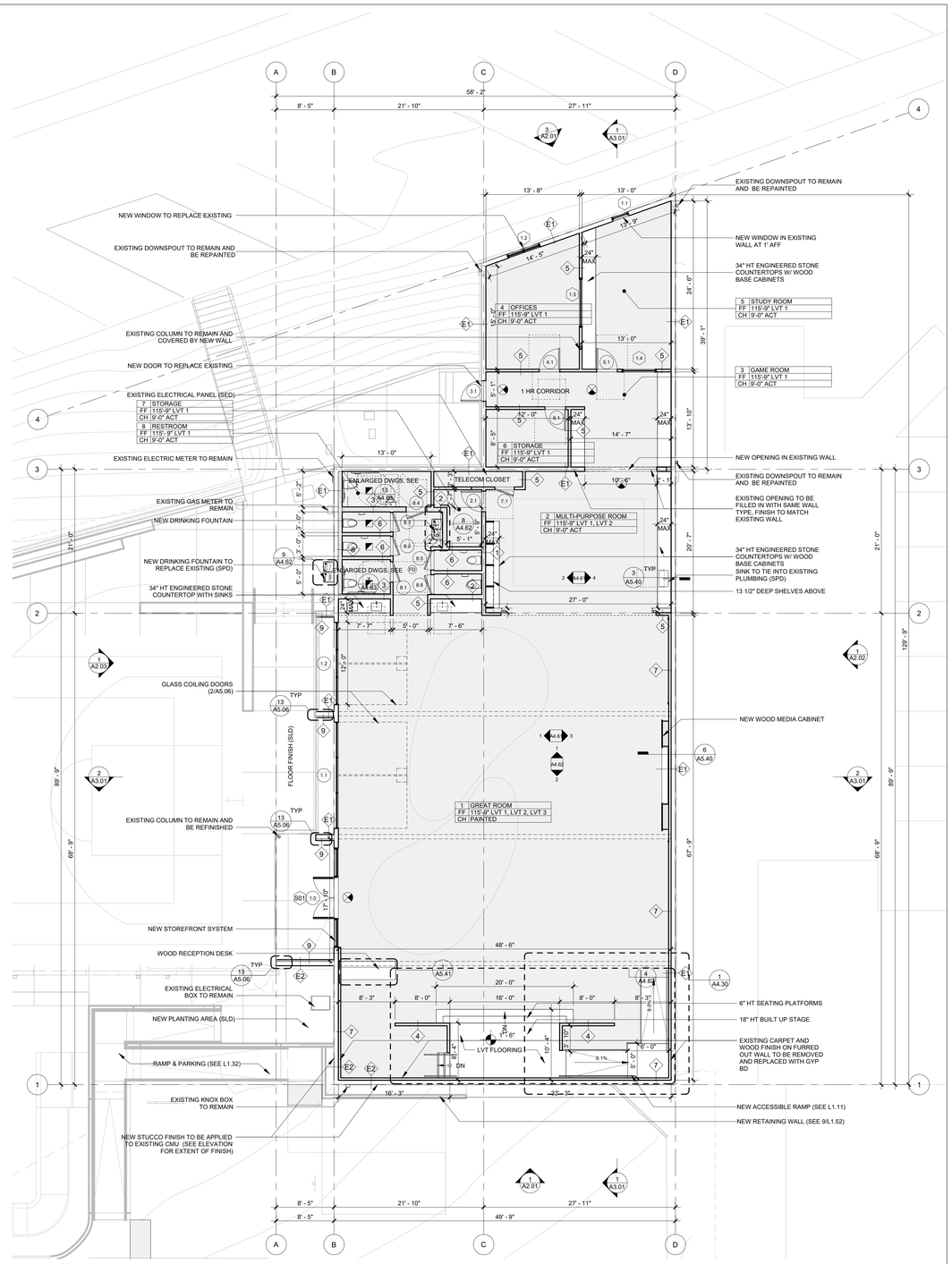
MEANS OF EGRESS NOTES

1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED
2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5-FOOT CANDLES.
3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS.
6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS
7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
8. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED
9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY W/ SECTION 1008.1.9 - 1008.1.9.12.
10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.
12. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
    a. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
    b. CORRIDORS, EXIT ENCLOSURES AND EXITS PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    c. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    d. INTERIOR EXITS ELEMENTS, AS PERMITTED IN SECTIONS 1024.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    e. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.5, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS, REQUIRED TO HAVE TWO OR MORE EXITS.
    g. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY W/ SECTION 1008.1.9 - 1008.1.9.12

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A. PLAN CHECK EXPIRATIONS – PER CBC, SECTION 106.4.1, WHEN NO PERMIT IS ISSUED WITHIN ONE YEAR FOLLOWING THE DATE OF THE APPLICATION THEREOF, THE
APPLICATION SHALL AUTOMATICALLY EXPIRE. THE BUILDING OFFICIAL MAY GRANT UP TO TWO EXTENSIONS NOT EXCEEDING 180 DAYS PER EXTENSION, BEYOND THE INITIAL
ONE-YEAR LIMIT UPON WRITTEN REQUEST BY THE APPLICANT SHOWING THAT CIRCUMSTANCES BEYOND THE CONTROL OF THE APPLICANT HAVE PREVENTED ACTION FROM BEING
TAKEN AND UPON THE PAYMENT OF AN EXTENSION FEE AS DETERMINED BY THE BUILDING OFFICIAL, NOT TO EXCEED 25 PERCENT OF THE PLAN CHECK FEE.

B. PERMIT EXPIRATIONS – PER CBC, SECTION 106.5.4, EVERY PERMIT ISSUED BY THE BUILDING OFFICIAL UNDER THE PROVISIONS OF THE CODE SHALL EXPIRE BY LIMITATION
AND BECOME VOID, IF THE BUILDING OR WORK AUTHORIZED BY SUCH PERMIT IS NOT COMMENCED WITHIN 180 DAYS FROM THE DATE OF SUCH PERMIT, OR THE BUILDING OR
WORK AUTHORIZED BY SUCH PERMIT IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS, OR THE PERMITTEE FAILS TO OBTAIN INSPECTION AS REQUIRED BY THE
PROVISIONS OF SECTION 108 OF THIS CODE FOR A PERIOD OF 180 DAYS. THE BUILDING OFFICIAL MAY EXTEND THE TIME FOR ACTION BY THE PERMITTEE FOR A PERIOD NOT
EXCEEDING 180 DAYS FROM THE DATE OF EXPIRATION UPON WRITTEN REQUEST FROM THE PERMITTEE AND PAYMENT OF A FEE IN AN AMOUNT DETERMINED BY THE BUILDING OFFICIAL, NOT TO EXCEED 25 PERCENT OF THE PERMIT FEE. NO PERMIT SHALL BE EXTENDED MORE THAN TWICE.



GROUND LEVEL PLAN 1
1/8" = 1'-0"

BUILDING AREA	
TYPE	AREA
GREAT ROOM	3,297 SF
MULTI-PURPOSE ROOM	578 SF
STORAGE	109 SF
STUDY ROOM	328 SF
OFFICE	212 SF
GAME	280 SF
BATHROOMS	275 SF
STORAGE	165 SF
TOTAL	5,242 SF

WALL / PARTITION TYPES (SEE A6.01)

1. 2X6 WD STUD INT WALL W/ 5/8" TYPE X GYP BD ON BOTH SIDES
2. 2X6 WD STUD INT WALL W/ 5/8" TYPE X GYP BD ON ONE SIDE AND TILE ON THE OTHER
3. 2X6 WD STUD INT WALL W/ TILE ON BOTH SIDES
4. 2X4 WD STUD INT WALL W/ 3/4" TYPE X PLY BD ON BOTH SIDES
5. 2X4 WD STUD INT WALL W/ 5/8" TYPE X GYP BD ON BOTH SIDES
6. 2X4 WD STUD INT WALL W/ TILE ON BOTH SIDES
7. 2X4 WD STUD INT FURRED WALL W/ 5/8" TYPE X GYP BD ON ONE SIDE
8. 2X6 WD STUD INT PLUMBING WALL W/ 5/8" TYPE X GYP BD ON ONE SIDE
9. 2X2 WD STUD EXT FURRED WALL W/ STUCCO ON ONE SIDE
- E1. EXISTING 8" CMU RUNNING BOND, 8" COARSE TO BE PAINTED
- E2. EXISTING 4" CMU STACKED BOND, 4" COARSE TO BE PAINTED

FLOOR PLAN LEGEND

- SD SMOKE DETECTOR HARD WIRED W/ BATTERY
- CD CARBON MONOXIDE SENSOR HARD WIRED W/ BATTERY
- DS DOWNSPOUT
- FD FLOOR DRAIN
- ROOF DRAIN / OVERFLOW DRAIN
- EXIT SIGN
- BATHROOM EXHAUST VENT TO OUTSIDE, MIN 50 CFM
- EXISTING TO BE REMOVED
- EXISTING TO REMAIN
- NEW ADDITION
- INTERIOR
- EX. COLUMN

FLOOR PLAN ROOM IDENTIFICATION LEGEND

EL. +2'-6" — ACTUAL ELEVATION

ROOM NUMBER — 0.1 — DINING ROOM — ROOM NAME
FINISHED FLOOR — FF — EL. +2'-6" HEWD — FINISHED FLOOR ELEVATION, MATERIAL
CEILING HEIGHT — CH — +/- 10'-0" GYP BD — CEILING HEIGHT DIMENSION, MATERIAL

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PLAN REVIEW APPROVAL

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BY: Mulham Fweidi DATE: 03/25/2026

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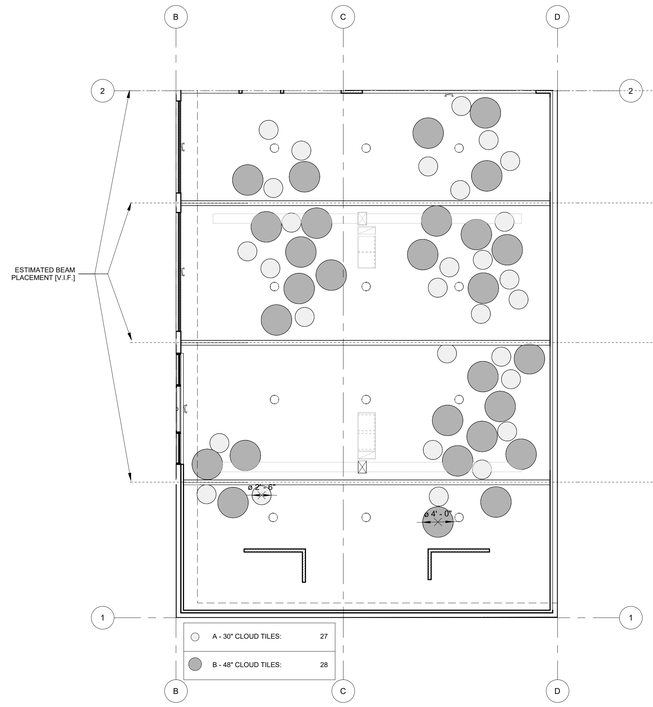
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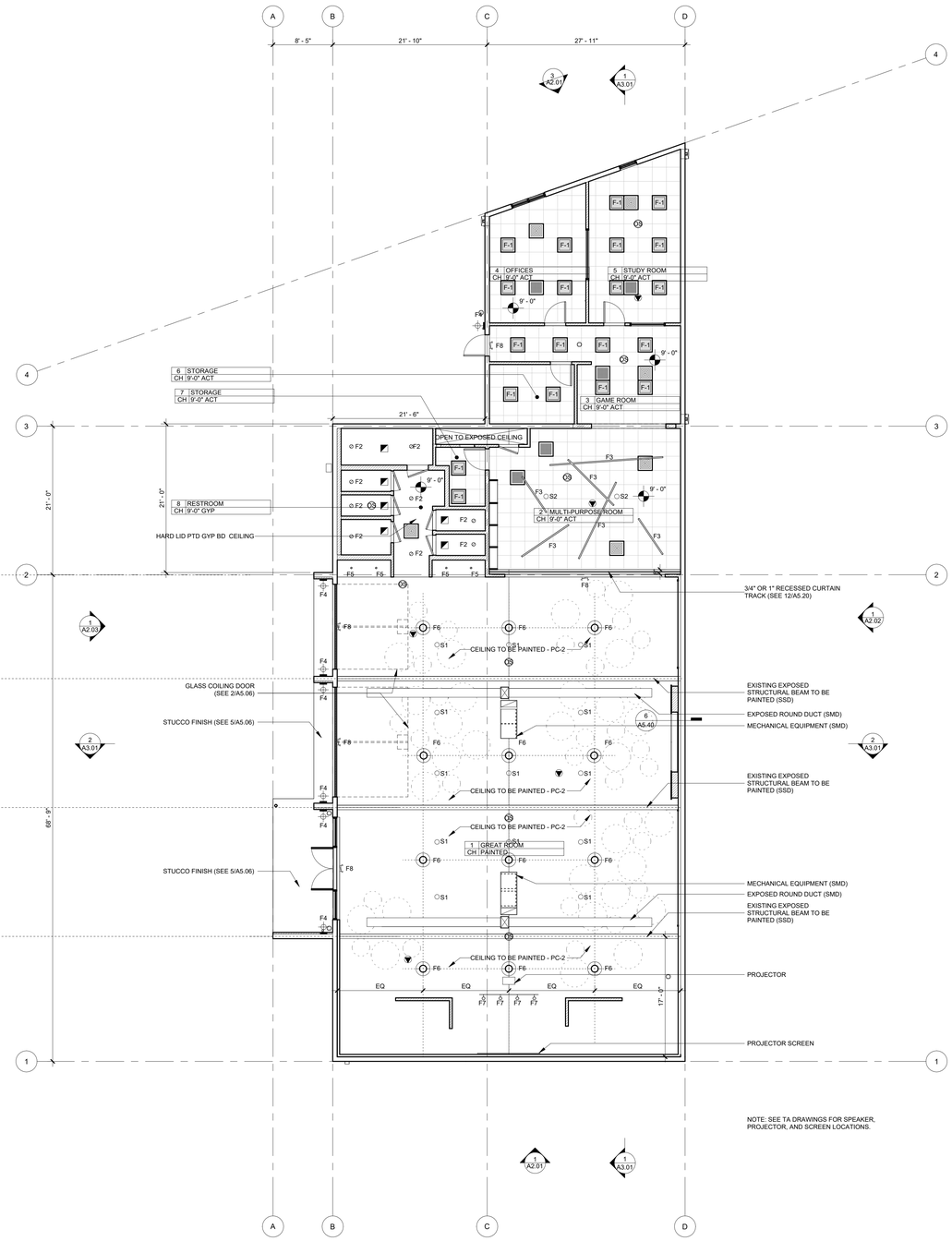
GROUND LEVEL PLAN

Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

A1.10



ACOUSTIC TILE LAYOUT AND LEGEND 2
1/8" = 1'-0"



GROUND LEVEL RCP 1
1/8" = 1'-0"

REFLECTIVE CEILING PLAN LEGEND

BATHROOM EXHAUST FAN	F-5 4" RECESSED CAN LIGHT	S-2 ACT SPEAKER
SMOKE DETECTOR	F-6 HALOPHANE LIGHT PENDANT	OCCUPANCY SENSOR
CARBON MONOXIDE SENSOR	F-7 TRACK LIGHT	CEILING MOUNT OUTLET
EXIT SIGN	2' x 2' T-BAR DROPPED CEILING	CEILING MOUNT CAMERA
F-1 SQUARE TROFFER LIGHT	F-8 WALL-MOUNTED EMERGENCY LIGHT	2' X 2' RETURN GRILL
F-2 6" RECESSED CAN LIGHT	S-1 PENDENT SPEAKER	2' x 2' SUPPLY GRILL
F-3 LINEAR PENDANT LIGHT		
F-4 WALL-MOUNTED CYLINDER		

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	02/09/26	PLAN CHECK RESUBMITTAL #4

Sheet title:

GROUND LEVEL RCP

Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

A1.11



NOTE: FURNITURE SHOWN FOR REFERENCE ONLY

GROUND LEVEL FURNITURE PLAN 1
1/8" = 1'-0"

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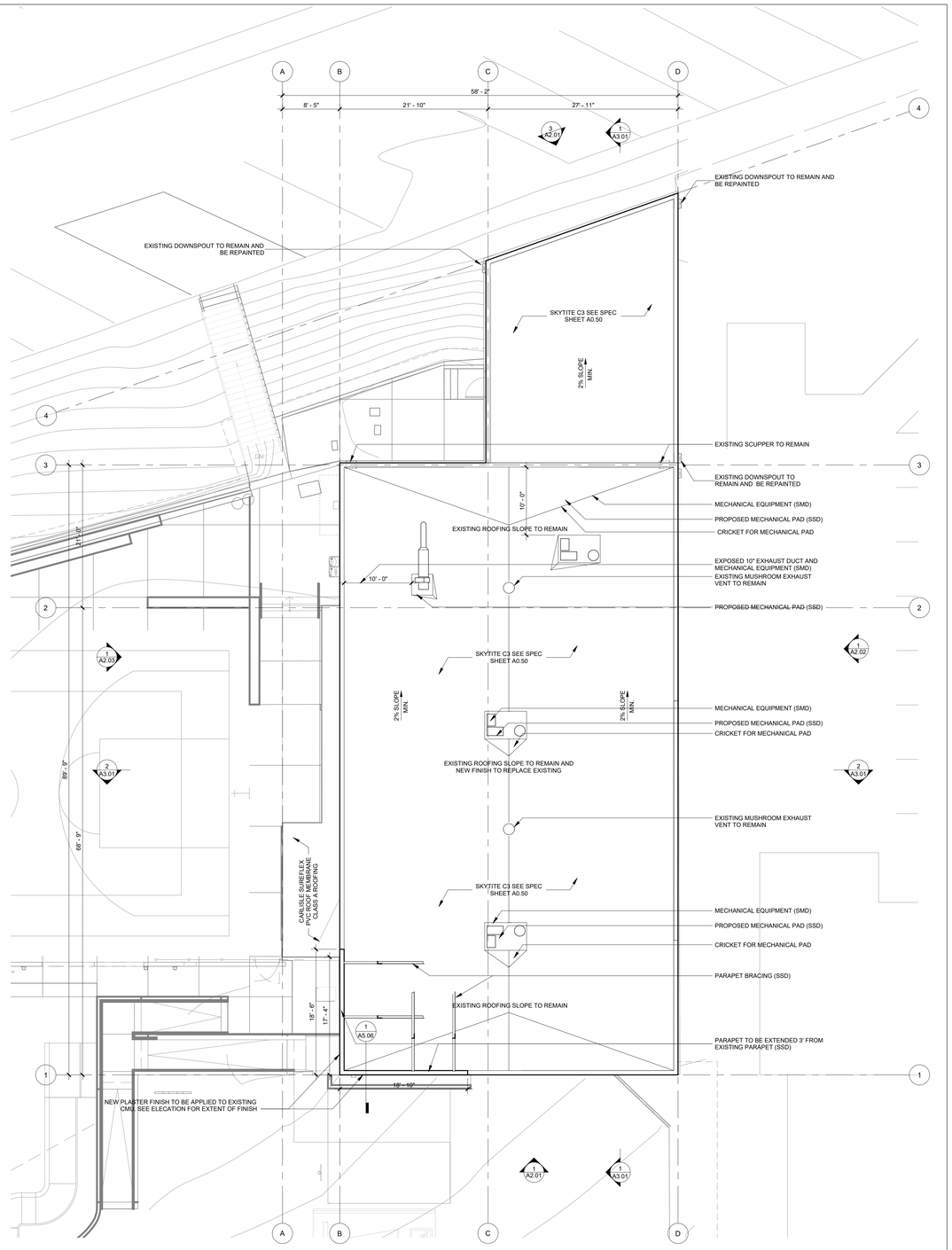
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Sheet title:

GROUND LEVEL FURNITURE PLAN

Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

A1.12



ROOF LEVEL PLAN 1
1/8" = 1'-0"

BUILDING AREA	
TYPE	AREA
GREAT ROOM	3,297 SF
MULTI-PURPOSE ROOM	578 SF
STORAGE	109 SF
STUDY ROOM	328 SF
OFFICE	212 SF
GAME	280 SF
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WALL / PARTITION TYPES (SEE A6.01)

1. 2X6 WD STUD INT WALL W/ 5/8" TYPE X GYP BD ON BOTH SIDES
2. 2X6 WD STUD INT WALL W/ 5/8" TYPE X GYP BD ON ONE SIDE AND TILE ON THE OTHER
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- E1. EXISTING 8" CMU RUNNING BOND, 8" COARSE TO BE PAINTED
- E2. EXISTING 4" CMU STACKED BOND, 4" COARSE TO BE PAINTED

FLOOR PLAN LEGEND

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- CD CARBON MONOXIDE SENSOR HARD WIRED W/ BATTERY
- DS DOWNSPOUT
- FD FLOOR DRAIN
- ROOF DRAIN / OVERFLOW DRAIN
- EXIT SIGN
- BATHROOM EXHAUST VENT TO OUTSIDE, MIN 50 CFM
- EXISTING TO BE REMOVED
- EXISTING TO REMAIN
- NEW ADDITION
- INTERIOR
- EX. COLUMN

FLOOR PLAN ROOM IDENTIFICATION LEGEND

EL +2'-6" — ACTUAL ELEVATION

ROOM NUMBER — 0.1 DINING ROOM — ROOM NAME
FINISHED FLOOR — FF EL +2'-6" HDWD — FINISHED FLOOR ELEVATION, MATERIAL
CEILING HEIGHT — CH +/- 10'-0" GYP BD — CEILING HEIGHT DIMENSION, MATERIAL

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Issue dates

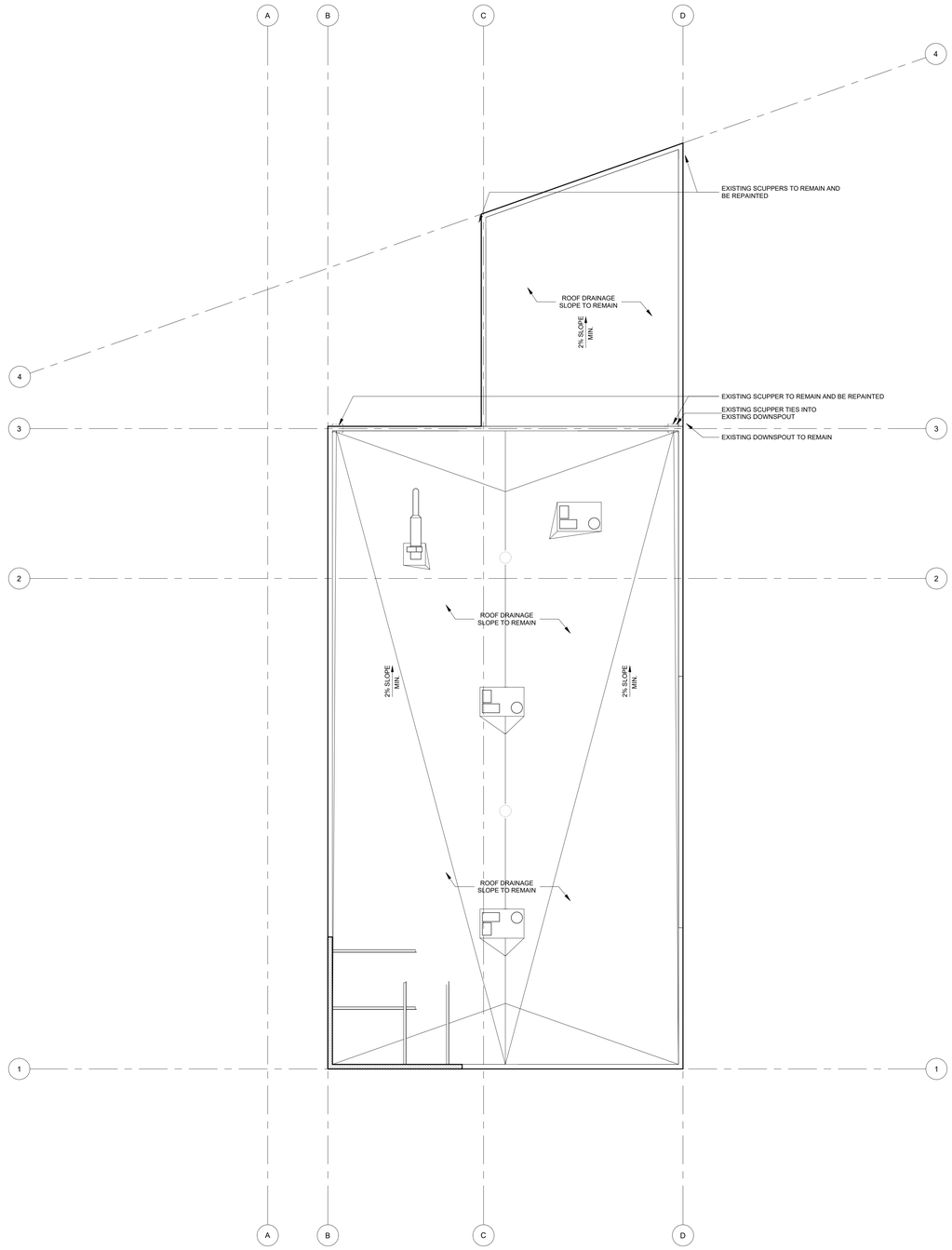
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	04/18/25	100% DD SUBMITTAL
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	08/20/25	90% CD SUBMITTAL
	10/28/25	PLAN CHECK RESUBMITTAL #1
	11/14/25	PLAN CHECK RESUBMITTAL #2
	01/16/26	PLAN CHECK RESUBMITTAL #3
	02/09/26	PLAN CHECK RESUBMITTAL #4

Sheet title:

ROOF LEVEL PLAN

Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

A1.20



ROOF LEVEL PLAN (1)
1/8" = 1'-0"

BUILDING AREA	
TYPE	AREA
GREAT ROOM	3,297 SF
MULTI-PURPOSE ROOM	578 SF
STORAGE	109 SF
STUDY ROOM	328 SF
OFFICE	212 SF
GAME	280 SF
BATHROOMS	275 SF
STORAGE	165 SF
TOTAL	**5,242 SF**

FAR CALCULATIONS

BUILDABLE AREA (PER ESMC §12.03 DEFINITIONS) IN C2 ZONES, BUILDABLE AREA SHALL HAVE THE SAME MEANING AS LOT AREA

BUILDABLE AREA = LOT AREA = **20,043.17 SF**

FAR: 0.5:1
20,043.17 SF x 0.5 = 10,021.58 SF

ROOM IDENTIFICATION LEGEND

EL. + 2' - 6" — ACTUAL ELEVATION

ROOM NUMBER — 0.1 | DINING ROOM — ROOM NAME
FINISHED FLOOR — FF | EL. +2'-6" HDWD — FINISHED FLOOR ELEVATION, MATERIAL
CEILING HEIGHT — CH | +/- 10'-0" GYP BD — CEILING HEIGHT DIMENSION, MATERIAL

FLOOR PLAN LEGEND

- SMOKE DETECTOR HARD WIRED W/ BATTERY
- CARBON MONOXIDE SENSOR HARD WIRED W/ BATTERY
- FLOOR DRAIN
- ROOF DRAIN / OVERFLOW DRAIN
- FIRE EXTINGUISHER
- EMERGENCY EXIT SIGNAGE
- BATHROOM EXHAUST FAN MIN 50 CFM, VENT TO OUTSIDE
- INTERIOR
- DROPPED CEILING
- COLUMNS (SSD)
- NON - RATED WALL
- NON - RATED PLUMBING WALL
- 1-HR RATED WALL, STC-50
- 1-HR RATED UNIT DIMISING WALL, STC-50
- 2-HR RATED WALL, STC-50
- 3-HR RATED WALL, STC-50

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BY: Mulham Hwaidi DATE: 03/25/2026

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Sheet title:

ROOF LEVEL DRAINAGE PLAN

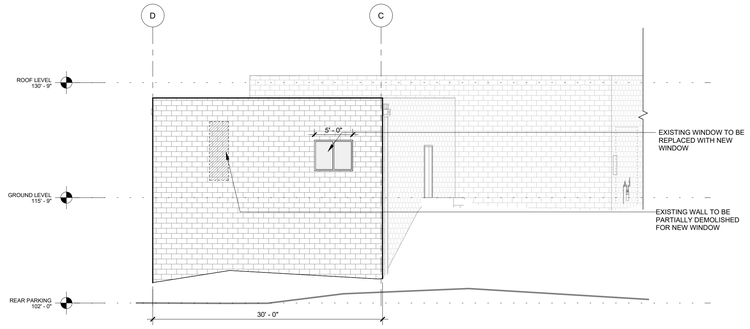
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A1.21

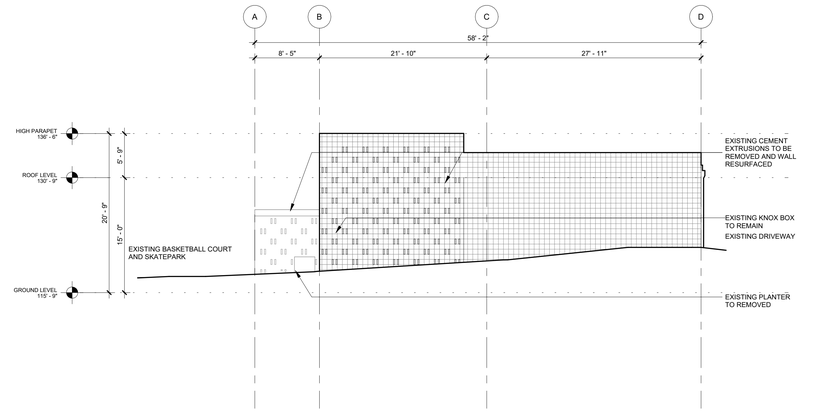
MATERIAL LEGEND	
AAC	ALUMINUM FRAME WINDOWS & DOORS | CLEAR ANODIZED
CMU	EXISTING CMU TO BE REPAINTED
CON	CAST IN PLACE CONCRETE | SMOOTH | NATURAL FINISH
ST1	SMOOTH STL TROWELLED STUCCO - MURAL TBD
ST2	SMOOTH STL TROWELLED STUCCO - MURAL TBD

NOTE: ALL EXISTING EXTERIOR WALLS TO BE CLEANED UP AND PAINTED

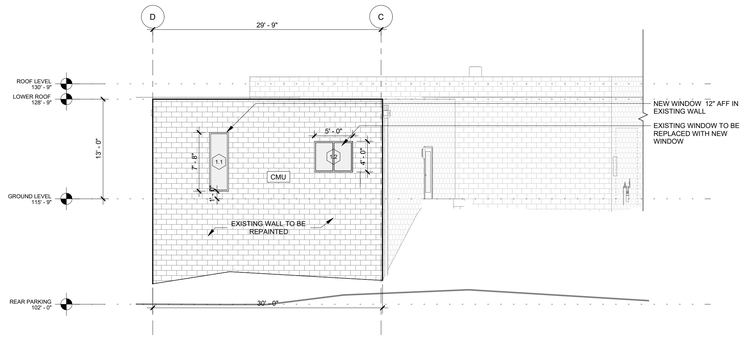
NOTE: MURAL TO INCLUDE PREP AND PRIMER.



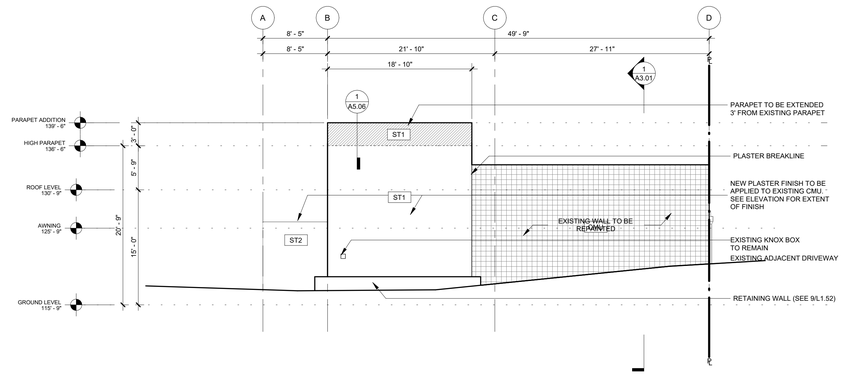
EXISTING/DEMO NORTH EAST ELEVATION 4
1/8" = 1'-0"



EXISTING/DEMO SOUTH ELEVATION 2
1/8" = 1'-0"



PROPOSED NORTH EAST ELEVATION 3
1/8" = 1'-0"



PROPOSED SOUTH ELEVATION 1
1/8" = 1'-0"

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BY: Mulham Nweidi DATE: 03/25/2026

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Sheet title:

NORTH & SOUTH ELEVATIONS

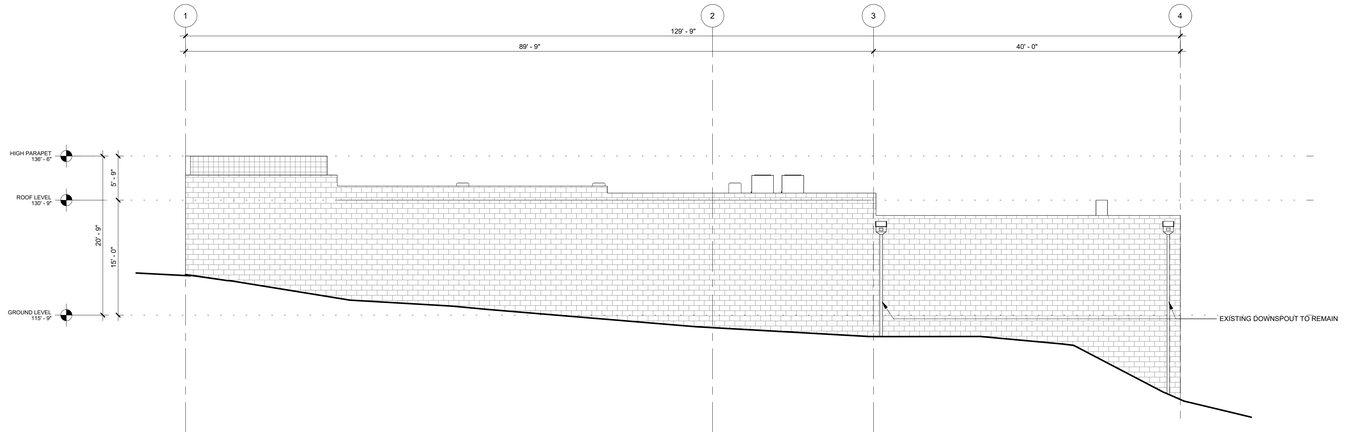
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Checked by:	KL
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A2.01

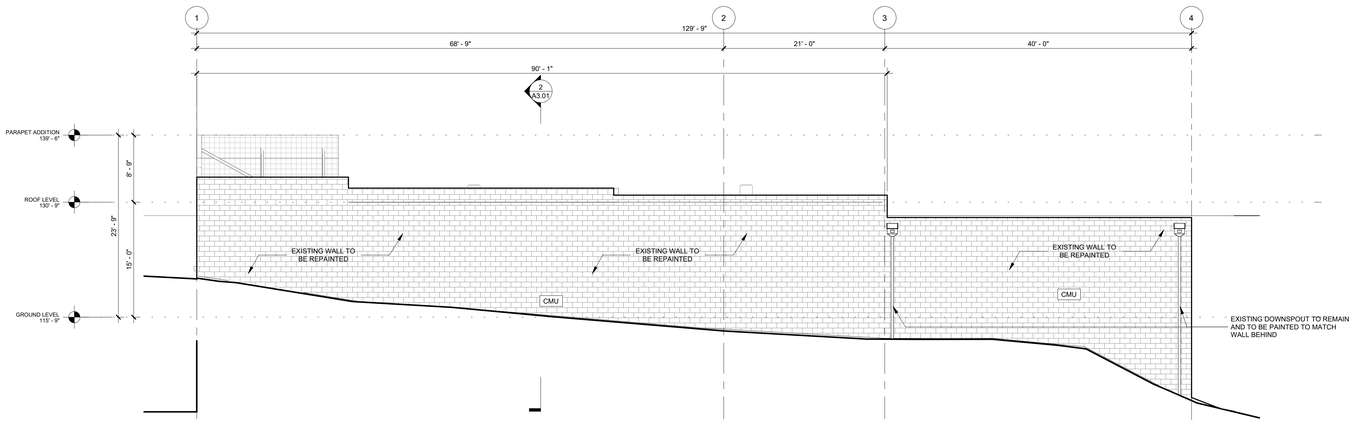
FEBRUARY 9, 2026 - PLAN CHECK RESUBMITTAL #4

MATERIAL LEGEND	
AAC	ALUMINUM FRAME WINDOWS & DOORS	CLEAR ANODIZED
CMU	EXISTING CMU TO BE REPAINTED
CON	CAST IN PLACE CONCRETE	SMOOTH	NATURAL FINISH
ST1	SMOOTH STL TROWELLED STUCCO - MURAL TBD
ST2	SMOOTH STL TROWELLED STUCCO - MURAL TBD

NOTE: MURAL TO INCLUDE PREP AND PRIMER.



EXISTING / DEMO EAST ELEVATION (2)
1/8" = 1'-0"



PROPOSED EAST ELEVATION (1)
1/8" = 1'-0"

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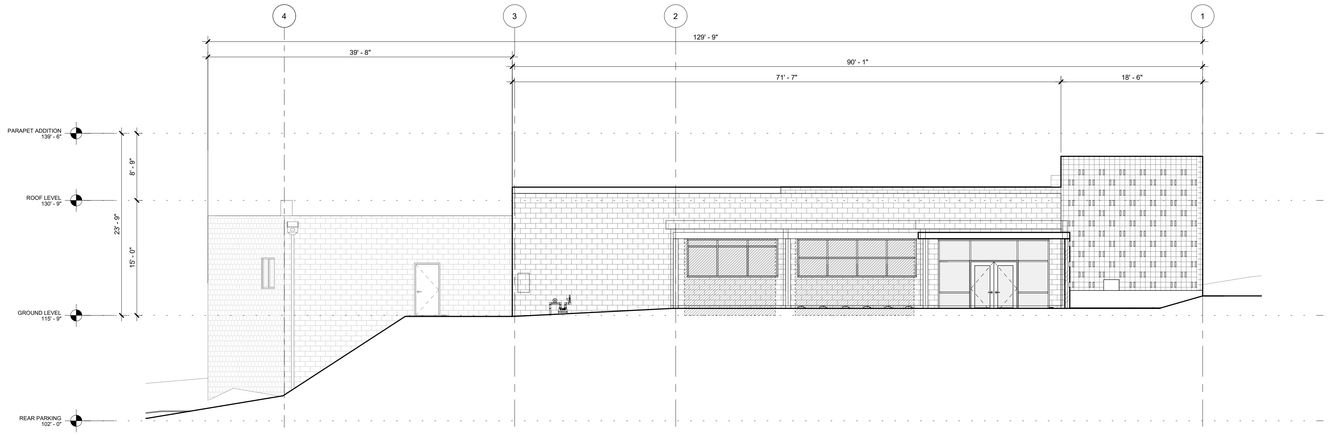
EAST ELEVATION

Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

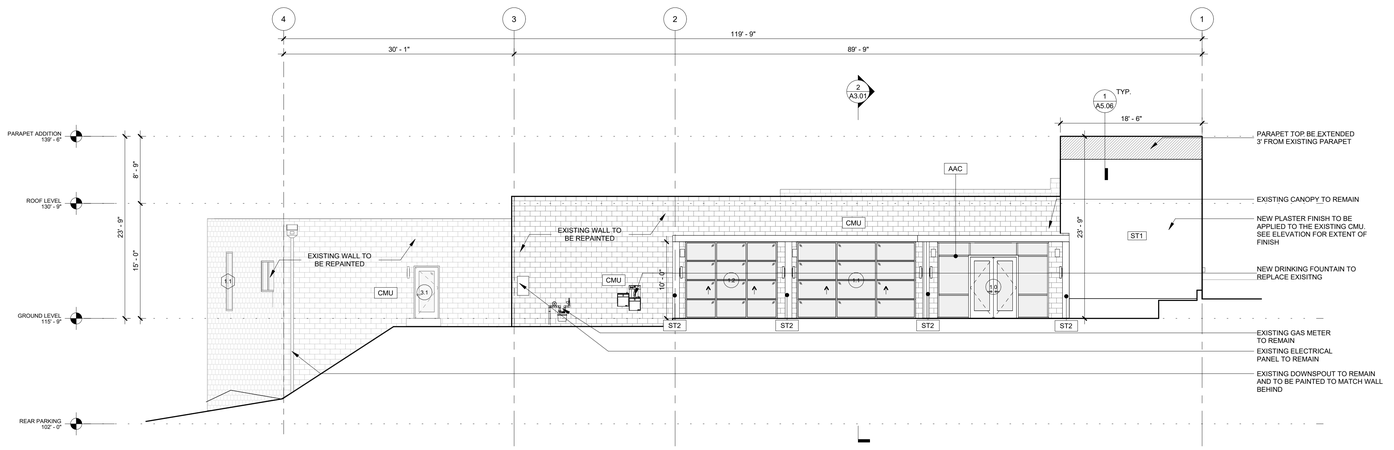
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MATERIAL LEGEND	
AAC	ALUMINUM FRAME WINDOWS & DOORS | CLEAR ANODIZED
CMU	EXISTING CMU TO BE REPAINTED
CON	CAST IN PLACE CONCRETE | SMOOTH | NATURAL FINISH
ST1	SMOOTH STL TROWELLED STUCCO - MURAL TBD
ST2	SMOOTH STL TROWELLED STUCCO - MURAL TBD

NOTE: MURAL TO INCLUDE PREP AND PRIMER.



EXISTING/DEMO WEST ELEVATION (2)
1/8" = 1'-0"



PROPOSED WEST ELEVATION (1)
1/8" = 1'-0"

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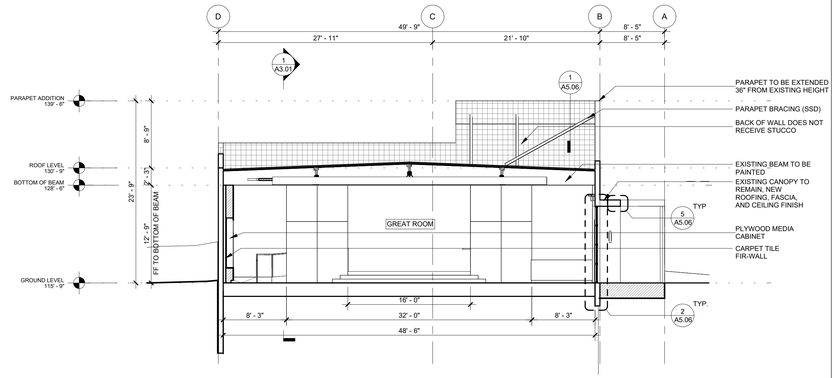
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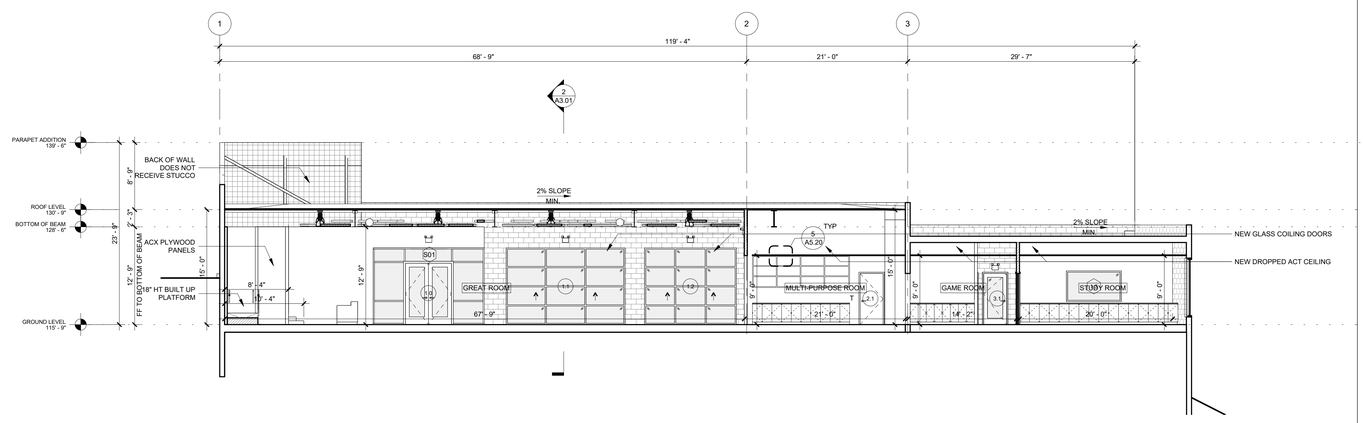
WEST ELEVATION

Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

A2.03



SECTION TO SOUTH 2
1/8" = 1'-0"



SECTION TO WEST 1
1/8" = 1'-0"

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	02/09/26	PLAN CHECK RESUBMITTAL #4

Sheet title:

BUILDING SECTIONS

Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

A3.01

FEBRUARY 9, 2026 - PLAN CHECK RESUBMITTAL #4

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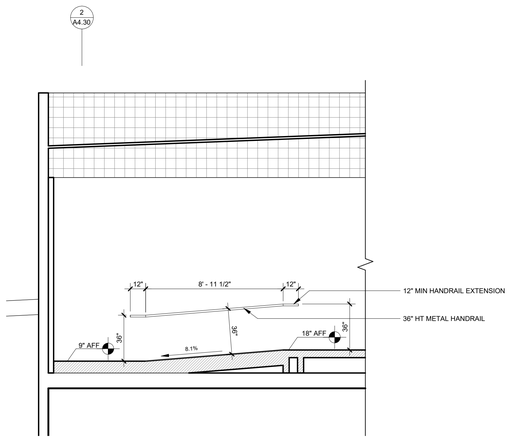
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PLAN REVIEW APPROVAL

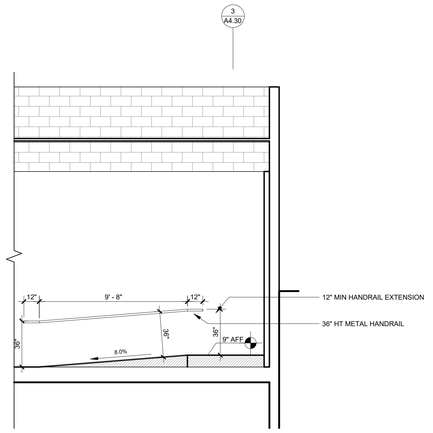
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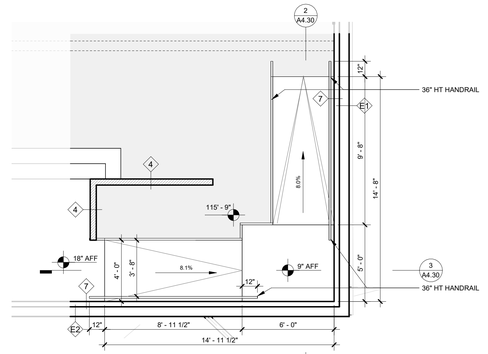
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RAMP SECTION NORTH 3
1/4" = 1'-0"



RAMP SECTION EAST 2
1/4" = 1'-0"



ENLARGED STAGE RAMP PLAN 1
1/4" = 1'-0"

Issue dates

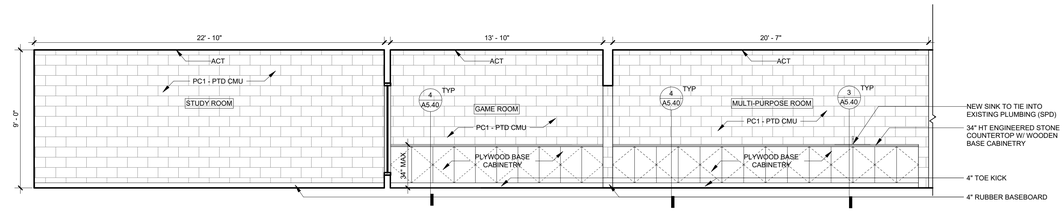
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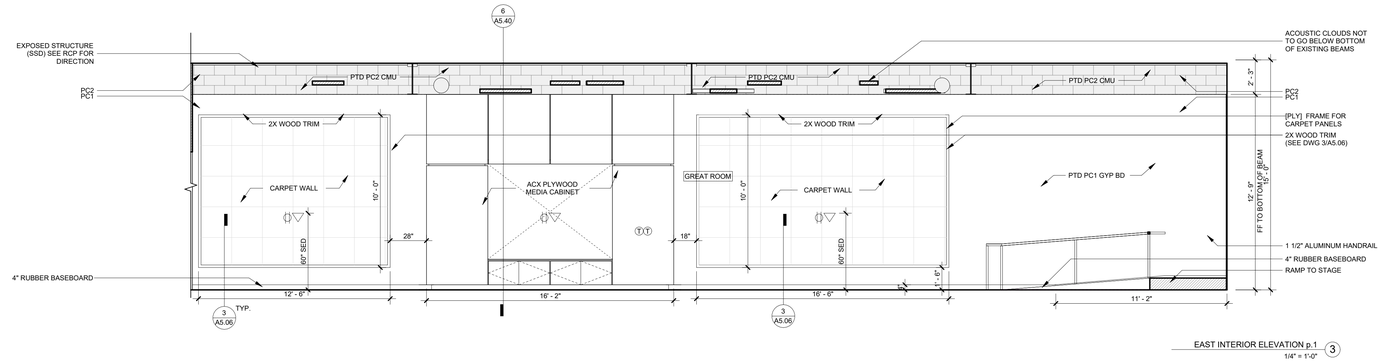
ENLARGED RAMP

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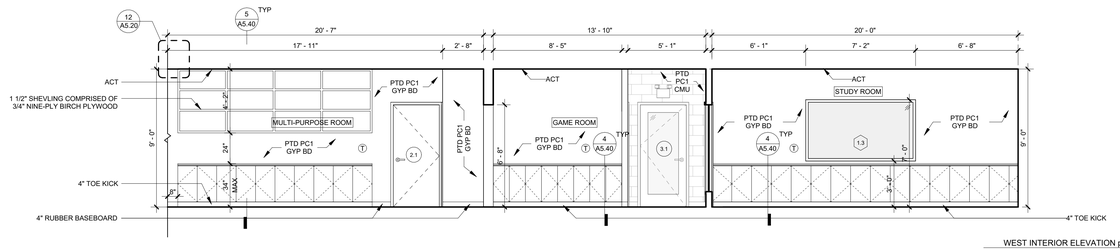
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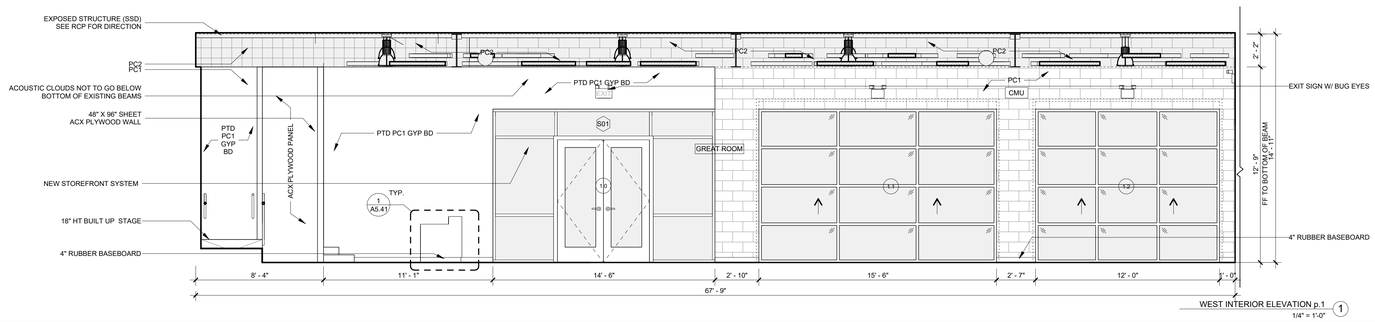
EAST INTERIOR ELEVATION p.2 (4)
1/4" = 1'-0"



EAST INTERIOR ELEVATION p.1 (3)
1/4" = 1'-0"



WEST INTERIOR ELEVATION p.2 (2)
1/4" = 1'-0"



WEST INTERIOR ELEVATION p.1 (1)
1/4" = 1'-0"

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BY: Mutham Hweidi DATE: 03/25/2026

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LICENSED ARCHITECT
PATRICK J. TIGHE
NO. C-27987
RENEWAL DATE
STATE OF CALIFORNIA

CITY OF EL SEGUNDO

350 Main St, El Segundo, CA 90245

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TEEN CENTER AND TEEN PLAZA

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5757 Venice Blvd.
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Issue dates

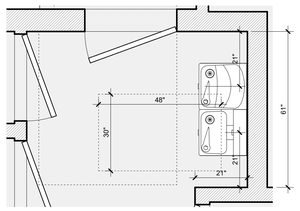
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	02/09/26	PLAN CHECK RESUBMITTAL #4

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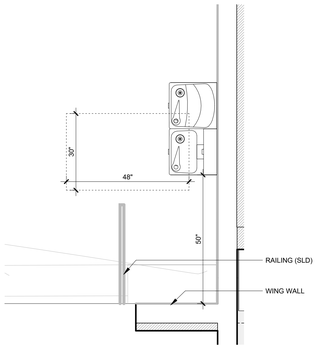
INTERIOR ELEVATIONS

Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

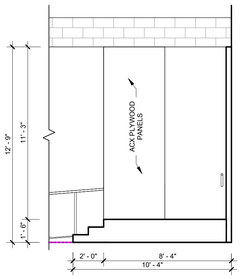
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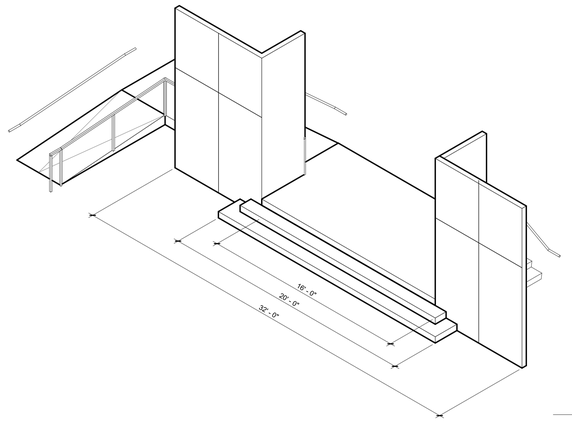
ENLARGED DRINGING FOUNTAIN 8
1/2" = 1'-0"



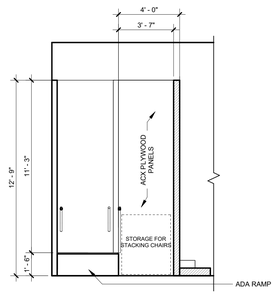
ENLARGED EXTERIOR DRINKING FOUNTAIN 9
1/2" = 1'-0"



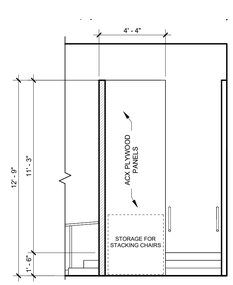
PLATFORM INTERIOR SIDE ELEVATION 7
1/4" = 1'-0"



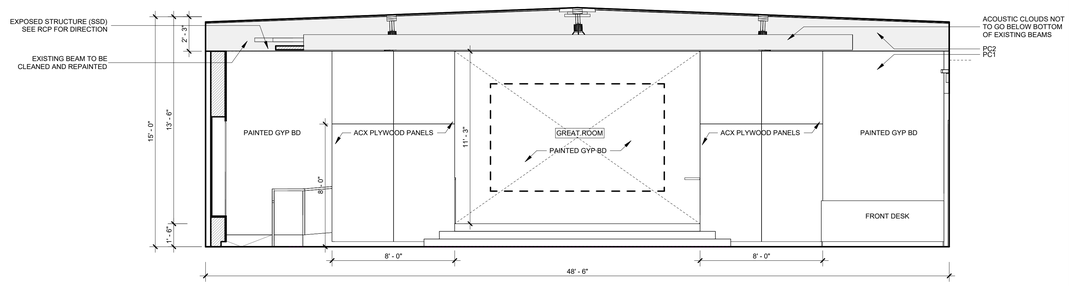
PLATFORM 3



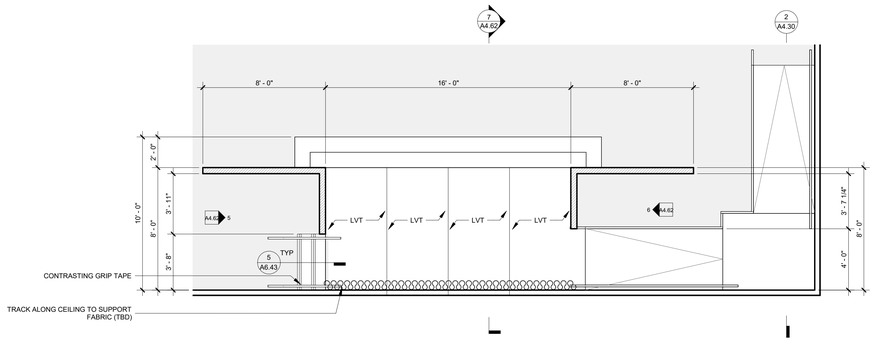
PLATFORM RAMP SIDE ELEVATION 6
1/4" = 1'-0"



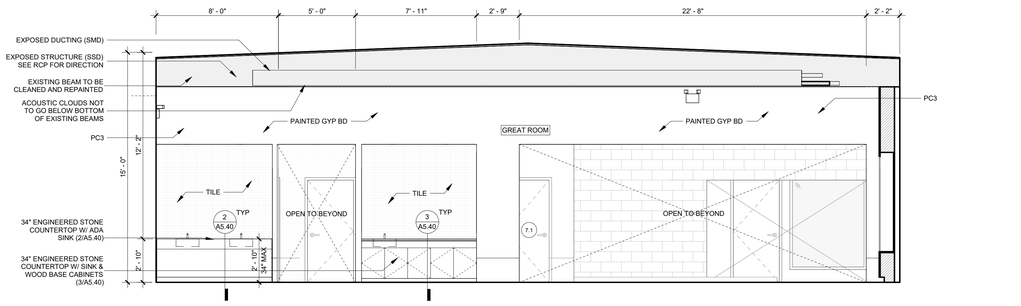
PLATFORM STAIR SIDE ELEVATION 5
1/4" = 1'-0"



SOUTH INTERIOR ELEVATION 2
1/4" = 1'-0"



PLATFORM PLAN 4
1/4" = 1'-0"



NORTH INTERIOR ELEVATION 1
1/4" = 1'-0"

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BY: Mutham Hweidi DATE: 03/25/2026

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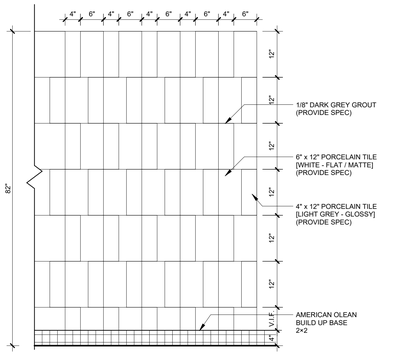
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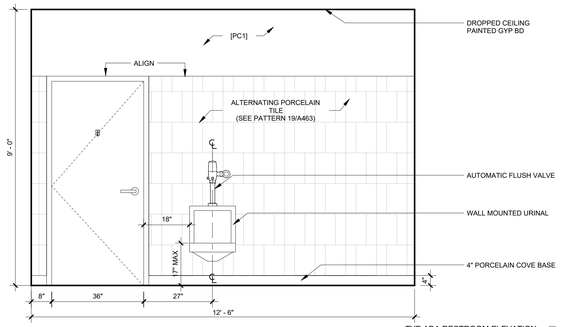
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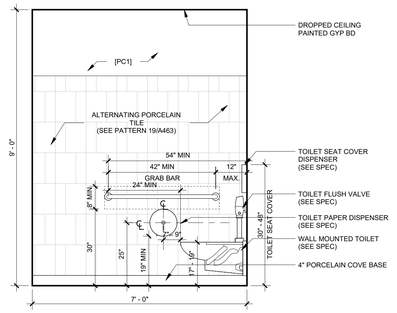
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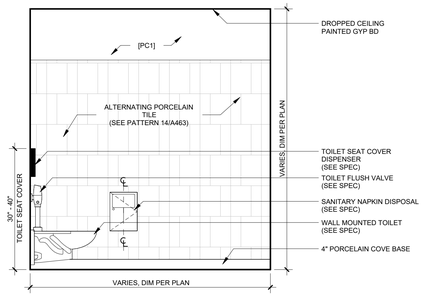
ALTERNATING TILE DETAIL 19
3/4" = 1'-0"



TYP ADA RESTROOM ELEVATION 18
1/2" = 1'-0"



TYP ADA RESTROOM ELEVATION 12
1/2" = 1'-0"



TYP RESTROOM ELEVATION 5
1/2" = 1'-0"

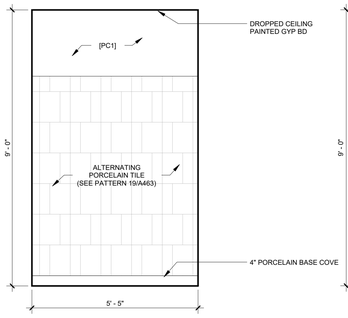
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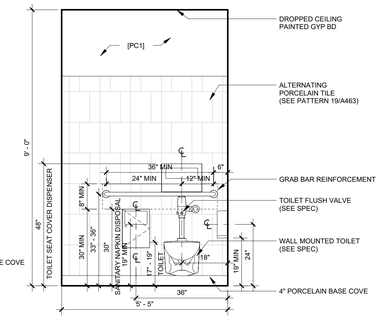
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BY: Mulham Fwaidi DATE: 03/25/2026

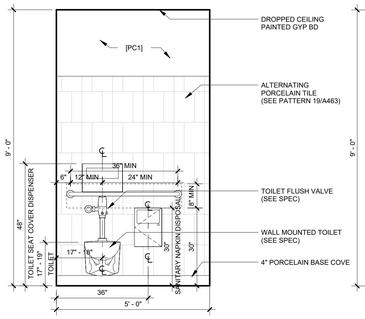
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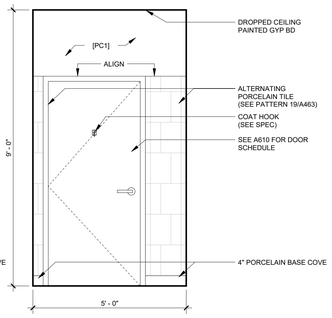
TYP ADA RESTROOM ELEVATION 17
1/2" = 1'-0"



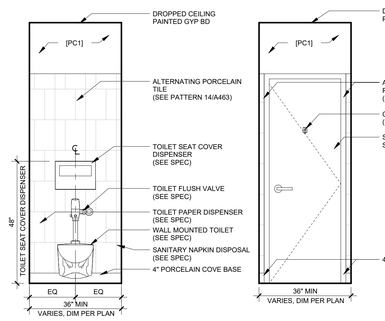
TYP ADA RESTROOM ELEVATION 16
1/2" = 1'-0"



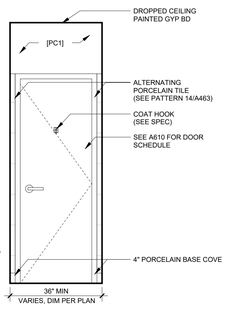
TYP ADA RESTROOM ELEVATION 11
1/2" = 1'-0"



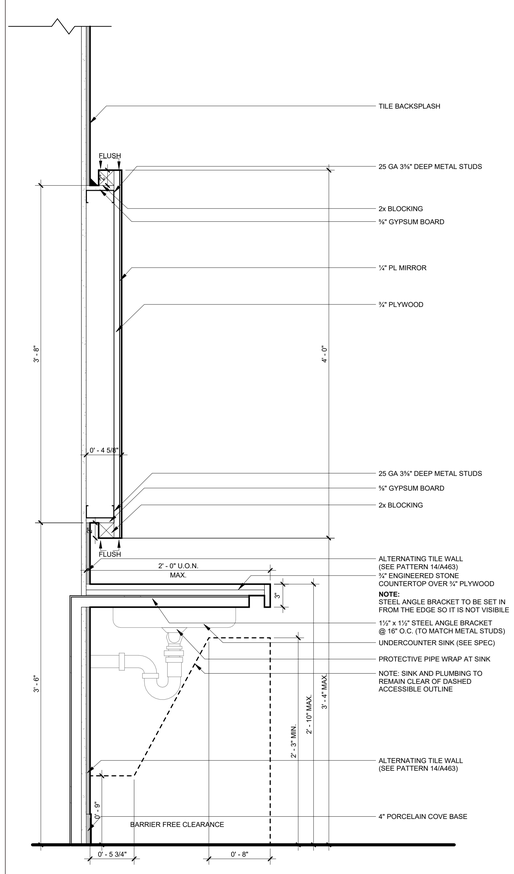
TYP ADA RESTROOM ELEVATION 10
1/2" = 1'-0"



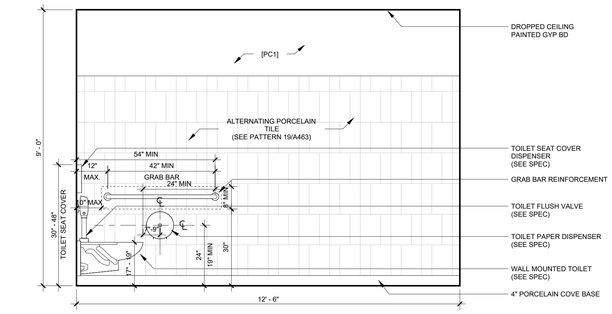
TYP RESTROOM ELEVATION 6
1/2" = 1'-0"



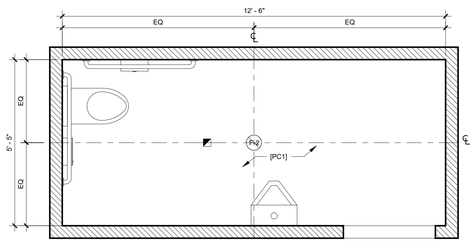
TYP RESTROOM ELEVATION 4
1/2" = 1'-0"



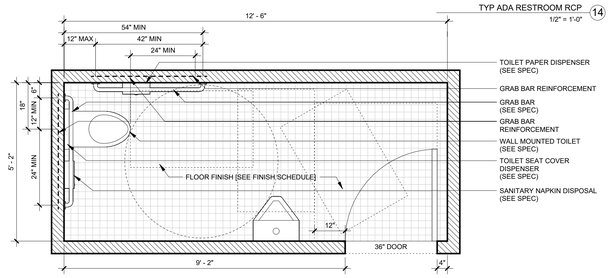
WASHBASIN, MIRROR & COUNTER DETAIL 20
1 1/2" = 1'-0"



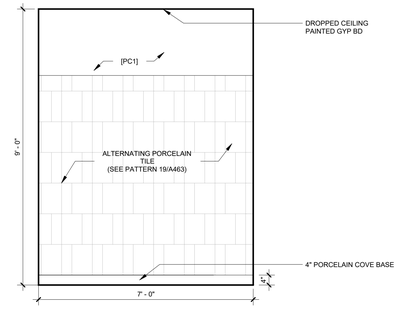
TYP ADA RESTROOM ELEVATION 15
1/2" = 1'-0"



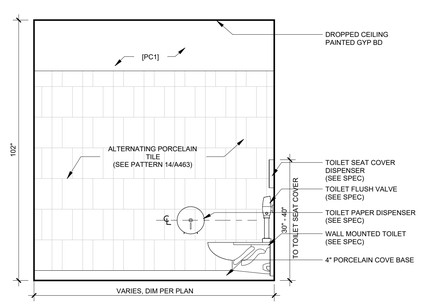
TYP ADA RESTROOM RCP 14
1/2" = 1'-0"



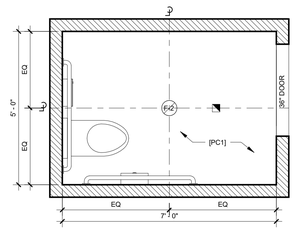
TYP ADA RESTROOM PLAN 13
1/2" = 1'-0"



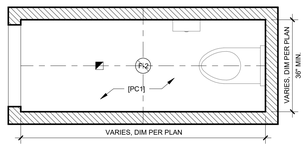
TYP ADA RESTROOM ELEVATION 9
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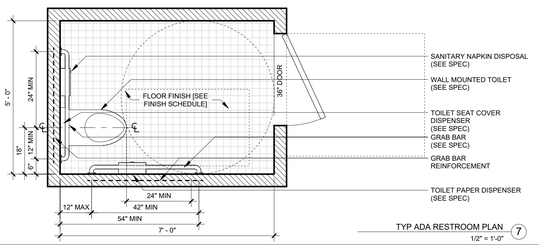
TYP RESTROOM ELEVATION 3
1/2" = 1'-0"



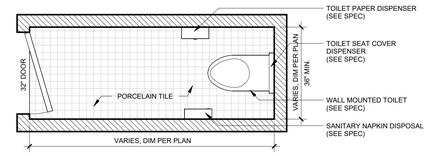
TYP ADA RESTROOM RCP 8
1/2" = 1'-0"



TYP RESTROOM RCP 2
1/2" = 1'-0"



TYP ADA RESTROOM PLAN 7
1/2" = 1'-0"



TYP RESTROOM PLAN 1
1/2" = 1'-0"

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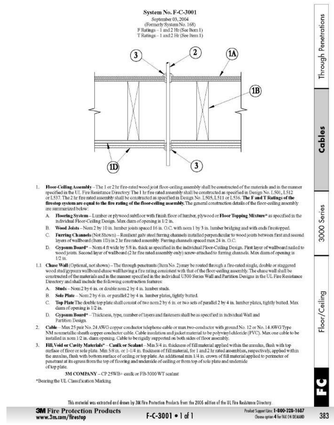
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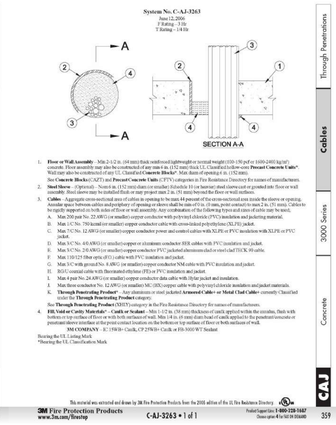
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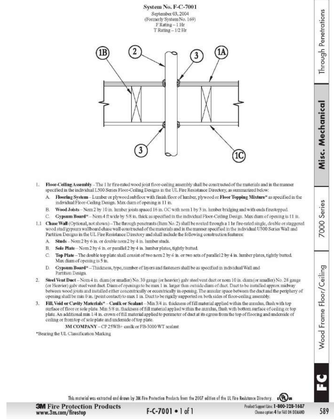
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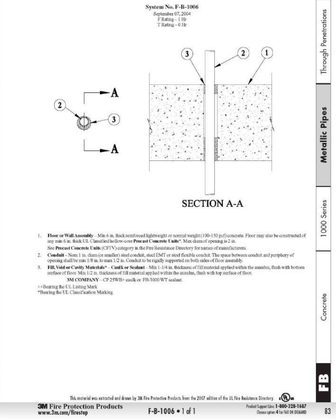
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FEBRUARY 9, 2026 - PLAN CHECK RESUBMITTAL #4

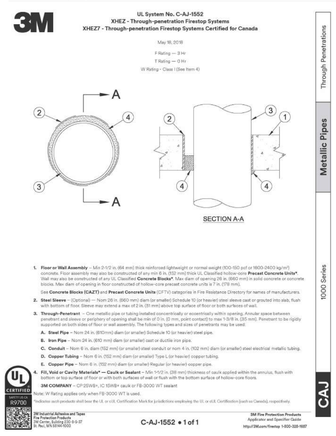


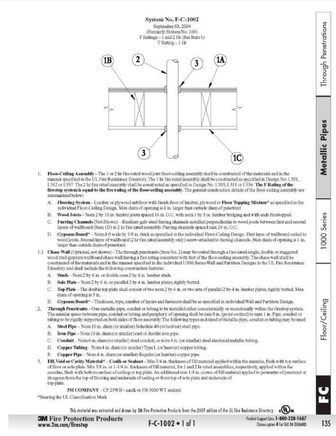


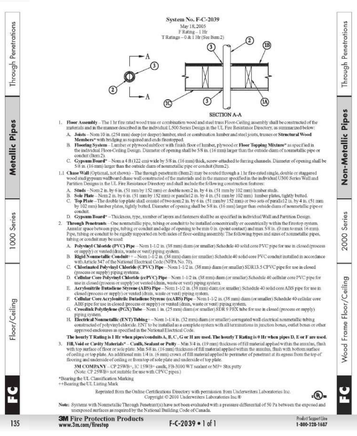




NOTE: REFER TO WALL TYPES PER A6.01 AND WALL SCHEDULE







PENETRATION LISTING (2)

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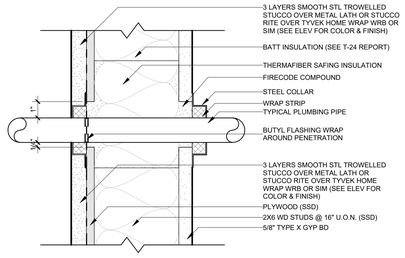
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TYP WALL DETAILS

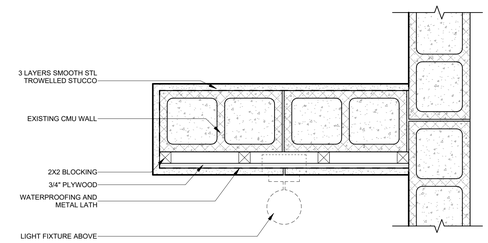
Designed by: PT
Drawn by: MW
Checked by: KL
Project number: 124011

A5.05

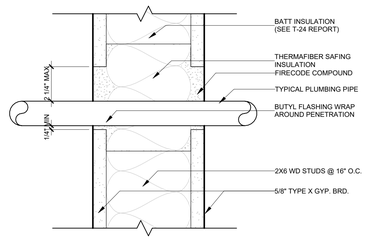
FEBRUARY 9, 2026 - PLAN CHECK RESUBMITTAL #4



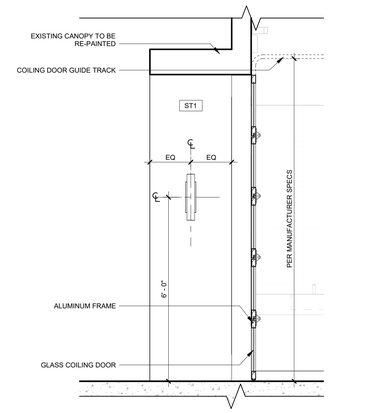
TYPICAL MEMBRANE PENETRATION DETAIL AT EXT. WALL (12)
3" = 1'-0"



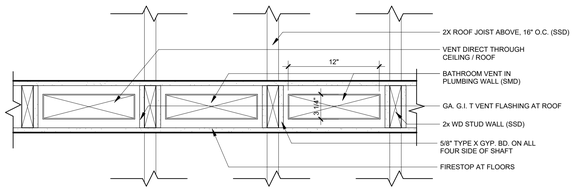
EXTERIOR FURRED CMU (13)
1 1/2" = 1'-0"



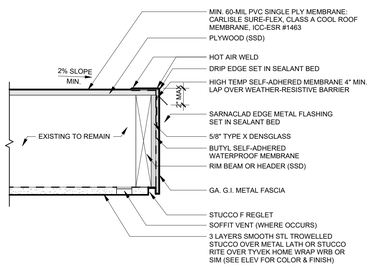
TYPICAL INT. WALL THROUGH PENETRATION DETAIL (11)
3" = 1'-0"



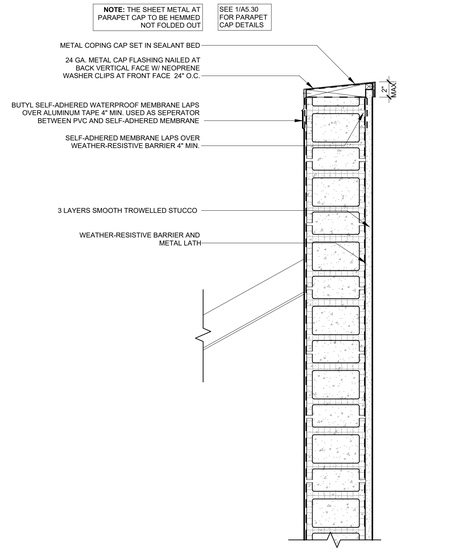
GARAGE DOOR (2)
1/2" = 1'-0"



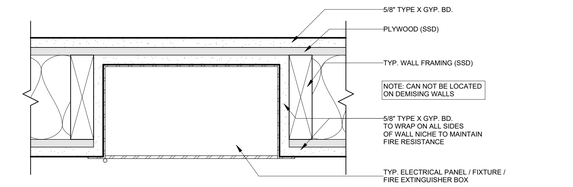
TYP. VENT FRAMING DETAIL @ PLUMBING WALL (8)
1 1/2" = 1'-0"



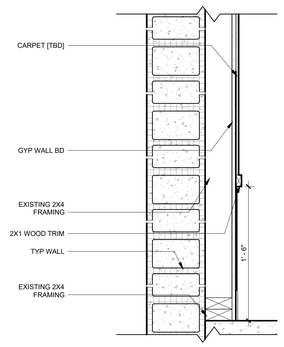
METAL FASCIA (5)
1 1/2" = 1'-0"



PARAPET ADDITION (1)
1 1/2" = 1'-0"



TYP. ELEC PANEL / FIXTURE / FIRE EXTINGUISHER IN WALL (7)
3" = 1'-0"



CARPET WALL (3)
1 1/2" = 1'-0"

NOTES:
1. FOR ADDITIONAL CONCRETE, WOOD, PLYWOOD, AND FRAMING INFORMATION AND DETAILS, SEE STRUCTURAL DRAWINGS AND WALL SCHEDULE

2. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOORS-CEILING AND ROOFCEILING SHALL BE PROTECTED AS REQUIRED IN CBC SECTIONS 714.3 & 714.4

3. FIRE DAMPERS, SMOKE DAMPERS, COMBINATION FIRE/SMOKE DAMPERS AND CEILING RADIATION DAMPERS SHALL BE PROVIDED AT THE LOCATIONS PRESCRIBED IN SECTIONS 717.5.1 THROUGH 717.5.7. WHERE AN ASSEMBLY IS REQUIRED TO HAVE FIRE DAMPERS AND SMOKE DAMPERS, COMBINATION FIRE/SMOKE DAMPERS OR A FIRE DAMPER AND A SMOKE DAMPER SHALL BE SHOWN WITH THE APPLICABLE RATING ON THE ARCHITECTURAL PLANS.

True North Compliance Services, Inc.

PLAN REVIEW APPROVAL

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BY: Mulham Hweidi DATE: 03/25/2026

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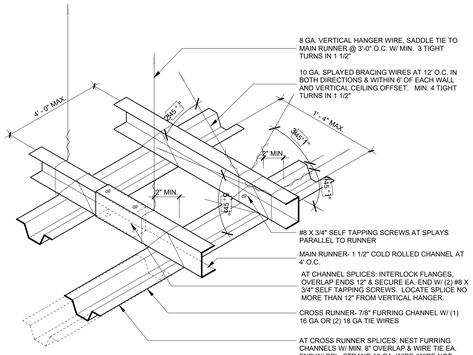
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Sheet title:

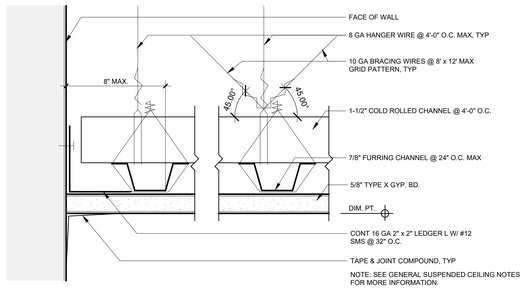
STANDARD WALL DETAILS

Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

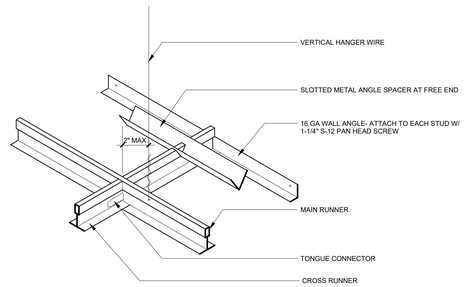
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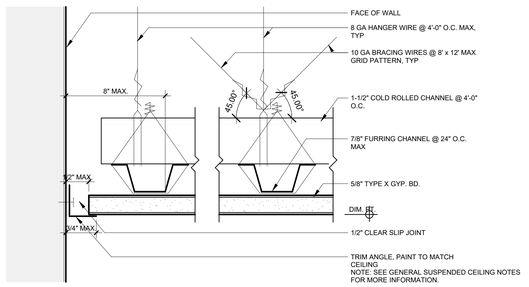
GYP BD CEILING SUSPENDED ASSEMBLY (2)
12" = 1'-0"



SUSPENDED GYP BD CEILING AT FIXED END (4)
6" = 1'-0"



GYP BD CEILING SUSPENSION ASSEMBLY (1)
12" = 1'-0"



SUSPENDED GYP BD CEILING W/ SLIP JOINT (3)
6" = 1'-0"

SUSPENDED CEILING NOTES:

1) 12 GA HANGER WIRES MAY (8 GA AT SUSPENDED GYPSUM BOARD CEILING) BE USED FOR UP TO AND INCLUDING 4'-0" x 4'-0" GRID SPACING AND SHALL BE ATTACHED TO MAIN RUNNERS. SPLICES ARE NOT PERMITTED IN HANGER WIRES.

2) PROVIDE 12 GA HANGER WIRES (8 GA AT SUSPENDED GYPSUM BOARD CEILING) AT THE ENDS OF ALL MAIN AND CROSS RUNNERS WITHIN 8" OF THE SUPPORT OR WITHIN 1/4 OF THE LENGTH OF THE END TEE, WHICHEVER IS LEAST, FOR THE PERIMETER OF THE CEILING AREA.

3) PROVIDE TRAPEZE OR OTHER SUPPLEMENTARY SUPPORT MEMBERS AT OBSTRUCTIONS TO TYPICAL HANGER SPACING. PROVIDE ADDITIONAL HANGERS, STRUTS OR BRACES AS REQUIRED AT ALL CEILING BREAKS, SOFFITS OR DISCONTINUOUS AREAS. HANGER WIRES THAT ARE MORE THAN 1 IN 6 OUT OF PLUMB SHALL HAVE COUNTER-SLOPING WIRES.

4) CEILING GRID MEMBERS MAY BE ATTACHED TO NOT MORE THAN 2 ADJACENT WALLS. CEILING GRID MEMBERS SHALL BE AT LEAST 1/2 INCH FREE OF OTHER WALLS. IF WALLS RUN DIAGONALLY TO CEILING GRID SYSTEM RUNNERS, ONE END OF MAIN AND CROSS RUNNERS SHOULD BE FREE AND A MINIMUM OF 1/2" CLEAR OF WALL.

5) AT THE PERIMETER OF THE CEILING AREA WHERE MAIN OR CROSS RUNNERS ARE NOT CONNECTED TO THE ADJACENT WALL, PROVIDE INTERCONNECTION BETWEEN THE RUNNERS AT THE FREE END TO PREVENT LATERAL SPREADING. A METAL STRUT OR A 16 GA WIRE WITH A POSITIVE MECHANICAL CONNECTION TO THE RUNNER MAY BE USED. WHERE THE PERPENDICULAR DISTANCE FROM THE WALL TO THE FIRST PARALLEL RUNNER IS 12" OR LESS, THIS INTERLOCK IS NOT REQUIRED.

6) PROVIDE BRACING ASSEMBLIES CONSISTING OF A COMPRESSION STRUT AND 4 FOUR 12 GA SPLAYED BRACING WIRES (10 GA AT SUSPENDED GYPSUM BOARD CEILING) ORIENTED 90 DEGREES FROM EACH OTHER AT NOT MORE THAN 12' x 12' ON CENTER. PROVIDE BRACING ASSEMBLIES AT LOCATIONS NOT MORE THAN 1/2 OF THE ABOVE SPACINGS FROM EACH PERIMETER WALL AND AT THE EDGE OF VERTICAL CEILING OFFSETS. THE SLOPE OF THESE WIRES SHOULD NOT EXCEED 45 DEGREES FROM THE PLANE OF THE CEILING AND SHOULD BE TAUT. SPLICES IN BRACING WIRES ARE NOT PERMITTED WITHOUT SPECIAL DSA APPROVAL.

7) FASTEN HANGER WIRES WITH NOT LESS THAN 3 TIGHT TURNS. FASTER BRACING WIRES WITH 4 TIGHT TURNS, MAKE ALL TIGHT TURNS WITHIN A DISTANCE OF 1-1/2". HANGER OR BRACING WIRE ANCHORS TO THE STRUCTURE SHOULD BE INSTALLED IN SUCH A MANNER THAT THE DIRECTION OF THE WIRE ALIGNS AS CLOSELY AS POSSIBLE WITH THE DIRECTION OF THE FORCES ACTING ON THE WIRE.

8) SEPARATE ALL CEILING HANGING AND BRACING WIRES AT LEAST 6" FROM ALL UNBRACED DUCTS, PIPES CONDUIT, ETC. IT IS ACCEPTABLE TO ATTACH LIGHT WEIGHT ITEMS SUCH AS SINGLE ELECTRICAL CONDUIT NOT EXCEEDING 3/4" NOMINAL DIAMETER, TO HANGER WIRES USING CONNECTORS ACCEPTABLE TO DSA.

9) WHEN DRILLED-IN CONCRETE ANCHORS ARE USED FOR HANGER WIRES, 1 OUT OF 10 MUST BE FIELD TESTED FOR 200 LBS. OF TENSION. WHEN DRILLED-IN CONCRETE ANCHORS ARE USED FOR BRACING WIRES, 1 OUT OF 2 MUST BE FIELD TESTED FOR 440 LBS. OF TENSION. SHOT-IN ANCHORS ARE NOT PERMITTED. IF ANY DRILLED-IN ANCHOR FAILS, SEE CBC SECTION 1923A.3.5.

10) ATTACH ALL LIGHT FIXTURES AND CEILING MOUNTED AIR TERMINALS OR SERVICES TO THE CEILING GRID RUNNERS TO RESIST A HORIZONTAL FORCE EQUAL TO THE WEIGHT OF THE FIXTURES. SCREWS OR APPROVED FASTENERS ARE REQUIRED.

11) FLUSH OR RECESSED LIGHT FIXTURES AND AIR TERMINALS OR SERVICES WEIGHING LESS THAN 56 LBS. MAY BE SUPPORTED DIRECTLY ON THE RUNNERS OF A HEAVY DUTY GRID SYSTEM, BUT IN ADDITION, THEY MUST HAVE A MINIMUM OF 2 12 GA SLACK SAFETY WIRES ATTACHED TO THE FIXTURE AT DIAGONAL CORNERS AND ANCHORED TO THE STRUCTURE ABOVE.

ALL FLUSH OR RECESSED LIGHT FIXTURES AND AIR TERMINALS OR SERVICES WEIGHING 56 LBS. OR MORE MUST BE INDEPENDENTLY SUPPORTED BY NOT LESS THAN 4 TAUT 12 GA WIRES, EACH ATTACHED TO THE FIXTURE AND TO THE STRUCTURE ABOVE REGARDLESS OF THE TYPE OF CEILING GRID SYSTEM USED.U

THE 4 TAUT 12 GA WIRES INCLUDING THEIR ATTACHMENT TO THE STRUCTURE ABOVE MUST BE CAPABLE OF SUPPORTING 4 TIMES THE WEIGHT OF THE UNIT.

12) ALL FIXTURES AND AIR TERMINALS OR SERVICES SUPPORTED ON INTERMEDIATE DUTY GRID SYSTEMS MUST BE INDEPENDENTLY SUPPORTED BY NOT LESS THAN 4 TAUT 12 GA WIRES, EACH ATTACHED TO THE FIXTURE OR TERMINAL AND TO THE STRUCTURE ABOVE.

13) SUPPORT SURFACE MOUNTED LIGHT FIXTURES BY AT LEAST TWO POSITIVE DEVICES WHICH SURROUND THE CEILING RUNNER AND WHICH ARE EACH SUPPORTED FROM THE STRUCTURE ABOVE BY A 12 GAGE WIRE. SPRING CLIPS OR CLAMPS THAT CONNECT ONLY TO THE RUNNER ARE NOT ACCEPTABLE. PROVIDE ADDITIONAL SUPPORTS WHEN LIGHT FIXTURES ARE 8'-0" OR LONGER.

14) SUPPORT PENDANT MOUNTED LIGHT FIXTURES DIRECTLY FROM THE STRUCTURE ABOVE WITH HANGER WIRES OR CABLES PASSING THROUGH EACH PENDANT HANGER AND CAPABLE OF SUPPORTING FOUR TIMES THE WEIGHT OF THE FIXTURE.

15) SEE SPEC SECTION 09120 FOR SUSPENSION SYSTEMS

16) CLASSIFICATION of CEILING GRID IS INTERMEDIATE
MFR CATALOG # - MAIN RUNNER is USG (DONN DXL24) or APPROVED EQUAL.
MFR CATALOG # - CROSS RUNNER is USG (DXL216) or APPROVED EQUAL
MFR CATALOG # - DETAIL FOR RUNNER SPLICE: USG MAIN TEE SPLICE (DXL24)

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BY: Mulham Hweidi DATE: 03/25/2026

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	02/09/26	PLAN CHECK RESUBMITTAL #4

Sheet title:

TYP SUSPENDED CEILING DETAILS

Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

A5.10

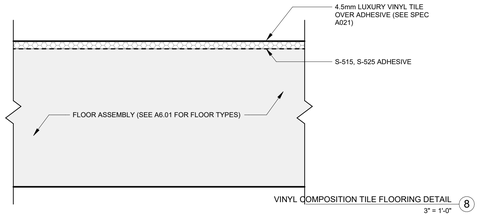
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PLAN REVIEW APPROVAL

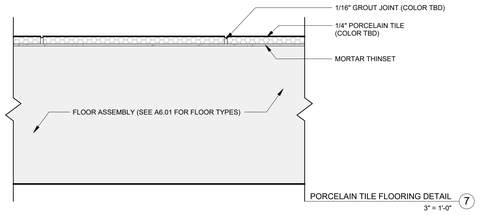
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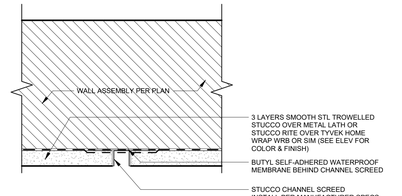
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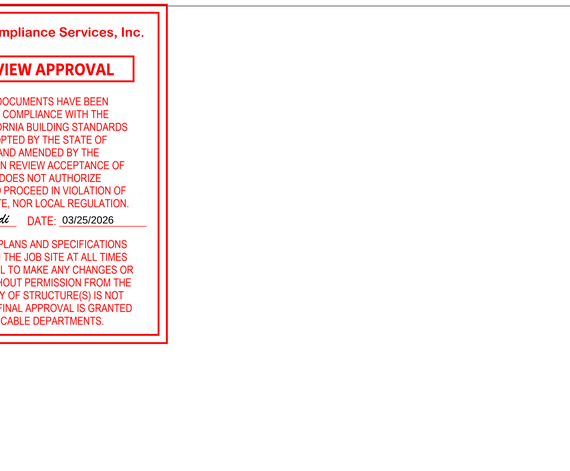
VINYL COMPOSITION TILE FLOORING DETAIL 8
3" = 1'-0"



PORCELAIN TILE FLOORING DETAIL 7
3" = 1'-0"



SIDING VERTICAL JOINT DETAIL - STUCCO 4
3" = 1'-0"

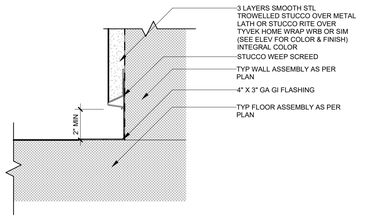


CURB AT PARKING LOT 13
1 1/2" = 1'-0"

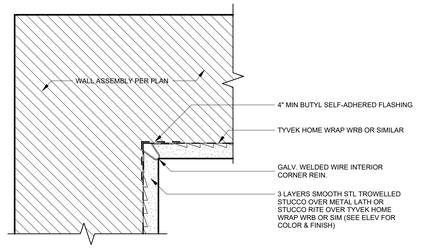
TYP RUBBER BASEBOARD DETAIL 11
3" = 1'-0"

CARPET TILE FLOORING DETAIL 6
3" = 1'-0"

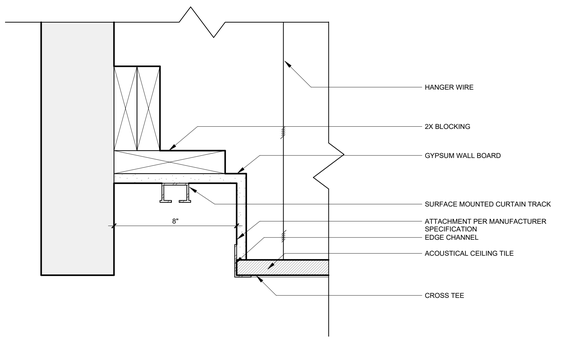
PLASTER CHANNEL SCREED 3
3" = 1'-0"



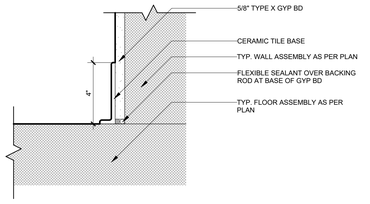
TYP STUCCO WEEP SCREED DETAIL 10
3" = 1'-0"



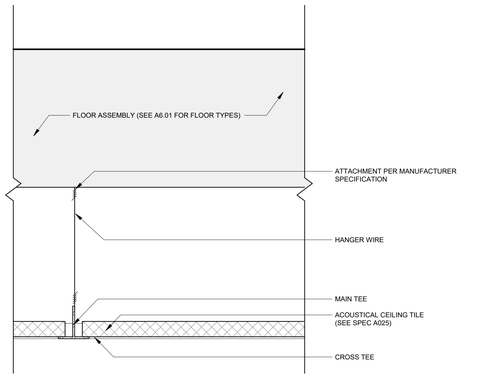
SIDING INTERNAL CORNER DETAIL - STUCCO 2
3" = 1'-0"



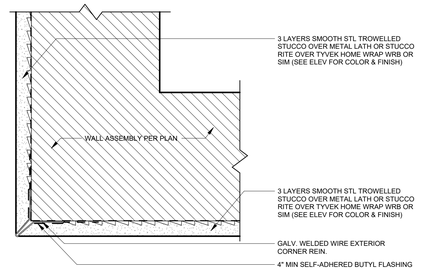
Curtain Track Detail 12
3" = 1'-0"



TYP CERAMIC TILE BASEBOARD DETAIL 9
3" = 1'-0"



ACOUSTICAL CEILING TILE CEILING DETAIL 5
3" = 1'-0"



SIDING EXTERNAL CORNER DETAIL - STUCCO 1
3" = 1'-0"

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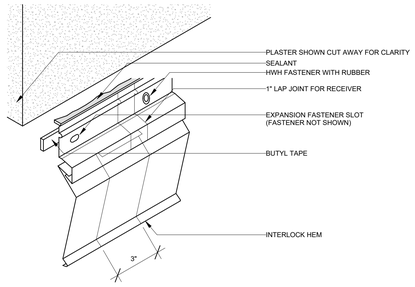
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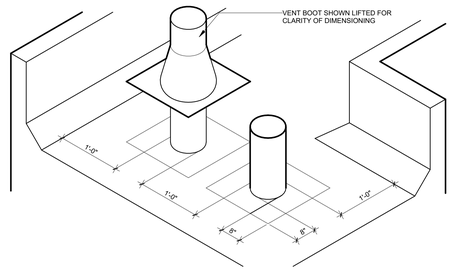
ARCHITECTURAL DETAILS

Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

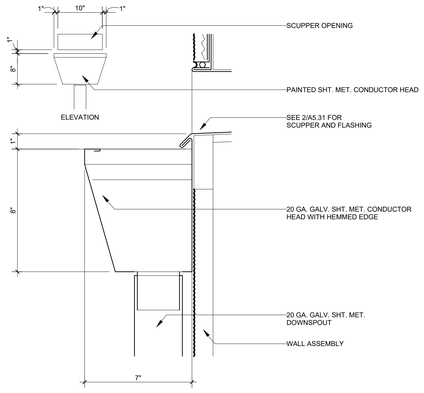
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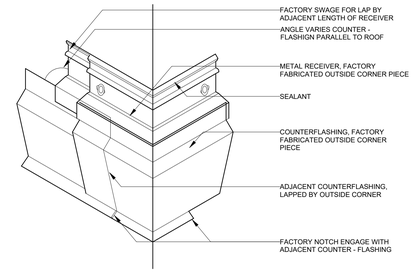
ISOMETRIC - COUNTERFLASHING LAP JOINT (8)
3" = 1'-0"



ISOMETRIC - FLASHING AND CLEARANCE AT MULTIPLE ROOF PENETRATIONS (4)
3" = 1'-0"

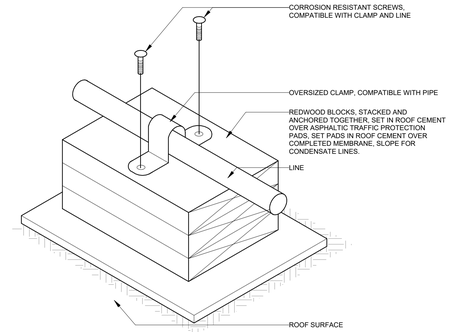


CONDUCTOR HEAD AT SCUPPER (11)
3" = 1'-0"

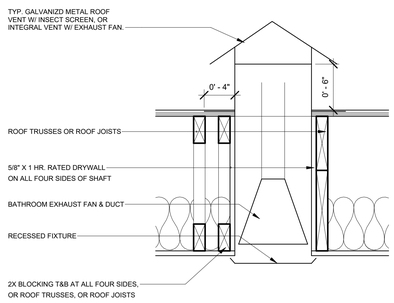


NOTE: OPPOSITE SIDE OF CORNER
IS SIMILAR

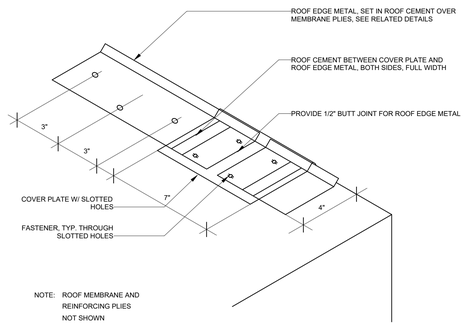
ISOMETRIC - COUNTERFLASHING OUTSIDE CORNER (7)
3" = 1'-0"



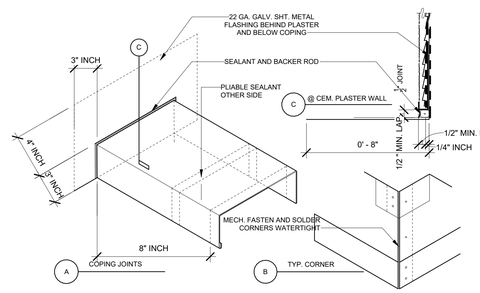
ISOMETRIC - PIPE/CONDUIT SUPPORT (3)
3" = 1'-0"



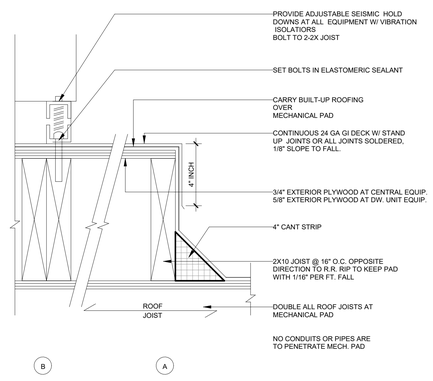
1 HOUR SHAFT BATHROOM FAN (10)
1 1/2" = 1'-0"



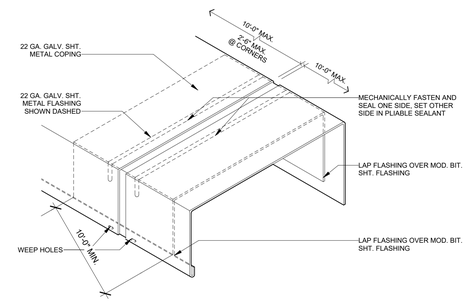
ISOMETRIC - ROOF EDGE JOINT (6)
3" = 1'-0"



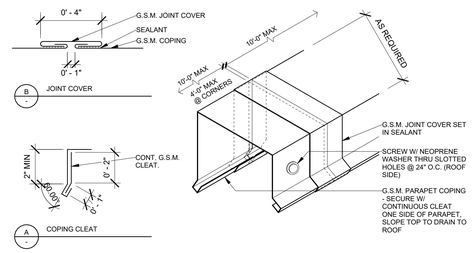
ISOMETRIC - TYPICAL METAL COPING ASSEMBLIES (2)
NO SCALE



SEISMIC/ VIBRATION SUPPORT AT MECHANICAL PAD AT ROOF (9)
1/2" = 1'-0"



ISOMETRIC - TYPICAL SEAM AT COPING (5)
NO SCALE



ISOMETRIC - TYPICAL PARAPET COPING (1)
NO SCALE

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BY: Mulham Hweidi DATE: 03/25/2026

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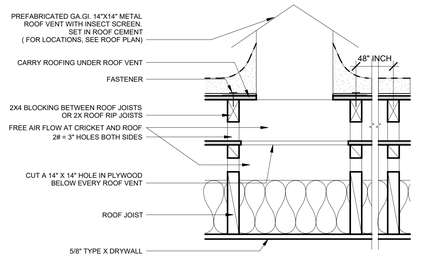
Sheet title:

ROOF DETAILS

Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

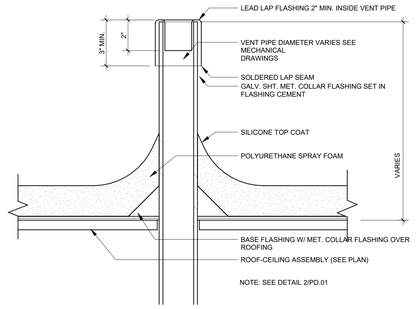
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FEBRUARY 9, 2026 - PLAN CHECK RESUBMITTAL #4

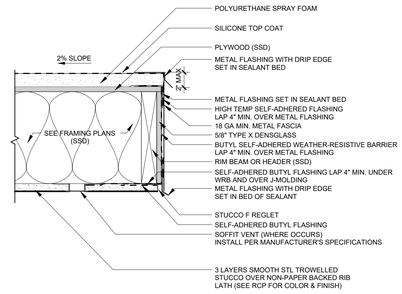


AT ROOF JOIST

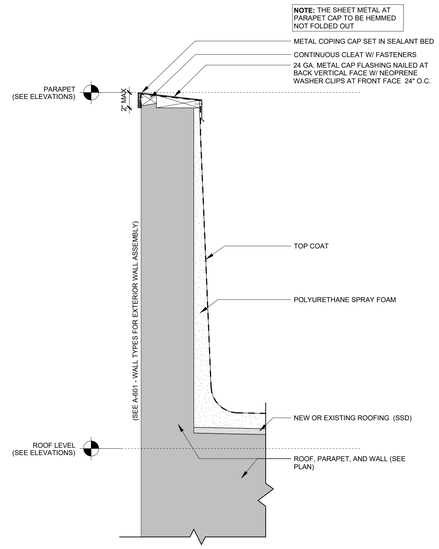
MOISTURE RELIEF VENT 4
1 1/2" = 1'-0"



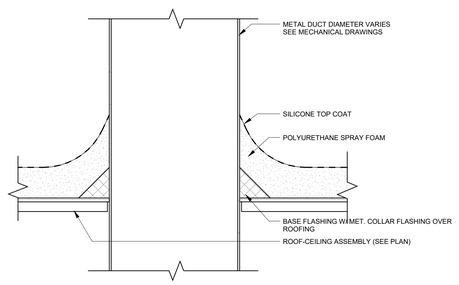
PIPE PENETRATION THROUGH SPF ROOF 10
3" = 1'-0"



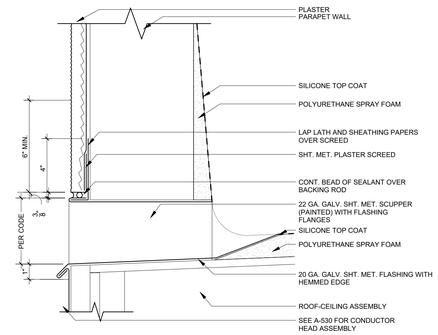
METAL FASCIA - WLS WP REVIEW 3
1 1/2" = 1'-0"



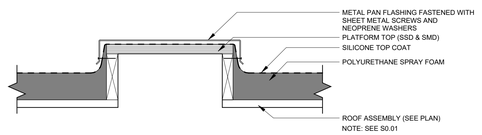
PARAPET W/ SPF 8
1 1/2" = 1'-0"



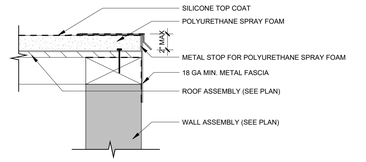
DUCT PENETRATION THROUGH ROOF 6
3" = 1'-0"



SCUPPER AT ROOF 2
3" = 1'-0"



AC UNIT CURB 5
1 1/2" = 1'-0"



METAL EDGE DETAIL 1
1 1/2" = 1'-0"

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Sheet title:

ROOF DETAILS

Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

A5.31

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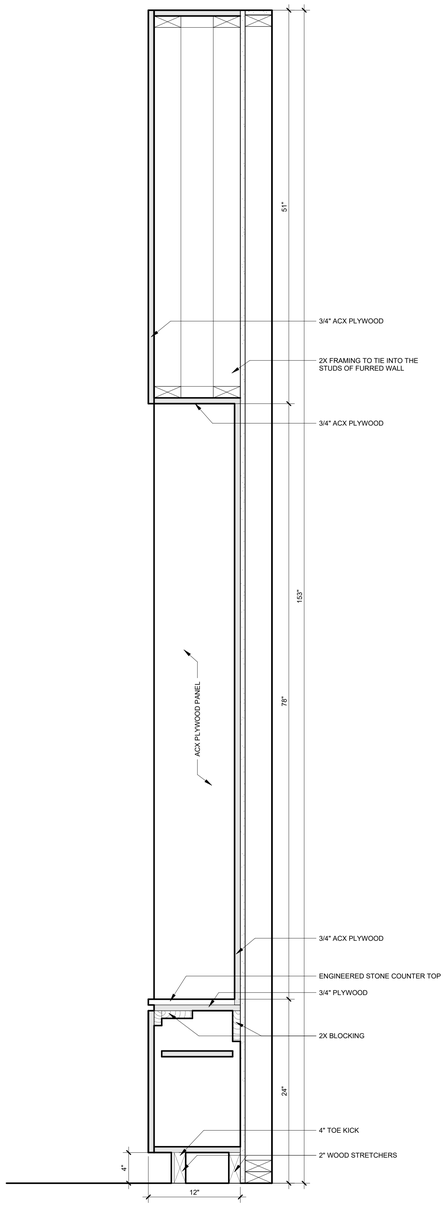
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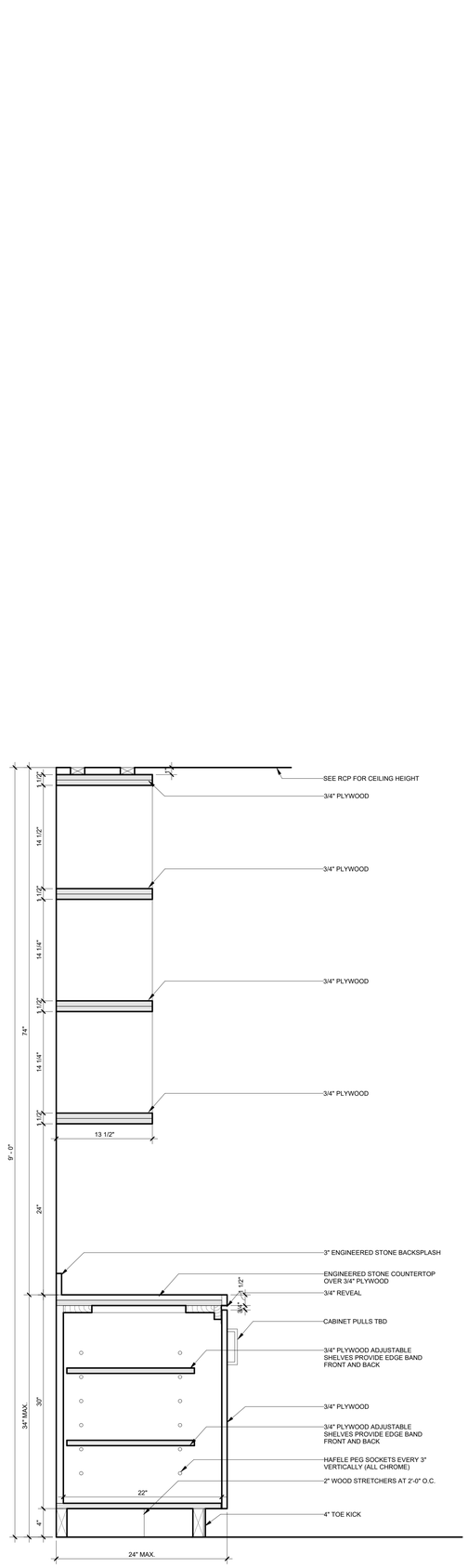
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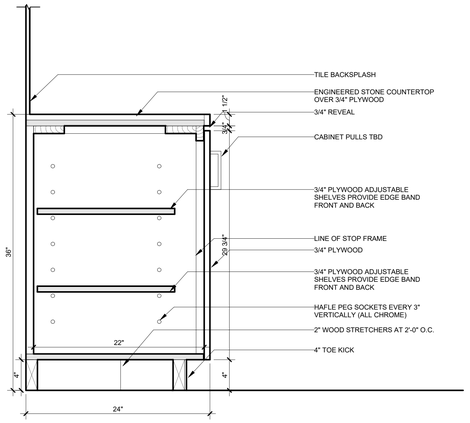
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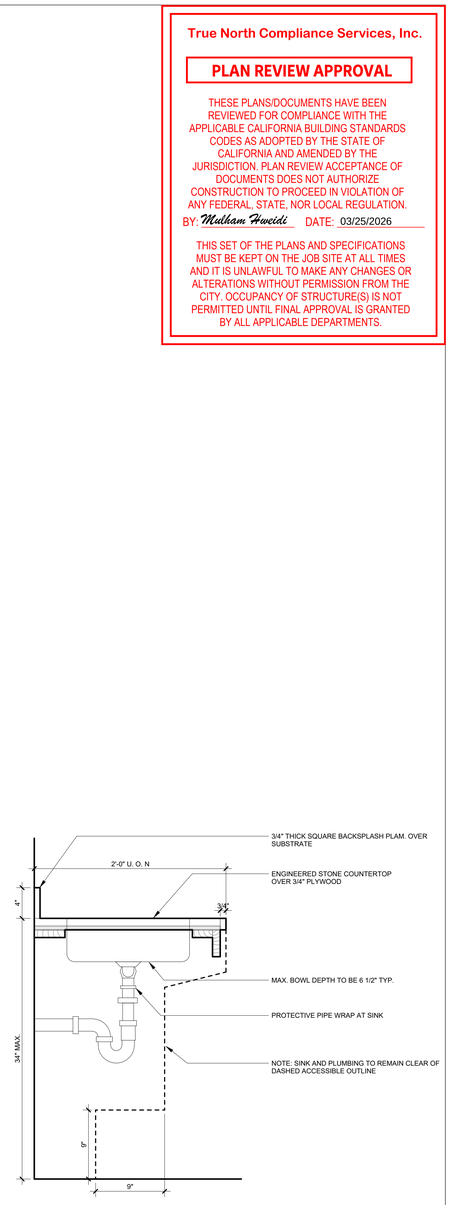
Media Cabinet Detail 6
1 1/2" = 1'-0"



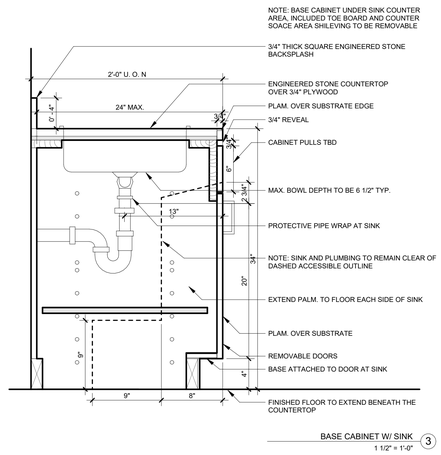
BASE AND OVERHEAD CABINET DETAIL 5
1 1/2" = 1'-0"



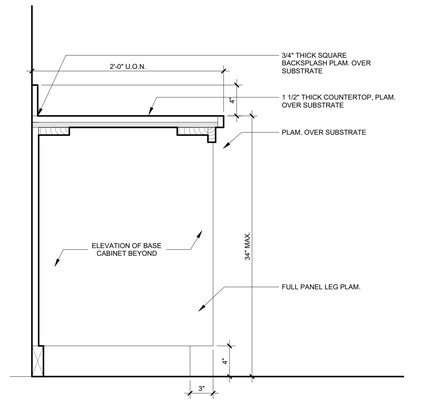
BASE CABINET DETAIL 4
1 1/2" = 1'-0"



BASE CABINET W/ SINK 2
1 1/2" = 1'-0"



BASE CABINET W/ SINK 3
1 1/2" = 1'-0"



TYP BASE CABINET W/ OPEN KNEE SPACE 1
1 1/2" = 1'-0"

Issue dates

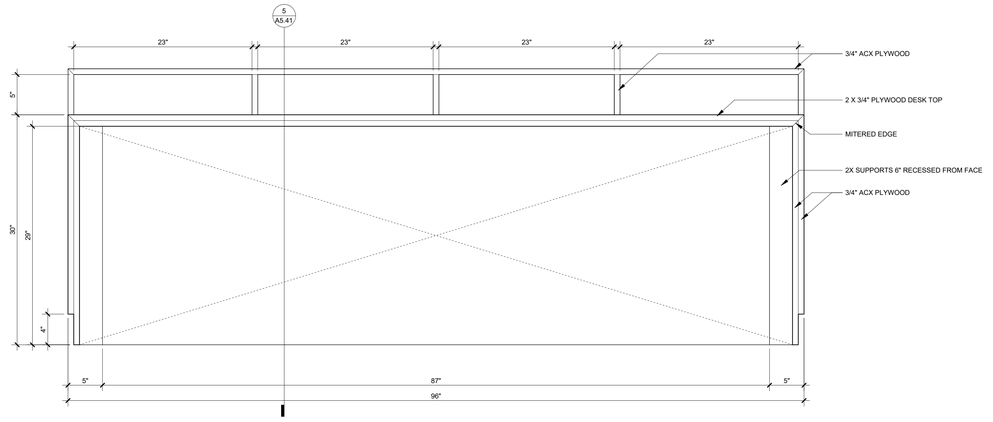
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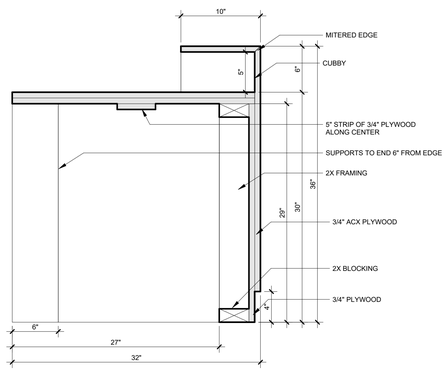
CASEWORK DETAILS

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Drown by:	MW
Checked by:	KL
Project number:	124011

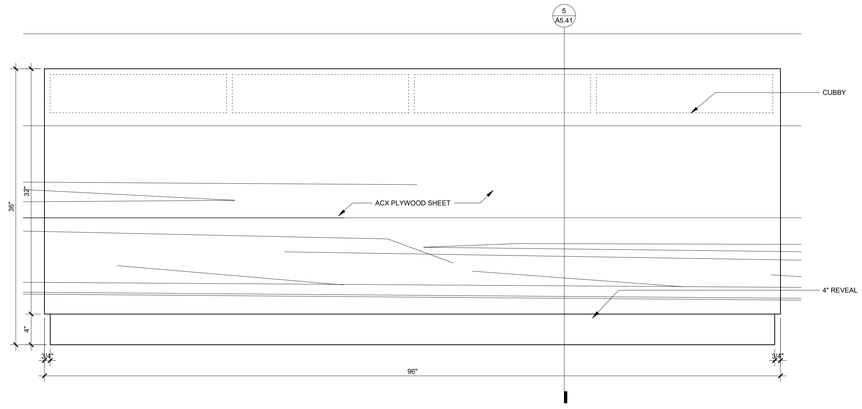
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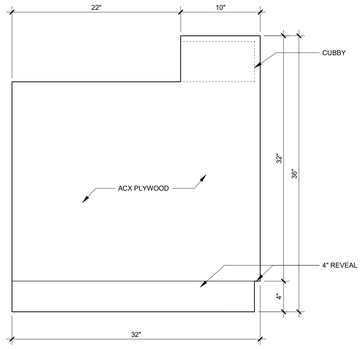
RECEPTION DESK ELEVATION 2 (3)
1 1/2" = 1'-0"



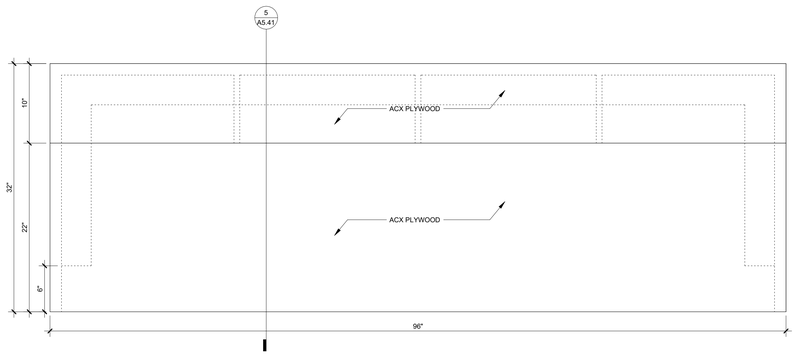
RECEPTION DESK SECTION (5)
1 1/2" = 1'-0"



RECEPTION DESK ELEVATION 1 (2)
1 1/2" = 1'-0"



RECEPTION DESK ELEVATION 3 (4)
1 1/2" = 1'-0"



RECEPTION DESK PLAN (1)
1 1/2" = 1'-0"

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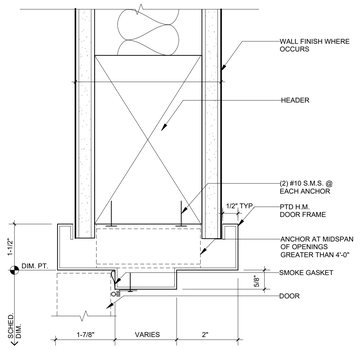
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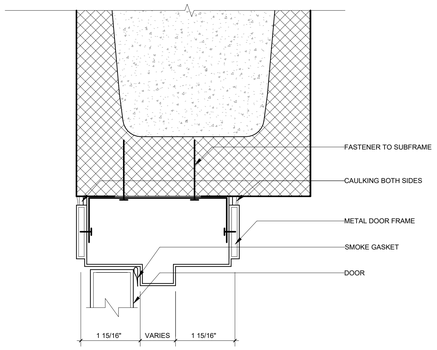
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A5.41



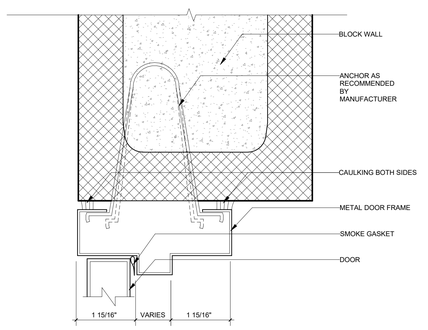
WD HEAD SECTION DTL (6)
6" = 1'-0"



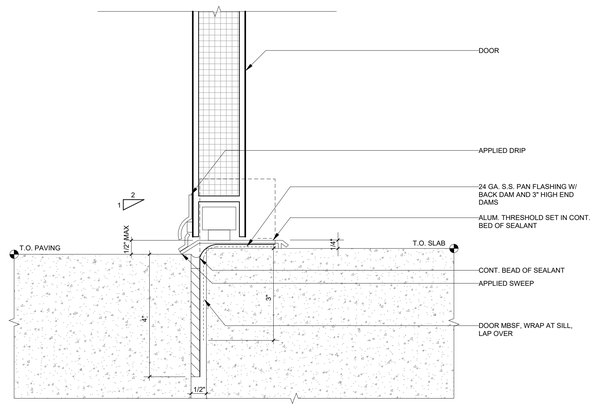
HEAD SECTION DTL @ TYP DOOR FRAME CMU (12)
6" = 1'-0"

HEAD SECTION DTL @ TYP DOOR FRAME CMU (11)
6" = 1'-0"

WD JAMB PLAN DTL (5)
6" = 1'-0"



JAMB PLAN DTL @ TYP DOOR FRAME CMU (10)
6" = 1'-0"



SILL SECTION DTL @ DOOR W/ CONC SIDEWALK (1)
6" = 1'-0"

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BY: Mulham Fweidi DATE: 03/25/2026

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NO. C-27987
RENEWAL DATE
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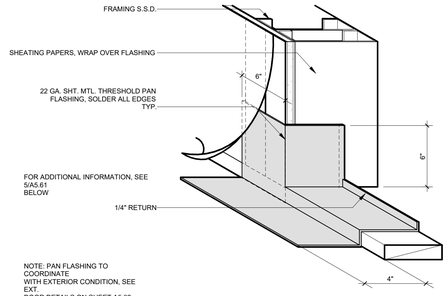
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HOLLOW METAL DOOR FRAME DETAILS

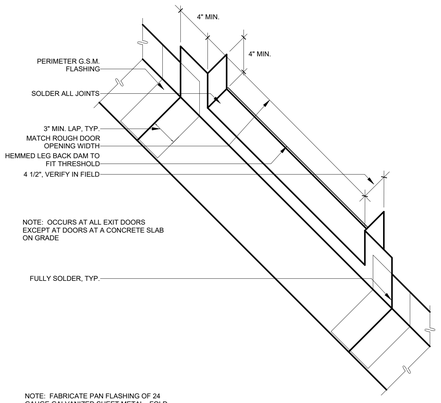
Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

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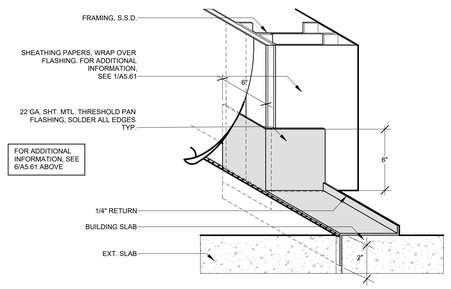
FEBRUARY 9, 2026 - PLAN CHECK RESUBMITTAL #4



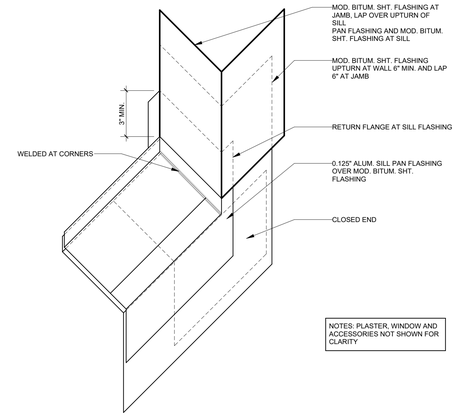
THRESHOLD PAN AT UPPER FLOORS 6
3" = 1'-0"



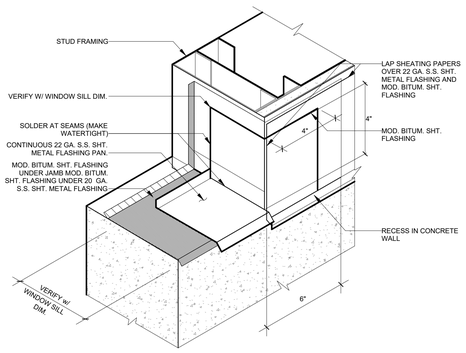
ISOMETRIC - PAN FLASHING AT DOOR 8
3" = 1'-0"



THRESHOLD PAN AT GROUND FLOOR 5
3" = 1'-0"



ISOMETRIC - SILL PAN FLASHING AT CORNER 3
3" = 1'-0"



ISOMETRIC - TYP. DOOR SILL FLASHING AT CONCRETE SLAB 7
3" = 1'-0"

1. CONSTRUCT ROUGH OPENING SO THERE IS 1/4" MIN. CLEARANCE ON ALL SIDES. NOTCH FLOOR STRUCT. TO RECEIVE FLASHING & SEALANT. SLOPE DECK 1/4" PER FOOT AWAY FROM DOOR SILL.
2. INSTALL 24 GA G.S.M. BASE "L" FLASHING AROUND PERIMETER. VERTICAL LEG SHALL EXTEND @ LEAST 6" ABOVE TOP OF DECK, SEE 5/A5.61 ABV.
3. FABRICATE & INSTALL FULL SHT. MTL. PAN FLASHING AT DOOR SILL. ADJUST HORIZONTAL LEG OF FLASHING SO THAT BOTTOM LEG EXTENDS OUT ONTO DECK. NAIL VERTICAL LEG SECURELY, BEFORE COVERING BASE FLASHING & PAN FLASHING, EXTEND DECK W.P.M. UP THE VERT. LEG OF THE BASE AND PAN FLASHING.
4. INSTALL HEAD AND JAMB WINDOW AND DOOR FLASHING INTO DOOR OPENING. LAP WINDOW AND DOOR FLASHING OVER VERT. FLANGES OF PAN FLASHING.
5. WHEN DOOR FRAME IS ALUM. W/ NAILING FINS, BEFORE INSTALLING FRAME, APPLY HEAVY BED OF POLYURETHANE SEALANT. PRESS FRAME INTO SEALANT & FASTEN SECURELY. TOOL SEALANT ALONG JOINTS.
6. BEFORE SETTING ALUMINUM DOOR SILL ON GALVANIZED FLASHING, ISOLATE WITH A LAYER OF MOD. BITUM. SHT. FLASHING.
7. APPLY SHEATHING PAPERS TO WALL.

NOTE: REFER TO SPECIFIC DOOR HEAD, JAMB & SILL DETAILS FOR ADDTL NOTES & DIMENSIONS. INSTALLATION WILL VARY ACCORDING TO DOOR TYPE & MANUFACTURER.

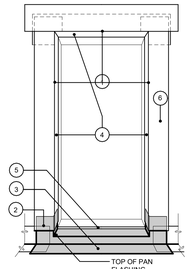
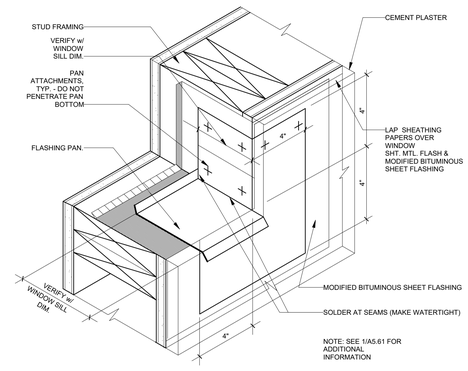


DIAGRAM - FLASHING AT EXT. DOOR 4
3" = 1'-0"



ISOMETRIC - TYP. SILL FLASHING 2
3" = 1'-0"

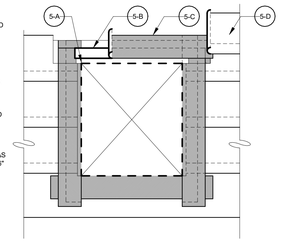
STEP 5

5-A. INSTALL WINDOW FRAME AND HEAD (PER SPECIFIC DETAIL).

5-B. SET HEAD FLASHING (PER SPECIFIC DETAIL) IN CONTINUOUS BED OF SEALANT AND ATTACH TO SHEATHING ABOVE HEAD. DRIP FLASHING SHAPED AS SHOWN PER DETAIL. RETURN ENDS AT JOINT AT JAMB.

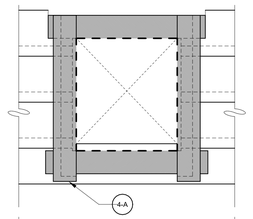
5-C. APPLY 9" STRIP OF M.B.S.F. OVER VERTICAL LEG OF G.S.M. FLASHING. CUT M.B.S.F. SUFFICIENTLY LONG TO PROJECT BEYOND THE M.B.S.F. PREVIOUSLY INSTALLED AT HEAD AND JAMB.

5-D. CONTINUE LAPPING SHEATHING PAPER OVER OVER HEAD FLASHING AND UP THE SHEATHING WALL. CUT AS NECESSARY TO ACHIEVE A MINIMUM 6" OVERLAP WITH BOTH SHEATHING PAPER AND HEAD FLASHING.



STEP 4

4-A. APPLY 9" STRIP OF M.B.S.F. OVER SHEATHING PAPER AND M.B.S.F. AT JAMB, EXTENDING BEYOND AND BELOW
FIRST LAYER OF M.B.S.F. AT JAMB. ADHERE SECOND LAYER OF M.B.S.F. DIRECTLY TO FIRST LAYER OF M.B.S.F. AT ROUGH OPENING.

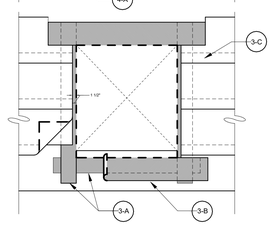


STEP 3

3-A. ADHERE THE LOOSE M.B.S.F. AT SILL.

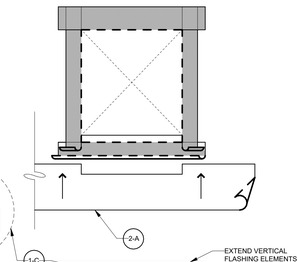
3-B. APPLY 9" STRIP OF M.B.S.F. OVER SILL, EXTENDING BEYOND AND BELOW FIRST LAYER OF M.B.S.F. AT SILL.

3-C. CONTINUE TO LAP SHEATHING PAPER COURSES UP WALL WITH A 3" OVERLAP. LAP SHEATHING PAPER OVER M.B.S.F. AT JAMB, LEAVING 1 1/2" OF M.B.S.F. EXPOSED AT INSIDE EDGE, TO ENABLE ADHESION OF SECOND LAYER OF M.B.S.F. TO FIRST LAYER OF M.B.S.F. AT STEP 4-A.



STEP 2

2-A. BEGIN APPLYING SHEATHING PAPER TO THE WALL, MOVING FROM BOTTOM TO TOP WITH A 6" OVERLAP. UPON REACHING THE WINDOW SILL, CUT THE SHEATHING PAPER AS SHOWN
AND SLIP BENEATH THE M.B.S.F. AT SILL
AND JAMB.

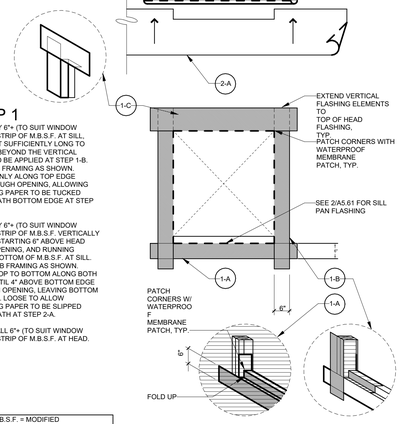


STEP 1

1-A. APPLY 6"+ (TO SUIT WINDOW DETAILS) STRIP OF M.B.S.F. AT SILL, CUTTING IT SUFFICIENTLY LONG TO PROJECT BEYOND THE VERTICAL M.B.S.F. TO BE APPLIED AT STEP 1-B. WRAP SILL FRAMING AS SHOWN. ADHERE ONLY ALONG TOP EDGE UNDER ROUGH OPENING, ALLOWING SHEATHING PAPER TO BE TUCKED UNDERNEATH BOTTOM EDGE AT STEP 2-A.

1-B. APPLY 6"+ (TO SUIT WINDOW DETAILS) STRIP OF M.B.S.F. VERTICALLY AT JAMB, STARTING AT ABOVE HEAD ROUGH OPENING, AND RUNNING BEYOND BOTTOM OF M.B.S.F. AT SILL. WRAP JAMB FRAMING AS SHOWN. ADHERE TOP TO BOTTOM ALONG BOTH EDGES UNTIL 4" ABOVE BOTTOM EDGE OF ROUGH OPENING, LEAVING BOTTOM OF M.B.S.F. LOOSE TO ALLOW SHEATHING PAPER TO BE SLIPPED UNDERNEATH AT STEP 2-A.

1-C. INSTALL 6"+ (TO SUIT WINDOW DETAILS) STRIP OF M.B.S.F. AT HEAD.



NOTE: M.B.S.F. = MODIFIED BITUMINOUS SHEET FLASHING

TYP. STOREFRONT AND WINDOW FLASHING (DOORS SIMILAR) 1
3" = 1'-0"

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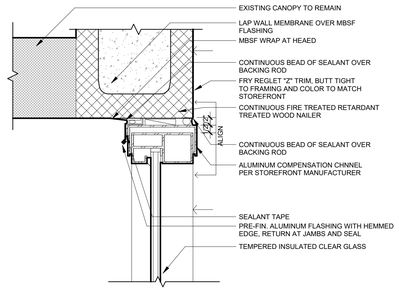
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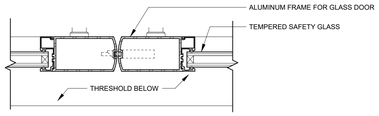
TYP. WINDOW AND DOOR FLASHING DETAILS

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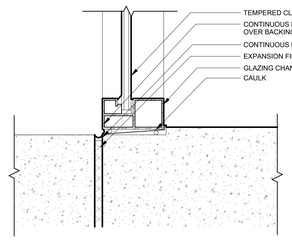
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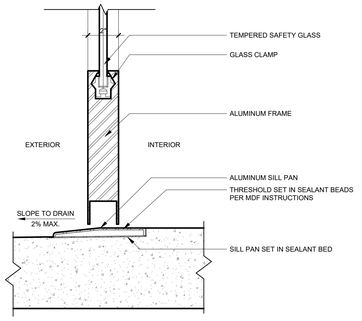
HEAD AT STOREFRONT GLAZING (5)
3" = 1'-0"



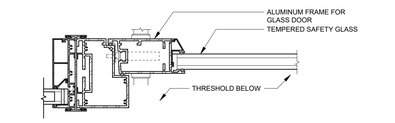
DOUBLE GLASS DOOR AT CLOSED POSITION (9)
3" = 1'-0"



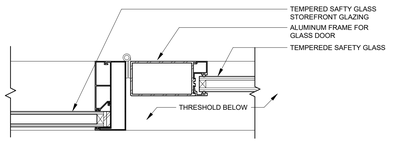
SILL AT STOREFRONT GLAZING (4)
3" = 1'-0"



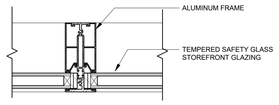
ALUMINUM FRAME DOOR THRESHOLD (2)
3" = 1'-0"



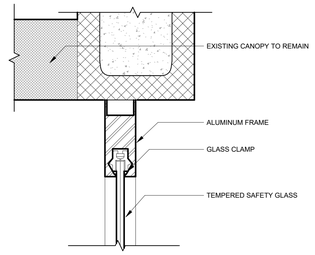
STOREFRONT DETAIL (8)
3" = 1'-0"



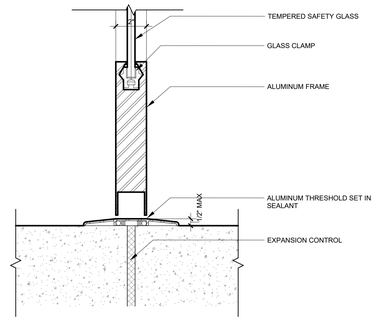
STOREFRONT DETAIL (7)
3" = 1'-0"



STOREFRONT DETAIL (6)
3" = 1'-0"



ALUMINUM FRAME DOOR HEAD (3)
3" = 1'-0"



ALUMINUM FRAME INTERIOR DOOR THRESHOLD (1)
3" = 1'-0"

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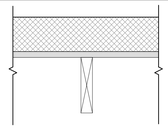
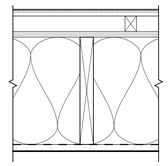
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STOREFRONT DETAILS

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Drown by:	MW
Checked by:	KL
Project number:	124011

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FLOOR / CEILING / ROOF ASSEMBLIES

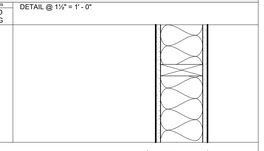
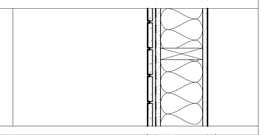
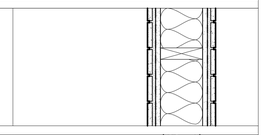
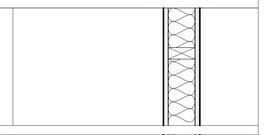
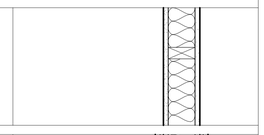
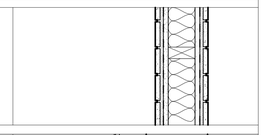
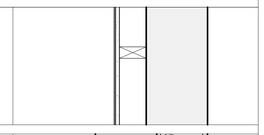
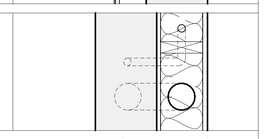
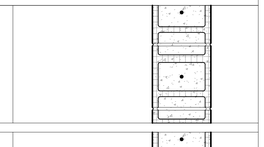
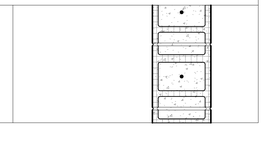
ASSEMBLY	DESCRIPTION [EXTERIOR -> INTERIOR, TOP -> BOTTOM]	ITEM NUMBER CBC 721.1(3)	FIRE RATING CBC 721.1(3)	FLR / ROOF MINIMUM THKNESS CBC 721.1(3)	CEILING MINIMUM THKNESS CBC 721.1(3)	SOUND RATING PrBC 2017-069	DETAIL [1-1/2" = 1'-0"]
1. TYPICAL SKYTITE ROOF	GRANULES SKYTITE TOP COAT SKYTITE BASE COAT SKYTITE SPRAY APPLIED POLYEURETHANE FOAM INSULATION [SEE A0.50 FOR SPECS] 5/8" PLYWOOD EXISTING ROOF STRUCTURE	30 - 1.1	1 - HOUR	VARIES	1 IN	STC 50 IIC 50	
2. TYPICAL CLASS A COOL ROOF	CARLISLE PVC ROOF MEMBRANE [SEE A0.50 FOR SPECS] 5/8" PLYWOOD RIPPED JOISTS / BLOCKING AS REQ'D FOR SLOPE EXISTING FRAMING TO REMAIN 3 LAYERS SMOOTH STL TROWELLED STUCCO OVER METAL LATH OR STUCCO RITE OVER TYVEK HOME WRAP WRB OR SIM CLASS A COOL ROOF ASSEMBLY	30 - 1.1	-	VARIES	1 IN	STC 50 IIC 50	
9. TYPICAL SLAB ON GRADE INTERIOR FLOOR	PER FINISH SCHEDULE ADHESIVE AS REQUIRED EXISTING SLAB ON GRADE TO REMAIN	2 - 1.1	3 - HOUR	5.7 IN	-	STC 50	

GENERAL

NOTES

1. RATED ASSEMBLIES TO BE CONSTRUCTED AS SPECIFIED IN THE FOLLOWING REFERENCES:
   CBC: CALIFORNIA BUILDING CODE 2017
   GA: GYPSUM ASSOCIATION'S FIRE RESISTANCE DESIGN MANUAL, 15TH EDITION
   CA.ONC: CALIFORNIA OFFICE OF NOISE CONTROL, 1980
   UL: UNDERWRITERS LABORATORY INC., 2004 EDITION
2. ALL DIMENSIONS IN THE ABOVE DETAILS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE.
3. STUD 20 GAUGE MINIMUM EXCEPT 1 5/8" STUDS TO BE 20 GAUGE MINIMUM
4. ASSEMBLY RATING MAY BE HIGHER THAN THAT REQUIRED BY CODE FOR ACOUSTIC REASONS OR CONSTRUCTION MATERIAL PROPERTIES.
5. GYPSUM ASSOCIATION GENERAL NOTE NO. 13 STATES "GREATER STUD SIZES (DEPTHS) SHALL BE PERMITTED TO BE USED IN METAL - OR WOOD-STUD SYSTEMS. METAL STUDS OF HEAVIER GAUGE THAN THOSE TESTED SHALL BE PERMITTED. THE ASSIGNED RATING OF ANY LOAD-BEARING SYSTEM SHALL ALSO APPLY TO THE SAME SYSTEM WHEN USED AS A NON-LOAD-BEARING SYSTEM. INDICATED STUD SPACINGS ARE MAXIMUMS."
6. FOR METAL STUD SIZES NOT INDICATED, REFER TO ASSEMBLY TAG.
7. WALL SURFACES IN A ROOM SHALL ALIGN UNLESS OTHERWISE DETAILED. WHERE A WALL CONSISTS OF MULTIPLE PARTITION TYPES, RUN ADDITIONAL LAYER(S) OF GYPSUM BOARD AS REQUIRED TO ALIGN WALL FINISH.
8. ALL STUD WALLS TO HAVE CONTINUOUS STEEL RUNNER TOP AND BOTTOM, GAUGE TO MATCH STUDS.
9. ALL STUD PARTITIONS TO HAVE COLD ROLLED CHANNEL BRIDGING AT 1/3 PTS. OR STUD BLOCKING AT 4'-0" O.C. MAX WHERE PARTITIONS DO NOT HAVE FULL HEIGHT GYP. BD. ON BOTH SIDES.
10. 1/4" GAP BETWEEN BOTTOM OF GYP. BD. AND TOP OF SLAB AT BASE OF WALL SEAL TIGHT WITH CONTINUOUS ACOUSTICAL SEALANT AT PERIMETER BOTH SIDES, TOP AND BOTTOM. (LISTED SEALANT AT FIRE RATED CONDITIONS).
11. PROVIDE 1" MINIMUM VERTICAL MOVEMENT AT TOP OF PARTITIONS, TYPICAL.
12. PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL PAINTED AREAS OF WET ROOMS: TOILET AND SHOWER ROOMS, WET PANTRIES/SERVICE ROOMS, CAFE AREAS, CUSTODIAL CLOSETS AND BEHIND DRINKING FOUNTAINS.
13. PROVIDE TYPE "X" GYPSUM BOARD AT ALL FIRE RATED PARTITION ASSEMBLIES.
14. PROVIDE CEMENTITIOUS BACKER UNITS AT ALL AREAS RECEIVING TILE WALL FINISH.
15. ALL SOUND ATTENUATION BATT INSULATION TO BE FIRE-RATED AT FIRE RATED PARTITIONS.
16. WHERE GYP. BD. IS SCHEDULED TO GO FULL HEIGHT ABOVE CEILING, TAPE AND FLOAT JOINTS AND SCREW HEADS ABOVE CEILING.
17. SEE INTERIOR ELEVATIONS AND FINISH PLANS FOR FINISH MATERIALS IN ADDITION TO MATERIALS SPECIFIED IN THESE SCHEDULES.
18. SEE FINISH SCHEDULE FOR APPLIED FINISHES
19. FOR THROUGH PENETRATION DETAILS AND MEMBRANE PENETRATION DETAILS SEE A801

WALL / PARTITION TYPES

WALL TYPE	ASSEMBLY (EXTERIOR -> INTERIOR)	CBC 721.1(3) ITEM NUMBER	CBC 721.1(3) FIRE RATING	CBC 721.1(3) MINIMUM THICKNESS	PrBC 2017-069 SOUND RATING	DETAIL @ 1½" = 1' - 0"
1	⅝" TYPE X GYPSUM BOARD 2×6 WD STUDS @ 16" O.C. U.O.N. (SSD) R-13 BATT INSULATION IN CAVITY (SMD) ⅝" TYPE X GYPSUM BOARD FULL HEIGHT INTERIOR PARTITION	-	-	-	-	
2	⅝" TYPE X GYPSUM BOARD 2×6 WD STUDS @ 16" O.C. U.O.N. (SSD) R-13 BATT INSULATION IN CAVITY (SMD) ½" TYPE X TILE BACKER OR SIMILAR 3/16" MIN. THIN SET MORTAR ¾" PORCELAIN TILE WITH GROUT (SEE ELEVATIONS) FULL HEIGHT INTERIOR PARTITION	-	-	-	-	
3	¾" PORCELAIN TILE WITH GROUT (SEE ELEVATIONS) 3/16" MIN. THIN SET MORTAR ½" TYPE X TILE BACKER OR SIMILAR 2×6 WD STUDS @ 16" O.C. U.O.N. (SSD) R-13 BATT INSULATION IN CAVITY (SMD) ½" TYPE X TILE BACKER OR SIMILAR 3/16" MIN. THIN SET MORTAR ¾" PORCELAIN TILE WITH GROUT (SEE ELEVATIONS) FULL HEIGHT INTERIOR PARTITION	-	-	-	-	
4	3/4" ACX PLYWOOD BOARD 2×4 WD STUDS @ 16" O.C. U.O.N. (SSD) R-13 BATT INSULATION IN CAVITY (SMD) 3/4" ACX PLYWOOD BOARD FULL HEIGHT INTERIOR PARTITION	-	-	-	-	
5	⅝" TYPE X GYPSUM BOARD 2×4 WD STUDS @ 16" O.C. U.O.N. (SSD) R-13 BATT INSULATION IN CAVITY (SMD) ⅝" TYPE X GYPSUM BOARD FULL HEIGHT INTERIOR PARTITION	1-1.3	1 HR	4 3/4 IN.	-	
6	¾" PORCELAIN TILE WITH GROUT (SEE ELEVATIONS) 3/16" MIN. THIN SET MORTAR ¾" TYPE X TILE BACKER OR SIMILAR 2×4 WD STUDS @ 16" O.C. U.O.N. (SSD) R-13 BATT INSULATION IN CAVITY (SMD) ½" TYPE X TILE BACKER OR SIMILAR 3/16" MIN. THIN SET MORTAR ¾" PORCELAIN TILE WITH GROUT (SEE ELEVATIONS) FULL HEIGHT INTERIOR PARTITION	-	-	-	-	
7	⅝" TYPE X GYPSUM WALL BOARD 2X4 WD STUDS @ 16" O.C. U.O.N. (SSD) TYP. PARTITION WALL TO BOTTOM OF BEAM FUR WALL	-	-	-	-	
8	TYP PARTITION WALL ½" AIR GAP 2×6 WOOD STUD @ 16 O.C. MAX U.O.N. R-13 BATT. INSULATION IN CAVITY (SMD) ⅝" TYPE X GYP BOARD FULL HEIGHT INTERIOR PLUMBING PARTITION	-	-	-	-	
9	3 LAYERS SMOOTH STUCCO STL TROWELLED STUCCO OVER METAL LATH WATER PROOFING 3/4" PLYWOOD 2X2 WD STUDS @ 16" O.C. U.O.N. TYP. PARTITION WALL EXT. FUR WALL	-	-	-	-	
E1	EXISTING 8" RUNNING BOND REINFORCED CMU WALL W/ GROUT, PAINTED FULL HEIGHT EXTERIOR / INTERIOR PARTITION	3 - 1.3	3 - HOUR	5 IN.	-	
E2	EXISTING 4" STACKED BOND REINFORCED CMU WALL W/ GROUT IN BETWEEN, PAINTED FULL HEIGHT EXTERIOR / INTERIOR PARTITION	3 - 1.3	3 - HOUR	5 IN.	-	

WALL / PARTITION TYPES (SEE A-501)

1	2X6 WD STUD INT WALL W/ 5/8" TYPE X GYP BD ON BOTH SIDES
2	2X6 WD STUD INT WALL W/ 5/8" TYPE X GYP BD ON ONE SIDE AND TILE ON THE OTHER
3	2X6 WD STUD INT WALL W/ TILE ON BOTH SIDES
4	2X4 WD STUD INT WALL W/ 3/4" TYPE X PLY BD ON BOTH SIDES
5	2X4 WD STUD INT WALL W/ 5/8" TYPE X GYP BD ON BOTH SIDES
6	2X4 WD STUD INT WALL W/ TILE ON BOTH SIDES
7	2X4 WD STUD INT FURRED WALL W/ 5/8" TYPE X GYP BD ON ONE SIDE
8	2X6 WD STUD INT PLUMBING WALL W/ 5/8" TYPE X GYP BD ON ONE SIDE
9	2X2 WD STUD EXT FURRED WALL W/ STUCCO ON ONE SIDE
E1	EXISTING 8" CMU RUNNING BOND, 8" COARSE TO BE PAINTED
E2	EXISTING 4" CMU STACKED BOND, 4" COARSE TO BE PAINTED

True North Compliance Services, Inc.

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BY: Mutham Fuweidi DATE: 03/25/2026

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LICENSED ARCHITECT
PATRICK J. TIGHE
NO. C-27987
RENEWAL DATE
STATE OF CALIFORNIA

CITY OF EL SEGUNDO

350 Main St, El Segundo, CA 90245

EL SEGUNDO RECREATION PARK PHASE 1 IMPROVEMENT PROJECT

TEEN CENTER AND TEEN PLAZA

405 E Grand Ave, El Segundo, CA 90245

5757 Venice Blvd.
Los Angeles, CA 90019
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TIGHE

Issue dates

#	Date	Description
	01/15/25	50% DD SUBMITTAL
	04/18/25	100% DD SUBMITTAL
	06/06/25	50% CD SUBMITTAL
	08/20/25	90% CD SUBMITTAL
	10/28/25	PLAN CHECK RESUBMITTAL #1
	11/14/25	PLAN CHECK RESUBMITTAL #2
	01/16/26	PLAN CHECK RESUBMITTAL #3
	02/09/26	PLAN CHECK RESUBMITTAL #4

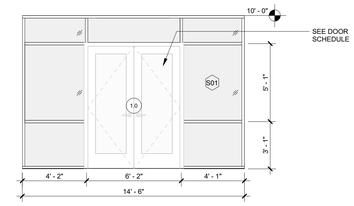
Sheet title:

WALL, FLOOR, CEILING, & ROOF ASSEMBLIES SCHEDULE

Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

A6.01

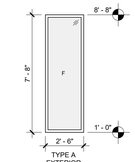
STOREFRONT SCHEDULE				
#	LENGTH	HEIGHT	FRAME FINISH	GLAZING
S01	14' - 6"	10' - 0"		TEMPERED



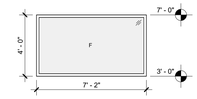
GREAT ROOM STOREFRONT
GROUND LEVEL
S01

WINDOW SCHEDULE							
LOCATION	#	TYPE	SIZE	DESCRIPTION	Fire Rating	STC Rating	FRAME FINISH
GROUND LEVEL							
STUDY ROOM	1.1	A	2' - 6" x 7' - 8"	FIXED			N.R.
OFFICES	1.2	C	5' - 0" x 4' - 0"	FIXED / OPERABLE			
STUDY ROOM	1.3	B	7' - 2" x 4' - 0"	FIXED			
GAME ROOM	1.4	D	5' - 0" x 6' - 0"	FIXED			

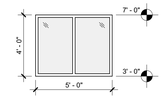
WINDOW SCHEDULE	
TYPE	#
A	1
B	1
C	1
D	1



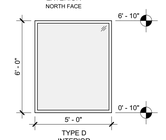
TYPE A
EXTERIOR
NORTH FACE



TYPE B
INTERIOR
STUDY ROOM
OFFICES



TYPE C
EXTERIOR
NORTH FACE



TYPE D
INTERIOR
GAME ROOM

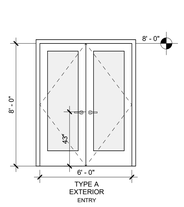
WINDOW TYPES (2)

DOOR SCHEDULE							
LOCATION	#	TYPE	SIZE	DESCRIPTION	FIRE RATING	STC RATING	FRAME FINISH
GROUND LEVEL							
GREAT ROOM	1.0	A	6' - 0" x 8' - 0"	2-1/4" ALUMINUM AND GLASS W/ PANIC HARDWARE	N.R.		CLEAR ANODIZED ALUMINUM
GREAT ROOM	1.1	F	15' - 6" x 10' - 0"	GLASS COILING DOOR	N.R.		CLEAR ANODIZED ALUMINUM
GREAT ROOM	1.2	B	12' - 0" x 10' - 0"	GLASS COILING DOOR	N.R.		CLEAR ANODIZED ALUMINUM
STORAGE	2.1	E	3' - 0" x 6' - 8"	1-3/4" PTD H.M.	N.R.		PTD HM
GAME ROOM	3.1	C	3' - 0" x 6' - 8"	2-1/4" ALUMINUM AND GLASS W/ PANIC HARDWARE	N.R.		CLEAR ANODIZED ALUMINUM
OFFICES	4.1	E.2	3' - 0" x 6' - 8"	1-3/4" PTD H.M	20 MIN.		PTD HM
STUDY ROOM	5.1	E	3' - 0" x 6' - 8"	1-3/4" PTD H.M.	N.R.		PTD HM
STORAGE	6.1	E.2	3' - 0" x 6' - 8"	1-3/4" PTD H.M	20 MIN.		PTD HM
TELECOM	7.1	D	2' - 10" x 6' - 8"	1-3/4" PTD H.M.	N.R.		PTD HM
RESTROOM	8.1	E	3' - 0" x 6' - 8"	1-3/4" PTD H.M.	N.R.		PTD HM
RESTROOM	8.2	D	2' - 10" x 6' - 8"	1-3/4" PTD H.M.	N.R.		PTD HM
RESTROOM	8.3	D	2' - 10" x 6' - 8"	1-3/4" PTD H.M.	N.R.		PTD HM
RESTROOM	8.4	E	3' - 0" x 6' - 8"	1-3/4" PTD H.M.	N.R.		PTD HM
RESTROOM	8.5	D	2' - 10" x 6' - 8"	1-3/4" PTD H.M.	N.R.		PTD HM
RESTROOM	8.6	D	2' - 10" x 6' - 8"	1-3/4" PTD H.M.	N.R.		PTD HM

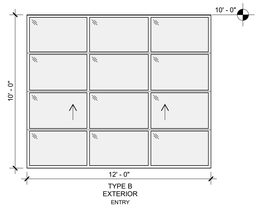
DOOR SCHEDULE	
TYPE	#
A	1
B	1
C	1
D	5
E	4
E.2	2
F	1

NOTE: FOR ALL DOORS WITHIN THE ACCESSIBLE AND EGRESS PATH:

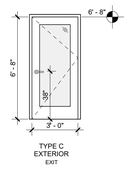
1. DOOR HARDWARE ARE OPERABLE WITH ONE HAND AND DO NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE HAND. CBC 11B-404.2.7 AND 11B-309.4.
2. SPECIFY DOOR THRESHOLDS, IF PROVIDED AT DOORWAYS, TO BE ½ INCH HIGH MAXIMUM. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH CBC SECTION 11B-302 AND 11B-303. CBC 11B-404.2.5.
3. DOOR OPENING FORCE IS 5-POUNDS MAXIMUM FOR INTERIOR AND EXTERIOR DOORS PER CBC 11B- 404.2.9.
4. DOOR OPENING HARDWARE IS MOUNTED 34 " TO 44" ABOVE THE FINISH FLOOR PER CBC 11B-404.2.7.
5. LOWER 10 INCH OF THE DOOR SURFACE IS PROVIDED WITH A SMOOTH SURFACE FOR THE FULL WIDTH OF THE DOOR, AT THE PUSH SIDE OF THE DOOR PER CBC 11B-404.2.10.



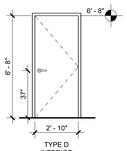
TYPE A
EXTERIOR
ENTRY



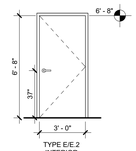
TYPE B
EXTERIOR
ENTRY



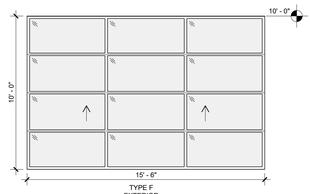
TYPE C
EXTERIOR
EXIT



TYPE D
INTERIOR
RESTROOM
MULTI-PURPOSE
TELECOM CLOSET
NOTE: ALL RESTROOM DOORS SHALL HAVE A 3/4" UNDERCUT



TYPE E/E.2
INTERIOR
ADA RESTROOM
MULTI-PURPOSE
STORAGE
STUDY
OFFICE
NOTE: ALL RESTROOM DOORS SHALL HAVE A 3/4" UNDERCUT



TYPE F
EXTERIOR
ENTRY

DOOR TYPES (1)

FINISH LEGEND	
LVT 1	PROJECTFLOR ELITE - LIGHT GREY
LVT 2	AVA FLOR - CAPE COD
LVT 3	AVA FLOR - INNER HARBOR
PC 1	DUNN-EDWARDS - TBD
PC 2	DUNN-EDWARDS - TBD
PC 3	DUNN-EDWARDS - TBD
ST 1	TBD
ST 2	TBD
WD 1	TBD

FINISH SCHEDULE						
#	NAME	AREA	FLOOR FINISH	CEILING FINISH	WALL FINISH	BASE BOARD
GROUND LEVEL						
1	GREAT ROOM	2,996 SF	LVT 1, LVT2, LV3	PAINTED	PAINTED CMU (COLOR TBD)	ALLSTATE NO TOE #A07
2	MULTI-PURPOSE ROOM	546 SF	LVT 1, LVT2	ACT	PAINTED CMU (COLOR TBD), PAINTED GYP (COLOR TBD)	ALLSTATE NO TOE #A07
3	GAME ROOM	265 SF	LVT 1	ACT	PAINTED CMU (COLOR TBD), PAINTED GYP (COLOR TBD)	ALLSTATE NO TOE #A07
4	OFFICES	237 SF	LVT 1	ACT	PAINTED CMU (COLOR TBD), PAINTED GYP (COLOR TBD)	ALLSTATE NO TOE #A07
5	STUDY ROOM	289 SF	LVT 1	ACT	PAINTED CMU (COLOR TBD), PAINTED GYP (COLOR TBD)	ALLSTATE NO TOE #A07
6	STORAGE	101 SF	LVT 1	ACT	PAINTED CMU (COLOR TBD), PAINTED GYP (COLOR TBD)	ALLSTATE NO TOE #A07
7	STORAGE	47 SF	LVT 1	ACT	PAINTED CMU (COLOR TBD), PAINTED GYP (COLOR TBD)	ALLSTATE NO TOE #A07
8	RESTROOM	371 SF	LVT 1	PAINTED	PAINTED GYP (COLOR TBD) & TILE	ALLSTATE NO TOE #A07
9	TELECOM	29 SF	LVT 1	N/A	N/A	N/A

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BY: Mulham Hweidi DATE: 03/25/2026

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Issue dates

#	Date	Description
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DOOR, WINDOW, STOREFRONT & FINISH SCHEDULES

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TITLE 24 CALIFORNIA BUILDING CODE HOUSING ACCESSIBILITY TO PUBLIC BUILDINGS, PUBLIC ACCOMMODATIONS, COMMERCIAL BUILDINGS, AND PUBLICLY FUNDED HOUSINGS.

A. GENERAL SCOPING FOR RESIDENTIAL FACILITIES

SEC. 11B-201.1 SCOPE. ALL AREAS OF NEWLY DESIGNED AND NEWLY CONSTRUCTED BUILDINGS AND FACILITIES AND ALTERED PORTIONS OF EXISTING BUILDING AND FACILITIES AND SHALL COMPLY WITH THESE REQUIREMENTS.

SEC. 11B-202.3, ALTERATIONS. WHERE EXISTING ELEMENTS OR SPACES ARE ALTERED, EACH ALTERED ELEMENT OR SPACE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF *DIVISION 2, INCLUDING SECTION 11B-202.4*.

EXCEPTIONS: ***TECHNICALLY INFEASIBLE.*** IN ALTERATIONS, WHERE THE ENFORCING AUTHORITY DETERMINES COMPLIANCE WITH APPLICABLE REQUIREMENTS IS TECHNICALLY INFEASIBLE, THE ALTERATIONS SHALL PROVIDE EQUIVALENT FACILITATION OR COMPLY WITH THE REQUIREMENTS TO THE MAXIMUM EXTENT FEASIBLE. THE DETAILS OF THE FINDING THAT FULL COMPLIANCE WITH THE REQUIREMENTS IS TECHNICALLY INFEASIBLE SHALL BE RECORDED AND ENTERED INTO THE FILES OF THE ENFORCING AGENCY.

SEC. 11B-202.4 PATH OF TRAVEL REQUIREMENTS IN ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS. WHEN ALTERATIONS OR ADDITIONS ARE MADE TO EXISTING BUILDINGS OR FACILITIES, AN ACCESSIBLE PATH OF TRAVEL TO THE SPECIFIC AREA OF ALTERATION OR ADDITION SHALL BE PROVIDED. THE PRIMARY ACCESSIBLE PATH OF TRAVEL SHALL INCLUDE:

1. A PRIMARY ENTRANCE TO THE BUILDING OR FACILITY
2. TOILET AND BATHING FACILITIES SERVING THE AREA
3. DRINKING FOUNTAINS SERVING THE AREA,
4. PUBLIC TELEPHONES SERVING THE AREA, AND
5. SIGNS.

B. ACCESSIBLE ROUTES

SEC. 11B-206.1 ACCESSIBLE ROUTES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 11B-206 AND SHALL COMPLY WITH DIVISION 4.

SEC. 11B-402.1 ACCESSIBLE ROUTES SHALL COMPLY WITH 11B-402.

SEC. 11B-402.2 COMPONENTS. ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A RUNNING SLOPE NOT STEEPER THAN 1:20, DOORWAY, RAMPS, CURBS RAMPS EXCLUDING THE FLARED SIDES, ELEVATORS, AND PLATFORM LIFTS. ALL COMPONENTS OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF DIVISION 4.

F. ACCESSIBLE ROUTES WITHIN A SITE

SEC. 11B-206.2.2 AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.

EXCEPTION: AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED BETWEEN ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES IF THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS.

H. ACCESSIBLE ENTRANCES

SEC. 11B-206.4 ENTRANCES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 11B-206.4. ENTRANCE DOORS, DOORWAYS, AND GATES SHALL COMPLY WITH SECTION 11B-404 AND SHALL BE ON AN ACCESSIBLE ROUTE COMPLYING WITH SECTION 11B-402.

SEC. 11B-206.4.1 ALL ENTRANCES AND EXTERIOR GROUND-FLOOR EXITS TO BUILDINGS AND FACILITIES SHALL COMPLY WITH SECTION 11B-404.

EXCEPTIONS:
1. EXTERIOR GROUND FLOOR EXITS SERVING SMOKE-PROOF ENCLOSURES, STAIRWELLS, AND EXIT DOORS SERVING STAIRS ONLY SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-404.
2. EXITS IN EXCESS OF THOSE REQUIRED BY CHAPTER 10, AND WHICH ARE AND BATHAN 48 INCHES (610 mm) ABOVE GRADE SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-404. DIRECTIONAL SIGNS SHALL COMPLY WITH CHAPTER 10, SECTION 1009.10.

SEC. 11B-206.4.2 PARKING STRUCTURE ENTRANCES. WHERE DIRECT ACCESS IS PROVIDED FOR PEDESTRIANS FROM A PARKING STRUCTURE TO A BUILDINGR THAN ONE, OF THE SAME USER TOILET ACCESS TO THE BUILDING OR FACILITY ENTRANCE SHALL COMPLY WITH SECTION 11B-404.

SEC. 11B-206.4.3 WHERE DIRECT ACCESS IS PROVIDED FOR PEDESTRIANS FROM A PEDESTRIAN TUNNEL OR ELEVATED WALKWAY TO A BUILDING OR FACILITY, ALL ENTRANCES TO THE BUILDING OR FACILITY FROM EACH TUNNEL OR WALKWAY SHALL COMPLY WITH SECTION 11B-404.

SEC. 11B-206.4.5 TENANT SPACES. ALL ENTRANCES TO EACH TENANCY IN A FACILITY SHALL COMPLY WITH SECTION 11B-404.

SEC. 11B-206.4.6 RESIDENTIAL DWELLING UNIT PRIMARY ENTRANCE. IN RESIDENCE DWELLING UNITS, AT LEAST ONE PRIMARY ENTRANCE SHALL COMPLY WITH SECTION 11B-404. THE PRIMARY ENTRANCE TO A RESIDENTIAL DWELLING UNIT SHALL NOT BE TO A BEDROOM.

SEC. 11B-206.4.7 RESTRICTED ENTRANCES. WHERE RESTRICTED ENTRANCES ARE PROVIDED TO A BUILDING OR FACILITY, ALL RESTRICTED ENTRANCES TO THE BUILDING OR FACILITY SHALL COMPLY WITH SECTION 11B-404.

SEC. 11B-206.5 DOOR, DOORWAYS, AND GATES PROVIDING USER PASSAGE SHALL BE PROVIDED IN ACCORDANCE WITH SEC. 11B-206.5

SEC. 11B-206.5.1 ENTRANCES. EACH ENTRANCE TO A BUILDING OR FACILITY REQUIRED TO COMPLY WITH SECTION 11B-206.4 SHALL COMPLY WITH SECTION 11B-404.

SEC. 11B-206.5.2 ROOMS AND SPACES. WITHIN A BUILDING OR FACILITY, EVERY DOOR, DOORWAY, OR GATE SERVING ROOMS, AND SPACE COMPLYING WITH THIS CHAPTER SHALL COMPLY WITH SECTION 11B-404.

J. KITCHENS, KITCHENETTES AND WET BARS

SEC. 11B-804 KITCHENS, KITCHENETTES, AND WET BARS SHALL COMPLY WITH SEC. 11B-804.

SEC. 11B-804.2 CLEARANCE. WHERE A PASS THROUGH KITCHEN IS PROVIDED, CLEARANCES SHALL COMPLY WITH SECTION 11B-804.2.1. WHERE A U-SHAPED KITCHEN IS PROVIDED, CLEARANCES SHALL COMPLY WITH SECTION 11B-804.2.2

EXCEPTION: SPACES THAT DO NOT PROVIDED A COOKTOP OR CONVENTIONAL RANGE SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-804.2

SEC. 11B-804.2.1 IN PASS THROUGH KITCHENS WHERE COUNTERS, APPLIANCES OR CABINETS ARE ON TWO OPPOSING SIDES, OR WHERE COUNTERS, APPLIANCES OR CABINETS ARE OPPOSITE A PARALLEL WALL, CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALL WITHIN KITCHEN WORK AREAS SHALL BE 40 INCHES (1016 mm) MINIMUM. PASS THROUGH KITCHENS SHALL HAVE TWO ENTRIES.

SEC. 11B-804.2.2 IN U-SHAPED KITCHENS ENCLOSED ON THREE CONTIGUOUS SIDES, CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60 INCHES (1524 mm) MINIMUM.

SEC. 11B-804.3 KITCHEN WORK SURFACE. IN RESIDENTIAL DWELLING UNITS REQUIRED TO COMPLY WITH SECTION 11B-809, AT LEAST ONE 30 INCHES (762 mm) WIDE MINIMUM SECTION OF COUNTER SHALL PROVIDE A MATCHING WORK SURFACE THAT COMPLIES WITH SECTION 11B-804.3.

SEC. 11B-804.3.1 CLEAR FLOOR OR GROUND SPACE. A CLEAR FLOOR SPACE COMPLYING WITH SECTION 11B-305 POSITIONED FOR A FORWARD APPROACH SHALL BE PROVIDED. THE CLEAR FLOOR OR GROUND SPACE SHALL BE CENTERED ON THE KITCHEN WORK SURFACE AND SHALL PROVIDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306.

EXCEPTIONS: CABINETRY SHALL BE PERMITTED UNDER THE KITCHEN WORK SURFACE PROVIDED THAT ALL THE FOLLOWING CONDITIONS ARE MET:
1. THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE KITCHEN WORK SURFACE;
2. THE FINISH FLOOR EXTENDS UNDER THE CABINETRY; AND
3. THE WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED.

SEC. 11B-804.3.2 HEIGHT. THE KITCHEN WORK SURFACE SHALL BE 34" (864 mm) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

EXCEPTION: A COUNTER THAT IS ADJUSTABLE TO PROVIDE A KITCHEN WORK SURFACE AT VARIABLE HEIGHTS, 29 INCHES (737 mm) MINIMUM AND 36 INCHES (914 mm) MAXIMUM, SHALL BE PERMITTED.

SEC. 11B-804.3.3 EXPOSED SURFACES. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER THE WORK SURFACE COUNTERS. SEC. 11B-804.3.3

SEC. 11B-804.4 SINKS SHALL COMPLY WITH SECTION 11B-606.

SEC. 11B-804.5 STORAGE. AT LEAST 50 PERCENT OF SHELF SPACE IN STORAGE FACILITIES SHALL COMPLY WITH SECTION 11B-811.

SEC. 11B-804.6 APPLIANCES. WHERE PROVIDED, KITCHEN APPLIANCES SHALL COMPLY WITH SECTION 11B-804.6.

SEC. 11B-804.6.1 A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH SECTION 11B-305 SHALL BE PROVIDED AT EACH KITCHEN APPLIANCE. CLEAR FLOOR OR GROUND SPACES SHALL BE PERMITTED TO OVERLAP.

SEC. 11B-804.6.2 OPERABLE PARTS. ALL APPLIANCE CONTROLS SHALL COMPLY WITH SECTION 11B-309.

EXCEPTIONS:
1. APPLIANCE DOOR AND DOOR LATCHING SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-309.4
2. BOTTOM-HINGED APPLIANCE DOORS, WHEN IN THE OPEN POSITION, SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-309.3

SEC. 11B-804.6.3 DISHWASHER. CLEAR FLOOR OR GROUND SPACE SHALL BE POSITIONED ADJACENT TO THE DISHWASHER DOOR. THE DISHWASHER DOOR, IN THE OPEN POSITION, SHALL NOT OBSTRUCT THE CLEAR FLOOR OR GROUND SPACE FOR THE DISHWASHER OR THE SINK.

SEC. 11B-804.6.4 RANGE OR COOKTOP. WHERE A FORWARD APPROACH IS PROVIDED, THE CLEAR FLOOR OR GROUND SPACES SHALL PROVIDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306. WHERE KNEE AND TOE SPACE IS PROVIDED, THE UNDERSIDE OF THE RANGE OR COOKTOP SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PREVENT BURNS, ABRASIONS, OR ELECTRICAL SHOCK. THE LOCATION OF CONTROLS SHALL NOT REQUIRE REACHING ACROSS BURNERS.

SEC. 11B-804.6.5 OVENS SHALL COMPLY WITH SECTION 11B-804.6.5.

SEC. 11B-804.6.5.1 SIDE-HINGED DOORS OVENS SHALL HAVE THE WORK SURFACE REQUIRED BY SECTION 11B-804.3 POSITIONED ADJACENT TO THE LATCH SIDE OF THE OVEN DOOR.

SEC. 11B-804.6.5.2 BOTTOM-HINGED DOOR OVENS SHALL HAVE THE WORK SURFACE REQUIRED BY SECTION 11B-804.3 POSITIONED ADJACENT TO ONE SIDE OF THE DOOR.

SEC. 11B-804.6.5.3 CONTROLS. OVEN SHALL HAVE CONTROLS ON FRONT PANELS.

SEC. 11B-804.6.6 COMBINATION REFRIGERATORS AND FREEZERS SHALL HAVE AT LEAST 50 PERCENT OF THE FREEZER SPACE 54 INCHES (1372 mm) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. THE CLEAR FLOOR OR GROUND SPACE SHALL BE POSITIONED FOR A PARALLEL APPROACH TO THE SPACE DEDICATED TO A REFRIGERATOR/FREEZER WITH THE CENTERLINE OF THE CLEAR FLOOR OR GROUND SPACE OFFSET 24 INCHES (610 mm) MAXIMUM FROM THE CENTERLINE OF THE DEDICATED SPACE.

K. COMMUNICATION FEATURES

SEC. 11B-809.5 RESIDENTIAL DWELLING UNITS REQUIRED TO PROVIDE COMMUNICATION FEATURES SHALL COMPLY WITH SECTION 11B-809.5.

SEC. 11B-809.5.1 BUILDING FIRE ALARM SYSTEM. WHERE A BUILDING FIRE ALARM SYSTEM IS PROVIDED, THE ALARM WIRING SHALL BE EXTENDED TO A POINT WITHIN THE RESIDENTIAL DWELLING UNIT IN THE VICINITY OF THE RESIDENTIAL DWELLING UNIT SMOKE DETECTION SYSTEM.

SEC. 11B-809.5.1.1 ALARM APPLIANCES. WHERE ALARM APPLIANCES ARE PROVIDED WITHIN A RESIDENTIAL DWELLING UNIT AS PART OF THE BUILDING FIRE ALARM SYSTEM, THEY SHALL COMPLY WITH CHAPTER 9, SECTION 907.5.2.3.3.

SEC. 11B-809.5.1.2 ACTIVATION. ALL VISIBLE ALARM APPLIANCES PROVIDED WITHIN THE RESIDENTIAL DWELLING UNIT AND BUILDING FIRE ALARM NOTIFICATION SHALL BE ACTIVATED UPON ACTIVATION OF THE BUILDING FIRE ALARM IN THE PORTION OF THE BUILDING CONTAINING THE RESIDENTIAL DWELLING UNIT.

SEC. 11B-809.5.2 RESIDENTIAL DWELLING UNIT SMOKE DETECTION SYSTEM SHALL COMPLY WITH CHAPTER 9, SECTION 907.2.11. RESIDENTIAL DWELLING UNIT CARBON MONOXIDE DETECTION SYSTEMS SHALL COMPLY WITH CHAPTER 4.

SEC. 11B-809.5.2.1 ACTIVATION. ALL VISIBLE ALARM APPLIANCES PROVIDED WITHIN THE RESIDENTIAL DWELLING UNIT FOR SMOKE DETECTION NOTIFICATION SHALL BE ACTIVATED UPON SMOKE DETECTION. ALL VISIBLE ALARM APPLIANCES PROVIDED WITHIN THE RESIDENTIAL DWELLING UNIT FOR CARBON MONOXIDE DETECTION NOTIFICATION SHALL BE ACTIVATED UPON CARBON MONOXIDE DETECTION.

SEC.11B-809.5.3 INTERCONNECTION. THE SAME VISIBLE ALARM APPLIANCES SHALL BE PERMITTED TO PROVIDE NOTIFICATION OF RESIDENTIAL DWELLING UNIT SMOKE DETECTION, BUILDING FIRE ALARM ACTIVATION, AND CARBON MONOXIDE DETECTION.

SEC. 11B-809.5.4 PROHIBITED USE. VISIBLE ALARM APPLIANCES USED TO INDICATE RESIDENTIAL DWELLING UNIT SMOKE DETECTION, CARBON MONOXIDE DETECTION, OR BUILDING FIRE ALARM ACTIVATION SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHIN THE RESIDENTIAL DWELLING UNIT.

SEC. 11B-809.5.5 COMMUNICATIONS FEATURES SHALL BE PROVIDED AT THE RESIDENTIAL DWELLING UNIT PRIMARY ENTRANCE COMPLYING WITH SECTION 11B-809.5.5

SEC. 11B-809.5.5.1 NOTIFICATION. A HARD-WIRED ELECTRIC DOORBELL SHALL BE PROVIDED. A BUTTON OR SWITCH SHALL BE PROVIDED OUTSIDE THE RESIDENTIAL DWELLING UNIT PRIMARY ENTRANCE. ACTIVATION OF THE BUTTON OR SWITCH SHALL INITIATE AN AUDIBLE TONE OR TONES IN AN AREA WITHIN THE RESIDENTIAL DWELLING UNIT. WHERE VISIBLE DOORBELL SIGNALS ARE LOCATED IN SLEEPING AREAS, THEY SHALL HAVE CONTROLS TO DEACTIVATE THE SIGNAL.

SEC. 11B-809.5.5.2 IDENTIFICATION. A MEANS OF VISUALLY IDENTIFYING A VISITOR WITHOUT OPENING THE RESIDENTIAL DWELLING UNIT ENTRANCE SHALL BE PROVIDED AND SHALL ALLOW FOR A MINIMUM 180 DEGREE RANGE OF VIEW.

SEC. 11B-809.5.6 SITE, BUILDING, OR FLOOR ENTRANCE. WHERE A SYSTEM, INCLUDING A CLOSED CIRCUIT SYSTEM, PERMITTING VOICE COMMUNICATION BETWEEN A VISITOR AND THE OCCUPANT OF THE RESIDENTIAL DWELLING UNIT IS PROVIDED, THE SYSTEM SHALL COMPLY WITH SECTION 11B-708.4.

L. TOILET AND BATHING ROOMS

SEC. 11B-603.1 TOILET AND BATHROOM ROOMS SHALL COMPLY WITH SECTION 11B-603.

SEC. 11B-603.2 CLEARANCES SHALL COMPLY WITH SECTION 11B-603.2

SEC. 11B-603.2.1 TURNING SPACE COMPLYING WITH 11B-304 SHALL BE PROVIDED WITHIN THE ROOM.

SEC. 11B-603.2.2 REQUIRED CLEAR FLOOR SPACES, CLEARANCE AT FIXTURES, AND TURNING SPACE SHALL BE PERMITTED TO OVERLAP.

SEC. 11B-603.2.3 DOOR SWING. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE. DOORS TO ACCESSIBLE TOILET COMPARTMENTS SHALL BE PERMITTED TO ENCROACH INTO THE TURNING SPACE WITHOUT LIMITATION. DOORS TO ACCESSIBLE TOILET COMPARTMENTS, A DOOR IN ANY POSITION, SHALL BE PERMITTED TO ENCROACH INTO THE TURNING SPACE BY 12 INCHES (305 mm) MAXIMUM.

EXCEPTIONS: WHERE THE TOILET ROOM OR BATHING ROOM IS FOR INDIVIDUAL USE AND A CLEAR FLOOR SPACE COMPLYING WITH SECTION 11B-305.3.1 IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING, DOORS SHALL BE PERMITTED TO SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE.

SEC. 11B-603.3 MIRRORS. MIRRORS LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES (1016 mm) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. MIRRORS NOT LOCATED ABOVE LAVATORIES OR COUNTER TOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES (889 mm) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

M. WATER CLOSETS AND TOILET COMPARTMENTS

SEC. 11B-604.1 WATER CLOSETS AND TOILET COMPARTMENTS SHALL COMPLY WITH SECTION 11B-604.2 THROUGH 11B-604.8.

SEC. 11B-604.3 CLEARANCE. CLEARANCES AROUND WATER CLOSETS AND IN TOILET COMPARTMENTS SHALL COMPLY WITH SECTION 11B-604.3

SEC. 11B-604.3.1 SIZE. CLEARANCE AROUND A WATER CLOSET SHALL BE 60 INCHES (1521 mm) MINIMUM MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56 INCHES (1422 mm) MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL. A MINIMUM 60 INCHES (1524 mm) WIDE AND 48 INCHES (1219 mm) DEEP MANEUVERING SPACES SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET.

SEC. 11B-604.3.2 OVERLAP. THE REQUIRED CLEARANCE AROUND THE WATER CLOSET SHALL BE PERMITTED TO OVERLAP THE WATER CLOSET, ASSOCIATED GRAB BARS, DISPENSERS, SANITARY NAPKIN DISPOSAL UNITS, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLEAR FLOOR SPACE AND CLEARANCES REQUIRED AT OTHER FIXTURES, AND THE TURNING SPACE. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE LOCATED WITHIN THE REQUIRED WATER CLOSET CLEARANCE.

EXCEPTION: IN RESIDENTIAL DWELLING UNITS, A LAVATORY COMPLYING WITH SECTION 11B-606 SHALL BE PERMITTED ON THE REAR WALL 18 INCHES (457 mm) MINIMUM FROM THE WATER CLOSET CENTERLINE WHERE THE CLEARANCE AT THE WATER CLOSET IS 66 INCHES (1676 mm) MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL.

N. LAVATORIES AND SINKS

SEC. 11B-606.1 GENERAL. LAVATORIES AND SINKS SHALL COMPLY WITH SECTION 11B-606.

SEC. 11B-606.2 CLEAR FLOOR SPACE. A CLEAR FLOOR SPACE COMPLYING WITH SECTION 11B-305, POSITIONED FOR A FORWARD APPROACH, AND KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306 SHALL BE PROVIDED.

EXCEPTIONS:
1. A PARALLEL APPROACH COMPLYING WITH SECTION 11B-305 SHALL BE PERMITTED TO A KITCHEN SINK IN A SPACE WHERE A COOK TOP OR CONVENTIONAL RANGE IS NOT PROVIDED AND TO WET BARS.
2. IN RESIDENTIAL DWELLING UNITS, CABINETRY, SHALL BE PERMITTED UNDER LAVATORIES AND KITCHEN SINKS PROVIDED THAT ALL OF THE FOLLOWING CONDITIONS ARE MET.
   a. THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE FIXTURE;
   b. THE FINISH FLOOR EXTENDS UNDER THE CABINETRY; AND
   c. THE WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED.
3. A KNEE CLEARANCE OF 24 INCHES (610 mm) MINIMUM ABOVE THE FINISH FLOOR OR GROUND SHALL BE PERMITTED AT LAVATORIES AND SINKS USED PRIMARILY BY CHILDREN 6 THROUGH 12 YEARS WHERE THE RIM OR COUNTER SURFACE IS 31 INCHES (787 mm) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.
4. A PARALLEL APPROACH COMPLYING WITH SECTION 11B-305 SHALL BE PERMITTED TO LAVATORIES AND SINKS USED PRIMARILY BY CHILDREN 5 YEARS AND YOUNGER.
5. THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN DETERMINING KNEE AND TOE CLEARANCES
6. NO MORE THAN ONE BOWL OF MULTI-BOWL SINK SHALL BE REQUIRED TO PROVIDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306.

SEC. 11B-606.3 HEIGHT. LAVATORIES AND SINK SHALL BE INSTALLED WITH THE FRONT OF THE HIGHER OR THE RIM OR COUNTER SURFACE 34 INCHES (864 mm) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

EXCEPTION: IN RESIDENTIAL DWELLING UNIT KITCHENS, SINKS THAT ARE ADJUSTABLE TO VARIABLE HEIGHTS, 29 INCHES (737 mm) MINIMUM AND 36 INCHES (914 mm) MAXIMUM, SHALL BE PERMITTED WHERE ROUGH-IN PLUMBING PERMITS CONNECTIONS OF SUPPLY AND DRAIN PIPES FOR SINKS MOUNTED AT THE HEIGHT OF 29 INCHES (737 mm)

SEC. 11B-606.4 FAUCETS. CONTROLS FOR FAUCETS SHALL COMPLY WITH SECTION 11B-309. HAND-OPERATED MEETINGS FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.

SEC. 11B-606.5 EXPOSED PIPES AND SURFACES. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

SEC. 11B-606.6 ADJACENT SIDE WALL OR PARTITION. LAVATORIES, WHEN LOCATED ADJACENT TO A SIDE WALL OR PARTITION, SHALL BE A MINIMUM OF 18 INCHES (457mm) TO THE CENTERLINE OF THE FIXTURE. SEC. 11B-606.6

SEC. 11B-606.7 SINK DEPTH. WHERE A FORWARD APPROACH IS REQUIRED AT A SINK, KNEE AND TOE CLEARANCE SHALL BE PROVIDED IN COMPLIANCE WITH SEC. 11B-306.

Q. STORAGE

SEC. 11B-224.6. FIXED OR BUILT-IN STORAGE FACILITIES WITHIN GUEST ROOMS REQUIRE TO PROVIDE MOBILITY FEATURES SHALL COMPLY WITH SECTION 11B-225.

SEC. 11B-225.1 STORAGE FACILITIES SHALL COMPLY WITH SECTION 11B-225.

SEC. 11B-225.2 WHERE STORAGE IS PROVIDED IN ACCESSIBLE SPACES, AT LEAST ON OF EACH TYPE SHALL COMPLY WITH SECTION 11B-811.

SEC. 11B-225.2.1 LOCKERS. WHERE LOCKERS ARE PROVIDED, AT LEAST 5 PERCENT, BUT NO FEWER THAN ONE OF EACH TYPE, SHALL COMPLY WITH SECTION 11B-811.

SEC. 11B-225.2.2 SELF-SERVICE SHELVING SHALL BE LOCATED ON AN ACCESSIBLE ROUTE COMPLYING WITH SECTION 11B-402. SELF-SERVICE SHELVING SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-308

SEC. 11B-225.3 SELF-SERVICE STORAGE FACILITIES SHALL PROVIDE INDIVIDUAL SELF-SERVICE STORAGE SPACES COMPLYING WITH THESE REQUIREMENTS IN ACCORDANCE WITH TABLE 11B-225.3.

SEC. 11B-225.3.1 DISPERSION. INDIVIDUAL SELF-SERVICE STORAGE SPACES SHALL BE DISPERSED THROUGHOUT THE VARIOUS CLASSES OF SPACES PROVIDED. WHERE MORE CLASSES OF SPACES ARE PROVIDED THAN THE NUMBER REQUIRED TO EXCEED THAT REQUIRED BY TABLE 11B-225.3.
SELF-SERVICE STORAGE SPACES COMPLYING WITH TABLE 11B-225.3 SHALL NOT BE REQUIRED TO BE DISPERSED AMONG BUILDINGS IN A MULTI-BUILDING FACILITY.

A. GENERAL SCOPING FOR BUILDINGS AND FACILITIES

SEC. 11B-101.1 THIS CHAPTER CONTAINS SCOPING AND TECHNICAL REQUIREMENTS FOR ACCESSIBILITY TO SITES, FACILITIES, BUILDINGS, AND ELEMENTS BY INDIVIDUALS WITH DISABILITIES. THE REQUIREMENTS ARE TO BE APPLIED DURING THE DESIGN, CONSTRUCTION, ADDITIONS TO, AND ALTERATION OF SITES, FACILITIES, BUILDINGS, AND ELEMENTS TO THE EXTENT REQUIRED BY CHAPTER 1, SECTION 1.9.

SEC. 11B-202.3 ALTERATIONS. WHERE EXISTING ELEMENTS OR SPACES ARE ALTERED, EACH ALTERED ELEMENT OR SPACE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF DIVISION 2, INCLUDING SECTION 11B-202.4

EXCEPTIONS: ***TECHNICALLY INFEASIBLE.*** IN ALTERATIONS, WHERE THE ENFORCING AUTHORITY DETERMINES COMPLIANCE WITH APPLICABLE REQUIREMENTS IS TECHNICALLY INFEASIBLE, THE ALTERATIONS SHALL PROVIDE EQUIVALENT FACILITATION OR COMPLY WITH THE REQUIREMENTS TO THE MAXIMUM EXTENT FEASIBLE. THE DETAILS OF THE FINDING THAT FULL COMPLIANCE WITH THE REQUIREMENTS IS TECHNICALLY INFEASIBLE SHALL BE RECORDED AND ENTERED INTO THE FILES OF THE ENFORCING AGENCY.

SEC. 11B-202.4 PATH OF TRAVEL REQUIREMENTS IN ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS. WHEN ALTERATIONS OR ADDITIONS ARE MADE TO EXISTING BUILDINGS OR FACILITIES, AN ACCESSIBLE PATH OF TRAVEL TO THE SPECIFIC AREA OF ALTERATION OR ADDITION SHALL BE PROVIDED. THE PRIMARY ACCESSIBLE PATH OF TRAVEL SHALL INCLUDE:

1. A PRIMARY ENTRANCE TO THE BUILDING OR FACILITY
2. TOILET AND BATHING FACILITIES SERVING THE AREA
3. DRINKING FOUNTAINS SERVING THE AREA,
4. PUBLIC TELEPHONES SERVING THE AREA, AND
5. SIGNS.

EXCEPTIONS: WHEN THE ADJUSTED CONSTRUCTION COST, AS DEFINED, IS LESS THAN OR EQUAL TO THE CURRENT VALUATION THRESHOLD, AS DEFINED, THE COST OF COMPLIANCE WITH SECTION 11B-202.4 SHALL BE LIMITED TO 20 PERCENT OF THE ADJUSTED CONSTRUCTION COST OF ALTERATIONS, STRUCTURAL REPAIRS OR ADDITIONS. WHEN THE COST OF FULL COMPLIANCE WITH SECTION 11B-202.4 WOULD EXCEED 20 PERCENT, COMPLIANCE SHALL BE PROVIDED TO THE GREATEST EXTENT POSSIBLE WITHOUT EXCEEDING 20 PERCENT.

WHEN THE ADJUSTED CONSTRUCTION COST, AS DEFINED, EXCEEDS THE CURRENT VALUATION THRESHOLD, AS DEFINED, AND THE ENFORCING AGENCY DETERMINES THE COST OF COMPLIANCE WITH SECTION 11B-202.4 IS AN UNREASONABLE HARDSHIP. AS DEFINED, FULL COMPLIANCE WITH SECTION 11B-202.4 SHALL NOT BE REQUIRED. COMPLIANCE SHALL BE PROVIDED BY EQUIVALENT FACILITATION OR TO THE GREATEST EXTENT POSSIBLE WITHOUT CREATING AN UNREASONABLE HARDSHIP. BUT IN NO CASE SHALL THE COST OF COMPLIANCE BE LESS THAN 20 PERCENT OF THE ADJUSTED CONSTRUCTION COST OF ALTERATIONS STRUCTURAL REPAIRS OR ADDITIONS. THE DETAILS OF THE FINDINGS OF UNREASONABLE HARDSHIP SHALL BE RECORDED AND ENTERED INTO THE FILES OF THE ENFORCING AGENCY AND SHALL BE SUBJECT TO CHAPTER 1, SECTION 1.9.1.5 SPECIAL CONDITIONS FOR PERSONS WITH DISABILITIES REQUIRING APPEALS ACTION RATIFICATION

FOR THE PURPOSE OF THIS EXCEPTION, THE ADJUSTED CONSTRUCTION COST OF ALTERATIONS, STRUCTURAL REPAIRS OR ADDITIONS SHALL NOT INCLUDE THE COST OF ALTERATIONS TO PATH OF TRAVEL ELEMENTS REQUIRED TO COMPLY WITH SECTION 11B-202.4

IN CHOOSING WHICH ACCESSIBLE ELEMENTS TO PROVIDE, PRIORITY SHOULD BE GIVEN TO THOSE ELEMENTS THAT WILL PROVIDE THE GREATEST ACCESS IN THE FOLLOWING ORDER.

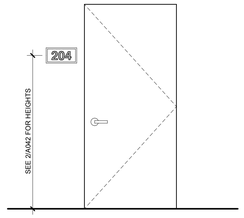
1. AN ACCESSIBLE ENTRANCE;
2. AN ACCESSIBLE ROUTE TO THE ALTERED AREA;
3. AT LEAST ONE ACCESSIBLE RESTROOM FOR EACH SEX OR ONE ACCESSIBLE UNISEX (SINGLE-USER OR FAMILY) RESTROOM;
4. ACCESSIBLE TELEPHONES;
5. ACCESSIBLE DRINKING FOUNTAINS; AND
6. WHEN POSSIBLE, ADDITIONAL ACCESSIBLE ELEMENTS SUCH AS PARKING, SIGNS, STORAGE AND ALARMS.

IF AN AREA HAS BEEN ALTERED WITHOUT PROVIDING AN ACCESSIBLE PATH OF TRAVEL TO THAT AREA, AND SUBSEQUENT ALTERATIONS OF THAT AREA OR A DIFFERENT AREA ON THE SAME PATH OF TRAVEL ARE UNDERTAKEN WITHIN THREE YEARS OF THE ORIGINAL ALTERATION, THE TOTAL COST OF ALTERATIONS TO THE AREAS ON THAT PATH OF TRAVEL DURING THE PRECEDING THREE-YEAR PERIOD SHALL BE CONSIDERED IN DETERMINING WHETHER THE COST OF MAKING THAT PATH OF TRAVEL ACCESSIBLE IS DISPROPORTIONATE.

SEC. 11B-303.1 WHERE CHANGES IN LEVEL ARE PERMITTED IN FLOOR OR GROUND SURFACES, THEY SHALL COMPLY WITH SECTION 11B-303.

SEC. 11B-402.2 COMPONENTS. ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MOR

Ⓐ PROVIDE UNIT NUMBER SIGNAGE AT ALL UNIT DOORS AS SHOWN BELOW



WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS ARE TO BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. SEE 2/A042 FOR HEIGHTS. MOUNTING LOCATION FOR SUCH SIGNAGE IS TO BE SO THAT A PERSON MAY APPROACH WITHIN 3 IN (76 MM) OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF THE DOOR.

Ⓑ PROVIDE ROOM SIGNS FOR LAUNDRY ROOM, MECHANICAL ROOMS, ELECTRICAL ROOMS, TRASH ROOMS, COMMUNITY ROOM, AND MACHINE ROOM. SIGNS SHALL BE SQUARE SHAPED, TYPICAL, AND MOUNTED ADJ. TO DOOR SIMILAR TO SHOWN ABOVE.

Ⓒ PROVIDE A SIGN IN GREAT ROOM STATING MAX CAPACITY.

Ⓓ ACCESSIBLE BATHROOM SIGNAGE: SEE G

Ⓔ WALL SIGNAGE

CALIFORNIA "CONTRACTED GRADE II BRAILLE" SHALL BE USED WHENEVER BRAILLE SYMBOLS ARE SPECIFICALLY REQUIRED. (SEE C.B. SECTION 11B-703)

BRAILLE FONTS MUST BE CHECKED TO BE SURE THAT THEY COMPLY WITH TITLE 24 SPACING.

LETTERS AND NUMERALS SHALL BE RAISED 1/32", UPPER CASE, SANS SERIF TYPE AND SHALL BE ACCOMPANIED WITH GRADE II BRAILLE. RAISED CHARACTERS SHALL BE AT LEAST 5/8" HIGH, BUT NO HIGHER THAN 2". CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE OF A NON-GLARE (MATTE) FINISH. CORRESPONDING GRADE II BRAILLE DOTS TO BE 1/10" O.C. IN EA. CELL WITH A 2/10" SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MIN. OF 1/40" ABOVE BACKGROUND. SIGN COMPANIES MUST BE SURE TO HAVE A SPECIAL FONT WITH THIS SPACING, SINCE MANY NATIONALLY SUPPLIED FONTS ARE NOT IN COMPLIANCE, AND HAVE SPACING WHICH IS TOO CLOSE. GRADE II BRAILLE IS "SHORTHAND" FORM OF BRAILLE, WHICH EACH LETTER USES ONE OR MORE CELLS TO CORRESPOND WITH GROUPS OF LETTERS OR EVEN WHOLE WORDS.

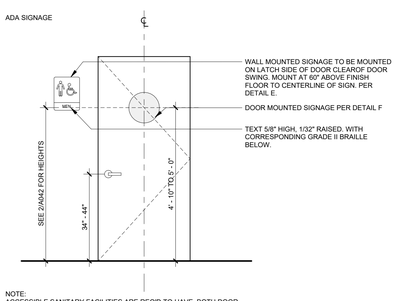
WHEN SIGNS IDENTIFY PERMANENT ROOMS OR SPACES OF BUILDING OR SITE, THEY SHALL COMPLY WITH TACTILE SIGNAGE REQUIREMENTS IN ACCORDANCE WITH CBC SECTION 11B-703

Ⓕ DOOR SIGNAGE

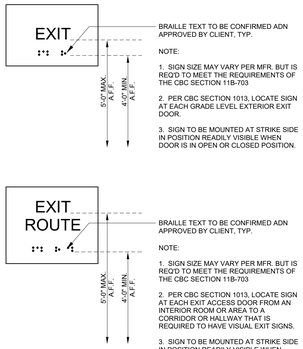


NOTE: PICTOGRAMS AND/OR LETTERING ARE NOT REQ'D ON DOOR MOUNTED SIGNAGE. SIGNAGE SHALL BE 1/4" THICK AND CONTRAST WITH COLOR OF DOOR.

Ⓖ ADA SIGNAGE



NOTE:
ACCESSIBLE SANITARY FACILITIES ARE REQ'D TO HAVE BOTH DOOR MOUNTED AND WALL MOUNTED SIGNAGE. RAISED LETTER BRAILLE SIGNS ON LATCH SIDE OF THE WALL OUTSIDE OF RESTROOM ENTRANCE DOORS, MOUNTED 60" ABOVE THE FLOOR, ALLOWING APPROACH TO WITHIN 3". (CBC SECTION 11B-703)



BRAILLE TEXT TO BE CONFIRMED ADN APPROVED BY CLIENT, TYP.

NOTE:

1. SIGN SIZE MAY VARY PER MFR, BUT IS REQ'D TO MEET THE REQUIREMENTS OF THE CBC SECTION 11B-703

2. PER CBC SECTION 1013, LOCATE SIGN AT EACH GRADE LEVEL EXTERIOR EXIT DOOR.

3. SIGN TO BE MOUNTED AT STRIKE SIDE IN POSITION READILY VISIBLE WHEN DOOR IS IN OPEN OR CLOSED POSITION.

BRAILLE TEXT TO BE CONFIRMED ADN APPROVED BY CLIENT, TYP.

NOTE:

1. SIGN SIZE MAY VARY PER MFR, BUT IS REQ'D TO MEET THE REQUIREMENTS OF THE CBC SECTION 11B-703

2. PER CBC SECTION 1013, LOCATE SIGN AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE VISUAL EXIT SIGNS.

3. SIGN TO BE MOUNTED AT STRIKE SIDE IN POSITION READILY VISIBLE WHEN DOOR IS IN OPEN OR CLOSED POSITION.



UNAUTHORIZED VEHICLE SIGNAGE 6
3" = 1'-0"

ACCESSIBLE SIGNAGE 2
1/2" = 1'-0"

EXIT SIGNAGE DETAIL 1
3" = 1'-0"

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BY: Mulham Hweidi DATE: 03/25/2026

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PATRICK J. TIGHE
NO. C-27987
RENEWAL DATE
STATE OF CALIFORNIA

CITY OF
EL SEGUNDO
350 Main St, El Segundo, CA 90245

EL SEGUNDO RECREATION PARK PHASE 1 IMPROVEMENT PROJECT

TEEN CENTER AND TEEN PLAZA

405 E Grand Ave,
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5757 Venice Blvd.
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Issue dates

#	Date	Description
	01/15/25	50% DD SUBMITTAL
	04/18/25	100% DD SUBMITTAL
	06/06/25	50% CD SUBMITTAL
	08/20/25	90% CD SUBMITTAL
	10/28/25	PLAN CHECK RESUBMITTAL #1
	11/14/25	PLAN CHECK RESUBMITTAL #2
	01/16/26	PLAN CHECK RESUBMITTAL #3
	02/09/26	PLAN CHECK RESUBMITTAL #4

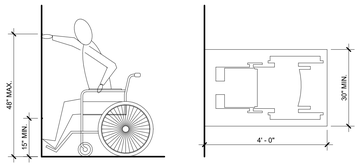
Sheet title:

ADA NOTES, DETAILS

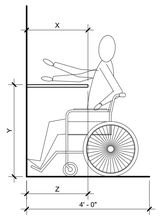
Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

A6.42

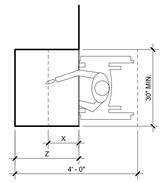
FEBRUARY 9, 2026 - PLAN CHECK RESUBMITTAL #4



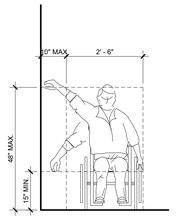
A) HIGH FORWARD REACH LIMIT



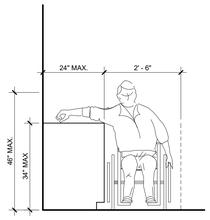
B) MAXIMUM FORAWRD REACH OVER AN OBSTRUCTION



NOTE:
X SHALL BE LESS THAN OR EQUAL TO 25"
Z SHALL BE GREATER THAN OR EQUAL TO X.
WHEN X IS LESS THAN 20", THEN Y SHALL BE 48" MAX.
WHEN X IS 20"-25" THEN Y SHALL BE 44" MAXIMUM

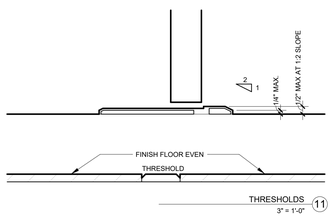


B) HIGH AND LOW SIDE REACH LIMITS



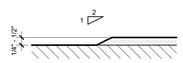
A) MAXIMUM SIDE REACH OVER OBSTRUCTION

FORWARD REACH 13
1/2" = 1'-0"



THRESHOLDS 11
3" = 1'-0"

SIDE REACH 7
1/2" = 1'-0"

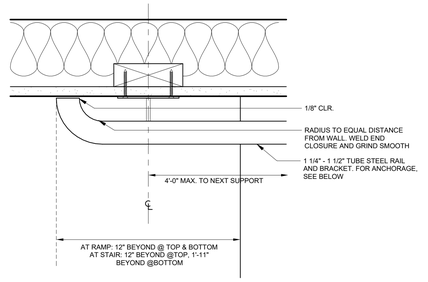


D) CHANGE IN LEVEL

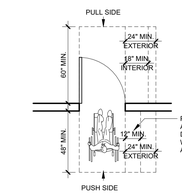


D) CHANGE IN LEVEL

CHANGE IN LEVEL 6
3" = 1'-0"

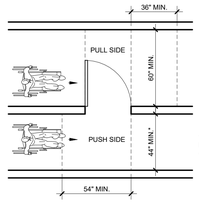


TYP. WALL MTD HANDRAIL @ RAMP / STAIR PLAN 3
3" = 1'-0"



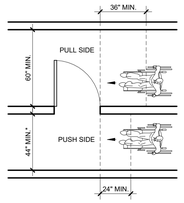
PROVIDE THIS ADDITIONAL SPACE IF DOOR IS EQUIPPED WITH BOTH A LATCH AND A CLOSER.

A) FRONT APPROACH



*NOTE: 48" MIN. IF DOOR IS EQUIPPED WITH BOTH A LATCH AND A CLOSER.

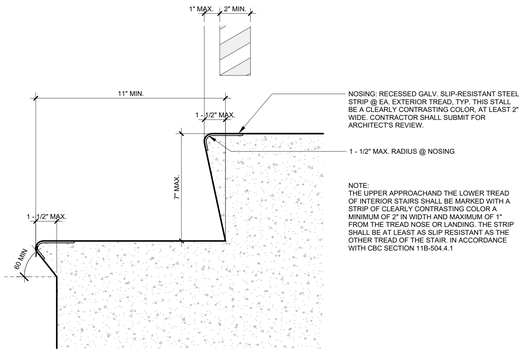
B) HINGE APPROACH



*NOTE: 48" MIN. IF DOOR IS EQUIPPED WITH BOTH A LATCH AND A CLOSER.

C) LATCH APPROACH

LEVEL MANEUVERING CLEARANCE @ DOORS 10
1/4" = 1'-0"

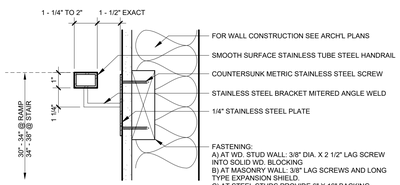


NOSING: RECESSED GALV. SLIP-RESISTANT STEEL STRIP @ EA. EXTERIOR TREAD, TYP. THIS STALL BE A CLEARLY CONTRASTING COLOR, AT LEAST 2" WIDE. CONTRACTOR SHALL SUBMIT FOR ARCHITECT'S REVIEW.

1 - 1/2" MAX. RADIUS @ NOSING

NOTE:
THE UPPER APPROACHAND THE LOWER TREAD OF INTERIOR STAIRS SHALL BE MARKED WITH A STRIP OF CLEARLY CONTRASTING COLOR A MINIMUM OF 2" IN WIDTH AND MAXIMUM OF 1" FROM THE TREAD NOSE OR LANDING. THE STRIP SHALL BE AT LEAST AS SLIP RESISTANT AS THE OTHER TREAD OF THE STAIR. IN ACCORDANCE WITH CBC SECTION 11B-504.4.1

NOSING DETAIL 5
3" = 1'-0"

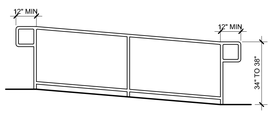


FOR WALL CONSTRUCTION SEE ARCH'L PLANS
SMOOTH SURFACE STAINLESS TUBE STEEL HANDRAIL
COUNTERSUNK METRIC STAINLESS STEEL SCREW
STAINLESS STEEL BRACKET MITERED ANGLE WELD
1/4" STAINLESS STEEL PLATE

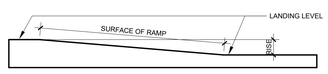
FASTENING:
A) AT WD. STUD WALL: 3/8" DIA. X 2 1/2" LAG SCREW INTO SOLID WD. BLOCKING
B) AT MASONRY WALL: 3/8" LAG SCREWS AND LONG TYPE EXPANSION SHIELD.
C) AT STEEL STUDS PROVIDE 6" X 16" BACKING CHANNEL (50,000 PSI GRADE D) W/3 - #10 SCREWS TO EA. STUD.

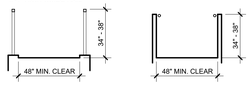
TYP. WALL MTD HANDRAIL @ RAMP / STAIR SECTION 2
3" = 1'-0"

11B-405.9.2 CURB OR BARRIER
A CURB, 2 INCHES (51 mm) HIGH MINIMUM, OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4 INCH (102 mm) DIAMETER SPHERE, WHERE ANY PORTION OF THE SPHERE IS WITHIN 4 INCHES (102 mm) OF THE FINISH FLOOR OR GROUND SURFACE. TO PREVENT WHEEL ENTRAPMENT, THE CURB OR BARRIER SHALL PROVIDE A CONTINUOUS AND UNINTERRUPTED BARRIER ALONG THE LENGTH OF THE RAMP.

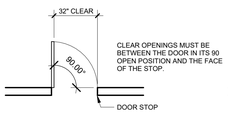


	MAX. RISE		MAX. HORIZONTAL PROJECTION	
SLOPE	IN.	MM.	FT.	M.
1:12 to < 1:16	30	760	30	9
1:16 to < 1:20	30	760	40	12



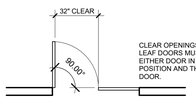


RAMPS AND SIDEWALKS ACCESSIBILITY 9
1/4" = 1'-0"



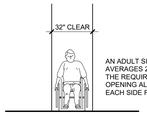
CLEAR OPENINGS MUST BE BETWEEN THE DOOR IN ITS 90 OPEN POSITION AND THE FACE OF THE STOP.

A) SINGLE DOOR



CLEAR OPENINGS FOR TWO LEAF DOORS MUST BE BETWEEN EITHER DOOR IN ITS 90 OPEN POSITION AND THE EDGE OF THE DOOR.

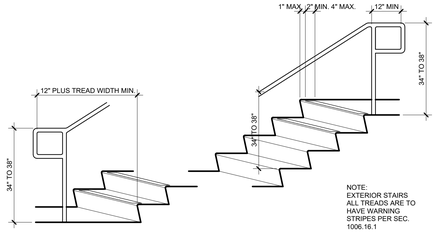
B) DOUBLE DOOR



AN ADULT SIZE WHEELCHAIR AVERAGES 27 INCHES IN WIDTH. THE REQUIRED 32 INCH CLEAR OPENING ALLOWS 2 - 1/2" ON EACH SIDE FOR HANDS.

C) PASSAGE CLEARANCE

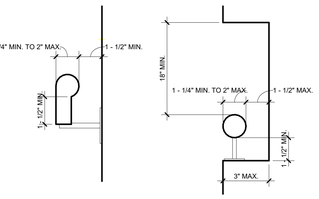
DOOR WIDTH 8
1/4" = 1'-0"

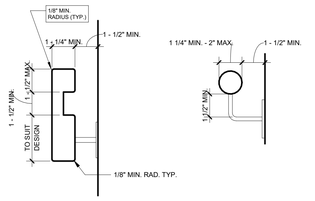


NOTE:
EXTERIOR STAIRS ALL TREADS ARE TO HAVE WARNING STRIPES PER SEC. 1006.16.1

THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND IS INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

WARNING STRIPING AND HANDRAIL EXTENSIONS 4
1/2" = 1'-0"





HANDRAILS 1
3" = 1'-0"

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	01/16/26	PLAN CHECK RESUBMITTAL #3
	02/09/26	PLAN CHECK RESUBMITTAL #4

Sheet title:

ADA NOTES, DETAILS

Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

A6.43

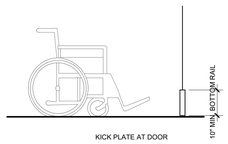
True North Compliance Services, Inc.

PLAN REVIEW APPROVAL

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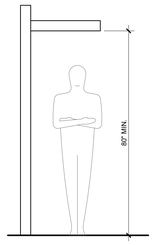
BY: Mulham Hweidi DATE: 03/25/2026

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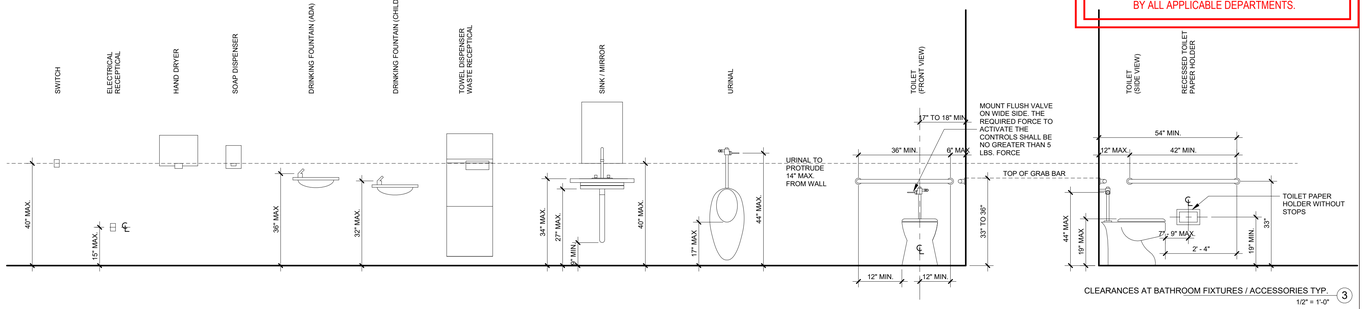


KICK PLATE AT DOOR

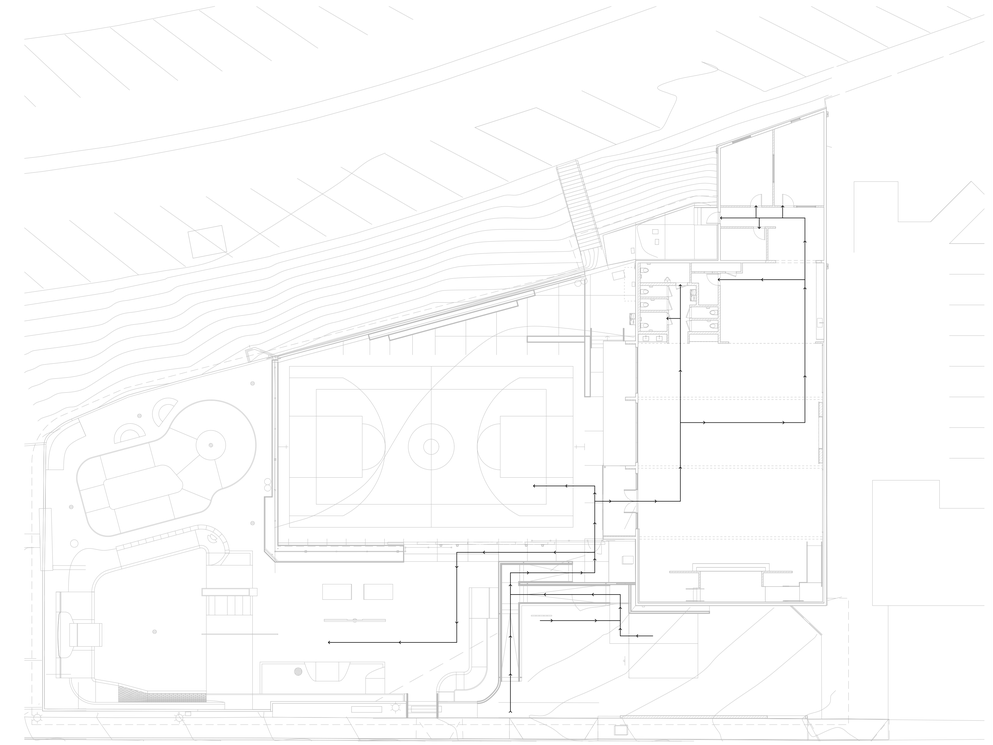
DOOR CONSTRUCTION 7
1/2" = 1'-0"



OVERHEAD OBSTRUCTION 6
1/2" = 1'-0"



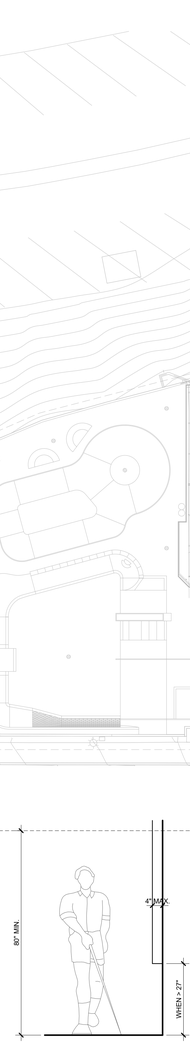
CLEARANCES AT BATHROOM FIXTURES / ACCESSORIES TYP. 3
1/2" = 1'-0"

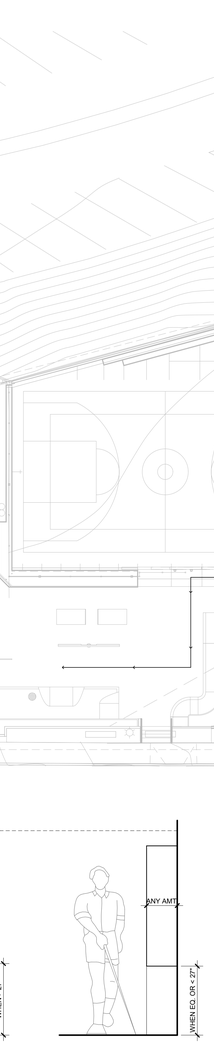


ACCESSIBLE PATH OF TRAVEL DIAGRAM 2
1/16" = 1'-0"

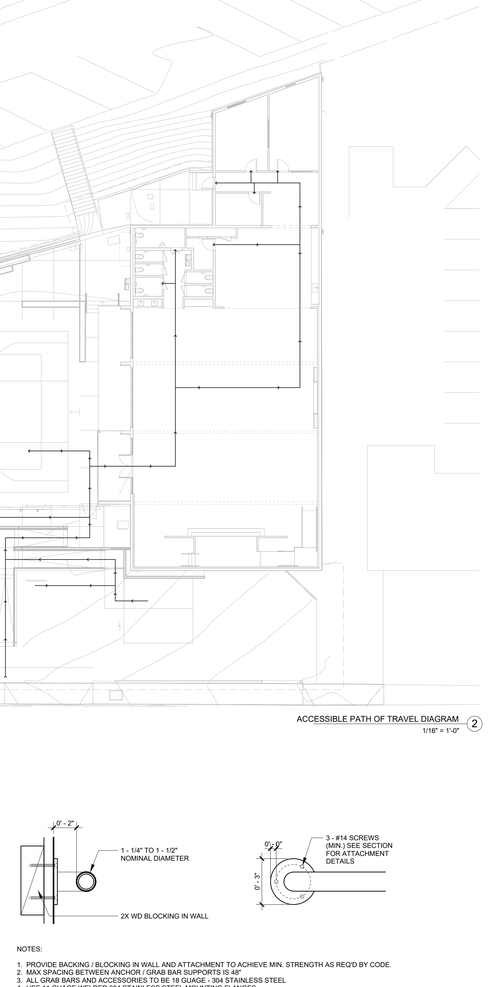


WALKING PERPENDICULAR TO WALL



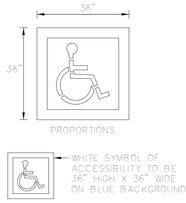


PROTRUDING OBJECTS 4
1/2" = 1'-0"



NOTES:
1. PROVIDE BACKING / BLOCKING IN WALL AND ATTACHMENT TO ACHIEVE MIN. STRENGTH AS REQD BY CODE.
2. MAX SPACING BETWEEN ANCHOR / GRAB BAR SUPPORTS IS 48"
3. ALL GRAB BARS AND ACCESSORIES TO BE 18 GUAGE - 304 STAINLESS STEEL
4. USE 11 GUAGE WELDED 304 STAINLESS STEEL MOUNTING FLANGES.

HANDRAIL DIMENSIONS 1
3" = 1'-0"

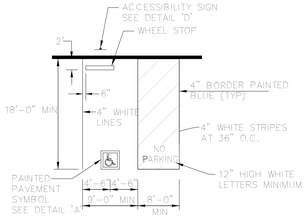


PROPORTIONS

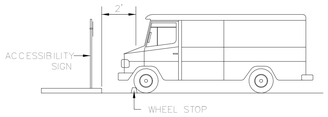
WHITE SYMBOL OF ACCESSIBILITY TO BE 36" HIGH X 36" WIDE ON BLUE BACKGROUND

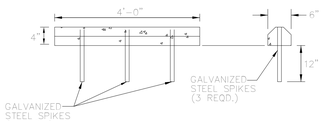
DISPLAY CONDITION

PAINTED PAVEMENT SYMBOL
DETAIL 'A'

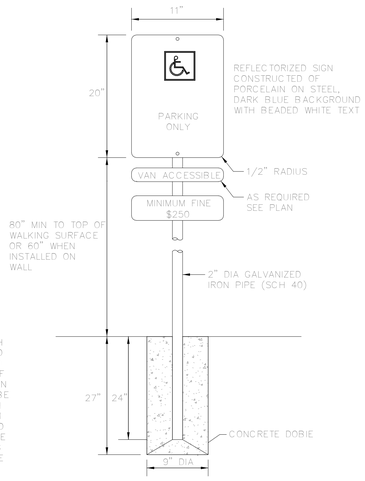


PAINTED PAVEMENT STALL
VAN ACCESSIBLE PARKING STALL
DETAIL 'B'

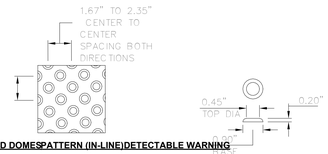




WHEEL STOP
DETAIL 'C'



VAN ACCESSIBILITY SIGN
DETAIL 'D'



RAISED TRUNCATED DOMES PATTERN (IN-LINE) DETECTABLE WARNING

RAISED TRUNCATED DOMES

NOTES:
1. RAISED TRUNCATED DOMES TO BE SURFACE MOUNTED
2. COLOR AND MATERIAL SHALL CONFORM TO CBC CHAPTER 11B-705.1

8 - DETECTABLE WARNING - RAISED TRUNCATED DOMES
NTS

NOTES:
1. EACH PARKING SPACE RESERVED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE, CONSISTING OF A PROFILE VIEW OF A WHEELCHAIR OCCUPANT IN WHITE ON DARK BLUE BACKGROUND. THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES IN AREA AND WHEN IN A PATH OF TRAVEL, SHALL BE POSTED AT A MINIMUM HEIGHT OF 80 INCHES FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE. SIGNS MAY ALSO BE CENTERED ON THE WALL AT THE INTERIOR OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 36 INCHES FROM THE PARKING SPACE FINISHED GRADE, GROUND, OR SIDEWALK.
2. VAN STALLS TO BE LABELED ON PAVEMENT IN 12" HIGH LETTERS WITH WHITE PAINT AND BE DESIGNATED BY AN ADDITIONAL SIGN STATING "VAN ACCESSIBLE" MOUNTED BELOW THE REFLECTORIZED SIGN.

5 - VAN ACCESSIBLE PARKING STALL AND ACCESS AISLE
NTS

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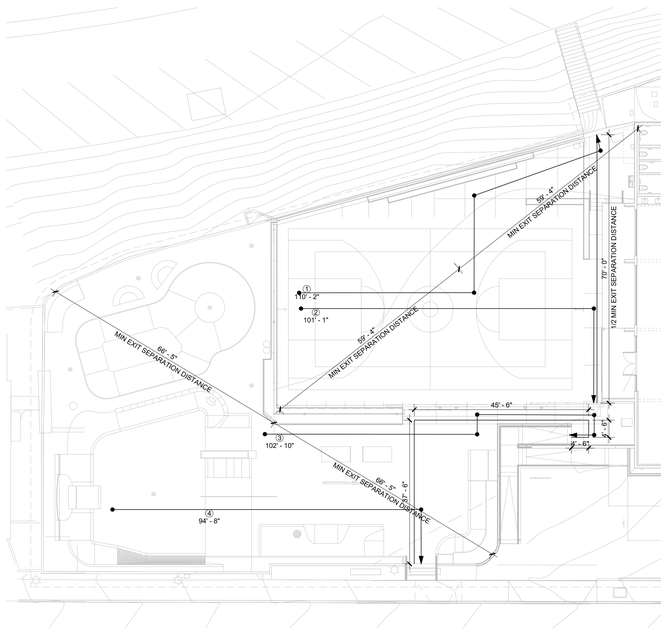
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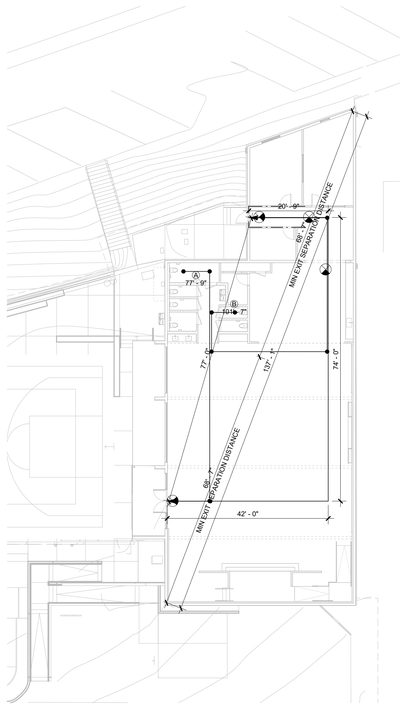
A6.44



GROUND LEVEL EGRESS PLAN 5
1/16" = 1'-0"

1/2 MIN EXIT SEPARATION DISTANCE		
BASKETBALL COURT:	=	70'
SKATEPARK: 37' 6"+45' 6"+4' 6"+4' 6"	=	87' 6"

FIRE EXIT DISTANCE	
PATH	DISTANCE TO BUILDING EXIT (200' MAX)
1	110' - 2"
2	101' - 1"
3	102' - 10"
4	94' - 8"

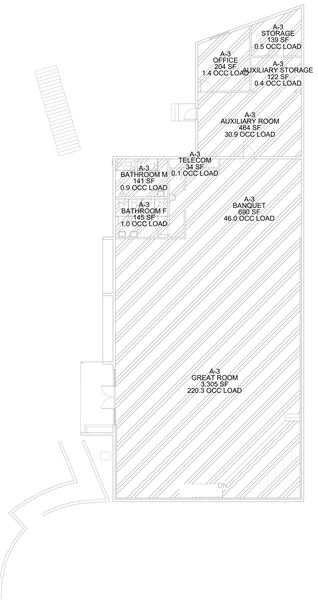


GROUND LEVEL EGRESS PLAN 2
1/16" = 1'-0"

FIRE RATING LEGEND	
	1 HR SEPARATION
	2 HR SEPARATION
	3 HR SEPARATION
	EXIT ACCESS TRAVEL DISTANCE

FIRE EXIT DISTANCE	
PATH	DISTANCE TO BUILDING EXIT (200' MAX)
A	77' - 9"
B	101' - 7"

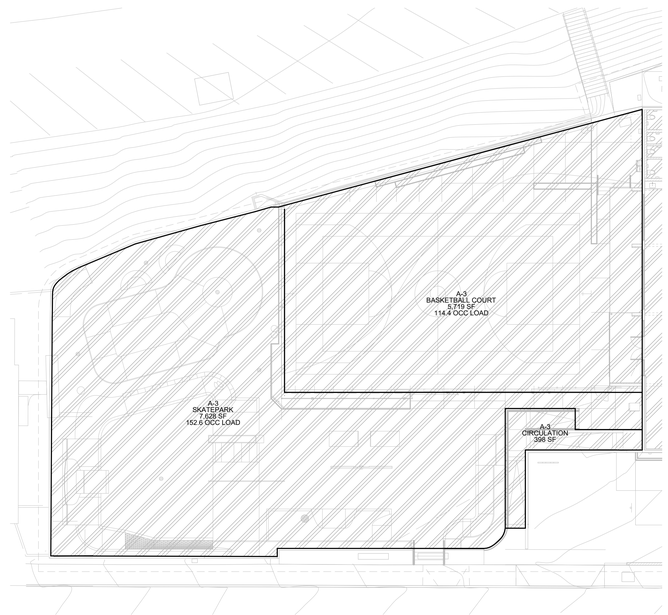
1/2 MIN EXIT SEPARATION DISTANCE		
42' 0"+74' 0"+20' 9"	=	136' 9"



GROUND LEVEL EXISTING 3
1/16" = 1'-0"

BUILDING AREA CALCULATIONS	
OFFICE	204 SF
STORAGE	139 SF
BANQUET	690 SF
GREAT ROOM	3,305 SF
TELECOM	34 SF
BATHROOM M	141 SF
BATHROOM F	145 SF
AUXILIARY ROOM	464 SF
AUXILIARY STORAGE	122 SF
TOTALS	5,242 SF

OCCUPANCY LOAD CALCULATIONS					
PROGRAM	AREA	/	FACTOR	=	OCC LOAD
A-3					
OFFICE	204 SF	/	150 SF	=	2
STORAGE	139 SF	/	300 SF	=	1
BANQUET	690 SF	/	15 SF	=	46
GREAT ROOM	3,305 SF	/	15 SF	=	220
TELECOM	34 SF	/	300 SF	=	1
BATHROOM (M)	141 SF	/	150 SF	=	1
BATHROOM (F)	145 SF	/	150 SF	=	1
AUXILIARY ROOM	464 SF	/	15 SF	=	31
AUXILIARY STORAGE	122 SF	/	300 SF	=	1
TOTAL LEVEL AREA	5,242 SF				304



OUTDOOR OCCUPANCY AREA 4
1/16" = 1'-0"

BUILDING AREA CALCULATIONS	
BASKETBALL COURT	5,719 SF
CIRCULATION	398 SF
SKATEPARK	7,628 SF
TOTAL AREA	13,745 SF

OCCUPANCY LOAD CALCULATIONS					
PROGRAM	AREA	/	FACTOR	=	OCC LOAD
A-3					
BASKETBALL COURT	3,293 SF	/	50 SF	=	114.4
SKATEPARK	55 SF	/	50 SF	=	152.6
TOTAL LEVEL AREA	13,347 SF				267



GROUND LEVEL 1
1/16" = 1'-0"

NOTE: GREAT ROOM NOT TO BE USED FOR WEDDINGS, DANCE FLOORS, OR PARTIES.

BUILDING AREA CALCULATIONS	
OFFICE	244 SF
GREAT ROOM	3,293 SF
STORAGE	55 SF
STORAGE	35 SF
STORAGE	109 SF
QUIET ROOM	295 SF
GAME ROOM	280 SF
MULTI-PURPOSE ROOM	561 SF
BATHROOMS	371 SF
GROUND LEVEL	5,242 SF

OCCUPANCY LOAD CALCULATIONS					
PROGRAM	AREA	/	FACTOR	=	OCC LOAD
A-3					
GREAT ROOM	3,293 SF	/	15 SF	=	220
STORAGE	55 SF	/	300 SF	=	1
STORAGE	35 SF	/	300 SF	=	1
STORAGE	109 SF	/	300 SF	=	1
OFFICES	244 SF	/	150 SF	=	2
MULTI-PURPOSE	561 SF	/	15 SF	=	38
GAME ROOM	280 SF	/	15 SF	=	19
BATHROOMS	371 SF	/	150 SF	=	3
QUIET ROOM	295 SF	/	15 SF	=	20
TOTAL LEVEL AREA	5,242 SF				305

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BY: Mulham Hweidi DATE: 03/25/2026

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Issue dates

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	02/09/26	PLAN CHECK RESUBMITTAL #4

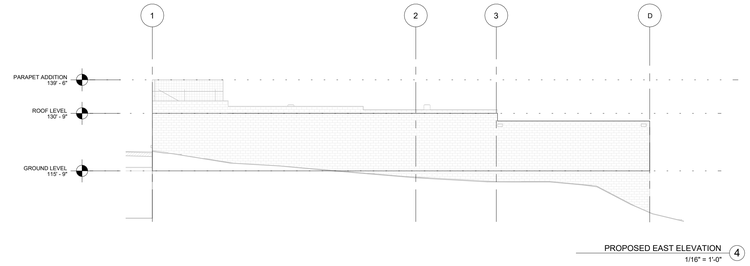
Sheet title:

BUILDING CODE AREA CALCS AND EGRESS DIAGRAMS

Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

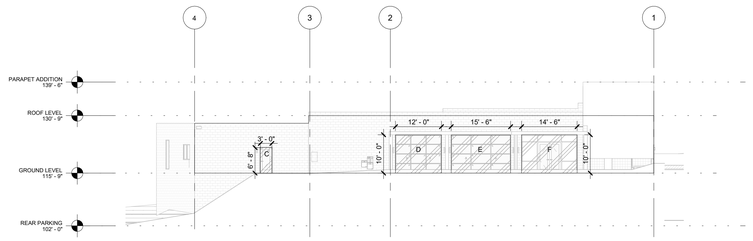
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FEBRUARY 9, 2026 - PLAN CHECK RESUBMITTAL #4



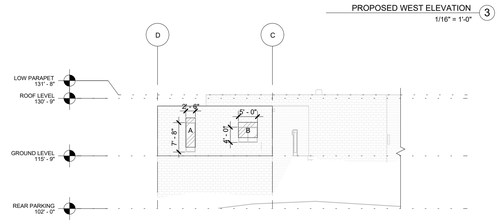
PROPOSED EAST ELEVATION 4
1/16" = 1'-0"

FIRE SEPARATION - EAST ELEVATION						
GROUND LEVEL OPENINGS:	NA	(0)	0' - 0" * 0' - 0"	=	0.00 SF
	TOTAL			=	**0 SF**
GROUND LEVEL CALCS:	TOTAL OPENINGS:	0.00 SF			
	TOTAL AREA:	1866.00 SF		=	**0.00% OPENING**
EAST ELEVATION:	0' - 0" TO PROPERTY LINE				
ALLOWABLE AREA:	NONE (0' TO LESS THAN 5')				



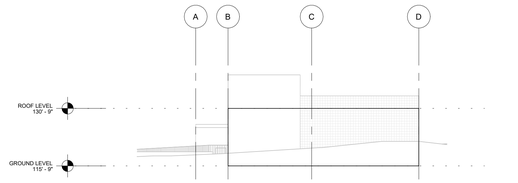
PROPOSED WEST ELEVATION 3
1/16" = 1'-0"

FIRE SEPARATION - EAST ELEVATION						
GROUND LEVEL OPENINGS:	C	(1)	6' - 8" * 3' - 0"	=	13.50 SF
	D	(1)	10' - 0" * 12' - 0"	=	45.83 SF
	E	(1)	10' - 0" * 15' - 6"	=	45.83 SF
	F	(1)	10' - 0" * 14' - 6"	=	45.83 SF
	TOTAL			=	**438.7 SF**
GROUND LEVEL CALCS:	TOTAL OPENINGS:	438.70 SF			
	TOTAL AREA:	1737.00 SF		=	**25.26% OPENING**
WEST ELEVATION:	157' - 0" TO PROPERTY LINE				
ALLOWABLE AREA:	UNLIMITED (30' OR HIGHER)				



PROPOSED NORTH EAST ELEVATION 1
1/16" = 1'-0"

FIRE SEPARATION - EAST ELEVATION						
GROUND LEVEL OPENINGS:	A	(1)	7' - 8" * 2' - 6"	=	19.00 SF
	B	(1)	4' - 0" * 5' - 0"	=	20.00 SF
	TOTAL			=	**39 SF**
GROUND LEVEL CALCS:	TOTAL OPENINGS:	39.00 SF			
	TOTAL AREA:	389.63 SF		=	**10.01% OPENING**
NORTH EAST ELEVATION:	36' - 0" TO C.L. OF PARKING LOT BEHIND				
ALLOWABLE AREA:	UNLIMITED (30' AND MORE)				



PROPOSED SOUTH ELEVATION 2
1/16" = 1'-0"

FIRE SEPARATION - EAST ELEVATION						
GROUND LEVEL OPENINGS:	NA	(0)	0' - 0" * 0' - 0"	=	0.00 SF
	TOTAL			=	**0 SF**
GROUND LEVEL CALCS:	TOTAL OPENINGS:	0.00 SF			
	TOTAL AREA:	746.50 SF		=	**0.00% OPENING**
SOUTH ELEVATION:	58' - 0" TO C.L. OF GRAND AVE				
ALLOWABLE AREA:	UNLIMITED (30' AND MORE)				

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BY: Mutham Hweidi DATE: 03/25/2026

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Sheet title:

FIRE SEPARATION DIAGRAMS

Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

A6.61