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

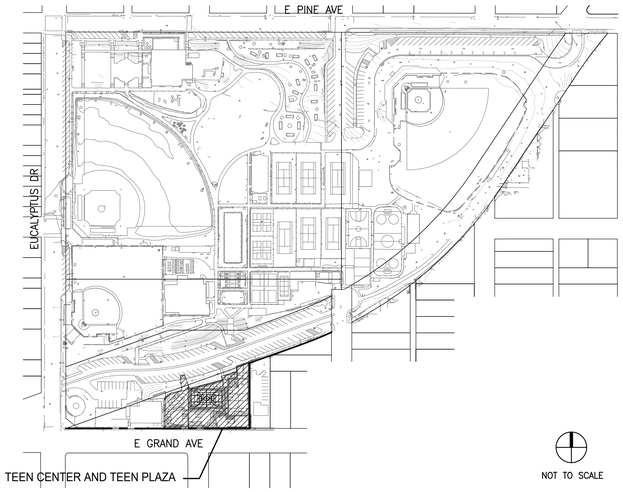
CIVIL AND LANDSCAPE SCOPE:
RENOVATION OF EXISTING TEEN PLAZA INCLUDING REMOVAL OF EXISTING FACILITIES AND UPGRADED SPORT COURT, SKATEPARK, FENCING, SEATING, AND LANDSCAPING. RENOVATIONS TO IMPROVE DROP–OFF AND ACCESSIBILITY INCLUDE ONE NEW ACCESSIBLE PARKING SPACE AND ACCESS RAMP AND ROUTE TO THE TEEN 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:



PROJECT TEAM:

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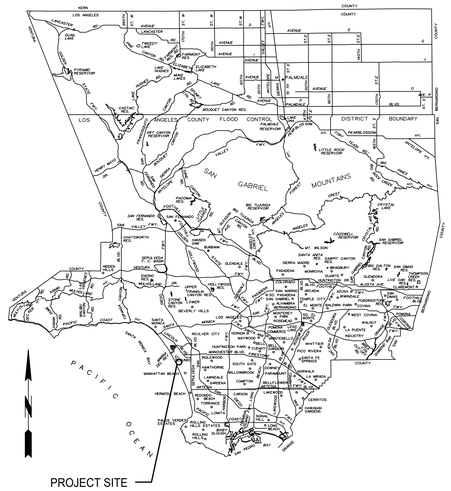
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Irvine, CA 92618
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CONTACT: KEVIN DIN

AUDIO VISUAL:
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1275 Shiloh Road, Suite 3020
Kiennesaw, GA 30144
CONTACT: ILYA RAPOPPORT

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G2.03	GREEN SHEETS
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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.

811 Know what's below. Call before you dig.

MIG
360 East Second Street
Suite 675
Los Angeles, CA 90012
213–694–3800
www.migcom.com

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
	02/12/26	BID PACKAGE

Sheet title:

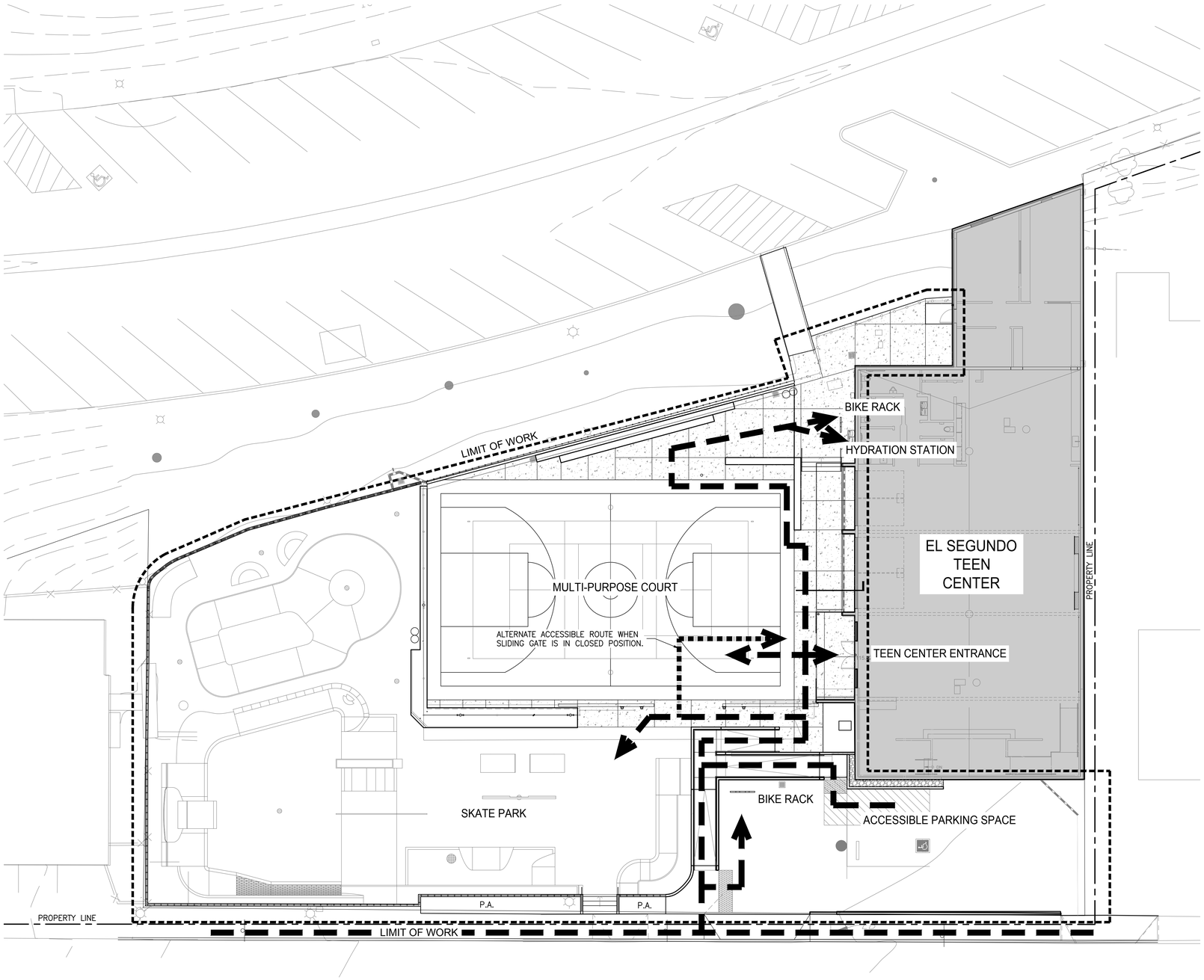
COVER SHEET

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

G1.00

FEBRUARY 12, 2026 - BID PACKAGE

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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'

M I G

360 East Second Street
Suite 675
Los Angeles, CA 90012

213-694-3800
www.migcom.com

REGISTERED LANDSCAPE ARCHITECT
JOHN JOHNSON
No. 5555
12/31/27
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

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	11/14/25	PLAN CHECK RESUBMITTAL #2
	01/16/26	PLAN CHECK RESUBMITTAL #3
	02/12/26	BID PACKAGE

Sheet title:

ACCESSIBLE PATH OF TRAVEL

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

G1.01

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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 ETC.)

Y | N/A | RESPON. PARTY

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

Y | N/A | RESPON. PARTY

☒ ☐ LD REPORT & C6.01

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.

Y | N/A | RESPON. PARTY

☐ ☒

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.

☒ ☐ L1.11

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.

Y | N/A | RESPON. PARTY

☒ ☐ E1.02L

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

Y | N/A | RESPON. PARTY

☒ ☐ C5.01

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MAXIMUM ALLOWABLE GLARE RATING 4 (G)					
MAXIMUM ALLOWABLE GLARE RATING 4 (G)	N/A	G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING 4 (G)	N/A	G0	G1	G1	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.

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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).

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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LICENSED LANDSCAPE ARCHITECT — 5076 — 02-28-27 — 12/18/2025 — CIVIL — 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
	02/12/26	BID PACKAGE

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.)

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

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

L2.80 **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 **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.

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

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.

G2.02 A5.10 A5.40 A6.10 **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.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

G2.02 **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)

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

G2.02 **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.

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.

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.

SECTION 5.504 POLLUTANT CONTROL

G2.02 **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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CITY OF EL SEGUNDO
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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
	02/12/26	BID PACKAGE

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)

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

Y	N/A	RESPON. PARTY
☒	☐	G2.03

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.

Y	N/A	RESPON. PARTY
☒	☐	G2.03

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

Y	N/A	RESPON. PARTY
☒	☐	G2.03

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

Y	N/A	RESPON. PARTY
☒	☐	G2.03

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.

Y	N/A	RESPON. PARTY
☒	☐	G2.03

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).

Y	N/A	RESPON. PARTY
☐	☒	

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

Y	N/A	RESPON. PARTY
☒	☐	G2.03

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 persons 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

Y	N/A	RESPON. PARTY
☐	☒	

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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LICENSED LANDSCAPE ARCHITECT — 5899 — 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
	02/12/26	BID PACKAGE

Sheet title:

GREEN SHEETS

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

G2.03

FEBRUARY 12, 2026 - BID PACKAGE

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 VESTING TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

12/19/2025
BRUCE KIRBY, P.E. — DATE
ASSOCIATE PRINCIPAL
BKF ENGINEERS

MIG
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

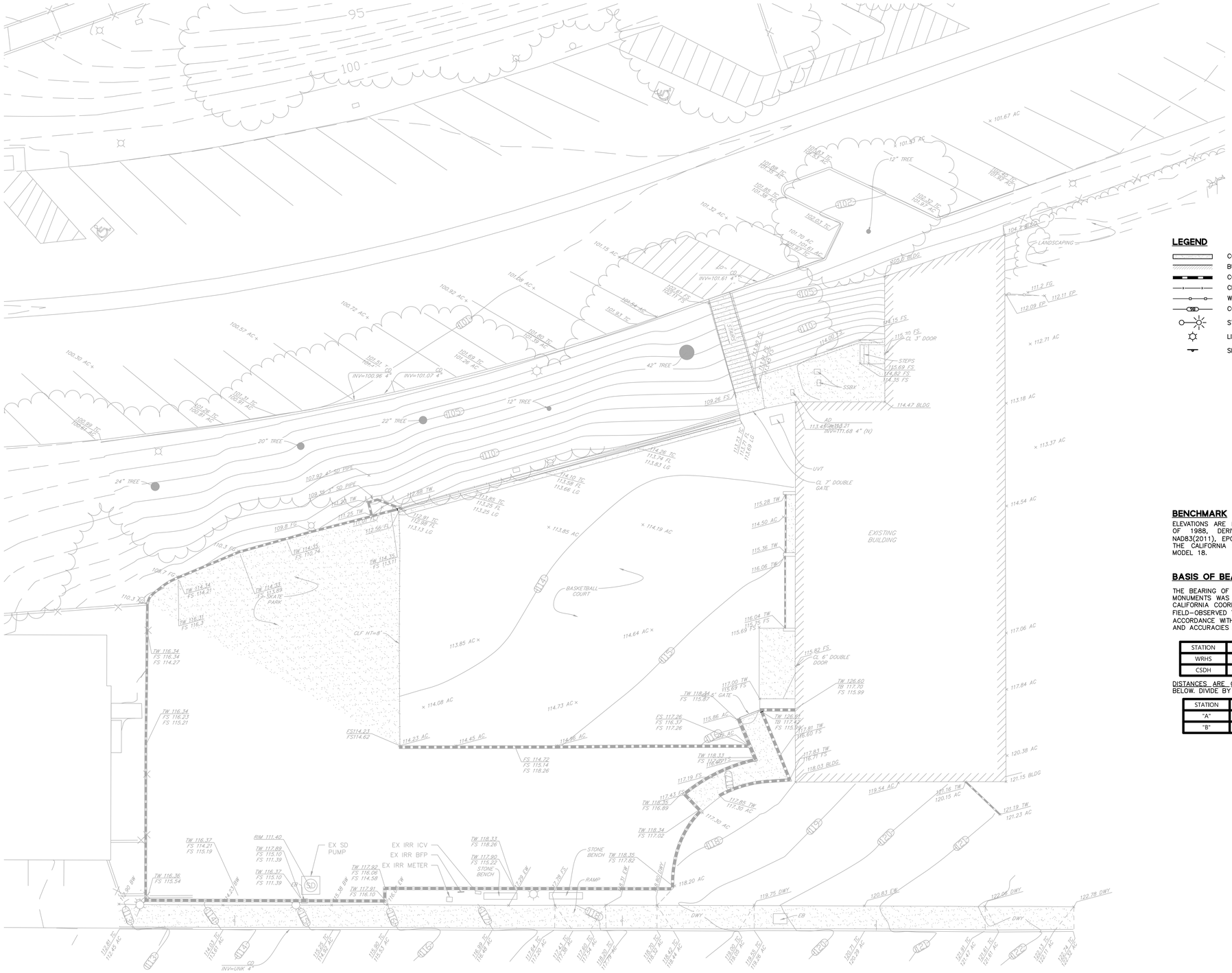
350 Main St, El Segundo, CA 90245

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
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LEGEND

- CONCRETE
- BUILDING PERIMETER
- CONCRETE/BLOCK WALL
- CHAINLINK FENCE
- WOOD FENCE
- CONTOUR LINE (1.0' INTERVALS)
- STREET LIGHT
- LIGHT POLE
- SIGN

BENCHMARK

ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, DERIVED FROM GPS OBSERVATION AND BASED ON NAD83(2011), EPOCH 2017.50, ELLIPSOID HEIGHTS AS PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER AND THE NGS GEOID MODEL 18.

BASIS OF BEARINGS

THE BEARING OF NORTH 00°05'36" EAST BETWEEN THE FOLLOWING DESCRIBED STATION "A" AND STATION "B" MONUMENTS WAS TAKEN AS THE BASIS OF BEARINGS. THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 5, EPOCH 2023.00, AND ESTABLISHED LOCALLY BY FIELD-OBSERVED TIES RELATIVE TO CALIFORNIA SPATIAL REFERENCE NETWORK STATIONS "WRHS" AND "CSDH", IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE, SECTIONS 8801-8819. STATION VALUES (NAD83) AND ACCURACIES AS PUBLISHED BY THE CSRC. ALL LINEAR MEASUREMENTS ARE IN US SURVEY FEET.

STATION	LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	LATITUDE σ	LONGITUDE σ	HEIGHT σ
WRHS	33°57'29.342585"	118°25'39.344545"	28.0823	0.007388	0.007746	0.02135
CSDH	33°51'41.31461"	118°15'24.142307"	-27.7519	0.006404	0.006499	0.01785

DISTANCES ARE GRID-BASED, AND ARE IN REFERENCE TO THE CONTROL POINTS AND COORDINATES SHOWN BELOW. DIVIDE BY THE COMBINED SCALE FACTOR SHOWN TO APPROXIMATE GROUND DISTANCES.

STATION	LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	CONVERGENCE?	COMBINED FACTOR
"A"	33°55'09.9347"	118°24'48.7534"	-17.8262	-00°14'08.61"	1.0002749
"B"	33°55'20.0196"	118°24'48.7835"	-16.5281		

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REGISTERED PROFESSIONAL ENGINEER
BRUCE W. TIRRELL
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CIVIL
STATE OF CALIFORNIA

CITY OF EL SEGUNDO

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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
	02/12/26	BID PACKAGE

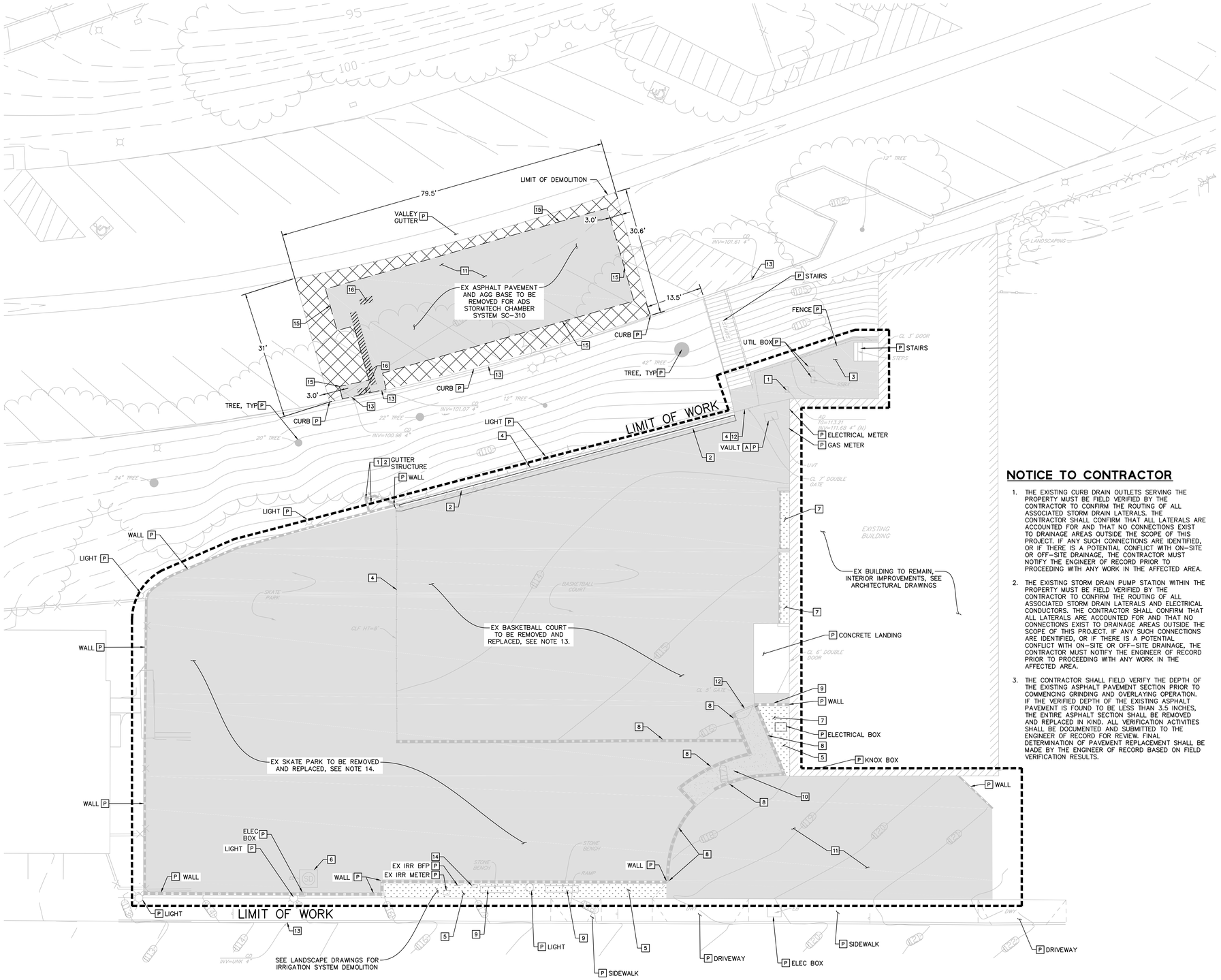
Sheet title:

EXISTING CONDITIONS

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

C2.01

Plotted by: mlappi Dec. 15, 2025 10:02 AM \\BKF-NB\vol4\2024\240033_El_Segundo_Recreational_Park\-10_TeenCtr_TeenPlaza\ENG-L\03-CD\Teen_Center\Sheets\C2.01 EXISTING CONDITIONS.dwg



DEMOLITION LEGEND

- LIMIT OF DEMO
- PROPOSED SAWCUT
- PROPOSED TRENCH CUT, PER LOS ANGELES COUNTY WATERWORKS DISTRICTS DEPARTMENT OF PUBLIC WORKS STD. PLAN W-46
- DEMOLISH EXISTING SITE IMPROVEMENTS AND FEATURES (PAVEMENT, CURB & GUTTER, SIDEWALK, RAMPS, DRIVEWAYS, BOLLARDS, WALLS, ETC.) SEE DEMOLITION NOTE 1, 12, 13, AND 14
- CLEAR AND GRUB EXISTING LANDSCAPE/PLANTING AREA. REMOVE IRRIGATION IN ENTIRETY. CAP IRRIGATION LINES AT THE PROJECT LIMITS. SEE DEMOLITION NOTE 1, 4, AND 8
- GRIND TOP 2 INCHES OF ASPHALT PAVEMENT. SEE DEMOLITION NOTE 2. SEE CONTRACTOR NOTICE 3

DEMOLITION KEYNOTES:

- P PROTECT IN PLACE, SEE DEMOLITION NOTES 2 & 3
- A ADJUST TO GRADE, SEE DEMOLITION NOTES 8, 9, & 10
- 1 REMOVE EXISTING STORM DRAIN AREA DRAIN, CUT AND CAP AND ABANDON EXISTING STORM DRAIN LATERALS
- 2 REMOVE EXISTING CURB AND GUTTER, SEE DEMOLITION NOTE 1
- 3 REMOVE AND REPLACE EXISTING CONCRETE PAVEMENT, SEE NOTES 1 & 12
- 4 REMOVE AND REPLACE EXISTING FENCE, SEE DEMOLITION NOTE 1
- 5 REMOVE EXISTING LANDSCAPE, SEE DEMOLITION NOTE 1 & 4
- 6 REMOVE EXISTING STORM DRAIN VAULT AND PUMP EQUIPMENT, CUT AND CAP AND ABANDON EXISTING STORM DRAIN LATERALS. REMOVE ELECTRICAL CONDUCTORS. SEE CONTRACTOR NOTICE 2
- 7 REMOVE EXISTING PLANTER AND PLANTER WALL, SEE DEMOLITION NOTE 1
- 8 REMOVE EXISTING WALL AND FOOTING, SEE DEMOLITION NOTE 1
- 9 REMOVE EXISTING BENCH AND BASE, SEE DEMOLITION NOTE 1
- 10 REMOVE EXISTING RAMP, SEE DEMOLITION NOTES 1 & 12
- 11 REMOVE AND REPLACE EXISTING ASPHALT PARKING AREA, SEE NOTES 1 & 12
- 12 REMOVE EXISTING GATE, AND FOOTING, SEE DEMOLITION NOTE 1
- 13 ABANDON EXISTING CURB DRAIN, CUT AND CAP AND ABANDON EXISTING STORM DRAIN LATERALS, FILL DRAIN OPENING WITH CLSM. SEE DEMOLITION NOTE 1, SEE CONTRACTOR NOTICE 1
- 14 REMOVE EXISTING IRRIGATION CONTROL VALVE
- 15 PROPOSED SAWCUT
- 16 PROPOSED TRENCH CUT, PER LOS ANGELES COUNTY WATERWORKS DISTRICTS DEPARTMENT OF PUBLIC WORKS STD. PLAN W-46

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.

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.
13. EXISTING BASKETBALL COURT TO BE FULLY REMOVED, INCLUDING ALL ASPHALT/CONCRETE SURFACING, BASE MATERIALS, BASKETBALL STANDARDS, POSTS, AND FOOTINGS. REMOVAL SHALL EXTEND TO DEPTHS NECESSARY TO PERFORM NEW WORK, INCLUDING OVER-EXCAVATION AND RECOMPACTION PER THE GEOTECHNICAL REPORT. REPLACE SUBGRADE/BASE PER CONSTRUCTION DOCUMENTS AND RESTORE TO GRADES AND CONDITIONS SHOWN ON PLANS.
14. EXISTING SKATEPARK TO BE FULLY REMOVED, INCLUDING ALL SLABS, SURFACING, SKATEPARK AMENITIES, AND ASSOCIATED FOUNDATIONS/FOOTINGS. REMOVAL SHALL EXTEND TO DEPTHS NECESSARY TO PERFORM NEW WORK, INCLUDING OVER-EXCAVATION AND RECOMPACTION PER THE GEOTECHNICAL REPORT. REPLACE SUBGRADE/BASE PER CONSTRUCTION DOCUMENTS AND RESTORE TO GRADES AND CONDITIONS SHOWN ON PLANS.

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	01/15/25	50% DD SUBMITTAL
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	06/06/25	50% CD SUBMITTAL
	08/20/25	90% CD SUBMITTAL
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	11/14/25	PLAN CHECK RESUBMITTAL #2
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	02/12/26	BID PACKAGE

Sheet title:

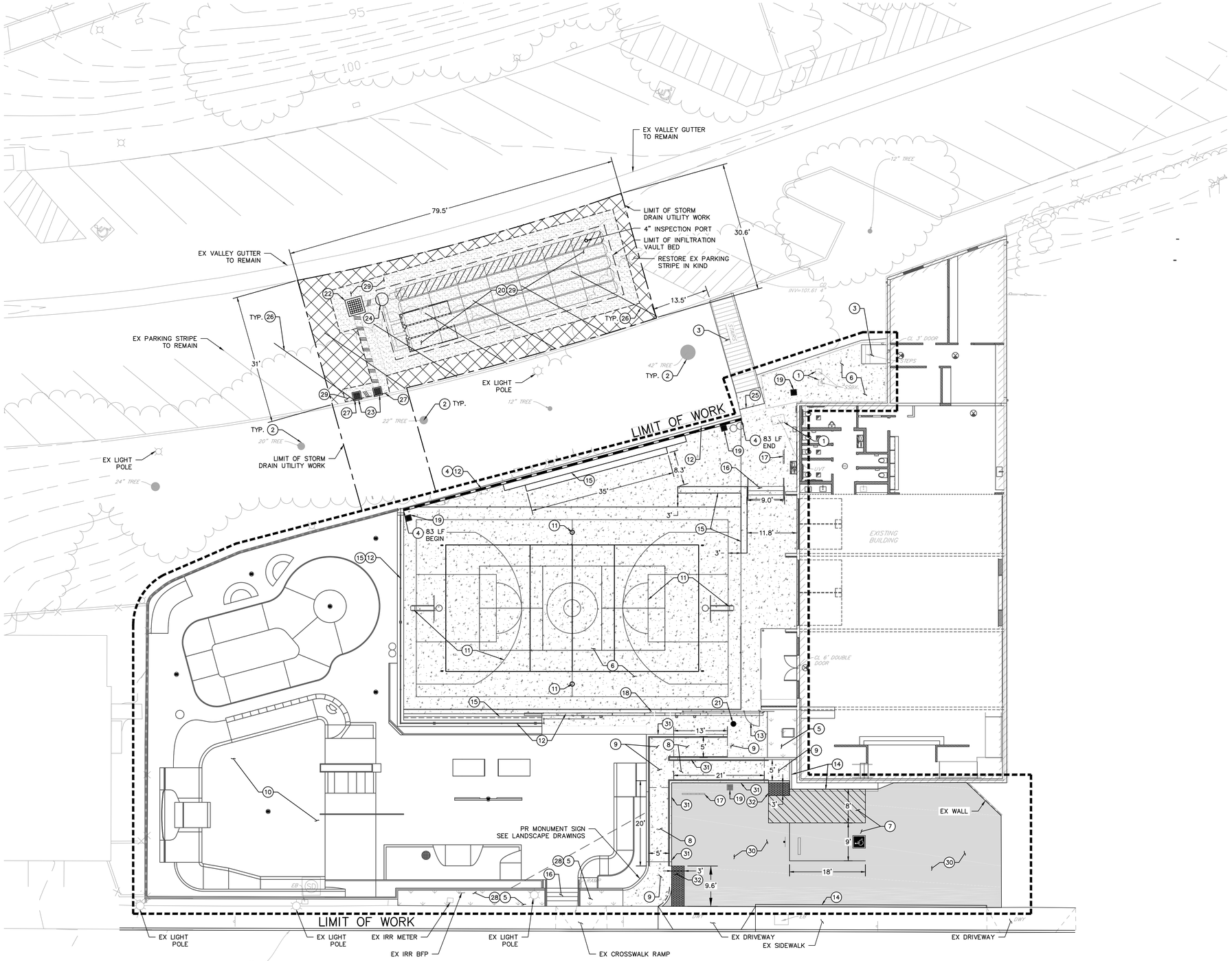
DEMOLITION PLAN

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

C3.01

FEBRUARY 12, 2026 - BID PACKAGE

Plotted by: mlappi Dec. 15, 2025 10:03 AM \\BKF-NB\vol4\2024\240033_El_Segundo_Recreational_Park\-10_TeenCtr_TeenPlaza\ENG-L\03-CD\Teen_Center\Sheets\C3.01 DEMOLITION PLAN.dwg



E. GRAND AVE.

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

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.

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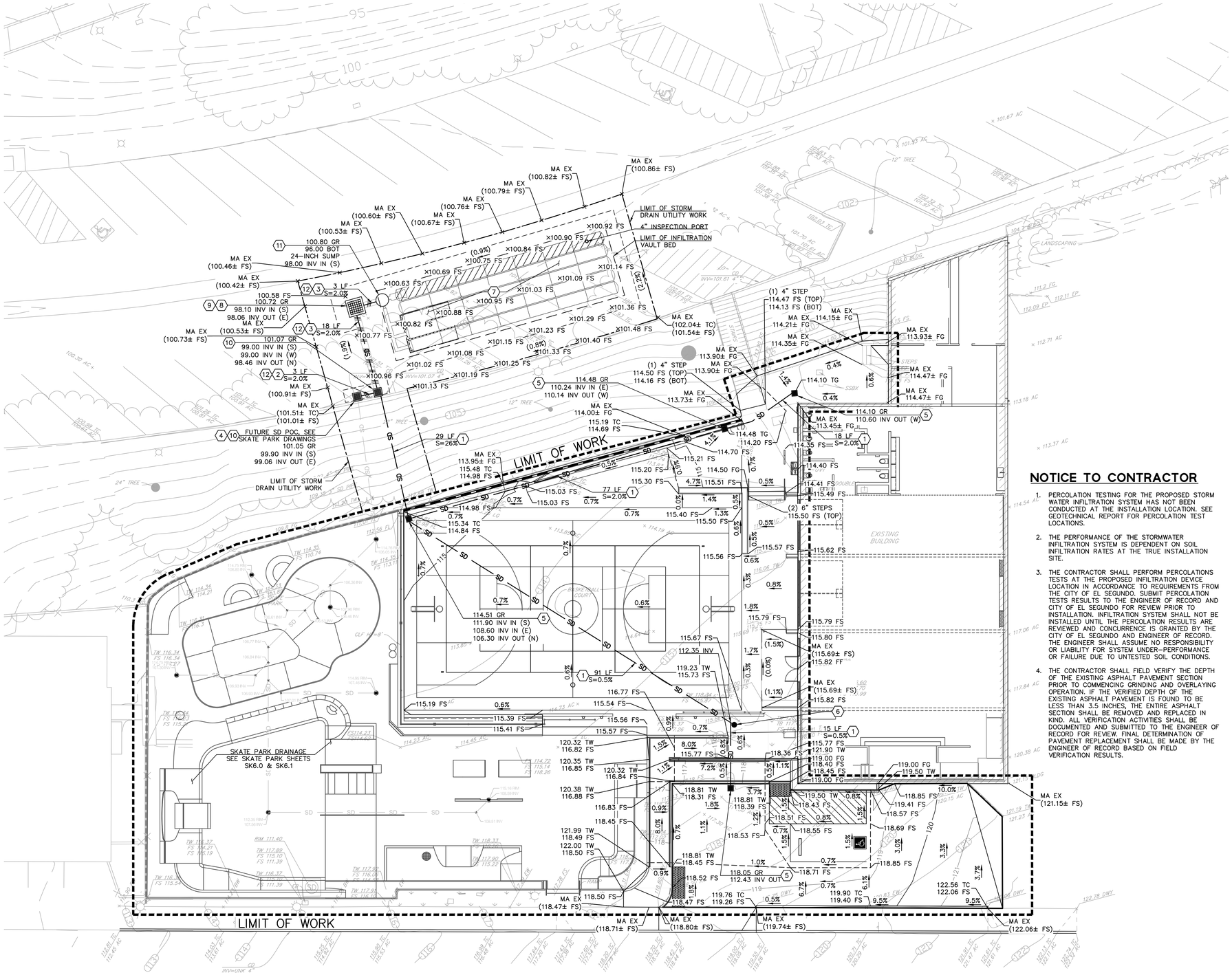
SITE PLAN

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

C4.01

FEBRUARY 12, 2026 - BID PACKAGE

Plotted by: mlappi Dec. 15, 2025 10:04 AM \\BKF-NBVs01\2024\240033_El_Segundo_Recreational_Park\-10_TeenCtr_TeenPlaza\ENG-LV03-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

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.

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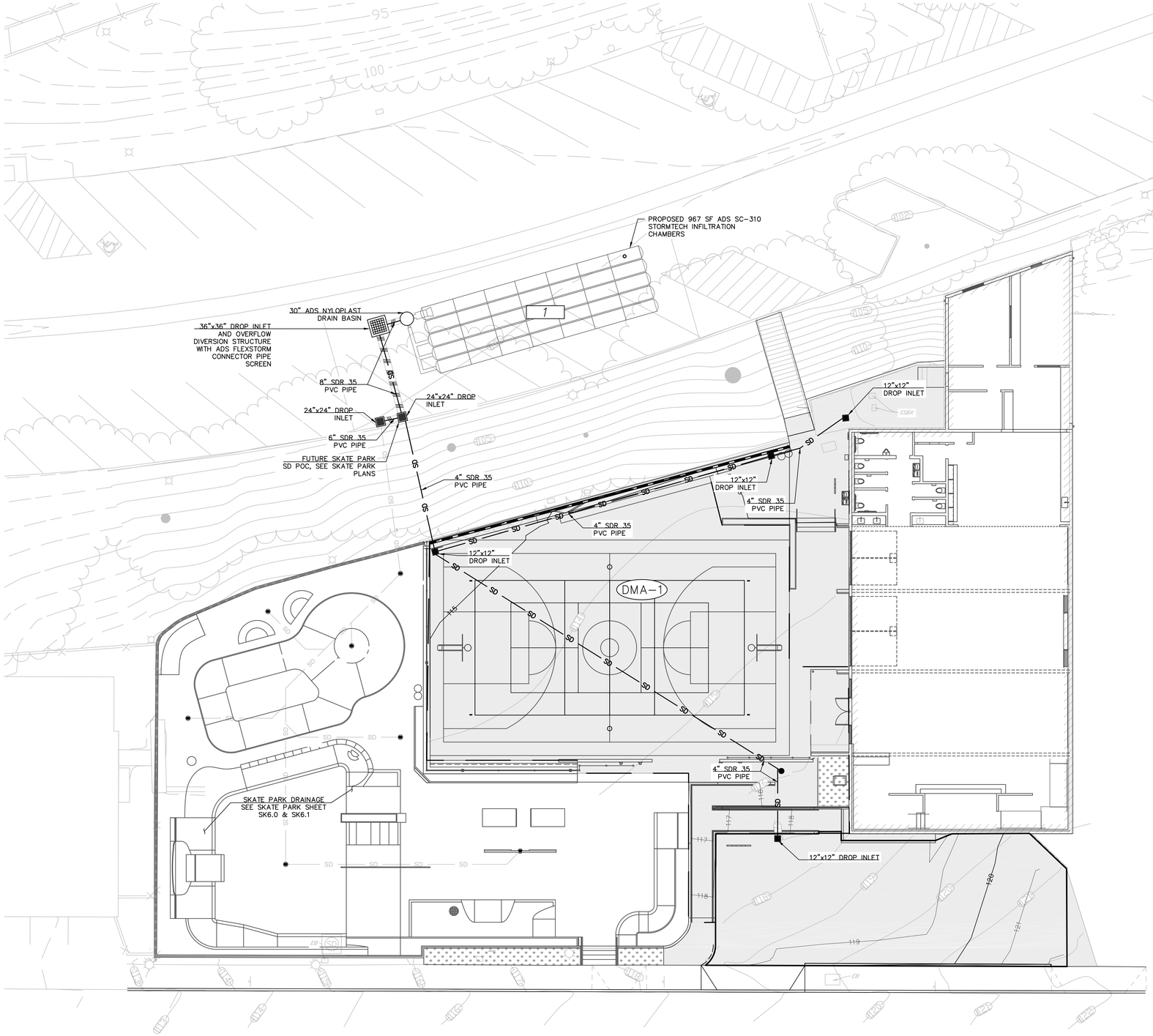
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GRADING AND DRAINAGE PLAN

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

C5.01

Plotted by: mlappi Dec. 15, 2025 10:05 AM \\BKF-NB\vol4\2024\240033_El_Segundo_Recreational_Park\-10_TeenCtr_TeenPlaza\ENG-LV03-CD\Teen_Center\Sheets\C5.01 GRADING AND DRAINAGE PLAN.dwg



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.

THE PERFORMANCE OF THE STORMWATER INFILTRATION SYSTEM IS DEPENDENT ON SOIL INFILTRATION RATES AT THE TRUE INSTALLATION SITE.

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.

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

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www.migcom.com

REGISTERED PROFESSIONAL ENGINEER — BRUCE W. FIRER — No. C-42593 — CIVIL — 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

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
	01/16/26	PLAN CHECK RESUBMITTAL #3
	02/12/26	BID PACKAGE

Sheet title:

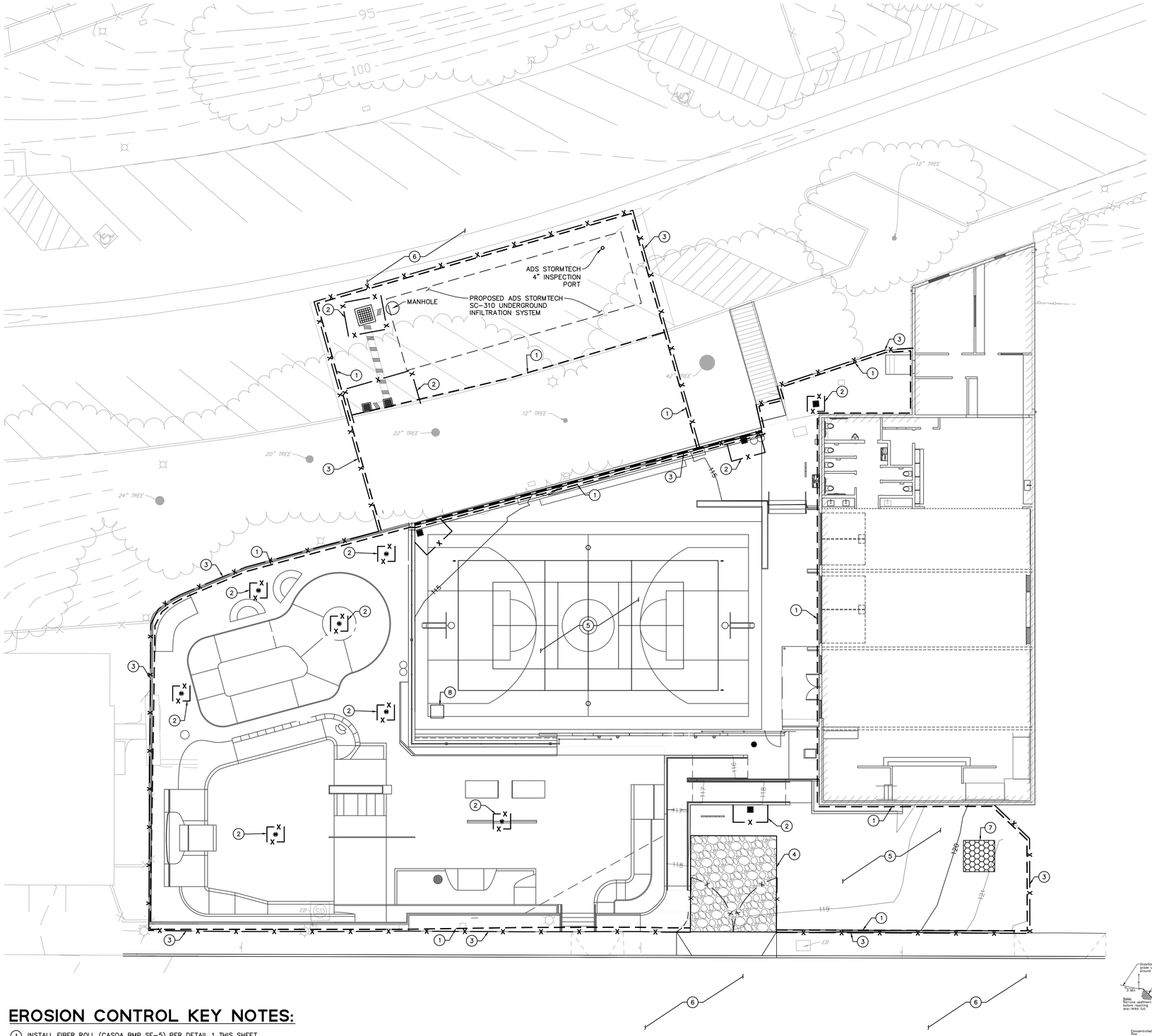
LID PLAN

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

C6.01

FEBRUARY 12, 2026 - BID PACKAGE

Plotted by: mlappi Dec. 15, 2025 10:05 AM \\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



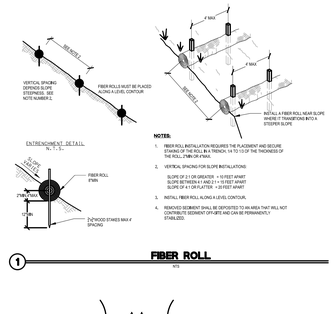
EROSION CONTROL KEY NOTES:

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)

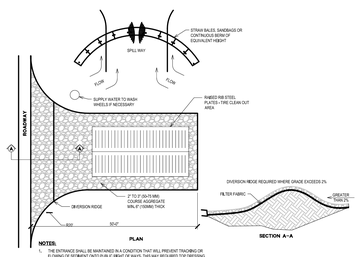
E. GRAND AVE.

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.

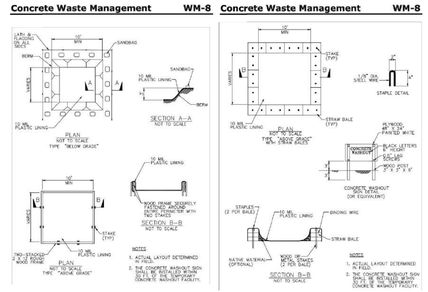


1 FIBER ROLL N.T.S.

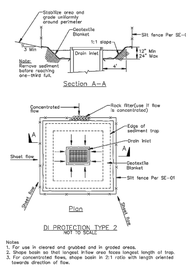


NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND / OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC 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.



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

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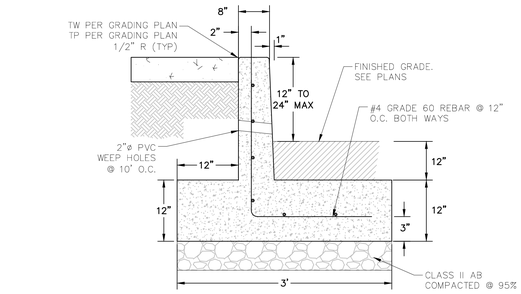
Sheet title:

EROSION CONTROL PLAN

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

C7.01

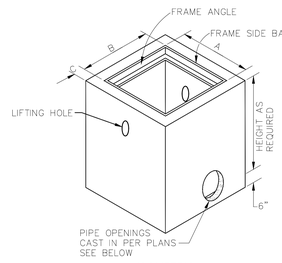
Plotted by: mlappi Dec. 15, 2025 10:07 AM \\BKF-NBV\vol4\2024\240033_El_Segundo_Recreational_Park\~10_TeenCtr_TeenPlaza\ENG~1\03~CD\Teen_Center\Sheets\C7.01 EROSION CONTROL PLAN.dwg



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

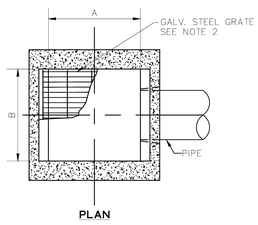


ISOMETRIC

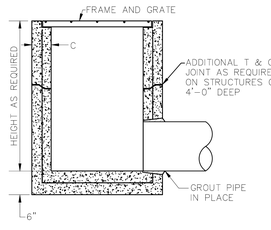
DIMENSION TABLE			
MODEL	A	B	C
DI1212	12"	12"	6"
DI2424	24"	24"	6"
DI3636	36"	36"	6"

NOTES:

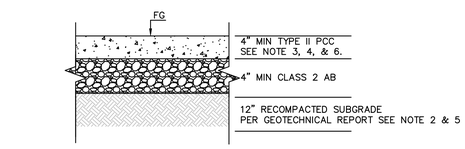
1. DROP INLET SHALL BE JENSEN PRECAST OR APPROVED EQUIVALENT.
2. FRAMES AND GRATES SHALL BE FOR H-20 LOADING, AND HEEL PROOF.
3. PER 2024 SSPWC TABLE 201-1.3.3, CONCRETE CLASS SHALL BE 560-C-3250 WITH 5" SLUMP.



PLAN



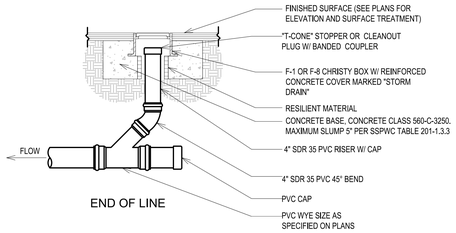
3 – DROP INLET
NTS



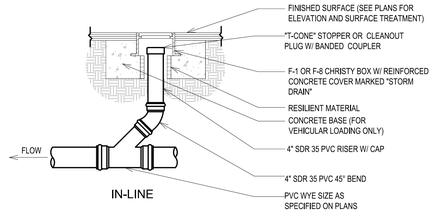
NOTES:

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



END OF LINE



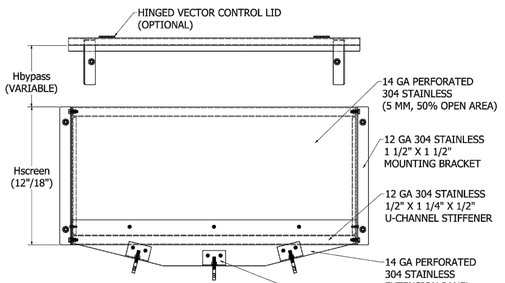
IN-LINE

NOTE:

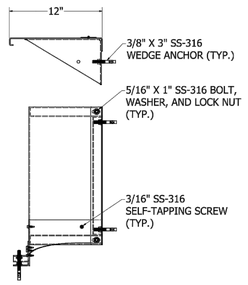
GLUED FITTINGS MAY BE SUBSTITUTED FOR GASKETED FITTINGS AT THE OPTION OF THE INSTALLATION CONTRACTOR.

4 – STORM DRAIN CLEANOUT
NTS

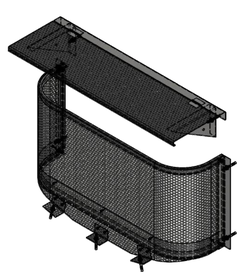
ADS FLEXSTORM U-SHAPE CONNECTOR PIPE SCREENS (CPS)



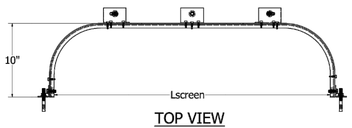
FRONT VIEW



SIDE VIEW



REFERENCE VIEW



TOP VIEW

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

NOTES:

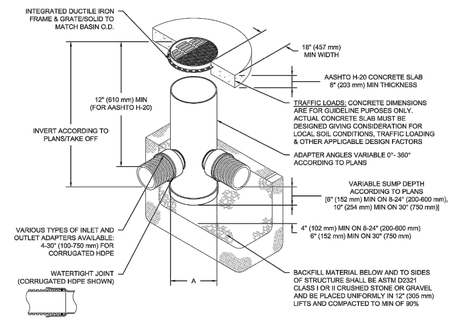
1. CONNECTOR PIPE SCREEN AND LID ASSEMBLIES CONSTRUCTED OF 304 STAINLESS AND 316 STAINLESS HARDWARE.
2. TOTAL BYPASS CAPACITY, TREATED FLOW RATES, AND CONTAINMENT WILL VARY WITH EACH SIZE DRAINAGE STRUCTURE AND APPLICABLE SCREEN SIZE SELECTED.
3. UPON ORDERING, A CPS ORDER FORM MUST BE COMPLETED DICTATING 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
"Our mission is water."

SIZE	DATE	DWG NO	REV
C	06/16/2023	ADS FLEXSTORM CPS-U	A
SCALE: N/A		SHEET 1 OF 1	

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

NYLOPLAST DRAIN BASIN
NTS

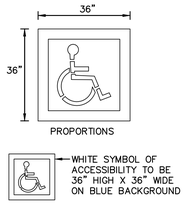


NOTES

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

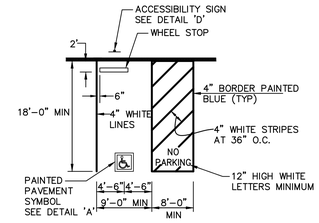
7 – 30" NYLOPLAST DRAIN BASIN
NTS



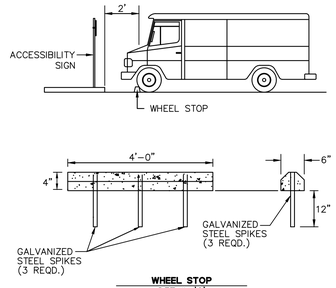
PROPORTIONS

DISPLAY CONDITION

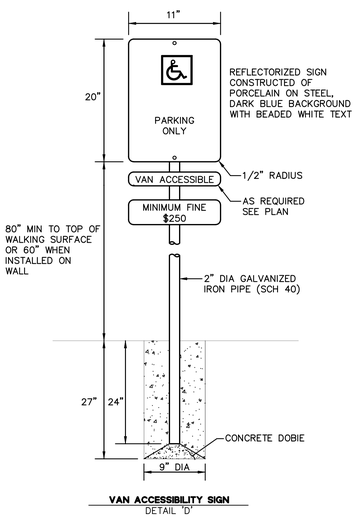
PAINTED PAVEMENT SYMBOL
DETAIL 'A'



PAINTED PAVEMENT STALL
VAN ACCESSIBLE PARKING STALL
DETAIL 'B'



WHEEL STOP
DETAIL 'C'

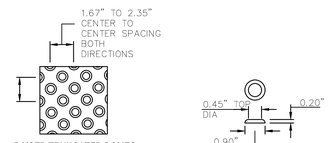


VAN ACCESSIBILITY SIGN
DETAIL 'D'

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 RELECTORIZED SIGN.

5 – VAN ACCESSIBLE PARKING STALL AND ACCESS AISLE
NTS



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

TEEN CENTER AND TEEN PLAZA
EL SEGUNDO, CA, USA
DRAWN BY: DD CHECKED: MA
DATE: 08/06/25 PROJECT #:

#	DESCRIPTION	DATE	DRW.	CHK.
1	PLAN CHECK RESUBMITTAL #1	10/28/25		
2	PLAN CHECK RESUBMITTAL #2	11/14/25		
3	PLAN CHECK RESUBMITTAL #3	01/16/26		

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800-821-6710
ADS
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6 OF 6

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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
	02/12/26	BID PACKAGE

Sheet title:

DETAILS

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

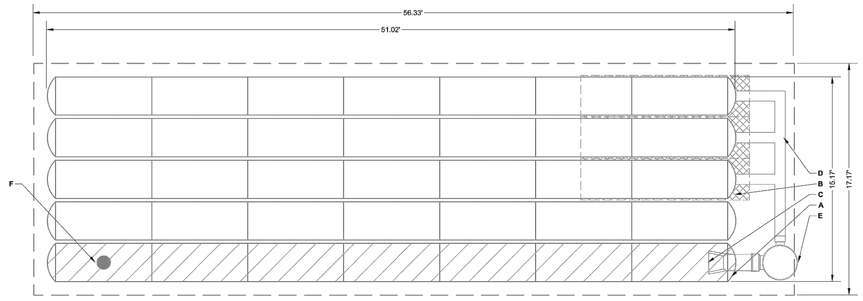
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Plotted by: mlappi Dec. 15, 2025 10:07 AM \\BKF-NB\vol4\2024\240033.01_El_Segundo_Recreational_Park\~10_TeenCtr_TeenPlaza\ENG-LL\03-CD\Teen_Center\Sheets\C8.01 DETAILS.dwg

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		

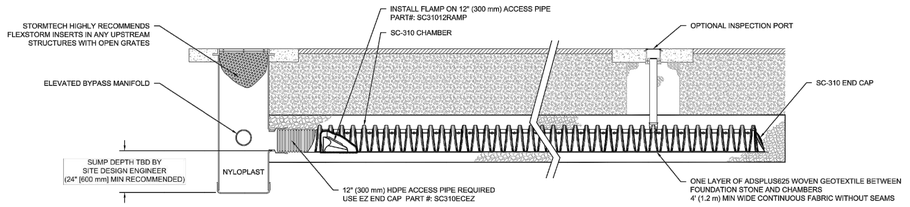


ISOLATOR ROW PLUS (SEE DETAIL)

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

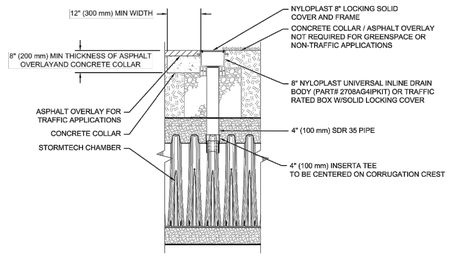
BED LIMITS

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.



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.

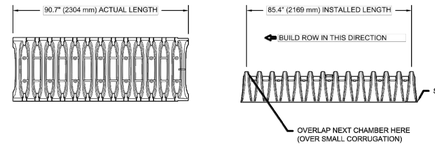
STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

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.

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SC-310 TECHNICAL SPECIFICATION
NTS

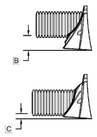


NOMINAL CHAMBER SPECIFICATIONS

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.

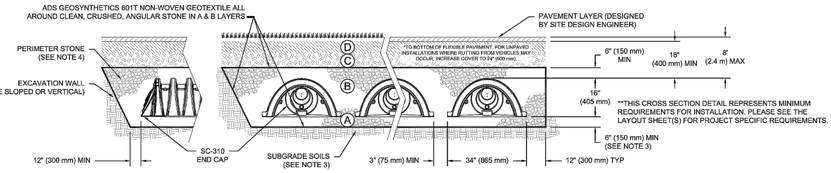
NOTE: ALL DIMENSIONS ARE NOMINAL; PRE-CORED END CAPS END WITH "PC"

2 SC-310 TECHNICAL SPECIFICATION

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 ('B' LAYER) TO **18"** (450 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 CONCRETE5	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 CONCRETE5	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

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THE ENGINEER OF RECORD ("EOR") OR OTHER PROJECT REPRESENTATIVE. THIS DRAWING IS PREPARED BASED ON INFORMATION PROVIDED TO ADS/STORMTECH UNDER THE DIRECTION OF THE PROJECT'S

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

C8.02

FEBRUARY 12, 2026 - BID PACKAGE

Plotted by: mlappi Dec. 15, 2025 10:07 AM \\BKF-NB\vol4\2024\240033.01_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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LICENSED LANDSCAPE ARCHITECT — 5626 — 02-28-27 — LANDSCAPE ARCHITECTURE — 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
	02/12/26	BID PACKAGE

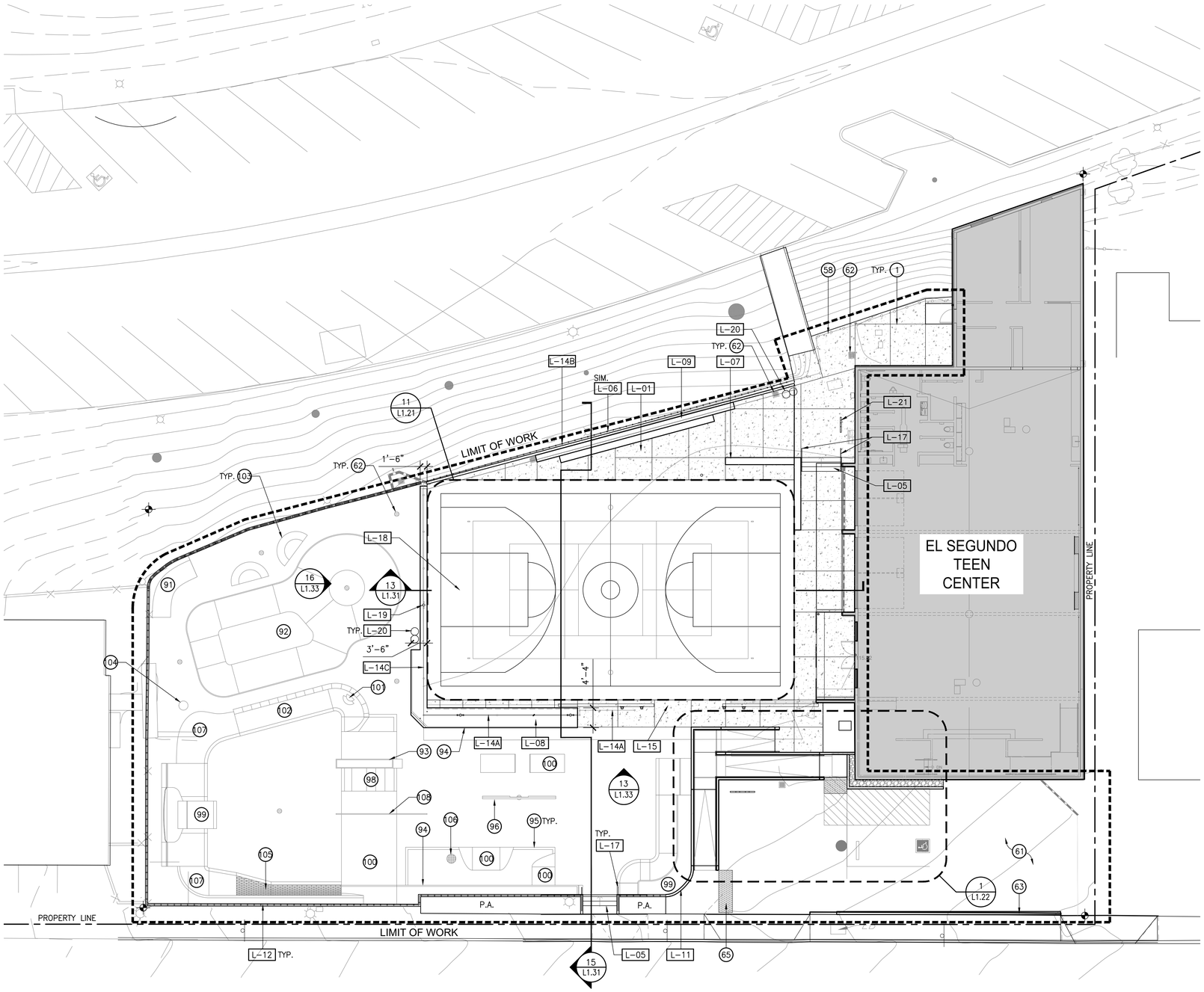
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LANDSCAPE CONSTRUCTRION LEGEND & NOTES

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

L1.00

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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:
91. BANKED TURN
92. ALL AGES BOWL.
93. RANKED PANNED GRIND EDGE.
94. GRIND LEDGE.
95. SLAPPY MANUAL PAD.
96. STEEL SLAPPY GRIND LEDGE.
97. RADIUS WEDGE EXTENSION.
98. EUROGAP.
99. QUATERPIPE.
100. RADIUS WEDGE.
101. RAKED GRIND LEDGE.
102. QUARTERPIPE WITH POOL COPING.
103. SMOKE STACKS.
104. BOLLARD SPHERE.
105. LA-HIGH WALL.
106. STEEL MANHOLE COVER.
107. ROLL-IN.
108. SINGLE KINKED SQUARE GRIND RAIL.

LANDSCAPE CONSTRUCTION SCHEDULE:

KEY	ITEM / DESCRIPTION
L-01	CONCRETE PAVING
L-02	DECORATIVE COBBLE 2"-3" /NAPILI COBBLE
L-03A	SPORT COURT STRIPING / SB-150 COOL COATING BY STREETBOND
L-03B	SPORT COURT STRIPING / SB-150 COOL COATING BY STREETBOND
L-04A	SPORT COURT SURFACE / SB-150 COOL COATING BY STREETBOND
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L-04C	SPORT COURT SURFACE / SB-150 COOL COATING BY STREETBOND
L-04D	SPORT COURT SURFACE / SB-150 COOL COATING BY STREETBOND
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L-09	CAST-IN-PLACE CONCRETE AMPHITHEATER SEATWALL
L-10	42" HIGH CAST-IN-PLACE RAMP WALL
L-11	42" HIGH CAST-IN-PLACE CONCRETE MONUMENT SIGN
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L-19	SECURITY LIGHT
L-20	LITTER + RECYCLING / ROCKFORD
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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CITY OF
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350 Main St, El Segundo, CA 90245

EL SEGUNDO RECREATION PARK PHASE 1 IMPROVEMENT PROJECT

TEEN CENTER AND TEEN PLAZA

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	10/28/25	PLAN CHECK RESUBMITTAL #1
	11/14/25	PLAN CHECK RESUBMITTAL #2
	01/16/26	PLAN CHECK RESUBMITTAL #3
	02/12/26	BID PACKAGE

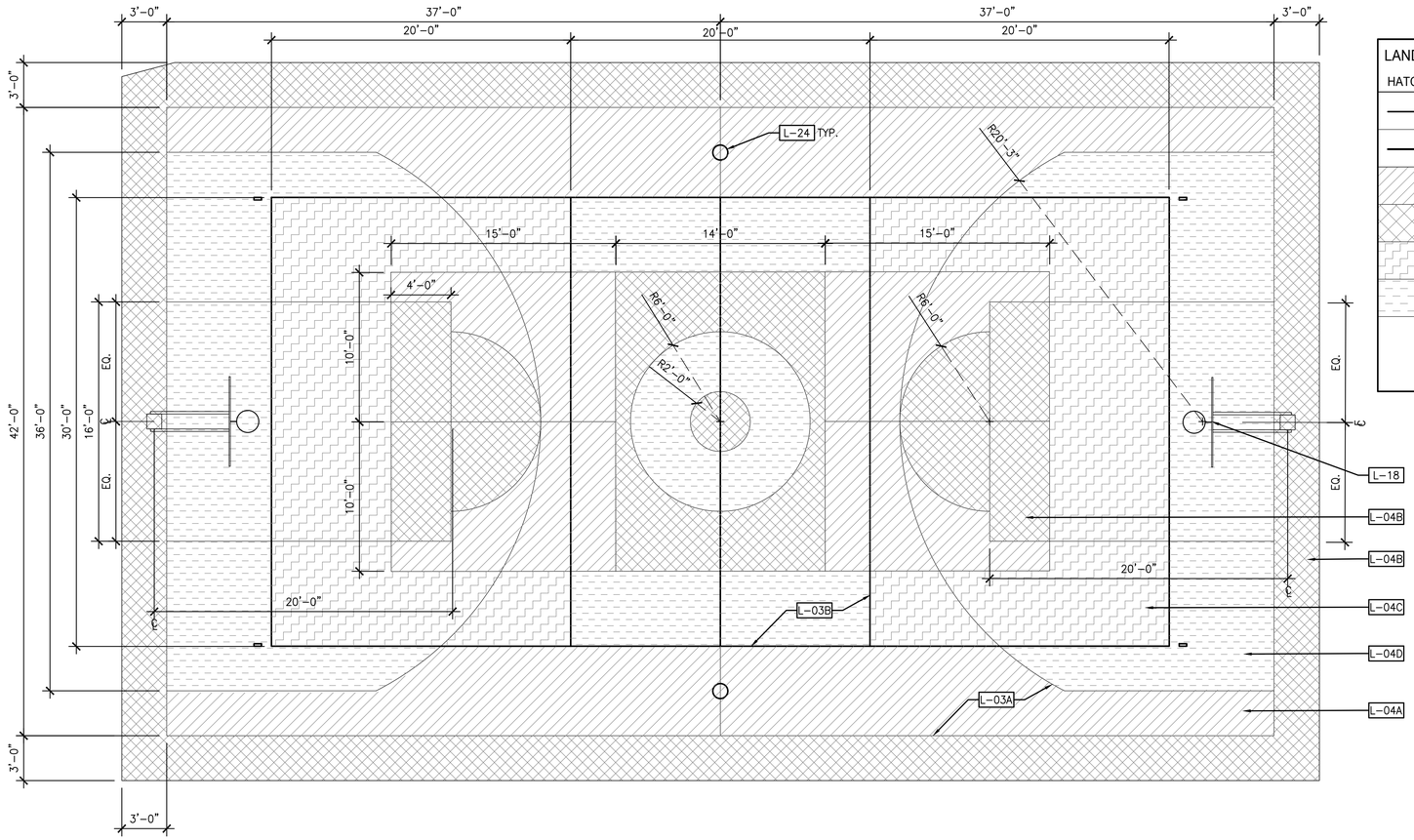
Sheet title:

LANDSCAPE CONSTRUCTION PLAN

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

L1.11

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11 MULTI PURPOSE COURT PAVING ENLARGEMENT
SCALE: 1/4" = 1'-0"

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"
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SEE SHEET L1.00 FOR COMPLETE SCHEDULE.

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REGISTERED LANDSCAPE ARCHITECT
JOHN YOUNGSON
No. 5779
02-28-27
RENEWAL
LANDSCAPE
STATE OF CALIFORNIA

CITY OF
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350 Main St, El Segundo, CA 90245

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	01/16/26	PLAN CHECK RESUBMITTAL #3
	02/12/26	BID PACKAGE

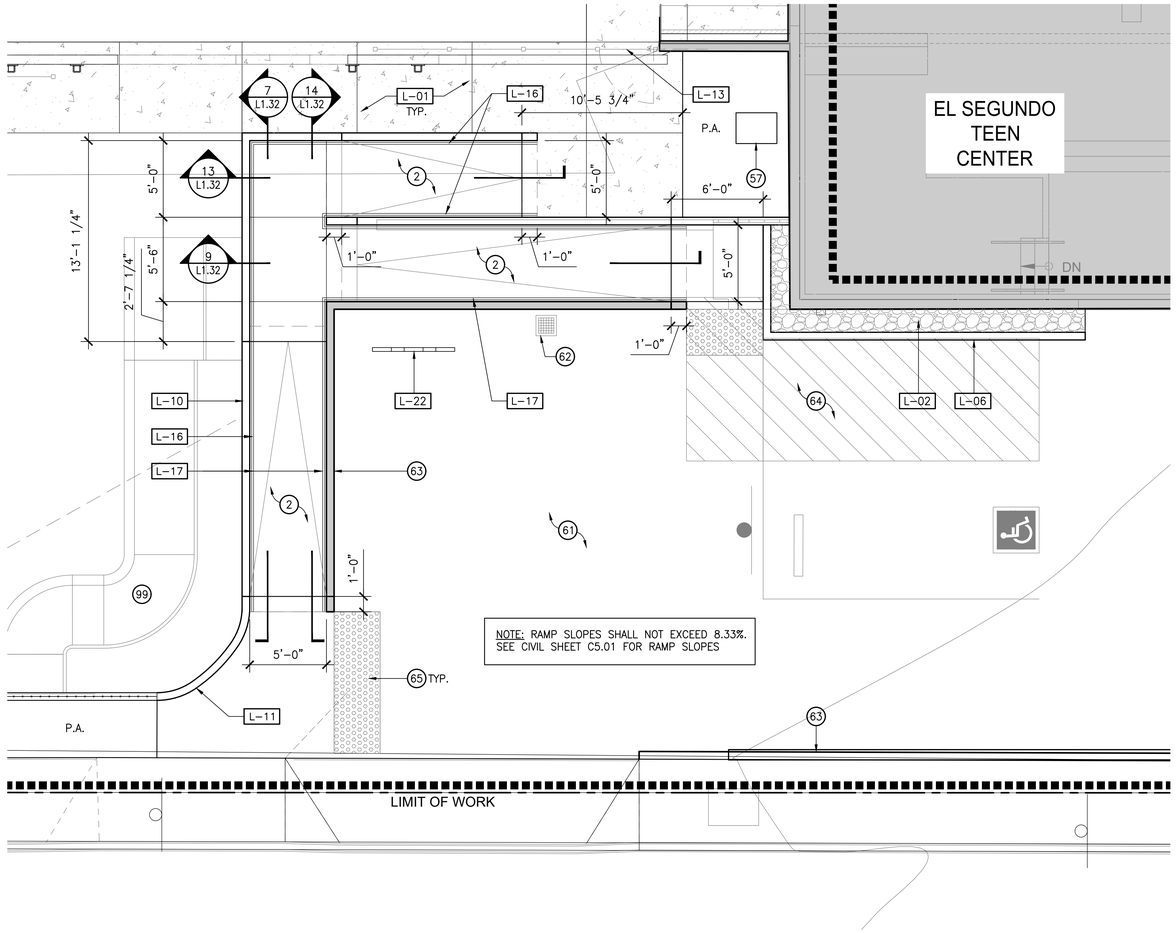
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LANDSCAPE CONSTRUCTION ENLARGEMENT PLAN

Designed by:	AB
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Project number:	124011

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

CONSTRUCTION KEYNOTES:

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2. RAMP.

EXISTING REFERENCES:
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58. EXISTING FENCE.

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L-23	NOT USED
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SCALE: 1/4" = 1'-0"
0 2' 4' 8' 16'

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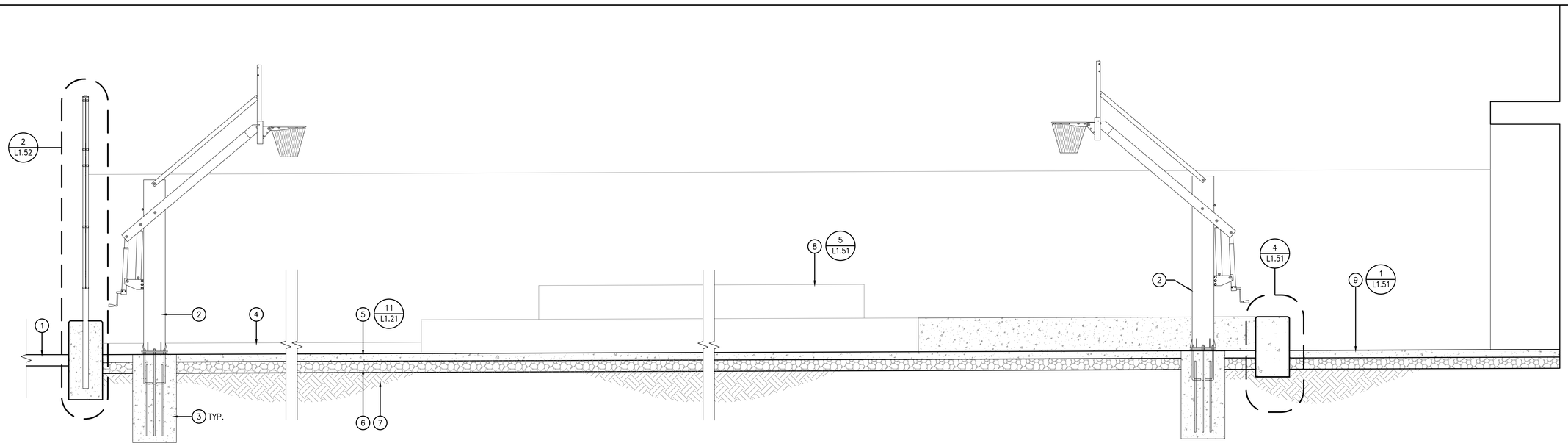
Sheet title:

LANDSCAPE CONSTRUCTION ENLARGEMENT PLAN

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Project number:	124011

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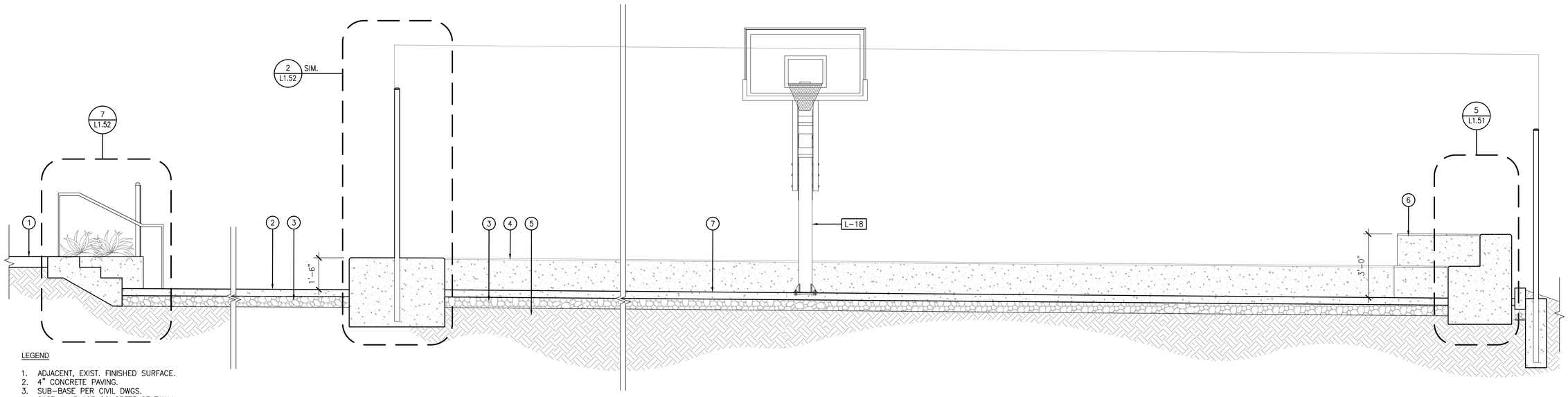
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LEGEND

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"

M I G

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LICENSED LANDSCAPE ARCHITECT
JOHN YOUNGSUN KIM
No. 6482
02-26-27
RENEWAL
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
	02/12/26	BID PACKAGE

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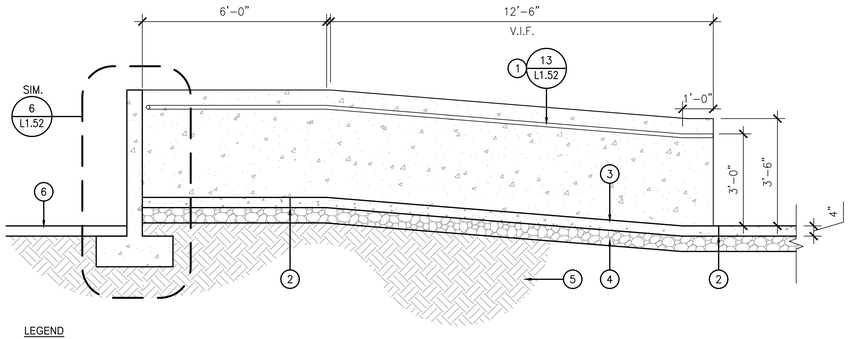
LANDSCAPE SECTIONS

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

L1.31

FEBRUARY 12, 2026 - BID PACKAGE

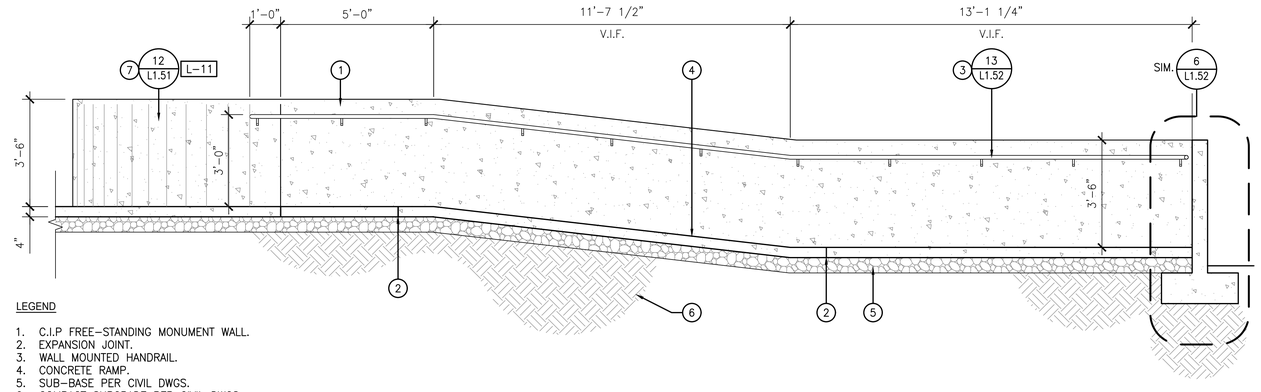
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LEGEND

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.

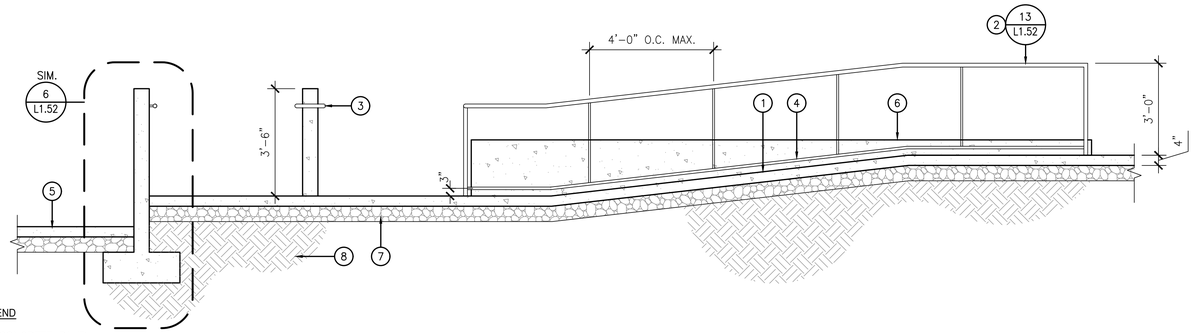
13 LOWER RAMP SECTION
SCALE: 1/2" = 1'-0"



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.

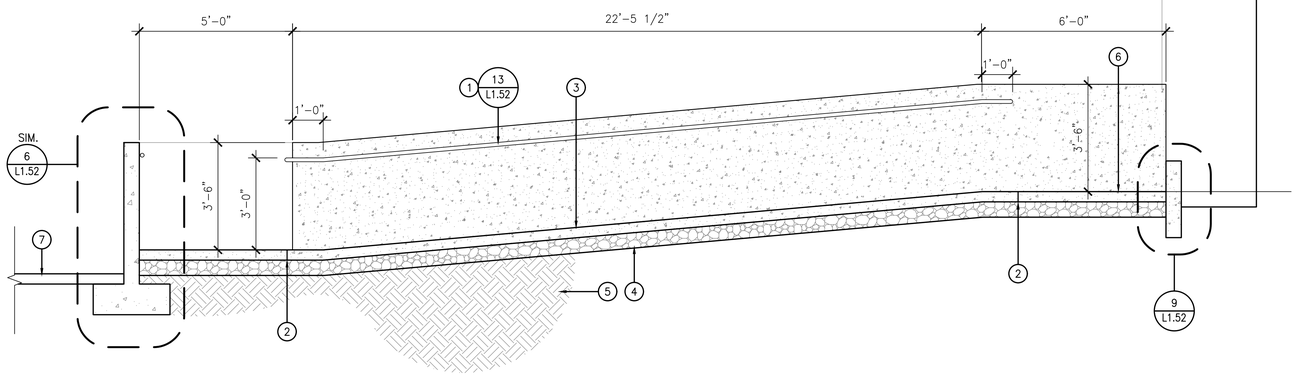
7 ENTRY RAMP AT MONUMENT SIGN SECTION
SCALE: 1/2" = 1'-0"



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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LICENSED LANDSCAPE ARCHITECT — JOHN YOUNG — No. 6404 — STATE OF CALIFORNIA
Signature
02-26-26
12/31/2026

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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	02/12/26	BID PACKAGE

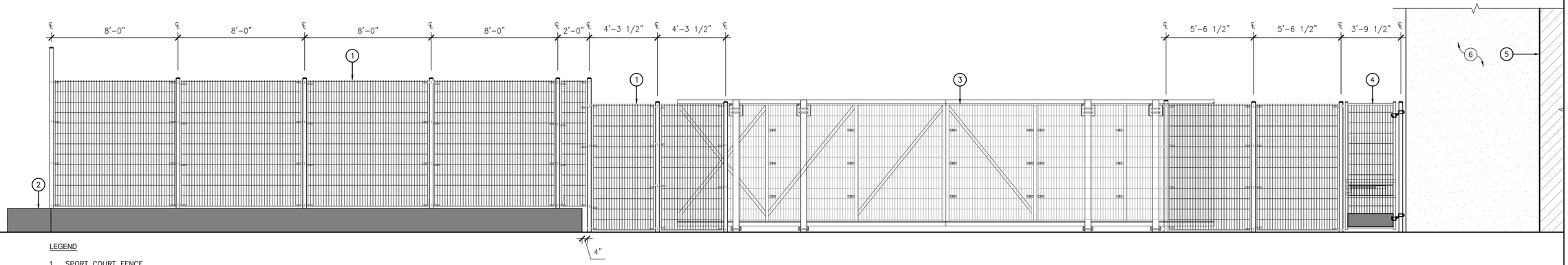
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LANDSCAPE SECTIONS

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

L1.32

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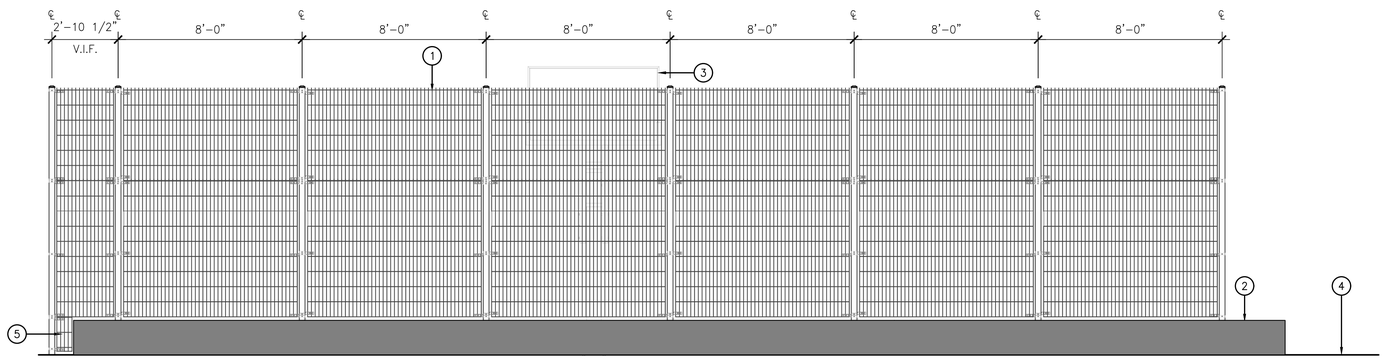


LEGEND

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"

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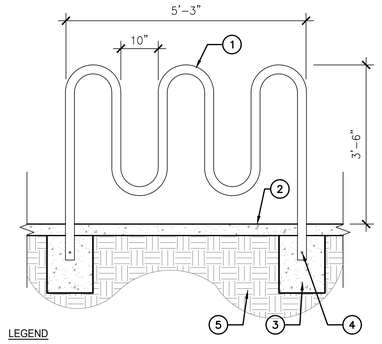
LANDSCAPE ELEVATIONS

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

L1.33

FEBRUARY 12, 2026 - BID PACKAGE

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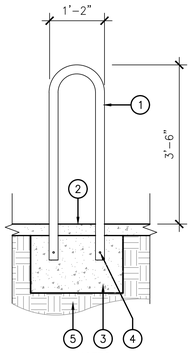
LEGEND

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"



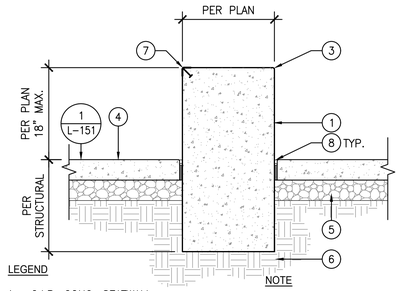
LEGEND

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"



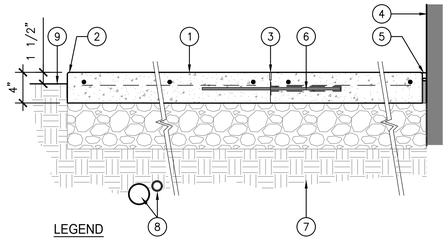
LEGEND

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"



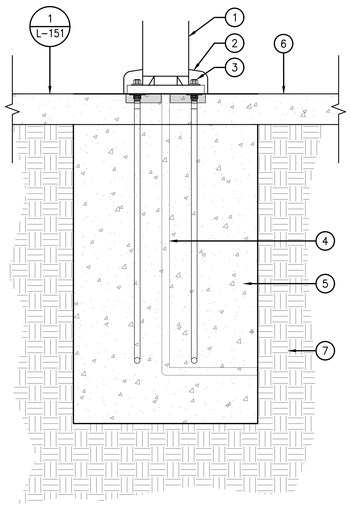
LEGEND

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.

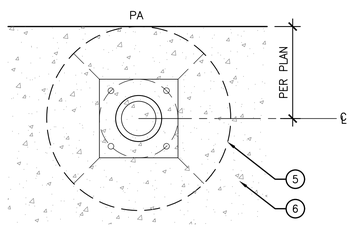
NOTE

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.

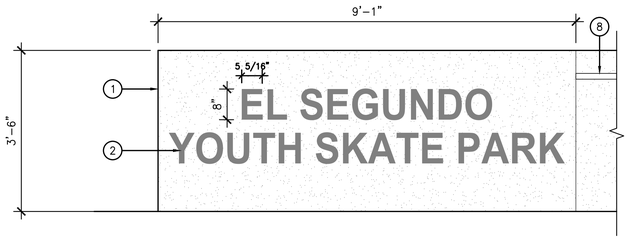


C.C. PLAN

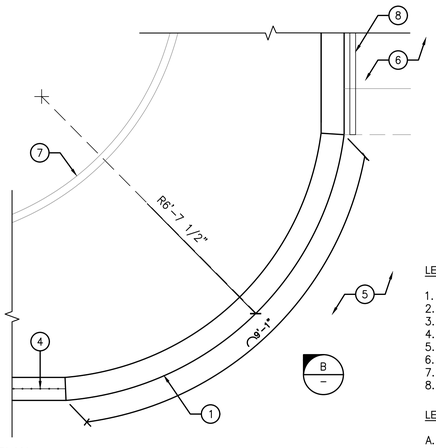
LEGEND

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

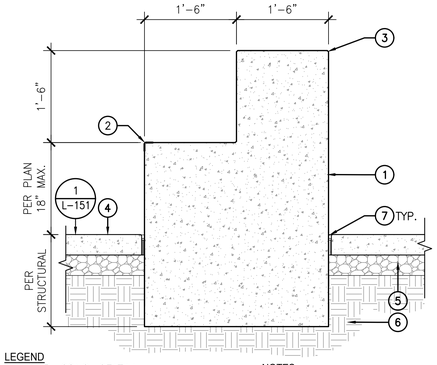
LEGEND

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"



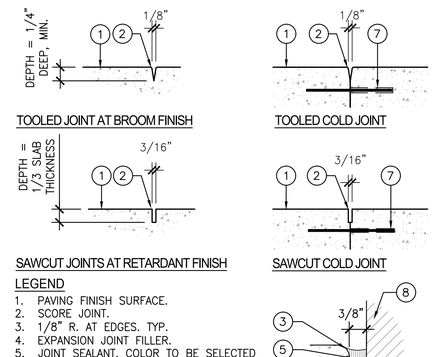
LEGEND

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.

NOTES

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.

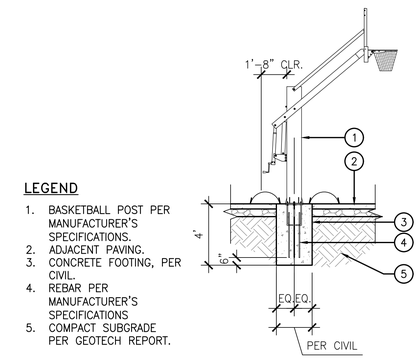
5 C.I.P. CONCRETE AMPHITHEATER SEATING
SCALE: 1" = 1'-0"



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.

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"

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LICENSED LANDSCAPE ARCHITECT — 5584 — 09-25-27 — 12/18/2025 — RENEWAL — STATE OF CALIFORNIA

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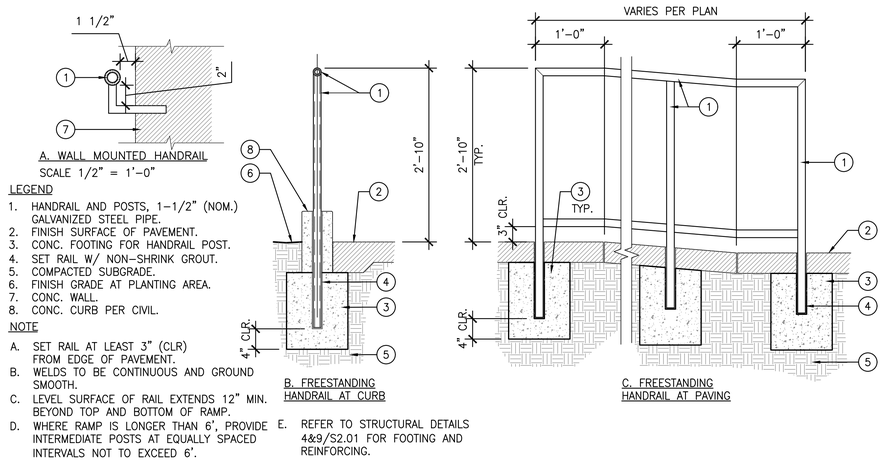
Sheet title:

LANDSCAPE CONSTRUCTION DETAILS

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

L1.51

Plotted by: aberfolini Feb. 09, 2026 12:03 PM Z:\Shared\Los angeles\production\2024\124011\CAD\124011_L1.51.dwg



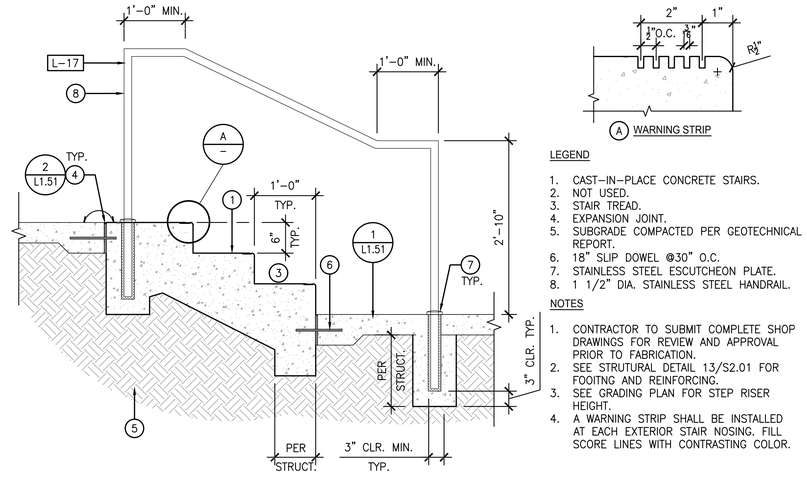
LEGEND

1. HANDRAIL AND POSTS, 1-1/2" (NOM.) GALVANIZED STEEL PIPE.
2. FINISH SURFACE OF PAVEMENT.
3. CONC. FOOTING FOR HANDRAIL POST.
4. SET RAIL W/ NON-SHRINK GROUT.
5. COMPACTED SUBGRADE.
6. FINISH GRADE AT PLANTING AREA.
7. CONC. WALL.
8. CONC. CURB PER CIVIL.

NOTE

A. SET RAIL AT LEAST 3" (CLR) FROM EDGE OF PAVEMENT.
B. WELDS TO BE CONTINUOUS AND GROUND SMOOTH.
C. LEVEL SURFACE OF RAIL EXTENDS 12" MIN. BEYOND TOP AND BOTTOM OF RAMP.
D. WHERE RAMP IS LONGER THAN 6', PROVIDE INTERMEDIATE POSTS AT EQUALLY SPACED INTERVALS NOT TO EXCEED 6'.
E. REFER TO STRUCTURAL DETAILS 4&9/S2.01 FOR FOOTING AND REINFORCING.

13 TYPICAL RAMP HANDRAILS
SCALE: 1" = 1'-0"



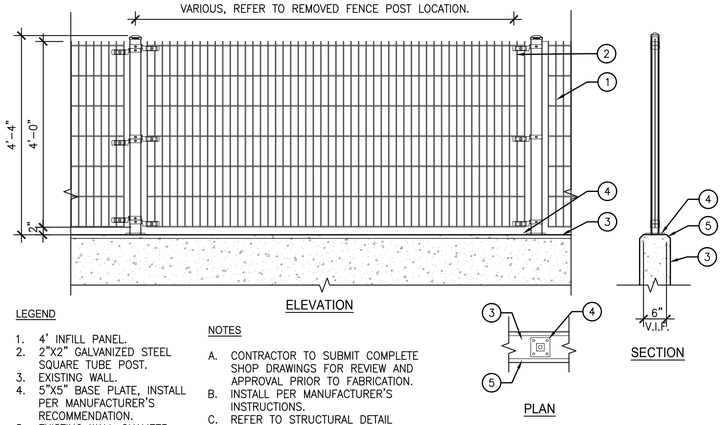
LEGEND

1. CAST-IN-PLACE CONCRETE STAIRS.
2. NOT USED.
3. STAIR TREAD.
4. EXPANSION JOINT.
5. SUBGRADE COMPACTED PER GEOTECHNICAL REPORT.
6. 18" SLIP DOWEL @30" O.C.
7. STAINLESS STEEL ESCUTCHEON PLATE.
8. 1 1/2" DIA. STAINLESS STEEL HANDRAIL.

NOTES

1. CONTRACTOR TO SUBMIT COMPLETE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
2. SEE STRUTURAL DETAIL 13/S2.01 FOR FOOITNG AND REINFORCING.
3. SEE GRADING PLAN FOR STEP RISER HEIGHT.
4. A WARNING STRIP SHALL BE INSTALLED AT EACH EXTERIOR STAIR NOSING. FILL SCORE LINES WITH CONTRASTING COLOR.

7 CONCRETE STEPS
SCALE: 1" = 1'-0"



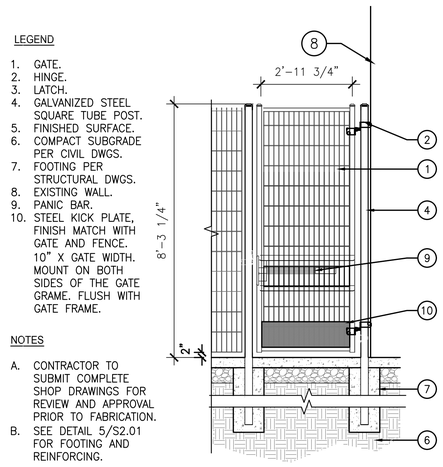
LEGEND

1. 4' INFILL PANEL.
2. 2"X2" GALVANIZED STEEL SQUARE TUBE POST.
3. EXISTING WALL.
4. 5"X5" BASE PLATE, INSTALL PER MANUFACTURER'S RECOMMENDATION.
5. EXISTING WALL CHAMFER.

NOTES

A. CONTRACTOR TO SUBMIT COMPLETE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
B. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
C. REFER TO STRUCTURAL DETAIL 8/S2.01 FOR ANCHORING.

14 4' HIGH PERIMETER FENCE
SCALE: 3/4" = 1'-0"



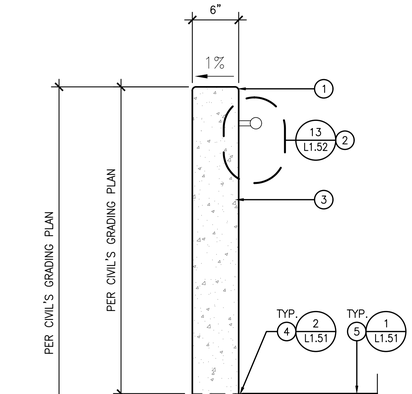
LEGEND

1. GATE.
2. HINGE.
3. LATCH.
4. GALVANIZED STEEL SQUARE TUBE POST.
5. FINISHED SURFACE.
6. COMPACT SUBGRADE PER CIVIL DWGS.
7. FOOTING PER STRUCTURAL DWGS.
8. EXISTING WALL.
9. PANIC BAR.
10. STEEL KICK PLATE, FINISH MATCH WITH GATE AND FENCE. 10" X GATE WIDTH. MOUNT ON BOTH SIDES OF THE GATE GRAME. FLUSH WITH GATE FRAME.

NOTES

A. CONTRACTOR TO SUBMIT COMPLETE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
B. SEE DETAIL 5/S2.01 FOR FOOTING AND REINFORCING.

8 PEDESTRIAN GATE
SCALE: 1/2" = 1'-0"



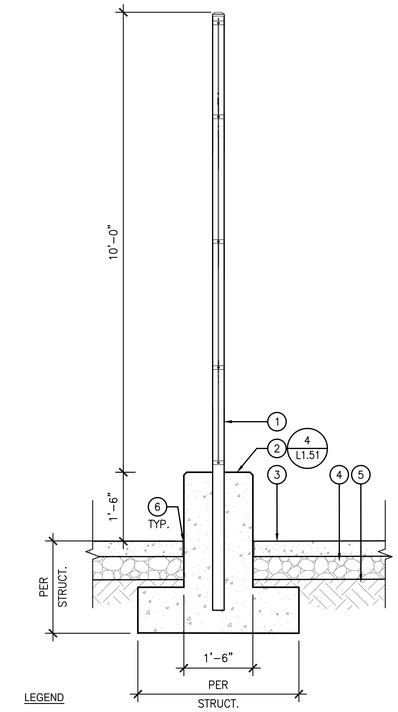
LEGEND

1. 1/2" RADIUS. CONT.
2. WALL MOUNTED HANDRAIL.
3. CONC. RETAINING WALL PER CIVIL DWGS.
4. EXPANSION JOINT.
5. CONCRETE PAVING WITH THICKENED EDGE.
6. CONCRETE FOOTING PER STRUCTURAL ENGR.

NOTE

A. SEE DETAIL 14/S2.01 SIM. FOR FOOITNG AND REINFORCING.

6 CONCRETE RETAINING WALL
SCALE: 1 1/2" = 1'-0"



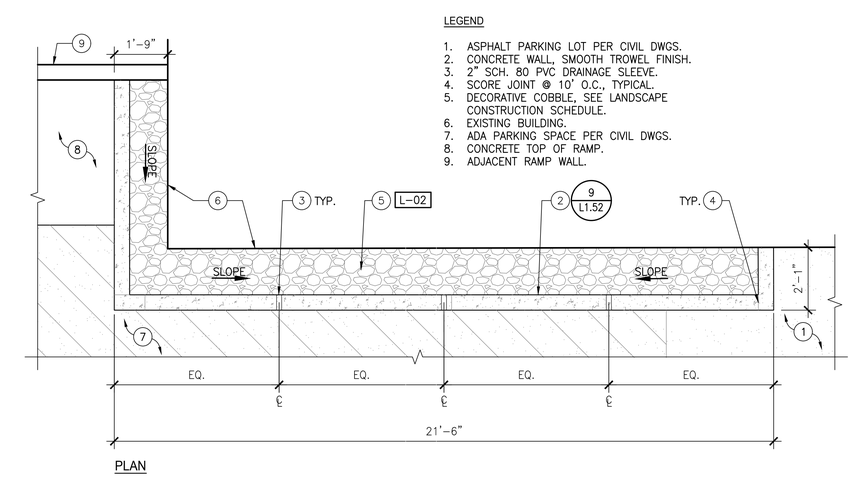
LEGEND

1. IN-GROUND FENCE POST.
2. CAST-IN-PLACE CONCRETE SEATWALL.
3. FINISHED SURFACE - BASKETBALL COURT.
4. AGGREGATE SUB-BASE PER CIVIL DWGS.
5. COMPACTED SUBGRADE PER CIVIL DWGS.
6. EXPANSION JOINT.

NOTES:

A. SEE STRUCTURAL DETAIL 7/S2.01 FOR FOOTING AND REINFORCING.

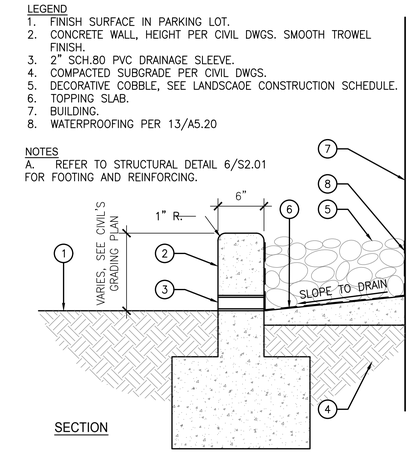
2 FENCE @ SEATWALL
SCALE: 3/4" = 1'-0"



LEGEND

1. ASPHALT PARKING LOT PER CIVIL DWGS.
2. CONCRETE WALL, SMOOTH TROWEL FINISH.
3. 2" SCH. 80 PVC DRAINAGE SLEEVE.
4. SCORE JOINT @ 10' O.C., TYPICAL.
5. DECORATIVE COBBLE, SEE LANDSCAPE CONSTRUCTION SCHEDULE.
6. EXISTING BUILDING.
7. ADA PARKING SPACE PER CIVIL DWGS.
8. CONCRETE TOP OF RAMP.
9. ADJACENT RAMP WALL.

15 CONCRETE WALL ENLARGEMENT
SCALE: 1/2" = 1'-0"



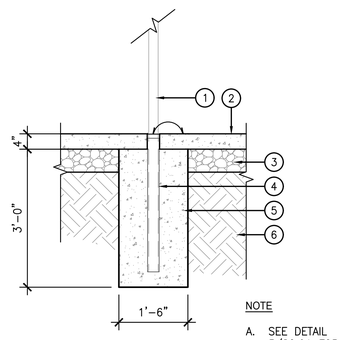
LEGEND

1. FINISH SURFACE IN PARKING LOT.
2. CONCRETE WALL, HEIGHT PER CIVIL DWGS. SMOOTH TROWEL FINISH.
3. 2" SCH.80 PVC DRAINAGE SLEEVE.
4. COMPACTED SUBGRADE PER CIVIL DWGS.
5. DECORATIVE COBBLE, SEE LANDSCAOE CONSTRUCTION SCHEDULE.
6. TOPPING SLAB.
7. BUILDING.
8. WATERPROOFING PER 13/A5.20

NOTES

A. REFER TO STRUCTURAL DETAIL 6/S2.01 FOR FOOTING AND REINFORCING.

9 WALL AT PARKING LOT
SCALE: 1 1/2" = 1'-0"



NOTE

A. SEE DETAIL 5/S2.01 FOR FOOTING AND REINFORCING.

LEGEND

1. VOLLEYBALL/ PICKLEBALL POST.
2. CONC. PAVING WITH SPORT COURT SURFACING, SEE 11/1.21 FOR COURT PAVING FINISH DETAILS.
3. SUB-BASE PER CIVIL DWGS.
4. ANODIZED ALUMINUM OUTDOOR GROUND SLEEVE WITH POWDER COATED ALUMINUM CAP.
5. CONCRETE FOOTING PER STRUCTURAL DWGS.
6. COMPACTED SUBGRADE PER CIVIL DWGS.

3 VOLLEYBALL POST SLEEVE
SCALE: 3/4" = 1'-0"

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REGISTERED LANDSCAPE ARCHITECT — JOHN VERNON — No. 5777 — 09.26.25 — 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

#	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
	02/12/26	BID PACKAGE

Sheet title:

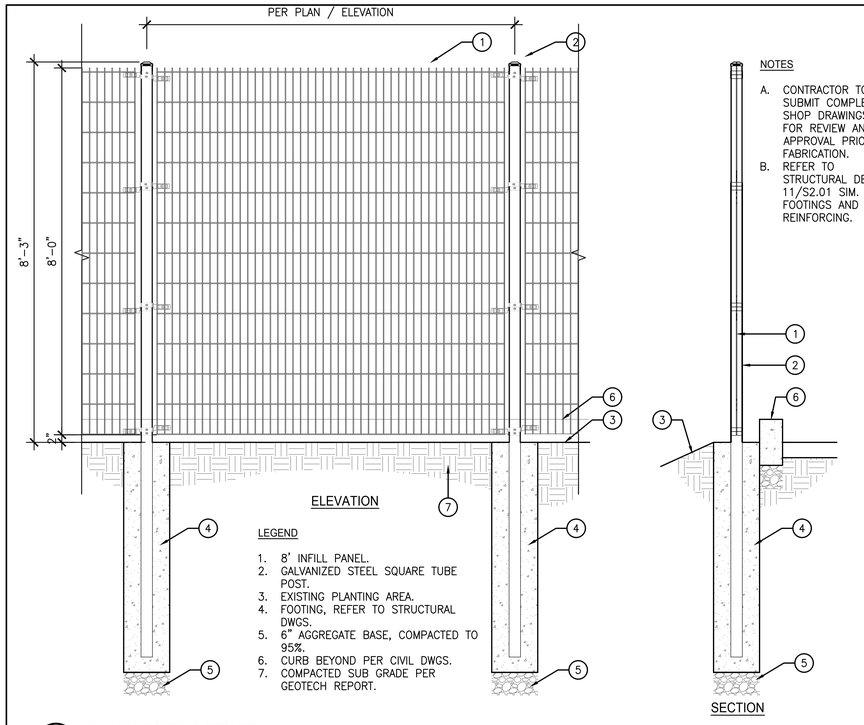
LANDSCAPE CONSTRUCTION DETAILS

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

L1.52

FEBRUARY 12, 2026 - BID PACKAGE

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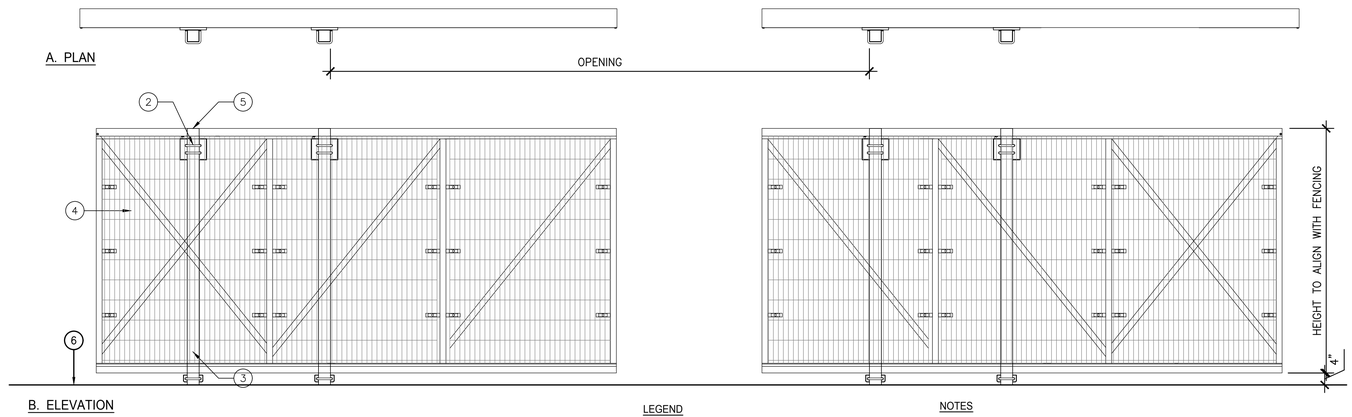
NOTES

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"



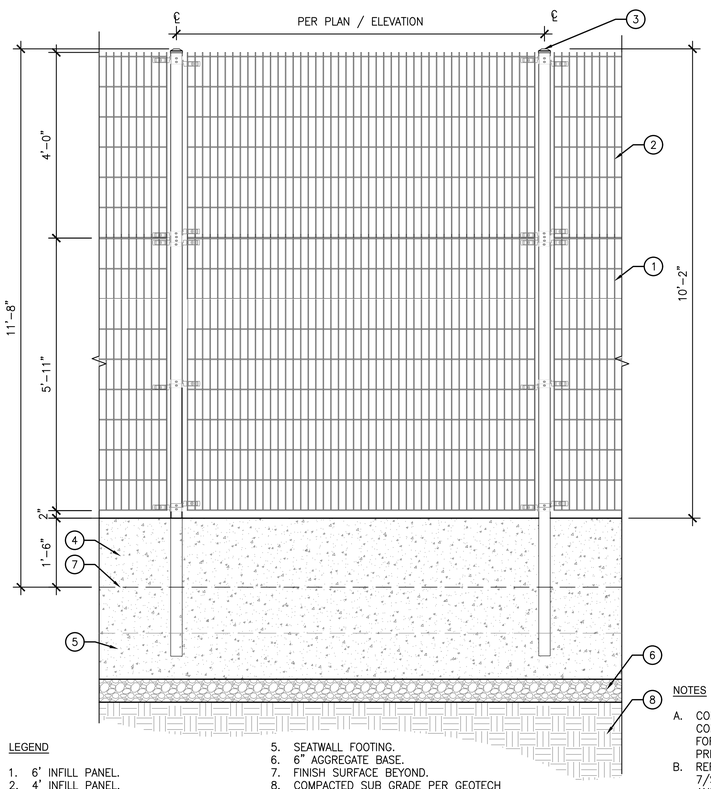
LEGEND

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"



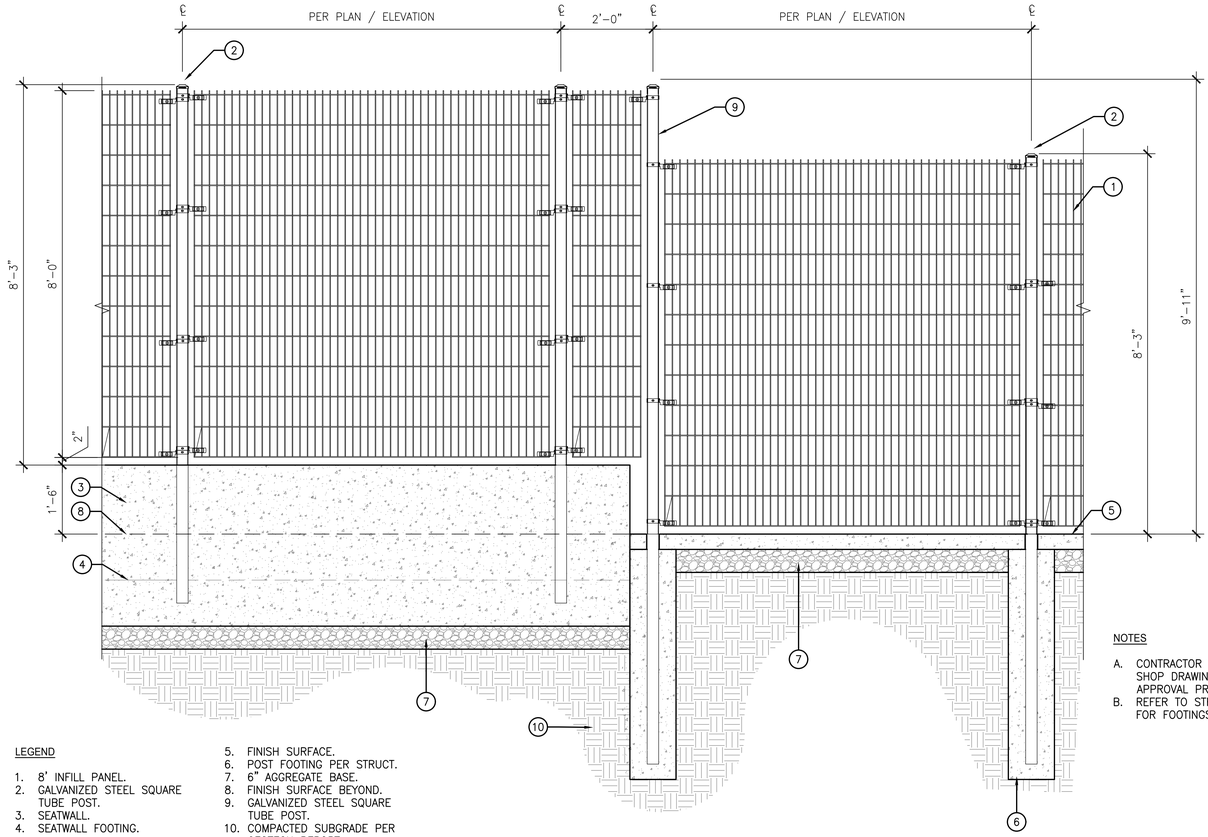
LEGEND

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

A. CONTRACTOR TO SUBMIT COMPLETE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
B. REFER TO STRUCTURAL DETAIL 7/S2.01 SIM. FOR FOOTINGS AND REINFORCING.

15 10' HIGH OMEGA FENCE
SCALE: 3/4" = 1'-0"



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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LICENSED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA — JOHN YOUNGSOO KIM — No. 6482 — 02-26-27 — RENEWAL

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

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	02/12/26	BID PACKAGE

Sheet title:

LANDSCAPE CONSTRUCTION DETAILS

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

L1.53

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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

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LICENSED LANDSCAPE ARCHITECT — JOHN VERNON KEATING — 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

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
	02/12/26	BID PACKAGE

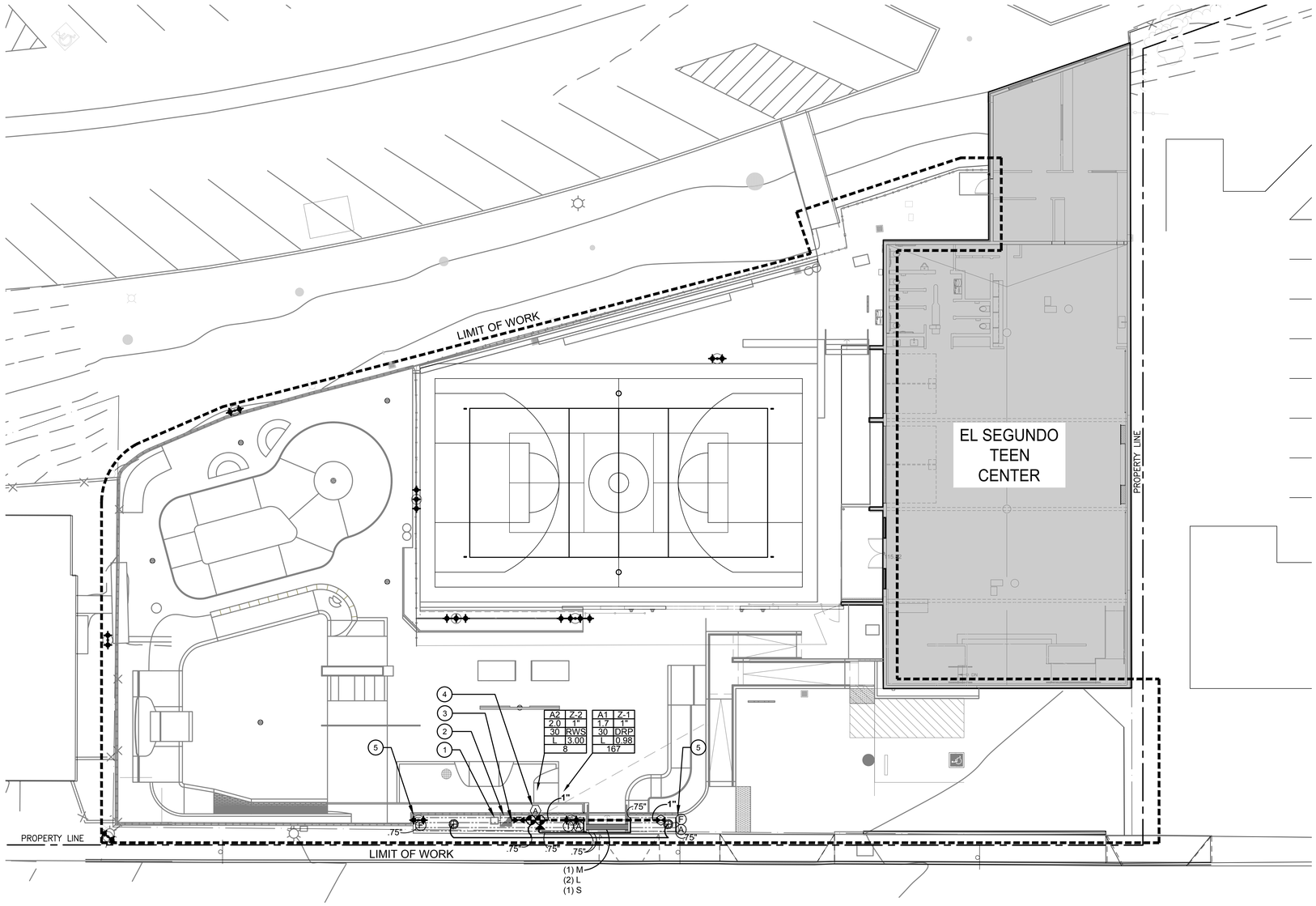
Sheet title:

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



E GRAND AVE

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 MINIMAL 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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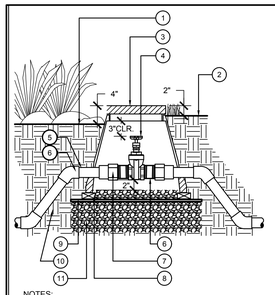
Sheet title:

LANDSCAPE IRRIGATION PLAN

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

L2.11

Plotted by: abertolini Jan. 12, 2026 02:35 PM Z:\Shared\Los Angeles\Production\2024\124011\CAD\124011_L2.11.dwg



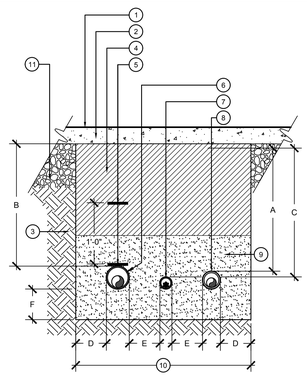
1. FINISH GRADE AT PLANTER
2. FINISH GRADE AT TURF AREA
3. 10" ROUND VALVE BOX W/ BOLT DOWN COVER, AND SS HARDWARE
4. ISOLATION GATE VALVE PER LEGEND AND SPECS.
5. PVC MAINLINE PER LEGEND AND SPECS. USE PVC SCH. 80 45° ELL TO DEPTH PER SPECS.
6. BRASS NIPPLE. 2 QTY., TYP
7. PVC. SCH. 80 MALE ADAPTERS, 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

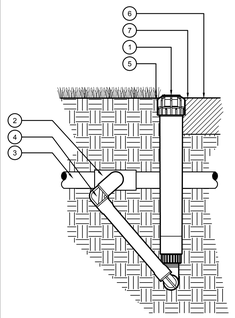
NOTES:
1. BALL VALVE MUST BE INSTALLED IN VALVE BOX TO ALLOW PROPER OPERATION OF BALL VALVE HANDLE.
2. ALL THREADED FITTINGS MUST HAVE 3/4" TEFLON TAPE OR PASTE.
3. PROVIDE 45° ELLS TO ACHIEVE BALL VALVE HEIGHT PER DETAIL.
4. WHEN MAINLINE IS TERMINATED AT THE VALVE, EXTEND MAINLINE 48" BEYOND VALVE 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.


B
A
C
F
D
E
E
D
4"
4"
4"

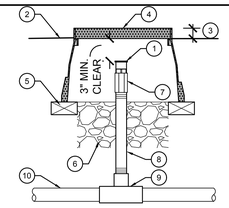


1. DRIP OPERATION INDICATOR
2. 1/2" FPT CONNECTION FROM IRRIGATION LATERAL LINE
3. IRRIGATION LATERAL PIPE
4. SWING JOINT
5. FINISH GRADE IN LAWN. INSTALL INDICATOR FLUSH WITH FINISH GRADE IN TURF AREA.
6. ADJACENT MULCH
7. FINISH GRADE IN PLANTER AREA. INSTALL INDICATOR 1/2" ABOVE FINISH GRADE OF MULCH IN SHRUB AND GROUNDCOVER AREAS

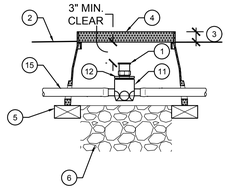
NOTES:
1. LOCATE INDICATOR WITHIN AN AREA ADJACENT TO A WALKWAY, CURB, ETC. AND AWAY FROM PLANT MATERIALS TO PROVIDE EASY VISUAL CONFIRMATION FROM A DISTANCE OF OPERATION.
2. COMPACT SOIL AROUND INDICATOR TO THE SAME DENSITY AS ADJACENT SOIL.

3 DRIP OPERATION INDICATOR

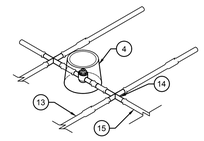
Scale: N.T.S.



A ARV PLUMBED TO PVC PIPE SECTION ELEVATION



B ARV PLUMBED TO DRIPLINE SECTION ELEVATION



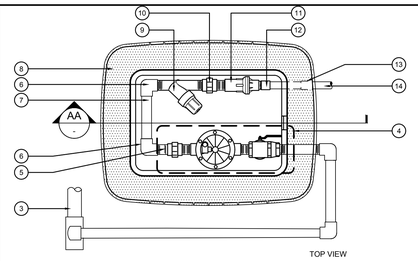
C ARV @ DRIPLINE ISOMETRIC

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.

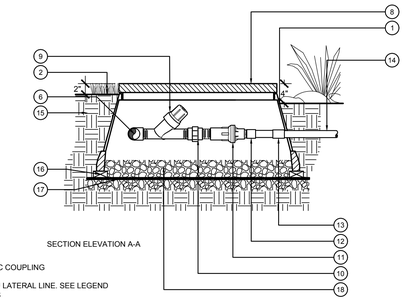
1. AIR VACUUM/RELIEF VALVE, REFER TO LEGEND
2. FINISH GRADE
3. SET TOP OF VALVE BOX ABOVE FINISH GRADE: 1/2" IN SEED, 1-1/2" IN SOD, 2-1/2" IN PLANTER
4. 10" ROUND VALVE BOX, SEE SPECS.
5. THREE (3) COMMON BRICKS FOR SUPPORT. CENTER EACH UNDER EDGE OF VALVE BOX EQUIDISTANT FROM EACH OTHER.
6. 3/4" CRUSHED 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.

2 AIR VACUUM/ RELIEF VALVE

Scale: N.T.S.



TOP VIEW



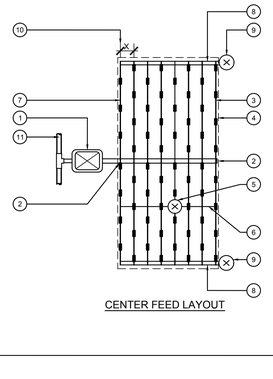
SECTION ELEVATION A-A

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

1 REMOTE CONTROL DRIP VALVE ASSEMBLY

Scale: N.T.S.

END FEED LAYOUT

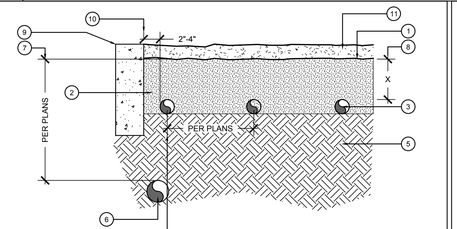


CENTER FEED LAYOUT

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.

6 DRIPLINE LAYOUT (TYPICAL)

Scale: N.T.S.

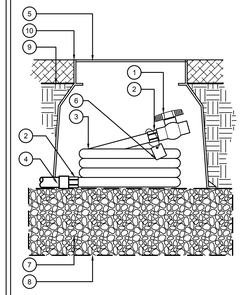


1. FINISH GRADE AT PLANTER
2. TOP SOIL. SEE SPECS.
3. DRIPLINE, SEE IRRIGATION LEGEND
4. REFER TO PLAN FOR SPACING REQ.
5. PREPARED SUBGRADE. REFER TO PLANITNG PLANS AND DETAILS.
6. PVC NON-PRESSURE LATERAL LINE PER IRRIGATION PLANS
7. DEPTH OF PVC LATERAL LINE, SEE PLANS AND SPECS
8. DEPTH OF DRIPLINE, 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

5 SUBSURFACE DRIPLINE

Scale: N.T.S.

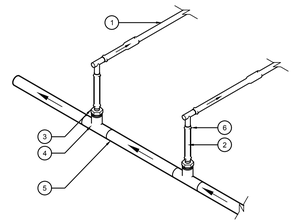
NOTES:
1. TAG EACH FLUSH VALVE WITH A PERMANENT METAL ID TAG. NUMBER SHALL CONINCIE WITH CONTROLLER STATION NUMBER. TAG SHALL BE PLACED TO AVOID BEING BURIED.
2. REFER TO SPECS FOR ADDITIONAL INFORMATION.



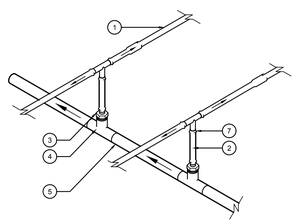
1. SCH. 40 PVC. BALL VALVE PER LEGENG.
2. IRRIGATION HOSE FITTING
3. 1/2" SIZE IRRIGATION HOSE. 30" MIN. LENGTH. COIL INSIDE VALVE BOX.
4. PVC EXHAUST HEADER PER PLANS AND LEGEND.
5. 10" ROUND VALVE BOX WITH LOCKING COVER AND SS BOLT
6. VALVE ID TAG. SEE NOTE #1.
7. 3/4" CRUSHED DRAIN ROCK, 6" MIN. DEPTH. 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.

4 MANUAL FLUSH VALVE

Scale: N.T.S.



A END FEED MANIFOLD SUPPLY ISOMETRIC

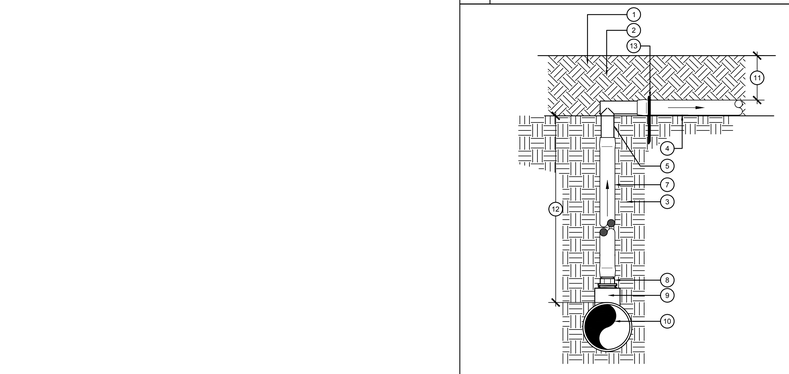


B CENTER FEED MANIFOLD SUPPLY ISOMETRIC

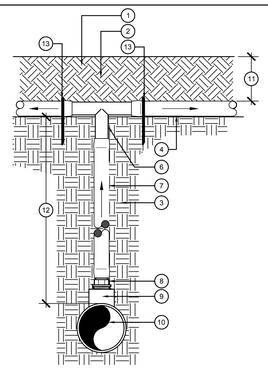
1. DRIPLINE, TYPE AND DEPTH PER IRRIGATION LEGEND
2. BLANK POLYETHYLENE TUBING
3. BARB X MPT ADAPTER
4. SCH. 40 PVC TEE WITH FPT OUTLET
5. NON-PRESSURE LATERAL DOWNSTREAM FROM DRIP REMOTE CONTROL VALVE ASSEMBLY
6. BARBED INSERT 90° ELL FITTING
7. BARBED INSERT TEE FITTING

7 DRIPLINE MANIFOLD SUPPLY

Scale: N.T.S



A MANIFOLD-ELL CONDITION SECTION ELEVATION



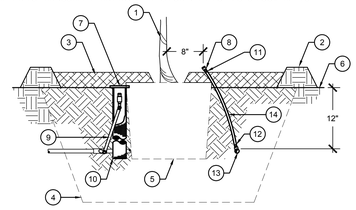
B MANIFOLD-TEE CONDITION SECTION ELEVATION

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

8 DRIPLINE TO PVC LATERAL LINE TRANSITION (SUPPLY AND EXHAUST HEADER)

Scale: N.T.S.

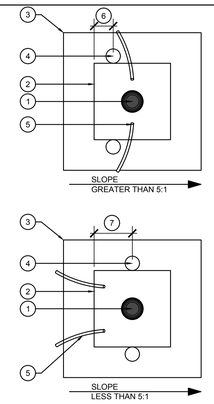
NOTES:
1. REFER TO LANDSCAPE PLANTING DETAILS FOR DEPTH OF MULCH COVER, ETC.



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.

10 TREE BUBBLER ASSEMBLY

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

9 TREE BUBBLER ASSEMBLY LAYOUT

Scale: N.T.S.

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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

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	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
	02/12/26	BID PACKAGE

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	NAME OF CITY: Los Angeles	
1	A	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%**

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REGISTERED LANDSCAPE ARCHITECT — JOHN YANNOPOULOS — No. 5779 — 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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	02/12/26	BID PACKAGE

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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REGISTERED LANDSCAPE ARCHITECT — JOHN ZIMMERMAN — No. 5722 — 02-26-27 — RENEWAL 12/31/2026 — STATE OF CALIFORNIA

CITY OF EL SEGUNDO

350 Main St, El Segundo, CA 90245

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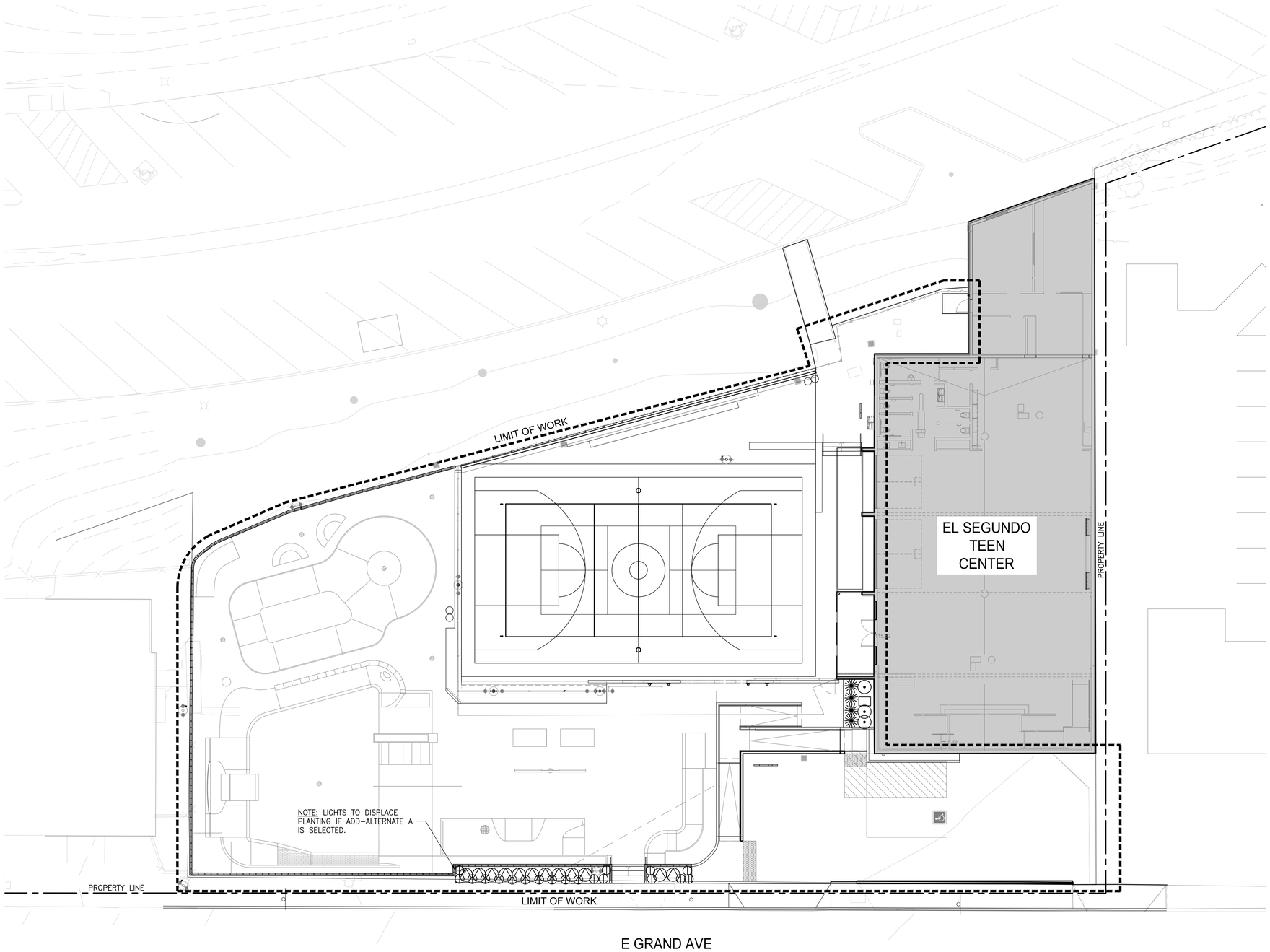
LANDSCAPE PLANTING NOTES & LEGEND

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

L3.00

FEBRUARY 12, 2026 - BID PACKAGE

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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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LICENSED LANDSCAPE ARCHITECT
JOHN JOHNSON No. 5555
01-25-27
RENEWAL
STATE OF CALIFORNIA

CITY OF EL SEGUNDO

350 Main St, El Segundo, CA 90245

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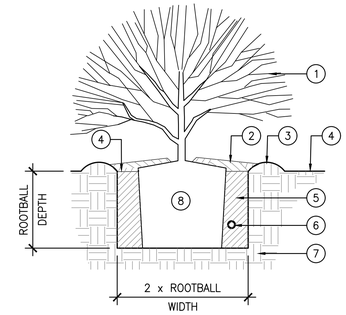
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LANDSCAPE PLANTING PLAN

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

L3.11

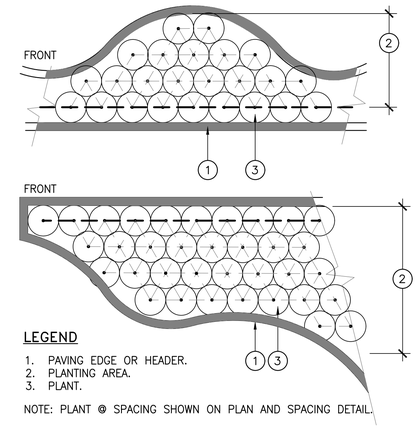
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KEYNOTE LEGEND

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"

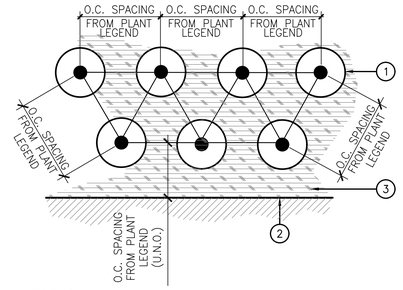


LEGEND

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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LICENSED LANDSCAPE ARCHITECT — 5739 — STATE OF CALIFORNIA — RENEWAL 01/31/2027

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
	02/12/26	BID PACKAGE

Sheet title:

LANDSCAPE
PLANTING DETAILS

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

L3.51

FEBRUARY 12, 2026 - BID PACKAGE

Plotted by: abertolini Jan. 12, 2026 02:36 PM Z:\Shared\Los Angeles\Production\2024\124011\CAD\124011_L3.51.dwg

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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LICENSED ARCHITECT
PATRICK J. TIGHE
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RENEWAL DATE
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CITY OF EL SEGUNDO

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EL SEGUNDO RECREATION PARK PHASE 1 IMPROVEMENT PROJECT

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Issue dates

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	01/16/26	PLAN CHECK RESUBMITTAL #3
	02/12/26	BID PACKAGE

Sheet title:

GENERAL NOTES

Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

A0.01

FEBRUARY 12, 2026 - BID PACKAGE

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 AND THE 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, PLUMBING AND LIGHTING 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 EQUIPMENTS DEVICES ARE USED, THEY 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 ALL REQUIREMENTS OF THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY.

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 REQUIRED (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 ON THESE PLANS AND SPECIFICATIONS FOR THE PURPOSE OF PROVIDING A BASIS FOR CONSTRUCTION-RECORD DRAWINGS. NOR CHANGE SHALL BE MADE WITHOUT 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 NOTED 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 INTENT CONTAINED IN 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 ANY 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. 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 PEDESTRIAN 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 ALL HAZARDOUS CONDITIONS. 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 ANY UNSATISFACTORY CONDITIONS OR DISCREPANCIES EXISTING AT THE START OF WORK. NATURE AND EXTENT OF THESE CONDITIONS SHALL BE REPORTED IN WRITING. OWNER AND/OR 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 OR FINISH.

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 SHALL 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 IN 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 SUBSTITUTIONS BE ALLOWED DUE TO CONTRACTOR'S FAILURE TO ORDER PRODUCTS IN A TIMELY MANNER TO MEET CONSTRUCTION SCHEDULES. WHERE AVAILABLE, MANUFACTURERS GUARANTEE SHALL BE PROVIDED IN WRITING.

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, BRASHING OR ANY 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.

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 PROTECTED 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 5/8" 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 ACCESS 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 AT THE 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.

TECTUM® Shapes
Acoustical Clouds
coarse texture

CLOUDS & CANOPIES — Standard

CUSTOM SHAPES



Tectum Custom Shapes

CUSTOM SHAPES
Create your own shapes!
For assistance, call Tectum at 1-877-274-7676.

Widths: 24 in (610 mm)
Lengths: Up to 8 ft (2 440 mm)
Thickness: 2" (1-1/2", 2")

PHYSICAL DATA

Material
ENERGY STAR Certified
Tectum® panels contain less than 1 ppm of asbestos, as measured by EPA Method 600/R-93/116, or no detectable asbestos, as measured by TEM Method 100.2 or NIOSH 7402.
Surface Finish
Factory-applied latex paint with 3 Grade surface coating. For other available finishes or assistance.
Fire Performance
Class A, Class 1 or Class I flame spread and smoke development when tested per ASTM E84 or UL 723.
CAN/ULC-S102 surface burning characteristics: Flame spread rating of 25 or less and Smoke Developed Classification of 50 or less.
HUD Acceptance
Tectum® panels are listed in accordance with California Department of Public Health CDPH-SM Standard Method Version 1.2, 2017, NIOSH Method 7402 and are acceptable for use under LEED®, WELL™ Building Certification, Living Building Challenge® and Green Globes®. Tectum® panels comply with Section 5.103, ANSI/ASHRAE/USGBC/IES Green Building Assessment Protocol.

Tectum® panels meet CHPS guidelines in unrolled office and ceiling test coverings. Tectum surfaces feature a smooth and aggressively textured finish.
Humidity Resistance
Tectum® panels for commercial projects are recommended for areas subject to high humidity, up to, but not including, direct exposure to water, such as pools and saunas. Tectum® panels for residential projects are not recommended for areas subject to high humidity or where growth of mold and mildew on the tile is likely.
Sound Absorption
Tectum® panels have excellent sound absorption properties and can help control and enhance the acoustical environment of a room. Refer to installation instructions for Composite shield and Composite shield with Fiberglass Insulation. Tectum® panels are not recommended for use in flooring applications.
Thermal Insulation
Tectum® panels have relatively low thermal resistance values. Tectum® panels are not recommended for use as thermal insulation.
Sustainable Considerations
Tectum® panels are manufactured using a process that is environmentally friendly. Tectum® panels are made from sustainably harvested wood fibers and inorganic binders. Tectum® panels are recyclable and can be ground and reused as a component of new panels.
Design Considerations
Tectum® panels are not recommended for use in exterior applications. Tectum® panels are not recommended for use in areas where they will be subjected to impact or abrasion.
Cleaning and Maintenance
Tectum® panels require no special cleaning system.
Warranty
Tectum® Warranty: Details at armstrongceilings.com/warranty
Design
Flame Spread
1-1/2" – 2" (38 to 50 mm)
Class A

Tectum® panels are available in square, rectangular, and custom shapes. Tectum® panels are also available with square, rectangular, and custom perforation patterns. Tectum® panels are available with square, rectangular, and custom kerf patterns.

Tectum® Shapes deliver design flexibility and acoustical performance in a suspended or direct-attach system formats.

KEY SELECTION ATTRIBUTES

- Shapes available in suspended or direct-attach formats for maximum design flexibility
- Acoustical performance: NRC 0.65 (Type E-mounted) and/or CAC 35 (Type D-mounted, Living Fissures methods — 2" shapes only)
- Tectum® panels are part of the Sustain® portfolio and meet the most stringent environmental criteria for building products sold — it stands to reason Armstrong®

- Suspension: family of products — Articulate (Grid) Wide (shown, suspension system for 24" (610 mm) wide panels) and Architectural (not shown, suspension system for 1-1/2" (38 mm) and 2" (50 mm) wide panels)
- Direct-attach shapes panels can be mechanically fastened to a substrate using a variety of clips and screws — it stands to reason Armstrong®
- 1-1/2" and 2" suspended shapes tiles with No-Tool Powder Excavation Cutout (NTPEC) edge detail
- Can be field painted up to a max without requiring acoustics or fire performance changes
- Class A (Class 1) flame spread rating (preferred for government projects)

COLORS: Due to printing limitations, shade may vary from actual product.

White (Std) | Natural (Std) | Custom Colors Available*

* Colors that are not specified in Level Curve® panels may require a minimum order of 1,000 square feet (93 square meters) and a lead time of approximately nine to eleven weeks. Lead times will increase.

SUSPENDED DETAILS

Tech-Line 877 276-7676
armstrongceilings.com/tectumshapes

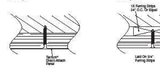
Armstrong® World Industries

ACOUSTIC CLOUDS 3

TECTUM® Shapes
Acoustical Clouds
coarse texture

DIRECT-ATTACH DETAILS

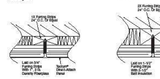
Mounting A



Mounting B-3D



Mounting C-3D

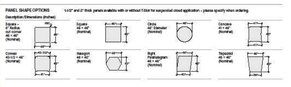


Mounting C-4D



PANEL SHAPE OPTIONS — 1-1/2" and 2" thick panels available with or without T-Grid for suspended cloud application — please specify when ordering.

Description (Dimension (Inches))



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armstrongceilings.com/tectumshapes

Armstrong® World Industries

TECTUM® Shapes
Acoustical Clouds
coarse texture

SUSTAIN



Tectum® Shapes panels suspended applications — 2" thick

Tectum® Shapes deliver design flexibility and acoustical performance in a suspended or direct-attach system formats.

KEY SELECTION ATTRIBUTES

- Shapes available in suspended or direct-attach formats for maximum design flexibility
- Acoustical performance: NRC 0.65 (Type E-mounted) and/or CAC 35 (Type D-mounted, Living Fissures methods — 2" shapes only)
- Tectum® panels are part of the Sustain® portfolio and meet the most stringent environmental criteria for building products sold — it stands to reason Armstrong®

- Suspension: family of products — Articulate (Grid) Wide (shown, suspension system for 24" (610 mm) wide panels) and Architectural (not shown, suspension system for 1-1/2" (38 mm) and 2" (50 mm) wide panels)
- Direct-attach shapes panels can be mechanically fastened to a substrate using a variety of clips and screws — it stands to reason Armstrong®
- 1-1/2" and 2" suspended shapes tiles with No-Tool Powder Excavation Cutout (NTPEC) edge detail
- Can be field painted up to a max without requiring acoustics or fire performance changes
- Class A (Class 1) flame spread rating (preferred for government projects)

COLORS: Due to printing limitations, shade may vary from actual product.

White (Std) | Natural (Std) | Custom Colors Available*

* Colors that are not specified in Level Curve® panels may require a minimum order of 1,000 square feet (93 square meters) and a lead time of approximately nine to eleven weeks. Lead times will increase.

SUSPENDED DETAILS

Tech-Line 877 276-7676
armstrongceilings.com/tectumshapes

Armstrong® World Industries

ACOUSTIC CLOUDS 3

ES ICC EVALUATION SERVICE

ICC-ES Evaluation Report

ESR-2298 CA Supplement

Reissued May 2025

This report is subject to renewal May 2026.

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DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION
Section: 07 57 00—Coated Roof Coatings

REPORT HOLDER:

BASF CORPORATION

EVALUATION SUBJECT:

BASF CORPORATION COATED FOAM PLASTIC ROOF COVERINGS: SKYTITE® C2 SERIES AND SKYTITE® C3 SERIES

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that the BASF Corporation Foam Plastic Roof Coverings, described in ICC-ES evaluation report ESR-2298, have also been evaluated for the code noted below.

Applicable code edition:

2022 California Building Code (CBC)

For evaluation of applicable chapters adopted by the California Office of Statewide Health Planning and Development (OSHPD) AKA: California Department of Health Care Access and Information (HCAI) and the Division of the State Architect (DSA), see Sections 2.1.1 and 2.1.2 below.

2.0 CONCLUSIONS

2.1 CBC:

The BASF Corporation Foam Plastic Roof Coverings, described in Sections 2.0 through 7.0 of the evaluation report ESR-2298, comply with the CBC, provided the design and installation are in accordance with the 2021 International Building Code® (IBC) provisions noted in the evaluation report.

2.1.1 OSHPD:

The applicable OSHPD Sections and Chapters of the CBC are beyond the scope of this supplement.

2.1.2 DSA:

The applicable DSA Sections and Chapters of the CBC are beyond the scope of this supplement.

This supplement expires concurrently with the evaluation report, reissued May 2025.

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TABLE 3—WIND RESISTANCE—COATED FOAM ROOF COVERINGS[1]

SYSTEM NO.	ALLOWABLE WIND UPLIFT (psf)	SUBSTRATE	FOAM PLASTIC INSULATION	
			DESIGNATION	THICKNESS (Inches)
10F	200	$^{15}/_{32}$-inch (12 mm) plywood	SKYTITE® C3	3 (Maximum)

For SI: 1 inch = 25.4 mm, 1 psf = 0.862 kg/m²

[1] Loading must be one of the following:
(a) GAF Diathon® applied in two coats at 1½ gallons per 100 ft² per coat.
(b) BASF Skydex A-1000 series applied at two coats at 1½ gallons per 100 ft² per coat.

TABLE 5—FIRE CLASSIFICATION—COATED FOAM ROOF ASSEMBLIES

SYSTEM NO.	FIRE CLASSIFICATION[1]	ROOF DECK SUBSTRATE[2][3]	MAXIMUM ROOF SLOPE	SPRAY-APPLIED FOAM PLASTIC INSULATION[4]		COATING		TOP SURFACING
				Designation	Thickness (Inches)	Designation	Application Rate	
10	A	Non-Combustible	1:12	SKYTITE® C2-2.5, SKYTITE® C2-2.9 or SKYTITE® C3-2.5	1 to 3	Diathon® or Hydrik A-1000	Two coats at 1½ gallons per 100 ft² per coat	Granules, 43 pounds per 100 ft² (Optional)
20	A	Non-Combustible	3:12	SKYTITE® C2-2.5, SKYTITE® C2-2.9 or SKYTITE® C3-2.5	1 to 3	Diathon® or Hydrik A-1000	Two coats at 1½ gallons per 100 ft² per coat	Granules, 43 pounds per 100 ft² (Optional) or ½ gallons per 100 ft² Diathon® or ½ gallons per 100 ft²
30	A	Non-Combustible	1%:12	SKYTITE® C2-2.5, SKYTITE® C2-2.9 or SKYTITE® C3-2.5	1 to 2	Diathon® or Hydrik A-1000	Two coats at 1½ gallons per 100 ft² per coat	Granules, 43 pounds per 100 ft² (Optional)
40	A	Non-Combustible	1%:12	SKYTITE® C2-2.5, SKYTITE® C2-2.9 or SKYTITE® C3-2.5	1 to 2	Diathon® or Hydrik A-1000	Two coats at 1½ gallons per 100 ft² per coat	No. 10 granules, 50 pounds per 100 ft² embedded in a 1½ gallons per 100 ft² coating and a topcoat at rate of 1½ gallons per 100 ft²
1F	A	Combustible	Unlimited	SKYTITE® C2-2.5, SKYTITE® C2-2.9 or SKYTITE® C3-2.5	1 to 3	Diathon® or Hydrik A-1000	Two coats at 1½ gallons per 100 ft² per coat	No. 10 granules, 50 pounds per 100 ft² embedded in a 1½ gallons per 100 ft² coating and a topcoat at rate of 1½ gallons per 100 ft²
2F	B	Combustible	½:12	SKYTITE® C2-2.5, SKYTITE® C2-2.9 or SKYTITE® C3-2.5	1½ to 2	Diathon® or Hydrik A-1000	Two coats at 1½ gallons per 100 ft² per coat	No. 10 granules, 50 pounds per 100 ft² embedded in a 1½ gallons per 100 ft² coating and a topcoat at rate of 1½ gallons per 100 ft²
3F	B	Combustible	½:12	SKYTITE® C2-2.5, SKYTITE® C2-2.9 or SKYTITE® C3-2.5	1½ to 2	Diathon® or Hydrik A-1000	Two coats at 1½ gallons per 100 ft² per coat	Granules, 43 pounds per 100 ft² (Optional) or ½ gallons per 100 ft² Diathon® or ½ gallons per 100 ft²
4F	B	Combustible	½:12	SKYTITE® C2-2.5, SKYTITE® C2-2.9 or SKYTITE® C3-2.5	1½ to 2	Diathon® or Hydrik A-1000	Base coat at 1½ gallons per 100 ft² and top coat at 1½ gallons per 100 ft²	Granules, 30 pounds per 100 ft² and sealed with and application of Diathon® at ½ gallons per 100 ft²
10F	B	Combustible	½:12	SKYTITE® C2-2.5, SKYTITE® C2-2.9 or SKYTITE® C3-2.5	1½ to 3	Diathon® or Hydrik A-1000	Two coats at 1½ gallons per 100 ft² per coat	Granules, 43 pounds per 100 ft² (Optional) or ½ gallons per 100 ft² Diathon® or ½ gallons per 100 ft²
11F	B	Combustible	½:12	SKYTITE® C2-2.5, SKYTITE® C2-2.9 or SKYTITE® C3-2.5	1½ to 3	Diathon® or Hydrik A-1000	Two coats at 1½ gallons per 100 ft² per coat	No. 10 granules, 45 pounds per 100 ft² covered with Diathon® applied at ½ gal per 100 ft²
12F	B	Combustible	½:12	SKYTITE® C2-2.5, SKYTITE® C2-2.9 or SKYTITE® C3-2.5	1½ to 3	Diathon® or Hydrik A-1000	Two coats at 1½ gallons per 100 ft² per coat	No. 10 granules, 45 pounds per 100 ft²
14F	B	Combustible	½:12	SKYTITE® C2-2.5, SKYTITE® C2-2.9 or SKYTITE® C3-2.5	1½ to 3			

For SI: 1 inch = 25.4 mm, 1 gallon per 100 square feet = 0.41 L/m², 1 gallon = 3.785 L, 1 ft² = 0.0929 m².

[1] Roof deck must be either minimum $^{15}/_{32}$-inch-thick (11.9 mm) plywood, minimum No. 22 gage galvanized steel [0.030 inch (.76 mm)] or concrete with a minimum compressive strength of 2500 psi as specified in Section 4.2.

[2] Minimum $^{15}/_{32}$-inch-thick (11.9 mm) plywood or $^{7}/_{16}$-inch-thick (11.1 mm) oriented strand board (OSB) installation decks (min. $^{15}/_{32}$-inch-thick plywood) when maximum $^{1}/_{4}$-inch-thick DuPont Corporation DensDeck® Roof Board is used directly over the nonbuildable deck with all joints staggered a minimum of 6 inches from plywood joints.

[3] Unless otherwise noted, nonnombustible substrates include concrete and steel decks as described in Section 4.2.2 of this report.

[4] Foam plastic insulation must be separated from the interior of the building by an approved thermal barrier in accordance with IBC Section 2603.4, except as noted in Section 4.6. Foam plastic insulation must be installed in accordance with the manufacturer's instructions and this report. Where used, the thickness of foam plastic insulation is limited to 3 inches (76 mm) per layer, unless otherwise noted in this report. Where multiple layers are used, the joints of each layer must be staggered. The maximum thickness of foam plastic insulation is 3 inches (76 mm) unless otherwise noted in this report. Where the thickness of foam plastic insulation is limited to 3 inches (76 mm) per layer, unless otherwise noted in this report, the maximum thickness of foam plastic insulation is 6 inches (152 mm) when two layers are used, 9 inches (229 mm) when three layers are used, and 12 inches (305 mm) when four layers are used.

5.4 Foam plastic insulation must be separated from the interior of the building by an approved thermal barrier in accordance with IBC Section 2603.4, except as noted in Section 4.6.

5.5 The allowable wind uplift pressures listed in Table 2 are for the roof covering only. The deck and supporting structure to which the roof covering is attached must be designed to withstand the applicable wind pressures determined in accordance with ASCE 7.

5.6 Flashing must be installed at wall and roof intersections, at gutters and around roof openings, as required by IBC Section 1503.2.

5.7 The evaluation of the foam plastic insulation as a vapor retarder is outside the scope of this report.

5.8 The BASF polyurethane foam plastic insulation components are manufactured in Houston, Texas; Orange, California and Toronto, Ontario, Canada under a quality control program with inspections by ICC-ES. The BASF and GAF roof coatings are manufactured in Phoenix, Arizona, under quality control programs with inspections by ICC-ES.

6.0 EVIDENCE SUBMITTED

6.1 Data in accordance with the ICC-ES Acceptance Criteria for Spray-Applied Foam Plastic Insulation (AC377), dated February 2023.

6.2 Reports of tests on GAF Diathon® and BASF FECoat 1000 in accordance with ASTM D6083.

6.3 Reports of resistance to foot traffic testing in accordance with Section 4.6 of FM 4470.

6.4 Reports of tests in accordance with ASTM E108 (UL 790).

6.5 Reports of tests in accordance with ASTM E84 (UL 723)

6.6 Reports of tests in accordance with UL 1256.

7.0 IDENTIFICATION

7.1 Each container of polyurethane foam plastic insulation bears a label with the BASF Corporation, name, and address; the product name (SKYTITE® C2 Series or SKYTITE® C3); the component type [A (Isocyanate) or B (Resin)]; the density (Component B only); the flame-spread index; mixing instructions, the evaluation report number (ESR-2298), the shelf life; and the date of manufacture.

Each container of Diathon® acrylic roof coating is labeled with the GAF name; the product name (Diathon®), the date of manufacture, the shelf life, and the evaluation report number (ESR-2298).

Each container of Skydex A-1000 acrylic roof coating is labeled with the BASF Corporation, name; the product name (Skydex A-1000); the date of manufacture; the shelf life; and the evaluation report number (ESR-2298).

7.2 The report holder's contact information is the following:

BASF CORPORATION
1703 CROSSPOINT AVENUE
HOUSTON, TEXAS 77054
(888) 900-FOAM (3626)
www.spf.basf.com

7.3 The additional listee's contact information is the following:

GAF
2850 SOUTH 18TH PLACE
PHOENIX, ARIZONA 85034

- Substrate temperature is at least 50°F (10°C);
- Ambient temperature is at least 50°F (10°C);
- Relative Humidity is below 85% RH;
- Dew point is more than 5°F (2.8°C) above or below the ambient temperature;
- Wind speed is equal to or less than 15 miles per hour (24.1 km/h). Wind barriers are needed when the wind speed is greater than 15 miles per hour (24.1 km/h).

When conditions are outside the parameters noted above, consult BASF Corporation for additional guidance prior to installation.

The foam plastic insulation must not be applied to wet or damp substrates, or when dew, condensation, precipitation, or freezing temperatures are expected prior to completion of the foam and coating application.

Foam plastic is applied in maximum 2-inch-thick (51 mm) passes, to reach the desired thickness as noted in Tables 1 and 2. The total finished thickness must be achieved within the same day. The finished surface of the foam must be smooth and free of voids, pinholes, and crevices.

4.5 Application of Coating:

The foam plastic insulation surface must be dry and free of all damaged foam, dirt, and foreign material before application of the coating. If the insulation surface is damaged to the point where cracks, voids or large depressions appear, additional insulation must be applied to create a satisfactory surface. After the insulation has developed sufficient strength to support foot traffic, but within 72 hours, the coating must be brush-, roller-, or spray-applied at the application rates noted in Table 1. The ambient temperature must be at least 50°F (10°C) during coating application, and above 32°F (0°C) for the 24-hour period after application. The coating must not be applied when dew, condensation, precipitation, or freezing temperatures are anticipated prior to completion of the coating application. The application of primers, when used, must be in accordance with the spray foam roofing manufacturer's installation instructions.

4.6 Thermal Barrier:

The classified roof assemblies noted in Tables 1 containing SKYTITE® C2 Series and SKYTITE® C3 Series foam plastic insulations may be used without a thermal barrier based on testing in accordance with UL 1256, as set forth in IBC Section 2603.4.1.5.

4.7 Fire Classification:

4.7.1 New Construction: Roof covering systems, as noted in Tables 1, when installed in accordance with this report, are Class A, Class B or Class C roof coverings in accordance with ASTM E108 or UL 790.

4.7.2 Reroofing: Prior to installation of new roof coverings, inspection in accordance with 2018 and 2015 IBC Section 1511 or 2012 and 2009 IBC Section 1510, and approval from the code official having jurisdiction, are required. Installation must be over uninsulated systems only.

4.8 Wind Resistance:

The allowable wind uplift pressures for the coated foam plastic roof coverings are noted in Table 2.

5.0 CONDITIONS OF USE:

The SKYTITE® C2 Series and SKYTITE® C3 Series coated foam plastic roof coverings described in this report comply with, or are suitable alternatives to what is specified in, the code indicated in Section 1.0 of this report, subject to the following conditions:

5.1 Installation and application of the coated foam plastic roof coverings must comply with the code, the report holder's published installation instructions, and this report. If there are any conflicts between the report holder's installation instructions and this report, this report governs.

5.2 The spray-applied foam roofing insulation must be applied by installers trained or approved by BASF Corporation or trained by the Spray Polyurethane Foam Alliance.

5.3 Where moderate or heavy foot traffic occurs for maintenance of equipment, or is otherwise necessary, the roof covering must be adequately protected to prevent damage or wearing of the surface.

3.2 Spray Polyurethane Foam Plastic Insulation:

3.2.1 General: SKYTITE® C2-2.5, SKYTITE® C2-2.9 and SKYTITE® C2-3.9 and SKYTITE® C3-2.5, SKYTITE® C3-2.9 and SKYTITE® C3-3.5 are two-component, spray-applied, foam plastic insulations complying with ASTM C1029–Type III, and are produced in densities of 2.5, 2.9 and 3.0 pcf (40.0, 44.8 and 48.0 kg/m³), respectively. The foam plastic ingredients (Component A and Component B) are available in 55-gallon (208 L) drums and have a shelf life of twelve months for Component A and six months for Component B (except "S" blends, which have a shelf life of six months for A and 60°F (15°C) for B).

3.2.2 Surface-burning Characteristics: The SKYTITE® C2 Series foam plastic insulations have a flame-spread rating of 75 or less when tested in accordance with ASTM E84 or UL723 at a maximum thickness of 3.0 inches (76 mm). SKYTITE® C3 Series foam plastic insulations have a flame-spread rating of 75 or less when tested in accordance with ASTM E84 or UL 723 at a maximum thickness of 2.0 inches (51 mm).

3.3 Coatings:

3.3.1 General: The coatings described in this report for use in the BASF Corporation roofing systems are GAF Diathon® roof coating and BASF Skydex A-1000 acrylic roof coating.

3.3.2 GAF Diathon® Acrylic Top Coat: Diathon® coating is a single-component, liquid-applied, 100 percent acrylic elastomeric coating, produced by GAF. It is supplied in 5-gallon (19 L) pails and 55-gallon (208 L) drums and has a shelf life of 24 months when stored at temperatures between 50°F and 80°F (10°C and 26.7°C). The Diathon® coating complies with ASTM D6083.

3.3.3 BASF Skydex A-1000 Acrylic Roof Coating: BASF Skydex A-1000 coating is a single-component, liquid-applied, 100 percent acrylic elastomeric coating. It is supplied in 5-gallon (19 L) pails and 55-gallon (208 L) drums and has a shelf life of 24 months when stored at temperatures between 50°F and 80°F (10°C and 26.7°C). The BASF Skydex A-1000 coating complies with ASTM D6083.

3.4 Impact and Foot Traffic Resistance:

The coated foam plastic roof coverings described in this report comply with the Resistance to Foot Traffic Test in Section 4.6 of FM 4470.

4.0 DESIGN AND INSTALLATION

4.1 Preparation of Substrates:

The substrates to be covered must be free of all grease, oil, loose particles, moisture, and other foreign materials. Areas not receiving a foam plastic insulation application must be masked off or otherwise protected from overspray. The application of primers, when used, must be in accordance with the spray foam roofing manufacturer's installation instructions.

4.2 Roof Deck Substrates:

4.2.1 Combustible Substrates: Combustible substrates must be minimum $^{15}/_{32}$-inch-thick (11.9 mm), code-complying, exterior-grade, or Exposure 1 plywood (US DOC PS1). All plywood edges must be supported in accordance with the requirements set forth in IBC Section 2303.4.1.5.

4.2.2 Noncombustible Substrates:

4.2.2.1 Cementitious Substrates: Structural concrete substrates must have a minimum compressive strength of 2500 psi (17.237 kPa). Cementitious decks must be thoroughly cured and must be subjected to specialized treatment, such as wire brushing or commercial sandblasting, or must be chemically cleaned to ensure adequate bonding.

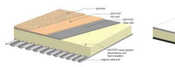
4.2.2.2 Metal Substrates: Minimum No. 22 gauge galvanized steel [0.030 inch (0.76 mm)] deck. Metal decks must be cleaned of any adhesion inhibitors, and gaps in end or sidelaps must be sealed with an approved sealant.

4.3 Roof Slope:

The polyurethane foam plastic insulation must be spray-applied to form roof slopes that have a minimum slope of ¼:12 (2 percent) and a maximum roof slope as specified in Tables 1 and 2.

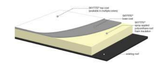
4.4 Foam Plastic Insulation Application:

The polyurethane foam plastic insulations described in Section 3.2 are applied at a 1:1 ratio by volume of the A and B components to one of the substrates described in Section 4.2, using foam-spraying equipment and processing parameters recommended by BASF Corporation. Application of the foam plastic insulation must be performed when the following conditions are met:



SKYTITE C3 is a versatile and sustainable roofing system.

- Can be used over suitable substrates
- Minimal tear-off in retrofit applications
- Reduced waste in landfills
- Conforms to irregular shapes, can be custom sloped
- Cost savings on recoats



SKYTITE C3 offers a variety of benefits.

- Seamless application with no mechanical fasteners
- High wind uplift resistance
- Water cannot migrate through closed cell foam
- Lower indoor heating and cooling costs
- Minimal maintenance
- Reflects solar radiation (light colors only)
- Simplified flashing and details
- Lifespan of 20-30 years

Criteria	SKYTITE® C3	Built-Up	Single-Ply
Weather Protection	• Resists water migration through the closed-cell foam • High wind uplift resistance • No deck penetration	• Joints and seams can allow water migration • Lower aggregate can become projectiles • Becomes brittle	• Ponding frequent • Leaks hard to locate • Extensive deck penetrations • Lots of seams
Energy and Comfort	• Lower heating and cooling costs • No thermal bridging • Highest R-value insulation • Lower roof temperatures	• Temperature build-up on roof and below • Indoor environment more difficult to condition	• Temperature build-up on roof • Indoor environment more difficult to condition
Installation	• Usually no costly tear-off • Fast installation • No fasteners, no welding, no gluing • Lower labor cost • Simplified flashing and details	• Major construction • Tear-off and waste disposal usually required • Difficult installation for irregular shaped roofs • More labor intensive	• Irregular shapes difficult • Tear-off and waste disposal increase expense and add weight to the roof • Installation of flashing is difficult
Maintenance and Repair	• Minimal maintenance • Renewable with simple recoats	• Major reconstruction needed • Costly and frequent • Difficult to inspect and repair	• Torn off at end of life cycle • Difficult to inspect and repair

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1 Compliant with Montreal protocol and the US Environmental Protection Agency's (EPA) Significant New Alternatives Program (SNAP) according to Federal Register / Vol. 79, No. 130 / Rules and Regulations.

While the descriptions, recipes, data and information contained herein are presented in good faith and believed to be accurate, they are provided for guidance only and because many factors may affect the application and use of our products, BASF recommends that the user make tests to determine the suitability of our products for their particular purpose prior to use. No warranties of any kind, either expressed or implied, including warranties of merchantability or fitness for a particular purpose, are made regarding products described or designs, data or information set forth, or that the products, designs, data or information may be used without infringing the intellectual property rights of others. In no case shall the descriptions, recipes, data or information contained herein be considered a part of our terms and conditions of sale. Further, the descriptions, recipes, data and information contained herein may change over time. It is the user's responsibility to determine whether BASF's then-current terms and conditions are acceptable and to determine whether current descriptions, recipes, data and information pertaining to a BASF product are complete and accurate prior to ordering or using a BASF product. BASF assumes no obligation or liability for the descriptions, recipes, data or information contained herein.

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SKYTITE | BASF We create chemistry

SKYTITE® C3
HFO-based spray applied polyurethane roofing system



The SKYTITE C3 formula offers a low environmental impact.

- Zero ozone depleting potential (ODP) spray foam*
- HFO-based system means low global warming potential (GWP)
- Meets the HFC phaseout requirements across many US states

Why SKYTITE C3?

SKYTITE C3 offers improved yield and ideal surface texture which can mean cost savings.

- Smooth surface texture
- Efficient coverage rate for UV-resistant coatings
- Wide process latitude for a variety of environmental factors

SKYTITE C3 ICC ESR 1

SKYTITE C3 1

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213–694–3800
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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, El Segundo, CA 90245

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5757 Venice Blvd.
Los Angeles, CA 90019
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www.tighearchitecture.com

Issue dates

#	Date	Description
1	01/15/25	50% DD SUBMITTAL
2	04/18/25	100% DD SUBMITTAL
3	06/06/25	50% CD SUBMITTAL
4	08/20/25	90% CD SUBMITTAL
5	10/28/25	PLAN CHECK RESUBMITTAL #1
6	11/14/25	PLAN CHECK RESUBMITTAL #2
7	01/16/26	PLAN CHECK RESUBMITTAL #3
8	02/12/26	BID PACKAGE

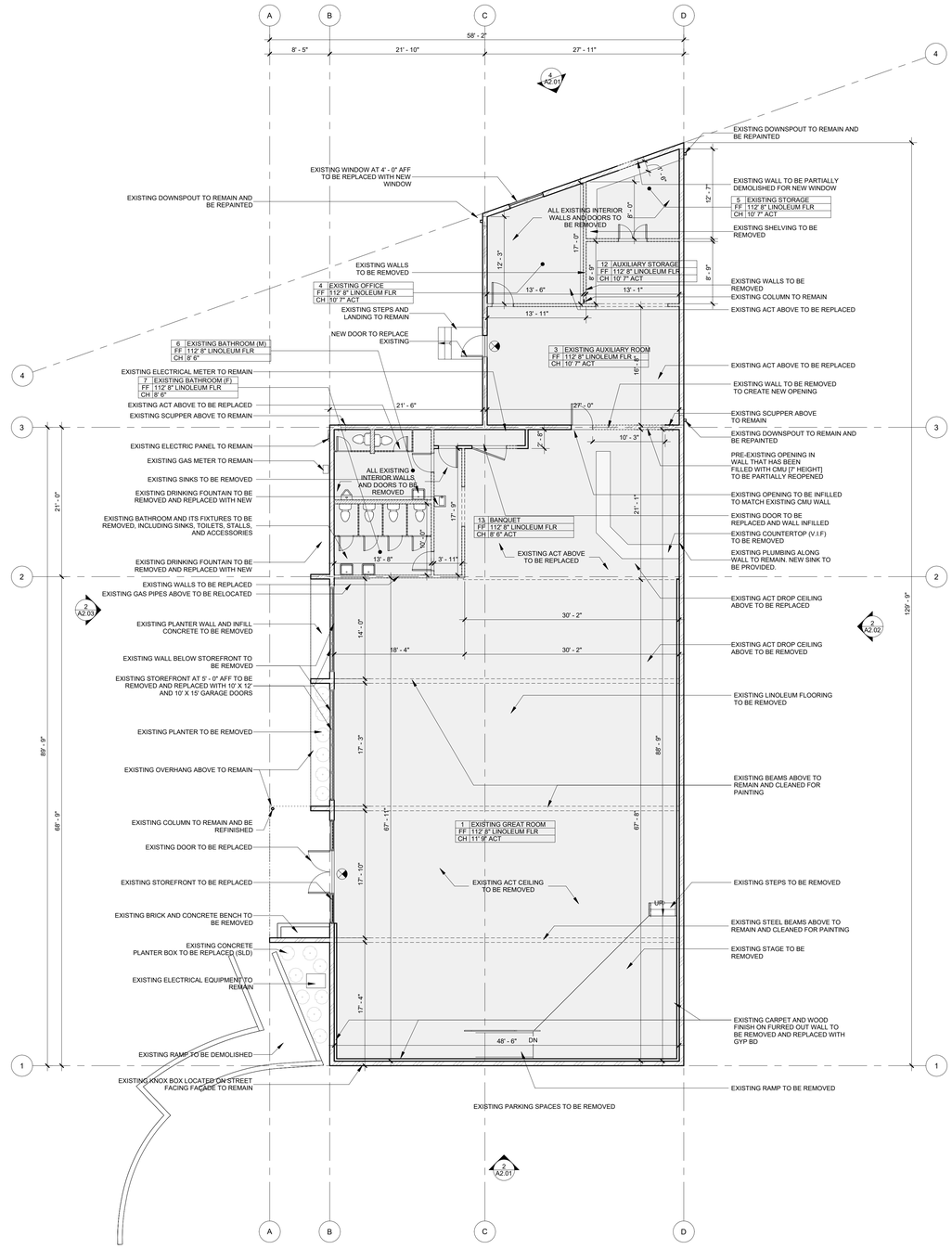
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GENERAL SPECIFICATIONS

Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

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FEBRUARY 12, 2026 - BID PACKAGE



EXISTING / DEMOGROUND 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

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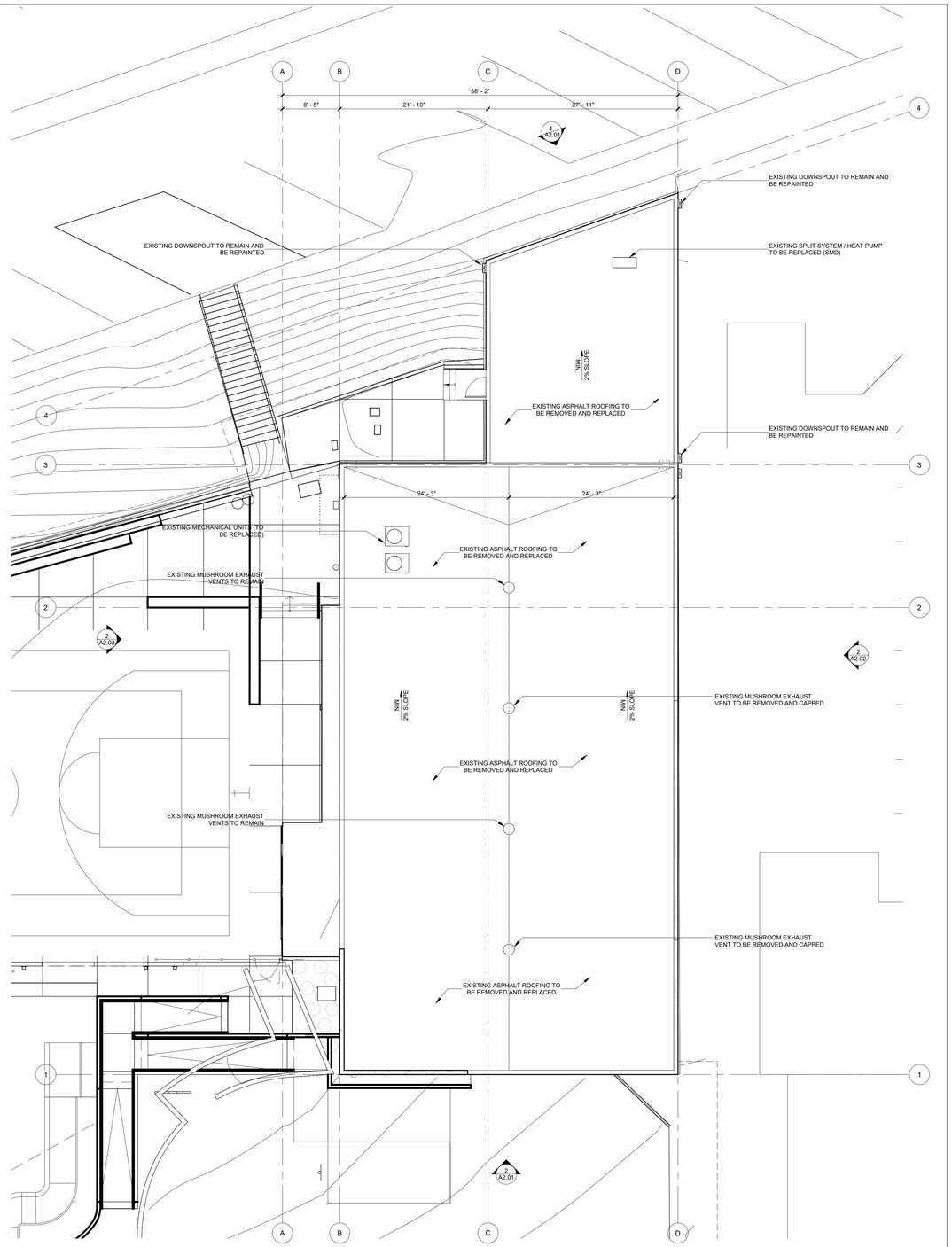
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	08/20/25	90% CD SUBMITTAL
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	11/14/25	PLAN CHECK RESUBMITTAL #2
	01/16/26	PLAN CHECK RESUBMITTAL #3
	02/12/26	BID PACKAGE

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

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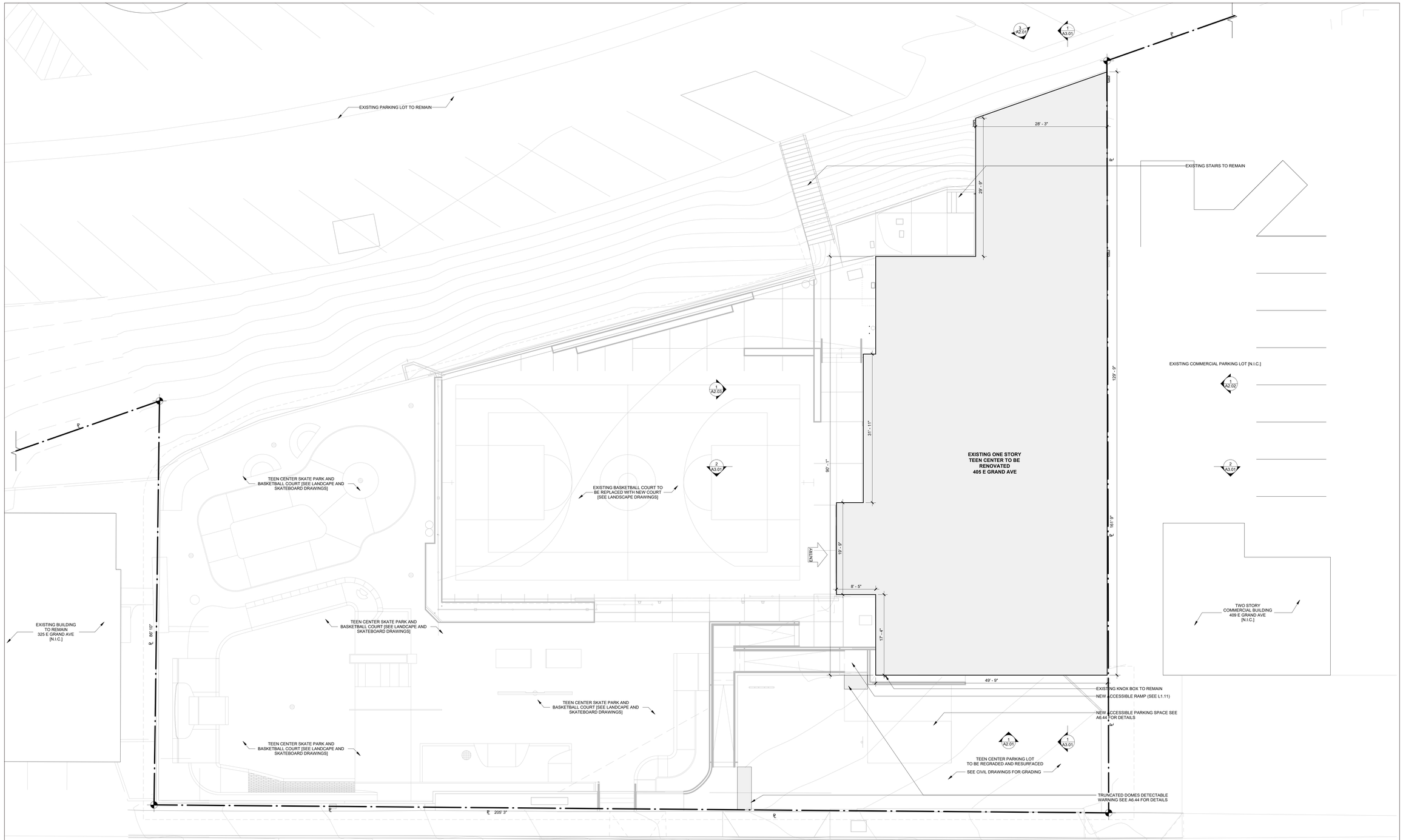
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	01/16/26	PLAN CHECK RESUBMITTAL #3
	02/12/26	BID PACKAGE

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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 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 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-A10BC 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.

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EL SEGUNDO RECREATION PARK PHASE 1 IMPROVEMENT PROJECT

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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
	02/12/26	BID PACKAGE

Sheet title:

SITE PLAN

Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

A1.01

FEBRUARY 12, 2026 - BID PACKAGE

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.
8. 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.
9. 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.
11. 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.

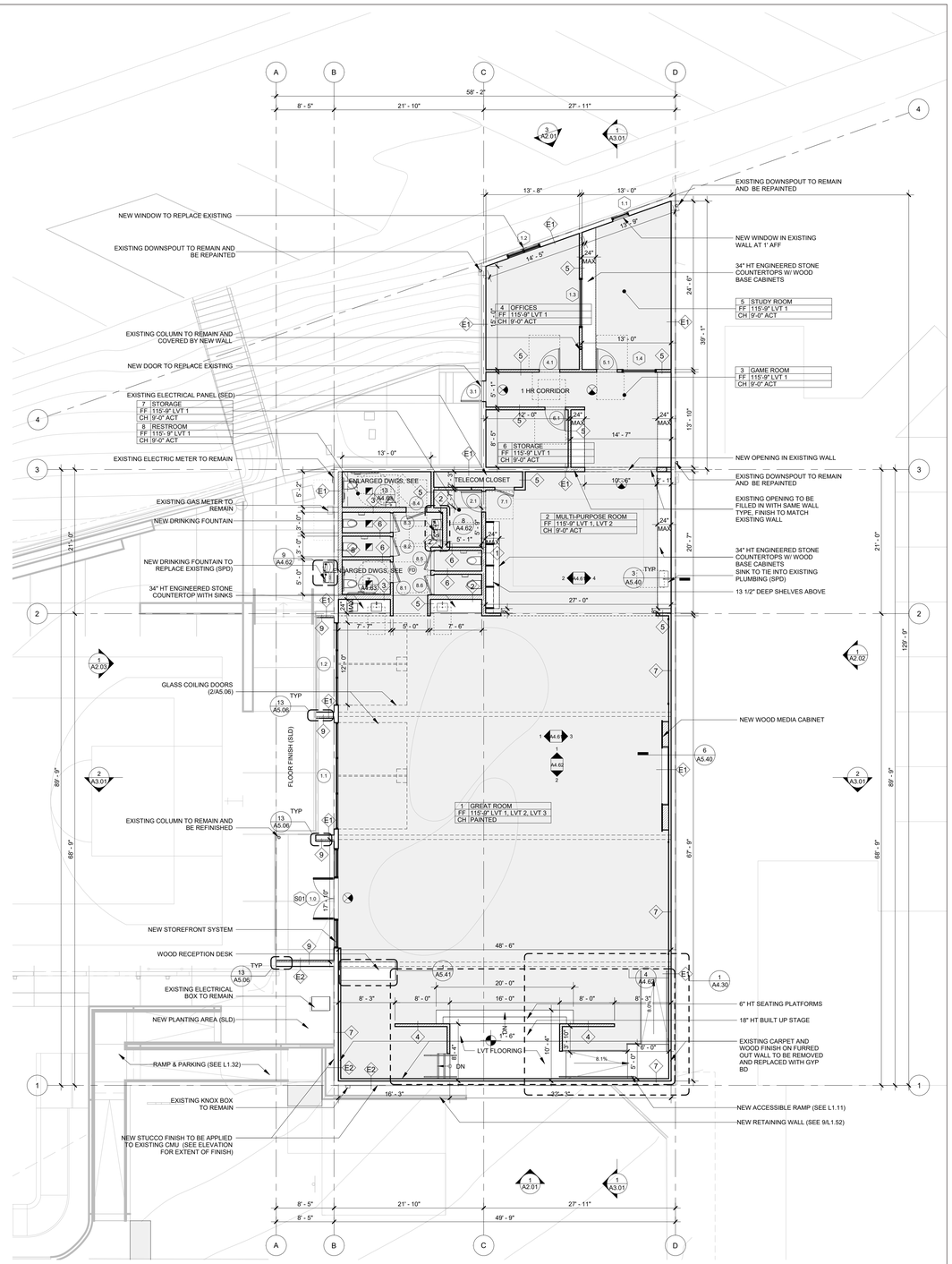
MEANS OF EGRESS NOTES

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.



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" HDWD ← FINISHED FLOOR ELEVATION, MATERIAL
CEILING HEIGHT → CH | +/- 10'-0" GYP BD ← CEILING HEIGHT DIMENSION, MATERIAL

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NO. C-27987
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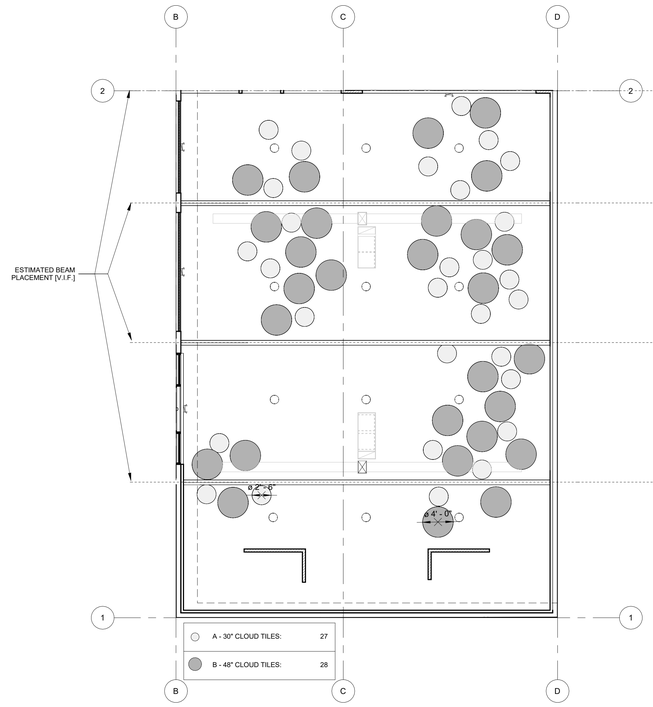
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	08/20/25	90% CD SUBMITTAL
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	11/14/25	PLAN CHECK RESUBMITTAL #2
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	02/12/26	BID PACKAGE

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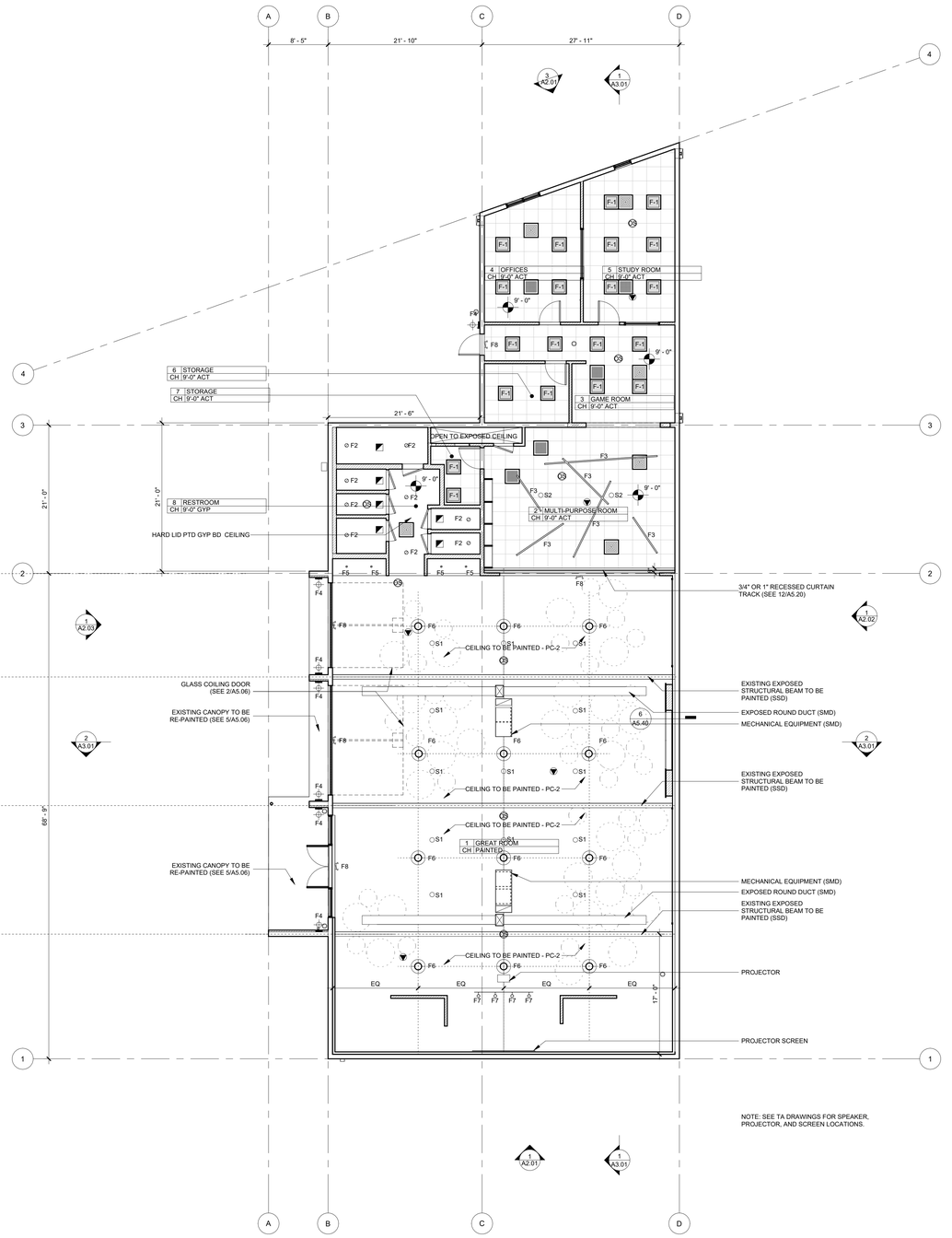
GROUND LEVEL PLAN

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
1/8" = 1'-0"

REFLECTIVE CEILING PLAN LEGEND

- BATHROOM EXHAUST FAN
- SMOKE DETECTOR
- CARBON MONOXIDE SENSOR
- EXIT SIGN
- F-1 SQUARE TROFFER LIGHT
- F-2 6" RECESSED CAN LIGHT
- F-3 LINEAR PENDANT LIGHT
- F-4 WALL-MOUNTED CYLINDER
- F-5 4" RECESSED CAN LIGHT
- F-6 HALOPHANE LIGHT PENDANT
- F-7 TRACK LIGHT
- 2' x 2' T-BAR DROPPED CEILING
- F-8 WALL-MOUNTED EMERGENCY LIGHT
- S-1 PENDENT SPEAKER
- S-2 ACT SPEAKER
- OCCUPANCY SENSOR
- CEILING MOUNT OUTLET
- CEILING MOUNT CAMERA
- 2' X 2' RETURN GRILL
- 2' x 2' SUPPLY GRILL

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	02/12/26	BID PACKAGE

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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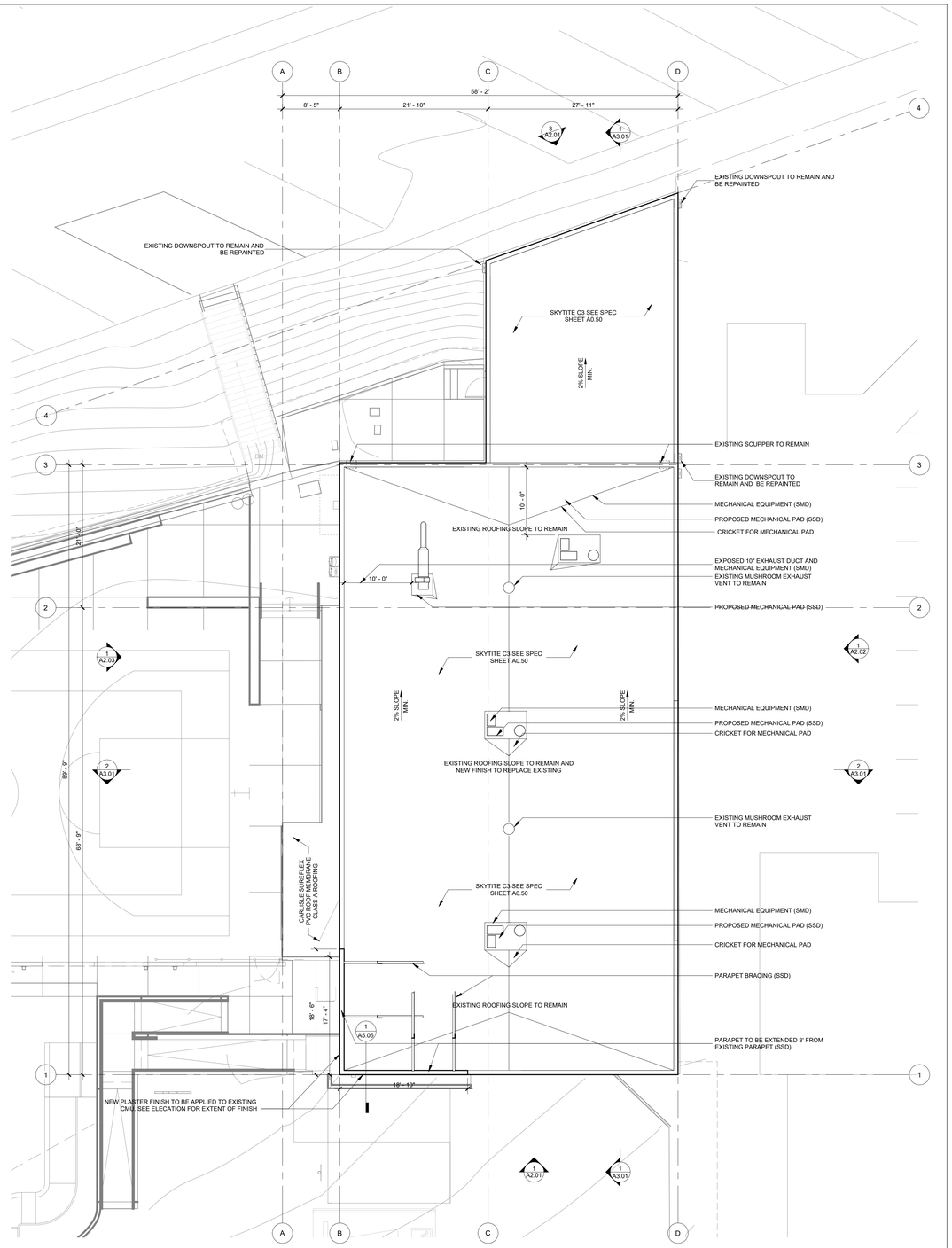
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	02/12/26	BID PACKAGE

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
BATHROOMS	275 SF
STORAGE	165 SF
TOTAL	5,242 SF

WALL / PARTITION TYPES (SEE A6.01)

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FLOOR PLAN LEGEND

- SD SMOKE DETECTOR HARD WIRED W/ BATTERY
- CO 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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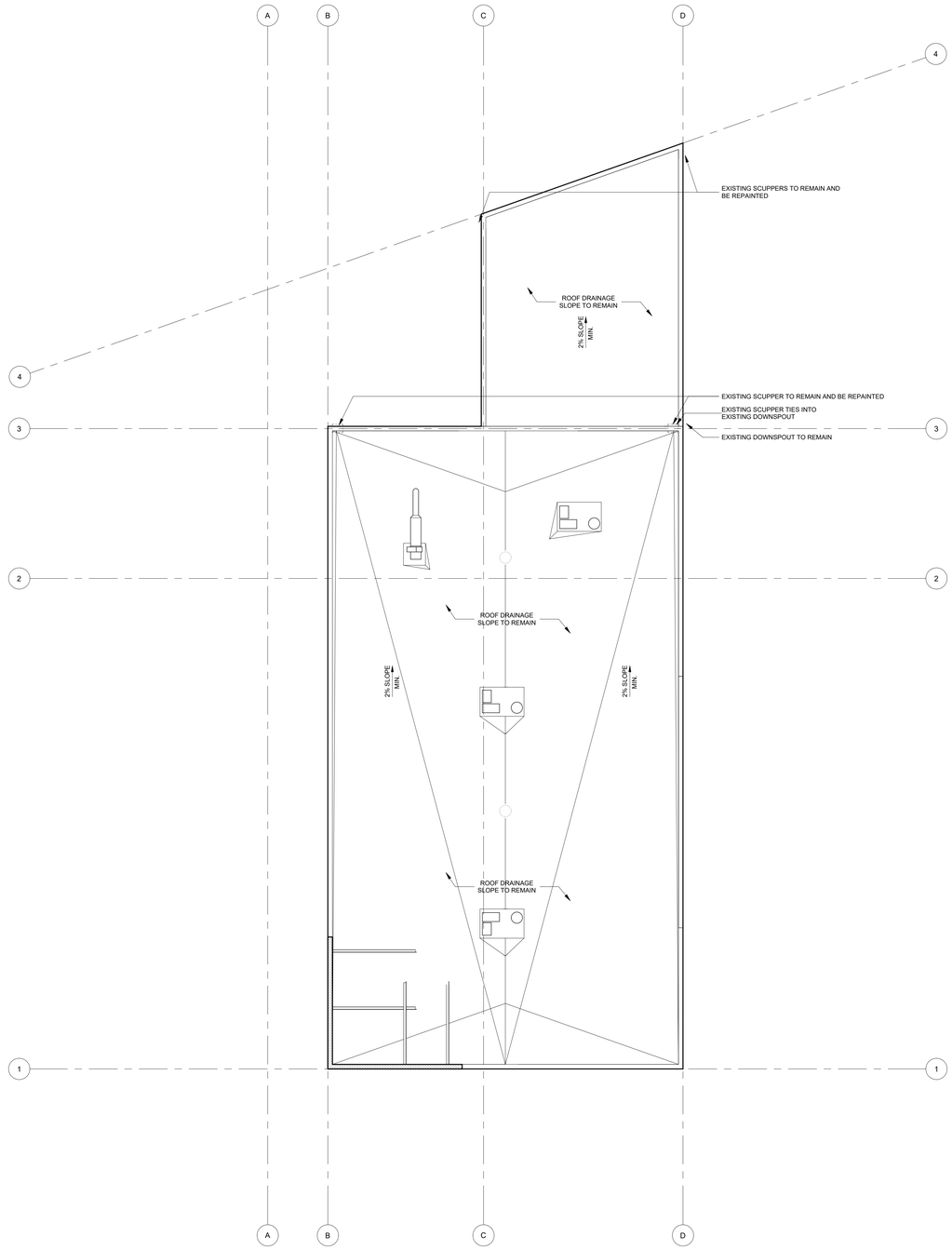
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	02/12/26	BID PACKAGE

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ROOF LEVEL PLAN

Designed by:	PT
Drawn by:	MW
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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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	02/12/26	BID PACKAGE

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ROOF LEVEL DRAINAGE PLAN

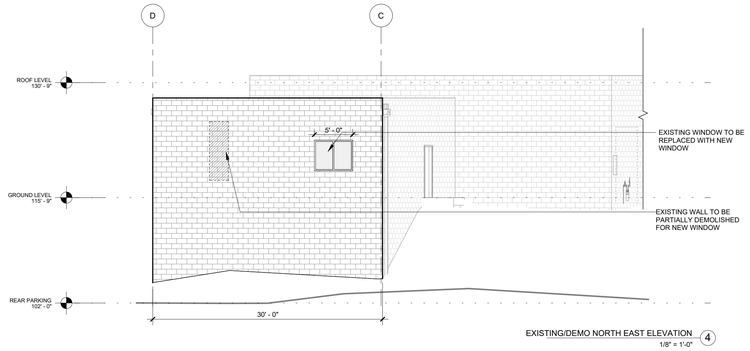
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Project number:	124011

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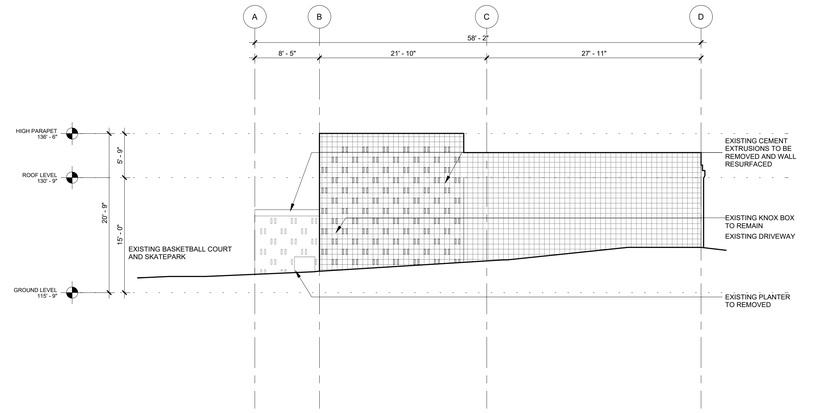
MATERIAL LEGEND	
AAC	ALUMINUM FRAME WINDOWS & DOORS | CLEAR ANODIZED
CMU	EXISTING CMU TO BE REPAINTED
CON	CAST IN PLACE CONCRETE | SMOOTH | NATURAL FINISH
ST1	SMOOTH STL TROWELLED STUCCO - MURAL TBD
ST2	SMOOTH STL TROWELLED STUCCO - MURAL TBD

NOTE: ALL EXISTING EXTERIOR WALLS TO BE CLEANED UP AND PAINTED

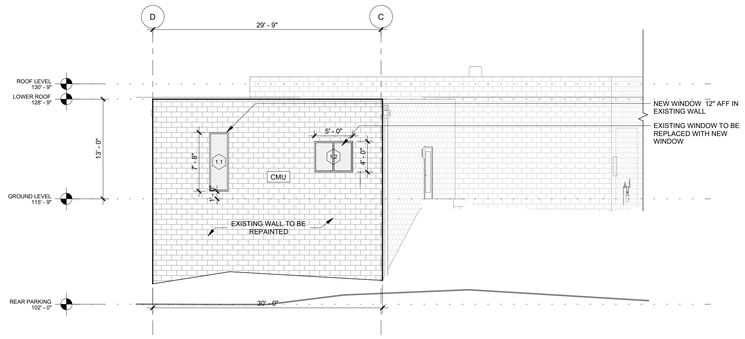
NOTE: MURAL TO INCLUDE PREP AND PRIMER.



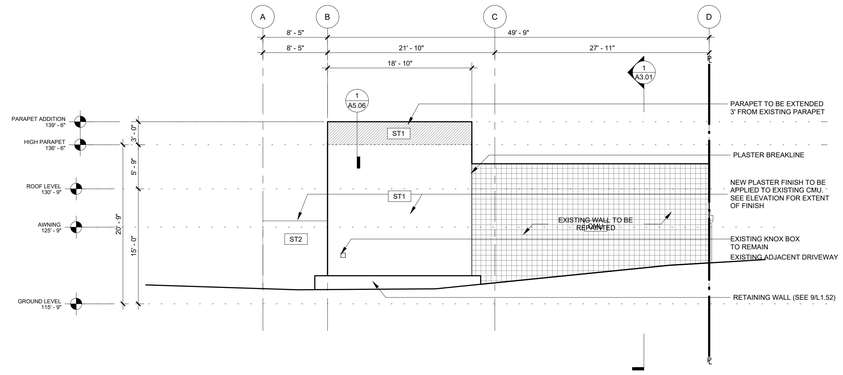
EXISTING/DEMO NORTH EAST ELEVATION 4
1/8" = 1'-0"



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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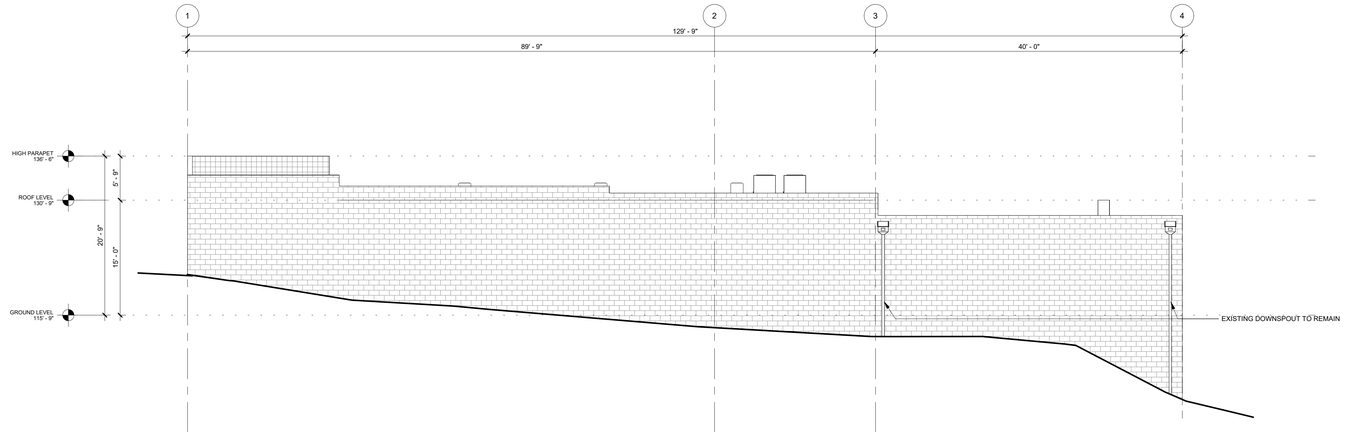
NORTH & SOUTH ELEVATIONS

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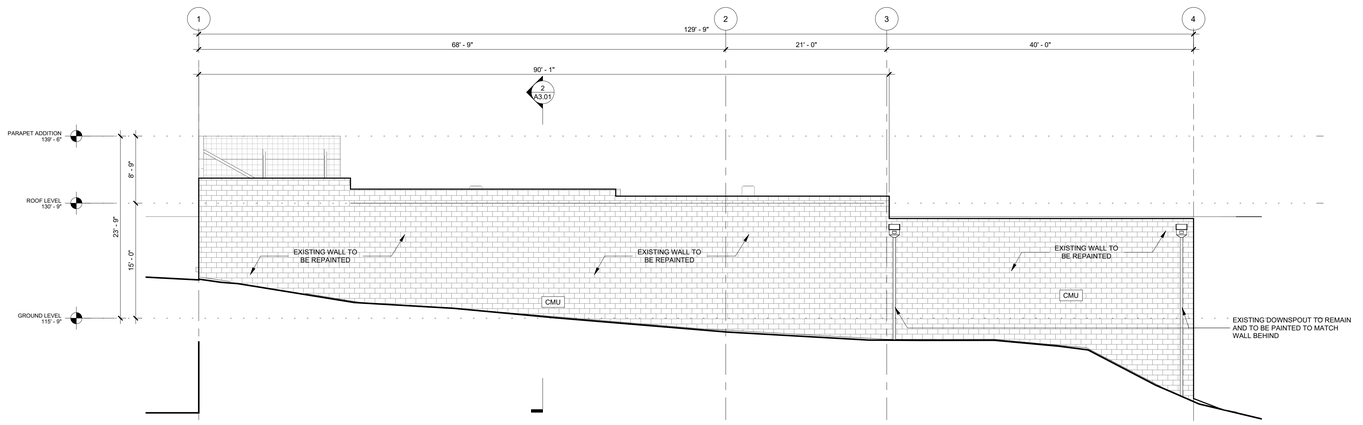
A2.01

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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360 East Second Street
Suite 675
Los Angeles, CA 90012

213-694-3800
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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
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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
	02/12/26	BID PACKAGE

Sheet title:

EAST ELEVATION

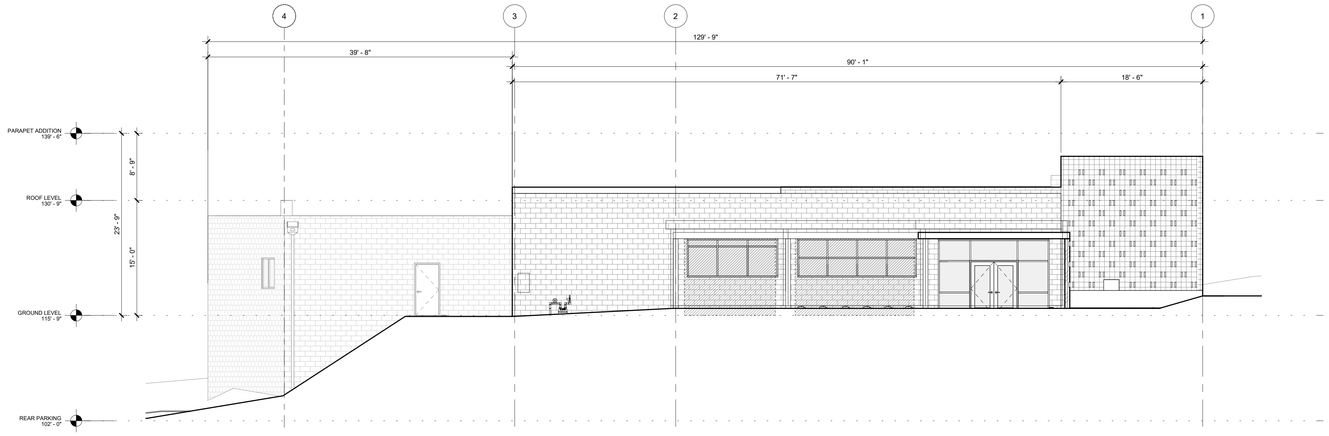
Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

A2.02

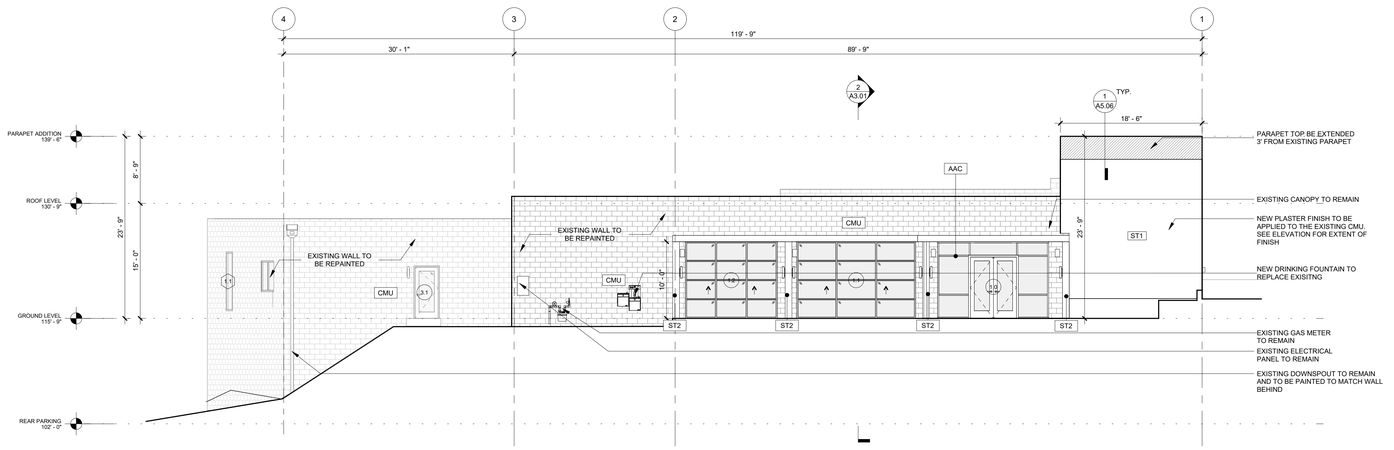
FEBRUARY 12, 2026 - BID PACKAGE

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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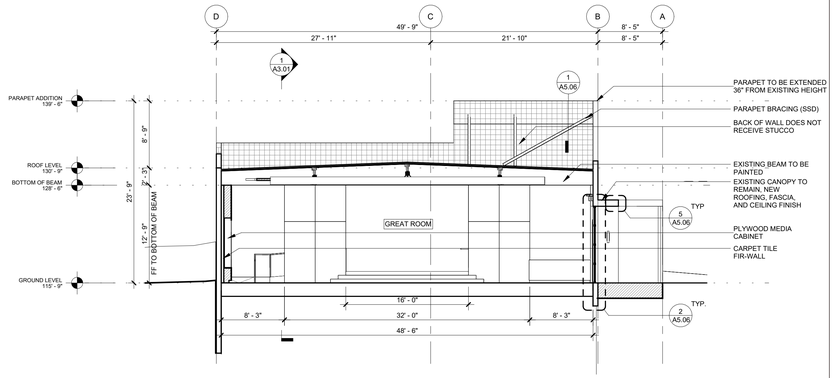
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	02/12/26	BID PACKAGE

Sheet title:

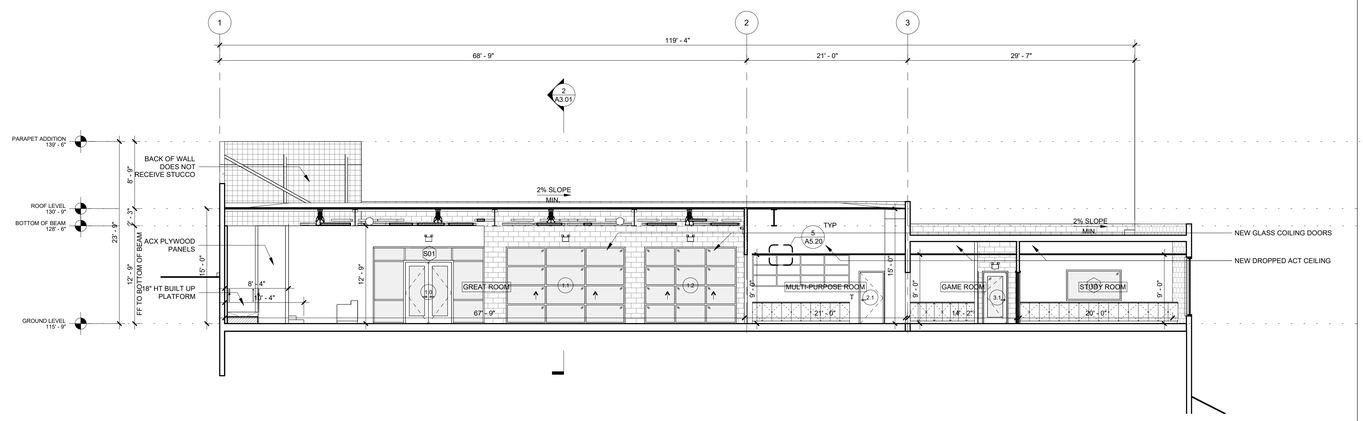
WEST ELEVATION

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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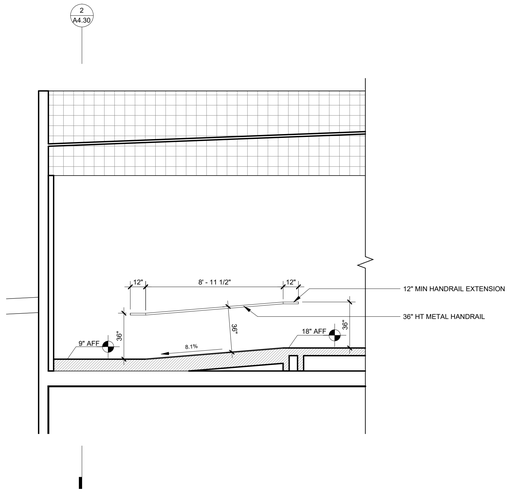
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	08/20/25	90% CD SUBMITTAL
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	01/16/26	PLAN CHECK RESUBMITTAL #3
	02/12/26	BID PACKAGE

Sheet title:

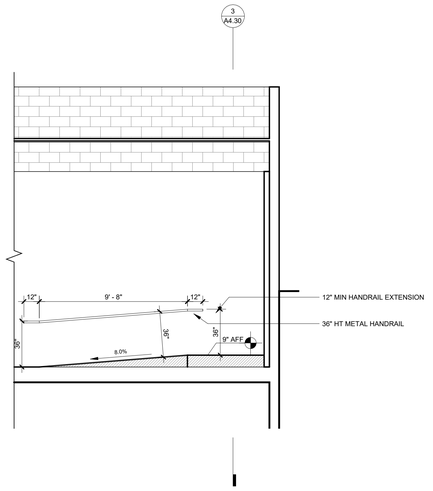
BUILDING SECTIONS

Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

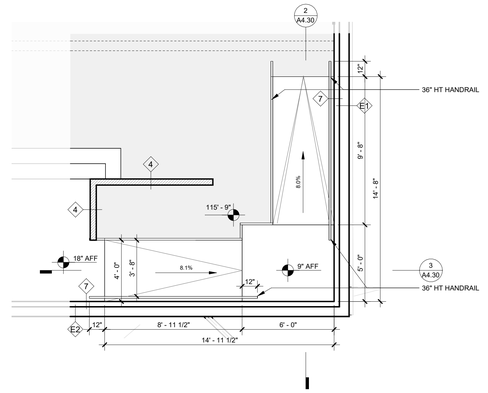
A3.01



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"

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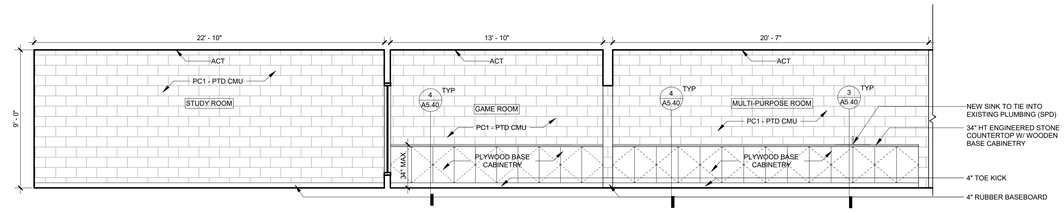
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Sheet title:

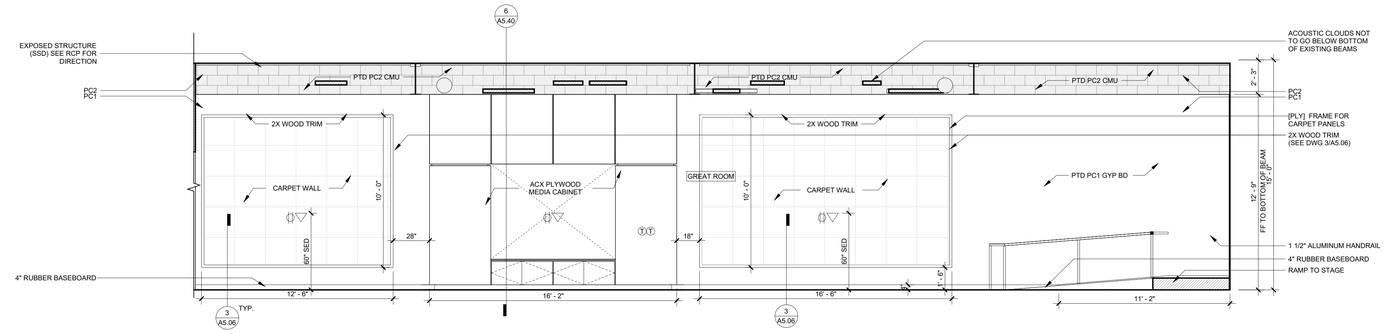
ENLARGED RAMP

Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

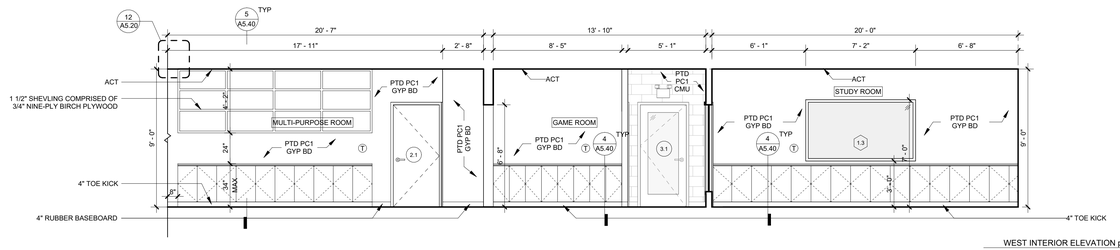
A4.30



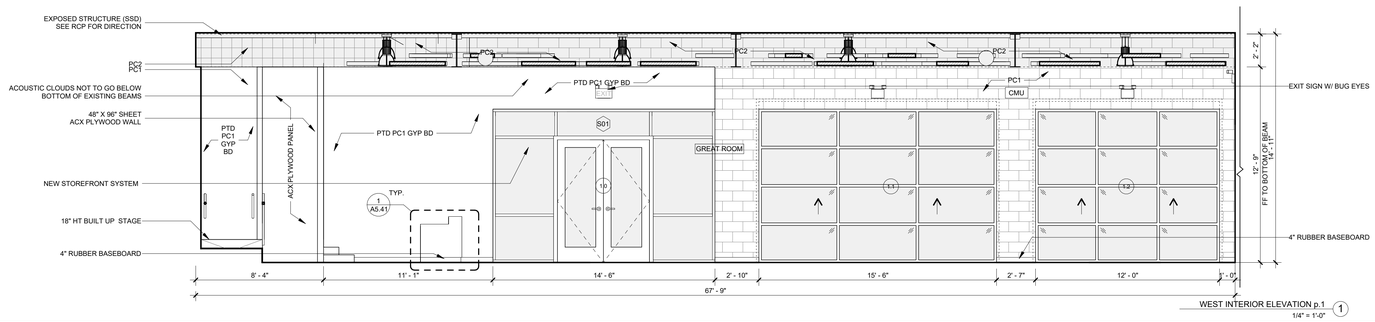
EAST INTERIOR ELEVATION p.2 — 1/4" = 1'-0" (4)



EAST INTERIOR ELEVATION p.1 — 1/4" = 1'-0" (3)



WEST INTERIOR ELEVATION p.2 — 1/4" = 1'-0" (2)



WEST INTERIOR ELEVATION p.1 — 1/4" = 1'-0" (1)

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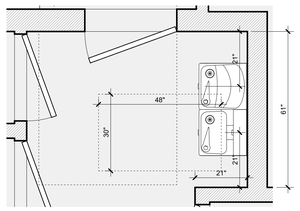
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Sheet title:

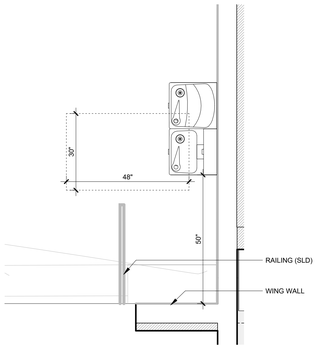
INTERIOR ELEVATIONS

Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

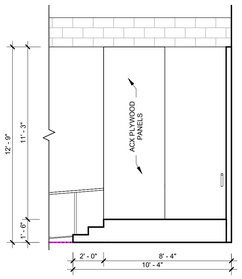
A4.61



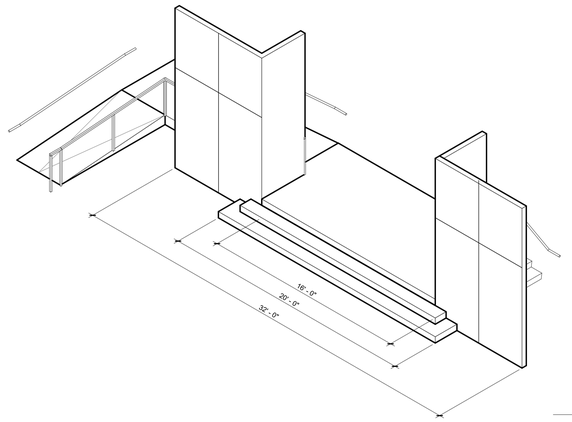
ENLARGED DRINGING FOUNTAIN 8
1/2" = 1'-0"



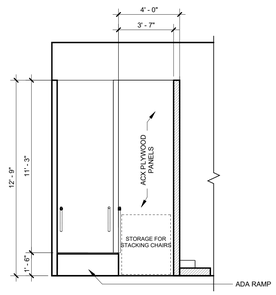
ENLARGED EXTERIOR DRINKING FOUNTAIN 9
1/2" = 1'-0"



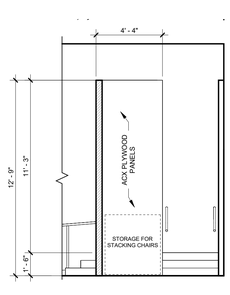
PLATFORM INTERIOR SIDE ELEVATION 7
1/4" = 1'-0"



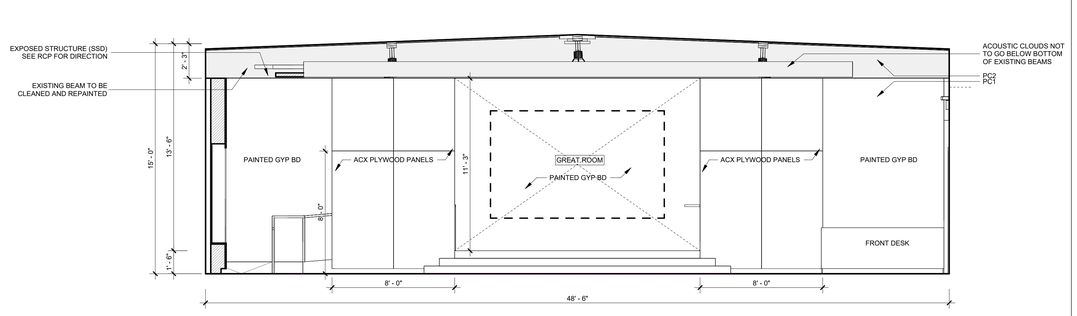
PLATFORM 3



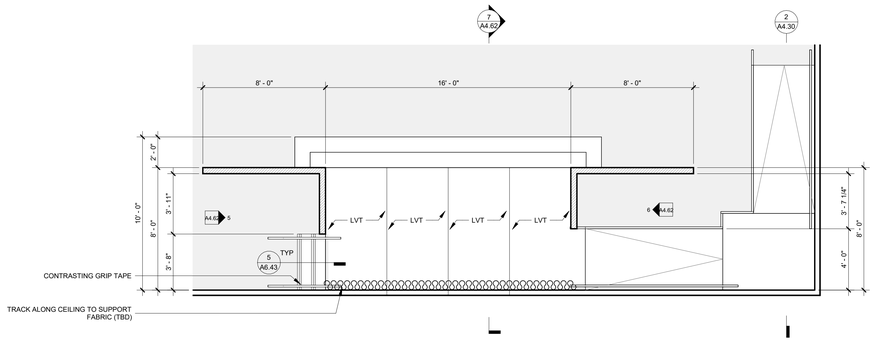
PLATFORM RAMP SIDE ELEVATION 6
1/4" = 1'-0"



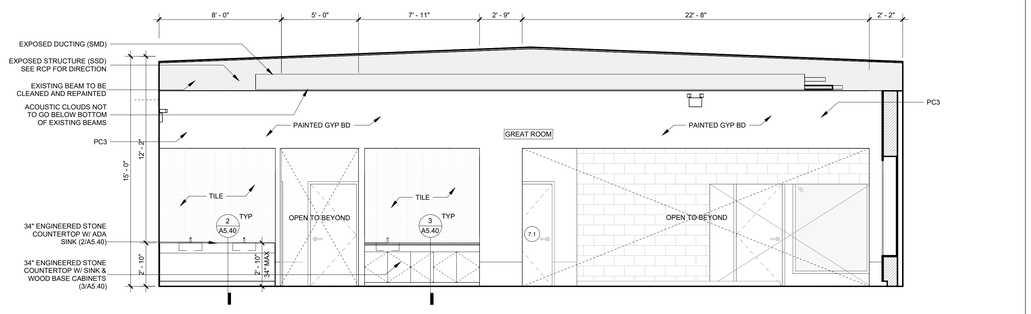
PLATFORM STAIR SIDE ELEVATION 5
1/4" = 1'-0"



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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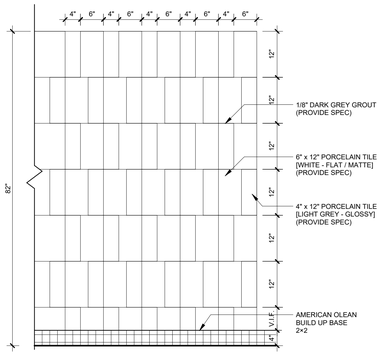
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	02/12/26	BID PACKAGE

Sheet title:

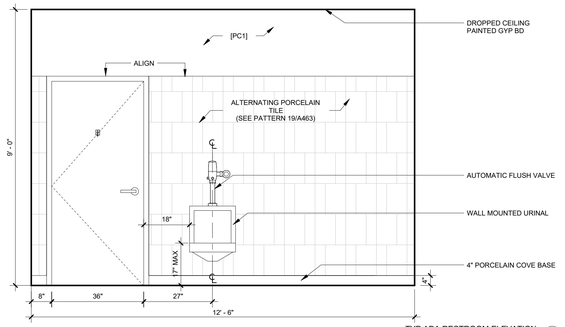
INTERIOR ELEVATIONS

Designed by:	PT
Drawn by:	MW
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Project number:	124011

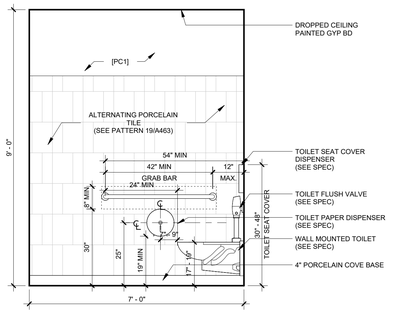
A4.62



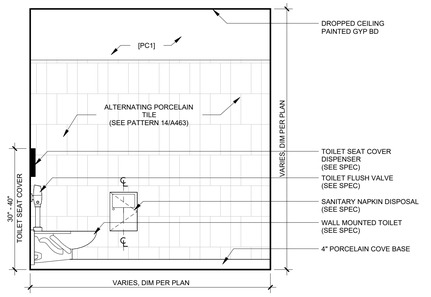
ALTERNATING TILE DETAIL 19
3/4" = 1'-0"



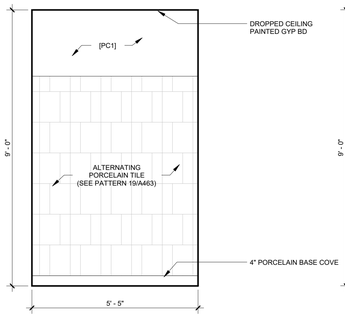
TYP ADA RESTROOM ELEVATION 18
1/2" = 1'-0"



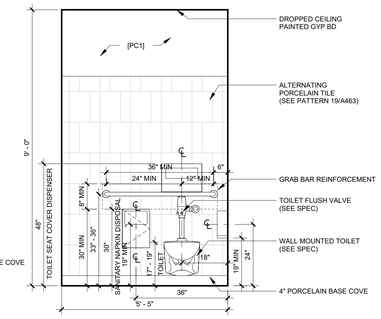
TYP ADA RESTROOM ELEVATION 12
1/2" = 1'-0"



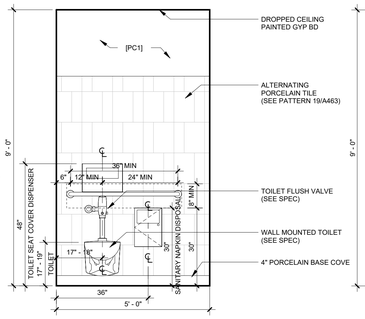
TYP RESTROOM ELEVATION 5
1/2" = 1'-0"



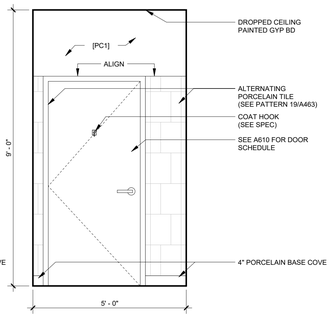
TYP ADA RESTROOM ELEVATION 17
1/2" = 1'-0"



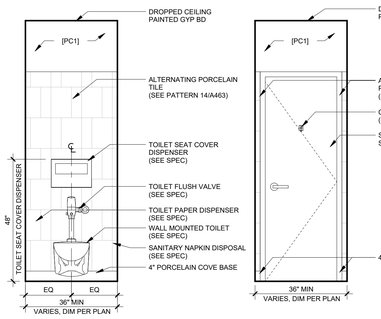
TYP ADA RESTROOM ELEVATION 16
1/2" = 1'-0"



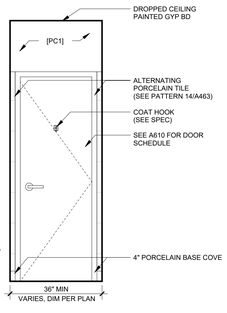
TYP ADA RESTROOM ELEVATION 11
1/2" = 1'-0"



TYP ADA RESTROOM ELEVATION 10
1/2" = 1'-0"

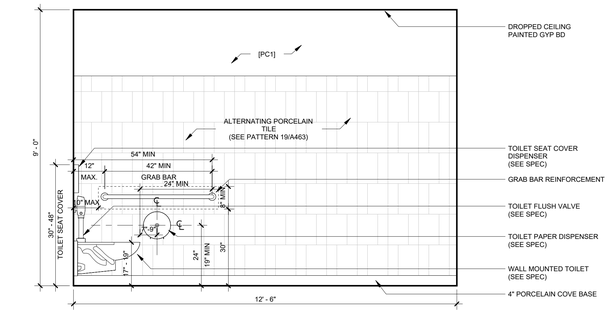


TYP RESTROOM ELEVATION 6
1/2" = 1'-0"

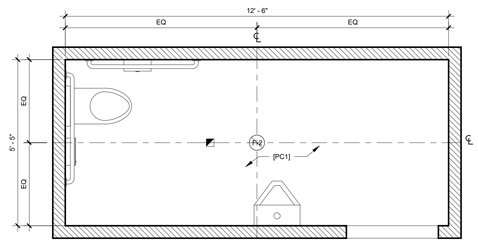


TYP RESTROOM ELEVATION 4
1/2" = 1'-0"

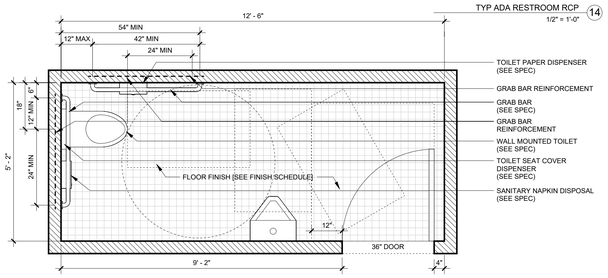
WASHBASIN, MIRROR & COUNTER DETAIL 20
1 1/2" = 1'-0"



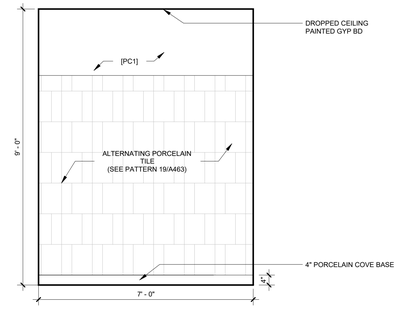
TYP ADA RESTROOM ELEVATION 15
1/2" = 1'-0"



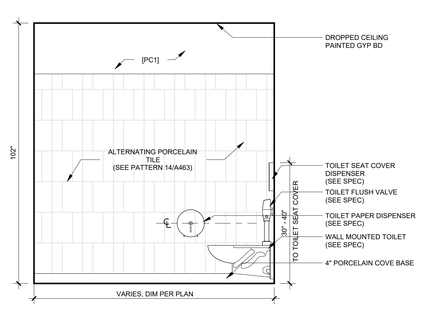
TYP ADA RESTROOM RCP 14
1/2" = 1'-0"



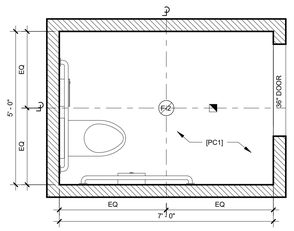
TYP ADA RESTROOM PLAN 13
1/2" = 1'-0"



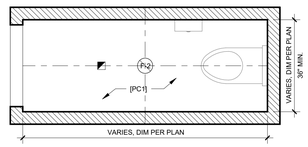
TYP ADA RESTROOM ELEVATION 9
1/2" = 1'-0"



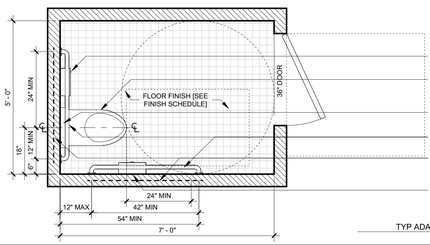
TYP RESTROOM ELEVATION 3
1/2" = 1'-0"



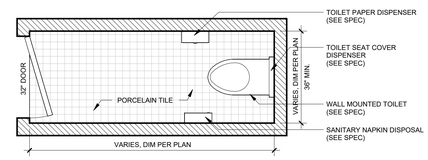
TYP ADA RESTROOM RCP 8
1/2" = 1'-0"



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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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
	02/12/26	BID PACKAGE

Sheet title:

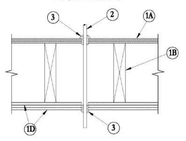
TYP BATHROOM PLANS & ELEVATIONS

Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

A4.63

FEBRUARY 12, 2026 - BID PACKAGE

System No. F-C-3001
September 03, 2004
(Formerly System No. 168)
F Ratings – 1 and 2 Hr (See Item 1)
T Ratings – 1 and 2 Hr (See Item 1)



1. **Floor-Ceiling Assembly** – The 1 or 2 hr fire-rated wood joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the UL Fire Resistance Directory The1 hr fire-rated assembly shall be constructed as specified in Design No. L501, L512 or L537. The 2 hr fire-rated assembly shall be constructed as specified in Design No. L505, L511 or L536. **The F and T Ratings of the firestop system are equal to the fire rating of the floor-ceiling assembly.** The general construction details of the floor-ceiling assembly are as follows:
   A. **Flooring System** – Lumber or plywood subfloor with finish floor of lumber, plywood or **Floor Topping Mixture*** as specified in the individual Floor-Ceiling Design. Min slab of opening is 11 in.
   B. **Wood Joists** – Nom 2 by 10 in. lumber joists spaced 16 in. O.C with nom 1 by 3 in. lumber bridging and with ends firestopped.
   C. **Gypsum Board*** – Nom 4 ft wide by 5/8 in. thick as specified in the individual Floor-Ceiling Design. Min diam of opening is 11 in.

1.1 **Chase Wall** (Optional, not shown) – The through penetrants (Item No. 2) may be routed through a 1 hr fire-rated single, double or staggered wood stud gypsum wallboard chase wall having a fire rating consistent with that of the floor-ceiling assembly. The chase wall shall be constructed of the materials and in the manner specified in the individual U305 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs** – Nom 2 by 6 in. or double nom 2 by 4 in. lumber studs.
   B. **Sole Plate** – Nom 2 by 6 in. or parallel 2 by 4 in. lumber plates, tightly bolted.
   C. **Top Plate** – The double top plate shall consist of two nom 2 by 6 in. or two sets of parallel 2 by 4 in. lumber plates, tightly bolted. Min diam of opening is 12 in.
   D. **Gypsum Board*** – Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Designs.

2. **Cable** – Max 25 pair No. 24 AWG copper conductor telephone cable or max two conductor with ground No. 12 or No. 14 AWG Type NM sheathed cable sheath copper conductor cable. Cable insulation and jacket material to be polyvinylchloride (PVC). Max one cable to be installed in nom 1/2 in. diam opening. Cable to be rigidly supported on both sides of floor assembly.

3. **Fill,Void or Cavity Materials*** – **Caulk or Sealant** – Min 3/4 in. thickness of Fill material applied within the annulus, flush with top surface of floor or sole plate. Min 5/8 in. or 1-1/4 in. thickness of Fill material, for 1 and 2 hr rated assemblies, respectively, applied within the annulus, flush with bottom surface of ceiling or top plate. An additional min 1/4 in. crown of fill material applied to perimeter of cable at the egress from the top of firestop and midsection of ceiling or from top of sole plate and midsection of top plate.
   3M COMPANY – CP 25WB+ caulk or FB-3000 WT sealant

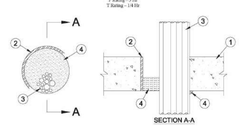
*Bearing the UL Classification Marking

This material was extracted and drawn by 3M Fire Protection Products from the 2016 edition of the UL Fire Resistance Directory

3M Fire Protection Products
www.3m.com/firestop
F-C-3001 • 1 of 1
Product Support Line: 1-800-328-1687
Demo spray #'s: 61 50 19 0346B5
383

Through Penetrations | Cables | 3000 Series | Floor/Ceiling | FC

System No. C-AJ-3263
June 12,2006
F Rating – 3 Hr
T Rating – 1/4 Hr



1. **Floor or Wall Assembly** – Min 2-1/2 in. (64 mm) thick reinforced lightweight or normal weight (100-150 pcf) or 1600-2400 kg/m³ concrete floor or wall assembly. Floor slab may be poured on a steel deck. See **Concrete Blocks (CAZT) and Precast/Concrete Units (CFTV) categories in Fire Resistance Directory for Precast Concrete Units***. Wall may also be constructed of min 12 in. Classified **Concrete Blocks***. Min diam of opening 6 in. (152 mm). See **Concrete Blocks** (CAZT) and **Precast/Concrete Units** (CFTV) categories in Fire Resistance Directory for names of manufacturers.
2. **Steel Sleeve** – (Optional) – Nom 6 in. (152 mm) diam (or smaller) Schedule 10 (or heavier) steel sleeve (cast or pushed into slab, flush with bottom of floor). Sleeve may extend a max of 6 in. (150 mm) above top surface of floor or both surfaces of wall.
3. **Cables** – Aggregate cross-sectional area of cables in opening to be max 44 percent of the cross-sectional area inside the sleeve or opening. Annular space between cables and periphery of opening or sleeve shall be min of 0 in. (0 mm, point contact) to max 2 in. (51 mm). Cables to be rigidly supported on both sides of floor or wall assembly. Any combination of the following types and sizes of cable may be used.
   A. Max 200 pair No. 22 AWG (or smaller) copper conductor with polyvinyl chloride (PVC) insulation and jacketing material.
   B. Max 1/C No. 750 kcmil (or smaller) copper conductor cable with cross-linked polyethylene (XLPE) jacket.
   C. Max 7/C No. 12 AWG (or smaller) copper conductor power and control cables with XLPE or PVC insulation with XLPE or PVC jacket.
   D. Max 3/C No. 4/0 AWG (or smaller) copper or aluminum conductor SER cables with PVC insulation and jacket.
   E. Max 5/C No. 2/0 AWG (or smaller) copper conductor PVC jacketed aluminum-clad or steel-clad THHW, W cable.
   F. Max 1/0 (125 Mm) optic (FO) cable with PVC insulation and jacket.
   G. Max 3/C with ground No. 8 AWG (or smaller) copper conductor NM cable with PVC insulation and jacket.
   H. RG6 Coaxial cable with fluorinated ethylene (FEP) or PVC insulation and jacket.
   I. Max 4 pair No. 24 AWG (or smaller) copper conductor data cable with 10/jkt jacket and insulation.
   J. Max fiber optic/duct No. 12 (MV) (or smaller) MC (ADS) copper cable with polyvinyl chloride insulation and jacket materials.
4. **Through Penetrating Product*** – Any aluminum or steel jacketed **Armored Cable+ or Metal Clad Cable+** currently Classified under the **Through Penetrating Product** category.
   See **Through Penetrating Product** (XHJU) category in the Fire Resistance Directory for names of manufacturers.
5. **Fill,Void or Cavity Materials*** – **Caulk or Sealant** – Min 1-1/2 in. (38 mm) thickness of caulk applied within the annulus, flush with bottom or top surface of floor or with both surfaces of wall. Min 1/4 in. (6 mm) thick bead of caulk applied to the penetrant/sleeve or penetrant/sleeve interface at the point contact location on the bottom or top surface of floor or both surfaces of wall.
   3M COMPANY – IC 15WB+ Caulk, CP 25WB+ Caulk or FB-3000 WT Sealant

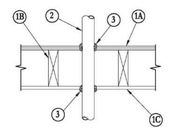
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3M Fire Protection Products
www.3m.com/firestop
C-AJ-3263 • 1 of 1
Product Support Line: 1-800-328-1687
Demo spray #'s: 61 50 19 0346B5
359

Through Penetrations | Cables | 3000 Series | Concrete | CAJ

System No. F-C-7001
September 03, 2004
(Formerly System No. 169)
F Rating – 1 Hr
T Rating – 1/2 Hr



1. **Floor-Ceiling Assembly** – The 1 hr fire-rated wood joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory, as summarized below:
   A. **Flooring System** – Lumber or plywood subfloor with finish floor of lumber, plywood or **Floor Topping Mixture*** as specified in the individual Floor-Ceiling Design. Min slab of opening is 11 in.
   B. **Wood Joists** – Nom 2 by 10 in. lumber joists spaced 16 in. O.C with nom 1 by 3 in. lumber bridging and with ends firestopped.
   C. **Gypsum Board*** – Nom 4 ft wide by 5/8 in. thick as specified in the individual Floor-Ceiling Design. Min diam of opening is 11 in.

1.1 **Chase Wall** (Optional, not shown) – The through penetrants (Item No. 2) shall be routed through a 1 hr fire-rated single, double or staggered wood stud gypsum wallboard chase wall assembly having a fire rating consistent with that of the floor-ceiling assembly. The chase wall shall be constructed of the materials and in the manner specified in the individual U305 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs** – Nom 2 by 6 in. or double nom 2 by 4 in. lumber studs.
   B. **Sole Plate** – Nom 2 by 6 in. or parallel 2 by 4 in. lumber plates, tightly bolted.
   C. **Top Plate** – The double top plate shall consist of two nom 2 by 6 in. or two sets of parallel 2 by 4 in. lumber plates, tightly bolted. Min diam of opening is 12 in.
   D. **Gypsum Board*** – Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Designs.

2. **Steel Vent Duct** – Nom 6 in. diam (or smaller) No. 30 gauge (or heavier) galv steel vent duct or nom 10 in. diam (or smaller) No. 28 gauge (or heavier) galv steel vent duct. Duct of opening to be nom 1 in. larger than outside diam of duct. Duct to be installed approx midway between wood joists and installed either concentrically or eccentrically in opening. The annular space between the duct and the periphery of opening shall be min 0 in. (point contact) to max 1 in. Duct to be rigidly supported on both sides of floor assembly.

3. **Fill,Void or Cavity Materials*** – **Caulk or Sealant** – Min 5/8 in. thickness of Fill material applied within the annulus, flush with top surface of floor or sole plate. Min 5/8 in. thickness of fill material applied within the annulus, flush with bottom surface of ceiling or top plate. An additional min 1/4 in. crown of fill material applied to perimeter of duct at the egress from the top of firestop and midsection of ceiling or from top of sole plate and midsection of top plate.
   3M COMPANY – CP 25WB+ caulk or FB-3000 WT sealant

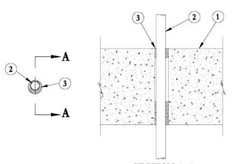
*Bearing the UL Classification Marking

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3M Fire Protection Products
www.3m.com/firestop
F-C-7001 • 1 of 1
Product Support Line: 1-800-328-1687
Demo spray #'s: 61 50 19 0346B5
589

Through Penetrations | Misc. Mechanical | 7000 Series | Wood Frame Floor/Ceiling | FC

System No. F-B-1006
September 07, 2004
F Rating – 1 Hr
T Rating – 0 Hr



1. **Floor or Wall Assembly** – Min 4 in. thick reinforced lightweight or normal weight (100-150 pcf) concrete. Floor may also be constructed of any min 4 in. thick UL Classified lay-in low-cost **Precast Concrete Units*.** Min diam of opening is 2 in.
   See **Precast Concrete Units** (CFTV) category in the Fire Resistance Directory for names of manufacturers.
2. **Conduit** – Nom 1 in. diam (or smaller) steel conduit, steel EMT or steel flexible conduit. The space between conduit and periphery of opening shall be min 1/8 in. to max 1/2 in. Conduit to be rigidly supported on both sides of floor assembly.
3. **Fill,Void or Cavity Materials*** – **Caulk or Sealant** – Min 1-1/4 in. thickness of Fill material applied within the annulus, flush with bottom surface of floor. Min 1/2 in. thickness of fill material applied within the annulus, flush with top surface of floor.
   3M COMPANY – CP 25WB+ caulk or FB-3000 WT sealant

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3M Fire Protection Products
www.3m.com/firestop
F-B-1006 • 1 of 1
Product Support Line: 1-800-328-1687
Demo spray #'s: 61 50 19 0346B5
83

Through Penetrations | Metallic Pipes | 1000 Series | Concrete | FB

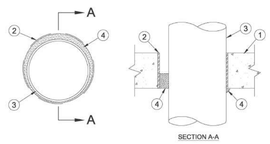
NOTE: REFER TO WALL TYPES PER A6.01 AND WALL SCHEDULE

3M

UL System No. C-AJ-1552
XHEZ - Through-penetration Firestop Systems
XHEZ7 - Through-penetration Firestop Systems Certified for Canada

May 30, 2018

F Rating — 3 Hr
T Rating — 0 Hr
W Rating – Class I (See Item 4)



1. **Floor or Wall Assembly** – Min 2-1/2 in. (64 mm) thick reinforced lightweight or normal weight (100-150 pcf) or NWA C-NOG-type(s) concrete floor or wall assembly. Floor slab may be poured on a steel deck. See **Concrete Blocks (CAZT) and Precast/Concrete Units*.** Wall may also be constructed of min 12 in. Classified **Concrete Blocks***. Min diam of opening 26 in. (660 mm) in solid concrete or concrete blocks. Min diam of opening in floor constructed of hollow-core precast concrete units is 7 in. (178 mm).
   See **Concrete Blocks (CAZT)** and **Precast/Concrete Units (CFTV)** categories in Fire Resistance Directory for names of manufacturers.
2. **Steel Sleeve** – (Optional) — Nom 28 in. (660 mm) diam (or smaller) Schedule 10 (or heavier) steel sleeve (cast or pushed into slab, flush with bottom of floor). Sleeve may extend a max of 6 in. (150 mm) above top surface of floor or both surfaces of wall.
3. **Through-Penetrant** — One metallic pipe or tubing installed concentrically or eccentrically within opening. Annular space between penetrant and sleeve or periphery of opening shall be min of 0 in. (0 mm, point contact) to max 1-9/16 in. (40 mm). Penetrant to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of penetrants may be used.
   A. **Steel Pipe** — Nom 16 in. diam (or smaller) Schedule 40 (or heavier) steel pipe.
   B. **Iron Pipe** — Nom 24 in. (600 mm) diam (or smaller) cast or ductile iron pipe.
   C. **Conduit** — Nom 6 in. diam (152 mm) (or smaller) steel conduit or nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing.
   D. **Copper Tubing** — Nom 6 in. diam (152 mm) (or smaller) Type L (or heavier) copper tubing.
   E. **Copper Pipe** — Nom 6 in. diam (152 mm) diam (or smaller) Regular (or heavier) copper pipe.
4. **Fill, Void or Cavity Materials*** — **Caulk or Sealant** — Min 1-9/16 in. (39 mm) thickness of caulk applied within the annulus, flush with bottom surface of floor or with both surfaces of wall or flush with the bottom surface of hollow-core floors.
   3M COMPANY – CP 25WB+, IC 15WB+ caulk or FB-3000 WT sealant

Note: W Rating applies only when FB-3000 WT is used.
*Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

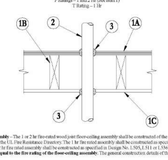
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C-AJ-1552 • 1 of 1

3M Fire Protection Products
Application and Specifier Guide
http://3Mcom/firestop 1-800-328-1687

System No. F-C-1002
September 03, 2004
(Formerly System No. 169)
F Ratings – 1 and 2 Hr (See Item 1)
T Rating – 1 Hr



1. **Floor-Ceiling Assembly** – The 1 or 2 hr fire-rated wood joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the UL Fire Resistance Directory The 1 hr fire-rated assembly shall be constructed as specified in Design No. L501, L502 or L507 The 2 hr fire-rated assembly shall be constructed as specified in Design No. L505, L511 or L536. **The F Rating of the firestop system is equal to the fire rating of the floor-ceiling assembly.** The general construction details of the floor-ceiling assembly are as follows:
   A. **Flooring System** – Lumber or plywood subfloor with finish floor of lumber, plywood or **Floor Topping Mixture*** as specified in the individual Floor-Ceiling Design. Min slab of opening is 11 in. (larger than outside diam of penetrant)
   B. **Wood Joists** – Nom 2 by 10 in. lumber joists spaced 16 in. O.C with nom 1 by 3 in. lumber bridging and with ends firestopped.
   C. **Furring Channels** (Not Shown) – Resilient galv steel furring channels installed perpendicular to wood joists between first and second layers of wallboard (Item 1D) in 2 hr fire-rated assembly. Furring channels spaced max 24 in. O.C.
   D. **Gypsum Board*** – Nom 4 ft wide by 5/8 in. thick as specified in the individual Floor-Ceiling Design. First layer of wallboard (called to wood joists. Second layer of wallboard (2 hr fire-rated assembly only) screw-attached to furring channels. Min diam of opening is 1 in. larger than outside diam of penetrant.

1.1 **Chase Wall** (Optional, not shown) – The through penetrants (Item No. 2) may be routed through a 1 hr fire-rated single, double or staggered wood stud gypsum wallboard chase wall having a fire rating consistent with that of the floor-ceiling assembly. The chase wall shall be constructed of the materials and in the manner specified in the individual U305 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs** – Nom 2 by 6 in. or double nom 2 by 4 in. lumber studs.
   B. **Sole Plate** – Nom 2 by 6 in. or parallel 2 by 4 in. lumber plates, tightly bolted.
   C. **Top Plate** – The double top plate shall consist of two nom 2 by 6 in. or two sets of parallel 2 by 4 in. lumber plates, tightly bolted. Min diam of opening is 12 in.
   D. **Gypsum Board*** – Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Designs.

2. **Through-Penetrants** – One metallic pipe, conduit or tubing to be installed either concentrically or eccentrically within the firestop system. Annular space between pipe, conduit or tubing and edge of opening to be min 0 in. (point contact) and max 3/4 in. (19 mm) for nom 4 in. (102 mm) Pipe, tubing or conduit to be rigidly supported on both sides of floor assembly. The following types and sizes of penetrants may be used.
   A. **Steel Pipe** – Nom 10 in. diam (or smaller) Schedule 40 (or heavier) steel pipe.
   B. **Iron Pipe** – Nom 10 in. diam (or smaller) cast or ductile iron pipe.
   C. **Conduit** – Nom 6 in. diam (or smaller) steel conduit, or nom 4 in. (or smaller) steel electrical metallic tubing.
   D. **Copper Tubing** – Nom 6 in. diam (or smaller) Type L (or heavier) copper tubing.
   E. **Copper Pipe** – Nom 6 in. diam (or smaller) Regular (or heavier) copper pipe.

3. **Fill, Void or Cavity Materials*** – **Caulk or Sealant** – Min 3/4 in. thickness of Fill material applied within the annulus, flush with bottom surface of floor or sole plate. Min 5/8 in. or 1-1/4 in. thickness of fill material, for 1 and 2 hr rated assemblies, respectively, applied within the annulus, flush with bottom surface of ceiling or top plate. An additional min 1/4 in. crown of fill material applied to perimeter of penetrant at the egress from the top of firestop and midsection of ceiling or from top of sole plate and midsection of top plate.
   3M COMPANY – CP 25WB+ caulk or FB-3000 WT sealant

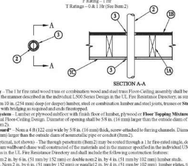
*Bearing the UL Classification Marking

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3M Fire Protection Products
www.3m.com/firestop
F-C-1002 • 1 of 1
Product Support Line: 1-800-328-1687
Demo spray #'s: 61 50 19 0346B5
135

Through Penetrations | Metallic Pipes | 1000 Series | Floor/Ceiling | FC

System No. F-C-2039
May 18, 2005
F Rating – 1 Hr
T Ratings – 0 & 1 Hr (See Item 2)



1. **Floor Assembly** – The 1 hr fire rated wood truss or combination wood and steel truss Floor-Ceiling assembly shall be constructed of the materials and in the manner described in the individual L500 Series Designs in the UL Fire Resistance Directory, as summarized below:
   A. **Structural Wood Members** – Wood trusses or combination lumber and steel joists, trusses or **Structural Wood Members** spaced 16 in. (406 mm) O.C. as detailed in the Design.
   B. **Flooring System** – Lumber or plywood subfloor with finish floor of lumber, plywood or **Floor Topping Mixture*** as specified in the individual Floor-Ceiling Design. Diameter of opening shall be 5/8 in. (16 mm) larger than the outside diam of nonmetallic pipe or conduit (Item 2).
   C. **Gypsum Board*** – Nom 4 ft (1122 mm) wide by 5/8 in. (16 mm) thick, screw-attached to furring channels. Diameter of opening shall be 5/8 in. (16 mm) larger than the outside diam of nonmetallic pipe or conduit (Item 2).

1.1 **Chase Wall** (Optional, not shown) – The through penetrants (Item 2) may be routed through a 1 hr fire-rated single, double or staggered wood stud gypsum wallboard chase wall constructed of the materials and in the manner specified in the individual U305 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs** – Nom 2 by 6 in. (51 mm by 152 mm) wood studs.
   B. **Sole Plate** – Nom 2 by 6 in. (51 mm by 152 mm) or parallel 2 in. by 6 in. (51 mm by 152 mm) lumber plates, tightly bolted.
   C. **Top Plate** – The double top plate shall consist of two nom 2 by 6 in. (51 mm by 152 mm) or two sets of parallel 2 in. by 6 in. (51 mm by 152 mm) lumber plates, tightly bolted. Diameter of opening shall be 5/8 in. (16 mm) larger than outside diam of nonmetallic pipes or conduit.
   D. **Gypsum Board*** – Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Design.

2. **Through Penetrants** – One nonmetallic pipe, tubing or conduit to be installed concentrically or eccentrically within the firestop system. Annular space between pipe, tubing or conduit and edge of opening to be min 0 in. (point contact) and max 3/4 in. (19 mm) for nom 4 in. (102 mm) Pipe, tubing or conduit to be rigidly supported on both sides of floor-ceiling assembly. The following types and sizes of nonmetallic pipes, tubing or conduit may be used.
   A. **Plastic Pipe** – Nom 4 in. diam (or smaller) Schedule 40 solid-core PVC pipe for use in closed-pressure or supply (or vented) DWA, waste or vent) piping system.
   B. **Rigid Nonmetallic Conduit*** — Nom 2-1/2 in. (70 mm) diam (or smaller) Schedule 40 solid-core PVC conduit installed in accordance with Article 347 of the National Electrical Code (NFPA No. 70).
   C. **Chlorinated Polyvinyl Chloride (CPVC) Pipe** – Nom 3-1/2 in. (88 mm) diam (or smaller) SDR13.5 CPVC pipe for use in closed pressure or supply (or vented) DWA, waste or vent) piping system.
   D. **Cellular Core Polyvinyl Chloride (cpvc) Pipe** – Nom 1-1/2 in. (38 mm) diam (or smaller) Schedule 40 cellular core PVC pipe for use in closed (pressure or supply (or vented) DWA, waste or vent) piping system.
   E. **Polyethylene (PE) Pipe** – Nom 4 in. (102 mm) diam (or smaller) SDR11 (IPS) or Schedule 40 (IPS) solid-core ASTM D2239 pipe for use in closed (pressure or supply (or vented) DWA, waste or vent) piping system.
   F. **Cellular Core Acrylonitrile Butadiene Styrene (cabs) Pipe** – Nom 1-1/2 in. (38 mm) diam (or smaller) Schedule 40 cellular core ABS pipe for use in closed (pressure or supply (or vented) DWA, waste or vent) piping system.
   G. **Crosslink Polyethylene (PEX) Tube** – Nom 1 in. (25 mm) diam (or smaller) SDR 9 PEX tube for use in closed (process or supply) piping system.
   H. **Electrical Nonmetallic (ENT) Tubing** – Nom 1-1/4 in. (32 mm) diam (or smaller) trade size) conduit is nonmetallic tubing consisted of polyvinyl chloride (PVC) to be installed as a complete system with all terminations in junction boxes, outlet boxes or other approved enclosures as specified in the National Electrical Code.
   The hourly T Rating is 0 Hr when pipe/conduit/tubing is A, B, C, G or H are used. The hourly T Rating is 01 Hr when pipe/conduit/tubing is D, E or F are used.

3. **Fill, Void or Cavity Materials*** – **Caulk or Sealant** – Min 3/4 in. thickness of Fill material applied within the annulus, flush with top surface of floor or sole plate. Min 5/8 in. or 1-1/4 in. thickness of fill material, for 1 and 2 hr rated assemblies, respectively, applied within the annulus, flush with bottom surface of ceiling or top plate. An additional min 1/4 in. crown of fill material applied to perimeter of penetrant at the egress from the top of firestop and midsection of ceiling or from top of sole plate and midsection of top plate.
   3M COMPANY – CP 25WB+, IC 15WB+ caulk, FB-3000 WT sealant or MP+ Putty
   (Note: CP 25WB+ not suitable for use with CPVC pipes)

*Bearing the UL Classification Marking
1-Bearing the UL Listing Mark

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Note: Systems with Nonmetallic Through Penetrants have not been evaluated with a pressure differential of 50 Pa between the exposed and unexposed surfaces as required by the National Building Code of Canada.

3M Fire Protection Products
www.3m.com/firestop
F-C-2039 • 1 of 1
Product Support Line: 1-800-328-1687

Through Penetrations | Non-Metallic Pipes | 2000 Series | Wood Frame Floor/Ceiling | FC

PENETRATION LISTING (2)

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	01/16/26	PLAN CHECK RESUBMITTAL #3
	02/12/26	BID PACKAGE

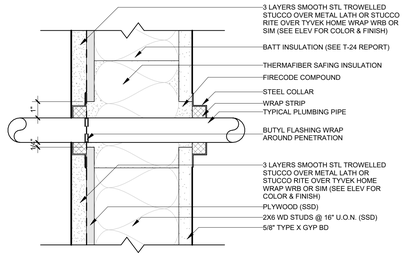
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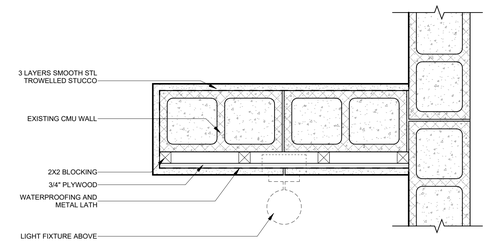
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Checked by: KL
Project number: 124011

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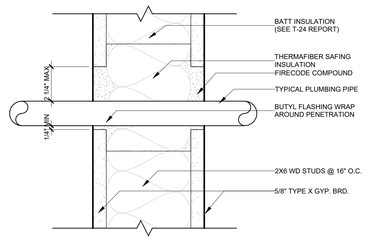
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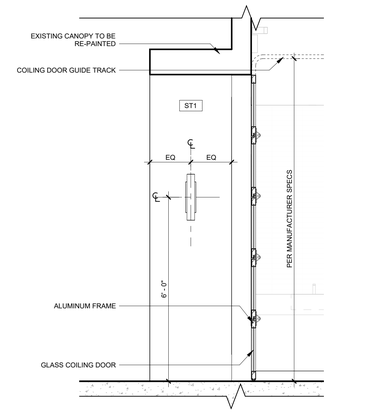
TYPICAL MEMBRANE PENETRATION DETAIL AT EXT. WALL (12)
3" = 1'-0"



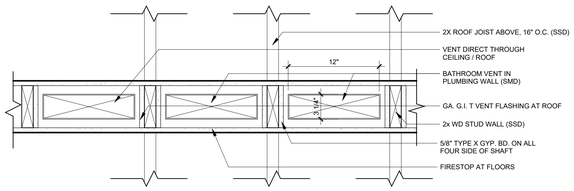
EXTERIOR FURRED CMU (13)
1 1/2" = 1'-0"



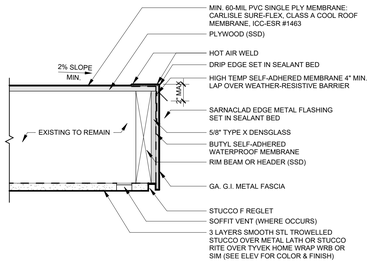
TYPICAL INT. WALL THROUGH PENETRATION DETAIL (11)
3" = 1'-0"



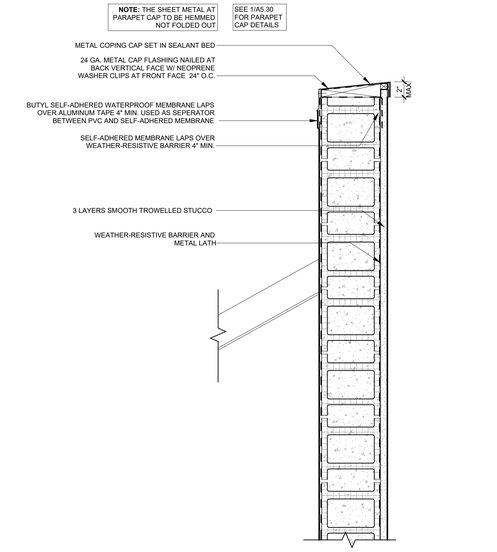
GARAGE DOOR (2)
1/2" = 1'-0"



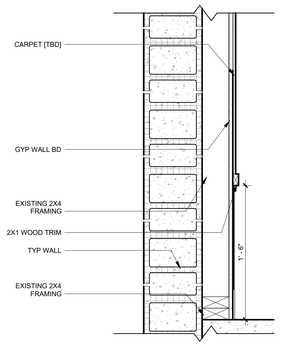
TYP. VENT FRAMING DETAIL @ PLUMBING WALL (8)
1 1/2" = 1'-0"



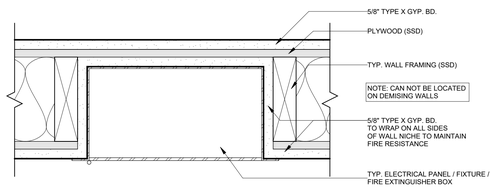
METAL FASCIA (5)
1 1/2" = 1'-0"



PARAPET ADDITION (1)
1 1/2" = 1'-0"



CARPET WALL (3)
1 1/2" = 1'-0"



TYP. ELEC PANEL / FIXTURE / FIRE EXTINGUISHER IN WALL (7)
3" = 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.

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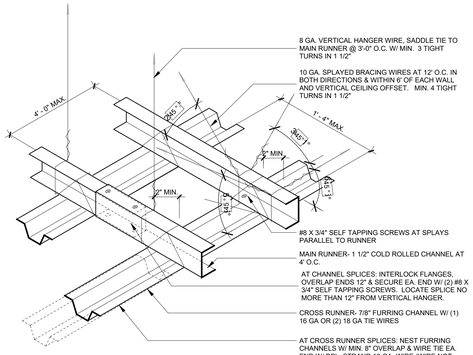
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STANDARD WALL DETAILS

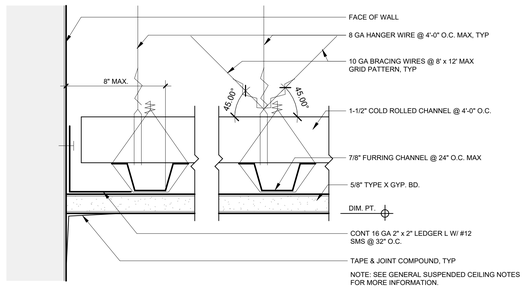
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Checked by:	KL
Project number:	124011

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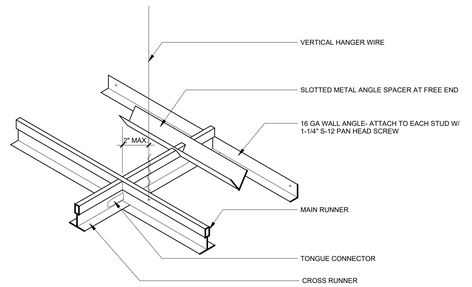
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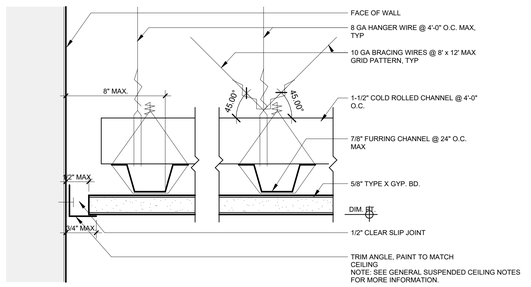
GYP BD CEILING SUSPENDED ASSEMBLY (2)
12" = 1'-0"



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 6'-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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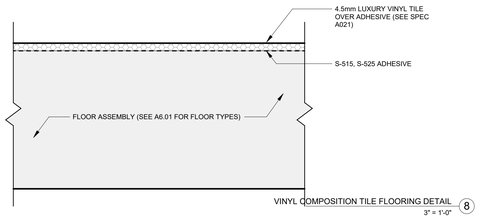
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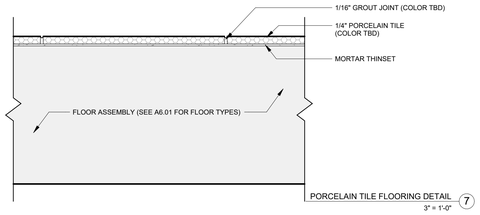
TYP SUSPENDED CEILING DETAILS

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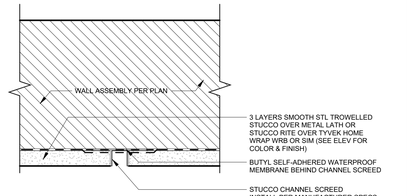
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VINYL COMPOSITION TILE FLOORING DETAIL 8
3" = 1'-0"



PORCELAIN TILE FLOORING DETAIL 7
3" = 1'-0"

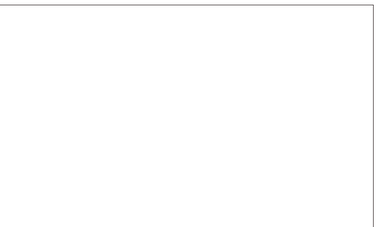


SIDING VERTICAL JOINT DETAIL - STUCCO 4
3" = 1'-0"

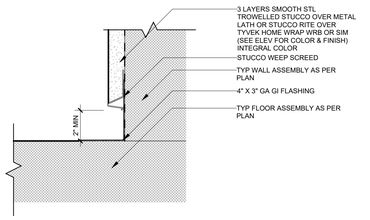
CURB AT PARKING LOT 13
1 1/2" = 1'-0"

TYP RUBBER BASEBOARD DETAIL 11
3" = 1'-0"

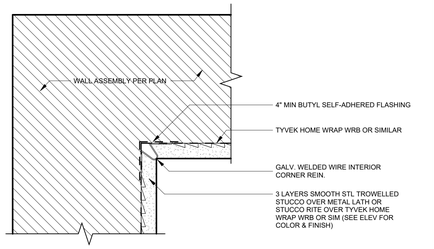
CARPET TILE FLOORING DETAIL 6
3" = 1'-0"



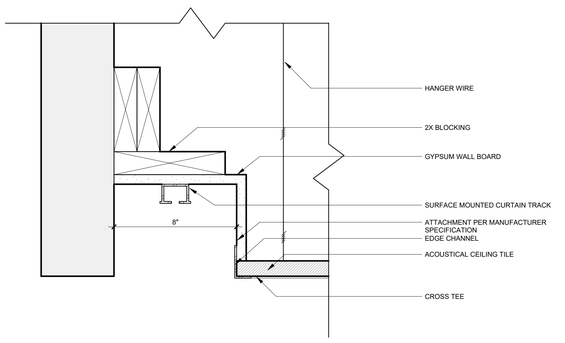
PLASTER CHANNEL SCREED 3
3" = 1'-0"



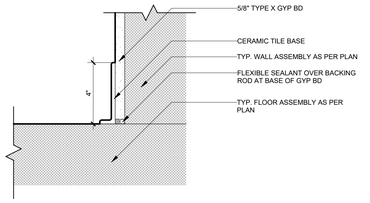
TYP STUCCO WEEP SCREED DETAIL 10
3" = 1'-0"



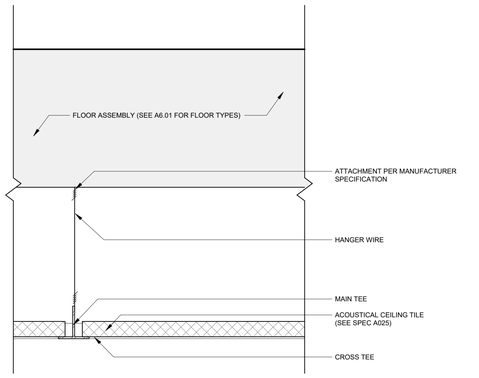
SIDING INTERNAL CORNER DETAIL - STUCCO 2
3" = 1'-0"



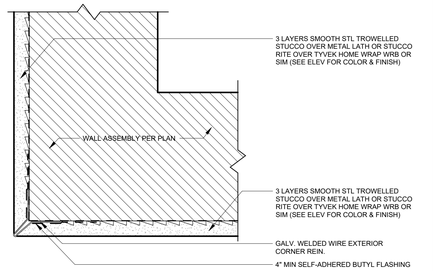
Curtain Track Detail 12
3" = 1'-0"



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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NO. C-27987
RENEWAL DATE
STATE OF CALIFORNIA

CITY OF EL SEGUNDO

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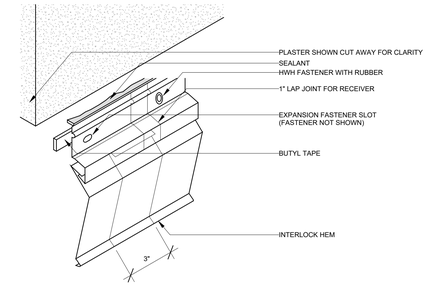
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	08/20/25	90% CD SUBMITTAL
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	11/14/25	PLAN CHECK RESUBMITTAL #2
	01/16/26	PLAN CHECK RESUBMITTAL #3
	02/12/26	BID PACKAGE

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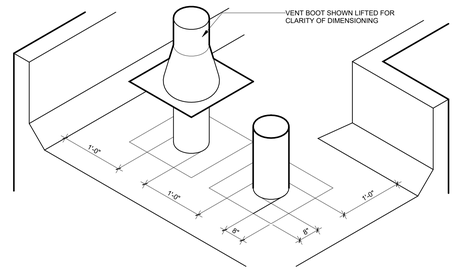
ARCHITECTURAL DETAILS

Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

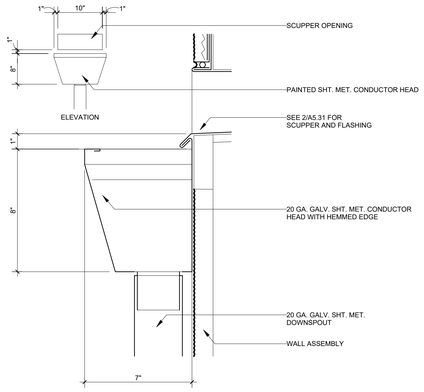
A5.20



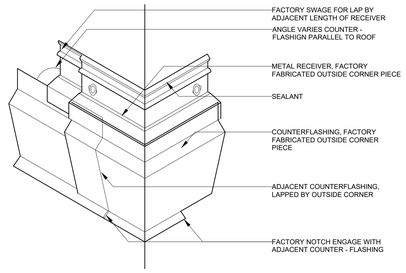
ISOMETRIC - COUNTERFLASHING LAP JOINT (8)
3" = 1'-0"



ISOMETRIC - FLASHING AND CLEARANCE AT MULTIPLE ROOF PENETRATIONS (4)
3" = 1'-0"

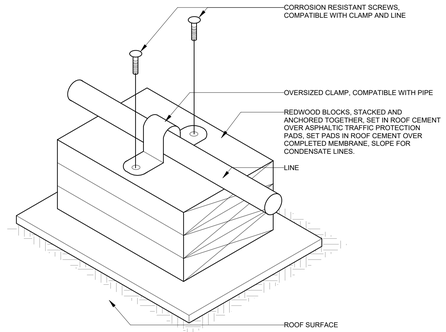


CONDUCTOR HEAD AT SCUPPER (11)
3" = 1'-0"

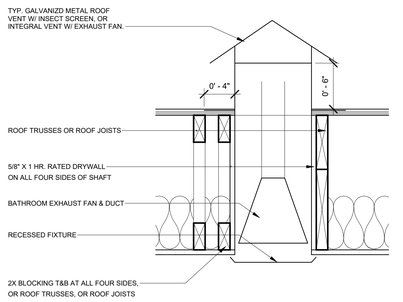


NOTE: OPPOSITE SIDE OF CORNER
IS SIMILAR

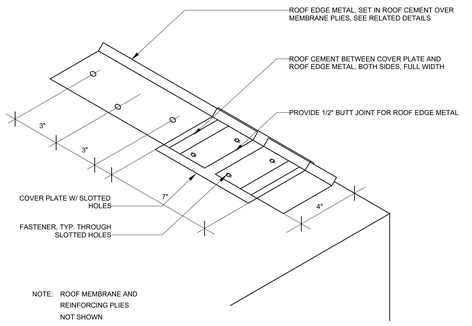
ISOMETRIC - COUNTERFLASHING OUTSIDE CORNER (7)
3" = 1'-0"



ISOMETRIC - PIPE/CONDUIT SUPPORT (3)
3" = 1'-0"

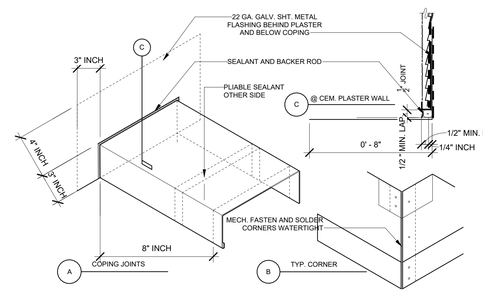


1 HOUR SHAFT BATHROOM FAN (10)
1 1/2" = 1'-0"

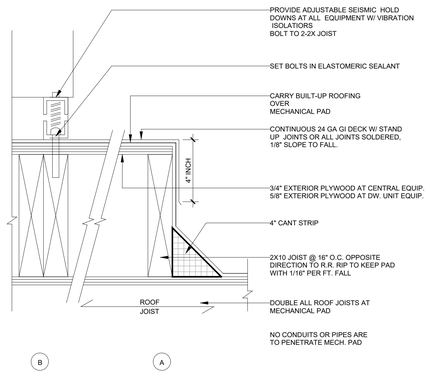


NOTE: ROOF MEMBRANE AND
REINFORCING PLIES
NOT SHOWN

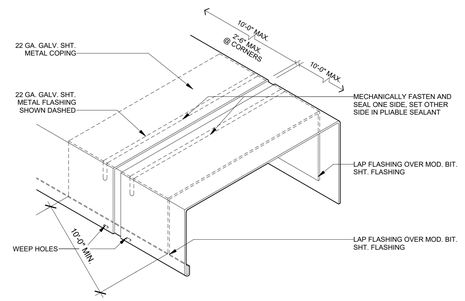
ISOMETRIC - ROOF EDGE JOINT (6)
3" = 1'-0"



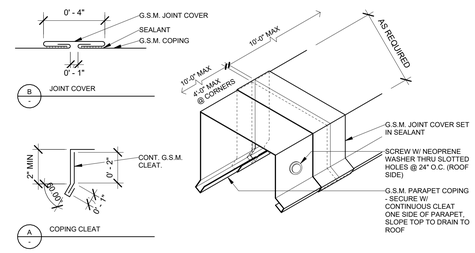
ISOMETRIC - TYPICAL METAL COPING ASSEMBLIES (2)
NO SCALE



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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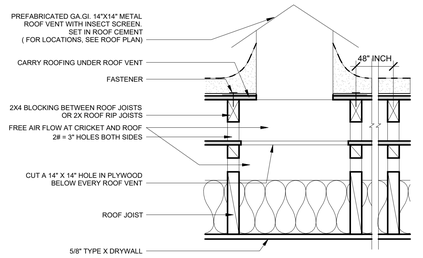
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ROOF DETAILS

Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

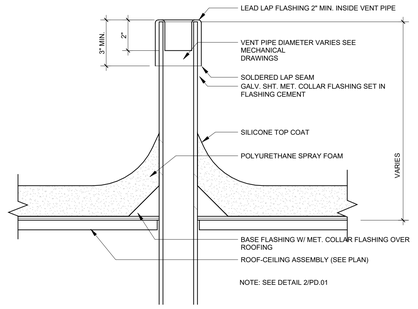
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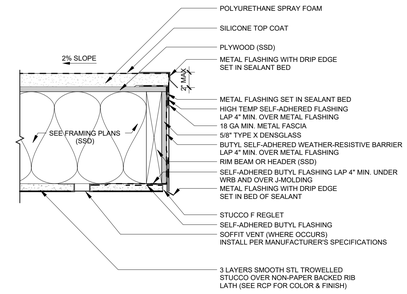


AT ROOF JOIST

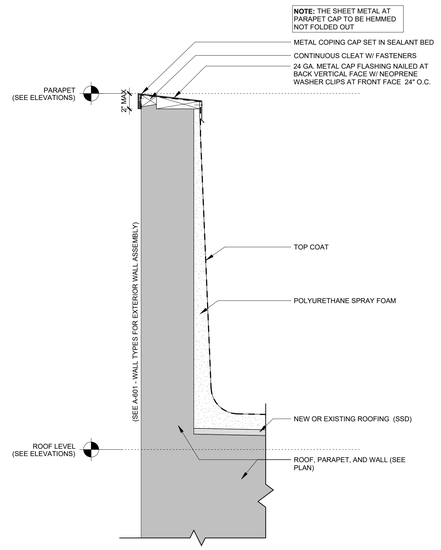
MOISTURE RELIEF VENT 4
1 1/2" = 1'-0"



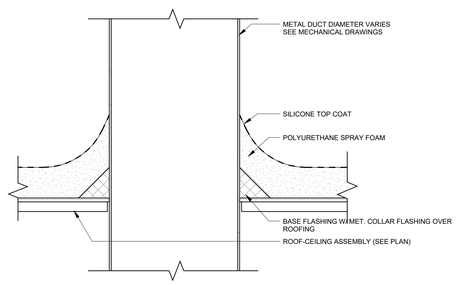
PIPE PENETRATION THROUGH SPF ROOF 10
3" = 1'-0"



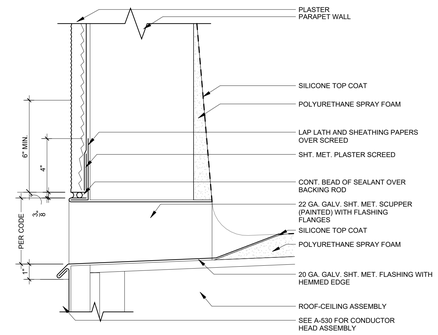
METAL FASCIA - WLS WP REVIEW 3
1 1/2" = 1'-0"



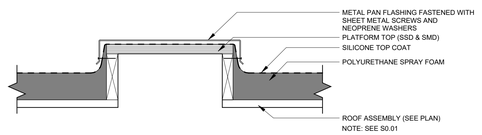
PARAPET W/ SPF 8
1 1/2" = 1'-0"



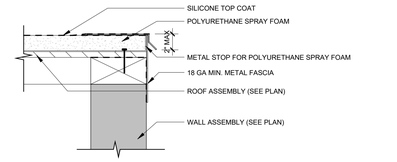
DUCT PENETRATION THROUGH ROOF 6
3" = 1'-0"



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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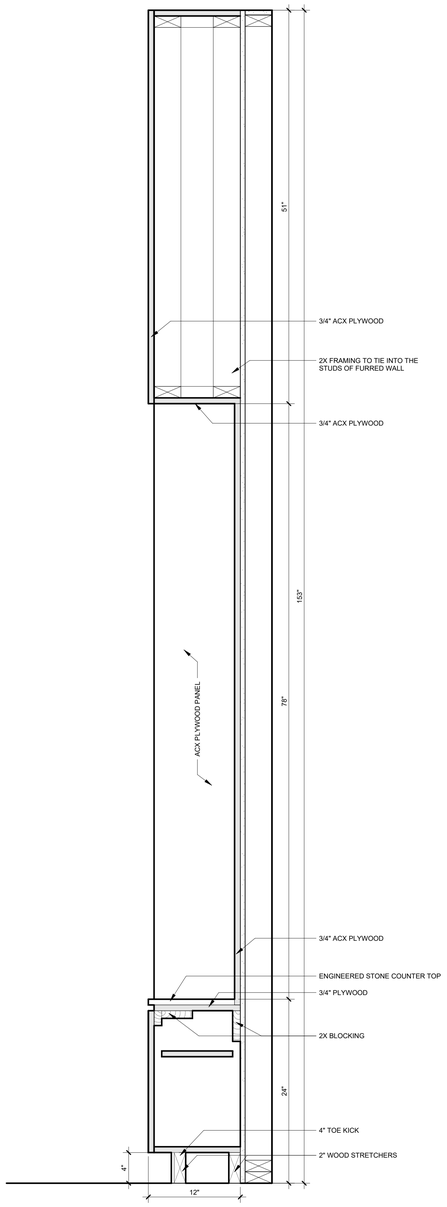
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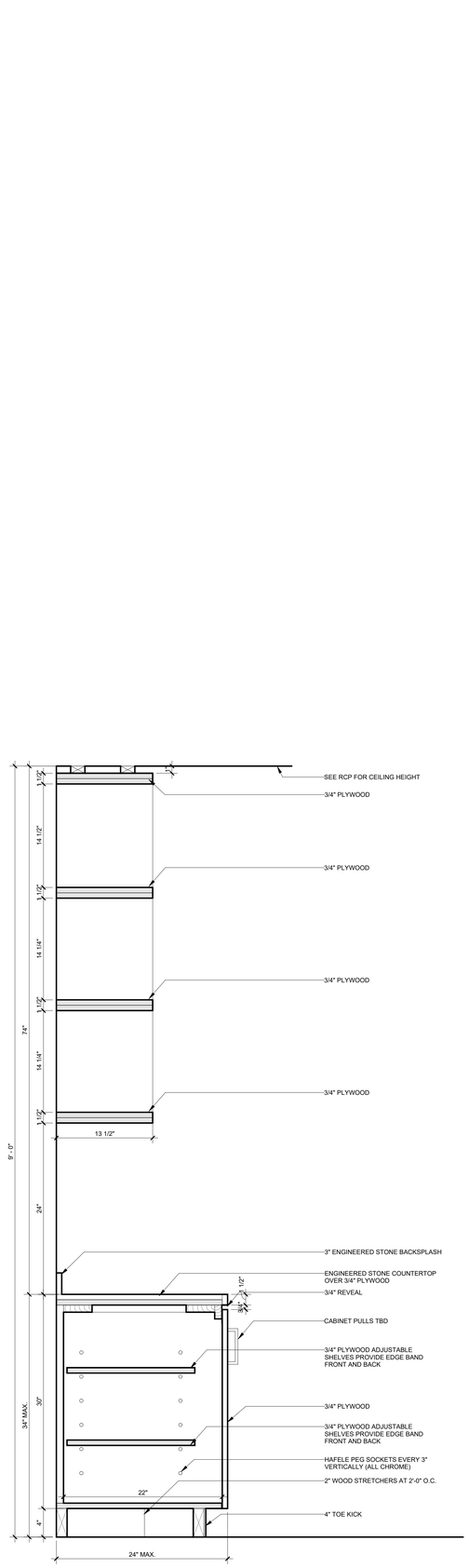
ROOF DETAILS

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Checked by:	KL
Project number:	124011

A5.31

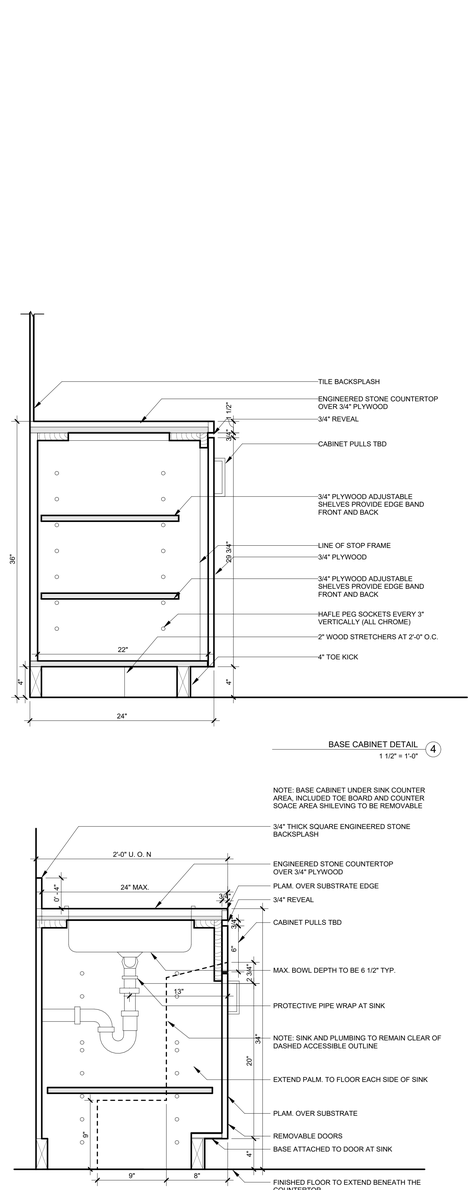


Media Cabinet Detail 6
1 1/2" = 1'-0"



BASE AND OVERHEAD CABINET DETAIL 5
1 1/2" = 1'-0"

BASE CABINET DETAIL 4
1 1/2" = 1'-0"



BASE CABINET W/ SINK 3
1 1/2" = 1'-0"



BASE CABINET W/ SINK 2
1 1/2" = 1'-0"

TYP BASE CABINET W/ OPEN KNEE SPACE 1
1 1/2" = 1'-0"

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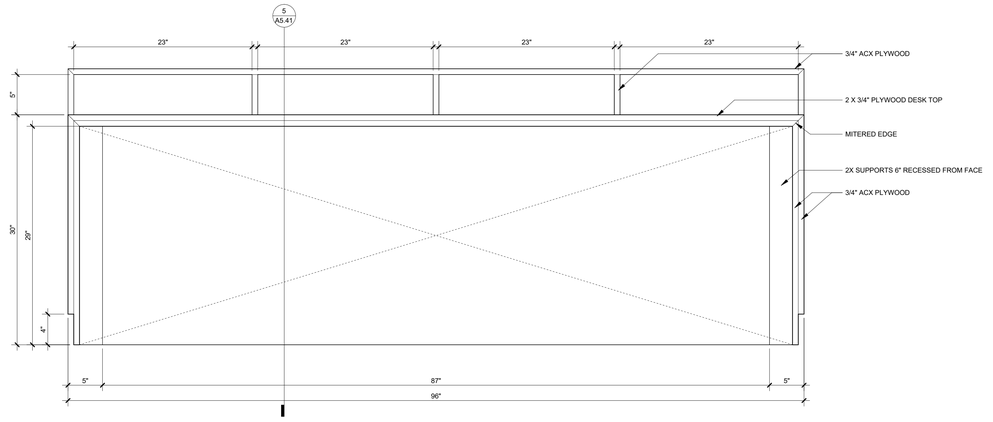
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CASEWORK DETAILS

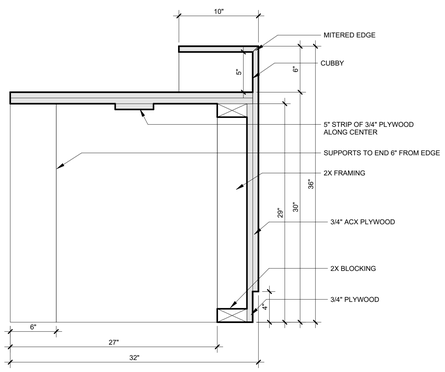
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Project number:	124011

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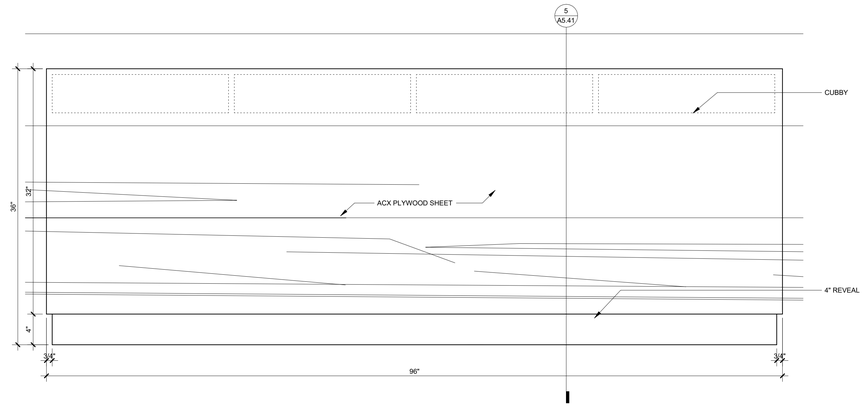
FEBRUARY 12, 2026 - BID PACKAGE



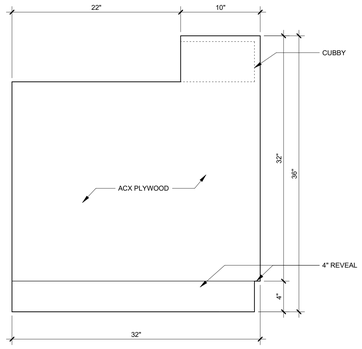
RECEPTION DESK ELEVATION 2 (3)
1 1/2" = 1'-0"



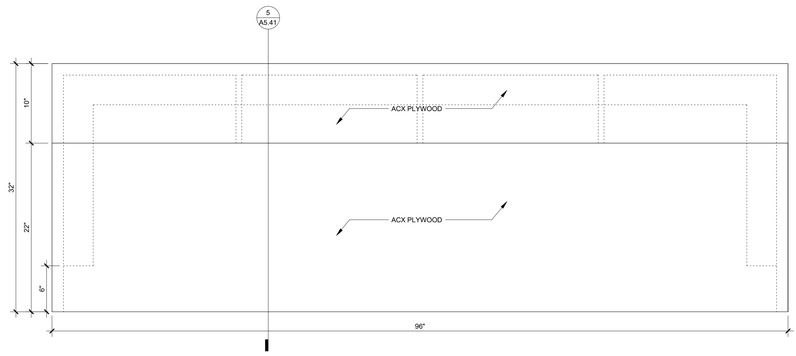
RECEPTION DESK SECTION (5)
1 1/2" = 1'-0"



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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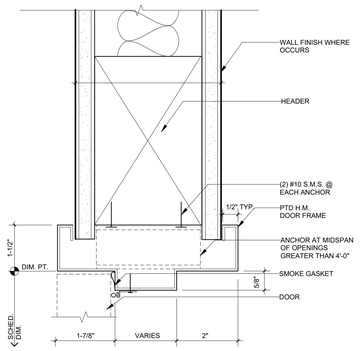
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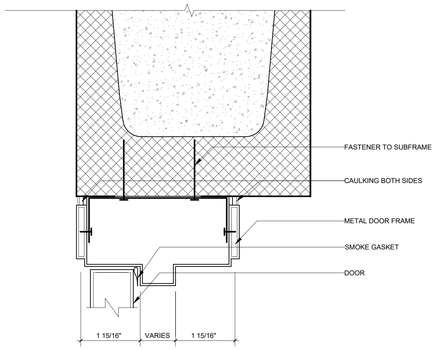
CASEWORK DETAILS

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Checked by:	KL
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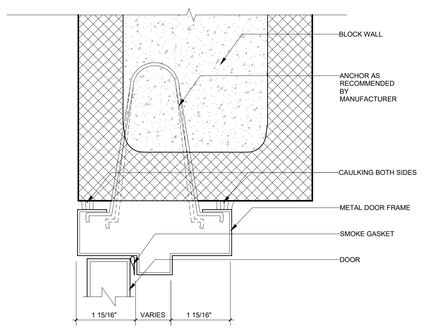
WD HEAD SECTION DTL (6)
6" = 1'-0"



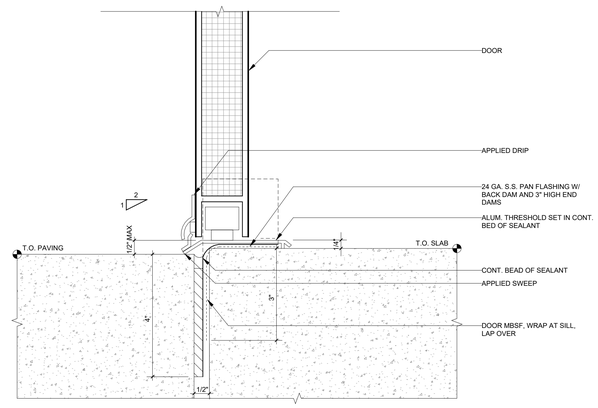
HEAD SECTION DTL @ TYP DOOR FRAME CMU (12)
6" = 1'-0"

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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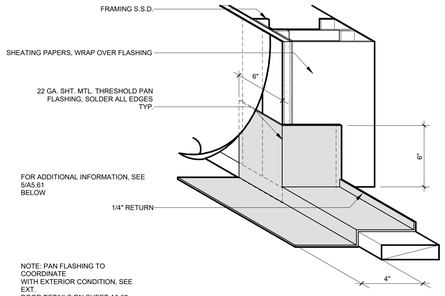
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	02/12/26	BID PACKAGE

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HOLLOW METAL DOOR FRAME DETAILS

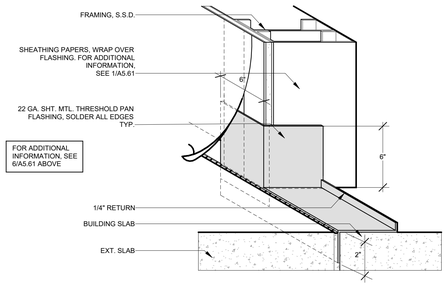
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Checked by:	KL
Project number:	124011

A5.60

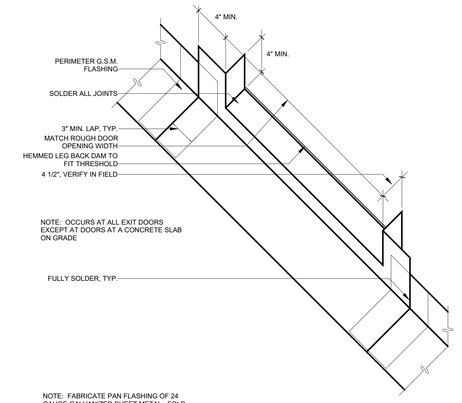


NOTE: PAN FLASHING TO COORDINATE WITH EXTERIOR CONDITION, SEE EXT. DOOR DETAILS ON SHEET A5.62

THRESHOLD PAN AT UPPER FLOORS (6)
3" = 1'-0"

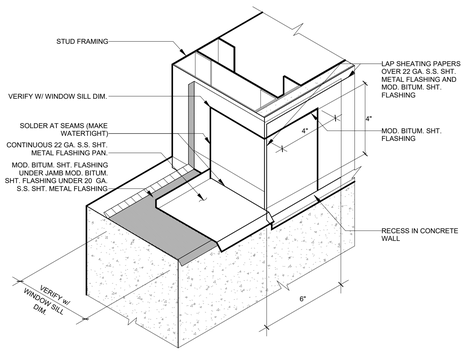


THRESHOLD PAN AT GROUND FLOOR (5)
3" = 1'-0"



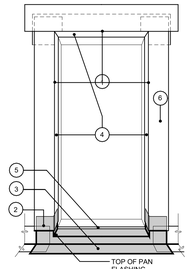
NOTE: FABRICATE PAN FLASHING OF 24 GAUGE GALVANIZED SHEET METAL. FOLD UP VERTICAL EDGE BELOW THRESHOLD. DO NOT NAIL AT HORIZONTAL SURFACE.

ISOMETRIC - PAN FLASHING AT DOOR (8)
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.

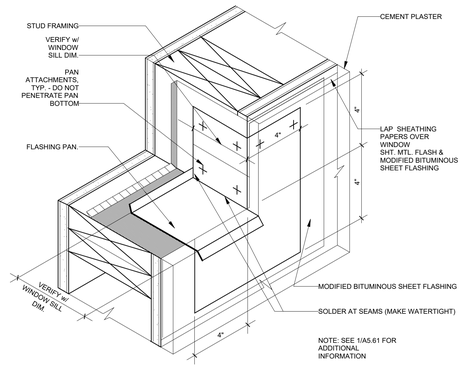


NOTE: REFER TO SPECIFIC DOOR HEAD, JAMB & SILL DETAILS FOR ADDTL NOTES & DIMENSIONS. INSTALLATION WILL VARY ACCORDING TO DOOR TYPE & MANUFACTURER.

DIAGRAM - FLASHING AT EXT. DOOR (4)
3" = 1'-0"

NOTES: PLASTER, WINDOW AND ACCESSORIES NOT SHOWN FOR CLARITY

ISOMETRIC - SILL PAN FLASHING AT CORNER (3)
3" = 1'-0"



NOTE: SEE 1/A5.61 FOR ADDITIONAL INFORMATION

ISOMETRIC - TYP. SILL FLASHING (2)
3" = 1'-0"

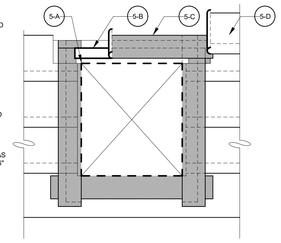
STEP 5

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.

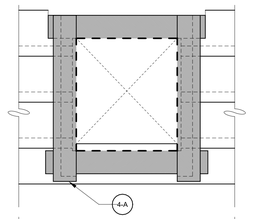
5-C. APPLY 9" STRIP OF M.B.S.F. OVER VERTICAL LEG OF G.S.M. FLASHING. CUT M.B.S.F. SUFFICIENTLY LONG TO PROJECT BEYOND THE M.B.S.F. PREVIOUSLY INSTALLED AT HEAD AND JAMB.

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.

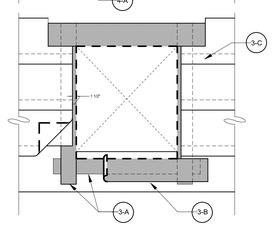


STEP 3

3-A. ADHERE THE LOOSE M.B.S.F. AT SILL.

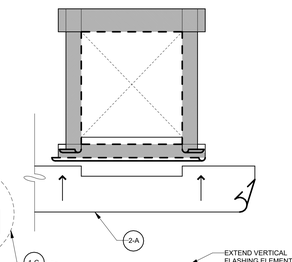
3-B. APPLY 9" STRIP OF M.B.S.F. OVER SILL, EXTENDING BEYOND AND BELOW FIRST LAYER OF M.B.S.F. AT SILL.

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.

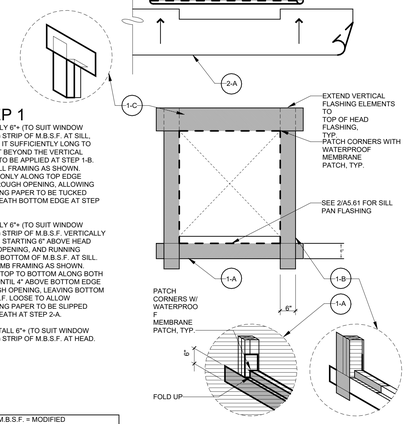


STEP 1

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 6" 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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Issue dates

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	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
	02/12/26	BID PACKAGE

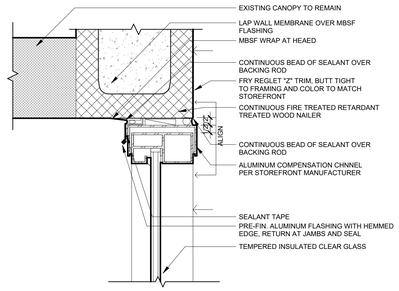
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TYP. WINDOW AND DOOR FLASHING DETAILS

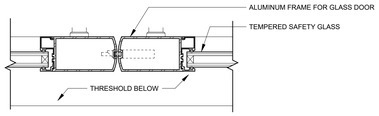
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Drawn by: MW
Checked by: KL
Project number: 124011

A5.61

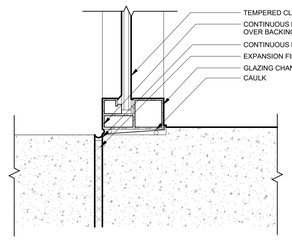
FEBRUARY 12, 2026 - BID PACKAGE



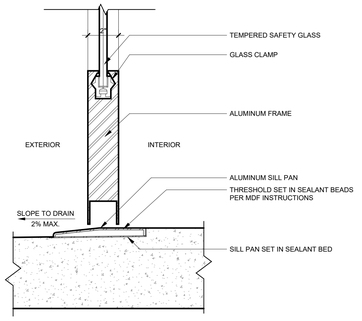
HEAD AT STOREFRONT GLAZING 5
3" = 1'-0"



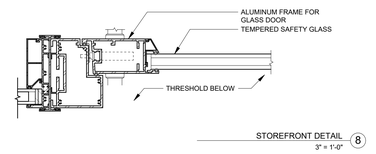
DOUBLE GLASS DOOR AT CLOSED POSITION 9
3" = 1'-0"



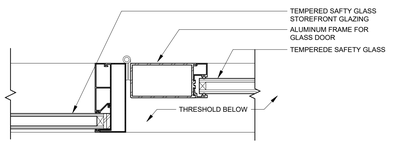
SILL AT STOREFRONT GLAZING 4
3" = 1'-0"



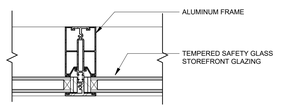
ALUMINUM FRAME DOOR THRESHOLD 2
3" = 1'-0"



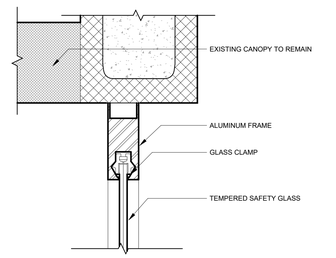
STOREFRONT DETAIL 8
3" = 1'-0"



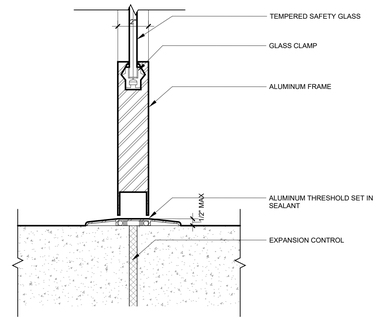
STOREFRONT DETAIL 7
3" = 1'-0"



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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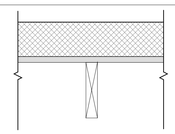
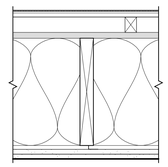
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STOREFRONT DETAILS

Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

A5.71

FLOOR / CEILING / ROOF ASSEMBLIES

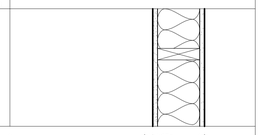
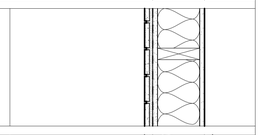
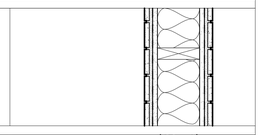
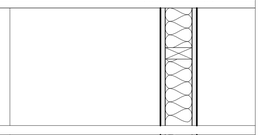
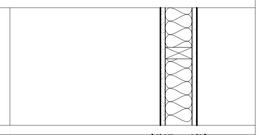
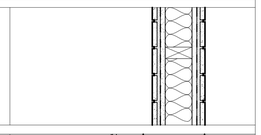
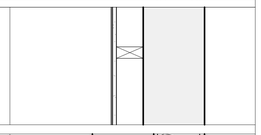
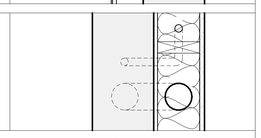
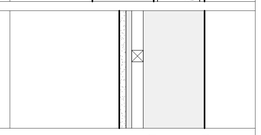
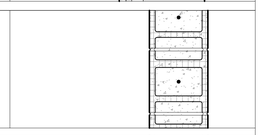
ASSEMBLY	DESCRIPTION [EXTERIOR -> INTERIOR, TOP -> BOTTOM]	ITEM NUMBER CBC 721.1(3)	FIRE RATING CBC 721.1(3)	FLR / ROOF MINIMUM THKNESS CBC 721.1(3)	CEILING MINIMUM THKNESS CBC 721.1(3)	SOUND RATING PIBC 2017-069	DETAIL [1-1/2" = 1'-0"]
1. TYPICAL SKYTITE ROOF	GRANULES SKYTITE TOP COAT SKYTITE BASE COAT 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 MECHANICAL CLASS A COOL ROOF	SKYTITE C3 HFO-BASED SPRAY APPLIES POLYURETHANE ROOFING SYSTEM [SEE A026 FOR SPECS] 5/8" PLYWOOD RIPPED JOISTS / BLOCKING AS REQ'D FOR SLOPE 3/4" PLYWOOD (SSD) 2X JOISTS (SSD) R-30 BATT INSULATION IN CAVITY (SMD) CLARKDIETRICH RC DELUXE 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	PIBC 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 ½" 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

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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
	02/12/26	BID PACKAGE

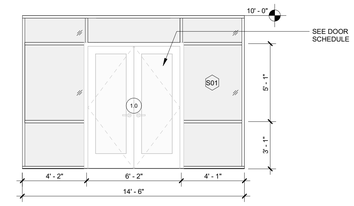
Sheet title:

WALL, FLOOR, CEILING, & ROOF ASSEMBLIES SCHEDULE

Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

A6.01

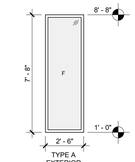
STOREFRONT SCHEDULE				
#	LENGTH	HEIGHT	FRAME FINISH	GLAZING
S01	14' - 6"	10' - 0"		TEMPERED



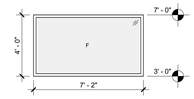
GREAT ROOM STOREFRONT
GROUND LEVEL
S01

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			

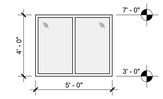
WINDOW SCHEDULE	
TYPE	#
A	1
B	1
C	1
D	1



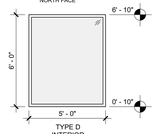
TYPE A
EXTERIOR
NORTH FACE



TYPE B
INTERIOR
STUDY ROOM
OFFICES



TYPE C
EXTERIOR
NORTH FACE



TYPE D
INTERIOR
GAME ROOM

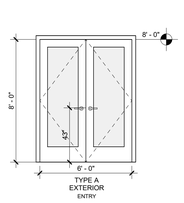
WINDOW TYPES (2)

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

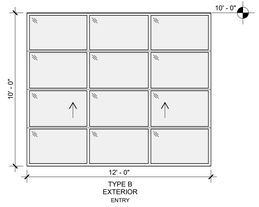
DOOR SCHEDULE	
TYPE	#
A	1
B	1
C	1
D	5
E	4
E.2	2
F	1

NOTE: FOR ALL DOORS WITHIN THE ACCESSIBLE AND EGRESS PATH:

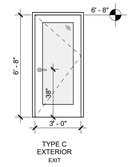
1. DOOR HARDWARE ARE OPERABLE WITH ONE HAND AND DO NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE HAND. CBC 11B-404.2.7 AND 11B-309.4.
2. SPECIFY DOOR THRESHOLDS, IF PROVIDED AT DOORWAYS, TO BE ½ INCH HIGH MAXIMUM. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH CBC SECTION 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.



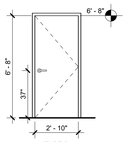
TYPE A
EXTERIOR
ENTRY



TYPE B
EXTERIOR
ENTRY

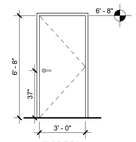


TYPE C
EXTERIOR
EXIT



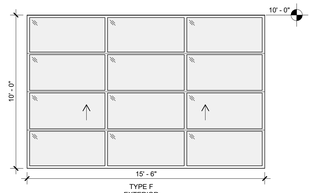
TYPE D
INTERIOR
RESTROOM
MULTI-PURPOSE
TELECOM CLOSET

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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	11/14/25	PLAN CHECK RESUBMITTAL #2
	01/16/26	PLAN CHECK RESUBMITTAL #3
	02/12/26	BID PACKAGE

Sheet title:

DOOR, WINDOW, STOREFRONT & FINISH SCHEDULES

Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

A6.10

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 7 CHECK 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 UNITS AND BATHING UNITS (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 KITCHEN 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.

EXCEPTION: 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 AS PART OF THE 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 OF TWO OR MORE CHIMES (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-809.5.5.2 IDENTIFICATION. A MEANS OF VISUALLY IDENTIFYING A VISITOR WITHOUT OPENING THE RESIDENTIAL DWELLING UNIT DOOR 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 SECTION 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 AND BATHING ROOMS, OR 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 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 SECTIONS 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.

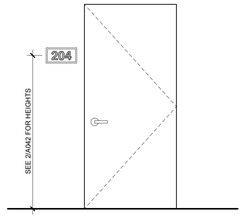
1. AN ACCESSIBLE ENTRANCE;
2. AN ACCESSIBLE ROUTE TO THE ALTERED AREA;
3. AT LEAST ONE ACCESSIBLE RESTROOM FOR EACH SEX OR ONE ACCESSIBLE UNISEX (SINGLE-USER OR FAMILY) RESTROOM;
4. ACCESSIBLE TELEPHONES;
5. ACCESSIBLE DRINKING FOUNTAINS; AND
6. WHEN POSSIBLE, ADDITIONAL ACCESSIBLE ELEMENTS SUCH AS PARKING, 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 CONS

Ⓐ 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.

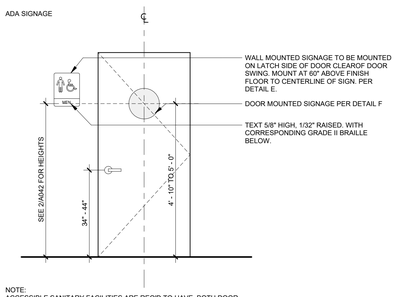
WHEN SIGNS IDENTIFY PERMANENT ROOMS OR SPACES OF BUILDING OR SITE, THEY SHALL COMPLY WITH TACTILE SIGNAGE REQUIREMENTS IN ACCORDANCE WITH CBC SECTION 11B-703

Ⓕ 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

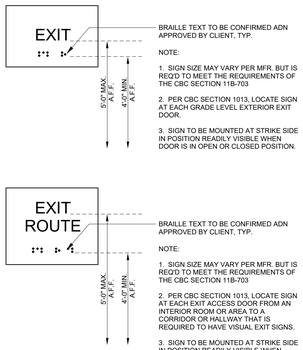


NOTE:
ACCESSIBLE SANITARY FACILITIES ARE REQ'D TO HAVE BOTH DOOR MOUNTED AND WALL MOUNTED SIGNAGE. RAISED LETTER BRAILLE SIGNS ON LATCH SIDE OF THE WALL OUTSIDE OF RESTROOM ENTRANCE DOORS, MOUNTED 60" ABOVE THE FLOOR, ALLOWING APPROACH TO WITHIN 3". (CBC SECTION 11B-703)



UNAUTHORIZED VEHICLE SIGNAGE 6
3" = 1'-0"

ACCESSIBLE SIGNAGE 2
1/2" = 1'-0"



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.

EXIT SIGNAGE DETAIL 1
3" = 1'-0"

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LICENSED ARCHITECT
PATRICK J. TIGHE
NO. C-27987
RENEWAL DATE
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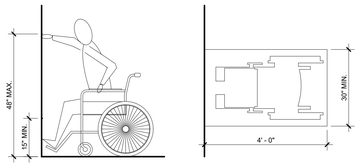
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	06/06/25	50% CD SUBMITTAL
	08/20/25	90% CD SUBMITTAL
	10/28/25	PLAN CHECK RESUBMITTAL #1
	11/14/25	PLAN CHECK RESUBMITTAL #2
	01/16/26	PLAN CHECK RESUBMITTAL #3
	02/12/26	BID PACKAGE

Sheet title:

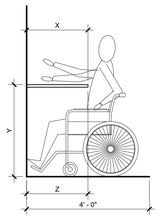
ADA NOTES, DETAILS

Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

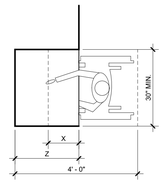
A6.42



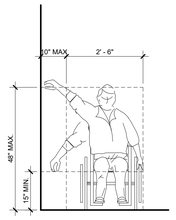
A) HIGH FORWARD REACH LIMIT



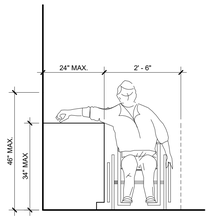
B) MAXIMUM FORAWRD REACH OVER AN OBSTRUCTION



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

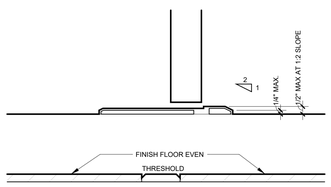


B) HIGH AND LOW SIDE REACH LIMITS



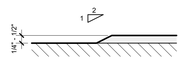
A) MAXIMUM SIDE REACH OVER OBSTRUCTION

FORWARD REACH 13
1/2" = 1'-0"



THRESHOLDS 11
3" = 1'-0"

SIDE REACH 7
1/2" = 1'-0"

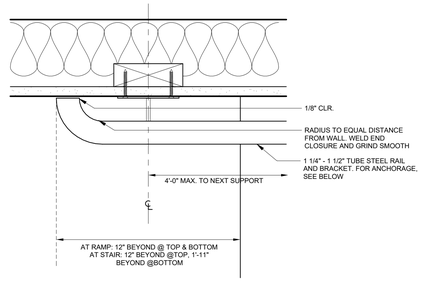


D) CHANGE IN LEVEL

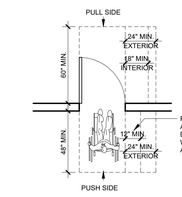


D) CHANGE IN LEVEL

CHANGE IN LEVEL 6
3" = 1'-0"

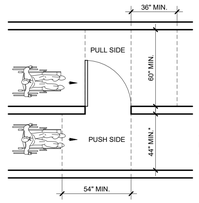


TYP. WALL MTD HANDRAIL @ RAMP / STAIR PLAN 3
3" = 1'-0"



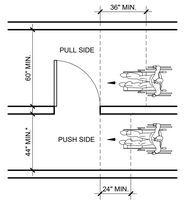
PROVIDE THIS ADDITIONAL SPACE IF DOOR IS EQUIPPED WITH BOTH A LATCH AND A CLOSER.

A) FRONT APPROACH



*NOTE: 48" MIN. IF DOOR IS EQUIPPED WITH BOTH A LATCH AND A CLOSER.

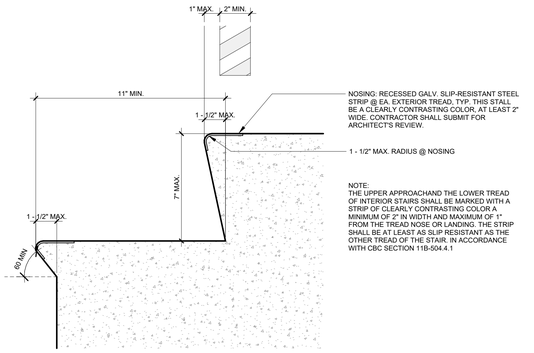
B) HINGE APPROACH



*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"

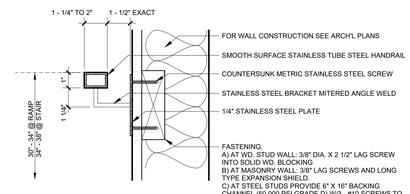


NOSING: RECESSED GALV. SLIP-RESISTANT STEEL STRIP @ EA. EXTERIOR TREAD, TYP. THIS STALL BE A CLEARLY CONTRASTING COLOR, AT LEAST 2" WIDE. CONTRACTOR SHALL SUBMIT FOR ARCHITECT'S REVIEW.

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"

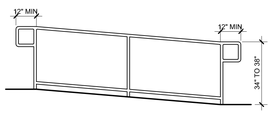


FOR WALL CONSTRUCTION SEE ARCH'L PLANS
SMOOTH SURFACE STAINLESS TUBE STEEL HANDRAIL
COUNTERSUNK METRIC STAINLESS STEEL SCREW
STAINLESS STEEL BRACKET MITERED ANGLE WELD
1/4" STAINLESS STEEL PLATE

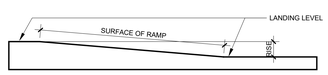
FASTENING:
A) AT WD. STUD WALL: 3/8" DIA. X 2 1/2" LAG SCREW INTO SOLID WD. BLOCKING
B) AT MASONRY WALL: 3/8" LAG SCREWS AND LONG TYPE EXPANSION SHIELD.
C) AT STEEL STUDS PROVIDE 6" X 16" BACKING CHANNEL (50,000 PSI GRADE D) W/3 - #10 SCREWS TO EA. STUD.

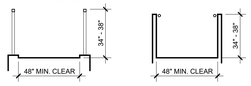
TYP. WALL MTD HANDRAIL @ RAMP / STAIR SECTION 2
3" = 1'-0"

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.

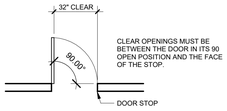


	MAX. RISE		MAX. HORIZONTAL PROJECTION	
SLOPE	IN.	MM.	FT.	M.
1:12 to < 1:16	30	760	30	9
1:16 to < 1:20	30	760	40	12



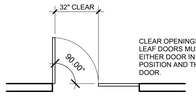


RAMPS AND SIDEWALKS ACCESSIBILITY 9
1/4" = 1'-0"



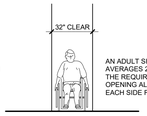
CLEAR OPENINGS MUST BE BETWEEN THE DOOR IN ITS 90 OPEN POSITION AND THE FACE OF THE STOP.

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.

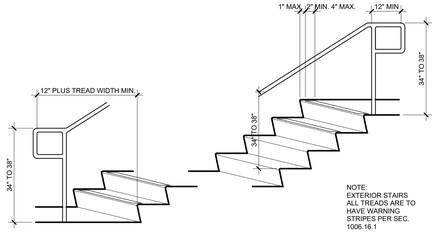
B) DOUBLE DOOR



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

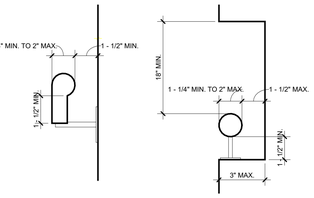
DOOR WIDTH 8
1/4" = 1'-0"



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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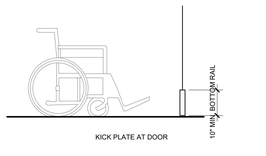
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	04/18/25	100% DD SUBMITTAL
	06/06/25	50% CD SUBMITTAL
	08/20/25	90% CD SUBMITTAL
	10/28/25	PLAN CHECK RESUBMITTAL #1
	11/14/25	PLAN CHECK RESUBMITTAL #2
	01/16/26	PLAN CHECK RESUBMITTAL #3
	02/12/26	BID PACKAGE

Sheet title:

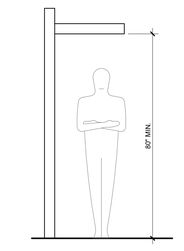
ADA NOTES, DETAILS

Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

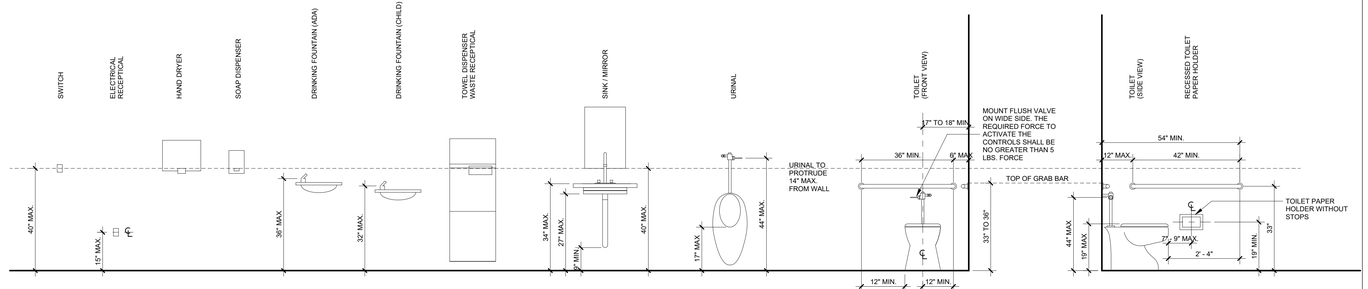
A6.43



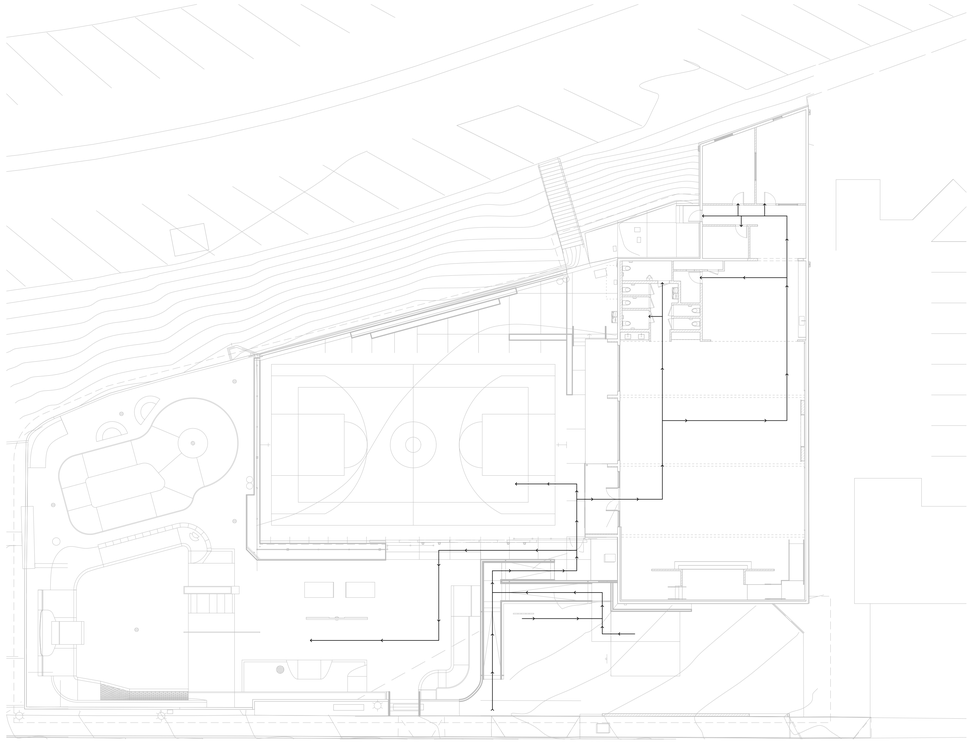
DOOR CONSTRUCTION 7
1/2" = 1'-0"



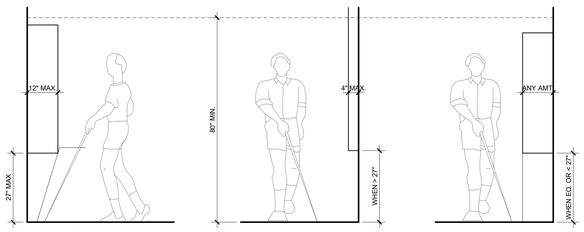
OVERHEAD OBSTRUCTION 6
1/2" = 1'-0"



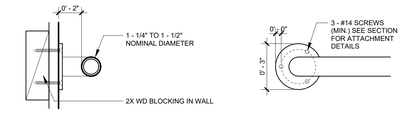
CLEARANCES AT BATHROOM FIXTURES / ACCESSORIES TYP. 3
1/2" = 1'-0"



ACCESSIBLE PATH OF TRAVEL DIAGRAM 2
1/16" = 1'-0"

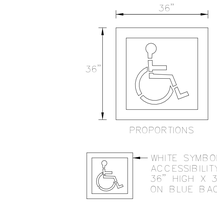


PROTRUDING OBJECTS 4
1/2" = 1'-0"

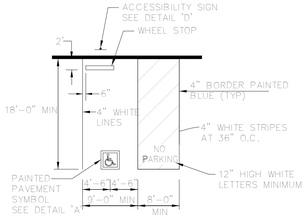


NOTES:
1. PROVIDE BACKING / BLOCKING IN WALL AND ATTACHMENT TO ACHIEVE MIN. STRENGTH AS REQD BY CODE.
2. MAX SPACING BETWEEN ANCHOR / GRAB BAR SUPPORTS IS 48"
3. ALL GRAB BARS AND ACCESSORIES TO BE 18 GUAGE - 304 STAINLESS STEEL
4. USE 11 GUAGE WELDED 304 STAINLESS STEEL MOUNTING FLANGES.

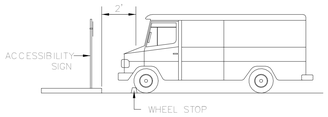
HANDRAIL DIMENSIONS 1
3" = 1'-0"

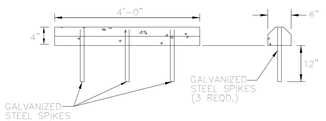


PAINTED PAVEMENT SYMBOL
DETAIL 'A'

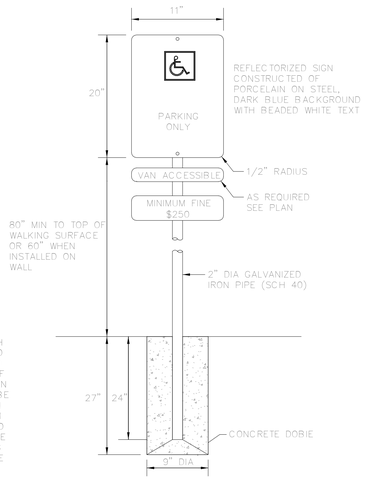


PAINTED PAVEMENT STALL
VAN ACCESSIBLE PARKING STALL
DETAIL 'B'





WHEEL STOP
DETAIL 'C'



VAN ACCESSIBILITY SIGN
DETAIL 'D'

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.



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

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	01/16/26	PLAN CHECK RESUBMITTAL #3
	02/12/26	BID PACKAGE

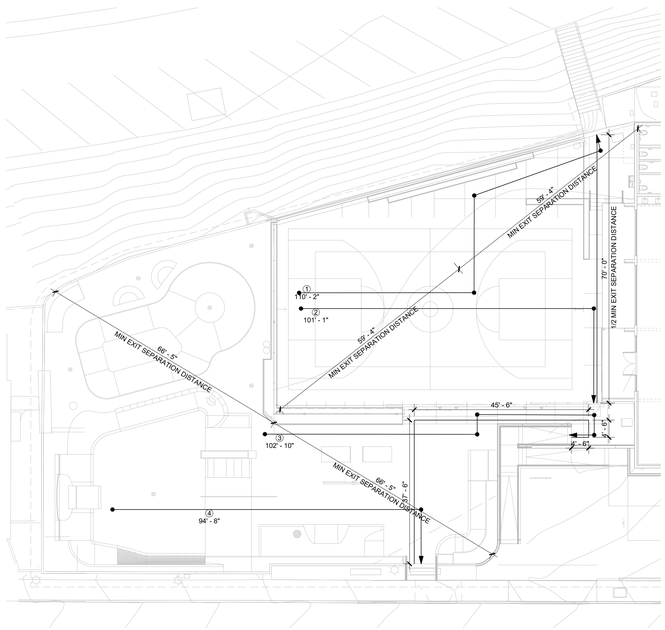
Sheet title:

ADA NOTES, DETAILS

Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

A6.44

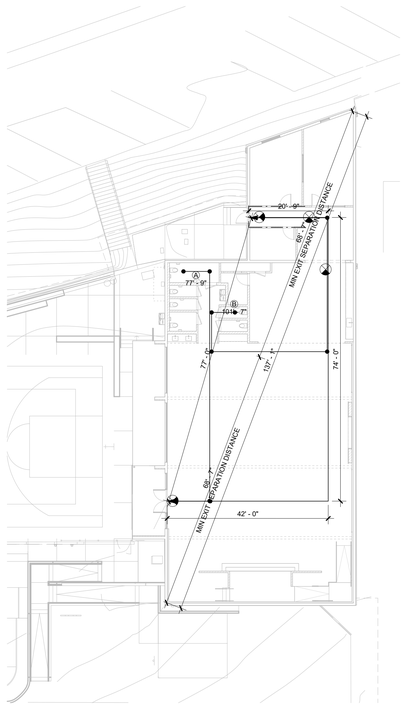
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1/2 MIN EXIT SEPARATION DISTANCE			
BASKETBALL COURT:		=	70'
SKATEPARK: 37' 6"+45' 6"+4' 6"+4' 6"		=	87' 6"

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 5
1/16" = 1'-0"

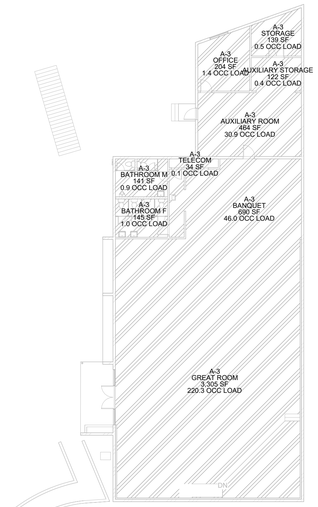


FIRE RATING LEGEND
1 HR SEPARATION
2 HR SEPARATION
3 HR SEPARATION
EXIT ACCESS TRAVEL DISTANCE

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"

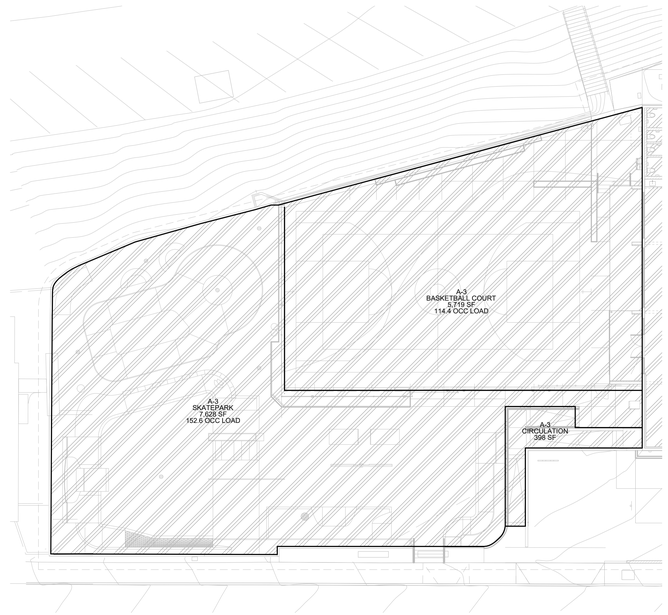
GROUND LEVEL EGRESS PLAN 2
1/16" = 1'-0"



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

GROUND LEVEL EXISTING 3
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

OUTDOOR OCCUPANCY AREA 4
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

GROUND LEVEL 1
1/16" = 1'-0"

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Issue dates

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	04/18/25	100% DD SUBMITTAL
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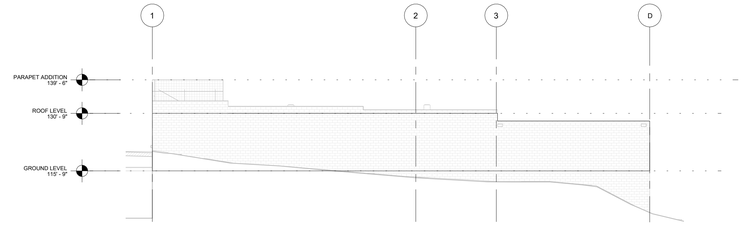
Sheet title:

BUILDING CODE AREA CALCS AND EGRESS DIAGRAMS

Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

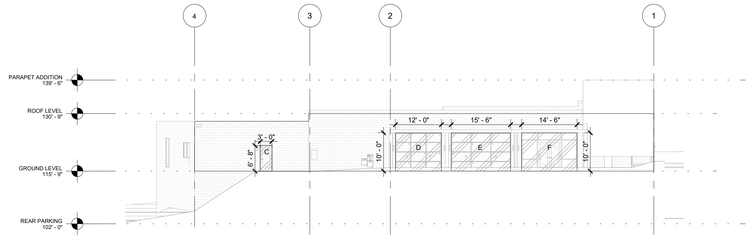
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FEBRUARY 12, 2026 - BID PACKAGE



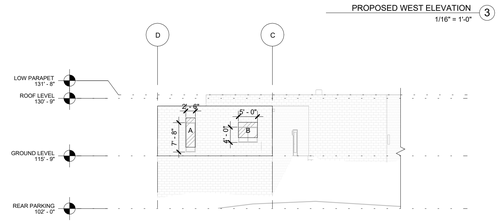
PROPOSED EAST ELEVATION (4)
1/16" = 1'-0"

FIRE SEPARATION - EAST ELEVATION					
GROUND LEVEL OPENINGS:	NA	(0)	0' - 0" x 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')				



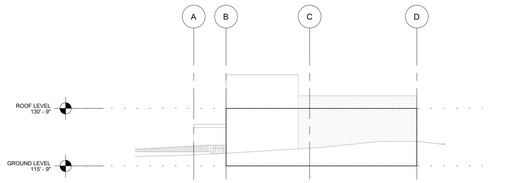
PROPOSED WEST ELEVATION (3)
1/16" = 1'-0"

FIRE SEPARATION - EAST ELEVATION					
GROUND LEVEL OPENINGS:	C	(1)	6' - 8" x 3' - 0"	=	13.50 SF
	D	(1)	10' - 0" x 12' - 0"	=	45.83 SF
	E	(1)	10' - 0" x 15' - 6"	=	45.83 SF
	F	(1)	10' - 0" x 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" x 2' - 6"	=	19.00 SF
	B	(1)	4' - 0" x 5' - 0"	=	20.00 SF
	TOTAL			=	**39 SF**
GROUND LEVEL CALCS:	TOTAL OPENINGS:		39.00 SF		
	TOTAL AREA:		369.63 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" x 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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	02/12/26	BID PACKAGE

Sheet title:

FIRE SEPARATION DIAGRAMS

Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

A6.61



GAME ROOM 3



ART ROOM 5



MEDIA CONSOLE 2



GAME AND STUDY ROOMS 4



STAGE 1

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	02/12/26	BID PACKAGE

Sheet title:

INTERIOR RENDERINGS

Designed by:	PT
Drawn by:	MW
Checked by:	KL
Project number:	124011

A9.01

ABBREVIATIONS (NOT ALL USED)

A	AMPERES
AFF	ABOVE FINISH FLOOR
AHU	AIR HANDLING UNIT
AL	ALUMINUM
ARCH	ARCHITECT
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BLDG	BUILDING
C	CONDUIT - RACEWAY
CKT	CIRCUIT
CL	CENTER LINE
COL	COLUMN
CU	COPPER
DWG	DRAWING
EC	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
EM	EMERGENCY
EWC	ELECTRIC WATER COOLER
F	FUSE
FA	FIRE ALARM
FT	FEET
G	GROUND OR GROUNDING
GRSC	GALVANIZED RIGID STEEL CONDUIT
KVA	KILOVOLT AMPERES
KW	KILOWATTS
LTG	LIGHTING
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MCM	THOUSAND CIRCULAR MILS
MISC	MISCELLANEOUS
MLO	MAIN LUGS ONLY
MCP	MOTOR CIRCUIT PROTECTOR
NC	NORMAL CLOSED
NO	NORMAL OPEN
NEC	NATIONAL ELECTRICAL CODE - NFPA 70
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NTS	NOT TO SCALE
P	POLES
POS	PROVIDED UNDER OTHER SECTIONS
PNL	PANEL OR PANELBOARD
PWR	POWER
R	EXISTING TO BE REMAIN
RL	EXISTING TO BE RELOCATED
RM	EXISTING TO BE REMOVED
RSC	RIGID STEEL CONDUIT
RTU	ROOF TOP UNIT
SLD	SINGLE LINE DIAGRAM
SP	SPARE
SW	SWITCH
TEL	TELEPHONE
UG	UNDERGROUND
V	VOLT
W	WIRE
WH	WATER HEATER
WP	WEATHERPROOF
XFMR	TRANSFORMER
W/	WITH
U.N.O.	UNLESS NOTED OTHERWISE
P.O.C.	POINT OF CONNECTION
SE	SERVICE ENTRANCE
MC	METAL CLAD

SYMBOLS (NOT ALL USED)

SWITCHES AND CONTROLS

$	MANUAL WALL SWITCH: 20A/120V, WALL MTD AT +48" OR AS NOTED SUBSCRIPT AT SYMBOL INDICATES THE FOLLOWING: 2 - DOUBLE POLE 3 - THREE WAY 4 - FOUR WAY OS - OCCUPANCY SENSOR VS - VACANCY SENSOR K - KEY T - MANUAL TIME SWITCH P - PILOT LIGHT DIM - DIMMER
$M	MOTOR SWITCH
OS	CEILING MOUNTED OCCUPANCY SENSOR
PC	PHOTOCELL
T	THERMOSTAT

POWER RECEPTACLES

	DUPLEX RECEPTACLE: 20A/120V
	FLOOR MOUNTED RECEPTACLE: 20A/120V
	QUAD RECEPTACLE: 20A/120V
	DUPLEX OR QUAD RECEPTACLE W/ HALF CONTROLLED: 20A/120V
	DUPLEX OR QUAD GFCI PROTECTED RECEPTACLE: 20A/120V
	DUPLEX OR QUAD RECEPTACLE: 20A/120V, WALL MTD AT 6" ABOVE COUNTER OR SPLASH
	DUPLEX OR QUAD RECEPTACLE W/ HALF CONTROLLED: 20A/120V, WALL MTD AT 6" ABOVE COUNTER OR SPLASH
	DUPLEX OR QUAD GFCI PROTECTED RECEPTACLE: 20A/120V, WALL MTD AT 6" ABOVE COUNTER OR SPLASH
F	FLUSH MOUNT FLOOR DUPLEX OR QUAD RECEPTACLE: 20A/120V
C	CEILING MOUNT DUPLEX OR QUAD RECEPTACLE: 20A/120V
	DUPLEX AFCI RECEPTACLE: 20A/120V
	DUPLEX RECEPTACLE W/ USB TYPE A & C CHARGER: 20A/120V
	SPECIAL DEDICATED RECEPTACLE; REFER TO PLAN FOR AMPACITY/VOLTAGE

POWER DISTRIBUTION AND DEVICES

F	FUSED DISCONNECT
X	UNFUSED DISCONNECT
AC DC	JUNCTION BOX AND DRIVER, PER LIGHTING SUPPLIER AND PLANS.
J	JUNCTION BOX / PULL BOX
J	JUNCTION BOX / PULL BOX W/ FLEX
	CIRCUIT HOMERUN 2#12 + 1#12 GND
	CIRCUIT HOMERUN 3#12 + 1#12 GND
	CONDUIT STUB UP
	CONDUIT STUB DOWN
	PANEL BOARD
B	DOOR CHIME
	DOOR BELL
SD	SMOKE DETECTOR
CM	COMBO SMOKE AND CARBON MONOXIDE DETECTOR

SINGLE LINE DIAGRAM

M	METER
	CIRCUIT BREAKER
	FUSED DISCONNECT
	DRY TYPE TRANSFORMER
	GROUND
#	MOTOR, NUMERAL INDICATES HORSEPOWER RATING

LOW VOLTAGE

ADF	LOW VOLTAGE PANEL
	DATA OUTLET
	PHONE OUTLET
	DATA AND PHONE OUTLET
TV	TELEVISION CABLE OUTLET

APPLICABLE CODES

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARD CODE
- NFPA STANDARDS

SCOPE OF WORK

ELECTRICAL DESIGN FOR TENANT IMPROVEMENT PROJECT OF TEEN CENTER BUILDING LOCATED IN EL SEGUNDO WITH AN APPROXIMATE AREA OF 5,500 SF.

SERVICE FOR BUILDING IS 200A 120/240V 1P 3W THAT IS EXISTING TO REMAIN. PANEL SHALL BE EXISTING WITH NEW CIRCUITRY

SCOPE GAPS

1. CONTRACTOR IS RESPONSIBLE TO REVIEW ALL ENGINEERING PLANS & DOCUMENTS BEFORE & AFTER APPROVAL OF THE ENGINEERING PLANS BY THE CITY & SHALL REVIEW ALL "FOR-CONSTRUCTION-SET(S) & GMP SET(S) TO MAKE SURE ALL SCOPE & ALL CODE REQUIRED ELEMENTS OF THE PROJECT ARE ACCOUNTED FOR.

2. CONTRACTOR IS RESPONSIBLE TO REVIEW:
   - ALL ENGINEERING PLANS & DOCUMENTS PRIOR TO BID, PURCHASE, & ORDER ANY MEP EQUIPMENT & MATERIAL.
   - CONTRACTOR SHALL PROVIDE PRE-BID RFI(S) & SUBMITTAL(S) FOR PROPER SCOPE & BUDGETING PURPOSES.
   - ANY DESIGN QUESTIONS, CLARIFICATION ITEM(S), CONCERNS ON PROVIDED ENGINEERED PLANS SHALL BE BROUGHT TO ACE PRIOR TO BIDDING.

3. CONTRACTOR IS RESPONSIBLE TO REVIEW ALL PLANS & DOCUMENTS FROM OTHER DISCIPLINES FOR ANY CONFLICTS & SCOPE GAPS PRIOR TO BID, PURCHASING, & CONSTRUCTION OF THE PROJECT.

4. CONTRACTOR SHALL PROVIDE:
   - SUBMITTAL(S) TO ACE ONCE ALL RELEVANT TRADES REVIEW IS FINALIZED & STAMPED.
   - SUBMITTAL(S) THAT DO NOT INCLUDE GENERAL CONTRACTOR'S REVIEWED & APPROVED STAMPED WILL NOT BE SCHEDULED BY ACE FOR REVIEW.
   - CONTRACTOR WILL BE RESPONSIBLE FOR ANY POSSIBLE DELAYS & DAMAGES TO THE PROJECT CONSTRUCTION COSTS & SCHEDULES DUE TO IMPROPER SUBMITTAL(S).

SHEET INDEX

NO.	SHEET	DESCRIPTION	SCALE
1	E0.01	NOTES, SYMBOLS, & ABBREVIATIONS	N/A
2	E0.02	SINGLE LINE DIAGRAM & SCHEDULES	N/A
3	E1.01	SITE PLAN - ELECTRICAL	1/8"=1'
4	E1.02P	1ST FLOOR PLAN - ELECTRICAL - POWER	1/8"=1'
5	E1.02L	1ST FLOOR PLAN - ELECTRICAL - LIGHTING	1/8"=1'
6	E1.02PM	1ST FLOOR PLAN - ELECTRICAL - PHOTOMETRICS	1/8"=1'
7	E1.03	ROOF PLAN - ELECTRICAL	1/8"=1'
8	ET24.1	ELECTRICAL T24	N/A
9	ET24.2	ELECTRICAL T24	N/A

OUTSTANDING ITEMS

GENERAL NOTES

1. CONTRACTOR SHALL APPLY FOR ALL PERMITS & INSPECTION REQUIRED BY LEGAL AUTHORITIES.
2. WORKS & MATERIALS SHALL BE IN FULL COMPLIANCE WITH THE LATEST & MOST STRINGENT APPLICABLE CODE OR REGULATION.
3. CONTRACTOR SHALL BE SOLELY & COMPLETELY RESPONSIBLE FOR ANY ADDITIONAL COSTS FOR MATERIAL OR LABOR DUE TO DEVIATION FROM DESIGN AND CODE COMPLIANCE.
4. CONTRACTOR SHALL BE SOLELY & COMPLETELY RESPONSIBLE FOR THE CONDITION OF THE PREMISES, SAFETY OF THE PERSONNEL, & SAFE KEEPING OF THE PROPERTY DURING PERFORMANCE OF THE CONTRACT.
5. CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS IN THE FIELD BEFORE BID & INFORM THE ENGINEER OF ANY DISCREPANCIES.
6. EQUIPMENT & MATERIALS SHALL BE LISTED, LABELED & INSTALLED PER RECOGNIZED ELECTRICAL TESTING LABORATORY AS APPROVED BY AHJ.
7. WORK SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER OR LONGER AS SPECIFIED IN THE CONTRACT.
8. DESIGN DRAWINGS ARE DIAGRAMMATIC ONLY & SHALL BE FOLLOWED AS CLOSELY AS ACTUAL CONSTRUCTION CONDITIONS WILL PERMIT.
9. NOTHING ON THE DESIGN DRAWINGS SHALL BE DEEMED AS TO VIOLATE THE LATEST & MOST STRINGENT APPLICABLE CODES OR REGULATIONS.
10. ANY ERROR, OMISSION OR DESIGN DISCREPANCY ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE EEOR & ARCHITECT FOR CLARIFICATION OR CORRECTION PRIOR TO CONSTRUCTION.
11. OPENINGS AROUND ELECTRICAL PENETRATIONS THRU FIRE RATED WALLS, PARTITIONS, FLOORS, OR CEILINGS SHALL BE FIRE STOPPED USING APPROVED METHODS AS DETERMINED BY CODE & REGULATIONS.
12. ALL MATERIALS SHALL BE NEW. ANY DAMAGED PARTS & EQUIPMENT SHALL BE REPLACED.
13. ELECTRICAL SYSTEMS TO BE FURNISHED, INSTALLED & CONNECTED AS A COMPLETE SYSTEM.
14. IT IS THE INTENTION OF THE PLANS & SPECIFICATIONS TO COVER ALL REQUIREMENTS TO MAKE A COMPLETE & OPERATIVE SYSTEM. CONTRACTOR SHALL FURNISH ALL LABOR MATERIALS, EQUIPMENT, & MISCELLANEOUS SERVICE REQUIRED TO COMPLETE THE PROJECT.
15. CONTRACTOR SHALL BID THE PROJECT AS INDICATED & SPECIFIED ON THE DRAWINGS. WHEN SUBSTITUTING MATERIALS OR EQUIPMENT, THE CONTRACTOR SHALL SUBMIT CATALOG CUTSHEETS & AN AMOUNT FOR THE SUBSTITUTION FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.
16. CONTRACTOR'S SCOPE OF WORK & DELIVERABLES SHALL INCLUDE OTHER TRADES & DISCIPLINES' PLANS, NOTES & SCHEDULES WITH REFERENCE TO ELECTRICAL PLANS.
17. SUBSTITUTION OF ANY MATERIAL OR EQUIPMENT SHALL BE APPROVED BY ARCHITECT & EEOR PRIOR TO PURCHASE & INSTALLATION.
18. ALL WORK &/OR EQUIPMENT INSTALLED OUTDOORS SHALL BE APPROVED FOR USE IN WET LOCATION WITH PROPER RATINGS.
19. PRIOR TO FINAL ACCEPTANCE OF THE WORK, CONTRACTOR SHALL INSURE THAT ALL EQUIPMENT ARE INSTALLED CORRECTLY & FUNCTIONING PROPERLY BY PERFORMING REQUIRED FIELD TESTS.
20. "OR EQUAL" MEANS EQUIVALENT OR SUPERIOR IN PERFORMANCE. MATERIALS, WORKMANSHIP & APPEARANCE TO THE SPECIFIED EQUIPMENT. PHYSICAL DIMENSION OF THE PROPOSED SUBSTITUTION INCLUDING THE MIN. REQUIRED CLEARANCES SHALL COMPLY WITH ALL APPLICABLE CODES & REGULATIONS.
21. DESIGN DETAILS SHOWN ON THE DRAWINGS ARE FOR REFERENCE ONLY & ARE NOT FOR CONSTRUCTION UNLESS SPECIFICALLY NOTED "FOR CONSTRUCTION". REFER TO ARCHITECTURAL DETAILS FOR COORDINATION, CONSTRUCTION DETAILS, DIMENSIONS & MOUNTING CONDITIONS.
22. CONTRACTOR SHALL COORDINATE & VERIFY MECHANICAL & PLUMBING REQUIREMENTS FOR CONTROL AND LOW VOLTAGE WIRING WITH MECHANICAL & PLUMBING CONTRACTORS PRIOR TO CONSTRUCTION.
23. GROUNDING SHALL BE IN FULL COMPLIANCE WITH NATIONAL ELECTRICAL CODE. INCOMING SERVICE SHALL BE PER UTILITY GROUNDING COMPANY REQUIREMENTS & NEC-ART.#250.
24. UNDERGROUND CONDUITS SHALL BE SCHEDULE 40 PVC WITH SCHEDULE 80 PVC BENDS & STEEL RISERS. ALL UNDER-GROUND PVC CONDUITS SHALL CONTAIN A GROUND CONDUCTOR & SHALL BE SIZED PER CODE REQUIREMENT.
25. PANELBOARD SHALL BE BOLT ON TYPE CIRCUIT BREAKERS UNLESS NOTED AS LOAD CENTERS WHICH ARE PLUGIN TYPE BREAKERS.
26. FUSED DISCONNECT SWITCHES SHALL BE FUSED PER NAMEPLATE UNLESS NOTED OTHERWISE.
27. CONTRACTOR SHALL PROVIDE FULL SUBMITTAL AND CATALOG CUTSHEETS ON ALL ELECTRICAL EQUIPMENT PRIOR TO PLACING ORDERS AND PURCHASE.
28. CONDUCTORS SHALL BE COPPER TYPE THW, THHN, THWN, XHHW. 600V INSULATION UNLESS NOTED OTHERWISE.
29. WIRING DEVICES SHALL BE SPECIFICATION GRADE.
30. CONDUIT SHALL COMPLY WITH THE REQUIREMENTS OF UNDERWRITERS' LABORATORIES. CONDUIT(S) SHALL BE GALVANIZED STEEL ABOVE GROUND & PVC UNDERGROUND. CONDUIT(S) SHALL BE SUPPORTED ACCORDING TO APPLICABLE CODE(S). EMPTY CONDUITS SHALL INCLUDE PULL WIRE.
31. FLEXIBLE CONDUIT SHALL BE USED FOR FINAL CONNECTION TO MOTORS AND OTHER VIBRATING EQUIPMENT. EXPANSION COUPLINGS SHALL BE USED AT BUILDING EXPANSION JOINTS.
32. NON-METALLIC BUSHINGS OR INSULATED METALLIC BUSHINGS SHALL BE PROVIDED FOR ALL CONDUIT TERMINATIONS.
33. LIGHTING FIXTURES ARE AS SPECIFIED OR APPROVED EQUAL. CATALOG CUT SHEETS OF SUBSTITUTIONS SHALL BE SUBMITTED TO THE ARCHITECT & EEOR FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION..
34. VOLTAGE DROP CALCULATIONS IS BASED ON ARCHITECTURAL PLANS. ELECTRICAL CONTRACTOR SHALL VERIFY & PROVIDE THE EEOR THE EXACT ROUTING & ACTUAL LENGTH OF ALL FEEDERS & HOMERUNS FOR ADJUSTMENTS AND CALCULATIONS OF VOLTAGE DROPS.
35. ELECTRICAL WORK NOTED ON HVAC AND PLUMBING DRAWINGS SHALL BE INCLUDED AS PART OF THE ELECTRICAL CONTRACTOR'S SCOPE OF WORK.
36. PERMANENTLY & VISIBLY LABEL ALL PANELS & SWITCHBOARDS WITH THE FOLLOWING:
    - NAME OF THE PANEL &/OR SWITCHBOARD
    - SOURCE OF POWER
    - VOLTAGE & CURRENT RATING
    - PANEL SCHEDULE
38. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL LIGHTING EQUIPMENT & CONTROL DEVICES, PRIOR TO ORDERING.
39. LIGHTING SUBMITTALS SHALL INCLUDE PHYSICAL DIMENSIONS, PHOTOMETRICS, BUG-RATING(S), SPECIFIED LAMP TYPE, DRIVER(S), & MOUNTING DETAILS. ALL LIGHTS SHALL BE LISTED BY AN NRTL & COMPLY WITH APPLICABLE ENERGY CODE.
40. COORDINATE EXACT LOCATIONS & MOUNTING REQUIREMENTS OF ALL LIGHTING FIXTURES & CONTROL EQUIPMENT WITH OTHER DISCIPLINES, ARCHITECTURAL, INTERIOR, & LIGHTING DESIGNERS INCLUDING THE DEVELOPER.
41. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN & OTHER ARCHITECTURAL DRAWINGS AS REQUIRED FOR COORDINATION OF LIGHTING WITH MECHANICAL, STRUCTURAL, PLUMBING & OTHER.
42. FINAL AIMING OF ALL ADJUSTABLE LIGHTING EQUIPMENT SHALL BE DONE BY THE ELECTRICAL CONTRACTOR AS DIRECTED BY AND UNDER THE SUPERVISION OF THE LIGHTING CONSULTANT UNLESS NOTED TO THE CONTRARY.
43. LIGHTING COLOR TEMPERATURE SHALL BE AS SPECIFIED BY ARCHITECT & INTERIOR LIGHTING DESIGNER.
44. LIGHT FIXTURES SHALL BE LED WITH APPROVED DRIVERS. ALL LIGHTS SHALL BE LISTED BY AN NRTL & COMPLY WITH APPLICABLE ENERGY CODE.
45. COMPONENTS SHOWN ON THE RISER DIAGRAMS, BUT NOT ON THE PLAN OR VICE VERSA, SHALL BE INCLUDED AS IF SHOWN ON BOTH.
46. EXACT LOCATION OF MECHANICAL & PLUMBING EQUIPMENT THAT REQUIRE ELECTRICAL CONNECTIONS ARE SHOWN ON THE MECHANICAL & PLUMBING DRAWINGS. ELECTRICAL CONTRACTOR SHALL REVIEW PLANS FROM OTHER DISCIPLINES.
47. RACEWAYS RUNNING THROUGH BUILDING EXPANSION JOINTS SHALL BE EQUIPPED WITH EXPANSION FITTINGS.
48. ELECTRICAL CONTRACTOR SHALL COORDINATE ALL ELECTRICAL PANEL LOCATIONS WITH OTHER EQUIPMENT IN ORDER TO MAKE SURE THE PANELS ARE MOUNTED WITH ENOUGH CLEARANCE IN FRONT & STAY CLEAR FROM ADJACENT EQUIPMENT BEFORE ROUGH-IN. NOTIFY ARCHITECT & ENGINEER OF ANY PROBLEM PRIOR TO INSTALLATION.
49. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO VERIFY & COORDINATE THE LOW VOLTAGE POINT OF CONNECTION (POC) TO THE MPOE ROOM.
50. OUTLETS SHALL COMPLY WITH ADA REQUIREMENTS. MIN 18" AFF (TO BOTTOM OF THE OUTLET BOX) UNLESS NOTED OTHERWISE.
51. SWITCHES SHALL BE MOUNTED AT +36" - 48" A.F.F (TO TOP OF THE OUTLET BOX).
52. EQUIPMENT MOUNTING HEIGHT SHALL BE PER HOUSING AND DEVELOPMENT STANDARDS (HUD) AS REQUIRED BY AHJ. CONTRACTOR SHALL INSTALL IN FULL COMPLIANCE WITH DISABILITY REQUIREMENTS.

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TEEN CENTER AND TEEN PLAZA
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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
	02/12/26	BID PACKAGE

Sheet title:

NOTES, SYMBOLS,& ABBREVIATIONS

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

E0.01

LIGHTING FIXTURE SCHEDULE - COMMON AREAS

FIXTURE TYPE	SYMBOL	DESCRIPTION	MANUFACTURE / CAT.#	VOLTAGE / NO. LAMP	LAMP TYPE	TOTAL WATTS	MOUNTING	COMMENT
F-1		TROFFER 2'x2' GAME ROOM, OFFICE, STORAGE ROOM	SYLVANIA / 5AS030UNVD83522UWH, 3500K	120	LED	20W	CEILING	CONFIRM COLOR TEMPERATURE WITH BUILDING
F-1E		TROFFER 2'x2' GAME ROOM, OFFICE, STORAGE ROOM, 90 MINUTE EMERGENCY BATTERY INCLUDED	SYLVANIA / 5AS030UNVD83522UWH, 3500K	120	LED	20W	CEILING	- CONFIRM COLOR TEMPERATURE WITH BUILDING - SAME AS 'F-1' WITH EMERGENCY BATTERY PACK
F2		6" DOWNLIGHT - RECESSED CAN	LITHONIA LIGHTING / LDN6-3500K-AR-LSS-80CRI	120	LED	17.5W	SURFACE	CONFIRM COLOR TEMPERATURE WITH BUILDING
F2E		6" DOWNLIGHT - RECESSED CAN, 90 MINUTE EMERGENCY BATTERY INCLUDED	LITHONIA LIGHTING / LDN6-3500K-AR-LSS-80CRI	120	LED	17.5W	SURFACE	- CONFIRM COLOR TEMPERATURE WITH BUILDING - SAME AS 'F2' WITH EMERGENCY BATTERY PACK
F3		LED STRIP LIGHT	WILLIAMS / SLF-4-L52-90-40-HIA-OCCWS-FS-505-PP-DIM-UNV	120	LED	38W	CEILING	CONFIRM COLOR TEMPERATURE WITH BUILDING
F4		WALL SCONCE MOUNTED AT 8' MIN	LITHONIA LIGHTING / WMCL4 P1 SWW2 A75 MVOLT PE DDBXD M4	120	LED	19W	SURFACE	CONFIRM COLOR TEMPERATURE WITH BUILDING
F4E		WALL SCONCE MOUNTED AT 8' MIN, 90 MINUTE EMERGENCY BATTERY INCLUDED	LITHONIA LIGHTING / WMCL4 P1 SWW2 A75 MVOLT PE E4WC DDBXD M4	120	LED	19W	SURFACE	- CONFIRM COLOR TEMPERATURE WITH BUILDING - SAME AS 'F2' WITH EMERGENCY BATTERY PACK
F5		3" DOWNLIGHT - RECESSED CAN	KETRA / D-3 DOWNLIGHT	120	LED	18W	SURFACE	CONFIRM COLOR TEMPERATURE WITH BUILDING
F6		CONTECH PENDANT HOLOPHANE LIGHT	HOLOPHANE / HOLO1-12000-ADFR-MVOLT-35K-80 CRI	120	LED	70W	SURFACE	CONFIRM COLOR TEMPERATURE WITH BUILDING
F7		LED TRACK LIGHT	OWNER/ARCHITECT	120	LED	4.5W	SURFACE	CONFIRM COLOR TEMPERATURE WITH BUILDING
F8E		BUG EYE LIGHT, 90 MINUTE EMERGENCY BATTERY INCLUDED	LITHONIA LIGHTING / ELM6L	120	LED	8.4W	SURFACE	CONFIRM COLOR TEMPERATURE WITH BUILDING
F9		SECURITY LIGHT	BY OWNER/ARCH	120	LED	-	-	PROVIDE WET LISTING

FIXTURE SCHEDULE NOTES:
1. ALL FIXTURES SHALL BE UL LISTED AND SHALL BE SUITABLE FOR LOCATION WEATHER LISTING REQUIREMENTS.
2. ALL FIXTURES SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT/ OWNER.
3. ALL FIXTURES TRIM COLOR SHALL BE APPROVED BY THE OWNER.
4. LIGHTING MANUFACTURE SELECTION, PHYSICAL APPEARANCE AND PERFORMANCE OF THE FIXTURE SHALL BE BY THE OWNER AND PROJECT ARCHITECT.
5. ALL LIGHT FIXTURES SHALL COMPLY WITH ENERGY CODE AND TITLE 24 REQUIREMENTS.
6. ALL LIGHT FIXTURES SHALL BE HIGH EFFICACY.

ROOF MOUNTED EXHAUST FAN SCHEDULE

MARK	MANUFACTURER MODEL	ELECTRICAL DATA						REMARKS
		V/PH/HZ	AMPS	CONDUIT	FEEDER	GROUND	DISCONNECT MEANS	
		(-)	(AMP)	EMT	COPPER	COPPER	MOTOR SWITCH	
EF R-1	GREENHECK USF-4	208/1/60	4	3/4"	2#12	1#12	15A/2P	1,2

NOTES:

1. PROVIDE LIQUID TIGHT METALLIC FLEXIBLE CONDUIT AT FINAL TERMINATION.
2. PROVIDE CONTROL WIRING, CONDUIT, ETC. FOR A COMPLETE AND FUNCTIONAL SYSTEM.
3. PROVIDE PERMANENT LABEL FOR THE INDOOR FAN COIL UNIT AND OUTDOOR UNIT.
4. CONTRACTOR SHALL VERIFY MODEL NUMBERS AND MATCH WITH INDOOR UNIT PRIOR TO INSTALLATION
5. DISCONNECT SWITCHES/MEANS PROVIDED SHALL NOT CONTAIN FUSES AS LONG AS THE UPSTREAM BREAKER MATCHES THE MOP. IF NOT MATCHED, CONTRACTOR SHALL PROVIDE A FUSED DISCONNECT MATCHING MOP.

ROOF DUCTED HEAT PUMP SYSTEM SCHEDULE

MARK	MANUFACTURER MODEL	ELECTRICAL DATA						REMARKS
		V/PH/HZ	MCA	CONDUIT	FEEDER	GROUND	DISCONNECT MEANS	
		(-)	(AMP)	EMT	COPPER	COPPER	MOTOR SWITCH	
RTU R-1	YORK WQE06A1B1AA5A111A1	230/1/60	36.6	3/4"	2#6	1#10	50A/2P	1,2
RTU R-2	YORK WQE06A1B1AA5A111A1	230/1/60	36.6	3/4"	2#6	1#10	50A/2P	1,2
RTU R-3	YORK WQE04A1B1AA5A111A1	230/1/60	30	3/4"	2#6	1#10	45A/2P	1,2

NOTES:

1. PROVIDE LIQUID TIGHT METALLIC FLEXIBLE CONDUIT AT FINAL TERMINATION.
2. PROVIDE CONTROL WIRING, CONDUIT, ETC. FOR A COMPLETE AND FUNCTIONAL SYSTEM.
3. PROVIDE PERMANENT LABEL FOR THE INDOOR FAN COIL UNIT AND OUTDOOR UNIT.
4. CONTRACTOR SHALL VERIFY MODEL NUMBERS AND MATCH WITH INDOOR UNIT PRIOR TO INSTALLATION
5. DISCONNECT SWITCHES/MEANS PROVIDED SHALL NOT CONTAIN FUSES AS LONG AS THE UPSTREAM BREAKER MATCHES THE MOP. IF NOT MATCHED, CONTRACTOR SHALL PROVIDE A FUSED DISCONNECT MATCHING MOP.

(E) PANEL A

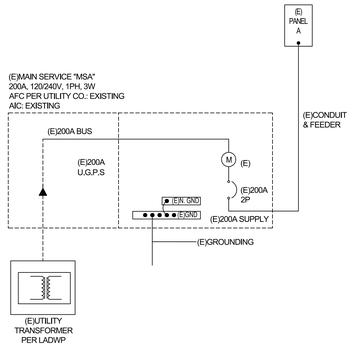
MOUNTING: SURFACE
LOCATION: CLOSET
FED FROM: MSA
VOLTAGE: 120/240V, 1PH, 3W

MAIN BUS: 200A
MAIN CB: MLO
KAIC RATING: EXISTING

EQ # / NOTE	DESCRIPTION	VOLT - AMPERES PHASE A	PHASE B	PHASE C	POLE	BKR	CIR	CIR	BKR	POLE	VOLT - AMPERES PHASE A	PHASE B	PHASE C	DESCRIPTION	EQ # / NOTE
	(N) OFFICE, STUDY RM, GAME RM, STORAGE LIGHTING	408.4			1	20	1	2	20	1	1260			(N) OFFICE RM RECEPTACLE	
	(N) ART RM, GREAT RM LIGHTING		1114.5		1	20	3	4	20	1		900		(N) STUDY RM RECEPTACLE	
	(N) REST RM LIGHTING	194.5			1	20	5	6	20	1	1260			(N) GAME RM, STORAGE RECEPTACLE	
	(N) EXTERIOR LIGHTING		100		1	20	7	8	20	1		1620		(N) ART RM, STORAGE RECEPTACLE	
	(N) RTU R-1	4209			2	50	9	10	20	1	360			(N) REST RM RECEPTACLE	
	---		4209		-	-	11	12	20	1		750		(N) GARBAGE DISPOSAL	
	(N) RTU R-2	4209			2	50	13	14	20	1	1620			(N) GREAT RM RECEPTACLE #1	
	---		4209		-	-	15	16	20	1		540		(N) GREAT RM RECEPTACLE #2	
	(N) RTU R-3	3450			2	45	17	18	20	1	360			(N) ART RM RECEPTACLE #2	
	---		3450		-	-	19	20	20	1		1260		(N) EXTERIOR RECEPTACLE	
1	DWF-1 (INDOOR)	600			1	20	21	22	20	1	540			(N) ART RM COUNTER RECEPTACLE	
1	DWF-1 (OUT DOOR)		600		1	20	23	24	20	1		540		(N) STUDY RM RECEPTACLE #2	
	(N) AV RACK	900			1	20	25	26	25	2	2300			(E) WATER HEATER	
	(N) LOW VOLTAGE RACK 1		360		1	20	27	28	-	-		2300		----	
	(N) LOW VOLTAGE RACK 2	360			1	20	29	30	20	1	540			(N) ROOF RECEPTACLE	
	(N) CEILING PROJECTOR		500		1	20	31	32						SPACE	
	(N) SECURITY LIGHT	35			1	20	33	34	15	2	416			(N) EF-R-1	
	SPACE						35	36	-	-		416		----	
	SPACE						37	38	20	1	700			ROLL UP DOOR #1	
	SPACE						39	40	20	1		700		ROLL UP DOOR #2	
	SPACE						41	42						SPACE	
	VA PER PHASE	14365.9	14543								9356	9026		VA PER PHASE	

LARGEST MOTOR LOAD	8418	x1.25 =	10523	TOTAL VA PER PHASE: 23721.9 / 23568.5
LONG CONTINUOUS LOAD	1852	x1.25 =	2316	TOTAL CONNECTED VA: 47290.4
		+ OTHER =	37020	
		TOTAL LOAD =	39336	164 AMPS @ 120/240V, 1PH, 3W

NOTES:
1. PROVIDE GFCI BREAKER



SINGLE LINE DIAGRAM GENERAL NOTES

1. CONTRACTOR SHALL NOT USE THE LENGTHS OF THE FEEDERS SHOWN ON FEEDER SCHEDULE & SINGLE LINE DIAGRAMS FOR PRICING PURPOSES. CONTRACTOR SHALL REVIEW THE FIELD CONDITION OF THE FEEDER ROUTING & DETERMINE THE LENGTH OF ALL THE FEEDERS & MODIFY THE FEEDERS' LENGTHS AS NEEDED TO MEET THE VOLTAGE DROP REQUIREMENTS AS PER CEC, NEC, & ALL APPLICABLE CODES & REGULATIONS.
2. ALL CONDUCTORS SHALL BE 600V. RATED THIN / THICK INSULATION AT 75 DEGREES CELSIUS.
3. OVERSIZE FEEDER(S) THAT HAVE BEEN ADJUSTED IN SIZE TO MEET THE VOLTAGE DROP REQUIREMENTS SHALL BE PROVIDED WITH ADAPTER LUGS OR SPLICE BOX. CONTRACTOR SHALL INSTALL AS PER CEC, NEC, & ALL APPLICABLE CODES & REGULATIONS.
4. PROVIDE GROUNDING SYSTEM AS REQUIRED PER C.E.C. 250.52(A)(1)-(8) & 250.104(A), (B) & (C).
5. AVAILABLE FAULT CURRENT FROM UTILITY COMPANY SHALL BE VERIFIED BY CONTRACTOR AND ENTIRE DISTRIBUTION SHALL COMPLY WITH NEC AND ANY LOCAL CODE PER AVAILABLE AIC RATING VALUES AND FAULT CURRENT.
6. PROVIDE PERMANENT IDENTIFICATION LABELS "CAUTION LINE SIDE CONDUCTOR CONNECT TO CONTROL PANEL.
7. ALL ELECTRICAL EQUIPMENT BUS SHALL BE COPPER & ALL WIRES SHALL BE COPPER, THWN/THHN. ALUMINUM CAN BE USED; HOWEVER, FEEDERS & BUSES SHALL BE SIZED PER VOLTAGE DROP REQUIREMENTS.
8. THE MAIN SWITCHBOARD, DISTRIBUTION BOARDS & PANEL BOARDS SHALL BE BY ONE MANUFACTURER WITH DOCUMENTED SERIES RATING DEVICES.
9. ALL FUSED DISCONNECTS SHALL BE PROVIDED WITH REJECTION CLIPS.
10. ALL ELECTRICAL SYSTEMS SHALL BE INSTALLED FOR FINAL INSPECTIONS.
11. PROVIDE BONDING FOR ALL CATV & TELEPHONE SYSTEMS WITH 1#6AWG. VERIFY LOCATION.
12. PROVIDE NEUTRAL FAULT TEST & PROOF OF TORQUE DURING FINAL INSPECTION FOR ALL UNITS.
13. ALL CONDUCTORS SHALL BE 600V. RATED WITH THHN/THWN INSULATION AT 75° CELSIUS UNLESS NOTED OTHERWISE.
14. ALL CIRCUIT BREAKER TERMINALS IN SWITCHBOARDS & PANELBOARDS SHALL BE U.L LISTED & APPROVED FOR USE COPPER 60/75° CELSIUS CONDUCTORS.
15. ALL FINAL TERMINATIONS OF CONDUCTORS TO ELECTRICAL EQUIPMENT & DEVICES SHALL BE TORQUE WRENCH TIGHTENED TO THE MANUFACTURER'S RECOMMENDED SPECIFICATION, NO EXCEPTION.
16. MINIMUM AIC SHALL BE MINIMUM 10,000 FOR 208/120 VOLT EQUIPMENT UNLESS NOTED.
17. AS REQUIRED ALL OVERSIZED FEEDERS THAT WERE ADJUSTED IN SIZE TO COMPENSATE FOR VOLTAGE DROP SHALL BE PROVIDED WITH ADAPTER LUGS OR SPLICE BOX. ADAPTER LUGS SHALL BE PROVIDED IF SIZE IS AVAILABLE. OTHERWISE PROVIDE CABLE SPLICES IN THE SPLICE BOX TO REDUCE CABLES TO THE MAXIMUM SIZE THAT THE BREAKER LUGS CAN ACCOMMODATE.
18. CABLE LENGTH SHOWN ON DRAWINGS ARE FOR VOLTAGE DROP & FAULT CURRENT CALCULATIONS. CONTRACTOR SHALL VERIFY EXACT ROUTING OF FEEDERS & DETERMINE THE ACTUAL LENGTH FOR PRICING.
19. DESIGN OF DISTRIBUTION FEEDERS ARE BASED ON COPPER CABLE. ALUMINUM IS ACCEPTABLE ONLY WHERE ALLOWED IN CODES & LOCAL JURISDICTIONS. WHERE ALUMINUM FEEDERS ARE BEING SUBMITTED IN LIEU OF COPPER, CONTRACTOR SHALL SUBMIT A REVISED FEEDER SCHEDULE INDICATING PROPOSED SIZES, FOR REVIEW BY EOR. COST INCURRED BY EOR FOR REVIEWING REVISED SCHEDULE SHALL BE BILLABLE.
20. ALL SERVICES SHALL BE GROUNDED & BONDED TO THE DOMESTIC COLD-WATER LINE, WITHIN 60 INCHES OF WATER LINES ENTRY TO THE BUILDING. THIS IS IN ADDITION TO A UFER OR SECOND GROUND CONNECTION AS INDICATED ON THE SINGLE LINE DIAGRAM.
21. SIZES OF BREAKERS, SWITCHES, FUSES & FEEDERS ARE BASED ON DESIGNED EQUIPMENT SIZES. THESE SIZES SHALL BE ADJUSTED TO SATISFY REQUIREMENTS OF ACTUAL INSTALLED OR SUBSTITUTE EQUIPMENT. UP SIZING OR DOWNSIZING OF FEEDERS SHALL BE PROVIDED WITHOUT ADDITIONAL COST TO THE OWNER.
22. CONTRACTOR SHALL COORDINATE SIZES OF CIRCUIT BREAKERS, FUSES, SWITCHES & FEEDERS WITH THE EQUIPMENT SCHEDULES SHOWN ON THE MECHANICAL DRAWING & OTHER TRADES WHERE APPLICABLE. THE MORE RESTRICTIVE REQUIREMENTS SHALL GOVERN WHERE THERE ARE DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE ELECTRICAL DRAWINGS & OTHER TRADES.
23. NO PIPING, DUCTS, LEAK PROTECTION APPARATUS, OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN THE DEDICATED SPACE ABOVE THE ELECTRICAL EQUIPMENTS. THE SPACE EQUAL TO THE WIDTH & DEPTH OF THE EQUIPMENT & EXTENDING FROM THE FLOOR TO A HEIGHT OF 6FT ABOVE THE EQUIPMENT OR TO THE STRUCTURAL CEILING, WHICHEVER IS LOWER, SHALL BE DEDICATED TO THE ELECTRICAL INSTALLATION C.E.C. 110.26(E).
24. THE ELECTRICAL ROOM EXIT SHALL BE OPEN IN THE DIRECTION OF EGRESS & BE PROVIDED WITH APPROVED PANIC BARS FOR ALL ROOMS WITH ELECTRICAL EQUIPMENT RATED 1200 AMP OR MORE. CEC-110.26. C.2.
25. ELECTRICAL EQUIPMENT SHALL BE LISTED BY A CITY RECOGNIZED ELECTRICAL TESTING LABORATORY OR APPROVED BY THE DEPARTMENT OF BUILDING & SAFTETY & OTHER RELEVANT DEPARTMENTS.

SINGLE LINE DIAGRAM KEYED NOTES

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TEEN CENTER AND TEEN PLAZA
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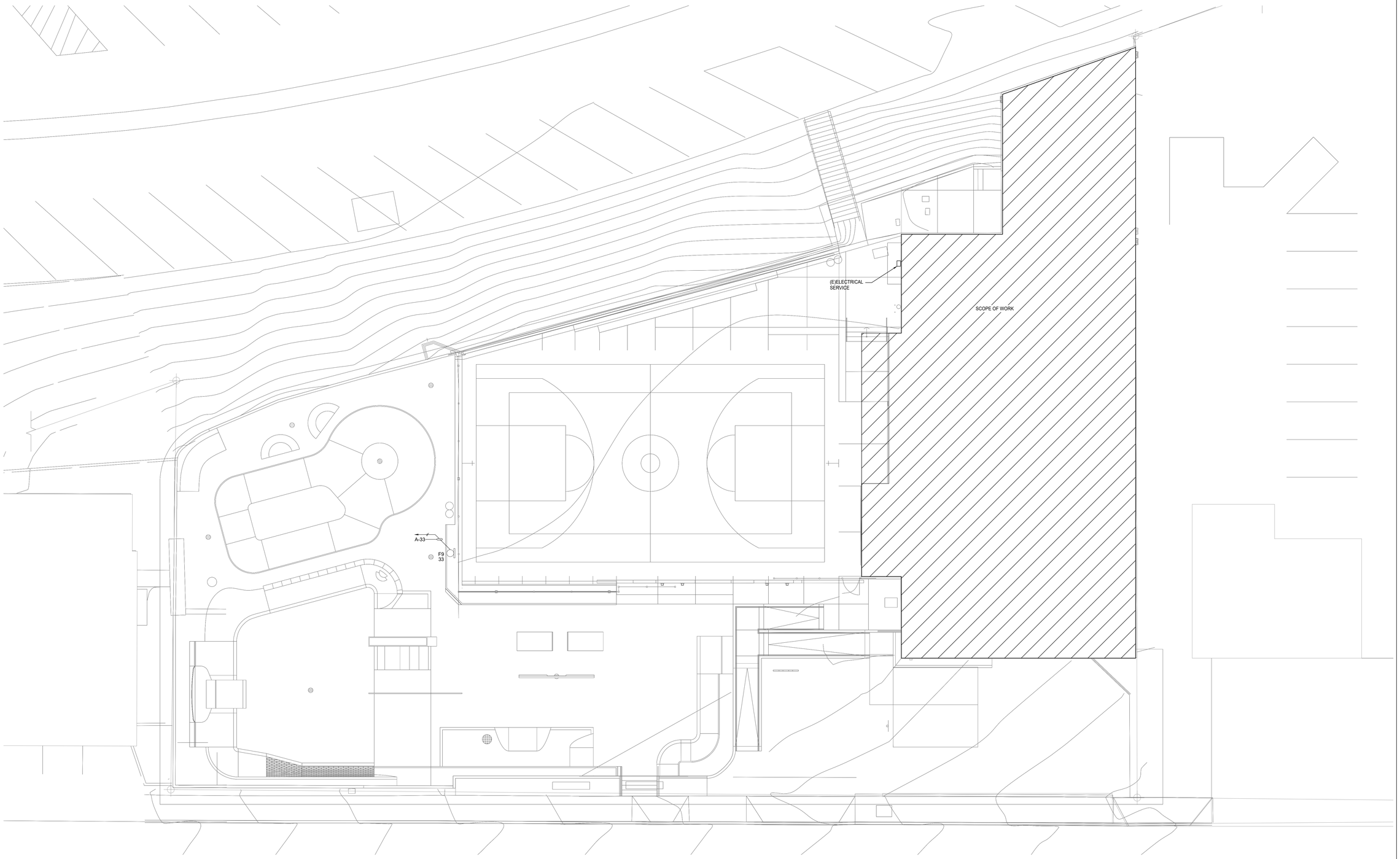
Issue dates

#	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
	02/12/26	BID PACKAGE

Sheet title:
SINGLE LINE DIAGRAM & SCHEDULES

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

E0.02



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	11/14/25	PLAN CHECK RESUBMITTAL #2
	01/16/26	PLAN CHECK RESUBMITTAL #3
	02/12/26	BID PACKAGE

Sheet title:

SITE PLAN - ELECTRICAL

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

E1.01

GENERAL NOTES

SOME NOTES LISTED BELOW MAY NOT PERTAIN TO THIS SHEET.

1. COORDINATE EXACT LOCATION OF HVAC & PLUMBING EQUIPMENT WITH MECHANICAL/PLUMBING CONTRACTOR.
2. INSTALLATION OF THE MECHANICAL & PLUMBING EQUIPMENT SHALL COMPLY WITH ALL CODES & REGULATIONS ALONG WITH MANUFACTURER RECOMMENDATIONS & GUIDELINES.
3. PROVIDE POWER OUTLETS WITHIN 25' RADIUS OF THE MECHANICAL EQUIPMENT.
4. CONTRACTOR SHALL COORDINATE THE CONDUIT RUNS WITH RELEVANT TRADES PRIOR TO PURCHASE & INSTALLATION OF THE CONDUITS & CABLES. THIS DRAWING IS DIAGRAMMATIC & SHALL NOT BE USED FOR PRICING.
5. CONTRACTOR SHALL PROVIDE COMPLETE MEASUREMENT OF THE CONDUIT RUNS & PROVIDE LIST OF ALL CONDUIT LENGTHS TO ACE & EOR FOR VERIFICATION OF THE VOLTAGE DROP.
6. CONTRACTOR SHALL COORDINATE EXACT LOCATION OF ALL EQUIPMENT & INSTALL EQUIPMENT AS PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATION. FURNISH AND INSTALL NEW BRANCH CIRCUITRY AS SHOWN PER PLANS & AS PER ALL APPLICABLE CODES & REGULATIONS.
7. PRIOR TO BEGINNING OF THE ROUGH IN OF THE ELECTRICAL INSTALLATION, THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE LOCAL AUTHORITIES AND VERIFY PERMISSIBLE WIRING METHODS AND TYPES. WHERE THERE ARE DISCREPANCIES OR QUESTIONS REGARDING THESE METHODS, THE ELECTRICAL CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK FOR FURTHER DIRECTION.
8. WHERE SE FEEDERS OR MC FEEDERS ARE ROUTED PARALLEL TO EACH OTHER, A MINIMUM OF ONE CABLE DIAMETER MUST BE PROVIDED BETWEEN CABLES TO ASSURE PROPER HEAT DISSIPATION OF THE CONDUCTORS. CABLES SHALL BE PERMITTED TO BE RACKED PROVIDED.
9. ALL EXPOSED WIRING METHODS SHALL BE COMPLETED UTILIZING METALLIC RACEWAYS. CONTRACTOR SHALL PROVIDE APPROVED PROTECTION METHODS FROM PHYSICAL DAMAGE AND CONFIRM WITH INSPECTOR PRIOR TO PURCHASE & INSTALLATION.
10. ALL EXPOSED WIRING METHODS, THAT ARE EXPOSED TO POSSIBLE PHYSICAL DAMAGE, SHALL BE EITHER GALVANIZED RIGID CONDUIT OR INTERMEDIATE RIGID CONDUIT.
11. ALL PENETRATIONS OF RATED WALL OR FLOOR ASSEMBLIES SHALL UTILIZE LISTED & APPROVED FIRE STOPPING METHODS.
12. CONTRACTOR SHALL PROVIDE ALL REQUIRED LOW VOLTAGE CONDUIT & WIRING FOR TELEPHONE/DATA, CCTV, INTERCOM SYSTEM ETC. CONTRACTOR TO REQUEST FOR THE MOST CURRENT SET OF LOW VOLTAGE PLAN PRIOR TO INSTALLATION OF THE CONDUITS & WIRING OF THE LOW VOLTAGE PANELS AND DEVICES.
13. MAINTAIN SEPARATION BETWEEN ELECTRICAL AND LOW VOLTAGE CONDUITS.
14. PROVIDE UNSWITCHED POWER CONNECTION TO SMOKE DETECTORS IN ELEVATOR HOISTWAYS.
15. ELEVATOR PIT LIGHT SHALL NOT BE CONNECTED ON THE LOAD SIDE OF THE GFCI DEVICE.

SYMBOLS (NOT ALL USED)

SWITCHES AND CONTROLS

$	MANUAL WALL SWITCH: 20A/120V, WALL MTD AT +48" OR AS NOTED SUBSCRIPT AT SYMBOL INDICATES THE FOLLOWING: 2 - DOUBLE POLE K - KEY 3 - THREE WAY T - MANUAL TIME SWITCH 4 - FOUR WAY P - PILOT LIGHT OS - OCCUPANCY SENSOR DIM - DIMMER VS - VACANCY SENSOR
$M	MOTOR SWITCH
OS	CEILING MOUNTED OCCUPANCY SENSOR
PC	PHOTOCELL
T	THERMOSTAT

POWER RECEPTACLES

	DUPLEX RECEPTACLE: 20A/120V
	FLOOR MOUNTED RECEPTACLE: 20A/120V
	QUAD RECEPTACLE: 20A/120V
	DUPLEX OR QUAD RECEPTACLE W/ HALF CONTROLLED: 20A/120V
	DUPLEX OR QUAD GFCI PROTECTED RECEPTACLE: 20A/120V
	DUPLEX OR QUAD RECEPTACLE: 20A/120V, WALL MTD AT 6" ABOVE COUNTER OR SPLASH
	DUPLEX OR QUAD RECEPTACLE W/ HALF CONTROLLED: 20A/120V, WALL MTD AT 6" ABOVE COUNTER OR SPLASH
	DUPLEX OR QUAD GFCI PROTECTED RECEPTACLE: 20A/120V, WALL MTD AT 6" ABOVE COUNTER OR SPLASH
F	FLUSH MOUNT FLOOR DUPLEX OR QUAD RECEPTACLE: 20A/120V
C	CEILING MOUNT DUPLEX OR QUAD RECEPTACLE: 20A/120V
	DUPLEX AFCI RECEPTACLE: 20A/120V
	DUPLEX RECEPTACLE W/ USB TYPE A & C CHARGER: 20A/120V
	SPECIAL DEDICATED RECEPTACLE; REFER TO PLAN FOR AMPACITY/VOLTAGE

POWER DISTRIBUTION AND DEVICES

F	FUSED DISCONNECT
X	UNFUSED DISCONNECT
AC DC	JUNCTION BOX AND DRIVER, PER LIGHTING SUPPLIER AND PLANS.
J	JUNCTION BOX / PULL BOX
J	JUNCTION BOX / PULL BOX W/ FLEX
	CIRCUIT HOMERUN 2#12 + 1#12 GND
	CIRCUIT HOMERUN 3#12 + 1#12 GND
	CONDUIT STUB UP
	CONDUIT STUB DOWN
	PANEL BOARD
B	DOOR CHIME
	DOOR BELL
SD	SMOKE DETECTOR
CM	COMBO SMOKE AND CARBON MONOXIDE DETECTOR

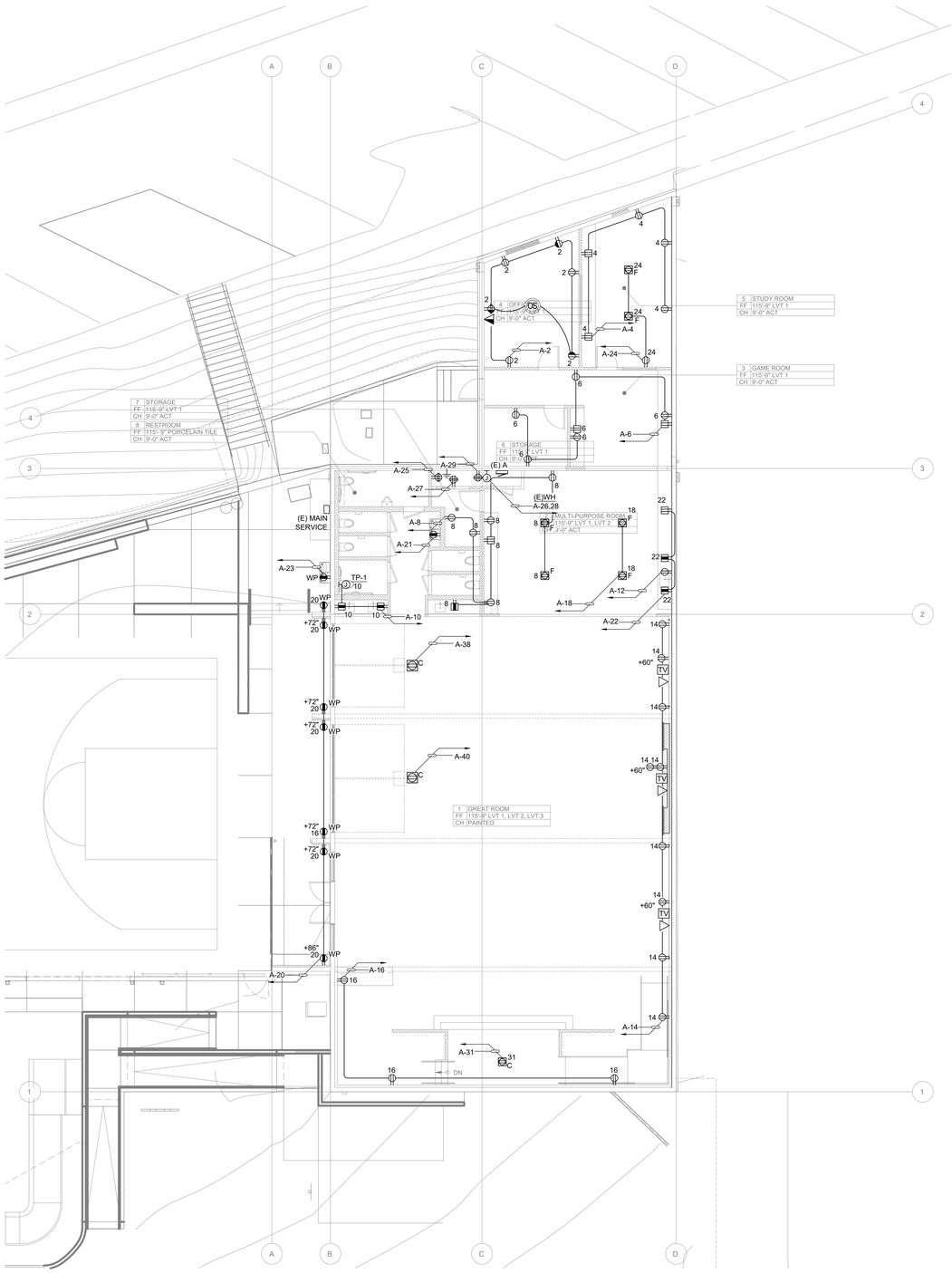
SINGLE LINE DIAGRAM

M	METER
	CIRCUIT BREAKER
	FUSED DISCONNECT
	DRY TYPE TRANSFORMER
	GROUND
#	MOTOR, NUMERAL INDICATES HORSEPOWER RATING

LOW VOLTAGE

ADF	LOW VOLTAGE PANEL
	DATA OUTLET
	PHONE OUTLET
	DATA AND PHONE OUTLET
TV	TELEVISION CABLE OUTLET

PLAN NOTES



1ST FLOOR PLAN - ELECTRICAL - POWER | 1

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	01/16/26	PLAN CHECK RESUBMITTAL #3
	02/12/26	BID PACKAGE

Sheet title:

1ST FLOOR PLAN - ELECTRICAL - POWER

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

E1.02P

GENERAL NOTES

SOME NOTES LISTED BELOW MAY NOT PERTAIN TO THIS SHEET.

1. CONTRACTOR SHALL COORDINATE THE CONDUIT RUNS WITH RELEVANT TRADES PRIOR TO PURCHASE & INSTALLATION OF THE CONDUITS & CABLES. THIS DRAWING IS DIAGRAMMATIC & SHALL NOT BE USED FOR PRICING.
2. CONTRACTOR SHALL PROVIDE COMPLETE MEASUREMENT OF THE CONDUIT RUNS & PROVIDE LIST OF ALL CONDUIT LENGTHS TO ACE & EOR FOR VERIFICATION OF THE VOLTAGE DROP.
3. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION & ELEVATION OF ALL LIGHTING FIXTURE & ALL DEVICES.
4. CONFIRM WITH ARCHITECT, DEVELOPER, LIGHTING DESIGNER, INTERIOR DESIGNER, & ANY RELEVANT TRADES FOR LIGHTING CONTROL REQUIREMENTS.
5. PRIOR TO BEGINNING OF THE ROUGH IN OF THE ELECTRICAL INSTALLATION, THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE LOCAL AUTHORITIES AND VERIFY PERMISSIBLE WIRING METHODS AND TYPES. WHERE THERE ARE DISCREPANCIES OR QUESTIONS REGARDING THESE METHODS, THE ELECTRICAL CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK FOR FURTHER DIRECTION.
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SYMBOLS (NOT ALL USED)

SWITCHES AND CONTROLS

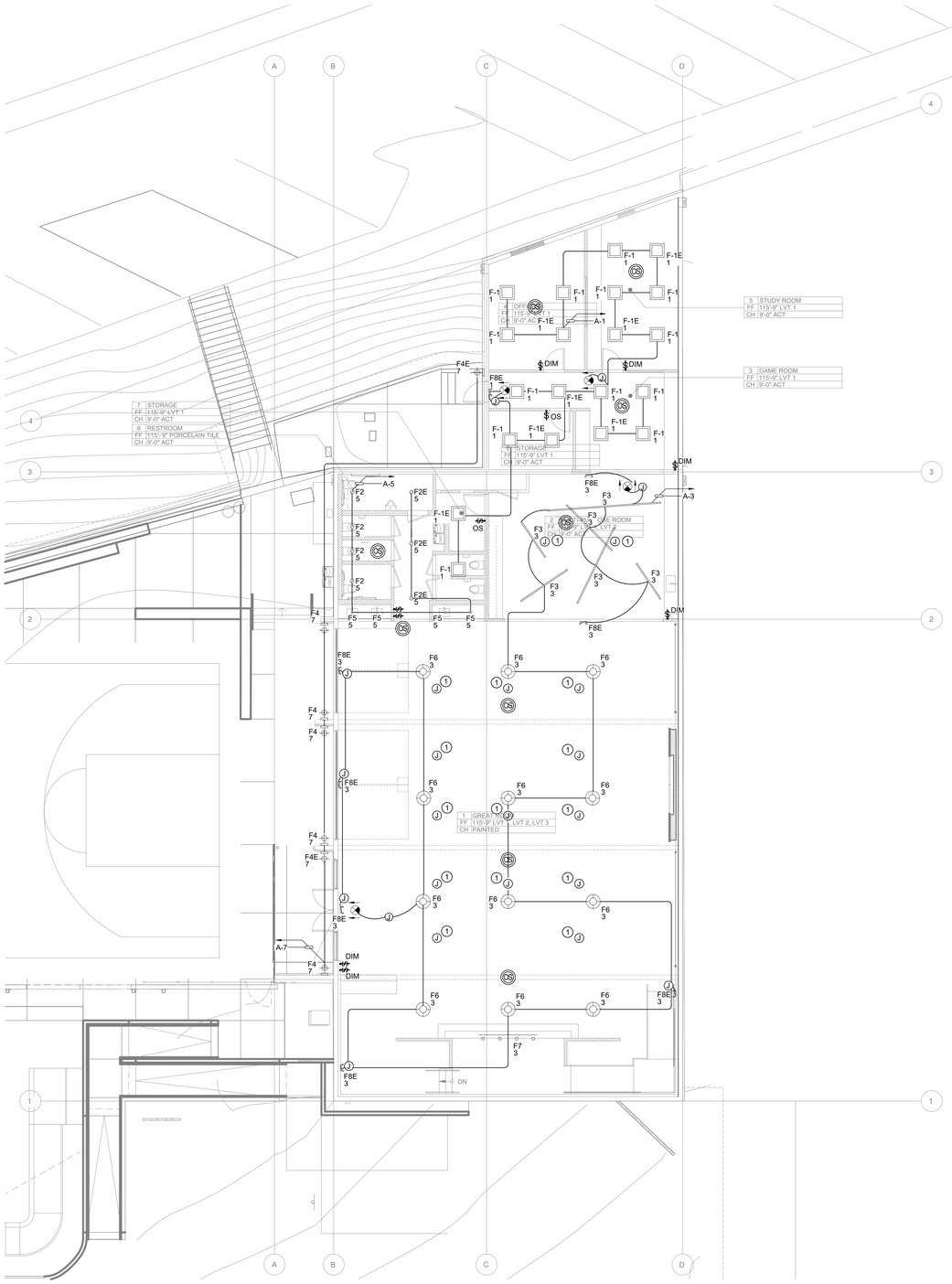
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$M	MOTOR SWITCH
OS	CEILING MOUNTED OCCUPANCY SENSOR
PC	PHOTOCELL
T	THERMOSTAT

POWER DISTRIBUTION AND DEVICES

J	JUNCTION BOX / PULL BOX
J	JUNCTION BOX / PULL BOX W/ FLEX
	CIRCUIT HOMERUN 2#12 + 1#12 GND
	CIRCUIT HOMERUN 3#12 + 1#12 GND

PLAN NOTES

1. DENOTES JUNCTION BOX FOR CEILING SPEAKER. CONTRACTOR TO COORDINATE WITH LOW VOLTAGE CONTRACTOR FOR ALL POWER REQUIREMENTS.



0 4' 8' 16' 24'
1/8 " = 1'-0"

1ST FLOOR PLAN - ELECTRICAL - LIGHTING | 1

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	02/12/26	BID PACKAGE

Sheet title:

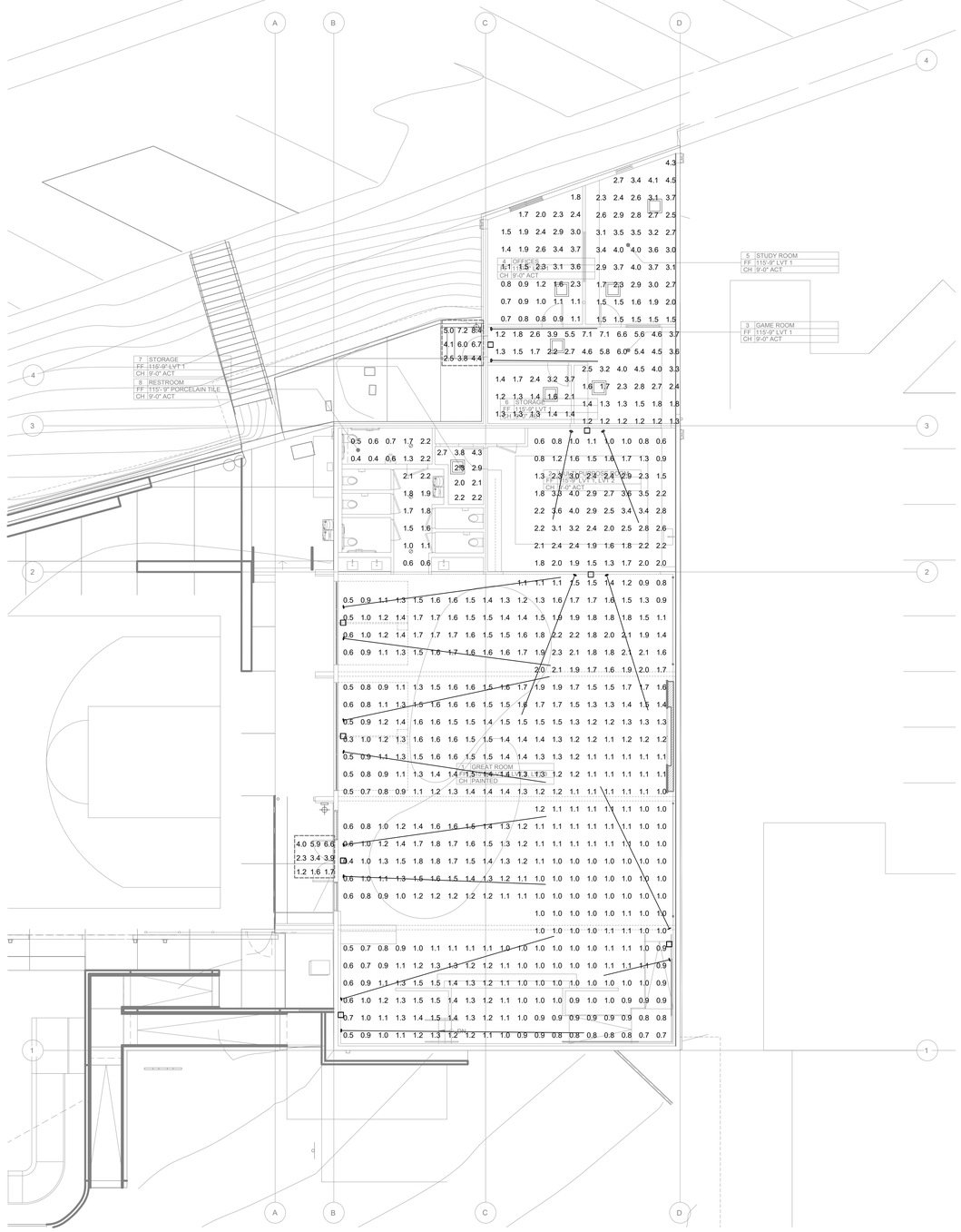
1ST FLOOR PLAN - ELECTRICAL - LIGHTING

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

E1.02L

Statistics					
Description	Avg	Max	Min	Max/Min	Avg/Min
EXTERIOR GAME ROOM	5.3 fc	8.4 fc	2.5 fc	3.4:1	2.1:1
EXTERIOR GREAT ROOM	3.4 fc	6.6 fc	1.2 fc	5.5:1	2.8:1
GAME ROOM	3.1 fc	7.1 fc	1.2 fc	5.9:1	2.6:1
GREAT ROOM	1.2 fc	2.3 fc	0.3 fc	7.7:1	4.0:1
OFFICE	1.8 fc	3.7 fc	0.7 fc	5.3:1	2.6:1
REST ROOM	1.3 fc	2.2 fc	0.4 fc	5.5:1	3.3:1
STORAGE #1	1.8 fc	3.7 fc	1.2 fc	3.1:1	1.5:1
STORAGE #2	2.7 fc	4.3 fc	2.0 fc	2.2:1	1.4:1
STUDY ROOM	2.8 fc	4.5 fc	1.5 fc	3.0:1	1.9:1
ART ROOM	2.1 fc	4.0 fc	0.6 fc	6.7:1	3.5:1

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	F-1E	7	Signify North America Corp.	521385 EvoKit CLKE 2x2 32L 25W 835 UNV SR	LED Retrofit	1	3137	0.7	23.5
	F2E	3	WAC Lighting	FM-05RN	Surface-mounted Luminaires	1	1050	0.7	12.8
	F4E	2	Lithonia Lighting	WMCL4 P1 SWW2 A75 MVOLT PE E4WC DDBXD M4	Wall scone	1	2442	0.7	19
	F8E	8	Lithonia Lighting	ELM6L	ELM6L SP1100L	1	564	0.7	8.4



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	02/12/26	BID PACKAGE

Sheet title:

PHOTOMETRIC FOR EMERGENCY LIGHT LEVEL 1

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

E1.02PM

GENERAL NOTES

SOME NOTES LISTED BELOW MAY NOT PERTAIN TO THIS SHEET.

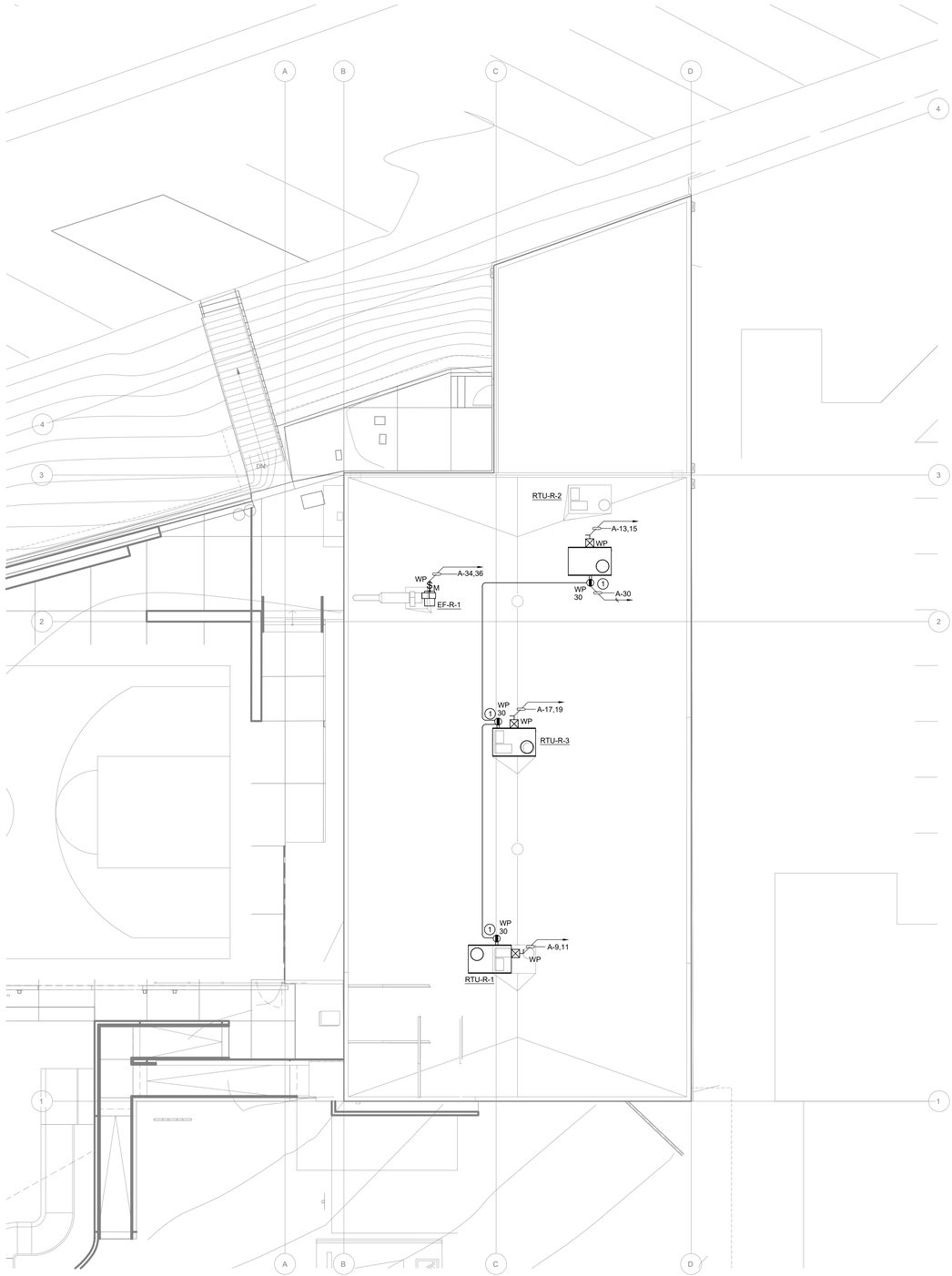
1. COORDINATE EXACT LOCATION OF HVAC & PLUMBING EQUIPMENT WITH MECHANICAL/PLUMBING CONTRACTOR.
2. INSTALLATION OF THE MECHANICAL & PLUMBING EQUIPMENT SHALL COMPLY WITH ALL CODES & REGULATIONS ALONG WITH MANUFACTURER RECOMMENDATIONS & GUIDELINES.
3. ALL ELECTRICAL EQUIPMENT & DEVICES MOUNTED OUTSIDE SHALL BE WEATHERPROOF NEMA 3R.
4. ALL EXPOSE CONDUIT RUN ON THE ROOF, PROVIDE 4"MIN SLEEPER TO SUPPORT CONDUITS.
5. PROVIDE POWER OUTLETS WITHIN 25' RADIUS OF THE MECHANICAL EQUIPMENT.
6. CONTRACTOR SHALL COORDINATE THE CONDUIT RUNS WITH RELEVANT TRADES PRIOR TO PURCHASE & INSTALLATION OF THE CONDUITS & CABLES. THIS DRAWING IS DIAGRAMMATIC & SHALL NOT BE USED FOR PRICING.
7. CONTRACTOR SHALL PROVIDE COMPLETE MEASUREMENT OF THE CONDUIT RUNS & PROVIDE LIST OF ALL CONDUIT LENGTHS TO ACE & EOR FOR VERIFICATION OF THE VOLTAGE DROP.
8. CONTRACTOR SHALL COORDINATE EXACT LOCATION OF ALL EQUIPMENT & INSTALL EQUIPMENT AS PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATION. FURNISH AND INSTALL NEW BRANCH CIRCUITRY AS SHOWN PER PLANS & AS PER ALL APPLICABLE CODES & REGULATIONS.
9. PRIOR TO BEGINNING OF THE ROUGH IN OF THE ELECTRICAL INSTALLATION, THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE LOCAL AUTHORITIES AND VERIFY PERMISSIBLE WIRING METHODS AND TYPES. WHERE THERE ARE DISCREPANCIES OR QUESTIONS REGARDING THESE METHODS, THE ELECTRICAL CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK FOR FURTHER DIRECTION.
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12. ALL EXPOSED WIRING METHODS, THAT ARE EXPOSED TO POSSIBLE PHYSICAL DAMAGE, SHALL BE EITHER GALVANIZED RIGID CONDUIT OR INTERMEDIATE RIGID CONDUIT.
13. ALL PENETRATIONS OF RATED WALL OR FLOOR ASSEMBLIES SHALL UTILIZE LISTED & APPROVED FIRE STOPPING METHODS.

MOTOR EQUIPMENT NOTES

1. INSTALLATION OF ALL MECHANICAL EQUIPMENT SHALL COMPLY WITH ALL CODES AND REGULATIONS AND SHALL BE COMPLETELY INSTALLED AS PER MANUFACTURER RECOMMENDATIONS AND GUIDELINES
2. INSTALLATION OF THE POWER CONNECTION OF THE ALL ROOF MOUNTED EQUIPMENT SHALL COMPLY WITH ALL CODES AND REGULATION
3. REFER TO MECHANICAL, PLUMBING, AND ALL OTHER TRADES PLANS FOR EXACT LOCATION AND INSTALLATION REQUIREMENT FOR POWER CONNECTION OF THE ROOF EQUIPMENT
4. PROVIDE OUTDOOR RATED POWER OUTLET WITHIN 25' RADIUS OF ALL MECHANICAL & PLUMBING EQUIPMENT
5. ALL ELECTRICAL EQUIPMENT MOUNTED OUTDOORS SHALL BE OUTDOOR-RATED & WEATHERPROOF, NEMA 3R
6. CONTRACTOR IS RESPONSIBLE TO PROVIDE ANY CODE REQUIRED CONTROL DEVICES/EQUIPMENT'S SUCH AS VFD, MOTOR CONTROL, FUSE, DISCONNECT SWITCH, STARTER, CONTROL PANEL & BREAKER FOR ROOF ALL MOUNTED EQUIPMENT
7. FEEDER SIZE AND LENGTH SHOWN ON THIS DRAWING IS DIAGRAMMATIC AND FOR THE PURPOSE OF DESIGN AND COORDINATION ONLY. THE FEEDER SIZING AND LENGTHS SHALL NOT BE USED FOR PRICING PURPOSES. CONTRACTOR SHALL VERIFY THE EXACT LENGTH AND SIZE OF THE FEEDER AND PRICE ACCORDINGLY.
8. COORDINATE WITH ARCHITECT, DEVELOPER, OTHER CONSULTANT FOR EXACT LOCATION OF THE ROOF MOUNTED EQUIPMENT PRIOR TO INSTALLATION.
9. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL EQUIPMENT LOCATIONS AND INSTALL POWER CONNECTION PER CODE AND PLANS ACCORDINGLY. CONTRACTOR IS ALSO RESPONSIBLE TO VERIFY ALL LOCATION AND PRICE ACCORDINGLY.

PLAN NOTES

(1) CONTRACTOR TO PROVIDE SERVICE GFI WP RECEPTACLE WITHIN 25' OF ROOFTOP EQUIPMENT.



0 4' 8' 16' 24'
1/8 " = 1'-0"

ROOF PLAN - ELECTRICAL | 1

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	02/12/26	BID PACKAGE

Sheet title:

ROOF PLAN - ELECTRICAL

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

E1.03

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: El Segundo Teen Center	Report Page:	(Page 7 of 9)
	Date Prepared:	2025-06-02T18:30:28-04:00

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE

This section does not apply to this project.

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))

This section does not apply to this project.

Q. RATED POWER REDUCTION COMPLIANCE FOR ONE-FOR-ONE ALTERATIONS

This section does not apply to this project.

R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS

This section does not apply to this project.

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)

This section does not apply to this project.

T. DWELLING UNIT LIGHTING

This section does not apply to this project.

U. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selections have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-LTI-E - Must be submitted for all buildings

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: El Segundo Teen Center	Report Page:	(Page 4 of 9)
	Date Prepared:	2025-06-02T18:30:28-04:00

G. MODULAR LIGHTING SYSTEMS

This table calculates wattage for modular lighting systems/ track lighting fixtures indicated on Table F and transfers wattage to Table F.

01	02	03							04
Name or Item Tag	Complete Track Description	Calculation Method per 130.0(c)6							Track Wattage
F7	LED Track Light	☐	i Installed Luminaires vs Default 30 W/ft	☒	ii Current Limiter	☐	iii Overcurrent Protection Panel	☐	iv Power supplied by driver, power supply or transformer[1]
		VA of current limiter							120
		120							

[1]*FOOTNOTE: For power-over-Ethernet lighting systems, power provided to installed non-lighting devices may be subtracted from the total power rating of the power-over-Ethernet system.*

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

This table includes lighting controls for conditioned and unconditioned spaces.

Building Level Controls

01	02	03	
		Field Inspector	
		Pass	Fail
Mandatory Demand Response 110.12(c)	Shut-off controls 130.1(c) / 160.5(b)4C		
NA < 4,000W subject to multilevel	See Area/Space Level Controls	☐	☐

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: El Segundo Teen Center	Report Page:	(Page 1 of 9)
Project Address:	Date Prepared:	2025-06-02T18:30:28-04:00

This document is used to demonstrate compliance with requirements in 110.9, 110.12(c), 130.0, 130.1, 140.6 and 141.0(b)2 for indoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e) and 180.2(b)4 for indoor lighting scopes using the prescriptive path for multifamily occupancies. Multifamily includes dormitory and senior living facilities.

A. GENERAL INFORMATION

01	Project Location (city)	El Segundo	04	Total Conditioned Floor Area (ft²)	4,847
02	Climate Zone	6	05	Total Unconditioned Floor Area (ft²)	214
03	Occupancy Types Within Project (select all that apply):		06	# of Stories (Habitable Above Grade)	1
• Classroom					

B. PROJECT SCOPE

This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.6 / 170.2(e) or 141.0(b)2 / 180.2(b)4 for alterations.

Scope of Work	Conditioned Spaces		Unconditioned Spaces	
	01		02	
My Project Consists of (check all that apply):	Calculation Method	Area (ft²)	Calculation Method	Area (ft²)
☒ New Lighting System	Area Category Method	4847	Area Category Method	214
☐ New Lighting System - Parking Garage	N/A	0	N/A	0
Total Area of Work (ft²)	4847		214	

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: El Segundo Teen Center	Report Page:	(Page 8 of 9)
	Date Prepared:	2025-06-02T18:30:28-04:00

V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selections have been changed by the permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and any with "-A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	Multipurpose Rooms; Office; Storage; Restroom

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

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Project Name: El Segundo Teen Center	Report Page:	(Page 5 of 9)
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H. INDOOR LIGHTING CONTROLS (Not including PAFs)

Area Level Controls

04	05	06	07	08	09	10	11	12	
Area Description	Complete Building or Area Category Primary Function Area	Manual Area Controls 130.1(a) / 160.5(b)4A	Multi-Level Controls 130.1(b) / 160.5(b)4B	Shut-Off Controls 130.1(c) / 160.5(b)4C	Primary/Sky lit Daylighting 130.1(d) / 160.5(b)4D	Secondary Daylighting 130.1(d) / 160.5(b)4D	Interlocked Systems 140.6(a)1/ 170.2(e)2A	Field Inspector	
								Pass	Fail
Multipurpose Rooms	Conference, Multipurpose and Meeting Area	Readily Accessible	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
Office	Office (<=250 square feet)	Readily Accessible	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
Storage	Commercial Industrial Storage Area	Readily Accessible	NA: General Ltg <= 0.5W/SF	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
Restroom	Restroom	Readily Accessible	NA: Restrooms	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
							13		
							Plan Sheet Showing Daylit Zones:		

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Each area complying using the Complete Building or Area Category Methods per 140.6(b) are included in this table. Column 06 indicates if additional lighting power allowances per 140.6(c) or adjustments per 140.6(a) are being used .

Conditioned Spaces

01	02	03	04	05	06	
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowance / Adjustment	
					Area Category	PAF
Multipurpose Rooms	Conference, Multipurpose and Meeting Area	0.75	4,362	3,271.5	No	No
Office	Office (<=250 square feet)	0.65	238	154.7	No	No

STATE OF CALIFORNIA
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CALIFORNIA ENERGY COMMISSION

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C. COMPLIANCE RESULTS

If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. for guidance.

Lighting in conditioned and unconditioned spaces must not be combined for compliance per 140.6(b)1 / 170.2(e)	Allowed Lighting Power per 140.6(b) / 170.2(e) (Watts)						Adjusted Lighting Power per 140.6(a) / 170.2(e) (Watts)				Compliance Results
	01	02	03	04	05		06	07		08	09
	Complete Building 140.6(c)1	Area Category 140.6(c)2 / 170.2(e)4	Area Category Additional 140.6(c)2G / 170.2(e)4Av (+)	Tailored 140.6(c)3 / 170.2(e)4B (+)			Total Designed (Watts)	Adjustments PAF Lighting Control Credits 140.6(a)2 / 170.2(e)1B (-)		Total Adjusted (Watts) *Includes Adjustments	
	(See Table I)	(See Table I)	(See Table J)	(See Table K)		Total Allowed (Watts)	(See Table F)	(See Table P)			**05 must be >= 08 140.6 / 170.2(e)**
Conditioned		3,586.75			=	3,586.75	≥ 880.5		=	880.5	COMPLIES
Unconditioned		85.6			=	85.6	≥ 80		=	80	COMPLIES
										Controls Compliance (See Table H for Details)	COMPLIES
										Rated Power Reduction Compliance (See Table Q for Details)	

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

Track Lighting has been included in this project, details are provided in Table G.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

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Project Address: 405 E Grand Ave, El Segundo, CA 90245	Date Prepared:	2025-06-02T18:30:28-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Christopher Fitch	Documentation Author Signature:
Company: ACE MEP GROUP, INC.	Signature Date: 06/02/25
Address: 9241 IRVINE BLVD., SUITE 250	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: IRVINE, CA 92618	Phone: 949-620-4060

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: BEN BEHNAM ENTEZAM	Responsible Designer Signature:
Company: ACE MEP GROUP, INC.	Date Signed: 06/02/25
Address: 9241 IRVINE BLVD., SUITE 250	License: E-023803
City/State/Zip: IRVINE, CA 92618	Phone: 949-620-4060

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I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Restroom	Restroom	0.65	247	160.55	No / No
		TOTALS:	4,847	3,586.75	See Tables J, or P for detail

Unconditioned Spaces

01	02	03	04	05	06	
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowance / Adjustment	
					Area Category	PAF
Storage	Commercial Industrial Storage Area	0.4	214	85.6	No	No
		TOTALS:	214	85.6	See Tables J, or P for detail	

J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

This section does not apply to this project.

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE

This section does not apply to this project.

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY

This section does not apply to this project.

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING

This section does not apply to this project.

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED DECORATIVE /SPECIAL EFFECTS

This section does not apply to this project.

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F. INDOOR LIGHTING FIXTURE SCHEDULE

This table includes all planned permanent and portable lighting other than dwelling unit/ hotel/ motel room lighting. Multifamily dwelling unit and hotel/motel room lighting is documented in Table T. If using Table T to document lighting in multifamily common use areas providing shared provisions for living, eating, cooking or sanitation, those luminaires are not included here.

Designed Wattage: Conditioned Spaces

01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change[1]	Watts per luminaire[2]	How is Wattage determined	Total Number of Luminaires	Excluded per 140.6(a)3 / 170.2(e)2C	Design Watts	Field Inspector	
									Pass	Fail
F-1	Troffer 2x2	No	NA	20	Mfr. Spec	16	No	320	☐	☐
F-2	6" Downlight - Recessed	No	NA	17.5	Mfr. Spec	7	No	122.5	☐	☐
F3	LED Strip Light	No	NA	38	Mfr. Spec	6	No	228	☐	☐
F5	3" Downlight - Recessed	No	NA	18	Mfr. Spec	1	No	18	☐	☐
F6	Pendant Light	No	NA	18	Mfr. Spec	4	No	72	☐	☐
F7	LED Track Light	Yes	NA	120	See Other Section	1	No	120	☐	☐
							Total Designed Watts: CONDITIONED SPACES	880.5		

Designed Wattage: Unconditioned Spaces

01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change[1]	Watts per luminaire[2]	How is Wattage determined	Total Number of Luminaires	Excluded per 140.6(a)3 / 170.2(e)2C	Design Watts	Field Inspector	
									Pass	Fail
F-1	Troffer 2x2	No	NA	20	Mfr. Spec	4	No	80	☐	☐
							Total Designed Watts: UNCONDITIONED SPACES	80		

[1]*FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per 140.6(a)4B / 170.2(e)2D is adjusted to be 75% /80% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05.*

[2]*Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b). Wattage used must be the maximum rated for the luminaire, not the lamp.*

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EXP. 12/31/27
ELECTRICAL
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
	02/12/26	BID PACKAGE

Sheet title:

ELECTRICAL T24

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

ET24.1

STATE OF CALIFORNIA
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N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This section does not apply to this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-LTO-E - Must be submitted for all buildings

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no NRCA forms required for this project.

STATE OF CALIFORNIA
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CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
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H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
Outdoor lighting for nonresidential buildings, parking garages and common service areas in multifamily buildings must be documented separately from outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit

Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas in Multifamily Buildings

01	02	03	04	05	
Area Description	Shut-Off 130.2(c)1 / 160.5(c)	Auto-Schedule 130.2(c)2 / 160.5(c)	Motion Sensor 130.2(c)3 / 160.5(c)	Field Inspector	
				Pass	Fail
Hardscape: "F4"	Astronomical Timer	Provided	NA: Each Luminaire <= 40 Watts	☐	☐

[1] *FOOTNOTE: Text has been abbreviated, please refer to Table 160.5-A to confirm compliance with the specific light source technologies listed.*
[2] *Authority having jurisdiction may ask for cutsheets or other documentation to confirm compliance of light source.*
[3] *Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings are excepted from ii and iii.*

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Project Address:	**Date Prepared:** 2025-06-02T18:16:14-04:00

This document is used to demonstrate compliance with requirements in 110.9, 130.0, 130.2, 140.7, and 141.0(b)2L for outdoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e)6, 180.1(a) and 180.2(b)4Bv for outdoor lighting scopes using the prescriptive path for multifamily and mixed-use occupancies. Multifamily includes dormitory and senior living facilities.

A. GENERAL INFORMATION

01	Project Location (city)	El Segundo	04	Total Illuminated Hardscape Area (ft²)	1553
02	Climate Zone	6			
03	Outdoor Lighting Zone per Title 24 Part 1 10.114 or as designated by Authority Having Jurisdiction (AHJ):				
☐	LZ-0: Very Low - Undeveloped Parkland	☐ LZ-2: Moderate - Urban Clusters	☐	LZ-4: High - Must be reviewed by CA Energy Commission for Approval	
☐	LZ-1: Low - Rural Areas	☒ LZ-3: Moderately High - Urban Areas			
05	Occupancy Types within Project				
● Classroom					

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.7 / 170.2(e)6 or 141.0(b)2L / 180.2(b)4Bv for alterations.

My Project Consists of:

01	02	
☐ New Lighting System	Must Comply with Allowances from 140.7 / 170.2(e)6	
☒ Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)?	● Yes ○ No
03	04	05
% of Existing Luminaires Being Altered[1]	Sum Total of Luminaires Being Added or Altered	Calculation Method
☐ < 10% ☐ >= 10% and < 50% ☐ >= 50%		

Please proceed to Table F. Outdoor Lighting Fixture Schedule to define the project's luminaires.

[1] *FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.*

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Project Address: 405 E Grand Ave, El Segundo, CA 90245	**Date Prepared:** 2025-06-02T18:16:14-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Christopher Fitch	Documentation Author Signature:
Company: ACE MEP GROUP, INC.	Signature Date: 06/02/25
Address: 9241 IRVINE BLVD., SUITE 250	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: IRVINE, CA 92618	Phone: 949-620-4060

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:
1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: BEN BEHNAM ENTEZAM	Responsible Designer Signature:
Company: ACE MEP GROUP, INC.	Date Signed: 06/02/25
Address: 9241 IRVINE BLVD., SUITE 250	License: E-023803
City/State/Zip: IRVINE, CA 92618	Phone: 949-620-4060

STATE OF CALIFORNIA
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CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: El Segundo Teen Center	**Report Page:** (Page 5 of 8)
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I. LIGHTING POWER ALLOWANCE (per 140.7 / 170.2(e))

This table includes areas using allowance calculations per 140.7 / 170.2(e). General Hardscape Allowance is per Table 140.7-A/Table 170.2-R while "Use it or lose it" Allowances are per Table 140.7-B /Table 170.2-S. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.
Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

01				
	"Use it or lose it" Allowance (select all that apply) (select all that apply)			
☒ General Hardscape Allowance Table I (below)	☒ Per Application Table J	☐ Sales Frontage Table K	☐ Ornamental Table L	☐ Per Specific Area Table M

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A for Nonresidential & Hotel/Motel

02	03	04	05	06	07	08	09
Area Description	Area Wattage Allowance (AWA)			Linear Wattage Allowance (LWA)			Total General AWA + LWA (Watts)
	Illuminated Area (ft²)	Allowed Density (W/ft²)	Area Allowance (Watts)	Perimeter Length (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	
Hardscape	1553	0.021	32.61	264	0.2	52.8	85.41

Initial Wattage Allowance for Entire Site (Watts):	
Instances of Initial Wattage Allowance (LZ 0 only)[1]	
Total General Hardscape Allowance (Watts):	85.41

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C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through N. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) 140.7 / 170.2(e)6 or 141.0(b)2L / 180.2(b)4Bv											Compliance Results		
01		02		03		04		05	OR	06	=	07		08	09
General Hardscape Allowance 140.7(d)1 / 170.2(e)6 (See Table I)	+	Per Application 140.7(d)2 / 170.2(e)6 (See Table J)	+	Sales Frontage 140.7(d)2 (See Table K)	+	Ornamental 140.7(d)2 / 170.2(e)6 (See Table L)	+	Per Specific Area 140.7(d)2 / 170.2(e)6 (See Table M)		Existing Power Allowance 141.0(b)2L / 180.2(b)4Bv (See Table N)		**Total Allowed** (Watts)	≥	**Total Actual** (Watts)	**07 must be >= 08**
85.41	+	76	+	---	+	---	+	---	OR	---	=	161.41	≥	98	COMPLIES
Shielding Compliance (See Table G for Details)															N/A
Controls Compliance (See Table H for Details)															COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

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J. LIGHTING ALLOWANCE: PER APPLICATION

This table includes areas using the wattage allowance per application from Table 140.7-B / Table 170.2-S.

01	02	03	04	05	06	07	08	09	10
Area Description	Application per Table 140.7-B[1]	CALCULATED ALLOWANCE (Watts)			DESIGN WATTS				Additional Allowance (Watts)
		# of Locations	Allowance per Location[2]	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire	# of Luminaires	Design Watts	
Doors	Building Entrance/Exit	2	19	38	F4	14	3	42	38
							Total Design Watts for this Area:	42	
Roll Up Doors	Building Entrance/Exit	2	19	38	F4	14	4	56	38
							Total Design Watts for this Area:	56	
							Total Allowance (Watts) All Areas:		76

[1] *FOOTNOTES: Primary entrance applications are only available for senior care facilities, healthcare facilities, police stations, hospitals, fire stations, and emergency vehicle facilities.*
[2] *The Allowance per Location for ATMs is 100W for the first ATM and 35W for each additional per Table 140.7-B /Table 170.2-S.*
[3] *For luminaires indicated in Table F as linear, wattage in column 07 is W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 08 instead of number of luminaires.*

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL

This section does not apply to this project.

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This section does not apply to this project.

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F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with 140.7 / 170.2(e)6 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per 141.0(b)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

Designed Wattage:

01	02		03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description		Watts per luminaire[1,3]	How is Wattage determined	Total Number Luminaires[2]	Luminaire Status[3]	Excluded per 140.7(a) / 170.2(e)6A	Design Watts	Cutoff Req. > 6,200 initial lumen output 130.2(b) / 160.5(c)[4]	Field Inspector	
										Pass	Fail
F4	Wall Sconce	☐ Linear	14	Mfr. Spec	7	New	☐	98	NA: < 6200 lumens	☐	☐
							Total Design Watts:	98			

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to 130.2(b)

[1] *FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b)*
[2] *For linear luminaires, wattage should be indicated as W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.*
[3] *Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.*
[4] *Compliance with mandatory shielding requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by 130.2(b)/ 160.5(c)*

G. SHIELDING REQUIREMENTS (BUG)

This section does not apply to this project.

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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
	02/12/26	BID PACKAGE

Sheet title:

ELECTRICAL
T24

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

ET24.2