LAKEWOOD TOWN SQUARE

4970 CLARK AVE. LAKEWOOD, CA 90712

C.I.P. NO. P2CC2623

BID SET
10.02.26

GENERAL NOTES

- FOR APPLICABLE CODE DATA AND PROJECT DATA INFORMATION SEE SHEET **G101**
- FOR ADDITIONAL SUPPLEMENTARY INFORMATION SEE 8 1/2" x 11" STRUCTURAL CALCULATION
- REMOVE: DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF THEM OFF-SITE, UNLESS INDICATED TO BE REMOVED AND SALVAGED OR REMOVED AND REINSTALLED.
- REMOVE AND SALVAGE: DETACH ITEMS FROM EXISTING CONSTRUCTION AND DELIVER THEM TO OWNER READY FOR REUSE.
- REMOVE AND REINSTALL: DETACH ITEMS FROM EXISTING CONSTRUCTION, PREPARE THEM FOR REUSE, AND REINSTALL THEM WHERE INDICATED.
- EXISTING TO REMAIN: EXISTING ITEMS OF CONSTRUCTION THAT ARE NOT TO BE REMOVED AND THAT ARE NOT OTHERWISE INDICATED TO BE REMOVED, REMOVED AND SALVAGED, OR REMOVED AND REINSTALLED.

DEFERRED SUBMITTALS

THE FOLLOWING ARE DESIGN-BUILD ITEMS TO BE PROVIDED BY THE CONTRACTOR, AND REQUIRE OUTSIDE ENGINEERING AND SEPARATE SUBMITTALS TO THE BUILDING DEPARTMENT FOR REVIEW AND PERMITTING. SUBMIT ITEMS TO THE CM FOR REVIEW AND APPROVAL PRIOR TO CITY REVIEW.

- DIGITAL MONUMENT SIGN AND SYSTEM
- EXTERIOR BUILDING SIGNAGE AND ANCHORAGE
- HIGH PRESSURE LAMINATE SYSTEM ANCHORAGE
- TENSILE STAGE CANOPY
- DETACHED FABRIC SHADE CANOPIES
- PRE-MANUFACTURED DISC SHAPED FABRIC SHADE CANOPIES, S.L.D.

* INSTALLATION OF DEFERRED SUBMITTAL ITEMS CANNOT START UNTIL A PERMIT HAS BEEN ISSUED BY THE CITY OF LAKEWOOD AND COUNTY OF LOS ANGELES COUNTY FIRE DISTRICT.

FIRE PROTECTION NOTES

- PROVIDE SEMI-RECESSED FIRE EXTINGUISHER CABINETS AND FIRE EXTINGUISHERS - 75' RUNNING DISTANCE MINIMUM FROM ANY POINT WITHIN THE BUILDING. PAINT CABINET TO MATCH ADJACENT WALL SURFACE. PROVIDE UL LISTED CABINETS WHERE INSTALLED IN RATED WALLS.

CONTRACTOR NOTES

- GENERAL CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION RELATED TO THE INSTALLATION AND ASSOCIATED REQUIRED TESTS AND INSPECTIONS PRIOR TO COVERING OR CONCEALING ANY OF ALL MATERIALS.

ACCESSIBILITY NOTES

- ALL CODE SECTIONS AND FIGURES ARE BASED ON THE 2022 CALIFORNIA BUILDING CODE (T-24) U.O.N.
- THE DETAILS AND DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS & GUIDELINES OF THE ACCESSIBILITY REGULATIONS AND ARE ONLY TO BE USED AS AN AID FOR BUILDING, DESIGN AND CONSTRUCTION. THEY DON'T REFLECT THE ACTUAL CONDITIONS. REFER TO THE CIVIL AND LANDSCAPE DRAWINGS FOR FURTHER INFORMATION REGARDING SITE. REFER TO THE MECHANICAL, PLUMBING, ELECTRICAL AND ARCHITECTURAL DRAWINGS FOR GENERAL BUILDING DESIGN REQUIREMENTS.
- FOR INFORMATION NOT PROVIDED IN DIAGRAMS SEE NOTES ON G300 SERIES.

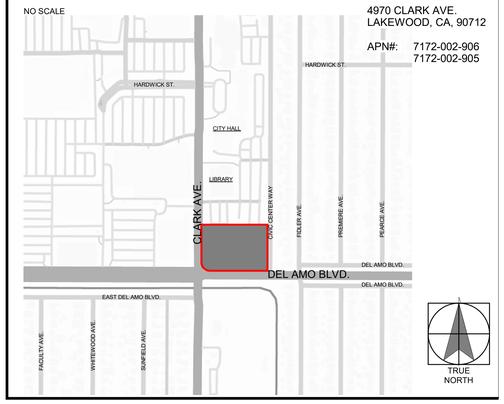
VICINITY MAP

NO SCALE

PROJECT ADDRESS

4970 CLARK AVE.
LAKEWOOD, CA, 90712

APN#: 7172-002-906
7172-002-905





CODE REFERENCES

2022 CALIFORNIA BUILDING CODE (CBC)

2022 CALIFORNIA ELECTRICAL CODE (CEC)

2022 CALIFORNIA MECHANICAL CODE (CMC)

2022 CALIFORNIA PLUMBING CODE (CPC)

2022 CALIFORNIA ENERGY CODE

2022 CALIFORNIA FIRE CODE (CFC)

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen Code)

2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

CITY OF LAKEWOOD MUNICIPAL CODE

CURRENT CALIFORNIA REGULATIONS, INCLUDING STATE BUILDING CODE - TITLE 24

PROJECT DATA

FOR DETAILED CODE ANALYSIS, SEE G110 & G121

PROJECT: LAKEWOOD TOWN SQUARE
4970 CLARK AVE.
LAKEWOOD, CA 90712

JURISDICTION CITY OF LAKEWOOD

APN: 7172-002-906
7172-002-905

LOT AREA: 4.01 ACRES

GENERAL PLAN: COMMERCIAL

ZONING: C-1, NEIGHBORHOOD COMMERCIAL

BUILDING DATA - PARK RESTROOM

USE AND OCCUPANCY CLASSIFICATION:
(CBC CHAPTER 3)

GROUP: S-2 (STORAGE ROOM)

TYPE OF CONSTRUCTION: (CBC CHAPTER 5)
BUILDING: TYPE V-B (MASONRY)
SPRINKLERS: NO SPRINKLERS

ALLOWABLE BUILDING HEIGHT:
(TYPE V-B CONSTRUCTION, S-2 OCCUPANCY)

MAXIMUM HEIGHT (TABLE 504.3):
40'-0" (NS WITHOUT AREA INCREASE)

MAXIMUM STORIES (TABLE 504.3):
2 STORIES (NS WITHOUT AREA INCREASE)

ACTUAL BUILDING HEIGHT:
HEIGHT (TYPE V-B): +/- 15'-8" (COMPLIES)
STORIES (TYPE V-B): 1 STORY (COMPLIES)

ALLOWABLE BUILDING AREA: (CBC TABLE 506.2)
13,500 SF; (S-2 NON-SPRINKLERED; NS)

ACTUAL BUILDING AREA:
PROPOSED AREA: 1,085 SF (COMPLIES)

BUILDING DATA - TRASH ENCLOSURE

USE AND OCCUPANCY CLASSIFICATION:
(CBC CHAPTER 3)

GROUP: U (UTILITY & MISC.)

TYPE OF CONSTRUCTION: (CBC CHAPTER 5)
BUILDING: TYPE V-B (MASONRY)
SPRINKLERS: NO SPRINKLERS

ALLOWABLE BUILDING HEIGHT:
(TYPE V-B CONSTRUCTION, U OCCUPANCY)

MAXIMUM HEIGHT (TABLE 504.3):
40'-0" (NS WITHOUT AREA INCREASE)

MAXIMUM STORIES (TABLE 504.3):
1 STORY (NS WITHOUT AREA INCREASE)

ACTUAL BUILDING HEIGHT:
HEIGHT (TYPE V-B): +/- 10'-8" (COMPLIES)
STORIES (TYPE V-B): 1 STORY (COMPLIES)

ALLOWABLE BUILDING AREA: (CBC TABLE 506.2)
5,500 SF; (U NON-SPRINKLERED; NS)

ACTUAL BUILDING AREA:
PROPOSED AREA: 220 SF (COMPLIES)

PROJECT DIRECTORY

OWNER / APPLICANT
CITY OF LAKEWOOD
5050 CLARK AVENUE
LAKEWOOD, CA 90712
(562) 866-9771 EXT. 2506
CONTACT: KEVIN YAMAKAWA
EMAIL: kyamakawa@lakewoodca.gov

ARCHITECT
DAHLIN
5865 OWENS DRIVE
PLEASANTON, CA 94588
(949) 250-5780 PHONE
(925) 251-7201 FAX
CONTACT: DANIEL BERGHAUSER
EMAIL: daniel.berghauser@dahlingroup.com

CIVIL ENGINEER
DAVID EVANS AND ASSOCIATES, INC.
17542 17TH STREET, SUITE 150
TUSTIN, CA 92780
(714) 665-4549 PHONE
CONTACT: LINDA SANDUSKY
EMAIL: lsandusky@deainc.com

STRUCTURAL ENGINEER
LABIB FUNK & ASSOCIATES
1900 MAIN STREET, SUITE 800
IRVINE, CA 92614
(949) 576-3922 PHONE
CONTACT: MARYA NABHANI
EMAIL: marya.nabhani@labibfunk.com

SHADE STRUCTURE DESIGNER
USA SHADE
2580 ESTERS BLVD., SUITE 100
DFW AIRPORT, TX 75261
(972) 834-3311 PHONE
CONTACT: MIKE MARTIN
EMAIL: Michael.Martin@USA-Shade.com

MECHANICAL / PLUMBING ENGINEER
POCOCK DESIGN SOLUTIONS
14451 CHAMBERS ROAD, SUITE 210
TUSTIN, CA 92780
(949) 417-3903 PHONE
CONTACT: ANDREW GOSSMAN
EMAIL: andrew@pocockdesignsolutions.com

ELECTRICAL ENGINEER
FBA ENGINEERING
150 PAULARINO AVENUE, SUITE A120
COSTA MESA, CA 92626
(949) 852-1657 PHONE
CONTACT: STEVE ZAJICEK
EMAIL: stevez@fbaengr.com

LANDSCAPE ARCHITECT
NUVIS
20250 SW ACACIA STREET, SUITE 260
NEWPORT BEACH, CA 92660
(714) 754-7311 PHONE
CONTACT: TOM MUNOZ
EMAIL: tmunoz@nuvis.net

GEOTECHNICAL
GEOCON WEST, INC
2807 MCGAW AVENUE
IRVINE, CA 92614
(949) 491-6570 PHONE
CONTACT: JELISA ADAMS
EMAIL: JELISA@GEOCONINC.COM

CEQA
ECORP CONSULTING, INC.
215 NORTH 5TH STREET
REDLANDS, CA 92374
(909) 831-3236 PHONE
CONTACT: JESUS "FREDDIE" OLMOS
EMAIL: folmos@ecorpconsulting.com

UTILITY PROVIDERS

SOUTHERN CALIFORNIA EDISON

2244 WALNUT GROVE AVE.
ROSEMEAD, CA 91770
(800) 655-4555 PHONE

LAKEWOOD WATER DEPARTMENT

5050 CLARK AVE.
LAKEWOOD, CA 90712
1 (562) 866-9771 PHONE
Service1@lakewoodca.gov EMAIL

SOUTHERN CALIFORNIA GAS

7171 ROMAINE ST.
LOS ANGELES, CA 90046
(877) 238-0092 PHONE

SPECTRUM INTERNET

(877) 606-9712 PHONE

SCOPE OF WORK

- THE WORK OF THIS CONTRACT INCLUDES PROVIDING ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY TO, AND CONSTRUCTION THE BELOW SCOPE OF WORK:

PROJECT: LAKEWOOD TOWN SQUARE

PROJECT DESCRIPTION: EXISTING PARKING LOT AND DECOMPOSED GRANITE LOT IS TO BE DEVELOPED TO A SINGLE PARK DEVELOPMENT. PROJECT CONSISTS OF COMBINING (TWO) PARCELS. ARCHITECTURAL DEVELOPMENT WILL INCLUDE THE CONSTRUCTION OF A NEW PUBLIC RESTROOM BUILDING TO INCLUDE STORAGE.

WORK INCLUDES: LAKEWOOD TOWN SQUARE DEVELOPMENT

SITE WORK INCLUDES:
- GRIND AND OVERLAY PARKING LOTS
- ACCESSIBLE PARKING STALLS
- HARDSCAPE
- LANDSCAPE
- DECOMPOSED GRANITE EVENT AREA
- SITE LIGHTING
- STORM WATER AND WATER QUALITY IMPROVEMENTS
- SECURITY FENCING AND GATES
- (E) CATCH BASIN REPLACEMENT

NEW CONSTRUCTION INCLUDES:
- RESTROOM & STORAGE BUILDING (1,085 SF)
- TRASH ENCLOSURE (190 SF)
- FABRIC SHADE CANOPIES
- MONUMENT SIGNAGE
- CONCRETE SOUND WALLS
- OUTDOOR LAWN SEATING
- DIGITAL MONUMENT SIGN

PROJECT ALTERNATES:
- ALTERNATE #1 - ALL HARDSCAPE PAVERS CHANGED TO PCC CONCRETE. SEE LANDSCAPE AND CIVIL DRAWINGS

CITY OF LAKEWOOD

ALDO CERVANTES
DIRECTOR OF COMMUNITY DEVELOPMENT

DATE

DAHLIN
505 Technology Drive, Suite 200
Irvine, California 92618
949-250-4680

CITY OF LAKEWOOD CALIFORNIA

CLIENT

CONSULTANT

LAKEWOOD TOWN SQUARE
4970 CLARK AVE. LAKEWOOD, CA 90712

BID SET 10.02.26

REVISIONS

SEAL / SIGNATURE

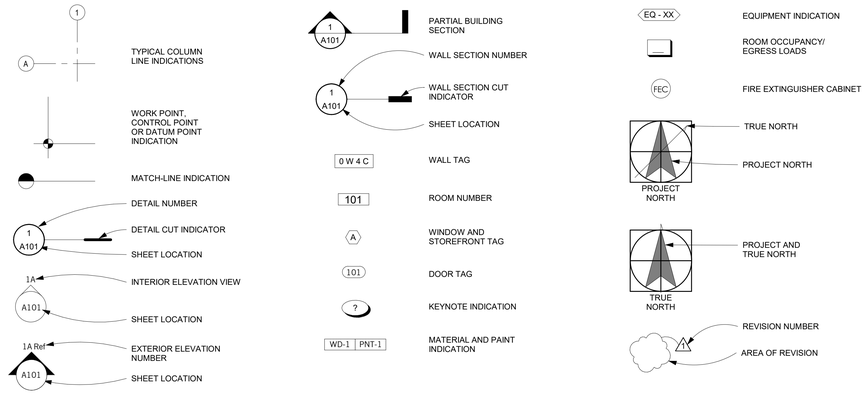
PERMIT NO.	BL-25-470
C.I.P. NO.	P2CC2623
JOB NO.	1533.008
DRAWN	K.P, S.G
CHECK	J.C

TITLE SHEET

SHEET
G001

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GRAPHIC SYMBOL LEGEND



ABBREVIATIONS

A	
&	AND
@	AT
A.B.	ANCHOR BOLT
A.C.	ASPHALT CONCRETE
A.C.T.	ACOUSTIC CEILING TILE
A.D.	AREA DRAIN
A.F.F.	ABOVE FINISHED FLOOR
A.P.	ACOUSTIC PANEL OR ACCESS PANEL
A.S.	AS SPECIFIED
A.S.W.	ALUMINUM SASH WINDOW
A.T.	ACOUSTICAL TILE
A.V.	AUDIO / VISUAL
ABV.	ABOVE
ACC.	ACCESSIBLE
AL., ALUM.	ALUMINUM
AL.S.F.	ALUMINUM STOREFRONT
ALT.	ALTERNATE
ANCH.	ANCHOR
ANOD.	ANODIZED
APP.	APPLIANCE
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL OR ARCHED
B	
B.	BASE OR BOTTOM
B.O.BM.	BOTTOM OF BEAM
B.O.C.	BOTTOM OF CONCRETE
B.O.S.	BOTTOM OF STEEL
BLKG.	BLOCKING
BLW.	BELOW
BM.	BEAM
BTM., BOT.	BOTTOM
C	
C., C.W.	COLD WATER
C.F.C.I.	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
C.J.	CONTRUCTION JOINT OR CONTORL JOINT
C.J.	CEILING JOIST
C.L.	CENTER LINE
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CASED OPENING OR CONCRETE OPENING
C.P.	CEMENT PLASTER
C.T.	CERAMIC TILE
C.W.	CURTAIN WALL
CAB.	CABINET
CANT.	CANTILEVER
CLG.	CEILING
CLO.	CLOSET
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
COND.	CONDENSER OR CONDITION
CONT.	CONTINUOUS
COORD.	COORDINATE OR COORDINATION
CORR.	CORRIDOR
CPT.	CARPET
CSMT.	CASEMENT
CTR(D)	CENTER(ED)
D	
D.F.	DRINKING FOUNTAIN OR DOUGLAS FIR
D.H.	DOUBLE HUNG
D.O.	DOOR OPENING
DBL.	DOUBLE
DEG.	DEGREE
DEMO.	DEMOLITION
DEPT.	DEPARTMENT
DET., DTL.	DETAIL
DIA., Ø	DIAMETER
DIAG.	DIAGONAL
DIFF.	DIFFUSER
DIM.	DIMENSION
DISP.	DISPENSER OR DISPOSAL
DN.	DOWN
DR.	DOOR
DRN.	DRAIN
DRY.	DRYER
DS.	DOWNSPOUT
DW.	DISHWASHER
DWG(S)	DRAWING(S)
DWR., D.	DRAWER
E	
E	EAST
E.B.	EXPANSION BOLT
E.G.	EGRESS WINDOW
E.N.	EDGE NAIL
E.P.	ELECTRICAL PANEL
E.W.	EACH WAY
EA.	EACH
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATION OR ELEVATOR
EMP	ELECTRICAL, MECHANICAL, PLUMBING
EQ.	EQUAL
EQUIP.	EQUIPMENT
ETC.	ETCETERA
EXH.	EXHAUST
EXIST., EX., (E)	EXISTING
EXP.	EXPANSION
EXP. JT., E.J.	EXPANSION JOINT
EXT.	EXTERIOR
F	
F.A.	FIRE ALARM
F.A.U.	FORCED AIR UNIT
F.D.	FLOOR DRAIN
F.D.C.	FIRE DEPARTMENT CONNECTION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISH FLOOR
F.G.	FIBERGLASS
F.J.	FLOOR JOIST
F.M.	FOAM MOLDINGS
F.O.	FACE OF
F.O. PLYWD.	FACE OF PLYWOOD
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.S.	FLOOR SINK
F.V.	FIELD VERIFY
FAB.	FABRICATE
FDN.	FOUNDATION
FF&E	FURNITURE, FINISHES & EQUIPMENT
FIN.	FINISH
FIXT.	FIXTURE
FLASH.	FLASHING
FLR., FL	FLOOR
FLUOR.	FLUORESCENT
FRT.	FIRE-RETARDANT TREATED
FSTN.	FASTENER
FT.	FOOT OR FEET
FTG.	FOOTING
FURN., F.	FURNITURE
FURR.	FURRING
FX.	FIXTURE OR FIXED
G	
G.B.	GRAB BAR
G.C.	GENERAL CONTRACTOR
G.D.	GARBAGE DISPOSAL
G.F.I.	GROUND FAULT INTERRUPTER
G.RAIL.	GUARD RAILING
G.S.M.	GALVANIZED SHEET METAL
GA.	GAGE, GAUGE
GAL.	GALLON
GALV.	GALVANIZED
GAR.	GARAGE
GL.	GLASS
GL.B.	GLASS BLOCK
GLULAM., G.L.	GLUE LAMINATED
GND.	GROUND
GR.	GRADE
GYP.	GYPSUM
GYP. BD., G.B.	GYPSUM BOARD
H	
H. RAIL, HNDRL.	HANDRAIL
H., H.W.	HOT WATER
H., HT., HGT.	HEIGHT
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
H.P.L.	HIGH-PRESSURE LAMINATE
H.V.A.C.	HEATING, VENTILATION AND AIR CONDITIONING
HB.	HOSEBIB
HDR.	HEADER
HDW., HWR.	HARDWARE
HDWD.	HARDWOOD
HOR., HORIZ.	HORIZONTAL
I	
I.C.	IN CONTRACT
I.D.	INSIDE DIAMETER
I.G.	INSULATED GLASS
IN., "	INCH
INCAD.	INCANDESCENT
INCL.	INCLUDE(D)(ING)
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
J	
J.B.	JUNCTION BOX
JAN.	JANITOR
JST., J.	JOIST
JT., J.	JOINT
K	
K.D.	KILN DRIED
K.S.	KNEE SPACE
KIT.	KITCHEN
KP.	KICKPLATE OR KING POST
L	
L.F.	LINEAR FEET (FOOT)
L.S.	LAG SCREW
LAM.	LAMINATE OR PLASTIC LAMINATE
LAV.	LAVATORY
LB., #	POUND
LITE	VISION LITE
LKR.	LOCKER
LNDY.	LAUNDRY
LT., LGT.	LIGHT
LVR.	LOUVER
M	
(')	MINUTE
M	MANUAL
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
M.D.O.	MEDIUM DENSITY OVERLAY
M.E.P.	MECHANICAL, ELECTRICAL, PLUMBING
M.R.	MOISTURE RESISTANT
M.S.	MACHINE SCREW OR MOP SINK
MAINT.	MAINTENANCE
MATL.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET., MTL.	METAL
MF.	METAL FRAME
MFR.	MANUFACTURE
MIN.	MINIMUM
MIN. POE.	MINIMUM OF POINT OF ENTRY
MIR.	MIRROR
MISC.	MISCELLANEOUS
MSD.	MANUFACTURED SUPPLIED
MTD.	MOUNTED
MUL.	MULLION
MULT.	MULTIPLE
N	
(N)	NEW
N.	NORTH
N.A., N/A	NOT APPLICABLE
N.E.	NORTHEAST
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
N.W.	NORTHWEST
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NO., #	NUMBER
NOM.	NOMINAL
O	
O.A.	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.D.	OVERFLOW DRAIN
O.H.C.D.	OVERHEAD COILING DOOR
O.S.B.	ORIENTED STRAND BOARD
O/, OVR.	OVER
OBS.	OBSCURE
OFCI.	OWNER FURNISHED, CONTRACTOR INSTALLED
OFF.	OFFICE
OFOI.	OWNER FURNISHED, OWNER INSTALLED
OH.	OVERHANG
OPNG.	OPENING
OPP.	OPPOSITE
OVHD.	OVERHEAD
P	
P.	POLE
P. LAM.	PLASTIC LAMINATE
P.A.	PUBLIC ADDRESS
P.C.	PRECAST CONCRETE OR PIPE COLUMN
P.F.T.	PRE-FABRICATED TRUSS
P.H.	PANEL HARDWARE
P.L.	PROPERTY LINE
P.T.	PRESSURE TREATED
P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
PERF.	PERFORATED
PERP.	PERPENDICULAR
PHP.	PHENOLIC PANEL
PL., P.	PLATE
PLAS.	PLASTER
PLB.	PLUMBING FIXTURE
PLUMB., PLMB.	PLUMBING
PLYWD.	PLYWOOD
PNL.	PANEL
PNT., P.	PAINT
POL.	POLISHED
PR.	PAIR
PREFAB.	PREFABRICATED
PROJ.	PROJECT
PT.	POINT
PTD.	PAINTED
PTN.	PARTITION
Q	
Q.T.	QUARRY TILE
QTY.	QUANTITY
R	
R	RISER OR RIGHT
R.A.	RETURN AIR
R.D.	ROOF DRAIN
R.J.	ROOF JOIST
R.O.	ROUGH OPENING
R.T.	RUBBER TILE
R.W.L.	RAIN WATER LEADER
RAD., R.	RADIUS
RCP.	REFLECTED CEILING PLAN
RD.	ROUND OR ROAD
REC.	RECESS(ED)
RECP., RECPT.	RECEPTACLE
REF.	REFERENCE
REFR.	REFRIGERATOR(TION)(AN T)
REINF.	REINFORC(ED)(MENT)
REM.	REMOVABLE
RESIL.	RESILIENT
REV.	REVISION
RF., R.	ROOF
RFT.	RAFTER
RM.	ROOM
RTD.	RATED
RUB.	RUBBER
RWD.	REDWOOD
S	
(")	SECOND
S.	SOUTH
S., SH.	SHELF
S.A.	SUPPLY AIR
S.A.B.	SOUND ATTENUATION BATT
S.A.D.	SEE AQUATIC DRAWINGS
S.A.F.	SELF ADHERED FLASHING
S.A.G	SUPPLY AIR GRILL
S.C.	SOLID CORE
S.C.D.	SEE CIVIL DRAWINGS
S.CONC.	SEALED CONCRETE
S.E.	SOUTHEAST
S.E.D.	SEE ELECTRICAL DRAWINGS
S.G.	SINGLE GLAZED
S.H.	SINGLE HUNG
S.K.D.	SEE KITCHEN DRAWINGS
S.L.D.	SEE LANDSCAPE DRAWINGS
S.M.	SHEET METAL
S.M.D.	SEE MECHANICAL DRAWINGS
S.M.S.	SHEET METAL SCREW
S.P.D.	SEE PLUMBING DRAWINGS
S.S.D.	SEE STRUCTURAL DRAWINGS
S.V.	SHEET VINYL
S.W.	SOUTHWEST, SHEAR WALL OR STEM WALL
SCHED.	SCHEDULE
SEC.	SECTION
SHR., SHWR.	SHOWER
SHT.	SHEET
SHTNG.	SHEATHING
SIM.	SIMILAR
SKLT.	SKYLIGHT
SL.	SLIDING
SPEC(S).	SPECIFICATION(S)
SPKR.	SPEAKER
SQ.	SQUARE
SQ. FT., S.F.	SQUARE FOOT / FEET
SQ. YD.	SQUARE YARD
SST., S.S.	STAINLESS STEEL
ST.	STREET OR STAIN
ST.G. WD.	STAIN GRADE WOOD
STA.	STATIONARY OR STATION
STD.	STANDARD
STL.	STEEL
STN.	STONE
STOR.	STORAGE
STRUCT.	STRUCTURE
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
SYS.	SYSTEM
T	
T.	TREAD OR TOP
T. & B.	TOP AND BOTTOM
T. & G.	TONGUE AND GROOVE
T.B.	TOWEL BAR OR TELEPHONE BOARD
T.C.	TRASH COMPACTOR
T.G.	TEMPERED GLASS
T.N.	TOE NAIL
T.O.	TOP OF
T.O.BM.	TOP OF BEAM
T.O.C.	TOP OF CURB OR CONCRETE
T.O.F.F.	TOP OF FINISH FLOOR
T.O.P.	TOP OF PLATE OR TOP OF PAVEMENT
T.O.R.	TOP OF ROOF SHEATHING
T.O.R.P.	TOP OF ROOF PARAPET
T.O.S.	TOP OF STEEL
T.O.S.F.	TOP OF SUBFLOOR
T.O.S.W.	TOP OF STEM WALL
T.O.W.	TOP OF WALL
T.S.	TUBE STEEL
TEL.	TELEPHONE
TEMP.	TEMPERED
TER(R)., TZ.	TERRAZZO
THK.	THICK(NESS)
THRES., THR.	THRESHOLD
TLT.	TOILET
TYP.	TYPICAL
U	
U.B.C.	UNIFORM BUILDING CODE
U.L.	UNDERWRITER'S LABORATORY
U.O.N.	UNLESS OTHERWISE NOTED
UC.	UNDERCUT
UR.	URINAL
V	
V.C.T.	VINYL COMPOSITION TILE
V.I.F.	VERIFY IN FIELD
V.S.W.	VINYL SASH WINDOW
VERT.	VERTICAL
VT.	VINYL TILE
VYL.	VINYL
W	
W.	WEST, WATT OR WIDTH
W.C.	WATER CLOSET OR WALL COVERING
W.F.	WOOD FRAME OR WIDE FLANGE
W.H.	WATER HEATER
W.P.	WATERPROOF OR WORK POINT
W.P.M.	WATERPROOF MEMBRANE
W.R.	WATER RESISTANT OR WATER REPELLANT
W.S.	WEATHER-STRIPPING
W.S.W.	WOOD SASH WINDOW
W.W.	WINDOW WALL
W.W.M.	WELDED WIRE MESH
W/	WITH
W/O	WITHOUT
WAIN.	WAINSCOT
WD	WOOD
WDW.	WINDOW
WT.	WEIGHT OR WINDOW TREATMENT
XYZ	
YD.	YARD

SHEET INDEX

04 SHADE STRUCTURE

SHEET #	SHEET NAME	SHEET ISSUE DATE	CURRENT REVISION	REVISION DATE
SC-A1000	NOTES/LOM (FOR REFERENCE ONLY)	05/21/26		
SC-A2000	VIEW AND DETAILS (FOR REFERENCE ONLY)	05/21/26		
SC-A3000	FOOTING DETAILS (FOR REFERENC ONLY)	05/21/26		
SC-B1000	NOTES/LOM (FOR REFERENCE ONLY)	05/21/26		
SC-B2000	VIEW AND DETAILS (FOR REFERENCE ONLY)	05/21/26		
SC-B3000	FOOTING DETAILS (FOR REFERENC ONLY)	05/21/26		

6

00 GENERAL

SHEET #	SHEET NAME	SHEET ISSUE DATE	CURRENT REVISION	REVISION DATE
G001	TITLE SHEET	12/19/25		
G002	SHEET INDEX, SYMBOLS & ABBREVIATIONS	12/19/25		
G101	CODE COMPLIANCE REFERENCES	12/19/25		
G110	CODE COMPLIANCE SITE PLAN	12/19/25		
G121	CODE COMPLIANCE FLOOR PLAN	12/19/25		
G141	SITE ACCESSIBILITY NOTES & DIAGRAMS (CBC 11B)	12/19/25		
G143	ACCESSIBILITY NOTES & DIAGRAMS COMMON FACILITIES (CBC 11B)	12/19/25		
G144	ACCESSIBILITY NOTES & DIAGRAMS COMMON ROUTES (CBC 11B)	12/19/25		
G201	2022 CALGREEN REQUIREMENTS - NON-RESIDENTIAL	12/19/25		
G202	2022 CALGREEN REQUIREMENTS - NON-RESIDENTIAL	12/19/25		
G203	2022 CALGREEN REQUIREMENTS - NON-RESIDENTIAL	12/19/25		

11

05 MECHANICAL

SHEET #	SHEET NAME	SHEET ISSUE DATE	CURRENT REVISION	REVISION DATE
M-0.01	MECHANICAL LEGEND AND GENERAL NOTES	12/19/25		
M-0.02	MECHANICAL SCHEDULES	12/19/25		
M-1.01	MECHANICAL SITE PLAN	12/19/25		
M-2.01	MECHANICAL FLOOR PLAN	12/19/25		
M-5.01	MECHANICAL DETAILS	12/19/25		

5

01 CIVIL

SHEET #	SHEET NAME	SHEET ISSUE DATE	CURRENT REVISION	REVISION DATE
C0.00	TITLE SHEET	12/19/25		
C1.00	HORIZONTAL CONTROL PLAN	12/19/25		
C2.00	PRECISE GRADING PLAN	12/19/25		
C3.00	COMPOSITE UTILITY PLAN	12/19/25		
C4.00	COMPOSITE UTILITY PLAN	12/19/25		
C5.00	DETAILS	12/19/25		
C6.00	DETAILS	08/26/26		

7

06 PLUMBING

SHEET #	SHEET NAME	SHEET ISSUE DATE	CURRENT REVISION	REVISION DATE
P-0.1	PLUMBING GENERAL NOTES, LEGEND, AND SCHEDULES	12/19/25		
P-1.1	PLUMBING SITE PLAN	12/19/25		
P-2.1	PLUMBING FLOOR PLAN	12/19/25		
P-2.2	PLUMBING TRASH ENCLOSURE FLOOR PLAN	12/19/25		
P-3.1	PLUMBING RESTROOM ROOF PLAN	12/19/25		
P-3.2	PLUMBING TRASH ENCLOSURE ROOF PLAN	12/19/25		
P-4.1	PLUMBING DETAILS	12/19/25		

7

02 ARCHITECTURAL

SHEET #	SHEET NAME	SHEET ISSUE DATE	CURRENT REVISION	REVISION DATE
A001	DEMOLITION SITE PLAN	12/19/25		
A101	SITE PLAN	12/19/25		
A121	SITE - DIGITAL MONUMENT SIGNAGE	12/19/25		
A201	SLAB PLAN	12/19/25		
A211	ANNOTATION PLAN - RESTROOM	12/19/25		
A212	DIMENSION PLAN - RESTROOM	12/19/25		
A221	ENLARGED PLAN - RESTROOMS	12/19/25		
A222	TRASH ENCLOSURE	12/19/25		
A223	STANDALONE CANOPY	12/19/25		
A224	ENTRY CANOPY	12/19/25		
A311	REFLECTED CEILING PLAN - RESTROOM	12/19/25		
A411	ROOF PLAN - RESTROOM	12/19/25		
A511	EXTERIOR ELEVATIONS	12/19/25		
A512	EXTERIOR ELEVATIONS	12/19/25		
A611	BUILDING SECTIONS	12/19/25		
A621	WALL SECTIONS	12/19/25		
A622	WALL SECTIONS	12/19/25		
A711	DOOR SCHEDULE	12/19/25		
A731	FINISH AND PARTITION SCHEDULE	12/19/25		
A801	INTERIOR ELEVATIONS	12/19/25		
A802	INTERIOR ELEVATIONS	12/19/25		
A901	ARCHITECTURAL DETAILS - EXTERIOR	12/19/25		
A902	ARCHITECTURAL DETAILS - HIGH-PRESSURE LAMINATE	12/19/25		
A903	ARCHITECTURAL DETAILS - CEILING & ROOF	12/19/25		
A904	ARCHITECTURAL DETAILS - INTERIOR	12/19/25		

25

07 ELECTRICAL

SHEET #	SHEET NAME	SHEET ISSUE DATE	CURRENT REVISION	REVISION DATE
E001	SYMBOL LIST, SINGLE LINE DIAGRAM & FIXTURE SCHEDULE	12/19/25		
E100	ELECTRICAL DEMOLITION PLAN	12/19/25		
E101	SITE ELECTRICAL PLAN	12/19/25		
E201	ENLARGED ELECTRICAL PLAN	12/19/25		
E301	ELECTRICAL DETAILS	12/19/25		
E401	OUTDOOR T24 DOCUMENTS	12/19/25		
E402	INDOOR T24 DOCUMENTS	12/19/25		
E403	T24 DOCUMENTS	12/19/25		

8

03 STRUCTURAL - SITE AND BUILDING

SHEET #	SHEET NAME	SHEET ISSUE DATE	CURRENT REVISION	REVISION DATE
S0-01	GENERAL NOTES	12/19/25		
S0-02	GENERAL NOTES	12/19/25		
S0-11	TYPICAL DETAILS - CONCRETE	12/19/25		
S0-12	TYPICAL DETAILS - CONCRETE	12/19/25		
S0-21	TYPICAL DETAILS - MASONRY	12/19/25		
S0-31	TYPICAL DETAILS - STEEL	12/19/25		
S0-32	TYPICAL DETAILS - STEEL	12/19/25		
S0-41	TYPICAL DETAILS - WOOD	12/19/25		
S0-42	TYPICAL DETAILS - WOOD	12/19/25		
S0-43	TYPICAL DETAILS - WOOD	12/19/25		
S0-44	TYPICAL DETAILS - WOOD SHEAR WALL	12/19/25		
S0-45	TYPICAL DETAILS - WOOD SHEAR WALL	12/19/25		
S0-46	TYPICAL DETAILS - HOLDOWN	12/19/25		
S1-01	SITE PLAN	12/19/25		
S2-01	FOUNDATION & ROOF FRAMING PLAN - RESTROOM	12/19/25		
S2-11	FOUNDATION & ROOF FRAMING PLAN - TRASH ENCLOSURE	12/19/25		
S2-21	FOUNDATION & ROOF FRAMING PLAN - TEMP STAGE	12/19/25		
S3-01	DETAILS	12/19/25		

18

08 LANDSCAPE

SHEET #	SHEET NAME	SHEET ISSUE DATE	CURRENT REVISION	REVISION DATE
LC-01	CONSTRUCTION PLAN AND NOTES	12/19/25		
LC-02	CONSTRUCTION PLAN - CONCRETE ENLARGEMENT	12/19/25		
LD-01	CONSTRUCTION DETAILS AND NOTES	12/19/25		
LD-02	CONSTRUCTION DETAILS	12/19/25		
LD-03	CONSTRUCIOTN DETAILS	08/26/26		
LIP-01	IRRIGATION PLAN	12/19/25		
LIP-02	IRRIGATION MATERIAL LEGEND AND NOTES	12/19/25		
LIN-03	IRRIGATION NOTES	12/19/25		
LID-04	IRRIGATION DETAILS	12/19/25		
LIN-05	IRRIGATION DETAILS	12/19/25		
LIC-06	IRRIGATION DETAILS AND CALCS	12/19/25		
LP-01	PLANTING PLAN	12/19/25		
LP-02	PLANT LIST, NOTES, AND DETAILS	12/19/25		

13

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SHEET INDEX, SYMBOLS & ABBREVIATIONS

SHEET

G002

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BUILDING CODE ANALYSIS

REFERENCES IN PARENTHESES () ARE KEYED TO THE CBC: SEE SHEET **G001** FOR CODE REFERENCES

PROJECT LAKEWOOD TOWN SQUARE
LAKEWOOD, CA

OCCUPANCY CLASSIFICATION (SECTION 302)

DESCRIPTION:	TYPE:	CODE SECTION:	REMARKS:
STORAGE ROOM / IT ROOM / JANITOR ROOM	S-2	311.3	BUILDING OCCUPANCY
TRASH ENCLOSURE	U	312.1	BUILDING OCCUPANCY

TYPE OF CONSTRUCTION (TABLE 601)

DESCRIPTION:	TYPE:	FIRE SPRINKLERS:	CODE SECTION:
1 STORY CMU STRUCTURE ABOVE GRADE			
RESTROOMS AND STORAGE	VB	NO	508.2, 602.5, 903.1

ALLOWABLE HEIGHT (TABLE 503.4 & 504.4)

MAXIMUM STORIES FOR TYPE V-B CONSTRUCTION: 2 (ABOVE GRADE PLANE; NON-SPRINKLERED PER TABLE 504.4)

MAXIMUM HEIGHT FOR TYPE V-B CONSTRUCTION: 40' (ABOVE GRADE PLANE; NON-SPRINKLERED PER TABLE 504.3)

ACTUAL HEIGHT (SECTION 504)

STORIES: 1 (COMPLIES)

HEIGHT: 15'-8" TO AVERAGE OF HIGHEST ROOF SURFACE (COMPLIES)

ALLOWABLE BUILDING AREA (SECTION 506 & TABLE 506.2)

MAXIMUM AREA FOR TYPE VB CONSTRUCTION: 13,500 SF; NS PER TABLE 506.2
(S-2 WITH NO SPRINKLERS NS)

ACTUAL AREA (SECTION 506)

TOTAL RESTROOM AREA: 550 SQ. FT.

TOTAL S-2 AREA: 535 SQ. FT.

TOTAL PROPOSED BUILDING AREA: 1,085 SQ. FT. (COMPLIES)

CONSTRUCTION NOTES

HORIZONTAL BUILDING SEPARATION (SECTION 510.2)

N/A

OCCUPANCY SEPARATION (TABLE 508.4 & 509)

NO SEPARATION IS REQUIRED BETWEEN NON-SEPARATED OCCUPANCIES PER 508.3.3

FIRE-RESISTANCE RATINGS (TABLE 601, 602, & SECTION 510.2)

	TYPE VB:
STRUCTURAL FRAME	0-HR
BEARING WALLS: EXTERIOR	0-HR
BEARING WALLS: INTERIOR	0-HR
NON-BEARING WALLS & PARTITION: EXTERIOR	
X < 5' FIRE SEPARATION	1-HR
5' ≤ X < 10' FIRE SEPARATION	1-HR
10' ≤ X < 30' FIRE SEPARATION	0-HR
X ≥ 30' FIRE SEPARATION	0-HR
NON-BEARING WALLS & PARTITIONS: INTERIOR	0-HR
FLOOR CONSTRUCTION (INCL. BEAMS & JOISTS)	0-HR
ROOF CONSTRUCTION (INCL. BEAMS & JOISTS)	0-HR

NOTE: RATING/CONSTRUCTION TYPE FOR PARAPET
TO MATCH EXTERIOR WALL REQUIREMENTS

MAXIMUM AREA OF UNPROTECTED EXT. WALL OPENINGS (TABLE 705.8, SECTION 705.8.1 & 705.8.2)

X < 3' FIRE SEPARATION DISTANCE	NOT PERMITTED
3' ≤ X < 5'	15%
5' ≤ X < 10'	25%
10' ≤ X < 15'	45%
15' ≤ X < 20'	75%
20' ≤ X < 25'	NO LIMIT

FIRE BLOCKING (SECTION 718.2)

VERTICALLY AT CEILING AND FLOOR LEVEL
HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET

DRAFTSTOPPING (SECTION 718.3 & 718.4)

NOT REQUIRED W/ NFPA-13 SPRINKLERS

FIRE WALL (SECTION 706, EXCEPTIONS 706.5.3 AND 706.6.4)

N/A

PENETRATIONS (SECTION 714)

DESCRIPTION:	TEST SYSTEM:	CODE SECTION:
THROUGH PENETRATIONS	APPROVED MATERIAL OR ASTM E 814 OR UL 1479	714.3.1.2, 714.4.1.1.2
MEMBRANE PENETRATIONS	APPROVED MATERIAL OR ASTM E 814 OR UL 1479	714.3.2, 714.4.1.2

MEANS OF EGRESS

OCCUPANT LOADS (TABLE 1004.1.2)

RESTROOMS	300 GROSS SF/OCCUPANT
STORAGE ROOM	300 GROSS SF/OCCUPANT
IT ROOM	300 GROSS SF/OCCUPANT
JANITOR ROOM	300 GROSS SF/OCCUPANT

EGRESS WIDTH (SECTION 1008)

OTHER EGRESS COMPONENTS 0.2 INCHES PER OCCUPANT (SECTION 1005.3.2)

MEANS OF EGRESS ILLUMINATION (SECTION 1008)

EMERGENCY POWER REQUIRED CORRIDORS, EXIT ENCLOSURES, EXIT PASSAGEWAYS, EXTERIOR LANDINGS (1008.3)

ACCESSIBLE MEANS OF EGRESS (SECTION 1006 & 1009)

2 REQUIRED PER 1009.1 AND 1006

DOORS (SECTION 1010)

DOOR WIDTH: 32 INCHES MINIMUM CLEAR WIDTH (1010.1.1)

EXIT SIGNS (SECTION 1013)

REQUIRED AT EXITS, EXIT ACCESS DOORS, AND AT PATH OF EGRESS TRAVEL
NOT REQUIRED IN ROOMS WITH ONE EXIT
TACTILE EXIT SIGN REQUIRED AT EXIT STAIRWAY, EXIT PASSAGEWAY, AND EXIT DISCHARGE

GUARDS (SECTION 1015)

REQUIRED TO BE 42" MINIMUM HEIGHT ABOVE FLOOR SURFACE OR TREAD NOSING

EXIT ACCESS (TABLE 1006.2.1: ONE MEANS OF EGRESS IF OCCUPANT LOAD LESS THAN 20)

COMMON PATH OF EGRESS TRAVEL (S-2) 100'

EXITS (TABLE 1006.2.1)

ONE EXIT ALLOWED IN S OCCUPANCY WITH OCCUPANCY LOAD 49 OR LESS (SECTION 1006.2.1.1)
SEPARATION OF 1/2 LENGTH OF DIAGONAL BETWEEN EXITS (SECTION 1007.1.1.2)

EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)

OCCUPANCY:	DISTANCE:
S-2	300'

ACCESSIBILITY

PUBLIC USE FACILITIES SHALL BE ACCESSIBLE PER ADA
AND CBC CHAPTER 11B

PARKING SHALL BE ACCESSIBLE PER 11B REQUIREMENTS (SECTION 11B-208 & 11B-502)

PARKING REQUIREMENTS (SECTION 11B-208)

TOTAL PARKING STALLS
- EXISTING PARKING STALLS • 145 STALLS
- PROPOSED NON-ACCESSIBLE PARKING STALLS • 131 STALLS

ACCESSIBLE SPACES 0 REQ'D ; PER TABLE 11B-208.2.4 (SECTION 11B-208.2.3.1)
- VAN ACCESSIBLE SPACES • MIN. 1 OF ABOVE ACCESSIBLE SPACES PROVIDED TO BE VAN ACCESSIBLE (SECTION 11B-208.2.4)
- STANDARD ACCESSIBLE SPACES • MIN. 5 OF STANDARD ACCESSIBLE STALLS (SECTION 11B-208.2)

ELECTRICAL VEHICLE CHARGING PARKING STALLS MIN. 2; 1% MINIMUM OF PARKING STALLS PROVIDED (CALGREEN SECTION 4.106.4)
- EVC STANDARD ACCESSIBLE STALLS • MIN. 1 OF ABOVE EVC STALLS PROVIDED TO BE STANDARD ACCESSIBLE
- EVC VAN ACCESSIBLE STALLS • MIN. 1 OF ABOVE EVC STALLS PROVIDED TO BE VAN ACCESSIBLE

INTERIOR ENVIRONMENT

VENTILATION (SECTION 1203)

ATTIC SPACES VENTED AND UNVENTED PER 1203.2 AND 1203.3

NATURAL VENTILATION 4% OF FLOOR AREA (SECTION 1203.5.1)

INTERIOR SPACE DIMENSIONS (SECTION 1208)

MIN. ROOM WIDTH	7'-0"
MIN. CEILING HEIGHT, TYPICAL	7'-6"

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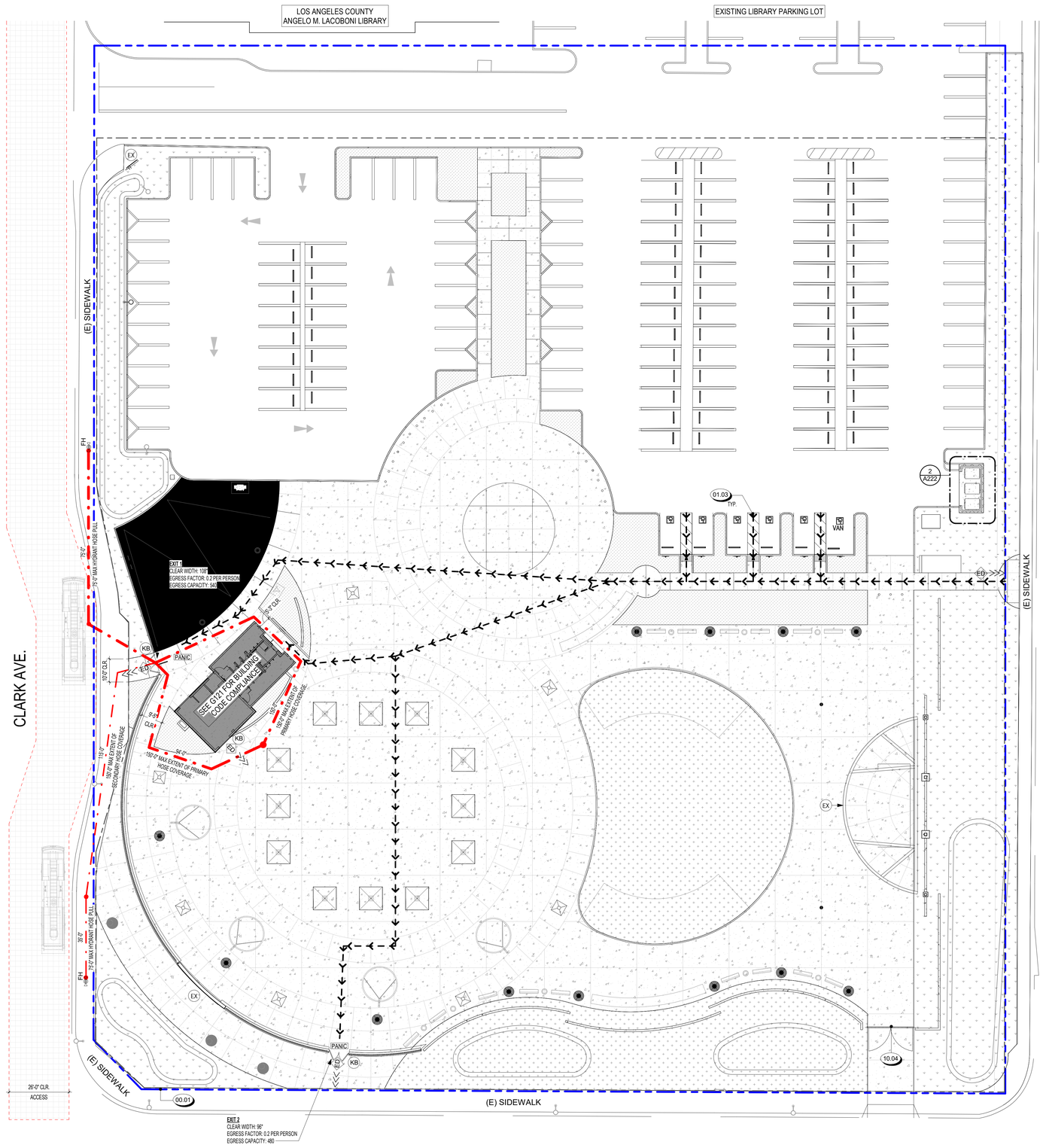
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CODE COMPLIANCE REFERENCES

SHEET
G101

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1 SITE PLAN - CODE COMPLIANCE
1" = 20'-0"

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CODE ANALYSIS NOTES

1. CODE ANALYSIS BASED ON CODE REFERENCES INDICATED ON SHEET G001
2. REFER TO G141 FOR SITE ACCESSIBILITY INFORMATION.
3. GROSS UNIT FLOOR AREAS INCLUDE EXTERIOR FACE OF EXTERIOR WALLS, CORRIDOR SIDE OF CORRIDOR WALLS, CENTER OF AIR GAP BETWEEN UNITS AND POP OUTS (WHERE OCCURS).
4. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED IN 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.
5. ALL DOOR AND GATE LATCHES, CARD READERS/FOBS SHALL BE LOCATED 42"-48" ABOVE GRADE PER CBC 3119B
6. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH.
7. SEE GENERAL ACCESSIBILITY SHEETS FOR EQUIPMENT MOUNTING AND CODE REQUIRED DIMENSIONS (SHEET G143)
8. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION PER CFC 503.1.1.
9. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE MINIMUM 4" HIGH WITH A MINIMUM STROKE WIDTH OF 0.5" PER CFC 505.1.
10. AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY CFC 506.
11. ALL PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED, AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION PER CFC 501.4.

SITE PLAN SYMBOLS

- CONCRETE HARDSCAPE, S.L.D.
- DECOMPOSED GRANITE, S.L.D.
- BIO-RETENTION, S.L.D.
- PLANTING AREA, S.L.D.
- TURF, S.L.D.
- NEW GRIND AND OVERLAY AC PAVING WITH NEW STRIPING CONTRACTOR TO PROVIDE STRIPING PLAN FOR OWNER APPROVAL PRIOR TO COMMENCING WORK

SITE - CODE ANALYSIS LEGEND

- PROPERTY LINE, S.C.D.
- SCOPE OF WORK
- FENCE LINE
- EXTERIOR ACCESSIBLE ROUTE TO ACCESSIBLE BUILDING ENTRANCES. CBC SECTION 1110A.1 AND 11B-206.2.1.
- EXTENT OF FIRE HOSE COVERAGE 150'-0" PULL DISTANCE
- FIRE ACCESS PATH 26'-0" MINIMUM CLEAR WIDTH
- ED — EXIT DISCHARGE TO PUBLIC WAY PER CBC SECTION 1028.2
- KB — KNOX BOX UNIT SHALL BE LOCATED ON THE EXTERIOR, BETWEEN FIVE AND SIX FEET ABOVE GROUND. PROVIDE MASTER KEYS AND ACCESS CONTROL CARDS TO OBTAIN ACCESS TO ALL AREAS WITHIN THE BUILDING. IN ADDITION, PROVIDE KEYS NECESSARY TO OPERATE FIRE ALARM CONTROL PANELS, ANNUNCIATORS, RESET OF ALARM DEVICES LOCKS FOR SPRINKLER CONTROL VALVES, PIV, BACK FLOW, ETC. CONTACT THE FIRE DISTRICT FOR APPLICATION AND PURCHASE. CFC SECTION 506.1
- EX — INTERNALLY ILLUMINATED EXTERIOR CANOPY SIGNAGE, SEE SHEET A223
- FH — EXISTING FIRE HYDRANT
- PANIC — DOOR TO BE EQUIPPED WITH PANIC HARDWARE - S.L.D. FOR MORE INFORMATION

KEYNOTE LEGEND

00.01	PROPERTY LINE, S.C.D.
01.03	ACCESSIBLE PATH OF TRAVEL; SEE G2 SERIES NOTES AND DETAILS
10.04	7'-0" VEHICULAR ACCESS GATE MOUNTED TO SOUND WALLS, GATE TO REMAIN CLOSED AT ALL TIME UNLESS IN USE; S.L.D. AND S.S.D.

SCALE: 1'-0" = 20'

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CODE COMPLIANCE SITE PLAN

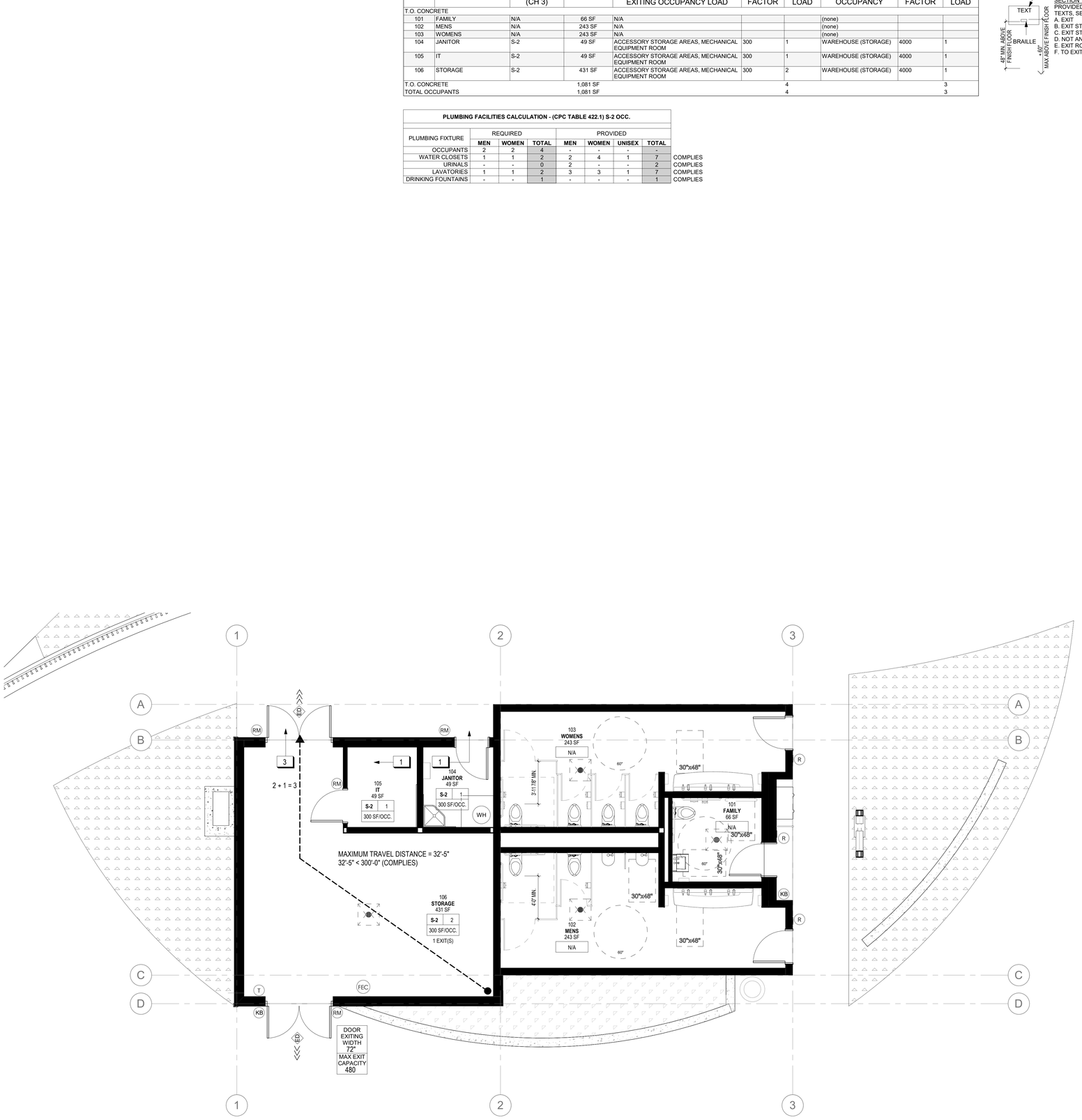
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OCCUPANCY CALCULATION

RM #	NAME	OCCUPANCY (CH 3)	AREA	EXITING CALCULATIONS			PLUMBING CALCULATIONS		
				EXITING OCCUPANCY LOAD	LOAD FACTOR	LOAD	PLUMBING OCCUPANCY	LOAD FACTOR	LOAD
T.O. CONCRETE									
101	FAMILY	N/A	66 SF	N/A			(none)		
102	MENS	N/A	243 SF	N/A			(none)		
103	WOMENS	N/A	243 SF	N/A			(none)		
104	JANITOR	S-2	49 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	WAREHOUSE (STORAGE)	4000	1
105	IT	S-2	49 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	WAREHOUSE (STORAGE)	4000	1
106	STORAGE	S-2	431 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	2	WAREHOUSE (STORAGE)	4000	1
T.O. CONCRETE			1,081 SF			4			3
TOTAL OCCUPANTS			1,081 SF			4			3

PLUMBING FACILITIES CALCULATION - (CPC TABLE 422.1) S-2 OCC.

PLUMBING FIXTURE	REQUIRED			PROVIDED				
	MEN	WOMEN	TOTAL	MEN	WOMEN	UNISEX	TOTAL	
OCCUPANTS	2	2	4	-	-	-	-	
WATER CLOSETS	1	1	2	2	4	1	7	COMPLIES
URINALS	-	-	0	2	-	-	2	COMPLIES
LAVATORIES	1	1	2	3	3	1	7	COMPLIES
DRINKING FOUNTAINS	-	-	1	-	-	-	1	COMPLIES



1 CODE COMPLIANCE PLAN - RESTROOMS

1/4" = 1'-0"

BRAILLE EXIT SIGN KEYNOTES

EXIT SIGNAGE COMPLYING WITH CBC SECTION 1013.4 & 1143A.6. SHALL BE PROVIDED WITH THE FOLLOWING TEXTS, SEE PLAN FOR LOCATIONS:

A. EXIT
B. EXIT STAIR DOWN
C. EXIT STAIR UP
D. NOT AN EXIT
E. EXIT ROUTE
F. TO EXIT

CODE ANALYSIS NOTES

1. CODE ANALYSIS BASED ON CODE REFERENCES INDICATED ON SHEET G001
2. REFER TO G141 FOR SITE ACCESSIBILITY INFORMATION.
3. GROSS UNIT FLOOR AREAS INCLUDE EXTERIOR FACE OF EXTERIOR WALLS, CORRIDOR SIDE OF CORRIDOR WALLS, CENTER OF AIR GAP BETWEEN UNITS AND POP OUTS (WHERE OCCURS).
4. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED IN 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.
5. ALL DOOR AND GATE LATCHES, CARD READERS/FOBS SHALL BE LOCATED 42"-48" ABOVE GRADE PER CBC 3119B
6. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH.
7. SEE GENERAL ACCESSIBILITY SHEETS FOR EQUIPMENT MOUNTING AND CODE REQUIRED DIMENSIONS (SHEET G143)
8. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION PER CFC 503.1.1.
9. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE MINIMUM 4" HIGH WITH A MINIMUM STROKE WIDTH OF 0.5" PER CFC 505.1.
10. AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY CFC 506.
11. ALL PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED, AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION PER CFC 501.4

EXIT ANALYSIS NOTES

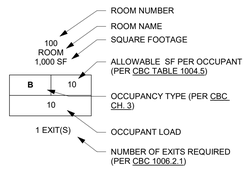
1. ACCESSIBLE PATH OF EGRESS SHALL BE 44" MIN. CLEAR WIDTH THROUGHOUT BUILDING. (36" MIN. IN UNITS AND OTHER AREAS < 50 OCCUPANTS) CBC TABLE 1020.3.
2. EGRESS DOORS SHALL BE OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT PER CBC. SECTION 1010.2.

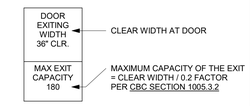
EXIT SIGN, S.E.D.

FEC — EXTINGUISHERS SHALL BE MOUNTED ON THE WALL OR IN CABINETS, SUCH THAT THE TOP OF THE EXTINGUISHER IS NO MORE THAN FOUR(4) FEET ABOVE FLOOR LEVEL. EXTINGUISHER SHALL BE COMMERCIAL GRADE, CURRENTLY TAGGED, OR HAVE MANUFACTURER DATE CLEARLY MARKED ON THE EXTINGUISHER.

OCCUPANCY EXITING LOAD (ARROW INDICATES DIRECTION OF TRAVEL).

INTERIOR ACCESSIBLE PATH OF EGRESS. 10 OR MORE OCCUPANTS 44" MIN. WIDTH; LESS THAN 10 OCCUPANTS 36" MIN. WIDTH CBC SECTION 1119A.3 AND 11B-403.5.1.





S-2 — OCCUPANCY TYPE

ED — EXIT DISCHARGE TO PUBLIC WAY PER CBC SECTION 1028.2

KB — KNOX BOX UNIT SHALL BE LOCATED ON THE EXTERIOR, BETWEEN FIVE AND SIX FEET ABOVE GROUND. PROVIDE MASTER KEYS AND ACCESS CONTROL CARDS TO OBTAIN ACCESS TO ALL AREAS WITHIN THE BUILDING. IN ADDITION, PROVIDE KEYS NECESSARY TO OPERATE FIRE ALARM CONTROL PANELS, ANNUNCIATORS, RESET OF ALARM DEVICES LOCKS FOR SPRINKLER CONTROL VALVES, PIV, BACK FLOW, ETC. CONTACT THE FIRE DISTRICT FOR APPLICATION AND PURCHASE CFC SECTION 506.1.

T — TACTILE EXIT SIGNAGE PER CBC 11B-216. EXIT SHALL BE IDENTIFIED WITH THE WORDING "EXIT ROUTE"

RM — ROOM NAME AND NUMBER SIGNAGE

R — RESTROOM SIGNAGE, SEE 9/G143. BASE COLOR TO MATCH HPL-02 MATERIAL.

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

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REVISIONS

SEAL / SIGNATURE

PERMIT NO.	BL-25-470
C.I.P. NO.	P2CC2623
JOB NO.	1533.008
DRAWN	K.P, S.G
CHECK	J.C

CODE COMPLIANCE FLOOR PLAN

SHEET

G121

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1. Signs and Identification
(2022 CBC Section 11B-216) (11B-502.6) (11B-703.7.2.1)
See details: (1 / G141) (2 / G141) (3 / G141) (13 / G141) (14 / G141)

A. International symbol of accessibility with white figure on a dark blue background at all facilities accessible and usable by the physically disabled persons. **See Detail** (1 / G141)
B. Signs provided at accessible parking space. (2 / G141)
C. Signs provided to indicate accessible entries at existing buildings.
D. Signs at non-accessible entries directing the disabled to an accessible route.
E. Building directory indicating accessible entrances, sanitary facilities, elevators, assistive listening systems. **(11B-216.6 - 11B-216.10)**
F. "Tow-away" signs at parking lot entrance (or stall). (3 / G141)

2.Entrances
(2022 CBC Section 11B-206.4)
A. Entrances doors, doorways, and gates shall comply with Section 11B-404 and shall be on an accessible route complying with Section 11B-402.
1. All Entrances and exterior ground floor exits to buildings and facilities shall comply Section 11B-404. (Many exceptions)

4. Walking Surfaces (Site)
(2022 CBC Section 11B-403 and See Curb Ramps)
A. Side walks width: 48" minimum. (11B-403.5.1 Ex. 3 & 11B-403.5.3) 60" in. if there is no passing spaces measuring 60" by 60" min. located at intervals of 200 ft. max. or, an intersection of two walking surfaces providing a T-shaped space complying with **(11B-304.3.2)** where the base and arms of the T-shape extends 48" min. beyond the intersection.
B. Maximum Slope: 1:20 (5%). Exceptions: The running slope of the sidewalks shall not exceed the general grade established for the adjacent street or highway **(11B-403.3).**
C. Continuous gradient**(11B-403.7)**: All walks with continuous gradient (slopes), shall have resting areas 60" in length by the width of the walk, at intervals of 400 feet max. The cross slope of resting area in all directions shall be 1:48 (2%) max. Changes in level between 1/4" and 1/2" shall be beveled with slope of 1:2 max. **(11B-303.3).**
D. Changes in level greater than 1/2" high shall be ramped and shall comply with **(11B-405 - Ramps) or (11B-406 - Curb ramps, blended transitions and islands).**
E. Floor or ground surfaces: Shall be stable, firm, and slip resistant. **(11B-302.1)**
F. Cross slopes: 1 unit vertical in 48 units horizontal (2 percent slope) max. **(11B-305.2)**
G. Openings (gratings): Openings in the floor or ground shall not allow passage of a sphere more than 1/2" diameter. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.**(11B-302.3)**
H. Warning Curbs: Abrupt changes in level exceeding 4" high between walks, sidewalks or pedestrian ways and adjacent surfaces or features shall be identified by warning curbs at least 6" high above walk or sidewalk surface. **(11B-303.5)** Not required when adjacent to streets or highways and where a guard or handrail is provided with a guide rail centered 2" min. and 4" max above the finish surface.
I. Doors, doorways and gates: **(11B-404)**
a. Provide level areas 1:48 (2% max. slope **(11B-404.2.4.4)**
b. Minimum maneuvering clearances at doors and gates shall comply with **(11B-404.2.4)**
J. Overhanging obstructions: Required a vertical 80" minimum from walking surface to bottom of obstruction. Where less than 80" min. high, provide a 27" max. guardrail or other barrier. Where a guy support is parallel to pedestrian path of travel provide a guy brace, sidewalk guy or similiar device to prevent a overhead obstruction **(11B-307.4.1).**

5. Detectable Warnings
(2022 CBC Section 11B-247 &11B-705)
See detail: (15 / G141)
A. Platforms Edges: Detectable warning surfaces (yellow truncated domes) at platform boarding edges shall be 24" min. wide and shall extend the full length of the public use areas of the platform. **(11B-705.1.2.1)** Provide at transit boarding platforms where passengers embark a 36" min. deep by width of transit vehicles door opening detectable directional texture (yellow truncated bars), complying with **(Figure 11B-705.2)** and located directly behind the yellow platform edge **(11B-705.1.2.2)**.Detectable warnings at curb ramps shall extend 36" min. in direction of travel by full length of ramp run less 2" max. on each side, excluding flared sides. Located so that edge nearest curb is 6" min. and 8" max.from the line at the face of curb. **(11B-705.1.2.2)**
B. Detectable warnings at islands and cut-through medians shall be 36" min. in depth extending the full width of pedestrian path or cut-through less 2" max. placed at the edges of the pedestrian path or cut-through, and shall be separated by 24" min. walking surface without detectable warnings.**(11B-705.1.2.3). Exception:** Detectable warnings shall be 24" min. in depth at pedestrian islands or cut-through medians that are less than 96" in length in the direction of the pedestrian travel.
C. Detectable warnings (Truncated domes) at hazardous vehicular areas: if a walk crosses or adjoins a vehicular way and the walking surfaces are not separated by curbs, railings or other elements, the boundary between the areas shall be defined by a continuous detectable warning which is 36" wide in the direction of travel. **(11B-247.1.2.4 and 11B-705.1.2.5)**

6. Parking Spaces & Passenger Loading Zones
(2022 CBC Section 11B-208, 11B-209, 11B-503, & Figures 11B-502.2, 11B-502.3, & 11B-502.3.3 & 11B-503.3 Table 11B-208.2)
See details: (1 / G141) (2 / G141) (3 / G141) (13 / G141) (14 / G141)

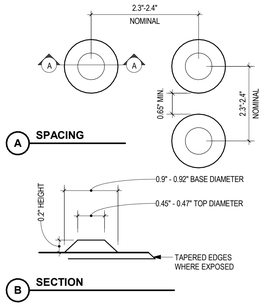
11B-208 Parking Spaces

11B-208.1 General. Where parking spaces are provided, parking spaces shall be prodcided in accordance with Section 11B-208. For the purposes of this section, electric vehicle charging stations are not parking spaces; see Section 11B-228.
A. Number of spaces required (in each lot or structure):
(Table 11B-208.2)

Total # of Required Parking Spaces	# Accessible Parking Spaces	of this Total, # to be Van Accessible
1-25	1	1
26-50	2	1
51-75	3	1
76-100	4	1
101-150	5	1
151-200	6	1
201-300	7	2
301-400	8	2
401-500	9	2
501-1,000	2% of total	One in every Six
1,001 and over	20 plus one for each 100 or fraction of over 1,000	

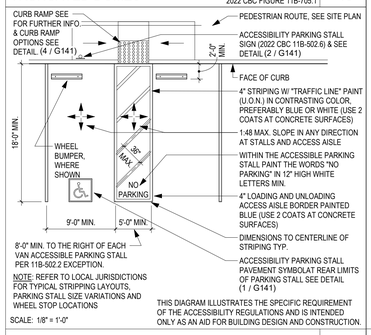
B. Space width: 9 ft. min. **(11B-502.2)**
C. Space length: 18 ft. min. **(11B-502.2)**
D. Adjacent loading and unloading access aisle width: 5 ft. min. (on passenger side). **(11B-502.3)** Access aisle shall be marked by a border painted blue and area within border marked with hatched lines a max. 36" on center in a contrasting color with surface.
E. Van accessible: one in every 6 accessible spaces, but never less than one, to have an 8 ft. min. access aisle and sign. **(11B-502.2. exception)**
F. Maximum slope of space and access aisle: 2% (1:48) in any direction. **(11B-502.4)**
G. Accessible spaces shall be located so persons with disabilities are not compelled to wheel or walk behind cars other than their own. **(11B-502.7.1)**
H. Wheel bumper in parking areas to prevent car encroachment over required width of walks or ramps. **(11B-502.7.2)**
I. Clear walkway to entrance of building, 48" wide minimum.
J. Signage: **(11B-502.6)**
J.1. Sign at each space: 70 sq. in. min., adjacent to and visible from each parking space; centered on the wall (60" min. above finish surface to bottom of sign) at interior end of space or (80" min. above finish surface to bottom of sign) above space if located in a path of travel, and reflectorized - consisting of International Symbol of Accessibility (white on blue).
J.2. Provide additional sign or additional language below the symbol of accessibility sign stating,"Minimum Fine $250."
J.3. Provide additional sign or additional language below the symbol of accessibility sign stating, "Van Accessible".
J.4. Tow away sign at each entrance to parking area min. size: 17" x 22", with 1" min. high letters.
J.5. Each accessible car and van space shall have a surface identification marked with the International Symbol of Accessibility in white on a blue background a minimum of 36" wide by 36" high **or** the parking space shall be outlined or painted blue and shall be marked with the International Symbol of Accessibility a minimum of 36" wide by 36" high in white or a suitable contrasting color. The centerline of the International Symbol of Accessibility shall be a maximum of 6" from the centerline of the parking space, it's sides parallel to the length of the parking space and it's lower corner at, or lower side aligned with, the end of the parking space.**(11B-502.6.4)**
K. Vertical clearance at entrances and within parking structures: 8' - 2" minimum to accommodate high top vans.
L. Passenger drop off and loading zone access aisle shall be: shall extend the full length of the vehicle pull-up spaces they serve (min. 20 ft. long), min. 60" wide, 114" vertical clearance **(11B-503.3)**
M. Signs identifying accessible parking spaces shall be located so they cannot be obscured by a vehicle parked in the space.

7. Curb Ramps, Blended Transitions and Islands
(2022 CBC Section 11B-406, Figures 11B-406.2.2, 11B-406.3.2, 11B-406.5.3, & 11B-406.6)
See details: (4 / G141)
A. Curb ramp is required to provide access between a walk or sidewalk and a surface located above or below an adjacent curb face. Curb ramps maybe perpendicular, parallel, or a combination of perpendicular and parallel.
B. Width: 4 ft. minimum, 5 ft. minimum at islands.
C. Maximum slope: 1:12 (8%) max. Cross slope 1:48 (2%) max.
D. Landings: At top of the curb ramps and blended transitions provide a landing 48" min. length. The landing clear width shall be at least as wide as the curb ramp or blended transition. Landing slope in all directions: 1:48 (2%) max.
E. Curb ramps and blended transitions shall have detectable warnings **(11B-705) See** (4 / G141)
F. Slope of flared sides of curb ramp - maximum 1:10.
G. Location: Curb ramps and flared side of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles.



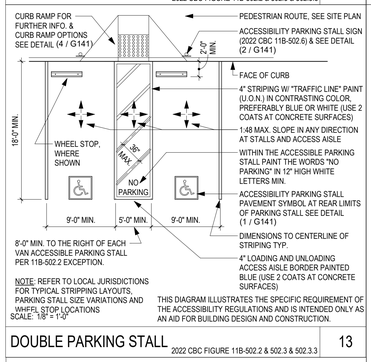
SCALE: 3" = 1'-0"

TRUNCATED DOMES
2022 CBC FIGURE 11B-705.1 — 15



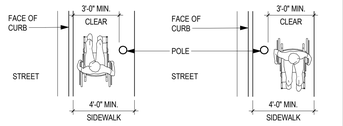
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SINGLE PARKING STALL
2022 CBC FIGURE 11B-502.2 & 502.3 & 502.3.3 — 14



SCALE: 1/8" = 1'-0"

DOUBLE PARKING STALL
2022 CBC FIGURE 11B-502.2 & 502.3 & 502.3.3 — 13

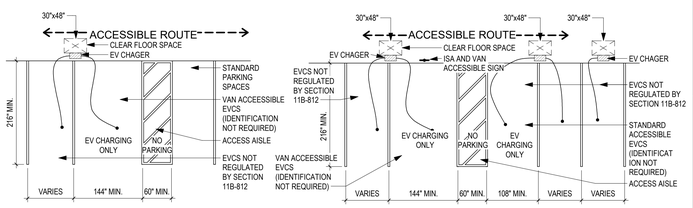


A SIDEWALK OBSTRUCTIONS

THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENT OF THE ACCESSIBILITY REGULATIONS AND IS INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

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

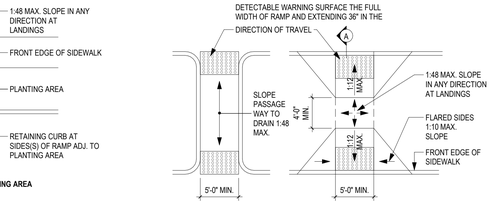
RAMPS AND SIDEWALKS
2022 CBC FIGURE 11B-404.2.4.1 & 11B-505.10.1 — 12

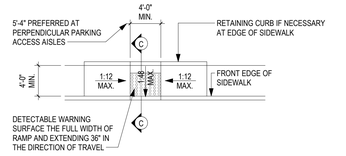


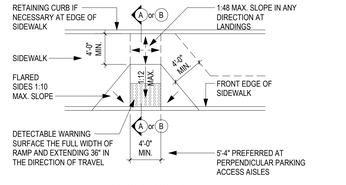
SCALE: 3/32" = 1'-0"

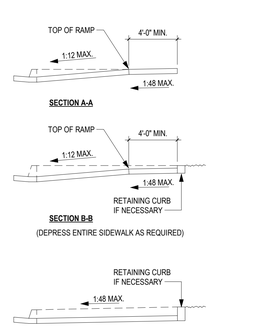
2022 CBC FIGURE 11B-812.9 / 1127A.13

ELECTRIC VEHICLE CHARGING SPACES
11







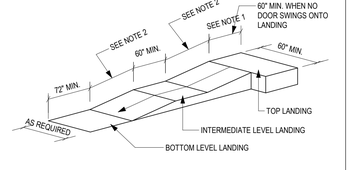


NOTES:
1. THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.
2. FOR DETECTABLE WARNING REQUIREMENTS AT CURB RAMPS SEE SECTIONS 2022 CBC 11B-705.1.1, 11B-705.1.2.2 AND SEE (15 / G141)

SCALE: 1/8" = 1'-0"

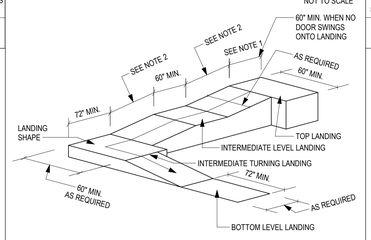
ACCESSIBLE CURB DETAILS
2022 CBC FIGURES 11B-406.2.2, 11B-406.3.2, 11B-406.5.3 & 11B-406.5.8 — 4

NOTE 1: DOORS, IN ANY POSITION, SHALL NOT REDUCE THE MINIMUM DIMENSION OF THE RAMP LANDING TO LESS THAN 42"
NOTE 2: MAXIMUM HORIZONTAL DISTANCE OF EACH RAMP AND RUN VARY. THE RISE OF ANY RAMP SHALL BE 30" MAXIMUM.



A STRAIGHT RUN RAMP

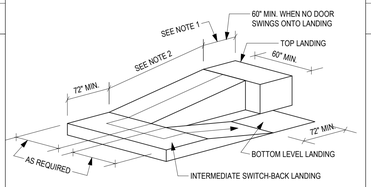
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NOTE: INTERMEDIATE AND BOTTOM LANDINGS AT A CHANGE IN DIRECTION OF DOWNWARD TRAVEL SHALL HAVE A DIMENSION IN THE DIRECTION FROM THE UPPER RAMP RUN OF NOT LESS THAN 72" TO ACCOMODATE THE HANDRAIL EXTENSION.

B RAMP WITH TURNING PLATFORM
(WHEN DIRECTION OF RAMP CHANGES 30 DEG. OR MORE)

NOT TO SCALE



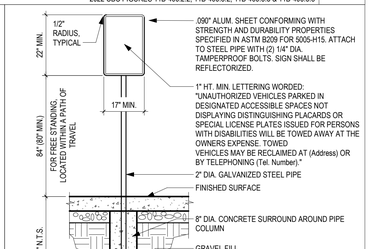
C RAMP WITH INTERMEDIATE SWITCH-BACK LANDING

LEVEL LANDING AREA SHALL SLOPE 1:48 OR LESS
REQUIRED RAMP WIDTH SHALL BE 48" MIN.
REQUIRED RAMP WIDTH SHALL NOT BE LESS THAN THAT REQUIRED FOR CORRIDORS BY CBC SECTION 1020.3.

THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENT OF THE ACCESSIBILITY REGULATIONS AND IS INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

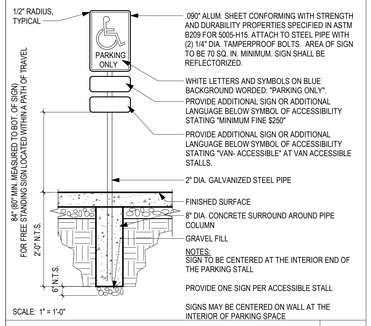
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RAMP DIMENSIONS
2022 CBC FIGURE 11B-405.7 — 6



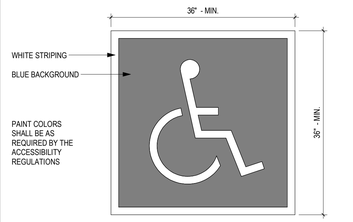
SCALE: 1" = 1'-0"

RESERVED PARKING SIGNAGE
3



SCALE: 1" = 1'-0"

PARKING STALL SIGNAGE
2



SCALE: 1" = 1'-0"

PARKING STALL IDENTIFICATION
2022 CBC FIGURE 11B-703.7.2.1 — 1

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BID SET	10.02.26
1 REVISIONS	

SEAL / SIGNATURE

PERMIT NO.	BL-25-470
C.I.P. NO.	P2CC2623
JOB NO.	1533.008
DRAWN	K.P, S.G
CHECK	J.C

SITE ACCESSIBILITY NOTES & DIAGRAMS (CBC 11B)

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25. Drinking Fountains
(2022 CBC Section 11B-211 & 11B-602 Figure 11B-602.5)
See Detail:

A. No fewer than (2) drinking fountains shall be provided. When provided one (1) drinking fountain shall be wheelchair accessible and one (1) drinking fountain shall be for standing persons ("Hi-low" fountains). Where there are more than 2 drinking fountains, provide 50% of the total drinking fountains provided shall be wheelchair accesible, and 50% of the total drinking fountains provided shall be for standing persons.
B. All drinking fountains to be completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. **(11B-602.9)** The protected area within which a drinking fountain is located shall be as follows;
   a. Width: 32" minimum Depth: 18" minimum.
   b. Forward approach alcoves are 36" wide min. when the depth exceeds 24".
   c. Parallel approach alcoves are 60" wide min. where the depth exceeds 15".
   d. When used, wing walls or barriers shall project horizontally at lest as far as the drinking fountain and to within 6" vertically from the floor or ground surface.
C. Wall and post-mounted cantilevered drinking fountains shall be 18" min.and 19" max. in depth.
D. Knee space: 27" high between bottom of apron & the floor x 8" min. deep (front edge to back wall) x 30" width.
E. Toe clearance: 9" above floor x 17" min. depth from front edge of the fountain.
F. 30" x 48" clear floor space in front of the drinking fountain for forward approach.
G. Operable Parts are operable with one hand and do not require tight grasping, pinching or twisting of the wrist. **(11b-309.4)** The flow of the water shall be activated by a manually operated system that is front mounted and located 6" of the front edge of the fountain or electronically controlled device. **(11B-602.3)**
H. Water flow: The spout shall provide a flow of water 4" high min. and shall be located 5" max. from the front edge of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. **(11B-602.6)**
   a. Where spouts are located less than 3" of the front of the unit, angle of the water stream shall be 30 degrees max.
   b. Where spouts are located between 3" and 5" max. from the front of the unit, the angle of the water stream shall be 15 degrees max.
I. Spout height: Spout outlets shall be 36" max. above the finish floor or ground. **(11B-602.4)**
J. Spout location: The sprout outlets shall be located 15" min. from the vertical support and 5" max. from the front edge of the unit, including bumpers. **(11B-602.5)**
K. Spout outlets of drinking fountains for standing persons shall be 38" min. and 43" max. above finished floor. **(11B-602.7)**

27. Access to Water Closets and Sanitary Facilities
Entry to Sanitary Facilities: General for both multiple and single accommodations. **(2022 CBC Section 11B-216.8 & 11B-703.7) See**(NOTE 30 / G143) **& Detail:** (9 / G143)

A. Signage:
   A.1. Men's room: equilateral triangle 1/4" thick, edges 12" long, & a vertex pointing upward **(11B-703.7.2.6.1)**
   A.2. Women's room: Circle 12" diameter, 1/4" thick. **(11B-703.7.2.6.2)**
   A.3. Unisex room: 1/4" thick triangle within and superimposed on 12" diameter, 1/4" thick circle. **(11B-703.7.2.6.3)**
   A.4. Mounting Location: 58" min. and 60" max. above finish floor measured from the centerline of the symbol. Where a door is provided the symbol is mounted 1" of the centerline of door. **(11B-703.7.2.6).**
   A.5. Contrasting color with respect to the door, either light on a dark background or dark on a light background. (Unisex circle symbol shall be contrasting symbol.)
   A.6. Tactile Characters on signs shall be located 48" min. A.F.F. or ground surface, measured from the baseline to the lowest braille cells. **(11B-703.4.1) See Detail:** (9 / G143)
   A.7. International symbol of accessibility shall be white figure on blue background **(11B-703.7.2.1).** Note: The appropriate enforcement agencies may approve other colors to compliment decor or design. The symbol contrast shall be either light on dark or dark on a light background.
   A.8. Edges of the signs are rounded, chamfered or eased, and any corners have a minimum radius of 1/8". **(11B-703.7.2.6.4)**
B. Doorways: 32" clear opening width.
C. Level and clear area on swing side of door: 60" measured at 90 degrees to door in closed position extending 18" beyond strike edge (24" at exterior doors).
D. Level and clear area opposite swing side of door: 48" measured at 90 degrees to door in closed position extending 12" beyond strike edge (if equipped with closer and latch).

28. Multiple Accommodation Toilet Rooms
(2022 CBC Section 11B-604) (Figure 11B-1B)
See (NOTE 30 / G143) **& Details** (2 / G143)

A. Unobstructed access to accessible stall (except for door opening widths and door swings) of 44" clear. **(11B-604.8.2.2)**
B. 60" diameter circle turning space extending 27" above floor shall be provided within room. **(11B-304.3. & 11B-603.2.1)**
   B.1. Doors may encroach into turning space space up to 12" except door to accessible stall. **(11B-603.2.3)**
   B.2. Lavatories required to be accessible by **Section 11B-213.3.4**, space between 9" and 29" A.F.F. or ground, shall be considered knee clearance. **(11B-306.3.1)**
C. Wheelchair Accessible Compartments: **(11B-604.8.1)**
   C.1. Size: Wheelchair accessible compartments shall be 60" min. wide measured perpendicular to the side wall, and 56" deep min. for wall hung water closets and 59" deep min. for floor mounted water closets measured perpendicular to rear wall.
   C.2. Manuevering space with In-swing door: In a wheelchair accessible compartment with an in-swinging door, a min. 60" wide by 36" deep maneuvering space shall be provided in front of the 56" or 59" depth clearances.
   C.3. Manuevering space with side opening door: In a wheelchair-accessible compartment with a door located in the side wall or partition, either in-swinging or out-swinging, a min. 60" wide by 60" deep maneuvering space shall be provided in front of the the water closet.
   C.4. Manuevering space with end opening door: In a wheelchair-accessible compartment with a door located in the front wall or partition (facing the water closet), either in-swinging or out-swinging, a min. 60" wide and 48" deep maneuvering space shall be provided in front of the the water closet.
D. Compartment Doors: **(11B-604.8.1.2)**
   D.1. 32" minimum clear where compartment has end opening door.
   D.2. 34" minimum clear where compartment has side opening door.
   D.3. The door is self-closing.
   D.4. Where located in front partition, the door opening shall be 4" max. from the side wall or partition farthest from the water closet. **(Figure 11B-604.8.1.2)**
   D.5. Where located in the side wall or partition, the door opening shall be 4" max. from the front partition. **(Figure 11B-604.8.1.2)**
   D.6. When appproach is from the push side of the compartment door, clearance between side of door and any obstruction shall be 48" min. clear at 90 degrees to door in closed position. **(11B-604.8.1.2)**
   D.7. Door pull is placed on both sides of door near the latch. **(11B-404.2.7)**
   D.8. The door pulls, have a shape that is operable with one hand and does not require tight grasping,pinching or twisting of the wrist. The force required to activate the operable parts on doors is 5 lbs. max. **(11B-309.4 & 11B-404.2.7)**
E. Centerline of water closet to wall: 17"min.to 18"max. from sidewall.
F. Grab bars **(11B-604.8.1.5)**.
G. See notes for general toilet room fixtures and accessories for further requirements. **See** (NOTE 30 / G143)
H. Provide at least one "Ambulatory Accessible Compartment" measuring (35" min. to 37" max. in width by 60" min.in depth), when six or more toilet compartments are provided or the combination of urinals and water closets totals six or more fixtures. Provide a out-swinging, self-closing door and parallel grab bars complying with section **(11B-604.8.2).**
I. Compartment toe clearance: at least one side of partition shall provide a toe clearance of 9" min. above the finish floor and 6" deep min. beyond the compartment side face of the face of the partition, exclusive of partition support members. Compartments for children's use shall provide a toe clearance of 12" min above finish floor. **(11B-604.8.1.4 & Figure 11B-604.8.1.4)**

29. Single Accommodation Toilet Rooms:
Definition: A room with no more than one of each type of sanitary fixture, is intended for use by only one person at a time, has no partition around the toilet and has a door that can be locked on the inside by the room occupant. **(2022 CBC Section 11B-603 and Figure 11B-604.3.1 & 11B-604.3.2) See** (NOTE 30 / G143) **& Details**

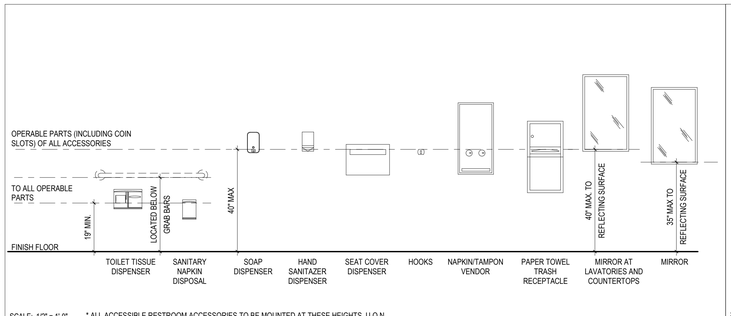
A. Space inside: room for a wheelchair 30" x 48" to enter and close door. **(11B-305.5)**
B. 60" diameter circle **(11B-304.3.1)** or T-shaped space. **(11B-304.3.2)** No door shall encroach more 12" into this space. **(11B-603.2.3)**
C. The clearance around water closet is 60" min. wide measured perpendicular from side wall, 56" min. measured perpendicular to rear wall. **(Figure 11B-604.3.1)**
D. The centerline of the water closet is located 17" min to 18" max. distance from the side-wall. **(Figure 11B-604.2)**
E. Clear space in front of water closet: 60" min. wide and 48" min. deep. **(11B-604.3.1)**
F. Grab bars: **See details** (1 / G143)
G. For accessories for further requirements. **See** (10 / G143)
   G.1 Privacy latch at entrance complying with **(11B-309.4 11B-404.2.7)**
H. Lavatory: 18" minimum to wall from center of lavatory.
I. Doors shall not swing into clear floor space required for any fixture. **(11B-404 & 11B-604.8.1.2)**

30. General Toilet Room Fixtures and Accessories
(2022 CBC Sections 11B-305, 11B-306, 11B-603 - 11B-606, and 11B-609) See Details: (4 / G143) (5 / G143) (6 / G143) (7 / G143) (10 / G143) (- / ---)

A. Grab Bars **(Sections 11B-604.5 & 11B-604.8.1.5 & 11B-609 and Figures 11B-604.5.1 & 11B-604.5.2)** Grab bars are provided on the side wall closest to the water closet and on the rear wall. An "L-Shaped" grab bar meeting Sections **(11B-604.5.1 and 11B-604.5.2)** shall be permitted.
   A.1. Height: 33" min.-36" max. above the finished floor measured to the top of the gripping surface. **(11B -609.4)**
   A.2. Rear wall: The rear wall grab bar is a minimum of 36" in length and extends from the centerline of the water closet 12" minimum on one side and 24" minimum on other side. **(11B-604.5.2 and Figure 11B-604.5.2)**
   A.3. Side wall: The side wall grab bar is a minimum of 42" in length. **(11B-604.5.1 and Figure 11B-604.5.1)**
   A.3.1. The side wall grab bar is located 12" maximum from the rear wall and extends 54" minimum from the rear wall with the front end positioned 24" minimum in front of the water closet.
   A.4. Cross section: Outside diameter 1 1/4" min. to 2" max. or a non-circular cross section of 2" max. and a perimeter dimension of 4" min. and 4.8" max. **(11B-609.2)**
   A.5. Spacing: The space between wall and grab bar is 1 1/2". **(11B-609.3)**
      A5.1. The space between the grab bar and projecting objects below and at ends shall be 1 1/2" min.
      A5.2. The space between the grab bar and projecting objects above shall be 12" min.
   A.6. Fittings: Grab bars shall not rotate within their fittings.
   A.7. Surface Hazards: The grab bar(s) and any wall or other surfaces adjacent to the grab bars is free of sharp or abrasive elements and shall have rounded edges.
   A.8. Structural strength: allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 lbs. is applied at any point on the grab bar, shower seat, fastener, mounting device, or supporting structure. **(11B-609.8)**
   A.9. Ambulatory accessible toilet compartments grab bars go on both sides of the compartment. The side wall grab bars are 42" min. in length, and located 12" max. from the rear wall and extend 54" min. from the rear wall with the front ends positioned 24" min. in front of the water closet. **(11B-604.5.1)**
B. Urinals: **(11B-605) (Figure 11B-605.2)**
   The accessible urinal is the stall type or wall hung type. Where one or more is provded, at least one is accessible and shall comply as follows.
   B.1. Height: Urinal rim is located 17" max. above finish floor.
   B.2. Depth: 13 1/2" deep minimum measured from the outer face of the urinal rim to the back of the fixture.
   B.3. Clear floor space: Clear space in front of fixture 30" wide x 48" deep for forward approach.
   B.4. Flush control: operable with one hand and shall not require tight grasping, pinching or twisting of wrist; mounted 44" max. above floor; 5lb. max. force to operate. Automatic flushing controls are acceptable and preferred. **(11B-605.4)**
   B.5. Fixtures placed in alcoves to comply with **Section 11B-305.7 and Figure 11B-305.7.1 See Detail:**
C. Lavatories **(Section 11B-606)** Where lavatories are provided, at least (5%), but no fewer than one lavatory, shall be made accessible and not located in a toilet compartment.
   C.1. All accessible lavatories:: 18" minimum to the center line of fixture to any adjacent side wall finish or partition, 17" minimum in horizontal depth.
   C.2. Rim or counter height: 34" maximum above finished floor.
   C.3. Knee clearance: 30" min. wide with a space of 27" high max. above the finish floor at a depth 8" min. increasing to 29" high min. above the finish floor at the front edge of a counter with a built-in lavatory or at the front edge of a wall mounted lavatory fixture. **(11B-306.3.3. Ex.1)**
   C.4. Clear floor space: 30" wide x 48" deep in front of fixture to allow for a forward approach and shall extend 19" maximum into knee and toe space underneath the lavatory. **(11B-606.2)**
   C.5. Toe clearance: 30" wide, with a space under the lavatory between 9" high above the finish floor, extending to 19" maximum under lavatory. **(11B 306.2.2)**
   C.6. Hot water and drain pipes insulated or covered, with no sharp or abrasive surfaces under lavatories. **(11B-606.5)**
   C.7. Faucet controls: **(11B-606.4)**
      C.7.1. Operable with one hand and shall not require tight grasping, pinching or twisting of the wrist.
      C.7.2. 5 lbs maximum force to activate controls.
      C.7.3. Hand operated metering faucets shall remain open at least 10 seconds minimum.
D. Water closets **(Section 11B-604)**
   D.1. The centerline of the watercloset is located at 17" min. to 18" max. distance from the side wall finish or partition.
   D.2. Height of seat: 17" to 19" above floor to top of 2" max. high seat. Seats shall not be sprung to return to a lift position. **(11B-604.4)**
   D.3. Flush controls: Flush controls to be hand operated or automatic. Hand operated flush controls shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist; located on the open side of water closet; 44" max. above the floor; 5 lb max. force to operate. **(11B-604.6)**
E. Toilet tissue dispensers: loacated 7" min. and 9" max. in the front of the water closet seat; below grab bar 19" min. above finished floor; allows continuous paper flow and does not control delivery. **(11B-604.7)**
F. Accessories: where towel, sanitary napkin dispensers, waste receptacles or other accessories provided in toilet facility, at least one of each type is located on accessible route. All operable parts, including coin slots, are 40" maximum above the finished floor. **(11B-603.5)**
G. Mirrors: 40" maximum from finish floor to bottom edge of reflecting surface. (Mirrors other than above lavatories or countertops should be at 35" max.) **(11B-603.3)**
H. Coat hooks, shelves and medicine cabinets at least one of each type shall be provided. **(11B-603.4)**
   H.1. Coat hooks: located 48" max. above the finish floor.
   H.2. Shelves: located 40" min. and 48" max. above finish floor.
   H.3. Medicine cabinets: Located with a usable shelf no higher than 44" max. above the finish floor.
I. Baby changing tables: Baby changing tables shall comply with **Sections 11B-306, 11B-309 and 11B-902**.
   I.1. Provide clear floor space of 30" x 48" positioned for a forward approach; work surface shall be 28" min. and 34" max. above the finish floor; 27" clear knee space to underside of baby changing table; toe space 9" above finish floor and shall extend 17" min. under element; 48" max. high handles or controls operable with one hand and shall not require tight grasping, pinching or twisting of the wrist; 5 lb maximum force to operate.
   I.2. Baby changing tables when deployed shall not obstruct the required width of the accessible route except as allowed by **Section 11B-307.2**.
   I.3. Baby changing tables shall not be located in toilet compartments complying with **Section 11B-604.8**.

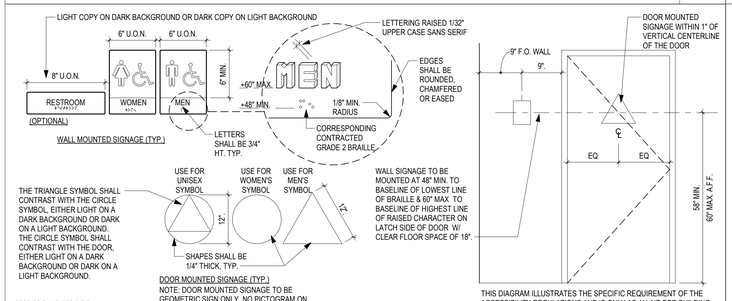
41. Storage
(2022 CBC Section 11B-225 & 11B-811)

A. Where storage is provided in accessible spaces, at least one of each type shall comply with **Section 11B-811**. Storage types include, but not limited to, closets, cabinets, shelves, clothes rods, hooks, and drawers.
B. A clear floor space 30" x 48" complying with **Section 11B-305**.
C. Height: Storage elements shall comply with at least one of the reach ranges per **Section 11B-308**. **See**
D. Operable parts shall comply with **Section 11B-309**. **See**
E. Where lockers are provide, at least 5%, but no fewer than one of each type, shall comply with **Sections 11B-811 & 11B-308**. Hardware & padlocks shall comply with operable parts **Section11B-309**. **See and**
F. Library book stacks: Book stacks available for public use shall be 54" max. above finish floor. **(11B-225.2.3)**
G. Self-service shelves shall be located on a compliant accessible route **(11B-402)**. Self-service shelving shall not be required to comply with Section 11B-308 Reach Ranges. **(11B-225.2.2)**



SCALE: 1/2" = 1'-0" * ALL ACCESSIBLE RESTROOM ACCESSORIES TO BE MOUNTED AT THESE HEIGHTS U.O.N.

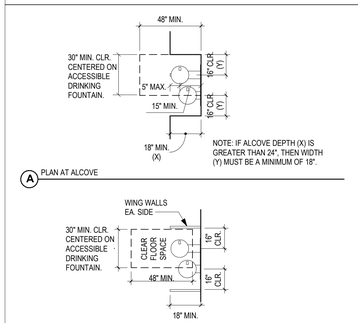
ACCESSORY MOUNTING HEIGHTS — 10



THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENT OF THE ACCESSIBILITY REGULATIONS AND IS ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

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

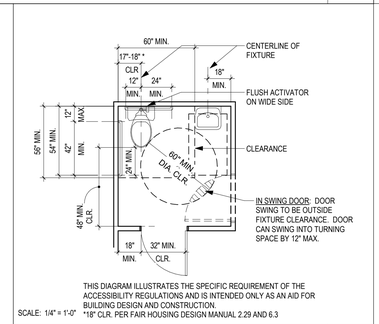
RESTROOM SIGNAGE — 9



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

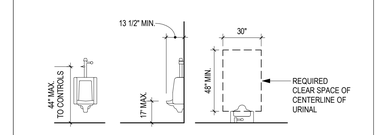
THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENT OF THE ACCESSIBILITY REGULATIONS AND IS INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

WATER (DRINKING) FOUNTAINS — 2022 CBC FIGURE 11B-602.5 — 12



THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENT OF THE ACCESSIBILITY REGULATIONS AND IS INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.
SCALE: 1/4" = 1'-0" *18" CLR. PER FAIR HOUSING DESIGN MANUAL 2.29 AND 6.3

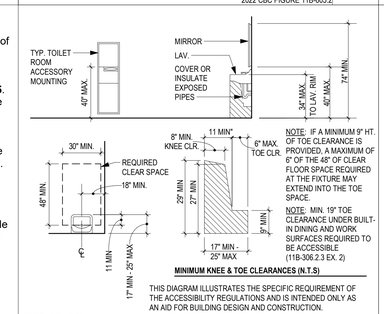
SINGLE-ACCOMODATION TOILET — 2022 CBC FIGURE 11B-604.3.2 — 8



THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENT OF THE ACCESSIBILITY REGULATIONS AND IS INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

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

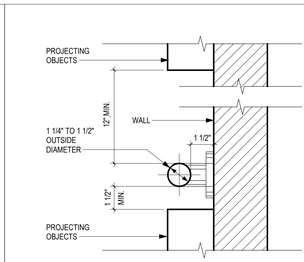
ACCESSIBLE URINAL — 2022 CBC FIGURE 11B-605.2 — 7



THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENT OF THE ACCESSIBILITY REGULATIONS AND IS INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

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

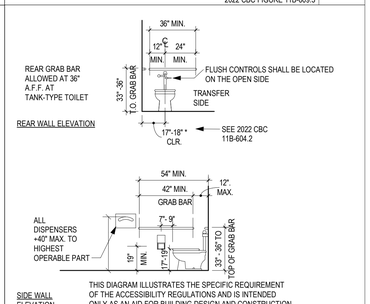
ACCESSIBLE LAVATORIES — 2022 CBC 11B-606 — 6



THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENT OF THE ACCESSIBILITY REGULATIONS AND IS INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

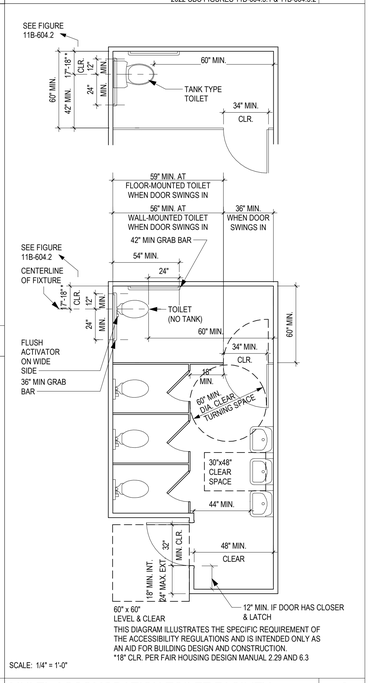
SCALE: 3" = 1'-0"

SECTION THROUGH TYP. GRAB BAR — 2022 CBC FIGURE 11B-609.3 — 5



THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENT OF THE ACCESSIBILITY REGULATIONS AND IS INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION. *18" CLR. PER FAIR HOUSING DESIGN MANUAL 2.29 AND 6.3

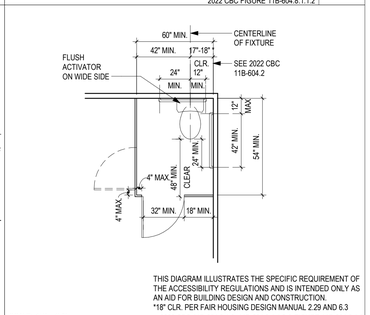
ACCESSIBLE TOILET ELEVATION — 2022 CBC FIGURES 11B-604.5.1 & 11B-604.5.2 — 4



THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENT OF THE ACCESSIBILITY REGULATIONS AND IS INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION. *18" CLR. PER FAIR HOUSING DESIGN MANUAL 2.29 AND 6.3

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

MULTI. ACCOMODATION TOILET FACILITY — 2022 CBC FIGURE 11B-604.8.1.1.2 — 2



THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENT OF THE ACCESSIBILITY REGULATIONS AND IS INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION. *18" CLR. PER FAIR HOUSING DESIGN MANUAL 2.29 AND 6.3

SCALE: 1/4" = 1'-0" 2022 CBC 11B-604.8.1.2, 11B-604.8.1.1.3 & FIGURE 11B-604.8.1.2

FRONT DOOR MULTIPLE TOILET FACILITY — 1

DAHLIN
505 Technology Drive, Suite 200
Irvine, California 92618
949-250-4680

CITY OF LAKEWOOD CALIFORNIA
CLIENT

CONSULTANT

LAKEWOOD TOWN SQUARE
4970 CLARK AVE. LAKEWOOD, CA 90712

BID SET 10.02.26

REVISIONS

SEAL / SIGNATURE

PERMIT NO.	BL-25-470
C.I.P. NO.	P2CC2623
JOB NO.	1533.008
DRAWN	K.P. S.G
CHECK	J.C

ACCESSIBILITY NOTES & DIAGRAMS COMMON FACILITIES (CBC 11B)

SHEET
G143

10/1/2026 2:33:07 PM

14. Protruding Objects / Headroom
(2022 CBC Section 11B-307)
See detail: (7 / G144)

A. Headroom: Vertical clearance of 80" high min. in all exterior or interior way of passage for pedestrian travel including but not limited to, walks, hallways, corridors, courtyards, elevators, platform lifts, ramps, stairways and landings. **(11B-307.2)**
B. Protruding objects with leading edges more than 27" and not more than 80" above the finished floor may project 4" max. horizontally into circulation path. (**11B-307.2**). **Exception:** handrails permitted to project 4 1/2" max.
C. Freestanding objects mounted on posts or pylons between 27" and 80" above floor may project 12" maximum. **(11B-307.3)**
D. Protruding objects not to reduce the clear width of an accessible route or maneuvering space. **(11B-307.5)**.

12. Signs and Identification
(2022 CBC Section 11B-216, and 11B-703)
See details:

A. Signage for each accessible facility.
B. Building directories. Identifying accessible facilities such as restrooms and elevators.
C. Braille (only when required): **(11B-703.3 & 11B-703.4)**
C.1. Contracted Grade 2 Braille.
C.2. Domed or rounded shape dots shall be 0.1" on centers in same cell with 0.3" on center between corresponding dots in adjacent cells, dot height (0.025" to 0.037"), dot base diameter (0.059" to 0.063"), distance between corresponding dots from one cell directly below (.0395" to 0.40") on center. Braille shall be positioned below the corresponding text in a horizontal format, flush left or centered. Braille shall be separated 3/8" min. and 1/2" max. from raised borders and decorative elements. If multi-lined text braille to be placed and separated 3/8" below the entire text.
D. Raised characters **(11B-703.2)** and pictograms (only when required):
D.1. Character style: Sans Serif **(11B-703.2.3)**
D.2. Case: Upper Case Characters.**(11B-703.2.2)**
D.3. Raised characters depth: 1/32" minimum. **(11B-703.2.1)**
D.4. Raised character height: 5/8" minimum, and 2" maximum. **(11B-703.2.5)**
D.5. Pictograms shall have a field height of 6" minimum. Characters and braille shall not be located in the pictgram field. **(11B-703.6)**
D.6. Finish and Contrast: Characters and symbols are required to contrast with their background and shall have a non-glare finish. **(11B-703.6.2) and (11B-703.7.1).**
E. Tactile characters on signs shall be located 48" min. above the finished floor or ground surface, measured from the baseline of the lowest Braille cells and 60" max. above the finish floor or ground surface measured from the baseline of the highest line of raised characters per **(CBC section 11B-703.4.1)**

15. Space allowance and reach ranges for wheelchairs
(2022 CBC Section 11B-304, 11B-305, 11B-306, 11B-308 and Figures 11B-308.2.1 & 11B-308.2.2)
See details: (1 / G144) (2 / G144)

A. Minimum clear floor or ground space to accommodate a wheelchair is 30" min. x 48" min. **(11B-305)**
B. Clear width: 36" min. Except the clear width is permitted to be reduced to 32"min. for a 24" max. length provided the reduced width segments are separated by segments that are 48" min. long by 36" min. wide. See **(Figure 11B-403.5.1)**.
C. Minimum width for two wheelchairs to pass is 60" min. See passing spaces in **(11B-403.5.3.)**
D. Minimum space for a wheelchair to make a 180 degree turn is 60" min. diameter circle or a T-shaped space. See **(Figure 11B-304.3.2)**.
E. May be positioned for forward or side approach to an object.
F. Minimum clear floor space may be part of the knee and toe clearance complying with **(11B-306)**.
G. Approach: One full unobstructed side of clear floor space adjoins an accessible route or adjoins another clear floor space.
H. Alcoves: Forward approach alcoves are 36" wide min. where depth exceeds 24". Parallel approach alcoves are 60" wide min. where the depth exceeds 15". **(11B-305.7)**
I. Reach height for forward approach without obstruction is between 15"min. and 48" max. above floor. **(Figure 11B-308.2.1)**
J. Reach Height for forward approach over an obstruction: **(Figure 11B-308.2.2)**

Reach Height	Obstruction Depth
44" max.	20" - 25"
48" max.	less than 20"

K. Reach Height for side approach over an obstruction 34" max. high: **(11B-308.3.2)**

Reach Height	Obstruction Depth
48" max.	10" maximum
46" max.	10"-24" maximum

L. Reach height for side approach without obstruction is between 15" min. and 48" max. above floor. **(11B-308.3.1)**

16. Electrical Switches
(2022 CBC Section 11B-308.1.1)
Controls and switches intended to be used by the occupant of a room or area to control lighting and receptacle outlets, appliances or cooling, heating and ventilating equipment shall comply with **Section 11B-308** except the low reach (15 inches) shall be measured to the bottom of the outlet box and the high reach (48 inches) shall be measured to the top of the outlet box.

17. Electrical Receptacle Outlets
(2022 CBC Section 11B-308.1.2)

A. Electrical receptacle outlets on branch circuits of 30 amps or less and communication system receptacles shall comply with **Section 11B-308** except the low reach (15 inches) shall be measured to the bottom of the outlet box and the high reach (48 inches) shall be measured to the top of the outlet box.

19. Doors, Doorways, and Gates
(2022 CBC Section 11B-404 & Figures 11B-404.2.3 & 11B-404.2.4.1)
See details: (11 / G144) (12 / G144) (13 / G144) (14 / G144)

A. Level and clear space on swing side: 60" at 90 deg. to door in closed position.
B. Level and clear space on side away from swing: 48" at 90 deg. to door in closed position. 44" if no closer and approach can be made from latch side. **(11B-404.2.4 & Table 11B-404.2.4.1)**
C. Space provided past strike edge of door on swing side: 18" for interior doors, 24" for exterior doors.
D. Space provided past strike edge on push side of door: 12" if door is equipped with both a latch and closer.
E. Width: 32" min. clear opening (36" door) - measured from face of door and the stop, with door open 90 degrees. **(11B-404.2.3 & Figure 11B-404.2.3)**.
F. Height: 80" min.
G. Pair of doors - at least one active door to be 32" min. clear width when open at 90 deg. **(11B-404.2.2)**
H. No revolving doors, revolving gates, and turnstiles shall be part of an accessible route. **(11B-404.3.7)**
I. 10" smooth uninterrupted surface at the bottom, on the push side of door or gate extending the full width. **(11B-404.2.10)**

20. Hardware & Operable Parts
(2022 CBC Section 11B-309 & 11B-404)

A. Door handles in any position, pulls, latches, locks, and other operable parts including key pads, card or fob readers shall be accessible. Operable parts of such hardware shall be 34"min. and 44" max. above the finished floor or ground. **(11B-404.2.7)**
B. Operation: Operable parts shall be operable by a single effort, no tight grasping, tight pinching or twisting of the wrist (levers, push-pulls, or panic devices are O.K.). **(11B-309)**
C. Allowable closer pressure: **(11B-404.2.9)**
a. Interior & Exterior doors: 5 lbf maximum.
b. Fire doors (if required): 15 lbf maximum
D. Thresholds: Maximum height of 1/2". **(11B-404.2.5)** Changes between 1/4" and 1/2" must be sloped 1:2 max. **(11B-303.3)**
E. Closer timing min. 5 seconds from 90 deg.-12 deg. from latch. **(11B-404.2.8)**
F. Provide lever actuated latches or locks that are curved with a return to within 1/2" of the door to prevent catching of clothing.
G. Where sliding doors are in full open position, operating hardware shall be exposed and useable from both sides per **Section 11B-404.2.7.**

21. Doors in Series and Gates in a Series
(2022 CBC Section 11B-404.2.6 and Figure 11B-404.2.6)

A. The distance between two hinged or pivoted doors in a series and gates in a series shall be 48' min. plus the width of the doors or gates swinging into the space.

11B-208 Parking Spaces

11B-208.1 General. Where parking spaces are provided, parking spaces shall be prodcided in accordance with Section 11B-208. For the purposes of this section, electric vehicle charging stations are not parking spaces; see Section 11B-228.

11B-812 Electric Vehicle charging stations

11B-812.1 General. Electric vehicle charging stations (EVCS) shall comply with Section 11B-812 as required by Section 11B-228.3. Where vehicle spaces and access aisles are marked with lines, measurements shall be made from the centerline of the markings.

Exception: Where vehicle spaces or access aisles are not adjacent to another vehicle space, access aisle, or parking space, measurements shall be permitted to include the full width of the line defining the vehicle space or access aisle.

11B-812.2 Operable Parts Operable parts shall comply with Section 11B-309.

11B-812.3 Floor or Ground Surfaces. Vehicle spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the vehicle space they serve. Changes in level, slopes exceeding 1:48, and detectable warnings shall not be permitted in vehicle spaces and access aisles.

11B-812.4 Vertical Clearance. Vehicle spaces, access aisles serving them, and vehicular routes serving them shall provide a vertical clearance of 98 inches (2489 mm) minimum. Where provided, overhead cable management systems shall not obstruct required vertical clearance.

11B-812.5 Accessible Routes

11B-812.5.1 Accessible Route to Building or Facility. EVCS complying with Section 11B-812 that serve a particular building or facility shall be located on an accessible route to an entrance complying with Section 11B-206.4. Where EVCS do not serve a particular building or facility, EVCS complying with Section 11B-812 shall be located on an accessible route to an accessible pedestrian entrance of the EV charging facility.

Exception: EVCS complying with Section 11B-812 shall be permitted to be located in different EV charging facilities if substantially equivalent or greater accessibility is provided in terms of distance from an accessible entrance or entrances, charging fee, and user convenience.

11B-812.5.2 Accessible Route to EV Charger. An accessible route complying with Section 11B-402 shall connect the vehicle space and the EV charger which serves it.

11B-812.5.3 Relationship to Accessible Routes. Vehicle spaces and access aisles shall be designed so that when the vehicle space is occupied the required clear width of adjacent accessible routes is not obstructed. A curb, wheel stop, bollards, or other barrier shall be provided if required to prevent encroachment of vehicles over the required clear width of adjacent accessible routes.

11B-812.5.4 Arrangement. Vehicle spaces and access aisles shall be designed so that persons using them are not required to travel behind vehicle spaces or parking spaces other than the vehicle space in which their vehicle has been left to charge.

Exceptions:
1. Ambulatory EVCS shall not be required to comply with Section 11B-812.5.4.
2. Vehicle spaces installed in existing facilities shall comply with Section 11B-812.5.4 to the maximum extent feasible.

11B-812.5.5 Obstructions. EVCS shall be designed so accessible routes are not obstructed by cables or other elements.

11B-812.6 Vehicle Spaces. Vehicle spaces serving van accessible, standard accessible, ambulatory and drive-up EVCS shall be 216 inches (5486 mm) long minimum and shall comply with Sections 11B-812.6.1 through 11B-812.6.4 as applicable. All vehicle spaces shall be marked to define their width.

Exceptions:
1. Where the long dimension of vehicle spaces is parallel to the traffic flow in the adjacent vehicular way, the length of vehicle spaces shall be 240 inches (6096 mm) minimum.
2. Vehicle spaces at drive-up EVCS shall be 240 inches (6096 mm) long minimum and shall not be required to be marked to define their width.

11B-812.6.1 Van Accessible. Vehicle spaces serving van accessible EVCS shall be 144 inches (3658 mm) wide minimum and shall have an adjacent access aisle complying with Section 11B-812.7.

11B-812.6.2 Standard Accessible. Vehicle spaces serving standard accessible EVCS shall be 108 inches (2743 mm) wide minimum and shall have an adjacent access aisle complying with Section 11B-812.7.

11B-812.6.3 Ambulatory. Vehicle spaces serving ambulatory EVCS shall be 120 inches (3048 mm) wide minimum and shall not be required to have an adjacent access aisle.

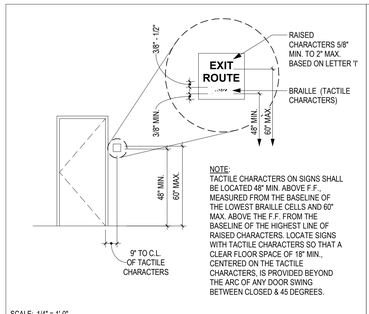
11B-812.6.4 Drive-Up. Vehicle spaces serving drive-up EVCS shall be 204 inches (5182 mm) wide minimum and shall not be required to have an adjacent access aisle.

11B-812.7 Access Aisle. Access aisles shall adjoin an accessible route. Two vehicle spaces shall be permitted to share a common access aisle. Access aisles shall be 60 inches (1524 mm) wide minimum and shall extend the full required length of the vehicle spaces they serve.

11B-812.7.1 Location. Access aisles at vehicle spaces shall not overlap the vehicular way and may be placed on either side of the vehicle space they serve except for van accessible spaces which shall have access aisles located on the passenger side of the vehicle spaces.

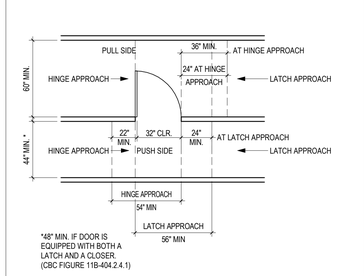
11B-812.7.2 Marking. Access aisles at vehicle spaces shall be marked with a painted borderline around their perimeter. The area within the borderlines shall be marked with hatched lines a maximum of 36 inches (914 mm) on center. The color of the borderlines, hatched lines, and letters shall contrast with that of the surface of the access aisle. The blue color required for identification of access aisles for accessible parking shall not be used. Access aisle markings may extend beyond the minimum required length.

11B-812.7.3 Lettering. The words "NO PARKING" shall be painted on the surface within each access aisle in letters a minimum of 12 inches (305 mm) in height and located to be visible from the adjacent vehicular way.



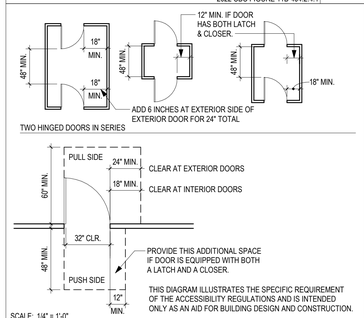
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TACTILE & RAISED CHARACTER SIGNS — 15
2022 CBC FIGURES 11B-703.4.1



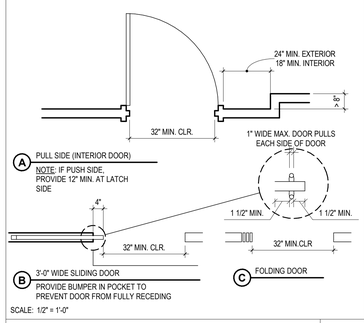
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SIDE APPROACH DOOR CLEARANCES — 14
2022 CBC FIGURE 11B-404.2.4.1



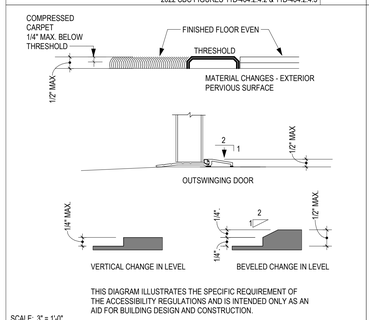
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FRONT APPROACH DOOR CLEARANCES — 13
2022 CBC FIGURES 11B-404.2.6 & 11B-404.2.4.1



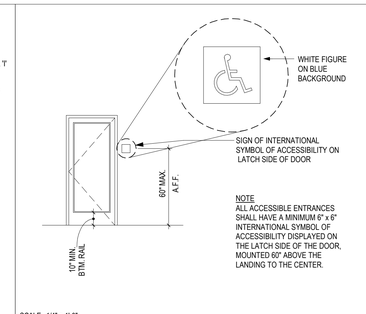
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MIN. CLEARANCES AT DOORS — 12
2022 CBC FIGURES 11B-404.2.4.2 & 11B-404.2.4.3



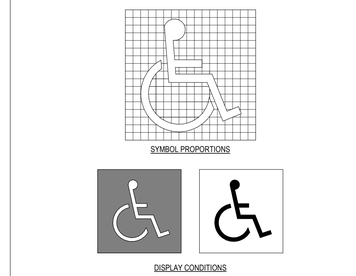
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THRESHOLDS — 11
2022 CBC SECTION 11B-404.2.5 & FIGURES 11B-303.2 & 11B-303.3



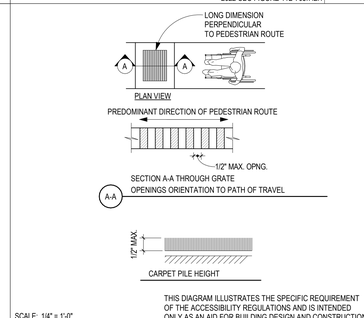
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ENTRANCE SIGNAGE — 10
2022 CBC 11B-216 & FIGURE 11B-703.7.2.1



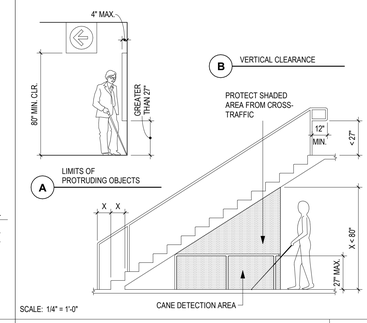
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ACCESSIBILITY SYMBOL — 9
2022 CBC FIGURE 11B-703.7.2.1



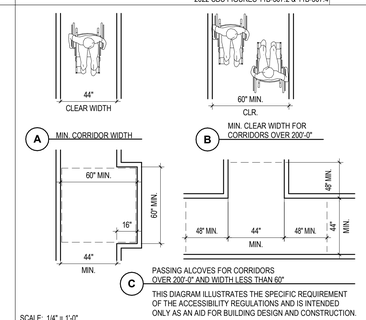
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OPENINGS AND FLOORING — 8
2022 CBC FIGURES 11B-302.2 & 11B302.3



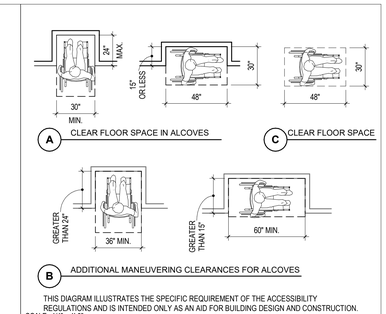
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PROTRUDING OBJECTS — 7
2022 CBC FIGURES 11B-307.2 & 11B-307.4



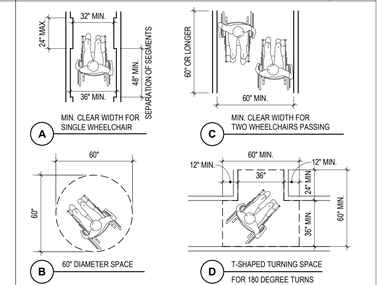
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CORRIDORS — 6
2022 CBC 1020.3 & 11B-403.5.3



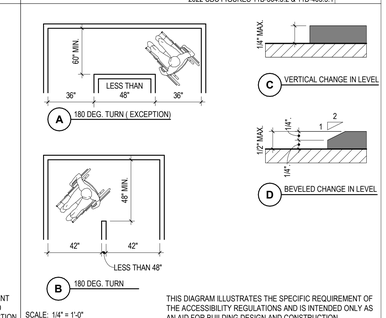
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MIN. CLEAR FLOOR SPACE — 5
2022 CBC FIGURES 11B-305.3 & 11B-305.7.1 & 305.7.2



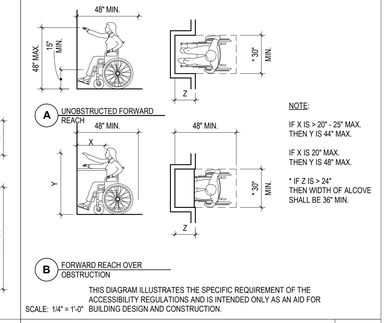
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WHEELCHAIR PASSAGE WIDTH — 4
2022 CBC FIGURES 11B-304.3.2 & 11B-403.5.1



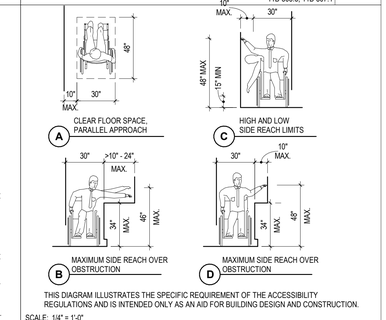
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ACCESSIBLE ROUTE — 3
2022 CBC FIGURE 11B-303.2 & 11B-303.3 & 11B403.5.2



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

FORWARD REACH — 2
2022 CBC FIGURE 11B-308.2.1 & 11B-308.2.2 11B-305.5, 11B-307.1



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

SIDE REACH — 1
2022 CBC FIGURES 11B-305.5 & 11B-308.3.1 & 11B-308.3.2

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CITY OF LAKEWOOD CALIFORNIA

CLIENT

CONSULTANT

LAKEWOOD TOWN SQUARE

4970 CLARK AVE. LAKEWOOD, CA 90712

BID SET 10.02.26

REVISIONS

SEAL / SIGNATURE

PERMIT NO.	BL-25-470
C.I.P. NO.	P2CC2623
JOB NO.	1533.008
DRAWN	K.P, S.G
CHECK	J.C

ACCESSIBILITY NOTES & DIAGRAMS COMMON ROUTES (CBC 11B)

SHEET
G144

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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.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of $200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.

301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:

Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 *et seq.* for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)
301.5 HEALTH FACILITIES. (see GBSC)

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

SECTION 303 PHASED PROJECTS

303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

303.1.1 Initial Tenant improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.

ABBREVIATION DEFINITIONS:

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

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES
DIVISION 5.1 PLANNING AND DESIGN
SECTION 5.101 GENERAL

5.101.1 SCOPE
The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

LOW-EMITTING AND FUEL EFFICIENT VEHICLES.
Eligible vehicles are limited to the following:

1. Zero emission vehicle (ZEV), enhanced advanced technology PZEV (enhanced AT ZEV) or transitional zero emission vehicles (TZEV) regulated under CCR, Title 13, Section 1962.
2. High-efficiency vehicles, regulated by U.S. EPA, bearing a fuel economy and greenhouse gas rating od 9 oe 10 as regulated under 40 CFR Section 600 Subpart D.

NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" either in Section 385.5 of the Vehicle Code or in 49CFR571.500 (as it existed on July 1, 2000), and is certified to zero-emission vehicle standards.

TENANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors.

VANPOOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motortruck or truck tractor, designed for carrying more than 10 but not more than 15 persons including the driver, which is maintained and used primarily for the nonprofit work-related transportation of adults for the purpose of ridesharing.

Note: Source: Vehicle Code, Division 1, Section 668

ZEV. Any vehicle certified to zero-emission standards.

SECTION 5.106 SITE DEVELOPMENT

5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

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

5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.

1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Scheduling construction activity during dry weather, when possible.
   b. Preservation of natural features, vegetation, soil, and buffers around surface waters.
   c. Drainage swales or lined ditches to control stormwater flow.
   d. Mulching or hydroseeding to stabilize disturbed soils.
   e. Erosion control to protect slopes.
   f. Protection of storm drain inlets (gravel bags or catch basin inserts).
   g. Perimeter sediment control (perimeter silt fence, fiber rolls).
   h. Sediment trap or sediment basin to retain sediment on site.
   i. Stabilized construction exits.
   j. Wind erosion control.
   k. Other soil loss BMPs acceptable to the enforcing agency.
2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Dewatering activities.
   b. Material handling and waste management.
   c. Building materials stockpile management.
   d. Management of washout areas (concrete, paints, stucco, etc.).
   e. Control of vehicle/equipment fueling to contractor's staging area.
   f. Vehicle and equipment cleaning performed off site.
   g. Spill prevention and control.
   h. Other housekeeping BMPs acceptable to the enforcing agency.

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.

Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.

5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.
Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility.

5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.
5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

5.106.5.3 Electric vehicle (EV) charging [N] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating the local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section

5.106.5.3.1 EV capable spaces.
[N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements:
1. Raceways complying with the California Electrical Code and no less that 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the EV capable and into a suitable listed cabinet, box,enclosure or equivalent. A common raceway may be used to serve multiple EV charging spaces.
2. A service panel or subpanel (s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.
3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.
4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective devices space(s) as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

Note: A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by an enforcement agency. See vehicle Code Section 22511.2 for further details.

TABLE 5.106.5.3.1

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

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

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

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

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

5.106.5.3.3 Use of automatic load management systems (ALMS).
ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity specified in Section 5.106.5.3.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

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

5.106.5.4 Electric Vehicle (EV) charging; medium-duty and heavy-duty. [N]
Construction shall comply with section 5.106.5.4.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores with planned off-street loading spaces shall also comply with Section 5.106.5.4.1 for future installation of medium- and heavy-duty EVSE.
Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

When EVSE(s) is/are installed, it shall be in accordance with the *California Building Code*, the *California Electrical Code* and as follows:

5.105.5.4.1 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 transformers(s), service panels(s) or subpanel(s) shall be installed at the time of construction in accordance with the California Electrical Code. Construction plans and specifications shall include but are not limited to, the following:
1. The transformer, main service equipment and subpanel shall meet the minimum power requirement in Table 5.106.5.4.1 to accommodate the dedicated branch circuits for the future installation of EVSE.
2. The construction documents shall indicate on or more location(s) convenient to the planned offstreet loading space(s) reserved for medium-and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s) as shown in Table 5.106.5.4.1
3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium-and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipments for medium- and heavy-duty vehicles.
4. The raceway(s) or busway(s) shall be sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table 5.106.5.4.1.

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

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

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

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

Exceptions: [N]

1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code.
2. Emergency lighting.
3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.
5. Luminaires with less than 6,200 initial luminaire lumens.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS[1,2]

ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING [3]					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting [3]	N/A	U0	U0	U0	U0
For all other outdoor lighting,including decorative luminaires	N/A	U1	U2	U3	UR
MAXIMUM ALLOWABLE GLARE RATING [3] (G)					
MAXIMUM ALLOWABLE GLARE RATING [3] (G)	N/A	G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING [3] (G)	N/A	G0	G1	G1	G2
MAXIMUM ALLOWABLE GLARE RATING [3] (G)	N/A	G0	G0	G1	G1
MAXIMUM ALLOWABLE GLARE RATING [3] (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
Luminaires within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point of that property line.
Exception; Corners. If two property lines (or two segments of the same property line) have equidistant point to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest points(s) on the property lines to determine the required backlight rating.

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

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

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

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.
Exception: Additions and alterations not altering the drainage path.

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

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

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

5.106.12.2 Landscape areas. Shade trees 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.*

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

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2022 CALGREEN REQUIREMENTS - NON-RESIDENTIAL

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AIA California

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.)

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.

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:

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.

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.

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

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/.

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.

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

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).

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

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^{0} 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 A-3 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 hydrochlorofluorocarbon, 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 hundredths 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

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.

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.*

DAHLIN
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

LAKEWOOD TOWN SQUARE
4970 CLARK AVE, LAKEWOOD, CA 90712

BID SET 10.02.26
ADDITIONAL DATE (OPT) 00.00.00
X REVISIONS

SEAL / SIGNATURE

JOB NO. **1533.008**
DRAWN **Author**
CHECK **Checker**

2022 CALGREEN REQUIREMENTS - NON-RESIDENTIAL

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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.)

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 PWMR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) *of California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

TABLE 5.504.4.3 - CONT.

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

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

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

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

5.504.4.4 Carpet Systems.
All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

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

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers,"Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

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

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

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

5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:
1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.
5. Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

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

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

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

5.504.4.6 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350)

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

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

5.504.4.7 Thermal insulation
Comply with the requirements of the California Department of Public Health, "Standard Method of the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, "Version 1.2, January 1,2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

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

5.504.4.8 Acoustical ceiling and wall panels.
Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, " Version 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.

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

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

Exceptions: Existing mechanical equipment.

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

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

SECTION 5.505 INDOOR MOISTURE CONTROL

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

SECTION 5.506 INDOOR AIR QUALITY

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

5.506.2 CARBON DIOXIDE (CO_2) MONITORING. For buildings or additions equipped with demand control ventilation, CO_2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

5.506.3 Carbon dioxide (CO_2) monitoring in classrooms.
(DSA-SS) Each public K-12 school classroom, as listed in Table 120.1-A of the *California Energy Code,* shall be equipped with a carbon dioxide monitor or sensor that meets the following requirements:
1. The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable windows.
2. When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel.
3. A monitor shall provide notification though a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have exceeded 1,100ppm.
4. The monitor or sensor shall measure carbon dioxide levels at minimum 15- minute intervals and shall maintain a record of previous carbon dioxide measurements of not less than 30 days duration.
5. The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater.
6. The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years.

SECTION 5.507 ENVIRONMENTAL COMFORT

5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

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

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

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

   Exceptions:

   1. L_{dn} or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.
   2. L_{dn} or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

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

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

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

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

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior soundlevels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.

SECTION 5.508 OUTDOOR AIR QUALITY

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

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

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

5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO_2), and potentially other refrigerants.

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

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

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

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

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

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

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

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

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

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

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

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit ovr the stem are required for valves designed to have seal caps.

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

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

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

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device tha indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.

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

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

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

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

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

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

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

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

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

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

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

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

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

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

DAHLIN
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

LAKEWOOD TOWN SQUARE
4970 CLARK AVE, LAKEWOOD, CA 90712

BID SET	10.02.26
ADDITIONAL DATE (OPT)	00.00.00
X REVISIONS	

SEAL / SIGNATURE

JOB NO.	**1533.008**
DRAWN	**Author**
CHECK	**Checker**

2022 CALGREEN REQUIREMENTS - NON-RESIDENTIAL

SHEET
G203

10/1/2026 2:33:18 PM

LAKEWOOD TOWN SQUARE

4970 CLARK AVE. LAKEWODD, CA 90712

C.I.P. NO. P2CC2623

BID SET

10.02.26

GENERAL NOTES

1. ALL GRADING AND CONSTRUCTION SHALL CONFORM TO THE 2026 COUNTY OF LOS ANGELES BUILDING CODES, THE LATEST GREENBOOK SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND THE STATE MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE UNLESS SPECIFICALLY NOTED ON THESE PLANS.
2. ANY MODIFICATIONS OF OR CHANGES TO APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL.
3. NO GRADING SHALL BE STARTED WITHOUT FIRST NOTIFYING THE BUILDING OFFICIAL. A PRE-GRADING MEETING AT THE SITE IS REQUIRED BEFORE THE START OF THE GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST, COUNTY GRADING INSPECTOR(S) OR THEIR REPRESENTATIVES, AND WHEN REQUIRED THE ARCHEOLOGIST OR OTHER JURISDICTIONAL AGENCIES. PERMITTEE OR HIS AGENT ARE RESPONSIBLE FOR ARRANGING PRE-GRADE MEETING AND MUST NOTIFY THE BUILDING OFFICIAL AT LEAST TWO BUSINESS DAYS PRIOR TO PROPOSED PRE-GRADE MEETING.
4. APPROVAL OF THESE PLANS REFLECT SOLELY THE REVIEW OF PLANS IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES BUILDING CODES AND DOES NOT REFLECT ANY POSITION BY THE COUNTY OF LOS ANGELES OR THE DEPARTMENT OF PUBLIC WORKS REGARDING THE STATUS OF ANY TITLE ISSUES RELATING TO THE LAND ON WHICH THE IMPROVEMENTS MAY BE CONSTRUCTED. ANY DISPUTES RELATING TO TITLE ARE SOLELY A PRIVATE MATTER NOT INVOLVING THE COUNTY OF LOS ANGELES OR THE DEPARTMENT OF PUBLIC WORKS.
5. ALL GRADING AND CONSTRUCTION ACTIVITIES SHALL COMPLY WITH COUNTY OF LOS ANGELES CODE, TITLE 12, SECTION 12.12.030 THAT CONTROLS AND RESTRICTS NOISE FROM THE USE OF CONSTRUCTION AND GRADING EQUIPMENT FROM THE HOURS OF 8:00 PM TO 6:30 AM, AND ON SUNDAYS AND HOLIDAYS. (MORE RESTRICTIVE CONSTRUCTION ACTIVITY TIMES MAY GOVERN, AS REQUIRED BY THE DEPARTMENT OF REGIONAL PLANNING AND SHOULD BE SHOWN ON THE GRADING PLANS WHEN APPLICABLE.)
6. CALIFORNIA PUBLIC RESOURCES CODE (SECTION 5097.98) AND HEALTH AND SAFETY CODE (SECTION 7050.5) ADDRESS THE DISCOVERY AND DISPOSITION OF HUMAN REMAINS. IN THE EVENT OF DISCOVERY OR RECOGNITION OF ANY HUMAN REMAINS IN ANY LOCATION OTHER THAN A DEDICATED CEMETERY, THE LAW REQUIRES THAT GRADING IMMEDIATELY STOPS AND NO FURTHER EXCAVATION OR DISTURBANCE OF THE SITE, OR ANY NEARBY AREA WHERE HUMAN REMAINS MAY BE LOCATED, OCCUR UNTIL THE FOLLOWING HAS BEEN MEASURES HAVE BEEN TAKEN:
   - A. THE COUNTY CORONER HAS BEEN INFORMED AND HAS DETERMINED THAT NO INVESTIGATION OF THE CAUSE OF DEATH IS REQUIRED, AND
   - B. IF THE REMAINS ARE OF NATIVE AMERICAN ORIGIN, THE DESCENDANTS FROM THE DECEASED NATIVE AMERICANS HAVE MADE A RECOMMENDATION FOR THE MEANS OF TREATING OR DISPOSING, WITH APPROPRIATE DIGNITY, OF THE HUMAN REMAINS AND ANY ASSOCIATED GRAVE GOODS.
7. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
8. ALL EXPORT OF MATERIAL FROM THE SITE MUST GO TO A PERMITTED SITE APPROVED BY THE BUILDING OFFICIAL OR A LEGAL DUMPSITE. RECEIPTS FOR ACCEPTANCE OF EXCESS MATERIAL BY A DUMPSITE ARE REQUIRED AND MUST BE PROVIDED TO THE BUILDING OFFICIAL UPON REQUEST.
9. A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLANS MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES.
10. SITE BOUNDARIES, EASEMENTS, DRAINAGE DEVICES, RESTRICTED USE AREAS SHALL BE LOCATED PER CONSTRUCTION STAKING BY FIELD ENGINEER OR LICENSED SURVEYOR. PRIOR TO GRADING, AS REQUESTED BY THE BUILDING OFFICIAL, ALL PROPERTY LINES, EASEMENTS, AND RESTRICTED USE AREAS SHALL BE STAKED.
11. NO GRADING OR CONSTRUCTION SHALL OCCUR WITHIN THE PROTECTED ZONE OF ANY OAK TREE AS REQUIRED PER TITLE CHAPTER 22.56 OF THE COUNTY OF LOS ANGELES ZONING CODE. THE PROTECTED ZONE SHALL MEAN THAT AREA WITHIN THE DRIP LINE OF AN OAK TREE EXTENDING THERE FROM A POINT AT LEAST FIVE FEET OUTSIDE THE DRIP LINE, OR 15 FEET FROM THE TRUNK(S) OF A TREE, WHICHEVER IS GREATER.

   IF AN OAK TREE PERMIT IS OBTAINED: (ADD THE FOLLOWING NOTE :)

   ALL GRADING AND CONSTRUCTION WITHIN THE PROTECTED ZONE OF ALL OAK TREES SHALL BE PER OAK TREE PERMIT NO.___________. ALL RECOMMENDATIONS IN THE PERMIT AND ASSOCIATED OAK TREE REPORT MUST BE COMPLIED WITH AND ARE A PART OF THE GRADING PLAN. A COPY OF THE OAK TREE PERMIT AND ASSOCIATED REPORTS SHALL BE MAINTAINED IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES.
12. THE STANDARD RETAINING WALL DETAILS SHOWN ON THE GRADING PLANS ARE FOR REFERENCE ONLY. STANDARD RETAINING WALLS ARE NOT CHECKED, PERMITTED, OR INSPECTED PER THE GRADING PERMIT. A SEPARATE RETAINING WALL PERMIT IS REQUIRED FOR ALL STANDARD RETAINING WALLS.

   NOTE: THIS NOTE ONLY APPLIES TO STANDARD RETAINING WALLS. GEOGRID FABRIC AND SEGMENTAL RETAINING WALLS DO NOT REQUIRE A SEPARATE RETAINING WALL PERMIT. DETAILS AND CONSTRUCTION NOTES FOR ALL GEOGRID WALLS MUST BE ON THE GRADING PLAN.
13. A PREVENTIVE PROGRAM TO PROTECT THE SLOPES FROM POTENTIAL DAMAGE FROM BURROWING RODENTS IS REQUIRED PER SECTION J101.8 OF THE COUNTY OF LOS ANGELES BUILDING CODE. OWNER IS TO INSPECT SLOPES PERIODICALLY FOR EVIDENCE OF BURROWING RODENTS AND A FIRST EVIDENCE OF THEIR EXISTENCE SHALL EMPLOY AN EXTERMINATOR FOR THEIR REMOVAL.
14. WHERE A GRADING PERMIT IS ISSUED AND THE BUILDING OFFICIAL DETERMINES THAT THE GRADING WILL NOT BE COMPLETED PRIOR TO NOVEMBER 1, THE OWNER OF THE SITE ON WHICH THE GRADING IS BEING PERFORMED SHALL, ON OR BEFORE OCTOBER 1, FILE OR CAUSE TO BE FILED WITH THE BUILDING OFFICIAL AN ESCP PER SECTION J110.8.3 OF THE COUNTY OF LOS ANGELES BUILDING CODE.
15. TRANSFER OF RESPONSIBILITY: IF THE FIELD ENGINEER, THE SOILS ENGINEER, OR THE ENGINEERING GEOLOGIST OF RECORD IS CHANGED DURING GRADING, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS AGREED IN WRITING TO ACCEPT THEIR RESPONSIBILITY WITHIN THE AREA OF TECHNICAL COMPETENCE FOR APPROVAL UPON COMPLETION OF THE WORK. IT SHALL BE THE DUTY OF THE PERMITTEE TO NOTIFY THE BUILDING OFFICIAL IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF SUCH GRADING.

INSPECTION NOTES

16. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL AT LEAST ONE WORKING DAY IN ADVANCE OF REQUIRED INSPECTIONS AT FOLLOWING STAGES OF THE WORK. (SECTION J105.7 OF THE BUILDING CODE.)
   - (A) PRE-GRADE – BEFORE THE START OF ANY EARTH DISTURBING ACTIVITY OR CONSTRUCTION.
   - (B) INITIAL - WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL HAS BEEN SCARIFIED, BENCHED OR OTHERWISE PREPARED FOR FILL. FILL SHALL NOT BE PLACED PRIOR TO THIS INSPECTION. NOTE: PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING GRADING, ALL STORM WATER POLLUTION PREVENTION MEASURES INCLUDING EROSION CONTROL DEVICES WHICH CONTAIN SEDIMENTS MUST BE INSTALLED.
   - (C) ROUGH - WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED; DRAINAGE TERRACES, SWALES AND BERMS INSTALLED AT THE TOP OF THE SLOPE; AND THE STATEMENTS REQUIRED IN THIS SECTION HAVE BEEN RECEIVED.
   - (D) FINAL - WHEN GRADING HAS BEEN COMPLETED; ALL DRAINAGE DEVICES INSTALLED; SLOPE PLANTING ESTABLISHED, IRRIGATION SYSTEMS INSTALLED AND THE AS-BUILT PLANS, REQUIRED STATEMENTS, AND REPORTS HAVE BEEN SUBMITTED AND APPROVED.
17. IN ADDITION TO THE INSPECTION REQUIRED BY THE BUILDING OFFICIAL FOR GRADING, REPORTS AND STATEMENTS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL IN ACCORDANCE WITH SECTION J105 OF THE COUNTY OF LOS ANGELES BUILDING CODE.
18. UNLESS OTHERWISE DIRECTED BY THE BUILDING OFFICIAL, THE FIELD ENGINEER FOR ALL ENGINEERED GRADING PROJECTS SHALL PREPARE ROUTINE INSPECTION REPORTS AS REQUIRED UNDER SECTION J105.11 OF THE COUNTY OF LOS ANGELES BUILDING CODE. THESE REPORTS, KNOWN AS “REPORT OF GRADING ACTIVITIES”, SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AS FOLLOWS:
   1. BI-WEEKLY DURING ALL TIMES WHEN GRADING OF 400 CUBIC YARDS OR MORE PER WEEK IS OCCURRING ON THE SITE;
   2. MONTHLY, AT ALL OTHER TIMES; AND
   3. AT ANY TIME WHEN REQUESTED IN WRITING BY THE BUILDING OFFICIAL.
      SUCH “REPORT OF GRADING ACTIVITIES” SHALL CERTIFY TO THE BUILDING OFFICIAL THAT THE FIELD ENGINEER HAS INSPECTED THE GRADING SITE AND RELATED ACTIVITIES AND HAS FOUND THEM IN COMPLIANCE WITH THE APPROVED GRADING PLANS AND SPECIFICATIONS, THE BUILDING CODE, ALL GRADING PERMIT CONDITIONS, AND ALL OTHER APPLICABLE ORDINANCES AND REQUIREMENTS. THIS FORM IS AVAILABLE AT THE FOLLOWING WEBSITE HTTP://DPW.LACOUNTY.GOV/BSD/DG/DEFAULT.ASPX. “REPORT OF GRADING ACTIVITIES” MAY BE SCANNED AND UPLOADED AT THE WEBSITE OR FAXED TO (310) 530-5482. FAILURE TO PROVIDE REQUIRED INSPECTION REPORTS WILL RESULT IN A “STOP WORK ORDER.”
19. ALL GRADED SITES MUST HAVE DRAINAGE SWALES, BERMS, AND OTHER DRAINAGE DEVICES INSTALLED PRIOR TO ROUGH GRADING APPROVAL PER SECTION J105.7 OF THE COUNTY OF LOS ANGELES BUILDING CODE.
20. THE GRADING CONTRACTOR SHALL SUBMIT THE STATEMENT TO THE GRADING INSPECTOR AS REQUIRED BY SECTION J105.12 OF THE COUNTY OF LOS ANGELES BUILDING CODE AT THE COMPLETION OF ROUGH GRADING.
21. FINAL GRADING MUST BE APPROVED BEFORE OCCUPANCY OF BUILDINGS WILL BE ALLOWED PER SECTION J105 OF THE COUNTY OF LOS ANGELES BUILDING CODE.

DRAINAGE NOTES

22. ROOF DRAINAGE MUST BE DIVERTED FROM GRADED SLOPES.
23. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
24. ALL STORM DRAIN WORK IS TO BE DONE UNDER CONTINUOUS INSPECTION BY THE FIELD ENGINEER. STATUS REPORTS REQUIRED UNDER NOTE 18 AND SECTION J105.11 OF THE COUNTY OF LOS ANGELES BUILDING CODE SHALL INCLUDE INSPECTION INFORMATION AND REPORTS ON THE STORM DRAIN INSTALLATION.

AGENCY NOTES

25. AN ENCROACHMENT PERMIT FROM (COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS) (CALTRANS) (CITY OF LAKEWOOD) IS REQUIRED FOR ALL WORK WITHIN OR AFFECTING ROAD RIGHT OF WAY. ALL WORK WITHIN ROAD RIGHT OF WAY SHALL CONFORM TO (COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS)(CALTRANS) (CITY OF LAKEWOOD) ENCROACHMENT PERMIT.
26. AN ENCROACHMENT PERMIT /CONNECTION PERMIT IS REQUIRED FROM THE COUNTY OF LOS ANGELES FLOOD CONTROL DISTRICT FOR ALL WORK WITHIN THE COUNTY OF LOS ANGELES FLOOD CONTROL DISTRICT RIGHT OF WAY. ALL WORK SHALL CONFORM TO CONDITIONS SET BY THE PERMIT.
27. PERMISSION TO OPERATE IN VERY HIGH FIRE HAZARD SEVERITY ZONE MUST BE OBTAINED FROM THE FIRE PREVENTION BUREAU OR THE LOCAL FIRE STATION PRIOR TO COMMENCING WORK.
29. ALL CONSTRUCTION/DEMOLITION, GRADING, AND STORAGE OF BULK MATERIALS MUST COMPLY WITH THE LOCAL AQMD RULE 403 FOR FUGITIVE DUST. INFORMATION ON RULE 403 IS AVAILABLE AT AQMD'S WEBSITE HTTP://WWW.AVAQMD.COM.

PROJECT INFORMATION:

APPLICANT:

APPLICANT: DAHLIN GROUP, INC.
ADDRESS: 505 TECHNOLOGY DRIVE, SUITE 200
IRVINE, CA 92618

TELEPHONE: (949) 250-4680

ATTN: DANIEL BERGHAUSER

PROJECT DESCRIPTION:

THIS IS AN APPLICATION FOR A NEW CITY PLAZA AND FARMER'S MARKET AREA FOR THE CITY OF LAKEWOOD.

PROJECT ADDRESS:

4970 CLARK AVENUE
LAKEWOOD, CA 90712

LAND USE / ZONE:

EXISTING: COMMERCIAL

PROPOSED: COMMERCIAL

APN:

- 7172-002-905
- 7172-002-906

GENERAL GEOTECHNICAL NOTES

29. ALL WORK MUST BE IN COMPLIANCE WITH THE RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL CONSULTANT'S REPORT(S) AND THE APPROVED GRADING PLANS AND SPECIFICATIONS.
30. GRADING OPERATIONS MUST BE CONDUCTED UNDER PERIODIC INSPECTIONS BY THE GEOTECHNICAL CONSULTANTS WITH MONTHLY INSPECTION REPORTS TO BE SUBMITTED TO THE GEOLOGY AND SOILS SECTION. (900 S. FREMONT, ALHAMBRA CA 91803 – 3RD FLOOR)
31. THE SOIL ENGINEER SHALL PROVIDE SUFFICIENT INSPECTIONS DURING THE PREPARATION OF THE NATURAL GROUND AND THE PLACEMENT AND COMPACTION OF THE FILL TO BE SATISFIED THAT THE WORK IS BEING PERFORMED IN ACCORDANCE WITH THE PLAN AND APPLICABLE CODE REQUIREMENTS.
32. ROUGH GRADING MUST BE APPROVED BY A FINAL ENGINEERING GEOLOGY AND SOILS ENGINEERING REPORT. AN AS-BUILT GEOLOGIC MAP MUST BE INCLUDED IN THE FINAL GEOLOGY REPORT. PROVIDE A FINAL REPORT STATEMENT THAT VERIFIES WORK WAS DONE IN ACCORDANCE WITH REPORT RECOMMENDATIONS AND CODE PROVISIONS (SECTION J105.12 OF THE COUNTY OF LOS ANGELES BUILDING CODE). THE FINAL REPORT(S) MUST BE SUBMITTED TO THE GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION FOR REVIEW AND APPROVAL.
33. FOUNDATION, WALL AND POOL EXCAVATIONS MUST BE INSPECTED AND APPROVED BY THE CONSULTING GEOLOGIST AND SOIL ENGINEER, PRIOR TO THE PLACING OF STEEL OR CONCRETE.
34. BUILDING PADS LOCATED IN CUT/FILL TRANSITION AREAS SHALL BE OVER-EXCAVATED A MINIMUM OF THREE (3) FEET BELOW THE PROPOSED BOTTOM OF FOOTING.

FILL NOTES

35. ALL FILL SHALL BE COMPACTED TO THE FOLLOWING MINIMUM RELATIVE COMPACTION CRITERIA:
   - A. 90 PERCENT OF MAXIMUM DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE.
   - B. 93 PERCENT OF MAXIMUM DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90 PERCENT OF MAXIMUM DRY DENSITY) IS JUSTIFIED BY THE GEOTECHNICAL ENGINEER. THE RELATIVE COMPACTION SHALL BE DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D1557-91 WHERE APPLICABLE: WHERE NOT APPLICABLE, A TEST ACCEPTABLE TO THE BUILDING OFFICIAL SHALL BE USED. (SECTION J107.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.)
   - C. 95 PERCENT OF MAXIMUM DRY DENSITY IS REQUIRED FOR ALL FIRE LANES UNLESS OTHERWISE APPROVED BY THE FIRE DEPARTMENT.
36. FIELD DENSITY SHALL BE DETERMINED BY A METHOD ACCEPTABLE TO THE BUILDING OFFICIAL. (SECTION J107.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.) HOWEVER, NOT LESS THAN 10% OF THE REQUIRED DENSITY TEST, UNIFORMLY DISTRIBUTED, AND SHALL BE OBTAINED BY THE SAND CONE METHOD.
37. SUFFICIENT TESTS OF THE FILL SOILS SHALL BE MADE TO DETERMINE THE RELATIVE COMPACTION OF THE FILL IN ACCORDANCE WITH THE FOLLOWING MINIMUM GUIDELINES:
   - A. ONE TEST FOR EACH TWO-FOOT VERTICAL LIFT.
   - B. ONE TEST FOR EACH 1,000 CUBIC YARDS OF MATERIAL PLACED.
   - C. ONE TEST AT THE LOCATION OF THE FINAL FILL SLOPE FOR EACH BUILDING SITE (LOT) IN EACH FOUR-FOOT VERTICAL LIFT OR PORTION THEREOF.
   - D. ONE TEST IN THE VICINITY OF EACH BUILDING PAD FOR EACH FOUR-FOOT VERTICAL LIFT OR PORTION THEREOF.
38. SUFFICIENT TESTS OF FILL SOILS SHALL BE MADE TO VERIFY THAT THE SOIL PROPERTIES COMPLY WITH THE DESIGN REQUIREMENTS, AS DETERMINED BY THE SOIL ENGINEER INCLUDING SOIL TYPES, SHEAR STRENGTHS PARAMETERS AND CORRESPONDING UNIT WEIGHTS IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:
   - A. PRIOR AND SUBSEQUENT TO PLACEMENT OF THE FILL, SHEAR TESTS SHALL BE TAKEN ON EACH TYPE OF SOIL OR SOIL MIXTURE TO BE USED FOR ALL FILL SLOPES STEEPER THAN THREE (3) HORIZONTAL TO ONE VERTICAL.
   - B. SHEAR TEST RESULTS FOR THE PROPOSED FILL MATERIAL MUST MEET OR EXCEED THE DESIGN VALUES USED IN THE GEOTECHNICAL REPORT TO DETERMINE SLOPE STABILITY REQUIREMENTS. OTHERWISE, THE SLOPE MUST BE REEVALUATED USING THE ACTUAL SHEAR TEST VALUE OF THE FILL MATERIAL THAT IS IN PLACE.
   - C. FILL SOILS SHALL BE FREE OF DELETERIOUS MATERIALS.
39. FILL SHALL NOT BE PLACED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS, AND INSTALLATION OF SUBDRAIN (IF ANY) HAVE BEEN INSPECTED AND APPROVED BY THE SOIL ENGINEER. THE BUILDING OFFICIAL MAY REQUIRE A “STANDARD TEST METHOD FOR MOISTURE, ASH, ORGANIC MATTER, PEAT OR OTHER ORGANIC SOILS” ASTM D-2974-87 ON ANY SUSPECT MATERIAL. DETRIMENTAL AMOUNTS OF ORGANIC MATERIAL SHALL NOT BE PERMITTED IN FILLS. SOIL CONTAINING SMALL AMOUNTS OF ROOTS MAY BE ALLOWED PROVIDED THAT THE ROOTS ARE IN A QUANTITY AND DISTRIBUTED IN A MANNER THAT WILL NOT BE DETRIMENTAL TO THE FUTURE USE OF THE SITE AND THE SOILS ENGINEER APPROVES THE USE OF SUCH MATERIAL.
40. ROCK OR SIMILAR MATERIAL GREATER THAN 12 INCHES IN DIAMETER SHALL NOT BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOIL ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL. LOCATION, EXTENT, AND ELEVATION OF ROCK DISPOSAL AREAS MUST BE SHOWN ON AN “AS BUILT” GRADING PLAN.
41. CONTINUOUS INSPECTION BY THE SOIL ENGINEER, OR A RESPONSIBLE REPRESENTATIVE, SHALL BE PROVIDED DURING ALL FILL PLACEMENT AND COMPACTION OPERATIONS WHERE FILLS HAVE A DEPTH GREATER THAN 30 FEET OR SLOPE SURFACE STEEPER THAN 2:1. (SECTION J107.8 OF THE COUNTY OF LOS ANGELES BUILDING CODE)
42. CONTINUOUS INSPECTION BY THE SOIL ENGINEER, OR A RESPONSIBLE REPRESENTATIVE, SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATION. (SECTION J107.2 OF THE COUNTY OF LOS ANGELES BUILDING CODE)
43. ALL SUBDRAIN OUTLETS ARE TO BE SURVEYED FOR LINE AND ELEVATION. SUBDRAIN INFORMATION MUST BE SHOWN ON AN “AS BUILT” GRADING PLAN.
44. FILL SLOPES IN EXCESS OF 2:1 STEEPNESS RATIO ARE TO BE CONSTRUCTED BY THE PLACEMENT OF SOIL AT SUFFICIENT DISTANCE BEYOND THE PROPOSED FINISH SLOPE TO ALLOW COMPACTION EQUIPMENT TO BE OPERATED AT THE OUTER LIMITS OF THE FINAL SLOPE SURFACE. THE EXCESS FILL IS TO BE REMOVED PRIOR TO COMPLETION OF ROUGH GRADING. OTHER CONSTRUCTION PROCEDURES MAY BE USED WHEN IT IS DEMONSTRATED TO THE SATISFACTION OF THE BUILDING OFFICIAL THAT THE ANGLE OF SLOPE, CONSTRUCTION METHOD AND OTHER FACTORS WILL HAVE EQUIVALENT EFFECT. (SECTION J107.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.)

BEST MANAGEMENT PRACTICE NOTES

1. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORMWATER FROM THE PROJECT SITE AT ALL TIMES.
2. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
4. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
8. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
9. “I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT SUBMITTING FALSE AND/ OR INACCURATE INFORMATION, FAILING TO UPDATE THE ESCP TO REFLECT CURRENT CONDITIONS, OR FAILING TO PROPERLY AND/ OR ADEQUATELY IMPLEMENT THE ESCP MAY RESULT IN REVOCATION OF GRADING AND/ OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW.”

   PRINT NAME ____
   (OWNER OR AUTHORIZED AGENT OF THE OWNER)

   SIGNATURE ____ DATE ________________
   (OWNER OR AUTHORIZED AGENT OF THE OWNER)

   THE FOLLOWING BMPS AS OUTLINED IN, BUT NOT LIMITED TO, THE LATEST EDITION OF THE CASQA CONSTRUCTION BMP ONLINE HANDBOOK OR CALTRANS STORMWATER QUALITY HANDBOOKS (CONSTRUCTION SITE BMP MANUAL), MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE PROJECT ENGINEER OR THE BUILDING OFFICIAL)

EROSION CONTROL

EC1 – SCHEDULING
EC2 – PRESERVATION OF EXISTING VEGETATION
EC3 – HYDRAULIC MULCH
EC4 – HYDROSEEDING
EC5 – SOIL BINDERS
EC6 – STRAW MULCH
EC7 – GEOTEXTILES & MATS
EC8 – WOOD MULCHING
EC9 – EARTH DIKES AND DRAINAGE SWALES
EC10 – VELOCITY DISSIPATION DEVICES
EC11 – SLOPE DRAINS
EC12 – STREAMBANK STABILIZATION
EC13 – RESERVED
EC14 – COMPOST BLANKETS
EC15 – SOIL PREPARATION\ROUGHENING
EC16 – NON-VEGETATED STABILIZATION

TEMPORARY SEDIMENT CONTROL

SE1 – SILT FENCE
SE2 – SEDIMENT BASIN
SE3 – SEDIMENT TRAP
SE4 – CHECK DAM
SE5 – FIBER ROLLS
SE6 – GRAVEL BAG BERM
SE7 – STREET SWEEPING AND VACUUMING
SE8 – SANDBAG BARRIER
SE9 – STRAW BALE BARRIER
SE10 – STORM DRAIN INLET PROTECTION
SE11 – ACTIVE TREATMENT SYSTEMS
SE12 – TEMPORARY SILT DIKE
SE13 – COMPOST SOCKS & BERMS
SE14 – BIOFILTER BAGS

WIND EROSION CONTROL

WE1 – WIND EROSION CONTROL

EQUIPMENT TRACKING CONTROL

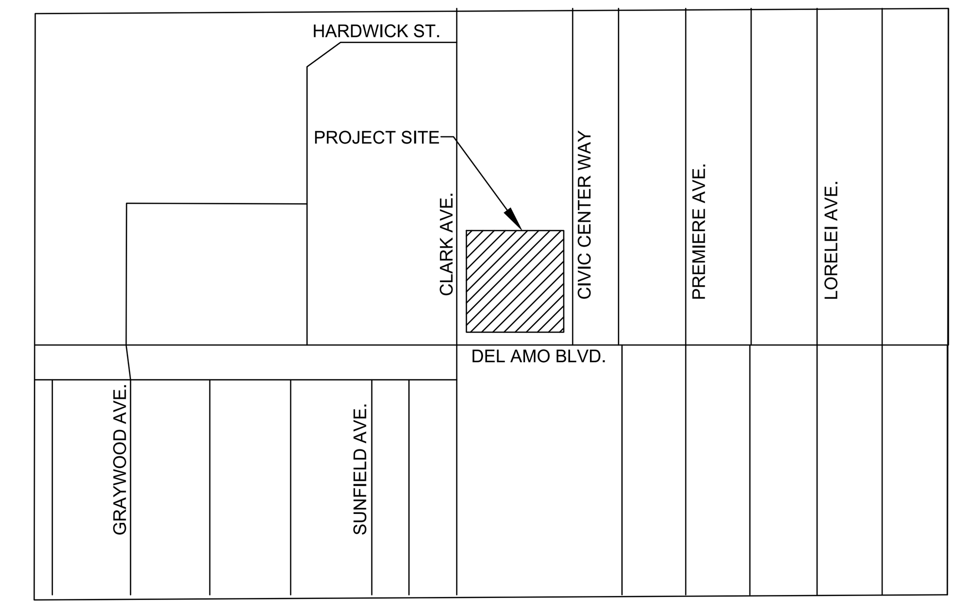
TC1 – STABILIZED CONSTRUCTION ENTRANCE EXIT
TC2 – STABILIZED CONSTRUCTION ROADWAY
TC3 – ENTRANCE/OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT

NS1 – WATER CONSERVATION PRACTICES
NS2 – DEWATERING OPERATIONS
NS3 – PAVING AND GRINDING OPERATIONS
NS4 – TEMPORARY STREAM CROSSING
NS5 – CLEAR WATER DIVERSION
NS6 – ILLICIT CONNECTION/DISCHARGE
NS7 – POTABLE WATER/IRRIGATION
NS8 – VEHICLE AND EQUIPMENT CLEANING
NS9 – VEHICLE AND EQUIPMENT FUELING
NS10 – VEHICLE AND EQUIPMENT MAINTENANCE
NS11 – PILE DRIVING OPERATIONS
NS12 – CONCRETE CURING
NS13 – CONCRETE FINISHING
NS14 – MATERIAL AND EQUIPMENT USE
NS15 – DEMOLITION ADJACENT TO WATER
NS16 – TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL

WM1 – MATERIAL DELIVERY AND STORAGE
WM2 – MATERIAL USE
WM3 – STOCKPILE MANAGEMENT
WM4 – SPILL PREVENTION AND CONTROL
WM5 – SOLID WASTE MANAGEMENT
WM6 – HAZARDOUS WASTE MANAGEMENT
WM7 – CONTAMINATION SOIL MANAGEMENT
WM8 – CONCRETE WASTE MANAGEMENT
WM9 – SANITARY/SEPTIC WASTE MANAGEMENT
WM10 – LIQUID WASTE MANAGEMENT



VICINITY MAP

NOT TO SCALE

SHEET INDEX

SHEET NO.	DESCRIPTION
C0.00	TITLE SHEET
C1.00	HORIZONTAL CONTROL PLAN
C2.00	EROSION CONTROL PLAN
C3.00	PRECISE GRADING & DRAINAGE PLAN
C4.00	COMPOSITE UTILITY PLAN
C5.00	DETAILS
C6.00	DETAILS

ABBREVIATIONS

TC	TOP OF CURB
FS	FINISHED SURFACE
FL	FLOW LINE
LIP	LIP
EP	EDGE OF PAVEMENT
R/W	RIGHT OF WAY
PL	PROPERTY LINE
CL	CENTER LINE
W	WATER
S	SEWER
SD	STORM DRAIN
G	GAS
T	TELEPHONE
E	ELECTRICAL
INV.	INVERT
HP	HIGH POINT
LP	LOW POINT
R	RIDGE
EX.	EXISTING
GB	GRADE BREAK
FDC	FIRE DEPARTMENT CONNECTION
SPPWC	STANDARD PANS FOR PUBLIC WORKS CONSTRUCTION
GV	GAS VALVE
MH	MANHOLE
WV	WATER VALVE
WM	WATER METER
PCC	PORTLAND CEMENT CONCRETE
AC	ASPHALT CONCRETE
AB	AGGREGATE BASE
NTS	NOT TO SCALE

NOTICE TO CONTRACTOR:

CONTRACTOR AGREES THAT HE SHALL 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 APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS AND IS RESPONSIBLE FOR THE PROTECTION OF OR ANY DAMAGE TO THESE LINES OR STRUCTURES.

CONTRACTOR'S RESPONSIBILITY

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

THE CONTRACTOR AGREES THAT HE SHALL 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 APPLY CONTINUOUS AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

DAHLIN
505 Technology Drive, Suite 200
Irvine, California 92618
949-250-4680

CITY OF LAKEWOOD CALIFORNIA
CLIENT

DAVID EVANS AND ASSOCIATES INC.
17542 E. 17th Street, Suite 150
Tustin, California 92780
Phone: 714.665.4559
CONSULTANT

LAKEWOOD TOWN SQUARE
4970 CLARK AVE. LAKEWOOD, CA 90712
TR0171-024

BID SET	10.02.26
REVISIONS	
1 PC-1	04.27.26

Seal / Signature

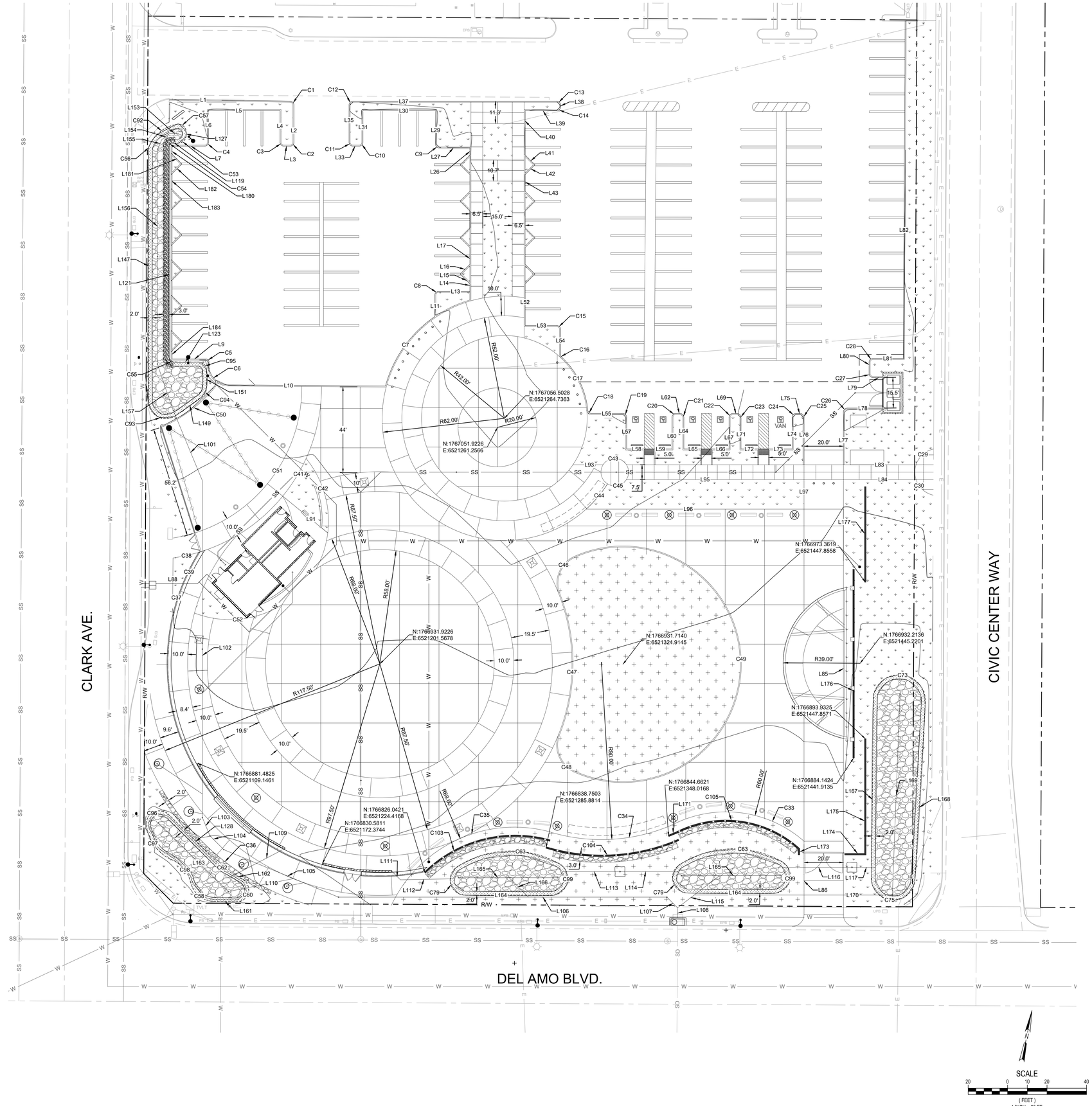
REGISTERED PROFESSIONAL ENGINEER
ROBYN KATHERMAN
No. C-98063
CIVIL
STATE OF CALIFORNIA

PERMIT NO.	BL-25-470
C.I.P. NO.	P2CC2623
JOB NO.	1533.008
DRAWN	R.A.K.
CHECK	M.S.O.

Title Sheet

SHEET

C0.00



Line/Curve Table			
Line #/Curve #	Length	Direction/Delta	Radius
C1	3.14	090.0000	2.0
C2	3.14	090.0000	2.0
C3	3.14	090.0000	2.0
C4	3.14	090.0000	2.0
C5	2.37	090.4025	1.5
C6	15.63	089.5583	10.0
C7	44.02	040.3552	62.5
C8	3.14	090.0000	2.0
C9	3.16	090.4873	2.0
C10	3.14	090.0000	2.0
C11	3.14	090.0000	2.0
C12	3.14	090.0000	2.0
C13	3.13	089.6328	2.0
C14	3.15	090.3587	2.0
C15	3.14	090.0000	2.0
C16	1.63	046.6960	2.0
C17	30.38	040.9500	42.5
C18	2.94	084.2540	2.0
C19	3.14	090.0000	2.0
C20	3.14	090.0000	2.0
C21	3.14	090.0000	2.0
C22	3.14	090.0000	2.0
C23	3.14	090.0000	2.0
C24	3.14	090.0000	2.0
C25	3.14	090.0000	2.0
C26	3.14	090.0000	2.0
C27	3.14	090.0000	2.0
C28	3.14	090.0000	2.0
C29	12.50	059.6721	12.0
C30	12.35	058.9630	12.0
C33	71.55	068.3292	60.0
C34	64.37	040.9820	90.0
C35	95.34	079.1671	69.0
C36	118.76	053.3670	127.5
C37	3.12	004.3640	41.0
C38	14.01	009.1739	87.5
C39	25.99	013.8580	107.4
C41	22.54	014.7622	87.5
C42	40.41	046.3070	50.0
C43	14.08	115.2153	7.0
C44	16.81	015.5320	62.0
C45	10.92	089.3875	7.0
C46	22.31	085.2144	15.0
C47	72.64	042.6479	97.6
C48	23.95	091.4682	15.0
C49	238.95	228.1818	60.0
C50	36.74	029.4404	71.5
C51	109.87	081.2248	77.5
C52	46.22	052.9685	50.0
C53	6.28	090.0000	4.0
C54	1.57	090.0000	1.0
C55	3.14	089.9255	2.0
C56	2.12	024.2588	5.0
C57	6.97	099.8463	4.0
C58	16.53	075.4611	12.6
C60	15.72	150.1017	6.0
C62	0.75	014.2510	3.0
C63	55.37	063.2069	50.2
C73	40.55	173.5692	13.4
C75	33.96	175.5753	11.1
C79	19.41	142.0898	7.8
C92	18.46	055.9042	18.9
C93	18.32	117.4977	8.9
C94	5.73	054.6987	6.0
C95	6.25	089.4973	4.0
C96	16.68	142.3319	6.7
C97	24.03	062.2890	22.1
C98	14.58	051.8697	16.1
C99	20.78	137.4189	8.7
C103	69.02	060.0512	65.9
C104	68.45	040.0171	98.0
C105	67.53	069.3036	55.8
L1	61.29	N89° 02' 34.36"W	
L2	18.79	N00° 00' 00.00"W	
L3	3.00	N90° 00' 00.00"E	
L4	16.04	S00° 00' 00.00"E	
L5	36.33	N90° 00' 00.00"E	
L6	16.04	N00° 00' 00.00"E	
L7	16.48	N90° 00' 00.00"E	
L9	17.20	N89° 55' 21.58"W	
L10	79.64	S89° 37' 55.38"E	
L11	10.84	S00° 00' 00.00"E	
L13	15.84	N90° 00' 00.00"W	
L14	3.81	N00° 00' 00.00"E	
L15	7.00	N45° 00' 00.00"W	
L16	7.00	N45° 00' 00.00"E	
L17	8.60	N00° 00' 00.00"E	
L26	3.58	N00° 00' 00.00"W	
L27	15.46	N90° 00' 00.00"E	
L29	16.90	S00° 29' 14.18"W	
L30	36.98	N90° 00' 00.00"E	
L31	16.00	N00° 00' 00.00"E	
L33	3.00	N90° 00' 00.00"E	
L35	18.79	S00° 00' 00.00"E	
L37	103.31	N90° 00' 00.00"W	

Line/Curve Table			
Line #/Curve #	Length	Direction/Delta	Radius
L38	0.89	S00° 00' 00.00"E	
L39	15.99	N89° 38' 28.53"W	
L40	22.49	S00° 00' 02.67"W	
L41	7.00	S45° 00' 00.00"E	
L42	7.00	S45° 00' 00.00"W	
L43	8.61	S00° 00' 02.67"W	
L52	21.13	S00° 00' 02.67"W	
L53	16.00	N90° 00' 00.00"E	
L54	12.71	S00° 00' 00.00"E	
L55	12.00	N90° 00' 00.00"E	
L57	16.00	S00° 00' 00.00"E	
L58	9.00	N90° 00' 00.00"E	
L59	9.00	N90° 00' 00.00"E	
L60	16.00	N00° 00' 00.00"E	
L62	2.00	N90° 00' 00.00"E	
L64	16.00	S00° 00' 00.00"E	
L65	9.00	N90° 00' 00.00"E	
L66	9.00	N90° 00' 00.00"W	
L67	16.00	S00° 00' 00.00"E	
L69	2.00	N90° 00' 00.00"W	
L71	16.00	N00° 00' 00.00"E	
L72	9.00	N90° 00' 00.00"W	
L73	12.00	N90° 00' 00.00"W	
L74	16.00	S00° 00' 00.00"E	
L75	2.00	N90° 00' 00.00"W	
L76	24.00	S00° 00' 00.00"E	
L77	26.72	N00° 00' 00.00"E	
L78	17.75	N89° 57' 47.07"W	
L79	4.71	N90° 00' 00.00"E	
L80	5.72	S00° 00' 00.00"W	
L81	15.38	N90° 00' 00.00"W	
L82	171.36	S00° 17' 54.66"W	
L83	36.85	N90° 00' 00.00"E	
L84	36.85	N90° 00' 00.00"W	
L85	104.10	S00° 00' 00.00"E	
L86	33.54	N00° 02' 18.16"W	
L88	18.58	S00° 29' 42.38"W	
L91	29.50	S50° 48' 23.27"E	
L93	15.33	N90° 00' 00.00"E	
L95	90.09	N90° 00' 00.00"E	
L96	110.50	N90° 00' 00.00"W	
L97	15.00	S00° 00' 00.00"E	
L101	38.48	N22° 30' 00.00"W	
L102	170.94	N00° 00' 00.00"E	
L103	9.98	N22° 30' 00.00"W	
L104	9.98	N45° 00' 00.00"W	
L105	62.94	N67° 30' 00.00"W	
L106	166.65	N90° 00' 00.00"W	
L107	7.62	N45° 00' 00.00"W	
L108	5.00	N00° 00' 00.00"E	
L109	31.05	S62° 28' 52.93"W	
L110	33.79	N78° 45' 00.00"E	
L111	6.07	S45° 06' 49.82"E	
L112	27.02	N88° 55' 25.92"E	
L113	29.41	N89° 59' 40.02"W	
L114	29.52	N89° 59' 40.02"W	
L115	26.83	S52° 36' 49.50"W	
L116	35.10	S89° 56' 34.91"E	
L117	11.99	S89° 56' 34.91"E	
L119	3.65	N90° 00' 00.00"E	
L121	108.04	N00° 00' 00.00"E	
L123	12.98	N89° 55' 31.64"W	
L127	1.69	N00° 00' 00.00"E	
L128	37.26	S45° 17' 05.62"E	
L147	128.84	S00° 00' 33.28"E	
L149	15.91	N54° 16' 13.79"E	
L151	8.81	N00° 25' 41.40"W	
L153	4.62	N90° 00' 00.00"W	
L154	5.14	S51° 36' 30.05"W	
L155	5.16	S22° 11' 20.66"W	
L156	109.06	S00° 07' 49.40"W	
L157	24.99	S18° 57' 28.63"E	
L161	11.37	N89° 26' 03.13"W	
L162	11.92	S59° 32' 09.27"E	
L163	49.76	S45° 32' 42.76"E	
L164	45.00	N90° 00' 00.00"E	
L165	50.25	N90° 00' 00.00"E	
L166	13.90	S44° 44' 51.95"E	
L167	91.92	N00° 38' 29.57"E	
L168	90.37	S03° 24' 12.77"W	
L169	102.18	S02° 11' 46.34"W	
L170	100.51	N89° 59' 02.40"W	
L171	4.13	N68° 00' 00.00"E	
L173	3.20	S00° 00' 00.00"E	
L174	10.07	N90° 00' 00.00"E	
L175	58.19	N00° 00' 00.00"E	
L176	95.75	N00° 00' 00.00"E	
L177	48.50	N00° 00' 00.00"E	
L180	4.04	N00° 00' 00.00"W	
L181	7.00	N45° 00' 00.00"W	
L182	7.00	N45° 00' 00.00"E	
L183	8.10	N00° 00' 00.00"E	
L184	4.09	N00° 00' 00.00"E	

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LAKEWOOD TOWN SQUARE

4970 CLARK AVE, LAKEWOOD, CA 90712
TR0171-024

BID SET 10.02.26

	REVISIONS	
1	PC-1	04.27.26

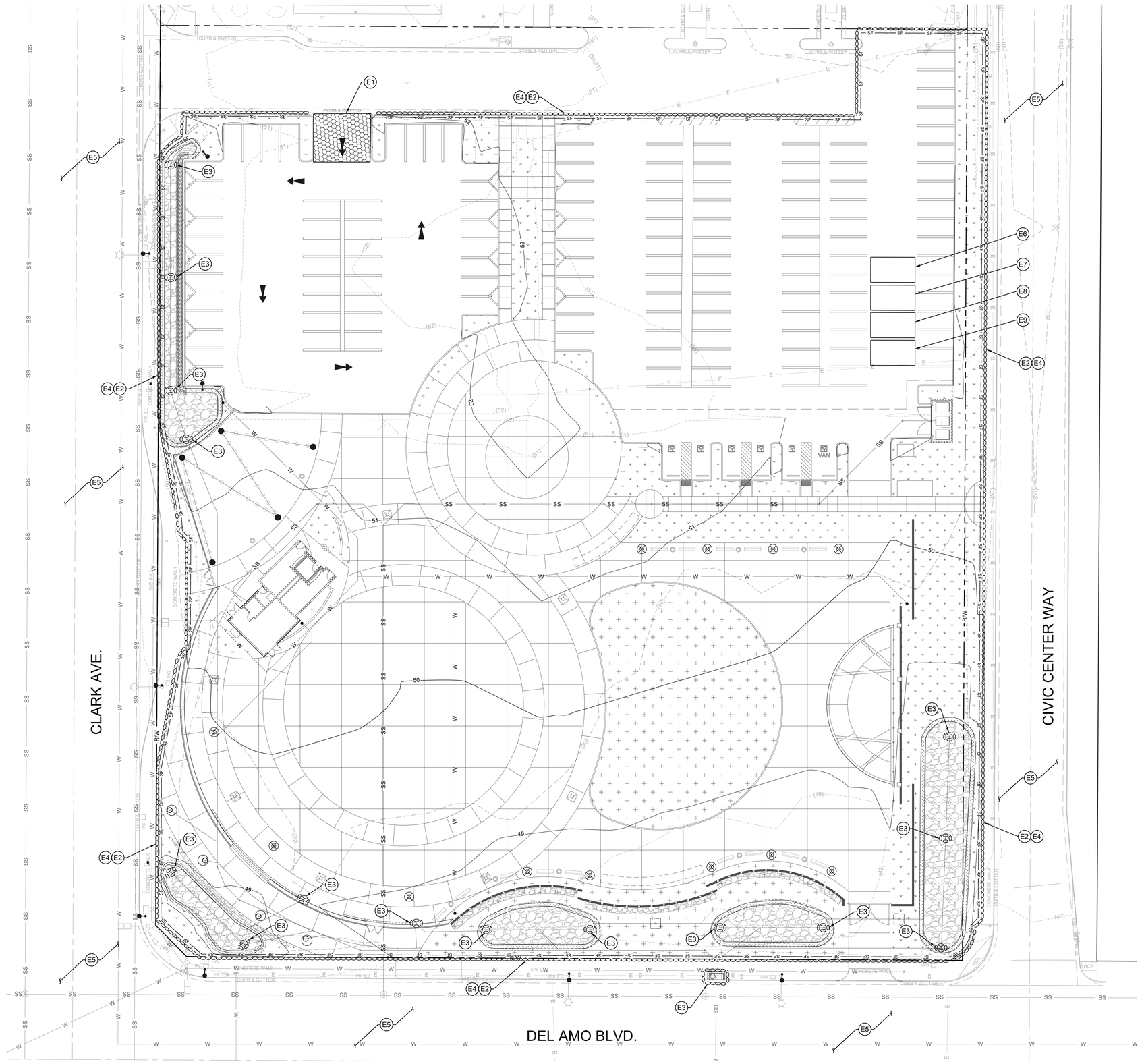
Seal / Signature

REGISTERED PROFESSIONAL ENGINEER
KATHRYN A. SHEA
No. C-88063
CIVIL
STATE OF CALIFORNIA

PERMIT NO.	BL-25-470
C.I.P. NO.	P2CC2623
JOB NO.	1533.008
DRAWN	R.A.K.
CHECK	M.S.O.

Horizontal Control Plan

SHEET
C1.00



EROSION CONTROL CONSTRUCTION NOTES:

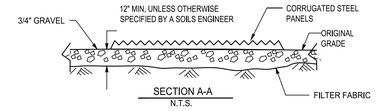
(E1) INSTALL STABILIZED CONSTRUCTION ENTRANCE PER CASQA BMP TC-1 & DETAIL HEREON.
(E2) INSTALL GRAVEL BAGS PER CASQA BMP SE-6 & DETAIL HEREON.
(E3) INSTALL STORM DRAIN INLET PROTECTION PER CASQA BMP SE-10 & DETAIL HEREON.
(E4) INSTALL SILT FENCE PER CASQA BMP SE-1.
(E5) STREET SWEEPING PER CASQA BMP SE-7.
(E6) PAVING AND GRINDING OPERATIONS PER CASQA BMP NS-3.
(E7) VEHICLE EQUIPMENT CLEANING PER CASQA BMP NS-8.
(E8) SANITARY/SEPTIC WASTE MANAGEMENT PER CASQA BMP WM-9.
(E9) CONCRETE WASTE MANAGEMENT AREA PER CASQA BMP WM-8.

LEGEND

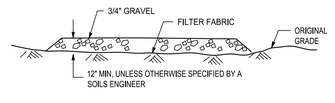
GRAVEL BAGS
CONSTRUCTION ENTRANCE
SF — SILT FENCE

GENERAL NOTES:

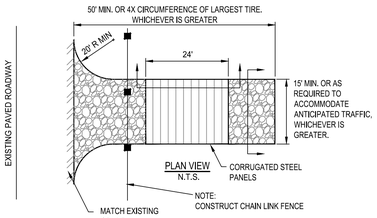
1. EROSION CONTROL PLAN IS A LIVING/CHANGING DOCUMENT AND IS THEREFORE DIAGRAMMATIC ONLY. ACTUAL EC CONTROL LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.

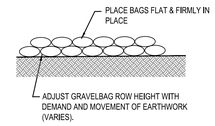


E1 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

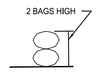
GRAVELBAG SPEC. NOTES

15"x30" POLYPROPYLENE GRAVELBAGS WOVEN POLYPROPYLENE - CONSTRUCTED TO RESIST SPLITS AND LEAKAGE. WITH ANTISKID DESIGN.

- 10 X 12 WEAVE
- 950 DENIER
- 1200 HOURS UV RATING
- MILKWHITE COLOR
- 1000 PER BALE

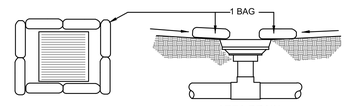


TYPICAL ELEVATION
N.T.S.



TYPICAL SECTION
N.T.S.

E2 TYPICAL GRAVELBAG DETAIL
NOT TO SCALE



AREA DRAIN PLAN

AREA DRAIN SECTION

E3 GRAVELBAG AROUND DRAIN INLET DETAIL
NOT TO SCALE

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1 REVISIONS	
1 PC-1	04.27.26

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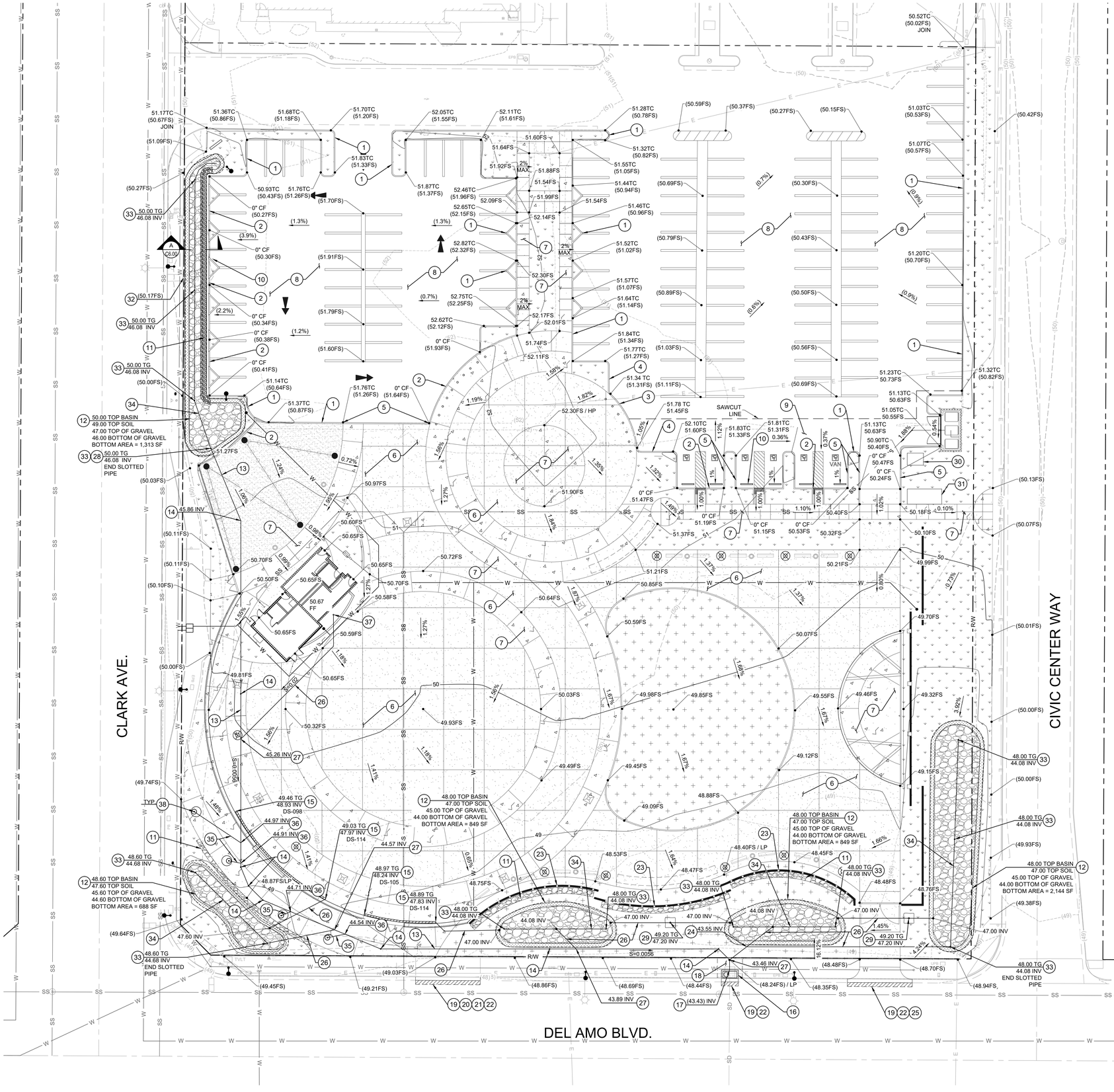
REGISTERED PROFESSIONAL ENGINEER
KRISTEN KATHLEEN KELLY
No. C-98063
CIVIL
STATE OF CALIFORNIA

PERMIT NO.	BL-25-470
C.I.P. NO.	P2CC2623
JOB NO.	1533.008
DRAWN	R.A.K.
CHECK	M.S.O.

Erosion Control Plan

SHEET
C2.00

Drawing File: P:\D\DHLN00000001\0400CAD\SHEETS\C-EC-DHLN0000001-01.dwg Date/Time: Sep 29, 2026 - 10:38pm User: rxka



GRADING CONSTRUCTION NOTES

1. CONSTRUCT 6" A1-6 P.C.C. CURB PER S.P.P.W.C. STD. PLAN 120-2 PER DETAIL ON SHEET C6.00.
2. CONSTRUCT 0" P.C.C. CURB PER DETAIL ON SHEET C5.00.
3. CONSTRUCT 4" P.C.C. ROLLED CURB PER DETAIL ON SHEET C5.00.
4. CONSTRUCT P.C.C. ROLLED CURB TRANSITION PER DETAIL ON SHEET C5.00.
5. CONSTRUCT 6" TO 0" P.C.C. CURB TRANSITION PER DETAIL ON SHEET C5.00.
6. CONSTRUCT CONCRETE PAVERS PER LANDSCAPE PLANS, PLACED OVER 4" A.B. AND COMPACTED SUBGRADE PER CIVIL DETAIL 7 ON SHEET C5.00. (ALTERNATE #1 OPTION: PCC CONCRETE IN PLACE OF PAVERS PER NOTE #7)
7. CONSTRUCT 6" P.C.C. OVER 4" A.B. AND COMPACTED SUBGRADE PER DETAIL ON SHEET C5.00.
8. 2" GRIND AND OVERLAY OF EXISTING PAVEMENT.
9. CONSTRUCT 3" A.C. PAVEMENT OVER 4" BASE PER GEOTECHNICAL REPORT.
10. INSTALL 6' WIDE WHEEL STOP PER DETAIL ON SHEET C5.00
11. INSTALL 3" CRUSHED ROCK RIP RAP STRIP FOR BMP PRETREATMENT.
12. INSTALL BIORETENTION BASIN PER DETAIL ON SHEET C5.00
13. INSTALL 12" SDR-35 P.V.C. STORM DRAIN PIPE.
14. INSTALL 12" STORM DRAIN CLEANOUT PER DETAIL ON SHEET C6.00.
15. INSTALL 6" WIDE NDS DURASLOPE TRENCH DRAIN OR APPROVED EQUAL. SEE DETAIL ON SHEET C5.00. PART NO. PER PLAN. GRATE MODEL DS-670 OR APPROVED EQUAL.
16. REMOVE EXISTING INLET & INSTALL 7' WIDE SIDE OPENING CATCH BASIN PER S.P.P.W.C. STD. PLAN 300-3 DEPTH TO MATCH EXISTING. CONTRACTOR TO RECONNECT EXISTING 24" STORM DRAIN LATERAL PER DETAIL ON SHEET C6.00.
17. CONNECT 12" STORM DRAIN INTO BACK OF NEW CATCH BASIN.
18. SAWCUT & REMOVE EXISTING P.C.C. SIDEWALK AND CONSTRUCT NEW 4" THICK P.C.C. SIDEWALK. THICKNESS TO MATCH EXISTING SIDEWALK. REMOVE & REPLACE TO NEAREST SCORELINE OR EXPANSION JOINT.
19. SAWCUT & REMOVE EXISTING A.C. PAVEMENT.
20. SAWCUT & REMOVE EXISTING DRIVEWAY APRON.
21. INSTALL P.C.C. CURB & GUTTER. CURB HEIGHT AND GUTTER WIDTH TO MATCH EXISTING.
22. CONSTRUCT 2' WIDE FULL DEPTH (9" MIN.) A.C. PAVEMENT PER DETAIL ON SHEET C5.00.
23. CONSTRUCT 1' WIDE X 6" HIGH WALL OPENINGS EVERY 6 FEET FOR DRAINAGE PER DETAIL ON SHEET C6.00. SEE STRUCTURAL PLAN FOR WALL DETAILS.
24. INSTALL 6"X6"X6" P.V.C. TEE.
25. CONSTRUCT NEW P.C.C. DRIVEWAY (TYPE C) PER S.P.P.W.C. STD. PLAN 110-2. W = 20', Y= 6', R= 6' PER DETAIL ON SHEET C6.00.
26. INSTALL 6" SDR-35 P.V.C. STORM DRAIN PIPE.
27. INSTALL 12"X6"X12" P.V.C. TEE.
28. INSTALL 12"X6" REDUCER.
29. INSTALL ADS NYLOPLAST 6" SOLID DROP IN GRATE #0601DI OR APPROVED EQUAL FOR MAINTENANCE PURPOSES ONLY.
30. TRANSFORMER PAD PER ELECTRICAL PLANS.
31. E-BIKE PAD PER LANDSCAPE PLANS.
32. REMOVE EXISTING PARKWAY DRAIN.
33. INSTALL 6" SCHEDULE 40 P.V.C. CLEANOUT PER DETAIL 12 ON SHEET C5.00.
34. INSTALL 6" SLOTTED P.V.C. SDR-26 UNDERDRAIN PIPE 1" ABOVE BOTTOM OF GRAVEL
35. INSTALL 2" SDR-35 P.V.C. STORM DRAIN PIPE.
36. INSTALL 12"X2"X12" P.V.C. TEE.
37. CONNECT TO PLANTER DRAIN PER ARCHITECTURAL PLANS.
38. CONNECT TO PLANTER DRAIN PER LANDSCAPE PLANS.

LEGEND

- RIGHT OF WAY/ PROPERTY LINE
- (50) EXISTING CONTOUR
- 50 PROPOSED CONTOUR
- IMPERMEABLE PAVERS PER LANDSCAPE PLANS (ALTERNATE 1 OPTION: PCC CONCRETE IN PLACE OF PAVERS)
- 6" PCC PER DETAIL ON SHEET C5.00
- LANDSCAPE PER LANDSCAPE PLANS
- PLANTING PER LANDSCAPE PLANS
- DECOMPOSED GRANITE. REFER TO LANDSCAPE PLANS FOR DETAILS

NOTICE TO CONTRACTOR: THE CONSTRUCTION NOTES FOR 6 INCH AND 12 INCH SDR-35 P.V.C. PIPE SHALL INCLUDE ALL LABOR, FITTINGS, MATERIALS, ADHESIVES, TRENCHING AND OTHER APPURTENANCES TO ENSURE DRAINAGE SYSTEM IS FULLY OPERATIONAL.

N

SCALE
20 0 10 20 40
(FEET)
1 INCH = 20 FT.

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CONSULTANT

LAKEWOOD TOWN SQUARE

4970 CLARK AVE. LAKEWOOD, CA 90712
TR0171-02

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REVISIONS	
1 PC-1	04.27.26

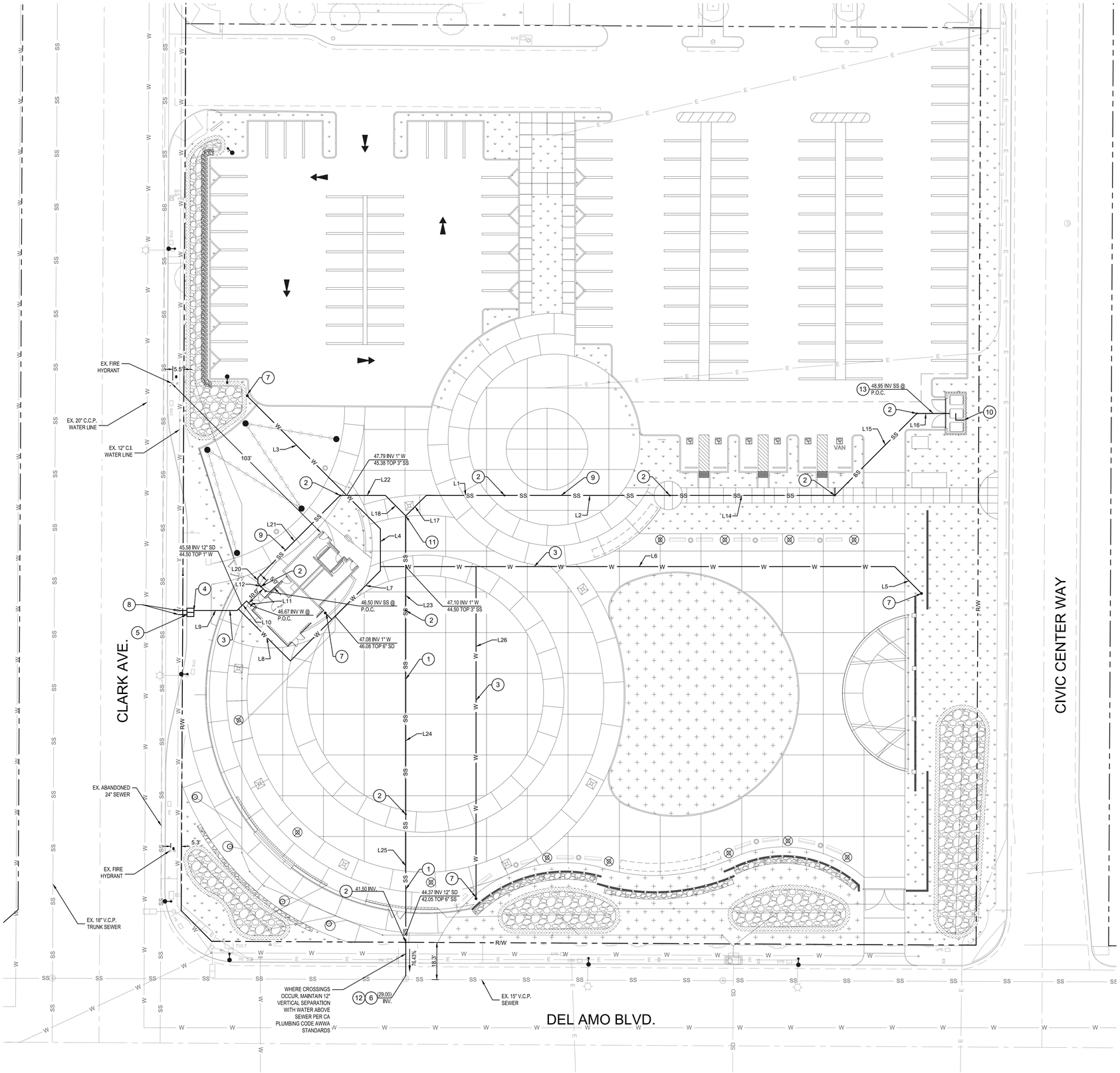
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REGISTERED PROFESSIONAL ENGINEER MICHAEL S. KATKHODA No. C-98063 CIVIL STATE OF CALIFORNIA

PERMIT NO.	BL-25-470
C.I.P. NO.	P2CC2623
JOB NO.	1533.008
DRAWN	R.A.K.
CHECK	M.S.O.

Precise Grading & Drainage Plan

SHEET
C3.00



UTILITY CONSTRUCTION NOTES

1. INSTALL 6" SDR-35 P.V.C. SEWER PIPE WITH MINIMUM COVER 30".
2. INSTALL SEWER CLEAN OUT PER DETAIL ON SHEET C6.00.
3. INSTALL 1" TYPE K SOFT COPPER TUBING WITH MINIMUM COVER 30" AND CONNECT TO RESTROOM BUILDING P.O.C.
4. INSTALL 1" WATER METER PER CITY OF LAKEWOOD STANDARDS.
5. INSTALL 1" IRRIGATION LINE/METER AND BACKFLOW DEVICE REFER TO LANDSCAPE PLANS FOR CONTINUATION.
6. CONNECT TO EXISTING 8" V.C.P. SEWER LATERAL STUB PER DETAIL ON SHEET C6.00.
7. HOSE BIB LOCATIONS. SEE PLUMBING PLANS.
8. CONNECT TO EXISTING 12" C.I. WATER MAIN WITH 1" SERVICE SADDLE PER DETAIL ON SHEET C6.00.
9. INSTALL 3" SDR-35 PVC SEWER PIPE.
10. INSTALL 2" SEWER VENT INSIDE TRASH ENCLOSURE. TOP OF VENT TO EXTEND 6" ABOVE TOP OF TRASH ENCLOSURE WALL. REFER TO MECHANICAL PLANS FOR MOUNTING DETAILS.
11. INSTALL 3" X 3" X 6" WYE FITTING.
12. INSTALL 8" X 6" REDUCER.
13. INSTALL 3" X 2" REDUCER.

LEGEND

- W — EXISTING WATER LINE
- SS — EXISTING SEWER LINE
- SD — EXISTING STORM DRAIN LINE
- G — EXISTING GAS LINE
- E — EXISTING ELECTRICAL LINE
- W — PROPOSED WATER LINE
- SS — PROPOSED SEWER LINE

WATER/SEWER LINE TABLE			
Line #/Curve #	Length	Direction/Delta	Radius
L1	38.45	N90° 00' 00.00"W	
L2	81.05	N90° 00' 00.00"W	
L3	92.87	N45° 03' 46.34"W	
L4	20.51	N00° 03' 46.34"W	
L5	18.60	S45° 00' 00.00"E	
L6	252.29	N90° 00' 00.00"E	
L7	62.52	N44° 56' 13.66"E	
L8	36.01	S45° 03' 46.34"E	
L9	21.15	N90° 00' 00.00"E	
L10	6.64	N44° 51' 43.96"E	
L11	3.28	S45° 02' 36.57"E	
L12	5.39	S45° 04' 32.85"E	
L14	81.00	N90° 00' 00.00"W	
L15	56.87	S45° 00' 00.00"W	
L16	8.04	N90° 00' 00.00"W	
L17	14.14	S45° 00' 00.00"W	
L18	14.14	N45° 00' 00.00"W	
L20	2.83	S00° 00' 00.00"W	
L21	57.06	S45° 00' 00.00"W	
L22	22.20	N90° 00' 00.00"W	
L23	46.45	S00° 00' 00.00"E	
L24	100.00	S00° 00' 00.00"E	
L25	62.72	S00° 00' 00.00"E	
L26	162.27	S00° 00' 00.00"E	

N

SCALE
20 0 10 20 40
(FEET)
1 INCH = 20 FT.

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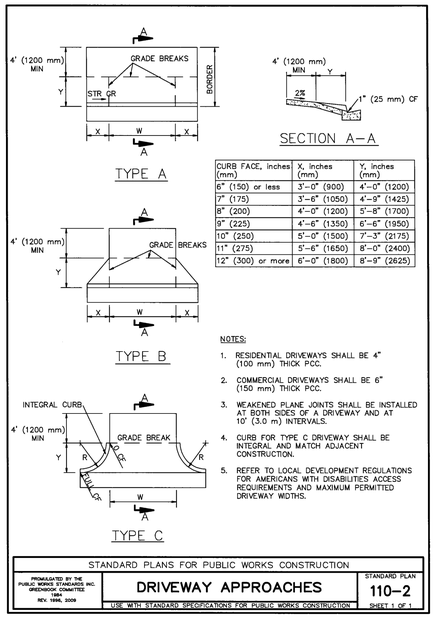
Seal / Signature

REGISTERED PROFESSIONAL ENGINEER
CHRISTIN KATHERINE [illegible]
No. C-98063
CIVIL
STATE OF CALIFORNIA

PERMIT NO.	BL-25-470
C.I.P. NO.	P2CC2623
JOB NO.	1533.008
DRAWN	R.A.K.
CHECK	M.S.O.

Composite Utility Plan

SHEET
C4.00



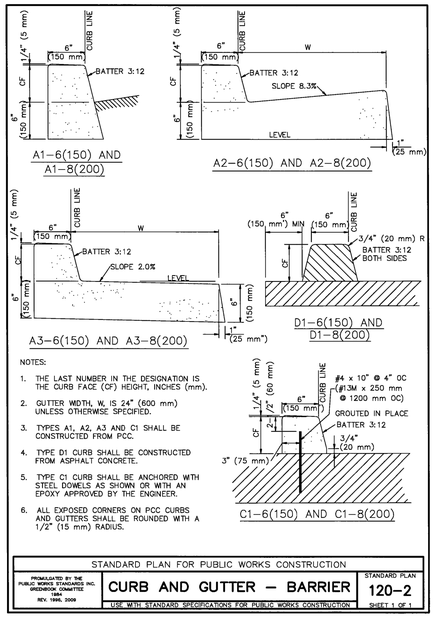
CURB FACE, inches (mm)	X, inches (mm)	Y, inches (mm)
6" (150) or less	3'–0" (900)	4'–0" (1200)
7" (175)	3'–6" (1050)	4'–9" (1425)
8" (200)	4'–0" (1200)	5'–8" (1700)
9" (225)	4'–6" (1350)	6'–6" (1950)
10" (250)	5'–0" (1500)	7'–3" (2175)
11" (275)	5'–6" (1650)	8'–0" (2400)
12" (300) or more	6'–0" (1800)	8'–9" (2625)

NOTES:

1. RESIDENTIAL DRIVEWAYS SHALL BE 4" (100 mm) THICK PCC.
2. COMMERCIAL DRIVEWAYS SHALL BE 6" (150 mm) THICK PCC.
3. WEAKENED PLANE JOINTS SHALL BE INSTALLED AT BOTH SIDES OF A DRIVEWAY AND AT 10' (3.0 m) INTERVALS.
4. CURB FOR TYPE C DRIVEWAY SHALL BE INTEGRAL AND MATCH ADJACENT CONSTRUCTION.
5. REFER TO LOCAL DEVELOPMENT REGULATIONS FOR AMERICANS WITH DISABILITIES ACCESS REQUIREMENTS AND MAXIMUM PERMITTED DRIVEWAY WIDTHS.

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION		
PROMULGATED BY THE PUBLIC WORKS STANDARDS, INC. GREENBOOK COMMITTEE 1998 REV. 1998, 2009	DRIVEWAY APPROACHES	STANDARD PLAN 110–2
USE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION		SHEET 1 OF 1

25 DRIVEWAY DETAIL

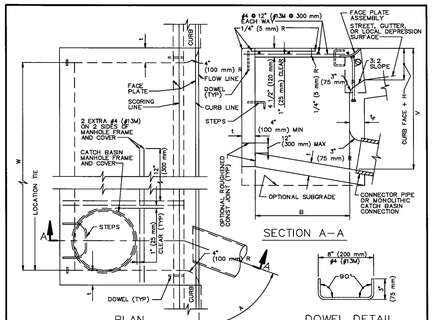


NOTES:

1. THE LAST NUMBER IN THE DESIGNATION IS THE CURB FACE (CF) HEIGHT, INCHES (mm).
2. GUTTER WIDTH, W, IS 24" (600 mm) UNLESS OTHERWISE SPECIFIED.
3. TYPES A1, A2, A3 AND C1 SHALL BE CONSTRUCTED FROM PCC.
4. TYPE D1 CURB SHALL BE CONSTRUCTED FROM ASPHALT CONCRETE.
5. TYPE C1 CURB SHALL BE ANCHORED WITH STEEL DOWELS AS SHOWN OR WITH AN EPOXY APPROVED BY THE ENGINEER.
6. ALL EXPOSED CORNERS ON PCC CURBS AND GUTTERS SHALL BE ROUNDED WITH A 1/2" (15 mm) RADIUS.

STANDARD PLAN FOR PUBLIC WORKS CONSTRUCTION		
PROMULGATED BY THE PUBLIC WORKS STANDARDS INC. GREENBOOK COMMITTEE 1998 REV. 1998, 2009	CURB AND GUTTER – BARRIER	STANDARD PLAN 120–2
USE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION		SHEET 1 OF 1

1 6" CURB DETAIL



STRUCTURAL DATA

WALL AND SLAB DIMENSIONS AND REINFORCEMENT REQUIREMENTS

MAX W	MAX V	t	t_F	REINFORCEMENT REQUIRED IN: FRONT WALL	REAR WALL	BOTTOM SLAB	END WALL
3.5' (1.0 m)	8' (2.4 m)	8" (150 mm)	8" (150 mm)	NO REINFORCEMENT REQUIRED			
3.5' (1.0 m)	12' (3.5 m)	8" (200 mm)	8" (200 mm)				
7' (2.0 m)	8' (1.8 m)	6" (150 mm)	6" (150 mm)				
7' (2.0 m)	12' (3.5 m)	8" (200 mm)	8" (200 mm)				
14' (4.0 m)	4' (1.2 m)	6" (150 mm)	6" (150 mm)				
	8' (2.4 m)	6" (150 mm)	8" (200 mm)				
14' (4.0 m)	12' (3.5 m)	8" (200 mm)	10" (250 mm)				
IF W > 28' (9 m) AND V > 12' (3.5 m)	4' (1.2 m)	6" (150 mm)	8" (200 mm)				
	6' (1.8 m)	6" (150 mm)	8" (200 mm)				
	8' (2.4 m)	8" (200 mm)	8" (200 mm)				
	10' (3.0 m)	8" (200 mm)	10" (250 mm)				
	12' (3.5 m)	8" (200 mm)	10" (250 mm)				

FOR W > 28' (9 m), V > 12' (3.5 m) OR B > 4' (1.2 m) SEE PLANS

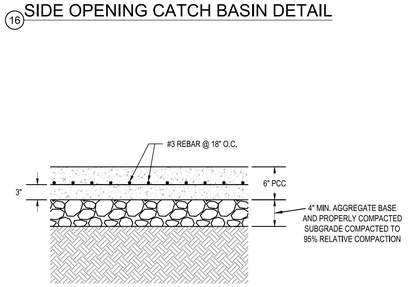
STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION		
PROMULGATED BY THE PUBLIC WORKS STANDARDS, INC., GREENBOOK COMMITTEE 1998 REV. 1992, 1996, 2009	CURB OPENING CATCH BASIN	STANDARD PLAN 300–3
USE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION		SHEET 1 OF 2

16 SIDE OPENING CATCH BASIN DETAIL

NOTES:

1. WHERE THE BASIN IS TO BE CONSTRUCTED WITHIN THE LIMITS OF EXISTING OR PROPOSED SIDEWALK OR IS CONTIGUOUS TO SUCH SIDEWALK, THE TOP SLAB OF THE BASIN MAY BE POURED EITHER MONOLITHIC WITH THE SIDEWALK OR SEPARATELY, USING THE SAME CLASS OF CONCRETE AS IN THE BASIN. WHEN POURED MONOLITHICALLY, THE SIDEWALK SHALL BE PROVIDED WITH A WEAKENED PLANE OR A 1" (25 mm) DEEP SAWCUT CONTINUOUSLY AROUND THE EXTERNAL PERIMETER OF THE CATCH BASIN WALLS, INCLUDING ACROSS THE FULL WIDTH OF THE SIDEWALK. SURFACE OF ALL EXPOSED CONCRETE SHALL CONFORM IN SLOPE, GRADE, COLOR, FINISH, AND SCORING TO EXISTING OR PROPOSED CURB AND WALK ADJACENT TO THE BASIN.
2. ALL CURVED CONCRETE SURFACES SHALL BE FORMED BY CURVED FORMS, AND SHALL NOT BE SHAPED BY PLASTERING.
3. FLOOR OF BASIN SHALL BE GIVEN A STEEL TROWEL FINISH AND SHALL HAVE A LONGITUDINAL AND LATERAL SLOPE OF 1:12 MINIMUM AND 1:3 MAXIMUM, EXCEPT WHERE THE GUTTER GRADE EXCEEDS 8%, IN WHICH CASE THE LONGITUDINAL SLOPE OF THE FLOOR SHALL BE THE SAME AS THE GUTTER GRADE. SLOPE FLOOR FROM ALL DIRECTIONS TO THE OUTLET.
4. DIMENSIONS:
   - B = 3'–2" (970 mm)
   - V = THE DIFFERENCE IN ELEVATION BETWEEN THE TOP OF THE CURB AND THE INVERT OF THE CATCH BASIN AT THE OUTLET = 4.5' (1.35 m).
   - V_U = THE DIFFERENCE IN ELEVATION BETWEEN THE TOP OF THE CURB AND THE INVERT AT THE UPSTREAM END OF THE BASIN, AND SHALL BE DETERMINED BY THE REQUIREMENTS OF NOTE 3, BUT SHALL NOT BE LESS THAN CURB FACE PLUS 12" (300 mm).
   - V_I = THE DIFFERENCE IN ELEVATION BETWEEN THE TOP OF THE CURB AND THE INVERT OF THE INLET, NOTED ON THE PLANS.
   - H = NOTED ON THE PLANS.
   - W = NOTED ON THE PLANS.
   - A = THE ANGLE, IN DEGREES, INTERCEPTED BY THE CENTERLINE OF THE CONNECTOR PIPE AND THE CATCH BASIN WALL TO WHICH THE CONNECTOR PIPE IS ATTACHED.
5. PLACE CONNECTOR PIPES AS INDICATED ON THE PLANS. UNLESS OTHERWISE SPECIFIED, THE CONNECTOR PIPE SHALL BE LOCATED AT THE DOWNSTREAM END OF THE BASIN. WHERE THE CONNECTOR PIPE IS SHOWN AT A CORNER, THE CENTERLINE OF THE PIPE SHALL INTERSECT THE INSIDE CORNER OF THE BASIN. THE PIPE MAY BE CUT AND TRIMMED AT A SKEW NECESSARY TO INSURE MINIMUM 3" (80 mm) PIPE EMBEDMENT, ALL AROUND, WITHIN THE CATCH BASIN WALL AND 3" (75 mm) RADIUS OF ROUNDING OF STRUCTURE CONCRETE, ALL AROUND, ADJACENT TO PIPE ENDS. A MONOLITHIC CATCH BASIN CONNECTION SHALL BE USED TO JOIN THE CONNECTOR PIPE TO THE CATCH BASIN WHENEVER ANGLE "A" IS LESS THAN 70° OR GREATER THAN 110°, OR WHENEVER THE CONNECTOR PIPE IS LOCATED IN A CORNER. THE OPTIONAL USE OF A MONOLITHIC CATCH BASIN CONNECTION IN ANY CASE IS PERMITTED. MONOLITHIC CATCH BASIN CONNECTIONS MAY BE CONSTRUCTED TO AVOID CUTTING STANDARD LENGTHS OF PIPE.
6. STEPS SHALL BE LOCATED AS SHOWN IF THE CONNECTOR PIPE INTERFERES WITH THE STEPS, THEY SHALL BE LOCATED AT THE CENTERLINE OF THE DOWNSTREAM END WALL. STEPS SHALL BE SPACED 12" (300 mm) APART; THE TOP STEP SHALL BE 7" (175 mm) BELOW THE TOP OF THE MANHOLE AND PROJECT 2–1/2" (65 mm). ALL OTHER STEPS SHALL PROJECT 5" (130 mm).
7. DOWELS ARE REQUIRED AT EACH CORNER AND AT 7' (2 m) ON CENTER (MAXIMUM) ALONG THE BACKWALL.
8. THE FOLLOWING SPPWC ARE INCORPORATED HEREIN:
   - 308 MONOLITHIC CATCH BASIN CONNECTION
   - 309 CATCH BASIN REINFORCEMENT
   - 310 CATCH BASIN FACE PLATE ASSEMBLY AND PROTECTION BAR
   - 312 CATCH BASIN MANHOLE FRAME AND COVER
   - 635 STEEL STEP
   - 636 POLYPROPYLENE PLASTIC STEP

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION	STANDARD PLAN
CURB OPENING CATCH BASIN	300–3
	SHEET 2 OF 2



7 6" PCC DETAIL

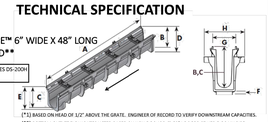
PROJECT NAME:		FILE #	TS_DS_CHANNEL DATA_FLOW RATES

NDS® We put water in its place

TECHNICAL SPECIFICATION

NDS-DURA SLOPE™ 6" WIDE X 48" LONG LOAD CLASS A - D**

**LOAD CLASS "D" REQUIRES DS-200® DUCTILE IRON FRAME



DIMENSION KEY
A: LENGTH - **48" (4 FT)**
B: MIN. INVERT DEPTH
C: MAX. INVERT DEPTH
D: UPSTREAM BODY DEPTH
E: DOWNSTREAM BODY DEPTH
F: BOTTOM OUTLET DEPTH—**0.65"**
G: GRATE WIDTH—**6"**
H: LEVELOC™ RE-BAR SUPPORT WIDTH—**10.185"**

(*1) BASED ON HEAD OF 1/2" ABOVE THE GRATE. ENGINEER OF RECORD TO VERIFY DOWNSTREAM CAPACITIES.
(*2) BOTTOM OUTLET FLOW RATES LISTED BASED ON USING DS-126, (3.58" I.D.) FOR SEWER & DRAIN PIPE. WHEN SCHEDULE 40 IS USED (4" I.D.), ADD 25% TO THE BOTTOM OUTLET FLOW RATES.
(*3) END OUTLET FLOW RATES BASED ON 4.07" I.D.

6" WIDE x 48" LONG		OVERALL BODY DEPTH (Inches)		INVERT (Inches)		MAXIMUM FLOW RATE			WEIGHT	BOTTOM OUTLET FLOW RATE (*1)		END OUTLET FLOW RATE (*1)	
		UPSTREAM	DOWNSTREAM	UPSTREAM	DOWNSTREAM								
PART NUMBER	SLOPE	MIN [D]	MAX [E]	MIN [B]	MAX [C]	GPM	LPS	CFS	Lbs	GPM (*2)	CFS (*2)	GPM (*3)	CFS (*3)
DS-0909N	NEUTRAL	0.0%	5.4	5.8	4.75	4.75	154	9.7	0.34	7.5	100	0.22	102	0.23
DS-0913	SLOPED	0.7%	5.7	5.8	4.75	5.08	154	9.7	0.34	7.5	100	0.22	102	0.23
DS-0919N	NEUTRAL	0.0%	5.7	6.1	5.08	5.08	170	10.7	0.38	7.8	103	0.23	106	0.24
DS-0921	SLOPED	0.7%	6.1	6.1	5.08	5.42	170	10.7	0.38	7.9	103	0.23	106	0.24
DS-0931	SLOPED	0.7%	6.4	6.4	5.42	5.76	187	11.8	0.42	8.3	106	0.24	112	0.25
DS-0941	SLOPED	0.7%	6.7	6.8	5.76	6.09	205	12.9	0.46	8.6	109	0.24	116	0.26
DS-0949N	NEUTRAL	0.0%	6.7	7.1	6.09	6.09	223	14.1	0.50	8.9	112	0.25	120	0.27
DS-0951	SLOPED	0.7%	7.0	7.1	6.09	6.43	223	14.1	0.50	9.0	112	0.25	120	0.27
DS-0961	SLOPED	0.7%	7.4	7.5	6.43	6.76	237	15.0	0.53	9.4	115	0.26	125	0.28
DS-0971	SLOPED	0.7%	7.7	7.8	6.76	7.10	256	16.2	0.57	9.7	117	0.26	129	0.29
DS-0979N	NEUTRAL	0.0%	7.7	8.1	7.10	7.10	273	17.2	0.61	10.0	121	0.27	134	0.30
DS-0981	SLOPED	0.7%	8.0	8.1	7.10	7.44	273	17.2	0.61	10.1	121	0.27	134	0.30
DS-0991	SLOPED	0.7%	8.4	8.5	7.44	7.77	299	18.2	0.65	10.5	123	0.27	137	0.31
DS-1001	SLOPED	0.7%	8.7	8.8	7.77	8.11	307	19.4	0.68	10.9	125	0.28	141	0.31
DS-1009N	NEUTRAL	0.0%	8.7	9.1	8.11	8.11	325	20.5	0.72	11.2	128	0.29	145	0.32
DS-1011	SLOPED	0.7%	9.1	9.1	8.11	8.44	325	20.5	0.72	11.2	128	0.29	145	0.32
DS-1021	SLOPED	0.7%	9.4	9.5	8.44	8.78	342	21.6	0.76	11.6	130	0.29	149	0.33
DS-1031	SLOPED	0.7%	9.7	9.8	8.78	9.12	359	22.6	0.80	12.0	133	0.30	152	0.34
DS-1039N	NEUTRAL	0.0%	9.7	10.1	9.12	9.12	376	23.7	0.85	12.3	135	0.30	156	0.35
DS-1041	SLOPED	0.7%	10.1	10.1	9.12	9.45	376	23.7	0.85	12.3	135	0.30	156	0.35
DS-1051	SLOPED	0.7%	10.4	10.5	9.45	9.79	393	24.8	0.88	12.7	138	0.31	159	0.35
DS-1061	SLOPED	0.7%	10.7	10.8	9.79	10.12	410	25.9	0.93	13.1	140	0.31	162	0.36
DS-1069N	NEUTRAL	0.0%	10.7	11.1	10.12	10.12	428	27.0	0.95	13.4	142	0.32	166	0.37
DS-1071	SLOPED	0.7%	11.1	11.1	10.12	10.46	428	27.0	0.95	13.4	142	0.32	166	0.37
DS-1081	SLOPED	0.7%	11.4	11.5	10.46	10.80	445	28.1	0.99	13.8	144	0.32	169	0.38
DS-1091	SLOPED	0.7%	11.7	11.8	10.80	11.13	462	29.1	1.03	14.2	147	0.33	172	0.38
DS-1099N	NEUTRAL	0.0%	11.7	12.2	11.13	11.13	479	30.2	1.07	14.5	149	0.33	175	0.39
DS-1101	SLOPED	0.7%	12.1	12.2	11.13	11.47	479	30.2	1.07	14.6	149	0.33	175	0.39
DS-1111	SLOPED	0.7%	12.4	12.5	11.47	11.80	497	31.4	1.11	15.0	151	0.34	178	0.40
DS-1121	SLOPED	0.7%	12.7	12.8	11.80	12.14	514	32.4	1.15	15.3	153	0.34	181	0.40
DS-1129N	NEUTRAL	0.0%	12.8	13.2	12.14	12.14	531	33.5	1.18	15.6	155	0.35	184	0.41
DS-1131	SLOPED	0.7%	13.1	13.2	12.14	12.48	531	33.5	1.18	15.7	155	0.35	184	0.41
DS-1141	SLOPED	0.7%	13.4	13.5	12.48	12.81	548	34.6	1.22	16.1	157	0.35	187	0.42

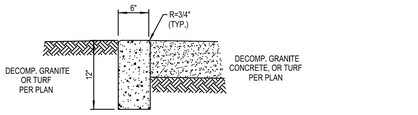
SPECIFICATION:
— NDS DURA SLOPE™ IS 6-6' WIDE, 48" LONG TRENCH DRAIN SYSTEM WITH A BUILT-IN SLOPE OF 0.7%. EACH CHANNEL SECTION IS MOLDED OF GRAY STRUCTURAL FOAM POLYETHYLENE WITH UV INHIBITORS. THE SYSTEM CONSISTS OF (24) PRE-SLOPED AND (9) NEUTRAL 4 FOOT CHANNEL SECTIONS WITH TONGUE AND GROOVE DURA LOC™ JOINTS THAT ENSURE PRECISE ALIGNMENT.
— OUTLETS CAN BE CONFIGURED AS BOTTOM, END OUTLET OR USE WITH A CATCH BASIN. SEE ACCESSORIES PAGE.
— ALL CHANNELS REQUIRE CONCRETE ENGASEMENT (SEE WWW.NDSPRO.COM FOR INSTALLATION DETAILS)

DURA SLOPE™ TRENCH DRAIN
6" WIDE HDPE CHANNEL DRAIN—48" LONG, LOAD CLASS A-D**

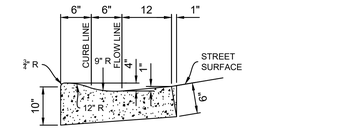
FOR PRODUCT ASSISTANCE, CONTACT NDS TECHNICAL SERVICE AT techservice@ndspro.com, DESIGN ASSISTANCE—designworx@ndspro.com
851 N. HARVARD AVE. LINDSAY, CA 93247 WWW.NDSPRO.COM 1-800-726-1994 "3"

Rev—8/23/2022

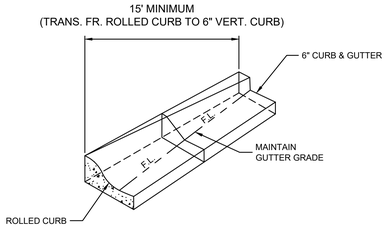
15 TRENCH DRAIN DETAIL



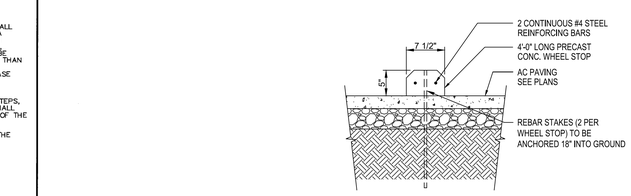
2 0" CURB DETAIL



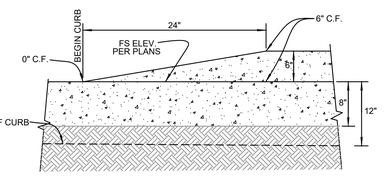
3 4" ROLLED CURB DETAIL



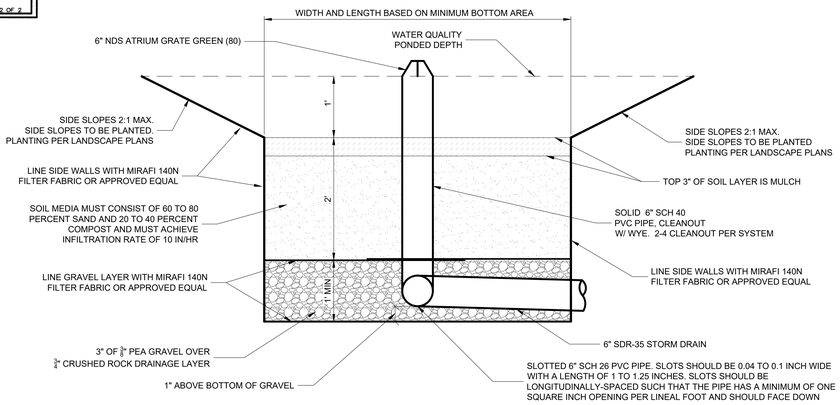
4 ROLLED CURB TRANSITION DETAIL



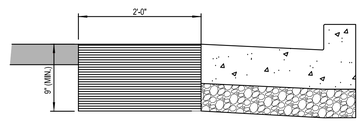
10 6' WIDE CONCRETE WHEEL STOP DETAIL



5 6" TO 0" CURB TRANSITION DETAIL



12 BIORETENTION DETAIL



22 FULL DEPTH AC REPLACEMENT DETAIL

DAHLIN
505 Technology Drive, Suite 200
Irvine, California 92618
949-250-4680

CITY OF LAKEWOOD CALIFORNIA
CLIENT

DAVID EVANS AND ASSOCIATES INC.
17542 E. 17th Street, Suite 150
Tustin, California 92780
Phone: 714.665.4559
CONSULTANT

LAKEWOOD TOWN SQUARE

4970 CLARK AVE, LAKEWOOD, CA 90712
TR0171-024

BID SET	10.02.26
REVISIONS	
1 PC-1	04.27.26

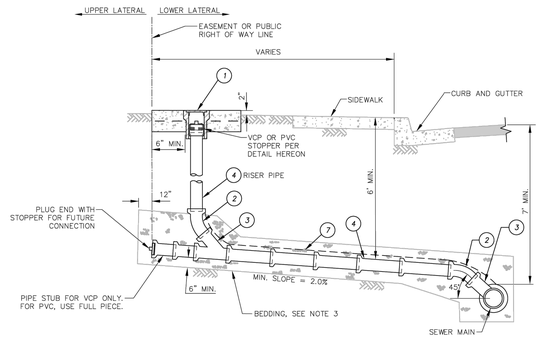
Seal / Signature

REGISTERED PROFESSIONAL ENGINEER — TIMOTHY KATHEDER — No. C-98063 — CIVIL — STATE OF CALIFORNIA

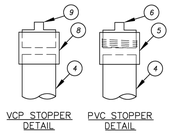
PERMIT NO.	BL-25-470
C.I.P. NO.	P2CC2623
JOB NO.	1533.008
DRAWN	R.A.K.
CHECK	M.S.O.

Details

SHEET
C5.00



ELEVATION

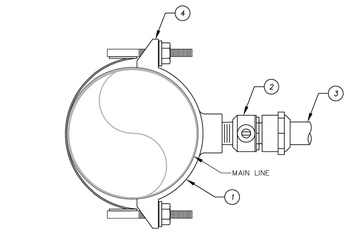


ITEM	MATERIALS
1	PRECAST BOX, FRAME AND COVER PER IRWD STD. DWG. S-5, COVER SHALL HAVE FOUR 3/4" DIA. HOLES.
2	1/8 BEND (OR OTHER FITTING NECESSARY TO ADJUST TO PROPER GRADE).
3	VCP OR PVC WYE BRANCH FITTING.
4	VCP OR PVC PIPE. LATERAL MATERIAL SHALL MATCH MAIN MATERIAL.
5	SOLVENT WELD X F.I.P.T. SCH 40 PVC COUPLING.
6	PVC SCH. 40 STOPPER M.I.P.T. PLUG WITH MALE SQUARE NUT.
7	PIPE LOCATOR FOR NON-METALLIC PIPE INSTALLATIONS. IDENTIFICATION TAPE PER IRWD STD. SPEC. SECTION 15151.
8	BANDED RUBBER COUPLING.
9	PLASTIC PLUG.

NOTES:

1. LATERAL SIZE TO BE DETERMINED ON THE BASIS OF TOTAL NUMBER OF FIXTURE UNITS, BUT IN NO CASE SHALL THE LATERAL DIA. BE LESS THAN THE FOLLOWING:
   - 4" FOR SINGLE FAMILY RESIDENTIAL BUILDINGS
   - 6" FOR FAMILY RESIDENTIAL BUILDINGS OR PARKS WITH 6 OR LESS DU'S OR BUILDINGS
   - 8" ALL OTHER BUILDING TYPES INCLUDING BUT NOT LIMITED TO COMMERCIAL, INDUSTRIAL, APARTMENT OR HOTEL BUILDINGS
2. LATERAL RISER WHERE REQUIRED SHALL BE INSTALLED IMMEDIATELY ADJACENT TO DEDICATED EASEMENT OR PUBLIC RIGHT OF WAY LINE. OMIT FOR SINGLE FAMILY RESIDENCES.
3. PLACE 3/4" CRUSHED ROCK BEDDING PER IRWD STD. SPEC. SECTION 02223.
4. PLUG WYE BRANCH WITH ABS STOPPER OR APPROVED "COOKIE".
5. CONNECTIONS TO THE RISER PIPE ARE NOT PERMITTED.
6. CLEANOUT SHALL NOT BE INSTALLED WITHIN SIDEWALKS, WALKWAYS, CONCRETE SURFACE AREAS, OR ANY PATH OF TRAVEL.

6 SEWER CONNECTION DETAIL

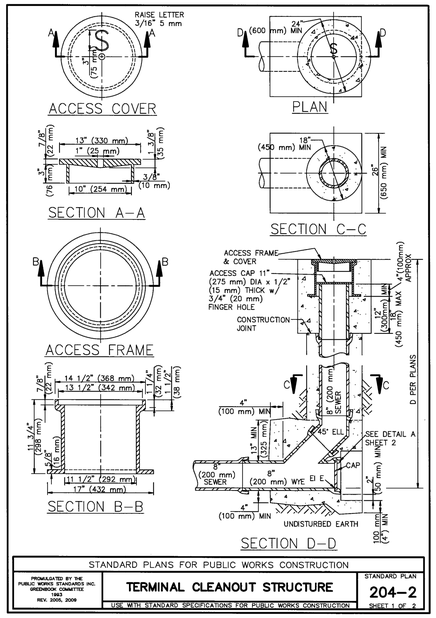


ITEM	MATERIALS
1	NYLON COATED MALLEABLE IRON BODY SERVICE SADDLE WITH DOUBLE TYPE 316 STAINLESS STEEL STRAPS AND 1" OR 2" F.I.P.T. OUTLET.
2	1" OR 2" INSULATING BRASS BALL CORPORATION STOP, M.I.P.T. X COMPRESSION.
3	1" OR 2" COPPER SERVICE PIPE, TYPE "K".
4	1" OR 2" SERVICE CONNECTIONS: 2 EACH SIDE - TYPE 316 STAINLESS STEEL SADDLE BOLTS AND NUTS.

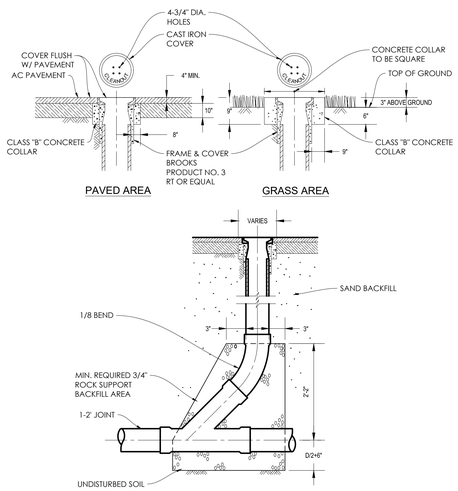
NOTES:

1. SADDLE CONNECTIONS MAY BE USED ON DIP SIZES UP TO AND INCLUDING 12". FOR SIZES GREATER THAN 12", SERVICE CONNECTIONS AND OTHER APPARATUS SHALL BE CONNECTED VIA D.I. TEE FITTINGS WITH A FLANGED OUTLET.
2. PLACE OPERATING NUT POSITION AS SHOWN ABOVE.

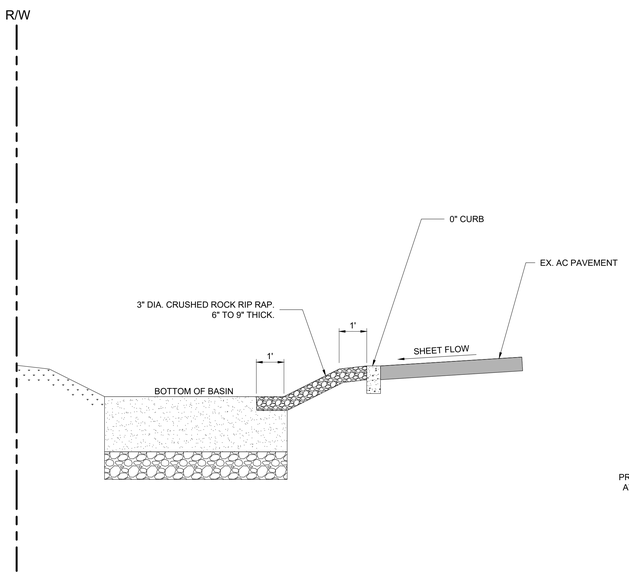
8 WATER CONNECTION DETAIL



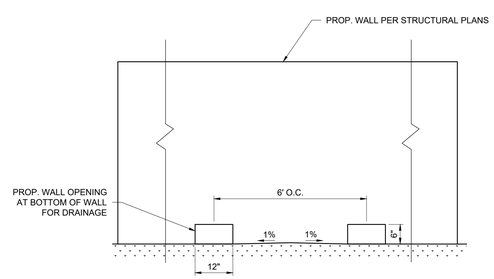
2 SEWER CLEANOUT DETAIL



14 STORM DRAIN CLEANOUT DETAIL



SECTION A-A
NOT TO SCALE



23 WALL OPENING DETAIL

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REVISIONS	
1 PC-1	04.27.26

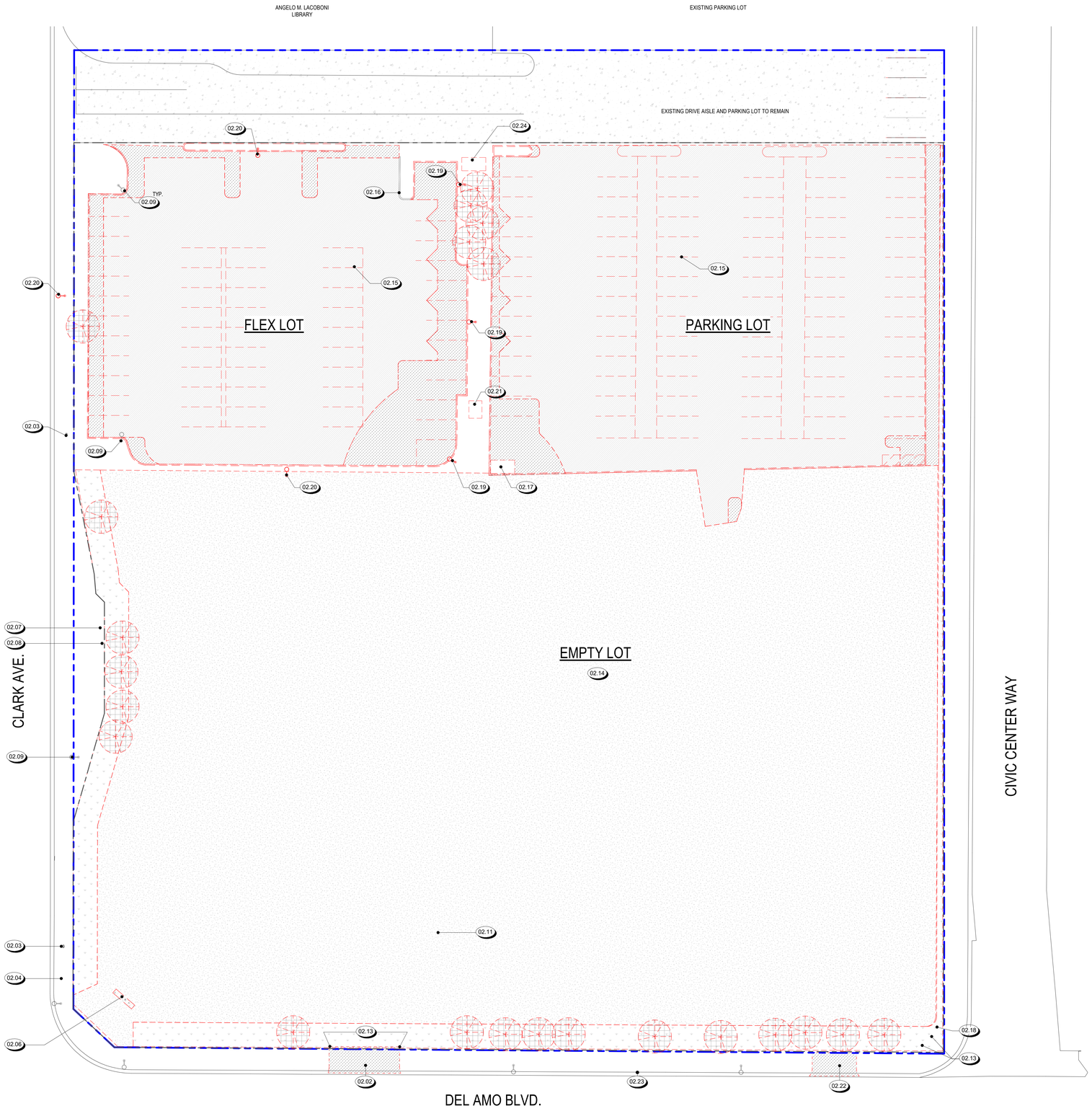
Seal / Signature

REGISTERED PROFESSIONAL ENGINEER
MARK S. KATHERMAN
No. C-58063
CIVIL
STATE OF CALIFORNIA

PERMIT NO.	BL-25-470
C.I.P. NO.	P2CC2623
JOB NO.	1533.008
DRAWN	R.A.K.
CHECK	M.S.O.

Details

SHEET
C6.00



1 DEMOLITION SITE PLAN
1" = 20'-0"

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DEMOLITION SITE PLAN SYMBOLS

- EXISTING ASPHALT / PAVING TO REMAIN
- REMOVE EXISTING DECOMPOSED GRANITE, S.L.D.
- REMOVE EXISTING LANDSCAPING & IRRIGATION, S.L.D.
- GRIND & OVERLAY EXISTING ASPHALT / PAVING, S.C.D.
- SAW CUT & REMOVE EXISTING ASPHALT PAVING, S.C.D.
- REMOVE EXISTING TREE, S.L.D.
- PROPERTY LINE
- SCOPE OF WORK

KEYNOTE LEGEND

02.02	REPAIR OF EXISTING DRIVE AISLE TO SIDEWALK, S.C.D.
02.03	PROTECT IN PLACE EXISTING FIRE HYDRANT
02.04	PROTECT IN PLACE EXISTING SIDEWALK TO REMAIN, S.C.D.
02.06	DEMOLISH (E) LAKEWOOD MONUMENT SIGN IN ITS ENTIRETY, INCLUDING ALL FOOTINGS, FOUNDATIONS, AND REBAR.
02.07	PROTECT IN PLACE EXISTING BENCH TO REMAIN
02.08	PROTECT IN PLACE EXISTING BUS SIGN TO REMAIN
02.09	PROTECT IN PLACE (E) SITE POLE TO REMAIN. S.E.D. FOR LOCATIONS
02.11	EXISTING PROPERTY LINE TO BE MERGED INTO SINGLE PARCEL
02.13	DEMOLISH (E) BOLLARD IN ITS ENTIRETY, INCLUDING ALL FOOTINGS, FOUNDATIONS, AND REBAR.
02.14	PREPARE EXISTING DECOMPOSED GRANITE AREA FOR FUTURE WORK
02.15	EXISTING STRIPING TO BE REPAINTED
02.16	PROTECT IN PLACE EXISTING CURB TO REMAIN
02.17	RELOCATE (E) CONEX BOX, COORDINATE WITH OWNER
02.18	EXISTING ELECTRICAL BOX
02.19	REMOVE (E) POLE LIGHTING, CONCRETE BASE, AND CONCRETE FOUNDATION
02.20	REMOVE AND SALVAGE (E) POLE LIGHT, CONCRETE BASE, AND FOOTING, S.C.D. FOR RELOCATION
02.21	REMOVE AND SALVAGE (E) SCE TRANSFORMER PAD TO BE RELOCATED, S.E.D. AND S.C.D.
02.22	CUT AND PREPARE CURB FOR NEW DRIVE AISLE, S.C.D.
02.23	EXISTING CATCH BASIN, S.C.D.
02.24	DEMOLISH (E) TRASH ENCLOSURE IN ITS ENTIRETY, INCLUDING ALL FOOTINGS, FOUNDATIONS, AND REBAR.

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

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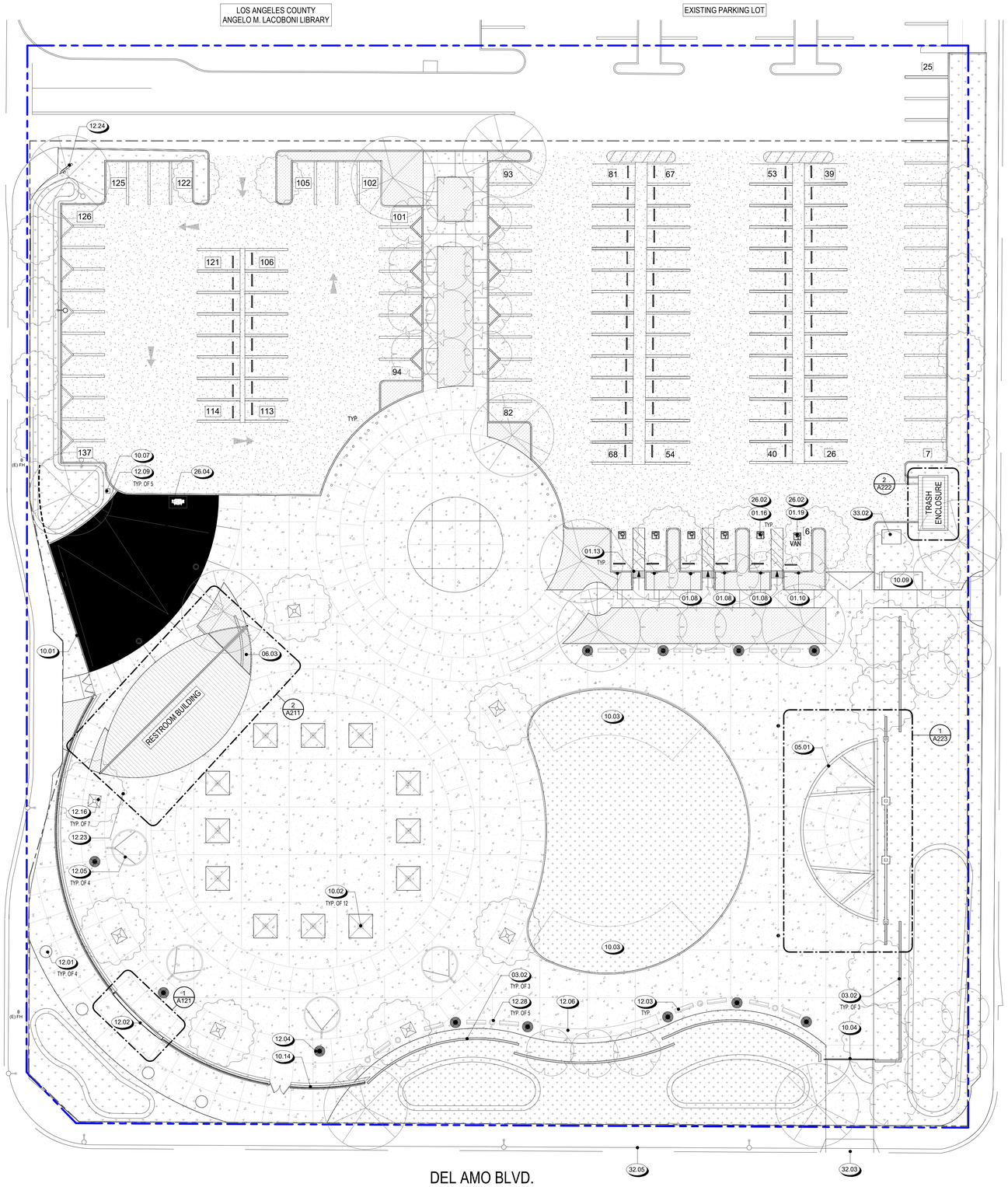
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DEMOLITION SITE PLAN

SHEET
A001



1 SITE PLAN
1" = 20'-0"

SCALE: 1'-0" = 20'

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SITE PLAN NOTES

1. THIS SITE PLAN IS NOT A SURVEY. IT IS PROVIDED FOR BUILDING AND SITE WORK LAYOUT ONLY. THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, AND SUBSTRUCTURES WHERE DISCREPANCIES OCCUR, CONTACT ARCHITECT.
2. FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. SEE SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
3. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
4. PROVIDE EXPANSION AND CONTROL JOINTS IN ALL EXTERIOR CONCRETE SLABS. MINIMUM SPACING SHALL BE PER INDUSTRY STANDARD UNLESS SHOWN OTHERWISE ON THE LANDSCAPE AND CIVIL DRAWINGS.
5. FOR INFORMATION & SCOPE NOT NOTED SEE CIVIL AND LANDSCAPE DRAWINGS.
6. FOR GENERAL SITE ACCESSIBILITY REQUIREMENT REF. **G100** SERIES SHEETS
7. AWNINGS AND CANOPIES SHALL BE DESIGNED AND CONSTRUCTED TO WITHSTAND WIND OR OTHER LATERAL LOADS AND LIVE LOADS AS REQUIRED BY CHAPTER 16 WITH DUE ALLOWANCE FOR SHAPE, OPEN CONSTRUCTION AND SIMILAR FEATURES THAT RELIEVE THE PRESSURE OR LOADS. STRUCTURAL MEMBERS SHALL BE PROTECTED TO PREVENT DETERIORATION, REFER TO CBC 3105.3.
8. AWNINGS AND CANOPIES SHALL COMPLY WITH THE REQUIREMENTS OF CBCB SECTIONS 3105.2 THROUGH 31.05.4.
9. AWNINGS AND CANOPIES SHALL COMPLY WITH CBC SECTION 3105.4

SITE PLAN SYMBOLS

- CONCRETE HARDSCAPE, S.L.D.
- DECOMPOSED GRANITE, S.L.D.
- BIO-RETENTION, S.L.D.
- PLANTING AREA, S.L.D.
- TURF, S.L.D.
- NEW GRIND AND OVERLAY AC PAVING WITH NEW STRIPING CONTRACTOR TO PROVIDE STRIPING PLAN FOR OWNER APPROVAL PRIOR TO COMMENCING WORK
- PROPERTY LINE
- SCOPE OF WORK
- FENCE LINE

KEYNOTE LEGEND

01.08	ACCESSIBLE PARKING SIGNAGE; SEE G2 SERIES NOTES AND DETAILS
01.10	VAN ACCESSIBLE PARKING SIGNAGE; SEE G2 SERIES NOTES AND DETAILS
01.13	DETECTABLE WARNING AT ACCESSIBLE PATH OF TRAVEL/PARKING/DRIVEWAY AREA; SEE G2 SERIES NOTES AND DETAILS
01.16	STANDARD ACCESSIBLE PARKING STALL
01.19	VAN ACCESSIBLE PARKING STALL
03.02	7'-0" CONCRETE SOUND WALLS, S.S.D. AND S.L.D.
05.01	CUSTOM STEEL FRAME TENSILE FABRIC SHADE CANOPY ANCHORED TO CONCRETE SOUND WALL BELOW, SUBMITTED AS DEFERRED SUBMITTAL, S.F.D., S.S.D. & S.C.D.
06.03	ENTRY CANOPY, SEE SHEET A224 FOR MORE INFORMATION
10.01	5' HIGH PERIMETER METAL BLADE FENCE, EMBEDDED IN CONCRETE SEAT WALL, S.L.D.
10.02	EMBEDDED UMBRELLA POST SLEEVES WITH WATER TIGHT COVER PLATE, UMBRELLAS BY OWNER
10.03	CANTILEVERED TENSILE FABRIC SHADE CANOPY, SUBMITTED AS DEFERRED SUBMITTAL., S.L.D. AND S.F.C.D.
10.04	7'-0" VEHICULAR ACCESS GATE MOUNTED TO SOUND WALLS, GATE TO REMAIN CLOSED AT ALL TIME UNLESS IN USE, S.L.D. AND S.S.D.
10.07	TOMBSTONE FOR FOOD TRUCK RECEPTACLES, S.E.D.
10.09	STANDARD AND EV BIKE RACKS, S.L.D.
10.14	4' HIGH METAL SLOT FENCE AND GATE: ALLOW FOR PEDESTRIAN ACCESS, S.L.D.
12.01	CONCRETE PLANTERS, S.L.D.
12.02	DIGITAL MONUMENT SIGN, PROVIDE POWER AND DATA CONNECTIONS. SEE SHEET A121 & S.E.D.
12.03	CONCRETE BENCH, S.L.D.
12.04	SITE LIGHTING, S.E.D.
12.05	CANTILEVER DISC SHADE STRUCTURE, S.L.D.
12.06	CUSTOM FAUX-WOOD BENCH
12.09	BISTRO LIGHTS, S.L.D. AND S.S.D.
12.16	TREE WELLS, S.L.D.
12.23	FLAG POLE
12.24	MONUMENT SIGN, S.L.D.
12.28	BENCH/ TRASH CAN, S.L.D.
26.02	EV CAPABLE STALL
26.04	STRING LIGHT FIXTURE, S.E.D.
32.03	MODIFY CURB AND SIDEWALK TO BE A FLARED DRIVE AISLE, S.C.D.
32.05	CATCH BASIN, S.C.D.
33.02	TRANSFORM AND CONCRETE PAD, S.E.D. AND S.S.D.

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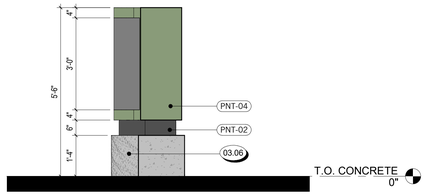
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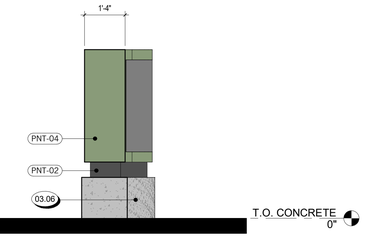
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SITE PLAN

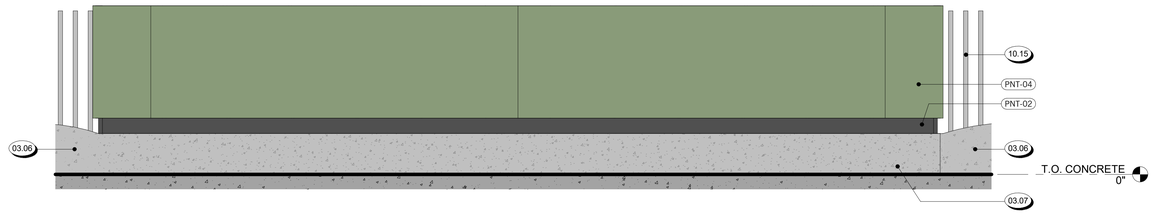
SHEET
A101



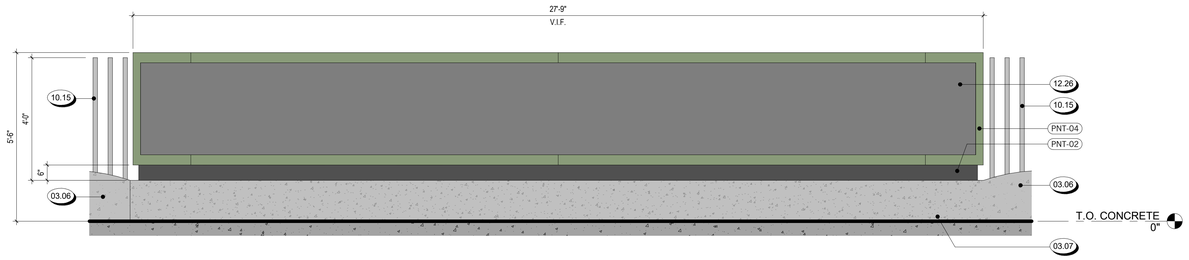
5 ELEVATION_DIGITAL MARQUEE - EAST
1/2" = 1'-0"



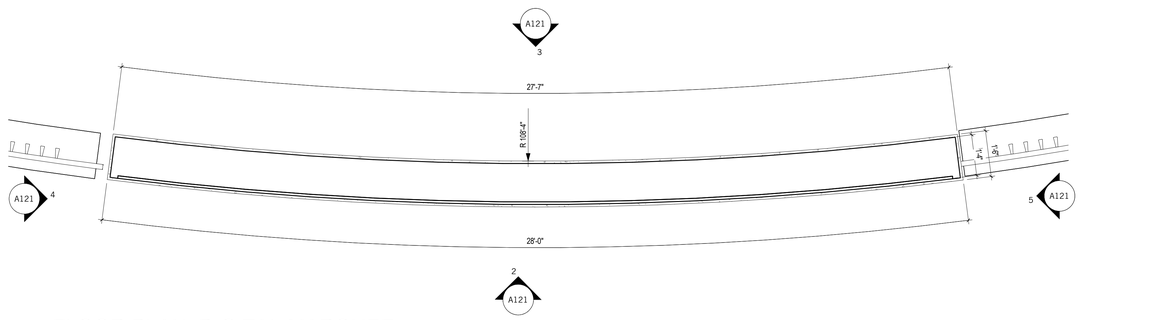
4 ELEVATION_DIGITAL MARQUEE - WEST
1/2" = 1'-0"



3 ELEVATION_DIGITAL MARQUEE - NORTH
1/2" = 1'-0"



2 ELEVATION_DIGITAL MARQUEE - SOUTH
1/2" = 1'-0"



1 FLOOR PLAN_DIGITAL MARQUEE
1/2" = 1'-0"

ELEVATION GENERAL NOTES

1. SEE FINISH INFORMATION ON SHEET **A731** FOR MATERIAL DESCRIPTIONS, KEYNOTED WITH SYMBOL
2. PAINT ALL EXPOSED MATERIAL SURFACES U.O.N.
3. ALL ROOFS TO BE RF-01 U.O.N.
4. FOR ALL EXTERIOR DOORS, DOOR SCHEDULE, SHEET **A711**.
5. FOR FINISHES RELATED TO HARDSCAPE AND SITE ACCESSORIES S.L.D. AND S.C.D.
6. FOR FINISHES RELATED TO FIXTURES S.M.D., S.P.D. AND S.E.D.
7. FOR ALL ROOF HEIGHTS SEE ROOF PLANS, SEE SHEET **A411**
8. WHEN SIMILAR WALL PENETRATIONS OCCUR MULTIPLE TIMES, ALL WALL PENETRATIONS MUST STACK VERTICALLY FROM TOP FLOOR TO THE BOTTOM FLOOR AND ALIGN WITH ADJACENT PENETRATIONS HORIZONTALLY, REGARDLESS OF SIZE.

KEYNOTE LEGEND

03.06	CONCRETE PEDESTAL, S.L.D.
03.07	CONCRETE SEAT WALL, S.L.D.
10.15	METAL BLADE FENCE, MAX 4'-0" A.F.F. S.L.D.
12.26	INTEGRATED DIGITAL SCREEN, DEFERRED SUBMITTAL

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

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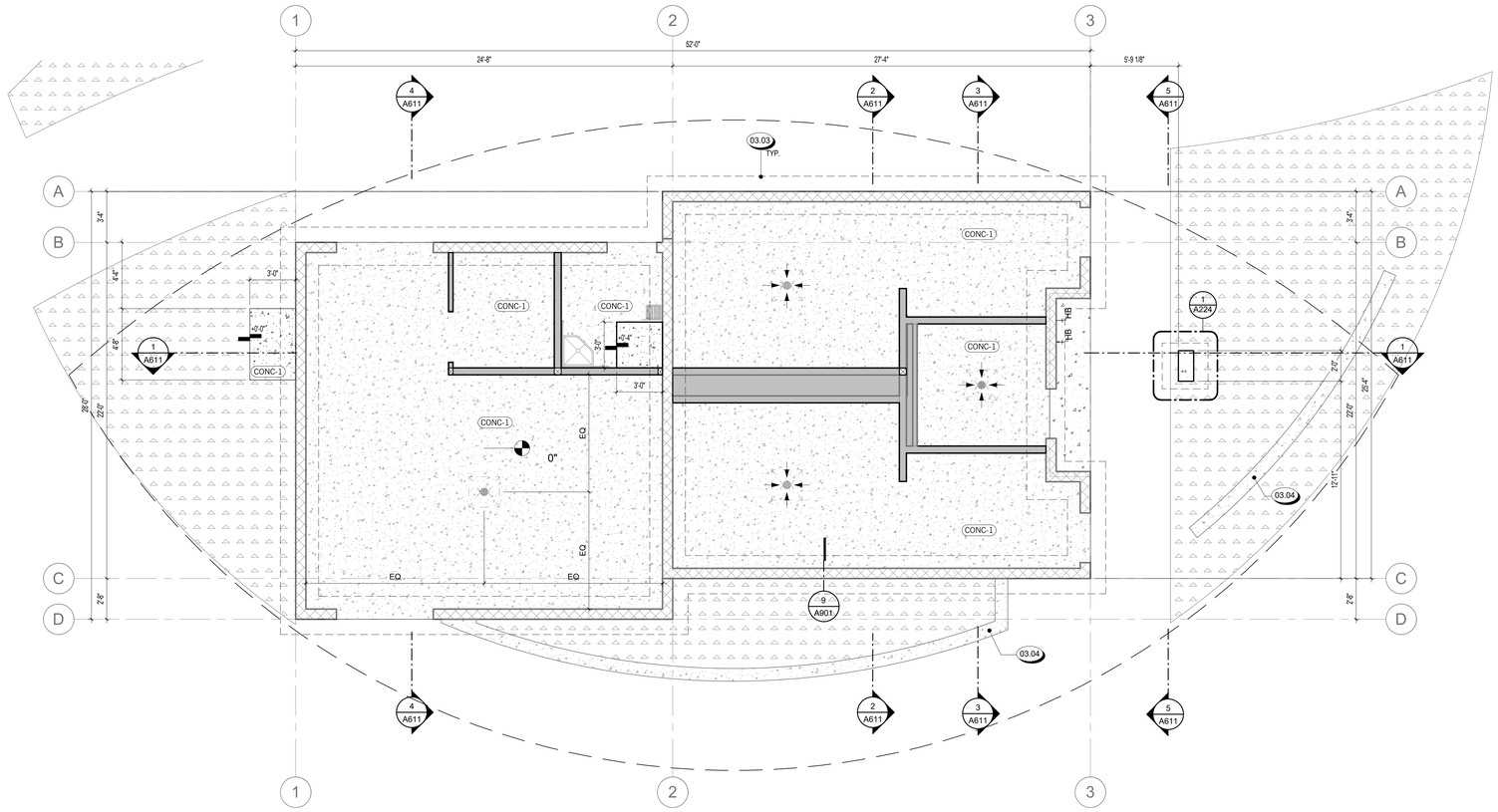
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SITE - DIGITAL MONUMENT SIGNAGE

SHEET
A121

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1 SLAB PLAN - RESTROOM
1/4" = 1'-0"

SLAB PLAN GENERAL NOTES

1. SEE ALL **A200** SERIES SHEETS FOR ALL OTHER SLAB DIMENSIONS, ALL CURBS TO ALIGN WITH FACE OF STUD, U.O.N.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE LOCATION AND CONSTRUCTION OF ALL UNDER SLAB UTILITIES
3. FOR UNDERGROUND UTILITY LOCATIONS S.C.D., S.P.D., AND S.E.D.
4. FOR UNDER SLAB UTILITIES SUCH AS FLOOR DRAINS, ROOF DRAINAGE, STORM AND SANITARY SEWER, ETC., S.P.D. AND S.C.D.
5. FOR ALL FINISH GRADES AND SITE RETAINING WALL HEIGHT, S.C.D.
6. VERIFY LOCATION AND HEIGHTS OF HARDSCAPE SLABS, RAMPS AND RETAINING WALLS WITH LANDSCAPE / CIVIL PRIOR TO SETTING HEIGHTS OF FOOTINGS, RAISED CURBS AND SLABS.
7. FOR CONSTRUCTION SLAB JOINTS SEE STRUCTURAL FOR DETAILS. ALIGN CONSTRUCTION JOINTS WITH WALLS AND TILE JOINTS. PROVIDE SHOP DRAWINGS FOR APPROVAL INDICATING LOCATION OF CONSTRUCTION JOINTS PRIOR TO PLACEMENT OF SLAB
8. PROVIDE SLAB ON GRADE VAPOR PROTECTION - TYP. PROVIDE AT INTERIOR SPACES SLAB ON GRADE - SEE PROJECT MANUAL. REFER TO MANUFACTURER'S WRITTEN LITERATURE AND INSTALLATION INSTRUCTIONS FOR APPLICABLE DETAILS NOT PROVIDED
9. ALL DIMENSIONS TO FACE OF BLOCK OR FACE OF FRAMING, U.O.N.

SLAB PLAN SYMBOLS

- STRUCTURAL COLUMNS, S.S.D.
- + x-x" — CONCRETE CURB, HT ABOVE FINISH FLOOR
- CMU MASONRY WALL, SEE PARTITION SCHEDULE ON SHEET A731
- CONCRETE CURB 3 1/2" HEIGHT
- -x" — ELEVATION AT RECESSED SLAB AREA
- TYPICAL FLOOR DRAIN, S.P.D. SLOPE FINISH FLOOR TO DRAIN 1/16": 1'-0" MIN., U.O.N, SEE DETAIL 22/A904
- HB — HOSE BIB, S.P.D.
- 1/4"/1'-0" MIN. — DIRECTION AND SLOPE OF SLAB, U.O.N.
- CONC-X — FINISH MATERIAL, SEE A731

KEYNOTE LEGEND

03.03 CONCRETE FOOTING, S.S.D.
03.04 16" HIGH CONCRETE PLANTER WALL, S.L.D.

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

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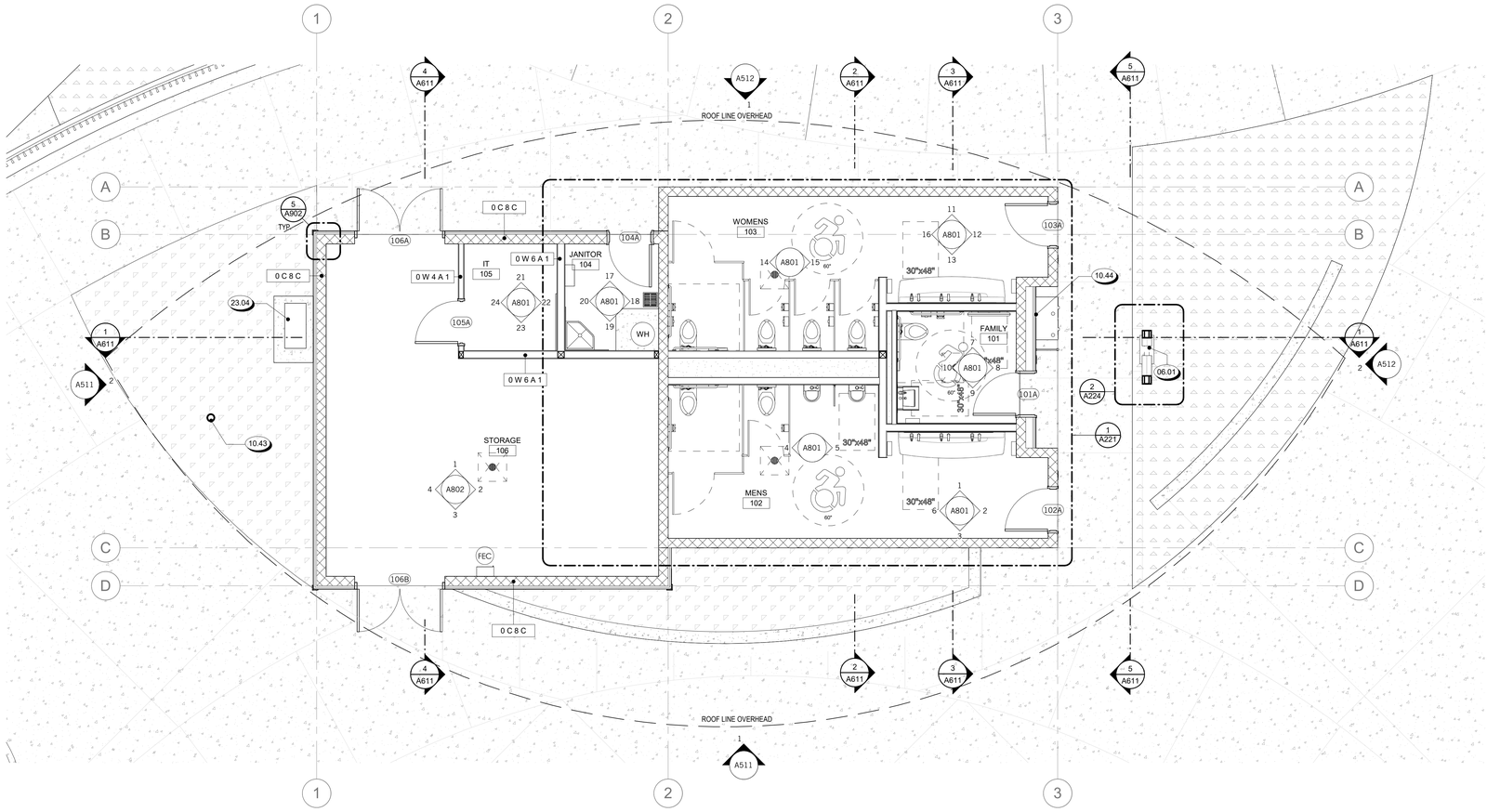
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CHECK	J.C

SLAB PLAN

SHEET
A201

10/1/2026 2:33:27 PM



2 ANNOTATION PLAN - RESTROOM
1/4" = 1'-0"

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FLOOR PLAN NOTES

1. FOR DIMENSIONS SEE DIMENSION PLAN ON SHEET A212
2. WALL HEIGHTS TYPICAL TO BOTTOM OF FLOOR OR ROOF FRAMING EXCEPT WHERE INDICATED ON STRUCTURAL DRAWINGS OR WHERE INDICATED AS FIRE RATED OR SOUND CONSTRUCTION (U.O.N.)
3. FOR STUD SIZES AND MATERIAL SEE ALL **A200** SERIES PLANS FOR WALL TAGS
4. ALL SHEATHING SURFACE PLANES TO BE CONTINUOUS. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS.
5. ALL INTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 4" MINIMUM AND ALL EXTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 6" MINIMUM U.O.N. FOR NOTES AND ADDITIONAL INFORMATION - SEE INDIVIDUAL UNIT FLOOR PLANS.
6. THE CONTRACTOR SHALL PATCH AND REPAIR ALL SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHEREVER REQUIRED.
7. PROTECT FROM FREEZING, INSULATE AND WRAP ALL PLUMBING AND FIRE SPRINKLER PIPES, FITTINGS AND OTHER ITEMS EXPOSED TO AN EXTERIOR WALL/ SOFFIT OR ROOF SURFACE.
8. CONTRACTOR TO COORDINATE EXACT LOCATION AND DESIGN OF FLOORING, AND EQUIPMENT LAYOUT WITH OWNER PRIOR TO INSTALLATION.
9. PROVIDE BACKING IN ALL WALLS AS REQUIRED FOR SHELVES, CABINETS, BRACKETS, GRAB BARS, HANDRAILS, ETC.
10. FOR INTERIOR FINISHES, SEE FINISH SCHEDULE
11. PROVIDE VENTILATION AT ALL EXTERIOR BOX COLUMNS, SOFFITS AND WALLS (IF UNINSULATED). PROVIDE NET FREE VENTING AREA OF 1/150 OF THE AREA OF THE SPACE VENTILATED
12. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED IN ALL OCCUPANCY GROUPS AND AT SUCH LOCATIONS AS REQUIRED BY CFC 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 FIRE INSPECTOR.
13. 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, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM PER CFC 304.3.3.

BUILDING PLAN SYMBOLS

- CMU MASONRY WALL, SEE PARTITION SCHEDULE ON SHEET A731
- WALL FRAMING, SEE PARTITION SCHEDULE A731
- (FEC) EXTINGUISHERS SHALL BE MOUNTED ON THE WALL OR IN CABINETS, SUCH THAT THE TOP OF THE EXTINGUISHER IS NO MORE THAN FOUR(4) FEET ABOVE FLOOR LEVEL. EXTINGUISHER SHALL BE COMMERCIAL GRADE, CURRENTLY TAGGED, OR HAVE MANUFACTURER DATE CLEARLY MARKED ON THE EXTINGUISHER. SEE DETAIL 21/A904
- STRUCTURAL COLUMNS, S.S.D.
- 1W4C WALL TYPE - SEE PARTITION SCHEDULE (A731)
- (101) DOOR TYPE - SEE SCHEDULE (A711)
- 101 ROOM NUMBER
- HB HOSE BIB - S.P.D.
- % SLOPE DIRECTION
- XX.X SPOT ELEVATION
- FLOOR/DECK DRAIN
- DRINKING FOUNTAIN, S.P.D.
- MOP SINK, S.P.D.
- 30"x48" 30" X 48" CLEAR SPACE
- 60" 5'-0" DIAMETER WHEELCHAIR CLEARANCE

KEYNOTE LEGEND

06.01 ANGLED HSS STRUCTURAL STEEL COLUMNS ON CONCRETE PEDESTAL, S.S.D.
10.43
10.44
23.04 MECHANICAL CONDENSER, S.M.D.

06.01 ANGLED HSS STRUCTURAL STEEL COLUMNS ON CONCRETE PEDESTAL, S.S.D.
10.43
10.44
23.04 MECHANICAL CONDENSER, S.M.D.

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

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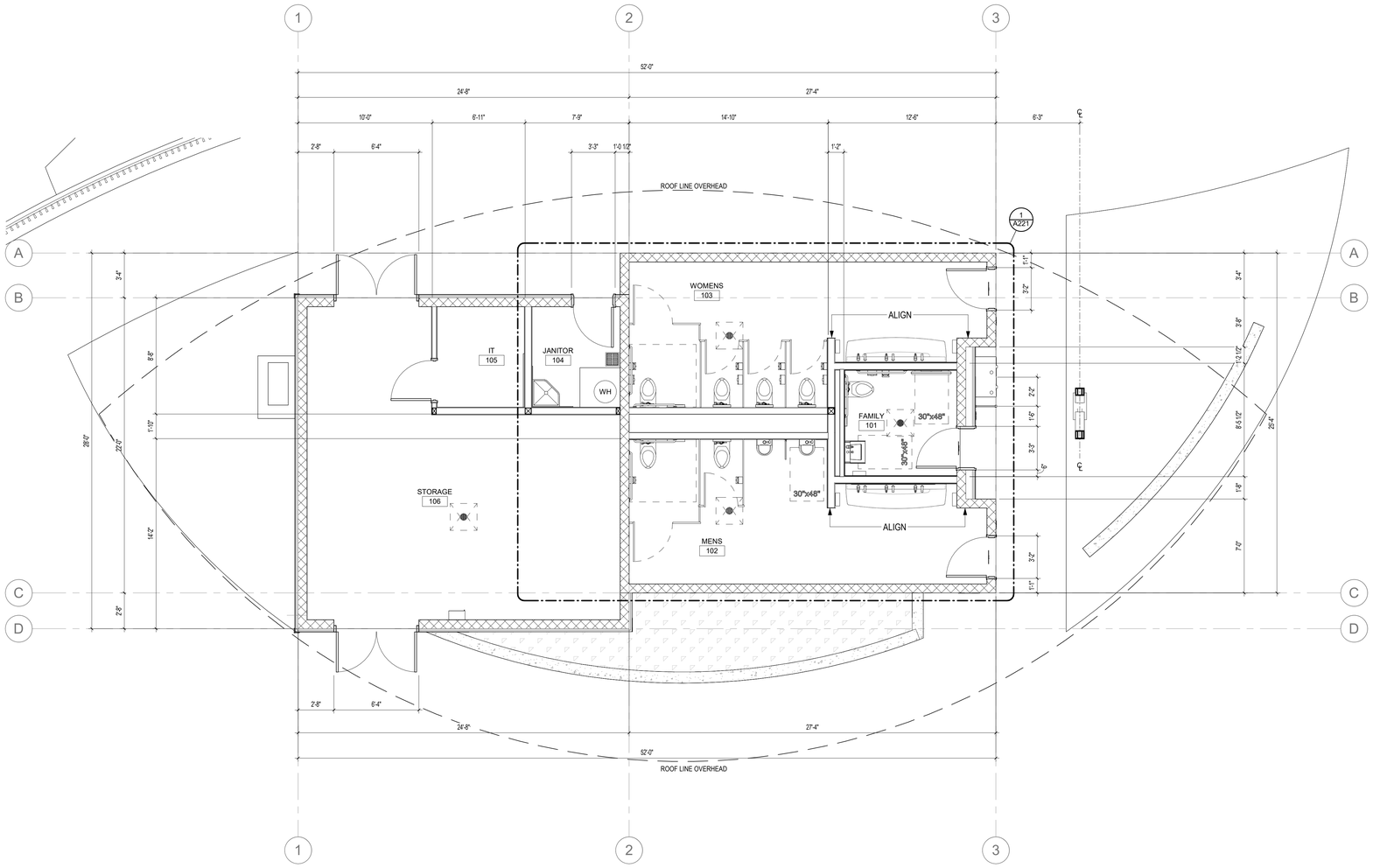
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ANNOTATION PLAN - RESTROOM

SHEET
A211



1 DIMENSION FLOOR PLAN - RESTROOM
1/4" = 1'-0"

DIMENSION PLAN NOTES

1. ALL EXTERIOR DIMENSIONS TO EDGE OF FOUNDATION, FACE OF STUD, AND FACE OF STOREFRONT, U.O.N.
2. ALL INTERIOR DIMENSION TO FACE OF STUD, U.O.N.
3. ALL INTERIOR DOORS SHALL BE 4" FROM HINGE TO ADJACENT STUD WALL FRAMING UNLESS SPECIFICALLY DIMENSIONED.

KEYNOTE LEGEND

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BID SET 10.02.26

REVISIONS

SEAL / SIGNATURE

PERMIT NO.	BL-25-470
C.I.P. NO.	P2CC2623
JOB NO.	1533.008
DRAWN	K.P, S.G
CHECK	J.C

DIMENSION PLAN - RESTROOM

SHEET
A212

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

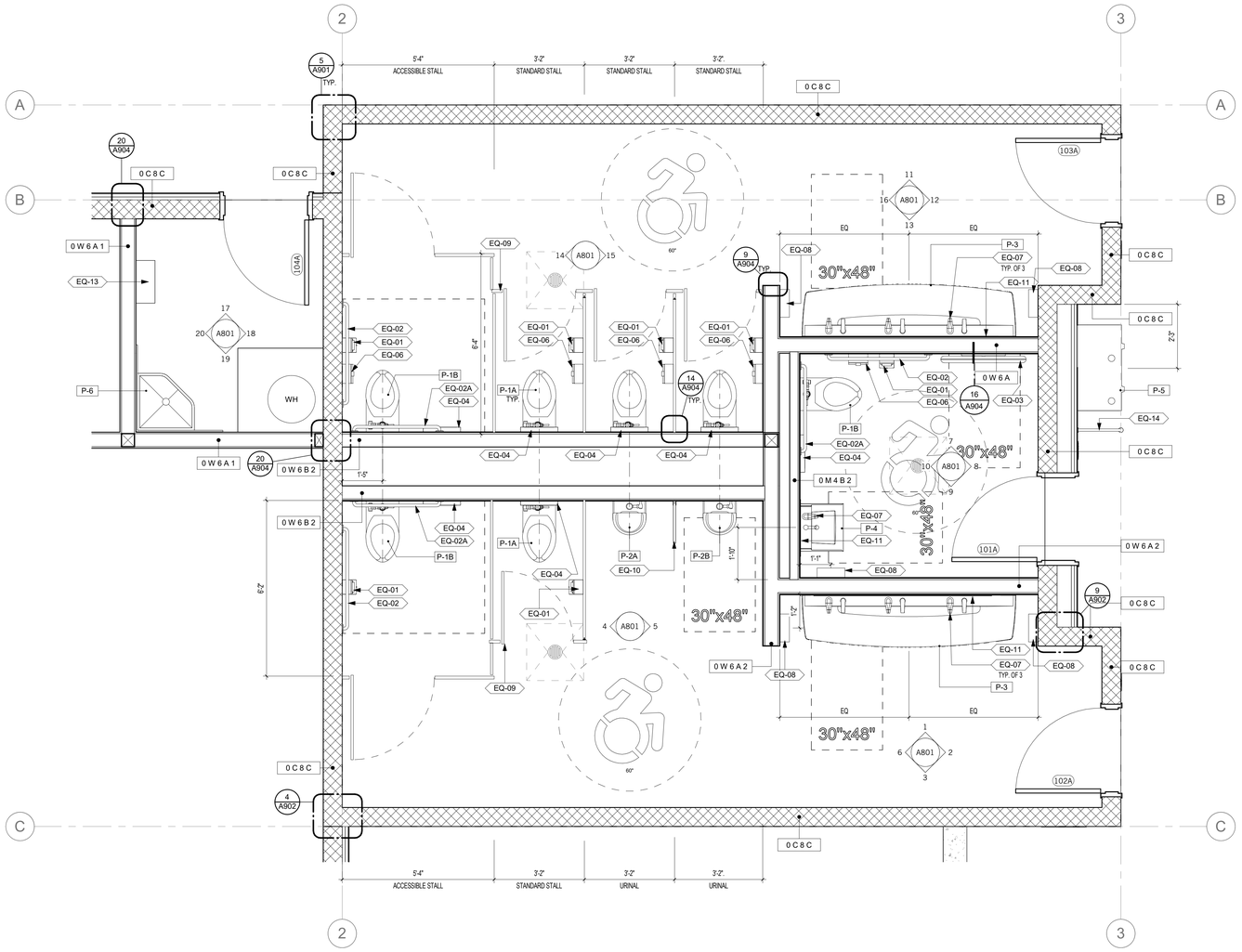
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EQUIPMENT SCHEDULE

MARK	TYPE	MANUFACTURER	MODEL	DESCRIPTION
EQ-01	TOILET TISSUE DISPENSER	BOBRICK	B-2888	CLASSIC SERIES, SURFACE MOUNTED, TWO ROLL TOILET TISSUE DISPENSER, SATIN FINISH STAINLESS STEEL, LOCKABLE
EQ-02	GRAB BAR	BOBRICK	B-5806.99x42	42" STRAIGHT PEENED GRAB BAR, SURFACE MOUNTED, SATIN-FINISH SLIP RESISTANT STAINLESS STEEL
EQ-02A	GRAB BAR	BOBRICK	B-5806.99x36	36" STRAIGHT PEENED GRAB BAR, SURFACE MOUNTED, SATIN-FINISH SLIP RESISTANT STAINLESS STEEL
EQ-03	BABY CHANGING STATION	KOALA KARE	KB300-01SS	SURFACE MOUNTED BABY CHANGING STATION, FINISH: WHITE GRANITE
EQ-04	SEAT COVER DISPENSER	BOBRICK	B-221	CLASSIC SERIES, SURFACE MOUNTED, SATIN FINISH STAINLESS STEEL
EQ-05	ROBE HOOK	BOBRICK	B-76717	SURFACE MOUNTED SINGLE ROBE HOOK
EQ-06	SANITARY NAPKIN DISPOSAL	BOBRICK	B-35139	TRIM LINE SERIES, SURFACE MOUNTED, SATIN FINISH STAINLESS STEEL
EQ-07	LIQUID SOAP DISPENSER	BOBRICK	B-828	COUNTER MOUNTED AUTOMATIC LIQUID SOAP DISPENSER, FINISH: STAINLESS STEEL, HARDWIRED
EQ-08	HAND DRYER	BOBRICK	B-7179	FINO COLLECTION SATIN FINISH STAINLESS STEEL SURFACE MOUNTED HAND DRYER, HARDWIRED
EQ-09	TOILET PARTITION	SCRANTON	HINY HIDERS	FLOOR MOUNTED OVERHEAD BRACED TOILET PARTITIONS, HARDWARE & SHOES, CONTINUOUS HINGE, COLOR: FOSSIL, FINISH: ORANGE PEEL
EQ-10	URINAL PARTITION	SCRANTON	HINY HIDERS	WALL MOUNTED URINAL PARTITIONS 17"x42", FINISH TO MATCH EQ-09
EQ-11	MIRROR	BOBRICK	B-2908	TEMPERED GLASS MIRROR, 24x36
EQ-12	FIRE EXTINGUISHER CABINET	Activar Construction Products Group	J.L. 1013	3" STEEL SURFACE-MOUNTED, ROLLED-EDGE MODEL FIRE EXTINGUISHER CABINET
EQ-13	UTILITY SHELF	BOBRICK	B-298	SHELF SHALL BE TYPE-304, 18-GUAGE (1.2MM) STAINLESS STEEL WITH SATIN FINISH. MOUNTING BRACKETS WELDED TO STEEL
EQ-14	DRINKING FOUNTAIN GRAB BAR	BOBRICK	B-819298	STAINLESS STEEL, SATIN FINISH SURFACE MOUNTED GRAB BAR, 33"X18"

PLUMBING FIXTURES

MARK	TYPE	DESCRIPTION	COMMENTS
P-1A	WALL HUNG TOILET	-	S.P.D.
P-1B	ADA WALL HUNG TOILET	FOR MOUNTING HEIGHT & CLEARANCE, REFER TO DETAIL 4/G143	S.P.D.
P-2A	URINAL	-	S.P.D.
P-2B	ADA URINAL	FOR MOUNTING HEIGHT & CLEARANCES, REFER TO DETAIL 7/G143	S.P.D.
P-3	3 STATION LAVATORY	ENVY - 3-STATION	S.P.D.
P-4	WALL MOUNTED SINK	ENVY SERIES SINGLE STATION SOLID SURFACE LAVATORY SYSTEM	S.P.D.
P-5	LVRCTL8WSK (Bottle Filling Station Bi-Level Vandal-Resistant)	ezH2O® Vandal-Resistant Bottle Filling Station & Bi-Level Cooler Filtered Refrigerated Stainless	S.P.D.
P-6	MOP SINK	-	S.P.D.



1 ENLARGED PLAN - RESTROOM
1/2" = 1'-0"

FLOOR PLAN NOTES

1. FOR DIMENSIONS SEE DIMENSION PLAN ON SHEET A212
2. WALL HEIGHTS TYPICAL TO BOTTOM OF FLOOR OR ROOF FRAMING EXCEPT WHERE INDICATED ON STRUCTURAL DRAWINGS OR WHERE INDICATED AS FIRE RATED OR SOUND CONSTRUCTION (U.O.N.)
3. FOR STUD SIZES AND MATERIAL SEE ALL **A200** SERIES PLANS FOR WALL TAGS
4. ALL SHEATHING SURFACE PLANES TO BE CONTINUOUS. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS.
5. ALL INTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 4" MINIMUM AND ALL EXTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 6" MINIMUM U.O.N. FOR NOTES AND ADDITIONAL INFORMATION - SEE INDIVIDUAL UNIT FLOOR PLANS.
6. THE CONTRACTOR SHALL PATCH AND REPAIR ALL SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHEREVER REQUIRED.
7. PROTECT FROM FREEZING, INSULATE AND WRAP ALL PLUMBING AND FIRE SPRINKLER PIPES, FITTINGS AND OTHER ITEMS EXPOSED TO AN EXTERIOR WALL/ SOFFIT OR ROOF SURFACE.
8. CONTRACTOR TO COORDINATE EXACT LOCATION AND DESIGN OF FLOORING, AND EQUIPMENT LAYOUT WITH OWNER PRIOR TO INSTALLATION.
9. PROVIDE BACKING IN ALL WALLS AS REQUIRED FOR SHELVES, CABINETS, BRACKETS, GRAB BARS, HANDRAILS, ETC.
10. FOR INTERIOR FINISHES, SEE FINISH SCHEDULE
11. PROVIDE VENTILATION AT ALL EXTERIOR BOX COLUMNS, SOFFITS AND WALLS (IF UNINSULATED). PROVIDE NET FREE VENTING AREA OF 1/150 OF THE AREA OF THE SPACE VENTILATED
12. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED IN ALL OCCUPANCY GROUPS AND AT SUCH LOCATIONS AS REQUIRED BY CFC 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 FIRE INSPECTOR.
13. 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, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM PER CFC 304.3.3.

BUILDING PLAN SYMBOLS

- CMU MASONRY WALL, SEE PARTITION SCHEDULE ON SHEET A731
- WALL FRAMING, SEE PARTITION SCHEDULE A731
- FEC — EXTINGUISHERS SHALL BE MOUNTED ON THE WALL OR IN CABINETS, SUCH THAT THE TOP OF THE EXTINGUISHER IS NO MORE THAN FOUR(4) FEET ABOVE FLOOR LEVEL. EXTINGUISHER SHALL BE COMMERCIAL GRADE, CURRENTLY TAGGED, OR HAVE MANUFACTURER DATE CLEARLY MARKED ON THE EXTINGUISHER. SEE DETAIL 21/A904
- STRUCTURAL COLUMNS, S.S.D.
- 1W4C — WALL TYPE - SEE PARTITION SCHEDULE (A731)
- 101 — DOOR TYPE - SEE SCHEDULE (A711)
- 101 — ROOM NUMBER
- HB — HOSE BIB - S.P.D.
- % — SLOPE DIRECTION
- XX.X — SPOT ELEVATION
- FLOOR/DECK DRAIN
- DRINKING FOUNTAIN, S.P.D.
- MOP SINK, S.P.D.
- 30"x48" — 30" X 48" CLEAR SPACE
- 60" — 5'-0" DIAMETER WHEELCHAIR CLEARANCE

ENLARGED PLAN NOTES

1. ALL INTERIOR CLEAR DIMENSIONS TO FACE OF FINISH (U.O.N.)
2. SEE GENERAL ACCESSIBILITY SHEETS FOR EQUIPMENT MOUNTING (SHEET G143)
3. FOR FINISH INFORMATION SEE INTERIOR ELEVATIONS (SHEET A801)
4. S.E.D. AND S.P.D. FOR ADDITIONAL INFORMATION RELATED TO KITCHEN EQUIPMENT

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

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A REVISIONS

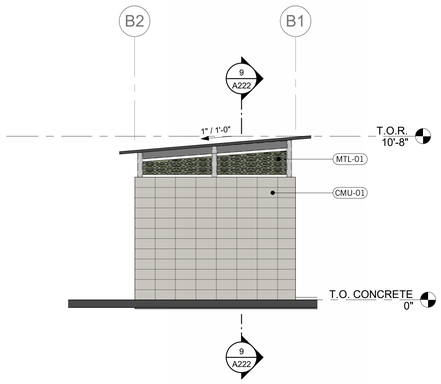
SEAL / SIGNATURE

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CHECK	J.C

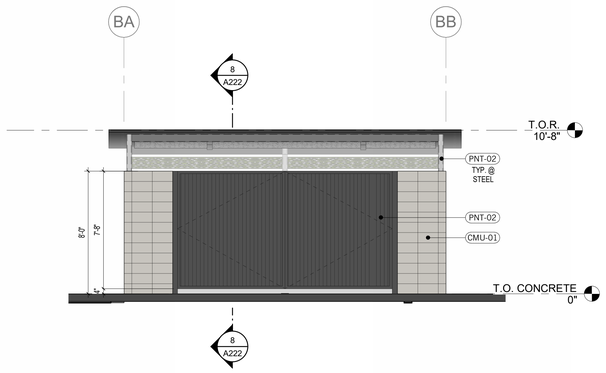
ENLARGED PLAN - RESTROOMS

SHEET
A221

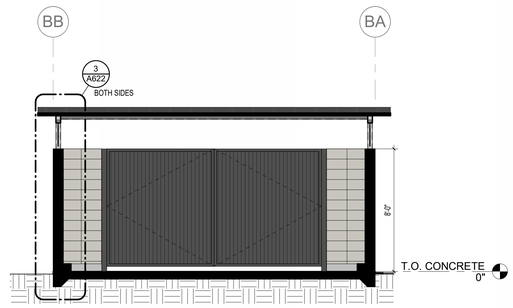
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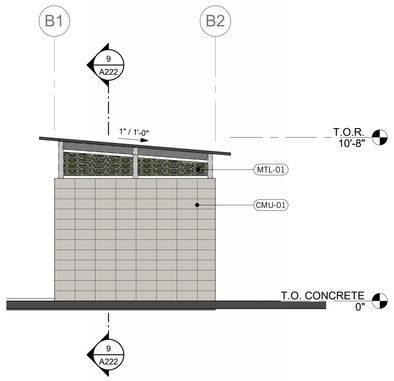
6 TRASH - NORTH ELEVATION
1/4" = 1'-0"



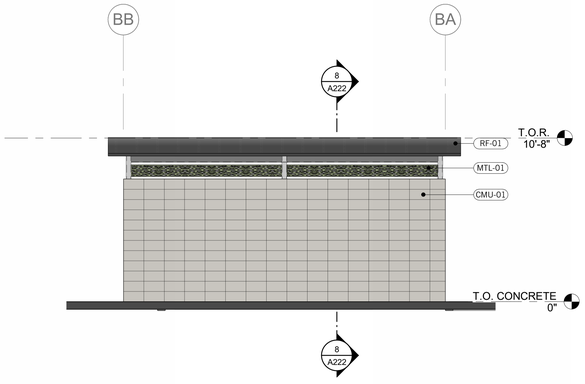
7 TRASH - EAST ELEVATION
1/4" = 1'-0"



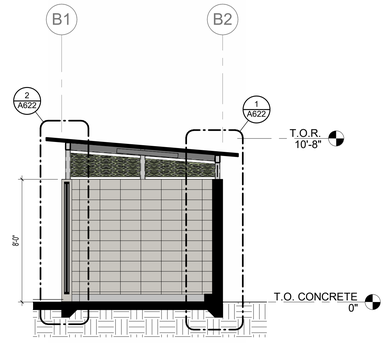
9 TRASH ENCLOSURE - SECTION
1/4" = 1'-0"



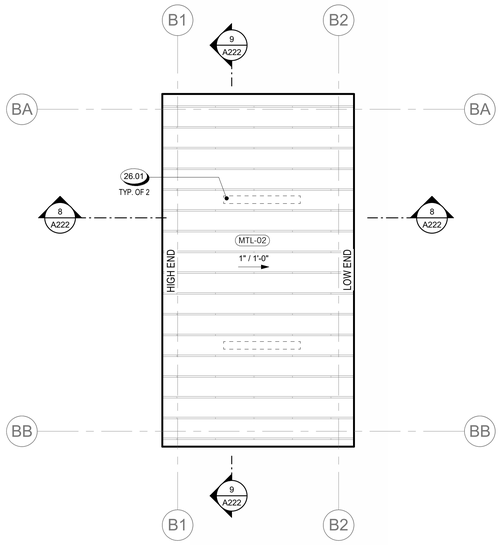
4 TRASH - SOUTH ELEVATION
1/4" = 1'-0"



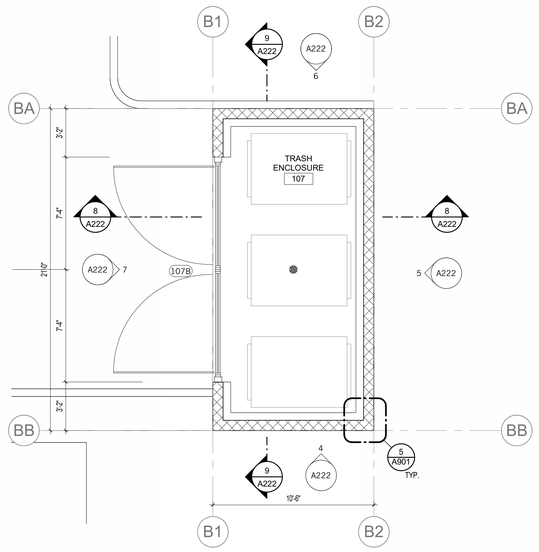
5 TRASH - WEST ELEVATION
1/4" = 1'-0"



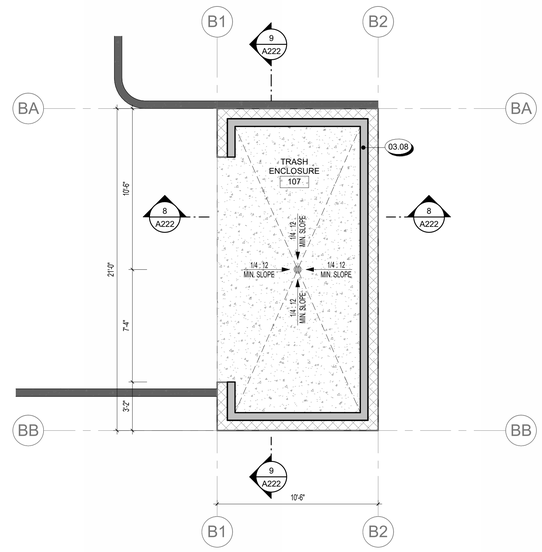
8 TRASH ENCLOSURE - CROSS SECTION
1/4" = 1'-0"



3 ROOF PLAN - TRASH ENCLOSURE
1/4" = 1'-0"



2 FLOOR PLAN - TRASH ENCLOSURE
1/4" = 1'-0"



1 SLAB PLAN - TRASH ENCLOSURE
1/4" = 1'-0"

FLOOR PLAN NOTES

1. FOR DIMENSIONS SEE DIMENSION PLAN ON SHEET A212
2. WALL HEIGHTS TYPICAL TO BOTTOM OF FLOOR OR ROOF FRAMING EXCEPT WHERE INDICATED ON STRUCTURAL DRAWINGS OR WHERE INDICATED AS FIRE RATED OR SOUND CONSTRUCTION (U.O.N.)
3. FOR STUD SIZES AND MATERIAL SEE ALL **A200** SERIES PLANS FOR WALL TAGS
4. ALL SHEATHING SURFACE PLANES TO BE CONTINUOUS. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS.
5. ALL INTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 4" MINIMUM AND ALL EXTERIOR DOOR JAMBS ON HINGE SIDE SHALL BE 6" MINIMUM U.O.N. FOR NOTES AND ADDITIONAL INFORMATION - SEE INDIVIDUAL UNIT FLOOR PLANS.
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12. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED IN ALL OCCUPANCY GROUPS AND AT SUCH LOCATIONS AS REQUIRED BY CFC 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 FIRE INSPECTOR.
13. 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, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM PER CFC 304.3.3.

BUILDING PLAN SYMBOLS

- WALL FRAMING, SEE PARTITION SCHEDULE ON SHEET A731
- FE — SURFACE MOUNTED FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER. SEE DETAIL 21/A904
- STRUCTURAL COLUMNS, S.S.D.
- 1W4C — WALL TYPE - SEE PARTITION SCHEDULE
- A — WINDOW TYPE - SEE SCHEDULE
- 101 — DOOR TYPE - SEE SCHEDULE
- 101 — ROOM NUMBER
- HB — HOSE BIB - S.P.D.
- % — SLOPE DIRECTION
- XX.X — SPOT ELEVATION
- FLOOR/DECK DRAIN
- D.S. — DOWNSPOUT

KEYNOTE LEGEND

03.08 6" X 6" CURB, TYP.
26.01 SURFACE-MOUNTED LIGHT FIXTURE, S.E.D.

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

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CHECK	J.C

TRASH ENCLOSURE

SHEET
A222

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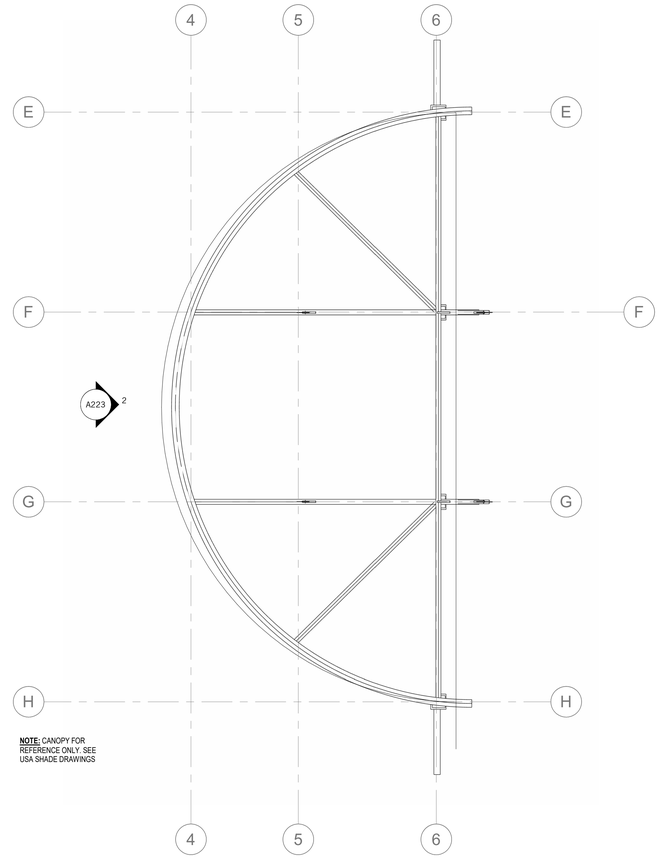


INTERNALLY ILLUMINATED FACE-LIT CHANNEL LETTERS

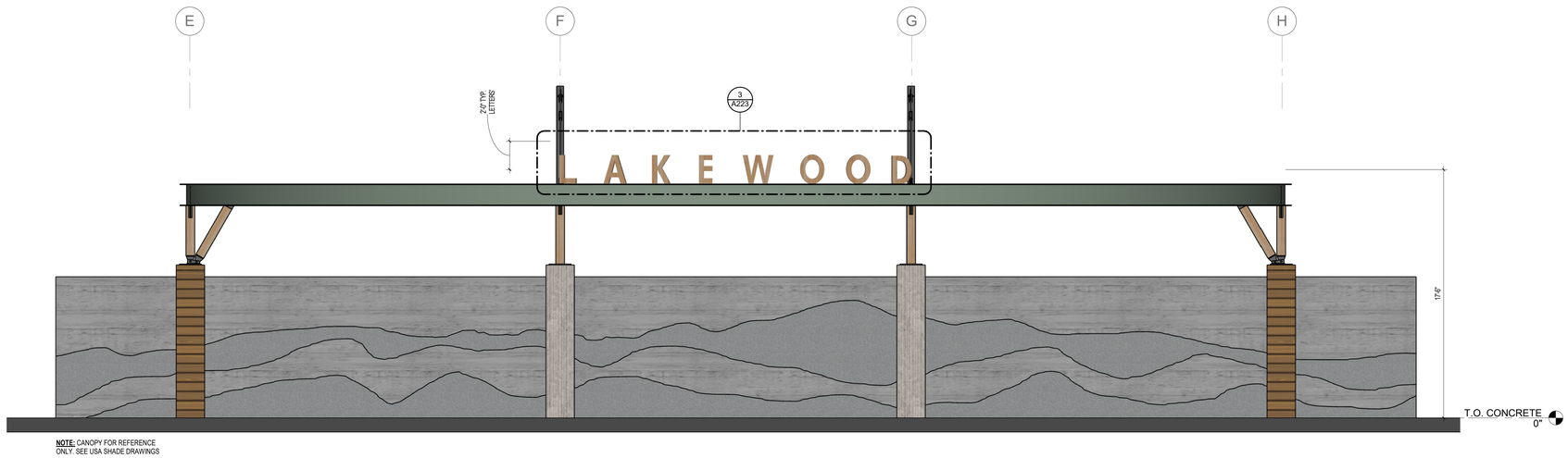
QUANTITY:	ONE SIGN
OVERALL TEXT HEIGHT:	24"
OVERALL LENGTH:	213" (ALONG CURVED BEAM)
RETURNS:	4" DEEP ALUMINUM PAINTED SATIN WHITE
BACKS:	PAINTED SATIN WHITE
TRIMCAP:	NONE - TRIMLESS
FACE:	WHITE ACRYLIC
ILLUMINATION:	WHITE LED

NOTES
- INDIVIDUALLY MOUNTED
- WHITE INTERIORS FOR INCREASED ILLUMINATION

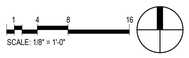
3 LETTERING SIGNAGE
3/4" = 1'-0"



1 STANDALONE CANOPY
1/8" = 1'-0"



2 STANDALONE CANOPY - WEST ELEVATION
1/4" = 1'-0"



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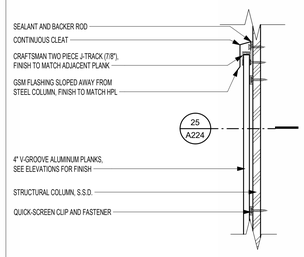
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DRAWN	K.P, S.G
CHECK	J.C

STANDALONE CANOPY

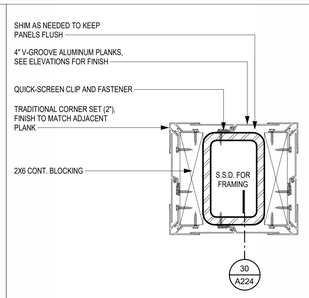
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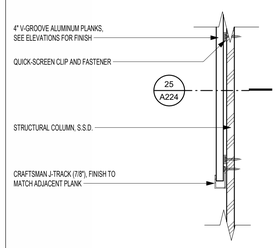
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CANOPY COLUMN WRAP CAP | 30



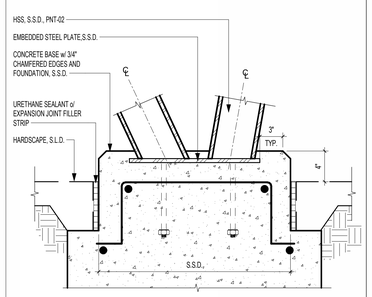
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CANOPY COLUMN WRAP SECTION | 25



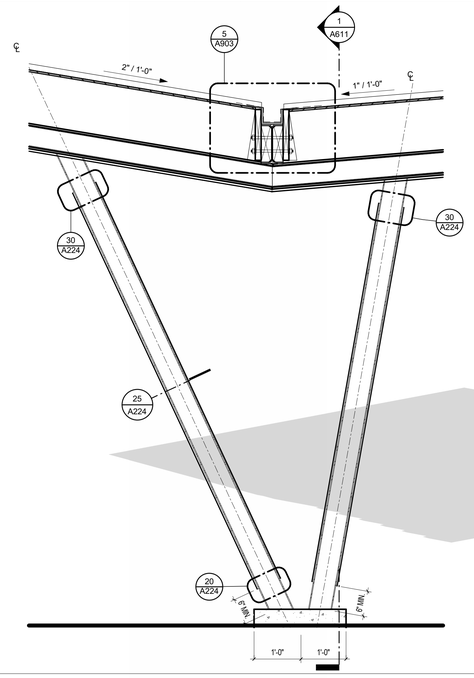
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CANOPY COLUMN WRAP BASE | 20



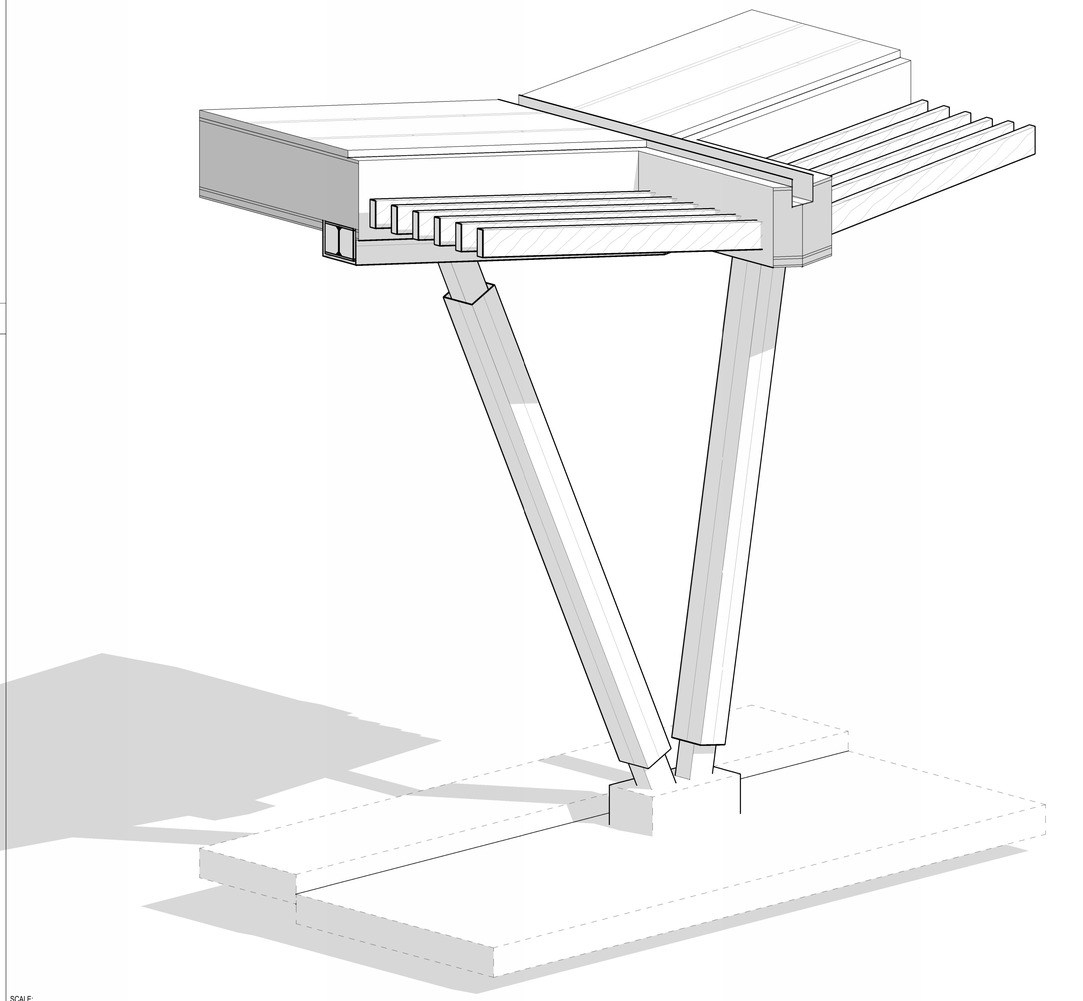
SCALE: 1 1/2" = 1'-0"

CANOPY COLUMN FOUNDATION | 29



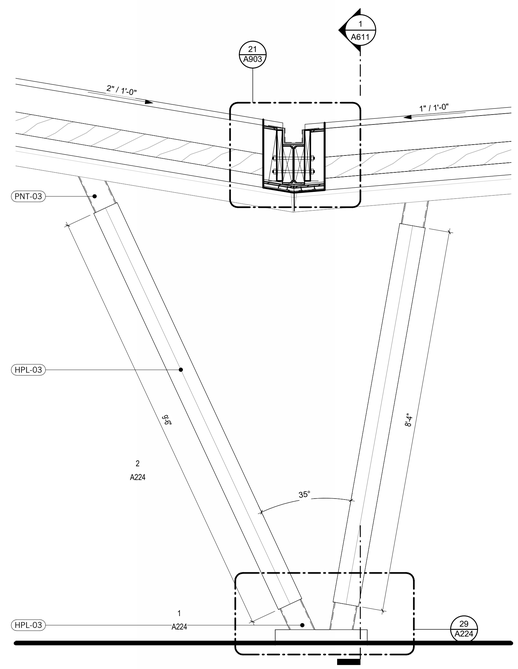
SCALE: 3/4" = 1'-0"

E/W SECTION - CANOPY COLUMN | 18



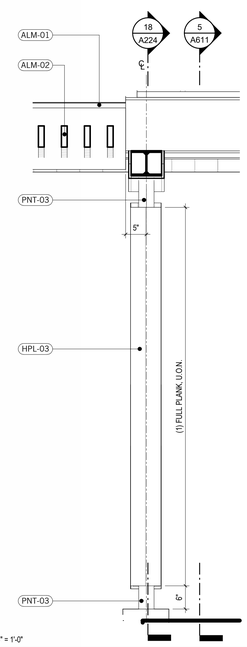
SCALE:

AXON - CANOPY COLUMN | 3



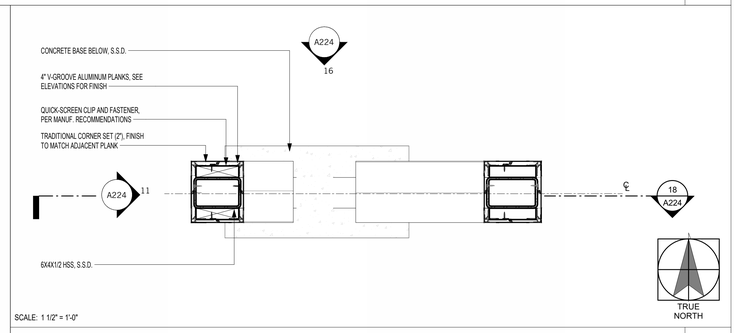
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ELEVATION COLUMN - NORTH | 16



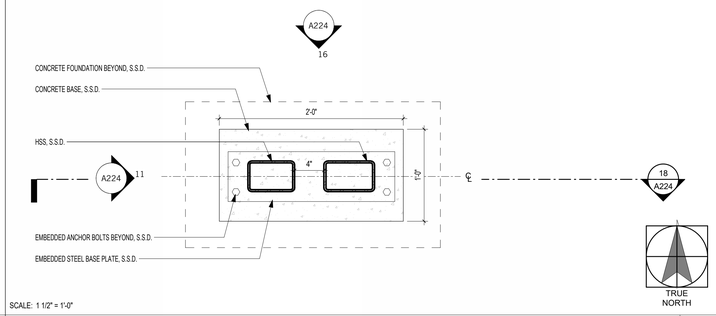
SCALE: 3/4" = 1'-0"

ELEVATION COLUMN - EAST | 11



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

FLOOR PLAN - ENTRY COLUMN - MIDDLE | 2



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

FLOOR PLAN - ENTRY COLUMN - BASE | 1

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REVISIONS	

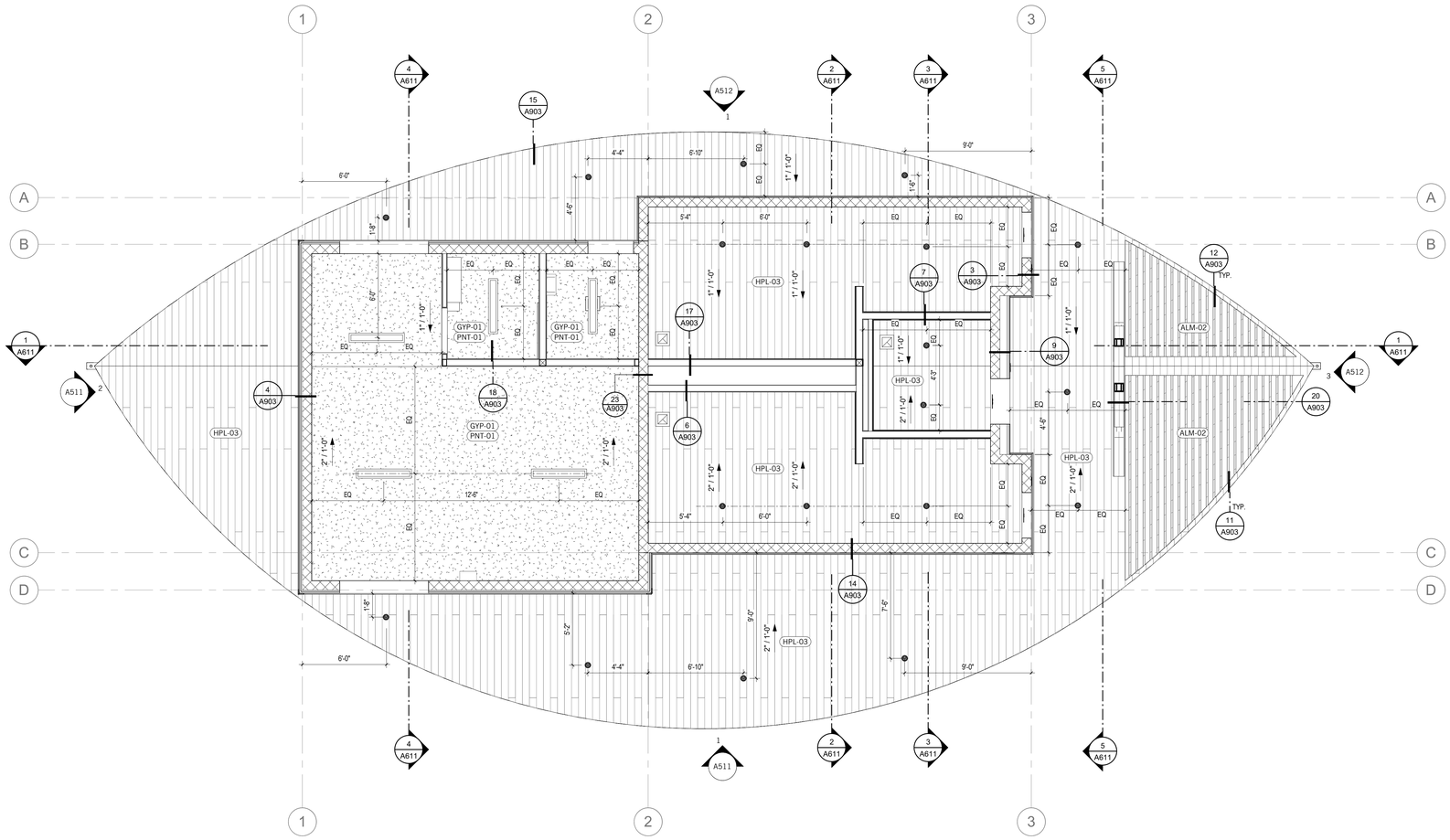
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PERMIT NO.	BL-25-470
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JOB NO.	1533.008
DRAWN	K.P, S.G
CHECK	J.C

ENTRY CANOPY

SHEET
A224

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1 REFLECTED CEILING PLAN - RESTROOM
1/4" = 1'-0"

REFLECTED CEILING NOTES

1. ALL CEILING HEIGHTS TO BTM. OF FRAMING FROM T.O.C., T.O.S., OR TOP OF GYPSUM UNDERLAYMENT
2. ALL EXTERIOR SOFFIT HEIGHTS SHALL BE TO BTM. OF FRAMING, FROM T.O.C., T.O.S., OR TOP OF GYPSUM UNDERLAYMENT
3. EXTERIOR SOFFITS MATERIAL AS INDICATED IN PLANS
4. ALL RECESSED LIGHTING TO BE LOCATED IN THE CENTER OF THE NEAREST CEILING FINISH PLANK
5. ALL DIMENSIONS TO F.O. STUD, (U.O.N.)
6. FOR FURTHER INFORMATION REGARDING CEILING FIXTURES TYPES, S.E.D.. LOCATIONS ARE GOVERNED BY THIS DRAWING/ DOCUMENTS.
7. FOR FURTHER INFORMATION REGARDING FIRE SPRINKLERS AND LOCATIONS, SEE DESIGN-BUILD SPRINKLER DRAWINGS. ALL SPRINKLER HEADS SHALL BE LOCATED AT THE CENTER OF CEILING TILES AND SOFFITS, TYP. U.O.N. INSTALLER SHALL COORDINATE INSTALLATION WITH ALL OTHER TRADES TO AVOID CONFLICTS WITH HEAD LOCATIONS AND PIPE RUNS.
8. COORDINATE ALL FRAMING AT RECESSED FIXTURE LOCATIONS TO ACCOMMODATE FIXTURE. LAYOUT FIXTURE PRIOR TO FRAMING.
9. ALL DIMENSIONS TO F.O.S., U.O.N.
10. SEE WALL SECTIONS FOR HEIGHTS NOT SHOWN

REFLECTED CEILING SYMBOLS

MTL-01 INTERIOR FINISH MATERIAL, SEE **A731**

GYP BOARD, PAINTED

ALUMINUM SOFFIT PLANKS

ALIGN

MECH. REGISTERS (S.M.D.)

LIGHT FIXTURES (S.E.D.)

KEYNOTE LEGEND

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

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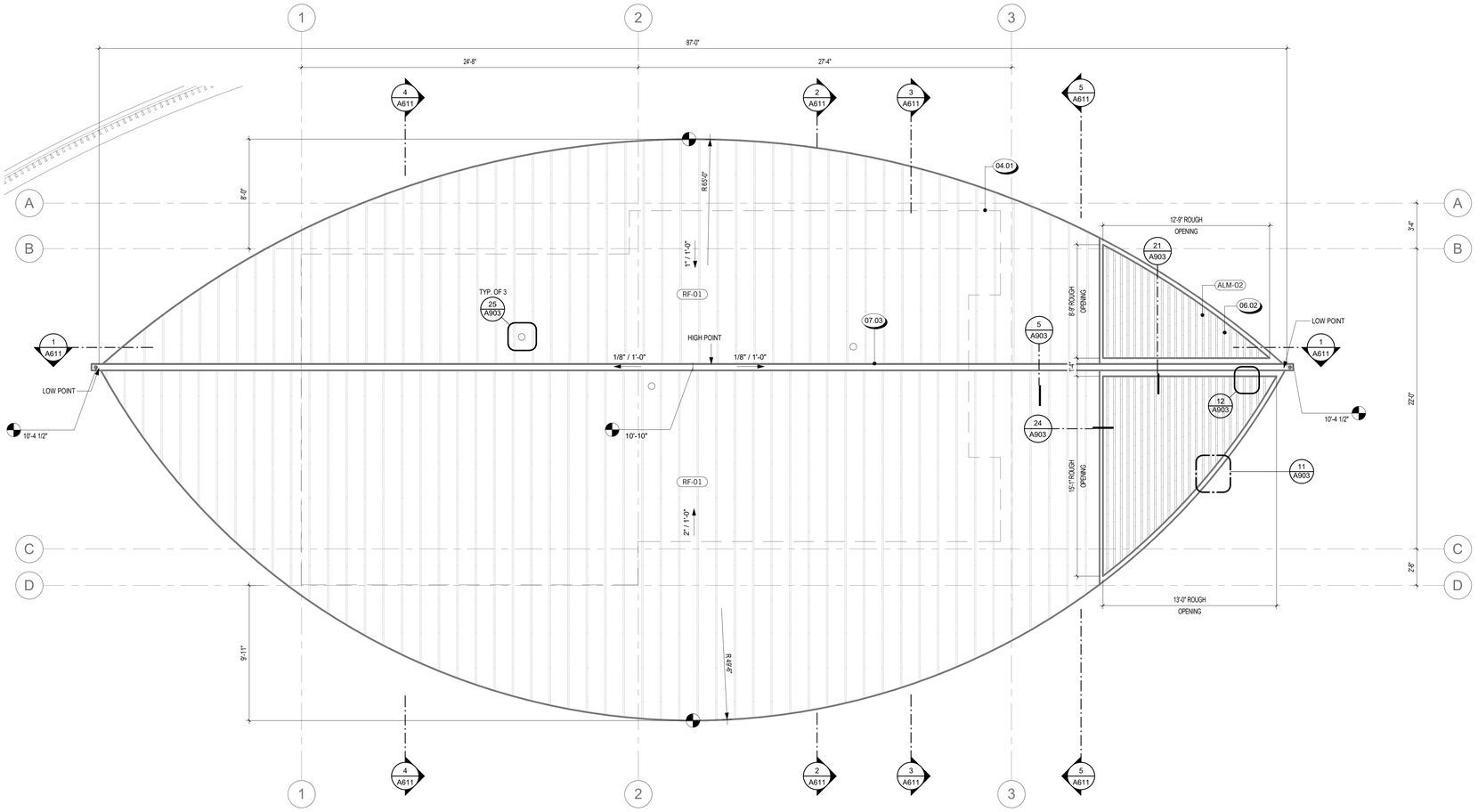
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CHECK	J.C

REFLECTED CEILING PLAN - RESTROOM

SHEET
A311

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1 ROOF PLAN - RESTROOM
1/4" = 1'-0"

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ROOF PLAN NOTES

1. ALL ROOF HEIGHTS ARE MEASURED FROM THE MAIN T.O.C. OR T.O.S.F. AT DATUM +0'-0" U.O.N.
2. ALL RF-1 ROOFS SHALL BE PITCHED 1:12 (U.O.N.)
3. VENT ROOFING AT DBL. FRAMED AREAS INTO ATTIC SPACE BELOW, PROVIDE 6 SQ. IN. (MIN.) / 100 SQ. FT. (U.O.N.).
4. CONTRACTOR TO VERIFY FINAL HEIGHT OF ALL MECHANICAL EQUIPMENT IS SCREENED AND BELOW ADJACENT ROOF AND PARAPET HEIGHTS.
5. PROVIDE PLYWOOD CLIPS AT ALL UNSUPPORTED EDGES OF ROOF SHEATHING (MIN.) S.S.D. FOR ADDITIONAL BLOCKING REQUIREMENTS.
6. LOCATE VENTS, FLUES AND STACKS ON THE BACKSIDE OF RIDGE OR IN BUILT- UP (FLAT ROOFS) U.O.N..
7. ATTIC SPACES ARE UNVENTED. PROVIDE AIR PERMEABLE INSULATION IN DIRECT CONTACT WITH UNDERSIDE OF STRUCTURAL ROOF SHEATHING WITHIN JOIST BAYS. INSTALL MIN. R-5 TAPERED RIGID INSULATION ABOVE SHEATHING.

ROOF PLAN SYMBOLS

MTL-01	SEE FINISH SCHEDULE FOR FINISH MATERIALS
T.O.R.	= TOP OF ROOF FRAMING
T.O.W.	= TOP OF WALL = TOP OF PLATE AT WALL
T.O.S.	= TOP OF STL. BEAM.
T.O.P.	= TOP OF PLATE
H.P.	= HIGH POINT
L.P.	= LOW POINT
D.S.	= DOWN SPOUT, SEE DETAILS
T.O.B.	= TOP OF BEAM
B.O.T.	= BOTTOM OF TRUSS

KEYNOTE LEGEND

04.01	BUILDING FOOTPRINT BELOW
06.02	ALUMINUM BATTEN TRELLIS SPACED 0'-6" O.C., SEE SHEET A731 FOR SIZE AND FINISH
07.03	INTEGRATED GUTTER, SEE DETAIL 5/A903

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

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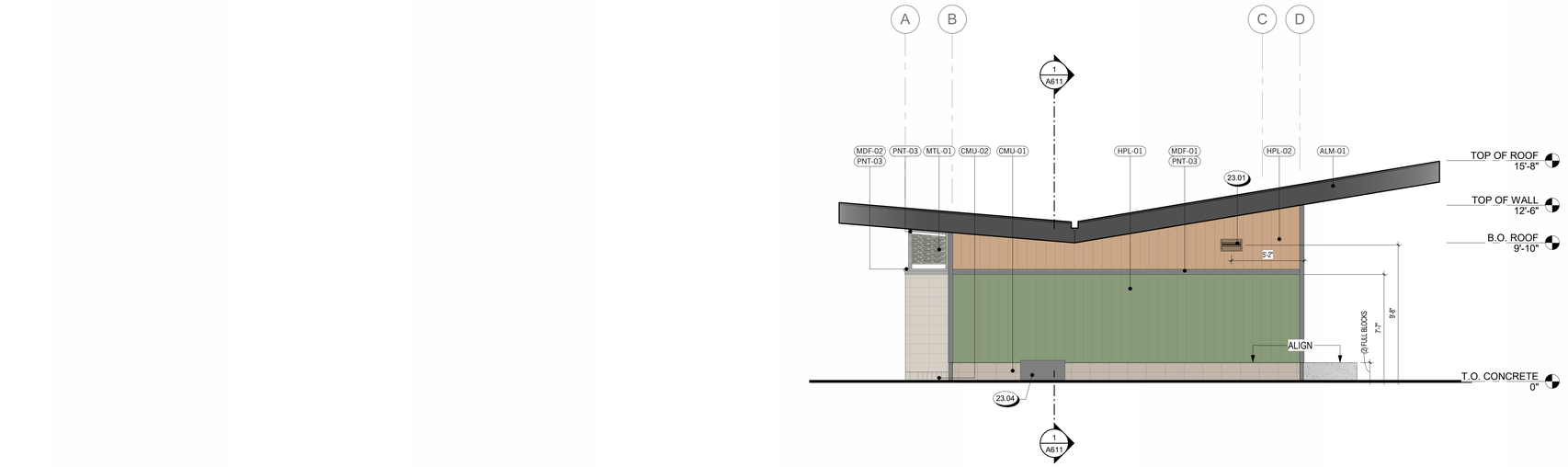
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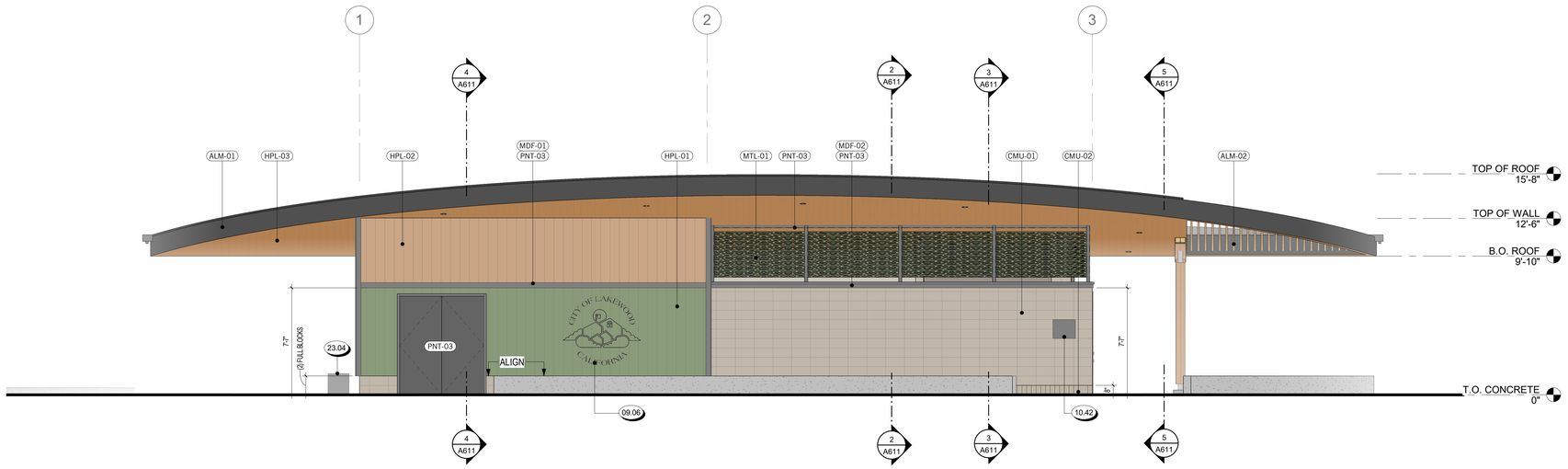
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CHECK	J.C

ROOF PLAN - RESTROOM

SHEET
A411



2 SOUTH ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"

ELEVATION GENERAL NOTES

1. SEE FINISH INFORMATION ON SHEET **A731** FOR MATERIAL DESCRIPTIONS, KEYNOTED WITH SYMBOL
2. PAINT ALL EXPOSED MATERIAL SURFACES U.O.N.
3. ALL ROOFS TO BE (RF-01) U.O.N.
4. FOR ALL EXTERIOR DOORS, DOOR SCHEDULE, SHEET **A711**.
5. FOR FINISHES RELATED TO HARDSCAPE AND SITE ACCESSORIES S.L.D. AND S.C.D.
6. FOR FINISHES RELATED TO FIXTURES S.M.D., S.P.D. AND S.E.D.
7. FOR ALL ROOF HEIGHTS SEE ROOF PLANS, SEE SHEET **A411**
8. WHEN SIMILAR WALL PENETRATIONS OCCUR MULTIPLE TIMES, ALL WALL PENETRATIONS MUST STACK VERTICALLY FROM TOP FLOOR TO THE BOTTOM FLOOR AND ALIGN WITH ADJACENT PENETRATIONS HORIZONTALLY, REGARDLESS OF SIZE.

KEYNOTE LEGEND

09.06	
10.42	
23.01	MECHANICAL LOUVER, S.M.D. PAINT TO MATCH HPL
23.04	MECHANICAL CONDENSER, S.M.D.

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

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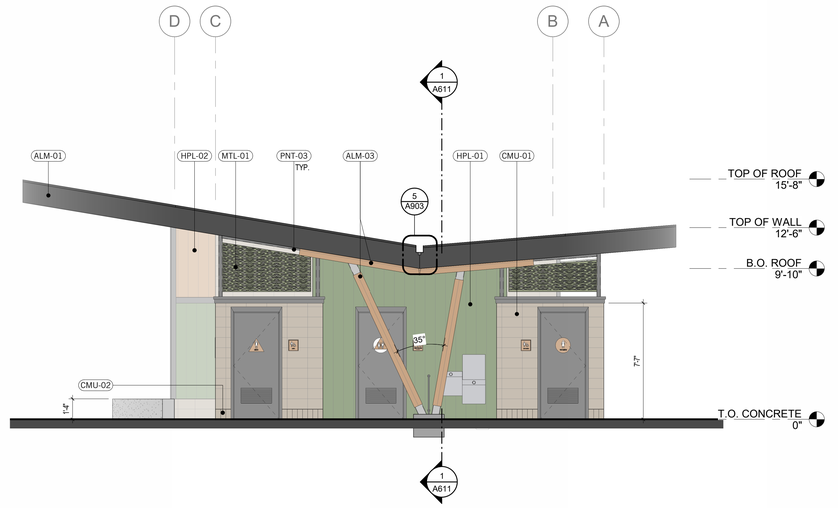
EXTERIOR ELEVATIONS

SHEET
A511

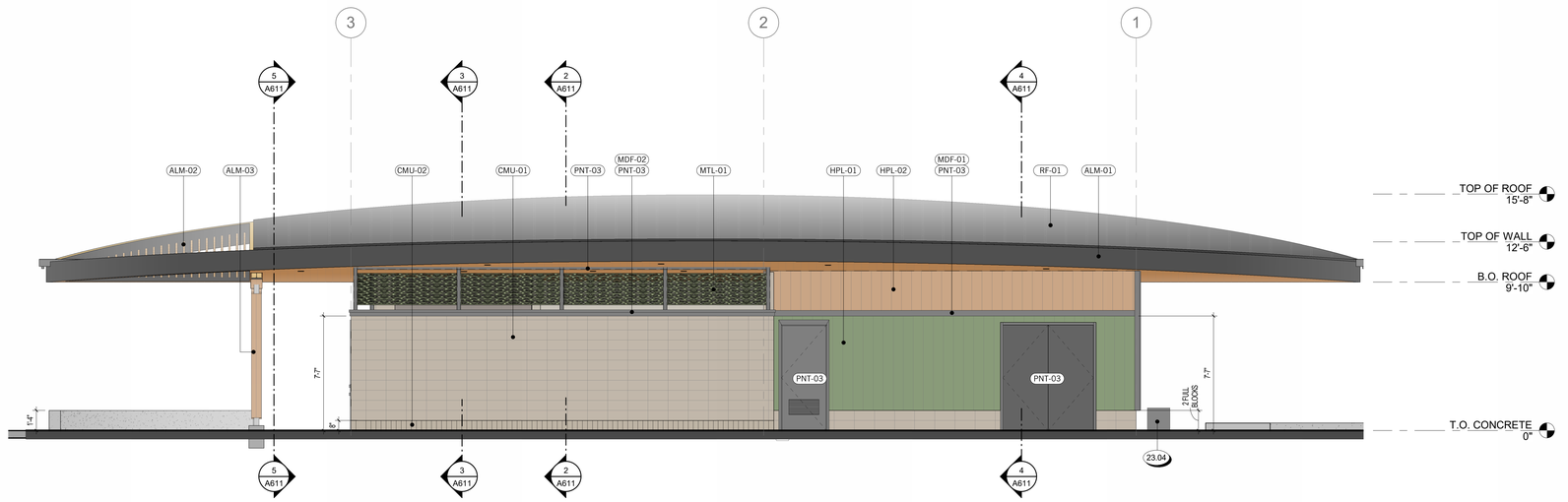
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3 NORTH ELEVATION - UNDER CANOPY
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



1 WEST ELEVATION
1/4" = 1'-0"

ELEVATION GENERAL NOTES

1. SEE FINISH INFORMATION ON SHEET **A731** FOR MATERIAL DESCRIPTIONS, KEYNOTED WITH SYMBOL
2. PAINT ALL EXPOSED MATERIAL SURFACES U.O.N.
3. ALL ROOFS TO BE (RF-01) U.O.N.
4. FOR ALL EXTERIOR DOORS, DOOR SCHEDULE, SHEET **A711**.
5. FOR FINISHES RELATED TO HARDSCAPE AND SITE ACCESSORIES S.L.D. AND S.C.D.
6. FOR FINISHES RELATED TO FIXTURES S.M.D., S.P.D. AND S.E.D.
7. FOR ALL ROOF HEIGHTS SEE ROOF PLANS, SEE SHEET **A411**
8. WHEN SIMILAR WALL PENETRATIONS OCCUR MULTIPLE TIMES, ALL WALL PENETRATIONS MUST STACK VERTICALLY FROM TOP FLOOR TO THE BOTTOM FLOOR AND ALIGN WITH ADJACENT PENETRATIONS HORIZONTALLY, REGARDLESS OF SIZE.

KEYNOTE LEGEND

10.44
23.04 MECHANICAL CONDENSER, S.M.D.

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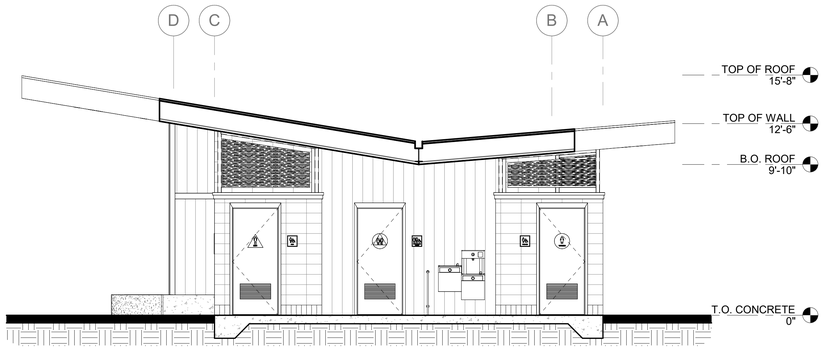
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EXTERIOR ELEVATIONS

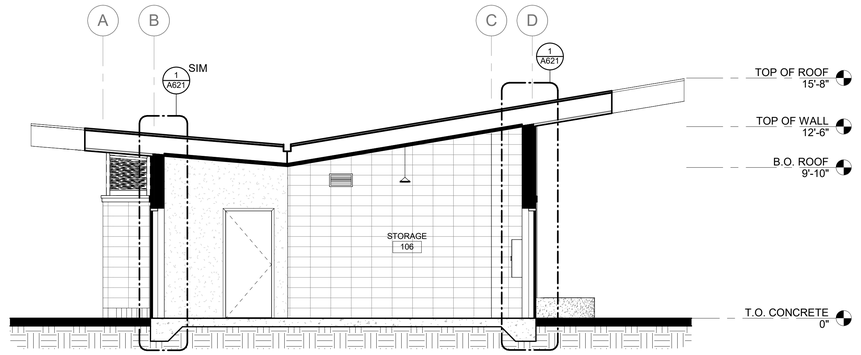
SHEET
A512

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

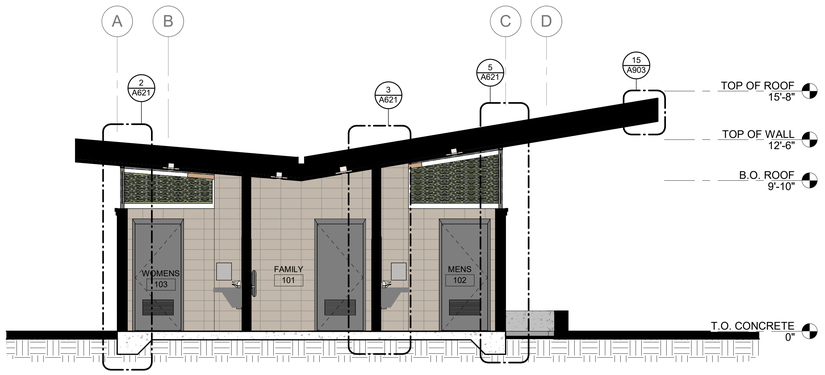
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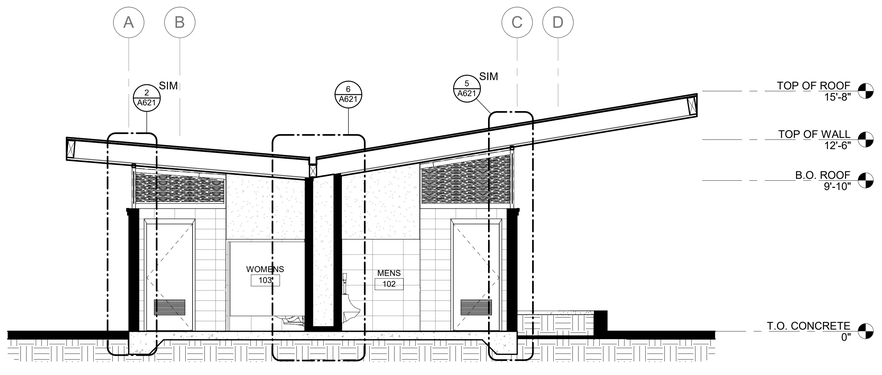
5 OVERALL SECTION - CANOPY
1/4" = 1'-0"



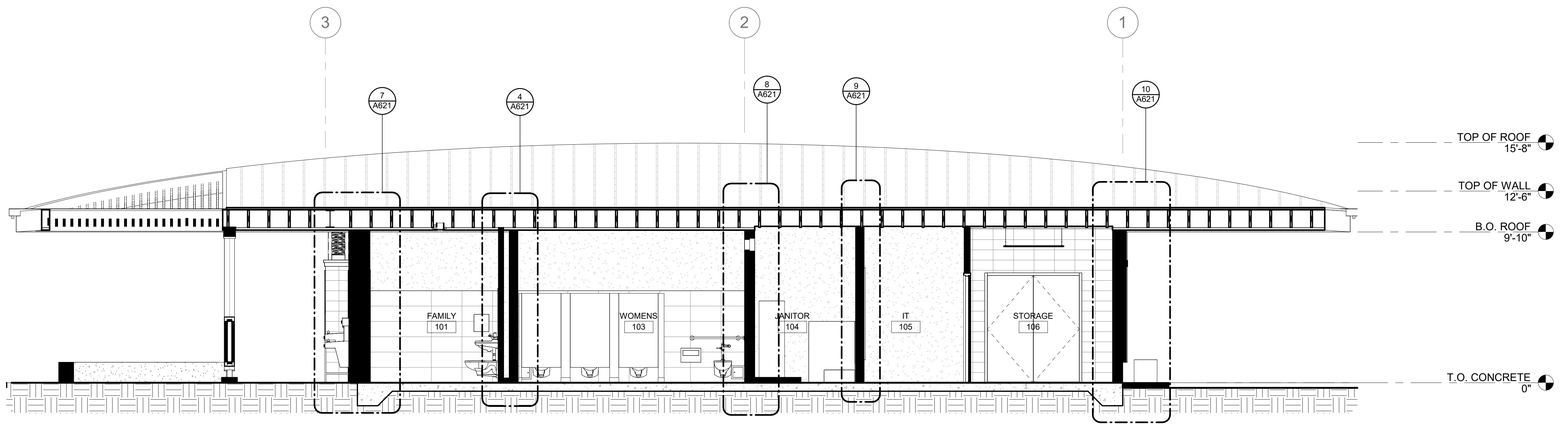
4 OVERALL SECTION - STORAGE
1/4" = 1'-0"



3 OVERALL SECTION - FAMILY RESTROOM
1/4" = 1'-0"



2 OVERALL SECTION - RESTROOMS
1/4" = 1'-0"



1 LONGITUDINAL SECTION - OVERALL BUILDING
1/4" = 1'-0"

BUILDING SECTION NOTES

1. ALL INTERIOR WALLS TO HAVE SOUND BATTS.
2. FRAMING ON BUILDING SECTIONS AND WALL SECTIONS ARE FOR GRAPHIC REPRESENTATION ONLY. SEE STRUCTURAL DRAWINGS FOR ALL FRAMING INFORMATION.
3. STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE IN MATTERS OF FRAMING MEMBER SIZES, CONFIGURATION AND CONNECTIONS, AS WELL AS CONCRETE SLABS, WALLS, AND FOUNDATIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL AND STRUCTURAL WALLS.
5. NO EXTRA COST WILL BE PAID FOR THE CONTRACTOR'S FAILURE TO COORDINATE WORK WITH STRUCTURAL ENGINEERING DRAWINGS AND OTHER CONSULTANTS WORK.
6. REFER TO MECHANICAL DRAWINGS FOR RETURN AND SUPPLY REGISTER LOCATIONS.
7. REFER TO MECHANICAL DRAWINGS FOR HVAC UNITS, DUCTS, EXHAUST FANS, ETC. EQUIPMENT SHOWN ON WALL AND BUILDING SECTIONS ARE FOR GRAPHIC REFERENCE ONLY. LOCATION TO BE DETERMINED BY ARCHITECTURAL DRAWINGS.
8. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING FIXTURE INFORMATION. LOCATION TO BE DETERMINED BY ARCHITECTURAL DRAWINGS.
9. VERIFY ALL LOCATIONS OF STACK PIPES, EXHAUST FAN PIPES, ETC. WITH MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.
10. ALL PLUMBING VENTS TO BE LOCATED IN ROOF WELL ONLY, U.N.O.
11. FRAMING CONTRACTOR TO SUPPLY AND INSTALL BACKING AT ALL EXTERIOR STONE VENEER, MOLDING AND CAST CONCRETE (WHEN NEEDED) AND ALL WALL MOUNTED CABINETS, ACCESSORIES, ETC. AND COORDINATE WITH SUPPLIES FOR BACKING REQUIREMENTS.
12. SEE ROOF PLAN FOR ALL ROOF OVERHANG DIMENSIONS, RAIN WATER LEADER AND DOWNSPOUT LOCATIONS.
13. PROVIDE BLOCKING AS REQUIRED BY CODE.

KEYNOTE LEGEND

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

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1 REVISIONS

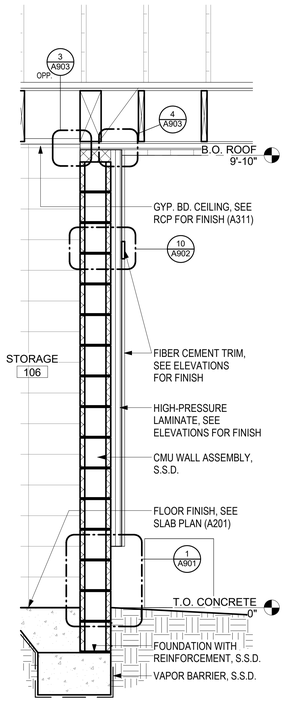
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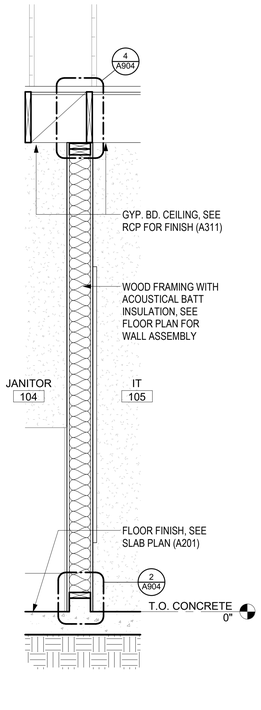
BUILDING SECTIONS

SHEET
A611

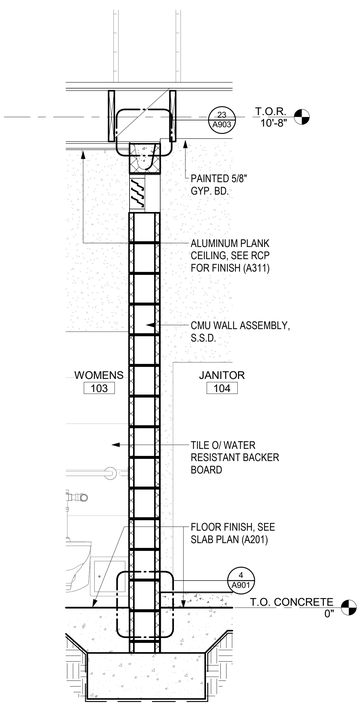
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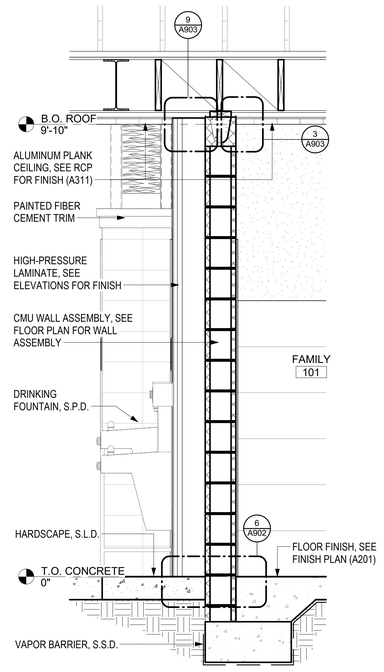
10 WALL SECTION @ STORAGE REAR
3/4" = 1'-0"



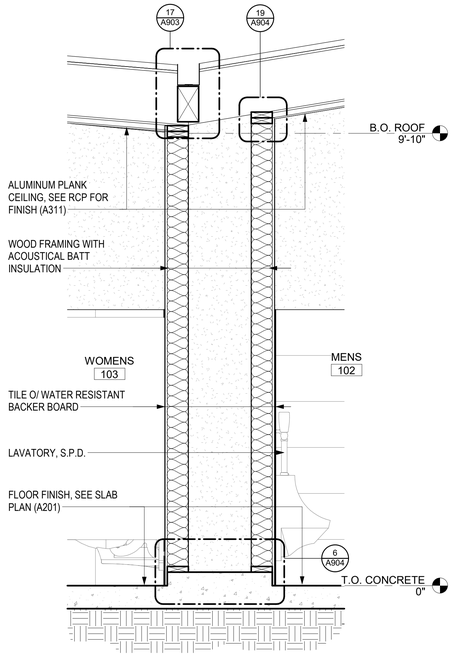
9 WALL SECTION @ IT
3/4" = 1'-0"



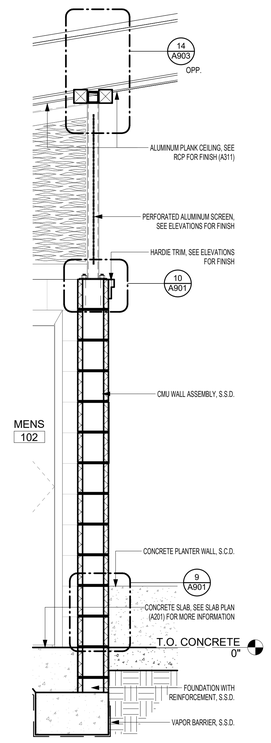
8 WALL SECTION @ JANITOR
3/4" = 1'-0"



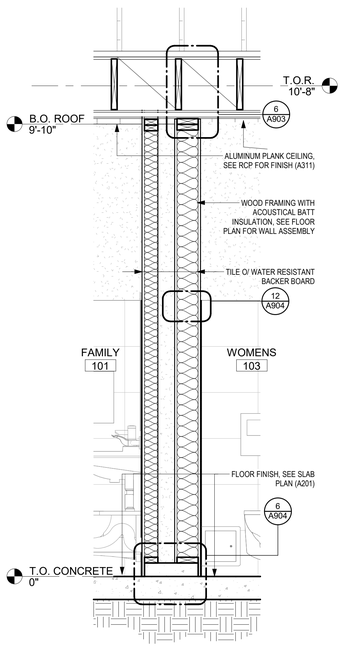
7 WALL SECTION @ FOUNTAIN
3/4" = 1'-0"



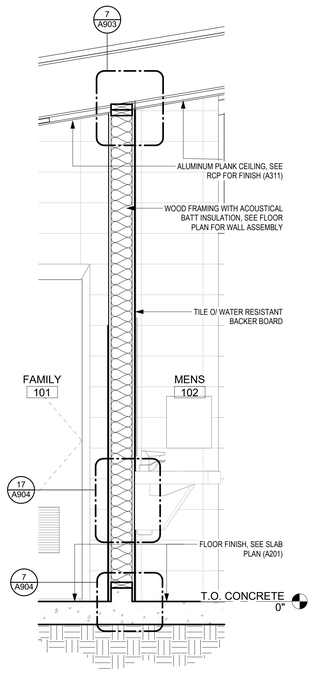
6 WALL SECTION @ WET WALL
3/4" = 1'-0"



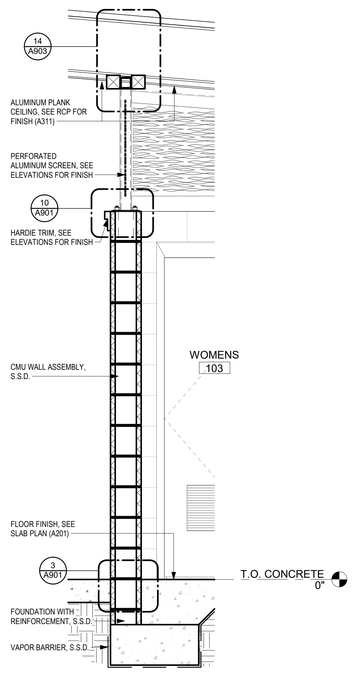
5 WALL SECTION @ MENS RR
3/4" = 1'-0"



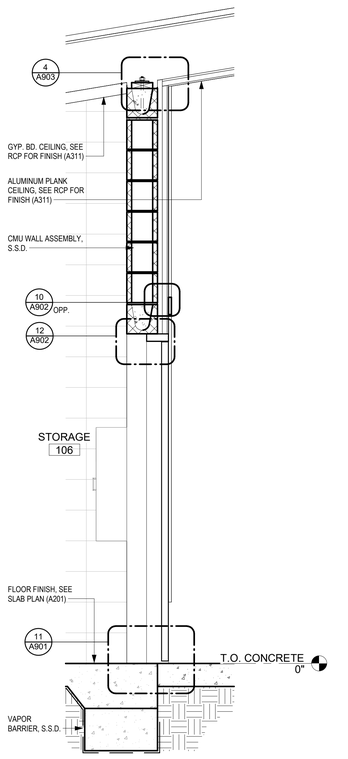
4 WALL SECTION @ FAMILY
3/4" = 1'-0"



3 WALL SECTION @ FAMILY RR
3/4" = 1'-0"



2 WALL SECTION @ WOMENS RR
3/4" = 1'-0"



1 WALL SECTION @ STORAGE
3/4" = 1'-0"

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

BUILDING SECTION NOTES

1. ALL INTERIOR WALLS TO HAVE SOUND BATTS.
2. FRAMING ON BUILDING SECTIONS AND WALL SECTIONS ARE FOR GRAPHIC REPRESENTATION ONLY. SEE STRUCTURAL DRAWINGS FOR ALL FRAMING INFORMATION.
3. STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE IN MATTERS OF FRAMING MEMBER SIZES, CONFIGURATION AND CONNECTIONS, AS WELL AS CONCRETE SLABS, WALLS, AND FOUNDATIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL AND STRUCTURAL WALLS.
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8. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING FIXTURE INFORMATION. LOCATION TO BE DETERMINED BY ARCHITECTURAL DRAWINGS.
9. VERIFY ALL LOCATIONS OF STACK PIPES, EXHAUST FAN PIPES, ETC. WITH MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.
10. ALL PLUMBING VENTS TO BE LOCATED IN ROOF WELL ONLY, U.N.O.
11. FRAMING CONTRACTOR TO SUPPLY AND INSTALL BACKING AT ALL EXTERIOR STONE VENEER, MOLDING AND CAST CONCRETE (WHEN NEEDED) AND ALL WALL MOUNTED CABINETS, ACCESSORIES, ETC. AND COORDINATE WITH SUPPLIES FOR BACKING REQUIREMENTS.
12. SEE ROOF PLAN FOR ALL ROOF OVERHANG DIMENSIONS, RAIN WATER LEADER AND DOWNSPOUT LOCATIONS.
13. PROVIDE BLOCKING AS REQUIRED BY CODE.

KEYNOTE LEGEND

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CHECK	J.C

WALL SECTIONS

SHEET
A621

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BUILDING SECTION NOTES

1. ALL INTERIOR WALLS TO HAVE SOUND BATTS.
2. FRAMING ON BUILDING SECTIONS AND WALL SECTIONS ARE FOR GRAPHIC REPRESENTATION ONLY. SEE STRUCTURAL DRAWINGS FOR ALL FRAMING INFORMATION.
3. STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE IN MATTERS OF FRAMING MEMBER SIZES, CONFIGURATION AND CONNECTIONS, AS WELL AS CONCRETE SLABS, WALLS, AND FOUNDATIONS.
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12. SEE ROOF PLAN FOR ALL ROOF OVERHANG DIMENSIONS, RAIN WATER LEADER AND DOWNSPOUT LOCATIONS.
13. PROVIDE BLOCKING AS REQUIRED BY CODE.

KEYNOTE LEGEND



3 TRASH @ RAKE
3/4" = 1'-0"



2 TRASH @ GATE
3/4" = 1'-0"



1 TRASH @ LOW EAVE
3/4" = 1'-0"

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

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DAHLIN
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CITY OF LAKEWOOD CALIFORNIA

CLIENT

CONSULTANT

LAKEWOOD TOWN SQUARE

4970 CLARK AVE. LAKEWOOD, CA 90712

BID SET 10.02.26

REVISIONS

SEAL / SIGNATURE

PERMIT NO.	BL-25-470
C.I.P. NO.	P2CC2623
JOB NO.	1533.008
DRAWN	K.P, S.G
CHECK	J.C

WALL SECTIONS

SHEET
A622

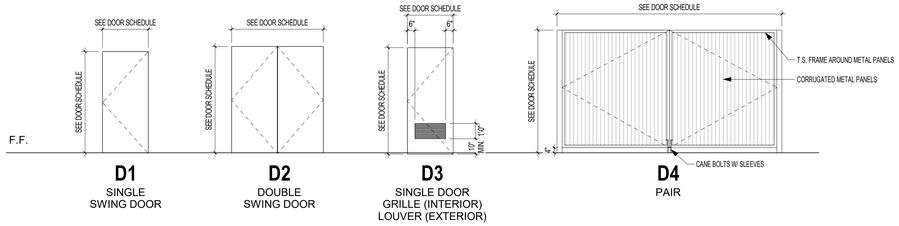
DOOR SCHEDULE

DOOR NO.	DOOR TYPE	FROM ROOM		TO ROOM		WIDTH	HEIGHT	HARDWARE GROUP	DOOR		FRAME		CARD READER	DETAILS			COMMENTS
		ROOM NAME	ROOM NUMBER	ROOM NAME	ROOM NUMBER				DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH		HEAD	JAMB	SILL	
101A	D3	FAMILY	101			3'-0"	7'-0"	1.0	H.M.	PNT-03	H.M.	PNT-02	No	13/A901	12/A901	11/A901	
102A	D3	MENS	102			3'-0"	7'-0"	2.0	H.M.	PNT-03	H.M.	PNT-02	No	12/A902	11/A902	11/A901	
103A	D3	WOMENS	103			3'-0"	7'-0"	2.0	H.M.	PNT-03	H.M.	PNT-02	No	13/A901	12/A901	11/A901	
104A	D3			JANITOR	104	3'-0"	7'-0"	3.0	H.M.	PNT-03	H.M.	PNT-02	Yes	12/A902	11/A902	11/A901	
105A	D1	STORAGE	106	IT	105	3'-0"	7'-0"	4.0	H.M.	PNT-03	H.M.	PNT-02	Yes	19/A904	19/A904		
106A	D2	STORAGE	106			6'-0"	7'-0"	5.0	H.M.	PNT-03	H.M.	PNT-02	Yes	12/A902	11/A902	11/A901	
106B	D2	STORAGE	106			6'-0"	7'-0"	5.0	H.M.	PNT-03	H.M.	PNT-02	Yes	12/A902	11/A902	11/A901	
107B	D4	TRASH ENCLOSURE	107			14'-8"	7'-8"		S.S.	PNT-02	S.S.	PNT-02	No	-	18/A901	20/901	

LOUVER SCHEDULE

LOUVER TYPE	WIDTH	HEIGHT	OPERATION	DETAILS			COMMENTS
				HEAD	JAMB	SILL	
L1	1'-6"	10"	FIXED	14/A902	13/A902	14/A902	

DOOR TYPES



D1 SINGLE SWING DOOR

D2 DOUBLE SWING DOOR

D3 SINGLE DOOR GRILLE (INTERIOR) LOUVER (EXTERIOR)

D4 PAIR

LOUVER TYPES



F.F.

L1
FIXED LOUVER

DOOR SCHEDULE ABBREVIATIONS

MATERIALS

AL.	ALUMINUM
AL.K.D.	ALUMINUM KNOCK-DOWN
H.M.	HOLLOW METAL
SST.	STAINLESS STEEL
S.S.	STRUCTURAL STEEL

FINISHES

F.F.	FACTORY FINISH
P.LAM	PLASTIC LAMINATE
PNT-02	PAINT FINISH - GRANITE AF660
PNT-03	PAINT FINISH - SILHOUETTE AF655
PAT.	PATINA FINISH
S.S.	STAINLESS STEEL

DOOR SCHEDULE NOTES

1. ALL CLOSERS AND OVERHEAD STOPS ARE TO BE MOUNTED ON THE NON-PUBLIC SIDE OF INTERIOR DOORS.
2. ALL EXIT DOORS SHALL BE OPERABLE FROM THE EGRESS SIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE OR EFFORT PER CBC SECTION 1010.2.
3. FOR ADDITIONAL DOOR AND HARDWARE REQUIREMENTS, REFER TO DRAWINGS ON SHEET G144.
4. ALL DOORS REQUIRED TO BE ACCESSIBLE SHALL BE EQUIPPED WITH HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES THAT DO NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
5. DOOR HARDWARE: DOOR HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS INCLUDING KEY PADS, CARD OR FOB READERS SHALL BE ACCESSIBLE. OPERABLE PARTS OF SUCH HARDWARE IN ANY POSITION SHALL BE 34" MINIMUM AND 44" MAXIMUM ABOVE THE FINISH FLOOR.
6. PROVIDE DOOR THRESHOLDS AND CONCEALED DOOR BOTTOMS AT ALL EXTERIOR DOORS. PER HARDWARE SCHEDULE
7. FOR DOOR HARDWARE SEE GROUP NUMBER (THIS SHEET) AND PROJECT MANUAL.
8. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT IN ACCORDANCE WITH CBC 1010.1.19.

KEYNOTE LEGEND

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CHECK	J.C

DOOR SCHEDULE

SHEET
A711

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ROOF

REF #	SPECIFICATION DETAILS				REFERENCE IMAGE
MTL-02	MANUFACTURER	TBD	LOCATION	TRASH ENCLOSURE	
	PRODUCT	METAL DECK	FIRE RATING	N/A	
	COLOR/FINISH	FINISH TO MATCH RF-01	CONTACT		
	DIMENSIONS		NOTES		

REF #	SPECIFICATION DETAILS				REFERENCE IMAGE
RF-01	MANUFACTURER	SPAN LOK	LOCATION	RESTROOM BUILDING	
	PRODUCT	STANDING SEAM METAL ROOF PANELS	FIRE RATING	N/A	
	MODEL	SPAN LOK	CONTACT		
	COLOR/FINISH	SLATE GRAY/ MATTE	NOTES	PROVIDE MANUFACTURERS GUTTERS WITH COLOR TO MATCH	

TRIM-FASCIA

REF #	SPECIFICATION DETAILS				REFERENCE IMAGE
ALM-01	MANUFACTURER	TBD	LOCATION	RESTROOM BUILDING	
	PRODUCT	FACTORY FINISH ALUMINUM FASCIA	FIRE RATING	N/A	
	COLOR/FINISH	COOL SLATE GRAY	CONTACT		
	DIMENSIONS		NOTES		

CEILING

REF #	SPECIFICATION DETAILS				REFERENCE IMAGE
HPL-03	MANUFACTURER	LONGBOARD	LOCATION	RESTROOM BUILDING	
	PRODUCT	ALUMINUM PLANK	DIMENSIONS	6" X 12' PLANKS	
	COLOR/FINISH	BLONDE OAK, LIGHT BAMBOO SURFACE: SMOOTH, SHEEN: MATTE	CONTACT		
	MODEL	6" V-GROOVE PLANK	NOTES	60% LIGHT BAMBOO, 40% BLONDE OAK	

REF #	SPECIFICATION DETAILS				REFERENCE IMAGE
ALM-02	MANUFACTURER	LONGBOARD	LOCATION	RESTROOM BUILDING	
	PRODUCT	ALUMINUM BEAM	DIMENSIONS	WIDTH: 8" DEPTH: 1 5/8" LENGTH: 12'	
	COLOR/FINISH	LIGHT BAMBOO LBB SURACE: SMOOTH, SHEEN: MATTE	CONTACT		
	MODEL	LINK & LOCK	NOTES		

REF #	SPECIFICATION DETAILS				REFERENCE IMAGE
GYP-01	MANUFACTURER		LOCATION	RESTROOM BUILDING	
	PRODUCT	GYPSUM BOARD	DIMENSIONS		
	COLOR	PNT-04	CONTACT		
	FINISH	FLAT	NOTES		

PAINT

REF #	SPECIFICATION DETAILS				REFERENCE IMAGE
PNT-01	MANUFACTURER	BENJAMIN MOORE	LOCATION	RESTROOM BUILDING - OVERALL	
	PRODUCT	INTERIOR PAINT - GENERAL WALL	FIRE RATING/ VOC	N/A	
	COLOR	HIMALAYAN TREK	CONTACT		
	FINISH	SATIN	NOTES	N/A	

REF #	SPECIFICATION DETAILS				REFERENCE IMAGE
PNT-02	MANUFACTURER	BENJAMIN MOORE	LOCATION	RESTROOM BUILDING	
	PRODUCT	EXTERIOR GRADE PAINT - GENERAL	FIRE RATING/ VOC	N/A	
	COLOR	SILHOUETTE	CONTACT		
	FINISH	MATTE	NOTES	N/A	

REF #	SPECIFICATION DETAILS				REFERENCE IMAGE
PNT-03	MANUFACTURER	BENJAMIN MOORE	LOCATION	RESTROOM BUILDING	
	PRODUCT	EXTERIOR GRADE PAINT - ACCENT	FIRE RATING/ VOC	N/A	
	COLOR	GRANITE AF660	CONTACT		
	FINISH	MATTE	NOTES	N/A	

REF #	SPECIFICATION DETAILS				REFERENCE IMAGE
PNT-04	MANUFACTURER	BENJAMIN MOORE	LOCATION	RESTROOM BUILDING - BOH	
	PRODUCT	INTERIOR PAINT - GENERAL CEILING	FIRE RATING/ VOC	N/A	
	COLOR	CLOUD COVER OC-25	CONTACT		
	FINISH	MATTE	NOTES	N/A	

WALLS

REF #	SPECIFICATION DETAILS				REFERENCE IMAGE
MDG-01	MANUFACTURER	SCHLUTER SYSTEMS	LOCATION	RESTROOMS	
	PRODUCT	SCHLUTER TILE TRIM	DIMENSIONS	3/8"	
	COLOR/FINISH	PER MANUFACTURER/ LIGHT GREY	CONTACT		
	MODEL	JOLLY-P EDGE TRIM	NOTES	SEE DETAIL 13/A904	

REF #	SPECIFICATION DETAILS				REFERENCE IMAGE
MDG-02	MANUFACTURER	SCHLUTER	LOCATION	RESTROOMS	
	PRODUCT	SCHLUTER TILE TRIM	DIMENSIONS	1/2"	
	COLOR/FINISH	PER MANUFACTURER/ RUSHED CHROME ANODIZED	CONTACT		
	MODEL	DILEX-AHKA COVE BASE	NOTES	SEE DETAIL 8/A904	

REF #	SPECIFICATION DETAILS				REFERENCE IMAGE
TL-01	MANUFACTURER	DALTILE	LOCATION	RESTROOMS	
	PRODUCT	TILING -WALLS	DIMENSIONS	12"X24"	
	COLOR/FINISH	TRUFFLE	CONTACT		
	MODEL	VOLUME 1.0	NOTES	GROUT COLOR: #541 WALNUT GROUT SIZE: 1/4"	

REF #	SPECIFICATION DETAILS				REFERENCE IMAGE
FRP-01	MANUFACTURER	MARLITE	LOCATION	JANITOR	
	PRODUCT	FIBER REINFORCED PLASTIC PANEL	DIMENSIONS	4' X 9' PANEL	
	COLOR/FINISH	P100 WHITE FINISH: PEBBLED	CONTACT	MERRICK MAMARELLA (330) 260-7628 mmamarella@marlite.com	
	MODEL	STANDARD FRP	NOTES		

FLOORING

REF #	SPECIFICATION DETAILS				REFERENCE IMAGE
CONC-01	MANUFACTURER	SEE PROJECT MANUAL	LOCATION	RESTROOM BUILDING	
	PRODUCT	CONCRETE - SEALED	FIRE RATING/ VOC	N/A	
	COLOR/ FINISH	NATURAL FINISH: BROOM	CONTACT		
	MODEL	SEE PROJECT MANUAL	NOTES		

EXTERIOR

REF #	SPECIFICATION DETAILS				REFERENCE IMAGE
CMU-01	MANUFACTURER	ORCO BLOCK	LOCATION	RESTROOM BUILDING	
	PRODUCT	CMU BLOCK	DIMENSIONS	NOMINAL: 8"X16"X8"	
	COLOR/FINISH	SOURDOUGH/ ANTI-GRAFITTI SEAL COAT	CONTACT	ABDOL BAHRAMI (714) 932-7125 abdol.bahrami@orco.com	
	MODEL	PRECISION BLOCK	NOTES	APPLY ANTI-GRAFFITI COATING	

REF #	SPECIFICATION DETAILS				REFERENCE IMAGE
CMU-02	MANUFACTURER	ORCO BLOCK	LOCATION	RESTROOM BUILDING	
	PRODUCT	CMU BLOCK SCORED	DIMENSIONS	NOMINAL: 8"X16"X8"	
	COLOR/FINISH	SOURDOUGH/ ANTI-GRAFITTI SEAL COAT	CONTACT	ABDOL BAHRAMI (714) 932-7125 abdol.bahrami@orco.com	
	MODEL	3-SCORE SPLIT 1 SIDE	NOTES	APPLY ANTI-GRAFFITI COATING	

REF #	SPECIFICATION DETAILS				REFERENCE IMAGE
HPL-01	MANUFACTURER	ABET LAMINATI	LOCATION	RESTROOM BUILDING	
	PRODUCT	HIGH PRESSURE LAMINATE	DIMENSIONS	8" X 8'-0" PLANKS	
	COLOR/FINISH	VERDE SUB 842 FINISH: SEI DUE	CONTACT	TANIA ALVAREZ (323) 835-5188 tania.alvarez@abetlaminati.com	
	MODEL	EASY MEG	NOTES		

REF #	SPECIFICATION DETAILS				REFERENCE IMAGE
HPL-02	MANUFACTURER	ABET LAMINATI	LOCATION	RESTROOM BUILDING	
	PRODUCT	HIGH PRESSURE LAMINATE	DIMENSIONS	8" X 8'-0" PLANKS	
	COLOR/FINISH	BAMBOO PEACH 758 FINISH: SEI DUE	CONTACT	TANIA ALVAREZ (323) 835-5188 tania.alvarez@abetlaminati.com	
	MODEL	EASY MEG	NOTES		

REF #	SPECIFICATION DETAILS				REFERENCE IMAGE
MDF-01	MANUFACTURER	JAMES HARDIE	LOCATION	RESTROOM BUILDING	
	PRODUCT	MDF TRIM	DIMENSIONS	3 1/4" X 3/4"	
	COLOR/FINISH	PRIMED FOR PAINT: PNT-02 FINISH: SMOOTH	CONTACT		
	MODEL	HARDIE TRIM	NOTES	SEE DETAILS 10/A901, 10/A902, & 5/A902	

REF #	SPECIFICATION DETAILS				REFERENCE IMAGE
MDF-02	MANUFACTURER	JAMES HARDIE	LOCATION	RESTROOM BUILDING	
	PRODUCT	MDF TRIM	DIMENSIONS	5 1/4" X 3/4"	
	COLOR/FINISH	PRIMED FOR PAINT: PNT-02 FINISH: SMOOTH	CONTACT		
	MODEL	HARDIE TRIM	NOTES	SEE DETAIL 10/A901	

REF #	SPECIFICATION DETAILS				REFERENCE IMAGE
MTL-01	MANUFACTURER	BOK MODERN	LOCATION	RESTROOM BUILDING & TRASH ENCLOSURE	
	PRODUCT	PERFORATED METAL PANEL	DIMENSIONS	VARIES	
	COLOR/FINISH	POWDER COATED: RAL 6021	CONTACT		
	MODEL	B27	NOTES		

REF #	SPECIFICATION DETAILS				REFERENCE IMAGE
ALM-03	MANUFACTURER	LONGBOARD	LOCATION	RESTROOM BUILDING CANOPY COLUMN	
	PRODUCT	ALUMINIM CLADDING	DIMENSIONS	4" X 12' PLANK	
	COLOR/FINISH	LIGHT BAMBOO SURFACE: SMOOTH, SHEEN: MATTE	CONTACT		
	MODEL	4" V-GROOVE PLANK	NOTES	SEE DETAILS 25/A224 & 20/A903	

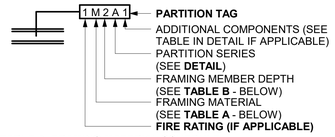


TABLE A- FRAMING MATERIAL SCHEDULE

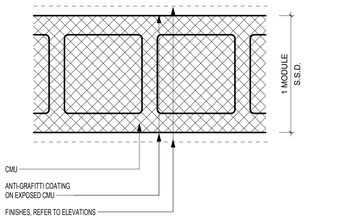
LABEL	MATERIAL TYPE
W	WOOD
M	METAL C-STUD
B	CMU
C	CONCRETE

TABLE B- FRAMING DEPTH SCHEDULE

TAG NUMBER DESIGNATION	MTL STUD DEPTH	MTL C-H STUD DEPTH	WOOD STUD DEPTH	CMU WIDTH
-	NO FRAMING			
0	7/8" FURRING CHANNEL		N/A	N/A
1	1 5/8"	N/A	3/4"	N/A
2	2 1/2"	2 1/2"	1 1/2"	N/A
3	3 5/8"		2 1/2"	N/A
4	4"	4"	3 1/2"	3 5/8"
6	6"	6"	5 1/2"	5 5/8"
8	8"	N/A	7 1/4"	7 5/8"
10	10"	N/A	9 1/4"	9 5/8"
12	12"	N/A	11 1/4"	11 5/8"

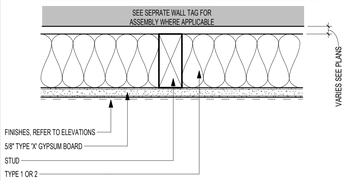
GENERAL NOTES

1. PARTITION TYPES ARE NOT SEQUENTIAL.
2. ALL PARTITION SHEATHING TO BE 5/8" TYPE 'X' GYPSUM BOARD UNLESS OTHERWISE NOTED.
3. ALL PARTITIONS SHALL BE COORDINATED WITH SCHEDULED FINISHES FOR PARTITION LAYOUT AND REQUIRED CLEARANCES.
4. PROVIDE BACKING IN PARTITIONS FOR ARTWORK HANGING AS INDICATED. SEE CONSTRUCTION PLAN(S) AND/ OR INTERIOR ELEVATIONS FOR LOCATIONS.
5. FOR INTERIOR FRAMING LIMITING HEIGHTS REFER TO SSMA TABLES FOR INTERIOR NON-STRUCTURAL NON-COMPOSITE PARTITIONS
6. CONTRACTOR TO RE-CONFIRM STUD SIZING AND SUBMIT SELECTION CRITERIA FOR REVIEW INCLUDING DELINEATION OF SLAB TO UNDERSIDE OF SLAB INFORMATION
7. PARTITION LIMITING HEIGHT HAS BEEN DETERMINED BY A SINGLE MANUFACTURER'S PROPRIETARY STRUCTURAL TABLES. CONTRACTOR SHALL VERIFY ENGINEERED LOAD CAPACITY OF METAL STUDS CONFORMING TO THE REQUIREMENTS OF THE SPECIFICATIONS AND INCLUDE PARTITION LIMITING HEIGHT IN METAL STUD SUBMITTAL.



SCALE: 3" = 1'-0"

C SERIES - CMU WALL — C

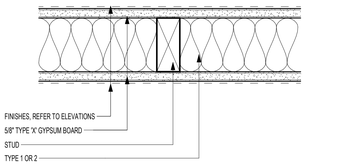


NOTE:
AT KITCHEN, RESTROOMS & WET AREAS, USE WATER RESISTANT GYP. BOARD, INSIDE FACE. REFER TO FINISH PLAN FOR SCHEDULED FINISH TYPE.

TYPE	ADDITION WALL COMPONENTS	COMMENTS
1	THERMAL BATT INSULATION, R-19 MIN.	EXTERIOR WALLS, R-19 INSULATION
2	SOUND INSULATION	
3		

SCALE: 3" = 1'-0"

B SERIES - FURRED STUDWALL — B



NOTE:
AT KITCHEN, RESTROOMS & WET AREAS, USE WATER RESISTANT GYP. BOARD, INSIDE FACE. REFER TO FINISH PLAN FOR SCHEDULED FINISH TYPE.

TYPE	ADDITION WALL COMPONENTS	COMMENTS
1	THERMAL BATT INSULATION, R-19 MIN.	EXTERIOR WALLS, R-19 INSULATION
2	SOUND INSULATION	
3		

SCALE: 3" = 1'-0"

A SERIES - TYP. STUD WALL — A

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REVISIONS

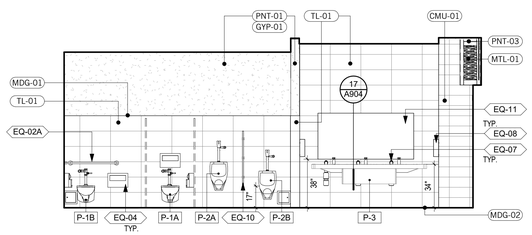
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CHECK	J.C

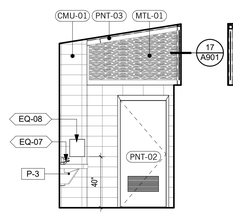
FINISH AND PARTITION SCHEDULE

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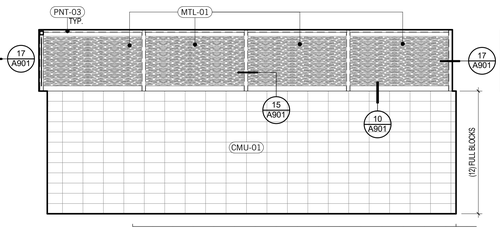
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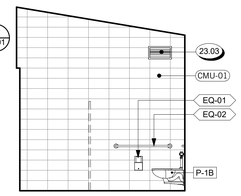
1 MENS - WEST
1/4" = 1'-0"



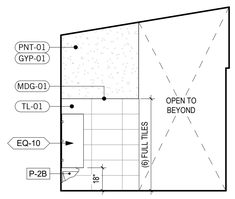
2 MENS - NORTH
1/4" = 1'-0"



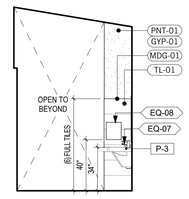
3 MENS - EAST
1/4" = 1'-0"



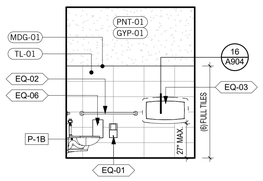
4 MENS - SOUTH
1/4" = 1'-0"



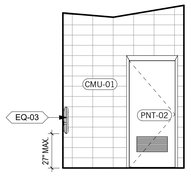
5 MENS - NORTH B
1/4" = 1'-0"



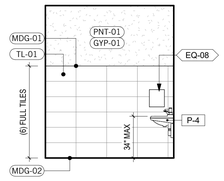
6 MENS - SOUTH B
1/4" = 1'-0"



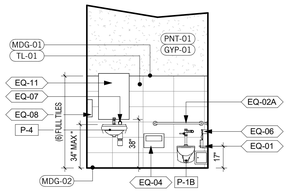
7 FAMILY - WEST
1/4" = 1'-0"



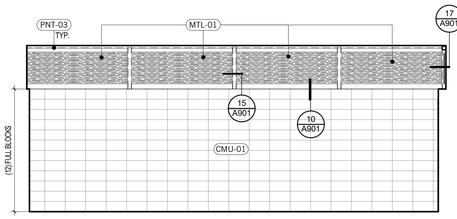
8 FAMILY - NORTH
1/4" = 1'-0"



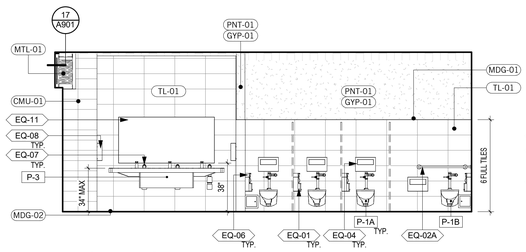
9 FAMILY - EAST
1/4" = 1'-0"



10 FAMILY - SOUTH
1/4" = 1'-0"

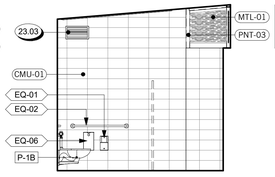


11 WOMENS - WEST
1/4" = 1'-0"

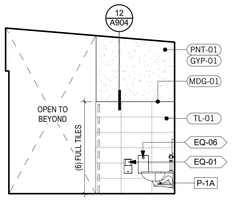


12 WOMENS - NORTH
1/4" = 1'-0"

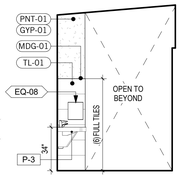
13 WOMENS - WEST
1/4" = 1'-0"



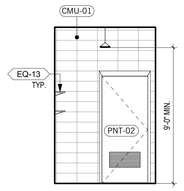
14 WOMENS - SOUTH
1/4" = 1'-0"



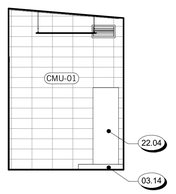
15 WOMENS - NORTH B
1/4" = 1'-0"



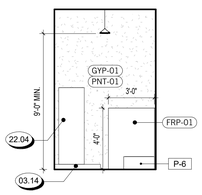
16 WOMENS - SOUTH B
1/4" = 1'-0"



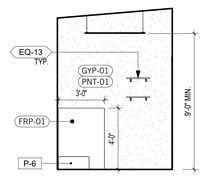
17 JANITOR - WEST
1/4" = 1'-0"



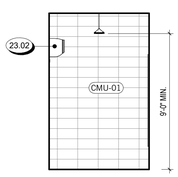
18 JANITOR - NORTH
1/4" = 1'-0"



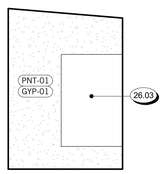
19 JANITOR - EAST
1/4" = 1'-0"



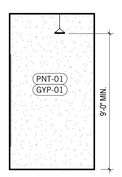
20 JANITOR - SOUTH
1/4" = 1'-0"



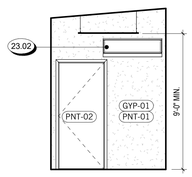
21 IT - WEST
1/4" = 1'-0"



22 IT - NORTH
1/4" = 1'-0"



23 IT - EAST
1/4" = 1'-0"



24 IT - SOUTH
1/4" = 1'-0"

INTERIOR ELEVATION NOTES

1. FOR ADDITIONAL INFORMATION, SEE PLANS.
2. FOR INDICATED EQUIPMENT (EQ - XX) SEE **A221**
3. FOR MATERIAL INFORMATION, SEE **A731**
4. FOR TYP. MOUNTING HEIGHTS OF TOILET ROOM ACCESSORIES, SEE **G100** SERIES SHEETS

KEYNOTE LEGEND

03.14	CONCRETE PAD, REFER TO SLAB PLAN (A201), S.C.D.
22.04	ELECTRIC WATER HEATER ON CONCRETE CURB, S.P.D.
23.02	SPLIT SYSTEM INDOOR WALL MOUNTED FAN COIL UNIT, S.M.D.
23.03	LOUVERED SURFACE-MOUNTED VENT, S.M.D.
26.03	MAIN TELEPHONE BACKBOARD, S.E.D.

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1 REVISIONS

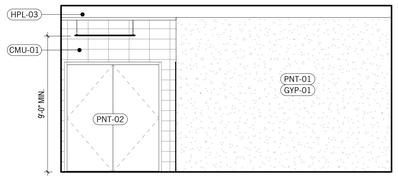
SEAL / SIGNATURE

PERMIT NO.	BL-25-470
C.I.P. NO.	P2CC2623
JOB NO.	1533.008
DRAWN	K.P, S.G
CHECK	J.C

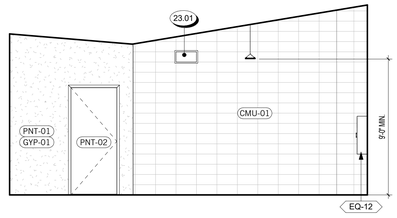
INTERIOR ELEVATIONS

SHEET
A801

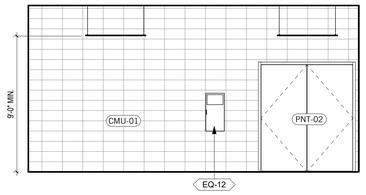
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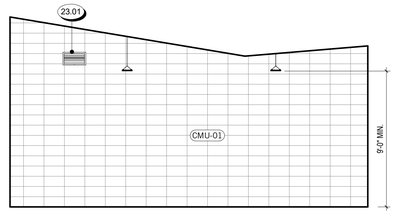
1 STORAGE - WEST
1/4" = 1'-0"



2 STORAGE - NORTH
1/4" = 1'-0"



3 STORAGE - EAST
1/4" = 1'-0"



4 STORAGE - SOUTH
1/4" = 1'-0"

INTERIOR ELEVATION NOTES

1. FOR ADDITIONAL INFORMATION, SEE PLANS.
2. FOR INDICATED EQUIPMENT ⟨EQ - XX⟩ SEE **A221**
3. FOR MATERIAL INFORMATION, SEE **A731**
4. FOR TYP. MOUNTING HEIGHTS OF TOILET ROOM ACCESSORIES, SEE **G100** SERIES SHEETS

KEYNOTE LEGEND

23.01 MECHANICAL LOUVER, S.M.D. PAINT TO MATCH HPL

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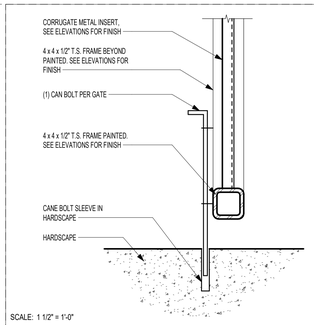
SEAL / SIGNATURE

PERMIT NO.	BL-25-470
C.I.P. NO.	P2CC2623
JOB NO.	1533.008
DRAWN	K.P, S.G
CHECK	J.C.

INTERIOR ELEVATIONS

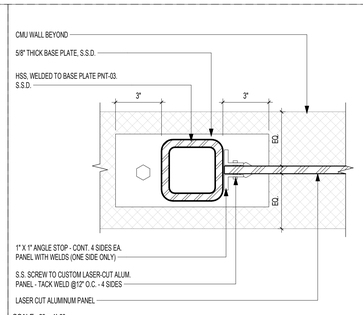
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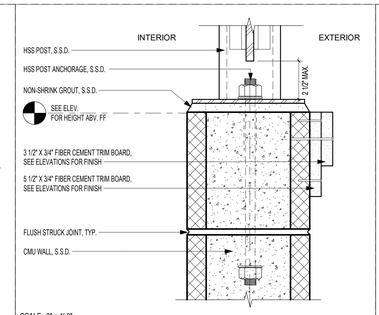
SCALE: 1 1/2" = 1'-0"

GATE SILL ENCLOSURE 20



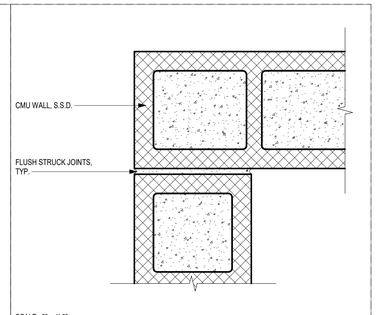
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DECORATIVE PANEL ATTACHMENT 15



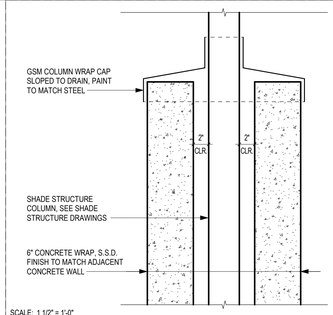
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CMU WALL AT METAL SCREEN 10



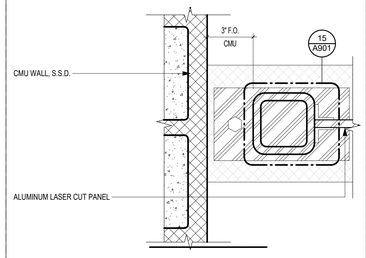
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OUTSIDE CORNER AT CMU 5



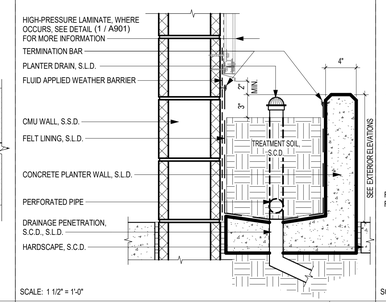
SCALE: 1 1/2" = 1'-0"

SHADE STRUCTURE COLUMN 19



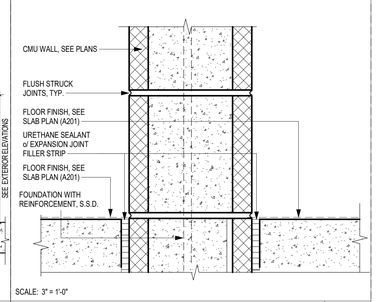
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DECORATIVE PANEL @ WALL 14



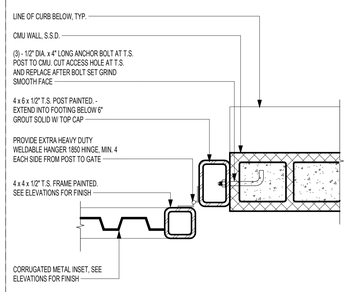
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CMU @ EXT. PLANTER 9



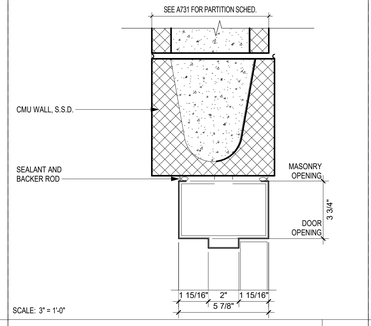
SCALE: 3" = 1'-0"

CMU AT FINISH FLOOR 4



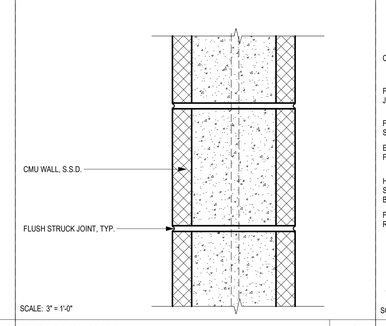
SCALE: 1 1/2" = 1'-0"

GATE JAMB ENCLOSURE 18



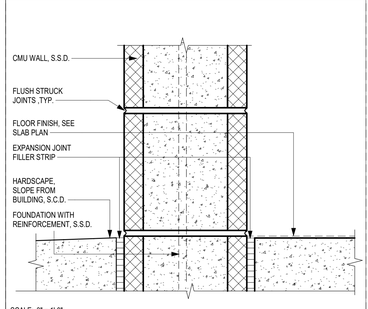
SCALE: 3" = 1'-0"

H.M. DOOR HEAD AT CMU 13



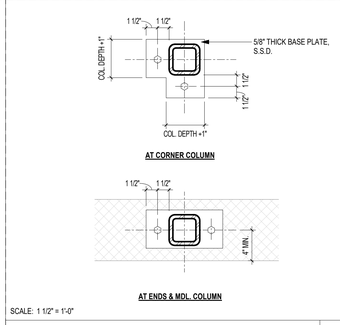
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TYP. CMU WALL 8



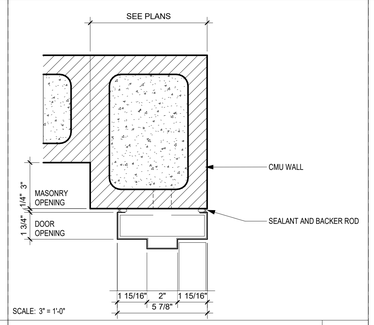
SCALE: 3" = 1'-0"

CMU AT HARDSCAPE 3



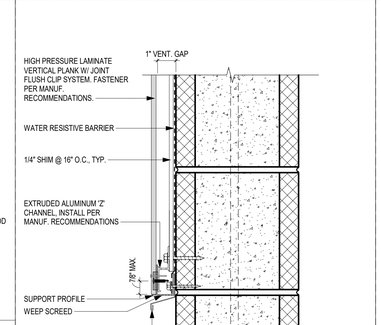
SCALE: 1 1/2" = 1'-0"

STL. POST CONNECTION @ CMU 17



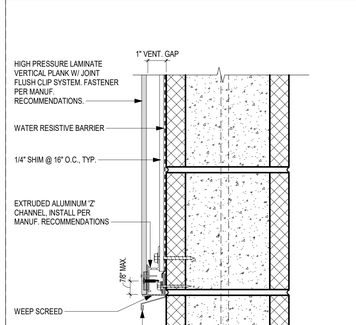
SCALE: 3" = 1'-0"

H.M. DOOR JAMB AT CMU 12



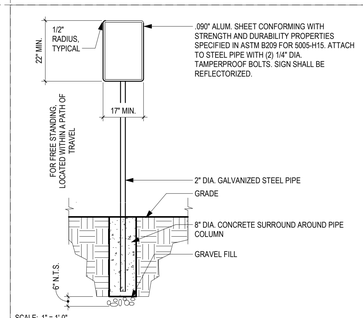
SCALE: 3" = 1'-0"

HPL O/ CMU AT HARDSCAPE 6



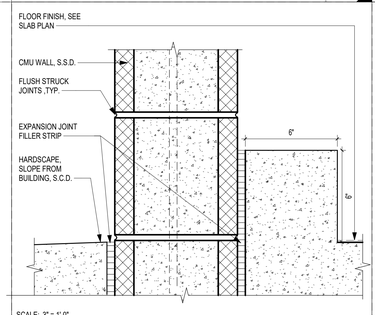
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HPL O/ CMU AT GRADE 1



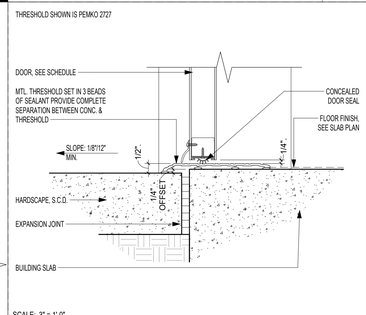
SCALE: 1" = 1'-0"

PARK SIGNAGE 21



SCALE: 3" = 1'-0"

CMU BASE W/ CURB 16



SCALE: 3" = 1'-0"

EXT. DOOR SILL AT HARDSCAPE 11

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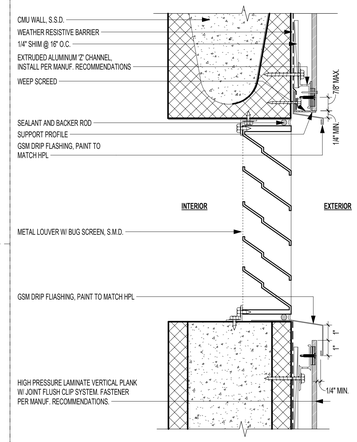
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C.I.P. NO.	P2CC2623
JOB NO.	1533.008
DRAWN	K.P, S.G
CHECK	J.C

ARCHITECTURAL DETAILS - EXTERIOR

SHEET

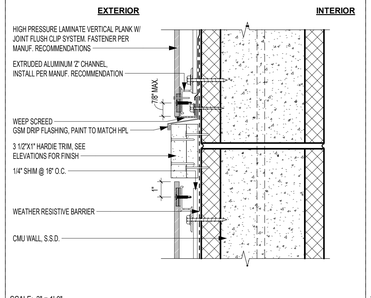
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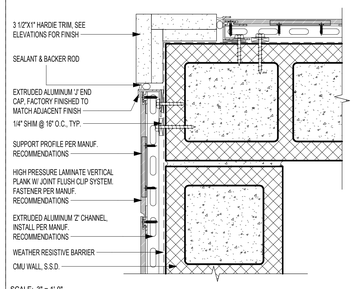
SCALE: 3" = 1'-0"

MECH. LOUVER HEAD/SILL @ HPL | 14



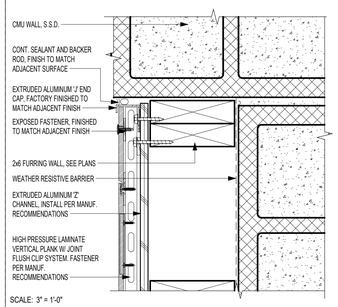
SCALE: 3" = 1'-0"

HPL TO HPL W/ TRIM | 10



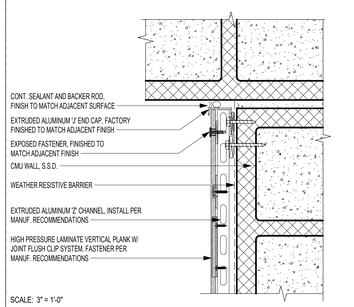
SCALE: 3" = 1'-0"

OUTSIDE CORNER AT VERTICAL HPL | 5



SCALE: 3" = 1'-0"

HPL FUR. WALL @ CMU INSIDE CORNER | 9



SCALE: 3" = 1'-0"

HPL @ CMU INSIDE CORNER | 4

SCALE: 3" = 1'-0"

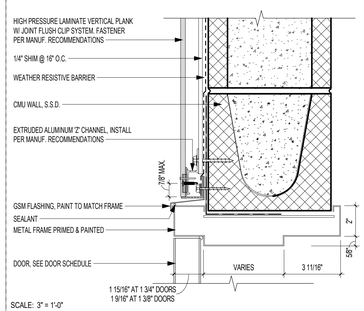
HPL @ MECH. LOUVER JAMB | 13

SCALE: 3" = 1'-0"

HPL VERT. JOINT @ FURRING WALL | 8

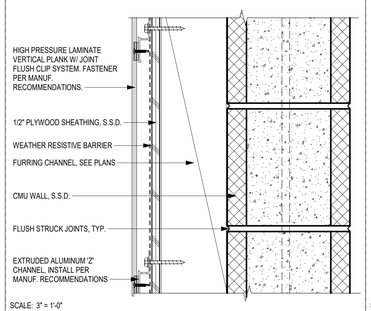
SCALE: 3" = 1'-0"

HPL @ VERTICAL JOINT | 3



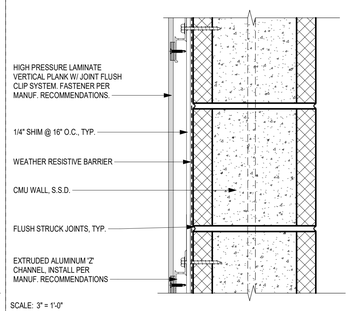
SCALE: 3" = 1'-0"

EXT. DOOR @ HPL HEAD | 12



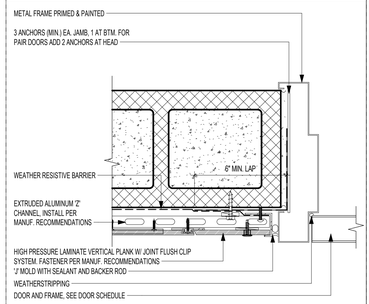
SCALE: 3" = 1'-0"

HPL VERT. @ FURRING WALL | 7



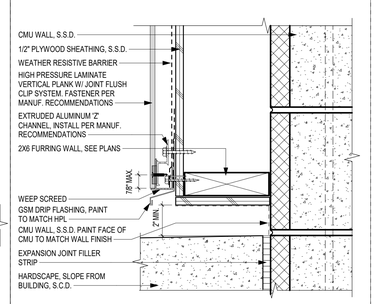
SCALE: 3" = 1'-0"

TYP. HPL VERTICAL | 2



SCALE: 3" = 1'-0"

EXT. DOOR @ HPL JAMB | 11



SCALE: 3" = 1'-0"

HPL VERT. FURRING WALL @ HARDSCAPE | 6

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REVISIONS

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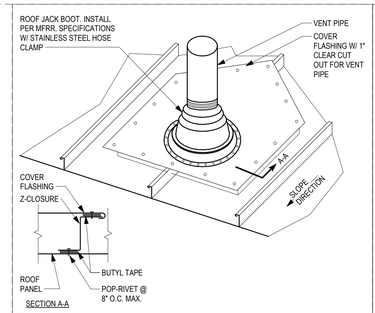
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C.I.P. NO.	P2CC2623
JOB NO.	1533.008
DRAWN	K.P, S.G
CHECK	J.C

ARCHITECTURAL DETAILS - HIGH-PRESSURE LAMINATE

SHEET

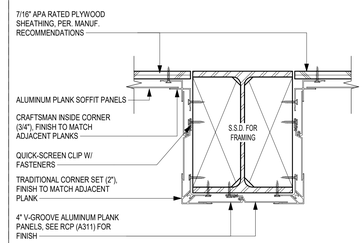
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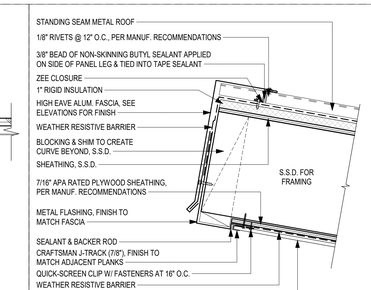
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METAL ROOF FLASHING AND ROOF JACK 25



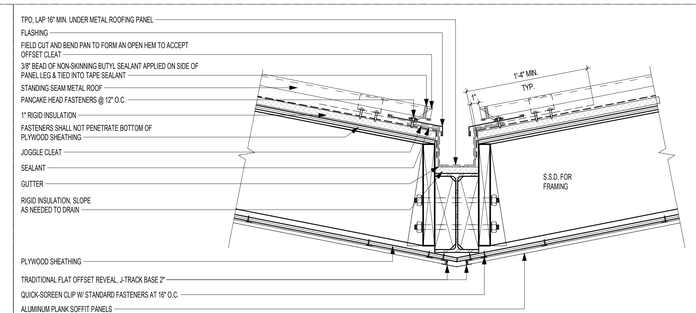
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ALUM. PANELS @ KINKED BEAM 20



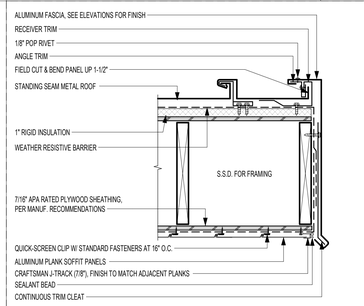
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STANDING SEAM @ HIGH EAVE 15



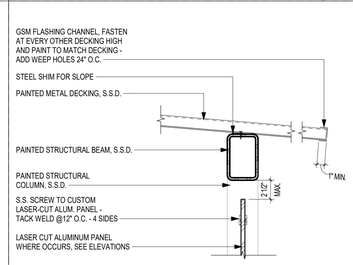
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STANDING SEAM @ INTERNAL GUTTER VALLEY 5



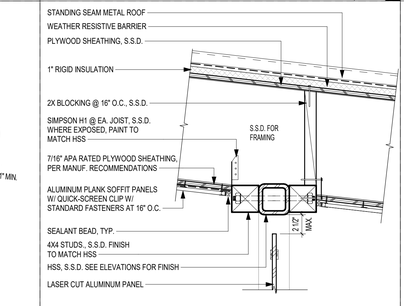
SCALE: 1 1/2" = 1'-0"

STANDING SEAM @ ROOF RAKE 24



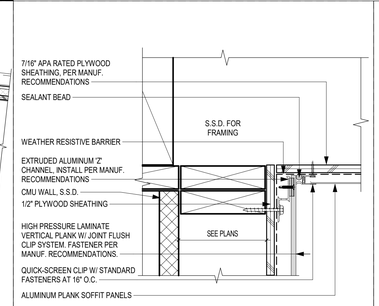
SCALE: 1 1/2" = 1'-0"

TRASH ENCLOSURE ROOF EAVE 19



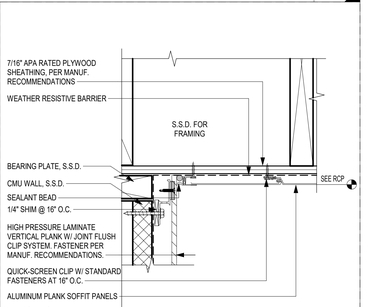
SCALE: 1 1/2" = 1'-0"

ALUM. PLANK CEILING @ METAL SCREEN 14



SCALE: 3" = 1'-0"

FURRED HPL @ ALUM. PLANK CEILING 9



SCALE: 3" = 1'-0"

HPL @ ALUM. PLANK CEILING 4

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

TRASH ENCLOSURE ROOF RAKE 28

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

STEEL BM. @ INT. CMU WALL 23

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

GYP. WALL @ ROOF VALLEY 18

SCALE: 3" = 1'-0"

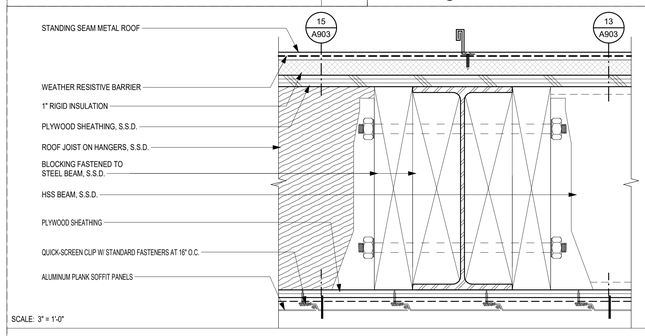
TRELLIS BATTEN CONNECTION ELEV. 13

SCALE: 3" = 1'-0"

CMU @ GYP CEILING 8

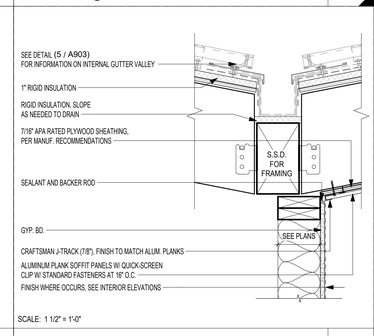
SCALE: 3" = 1'-0"

EXT. CMU @ ALUM. PLANK CEILING 3



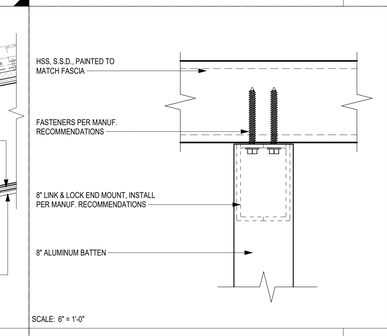
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CURVED BEAM TRANSITION 22



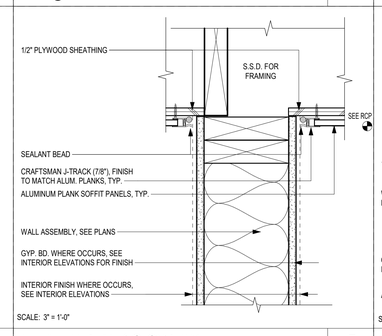
SCALE: 1 1/2" = 1'-0"

PLUMBING CHASE @ ROOF VALLEY 17



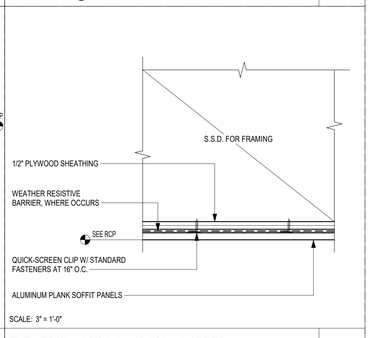
SCALE: 6" = 1'-0"

TRELLIS BATTEN CONNECTION 12



SCALE: 3" = 1'-0"

INT. ALUM PLANK @ GYP. WALL 7



SCALE: 3" = 1'-0"

TYP. EXT. ALUM. PLANK PARALLEL 2

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

TRELLIS @ INTERNAL GUTTER VALLEY 21

SCALE: 3" = 1'-0"

ALUM. PLANK SOFFIT FIXTURE 16

SCALE: 6" = 1'-0"

TRELLIS BATTEN @ CURVED HSS 11

SCALE: 3" = 1'-0"

INT. FURRING WALL @ ALUM. PLANK 6

SCALE: 3" = 1'-0"

TYP. ALUM. PLANK VERTICAL JOINT 1

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LAKEWOOD TOWN SQUARE

4970 CLARK AVE. LAKEWOOD, CA 90712

DAHLIN
505 Technology Drive, Suite 200
Irvine, California 92618
949-250-4680

CITY OF LAKEWOOD CALIFORNIA

CLIENT

CONSULTANT

BID SET 10.02.26

REVISIONS

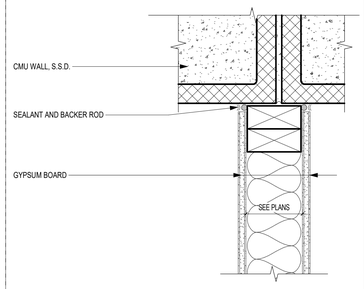
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JOB NO.	1533.008
DRAWN	K.P. S.G
CHECK	J.C

ARCHITECTURAL DETAILS - CEILING & ROOF

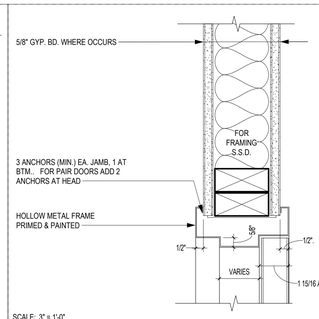
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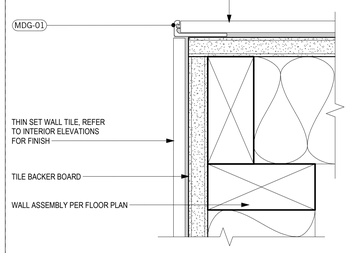
SCALE: 3" = 1'-0"

INT. GYP. WALL @ CMU 20



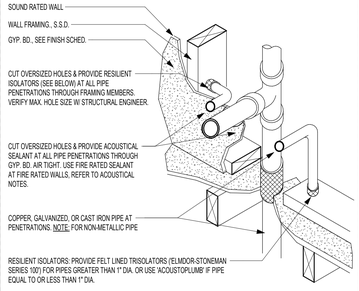
SCALE: 3" = 1'-0"

INTERIOR DOOR HEAD/JAMB 15



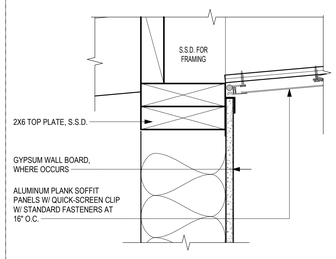
SCALE: 6" = 1'-0"

TILE END TRIM PIECE @ OUTSDE CORNER 10



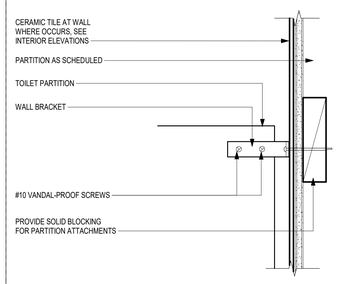
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TYPICAL WOOD STUD PENETRATION 5



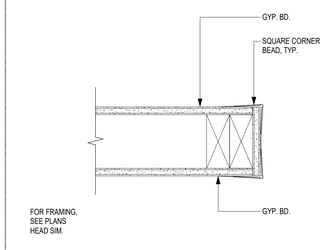
SCALE: 3" = 1'-0"

TYP. ANGLED GYP BD CEILING @ WALL 19



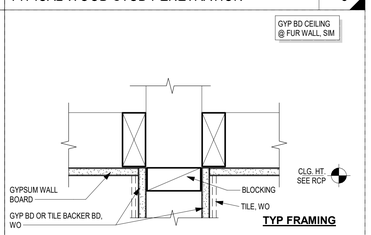
SCALE: 3" = 1'-0"

TOILET PARTITION @ WOOD WALL 14



SCALE: 3" = 1'-0"

GYP BD. FRAMED OPENING 9



SCALE: 3" = 1'-0"

TYPICAL GYP. BD. CEILING 4

SCALE: 3" = 1'-0"

SURFACE MOUNTED FIRE CABINET 18

SCALE: 6" = 1'-0"

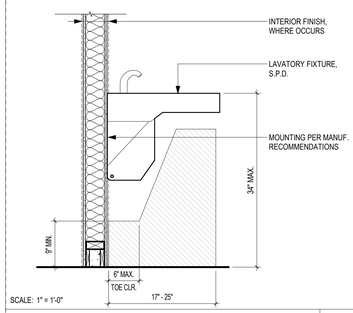
TOILET PARTITION @ FLOOR 13

SCALE: 3" = 1'-0"

GYPSUM BOARD CORNER 8

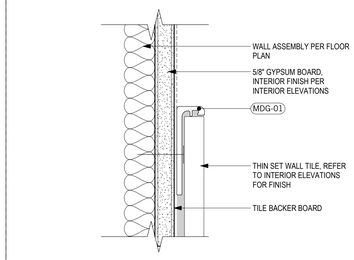
SCALE: 3" = 1'-0"

TYPICAL WALL INTERSECTIONS 3



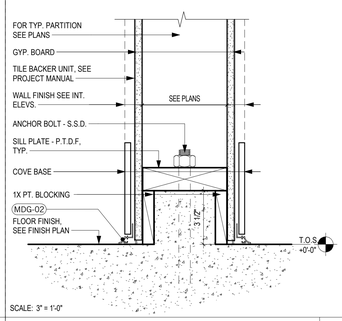
SCALE: 1" = 1'-0"

TYP. SINK ATTACHMENT 17



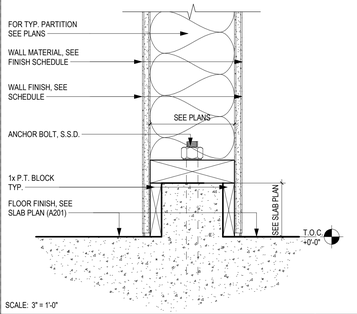
SCALE: 6" = 1'-0"

TILE END TRANSITION 12



SCALE: 3" = 1'-0"

INT. TILE WALL AT CURB 7



SCALE: 3" = 1'-0"

INTERIOR WALL BASE AT CURB 2

SCALE: 3" = 1'-0"

INT. FLOOR DRAIN @ CONC. FLOOR 21

SCALE: 1" = 1'-0"

SURFACE MOUNTED BABY CHANGING STATION 16

SCALE: 3" = 1'-0"

CURB @ RESTROOM CHASE WALL 6

NOTES:
1. 2X4 STUDS AT 24" O.C. MAX.
2. 2X4 TOP TRACK
3. 2X4 MIN. BOTTOM TRACK
4. 4X6 HEADER
5. LOCATE GYP. BD. JOINTS 6" MIN. FROM CORNERS OF OPENING AND STAGGERED TO DIFFERENT STUDS ON OPPOSITE SIDES.
6. PENETRATION AT STUD

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

TYPICAL INTERIOR NON-BEARING WALL 1

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DAHLIN
505 Technology Drive, Suite 200
Irvine, California 92618
949-250-4680

CITY OF LAKEWOOD CALIFORNIA

CLIENT

CONSULTANT

LAKEWOOD TOWN SQUARE

4970 CLARK AVE. LAKEWOOD, CA 90712

BID SET 10.02.26

REVISIONS

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JOB NO.	1533.008
DRAWN	K.P, S.G
CHECK	J.C

ARCHITECTURAL DETAILS - INTERIOR

SHEET
A904

ABBREVIATIONS

ACRONYMS OF ABBREVIATION MAY INTERCHANGEABLY USED WITH OR WITHOUT SEPARATION DOTS (E.G. BOTH AB OR A.B. MEAN "ANCHOR BOLTS")

AB	ANCHOR BOLTS
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
APE	ADJOINING PANEL EDGES
AR	ANCHOR REINFORCEMENT
ARCH	ARCHITECT OR ARCHITECTURAL
ATR	ALL THREADED ROD
AXO	AXONOMETRIC VIEW
BB	BASE BUILDING
BN	BOUNDARY NAILING
BLLN	BALLOON
BLK'G	BLOCKING
BM	BEAM
BS	BOUNDARY SCREWS
CA	COLUMN ABOVE
CIP	CAST IN PLACE
C&C	COMPONENT AND CLADDING
CF	COLD FORMED
CFS	COLD FORMED STEEL
CJ	CEILING JOIST
CLN	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
CPE	CONTINUOUS PANEL EDGES
Da	ANCHOR DIAMETER
Dagg	NOMINAL MAX SIZE OF COURSE AGGREGATE
Db OR db	REBAR DIAMETER
DFL	DOUGLAS FIR-LARCH
DJ	DECK JOISTS
DO	DO OVER
DWG'S	DRAWINGS
E	EXISTING
(E)	EXISTING
EN	EDGE NAILING
EA	EACH
EOR	ENGINEER OF RECORD
ES	EDGE SCREWS
FF&E	FURNITURE FIXTURE AND EQUIPMENT
FJ	FLOOR JOISTS
FN	FIELD NAILING
FRM'G	FRAMING
FTG	FOOTING
FR	FLEXURAL REINFORCEMENT
FRT	FIRE RETARDANT TREATED
FS	FIELD SCREWS
GC	GENERAL CONTRACTOR
GL	GRID LINE
GLB	GLULAM BEAM
Ld	TENSION DEVELOPMENT LENGTH
Ldc	COMPRESSION DEVELOPMENT LENGTH
Ldh	DEVELOPMENT LENGTH OF STD HOOK
Ldt	DEVELOPMENT LENGTH OF HEADED BARS
Lsc	COMPRESSION LAP SPLICE
Lst	TENSION LAP SPLICE
LB	LOAD BEARING
LG	LIGHT GAUGE
LS	LAP SPLICE
LVL	LAMINATED VENEER LUMBER
LW	LIGHT WEIGHT
MAX	MAXIMUM
MB	MACHINE BOLTS
MD	METAL DECK
MDC	METAL DECK AND CONCRETE
M&M	MEANS AND METHODS
MIN	MINIMUM
MOE	MODULUS OF ELASTICITY
N	NEW
(N)	NEW
NLB	NON LOAD BEARING
NSI	NON STRUCTURAL INFRASTRUCTURE
NW	NORMAL WEIGHT
OC	ON CENTER
OFB	OUTRIGGER FULCRUM BEAM
OBZ	ORDINARY BOUNDARY ZONE
PA	POST ABOVE
PB	POST BELOW
PT	PRESERVATIVE TREATED
P.L.	PLATE/PROPERTY LINE
PLYWD	PLYWOOD
PSL	PARALLAM
RBS	REDUCED BEAM SECTION
REINF	REINFORCEMENT
REQ'D	REQUIRED
RJ	ROOF JOISTS
RR	ROOF RAFTERS
SAD	SEE ARCHITECTURAL DRAWINGS
SBZ	SPECIAL BOUNDARY ZONE
SCL	STRUCTURAL COMPOSITE LUMBER (SAME AS ENGINEERED LUMBER)
SEOR	STRUCTURAL ENGINEER OF RECORD (SAME AS E.O.R.)
SH	STANDARD HOOK
SHS	STEEL HEADED STUD
SOG	SLAB ON GRADE
SCHED	SCHEDULE
SHT'G	SHEATHING
SIM	SIMILAR
SMD	STEEL METAL DECK
SMS	SHEET METAL SCREWS
SN	SIDE NAILER
SS	SELECT STRUCTURAL
STD	STANDARD
STG	STAGGERED
TB	TOP AND BOTTOM
TBB	TIE BACK BEAM
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TN	TOP NAILER
T&SR	TEMPERATURE & SHRINKAGE REINFORCEMENT
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
USP	UNDER SEPARATE PERMIT
VIF	VERIFY IN FIELD
WD	WOOD
WNS	WELDED NELSON STUDS
WTS	WELDED THREADED STUDS
WSP	WOOD STRUCTURAL PANEL
@	FOLLOWED BY NUMBER IS THE SPACING ON CENTER IF NO OTHER UNITS ARE SPECIFIED INCHES ARE IMPLIED

STRUCTURAL OBSERVATION

1. PERIODIC STRUCTURAL OBSERVATION SHALL BE PROVIDED BY SEOR PER THE STRUCTURAL OBSERVATION FORM BELOW.
2. DEPUTY INSPECTOR MUST PERFORM INSPECTION BEFORE STRUCTURAL ENGINEER PERFORMS OBSERVATION. DEPUTY INSPECTOR'S REPORT MUST BE AVAILABLE AT THE TIME OF OBSERVATION. IF DEPUTY INSPECTION IS NOT COMPLETED, STRUCTURAL OBSERVATION REPORT WILL LIST MISSING INSPECTION AS DEFICIENCY.
3. CONTRACTOR SHALL KEEP LATEST ISSUED DRAWINGS, RFI'S RESPONSES, AND SKETCHES ON SITE, AND SHALL MAKE SUCH DOCUMENTS AVAILABLE TO THE STRUCTURAL OBSERVER AND DEPUTY INSPECTOR.
4. CONTRACTOR SHALL NOTIFY ENGINEER 3 BUSINESS DAYS BEFORE REQUIRED OBSERVATIONS. DELINQUENT NOTIFICATION MAY REQUIRE DEMOLITION OF COVERING MATERIAL TO FACILITATE OBSERVATION.
6. STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION AT THE CONSTRUCTION SITE OF THE ELEMENTS AND CONNECTIONS OF THE STRUCTURAL SYSTEM AT SIGNIFICANT CONSTRUCTION STAGES AND THE COMPLETE STRUCTURE FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS.
7. STRUCTURAL OBSERVATIONS PERFORMED BY STRUCTURAL OBSERVER DURING CONSTRUCTION ARE NOT THE CONTINUOUS OR PERIODIC SPECIAL INSPECTION SERVICES PERFORMED BY A LICENSED DEPUTY INSPECTOR, NOR THE INSPECTION BY THE CITY INSPECTOR, AND DO NOT WAIVE THE RESPONSIBILITY FOR THE SPECIAL INSPECTIONS OR CITY INSPECTIONS.
8. STRUCTURAL OBSERVATIONS DO NOT CONSTITUTE QUALITY CONTROL, DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE, AND SHALL NOT BE CONSIDERED AS SUPERVISION OF CONSTRUCTION.
9. THE OWNER SHALL EMPLOY A STATE OF CALIFORNIA REGISTERED CIVIL OR STRUCTURAL ENGINEER OR LICENSED ARCHITECT - THE STRUCTURAL OBSERVER - TO PERFORM THE STRUCTURAL OBSERVATIONS. THE DEPARTMENT OF BUILDING AND SAFETY OF AUTHORITY OF JURISDICTION REQUIRES THE USE OF THE ENGINEER OR HIS/HER DESIGNEE RESPONSIBLE FOR THE STRUCTURAL DESIGN WHO ARE INDEPENDENT OF THE CONTRACTOR
10. THE OWNER OR OWNER'S REPRESENTATIVE SHALL COORDINATE AND CALL FOR A MEETING BETWEEN THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, STRUCTURAL OBSERVER, CONTRACTOR, AFFECTED SUBCONTRACTORS AND DEPUTY INSPECTORS. THE PURPOSE OF THE MEETING SHALL BE TO IDENTIFY THE MAJOR STRUCTURAL ELEMENTS AND CONNECTIONS THAT AFFECT THE VERTICAL AND LATERAL LOAD SYSTEMS OF THE STRUCTURE AND TO REVIEW SCHEDULING OF THE REQUIRED OBSERVATIONS.
11. THE STRUCTURAL OBSERVER SHALL PERFORM SITE VISITS AT THOSE STEPS IN THE PROGRESS OF THE WORK THAT ALLOW FOR CORRECTION OF DEFICIENCIES WITHOUT SUBSTANTIAL EFFORT OR UNCOVERING OF THE WORK INVOLVED. AT A MINIMUM, THE LISTED SIGNIFICANT CONSTRUCTION STAGES ON THE FOLLOWING STRUCTURAL OBSERVATION/SIGNIFICANT CONSTRUCTION STAGES TABLE REQUIRE A SITE VISIT AND AN OBSERVATION REPORT FROM THE STRUCTURAL OBSERVER.
12. A FINAL OBSERVATION REPORT AND THAT OF THE REGISTERED DEPUTY INSPECTOR MUST BE SUBMITTED WHICH SHOWS THAT ALL OBSERVED DEFICIENCIES WERE RESOLVED AND STRUCTURAL SYSTEM GENERALLY CONFORMS WITH THE APPROVED PLANS AND SPECIFICATIONS. THE DEPARTMENT OF BUILDING AND SAFETY (LADBS) WILL NOT ACCEPT THE STRUCTURAL WORK WITHOUT THIS FINAL OBSERVATION REPORT AND THAT OF THE REGISTERED DEPUTY INSPECTOR (WHEN PROVIDED) AND THE CORRECTION OF SPECIFIC DEFICIENCIES NOTED DURING NORMAL BUILDING INSPECTION.

STRUCTURAL OBSERVATION TABLE

STRUCTURAL OBSERVATION PROGRAM
AND DESIGNATION OF THE
STRUCTURAL OBSERVER

PROJECT ADDRESS: ____________ PERMIT APPL. NO.: ____________

Description of Work: ____________

Owner: ____________ Architect: DAHLIN GROUP, INC. Engineer: LABIB FUNK & ASSOCIATES

STRUCTURAL OBSERVATION
(Only checked items are required)

Firm or Individual to be responsible for the Structural Observation:
Name: Labib Funk & Associates. Phone: (213) 239.9700 Calif. Registration: S6248

FOUNDATION		WALL		FRAME		DIAPHRAGM / SLAB / S.O.G.	
Footings, Stem Walls, Piers	☒	Concrete	☒	Steel Moment Frame	☐	Concrete	☐
Mat Foundation	☐	Masonry	☒	Steel Braced Frame	☐	Steel Deck	☒
Caissons, Piles, Grade Beams	☒	Wood	☒	Concrete Moment Frame	☐	Wood	☒
Step'g / Retain'g Found. - Hillside Special Anchors	☐	Hardy Frames Strong Walls	☐	Masonry Frame	☐		☐
Others	☐	Others	☐	Others STEEL FRAMING AT RESTROOM	☒	Others	☐

DECLARATION BY OWNER
I, the Owner of the project, declare that the above listed firm or individual is hired by me to be the Structural Observer

Signature Date

DECLARATION BY ARCHITECT OR ENGINEER OF RECORD (REQUIRED IF THE STRUCTURAL OBSERVER IS DIFFERENT FROM THE ARCHITECT OR ENGINEER OF RECORD)

I, the Architect or Engineer of record for the project, declare that the above listed firm or individual is designated by me to be responsible for the Structural Observation

Signature License No. Date

DEFERRED SUBMITTAL

1. THE FOLLOWING ITEMS SHALL BE CONSIDERED AS DEFERRED SUBMITTAL. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ENGINEERED SHOP DRAWINGS FROM THE SPECIALTY SUBCONTRACTOR PREPARED UNDER THE DIRECT SUPERVISION OF A CALIFORNIA LICENSED ENGINEER. THESE SHOP DRAWINGS SHALL BE PROVIDED TO THE ARCHITECT, ENGINEER, AND BUILDING DEPARTMENT OF AUTHORITY OF JURISDICTION FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. THESE ITEMS SHALL INCLUDE:

   A. GRATING NOT SPEC'D ON PLAN
   B. CURTAINWALL OR STOREFRONT SYSTEMS
   C. LIGHT GAUGE METALS
   D. GLAZING INCLUDING GLASS GUARDRAILS
   E. AWNINGS & CANOPY
   F. LIGHTING POST AND ANCHORAGE TO STRUCTURE

STRUCTURAL SCOPE - BID

1. THE FRAMING AND OTHER STRUCTURAL ELEMENTS SPECIFIED IN THESE PLANS REPRESENT STRUCTURAL FRAMING OF THE MAIN STRUCTURE.
2. AN APPROPRIATE ALLOWANCE SHALL BE PLANNED FOR AND PROVIDED TO ALLOW FOR ADDITIONAL MISCELLANEOUS FRAMING/BLOCKING, NOT PART OF THE MAIN STRUCTURE, AS REQUIRED FOR SUPPORT OF NON STRUCTURAL ELEMENTS SUCH AS, BUT NOT LIMITED TO, SUSPENDED CEILINGS, SOFFITS, COVES, ARCHITECTURAL FURRING AND BLOCKING, MECHANICAL DUCT WORK AND EQUIPMENT, ELECTRICAL FIXTURES & ROUTING, PLUMBING CHASES, SPRINKLERS, AND OTHER RELATED NONSTRUCTURAL ELEMENTS. CONSULT AND COORDINATE WITH ARCHITECTURAL DRAWINGS AND MECHANICAL, ELECTRICAL, & PLUMBING DRAWINGS (OR MEP DESIGN-BUILD CONTRACTOR OR SUBCONTRACTORS) FOR SPECIFIC GUIDANCE IN THIS REGARD.
3. FRAMING LAYOUT AND OTHER STRUCTURAL ELEMENTS TO BE COORDINATED WITH AND ALIGNED TO / PROVIDE FOR APPROPRIATE ALIGNMENT WITH NON STRUCTURAL ELEMENTS PER PREVIOUS PARAGRAPH. CONSULT AND COORDINATE WITH ARCHITECTURAL DRAWINGS AND MECHANICAL, ELECTRICAL, & PLUMBING DRAWINGS (OR MEP DESIGN-BUILD CONTRACTOR OR SUBCONTRACTORS) FOR SPECIFIC GUIDANCE IN THIS REGARD.
4. THESE DRAWINGS ARE NOT MEANT AS A BID SET UNLESS SPECIFICALLY INDICATED IN THE SUBMITTAL ISSUANCE NAME AS "BID SET". PLEASE CONFIRM WITH SEOR PRIOR TO USING THESE DRAWINGS AS A BID SET.
5. STRUCTURAL ITEMS THAT ARE TO BE CONTRACTOR DESIGNED AND BUILT ARE PER THE DEFERRED SUBMITTAL LIST ON STRUCTURAL AND/OR ARCHITECTURAL DRAWINGS.
6. THE FOLLOWING ITEMS ARE EXAMPLES OF ITEMS THAT ARE NOT INCLUDED IN THE DRAWINGS AND SHALL BE ESTIMATED AND PROVIDED BY THE CONTRACTOR BASED ON OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS:

   A. MEP ANCHORAGE
   B. FIRE SPRINKLERS
   C. ELEVATORS MISC. STEEL
   D. FACADE ATTACHMENT
   E. MONUMENTS AND ARTWORK
   F. SIGNAGE
   G. MISC. METAL SHOWN IN CONSULTANTS' DRAWINGS OR REQUIRED FOR ATTACHMENTS OF THEIR COMPONENTS.
   H. GLAZING AND ATTACHMENT
   I. STOREFRONT OR CURTAIN WALL
   J. ALL ALUMINUM
   K. INTERIOR AND DECORATIVE ELEMENT ATTACHMENTS
   L. FFE BACKING OR ATTACHMENTS.
   M. AWNINGS

STATEMENT OF SPECIAL INSPECTION

1. CONTINUOUS AND PERIODIC SPECIAL INSPECTION IS REQUIRED FOR THE WORK AS DESCRIBED IN CBC 2022 CHAPTER 17. SEE INSPECTION SCHEDULE BELOW.
2. APPROVAL BY THE INSPECTOR DOES NOT MEAN APPROVAL OF FAILURE TO COMPLY WITH THE PLANS OR SPECIFICATIONS. ANY DETAIL THAT FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE STRUCTURAL ENGINEER FOR INTERPRETATION OR CLARIFICATION.
3. FOR VERIFICATION AND INSPECTION OF SOILS SEE SOILS REPORT.
4. CONTINUOUS SPECIAL INSPECTION PER AWS D1.1 IS REQUIRED FOR ALL STRUCTURAL STEEL WELDING, EXCEPT FOR SINGLE PASS FILLET WELDS NOT EXCEEDING 5/16" IN SIZE. WELDING INSPECTORS SHALL BE REGISTERED AND/OR CERTIFIED BY THE JURISDICTION HAVING AUTHORITY AND SHALL AT A MINIMUM BE AWS Q.C.-1 CERTIFIED. IN ADDITION, WELDING INSPECTORS SHALL BE A CITY OF LAKEWOOD REGISTERED DEPUTY STRUCTURAL STEEL INSPECTOR FOR WORK PERFORMED WITHIN THE CITY OF LAKEWOOD.
5. STRUCTURAL WOOD. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS, AND HOLDOWNS. EXCEPTION: SPECIAL INSPECTION IS NOT REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING AND OTHER FASTENING TO OTHER COMPONENTS OF THE SEISMIC-FORCE-RESISTING SYSTEM, WHERE THE FASTENER SPACING OF THE SHEATHING IS MORE THAN 4 INCHES ON CENTER (O.C.). INSPECTIONS SHALL BE PERFORMED BEFORE COVERING.
6. CONTRACTORS RESPONSIBLE FOR CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THIS STATEMENT OF SPECIAL INSPECTION SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LADBS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH A SYSTEM OR COMPONENT PER SEC 1704.4.
7. WHERE FABRICATION OF MEMBERS AND ASSEMBLIES IS PERFORMED ON THE PREMISES OF A FABRICATOR'S SHOP, SPECIAL INSPECTION OF THE FABRICATED ITEMS SHALL BE REQUIRED BY THIS SECTION, UNLESS THE FABRICATOR IS REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. APPROVAL SHALL BE BASED UPON REVIEW OF THE FABRICATOR'S WRITTEN PROCEDURAL AND QUALITY CONTROL MANUALS AND PERIODIC AUDITING OF FABRICATION PRACTICES BY AN APPROVED SPECIAL INSPECTION AGENCY. AT COMPLETION OF FABRICATION, THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE BUILDING OFFICIAL STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE OF VERIFYING APPROVAL OF FABRICATOR.

INSPECTION SCHEDULE (ONLY CHECKED ITEMS APPLY)

TYPE OF WORK	CODE REFERENCE	REMARKS	
CONCRETE WORK	CBC TABLE 1705.3		☒
SHOTCRETE WORK	CBC TABLE 1705.3		☐
REINFORCING STEEL	CBC TABLE 1705.3		☒
POST INSTALLED ANCHORS	CBC TABLE 1705.3	SEE ALSO ICC APPROVAL	☒
EXTERNALLY BONDED FRP	ACI 440.2R §7.1		☐
STRUCTURAL STEEL	CBC 1705.2 & 1705.13.1		☒
STRUCTURAL STEEL WELDING	CBC 1705.2		☒
HIGH STRENGTH BOLTING	CBC 1705.2		☒
MASONRY WORK	CBC 1705.4		☒
HIGH LOAD DIAPHRAGMS	CBC 1705.5.1		☐
STRUCTURAL WOOD	CBC 1705.12.1 & 1705.13.2	SEE NOTE ABOVE	☒
COLD FORMED STEEL	CBC 1705.12.2 & 1705.13.3		☐
DRIVEN DEEP FOUND. ELEMENT	CBC TABLE 1705.7		☐
CAST IN PLACE DEEP FOUND.	CBC TABLE 1705.8		☐
SOIL CONDITION	CBC TABLE 1705.6	SEE SOILS REPORT FOR COMPLIANCE	☒

REINFORCEMENT

NUMBER OF REBAR (WHERE OCCURS)
REBAR SIZE
C CENTER, T TOP, B BOT (WHERE OCCURS)
LENGTH OF REBAR IN FEET (WHERE OCCURS)
SPACING IN INCHES (WHERE OCCURS)
EW EACH WAY, V VERTICAL, H HORIZONTAL, C CENTER (WHERE OCCURS)
EF EACH FACE, OR OTHER CUSTOM CALLOUTS (WHERE OCCURS)

6#6C8'@12EW EF REBAR CALLOUTS

1. ALL REINFORCING BARS SHALL CONFORM TO ASTM A-615, GRADE 60, UNLESS NOTED OTHERWISE ON THE DRAWINGS AND BELOW:

   A. SPIRALS SHALL BE COLD DRAWN BARS CONFORMING TO ASTM A-82.
   B. FOR SLABS AND FOUNDATIONS A HIGHER GRADE THAN GRADE 60 MAY BE PROVIDED AT CONTRACTOR'S OPTION AND AT NO ADDITIONAL COST TO THE CLIENT, PROVIDED THAT REBAR SIZE AND SPACING SHALL NOT BE ALTERED. IF ALTERATION TO REBAR SIZE AND SPACING IS SOUGHT, THESE MUST BE APPROVED IN WRITING BY SEOR. ENGINEERING AND PERMITTING FEES SHALL BE PAID BY CONTRACTOR WITHOUT ADDITIONAL COST TO THE CLIENT.
   C. MOMENT FRAME LONGITUDINAL REBAR, COLUMN LONGITUDINAL REBAR, SHEAR WALL VERTICAL REBAR, AND COUPLING BEAM LONGITUDINAL REBAR SHALL BE ASTM A-706, GRADE 60. ASTM A-615, GRADE 60 REINFORCEMENT SHALL BE PERMITTED IN THESE STRUCTURAL ELEMENTS PROVIDED THE FOLLOWING CONDITIONS ARE MET:

      a. THE ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED THE SPECIFIED YIELD STRENGTH BY MORE THAN 18,000 PSI.
      b. THE MINIMUM ELONGATION IN 8 INCHES SHALL BE AS FOLLOWS:
         - NO.3 THROUGH NO.6 = 14 PERCENT
         - NO.7 THROUGH NO.11 = 12 PERCENT
         - NO.14 THROUGH NO.18 = 10 PERCENT

   D. SMOOTH DOWELS IN SLAB ON GRADE: ASTM A36, 36 KSI

2. WELDING OF REINFORCEMENT (INCLUDING TACK WELDING) SHALL NOT BE DONE UNLESS SPECIFICALLY SHOWN ON THE DRAWINGS. WHERE SHOWN ON THE DRAWINGS, THE FOLLOWING SHALL APPLY:

   A. WELDED REBAR SHALL COMPLY WITH ASTM A-706 [Fy=60 KSI]
   B. WELDING SHALL CONFORM TO AWS D1.4
   C. WELDING OF REINFORCING STEEL SHALL BE PERFORMED BY WELDERS CERTIFIED BY THE CITY OF LA
   D. USE E90XX ELECTRODES

3. WELDED WIRE FABRIC SHALL BE MADE OF COLD DRAWN WIRE AND SHALL CONFORM TO ASTM A-185 [Fy=65 KSI]. MINIMUM LAP AT SPLICES OF 12 INCHES. PROVIDE MESH IN FLAT SHEETS ONLY. ROLLED MESH IS NOT ACCEPTABLE. OFFSET END-LAPS IN ADJACENT SHEETS TO PREVENT CONTINUOUS LAPS.
4. REINFORCING STEEL SHALL HAVE THE FOLLOWING CONCRETE COVER. SEE ACI FOR TOLERANCES:

A. CONCRETE PILES	2 1/2"
B. CONCRETE POURED AGAINST EARTH (OTHER THAN PILES)	3"
C. CONCRETE NOT FORMED IN CONTACT WITH EARTH	3"
D. FORMED CONCRETE IN CONTACT WITH EARTH	2"
E. CONCRETE EXPOSED TO WEATHER (#6 AND LARGER)	2"
F. CONCRETE EXPOSED TO WEATHER (#5 AND SMALLER)	1-1/2"
G. SLABS (INCLUDING SLAB SUPPORTING EARTH), WALLS, AND JOISTS NOT EXPOSED TO WEATHER (#11 AND SMALLER)	1"
H. OTHER CONCRETE NOT EXPOSED TO WEATHER	1-1/2"

5. #5 AND LARGER REINFORCING BARS SHALL NOT BE SPLICED EXCEPT AS LOCATED AND DETAILED ON THE DRAWINGS. #4 AND SMALLER BARS WITH LENGTHS NOT SHOWN SHALL BE CONTINUOUS. PROVIDE CLASS 'B' SPLICE UNLESS NOTED OTHERWISE. ALL BARS IN MASONRY SHALL BE CONTINUOUS, LAPPING 48 BAR DIAMETERS, 2'-0" MINIMUM. HORIZONTAL WALL SPLICES SHALL BE STAGGERED. VERTICAL BARS SHALL NOT BE SPLICED EXCEPT AT HORIZONTAL SUPPORTS, SUCH AS FLOOR OR ROOF, UNLESS DETAILED OTHERWISE. ALL BARS ENDING AT THE FACE OF A WALL, COLUMN, OR BEAM SHALL EXTEND TO WITHIN 2" OF THE FAR FACE AND HAVE A 90 DEGREE HOOK, UNLESS OTHERWISE SHOWN.
6. BARS SHALL BE FIRMLY SUPPORTED AND ACCURATELY PLACED AS REQUIRED BY THE ACI STANDARDS, USING TIE AND SUPPORT BARS IN ADDITION TO REINFORCEMENT SHOWN WHERE NECESSARY FOR FIRM AND ACCURATE PLACING. PROVIDE DOWELS TO MATCH ALL REINFORCEMENT AT POUR JOINTS, UNLESS SHOWN OR NOTED OTHERWISE. ALL DOWELS AND BOLTS SHALL BE ACCURATELY SET IN PLACE BEFORE PLACING CONCRETE. NO WELDING OF REINFORCEMENT (INCLUDING TACK WELDING) SHALL BE DONE UNLESS SHOWN ON THE DRAWINGS OR APPROVED BY THE ENGINEER. ALL SLAB AND BEAM REINFORCEMENT SHALL BE CHAIRED UP.
7. IN WALL REINFORCING, CURTAINS CONTAINING VERTICAL AND HORIZONTAL BARS OF THE SAME SIZE, VERTICAL BARS SHALL BE PLACED CLOSEST TO THE WALL SURFACE. IN CURTAINS WHICH VERTICAL AND HORIZONTAL BARS ARE OF DIFFERENT SIZES OR SPACING, THE LAYER WITH THE MOST STEEL SHALL BE PLACED CLOSEST TO THE NEAR SURFACE, UNLESS NOTED OTHERWISE ON PLAN.
8. ALL BARS INTERRUPTED BY STRUCTURAL STEEL SHALL EXTEND TO WITHIN 1" OF STRUCTURAL STEEL FLANGE OR WEB AND HAVE A 90 DEGREE HOOK, UNLESS OTHERWISE SHOWN.
9. DRAWINGS SHOW TYPICAL REINFORCING CONDITIONS. CONTRACTOR SHALL PREPARE DETAILED PLACEMENT DRAWINGS OF ALL CONDITIONS SHOWING QUANTITY, SPACING, SIZES, CLEARANCES, LAPS, INTERSECTIONS, AND COVERAGE REQUIRED BY THE STRUCTURAL DETAILS, APPLICABLE CODE, AND TRADE STANDARDS. CONTRACTOR SHALL NOTIFY REINFORCING INSPECTOR OF ANY ADJUSTMENTS FROM TYPICAL CONDITIONS WHICH ARE PROPOSED IN PLACEMENT DRAWINGS TO FACILITATE FIELD PLACEMENT OF REINFORCING STEEL AND CONCRETE.
10. ALL PRINCIPAL REBAR SHALL TERMINATE WITH A STANDARD HOOK MINIMUM UNLESS SPECIFICALLY DETAILED OTHERWISE. REBAR BENDS SHALL BE MADE COLD. REBAR SHALL NOT BE BENT AFTER ANY PORTION OF THE BAR IS ENCASED IN CONCRETE.
11. ALL LAP SPLICES ARE CLASS 'B' LAP SPLICES UNLESS NOTED OTHERWISE.
12. MECHANICAL COUPLER SHALL BE BAR-LOCK COUPLER SYSTEM (ICC ESR-2495, LARR #25342) FOR GRADE 60 CONFORMING TO ASTM A615 OR ASTM A706 OR LENTON MECHANICAL COUPLERS (ICC ESR-0129 LARR #24507) FOR GRADE 60, 75 CONFORMING TO ASTM A615 OR APPROVED EQUAL.
13. ALL WALL FOOTING REINFORCEMENT SHALL BEND AROUND ALL CORNERS AND EXTEND 36 BAR DIAMETERS OR 18 INCHES WHICHEVER IS LARGER. UNLESS NOTED OTHERWISE.
14. ALL SLABS ON GRADE LESS THAN 6" IN THICKNESS SHALL BE REINFORCED WITH #4 REBARS AT 16 INCHES ON CENTERS EACH WAY, UNLESS NOTED OTHERWISE. PROVIDE ONE (1) LAYER OF 6X6/W2.9XW2.9 WELDED WIRE FABRIC CONTINUOUS FOR EVERY 3" ARCHITECTURAL CONCRETE FILLS ABOVE THE STRUCTURAL SLAB.
15. ALL MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT PADS LESS THAN 4" THICK SHALL BE REINFORCED WITH AT LEAST ONE (1) LAYER OF 6X6/W2.9XW2.9 WELDED WIRE FABRIC AND HAVE HOOKED DOWELS (#3 AT 12' ON CENTERS) INTO THE STRUCTURAL SLAB. UNLESS NOTED OTHERWISE. FOR PADS GREATER THAN 4 INCHES THICK, USE REINFORCING AS SHOWN IN THE TYPICAL DETAILS.
16. ADDITIONAL REINFORCEMENT SHALL BE PROVIDED AROUND ALL SLAB AND WALL OPENINGS INCLUDING DIAGONAL BARS WITHOUT EXCEPTION.
17. ALL STRUCTURAL CONCRETE ELEMENTS REQUIRE REINFORCEMENT SINCE NO PLAIN CONCRETE ELEMENTS ARE USED. ALL CONCRETE SLABS SHALL HAVE A MINIMUM REINFORCEMENT PERCENTAGE OF 0.18 EACH WAY CONTINUOUS.
18. REINFORCING STEEL SHOP DRAWINGS SHALL INCLUDE SLAB OPENINGS, DEPRESSIONS, SLOPES, CURBS, DRAINS, AND SLAB EDGE LOCATIONS FROM ALL MEP TRADES. GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE AND INDICATE ALL SLAB OPENINGS ON PLAN AND SUBMIT TO THE STRUCTURAL ENGINEER PRIOR TO SUBMITTAL OF REINFORCING SHOP DRAWINGS.
19. CONTRACTOR SHALL FURNISH MISCELLANEOUS REBAR IN ADDITION TO THE REBAR SPECIFIED ON THE STRUCTURAL DRAWINGS, WHICH SHALL BE INSTALLED AT EOR'S DISCRETION DURING CONSTRUCTION. THE AMOUNT OF ADDITIONAL REBAR SHALL BE 5 TONS OR 2% OF THE REBAR WEIGHT SPECIFIED PER STRUCTURAL DRAWINGS, WHICHEVER IS GREATER.
20. INSTALLED REBAR IN CONCRETE AND CMU SHALL NOT BE DAMAGED OR CUT BY CORING, DRILLING, SAW CUTTING, ETC.

GENERAL

1. ALL NEW CONSTRUCTION SHALL COMPLY WITH THE CONTRACT DOCUMENTS AND THE 2022 CALIFORNIA BUILDING CODE.
2. REFERENCE TO CODES, RULES, REGULATIONS, STANDARDS, MANUFACTURER'S INSTRUCTIONS OR REQUIREMENTS OF REGULATORY AGENCIES ARE TO THE LATEST PRINTED EDITION OF EACH IN EFFECT AT THE DATE OF SUBMISSION OF BID UNLESS THE DOCUMENT DATE IS SHOWN.
3. TYPICAL DETAILS AND GENERAL NOTES APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR UNLESS NOTED OTHERWISE (U.N.O.)
4. THE STRUCTURAL DRAWINGS ILLUSTRATE THE NEW STRUCTURAL MEMBERS. REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR NON-STRUCTURAL ITEMS WHICH REQUIRE SPECIAL PROVISIONS DURING THE CONSTRUCTION OF THE STRUCTURAL MEMBERS.
5. REFER TO ARCHITECTURAL DRAWINGS FOR FLOOR DEPRESSIONS, EDGE OF SLAB, OPENINGS, SLOPES, DRAINS, CURBS, PADS, EMBEDDED ITEMS, NON-BEARING PARTITIONS, ETC. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR SLEEVES, OPENINGS, AND HANGERS FOR PIPES, DUCTS AND EQUIPMENT.
6. DRAWING DIMENSIONS ARE TO FACE OF STRUCTURE, JOINT CENTERLINE OR COLUMN GRID CENTERLINE UNLESS NOTED OTHERWISE. DO NOT SCALE THE DRAWINGS.
7. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS WHICH IMPACT THE WORK, FIELD VERIFY SIZES, ELEVATIONS, HOLE LOCATIONS, ETC. PRIOR TO FABRICATION. THE LANGUAGE "BY OTHERS" USED IN THIS STRUCTURAL DRAWING SET INDICATES ELEMENTS OR PARTS OF WORK NOT WITHIN SEOR SCOPE AND SHOWN OR REFERENCED FOR EASE OF COORDINATION ONLY. SUCH LANGUAGE SHALL NOT IMPLY THAT SUCH ELEMENTS OR PARTS OF WORK ARE EXCLUDED FROM THE CONTRACTOR'S SCOPE OF WORK.
8. CONTRACTOR SHALL CAREFULLY REVIEW THE DRAWINGS TO IDENTIFY THE SCOPE OF WORK REQUIRED, VISIT THE SITE TO RELATE THE SCOPE OF WORK TO EXISTING CONDITIONS AND DETERMINE THE EXTENT TO WHICH THOSE CONDITIONS AND PHYSICAL SURROUNDINGS WILL IMPACT THE WORK.
9. EXISTING CONDITIONS AS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. CONTRACTOR IS REQUIRED TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNER'S REPRESENTATIVE. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE OWNER'S REPRESENTATIVE.
10. THE CONTRACTOR SHALL RESOLVE ANY CONFLICTS ON THE DRAWINGS OR IN THE SPECIFICATIONS WITH THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.
11. ANY DEVIATION, MODIFICATION & SUBSTITUTION FROM THE APPROVED SET OF STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW/APPROVAL PRIOR TO ITS USE OR INCLUSION ON THE SHOP DRAWINGS & PRIOR TO PROCEEDING WITH THE WORK.
12. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY CONCRETE FORMWORK SHORING/RE-SHORING, EXCAVATION SHORING, DEMOLITION SHORING, BRACES, GUYS, HOIST BEAMS, ETC., REQUIRED TO SUPPORT ANY AND ALL LOADS THE BUILDING STRUCTURE AND COMPONENTS, EARTHWORK, OTHER STRUCTURES, AND UTILITIES ARE SUBJECTED TO DURING CONSTRUCTION. CONCRETE FORMWORK/CONCRETE RE-SHORING, DEMOLITION, AND EXCAVATION SHORING SYSTEMS MUST BE DESIGNED AND STAMPED BY A CIVIL OR STRUCTURAL ENGINEER LICENSED BY THE LOCAL JURISDICTION AND RETAINED BY THE CONTRACTOR. VISITS TO THE SITE BY SEOR DOES NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.
13. THE CONTRACTOR SHALL PROVIDE MEANS, METHOD, TECHNIQUES, SEQUENCE AND PROCEDURE OF CONSTRUCTION AS REQUIRED. SITE VISITS PERFORMED BY SEOR DO NOT INCLUDE INSPECTIONS OF MEANS AND METHODS OF CONSTRUCTION PERFORMED BY THE CONTRACTOR.
14. THE CONTRACTOR SHALL PROTECT ALL WORK, MATERIALS AND EQUIPMENT FROM DAMAGE AND SHALL PROVIDE PROPER STORAGE FACILITIES FOR MATERIALS AND EQUIPMENT DURING CONSTRUCTION.
15. ATTACHMENT OF NON-STRUCTURAL COMPONENTS SPECIFIED BY OTHERS TO STRUCTURAL ELEMENTS SHALL BE SPECIFIED BY THE NON-STRUCTURAL COMPONENT DESIGNER/SPECIFIER/INSTALLER. DESIGNER OF NON-STRUCTURAL ELEMENTS SHALL AT A MINIMUM SPECIFY THE CONNECTION TO THE STRUCTURE INCLUDING BUT NOT LIMITED TO: ANY TYPE OF CONNECTING HARDWARE, WIRE, HANGERS, FASTENERS, CLIPS, UNISTRUT MEMBERS. ATTACHMENT AND BRACING OF NON STRUCTURAL COMPONENTS SHALL MEET THE APPLICABLE BUILDING CODES. NON STRUCTURAL ELEMENTS SHALL INCLUDE, BUT NOT LIMITED TO: MEP AND HVAC EQUIPMENT & THEIR SUPPORTING PADS, INDUSTRIAL KITCHEN EQUIPMENT, PLATFORMS, FRAMES, ETC.; DUCTWORK, PIPES, CONDUITS, ARTWORK, GRILLES, GRATING, METAL SCREENS, ELEVATOR RAILS, STONE FINISH TILES, STONE CAPS, BRICK VENEER.
16. SPECIFICATIONS RELATED TO WATERPROOFING, INCLUDING BUT NOT LIMITED TO MEMBRANES, WATERSTOPS, SEALANTS, FLASHING, VAPOR BARRIER, ARE AS SPECIFIED BY ARCHITECT/WATER PROOFING CONSULTANT, AND ARE EXCLUDED FROM SEOR SCOPE.
17. GENERAL CONTRACTORS AND SUBCONTRACTORS SHALL REVIEW AND PROVIDE APPROVAL STAMP FOR ALL STRUCTURAL SHOP DRAWINGS AND SUBMITTALS PRIOR TO SUBMITTING TO SEOR
18. ALLOW 10 BUSINESS DAYS FOR PROCESSING SHOP DRAWINGS AND SUBMITTALS AFTER RECEIPT. ALLOW 5 BUSINESS DAYS FOR RESPONDING TO REQUESTS FOR INFORMATION (RFI'S). PROVIDE 3 BUSINESS DAYS NOTICE FOR STRUCTURAL OBSERVATIONS.

CODE

1. BUILDING SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE. SYMBOLS AND DEFINITIONS ARE PER LATEST EDITION OF ASCE7
2. RISK CATEGORY: II
3. VERTICAL LIVE LOADS FOR EACH USE (ASCE 7):
   A. ROOF L_R = 20 PSF (REDUCIBLE)
4. WIND:
   BASIC WIND SPEED, V: 95 MPH
   EXPOSURE TYPE: B

   COMPONENT AND CLADDING

   C&C WALL DESIGN WIND PRESSURE:
   p = 11.1 x (GCp + 0.18) (PSF) (POSITIVE)
   p = 11.1 x (GCp - 0.18) (PSF) (NEGATIVE/SUCTION)

   WHERE GCp IS TO BE DETERMINED BASED ON FIG. OF ASCE 7 AND EFFECTIVE WIND LOAD OF MEMBER BEING DESIGNED
   THE DESIGN WIND PRESSURE "p" ABOVE IS AT STRENGTH LEVEL PER ASCE 7
   MIN MAGNITUDE OF "p" SHALL BE 16 PSF (POSITIVE OR NEGATIVE)

5. SEISMIC:

   SITE CLASS: D
   SEISMIC DESIGN CATEGORY: II
   SEISMIC IMPORTANCE FACTOR, Ie: 1.0
   SS = 1.565
   S1 = 0.559
   FA = 1.0
   FV = 1.740
   SDS = 1.040
   SD1 = 0.650
   R = 3.5 (INTERMEDIATE REINFORCED MASONRY WALL)
   CS = 0.29 (INTERMEDIATE REINFORCED MASONRY WALL)
   ANALYTICAL PROCEDURE USED: EQUIVALENT LATERAL FORCE PROCEDURE
   V = CS x W

DAHLIN
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CITY OF LAKEWOOD CALIFORNIA
CLIENT

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CONSULTANT

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4970 CLARK AVE. LAKEWOOD, CA 90712

ISSUE FOR PERMIT	12.19.25
PC1 SET	04.27.26
LID REVISIONS	07.07.26
BID SET	08.05.26
BID SET	10.02.26

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER
MARYA NABHANI
No. S6248
STRUCTURAL
STATE OF CALIFORNIA

Date Signed 10/08/2025

C.I.P. NO.
JOB NO.
DRAWN
CHECK

GENERAL NOTES

SHEET
S0-01

TIMBER GENERAL - CONTINUED

10. WOOD SCREWS:
    A. WOOD SCREWS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "NATION DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (NDS).
    B. THE MINIMUM PENETRATION OF WOOD SCREWS SHALL BE 10 TIMES THE SCREW DIAMETER OR 1 1/2", WHICHEVER IS GREATER. PENETRATION IS MEASURED INTO THE PIECE RECEIVING THE NAIL POINT.
    C. LEAD HOLES SHALL BE ABOUT 7/8 THE DIAMETER OF THE SCREW.
    D. WOOD SCREWS SHALL BE TURNED, NOT DRIVEN, INTO LEAD HOLES. SOAP OR OTHER LUBRICANTS SHALL BE PERMITTED AS NEEDED TO FACILITATE THE INSERTION AND PREVENT DAMAGE OF THE WOOD SCREW.
    E. EDGE DISTANCES, END DISTANCES, AND FASTENER SPACING SHALL BE SUFFICIENT TO PREVENT SPLITTING OF THE WOOD.

11. LAG SCREWS
    A. LAG SCREWS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "NATION DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (NDS).
    B. PROVIDE LEAD HOLE 40% TO 70% OF THREADED SHANK DIAMETER AND FULL DIAMETER FOR SMOOTH SHANK PORTION.
    C. LAG SCREWS SHALL BE TURNED, NOT DRIVEN, INTO PRE DRILLED LEAD HOLES. SOAP OR OTHER LUBRICANTS SHALL BE PERMITTED AS NEEDED TO FACILITATE THE INSERTION AND PREVENT DAMAGE OF THE WOOD SCREW.

12. ALL BOLTS AND ANCHOR BOLTS IN WOOD SHALL BE A-307 STANDARD BOLTS. HOLES SHALL NOT BE MORE THAN 1/16" LARGER THAN THE BOLT DIAMETER. A STANDARD CUT WASHER (NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION - APPENDIX L), OR METAL PLATE OR METAL STRAP OF EQUAL OR GREATER DIMENSIONS AND THICKNESS SHALL BE PROVIDED BETWEEN THE WOOD AND THE NUT.

13. PRE MANUFACTURED CONNECTORS:
    A. ALL PRE MANUFACTURED FRAMING HARDWARE AND CONNECTORS SHALL BE PER SIMPSON STRONG-TIE UNLESS NOTED OTHERWISE.
    B. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND ICC REQUIREMENTS, INCLUDING ALL FASTENERS REQUIRED BY MANUFACTURER.
    C. FRAMING CLIPS TO COMPLY WITH (IAPMO ER 0112 2606, L.A. RR 25814). STRAPS TO COMPLY WITH (ICC-ESR 2105, L.A. RR 25713).
    D. CORROSION PROTECTION COATING SHALL BE:
       - G90 FOR INTERIOR AND DRY APPLICATIONS
       - Z-MAX OR HOT DIP GALVANIZED, AS AVAILABLE FOR A GIVEN PIECE OF HARDWARE, FOR EXTERIOR APPLICATIONS.

14. CORROSION PROTECTION OF FASTENERS AND CONNECTORS
    A. FASTENERS AND CONNECTORS EXPOSED TO EXTERIOR ENVIRONMENT SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL.
    B. FASTENERS IN CONTACT WITH PRESERVATIVE OR FIRE RETARDANT TREATED LUMBER SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL, EXCEPT THAT PLAIN UNCOATED CARBON STEEL FASTENERS SHALL BE PERMITTED IN AN INTERIOR, DRY ENVIRONMENT AS FOLLOWS:
       - IN SBX/DOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD
       - IN WOOD FIRE TREATED WITH PYROGUARD

15. NARROW STEEL SHEAR PANELS SHALL BE INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS AND CONFORM TO THE FOLLOWING: HARDY FRAMES (HFX): LARR#25759 SIMPSON STRONG WALLS (SSW): LARR#25625

16. GLUE BETWEEN WOOD STRUCTURAL PANELS AND WOOD FRAMING MEMBERS SHALL BE APPLIED TO REDUCE SQUEAKINESS OF FLOOR IN OCCUPIED SPACES. GLUE SHALL CONFORM TO APA PERFORMANCE SPECIFICATION AFG-01 OR ASTM D3498. INSTALL AS DIRECTED PER APA FORM NO. Q300P.

17. SPECIAL INSPECTION:
    C. REFER TO 2022 CBC SECTION 1705.12.1 AND 1705.13.2 FOR CONTINUOUS AND PERIODIC SPECIAL INSPECTION REQUIREMENTS FOR STRUCTURAL WOOD.
    D. REFER TO 2022 CBC SECTION 1705.5.1 FOR CONTINUOUS AND PERIODIC SPECIAL INSPECTION REQUIREMENTS FOR HIGH LOAD DIAPHRAGMS.
    E. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS, AND HOLDOWNS. EXCEPTION: SPECIAL INSPECTION IS NOT REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING AND OTHER FASTENING TO OTHER COMPONENTS OF THE SEISMIC-FORCE-RESISTING SYSTEM, WHERE THE FASTENER SPACING OF THE SHEATHING IS MORE THAN 4 INCHES ON CENTER (O.C.). INSPECTIONS SHALL BE PERFORMED BEFORE COVERING.

STRUCTURAL STEEL WELDING

1. CODE:
   A. ALL WELDING SHALL BE IN CONFORMANCE WITH AWS D1.1 AND THE CALIFORNIA BUILDING CODE
   B. ALL WELDS WITHIN MEMBERS DESIGNATED AS PART OF THE LATERAL FORCE RESISTING SYSTEM SHALL CONFORM TO AWS D1.8.

2. MATERIALS:
   A. ALL WELDING ELECTRODES (FILLER METAL) SHALL BE E7XXX (70 KSI), U.N.O., AND SHALL BE LOW HYDROGEN TYPES. FOR WELDING OF REBAR SEE "REINFORCEMENT" SECTION. FIELD WELDING OF FULL AND PARTIAL PENETRATION WELDS OF THE STEEL MOMENT FRAME CONNECTIONS BETWEEN MOMENT FRAME BEAMS AND MOMENT FRAME COLUMNS SHALL BE BY SHIELDED METAL ARC PROCESS USING LOW HYDROGEN ELECTRODES
   B. ALL WELDS SHALL HAVE A FILLER METAL WITH CHARPY V-NOTCH TOUGHNESS OF 20 FT/LBS AVERAGE AT -20 DEGREES FAHRENHEIT AND 40 FT/LBS @ 70 DEGREES FAHRENHEIT. PROVIDE MANUFACTURER'S CERTIFICATION.

3. LICENSING:
   A. ALL WELDS SHALL BE PERFORMED BY A LOS ANGELES CITY LICENSED FABRICATOR.
   B. ALL WELDERS SHALL BE QUALIFIED FOR THE WORK THEY WILL BE DOING & SHALL HAVE CURRENT CERTIFICATIONS BY AWS & THE CITY OF LOS ANGELES.

4. ALL WELDED JOINTS SHALL BE PRE-QUALIFIED PER THE LATEST EDITION OF AWS D1.1. NON PRE- QUALIFIED WELDED JOINTS SHALL BE QUALIFIED BY TEST & PROCEDURE QUALIFICATION TEST RECORD INCLUDED PER AWS D1.1.

5. THE CONTRACTOR SHALL SUBMIT ALL WELDING PROCEDURE SPECIFICATIONS (WPS) TO BE USED ON THE PROJECT PER AWS D1.1. THE WPS SHALL INCLUDE ALL MANUFACTURER'S DATA SHEETS FOR ALL WELDING MATERIALS TO BE USED. THE DATA SHEETS SHALL DESCRIBE THE PRODUCTS, LIMITATIONS OF USE, RECOMMENDED WELDING PARAMETERS, AND STORAGE AND EXPOSURE REQUIREMENTS.

6. SHOP AND FIELD WELDS: GC SHALL DETERMINE WHETHER WELDS ARE PERFORMED IN THE SHOP OR IN THE FIELD BASED ON SELECTED CONSTRUCTION SEQUENCE AND M&M. WHERE FIELD WELDING IS NOTED ON THESE DRAWINGS, THE DESIGNATION IS GIVEN AS A SUGGESTED CONSTRUCTION PROCEDURE ONLY AND TO HELP CLARIFY SCOPE. AT GC DISCRETION, AND NO ADD COST TO THE CLIENT, ANY WELD INDICATED AS A FIELD WELD MAY BE SHOP WELDED AND ANY WELD INDICATED AS A SHOP WELD MAY BE FIELD WELDED. GC SHALL ALSO ENSURE THAT THE SELECTED WELDING SEQUENCE DOES NOT IMPAIR COATING OF AESS WHEN SPECIFIED ON ARCHITECTURAL DRAWINGS OR SPECIFICATIONS AND SHALL LIAISE WITH PROJECT ARCHITECT AS NEEDED.

7. EXPOSED WELDS
   A. FACES OF FILLET WELDS EXPOSED TO VIEW SHALL HAVE AS-WELDED SURFACES THAT ARE REASONABLY SMOOTH AND UNIFORM. NO FINISHING OR GRINDING SHALL BE REQUIRED, EXCEPT WHERE CLEARANCES OR FIT OF OTHER ITEMS MAY SO NECESSITATE.
   B. ALL PARTIAL AND FULL PENETRATION WELDS WHICH ARE EXPOSED TO VIEW SHALL BE GROUND SMOOTH AND FLUSH WITH FINISH SURFACE OF STEEL. HOLES SHALL BE FILLED WITH WELD METAL OR BODY SOLDER AND SMOOTHED BY GRINDING OR FILING.

8. WELD GEOMETRY
   A. LENGTHS OF WELDS ARE EFFECTIVE LENGTHS AS SPECIFIED IN THE APPLICABLE CODE. WHERE LENGTH OF WELD IS NOT SHOWN IT SHALL BE FULL LENGTH OF JOINT.
   B. WELDS SHALL BE TERMINATED AT THE END OF A JOINT IN A MANNER THAT WILL ENSURE SOUND WELDS. WHENEVER NECESSARY THIS SHALL BE DONE BY USE OF EXTENSION BARS AND RUN OFF TABS.

9. COMPLETE JOINT PENETRATION (CJP), ALSO REFERRED TO AS FULL PENETRATION
   A. ALL BUTT WELDS SHALL BE FULL PENETRATION, UNO.
   B. ALL GROOVE WELDS SHALL BE FULL PENETRATION, UNO

10. CLEAN GROOVE PREPARATION THERMAL CUTS BY GRINDING.

11. ELECTRODES SHALL BE RECEIVED AND STORED IN THE ORIGINAL, UNDAMAGED MANUFACTURER PACKAGING, UNTIL READY FOR USE. WHEN WELDING IS TO BE SUSPENDED FOR MORE THAN 8 HOURS, ELECTRODES SHALL BE REMOVED FROM THE MACHINES AND STORED IN AN ELECTRODE WIRE OVEN MAINTAINED AT A TEMPERATURE BETWEEN 250 DEGREES AND 550 DEGREES OR AS RECOMMENDED BY THE MANUFACTURER. ELECTRODES NOT CONSUMED WITHIN 24 HOURS OF ACCUMULATED EXPOSURE OUTSIDE CLOSED OR HEATED STORAGE SHALL NOT BE USED.

12. BACKING BARS:
    A. PROVIDE BACKING BARS WHERE SHOWN ON THE DETAILS OR WHERE DEEMED NECESSARY BY FABRICATOR TO HOLD MOLTEN MATERIAL.
    B. REMOVE BACKING BAR AT ALL ARCHITECTURALLY EXPOSED LOCATIONS AND AT ALL BOTTOM FLANGES. FOLLOWING REMOVAL OF BACKING, THE ROOT PASS SHALL BE BACKGOUGED TO SOUND WELD METAL AND BACKWELDED UNTIL FLUSH OR WITH SLIGHT REINFORCEMENT. THE SURFACE SHALL BE GROUND SMOOTH TO A SURFACE ROUGHNESS NOT TO EXCEED 500 MICROINCHES.

13. PROVIDE ADEQUATE REPAIRS THAT MAY OCCUR TO STEEL COATING AS RESULT OF WELDING PROCESSES. REPAIR HOT DIP GALVANIZING PER ASTM780. FOR AESS, OBTAIN APPROVAL FROM PROJECT ARCHITECT ABOUT LOCATION OF WELDS AND PROPOSED REPAIRS THAT WOULD DAMAGE COATING.

14. QUALITY CONTROL (QC) AND QUALITY ASSURANCE (QA)
    SEE NOTES UNDER "STRUCTURAL STEEL" GENERAL NOTES

STRUCTURAL STEEL CONTINUED

5. LICENSING: STEEL FABRICATION SHALL BE PROVIDED BY A LICENSED FABRICATOR. FOR PROJECTS IN CITY OF LAKEWOOD THE FABRICATOR SHALL BE A CITY OF LAKEWOOD LICENSED FABRICATOR.

6. SHOP DRAWINGS
   SHOP AND ERECTION DRAWINGS SHALL BE PROVIDED IN CONFORMANCE TO AISC 303-10 "CODE OF STANDARD PRACTICE FOR STEEL BUILDING AND BRIDGES", FOR THE DESIGN TEAM REVIEW, PRIOR TO PROCUREMENT OF MATERIALS, FABRICATION, AND ERECTION

7. FABRICATION MISCELLANEOUS NOTES:
   A. WHEN FABRICATING BEAMS PLACE NATURAL CAMBER UP
   B. ALL FLANGE STIFFENER PLATES SHALL BE ORIENTED SO THAT ROLLING DIRECTION OF PLATE IS PARALLEL WITH DIRECTION OF PRINCIPAL STRESS
   C. SPLICE MEMBERS ONLY WHERE INDICATED
   D. AFTER FABRICATION, ALL STEEL SHALL BE CLEANED FREE OF RUST, LOOSE MILL SCALE AND OIL
   E. PROVIDE FILLS AT SPLICES OF PARTS HAVING MORE THAN 1/8" DIFFERENCE IN THICKNESS

9. CORROSION PROTECTION, FINISH, AND COATING
   FOR CORROSION PROTECTION, COATING, AND FINISHING, SEE ARCHITECTURAL DRAWINGS AND ARCHITECTURAL SPECIFICATIONS. IF NOT PRESENT ON ARCHITECTURAL DRAWINGS AND SPECIFICATIONS, PROVIDE:
   A. HOT DIP GALVANIZING FOR STEEL AND FASTENERS PERMANENTLY EXPOSED TO WEATHER, IN ACCORDANCE WITH ASTM A123 AND ASTM A153 RESPECTIVELY.
   B. HOT DIP GALVANIZING PER PREVIOUS PARAGRAPH OR CONCRETE ENCASING STEEL AND FASTENERS PERMANENTLY EXPOSED TO SOIL OR WATER. CONCRETE SHALL BE AT LEAST 3" THICK AROUND STEEL ELEMENTS AND REINFORCED WITH A 4x4 - W1.4xW1.4 WIRE MESH.

12. ERECTION AND MEANS AND METHODS:
    A. THE GC SHALL BE RESPONSIBLE FOR THE CONTROL OF ALL ERECTION PROCEDURES
    B. THE FULL DESIGN AND LOAD CARRYING CAPACITY OF THE STEELWORK SHALL NOT BE IMPAIRED DUE TO FABRICATION, SHIPMENT, OR ERECTION PROCEDURES, THROUGHOUT THE COMPLETE PROCESS. THE STABILITY OF ALL INDIVIDUAL MEMBERS AND ASSEMBLIES SHALL BE MAINTAINED
    C. ALL ADDITIONAL STEEL REQUIRED FOR ERECTION PURPOSES SHALL BE PROVIDED AT NO ADDITIONAL COST AND SHALL BE REMOVED UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE IN WRITING
    D. THE GC SHALL BE RESPONSIBLE FOR THE SEQUENCES WITH RELATION TO TEMPERATURE DIFFERENTIALS AND WELD SHRINKAGE

13. QUALITY CONTROL (QC) AND QUALITY ASSURANCE (QA)
    A. QA/QC SHALL BE PROVIDED IN CONFORMANCE TO AISC360 AND AISC 341
    B. QC SHALL BE PROVIDED BY THE FABRICATOR AND ERECTOR
    C. QA, SPECIAL INSPECTIONS, AND NON DESTRUCTIVE TESTING, SHALL BE PROVIDED BY A DEPUTY INSPECTION AGENCY
    D. INSPECTIONS WILL BE PROVIDED FOR WELDING, BOLTING, AND STEEL ELEMENTS OF COMPOSITE CONSTRUCTION, IN CONFORMANCE WITH AISC360 AND AISC341.
    E. DEPUTY INSPECTOR SHALL "OBSERVE" (O) OR "PERFORM" INSPECTIONS AS DEFINED FOR EACH TASK IN AISC360 AND AISC 341
    F. INSPECTOR SHALL PROVIDE A REPORT AT END OF EACH INSPECTION AND SUBMIT IT TO THE SEOR

TIMBER GENERAL

1. IDENTIFICATION.
   ALL TIMBER ON SITE SHALL BE IDENTIFIED BY THE GRADE MARK OF A GRADING OR INSPECTION BUREAU OR AGENCY RECOGNIZED AS COMPETENT, TO ALLOW FOR VERIFICATION OF COMPLIANCE WITH SPECIFICATIONS AND DRAWINGS BY STRUCTURAL OBSERVERS AND INSPECTORS. INSTALLATION SHALL NOT NOT CONCEAL STAMPS AT TIME OF OBSERVATION/INSPECTION. STRUCTURAL LUMBER GRADE STAMP SHALL COMPLY WITH WITH "STANDARD GRADING RULE NUMBER 17" OF THE WEST COAST LUMBER INSPECTION BUREAU. WOOD STRUCTURAL PANELS SHALL BEAR APA STAMP. STRUCTURAL COMPOSITE LUMBER SHALL BEAR IDENTIFICATION PER MANUFACTURER.

2. MOISTURE CONTENT.
   ALL STRUCTURAL MEMBERS SHALL NOT EXCEED THE MAXIMUM MOISTURE CONTENT (MMC) REQUIREMENTS AS LISTED BELOW PRIOR TO INSTALLATION OF NON-STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO WEATHER BARRIER, DRYWALL AND FACADE.

   A. 16% FOR SAWN LUMBER JOISTS AND PLATES.
   B. 19% FOR ALL OTHER SAWN LUMBER FRAMING MEMBERS

   CONTRACTOR TO CONDUCT MOISTURE TESTING, IN THE PRESENCE OF A DEPUTY INSPECTOR, USING MOISTURE METER HAVING A ONE INCH NEEDLE INTO LUMBER AT NINE LOCATIONS (THREE JOISTS, THREE TOP PLATES & THREE SILL PLATES) AT EACH FLOOR. LOCATIONS TO BE REVIEWED AND APPROVED BY S.E.O.R. MOISTURE TO BE MEASURED WITHIN SEVEN DAYS PRIOR TO INSTALLATION OF DRY WALL OR DENS BOARD TO DEMONSTRATE MOISTURE CONTENT IS AT OR BELOW REQUIRED PERCENTAGE.

   ANY LUMBER, IF BROUGHT TO THE SITE WITH MOISTURE CONTENT GREATER THE FINAL REQUIRED MMC, IS REQUIRED TO BE DRIED ON SITE BEFORE OR DURING FRAMING AND REMAIN DRY, AND IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO ACHIEVE THE REQUIRED FINAL MMC. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STRUCTURAL AND NON-STRUCTURAL DAMAGE FROM SHRINKAGE FROM LUMBER RECEIVING FINISHES WITHOUT PASSING THE SPECIFIED MOISTURE TEST. IT IS CONTRACTOR'S RESPONSIBILITY TO INCLUDE THIS MOISTURE TESTING AS PART OF THE CONSTRUCTION SCHEDULE TO ALLOW VARIOUS WEATHER CONDITIONS.

3. INTEGRITY.
   DO NOT CUT, BORE, COUNTERSINK OR NOTCH WOOD MEMBERS EXCEPT WHERE SHOWN IN THE DETAILS.

4. ALL STRUCTURAL SAWN LUMBER, UNLESS NOTED BELOW OR ON THE PLANS, SHALL BE VISUALLY GRADED DOUGLAS FIR LARCH NO. 1.
   A. ALL 2x "DIMENSION LUMBER" MEMBERS SHALL BE DFL NO. 2
   B. ALL 4x "DIMENSION LUMBER" UP TO 4x8 SHALL BE DFL NO. 2
   C. ALL 4x10 OR DEEPER "DIMENSION LUMBER" MEMBERS SHALL BE DFL NO.1
   D. ALL 6x6 "POST AND TIMBER" MEMBERS SHALL BE DFL NO. 1
   E. ALL 6x8 "POST AND TIMBERS" MEMBERS SHALL BE DFL NO. 1
   F. ALL 6x10 OR DEEPER "BEAM AND STRINGERS" SHALL BE DFL NO. 1

5. WOOD STRUCTURAL PANELS SHALL COMPLY WITH U.S. PRODUCT STANDARDS FOR ITS TYPE IN PS 1-09 OR PS 2-10 AND BE CLASSIFIED AS EXPOSURE 1. AS A MINIMUM ALL WOOD STRUCTURAL PANELS SHALL BE APA RATED SHEATHING UNLESS NOTED OTHERWISE ON PLANS AND DETAILS. PANEL CONSTRUCTION FOR ALL WOOD STRUCTURAL PANELS SHALL BE 4 PLY PLYWOOD, EXCEPT THAT OSB IS PERMITTED FOR WALL SHEATHING AT NON FIRE TREATED PANELS. MINIMUM GRADE VENEER FOR PLYWOOD SHALL BE "CD". ALL WOOD STRUCTURAL PANELS SHALL BE BLOCKED AT UNSUPPORTED EDGES. WALL PANELS SHALL BE 15/32 INCH, SPAN RATING 32/16 U.N.O.

6. ALL LUMBER IN DIRECT CONTACT WITH CONCRETE OR MASONRY, INCLUDING BUT NOT LIMITED TO FOUNDATION SILLS, SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED DOUGLAS FIR, EXCEPT THAT MEMBERS THAT ARE PART OF FIRE TREATED ASSEMBLIES SHALL BE FIRE TREATED.

7. CONNECTION TO STEEL ELEMENTS - NAILERS.
   U.N.O. ON PLANS AND DETAILS, WHERE WOOD MEMBERS ARE TO BE CONNECTED TO STEEL ELEMENTS, OR WHERE WOOD NAILERS CONNECTED TO STEEL MEMBERS ARE NEEDED FOR PROPER INSTALLATION OF FINISH MATERIALS, AS A MINIMUM PROVIDE WOOD NAILERS AS SPECIFIED BELOW WITH 5/8"Ø WELDED THREADED STUDS @ 24" O.C (ASTM A108):
   A. WOOD NAILERS NEEDED ONLY FOR INSTALLATION OF FINISH MATERIAL: 2X WOOD NAILERS. COUNTERSINKING OF THREADED STUDS BOLT IS ACCEPTABLE IF NEEDED FOR FLUSH INSTALLATION OF FINISH MATERIAL.
   B. WOOD NAILERS NEEDED TO SUPPORT OTHER WOOD ELEMENTS: 2X WOOD NAILERS OR 3X WOOD NAILERS WITH OR WITHOUT COUNTERSINKING OF THREADED STUDS BOLT RESPECTIVELY.

8. FASTENERS.
   FASTENERS INCLUDE BUT ARE NOT LIMITED TO NAILS, WOOD SCREWS, LAG SCREWS, BOLTS, WELDED THREADED STUDS, THREADED RODS, ANCHOR BOLTS, ANCHOR RODS, NUTS, AND WASHERS.

9. NAILS:
   A. ALL NAILS SHALL BE COMMON WIRE NAILS IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATION DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (NDS)
   B. NAILING TO BE IN ACCORDANCE WITH CBC 2019 NAILING SCHEDULE UNLESS NOTED OTHERWISE.
   C. THE MINIMUM PENETRATION OF NAILS SHALL BE 10 TIMES THE NAIL SHANK DIAMETER OR 1 1/2", WHICHEVER IS GREATER. PENETRATION IS MEASURED INTO THE PIECE RECEIVING THE NAIL POINT.
   D. BORED HOLES SHALL BE PERMITTED FOR ALL NAILS TO HELP PREVENT WOOD FROM SPLITTING. BORE HOLES SHALL BE MANDATORY FOR 20d NAILS OR LARGER. WHEN UTILIZED, BORED HOLES SHALL HAVE DIAMETER NOT EXCEEDING 75% OF NAIL DIAMETER.
   E. EDGE DISTANCES, END DISTANCES, AND FASTENER SPACING SHALL BE SUFFICIENT TO PREVENT SPLITTING OF THE WOOD. BORED HOLES MAY BE UTILIZED TO HELP PREVENT WOOD FROM SPLITTING.

MECHANICAL AND ADHESIVE ANCHORS

1. ADHESIVE ANCHORS AND DOWELS INSTALLED INTO CONCRETE:
   A. "SET-3G" BY SIMPSON STRONG TIE (ESR#4057)
   B. "HIT-HY 200 V3" BY HILTI, INC. (ESR#4868)
   C. "HIT-RE 500 V3" BY HILTI, INC. (ESR#3814)
   D. "PURE110+" BY DEWALT (ESR#3298)

2. ADHESIVE ANCHORS AND DOWELS INSTALLED INTO GROUT-FILLED MASONRY UNITS:
   A. "SET-3G" BY SIMPSON STRONG TIE (ESR#4844)
   B. "HIT-HY 200 V3" BY HILTI, INC. (ESR#4878)
   C. "AC100+GOLD" BY DEWALT (ESR#3200)

3. ADHESIVE ANCHORS AND DOWELS INSTALLED INTO UNREINFORCED BRICK MASONRY (URM):
   A. "EPOXY-TIE ET-HP" BY SIMPSON STRONG TIE (ESR#3638)
   B. "AC100+GOLD" BY DEWALT (ESR#4105)

4. EXPANSION ANCHORS INSTALLED INTO CONCRETE:
   A. "STRONG BOLT 2" BY SIMPSON STRONG-TIE (ESR#3037)
   B. "KWIK BOLT 3" BY HILTI, INC. (ESR#2302)
   C. "KWIK BOLT TZ" BY HILTI, INC. (ESR#4266)
   D. "POWER-STUD+ SD2" BY DEWALT (ESR#2502)

5. MECHANICAL ANCHORS INSTALLED INTO CONCRETE:
   A. "TITEN HD" BY SIMPSON STRONG-TIE (ESR#2713)
   B. "KWIK HUS-EZ" BY HILTI, INC. (ESR#3027)

6. EXPANSION ANCHORS INSTALLED INTO GROUT-FILLED MASONRY UNITS:
   A. "STRONG BOLT 2" BY SIMPSON STRONG-TIE (IAPMO ER#240)
   C. "KWIK BOLT TZ" BY HILTI, INC. (ESR#4561)
   D. "POWER-STUD+ SD1" BY DEWALT (ESR#2966)

7. MECHANICAL ANCHORS INSTALLED INTO GROUT-FILLED MASONRY UNITS:
   A. "TITEN HD" BY SIMPSON STRONG-TIE (ESR#1056)
   B. "KWIK HUS-EZ" BY HILTI, INC. (ESR#3056)

8. ADHESIVE ANCHORS: ASTM A36 THREADED RODS WITH ASTM A 563 GRADE A NUTS AND ANSI B18.22.1 TYPE A WASHERS, UNLESS OTHERWISE NOTED. ANCHORS DESIGNATED AS ASTM A193 GRADE B7 THREADED RODS TO USE ASTM A 563 GRADE DH HEAVY HEX NUTS AND ASTM F 436 WASHERS.

9. ADHESIVE DOWELS: ASTM A615 GRADE 60 REINFORCING STEEL.

10. ALL ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ICC-ES REPORT OR IAPMO-ES REPORT AND MANUFACTURERS RECOMMENDATIONS.

11. UNLESS OTHERWISE NOTED, PROVIDE MINIMUM EMBEDMENT OF ANCHORS PER ICC-ES REPORT OR IAPMO-ES REPORT AND MANUFACTURERS RECOMMENDATIONS.

12. CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH MECHANICAL OR ADHESIVE ANCHORS. AT CONTRACTOR OPTION, OVERSIZED HOLES AND WELDED PLATE WASHERS CAN BE USED IN LIEU OF STANDARD DIAMETER HOLES. SIZE & WELD

13. PRIOR TO ALL DRILLING OR CORING, THE CONTRACTOR SHALL (1) VERIFY THE EXISTING CONCRETE OR MASONRY THICKNESS TO PREVENT DAMAGE TO THE OPPOSITE FACE OF CONCRETE AND MAINTAIN 1-1/2" CLEAR COVER U.N.O., AND (2) IDENTIFY EXISTING REINFORCING LOCATIONS BY PACHOMETER, PROBING, CHIPPING, ETC. TO AVOID DAMAGE EXISTING REINFORCING.

14. IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR 1 INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE DOWEL AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED ABOVE, THE ENGINEER WILL DETERMINE A NEW LOCATION.

15. ANCHORS SHALL BE PROOF-TESTED BY OWNER'S TESTING AND INSPECTION AGENCY. TEST 20% OF ALL ANCHORS.

16. TEST ANCHORS NO SOONER THAN 24 HOURS AFTER INSTALLATION.

17. APPLY TEST LOAD BY ANY METHOD THAT WILL EFFECTIVELY MEASURE THE TENSION ON THE ANCHOR SUCH AS DIRECT PULL WITH A HYDRAULIC JACK, TORQUE WRENCH, OR CALIBRATED SPRING-LOADING DEVICES, ETC.

18. ADHESIVE ANCHORS SHALL BE INSTALLED IN CONCRETE OR GROUT HAVING A MINIMUM AGE OF 21 DAYS AT THE TIME OF ANCHOR INSTALLATION.

19. ALLOW FOR CURING TIME PER MANUFACTURER RECOMMENDATIONS PRIOR TO POURING FRESH CONCRETE AGAINST DRILL AND EPOXY ELEMENTS.

20. FOR EXTERIOR AND FOR EXPOSED APPLICATIONS PROVIDE HOT DIP GALVANIZED OR STAINLESS STEEL ANCHORS.

STRUCTURAL STEEL

1. CODE:
   A. STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH AISC360 "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS", AND AISC341 "SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS"
   B. WHERE THE STRUCTURAL STEEL IS EXPOSED, FABRICATION AND ERECTION SHALL ALSO BE IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE FOR ARCHITECTURALLY EXPOSED STRUCTURAL STEEL.

2. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATION:

a. ALL WIDE FLANGE SHAPES	A992, GRADE 50
b. STEEL ANGLES	A36
c. ALL PLATES	A36
WHERE GRADE 50 IS SPECIFIED PROVIDE	A572
d. HSS (RECTANGULAR AND SQUARE)	A500, GRADE C
e. HSS (ROUND)	A500, GRADE B
f. PIPE	A53, GRADE B
g. CHANNELS (C AND MC SECTIONS)	A36
h. ALL OTHER STRUCTURAL SECTIONS	A572, GRADE 50

3. MECHANICAL FASTENING AND THREADED PARTS

   A. BOLTS AND THREADED PARTS SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATION:

a. HIGH STRENGTH BOLTS	F3125, GR A325X
b. HEADED AND HOOKED ANCHOR RODS U.N.O.	F1554, GR36
c. ALL THREADED RODS U.N.O.	F1554, GR36
d. TIE RODS	F1554, GR36
e. ANCHORS AT NON-MOMENT FRAME COLUMN BASE P.L.	F1554, GR36
f. ANCHORS AT MOMENT FRAME COLUMN BASE P.L.	F1554, GR105
g. NUTS FOR BOLTS AND MACHINE BOLTS A563	
h. HARDENED WASHERS	F436
i. UNHARDENED WASHERS	F844
j. PLAIN WASHERS	ANSI B18.22.1
k. BEVELED WASHERS	ANSI B18.23.1

   B. HIGH STRENGTH BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF "AISC SPECIFICATIONS FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS" BY RCSC. HIGH STRENGTH BOLTS SHALL BE BEARING TYPE WITH THREADS EXCLUDED FROM THE FROM THE SHEAR PLANES (I.E. A325-X).

   C. ALL JOINTS U.NO. SHALL BE BE SNUG-TIGHTENED JOINTS. JOINTS AT ALL LFRS ELEMENTS SHALL BE PRE-TENSIONED W/ CLASS A FAYING SURFACE.

   D. ALL BOLTED CONNECTIONS SHALL HAVE A MINIMUM OF TWO 3/4"Ø BOLTS.

   E. ALL HOLES SHALL BE STANDARD DIAMETER.

   F. PROVIDE BEVELED WASHERS ON ALL CONNECTIONS WHERE SLOPE SURFACE EXCEEDS 1:20.

   G. WELDING OF FASTENERS OR THREADED PARTS SHALL BE ALLOWED ONLY WHERE SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS. IN SUCH INSTANCES, WELDABLE FASTENERS OR THREADED PARTS SHALL BE PROVIDED, AND SHALL CONFORM TO SUPPLEMENTARY REQUIREMENT S1 WHENEVER SUCH REQUIREMENT IS AVAILABLE FOR A GIVEN ASTM FASTENER SPECIFICATION. FOR WELDING OF REBAR SEE "REINFORCEMENT" SECTION

4. WELDED STUDS:
   STUDS SHALL BE WELDED TO BASE METAL IN A MANNER THAT ALLOWS FOR FULL PENETRATION OF THE WELD ACROSS THE STUD SECTION, AND FOR DEVELOPMENT OF THE STUD STRENGTH, SUCH AS AUTOMATICALLY TIMED MECHANIZED WELDING. STUD WELDING, INSPECTION, AND TESTING, SHALL CONFORM TO AWS D1.1.

   A. WELDED STUD ANCHORS MADE FROM COLD FINISHED LOW CARBON STEEL, CONFORMING TO A-108, GRADES 1015 THRU 1020, WITH A MINIMUM TENSILE STRENGTH AS FOLLOWS:
      a. HEADED STUD ANCHORS (TYPE "B" PER AWS D1.1): 65,000 PSI
      b. THREADED STUDS (TYPE "A" PER AWS D1.1): 60,000 PSI
      NELSON SHEAR CONNECTORS STUD PER ESR-2856 OR APPROVED EQUIVALENT MAY BE USED.
   B. DEFORMED BAR ANCHOR STUDS MADE OF LOW CARBON COLD ROLLED STEEL WITH A MINIMUM TENSILE STRENGTH OF 80,000 PSI. NELSON D2L GRANULAR FLUX-FILLED REBAR STUDS OR APPROVED EQUAL MAY BE USED.

CONCRETE

1. CONCRETE IS REINFORCED AND CAST-IN-PLACE UNLESS OTHERWISE NOTED. WHERE REINFORCING IS NOT SPECIFICALLY SHOWN OR WHERE DETAILS ARE NOT GIVEN, PROVIDE REINFORCING SIMILAR TO THAT SHOWN FOR SIMILAR CONDITIONS, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.

2. ALL PHASES OF WORK PERTAINING TO THE CONCRETE CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE", AND THE LATEST EDITION OF ACI 117 "SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS"

3. CONCRETE MIXES SHALL MEET FOLLOWING SPECIFICATIONS:

CONCRETE MIX SPECIFICATIONS (i)

LOCATION	WEIGHT	F'c @ 28 DAYS (PSI)	MAX W/C RATIO	SLUMP (IN)	LARGEST Dagg (IN)	MAX ALLOW. FLYASH	MAX SHRNK @ 28 D	CEMENT TYPE	AGG. TYPE/ ORIGIN
ALL LOCATIONS UNO	NW	4,000	0.50	4	1	15%	0.045%	II/V	LOCAL

4. NO MORE THAN ONE GRADE OF CONCRETE SHALL BE ON THE JOB SITE AT ANY ONE TIME.

5. ALL STRUCTURAL CONCRETE MIXES SHALL BE DESIGNED BY AN APPROVED LABORATORY AND SHALL BE STAMPED AND SIGNED BY A CIVIL ENGINEER LICENSED IN CALIFORNIA.

6. CONCRETE MIX PROPORTIONING SHALL MEET STATISTICAL STRENGTH REQUIREMENTS OF ACI 301 AND ACI 214R. MIX DESIGNS SHOWING COMPLIANCE WITH STRENGTH REQUIREMENTS TO BE SUBMITTED TO SEOR FOR REVIEW.

7. CONCRETE STRENGTH TEST REPORTS SHALL BE IN COMPLIANCE WITH ACI 318 AND SHALL BE SUBMITTED TO SEOR

8. CONCRETE MATERIALS AND MIXTURES

   A. MIXES SHALL BE PREPARED WITH:
      A.1 TYPE II/V PORTLAND CEMENT CONFORMING TO ASTM C150, TYP U.N.O.
      A.2 TYPE IL PORTLAND LIMESTONE CEMENT CONFIRMING TO ASTM C595 WHERE REQUIRED BY THE BUILDING OFFICIAL AND/OR CLIENT/BUILDING OWNER

   B. FLY ASH CONFORMING WITH ASTM C618 MAY REPLACE PORTLAND CEMENT CONTENT BY WEIGHT. UNLESS OTHERWISE NOTED ON THE CONCRETE MIX SPECIFICATIONS, REPLACEMENT MAY BE UP TO 15% FOR ELEVATED SLAB OR 25% FOR OTHER CASES. WHERE CONCRETE IS VISUALLY EXPOSED VERIFY WITH THE PROJECT ARCHITECT THE USE OF FLY ASH. AS FLY ASH WILL SLOW CONCRETE STRENGTH AND MOE GAIN, GC SHALL GIVE CONSIDERATIONS TO POSSIBLE SEQUENCE AND SCHEDULE IMPACT CAUSED BY CONCRETE MIX DESIGNS WITH FLY ASH.

   C. NORMAL WEIGHT CONCRETE AGGREGATES SHALL CONFORM TO ASTM C33. LIGHT WEIGHT CONCRETE AGGREGATES SHALL CONFORM TO ASTM C330. UNLESS OTHERWISE NOTED ON THE CONCRETE MIX SPECIFICATIONS, COARSE AGGREGATE GRADATION SHALL INCLUDE LARGEST AGGREGATE OF 1", EXCEPT THAT A LARGEST SIZE OF 3/8" IS ALLOWED FOR FOUNDATION, COLUMNS, AND WALLS.

   D. WATER USED IN MIXING CONCRETE SHALL CONFORM WITH ASTM C1602.

   E. ADMIXTURES, IF USED, SHALL COMPLY WITH ASTM STANDARDS NOTED ON LATEST EDITION OF ACI 318.

   F. ADDITIVES SPECIFIED BY OTHER CONSULTANT, SUCH AS, BUT NOT LIMITED TO, WATER PROOFING ADDITIVES, PIGMENTS, ETC, SHALL NOT IMPAIR THE EXPECTED STRUCTURAL PERFORMANCE OF THE CONCRETE. SPECIFICATIONS SHALL BE SUBMITTED TO SEOR FOR REVIEW AND APPROVAL

9. THOROUGHLY CLEAN AND ROUGHEN ALL HARDENED CONCRETE AND MASONRY SURFACES TO RECEIVE NEW CONCRETE. INTERFACE SHALL BE ROUGHENED TO A FULL AMPLITUDE OF 1/4" WITH EXPOSED AGGREGATE UNLESS NOTED OTHERWISE.

10. DEFECTIVE CONCRETE (VOIDS, ROCK POCKETS, HONEYCOMBS, CRACKING, ETC.) SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

11. KEY AND DOWEL POUR JOINTS AS SHOWN ON THE PLANS. ANY DEVIATION FROM POUR JOINTS SHOWN ON THE PLANS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE.

12. WHERE ELEMENTS SUCH AS, BUT NOT LIMITED TO, CONDUITS, PIPES, AND DUCTWORK, ARE TO BE PLACED WITHIN OR THRU CONCRETE MEMBERS, DIRECT CONTACT OF SUCH MEMBERS WITH CONCRETE SHALL BE PREVENTED AS REQUIRED BY DESIGNER/SPECIFIER/SUPPLIER/INSTALLER OF SUCH ELEMENTS, AND AS NEEDED TO COMPLY WITH PLUMBING CODE AND/OR TO AVOID DAMAGE OF SUCH ELEMENTS. TYPICAL MEANS TO AVOID DIRECT CONTACT WITH CONCRETE SUCH AS SLEEVES, LAYERS OF COMPRESSIBLE MATERIALS, AIR GAPS, ETC. SHALL BE SPECIFIED BY, OR OBTAINED BY GC FROM, DESIGNER/SPECIFIER/SUPPLIER/INSTALLER OF SUCH ELEMENTS. REBAR DISPLACED BY SUCH ELEMENTS SHALL BE ARRANGED AS CLOSE AS PRACTICALLY POSSIBLE AROUND THE EMBEDDED ELEMENTS AND SHALL NOT BE INTERRUPTED.

13. NON-SHRINK CEMENT GROUT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 7000 PSI. USE "QUIKRETE" (LARR #25451) OR "RAPID SET" (LARR #24654).

14. TO MINIMIZE CONCRETE SHRINKAGE CRACKING IN CONCRETE SLABS, THE MAXIMUM SIZE OF CONCRETE POURS FOR SLABS ON GRADE, FORMED SLABS, AND SLABS ON METAL DECK, IS 200 FEET IN ANY DIRECTION. THE RATIO OF THE PLAN LENGTH (LONGER DIRECTION) TO WIDTH (SHORTER DIRECTION) DIMENSIONS SHALL NOT EXCEED 2 TO 1.

15. FORMWORK:

    G. FORMWORK SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
    H. CONCRETE WEIGHT FOR FORMWORK DESIGN SHALL BE:
    I. B1: 150 PCF FOR MIXES WITH LOCAL - NORMAL WEIGHT CONCRETE
    J. B2: 120 PCF FOR MIXES WITH LOCAL - LIGHT WEIGHT CONCRETE
    K. B3: 165 PCF FOR MIXES WITH ORCA AGGREGATE
    L. FORMWORK SHALL BE REMOVED IN A MANNER THAT MAINTAINS THE STRENGTH AND STABILITY OF THE STRUCTURE AT ALL TIMES.
    M. NO STRIPPING OF FORMWORK IS ALLOWED BEFORE CONCRETE HAS CURED SUFFICIENTLY TO PREVENT SPALLING, CHIPPING OR OTHER DAMAGE DUE TO FORMWORK REMOVAL.
    N. NON PT SLABS: FORMWORK SHALL NOT BE REMOVED BEFORE ALL CONDITIONS BELOW ARE MET:
    O. E1. THE SPECIFIED COMPRESSIVE STRENGTH IS REACHED
    P. E2. FORM WORK IS LEFT IN PLACE AT LEAST 28 DAYS AFTER CONCRETE POUR, EXCEPT THAT FORM WORK CAN BE REMOVED 14 DAYS AFTER CONCRETE POUR IF FOLLOWED BY IMMEDIATE RE-SHORING OF THE SLAB ON THE SAME DAY. RE-SHORING SHALL BE MAINTAINED IN PLACE A MIN OF 28 DAYS AFTER CONCRETE POUR.
    Q. POST TENSIONED SLABS: SEE ADDITIONAL REQUIREMENTS FOR FORMWORK REMOVAL UNDER "POST TENSIONED CONCRETE" GENERAL NOTES

16. FOAM USED IN OVER-FRAMING & BUILT UP SLAB APPLICATIONS SHALL CONFORM TO ASTM D6817 AND SHALL HAVE THE FOLLOWING PROPERTIES AT A MINIMUM:
    R. TYPICAL FLOOR AREAS: 7PSI COMPRESSIVE RESISTANCE AT 1% DEFORMATION.
    S. LOADING DOCKS, SIDEWALKS, AND OTHER HEAVILY LOADED AREAS: 15PSI COMPRESSIVE RESISTANCE AT 1% DEFORMATION.
    T. INSULATING FOAM AT NON-OCCUPIABLE ROOFS: 15PSI COMPRESSIVE RESISTANCE AT 10% DEFORMATION.

17. CONCRETE PLACEMENT METHOD. GENERAL CONTRACTOR SHALL SELECT CONCRETE PLACEMENT METHOD, INCLUDING, BUT NOT LIMITED TO, POURED IN PLACE, SHOTCRETE, ETC., ADEQUATE TO COMPLY WITH ALL CONCRETE SPECIFICATIONS PER CONSTRUCTION DOCUMENTS, SUCH AS, BUT NOT LIMITED TO, CONCRETE MIXES PARAMETERS, ARCHITECTURAL FINISH, EXPOSED CONCRETE, ETC.

18. CORING AND DRILLING THRU, AND SAW CUTTING OF, CONCRETE ELEMENTS SHALL NOT BE PERMITTED WITHOUT SEOR APPROVAL. PROVIDE REBAR SCANNING FOR SEOR REVIEW.

FOUNDATIONS

1. THE DESIGN OF THE FOUNDATION SYSTEM IS BASED UPON THE CRITERIA AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL INVESTIGATION REPORT TITLED GEOTECHNICAL INVESTIGATION: LAKEWOOD CIVIC PARK 4900 CLARK AVENUE LAKEWOOD, CALIFORNIA, BY GEOCON. DATED 09/17/2024, PROJECT W1974-06-01.

2. THE GEOTECHNICAL INVESTIGATION REPORT IS PART OF THE CONSTRUCTION SET, AND ITS RECOMMENDATIONS SHALL BE FOLLOWED AND SHALL BE CONSIDERED MINIMUM REQUIREMENTS UNLESS MORE STRINGENT REQUIREMENTS ARE PRESENTED IN THE SPECIFICATIONS OR ON THE DRAWINGS.

3. PER GEOTECHNICAL INVESTIGATION REPORT, THE ALLOWABLE SOIL BEARING PRESSURES ARE AS FOLLOWS:

   A. CONTINUOUS FOOTING: 3,500 PSF

4. REMOVE LOOSE SOIL AND STANDING WATER FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE. THE GEOTECHNICAL ENGINEER SHALL INSPECT AND APPROVE ALL EXCAVATIONS, SOIL COMPACTION WORK PRIOR TO PLACEMENT OF ANY REBAR OR CONCRETE, SHORING INSTALLATIONS, BACKFILL MATERIALS AND BACK FILLING PROCEDURES.

5. LOCATE AND PROTECT EXISTING UTILITIES TO REMAIN DURING AND/OR AFTER CONSTRUCTION.

6. REMOVE ABANDONED FOOTINGS, UTILITIES, ETC. WHICH INTERFERE WITH NEW CONSTRUCTION, UNLESS OTHERWISE INDICATED.

7. NOTIFY THE OWNER'S REPRESENTATIVE IF ANY BURIED STRUCTURES NOT INDICATED, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC., ARE FOUND.

8. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, CASING, UNDERPINNING, AND PROTECTION OF EXISTING CONSTRUCTION.

9. THE CONTRACTOR SHALL BE RESPONSIBLE OF DEWATERING WHEN SO REQUIRED PER SOILS REPORT OR AS WARRANTED BY FIELD CONDITIONS.

MASONRY

1. COMPRESSIVE STRENGTH f'm:
   MIN SPECIFIED MASONRY COMPRESSIVE STRENGTH SHALL BE f'm = 1,900 PSI, UNLESS OTHERWISE SPECIFIED ON THE PLANS.

2. BLOCKS:
   BLOCKS SHALL BE CONCRETE MASONRY MEDIUM WEIGHT UNITS CONFORMING TO ASTM C-90 GRADE N-1. USE UNITS OPEN ONE END, AND BOND BEAM UNITS AT HORIZONTAL REINFORCING. WHEN BLOCKS ARE EXPOSED OBTAIN APPROVAL OF SUBMITTAL FROM ARCHITECT. UNITS SHALL ATTAIN A MINIMUM NET AREA COMPRESSIVE STRENGTH AS REQUIRED TO MEET THE SPECIFIED MASONRY COMPRESSIVE STRENGTH AS FOLLOWS:

   A. 1,900 PSI FOR SPECIFIED f'm UP TO 1,900 PSI
   B. 2,000 PSI FOR SPECIFIED f'm UP TO 2,000 PSI
   C. 2,600 PSI FOR SPECIFIED f'm UP TO 2,250 PSI
   D. 3,250 PSI FOR SPECIFIED f'm UP TO 2,500 PSI
   E. 3,900 PSI FOR SPECIFIED f'm UP TO 2,750 PSI
   F. 4,500 PSI FOR SPECIFIED f'm UP TO 3,000 PSI

3. MORTAR:
   A. CONFORMING TO ASTM C-270, TYPE [S].
   B. MIX PROPORTIONS SHALL CONFORM TO ASTM C-270.
   C. AGGREGATES SHALL CONFORM TO ASTM C-144.

4. GROUT:
   A. CONFORMING TO ASTM C-476.
   B. ATTAINS THE MASONRY COMPRESSIVE STRENGTH f'm OR 2,000 PSI AT 28 DAYS, WHICHEVER IS GREATER.
   C. MIX PROPORTIONS SHALL CONFORM TO ASTM C-476
   D. AGGREGATES SHALL CONFORM TO ASTM C-404.
   E. USE COARSE GROUT IN GROUT SPACES 2 INCHES OR MORE IN WIDTH AND IN CELLS TO BE GROUTED SOLID.

5. CEMENT: ASTM C-150, LOW ALKALI, TYPE I OR II PORTLAND CEMENT. (MASONRY CEMENT AND PLASTIC CEMENT SHALL NOT BE USED.)

6. ADMIXTURES: DO NOT USE ANY ADMIXTURES IN MORTAR OR GROUT WITHOUT APPROVAL BY THE ARCHITECT.

7. MEASURE MATERIALS FOR MORTAR AND GROUT IN CALIBRATED DEVICES. SHOVEL MEASUREMENTS ARE NOT ACCEPTABLE.

8. REINFORCING STEEL:
   A. REBAR: ASTM A-615, GRADE 60 (FY=60KSI).
   B. JOINT REINFORCEMENT: ASTM A-951

10. LAP REINFORCING STEEL AT SPLICES WITH A MINIMUM 48 BAR DIAMETERS, UNLESS NOTED OTHERWISE. WHERE CLEAR DISTANCE BETWEEN BARS AT ADJACENT SPLICES IS 3 INCHES OR LESS, INCREASE LAP LENGTH 30% UNLESS SPLICES ARE STAGGERED AT LEAST 24 BAR DIAMETERS.

11. DOWELS FOR WALLS AND COLUMNS SHALL MATCH SIZE AND SPACING OF WALL AND COLUMN REINFORCING STEEL.

12. MASONRY WORK SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE LABC. AND SPECIFICATIONS OF THE LATEST EDITION THE MSJC.

13. CONCRETE BLOCK UNITS ARE TO BE STAGGERED & TO HAVE VERTICAL CONTINUITY OF CELLS UNOBSTRUCTED.

14. IF WORK IS STOPPED AN HOUR OR LONGER, PROVIDE HORIZONTAL CONSTRUCTION JOINT BY STOPPING GROUT 1 1/2" BELOW TOP OF MASONRY UNIT

15. SPECIAL INSPECTION IS REQUIRED FOR ALL MASONRY WORK.

16. GROUT ALL MASONRY WALLS SOLID.

17. GROUTING LIFTS SHALL NOT EXCEED 5'-0" IN HEIGHT IN ACCORDANCE WITH MSJC SPECIFICATIONS, EXCEPT AS NOTED BELOW.

18. GROUTING LIFTS GREATER THAN 5'-0" AND NOT MORE THAN 12'-8" (HIGH LIFT GROUT) CAN BE PLACED PROVIDED THAT:
    A. THE MASONRY HAS CURED FOR AT LEAST 4 HOURS
    B. THE GROUT SLUMP IS MAINTAINED BETWEEN 10 AND 11 IN
    C. NO INTERMEDIATE REINFORCED BOND BEAMS ARE PLACED BETWEEN THE TOP AND BOTTOM OF THE POUR HEIGHT
    D. CLEANOUTS ARE PROVIDED AT THE BOTTOM COURSE OF MASONRY.

19. THE CLEAR DISTANCE BETWEEN THE SURFACE OF A BAR AND ANY SURFACE OF A MASONRY UNIT SHALL BE NOT LESS THAN 1/4" FOR FINE COARSE GROUT AND NOT LESS THAN 1/2" FOR COURSE GROUT.

20. SECURE REBAR AGAINST DISPLACEMENT PRIOR TO GROUTING AT INTERVALS NOT GREATER THAN 200 BAR DIAMETERS.

21. TERMINATE HORIZONTAL BARS WITH A STANDARD HOOK AT THE JAMBS OF WALL OPENINGS.

22. CORING AND DRILLING THRU, AND SAW CUTTING OF, CMU ELEMENTS SHALL NOT BE PERMITTED WITHOUT SEOR APPROVAL. PROVIDE REBAR SCANNING FOR SEOR REVIEW.

DAHLIN
505 Technology Drive, Suite 200
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949-250-4680

CITY OF LAKEWOOD CALIFORNIA
CLIENT

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t: 213/ 239 9700 f: 213/ 239 9699
LFA Job no. 25829
CONSULTANT

LAKEWOOD TOWN SQUARE
4970 CLARK AVE. LAKEWOOD, CA 90712

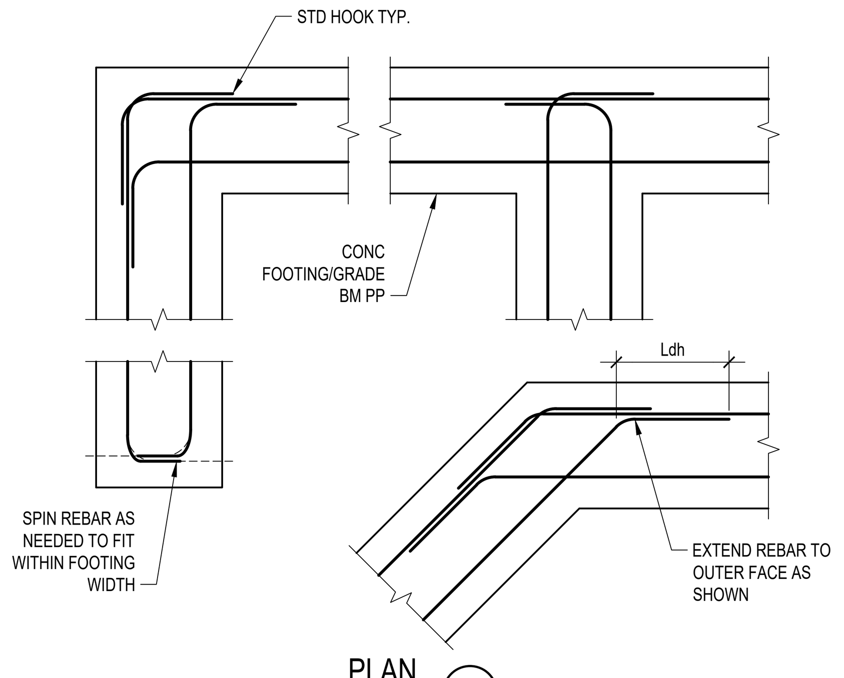
ISSUE FOR PERMIT	12.19.25
PC1 SET	04.27.26
LID REVISIONS	07.07.26
BID SET	08.05.26
BID SET	10.02.26

SEAL / SIGNATURE
REGISTERED PROFESSIONAL ENGINEER MARYA NABHANI No. S6248 STRUCTURAL STATE OF CALIFORNIA
Date Signed 10/08/2025

C.I.P. NO.
JOB NO.
DRAWN
CHECK

GENERAL NOTES

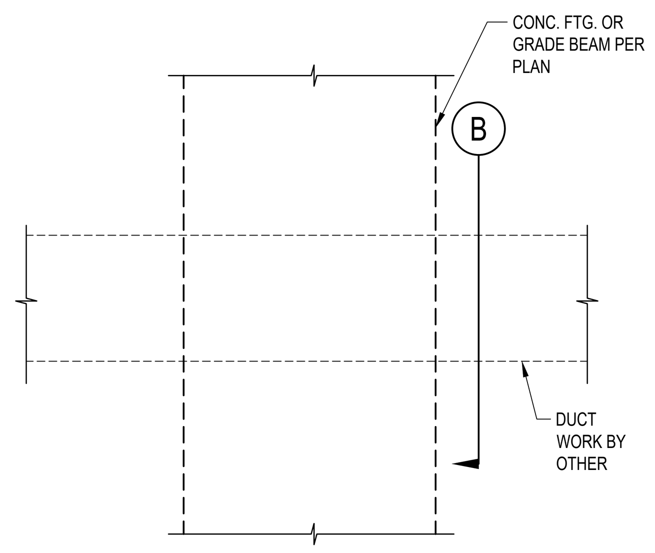
SHEET
S0-02



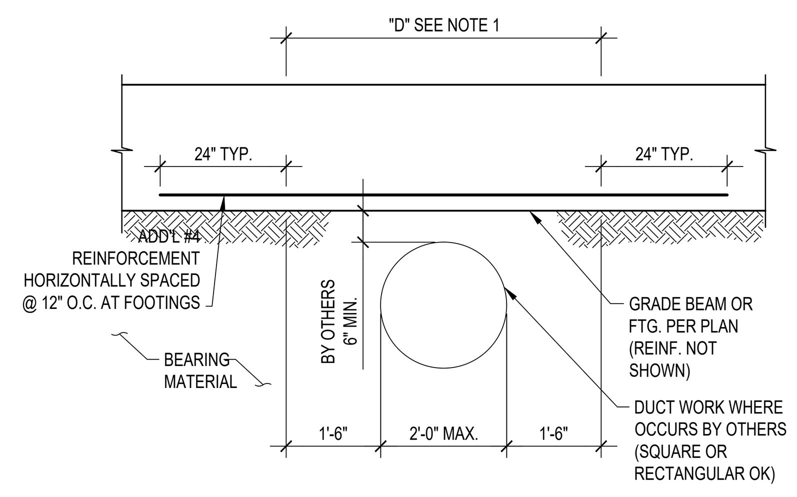
PLAN (A)

FOOTING CORNERS AND INTERSECTIONS (17/-)

N.T.S.



PARTIAL PLAN (A)



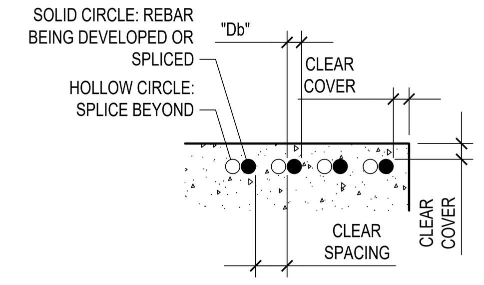
NOTES:

1. NO POSTS OR CONCENTRATE LOADS WITHIN "D" AS NOTED ABOVE.
2. CONTRACTOR TO PROTECT DUCTWORK FROM FOOTING SETTLEMENT.

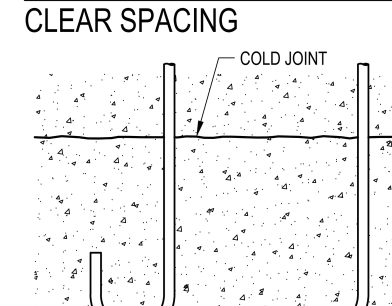
SECTION (B)

TYP. DUCT BELOW FOOTING OR GRADE BEAM (9/-)

SCALE: N.T.S.

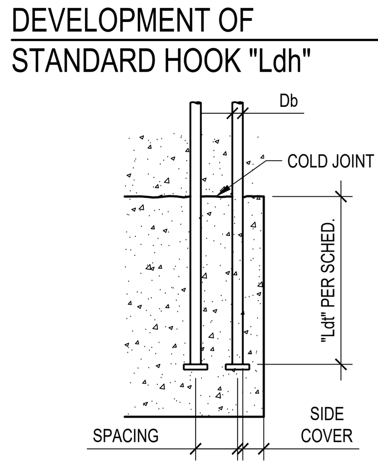


CLEAR COVER & CLEAR SPACING (A)

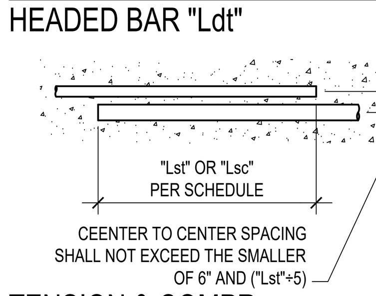


180° HOOK 90° HOOK

DEVELOPMENT OF STANDARD HOOK "Ldh" (B)



DEVELOPMENT OF HEADED BAR "Ldt" (C)



TENSION & COMPR. LAP SPLICE "Lst" & "Lsc" (D)

DEVELOPMENT OF LONGITUDINAL GR60 REBAR (IN)
SEE MODIFICATION FACTORS AND DIFFERENT GRADES PER NOTE 2

"Db" (IN)	f'c NORMAL WEIGHT (PSI)	TENSION DEVEL. LENGTH "Ld" 3,000	3,500	4,000	4,500	5,000	5,500	6,000	DEVEL. LENGTH "Ldh" STD HOOK 3,000	3,500	4,000	4,500	5,000	5,500	6,000	DEVEL. LENGTH "Ldt" HEADED BARS 3,000	3,500	4,000	4,500	5,000	5,500	6,000	COMPRESSION DEVEL. LENGTH "Ldc" 3,000	3,500	4,000	4,500	5,000	5,500	6,000
0.375	REBAR #3	17	16	15	14	13	13	12	6	6	6	6	6	6	6	7	7	6	6	6	6	6	8	8	8	8	8	8	8
0.500	#4	22	21	19	18	17	17	16	8	8	7	7	6	6	6	9	9	8	8	7	7	7	9	8	8	8	8	8	8
0.625	#5	28	26	24	23	22	21	20	10	9	9	8	8	8	7	11	11	10	9	9	9	8	11	10	9	9	8	8	8
0.750	#6	33	31	29	27	26	25	24	12	11	10	10	9	9	9	14	13	12	11	11	10	10	13	12	11	11	10	10	10
0.875	#7	48	45	42	40	38	36	34	14	13	12	11	11	10	10	16	15	14	13	12	12	11	15	14	13	12	12	12	12
1.000	#8	55	51	48	45	43	41	39	16	15	14	13	12	12	11	18	17	16	15	14	13	13	17	16	15	14	14	14	14
1.128	#9	62	58	54	51	48	46	44	18	17	15	15	14	13	13	20	19	18	17	16	15	14	19	18	17	16	15	15	15
1.270	#10	70	65	61	57	54	52	50	20	19	17	16	16	15	14	23	21	20	19	18	17	16	21	20	19	18	17	17	17
1.410	#11	78	72	67	64	60	58	55	22	21	19	18	17	16	16	25	23	22	21	20	19	18	24	22	21	19	19	19	19
1.693	#14	93	86	81	76	72	69	66	26	25	23	22	21	20	19	NOT ALLOWED							28	26	25	23	23	23	23
2.257	#18	124	115	108	101	96	92	88	35	33	30	29	27	26	25	NOT ALLOWED							38	35	33	31	30	30	30

LAP SPLICE OF LONGITUDINAL GR60 REBAR (IN)
SEE MODIFICATION FACTORS AND DIFFERENT GRADES PER NOTE 2

CLASS A: CLASS "A" LAP SPLICE LENGTHS SHALL BE SAME AS "Ld" U.N.O. ALL LAP SPLICES SHALL BE CLASS "B"

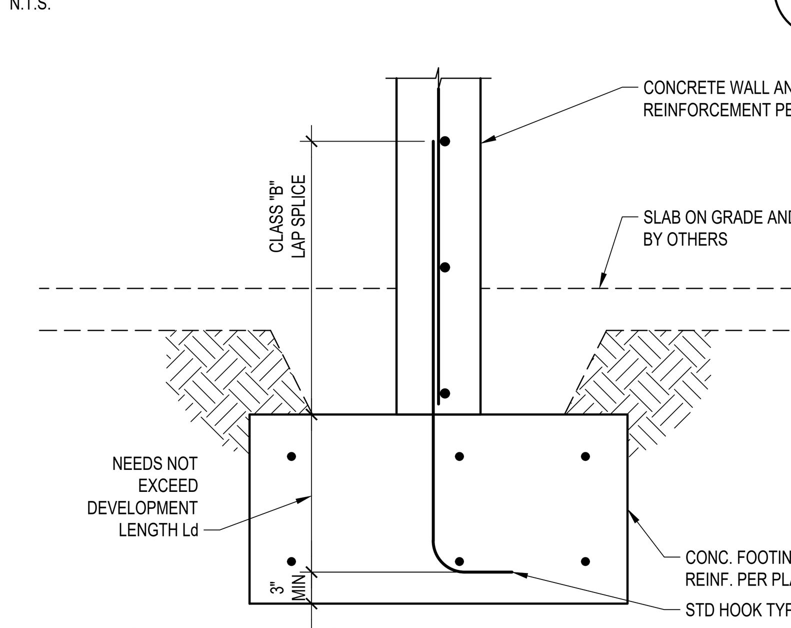
REBAR	TENSION LAP SPLICE "Lst" CLASS B (2) 3,000	3,500	4,000	4,500	5,000	5,500	6,000	REDUCED CLASS B (7) 3,000	3,500	4,000	4,500	5,000	5,500	6,000	COMPRESSION LAP SPLICE "Lsc" (REBAR GRADE KSI) LESS THAN 3,000: 60	75	80	3,000 AND HIGHER: 60	75	80	
#3	22	20	19	18	17	16	16	-	-	-	-	-	-	-	16	22	24	12	17	18	#3
#4	29	27	25	24	23	22	21	-	-	-	-	-	-	-	20	29	32	15	22	24	#4
#5	36	33	31	30	28	27	26	-	-	-	-	-	-	-	25	36	39	19	28	30	#5
#6	43	40	37	35	34	32	31	33	31	29	27	26	25	24	30	43	47	23	33	36	#6
#7	63	58	54	51	49	47	45	49	45	42	40	38	36	35	35	50	55	27	39	42	#7
#8	72	66	62	59	56	53	51	57	53	50	47	44	42	41	39	57	63	30	44	48	#8
#9	81	75	70	66	63	60	57	66	61	57	54	51	49	47	44	64	71	34	50	55	#9
#10	91	84	79	74	71	67	64	74	68	64	60	57	55	52	50	72	80	39	56	61	#10
#11	101	93	87	82	78	75	71	84	76	71	67	64	61	58	55	80	88	43	62	68	#11
#14	LAP SPLICE NOT ALLOWED SEE NOTES																				#14
#18	LAP SPLICE NOT ALLOWED SEE NOTES																				#18

NOTES:

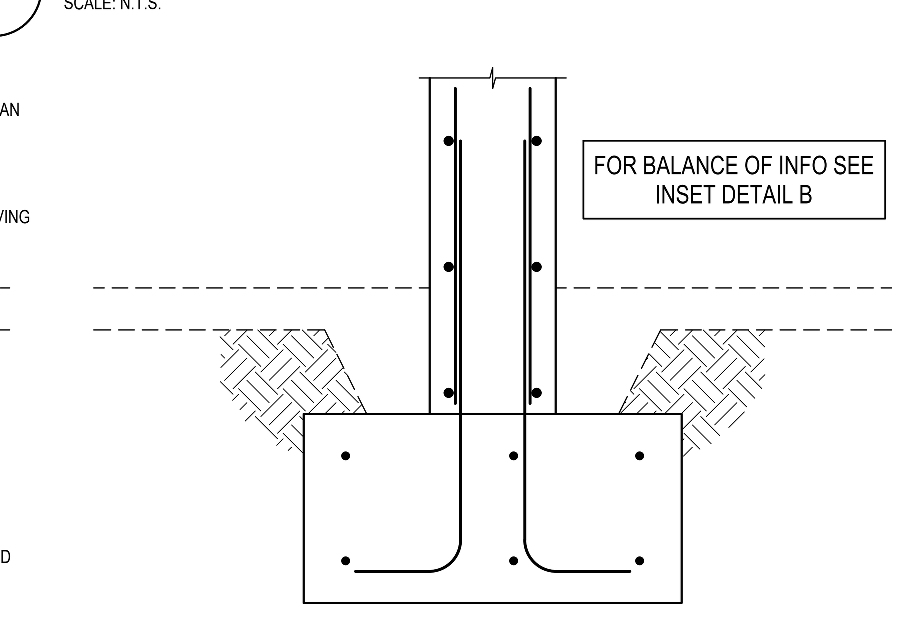
1. REBAR SHALL BE ALWAYS DEVELOPED ACROSS COLD JOINTS. SPLICES SHALL OCCUR ONLY WHERE SHOWN ON DETAILS. UNLESS OTHERWISE NOTED ELSEWHERE IN THE DRAWING SET, THE FOLLOWING SHALL APPLY:
   A. MIN DEVELOPMENT LENGTH ACROSS A COLD JOINT OF STRAIGHT REBAR SHALL BE "Ld"
   B. MIN DEVELOPMENT LENGTH ACROSS A COLD JOINT OF HOOKED REBAR SHALL BE "Ldh"
   C. LAP SPLICE SHALL BE CLASS B TENSION LAP SPLICE "Lst"
2. ALL THE DEVELOPMENT LENGTHS AND LAP SPLICES SHALL BE MODIFIED AS FOLLOWS:
   A. CASTING POSITION: IF MORE THAN 12 IN OF FRESH CONCRETE IS PLACED BELOW HORIZONTAL TOP REBAR, SCHEDULED VALUES OF "Ld" AND "Lst" SHALL BE MULTIPLIED BY 1.3.
   B. LIGHT WEIGHT CONCRETE: IF LIGHT WEIGHT CONCRETE IS USED, ALL THE DEVELOPMENT LENGTHS AND TENSION LAP SPLICE SCHEDULED VALUES SHALL BE MULTIPLIED BY 1.33. HEADED BARS ARE NOT ALLOWED IN LIGHT WEIGHT CONCRETE. COMPRESSION LAP SPLICE "Lsc" DO NOT NEED TO BE INCREASED
   C. GRADE OF STEEL: EXCEPT "Lsc", SCHEDULED LENGTHS APPLY TO REBAR WITH GRADE 60 KSI. WHERE REBAR WITH HIGHER STRENGTH IS SPECIFIED OR APPROVED AS A SUBSTITUTION, THE SPICES PER TABLE ABOVE SHALL BE INCREASED PROPORTIONALLY TO THE HIGHER STRENGTH. FOR EXAMPLE, FOR GRADE 80, THE LENGTHS SHALL BE MULTIPLIED BY 80/60 = 1.33. HEADED BARS WITH GRADE GREATER THAN 60 KSI SHALL NOT BE PERMITTED UNLESS OTHERWISE SHOWN ON RESEARCH REPORT OF SELECTED HEADED BAR.
   D. EPOXY COATING: SCHEDULED LENGTHS APPLY TO UNCOATED OR ZINC COATED (GALVANIZED) REBAR. IF EPOXY COATING IS SPECIFIED, SCHEDULED VALUED SHALL BE MULTIPLIED BY 1.2 FOR "Ldh", "Ldt" AND BY 1.5 FOR "Ld", "Lst". Ldc AND Lsc DO NOT NEED TO BE INCREASED.
   E. CONFINEMENT: SCHEDULED VALUES OF "Ld" AND "Lst" SHALL BE MULTIPLIED BY 1.5 FOR:
      - MEMBERS WITH TIES (SUCH AS COLUMNS, PILES, BEAMS, ETC.) WITH LONGITUDINAL REBAR WITH "CLEAR COVER" LESS THAN "Db" OR WITH "CLEAR SPACING" LESS THAN "Db"
      - MEMBERS WITHOUT TIES (SUCH AS WALLS, SLAB, FOOTINGS, ETC.) WITH LONGITUDINAL REBAR WITH "CLEAR SPACING" LESS THAN 2 x "Db"
      SCHEDULED VALUES OF "Lsc" SHALL BE MULTIPLIED BY 1.33 WHEN OCCURRING AT WALLS
3. HEADED DEFORMED BARS SHALL BE PERMITTED IF ALL FOLLOWING CONDITIONS ARE MET (SEE INSET DETAIL):
   - PROVIDE HRC555 HEADED DEFORMED BAR (RESEARCH REPORT ER 177) OR APPROVED EQUIVALENT
   - SIDE COVER IS AT LEAST 2xDb
   - REBAR SPACING IS AT LEAST 4xDb
4. WHERE REBAR OF DIFFERENT SIZE ARE LAP SPLICED, FOLLOWING SHALL APPLY:
   A. LAP SPLICE SHALL BE THE GREATER OF Ld OF LARGER BAR AND Lst OF SMALLER BAR (TENSION)
   B. LAP SPLICE SHALL BE THE GREATER OF Ldc OF LARGER BAR AND Lsc OF SMALLER BAR (COMPRESSION).
   C. TENSION SHALL BE ASSUMED UNLESS NOTED OTHERWISE ELSEWHERE IN THIS SET.
5. FOR LAP OF BUNDLED REBAR CONTACT E.O.R.
6. LAP SPLICE FOR #14 AND #18 ARE NOT ALLOWED. PROVIDE MECHANICAL OR WELDED SPLICES DEVELOPING 1.25Fy FOR THESE SPLICES. SUBMIT SELECTED SPLICE SYSTEM TO E.O.R. FOR APPROVAL.
7. REDUCED CLASS B LAP SPLICE SHALL APPLY AT COLUMNS AND SHEAR WALL BOUNDARY MEMBERS WHERE SPECIFICALLY IDENTIFIED ON DRAWINGS

DEVELOPMENT AND SPLICE OF REBAR IN CONCRETE (2/-)

SCALE: N.T.S.



SINGLE LAYER OF REBAR (B)



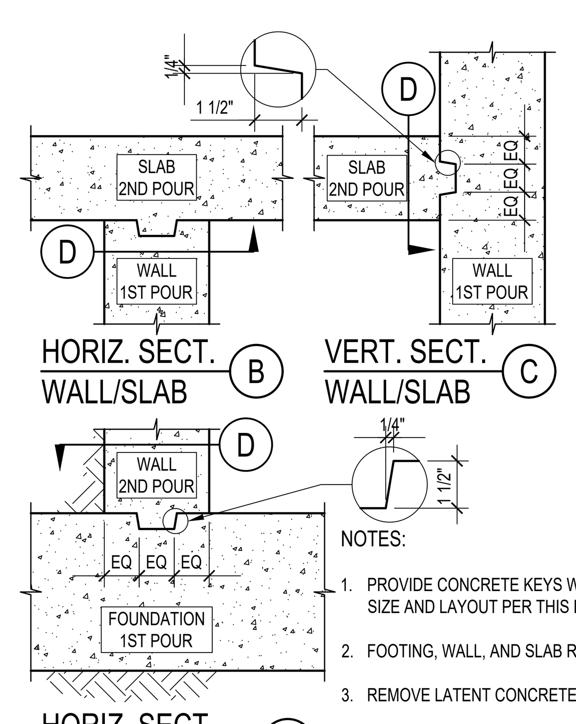
DOUBLE LAYER OF REBAR (A)

NOTES:

1. THIS DETAIL ADDRESSES CONCRETE FOOTING AT CONCRETE OR CMU WALL

CONCRETE FOOTING AT WALL (14/-)

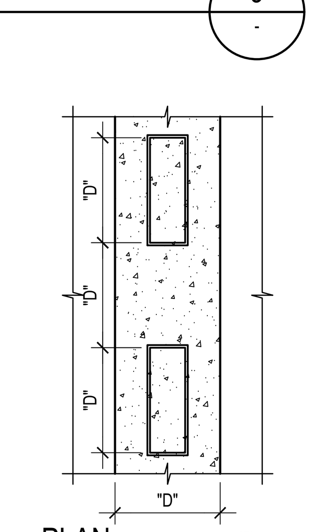
SCALE: N.T.S.



HORIZ. SECT. WALL/SLAB (B)

VERT. SECT. WALL/SLAB (C)

HORIZ. SECT. FOOTING (A)



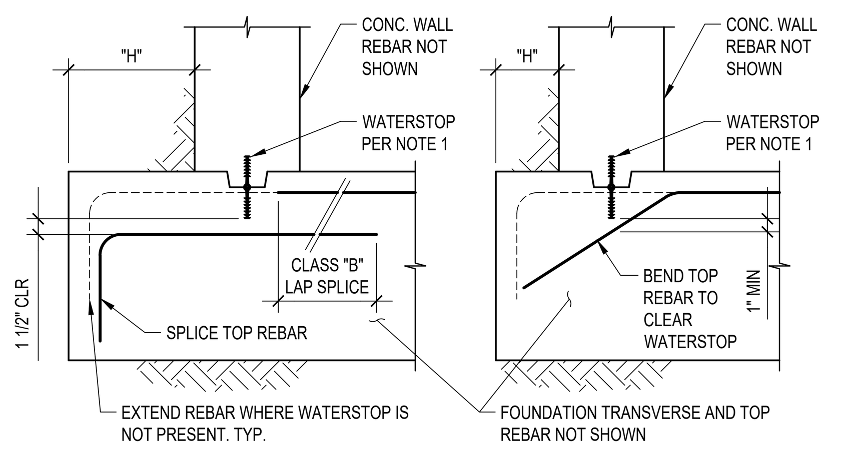
PLAN LAYOUT (D)

NOTES:

1. PROVIDE CONCRETE KEYS WHERE SHOWN ON DETAILS, WITH SIZE AND LAYOUT PER THIS DETAIL.
2. FOOTING, WALL, AND SLAB REBAR NOT SHOWN
3. REMOVE LATENT CONCRETE FROM KEY BEFORE SECOND POUR

KEY IN CONCRETE (10/-)

SCALE: N.T.S.



HEEL "H" > 12" (A)

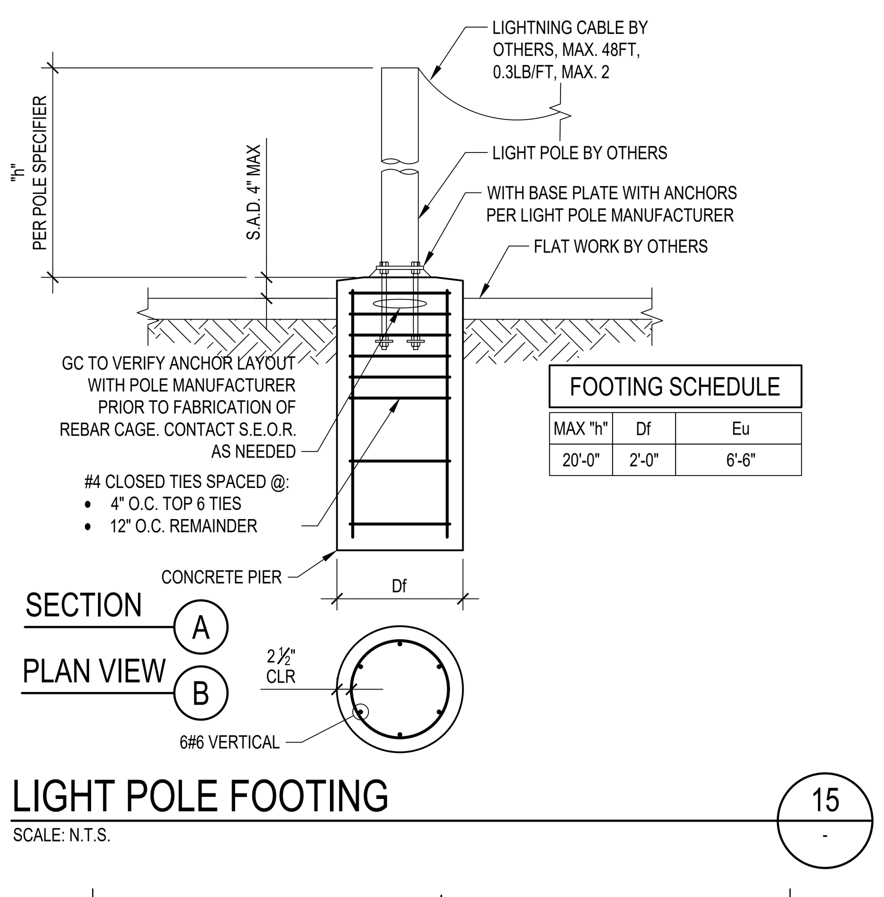
HEEL "H" ≤ 12" (B)

NOTES:

1. WATERSTOPS ARE SPECIFIED BY ARCHITECT, WATERPROOFING CONSULTANT, CONTRACTOR, ECT. WATERSTOPS DO NOT FALL WITHIN LFA SCOPE.
2. WHERE WATERSTOPS ARE SPECIFIED, G.C. SHALL COORDINATE REBAR CONFIGURATION WITH WATERSTOPS AS SHOWN ON THIS DETAIL.
3. OBTAIN APPROVAL OF E.O.R. FOR OTHER REBAR/WATERSTOPS CONFIGURATIONS

REBAR DETAIL AT WATERSTOP (19/-)

SCALE: N.T.S.



SECTION (A)

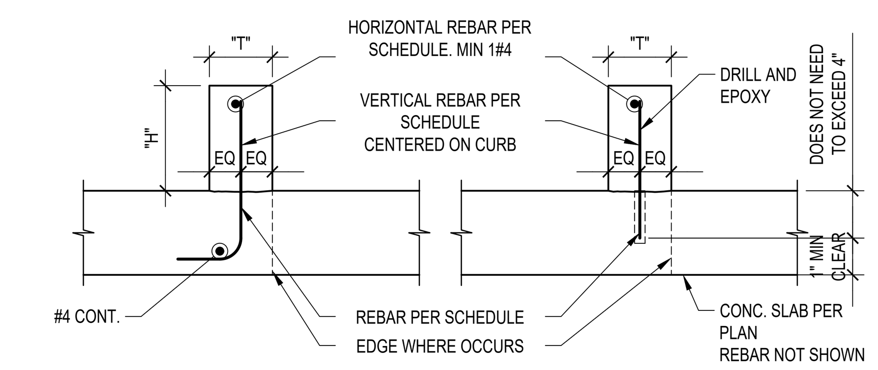
PLAN VIEW (B)

FOOTING SCHEDULE

MAX "h"	Df	Eu
20'-0"	2'-0"	6'-6"

LIGHT POLE FOOTING (15/-)

SCALE: N.T.S.



NEW SLAB (A)

EXISTING SLAB (B)

CURB SIZE AND REINF. SCHEDULE

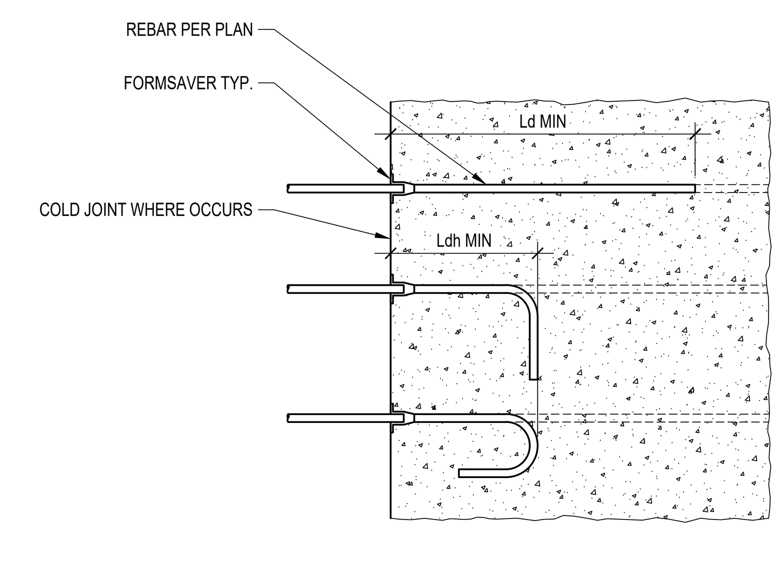
"H"	"T"	VERT.	HOR.
H≤6"	4"≤T≤8"	#3 @ 18" O.C.	NA
6"<H≤8"	6"≤T≤8"	#3 @ 18" O.C.	NA
8"<H≤18"	6"≤T≤8"	#4 @ 18" O.C.	#4 @ 12" O.C.

NOTES:

1. FOR CURB LOCATION, "T" AND "H" DIMENSIONS S.A.D. FOR SIZE LIMITATION AND REINFORCEMENT SEE SCHEDULE.
2. AT CONTRACTOR DISCRETION, CURB MAY BE POURED MONOLITHICALLY WITH SLAB. WHEN POURED SUBSEQUENTLY, OR AT (E) SLAB, ROUGHEN SLAB SURFACE PRIOR TO POUR CURB.
3. EXPANSIVE OR HYDROPHILIC WATERSTOPS AT CURBS ARE NOT ALLOWED

CONCRETE CURB DETAIL (11/-)

SCALE: N.T.S.



NOTES:

1. FORMSAVERS MAY BE PROVIDED AT COLD JOINT. IF NOT NOTED ON PLAN OR ELSEWHERE IN THE DRAWING SET, OBTAIN APPROVAL FROM SEOR.
2. SELECT FORMSAVERS THAT CAN DEVELOP REBAR STRENGTH.

FORMSAVER (7/-)

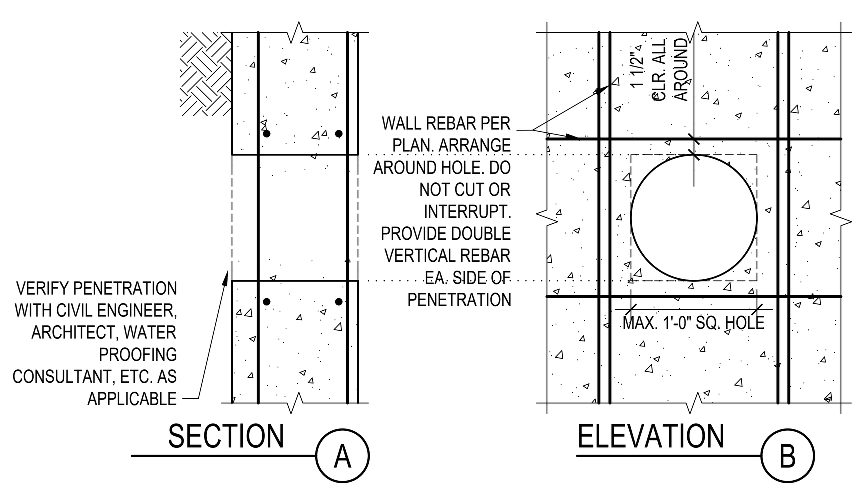
SCALE: N.T.S.

TYPE OF STANDARD HOOK	LONGITUDINAL REBAR: BAR SIZE	MIN. INSIDE BEND DIAMETER	STRAIGHT EXTENSION ℓext	TYPE OF STANDARD HOOK	STIRRUPS, TIES, AND HOOKS: BAR SIZE	MIN. INSIDE BEND DIAMETER	STRAIGHT EXTENSION ℓext	TYPE OF STANDARD HOOK
90° HOOK	#3 THRU #8	$6d_b$	$12d_b$	90°, DIA, ℓext, ℓdh	#3 THRU #5	$4d_b$	GREATER OF $6d_b$ AND 3"	90°, DIA, ℓext
	#9 THRU #11	$8d_b$			#6 THRU #8	$6d_b$	$12d_b$	
	#14 AND #18	$10d_b$						
135° HOOK	NA				#3 THRU #5	$4d_b$	GREATER OF $6d_b$ AND 3"	135°, DIA, ℓext
					#6 THRU #8	$6d_b$		
180° HOOK	#3 THRU #8	$6d_b$	GREATER OF $4d_b$ AND 2 1/2"	180°, DIA, ℓext, ℓdh	#3 THRU #5	$4d_b$	GREATER OF $4d_b$ AND 2 1/2"	180°, DIA, ℓext
	#9 THRU #11	$8d_b$			#6 THRU #8	$6d_b$		
	#14 AND #18	$10d_b$						

(STANDARD HOOK GEOMETRY FOR LONGITUDINAL REBAR; STANDARD HOOK GEOMETRY FOR STIRRUPS, TIES, AND HOOKS)

STANDARD HOOKS (3/-)

SCALE: N.T.S.



SECTION (A)

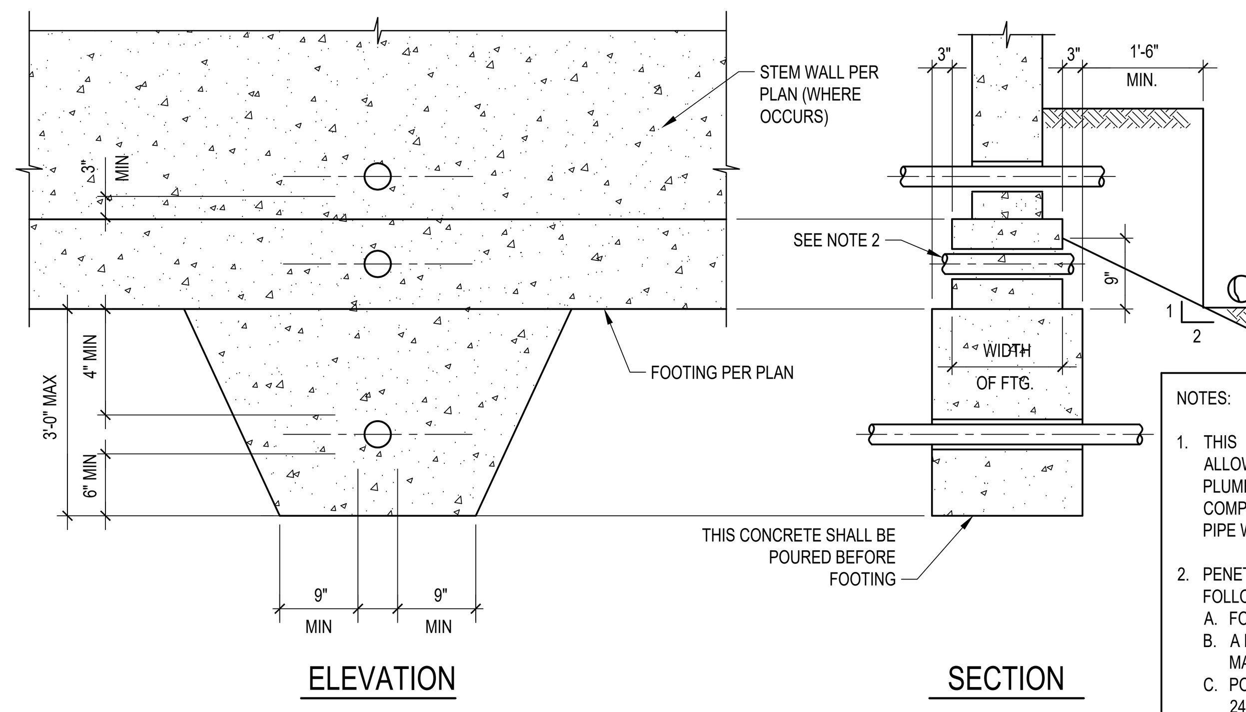
ELEVATION (B)

NOTES:

1. THIS DETAIL ADDRESSES MAXIMUM SIZE OF CONCRETE DISPLACEMENT IN CONCRETE WALL FOR PENETRATION OF PIPES, CONDUITS, OR OTHER INFRASTRUCTURE SPECIFIED BY OTHER CONSULTANTS.
2. AVOID PENETRATIONS THRU CONGESTED SEGMENT OF WALLS, SUCH AS PILASTER, BOUNDARY ELEMENTS, ETC. IF HOLE IS PROPOSED IN CONGESTED AREAS, CONTACT S.E.O.R. FOR APPROVAL PRIOR TO POURING CONCRETE.
3. MULTIPLE HOLES SHALL BE SPACED A MIN OF 3 x LARGEST DIAMETER OF HOLE.
4. GC TO PROVIDE SLEEVE OR OTHER MEANS TO FORM THE HOLE

PENETRATION THRU CONC. WALL (20/-)

SCALE: N.T.S.

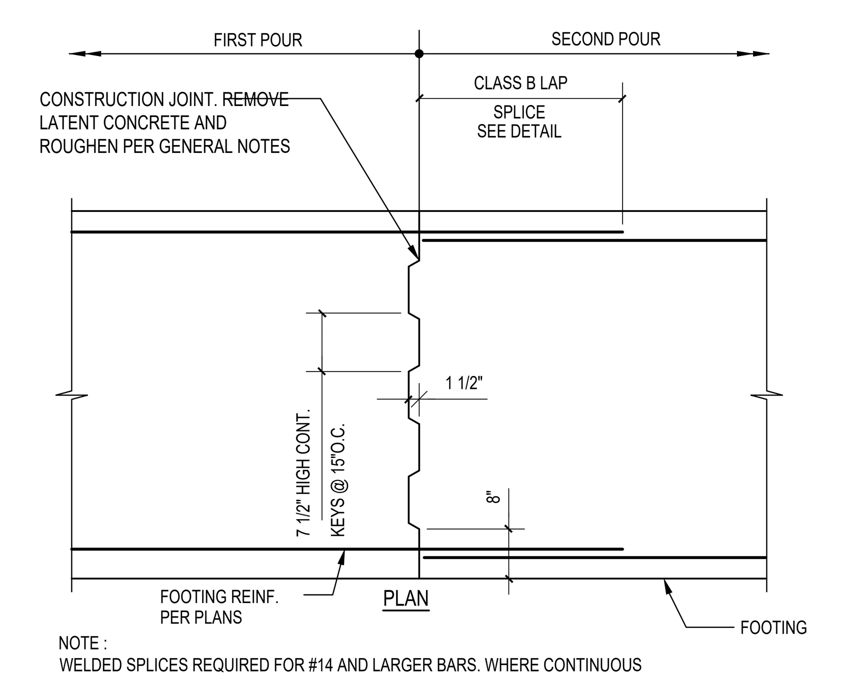


NOTES:

1. THIS DETAIL ADDRESSES DISPLACEMENT OF CONCRETE TO ALLOW FOR PIPE THRU FOOTINGS AND STEM WALLS. REFER TO PLUMBING ENGINEER/INSTALLER FOR SLEEVES OR COMPRESSIBLE WRAPS ETC. TO PREVENT DIRECT CONTACT OF PIPE WITH CONCRETE PER PLUMBING CODE.
2. PENETRATIONS THRU FOOTING SHALL BE ALLOWED ONLY IF ALL FOLLOWING ARE VERIFIED:
   A. FOOTING THICKNESS IS 24" OR MORE
   B. A MIN THICKNESS OF 8" CONCRETE ABOVE OR BELOW PIPE IS MAINTAINED
   C. POSTS, COLUMNS, AND HOLDOWNS, DO NOT LAND WITHIN 24" ON EITHER SIDE OF PENETRATION
   D. REBAR ARE NOT DISPLACED

TYP. PIPE THRU FOUNDATION DETAIL (12/-)

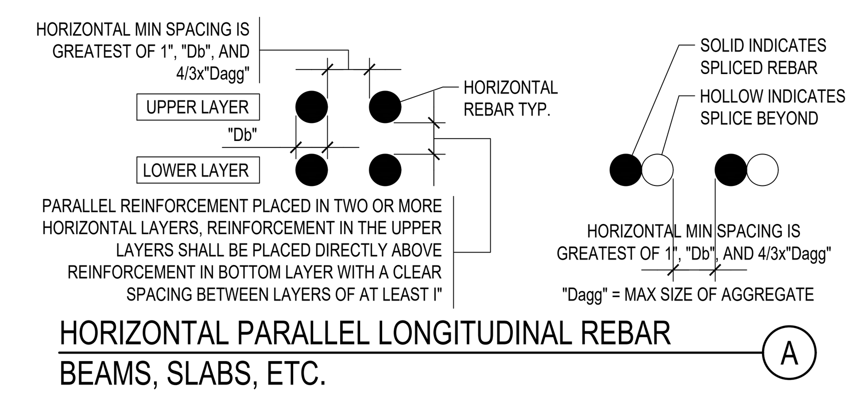
SCALE: N.T.S.



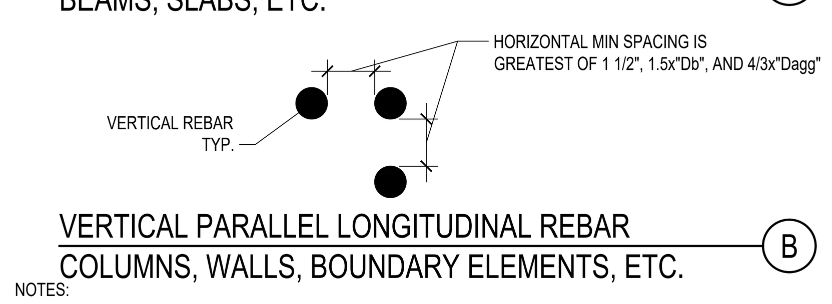
NOTE :
WELDED SPLICES REQUIRED FOR #14 AND LARGER BARS. WHERE CONTINUOUS FOOTING IS UNDER A WALL, LOCATE CONSTRUCTION JOINT AT 1/4 OF THE CLEAR OPENING WIDTH ABOVE FROM FACE OF OPENING, OR IN MIDDLE 1/3 OF THE DISTANCE BETWEEN COLUMNS.

CONT. FTG. CONSTRUCTION JOINT (8/-)

SCALE: N.T.S.



HORIZONTAL PARALLEL LONGITUDINAL REBAR BEAMS, SLABS, ETC. (A)



VERTICAL PARALLEL LONGITUDINAL REBAR COLUMNS, WALLS, BOUNDARY ELEMENTS, ETC. (B)

NOTES:

1. THIS DETAIL APPLIES TO CAST IN PLACE CONCRETE. FOR SHOTCRETE SEE MIN BAR SPACING IN SHOTCRETE.
2. "Dagg" INDICATES MAXIMUM NOMINAL SIZE OF COURSE AGGREGATE

MIN BAR SPACING IN CIP CONC. (4/-)

SCALE: N.T.S.

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LID REVISIONS	07.07.26
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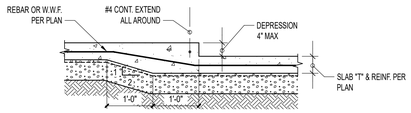
Date Signed 10/08/2025

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JOB NO.
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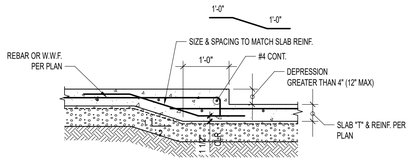
TYPICAL DETAILS - CONCRETE

SHEET

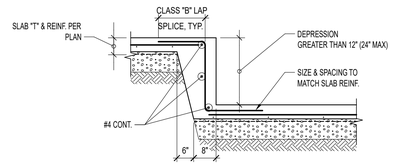
S0-11



DEPRESSION <=4" A



DEPRESSION >4" & <=12" B

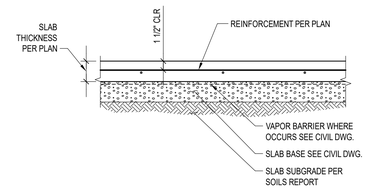


DEPRESSION >12" & <=24" C

SLAB ON GRADE DEPRESSION

SCALE: N.T.S.

6



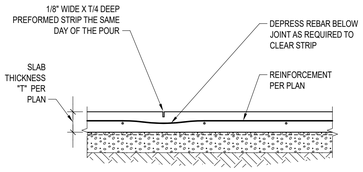
NOTES:

1. IF SLAB ON GRADE BASE IS NOT SPECIFIED ON CONSTRUCTION DOCUMENTS, GC SHALL PROVIDE ADEQUATE BASE AS NEEDED FOR SLAB CURING

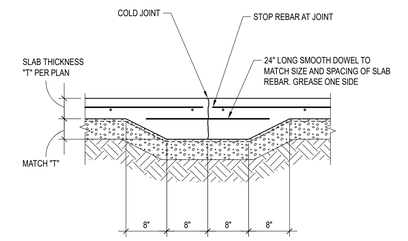
TYPICAL SLAB ON GRADE

N.T.S.

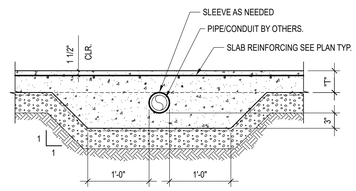
1



CONTROL JOINT AT CONTINUOUS POUR A



CONSTRUCTION JOINT B



NOTES:

1. SEE PLAN FOR CONCRETE SLAB ON GRADE THICKNESS, "T".

NOTES:

1. AS GENERAL GUIDELINES, AND IF MORE SPECIFIC INFORMATION IS NOT AVAILABLE ON ARCHITECTURAL OF STRUCTURAL DRAWINGS, JOINTS SHOULD BE LOCATED AT COLUMN CENTER LINES, WHEN PRESENT, AND APPROXIMATELY AT 20'-0" MAX SPACING AND EVERY 400 SQUARE FEET.
2. SAW-CUT CONTROL JOINTS WITHIN 24 HOURS OF POUR.

TYP. PIPE THRU SLAB ON GRADE

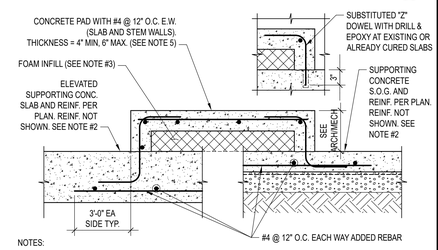
SCALE: N.T.S.

7

JOINTS AT SLAB ON GRADE

N.T.S.

3



NOTES:

1. THIS DETAIL ADDRESSES THE CONSTRUCTION OF CONCRETE MECHANICAL AND HOUSEKEEPING PAD.
2. SUPPORTING SLAB:
   - SLAB ON GRADE: THIS DETAIL CAN BE UTILIZED AT ALL LOCATIONS
   - ELEVATED SLAB: THIS DETAIL CAN BE UTILIZED ONLY WHERE EXPRESSLY INDICATED ON THE STRUCTURAL FLOOR PLANS. IF NOT SHOWN, OBTAIN S.E.O.R. APPROVAL PRIOR TO ERECTION
3. AT CONTRACTOR'S DISCRETION, FOAM CAN BE SUBSTITUTED WITH CONCRETE IF THE SUPPORTING SLAB IS ON GRADE. THIS SUBSTITUTION IS NOT ALLOWED FOR ELEVATED SUPPORTING SLAB.
4. CONCRETE PAD CONFIGURATION, ANCHOR BOLT SIZE, PROJECTION AND LOCATION SHALL CONFORM TO EQUIPMENT MANUFACTURERS REQUIREMENTS.
5. THICKEN PAD AS REQUIRED FOR HOLD-DOWN ANCHOR EMBEDMENT.

MECH. PAD FOR LIGHT EQUIPMENT

SCALE: N.T.S.

4

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SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARIA A NABHAN No. 36249 CIVIL STRUCTURAL STATE OF CALIFORNIA

Date Signed 10/08/2025

C.I.P. NO.

JOB NO.

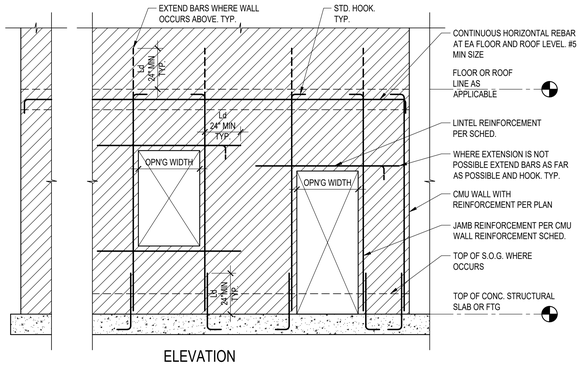
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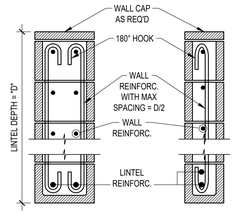
TYPICAL DETAILS - CONCRETE

SHEET

S0-12



ELEVATION



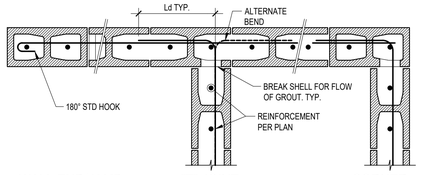
LINTEL REINFORCEMENT SCHEDULE

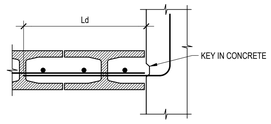
OPN'G WIDTH	MIN. DEPTH "D"	REINFORCEMENT
UP TO 5'-0"	12"	2-#4
5'-1" TO 7'-0"	18"	2-#5
7'-1" TO 10'-0"	24"	2-#6

TYP. MINIMUM REINFORCING AT CMU WALL OPENINGS & LINTEL DETAIL

SCALE: N.T.S.

9

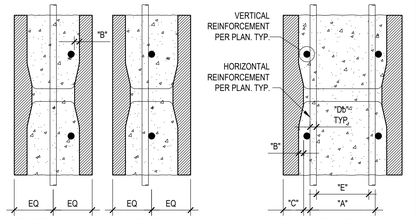




"T" JOINT @ CONC. WALL

ONE LAYER OF REBAR

B



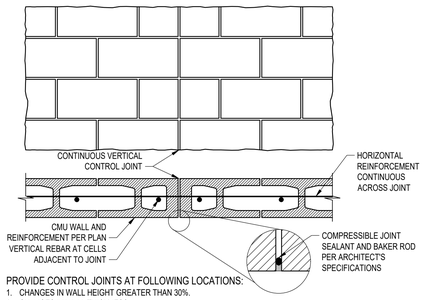
A = MIN. CLEAR SPACING AT VERT. REINF. = 1 1/2" OR 1 1/2 x "Db" WHICHEVER IS LARGER
B = 1/2" MIN
C = MIN. CLEAR COVER:
- EXPOSED TO EARTH/WEATHER: 1 1/2" FOR #5 OR SMALLER, 2" FOR #6 OR LARGER
- NOT EXPOSED TO EARTH/WEATHER: 1 1/2"

"Db" = DIAMETER OF LARGER BAR
E = MIN. CLEAR SPACING AT HORIZ. REINF. = 1" OR "Db" WHEREVER IS LARGER

TYP. REINF. PLACEMENT IN CMU

SCALE: N.T.S.

1

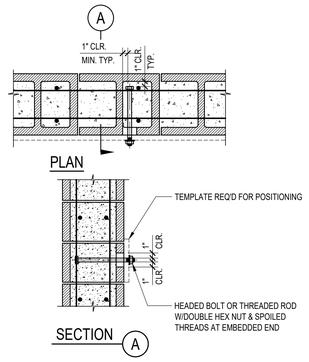


PROVIDE CONTROL JOINTS AT FOLLOWING LOCATIONS:
1. CHANGES IN WALL HEIGHT GREATER THAN 30%.
2. CHANGES IN WALL THICKNESS.
3. 2'-0" ONE SIDE OF OPENING LESS THAN OR EQUAL TO 6'-0" IN WIDTH.
4. 2'-0" EACH SIDE OF OPENING GREATER THAN 6'-0" IN WIDTH.
5. ADJACENT TO CORNERS OR WALL INTERSECTIONS WITHIN A DISTANCE EQUAL TO 1/2 CONTROL JOINT SPACING.
6. CONTROL JOINT SPACING, UNLESS DETERMINED BY ABOVE CRITERIA, IS 26'-0" MAX FOR BUILDING WALLS.
7. CONTROL JOINT SHALL BE COORDINATED WITH ARCHITECTURAL BLOCK PATTERN.

CONTINUOUS CONTROL JOINT

SCALE: N.T.S.

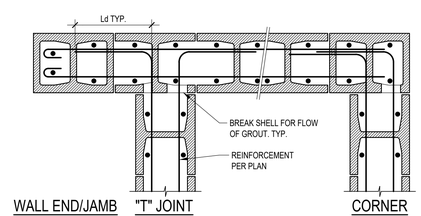
14



EMBEDDED BOLTS

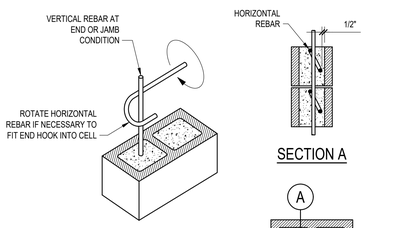
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10



TWO LAYERS OF REBAR

A



CMU END AND INTERSECTION DET.

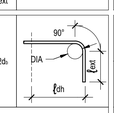
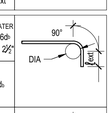
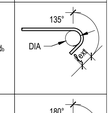
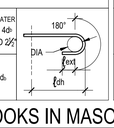
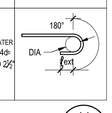
SCALE: N.T.S.

6

HOOK ARRANGEMENT AT WALL END

SCALE: N.T.S.

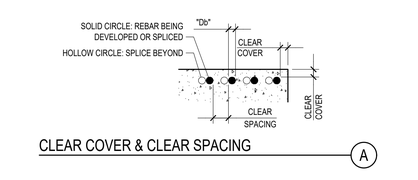
2

BAR GRADE 60	STANDARD HOOK GEOMETRY FOR LONGITUDINAL REBAR				STANDARD HOOK GEOMETRY FOR STIRRUPS, TIES, AND HOOKS			
TYPE OF STANDARD HOOK	BAR SIZE	MIN. INSIDE BENDING DIAM.	STRAIGHT EXTENSION ℓ_{ext}	TYPE OF STANDARD HOOK	BAR SIZE	MIN. INSIDE BENDING DIAM.	STRAIGHT EXTENSION ℓ_{ext}	TYPE OF STANDARD HOOK
90° HOOK	#3 THRU #8	$6d_b$	$12d_b$		#3 THRU #5	$4d_b$	GREATER OF $6d_b$ AND 2½"	
	#9 THRU #11	$8d_b$			#6 THRU #8	$6d_b$	$6d_b$	
135° HOOK	NA				#3 THRU #5	$4d_b$	$6d_b$	
					#6 THRU #8	$6d_b$		
180° HOOK	#3 THRU #8	$6d_b$	GREATER OF $4d_b$ AND 2½"		#3 THRU #5	$6d_b$	GREATER OF $4d_b$ AND 2½"	
	#9 THRU #11	$8d_b$	$4d_b$		#6 THRU #8	$6d_b$		

STANDARD HOOKS IN MASONRY

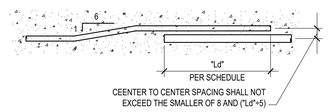
SCALE: N.T.S.

11



CLEAR COVER & CLEAR SPACING

A



OFFSET, DEVEL./TENSION LAP SPLICE "Ld"

B

CMU BLOCK SIZE		DEVELOPMENT LENGTH / LAP SPLICE "Ld" OF LONGITUDINAL REBAR (IN)											
		6" BLOCK						8" BLOCK					12" BLOCK
BAR PLACEMENT		EDGE/ONE SIDE			MIDDLE			EDGE/ONE SIDE			MIDDLE		EACH FACE
"Db" (IN)	f'm CMU (PSI)	1,900	2,500	3,000	1,900	2,500	3,000	1,900	2,500	3,000	1,900	2,500	3,000	1,900	2,500	3,000
0.375	#3	17	15	14	12	12	12	15	13	12	12	12	12	15	13	12
0.500	#4	30	26	24	20	17	16	26	23	21	14	12	12	26	23	21
0.625	#5	47	41	28	32	28	26	40	35	32	22	20	18	40	35	32
0.750	#6	88	77	70	64	56	51	75	66	60	43	38	34	75	66	60
0.875	#7	119	104	95	92	81	74	102	89	81	61	53	49	102	89	81
1.000	#8	179	156	143	149	130	118	154	134	123	96	84	76	154	134	123
1.128	#9	228	199	182	203	177	162	196	171	156	128	111	102	196	171	156

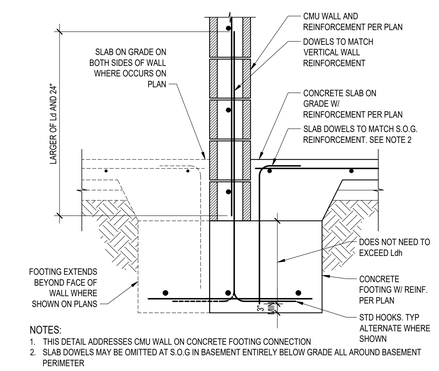
REBAR

NOTES:
1. LENGTHS SHOWN ARE FOR GRADE 60 UNCOATED BARS.
   A. GRADE OF STEEL: WHERE REBAR WITH HIGHER STRENGTH IS SPECIFIED OR APPROVED AS A SUBSTITUTION, THE SPLICES PER TABLE ABOVE SHALL BE INCREASED PROPORTIONALLY TO THE HIGHER STRENGTH. FOR EXAMPLE, FOR GRADE 80, THE LENGTHS SHALL BE MULTIPLIED BY 80/60 = 1.33.
   B. EPOXY COATING: SCHEDULED LENGTHS APPLY TO UNCOATED OR ZINC COATED (GALVANIZED) REBAR. IF EPOXY COATING IS SPECIFIED, SCHEDULED VALUED SHALL BE MULTIPLIED BY 1.5.
2. WHERE REBAR OF DIFFERENT SIZE ARE DEVELOPED OR LAP SPLICED, DEVELOPMENT LENGTH OR LAP SPLICE SHALL BE THE "Ld" OF LARGER BAR.
3. BAR BUNDLES ARE NOT ALLOWED.
4. HOOKED BARS: DEVELOPMENT LENGTH "Ldh" SHALL BE EQUAL TO 13 x "Db".
5. FOR INTERMEDIATE f'm VALUES, USE "Ld" FOR THE LOWER f'm.

DEVELOPMENT AND SPLICE OF REBAR IN MASONRY

SCALE: N.T.S.

3

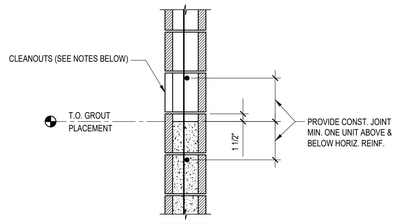


NOTES:
1. THIS DETAIL ADDRESSES CMU WALL ON CONCRETE FOOTING CONNECTION
2. SLAB DOWELS MAY BE OMITTED AT S.O.G IN BASEMENT ENTIRELY BELOW GRADE ALL AROUND BASEMENT PERIMETER

BEARING CMU - FOUNDATION

SCALE: N.T.S.

12



NOTES:
1. PROVIDE CONSTRUCTION JOINTS WHEN GROUTING IS STOPPED FOR MORE THAN 1 HOUR
2. PROVIDE CLEANOUTS IN THE BOTTOM COURSE OF MASONRY FOR FOR EACH GROUT POUR WHEN GROUT POUR HEIGHT EXCEED 5'-0"
3. PROVIDE CLEANOUTS AT EVERY VERTICAL REBAR, BUT NOT MORE THAN 32" O.C.
4. CONSTRUCT CLEANOUTS WITH AN OPENING OF SUFFICIENT SIZE TO PERMIT REMOVAL OF DEBRIS. THE MINIMUM OPENING DIMENSION SHALL BE 3 IN

HORIZONTAL CONSTRUCTION JOINT AND CLEANOUTS

SCALE: N.T.S.

8

MINIMUM REINFORCEMENT IN CONCRETE BLOCK WALL UNLESS NOTED OTHERWISE ON PLANS

WALL THICKNESS	HORIZONTAL REINFORCING	VERTICAL REINFORCING	JAMB, HEAD, SILL & END OF WALL REINF
6" BLOCK	#4 @ 24" O.C.	#4 @ 24" O.C.	1-#5
8" BLOCK	#4 @ 24" O.C.	#5 @ 16" O.C.	2-#6
12" BLOCK	#4 @ 24" E.F.	#5 @ 16" E.F.	2-#6

BLOCK WALL REINF. SCHEDULE

SCALE: N.T.S.

4

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CONSULTANT

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ISSUE FOR PERMIT	12.19.25
PC1 SET	04.27.26
LID REVISIONS	07.07.26
BID SET	08.05.26
BID SET	10.02.26

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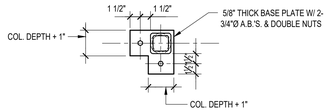
REGISTERED PROFESSIONAL ENGINEER MARIA NABHAN No. 36249 CIVIL STATE OF CALIFORNIA

Date Signed 10/08/2025

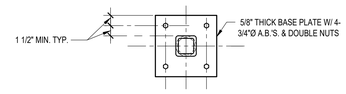
C.I.P. NO.
JOB NO.
DRAWN
CHECK

TYPICAL DETAILS - MASONRY

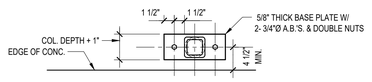
SHEET
S0-21



PLAN AT CORNER WALL CONDITIONS (D)



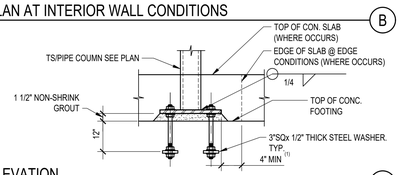
PLAN AT INTERIOR WALL CONDITIONS (B)



PLAN AT EXTERIOR WALL CONDITIONS (C)

NOTES:

1. AT EDGE CONDITIONS, A MIN 4" CONCRETE COVER ALL AROUND THE BASE PLATE SHALL BE PROVIDED



ELEVATION (A)

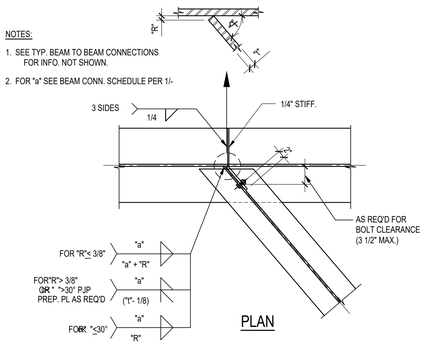
ISOLATED HSS-PIPE COL. BASE PL

SCALE: N.T.S.

9 -

NOTES:

1. SEE TYP. BEAM TO BEAM CONNECTIONS FOR INFO. NOT SHOWN.
2. FOR "a" SEE BEAM CONN. SCHEDULE PER 1/-



PLAN

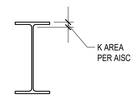
SKEWED BEAM TO BEAM CONN.

SCALE: N.T.S.

5 -

NOTES:

1. BEAM PREP AND WELDED JOINT TO COMPLY WITH PRE-QUALIFIED AWS AND AISC DETAILING REQUIREMENTS
2. FIELD WELD CONNECTION PLATES WHERE (N) MEMBERS CONNECT TO (E) MEMBERS.
3. AT W6 BEAMS PROVIDE 1 7/8" SPACING BETWEEN BOLTS
4. ALL HOLES SHALL BE STANDARD HOLES
5. OBTAIN APPROVAL FROM PROJECT ARCHITECT FOR ADDED ERECTION PLATES AND BOLTS AT ARCHITECTURALLY EXPOSED STRUCTURAL STEEL

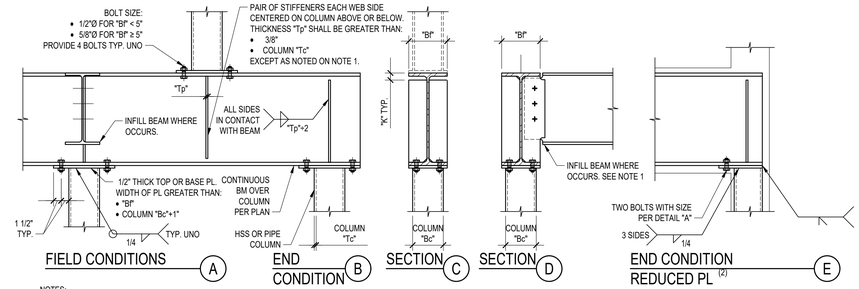


BEAM CONNECTION SCHEDULE				
BEAM/ GIRDER	CONNECTION BOLT - A325X			
	NO. OF BOLTS	SIZE OF BOLTS	PLATE THICK. "t"	WELD SIZE "a", "b"
W6	2 (3)	5/8"Ø	3/8"	5/16"
W8, W10	2	7/8"Ø	3/8"	5/16"
W12, W14	3	7/8"Ø	3/8"	3/8"
W16, W18	4	7/8"Ø	1/2"	3/8"
W21	5	7/8"Ø	1/2"	3/8"
W24	6	7/8"Ø	1/2"	3/8"
W27	7	7/8"Ø	1/2"	3/8"
W30	8	7/8"Ø	5/8"	3/8"
W33	9	7/8"Ø	5/8"	3/8"
W36	10	7/8"Ø	5/8"	3/8"

BEAM CONNECTION SCHEDULE

SCALE: N.T.S.

1 -



FIELD CONDITIONS (A) — END CONDITION (B) — SECTION (C) — SECTION (D) — END CONDITION REDUCED PL (2) (E)

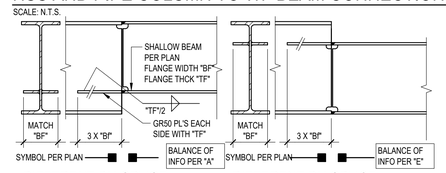
NOTES:

1. WHERE INFILL BEAM OCCURS PROVIDE PAIR OF FULL DEPTH STIFFENERS AS SHOWN ON DETAIL "D". SEE BEAM TO BEAM CONNECTIONS. PROVIDE LARGER PL THICKNESS AND WELDS WHERE REQUIRED BY OTHER DETAILS.
2. PROVIDE REDUCED PLATE AS NEEDED TO PREVENT BASE OR TOP PLATE EXTENDS OUT OF SHEATHING WHERE END COLUMN OCCURS WITHIN A LIGHT FRAME WOOD OR COLD FRAMED WALL.

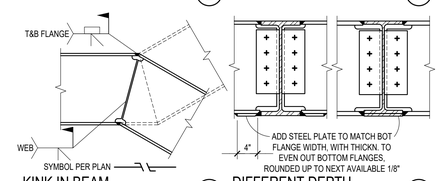
HSS AND PIPE COLUMN TO WF BEAM CONNECTIONS

SCALE: N.T.S.

6 -



DIFFERENT BM SPLICE (E) — DIFFERENT BM SPLICE (F)

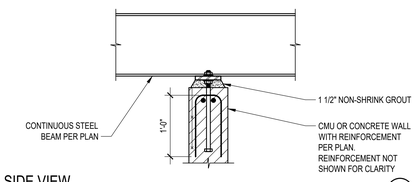


KINK IN BEAM (G) — DIFFERENT DEPTH (H)

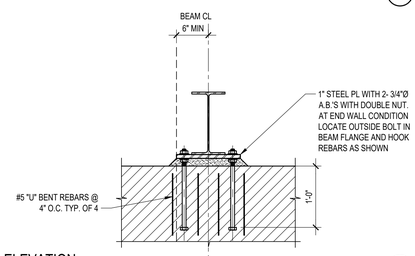
BEAM TO BEAM RIGID CONNECTION

SCALE: N.T.S.

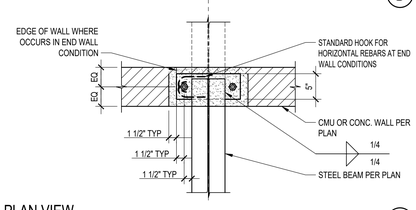
11 -



SIDE VIEW (C)



ELEVATION (B)

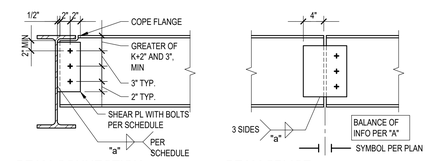


PLAN VIEW (A)

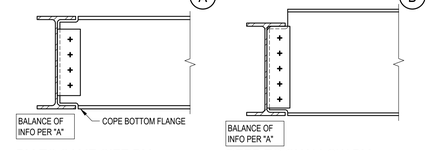
STEEL BEAM PERPENDICULAR TO CONC. OR CMU WALL CONNECTION. WALL UP TO 8 INCH

SCALE: N.T.S.

8 -



BEAM CONNECTION (A) — BEAM SPLICE (B)

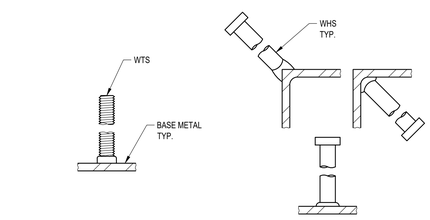


BM TO SAME SIZE BM (C) — DEEP TO SHALLOW BM (D)

TYP. BEAM TO BEAM CONNECTION

SCALE: N.T.S.

2 -



WELDED THREADED STUD WTS (A) — WELDED HEADED STUD WHS (B)

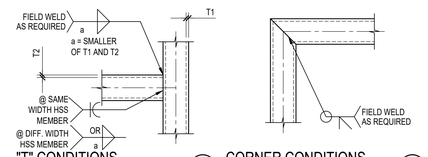
NOTES:

1. PROVIDE WELDED STUDS WITH DIAMETER, LENGTH, AND SPACING, AS NOTED ON PLANS, DETAILS, AND ELSEWHERE IN THE DRAWING SET
2. PROVIDE FULL PENETRATION WELD THAT EXTENDS ACROSS THE ENTIRE AREA OF THE STUD

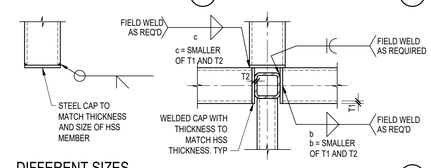
WELDED STUDS

SCALE: N.T.S.

3 -



"T" CONDITIONS (A) — CORNER CONDITIONS (C)



DIFFERENT SIZES (B)

HSS MEMBERS CONNECTION

SCALE: N.T.S.

4 -

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ISSUE FOR PERMIT	12.19.25
PC1 SET	04.27.26
LID REVISIONS	07.07.26
BID SET	08.05.26
BID SET	10.02.26

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARIA A. NABHAN No. 36249 CIVIL STATE OF CALIFORNIA

Date Signed 10/08/2025

C.I.P. NO.

JOB NO.

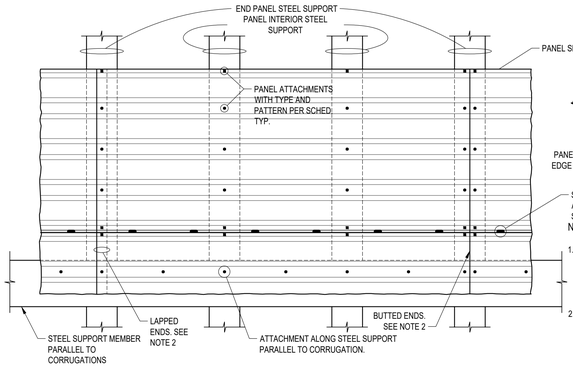
DRAWN

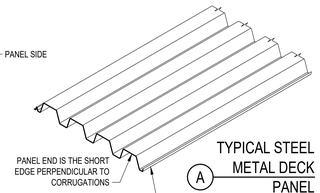
CHECK

TYPICAL DETAILS - STEEL

SHEET

S0-31





TYPICAL STEEL METAL DECK PANEL — A

NOTES:

1. THIS DETAILS ILLUSTRATES GENERIC ARRANGEMENT OF SUPPORTING STEEL MEMBERS, METAL DECK PANELS, ATTACHMENTS, AND SIDE LAP CONNECTIONS, AND CLARIFIES LANGUAGE USED IN M.D. DETAILS AND SCHEDULE. TYPE, SIZE, PATTERN, AND SPACING OF ATTACHMENTS AND SIDE LAP CONNECTIONS IS SPECIFIED ON SCHEDULE.
2. ADJOINING M.D. ENDS SHALL ALWAYS LAND ON STEEL SUPPORTS. METAL DECK INSTALLER SHALL PROVIDE EITHER LAPPED OR BUTTED PANEL ENDS AS THICKNESS AND GAGE OF PANEL ALLOWS. AT BUTTED CONDITION, ATTACHMENT PATTERN SPECIFIED ON SCHEDULE SHALL BE APPLIED TO BOTH BUTTING ENDS.

TYPICAL M.D. AND SUPPORT STEEL CONDITIONS — 5

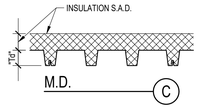
SCALE: N.T.S.

STEEL METAL DECK SCHEDULE

MARK ON FLOOR PLANS	PROFILE	GAUGE	MIN NO. OF CONT. SPANS	VENTED	FINISH	ATTACHMENT (6) TYPE	ATTACHMENT (6) PATTERN @ SUPPORTS PERPENDICULAR TO CORRUGATIONS	ATTACHMENT (6) SPACING @ SUPPORTS PARALLEL TO CORRUGATIONS	SIDE LAP CONNECTION
MD-1	PLB	20	1	NO		FASTENERS	36/4/4	SAME AS SLC	VSC2 @ 12" O.C.

STEEL METAL DECK SCHEDULE NOTES:

1. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
2. WHERE BOTH STEEL HEADED STUD ANCHORS AND OTHER ATTACHMENTS (PUDDLE WELDS OR FASTENERS) ARE SPECIFIED AT A LOCATION, THE STEEL HEADED STUD ANCHORS ONLY SHALL BE USED AND SUCH OTHER ATTACHMENTS SHALL BE OMITTED.
3. FOR MAXIMUM UNSHORED SPANS REFER TO MANUFACTURER'S SPECIFICATIONS AND TABLES.
4. FOR SLOPE TO DRAIN SEE ARCH'L DRAWINGS. SLOPE TO DRAIN IS NOT SHOWN ON THESE DETAILS
5. POUR STOPS AND CLOSURE PLATES SHALL BE PROVIDED PER GC WHERE NOT SHOWN ON DETAILS
6. THE FREQUENCY OF STEEL HEADED STUD ANCHORS SPECIFIED PER THIS TABLE ARE MINIMUM REQUIREMENTS FOR ATTACHMENT OF METAL DECK TO STEEL MEMBERS. REFER TO FRAMING PLANS FOR ADDITIONAL STEEL HEADED STUD ANCHOR REQUIREMENTS.

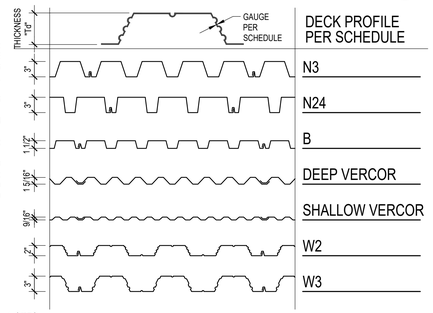


M.D. — C

STEEL METAL DECK ABBREVIATIONS — 1

SCALE: N.T.S.

B	PLB, B FORMLOK DECK, PLB & HSB ROOF DECK
BP	BUTTON PUNCH SIDE LAP CONNECTION
DV	DEEP VERCOR
FSN	FASTENERS
Loh	LENGTH OF OVERHANG
LW	LIGHT WEIGHT CONCRETE
M.D.	METAL DECK. REFERS TO BOTH BARE STEEL METAL DECK AND STEEL METAL DECK IN THE METAL DECK AND CONCRETE ASSEMBLIES
M.D.C.	METAL DECK AND CONCRETE
N	PLN3, N3, N3-NS, PLN & N FORMLOK DECK, AND PLN3, HSN3, HSN3-NS, PLN24 & N24 ROOF DECK
NW	NORMAL WEIGHT CONCRETE
PW	PUDDLE WELD
SCREW	#12 AND #14 SDI RECOGNIZED SCREWS
SLC	SIDELAP CONNECTION
SHSA	STEEL HEADED STUD ANCHORS (ALSO WELDED STUDS)
SV	SHALLOW VERCOR
Td	THICKNESS OF DECK PER PROFILE TYPE
Tf	SLAB THICKNESS ABOVE FLUT
Tt	TOTAL SLAB THICKNESS
TSW	TOP SEAM WELD SIDE LAP CONNECTION
VSC2	VERCO SIDELAP CONNECTION 2
W2	PLW2 & W2 FORMLOK DECK
W3	PLW3 & W3 FORMLOK DECK
WLD	ARC SPOT AND ARC SEAM WELDS
#10	#10 SHEET METAL SCREW

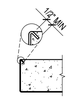


NOTES:

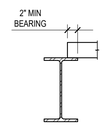
1. ALL SPECIFIED STEEL METAL DECKS ARE PER "VERCO DECKING INC". SUBSTITUTION WITH CODE-APPROVED EQUIVALENT METAL DECKS BY DIFFERENT MANUFACTURERS MUST BE REVIEWED AND APPROVED BY S.E.O.R.
2. DECK TYPES N, B, W2, AND W3, SHALL BE PROVIDED WITH FORMLOCK EMBOSSMENTS WHEN UTILIZED WITH CONCRETE FILL.

STEEL METAL DECK CONSTRUCTION — 6

SCALE: N.T.S.



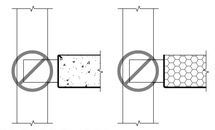
RETURN ON CLOSURE PL — B



MIN BEARING — A

NOTES:

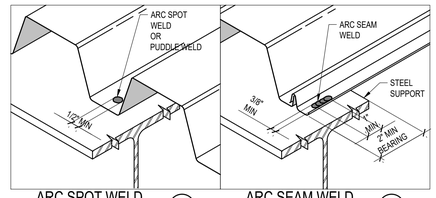
1. DETAILS DISPLAYING THIS SYMBOL INDICATE THAT NO ATTACHMENTS SHALL BE MADE TO THE EDGE PLATE, NOR LOADS SHALL BE IMPOSED TO EDGE PLATE BY SILLS, STRINGERS, MECHANICAL SUPPORTS, EXT/INT WALLS, ETC.



NO SIDE ATTACHMENT TO EDGE PLATES — C

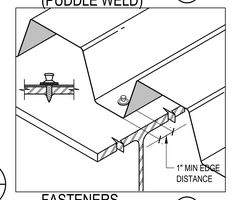
STEEL METAL DECK PROFILES — 2

SCALE: N.T.S.



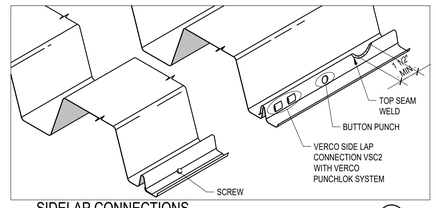
ARC SPOT WELD (PUDDLE WELD) — E

ARC SEAM WELD — F



FASTENERS — C

M.D. ATTACHEMENTS TO SUPPORTING STEEL — B



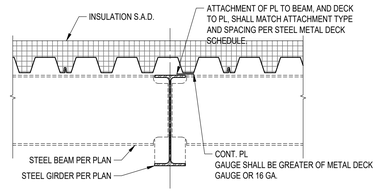
SIDELAP CONNECTIONS — A

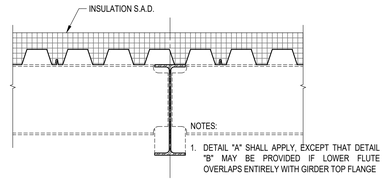
NOTES:

1. THIS DETAIL ILLUSTRATES DIFFERENT TYPES OF ATTACHMENTS OF M.D. TO SUPPORTING STEEL AND SIDELAP CONNECTIONS BETWEEN M.D. PANELS.
2. INTENDED ATTACHMENT AND SIDELAP CONNECTION TYPE, LOCATION, PATTERN, AND SPACING, IS PER SCHEDULE. AS A MINIMUM REQUIREMENT, ALL M.D. PANELS SHALL BE ATTACHED TO ALL STEEL MEMBERS THAT THEY ARE IN CONTACT WITH, AND SHALL BE CONNECTED WITH SIDELAP CONNECTIONS AT 36" MAX SPACING.

SMD AND MDC MISC. DETAILS — 7

SCALE: N.T.S.





MD TO INTERIOR GIRDER ATTACH. — 8

SCALE: N.T.S.

STEEL METAL DECK CONNECTIONS — 4

SCALE: N.T.S.

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Irvine, California 92618
949-250-4680

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CLIENT

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t: 213/ 239 9700 f: 213/ 239 9699
LFA Job no. 25829
CONSULTANT

LAKEWOOD TOWN SQUARE

4970 CLARK AVE. LAKEWOOD, CA 90712

ISSUE FOR PERMIT	12.19.25
PC1 SET	04.27.26
LID REVISIONS	07.07.26
BID SET	08.05.26
BID SET	10.02.26

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER — MARYA NABAHANI — No. S6248 — STATE OF CALIFORNIA

Date Signed 10/08/2025

C.I.P. NO.

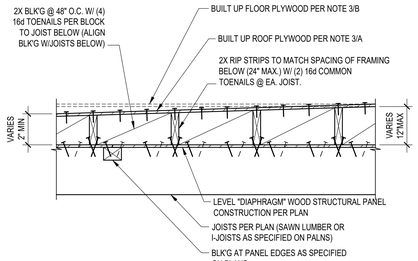
JOB NO.

DRAWN

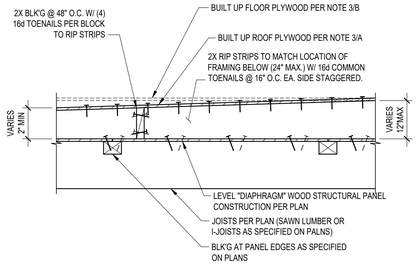
CHECK

TYPICAL DETAILS - STEEL

SHEET
S0-32



PERPENDICULAR TO ROOF/FLOOR FRAMING — B

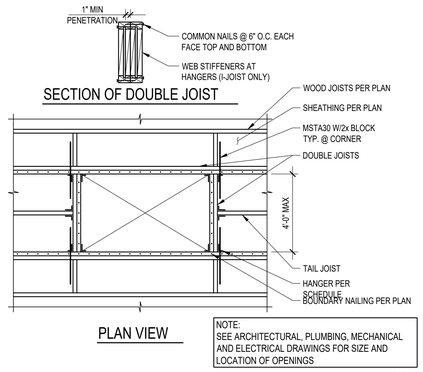


PARALLEL TO ROOF/FLOOR FRAMING — A

NOTES:
1. THIS DETAIL ADDRESSES THE CONSTRUCTION OF "SLOPED" SHEATHING OVER RIP STRIPS OVER LEVEL SHEATHING. THE DETAIL APPLIES TO ROOF OR FLOOR AS APPLICABLE.
2. FOR SLOPE TO DRAIN S.A.D.
3. UNLESS OTHERWISE SPECIFIED ON PLANS, BUILT UP SHEATHING SHALL BE AS FOLLOWS:
   A. ROOF: WOOD STRUCTURAL PANEL, 5/8" CD APA RATED PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 32/16, NAILED WITH 8d COMMONS SPACED @ 6" O.C. ALONG ALL BOUNDARIES (B.N.) AND PANEL EDGES (E.N.), 12" O.C. ALONG INTERMEDIATE SUPPORTS (FIELD) (F.N.)
   B. FLOOR/OCCUPIED DECK: WOOD STRUCTURAL PANEL, 3/4" CD APA RATED PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48/24, NAILED WITH 8d COMMONS SPACED @ 6" O.C. ALONG ALL BOUNDARIES (B.N.) AND PANEL EDGES (E.N.), 12" O.C. ALONG INTERMEDIATE SUPPORTS (FIELD) (F.N.)

TYPICAL BUILT UP FLOOR/ROOF — 18

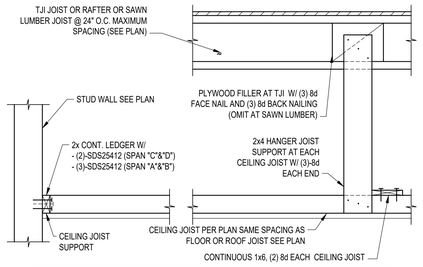
SCALE: N.T.S.



NOTE:
SEE ARCHITECTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATION OF OPENINGS

TYP. FLOOR AND ROOF OPENING — 13

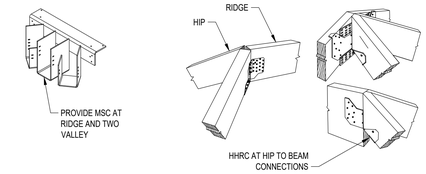
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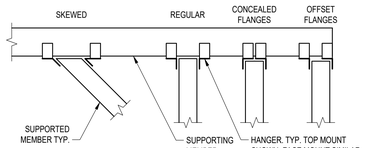


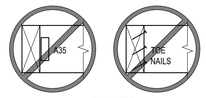
CEILING JOIST SCHEDULE		
SPAN #	MAX. SPAN BETWEEN SUPPORTS	CEILING JOIST SIZE AND SPACING
A	20'-0"	2x10 @ 16" O.C.
B	16'-0"	2x8 @ 16" O.C.
C	12'-0"	2x6 @ 16" O.C.
D	8'-0"	2x4 @ 16" O.C.

TYP. CEILING JOIST DETAIL — 14

SCALE: N.T.S.



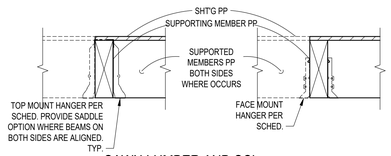


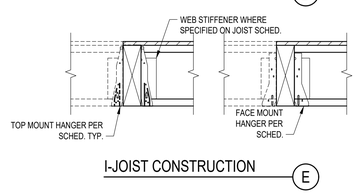


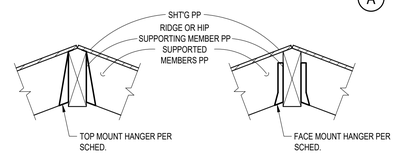
NOTES:
1. ALL HANGERS SHALL BE PER SIMPSON STRONGTIE
2. SUPPORTING MEMBERS AND SUPPORTED MEMBERS SHALL INCLUDE JOISTS, RAFTERS, PURLINS, AND BEAMS.
3. HANGERS SHALL BE ALWAYS USED TO CONNECT SUPPORTED MEMBERS TO SUPPORTING MEMBERS. A35'S, ANGLES, OR TOE NAILS, SHALL NOT BE ALLOWED UNLESS OTHERWISE NOTED ON PLAN OR ELSEWHERE IN THE SET.
4. TOP OR FACE MOUNT HANGERS SHALL BE SELECTED AT CONTRACTOR'S DISCRETION BASED ON AVAILABILITY FOR A GIVEN CONFIGURATION AND/OR THE MOST ECONOMICAL CHOICE.
5. FACE MOUNT HANGER WITH HIGHEST CAPACITY SHALL BE SELECTED FOR A GIVEN MEMBER SIZE. E.G. FOR A 2x10 USE LUS210, AND NOT LUS28, ETC.
6. HANGERS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS, SUCH AS BUT NOT LIMITED TO MIN THICKNESS FOR FASTENER EMBEDMENT, MIN EDGE DISTANCE, MIN SIZE OF HEADERS, ETC.
7. PROVIDE HANGERS WITH SKEWED, SLOPED, CONCEALED FLANGE, OFFSET FLANGE, CONFIGURATIONS AS REQ'D

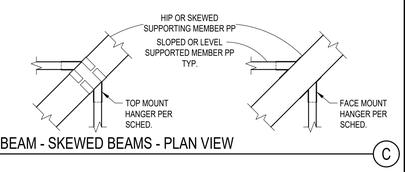
HANGER SCHEDULE - MANUFACTURER: SIMPSON STRONGTIE					
TOP MOUNT HANGER			FACE MOUNT HANGER		
SUPPORTED MEMBER	HANGER TYPE		SUPPORTED MEMBER	HANGER TYPE	
ALL SAWN 2x AND 4x U.N.O.	HUTF	ESR-2553	ALL SAWN 2x AND 4x U.N.O.	HU	ESR-2552
2x6 THRU 2x16	LB	ESR-2553	2x6 THRU 2x10	LUS	ESR-2552
2-2x6 THRU 2-2x14	HUSTF	ESR-2553	2-2x6 THRU 2-2x10	LUS	ESR-2552
SLOPED AND/OR SKEWED 2-2x6 - 2-2x14	WP	ESR-2615	4x6 THRU 4x12	HUS	ESR-2552
4x14 - 4x16	HB	ESR-2615			
SAWN 6x6, 6x8	HUTF	ESR-2553	SAWN 6x6, 6x8	HUTF	ESR-2553
SAWN 6x10, 6x12	HB	ESR-2615	SAWN 6x10, 6x12	HUCQ-SDS	ESR-2552
SAWN 6x10, 6x12	HB	ESR-2615	SAWN 6x14, 6x16	USE TOP MOUNT	-
SAWN 6x14, 6x16	HGLT	ESR-2615			
ALL I-JOIST U.N.O.	BA	ESR-2615	ALL I-JOIST U.N.O.	MIU	ESR-2552
SINGLE I-JOIST 16 MAX DEEP	ITS	ESR-2615	SINGLE I-JOIST 16 MAX DEEP	IUS	ESR-2552
ALL SCL MEMBERS U.N.O.	HGLTV	ESR-2615	ALL SCL MEMBERS U.N.O.	HGU	ESR-2552
			3 1/2" & 5 1/4" SCL 11 7/8" MAX	MGU	ESR-2552
ALL GLULAM BEAMS U.N.O.	EG	ESR-2615	ALL GLULAM BEAMS U.N.O.	HHGU	ESR-2552

HANGER SCHEDULE AND NOTES — A



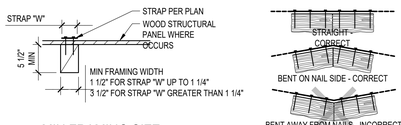






JOISTS, RAFTERS, PURLINS, AND BEAMS, HANGER SCHEDULE — 2

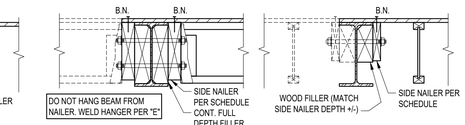
N.T.S.



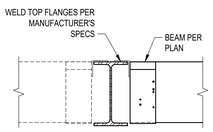
NOTES:
1. THIS DETAIL ADDRESSES INSTALLATION OF STRAPS AND APPLIES TO BOTH SAWN AND STRUCTURAL COMPOSITE LUMBER
2. STRAPS SIZE AND LENGTH ARE AS SPECIFIED ON FLOOR PLANS OR ELSEWHERE IN THIS DRAWING SET.
3. STRAPS ARE PER SIMPSON STRONGTIE (MANUFACTURER). ESR2105, COLARR#25713, COLARR#25910
4. STRAPS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. INSTALL ALL FASTENERS SPECIFIED BY MANUFACTURER. WHEN MULTIPLE OPTIONAL FASTENERS ARE SPECIFIED BY MANUFACTURER, PROVIDE LARGEST FASTENER, OR PROVIDE "END LENGTH" CONSISTENT WITH FASTENER UTILIZED
5. COILED STRAPS SHALL DEVELOP AS A MINIMUM "END LENGTH" AS SPECIFIED BY MANUFACTURER. LONGER STRAPS SHALL BE SPECIFIED WHEN SPECIFIED ON FLOOR PLANS OR ELSEWHERE IN THIS DRAWING SET.
6. FASTENERS SHALL ALWAYS BE DRIVEN INTO SOLID LUMBER WITH MIN SIZES PER INSET DETAIL "A". PROVIDE ADDITIONAL FRAMING OR BLOCKING AS NEEDED IF NOT SPECIFIED ON PLANS. FASTENERS THRU WOOD STRUCTURAL PANELS ONLY SHALL NOT BE PERMITTED.

STRAP INSTALLATION — 11

SCALE: N.T.S.



NOTES:
1. DETAILS APPLIES TO BOTH I-JOIST AND SAWN LUMBER. I-JOIST SHOWN.
2. PROVIDE TOP OR SIDE NAILER AS SPECIFIED ON THE PLANS OR CUSTOM DETAILS. IF NOT SPECIFIED, PROVIDE SIDE NAILER.
3. BLK'G, UNBLK'D, HI LOAD DIAPHRAGM ARE SPECIFIED ON PLANS
4. SEE "LEDGER/NAILER ANCHOR LAYOUT" FOR ANCHOR LAYOUT
5. FASTENERS CONNECTING NAILERS TO STEEL ARE WELDED THREADED STUDS (WTS)



MAX JOIST SPAN	SIDE NAILER - BEARING											
	ASSEMBLY I.				ASSEMBLY II.				ASSEMBLY III.			
12'-0"	3x	1	5/8	24	3x	1	3/4	12	3x	2	3/4	16
18'-0"	3x	1	5/8	16	3x	2	3/4	16	3x	3	3/4	16
24'-0"	3x	1	5/8	12	3x	2	3/4	12	3x	2	3/4	8
30'-0"	3x	2	5/8	16	3x	3	3/4	16	3x	3	3/4	8
36'-0"	3x	2	5/8	16	3x	2	3/4	8	3x	3	3/4	8

SIDE NAILER - NOT BEARING					
DIAPHRAGM TYPE	SIDE NAILER				
BLK'D/UNBLK'D[1]	2x	1	5/8	24	DEPTH TO MATCH STEEL BEAM DEPTH, BUT NEEDS NOT EXCEED 8" NOMINAL
HIGH LOAD[2]	3x	1	3/4	12	

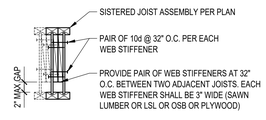
ASSEMBLIES:
I. NON OCCUPIED ROOFS WITH MAX 1" GRAVEL AND WITHOUT GARDEN ROOF
II. THIS ASSEMBLY INCLUDES
- NON OCCUPIED ROOFS WITH MORE THAN 1" AND UP TO 3" GRAVEL
- NON OCCUPIED GARDEN ROOF ASSEMBLIES UP TO 6"
- SINGLE FAMILY FLOORS AND DECKS

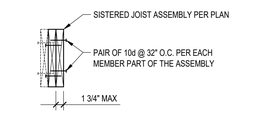
III. ALL CASES NOT COVERED IN I. OR II.

SCHEDULE LEGEND: 3x | 2 | 3/4 | 12
SIDE NAILER
ROWS OF FASTENERS
FASTENER DIAMETER
FASTENER SPACING

STEEL BEAM IN WOOD FRAMING — 3

SCALE: N.T.S.

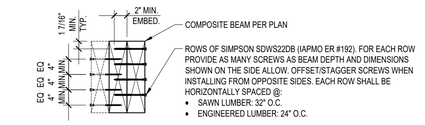


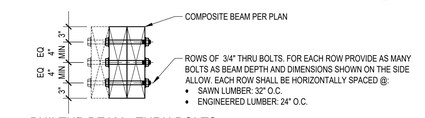


NOTES:
1. THIS DETAIL ADDRESSES THE CONNECTION OF MEMBERS FORMING A "SISTERED" OR "BUILTUP" ASSEMBLY. NUMBER AND SIZE OF SISTERING MEMBERS FORMING THE ASSEMBLY ARE AS SPECIFIED ON PLAN.

SISTERED JOIST — 16

SCALE: N.T.S.

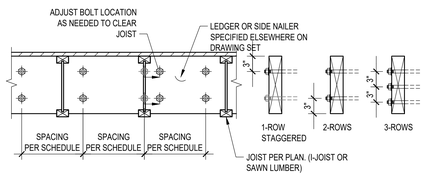


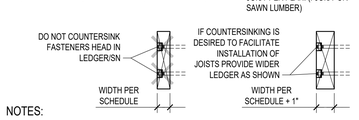


NOTES:
1. THIS DETAIL ADDRESSES THE CONNECTION OF MEMBERS FORMING A "SISTERED" OR "BUILTUP" ASSEMBLY. NUMBER AND SIZE OF SISTERING MEMBERS FORMING THE ASSEMBLY ARE AS SPECIFIED ON PLAN.

BUILTUP BEAM — 12

SCALE: N.T.S.

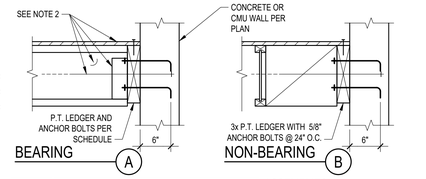




NOTES:
1. THIS DETAIL ADDRESSES LAYOUT OF ANCHOR BOLTS AND WELDED THREADED STUDS IN LEDGER AND SIDE NAILERS RESPECTIVELY. SIZE AND SPACING OF A.B. AND W.T.S. ARE PER SCHEDULES.
2. COORDINATE JOISTS LOCATION WITH FASTENER NUT. DO NOT COUNTERSINK LEDGER/SIDE NAILER. ALTERNATIVELY, PROVIDE 1" WIDER LEDGER/SIDE NAILER THAT WHAT SPECIFIED ON SCHEDULE AND PROVIDE COUNTERSUNK HOLES.
3. LEDGER DEPTH SHALL BE GREATER THAN JOIST DEPTH AND DEPTH NEEDED TO INSTALL FASTENERS.
4. DO NOT HANG BEAMS FROM LEDGERS. ONLY JOISTS

LEDGER/NAILER ANCHOR LAYOUT — 8

SCALE: N.T.S.



MAX JOIST SPAN	BEARING LEDGER SCHEDULE											
	ASSEMBLY I.				ASSEMBLY II.				ASSEMBLY III.			
12'-0"	3x	1	5/8	24	3x	1	3/4	16	3x	2	3/4	16
18'-0"	3x	1	5/8	16	3x	2	3/4	16	3x	3	3/4	16
24'-0"	3x	1	5/8	12	3x	2	3/4	16	3x	3	3/4	16
30'-0"	3x	1	5/8	12	3x	3	3/4	16	3x	2	3/4	8
36'-0"	3x	2	5/8	16	3x	3	3/4	16	3x	3	3/4	8

NOTES
1. THIS DETAIL ADDRESSES LEDGER AND ITS CONNECTION TO CONCRETE OR CMU.
2. FRAMING AND OUT OF PLANE ANCHORAGE ARE REFERENCED ELSEWHERE IN THE SET
3. SEE "LEDGER/NAILER ANCHOR LAYOUT" FOR ANCHOR LAYOUT
4. DO NOT HANG BEAMS FROM LEDGERS. JOISTS ONLY.

ASSEMBLIES:
I. NON OCCUPIED ROOFS WITH MAX 1" GRAVEL AND WITHOUT GARDEN ROOF
II. THIS ASSEMBLY INCLUDES
- NON OCCUPIED ROOFS WITH MORE THAN 1" AND UP TO 3" GRAVEL
- NON OCCUPIED GARDEN ROOF ASSEMBLIES UP TO 6"
- SINGLE FAMILY FLOORS AND DECKS

III. ALL CASES NOT COVERED IN I. OR II.

SCHEDULE LEGEND: 3x | 2 | 3/4 | 12
LEDGER
FASTENER DIAMETER
FASTENER SPACING

LEDGER TO CONCRETE/CMU MEMBERS — 4

SCALE: N.T.S.

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ISSUE FOR PERMIT	12.19.25
PC1 SET	04.27.26
LID REVISIONS	07.07.26
BID SET	08.05.26
BID SET	10.02.26

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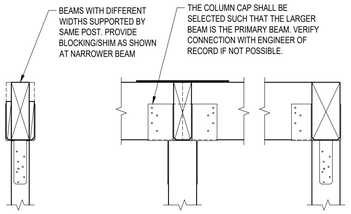
REGISTERED PROFESSIONAL ENGINEER MARIA NARVAEZ No. 36249 STRUCTURAL STATE OF CALIFORNIA

Date Signed 10/08/2025

C.I.P. NO.
JOB NO.
DRAWN
CHECK

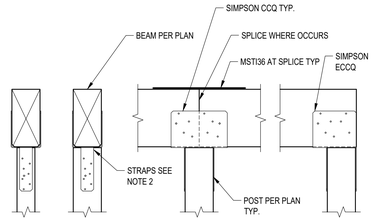
TYPICAL DETAILS - WOOD

SHEET
S0-41

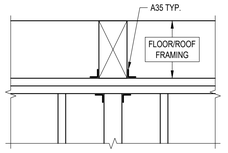


NARROW BEAM (C)

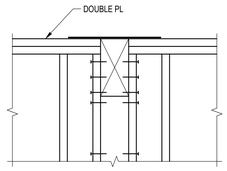
PERPENDICULAR BEAMS (B)



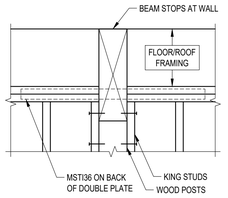
ISOLATED POST WITH COLUMN CAP (A)



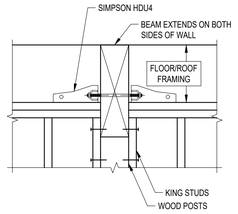
POST IN WALL (E)



DROPPED BEAM (D)



DROPPED BEAM (G)



DROPPED BEAM (4) (F)

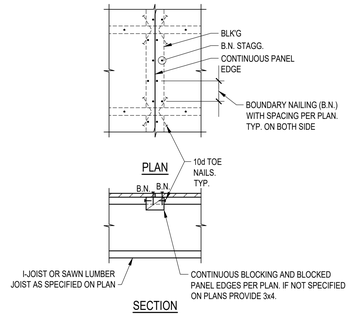
NOTES:

1. FASTENERS AT CONNECTORS NOT SHOWN. PROVIDE FASTENERS AT CONNECTORS PER MANUFACTURER'S SPECIFICATIONS.
2. PROVIDE CAPS WITH STANDARD STRAPS OR ROTATED STRAPS AS NEEDED TO FALL WITHIN FINISH MATERIALS
3. ALTERNATIVE STRAPS TO MSTI36 MAY BE PROVIDED WITH APPROXIMATE SIMILAR CAPACITY
4. DETAIL "F" MAY BE USED IN LIEU OF DETAIL "G" IF PREFERRED BY GC AT NO ADD COST TO CLIENT
5. IF BEAM TO POST CONNECTION ARE VISUALLY EXPOSED OBTAIN APPROVAL OF CONNECTORS FROM PROJECT ARCHITECT.

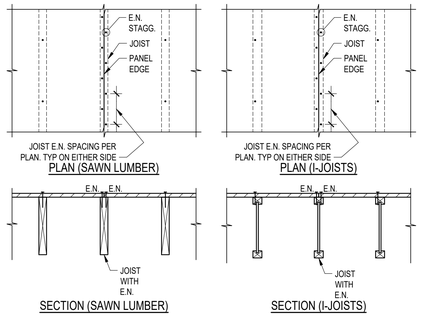
TYP. WOOD BEAM TO WOOD POST CONNECTION

SCALE: N.T.S.

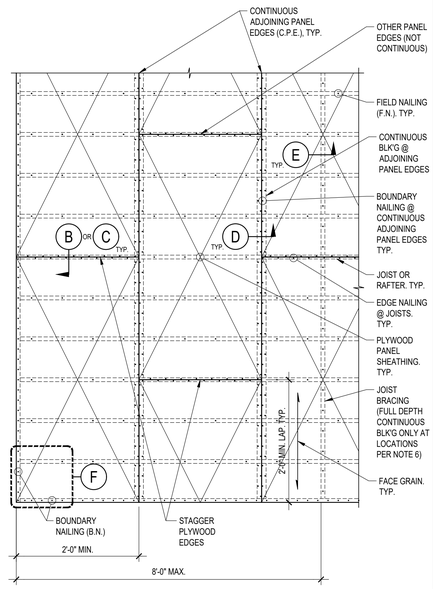
14
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ADJOINING PANEL EDGES - NAILING TO CONT. BLK'G SAWN LUMBER AND I-JOISTS (D)

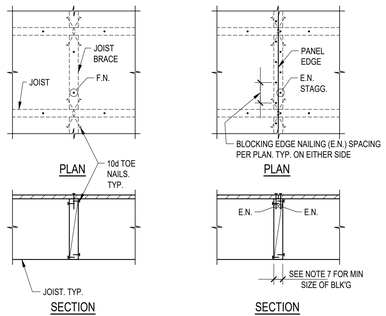


ADJOINING PANEL EDGES - NAILING TO JOISTS NAIL SPACING GREATER THAN 3" (B)

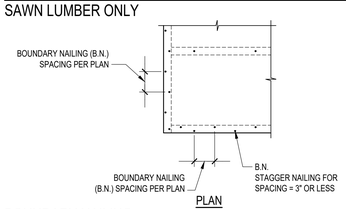


NOTES:

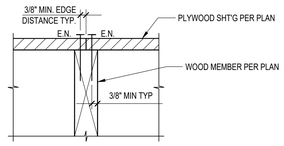
1. FOR SHEATHING THICKNESS AND GRADE SEE PLANS
2. FOR NAIL SIZE AND SPACING OF BOUNDARY NAILING (B.N.), EDGE NAILING (E.N.) AT JOISTS, EDGE NAILING AT BLOCK'G, SEE PLANS. FIELD NAILING (F.N.) SHALL ALWAYS BE @ 12" O.C.
3. PROVIDE MIN. 3/8" NAIL EDGE DISTANCE FROM PLYWOOD AND FRAMING MEMBERS. SEE INSET DETAIL "G"
4. FOR JOIST OR RAFTER SIZE AND SPACING SEE PLANS. PROVIDE SAWN LUMBER OR I-JOISTS MEMBERS AS SPECIFIED ON PLANS
5. BLOCK ALL PANEL EDGES AS SHOWN UNLESS UNBLOCKED PANEL EDGES ARE SPECIFIED ON THE PLANS. TONGUE AND GROOVE CANNOT BE USED AS SUBSTITUTION OF PANEL EDGES BLOCKING. WHERE PANEL EDGES ARE UNBLOCKED TONGUE AND GROOVE MUST BE PROVIDED. WHERE BLOCKED PANEL EDGES ARE PROVIDED, TONGUE AND GROOVE IN SHEATHING MAY BE OMITTED.
6. FULL DEPTH CONTINUOUS JOIST BRACING: AT SAWN LUMBER JOISTS WITH NOMINAL DEPTH-TO-THICKNESS RATIO EXCEEDING 6:1 PROVIDE FULL DEPTH CONTINUOUS JOIST BRACING MEMBERS @ 8'-0" MAX SPACING AS INDICATED ON THE PLAN ABOVE. AT ENGINEERED LUMBER JOISTS PROVIDE CONTINUOUS BRACING MEMBERS ONLY IF SPECIFIED PER MANUFACTURER'S RECOMMENDATIONS
7. (SAWN LUMBER ONLY) JOIST BRACING MEMBERS SHALL CONSISTS OF FULL DEPTH BLOCKING AS SHOWN PER INSET DETAIL "E". AS A MINIMUM PROVIDE 2x MEMBERS. IT SHALL BE PERMITTED TO USE JOIST BRACING BLOCKING AS PANEL EDGE BLOCKING PER INSET DETAIL "E2". PROVIDED THAT THE NAILED FACE OF FULL DEPTH BLOCKING MEETS THE LIMITATIONS SET FORTH ON NOTE 8.
8. THE MIN WIDTH OF NAILED FACE OF FRAMING AND BLOCKING AT ADJOINING PANEL EDGES SHALL BE AS FOLLOWS (FOR MULTIPLE LINE OF FASTENERS MORE STRINGENT REQUIREMENTS SHALL APPLY - SEE NOTE 15):
   - 1 1/2" ACTUAL (2x NOMINAL) IF E.N. OR B.N. SPACING IS GREATER THAN 3". SEE INSET DETAILS "B", "D", AND "E2".
   - 2 1/2" ACTUAL (3x NOMINAL) IF E.N. OR B.N. SPACING IS 3" OR LESS. SEE INSET DETAILS "C", "D", AND "E2".
9. ALL PLYWOOD END JOINTS SHALL BE STAGGERED 2'-0" MIN AS INDICATED
10. LONG DIMENSION OF PLYWOOD SHEATHING SHALL BE LAID PERPENDICULAR TO JOIST AS INDICATED
11. AT UNBLOCKED DIAPHRAGMS, C.P.E. & E.N. NEED ONLY OCCUR AT SUPPORTED PANEL EDGES
12. DIAPHRAGM NAILING TO BE OBSERVED BY STRUCTURAL ENGINEER BEFORE COVERING
13. PLYWOOD SPANS SHALL CONFORM WITH TABLE 2304.8(1) OF THE CBC.
14. NOT USED.
15. FOR DIAPHRAGM CONSTRUCTION WITH MULTIPLE LINES OF FASTENERS SEE ADDITIONAL REQUIREMENTS PER "MULTIPLE ROWS OF FASTENERS (HIGH LOAD DIAPHRAGM) DETAIL" UNDER TYPICAL DETAILS



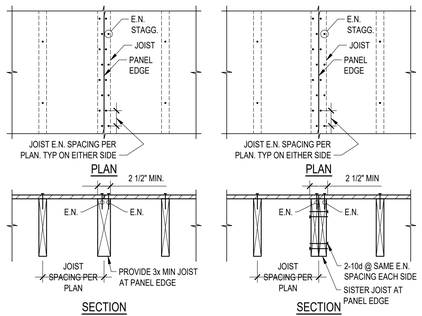
JOIST BRACING - FULL DEPTH BLK'G SAWN LUMBER ONLY (E)

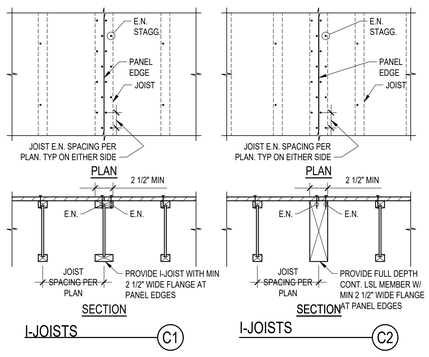


BOUNDARY NAILING SAWN LUMBER AND I-JOISTS (F)



NAILING EDGE DISTANCE (G)





NOTE:
DETAILS C1 AND C2 CAN BE INTERCHANGEABLY USED AT I-JOISTS ASSEMBLY. DETAILS C3 AND C4 CAN INTERCHANGEABLY BE USED AT SAWN LUMBER ASSEMBLIES

ADJOINING PANEL EDGES - NAILING TO JOISTS NAIL SPACING = 3" OR LESS (C)

TYP. LAYOUT AND NOTES (A)

TYP. SHEATHING ASSEMBLY - FLOOR, DECK, AND ROOF

SCALE: N.T.S.

3
-

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ISSUE FOR PERMIT	12.19.25
PC1 SET	04.27.26
LID REVISIONS	07.07.26
BID SET	08.05.26
BID SET	10.02.26

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARIA A NABHAN No. 56249 CIVIL STATE OF CALIFORNIA

Date Signed 10/08/2025

C.I.P. NO.
JOB NO.
DRAWN
CHECK

TYPICAL DETAILS - WOOD

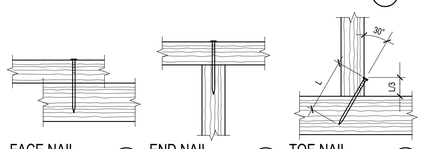
SHEET
S0-42

NAILING SCHEDULE	
CONNECTION	NAILING
POST TO PIER PAD	3-16d TOE NAIL or 4-8d TOE NAIL
GIRDER TO POST	3-16d TOE NAIL or 4-8d TOE NAIL
JOIST TO SILL OR GIRDER	3-8d TOE NAIL
BRIDGING TO JOIST	2-8d TOE NAIL EACH END
JOIST TO BLOCKING	16d END NAIL T&B OF EACH JOIST
RIM JOIST TO JOISTS	16d END NAIL T&B OF EACH JOIST
RIM JOIST TO SILL	16d TOE NAIL @ 16
FLOOR JOIST LAP @ BEARING	2-16d FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING	16d FACE NAIL @ 16
TOP PLATE TO STUD	2-16d END NAIL
STUD TO SOLE PLATE	2-16d END NAIL, OR 4-8d TOE NAIL
DOUBLED STUDS	16d FACE NAIL @ 12
DOUBLE TOP PLATES, LAP SPLICE	24-10d
TOP PLATES, LAPS AND INTERSECTIONS	2-10d FACE NAIL
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-8d TOENAIL
RIM JOIST TO TOP PLATE	8d TOENAIL @ 16
CONTINUOUS HEADER, TWO PIECES	16d @ 16 ALONG EACH EDGE
CEILING JOIST TO PLATE	3-8d TOE NAIL
CONTINUOUS HEADER TO STUD	4-8d TOE NAIL
CEILING JOISTS, LAP OVER PARTITIONS	3-16d FACE NAIL
CEILING JOIST TO PARALLEL RAFTER	3-16d FACE NAIL
RAFTER TO RIDGE	3-8d
RAFTER TIES, 2" LUMBER	3-16d FACE NAIL
RAFTER TIES, 1" LUMBER	5-8d FACE NAIL
RAFTER TO PLATE	3-8d TOE NAIL
1"X4" MIN. BRACE TO EACH STUD AND PLATE	2-8d FACE NAIL
BUILT-UP CORNER STUDS	16d @ 12

NOTES:

1. PROVIDE NAILING PER THIS SCHEDULE U.N.O. ON PLANS OR DETAILS
2. ALTERNATIVELY TO THIS SCHEDULE, NAILING PER "FASTENING SCHEDULE" PER LATEST EDITION OF CALIFORNIA BUILDING CODE CAN ALSO BE USED

SCHEDULE — D



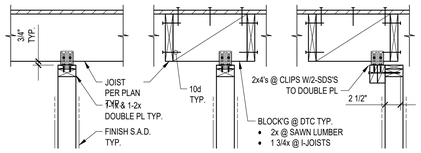
FACE NAIL A | END NAIL B | TOE NAIL C

NAILING SCHEDULE — 18

SCALE: N.T.S.

INDICATES SIMPSON DTC CLIP (IAPMO ER 124, COLA RR25489) WITH SPACING PER SCHEDULE. CONNECT WITH 4-#8 WOOD SCREWS AT THE BASE AND 2-#8 WOOD SCREWS AT THE SLOTS. INSTALL PER MANUFACTURER'S SPECS

DTC CLIP MAX SPACING		
MAX WALL HEIGHT	SINGLE LAYER OF GYPBOARD EA FACE	MAX DOUBLE LAYER OF GYPBOARD EA FACE OR SINGLE LAYER EA FACE AND TILES
UP TO 12'-0"	DTC @ 48" O.C.	DTC @ 32" O.C.
UP TO 16'-0"	DTC @ 32" O.C.	DTC @ 24" O.C.

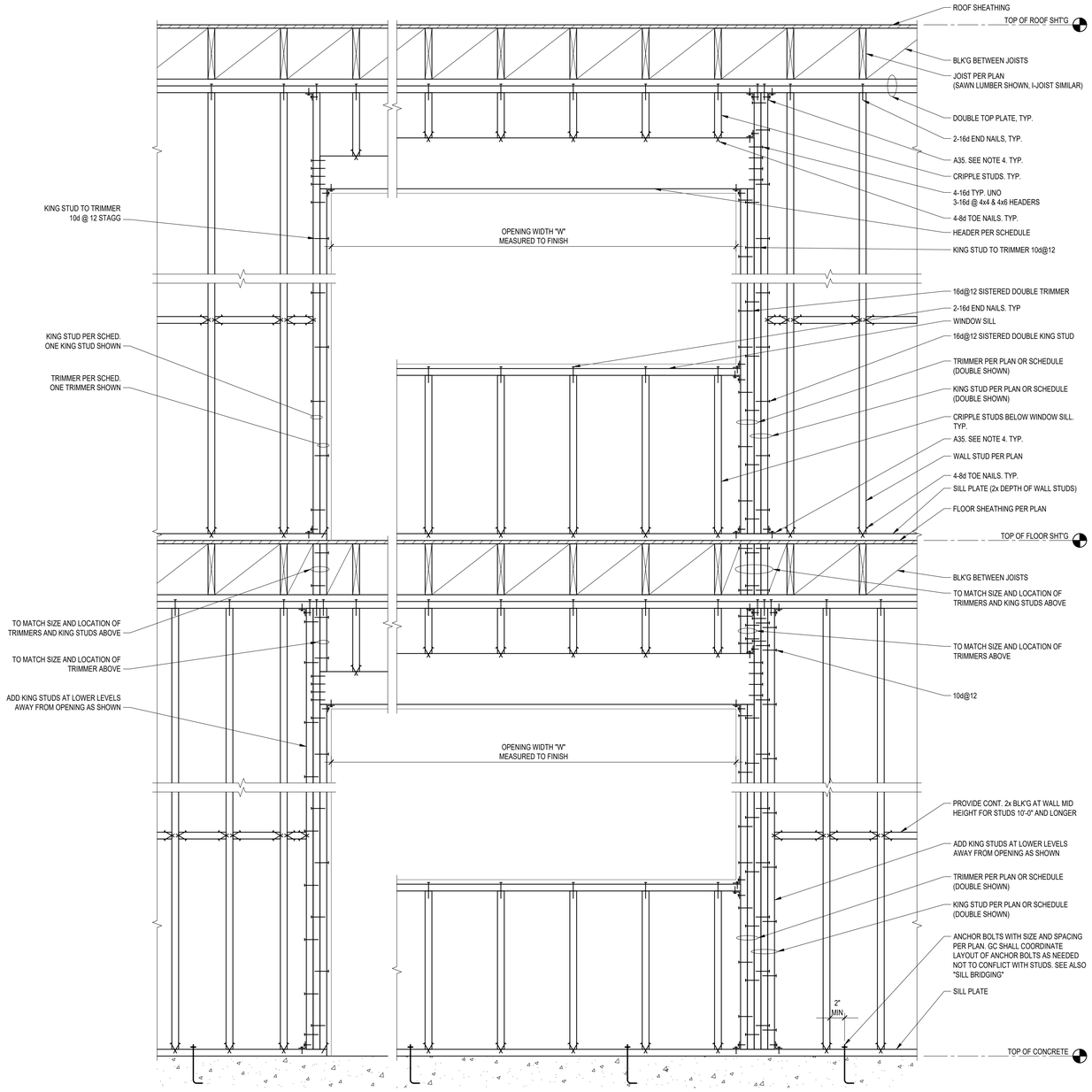


PERPENDICULAR TO JOIST A | PARALLEL TO JOIST B

NOTES:
1. DETAIL APPLIES TO BOTH I-JOIST CONSTRUCTION AND SAWN LUMBER. SAWN LUMBER SHOWN.
2. FOR WALL ASSEMBLIES OTHER THAN WHAT SHOWN ON THE SCHEDULE INCLUDING STONE VENEER CONTACT STRUCTURAL ENGINEER TO CONFIRM CLIP SPACING.

TOP CONN. NON BEARING WALL — 19 / -

SCALE: N.T.S.



STUD WALL PLATFORM FRAMING — 3 / -

SCALE: N.T.S.

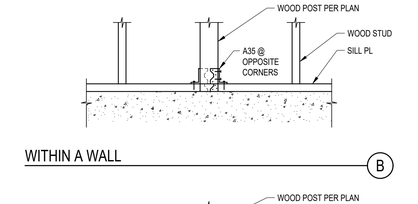
TYP. MIN HEADER SIZE SCHEDULE UNO (7) (10)												
	NON BEARING			BEARING								
				EXT			INT x4			INT x6		
MAX OPN'G "W"	EXT	INT x4	INT x6	ROOF	FLOOR	P.A.	ROOF	FLOOR	P.A.	ROOF	FLOOR	P.A.
4'-0"	6x6	4x4	6x6	6x6	6x6	6x8	4x6	4x8	4x10	6x6	6x8	6x10
6'-0"	6x6	4x4	6x6	6x6	6x8	6x10	4x8	4x10	4x12	6x8	6x10	6x12
8'-0"	6x6	4x6	6x6	6x8	6x10	6x12	4x10	4x12	S412 (11)	6x10	6x12	S612 (11)

TYP. MIN NUMBER OF TRIMMERS AND KING STUDS SCHEDULE UNO (9)										
	BEARING								NON BEARING	
	SUPPORT RF & MAX 2 FLR'S		SUPPORT RF & 3 OR MORE FLR'S				ALL HEIGHTS			
MAX OPN'G W*	INT		EXT		INT		EXT		INT & EXT	
	TRMR	KS	TRMR	KS	TRMR	KS	TRMR	KS	TRMR	KS
6'-0"	1	1	1	1	1	2	1	1	1	1
8'-0"	SP	1	2	2	SP	2	2	3	1	1

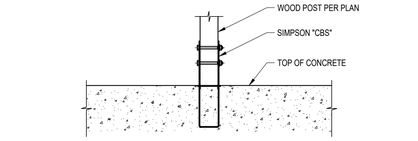
PA = PUBLIC AREA SP = SEE PLAN INT = INTERIOR EXT = EXTERIOR TRMR = TRIMMER KS = KING STUD
RF = ROOF FLR = FLOOR

NOTES:

1. THIS DETAIL ILLUSTRATES TYPICAL WALL FRAMING AND THEIR CONNECTIONS TO DOUBLE PLATE AND SILL, AS WELL AS FRAMING OF WINDOWS AND DOORS WITHIN WALLS. THE SCHEDULES ARE APPLICABLE FOR SINGLE STORY CONDITIONS OR MULTISTORY CONDITIONS WHERE WINDOWS AND DOORS ARE STACKED ACROSS BUILDING HEIGHT. WALL STUD SIZE AND SPACING, DOUBLE PLATE CONSTRUCTION, CONNECTIONS TO FLOOR, CONNECTIONS TO ROOF, AND CONNECTIONS TO CONCRETE, ARE SPECIFIED ELSEWHERE IN THE DRAWING SET.
2. THIS DETAIL IS APPLICABLE FOR BOTH FIRE TREATED OR NON FIRE TREATED CONSTRUCTION.
3. WALLS ARE BEARING WHEN ROOF OR FLOOR FRAMING LAND ON THEM. THE ROOF OR FLOOR JOISTS CAN BE PERPENDICULAR TO OR AT AN ANGLE OF BEARING WALLS. THE TYPICAL WALL FRAMING ELEVATION PER THIS DETAIL SHOWS A BEARING CONDITION.
4. SEE SHEAR WALL ELEVATION FOR ADDITIONAL REQUIREMENTS
5. AT INTERIOR WALLS ONLY A35 CLIPS CAN BE OMITTED AND SUBSTITUTED WITH 2-16d TOE NAILS
6. SEE PLANS FOR SPECIAL FRAMING REQUIREMENTS. PLATFORM FRAMING SHALL BE PROVIDED UNLESS BALLOON FRAMING IS CALLED OUT ON THE PLANS
7. HEADER SIZES SHOWN IN SCHEDULES ABOVE ARE MINIMUM HEADER SIZES APPLICABLE TO OPENINGS (WINDOWS AND/OR DOORS) STACKING ACROSS BUILDING HEIGHT. LARGER HEADED SIZE MAY BE SPECIFIED ON PLANS.
8. STUD HEIGHT LIMITATIONS:
   2x4 AT 16" O.C. NOT TO EXCEED 9 FEET.
   3x4 AT 16" O.C. NOT TO EXCEED 10 1/2 FEET.
   IF CALLED OUT STUD SIZES AT ANY GIVEN FLOOR LEVEL EXCEED THESE LIMITATIONS, CONTACT STRUCTURAL ENGINEER FOR CLARIFICATION.
9. UNO MORE STRINGENT SIZES ARE CALLED OUT ON PLANS, TRIMMERS AND KING STUDS SHALL BE SAME SIZE AS STUDS AT GIVEN FLOOR LEVEL.
10. FOLLOWING SUBSTITUTIONS FOR HEADERS ARE PERMITTED:
    2-2x4 FOR 4x4
    2-2x6 FOR 4x6
    2-2x8 FOR 4x8
11. S412 = 3.5x11.25 LVL, S612 = 5.25x11.25 LVL



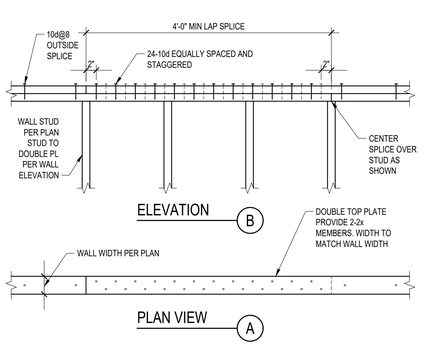
WITHIN A WALL B



ISOLATED POST A

TYP. POST BASE — 20 / -

SCALE: N.T.S.

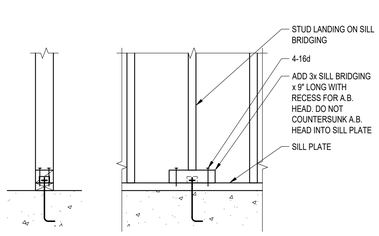


ELEVATION B

PLAN VIEW A

TOP PLATE CONSTRUCTION AND SPLICE — 16 / -

SCALE: N.T.S.

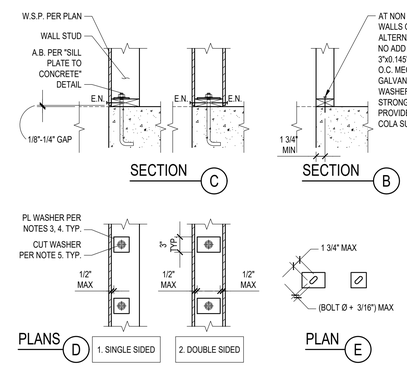


NOTES:

1. GENERAL CONTRACTOR SHALL COORDINATE ANCHOR BOLT PLACEMENT WITH STUD PLACEMENT AS NEEDED TO AVOID CONFLICTS BETWEEN STUDS AND ANCHOR BOLTS.
2. IN CASE CONFLICT AT FEW SPECIFIC LOCATIONS ARE UNAVOIDABLE, OR AS A FIX FOR A MISPLACED A.B. SILL BRIDGING PER THIS DETAIL MAY BE PROVIDED AT NO ADD COST TO CLIENT.

SILL PLATE BRIDGING — 12 / -

SCALE: N.T.S.



NOTES:

1. ALL SILL PLATES IN CONTACT WITH CONCRETE SHALL BE CONNECTED TO CONCRETE AS SHOWN.
2. IF THE WALL IS PART OF A SHEAR WALL, ADDITIONAL REQUIREMENTS APPLY. SEE "SHEAR WALL ELEVATION SCHEDULE AND DETAILS"
3. IF THE WALL IS SHEATHED WITH WOOD STRUCTURAL PANELS, PROVIDE ADDITIONAL PLATE WASHERS AS SHOWN
4. PLATE WASHER SHALL BE MIN 0.229" THICK, AND SHALL HAVE SIZE THAT MEETS DIMENSION REQUIREMENTS PER INSET DETAILS "D".
5. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT.
6. SIMPSON BPS BEARING PLATES MAY BE UTILIZED AS FOLLOWS:
   - 3x3 FOR SINGLE SIDED AND x4 DOUBLE SIDED WALLS
   - 3x4 1/2 FOR DOUBLE SIDED WALLS ON x6 SILL

WALL SILL PLATE TO CONCRETE CONNECTION — 4 / -

N.T.S.

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ISSUE FOR PERMIT	12.19.25
PC1 SET	04.27.26
LID REVISIONS	07.07.26
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BID SET	10.02.26

SEAL / SIGNATURE

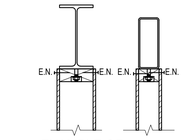
REGISTERED PROFESSIONAL ENGINEER — MARYA NAHAPETIAN — No. S6248 — STATE OF CALIFORNIA

Date Signed 10/08/2025

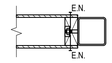
C.I.P. NO.
JOB NO.
DRAWN
CHECK

TYPICAL DETAILS - WOOD

SHEET
S0-43

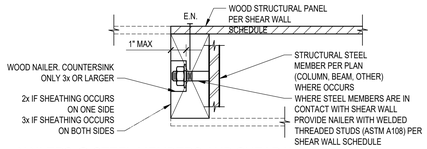


EXAMPLE OF NAILERS AT BEAMS



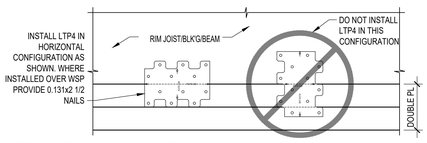
EXAMPLE OF NAILERS AT COLUMN

NOTES:
1. EXAMPLES ARE SHOWN FOR WIDE FLANGE AND HSS SECTIONS. SIMILAR DETAILS APPLY TO OTHER SECTIONS

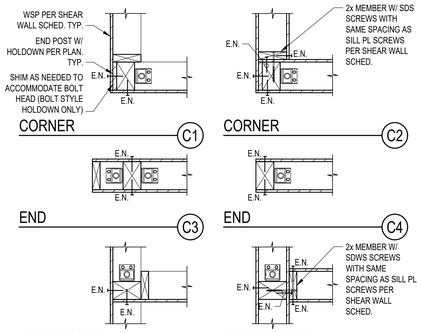


NAILERS @ STEEL MEMBERS AND SHEAR WALLS (H)

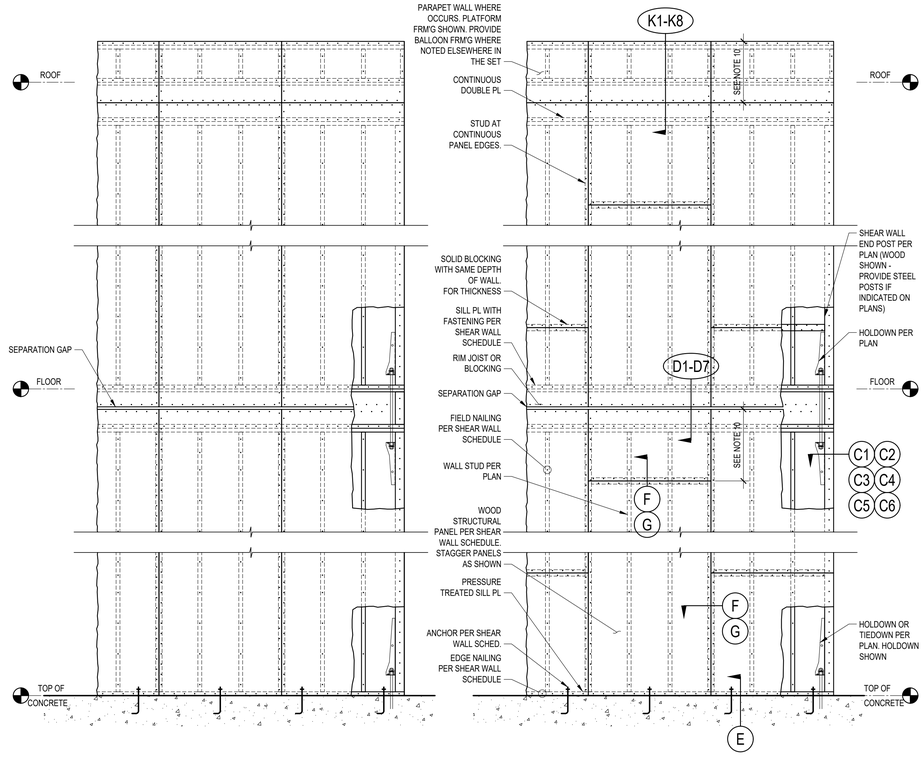
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LTP 4 INSTALL. - ELEVATION VIEW (J)



SHEAR WALL END CONDITIONS (C)



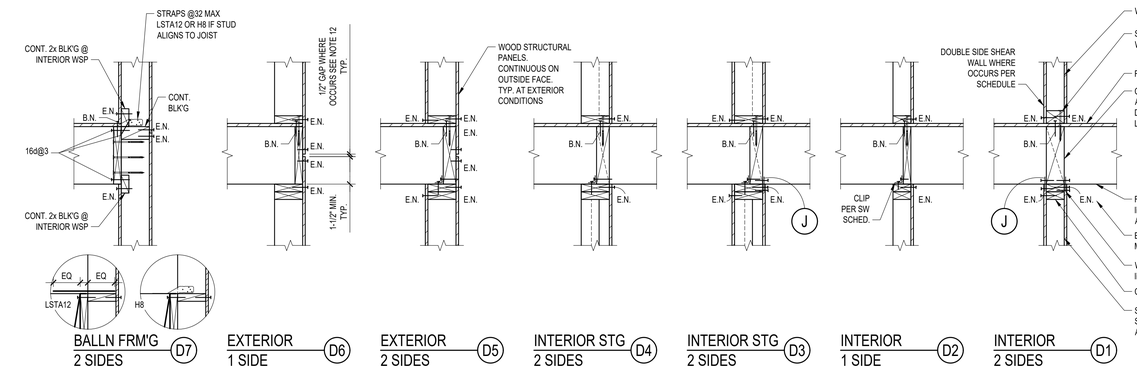
ALTERNATIVE WOOD STRUCTURAL PANEL TILING (7) (A3)

TYPICAL SHEAR WALL ELEVATION (A2)

SHEAR WALL SCHEDULE NOTES:

1. PROVIDE PANELS, MIN FRAMING, ANCHORS, FASTENERS, AND CLIPS, PER INSET DETAIL B "SHEAR WALL SCHEDULE".
2. CONNECTION OF SILL PLATE TO CONCRETE
   A. PRE INSTALLED ANCHOR BOLTS PER SCHEDULE CAN BE "J" BOLTS, HEADED ANCHOR BOLTS, OR ALL THREADED RODS WITH BOTTOM NUT AND SIZE AND SPACING MATCHING ANCHOR BOLTS PER SCHEDULE.
   B. POST INSTALLED ANCHOR MAY BE SIMPSON TITEN HD SCREWS PER SCHEDULE (ICC ESR 2713 AND COLA SUPPLEMENT)
   C. FOR ALL WALLS, PROVIDE MINIMUM TWO ANCHOR BOLTS PER PIECE OF SILL PLATE & ONE LOCATED WITHIN 12" AND NOT LESS THAN 7 BOLT DIAMETER OR 4 3/8" OF EACH END OF EACH SILL PLATE.
3. AT (E) FOUNDATION, SILL ANCHORS MAY BE UFP W/ 2- 1/2"Ø TITEN HD SCREW ANCHORS W/ 5" MIN. EMBED AND W/ 5- 1/4"Ø X 3" LONG SDS SCREWS TO SILL PL. SPACING SHALL BE AS SAME AS ANCHOR BOLT SPACING PER SHEAR WALL SCHED. (LARR #25726, ICC ESR-2616 FOR UFP; LARR #25741, ICC ESR-2713 FOR TITEN HD).
4. FRAMING REQUIREMENTS
   FOR MIN FRAMING REQUIREMENTS SEE SCHEDULE. RIM THICKNESS AT DOUBLE SIDED INTERIOR SHEAR WALLS WITH SAWN LUMBER FRAMING SHALL BE 4x FOR x4 WALLS AND 3x FOR x6 WALLS.
5. SILL PL ATTACHMENT TO WOOD FRAMED FLOORS
   WOOD SCREWS SHALL BE SIMPSON SDWS22600 FOR SILL PL CONNECTED TO WOOD RIM JOIST OR BLOCKING. PROVIDE SDS25412 FOR SILL PLATE CONNECTED TO TOP NAILER AT STEEL BEAMS. ALTERNATIVELY, 16d NAILS CAN BE USED WHERE ALLOWED BY THE SHEAR WALL SCHEDULE PROVIDED THE FLOOR/ROOF SHEATHING THICKNESS IS NOT MORE THAN 3/4".
6. FOR SPECIFICATIONS OF HOLD-DOWNS OR CONTINUOUS STEEL RODS (TIEDOWNS) AT THE END OF THE SHEAR WALL SEE PLANS AND "HOLDOWN TYPICAL DETAILS AND SCHEDULE" OR "TIEDOWN TYPICAL DETAILS" RESPECTFULLY. NOTE THAT ELEVATIONS ON THE SIDE SHOW HOLDOWNS ONLY.
7. WOOD STRUCTURAL PANELS
   A. OSB OR PLYWOOD WOOD STRUCTURAL PANELS MAY BE USED FOR THE SHEAR WALL CONSTRUCTION, EXCEPT THAT OSB SHALL NOT BE PERMITTED IN SHEAR WALL CONSTRUCTION LABELED AS FIRE RETARDANT TREATED BY THE ARCHITECT. FOR FIRE RETARDANT TREATED SHEAR WALLS THE UNIT SHEAR CAPACITY IS REDUCED TO 90% OF THE ALLOWABLE VALUE PER THE CODE REPORTS FOR THE SPECIFIED FIRE TREATMENT PRODUCT. SEE TIMBER GENERAL NOTES FOR ADDITIONAL INFORMATION.
   B. WOOD STRUCTURAL PANELS SIZE AND ARRANGEMENT MAY BE PER EITHER ELEVATION A2 OR ELEVATION A3. CONTRACTOR SHALL SELECT MORE ECONOMICAL CONFIGURATION BASED ON BUILDING TYPE.
   C. WHERE WOOD STRUCTURAL PANELS ARE APPLIED ON BOTH FACES OF WALL STUDS ADJACENT PANEL EDGES SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS PER INSET DETAIL G, AND SILL PLATE SHALL BE A 3x MEMBER PER INSET DETAILS E.
   D. MIN DIMENSION OF WOOD STRUCTURAL PANELS SHALL BE 2'-0"
   E. PROVIDE 1/2" SEPARATION GAP BETWEEN WOOD STRUCTURAL PANELS AT FLOOR LEVELS. SEPARATION GAPS MAY BE OMITTED AND WOOD STRUCTURAL PANELS CAN RUN CONTINUOUSLY ACROSS FLOORS FOR BUILDINGS WITH NO MORE THAN TWO STORIES OF WOOD FRAMING
8. NAILS SHALL BE PLACED NOT LESS THAN 3/8 INCH FROM PANEL EDGES AT 2x MEMBERS (1/2 INCH AT 3x MEMBERS) & 3/8 INCH FROM THE EDGE OF THE CONNECTING MEMBERS. ALL SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.

NOTES (A1)

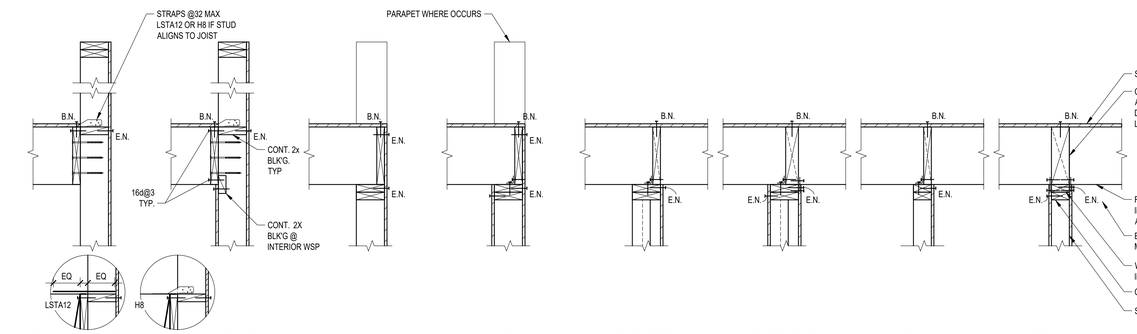


BALLN FRM'G 2 SIDES (D7) | EXTERIOR 1 SIDE (D6) | EXTERIOR 2 SIDES (D5) | INTERIOR STG 2 SIDES (D4) | INTERIOR STG 2 SIDES (D3) | INTERIOR 1 SIDE (D2) | INTERIOR 2 SIDES (D1)

SHEAR WALL SCHEDULE (2022 CBC - 2021 AF&PA SDPWS - TABLE 4.3A - SEISMIC)

MARK	WOOD STRUCTURAL PANELS (7) (PLYWOOD OR OSB U.N.O. ON THE PLANS)	NO. OF SIDES	NAILING EDGE NAILING (E.N.)	NAILING FIELD NAILING (F.N.)	SHEAR CLIPS TYP. UNO	SHEAR CLIPS EXT. DET. D5, D6 K5, K6	WTS DETAIL "H"	RIM MIN THICK. UNO FLOOR SCL	RIM MIN THICK. UNO FLOOR SAWN	RIM MIN THICK. UNO ROOF SCL	RIM MIN THICK. UNO ROOF SAWN	SILL PLATE x4 WALL	SILL PLATE x6 WALL	MIN FRM'G THICK @ APE	SILL PLATE FLOOR ATTACH. FRAMED FLOOR (5)	SILL PLATE FLOOR ATTACH. CONCRETE (2) ANCHOR BOLTS	SILL PLATE FLOOR ATTACH. CONCRETE (2) TITEN HD	ALLOW. SHEAR (PLF)	ALLOW. SHEAR FIRE TREAT. (PLF)
1	15/32" APA RATED SHT'G SPAN RATING 32/16	1	8d@6	8d@12	1 @24	NO CLIPS	5/8@24	1.75"	2x	1.75"	2x	2x4	2x6	2x	SDWS@24 16d@8 OR	5/8@48	5/8@48	260	234
2	15/32" APA RATED SHT'G SPAN RATING 32/16	1	8d@4	8d@12	1 @20	NO CLIPS	5/8@24	1.75"	2x	1.75"	2x	2x4	2x6	2x	SDWS@18 16d@6 OR	5/8@48	5/8@48	350	342
3	15/32" APA STRUCT-I RATED SHT'G SPAN RATING 32/16	1	10d@4	10d@12	1 @12	NO CLIPS	5/8@24	1.75"	2x	1.75"	2x	2x4	2x6	3x	SDWS@12 16d@4 OR	5/8@32	5/8@32	510	459
4	15/32" APA STRUCT-I RATED SHT'G SPAN RATING 32/16	1	10d@3	10d@12	1 @10	NO CLIPS	5/8@24	1.75"	2x	1.75"	2x	3x4	3x6	3x	SDWS@9 16d@3 OR	5/8@24	5/8@32	665	599
5	15/32" APA STRUCT-I RATED SHT'G SPAN RATING 32/16	1	10d@2	10d@12	1 @8	NO CLIPS	5/8@24	1.75"	2x	1.75"	2x	3x4	3x6	3x	SDWS@6 16d@2.5 OR	5/8@20	5/8@24	870	783
6	15/32" APA STRUCT-I RATED SHT'G SPAN RATING 32/16	2	10d@3	10d@12	2 @10	1 @10	5/8@16	3.5"	3x/4x (4)	1.75"	2x	3x4	3x6	3x	SDWS@3 -	5/8@16	5/8@20	1,330	1,197
7	15/32" APA STRUCT-I RATED SHT'G SPAN RATING 32/16	2	10d@2	10d@12	2 @8	1 @8	5/8@12	3.5"	3x/4x (4)	1.75"	2x	3x4	3x6	3x	2 ROWS OF SDWS@5	5/8@12	5/8@16	1,740	1,566

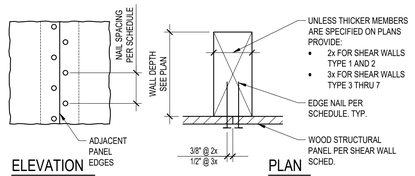
TYPICAL SHEAR WALL SCHEDULE (B)



BALLN FRM'G 1 SIDE (K8) | BALLN FRM'G 2 SIDES (K7) | EXTERIOR 1 SIDE (K6) | EXTERIOR 2 SIDES (K5) | INTERIOR STG 1 SIDE (K4) | INTERIOR STG 2 SIDES (K3) | INTERIOR 1 SIDE (K2) | INTERIOR 2 SIDES (K1)

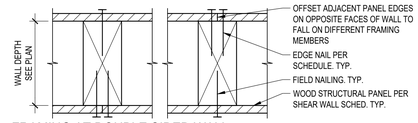
SHEAR WALL ELEVATION SCHEDULE AND DETAILS

SCALE: N.T.S.

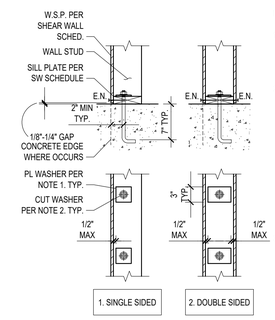


ELEVATION PLAN

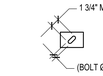
FRAMING AT ADJACENT PANEL EDGES (F)



FRAMING AT DOUBLE SIDED WALL (G)



NOTES:
1. PLATE WASHER SHALL BE MIN 0.229" THICK, AND SHALL HAVE SIZE THAT MEETS DIMENSION REQUIREMENTS PER INSET DETAILS 1 AND 2.
2. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT.



3. SIMPSON BPS BEARING PLATES MAY BE UTILIZED AS FOLLOWS:
   • 3x3 FOR SINGLE SIDED AND 4x DOUBLE SIDED WALLS
   • 3x4 1/2 FOR DOUBLE SIDED WALLS ON 6x SILL

SILL PLATE CONNECTION TO CONCRETE (E)

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SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARIA A. NABIAN No. 56249 CIVIL STATE OF CALIFORNIA

Date Signed 10/08/2025

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JOB NO.
DRAWN
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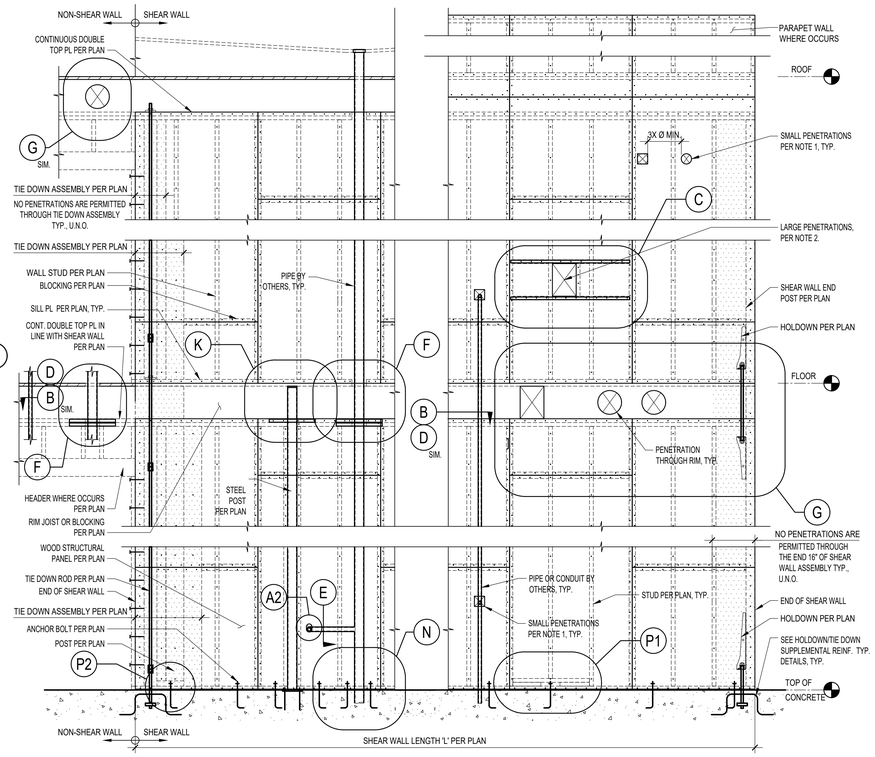
TYPICAL DETAILS - WOOD SHEAR WALL

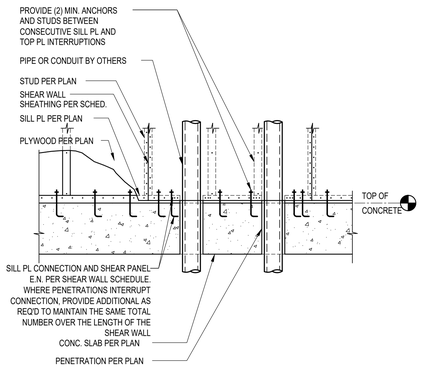
SHEET
S0-44

PENETRATIONS THROUGH SHEAR WALL NOTES:

1. 4 1/2" Ø AND 4 1/2" SQ. MAX PENETRATION SIZE THROUGH SHEAR WALL PANELS ARE PERMITTED PROVIDED:
   a. 3X Ø (OR 3X SQ. DIMENSION) MINIMUM CLEAR SPACING BETWEEN PENETRATIONS
   b. NO OPENINGS TO OCCUR WITHIN TIE-DOWN POST AREA AT WALL ENDS UNLESS SPECIFICALLY CALLED OUT ON PLAN OR APPROVED BY THE SEOR
   c. NO OVER CUTS IN WOOD MEMBERS AND SHEATHING ARE PERMITTED
2. FOR PENETRATIONS LARGER THAN THOSE SPECIFIED IN 1) ABOVE:
   a. REROUTE PIPE OR DUCT, ETC. AROUND SHEAR WALLS
   b. SEE PLANS FOR LOCATIONS OF APPROVED PENETRATIONS
   c. OR NOTIFY THE SEOR AND AOR OF SPECIFIC PROPOSED PENETRATIONS FOR REVIEW
3. THE MAX ACCUMULATED LENGTH OF PENETRATIONS AT ANY GIVEN ELEVATION SHALL NOT EXCEED 10% OF THE WALL LENGTH 'L', TYP. U.N.O.
4. THIS DETAIL APPLIES TO ALL SHEARWALLS AND WALLS IN LINE WITH SHEARWALLS, TYP. U.N.O.
5. INSTALL ALL STRAPS AND HARDWARE PER MANUFACTURER SPECIFICATIONS.

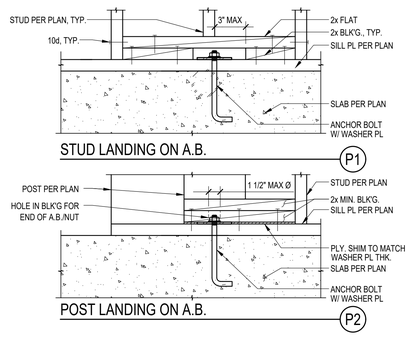
NOTES: PENETRATIONS THROUGH TYP. SHEAR WALLS (A1)



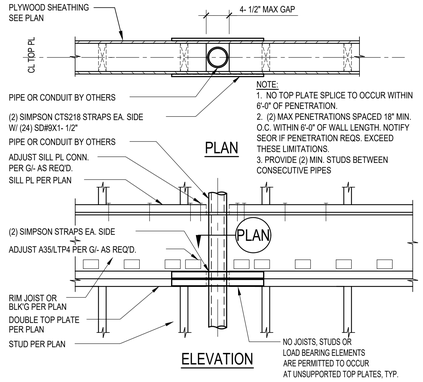


ELEVATION: TYP. INTERRUPTED SILL PL AT CONCRETE (N)

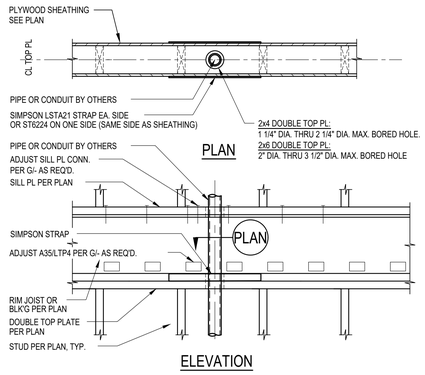
ELEVATION: PENETRATIONS THROUGH A TYPICAL SHEAR WALL (A)



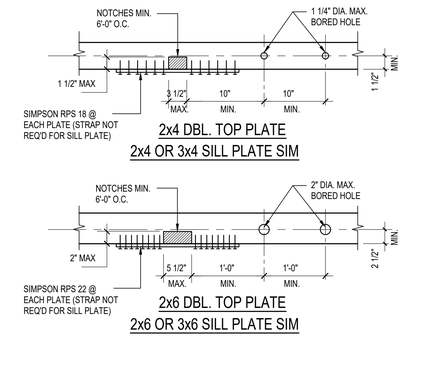
ELEVATION: POST OR STUD LANDING ON A.B. (P)



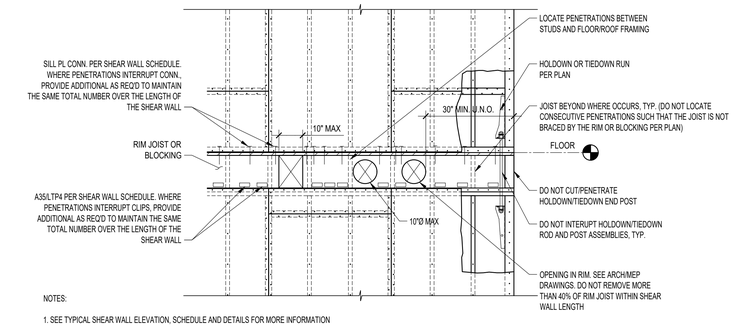
ELEVATION: TYP. INTERRUPTED DBL. TOP PL & SILL PL BY PIPE (F)



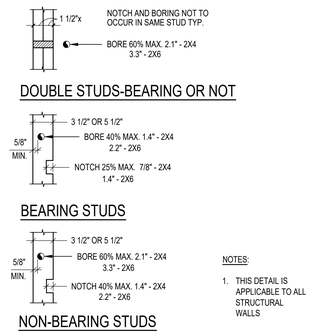
TYP. SMALL PIPE OR CONDUIT THROUGH DBL. TOP PL (D)



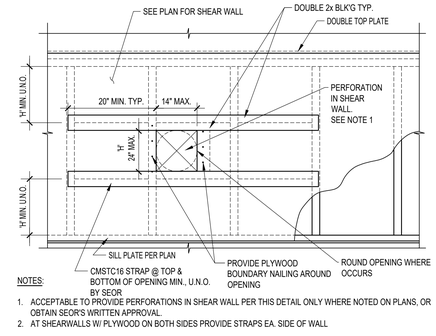
PLAN: TYP. DOUBLE TOP PL NOTCHING & BORING (B)



ELEVATION: TYPICAL PENETRATIONS IN RIM JOIST/BLOCKING (G)



SECTION: TYP. STUD NOTCHING (E)



ELEVATION: LARGE OPENINGS IN SHEAR WALLS (C)

PENETRATIONS AND ASSEMBLY INTERRUPTIONS AT A TYPICAL SHEAR WALL

SCALE: N.T.S.

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DRAWN
CHECK

TYPICAL DETAILS - WOOD SHEAR WALL

SHEET
S0-45

MARK (PER PLAN)	GRADE 36 ROD DIAM. "Da"	PL WASHER T (IN)	PL WASHER SIDE (IN)	HOLDOWN (1)	FASTENER	MIN POST SIZE (2)	CAPACITY	CAPACITY WITH 25% REDUCTION PER CITY OF LA	STRAP (8)
2	5/8"	3/8	1 1/2	HDU2	6-SDS25212	4x4	3,075 LBS	2,306 LBS	MSTC52
4	5/8"	3/8	1 1/2	HDU4	10-SDS25212	4x4	4,565 LBS	3,424 LBS	MSTC52
5	5/8"	3/8	1 1/2	HDU5	14-SDS25212	4x6	5,670 LBS	4,253 LBS	MST60
8	7/8"	3/8	2	HDU8	20-SDS25212	4x6 OR 6x6	7,870 LBS	5,903 LBS	CMST12 7'-2" LONG
11	1"	3/8	2	HDU11	30-SDS25212	4x6 OR 6x6	9,535 LBS	7,151 LBS	NA
14	1"	3/8	2	HDU14	36-SDS25212	6x6	14,445 LBS	10,834 LBS	NA
12	1 1/8"	3/8	2 1/2	HD12	4-1"Ø BOLTS	6x6	15,510 LBS	11,633 LBS	NA
19	1 1/4"	3/8	3	HD19	5-1"Ø BOLTS	4x8 OR 8x8	19,360 LBS	14,520 LBS	NA
14 14	2-1"	3/8	2	DOUBLE HDU14	2 x 36-SDS25212	6x6	28,780 LBS	21,585 LBS	NA

HOLDOWN SCHEDULE (A)

NOTES:

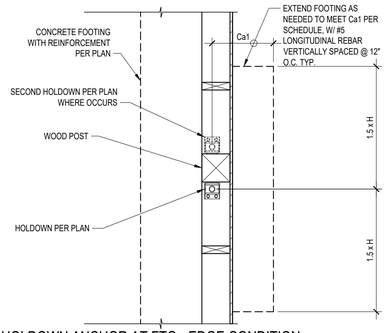
1. HDU SCREW-STYLE HOLDOWNS ARE PER ICC ESR 2330. BOLT-STYLE HOLD DOWNS PER IAPMO ESR 0143
2. POST SIZE SHOWN ON THE SCHEDULE ARE MINIMUM SIZES. IF LARGER SIZES ARE SPECIFIED ON THE PLANS THE SIZES SHOWN ON PLANS SHALL BE USED
3. ROD SHALL BE A36 ALL THREADED RODS
4. UNLESS MORE STRINGENT REQUIREMENTS ARE SPECIFIED IN HOLDOWN DETAILS, INSTALL HOLDOWNS 1/2 INCH MINIMUM ABOVE THE PLATE TO ALLOW FOR TIGHTENING OF ANCHOR BOLT. THE HOLD DOWN SHALL BE INSTALLED TIGHT TO THE POST WITHOUT FILLERS OR DAPPING. DO NOT BEND HOLD DOWN ANCHORS.
5. NUT AT HOLDOWN THREADED ROD SHOULD BE FINGER-TIGHT PLUS 1/2 TURN WITH A HAND WRENCH. DO NOT OVER-TORQUE THE NUT. DO NOT USE IMPACT WRENCHES.
6. HOLDOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION/OBSERVATION
7. HOLDOWNS MUST BE INSPECTED/OBSERVED BEFORE COVERING WITH SHEATHING.
8. AT GC DISCRETION AND AS MEANS TO SIMPLIFY CONSTRUCTION STRAPS NOTED ON SCHEDULE MAY BE INSTALLED IN LIEU OF HOLDOWNS AT EXTERIOR WALLS FOR BUILDINGS WITH NOT MORE THAN 3 STORIES ABOVE GRADE. SEE "STRAP AT SHEAR WALL END POST" DETAIL.

NOTES (B)

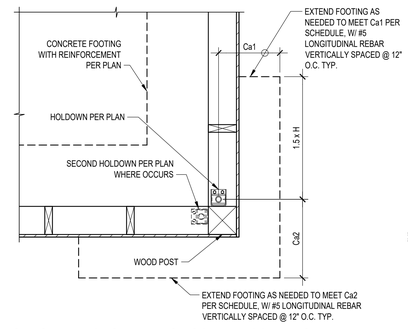
HOLDOWN SCHEDULE AND NOTES

SCALE: N.T.S.

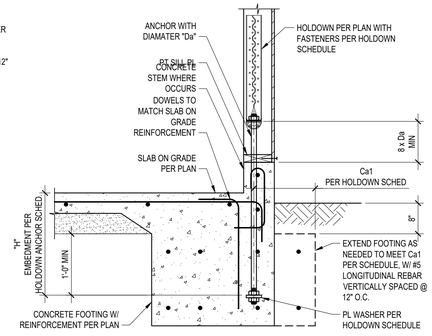
1 / -



HOLDOWN ANCHOR AT FTG - EDGE CONDITION (D)



HOLDOWN ANCHOR AT FTG - CORNER CONDITION (C)



TYPICAL SECTION OF FOOTING AT HOLDOWN (B)

MARK (PER PLAN)	GRADE 36 ROD DIAM. "Da"	PL WASHER T (IN)	PL WASHER SIDE (IN)	HOLDOWN ANCHOR IN CONCRETE FOOTING INSTALL	H MIN	Ca1 MIN	Ca2 MIN	ANCHOR REINF. "AR"
2	5/8"	3/8	1 1/2	EDGE/FIELD	12"	4"	NA	NR
				CORNER	12"	4"	4"	NR
4	5/8"	3/8	1 1/2	EDGE/FIELD	12"	4"	NA	NR
				CORNER	12"	4"	4"	NR
5	5/8"	3/8	1 1/2	EDGE/FIELD	12"	4"	NA	NR
				CORNER	12"	4"	4"	NR
8	7/8"	3/8	2	EDGE/FIELD	16"	4"	NA	NR
				CORNER	20"	4"	8"	NR
11	1"	3/8	2	EDGE/FIELD	18"	4"	NA	NR
				CORNER	24"	4"	7"	NR
14	1"	3/8	2	EDGE/FIELD	18"	4"	NA	NR
				CORNER	24"	4"	7"	NR
12	1 1/8"	3/8	2 1/2	EDGE/FIELD	20"	4"	NA	NR
				CORNER	24"	12"	12"	NR
19	1 1/4"	3/8	3	EDGE/FIELD	24"	4"	NA	NR
				CORNER	24"	15"	15"	NR
14 14	2-1"	3/8	2	EDGE/FIELD	24"	12"	NA	NR
				CORNER	24"	20"	20"	NR

SCHEDULE (A)
HOLDOWN ANCHOR IN CONCRETE FOOTING

HOLDOWN ANCHOR IN CONCRETE FOOTING

SCALE: N.T.S.

2 / -

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El Segundo, California 90245
t: 213/ 239 9700 f: 213/ 239 9699
LFA Job no. 25829
CONSULTANT

LAKEWOOD TOWN SQUARE
4970 CLARK AVE. LAKEWOOD, CA 90712

ISSUE FOR PERMIT	12.19.25
PC1 SET	04.27.26
LID REVISIONS	07.07.26
BID SET	08.05.26
BID SET	10.02.26

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARTA NABHAN No. 36240 CIVIL STATE OF CALIFORNIA

Date Signed 10/08/2025

C.I.P. NO.

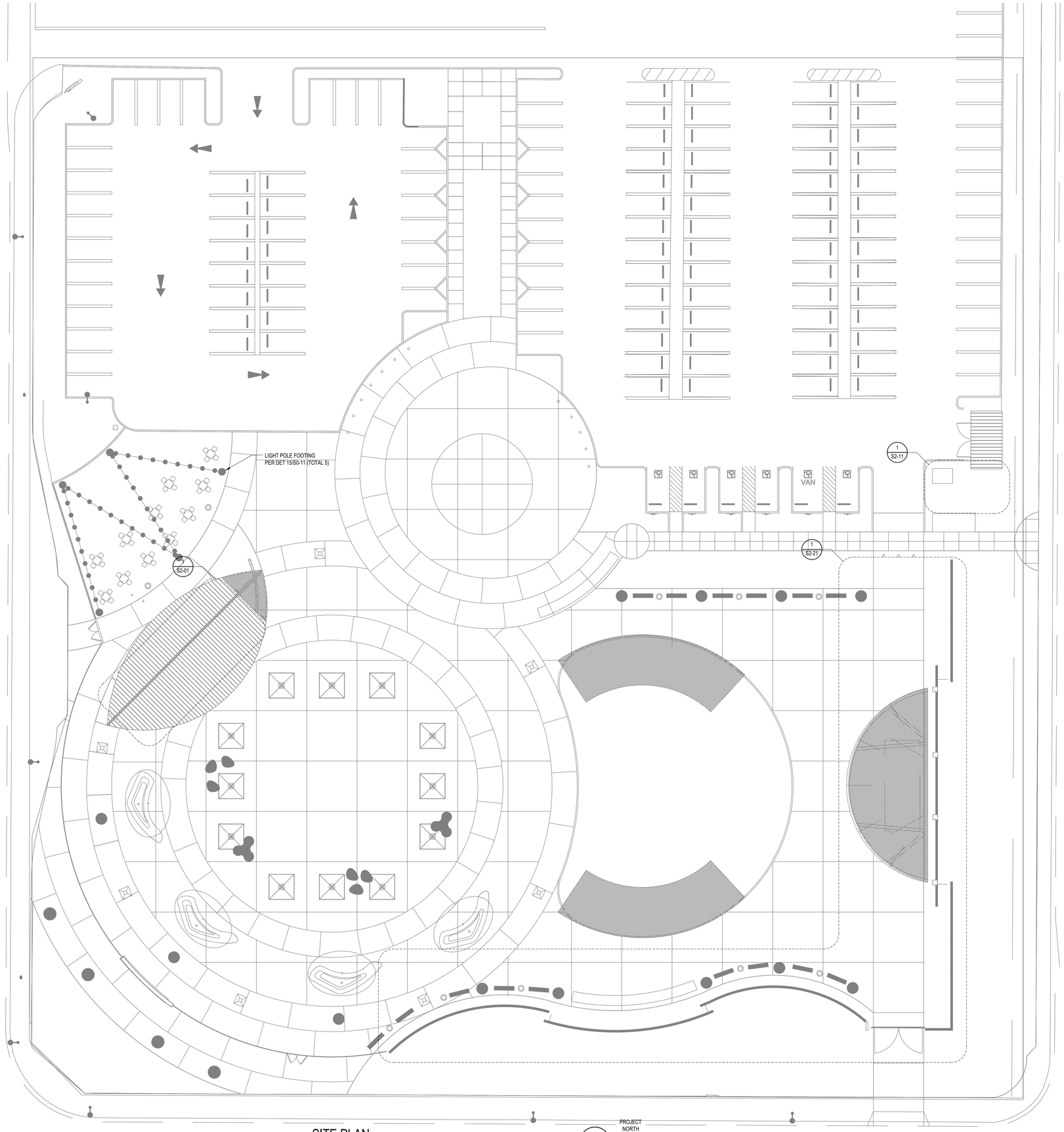
JOB NO.

DRAWN

CHECK

TYPICAL DETAILS - HOLDOWN

SHEET
S0-46



SITE PLAN

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

1

PROJECT NORTH

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505 Technology Drive, Suite 200
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949-250-4580

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REGISTERED PROFESSIONAL ENGINEER
MANYA NABHANI
No. 36249
CIVIL
STATE OF CALIFORNIA

Date Signed 10/08/2025

C.I.P. NO.

JOB NO.

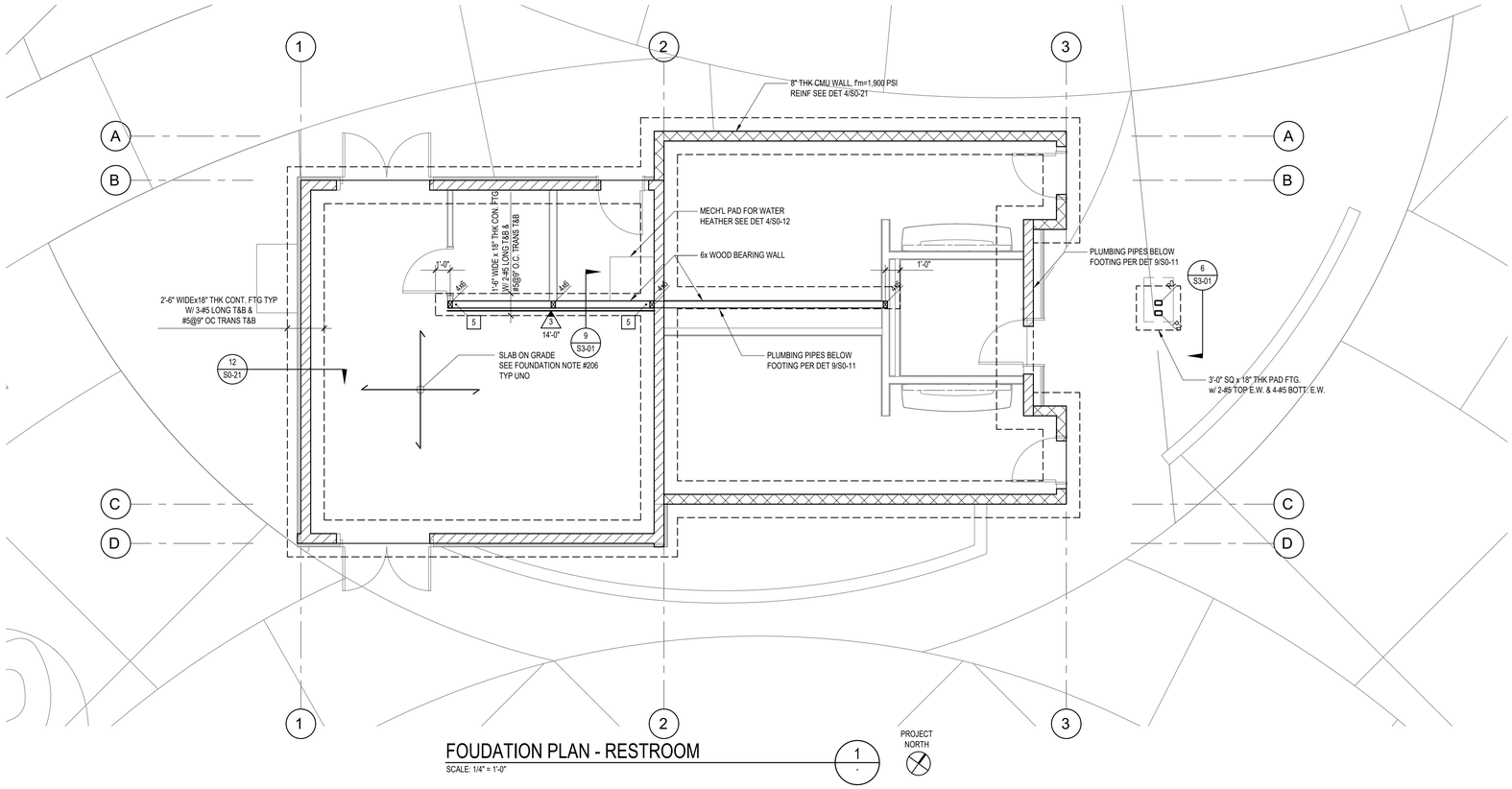
DRAWN

CHECK

SITE PLAN

SHEET

S1-01

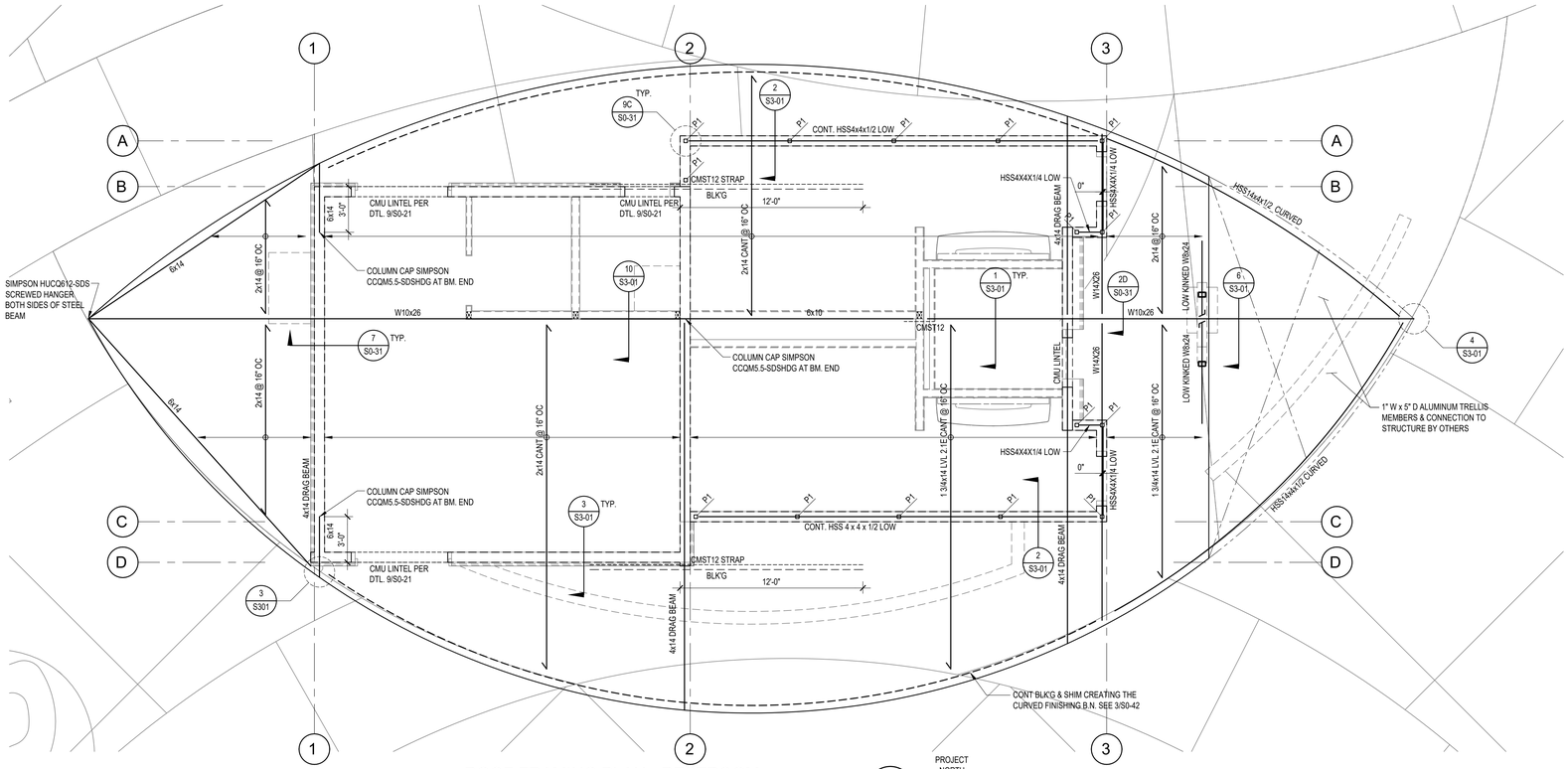


FOUDATION PLAN - RESTROOM

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

1

PROJECT NORTH



ROOF FRAMING PLAN - RESTROOM

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

2

PROJECT NORTH

PLAN NOTES - SHEETS AND GENERAL:

101. GENERAL NOTES AND TYPICAL DETAILS SHEETS: SEE S0-01 THRU S0-43 SHEETS. GENERAL NOTES & TYPICAL DETAILS APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR U.N.O. ON THE FLOOR PLANS AND PLAN NOTES

102. VERIFY ALL DIMENSIONS, ELEVATIONS, SLAB EDGES, SLAB DEPRESSIONS, SLAB OPENINGS, CURBS, FOOTING, PENETRATIONS, WALL OPENINGS WITH ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL & CIVIL DRAWINGS.

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PLAN NOTES - FOUNDATION:

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202. PER SOILS REPORT RECOMMENDED MATERIAL IS COMPACTED FILL.

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205. FOR VAPOR BARRIER AT INTERIOR SPACES S.A.D. SPECIFICATIONS/DRAWINGS.

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PLAN NOTES - STEEL:

601. TOP OF STEEL ELEVATION SHALL BE PER ARCH'L SECTIONS AND PLANS
602. BEAMS THAT FRAME AROUND OPENINGS IN SLAB SHOULD LOCATED TO ACCOUNT FOR ALL ARCH'L WRAPPING AND FINISHES

SYMBOLS

- INDICATES CHANGE IN FLOOR ELEVATION
- INDICATES CONCRETE WALL
- INDICATES FULL HEIGHT CMU WALL
- INDICATES PARTIAL HEIGHT CMU WALL
- INDICATES CMU WALL BELOW
- INDICATES CONCRETE FOOTING
- S — — — S INDICATES STEPPED FOOTING PER TYP. DETAIL
- INDICATES STEEL COLUMN
- KINK IN BEAM CONNECTION PER TYP. DETAIL 11/S0-31
- INDICATES WOOD WALLS UNLESS OTHERWISE SPECIFIED ON THE FRAMING PLAN OR WALL STUD SCHEDULE PROVIDE:
  - EXTERIOR WALLS: S.A.D. OR 2x6 @ 16" O.C., WHICHEVER IS GREATER
  - INTERIOR WALLS: S.A.D. OR 2x4 @ 16" O.C., WHICHEVER IS GREATER
- INDICATES WOOD FRAMED WALL BELOW
- X3X INDICATES WOOD POST. UNLESS OTHERWISE SPECIFIED ON THE FRAMING PLAN THE POST SIZE SHALL BE THE GREATER OF THE FOLLOWING:
  - MIN. SIZE PER POST SCHEDULE WHERE PRESENT
  - 4x DEPTH OF WALL
  - SIZE INDICATED IN "HOLDOWN SCHEDULE" (FOR POSTS AT ENDS OF SHEAR WALLS ONLY)
- INDICATES EXTENT OF WOOD JOIST
- INDICATES DIRECTION OF WOOD JOIST
- 2-X#x## WOOD BEAM/HEADER CALLOUT
  - MEMBER SIZE. PREFIX "S" INDICATES SCL MEMBER
  - PREFIX INDICATING BEAM/HEADER LOCATION.
  - NO. OF MEMBERS IN A BUILTUP ASSEMBLY (OMITTED IF = 1). SEE "BUILTUP BEAM/SISTERED JOIST" AND "BUCKETS OF BUILTUP BEAMS" PER TYPICAL DETAILS
- INDICATES OPENING IN DIAPHRAGM/SLAB
- INDICATES POST OR COLUMN BELOW
- HDR HEADER PER "TYP. STUD WALL FRAMING ELEVATION"
- P1 HSS 4 x 4 x 1/4
- P2 HSS 6 x 4 x 1/2
- MD-# MD = METAL DECK; MDC = METAL DECK AND CONCRETE; NO. IDENTIFIER ON SCHEDULE UNDER "METAL DECK TYP. DETAILS"; ORIENTATION OF CORRUGATIONS

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SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARYA NAHHAS No. 36249 STRUCTURAL STATE OF CALIFORNIA

Date Signed 10/08/2025

C.I.P. NO.

JOB NO.

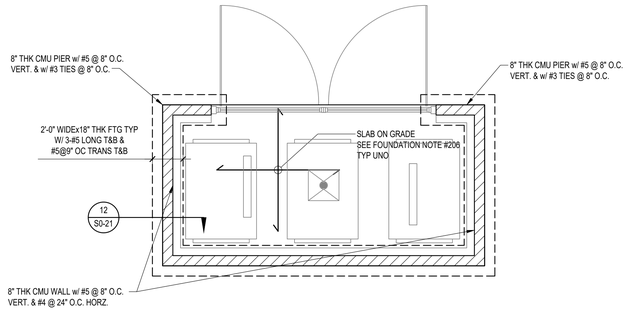
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CHECK

FOUNDATION & ROOF FRAMING PLAN - RESTROOM

SHEET

S2-01

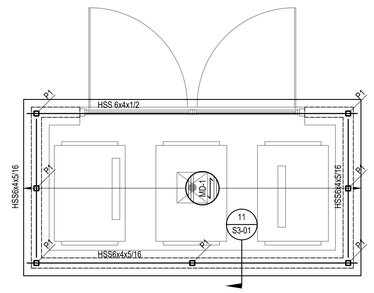


FOUDATION PLAN - TRASH ENCLOSURE

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

1

PROJECT NORTH



ROOF FRAMING PLAN - TRASH ENCLOSURE

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

2

PROJECT NORTH

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  NO. IDENTIFIER ON SCHEDULE UNDER "METAL DECK TYP. DETAILS"
  ORIENTATION OF CORRUGATIONS

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REGISTERED PROFESSIONAL ENGINEER MARYA NABHAN No. 36249 CIVIL STATE OF CALIFORNIA

Date Signed 10/08/2025

C.I.P. NO.

JOB NO.

DRAWN

CHECK

FOUNDATION & ROOF FRAMING PLAN - TRASH ENCLOSURE

SHEET

S2-11

STRUCTURAL NOTES

1.-IT IS NOT THE RESPONSIBILITY OF USA SHADE & FABRIC STRUCTURES TO VERIFY IF THE EXISTING FOUNDATION IS AVAILABLE AND/OR CAPABLE TO SUPPORT THE FOLLOWING REACTIONS.

2.-THE 'REACTIONS FORCES' TABULATED BELOW REPRESENT THE LOADS EXERTED BY THE ANALYZED STRUCTURE ONTO ITS SUPPORTS. REFER TO NON PRINTED CALCULATIONS REPORT.

3.-THE FORCES TABULATED BELOW ARE FACTORED, WORKING LOADS BASED ON ANALYSIS CASES.

4.-THE FORCES TABULATED ARE THE MAXIMUM REACTIONS (ENVELOPE) AT THE TOP OF THE EXISTING FOUNDATION AND MAY NOT ACT COMBINED.

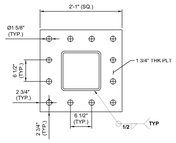
ENVELOPE JOINT REACTIONS (FOOTING TYPE A)

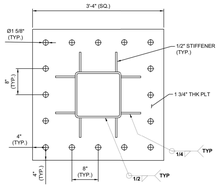
MAX SHEAR VX	4322	LB
MAX SHEAR VY	2705	LB
RESULTANT SHEAR	5107	LB
MAX MOMENT MX	101587	LB-FT
MAX MOMENT MY	-5705	LB-FT
MAX MOMENT MZ	-2137	LB-FT
RESULTANT MOMENT	101747	LB-FT
MAX AXIAL	-6556	LB
MAX UPLIFT	723	LB

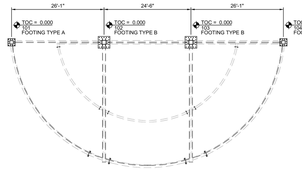
ENVELOPE JOINT REACTIONS (FOOTING TYPE B)

MAX SHEAR VX	1527	LB
MAX SHEAR VY	5925	LB
RESULTANT SHEAR	6118	LB
MAX MOMENT MX	204709	LB-FT
MAX MOMENT MY	-598	LB-FT
MAX MOMENT MZ	-4270	LB-FT
RESULTANT MOMENT	204710	LB-FT
MAX AXIAL	-14644	LB
MAX UPLIFT	5615	LB

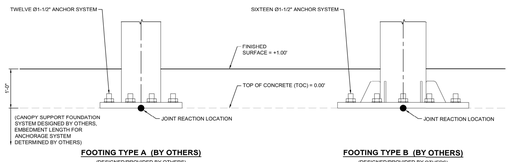








FOUNDATION LOCATION LAYOUT
(ELEVATIONS ARE IN FEET)
(FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS)



FOOTING TYPE A (BY OTHERS)
(DESIGNED/PROVIDED BY OTHERS)
(SCHEMATIC VIEW ONLY)

FOOTING TYPE B (BY OTHERS)
(DESIGNED/PROVIDED BY OTHERS)
(SCHEMATIC VIEW ONLY)

PLAN NORTH

FOR TRUE NORTH SEE CUSTOMER'S SITE PLAN

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF USA SHADE & FABRIC STRUCTURES AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

USASHADE

CORPORATE HEADQUARTERS
2360 ESTERS BLVD., SUITE 100
DFW AIRPORT, TX 75261
800-966-5005

CERTIFICATIONS:
IAS CERTIFICATION No: FA-628
CLARK COUNTY MANUFACTURER CERTIFICATION NUMBER (NEVADA): 355

CUSTOMER:
CITY OF LAKEWOOD

PROJECT NAME:
LAKEWOOD CORNER LOT ENGINEERING

LOCATION:
LAKEWOOD CA

PROJECT NUMBER:
97939

STRUCTURE TYPE:
CANTI FULL CUSTOM

SIZE:
SEE PAGE 2000

SCALE : AS NOTED

DRAWING SIZE: **B**

NO	DESCRIPTION (REV)	DATE	BY	CHK'D
NC	CUSTOM (REV2)	04/30/26	MAR	MEM

Eng. By :	MEM	03/25/26
Design By :	MAR	03/25/26
Approved By :	HH-OT	03/25/26

DRAWING DESCRIPTION:
FOOTING DETAILS

DWG. **97939-1.2**

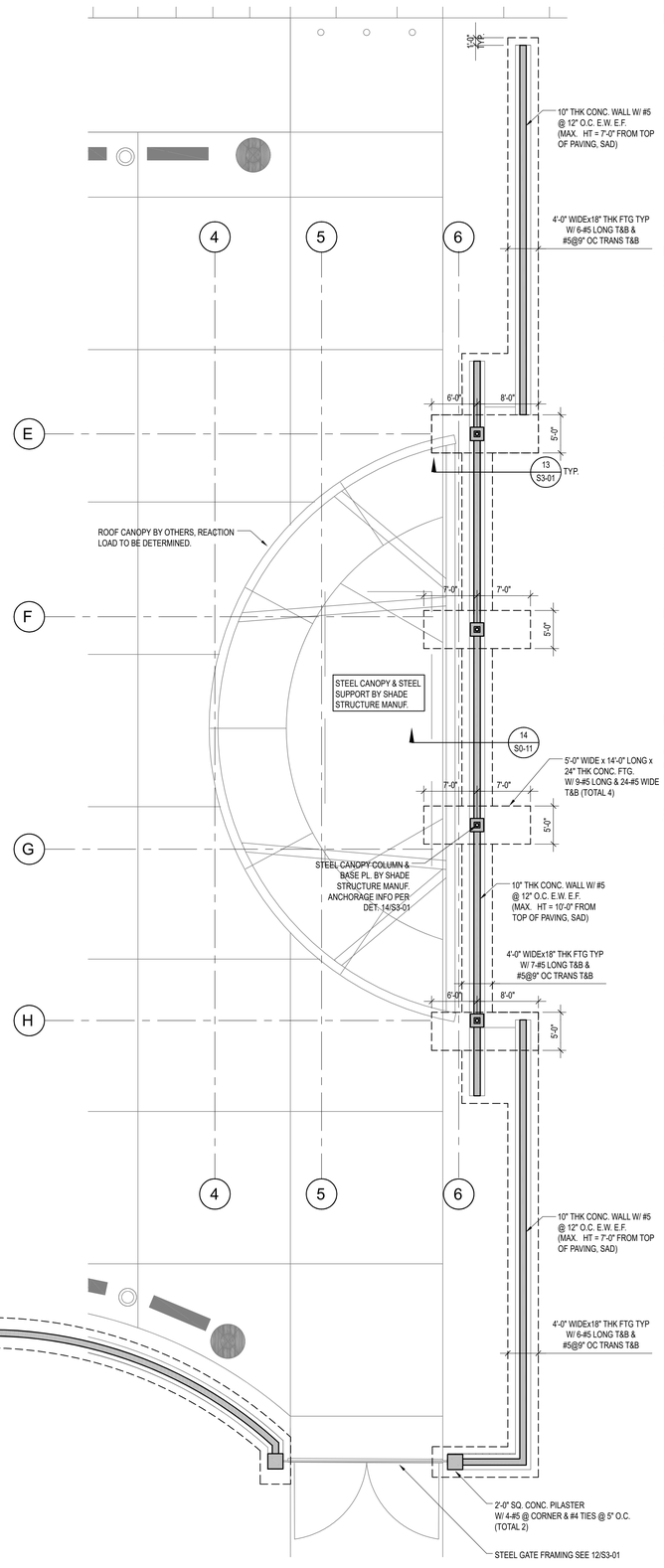
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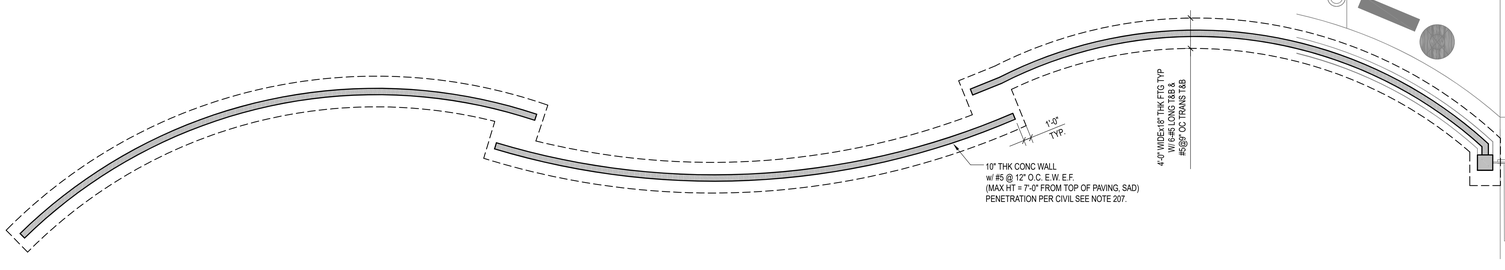
REV. **NC**

SHADE STRUCTURE REACTION FROM USA-SHADE

SCALE: N.T.S.

2 / -





PLAN NOTES - SHEETS AND GENERAL:

101. GENERAL NOTES AND TYPICAL DETAILS SHEETS: SEE S0-01 THRU S0-43 SHEETS. GENERAL NOTES & TYPICAL DETAILS APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR U.N.O. ON THE FLOOR PLANS AND PLAN NOTES

102. VERIFY ALL DIMENSIONS, ELEVATIONS, SLAB EDGES, SLAB DEPRESSIONS, SLAB OPENINGS, CURBS, FOOTING, PENETRATIONS, WALL OPENINGS WITH ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL & CIVIL DRAWINGS.

103. FOR ALL DIMENSIONS & ROOF SLOPES S.A.D.

104. NON-BEARING WALLS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FOR NON-BEARING WALL LOCATIONS S.A.D.

PLAN NOTES - FOUNDATION:

201.ALL GRADING & FOUNDATION WORK MUST BE OBSERVED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STEEL REINFORCEMENT AND POURING CONCRETE.

202. PER SOILS REPORT RECOMMENDED MATERIAL IS COMPACTED FILL.

203.U.N.O. TOP OF CONCRETE GRADE BEAMS & TOP OF CONC. FOOTING ELEVATION SHALL BE 12" BELOW THE TOP OF THE LOWEST SLAB DIRECTLY ABOVE THE FOOTING. FOR TOP OF SLAB ELEVATION SEE ARCH'L DRAWINGS.

204. FOR SLAB ON GRADE SUB-GRADE PREPARATION SEE SOILS REPORT.

205.FOR VAPOR BARRIER AT INTERIOR SPACES S.A.D. SPECIFICATIONS/DRAWINGS.

206.CONCRETE SLAB ON GRADE: 5" THICK, REINFORCED WITH #4 BARS AT 16" O.C. EACH WAY.

207.PENETRATION FOR DRAINAGE AT CONCRETE WALL SEE CIVIL DWG. PROVIDE REBAR ARRANGEMENT PER 20/S011.

PLAN NOTES - WOOD FRAMING:

301.ROOF SHEATHING CONSTRUCTION AT SLOPED AND PITCHED ROOFS: WOOD STRUCTURAL PANEL, 5/8" CD APA RATED PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 40/20. PROVIDE FULL DEPTH EDGE BLK'G w/ 10d NAIL w/ B.N. 6"O.C. & E.N. 6" O.C.

PLAN NOTES - STEEL:

601. TOP OF STEEL ELEVATION SHALL BE PER ARCH'L SECTIONS AND PLANS

602. BEAMS THAT FRAME AROUND OPENINGS IN SLAB SHOULD LOCATED TO ACCOUNT FOR ALL ARCH'L WRAPPING AND FINISHES

SYMBOLS

- INDICATES CHANGE IN FLOOR ELEVATION
- INDICATES CONCRETE WALL
- INDICATES FULL HEIGHT CMU WALL
- INDICATES PARTIAL HEIGHT CMU WALL
- INDICATES CMU WALL BELOW
- INDICATES CONCRETE FOOTING
- S — — S INDICATES STEPPED FOOTING PER TYP. DETAIL
- INDICATES STEEL COLUMN
- KINK IN BEAM CONNECTION PER TYP. DETAIL 11/S0-31
- INDICATES WOOD WALLS UNLESS OTHERWISE SPECIFIED ON THE FRAMING PLAN OR WALL STUD SCHEDULE PROVIDE:
  - EXTERIOR WALLS: S.A.D. OR 2x6 @ 16" O.C., WHICHEVER IS GREATER
  - INTERIOR WALLS: S.A.D. OR 2x4 @ 16" O.C., WHICHEVER IS GREATER
- INDICATES WOOD FRAMED WALL BELOW
- X0X — INDICATES WOOD POST. UNLESS OTHERWISE SPECIFIED ON THE FRAMING PLAN THE POST SIZE SHALL BE THE GREATER OF THE FOLLOWING:
  - MIN. SIZE PER POST SCHEDULE WHERE PRESENT
  - 4x DEPTH OF WALL
  - SIZE INDICATED IN "HOLDOWN SCHEDULE" (FOR POSTS AT ENDS OF SHEAR WALLS ONLY)
- INDICATES EXTENT OF WOOD JOIST
- INDICATES DIRECTION OF WOOD JOIST
- 2-X6x## — WOOD BEAM/HEADER CALLOUT
  - MEMBER SIZE. PREFIX "S" INDICATES SCL MEMBER
  - PREFIX INDICATING BEAM/HEADER LOCATION.
  - NO. OF MEMBERS IN A BUILTUP ASSEMBLY (OMITTED IF = 1). SEE "BUILTUP BEAM/SISTERED JOIST" AND "BUCKETS OF BUILTUP BEAMS" PER TYPICAL DETAILS
- INDICATES OPENING IN DIAPHRAGM/SLAB
- INDICATES POST OR COLUMN BELOW
- HDR — HEADER PER "TYP. STUD WALL FRAMING ELEVATION"
- P1 — HSS 4 x 4 x 1/4
- P2 — HSS 6 x 4 x 1/2
- MD# — MD = METAL DECK; MDC = METAL DECK AND CONCRETE; NO. IDENTIFIER ON SCHEDULE UNDER "METAL DECK TYP. DETAILS"; ORIENTATION OF CORRUGATIONS

FOUNDATION PLAN - TEMPORARY STAGE

SCALE: 1/8" = 1'-0"

1 / -

PROJECT NORTH

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CITY OF LAKEWOOD CALIFORNIA
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t: 213/ 239 9700 f: 213/ 239 9699
LFA Job no. 25829
CONSULTANT

LAKEWOOD TOWN SQUARE

4970 CLARK AVE. LAKEWOOD, CA 90712

ISSUE FOR PERMIT	12.19.25
PC1 SET	04.27.26
LID REVISIONS	07.07.26
BID SET	08.05.26
BID SET	10.02.26

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER — MAYA MARHAM — No. 36240 — STRUCTURAL — STATE OF CALIFORNIA

Date Signed 10/08/2025

C.I.P. NO.

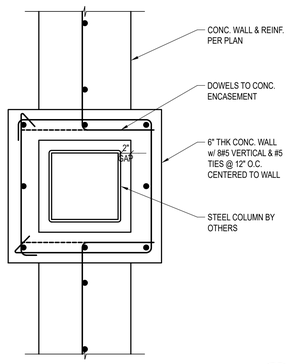
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CHECK

FOUNDATION PLAN - TEMPORARY STAGE

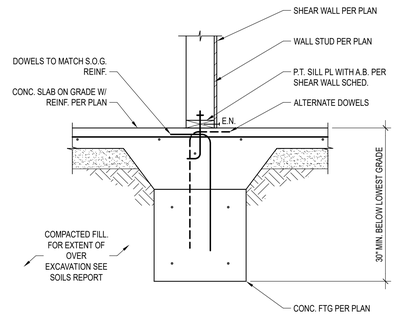
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S2-21



CONCRETE ENCASEMENT

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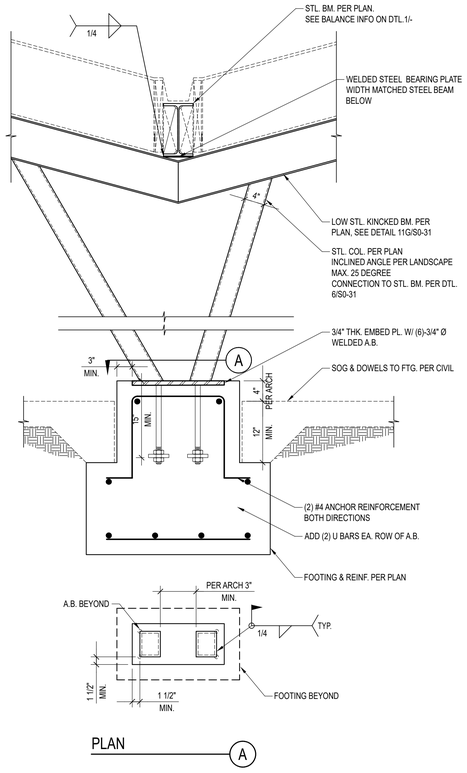
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INT. FTG. FOUNDED IN COMP. FILL

SCALE: N.T.S.

9 -



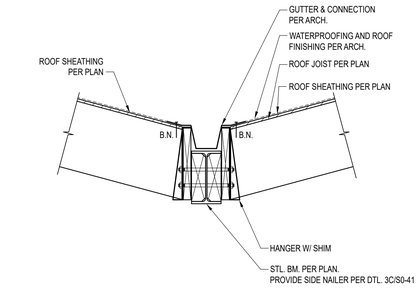
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6 -

PLAN

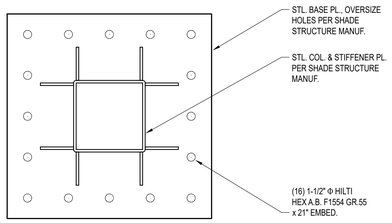
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DETAIL

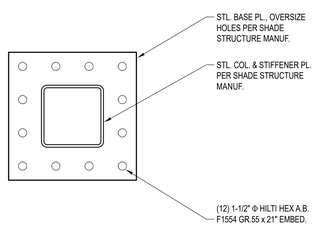
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1 -



FTG. TYPE B

B



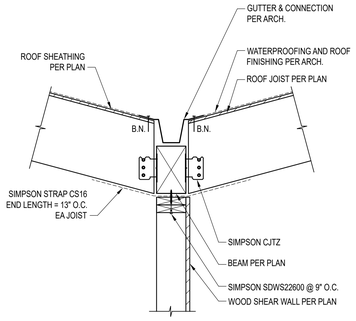
FTG. TYPE A

A

SHADE STRUCTURE ANCHORAGE

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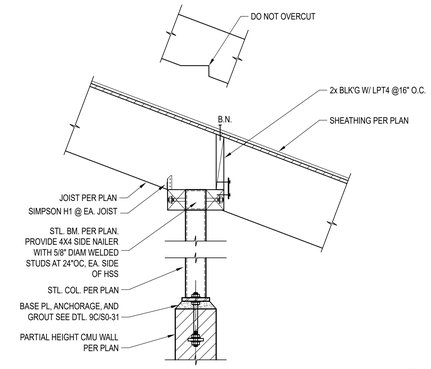
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DETAIL

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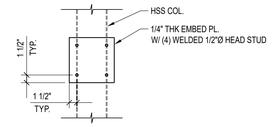
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DETAIL

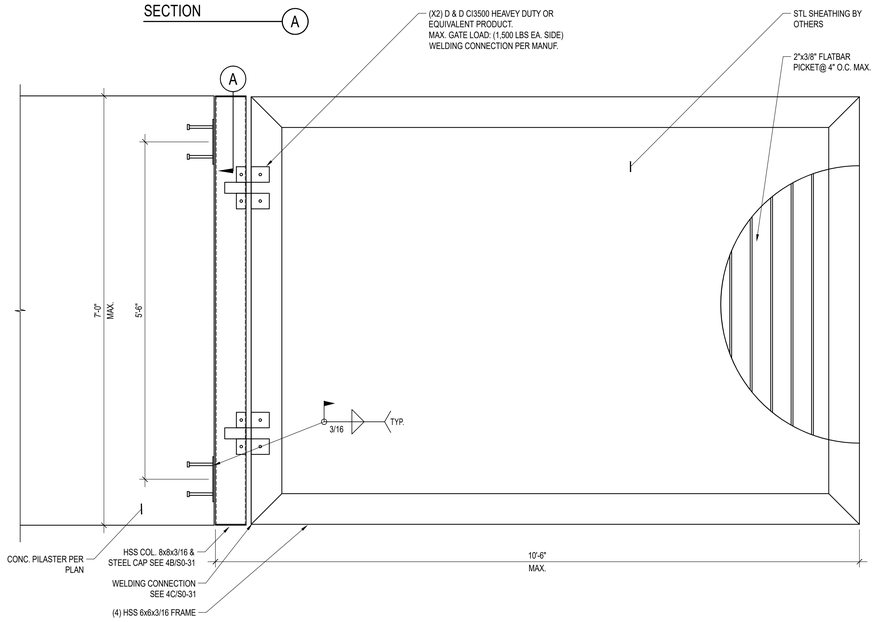
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SECTION

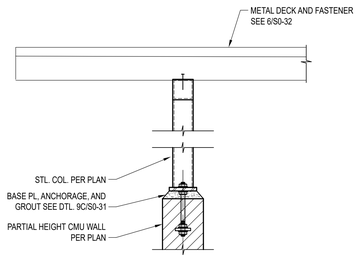
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DETAIL

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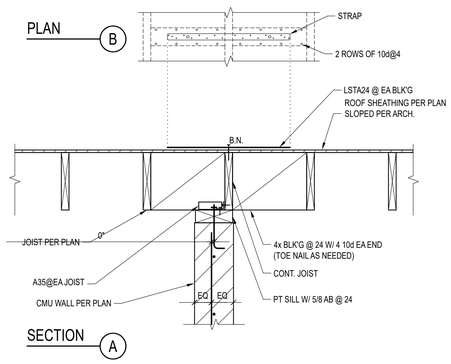
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DETAIL

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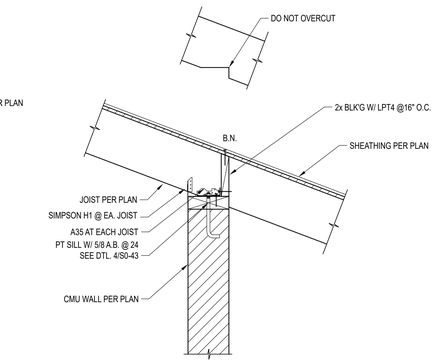
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DETAIL @ 8" CMU

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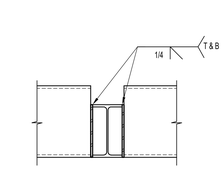
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DETAIL

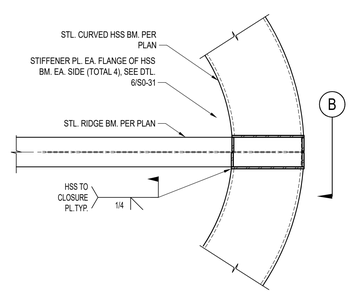
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3 -



SECTION

B



PLAN

A

DETAIL

SCALE: N.T.S.

4 -

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SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARTA A. MABHAI No. 26248 STATE OF CALIFORNIA

Date Signed 10/08/2025

C.I.P. NO.

JOB NO.

DRAWN

CHECK

DETAILS

SHEET

S3-01

GENERAL NOTES

DESIGN LOADS

BUILDING CODE	CBC 2022 (BASED ON IBC 2021)
LIVE LOADS	5 PSF
SNOW LOAD	5 PSF
WIND LOADS	115 MPH[1]
	3-Sec. Gust, RISK CATEGORY II & EXPOSURE C

1.- 115 MPH ACCORDING TO THE BASIC WIND SPEED MAPS OF ASCE 7-16 IS EQUIVALENT TO THE ALLOWABLE STRESS DESIGN WIND SPEED OF 90 MPH ACCORDING TO ASCE 7-16 AND IBC 2021 EQ 16-17.

STRUCTURAL STEEL

1.- ALL STRUCTURAL SHAPES SHALL BE COLD FORMED HSS ASTM A500 GRADE C, UNLESS OTHERWISE NOTED, TYPICAL MECHANICAL PROPERTIES FOR HSS PRODUCTS:

SQUARE AND RECTANGULAR	50,000 PSI YIELD / 62,000 PSI TENSILE
ROUND PIPE	50,000 PSI YIELD / 62,000 PSI TENSILE

2.- ALL GALVANIZED STEEL TUBE PRODUCTS ARE MANUFACTURED PER ASTM A500, TYPICAL MECHANICAL PROPERTIES ACHIEVED FOR GALVANIZED TUBE PRODUCTS:

ROUND TUBE	50,000 PSI YIELD / 56,000 PSI TENSILE

3.- ALL PLATES SHALL COMPLY WITH ASTM A572 GRADE 50.

4.- ALL STEEL TUBING SHALL BE TRIPLE COATED FOR RUST PROTECTION USING THE IN-LINE ELECTROPLATING COAT PROCESS. TUBING SHALL BE INTERNALLY COATED WITH ZINC AND ORGANIC COATINGS TO PREVENT CORROSION AS MANUFACTURED BY ALLIED TUBE & CONDUIT.

5.- STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH A.I.S.C. SPECIFICATIONS.

6.- ALL SHOP WELDS SHALL BE EXECUTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY (AWS) D1.1 SPECIFICATIONS. ALL WELDS SHALL BE CONTINUOUS WHERE LENGTH IS NOT GIVEN, UNLESS OTHERWISE SHOWN OR NOTED ON DRAWINGS. ALL WELDS SHALL DEVELOP THE FULL STRENGTH OF THE WEAKER MEMBER. ALL WELDS SHALL BE MADE USING E70XX .045 WIRE.

7.- SHOP CONNECTIONS SHALL BE WELDED UNLESS NOTED OTHERWISE. FIELD CONNECTIONS SHALL BE AS INDICATED ON THE DRAWINGS (IF REQUIRED). ALL FILLET WELDS SHALL BE A MINIMUM OF 3/16" UNLESS OTHERWISE NOTED. FIELD WELDS SHALL NOT BE ALLOWED.

8.- ALL HIGH STRENGTH BOLTS SHALL COMPLY WITH ASTM A325 TYPE 1 OR A490 TYPE 1. ALL NUTS SHALL COMPLY WITH ASTM A563DH, AND WASHERS SHALL COMPLY WITH ASTM F436.

9.- ALL HIGH STRENGTH BOLTS SHALL BE TIGHTENED TO A SNUG TIGHT CONDITION.

10.- ALL STAINLESS STEEL BOLTS / STUDS SHALL COMPLY WITH ASTM F-593, ALLOY GROUP 1 OR 2 ALL NUTS SHALL COMPLY WITH ASTM F-594 ALLOY GROUP 1 OR 2.

11.- ALL STRUCTURAL STEEL SHALL BE PAINTED WITH ONE SHOP COAT (2.5 TO 3.5 MILS THICK MIN). THIS COAT IS A WEATHER RESISTANT POWDER COATING BASED ON POLYESTER TGIC (MANUFACTURED BY SHERWIN WILLIAMS OR TIGER DRYLAC). TO ACHIEVE OPTIMUM ADHESION, IT IS RECOMMENDED THAT THE PROPER TREATMENT AND DRYING TAKE PLACE BEFORE COATING. POLYESTER POWDER (TGIC) SPECIFICATIONS SHALL BE AS FOLLOWS:

- PENCIL HARDNESS (ASTM D-3363)
- HUMIDITY (ASTM D-2247)
- SOLVENT RESISTANCE (PCI METHOD) - 50 DBL RUBS SL. SOFTNESS

FABRIC SPECIFICATION

1.- FABRIC SHALL BE A HIGH DENSITY POLYETHYLENE WITH ULTRA VIOLET ADDITIVES, WITH MONOFILAMENT AND TAPE CONSTRUCTION GIVING A STABLE MATERIAL AND RACHEL KNITTED TO ENSURE MATERIAL WILL NOT UNRAVEL IF CUT.

2.- FABRIC SPECIFICATIONS:	SOLID COLORS	STRIPE COLORS
-TEAR STRENGTH	WARP 220.4622 LB	WARP 182.9836LB
	WEFT 462.9707 LB	WEFT 401.2413LB
- BURST STRENGTH	37.7098 PSIA	33.0686 PSIA
- FADING	MINIMUM FADING AFTER 5 YEARS	
- LIFE EXPECTANCY	A MINIMUM OF 8 YEARS CONTINUOUS EXPOSURE TO THE SUN	

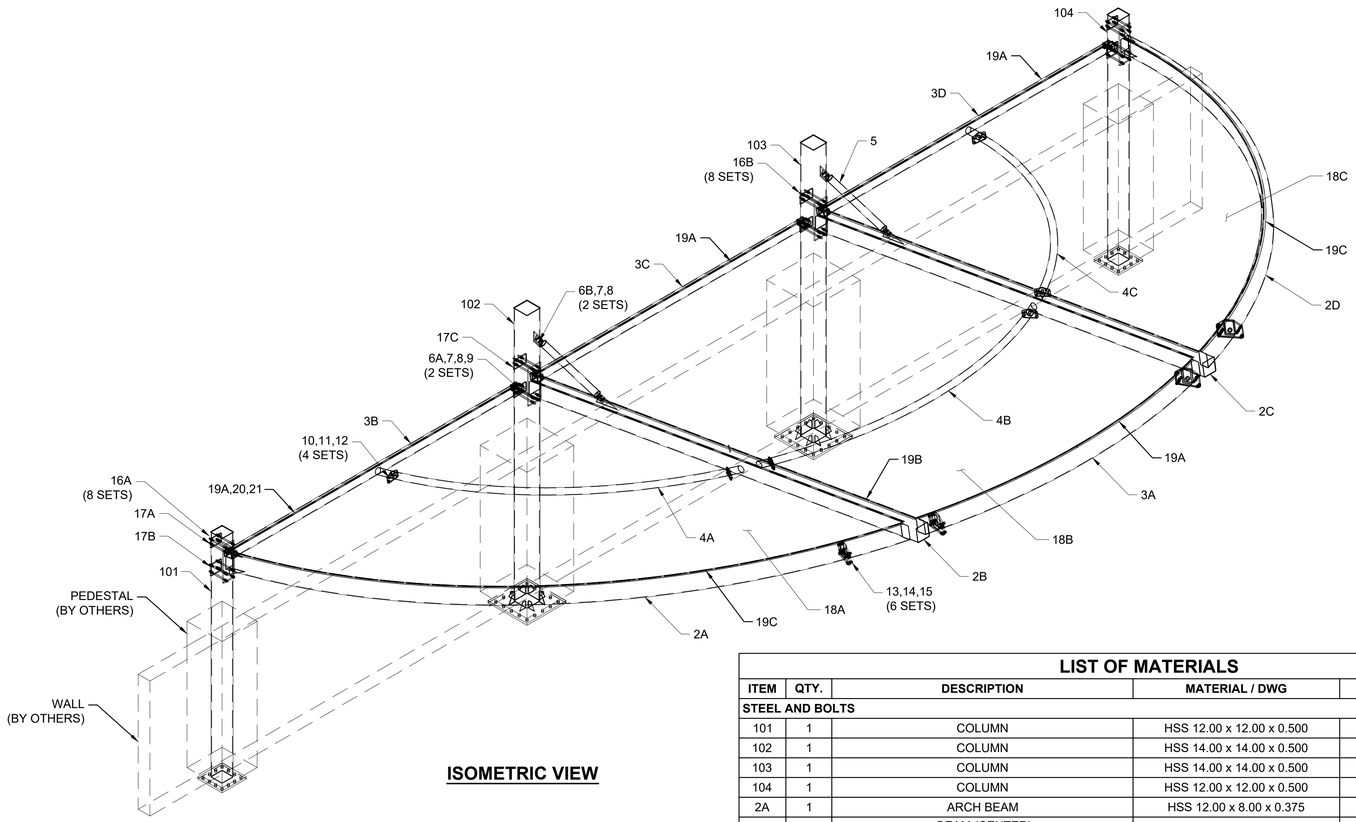
3.- FIRE TEST ON FABRIC: NFPA 701 TEST 2 AND ASTM E 84

4.- THREAD-PTFE (TEFLON) USED MEET THE FOLLOWING SPECIFICATIONS: HIGH STRENGTH, LOW SHRINKAGE, WIDE TEMPERATURE RANGE, FLEX & ABRASION RESISTANT AND UV RADIATION IMMUNITY. LOCKSTITCH - 1200 DENIER. CHAINSTITCH THREAD - 2400 DENIER.

AIRCRAFT CABLE

1.- WIRE ROPE CABLE SHALL BE 7x19 STRAND CORE GALVANIZED WIRE ROPE WITH A BREAKING STRENGTH VALUE OF 14,400 LBS (3/8" DIAMETER).

2.- CABLES SHALL BE FED THROUGH THE FABRIC SLEEVES AROUND THE PERIMETER OF THE CANOPY AND TENSIONED UNTIL THE FABRIC PANELS (DESIGNED PURPOSELY UNDERSIZED) REACH A TAUT APPEARANCE. ANY LONG TERM CABLE SAG SHALL BE MINIMIZED DURING THE MAINTENANCE RE-TIGHTENING VISITS AS REQUIRED.



ISOMETRIC VIEW

NOTICE

FABRIC SHALL BE REMOVED IF EITHER CONDITIONS ARE ANTICIPATED:

1. **SNOW LOAD EXCEEDS 5 PSF.**
2. **WIND SPEED EXCEEDS 115 MPH ULTIMATE (90 MPH ALLOWABLE).**

CODE ANALYSIS

BUILDING	OCCUPANCY	CONSTRUCTION TYPE	AREA (SQF)	OCCUPANT LOAD
SHADE STRUCTURE	U	V-B	2070	N/A
SEE PAGE 2000				

LIST OF MATERIALS

ITEM	QTY.	DESCRIPTION	MATERIAL / DWG	SMI PART NO.
STEEL AND BOLTS				
101	1	COLUMN	HSS 12.00 x 12.00 x 0.500	N/A
102	1	COLUMN	HSS 14.00 x 14.00 x 0.500	N/A
103	1	COLUMN	HSS 14.00 x 14.00 x 0.500	N/A
104	1	COLUMN	HSS 12.00 x 12.00 x 0.500	N/A
2A	1	ARCH BEAM	HSS 12.00 x 8.00 x 0.375	N/A (GALVANIZED)
2B	1	BEAM (CENTER)	HSS 12.00 x 12.00 x 0.375	N/A (GALVANIZED)
2C	1	BEAM (CENTER)	HSS 12.00 x 12.00 x 0.375	N/A (GALVANIZED)
2D	1	ARCH BEAM	HSS 12.00 x 8.00 x 0.375	N/A (GALVANIZED)
3A	1	BEAM (FRONT)	HSS 12.00 x 8.00 x 0.375	N/A (GALVANIZED)
3B	1	BEAM (BACK)	HSS 6.00 x 6.00 x 0.375	N/A (GALVANIZED)
3C	1	BEAM (BACK)	HSS 6.00 x 6.00 x 0.375	N/A (GALVANIZED)
3D	1	BEAM (BACK)	HSS 6.00 x 6.00 x 0.375	N/A (GALVANIZED)
4A	1	PURLIN	PIPE 5 SCH 40 (Ø5.563 x 0.258)	N/A
4B	1	PURLIN	PIPE 5 SCH 40 (Ø5.563 x 0.258)	N/A
4C	1	PURLIN	PIPE 5 SCH 40 (Ø5.563 x 0.258)	N/A
5	2	KICKER	PIPE 5 SCH 40 (Ø5.563 x 0.258)	N/A
6A	12	Ø3/4"-10NC x 9 1/2" HEX BOLT	ASTM A325 GALVANIZED	308328
6B	8	Ø3/4"-10NC x 3" HEX BOLT	ASTM A325 GALVANIZED	308073
7	20	Ø3/4"-10NC HEX NUT	ASTM A563 GALVANIZED	307687
8	20	Ø3/4" SPLIT LOCK WASHER	ASTM F436 GALVANIZED	307832
9	40	Ø3/4" FLAT WASHER	ASTM F436 GALVANIZED	307624
10	24	Ø1/2"-13NC x 2" HEX BOLT	ASTM A325 GALVANIZED	308524
11	24	Ø1/2"-13NC HEX NUT	ASTM A563 GALVANIZED	308069
12	48	Ø1/2" FLAT WASHER	ASTM F436 GALVANIZED	307622
13	24	Ø1"-8NC x 4" HEX BOLT	ASTM A325 GALVANIZED	307722
14	24	Ø1"-8NC HEX NUT	ASTM A563 GALVANIZED	307968
15	48	Ø1" FLAT WASHER	ASTM F436 GALVANIZED	307619
16A	16	THREADED ROD 1"-8NC x 19"	A449,GLV	309947
16B	16	THREADED ROD 1"-8NC x 23"	A449,GLV	308237
17A	2	BACK PLATE, 3/4" THK	ASTM A572 GR.50	N/A
17B	2	BACK PLATE, 3/4" THK	ASTM A572 GR.50	N/A
17C	4	BACK PLATE, 3/4" THK	ASTM A572 GR.50	N/A
FABRIC AND HARDWARE				
18A	1	FABRIC (CUSTOM)	HDPE MESH	AREA: 621 SQF, WEIGHT: 27 LBS
18B	1	FABRIC (CUSTOM)	HDPE MESH	AREA: 854 SQF, WEIGHT: 37 LBS
18C	1	FABRIC (CUSTOM)	HDPE MESH	AREA: 621 SQF, WEIGHT: 27 LBS
19A	4	27 FT OF 3/8" STEEL CABLE	GALVANIZED CABLE (KEDER)	308175
19B	4	35 FT OF 3/8" STEEL CABLE	GALVANIZED CABLE (KEDER)	308175
19C	2	46 FT OF 3/8" STEEL CABLE	GALVANIZED CABLE (KEDER)	308175
13	25	KEDER RAIL SINGLE W/HOLES x 16'	ALUMINIUM KEDER	308285
14	360	SCREW,SELF DRILLING #12-24x2 TEK5 CLIMAS	GALVANIZED	310069

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF USA SHADE AND FABRIC STRUCTURES AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

USASHADE

CORPORATE HEADQUARTERS
2580 ESTERS BLVD., SUITE 100
DFW AIRPORT, TX 75261
800-966-5005

CERTIFICATIONS:
IAS CERTIFICATION No: FA-428
CLARK COUNTY MANUFACTURER CERTIFICATION NUMBER (NEVADA): 355

CUSTOMER:
CITY OF LAKEWOOD

PROJECT NAME:
LAKEWOOD CORNER LOT ENGINEERING

LOCATION:
LAKEWOOD
CA

PROJECT NUMBER.
97939

STRUCTURE TYPE:
CANTI
FULL CUSTOM

SIZE:
SEE PAGE 2000

SCALE : AS NOTED

DRAWING SIZE: **B**

DESCRIPTION	DATE	DRW	CHK	ENG
CUSTOM (SIZE)	04/29/26	MAR	DAL	MEM
NC				

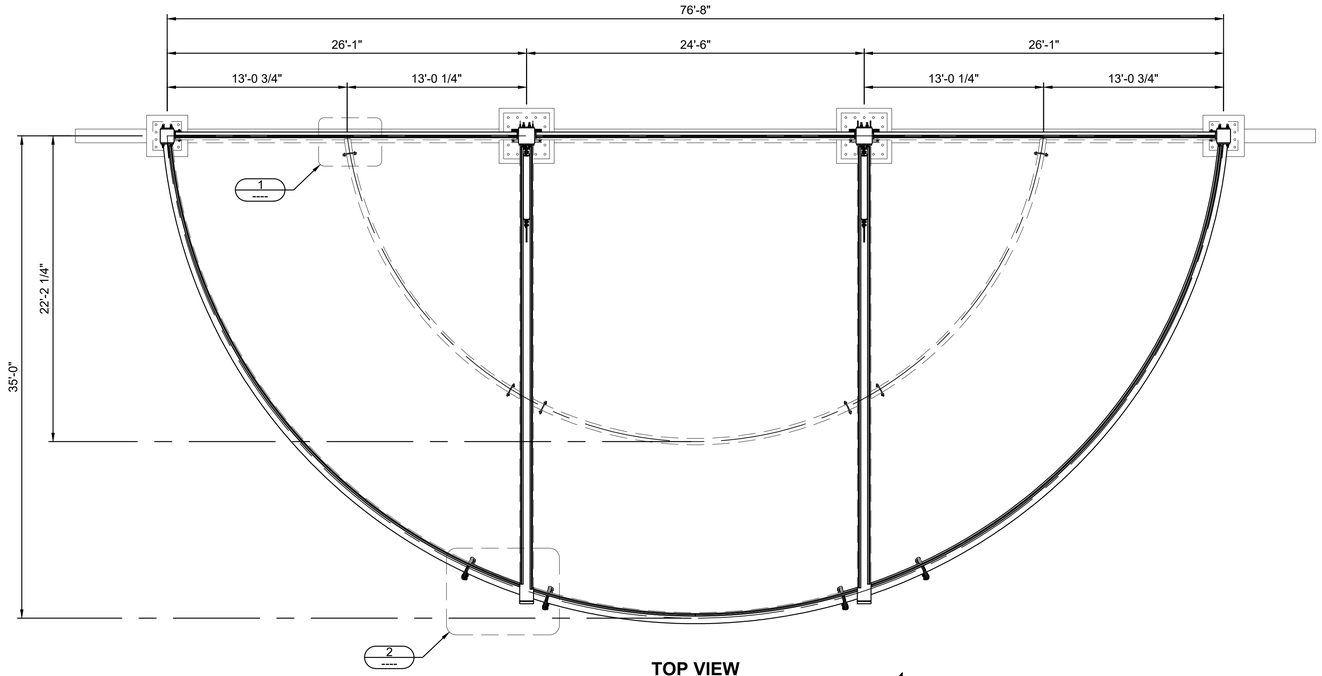
Eng. By :	MEM	03/25/26
Design By :	MAR	03/25/26
Approved By :	HH-DT	03/25/26

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NOTES / LOM

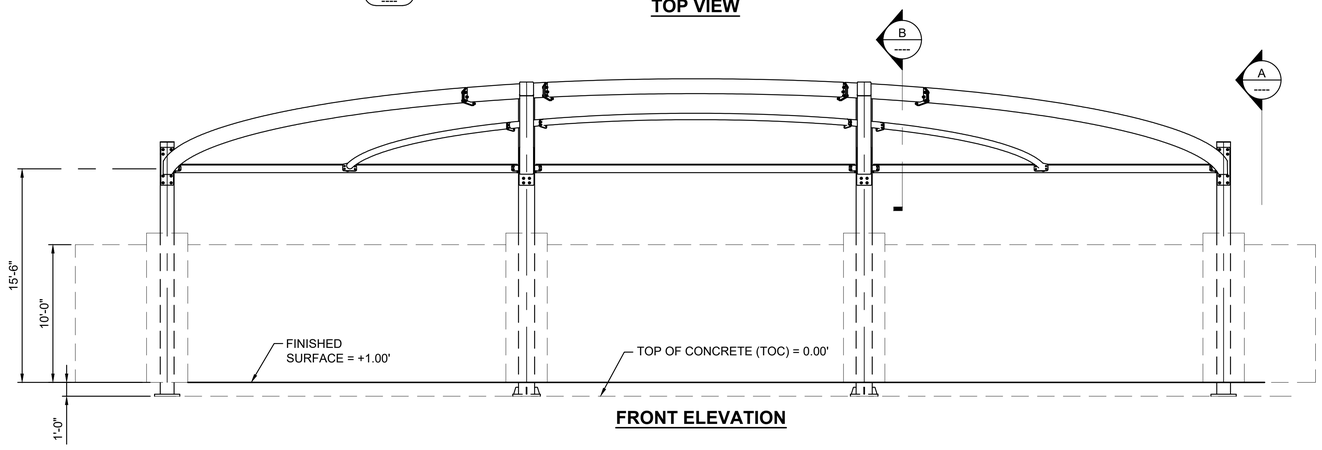
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PAGE **1000**

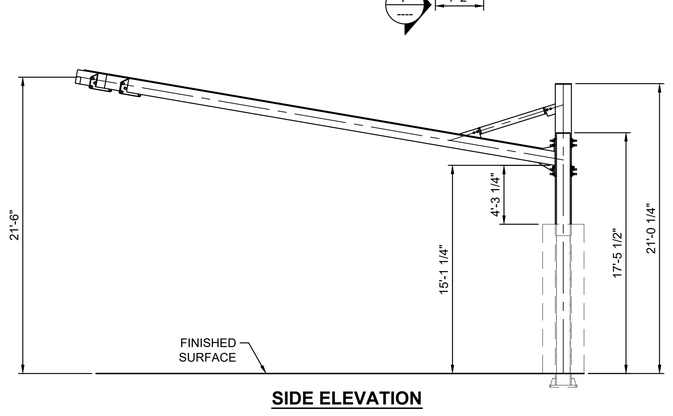
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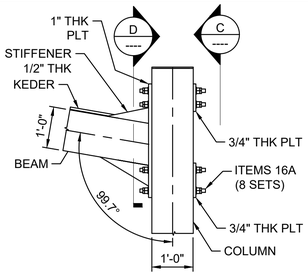
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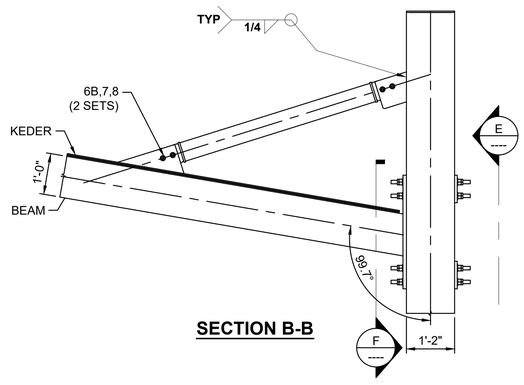
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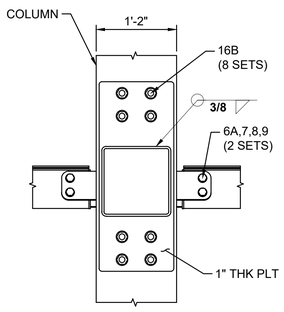
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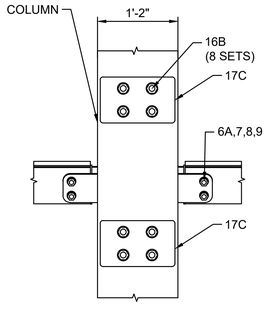
VIEW A-A



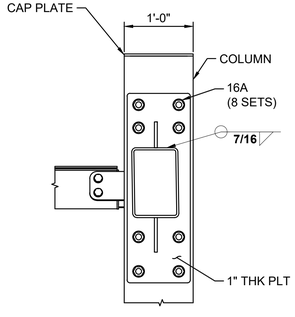
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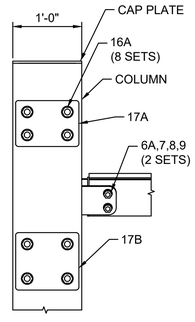
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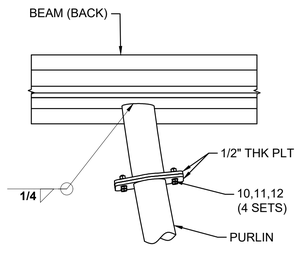
VIEW E-E



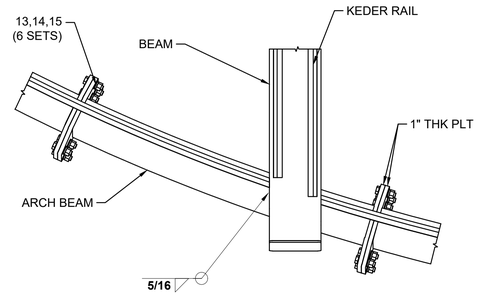
SECTION D-D



VIEW C-C



DETAIL 1



DETAIL 2

PLAN NORTH

FOR TRUE NORTH SEE CUSTOMER'S SITE PLAN

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF USA SHADE AND FABRIC STRUCTURES AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

USASHADE

CORPORATE HEADQUARTERS
2580 ESTERS BLVD., SUITE 100
DFW AIRPORT, TX 75261
800-966-5005

CERTIFICATIONS:
IAS CERTIFICATION No: FA-428
CLARK COUNTY MANUFACTURER CERTIFICATION NUMBER (NEVADA): 355

CUSTOMER:
CITY OF LAKEWOOD

PROJECT NAME:
LAKEWOOD CORNER LOT ENGINEERING

LOCATION:
LAKEWOOD
CA

PROJECT NUMBER.
97939

STRUCTURE TYPE:
CANTI
FULL CUSTOM

SIZE:
SEE PAGE 2000

SCALE : AS NOTED

DRAWING SIZE: B

NC	CUSTOM (SIZE)	04/29/26	MAR	DAL	MEM
REV	DESCRIPTION	DATE	DRW	CHK	ENG

Eng. By :	MEM	03/25/26
Design By :	MAR	03/25/26
Approved By :	HH-DT	03/25/26

DRAWING DESCRIPTION:
VIEW AND DETAILS

DWG. 97939-1.2

PAGE 2000

REV. NC

STRUCTURAL NOTES

1.-IT IS NOT THE RESPONSIBILITY OF USA SHADE & FABRIC STRUCTURES TO VERIFY IF THE EXISTING FOUNDATION IS AVAILABLE AND/OR CAPABLE TO SUPPORT THE FOLLOWING REACTIONS.

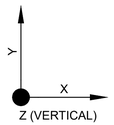
2.-THE 'REACTIONS FORCES' TABULATED BELOW REPRESENT THE LOADS EXERTED BY THE ANALYZED STRUCTURE ONTO ITS SUPPORTS. REFER TO NDN PRINTED CALCULATIONS REPORT.

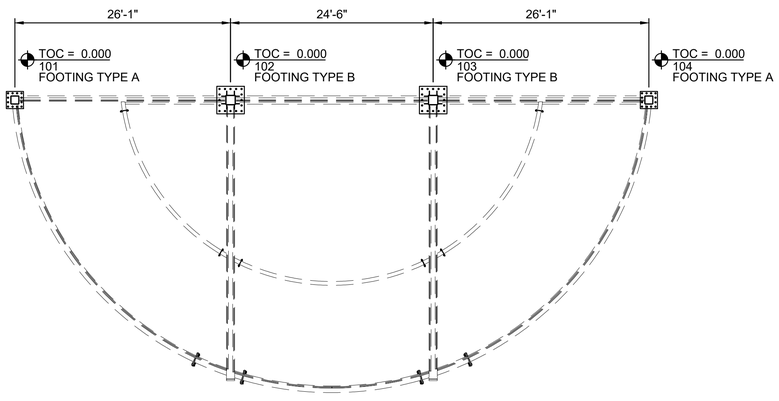
3.-THE FORCES TABULATED BELOW ARE FACTORED, WORKING LOADS BASED ON ANALYSIS CASES.

4.-THE FORCES TABULATED ARE THE MAXIMUM REACTIONS (ENVELOPE) AT THE TOP OF THE EXISTING FOUNDATION AND MAY NOT ACT COMBINED.

ENVELOPE JOINT REACTIONS (FOOTING TYPE A)		
MAX SHEAR VX	4322	LB
MAX SHEAR VY	2705	LB
RESULTANT SHEAR	5107	LB
MAX MOMENT MX	101587	LB-FT
MAX MOMENT MY	-5705	LB-FT
MAX MOMENT MZ	-2137	LB-FT
RESULTANT MOMENT	101747	LB-FT
MAX AXIAL	-6556	LB
MAX UPLIFT	723	LB

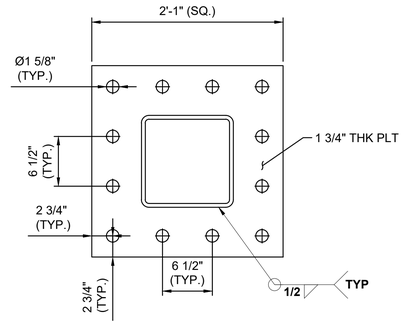
ENVELOPE JOINT REACTIONS (FOOTING TYPE B)		
MAX SHEAR VX	1527	LB
MAX SHEAR VY	5925	LB
RESULTANT SHEAR	6118	LB
MAX MOMENT MX	204709	LB-FT
MAX MOMENT MY	-598	LB-FT
MAX MOMENT MZ	-4270	LB-FT
RESULTANT MOMENT	204710	LB-FT
MAX AXIAL	-14644	LB
MAX UPLIFT	5615	LB

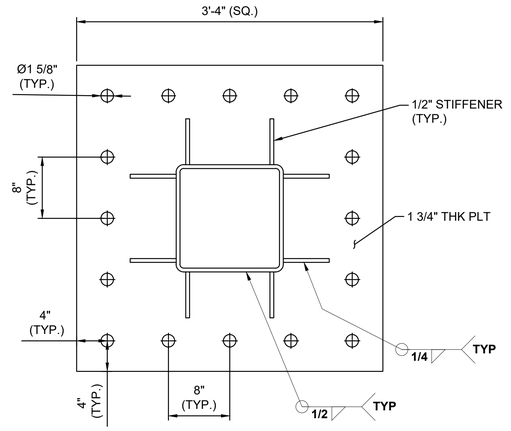


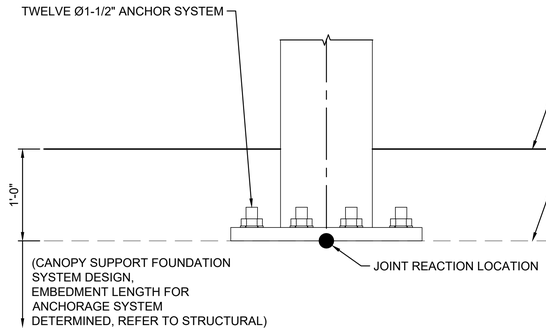


FOUNDATION LOCATION LAYOUT

(ELEVATIONS ARE IN FEET)
(FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS)

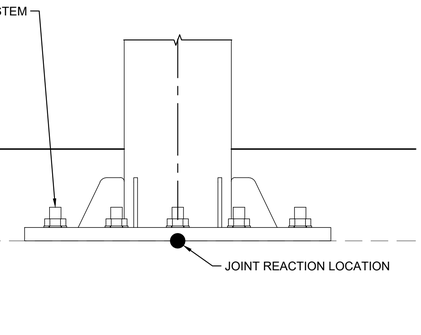






FOOTING TYPE A

(DESIGNED/PROVIDED:REFER TO STRUCTURAL)
(SCHEMATIC VIEW ONLY)



FOOTING TYPE B

(DESIGNED/PROVIDED: REFER TO STRUCTURAL)
(SCHEMATIC VIEW ONLY)

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LOCATION:
LAKEWOOD CA

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STRUCTURE TYPE:
CANTI FULL CUSTOM

SIZE:
SEE PAGE 2000

SCALE : AS NOTED

DRAWING SIZE: B

REV	DESCRIPTION	DATE	DRW	CHK	ENG
NC	CUSTOM (SIZE)	04/28/26	MAR	DAL	MEM

Eng. By :	MEM	03/25/26
Design By :	MAR	03/25/26
Approved By :	HH-DT	03/25/26

DRAWING DESCRIPTION:
FOOTING DETAILS

DWG. 97939-1.2

PAGE 3000

REV. NC

GENERAL NOTES

DESIGN LOADS

BUILDING CODE	CBC 2022 (BASED ON IBC 2021)
LIVE LOADS	5 PSF
SNOW LOAD	5 PSF
WIND LOADS	115 MPH[1]
	3-Sec. Gust, RISK CATEGORY II & EXPOSURE C

1.- 115 MPH ACCORDING TO THE BASIC WIND SPEED MAPS OF ASCE 7-16 IS EQUIVALENT TO THE ALLOWABLE STRESS DESIGN WIND SPEED OF 90 MPH ACCORDING TO ASCE 7-16 AND IBC 2021 EQ 16-17.

STRUCTURAL STEEL

1.- ALL STRUCTURAL SHAPES SHALL BE COLD FORMED HSS ASTM A500 GRADE C, UNLESS OTHERWISE NOTED, TYPICAL MECHANICAL PROPERTIES FOR HSS PRODUCTS:

SQUARE AND RECTANGULAR	50,000 PSI YIELD / 62,000 PSI TENSILE
ROUND PIPE	50,000 PSI YIELD / 62,000 PSI TENSILE

2.- ALL GALVANIZED STEEL TUBE PRODUCTS ARE MANUFACTURED PER ASTM A500, TYPICAL MECHANICAL PROPERTIES ACHIEVED FOR GALVANIZED TUBE PRODUCTS:

ROUND TUBE	50,000 PSI YIELD / 56,000 PSI TENSILE

3.- ALL PLATES SHALL COMPLY WITH ASTM A572 GRADE 50.

4.- ALL STEEL TUBING SHALL BE TRIPLE COATED FOR RUST PROTECTION USING THE IN-LINE ELECTROPLATING COAT PROCESS. TUBING SHALL BE INTERNALLY COATED WITH ZINC AND ORGANIC COATINGS TO PREVENT CORROSION AS MANUFACTURED BY ALLIED TUBE & CONDUIT.

5.- STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH A.I.S.C. SPECIFICATIONS.

6.- ALL SHOP WELDS SHALL BE EXECUTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY (AWS) D1.1 SPECIFICATIONS. ALL WELDS SHALL BE CONTINUOUS WHERE LENGTH IS NOT GIVEN, UNLESS OTHERWISE SHOWN OR NOTED ON DRAWINGS. ALL WELDS SHALL DEVELOP THE FULL STRENGTH OF THE WEAKER MEMBER. ALL WELDS SHALL BE MADE USING E70XX .045 WIRE.

7.- SHOP CONNECTIONS SHALL BE WELDED UNLESS NOTED OTHERWISE. FIELD CONNECTIONS SHALL BE AS INDICATED ON THE DRAWINGS (IF REQUIRED). ALL FILLET WELDS SHALL BE A MINIMUM OF 3/16" UNLESS OTHERWISE NOTED. FIELD WELDS SHALL NOT BE ALLOWED.

8.- ALL HIGH STRENGTH BOLTS SHALL COMPLY WITH ASTM A325 TYPE 1 OR A490 TYPE 1. ALL NUTS SHALL COMPLY WITH ASTM A563DH, AND WASHERS SHALL COMPLY WITH ASTM F436.

9.- ALL HIGH STRENGTH BOLTS SHALL BE TIGHTENED TO A SNUG TIGHT CONDITION.

10.- ALL STAINLESS STEEL BOLTS / STUDS SHALL COMPLY WITH ASTM F-593, ALLOY GROUP 1 OR 2 ALL NUTS SHALL COMPLY WITH ASTM F-594 ALLOY GROUP 1 OR 2.

11.- ALL STRUCTURAL STEEL SHALL BE PAINTED WITH ONE SHOP COAT (2.5 TO 3.5 MILS THICK MIN). THIS COAT IS A WEATHER RESISTANT POWDER COATING BASED ON POLYESTER TGIC (MANUFACTURED BY SHERWIN WILLIAMS OR TIGER DRYLAC). TO ACHIEVE OPTIMUM ADHESION, IT IS RECOMMENDED THAT THE PROPER TREATMENT AND DRYING TAKE PLACE BEFORE COATING. POLYESTER POWDER (TGIC) SPECIFICATIONS SHALL BE AS FOLLOWS:

- PENCIL HARDNESS (ASTM D-3363)
- HUMIDITY (ASTM D-2247)
- SOLVENT RESISTANCE (PCI METHOD) - 50 DBL RUBS SL. SOFTNESS

FABRIC SPECIFICATION

1.- FABRIC SHALL BE A HIGH DENSITY POLYETHYLENE WITH ULTRA VIOLET ADDITIVES, WITH MONOFILAMENT AND TAPE CONSTRUCTION GIVING A STABLE MATERIAL AND RACHEL KNITTED TO ENSURE MATERIAL WILL NOT UNRAVEL IF CUT.

2.- FABRIC SPECIFICATIONS:

	SOLID COLORS	STRIPE COLORS
-TEAR STRENGTH	WARP 220.4622 LB WEFT 462.9707 LB	WARP 182.9836LB WEFT 401.2413LB
- BURST STRENGTH	37.7098 PSIA	33.0686 PSIA
- FADING	MINIMUM FADING AFTER 5 YEARS	
- LIFE EXPECTANCY	A MINIMUM OF 8 YEARS CONTINUOUS EXPOSURE TO THE SUN	

3.- FIRE TEST ON FABRIC: NFPA 701 TEST 2 AND ASTM E 84

4.- THREAD-PTFE (TEFLON) USED MEET THE FOLLOWING SPECIFICATIONS: HIGH STRENGTH, LOW SHRINKAGE, WIDE TEMPERATURE RANGE, FLEX & ABRASION RESISTANT AND UV RADIATION IMMUNITY. LOCKSTITCH - 1200 DENIER. CHAINSTITCH THREAD - 2400 DENIER.

AIRCRAFT CABLE

1.- WIRE ROPE CABLE SHALL BE 7x19 STRAND CORE GALVANIZED WIRE ROPE WITH A BREAKING STRENGTH VALUE OF 14,400 LBS (3/8" DIAMETER).

2.- CABLES SHALL BE FED THROUGH THE FABRIC SLEEVES AROUND THE PERIMETER OF THE CANOPY AND TENSIONED UNTIL THE FABRIC PANELS (DESIGNED PURPOSELY UNDERSIZED) REACH A TAUT APPEARANCE. ANY LONG TERM CABLE SAG SHALL BE MINIMIZED DURING THE MAINTENANCE RE-TIGHTENING VISITS AS REQUIRED.

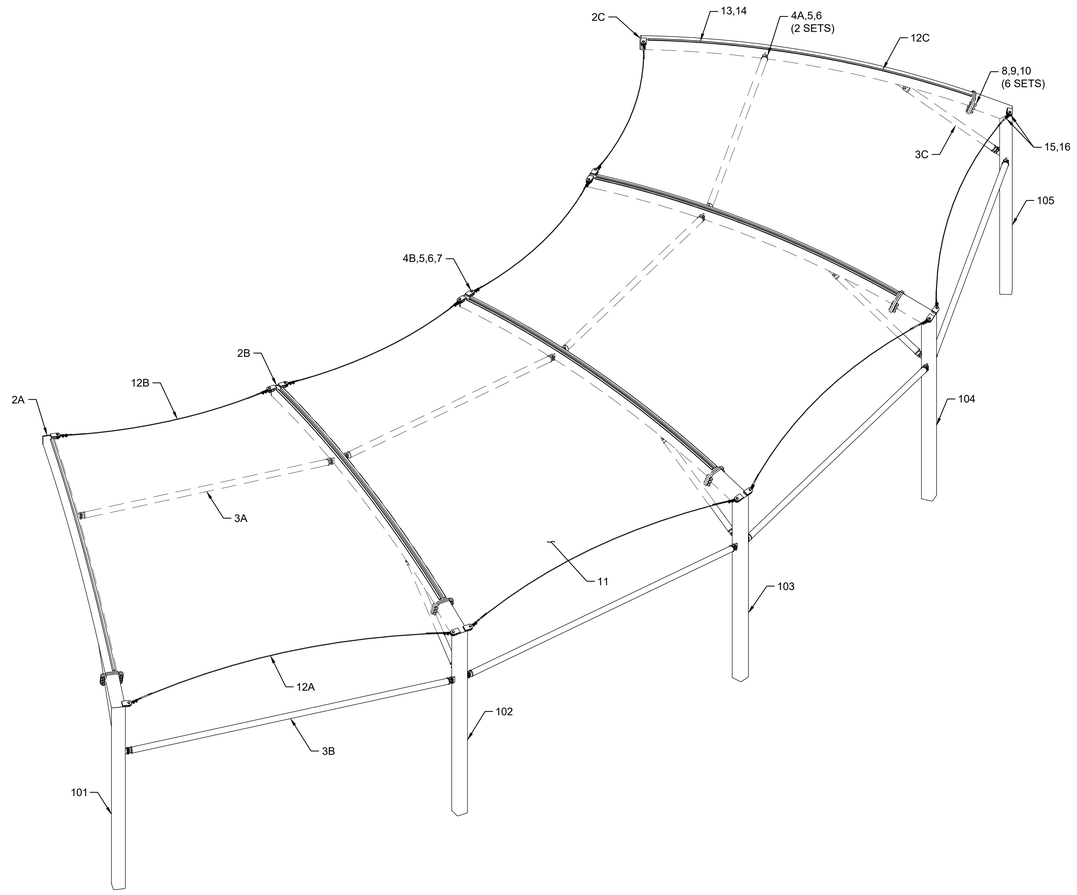
CODE ANALYSIS

BUILDING	OCCUPANCY	CONSTRUCTION TYPE	AREA (SQF)	OCCUPANT LOAD
SHADE STRUCTURE SEE PAGE 2000	A-3	V-B	1315	N/A

NOTICE

FABRIC SHALL BE REMOVED IF EITHER CONDITIONS ARE ANTICIPATED:

1. **SNOW LOAD EXCEEDS 5 PSF.**
2. **WIND SPEED EXCEEDS 115 MPH ULTIMATE (90 MPH ALLOWABLE).**



ISOMETRIC VIEW

LIST OF MATERIALS

ITEM	QTY.	DESCRIPTION	MATERIAL / DWG	SMI PART NO.
STEEL AND BOLTS				
101	1	COLUMN	HSS 8.000 x 8.000 x 0.375	N/A
102	1	COLUMN	HSS 8.000 x 8.000 x 0.375	N/A
103	1	COLUMN	HSS 8.000 x 8.000 x 0.375	N/A
104	1	COLUMN	HSS 8.000 x 8.000 x 0.375	N/A
105	1	COLUMN	HSS 8.000 x 8.000 x 0.375	N/A
2A	1	ARCH BEAM RIGHT	HSS 7.000 x 7.000 x 0.375	N/A
2B	3	ARCH BEAM CENTER	HSS 7.000 x 7.000 x 0.375	N/A
2C	1	ARCH BEAM LEFT	HSS 7.000 x 7.000 x 0.375	N/A
3A	4	PURLIN	ROUND TUBING 4.0 GA 08	N/A
3B	4	PURLIN	ROUND TUBING 4.0 GA 08	N/A
3C	4	PURLIN	ROUND TUBING 4.0 GA 08	N/A
4A	52	Ø3/4"-10NC x 3" HEX BOLT	ASTM A325 GALVANIZED	308073
4B	16	Ø3/4"-10NC x 3 1/2" HEX BOLT	ASTM A325 GALVANIZED	308176
5	68	Ø3/4"-10NC HEX NUT	ASTM A563 GALVANIZED	307687
6	16	Ø3/4" SPLIT LOCK WASHER	ASTM F436 GALVANIZED	307832
7	136	Ø3/4" FLAT WASHER	ASTM F436 GALVANIZED	307624
8	30	Ø1"-8NC x 4" HEX BOLT	ASTM A325 GALVANIZED	307722
9	30	Ø1"-8NC HEX NUT	ASTM A563 GALVANIZED	307968
10	60	Ø1" FLAT WASHER	ASTM F436 GALVANIZED	307619
800	20	ANCHOR ROD SET 1-1/4" x 27"	F1554 GR55 (GALVANIZED)	309831
FABRIC AND HARDWARE				
11	4	FABRIC (CUSTOM)	HDPE MESH	AREA: 313 SQF, WEIGHT: 13 LBS
12A	4	30 FT OF 3/8" STEEL CABLE	GALVANIZED CABLE	308175
12B	4	25 FT OF 3/8" STEEL CABLE	GALVANIZED CABLE	308175
12C	8	20 FT OF 3/8" STEEL CABLE	GALVANIZED CABLE (KEDER)	308175
13	10	KEDER RAIL SINGLE W/HOLES x 16'	ALUMINIUM KEDER	308285
14	180	SCREW,SELF DRILLING #12-24x2 TEK5 CLIMAS	GALVANIZED	310069
15	16	3" PULLEY SHEAVE	GALVANIZED	307606
16	32	Ø3/8" CABLE CLAMP	GALVANIZED	307629

REGISTERED PROFESSIONAL ENGINEER — WILLIAM N. BOWEN II — No. C32642 — EXP 9-21-27 — CIVIL — STATE OF CALIFORNIA

Digitally signed by William N. Bowen II, P.E.
Date: 2026.05.20 14:59:33 -05'00'

8/6/2026 11:17:28 AM

DAHLIN
505 Technology Drive, Suite 200
Irvine, California 92618
949-250-4680

CITY OF LAKEWOOD CALIFORNIA

CLIENT

USASHADE

CONSULTANT

LAKEWOOD TOWN SQUARE

4970 CLARK AVE. LAKEWOOD, CA 90712

BID SET 08.05.26

1 REVISIONS

SEAL / SIGNATURE

PERMIT NO.	BL-25-470
C.I.P. NO.	P2CC2623
JOB NO.	1533.008
DRAWN	K.P, S.G
CHECK	J.C

USA SHADE PROJECT NO.

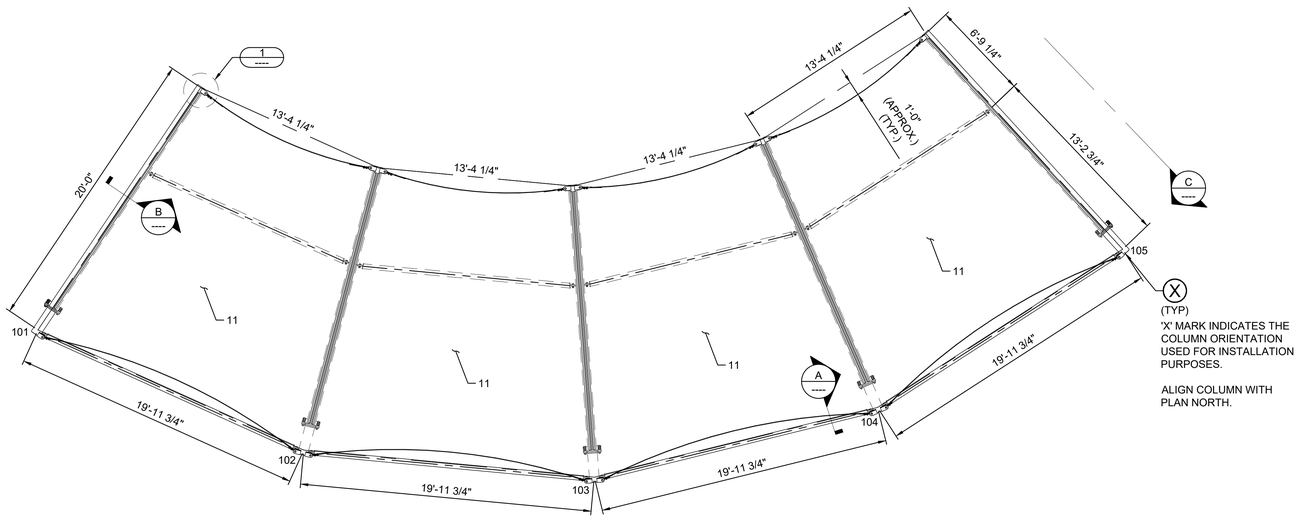
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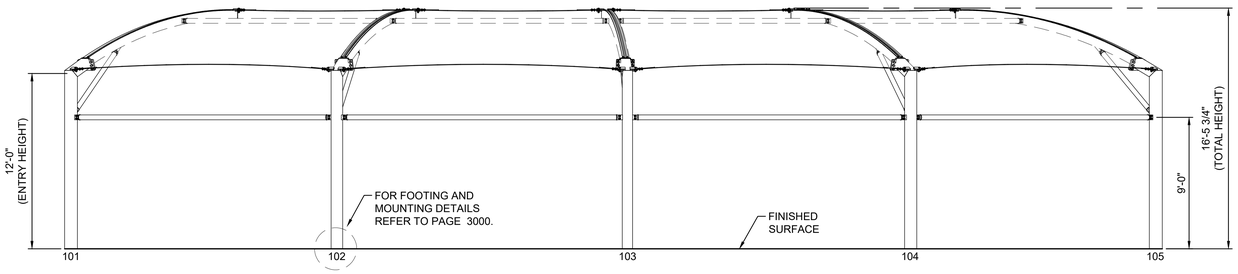
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SHEET

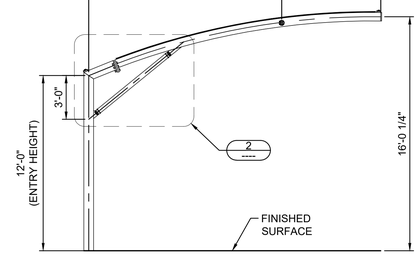
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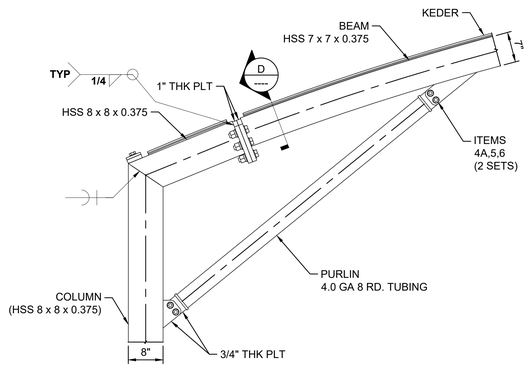
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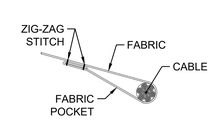
FRONT ELEVATION



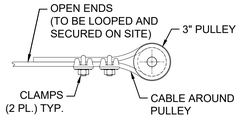
VIEW E-E



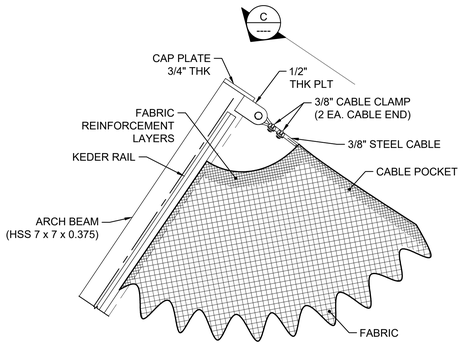
DETAIL 2



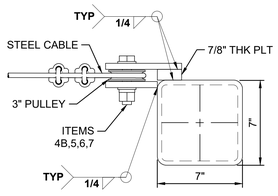
SECTION A-A



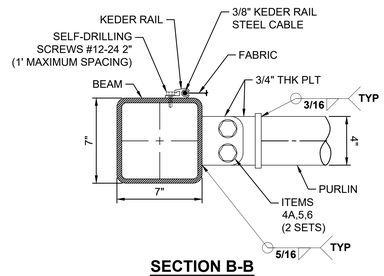
CABLE PULLEY END



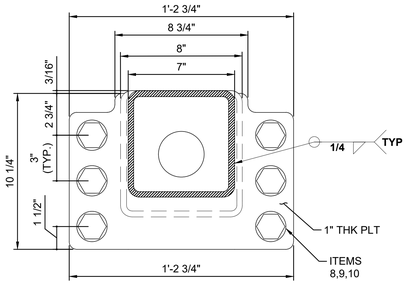
DETAIL 1



VIEW C-C



SECTION B-B



SECTION D-D

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CONSULTANT

LAKEWOOD TOWN SQUARE

4970 CLARK AVE. LAKEWOOD, CA 90712

REGISTERED PROFESSIONAL ENGINEER WILLIAM N. BOWEN II No. C32642 Exp. 12-31-27 CIVIL STATE OF CALIFORNIA

Digitally signed by William N. Bowen II, P.E.
Date: 2026.05.20 14:59:33 -05'00'

BID SET	08.05.26
1 REVISIONS	

SEAL / SIGNATURE

PERMIT NO.	BL-25-470
C.I.P. NO.	P2CC2623
JOB NO.	1533.008
DRAWN	K.P, S.G
CHECK	J.C

USA SHADE PROJECT NO.

97939-2.0

SHEET NAME

VIEWS/DETAILS

SHEET

SC-B2000

8/6/2026 11:17:28 AM

REINFORCED CONCRETE NOTES

1.- CONCRETE WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN CONCRETE INSTITUTE SPECIFICATION FOR STRUCTURAL CONCRETE ACI 301 AND BUILDING CODE ACI 318.
CONCRETE SPECIFICATIONS, SHALL BE AS FOLLOWS:
- 28 DAY STRENGTH: 2500 PSI
- SLUMP: 3-5
- PORTLAND CEMENT SHALL CONFORM TO C-150
- AGGREGATE SHALL CONFORM TO ASTM C-33

2.- ALL REINFORCEMENT STEEL SHALL CONFORM TO ASTM A-615 GRADE 60; AND SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE LATEST ACI SPECIFICATION FOR STRUCTURAL CONCRETE ACI 301, ACI DETAILING MANUAL AND CRSI MANUAL OF STANDARD PRACTICE.

3.- ALL ANCHOR BOLTS SET IN NEW CONCRETE (WHEN APPLICABLE) SHALL COMPLY WITH ASTM F-1554 GRADE 55 (GALVANIZED).

4.- ALL NON-SHRINK GROUT SHALL HAVE A MINIMUM 28 DAYS COMPRESSIVE STRENGTH OF 5000 PSI, AND SHALL COMPLY THE REQUIREMENTS OF ASTM C109, ASTM C939, ASTM C1090, ASTM C1107, WHEN APPLICABLE.

5.- SOIL PARAMETERS FOR FOOTING ANALYSIS; TABLE 1806.2, CLASS : 5

FLAME RETARDANT

Fabric Registration

LICENSE NUMBER: F-030001

COLOURSHADE FR-S3

Product Marketed by:

MULTIKNIT (PTY) LTD
5 THEO KLEYNHANS STREET,WHITE RIVER,1240,
MPUMALANGA, SOUTH AFRICA, ,

Issue Date : 05/19/2025
Expiration Date : 06/30/2026

This product meets the minimum requirements of flame resistance established by the California State Fire Marshal for products identified in Section 13115, California Health and Safety Code. The scope of the approved use of this product is provided in the current edition of the CALIFORNIA APPROVED LIST OF FLAME RETARDANT CHEMICALS AND FABRICS, GENERAL AND LIMITED APPLICATIONS CONCERNS published by the California State Fire Marshal.

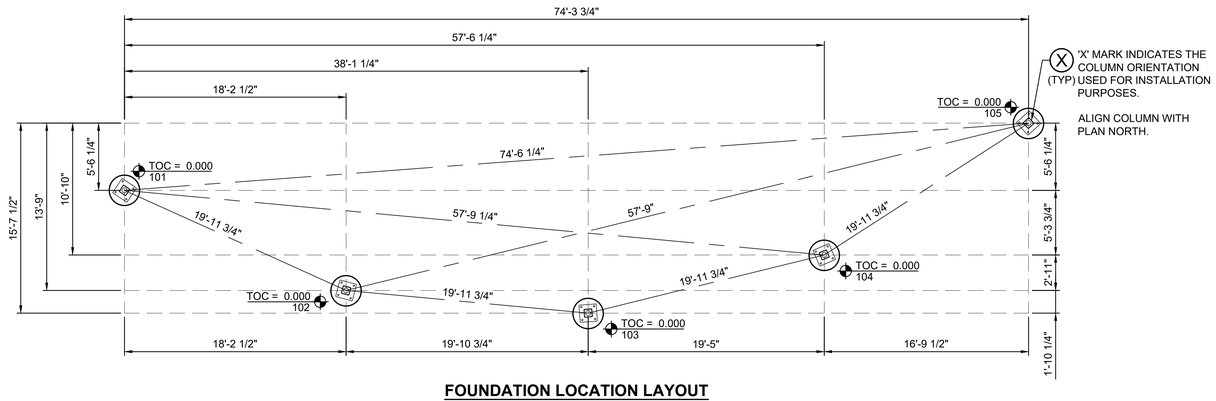
Issued By Cortney Walker
Fire Engineering License Manager
Fire Engineering & Investigations Division

Reviewed and Approved By Patricia Setter
Program Coordinator
Fire Engineering & Investigations Division

OFFICE OF THE STATE FIRE MARSHAL

Please visit uatcalfire.govmotus.org for more information on Licensing and Permitting with CAL FIRE

Page 1 of 1

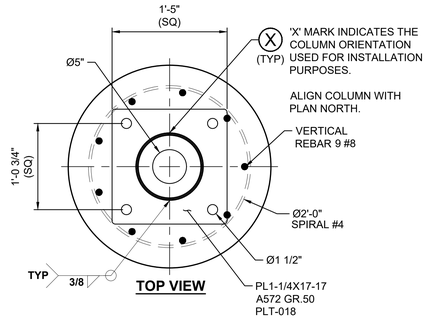


FOUNDATION LOCATION LAYOUT

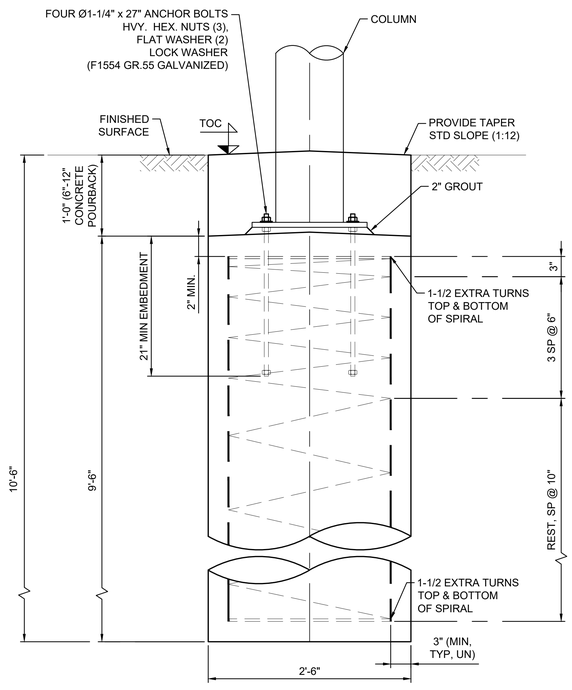
(ELEVATIONS ARE IN FEET)
(FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS)

PLAN NORTH

FOR TRUE NORTH SEE CUSTOMER'S SITE PLAN



TOP VIEW



FOOTING TYPE Ø2'-6" X 9'-6" SD

(RBP-RECESSED BASE PLATE)
USE FOR NON-CONSTRAINED CASES

REGISTERED PROFESSIONAL ENGINEER
WILLIAM N. BOWEN II
No. C32642
EXP 9-31-27
CIVIL
STATE OF CALIFORNIA

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DAHLIN
505 Technology Drive, Suite 200
Irvine, California 92618
949-250-4680

CITY OF LAKEWOOD CALIFORNIA
CLIENT

USASHADE
CONSULTANT

LAKEWOOD TOWN SQUARE

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FOOTING DETAILS

SHEET
SC-B3000

CALIFORNIA GREEN BUILDING STANDARDS NOTES

ENTIRE INSTALLATION SHALL COMPLY WITH THE 2022 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE INCLUDING THE FOLLOWING APPLICABLE MANDATORY MEASURES:

1. 5.504.1.3 – PERMANENT HVAC SYSTEM SHALL ONLY BE USED DURING CONSTRUCTION IF NECESSARY TO CONDITION THE BUILDING WITHIN THE REQUIRED TEMPERATURE RANGE FOR MATERIAL AND EQUIPMENT INSTALLATION. IF THE HVAC SYSTEM IS USED DURING CONSTRUCTION, CONTRACTOR SHALL USE MERV 8 MINIMUM RETURN AIR FILTERS. REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY.
2. 5.504.3 – CONTRACTOR SHALL COVER ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY DURING STORAGE AND CONSTRUCTION AND UNTIL FINAL STARTUP.
3. 5.504.5.3 – MERV 13 FILTERS ARE REQUIRED FOR HVAC SYSTEMS SERVING REGULARLY OCCUPIED AREAS AND AS INDICATED IN THESE PLANS.
4. 5.504.7 – OUTDOOR SMOKING AREAS SHALL BE MINIMUM 25'–0" FROM ALL BUILDING ENTRIES, OUTDOOR AIR INTAKES, AND OPERABLE WINDOWS.
5. 5.505.1 – INSTALLATION SHALL COMPLY WITH CBC SECTION 1203 AND CHAPTER 14 FOR INDOOR MOISTURE CONTROL.
6. 5.506.2 – DEMAND CONTROL VENTILATION REQUIRED FOR ALL DENSELY OCCUPIED SPACES PER 2022 CALIFORNIA ENERGY CODE REQUIREMENTS.
7. 5.508.1 – HVAC, REFRIGERATION, AND FIRE SUPPRESSION EQUIPMENT SHALL NOT CONTAIN CFCS OR HALONS.

LEGEND

SYMBOL	ABBR.	DESCRIPTION
	–	SUPPLY AIR RISER
	–	RETURN AIR RISER
	–	EXHAUST AIR RISER
	SAG	SUPPLY AIR GRILLE
	RAG	RETURN AIR GRILLE
	EAG	EXHAUST AIR GRILLE
	SWR	SIDEWALL REGISTER
	(L)	LINED DUCTWORK
	–	FLEXIBLE CONNECTION
	FC	FLEXIBLE CONNECTION
	–	DEMO DUCT (SEE PLAN)
	MVD	MANUAL VOLUME DAMPER
	BDD	BACKDRAFT DAMPER
S/F	SFD	SMOKE / FIRE DAMPER
F	FD	FIRE DAMPER
	DL	DOOR LOUVER
U.C.	UC	UNDERCUT DOOR 3/4"
RS	RS	REFRIGERANT SUCTION LINE
RL	RL	REFRIGERANT LIQUID LINE
CD	CD	CONDENSATE DRAIN
	S.D.	SMOKE DETECTOR
	P.O.C.	POINT OF CONNECTION
T	T–STAT	THERMOSTAT
H	H	HUMIDISTAT
TS	TS	TEMPERATURE SENSOR
OS	OS	OVERRIDE SWITCH
PD	PD	PRESSURE DIFFERENTIAL SWITCH
S	S	SWITCH
	O.C.	ON CENTER
	I.D.	INSIDE DIAMETER
	O.D.	OUTSIDE DIAMETER
	W/	WITH
	S/M	SHEET METAL
	S/S	STAINLESS STEEL
	G.C.	GENERAL CONTRACTOR
	VTR	VENT THRU ROOF
	OBD	OPPOSED BLADE DAMPER
	FSC	FAN SPEED CONTROL
E	E	ITEMS FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR AS SPECIFIED ON THE ELECTRICAL CONTRACT DOCUMENTS
M	M	ITEMS FURNISHED AND INSTALLED BY MECHANICAL CONTRACTOR AS SPECIFIED ON THE MECHANICAL CONTRACT DOCUMENTS
EM	EM	ITEMS FURNISHED BY ELECTRICAL CONTRACTOR AND INSTALLED BY MECHANICAL CONTRACTOR.
ME	ME	ITEMS FURNISHED BY MECHANICAL CONTRACTOR AND INSTALLED BY ELECTRICAL CONTRACTOR.
	CBD	COUNTER–BALANCE DAMPER
	D.S.	FAN SPEED CONTROL
DS	FSC	DOOR SWITCH

GENERAL NOTES

1. ENTIRE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA BUILDING CODE, AND ALL OTHER APPLICABLE CODES AND REGULATIONS, INCLUDING 2022 CALIFORNIA ENERGY CONSERVATION STANDARDS DIVISION T-24.
2. COORDINATE ENTIRE INSTALLATION OF THE HVAC SYSTEM WITH THE WORK OF ALL OTHER TRADES PRIOR TO ANY FABRICATION OR INSTALLATION. PROVIDE ALL FITTINGS, OFFSETS, AND TRANSITIONS AS REQUIRED FOR A COMPLETE WORKABLE INSTALLATION. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ITEMS TO BE PROVIDED BY OTHER TRADES WHERE MENTIONED IN THE CONTRACT DOCUMENTS PRIOR TO BID - NO EXCEPTIONS.
3. COORDINATE THE LOCATIONS OF ALL CEILING DIFFUSERS, REGISTERS, AND GRILLES WITH THE ARCHITECTURAL REFLECTIVE CEILING PLAN, ELECTRICAL LIGHTING LAYOUT AND ARCHITECTURAL ROOM ELEVATIONS, THE ARCHITECT AND ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY CONFLICTS PRIOR TO FABRICATION AND INSTALLATION.
4. ALL EQUIPMENT, DUCTS, PIPING, AND OTHER DEVICES AND MATERIALS INSTALLED OUTSIDE OF THE BUILDING OR OTHERWISE EXPOSED TO THE WEATHER SHALL BE COMPLETELY WEATHER-PROOFED AND PAINTED TO MATCH, COORDINATE WITH ARCHITECT PRIOR TO PAINTING.
5. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH AND BE CONSIDERED TO BE PART OF A SEPARATE AND COMPLETE MECHANICAL SPECIFICATION.
6. ALL DIMENSIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND MUST BE CONFIRMED ON SITE.
7. PRIOR TO OCCUPANCY, THE ENTIRE H.V.A.C. SYSTEMS SHALL BE BALANCED IN ACCORDANCE WITH (AABC) ASSOCIATED AIR BALANCE COUNCIL STANDARDS BY AN INDEPENDANT AIR BALANCE CONTRACTOR. CERTIFICATION SHALL BE PROVIDED BY THE CONTRACTOR FOR AIR AND HYDRONIC AS APPLICABLE. SYSTEMS SHALL BE BALANCED AS INDICATED ON PLANS INCLUDING FRESH AIR VENTILATION. WHERE THERE IS A CONFLICT WITH THE MECHANICAL PLANS, THE AIR BALANCE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO BALANCING OF SYSTEM. IF NOT THE AIR BALANCE CONTRACTOR SHALL BEAR ALL COSTS INCURRED FOR WORK THAT MUST BE RE-BALANCED DUE TO CONFLICTS ON CONTRACT DOCUMENTS. CONTRACTOR SHALL PROVIDE THREE COPIES OF THE AIR BALANCE REPORT TO THE ENGINEER FOR APPROVAL.
8. FOR INACCESSIBLE AREAS THE CONTRACTOR SHALL PROVIDE ACCESS PANELS FOR ALL DAMPERS, EQUIPMENT, SMOKE DETECTORS, AND CONTROL DEVICES. THESE PANELS SHALL MATCH THE RATING OF THE WALL AND/OR CEILING THAT THEY ARE LOCATED IN. MINIMUM ACCESS PANEL SIZES SHALL BE AS FOLLOWS:

   1) HAND ACCESS: 12"x12"

   2) BODY ACCESS: 30"x30" MIN. WHERE A LARGER ACCESS SIZE IS REQUIRED DUE TO INSTALLATION CONSTRAINTS, THE CONTRACTOR SHALL DO SO AT NO ADDITIONAL COST AND SHALL NOTIFY THE ARCHITECT AND ENGINEER OF DEVIATIONS PRIOR TO INSTALLATION.
9. COORDINATE THE LOCATION OF ALL ROOF OPENINGS AND THE LOCATION OF ALL ROOF MOUNTED EQUIPMENT WITH THE STRUCTURAL AND ARCHITECTURAL PLANS PRIOR TO ANY INSTALLATION.
10. PLATFORMS, CURBS, AND FLASHINGS FOR MECHANICAL EQUIPMENT SHALL BE AS INDICATED ON THE STRUCTURAL AND ARCHITECTURAL PLANS, UNLESS NOTED OTHERWISE. WHERE THERE IS A CONFLICT WITH THE MECHANICAL PLANS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER PRIOR TO FABRICATION AND INSTALLTION.
11. ALL EQUIPMENT, ACCESSORIES, AND RELATED PIPING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS. PROVIDE ALL FITTINGS, TRANSITIONS, DAMPERS, VALVES, AND OTHER DEVICES REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.
12. MAINTENANCE LABEL SHALL BE AFFIXED TO ALL MECHANICAL EQUIPMENT AND A MAINTENANCE MANUAL SHALL BE PROVIDED FOR THE OWNER'S USE.
13. PROVIDE MERV 13 FILTERS FOR ALL AIR CONDITIONING UNITS. SEE EQUIPMENT SCHEDULE AND SPECIFICATIONS FOR TYPE. SIZES SHALL BE AS RECOMMENDED BY THE MANUFACTURER, UNLESS OTHERWISE SPECIFIED.
14. AIR FILTERS SHALL BE STATE FIRE MARSHALL APPROVED AND LISTED. PREFORMED FILTERS HAVING COMBUSTIBLE FRAMING SHALL BE TESTED AS A COMPLETE ASSEMBLY. AIR FILTERS SHALL BE ACCESSIBLE FOR CLEANING OR REPLACEMENT.
15. ALL EQUIPMENT WITH MOVING PARTS SHALL BE PROVIDED WITH FLEXIBLE DUCT AND PIPE CONNECTIONS.
16. ALL EQUIPMENT SHALL BE LABELED AS TO THE SPACE IT SERVES. SEE PLANS AND SPECIFICATIONS FOR IDENTIFICATION STANDARDS.
17. ALL HVAC EQUIPMENT SHALL BE CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION TO COMPLY WITH LATEST EFFICIENCY STANDARDS.
18. AC UNITS PROVIDED WITH ECONOMY CYCLE DAMPERS SHALL HAVE DAMPERS SET UP TO CLOSE AUTOMATICALLY ON FAN SHUTDOWN.
19. PROVIDE MANUAL VOLUME DAMPERS AND BACKDRAFT DAMPERS FOR FRESH AIR INTAKES ON ALL AIR HANDLING EQUIPMENT AND EXHAUST FANS SERVING CONDITIONED SPACES, EXCEPTION: EQUIPMENT WITH FACTORY ECONOMIZERS.
20. ALL FRESH AIR INTAKES SHALL MEET CODE REQUIRED CLEARANCES FROM EXHAUST, FLUE, FUEL BURNING APPLIANCE AND PLUMBING VENT OUTLETS. FOR GAS/ELECTRIC AIR CONDITIONING UNITS WHERE THE CODE REQUIRED CLEARANCES ARE NOT MET, A FACTORY FLUE GAS DEFLECTOR AND EXTENSION SHALL BE USED TO MINIMIZE THESE CLEARANCES. CONTRACTOR SHALL DETERMINE LOCATIONS WHERE REQUIRED PRIOR TO BID, THIS SHALL BE PROVIDED AT NO ADDITIONAL COST.
21. ALL AIR HANDLING EQUIPMENT SERVING CONDITIONED SPACES SHALL PROVIDE CONTINUOUS FRESH AIR TO SPACES IN OCCUPIED MODE.
22. CONTRACTOR SHALL VERIFY ALL CLEARANCES AND AVAILIABLE SPACE FOR DUCTWORK PRIOR TO ORDERING AND/OR FABRICATING MATERIAL.
23. CONTRACTOR TO SUBMIT ALL EQUIPMENT, DUCTWORK, AIR DISTRIBUTION DEVICES, AND OTHER ACCESSORIES TO THE ENGINEER FOR APPROVAL PRIOR TO ANY ORDERING OF SUCH ITEMS.
24. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS WITHIN 45 DAYS OF AWARD OF CONTRACT. SEE 230000 SPECIFICATIONS FOR REQUIREMENTS. ALL CONFLICTS BETWEEN VARIOUS TRADE SHOP DRAWINGS SHALL BE REPORTED TO THE CITY, ARCHITECT, AND ENGINEER OF RECORD. FAILURE TO REPORT CONFLICTS SHALL RESULT IN REJECTION OF RELATED CLAIMS FOR REWORK, EXTRA WORK, AND TIME FOR EXTENSIONS.
25. CONTRACTOR SHALL BE RESPONSIBLE FOR COMMISSIONING OF EQUIPMENT AS STIPULATED ON MECH-1-C FORM ON PLANS UNLESS NOTED OTHERWISE.
26. CONTROL SCHEMATICS ARE FOR SEQUENCE ONLY. REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR ALL ELECTRICAL DEVICES REQUIRED.
27. ALL LINE VOLTAGE WIRING SHALL BE INSTALLED IN CONDUIT. ALL LINE VOLTAGE CONDUIT AND WIRING, INCLUDING FINAL CONNECTIONS, SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR AS INDICATED ON THE ELECTRICAL DRAWINGS OR SPECIFIED IN THE ELECTRICAL SECTION OF THE SPECIFICATIONS. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS OF ALL GOVERNING BODIES HAVING JURISDICTION THEREOF.
28. ALL LOW VOLTAGE CONDUIT AND WIRING AS APPLICABLE, INCLUDING FINAL CONNECTIONS, SHALL BE FURNISHED AND INSTALLED BY THE MECHANICAL CONTRACTOR AS INDICATED ON THE MECHANICAL DRAWINGS OR SPECIFIED IN THE MECHANICAL SECTION OF THE SPECIFICATIONS.

   A) ALL LOW VOLTAGE WIRING SHALL BE INSTALLED IN CONDUIT.

   B) WHERE THE CONTROLS CONTRACTOR IS RETAINED BY THE OWNER, THEY SHALL BE RESPONSIBLE FOR THE FOLLOWING:

   1) FURNISH AND INSTALL ALL DEVICES, WIRING, AND TERMINATIONS REQUIRED FOR A COMPLETE AND FUNCTIONAL INSTALLATION.

   2) COORDINATE ALL WORK AND REQUIREMENTS WITH OTHER TRADES INCLUDING GENERAL, MECHANICAL, AND ELECTRICAL CONTRACTORS PRIOR TO BID.

   3) CONTRACTOR SHALL FOLLOW ALL SUBMITTAL REQUIREMENTS PER DRAWINGS AND SPECIFICATIONS.
29. CONTRACTOR SHALL BE RESPONSIBLE FOR ORDERING AIR CONDITIONING EQUIPMENT WITH THRU-THE-BASE POWER, CONTROL, AND GAS CONNECTIONS. VERIFY ALL CONNECTION LOCATIONS WITH UNIT MANUFACTURER AND COORDINATE WITH OTHER TRADES AS NECESSARY.
30. ELECTRICAL CONTRACTOR SHALL PROVIDE REQUIRED RELAY ACCESSORIES FOR CONNECTION OF 120 VOLT 1 PHASE VENTILATION EQUIPMENT TO 277 VOLT 1 PHASE LIGHTING AS APPLICABLE. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR SUCH COORDINATION PRIOR TO BID.
31. WHERE HVAC CONTROL WIRING IS REQUIRED BETWEEN BUILDINGS. PROVIDE UNDERGROUND CONDUIT WITH PULL STRING(S) FURNISHED AND INSTALLED BY ELECTRICAL FOR THE ENERGY MANAGEMENT SYSTEM WIRING TERMINATIONS ONLY. CONTRACTOR SHALL FURNISH AND INSTALL CONDUIT AND WIRING TERMINATIONS FOR BETWEEN BUILDINGS.
32. ALL THERMOSTATS SHALL HAVE LOCKABLE COVERS (WHERE INDICATED ON PLANS) AND SHALL BE OF THE ELECTRONIC, PROGRAMMABLE, AUTOMATIC CHANGEOVER TYPE TO SEQUENCE HEATING OR COOLING. SET POINT RANGE SHALL BE 10 DEGREES F. BETWEEN FULL HEATING AND COOLING. THEY SHALL HAVE CAPABILITY OF TERMINATING ALL HEATING AT A TEMPERATURE NO MORE THAN 70 DEGREES F., AND COOLING AT A TEMPERATURE NOT LESS THAN 78 DEGREES F. ADJUSTABLE TEMPERATURE DIFFERENTIAL SHALL BE 1- 1/2 DEGREES F. CONTROL LIMITS SHALL BE FROM 55 DEGREES F. TO 85 DEGREES F. MOUNT AT 48 INCHES ABOVE FLOOR OR AS REQUIRED BY LOCAL AUTHORITIES OR ACCESSIBILITY CODES.

   NOTES:
   1) THERMOSTATS THAT ARE PART OF AN ENERGY MANAGEMENT SYSTEM SHALL FOLLOW CONTROL SPECIFICATIONS AND DRAWING REQUIREMENTS.

   2) SHOULD THE LOCATION OF THE THERMOSTAT NOT MEET THE ADA HEIGHT REQUIREMENTS DUE TO OBSTRUCTIONS, THEN AN ALTERNATE LOCATION SHALL BE PROPOSED OR REQUESTED BY THE CONTRACTOR THAT SHALL BE APPROVED BY THE ENGINEER AND ARCHITECT.
33. LINE VOLTAGE THERMOSTATS SHALL BE FURNISHED BY THE MECHANICAL CONTRACTOR AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
34. CONTROLS CONTRACTOR AND AIR BALANCE CONTRACTOR SHALL COORDINATE WORK AND PERFORM NECESSARY TASKS AS REQUIRED TO OBTAIN AIR AND WATER FLOW QUANTITIES FOR SYSTEMS SHOWN HEREIN.
35. CONTROLS SHALL BE PROVIDED TO PROVIDE THE MINIMUM RATE OF OUTDOOR AIR REQUIRED BY THE STATE ENERGY REGULATIONS.
36. ALL DUCTWORK SHALL BE SHEET METAL CONSTRUCTED OR SPIRAL, ERECTED, AND TESTED IN ACCORDANCE WITH THE MOST RESTRICTIVE OF LOCAL REGULATIONS, PROCEDURES DETAILED IN THE ASHRAE HANDBOOK OF FUNDAMENTALS, CHAPTER 6 OF THE MECHANICAL CODE, OR THE APPLICABLE STANDARDS ADOPTED BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION.
37. ALL FLEXIBLE DUCTWORK SHALL BE MAX FIVE FEET AND MIN 3 FEET IN LENGTH TO RESPECTIVE DIFFUSERS, GRILLES, AND REGISTERS, OR OTHER AIR DEVICES.
38. PROVIDE SEISMIC RESTRAINTS TO ALL DUCTWORK, PIPE, AND EQUIPMENT SUPPORTS IN ACCORDANCE WITH THE LATEST SMACNA GUIDELINES FOR SEISMIC RESTRAINT OF MECHANICAL SYSTEMS. SUSPENDED EQUIPMENT SHALL BE PROVIDED WITH SEISMIC ANCHORAGE AND ISOLATION SUPPORTS. SEE SEISMIC NOTES ON THIS SHEET FOR ADDITIONAL REQUIREMENTS.
39. ALL RECTANGULAR DUCT TURNS IN SUPPLY, RETURN, AND EXHAUST DUCTS SHALL HAVE TURNING VANES UNLESS OTHERWISE NOTED.
40. DUCTWORK HANDLING CONDITIONED AIR SHALL BE INSULATED OR LINED AS INDICATED ON DRAWINGS. SUPPLY AND RETURN DUCT INSULATION SHALL BE MIN. 1.5" THICK, 3/4 LB./CUBIC FT. DENSITY AND HAVE A MIN. VALUE OF R-8 WHERE LOCATED IN ONE OR MORE OF THE FOLLOWING SPACES:

   A) OUTDOORS, OR

   B) IN A SPACE BETWEEN THE ROOF AND AN INSULATED CEILING, OR

   C) IN A SPACE DIRECTLY UNDER A ROOF WITH FIXED VENTS OR OPENINGS TO THE OUTSIDE OR UNCONDITIONED SPACES, OR

   D) IN AN UNCONDITIONED CRAWLSPACE; OR

   E) IN OTHER UNCONDITIONED SPACES

   PER 2022 CEC, OTHERWISE PROVIDE R-4.2 WHEN LOCATED IN CONDITIONED ATTIC SPACES ABOVE CEILINGS. ALL DUCTWORK EXPOSED ON ROOF SHALL BE INTERNALLY LINED WITH 1.5" THICK, 1.5LB./CUBIC FT. DENSITY DUCT LINER UNLESS OTHERWISE INDICATED OR SPECIFIED. ALL DUCT SIZES ARE SHEET METAL SIZES. ALL DUCT JOINTS SHALL BE SEALED PER CHAPTER 6 MECHANICAL CODE REQUIREMENTS. PROVIDE PIPING AND DUCT INSULATION IN ACCORDANCE WITH THE LATEST STANDARDS OF THE CALIFORNIA ENERGY COMMISSION.

   ALL INSULATION SHALL HAVE A FLAME SPREAD OF NOT MORE THAN 25 AND A SMOKE DENSITY NOT EXCEEDING 50.

   MANUAL VOLUME DAMPERS SHALL BE PROVIDED IN ALL DUCT BRANCHES TO INDIVIDUAL DIFFUSERS, GRILLES, AND REGISTERS, AS WELL AS FRESH AIR INTAKE DUCTS. DAMPERS SHALL BE LOCATED AT THE BRANCH DUCT LOCATIONS. THE MECHANICAL CONTRACTOR SHALL COORDINATE LOCATIONS OF DAMPERS WITH THE AIR BALANCE CONTRACTOR PRIOR TO BID, SO THEY ARE ACCESSIBLE PRIOR TO INSTALLATION. IN LOCATIONS WHERE THESE DAMPERS ARE INACCESSIBLE, CABLE OPERATED ADJUSTMENT CONTROLS SHALL BE PROVIDED AT NO ADDITIONAL COST. SEE DETAIL 1/M5.1. OPPOSED BLADE DAMPERS SHALL NOT BE PERMITTED UNLESS NOTED OTHERWISE.
43. ALL VOLUME DAMPERS SHALL BE INSTALLED MIN THREE DUCT DIAMETERS UPSTREAM OF REGISTERS.

   AUTOMATIC FIRE DAMPER REQUIREMENTS ARE AS FOLLOWS:

   A) PROVIDE AUTOMATIC FIRE DAMPERS AT ALL PENETRATIONS OF FIRE-RATED CEILINGS AND WALLS THROUGHOUT. CONTRACTOR SHALL COORDINATE FIRE-RATED AREAS WITH THE ARCHITECTURAL DRAWINGS AND OTHER TRADES PRIOR TO INSTALL AND SHALL NOTIFY PERTINENT PARTIES PRIOR TO ANY WORK PERFORMED IN THESE AREAS. IN ADDITION, CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE PROPER ACCESS FOR DAMPERS INSTALLED. THE DAMPER FIRE RATING SHALL BE COMPATIBLE WITH THE CEILING/WALL RATING.

   B) LOCATION OF FIRE-RATED CEILINGS AND WALLS ARE AS INDICATED ON THE ARCHITECTURAL DRAWINGS.

   C) FIRE AND/OR SMOKE DAMPER(S) SHALL BE PROVIDED AS REQUIRED BY 2022 CBC AND CFC.

   D) CONTRACTOR SHALL FURNISH FLUSH MOUNTED FIRE AND/OR SMOKE DAMPERS, SO THAT DAMPER DO NOT EXTEND PASS WALLS, FOR AREAS WITHOUT CEILINGS FOR QUALITY WORKMENSHIP.
44. ALL DUCTWORK PASSING THROUGH FIRE RATED CORRIDORS AND LOBBIES SHALL BE MIN. 26 GAGE SHEET METAL CONSTRUCTION. FLEXIBLE DUCTWORK SHALL NOT BE ALLOWED.
45. ALL DUCTWORK, PIPING, CONDUIT, & ETC. PENETRATING FIRE RATED CONSTRUCTION SHALL HAVE APPROVED FIRE STOPPING. COORDINATE WITH OTHER TRADES PRIOR TO INSTALLATION.
46. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER OPERATION OF ALL MECHANICAL EQUIPMENT INCLUDING NECESSARY DEVICES FOR INTERLOCKING OF SUCH EQUIPMENT.
47. CONTRACTOR SHALL REFER TO MECHANICAL AND ARCHITECTURAL PLANS FOR REGISTER, DIFFUSER, AND GRILLE LOCATIONS PRIOR TO INSTALLATION.
48. CONTACT THE ENGINEER IMMEDIATELY IF THERE ARE CONFLICTS PRIOR TO INSTALLATION. CONTRACTOR SHALL COORDINATE ALL LOCATIONS OF DUCT PENETRATIONS THROUGH SHEAR WALLS. NO DUCT PENETRATE SHEAR WALLS UNLESS SPECIFICALLY SHOWN ON STRUCTURAL PLANS.
49 CONTRACTOR SHALL REFER TO STRUCTURAL, MECHANICAL, AND ARCHITECTURAL PLANS FOR EXTERIOR LOUVER LOCATIONS PRIOR TO FABRICATION AND INSTALLATION. CONTACT THE ENGINEER IMMEDIATELY IF THERE ARE CONFLICTS. REFER TO ARCHITECTURAL EXTERIOR ELEVATION PLANS FOR MOUNTING HEIGHTS. IF MOUNTING HEIGHTS ARE NOT IDENTIFIED ON THE ARCHITECTURAL PLANS. THEN THE CONTRACTOR SHALL RECEIVE FINAL APPROVAL FROM THE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.
50. CONTRACTOR SHALL COORDINATE ALL DOOR UNDERCUT QUANTITIES AND LOCATIONS WITH THE APPROPRIATE TRADES PRIOR TO FINAL BID. CONTACT THE ARCHITECT IMMEDIATELY IF THERE ARE CONFLICTS.
51. ALL DOOR UNDERCUTS INDICATED ON FLOOR PLAN(S) SHALL BE 1" MIN. ABOVE THRESHOLD.
52. CONTRACTOR SHALL IDENTIFY ALL CEILING ACCESS DOORS FOR MANUAL AND REMOTE CONTROLLED (CABLE OPERATED) DAMPERS, CEILING CUP LOCATIONS FOR INACCESSIBLE AREAS FOR THE ARCHITECT'S REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION OF DUCTWORK, EQUIPMENT, ETC.
53. CONTRACTOR SHALL CONFIRM FINAL REFRIGERANT PIPE SIZING UPON DETERMINATION OF ACTUAL DEVELOPED LENGTH. ALL PIPE MATERIALS SHALL BE PER MANUFACTURER'S GUIDELINES.
54. FOR INACCESSIBLE AREAS THE CONTRACTOR SHALL PROVIDE ACCESS PANELS FOR ALL DAMPERS, EQUIPMENT, SMOKE DETECTORS, AND CONTROL DEVICES. THESE PANELS SHALL MATCH THE RATING OF THE WALL AND/OR CEILING WHERE THEY ARE LOCATED IN. MINIMUM ACCESS PANEL SIZES SHALL BE AS FOLLOWS:

   1) HAND ACCESS: 12"x12" MIN.
   2) BODY ACCESS: 30"x30" MIN.
   3) MANUAL REMOTE CONTROL (CABLE OPERATED) DAMPERS IN LIEU OF VOLUME DAMPERS. SEE DETAIL...
55. WHERE A LARGER ACCESS SIZE IS REQUIRED DUE TO INSTALLATION CONSTRAINTS, THE CONTRACTOR SHALL DO SO AT NO ADDITIONAL COST AND SHALL NOTIFY THE ARCHITECT AND ENGINEER OF DEVIATIONS PRIOR TO INSTALLATION.
56. CONTRACTOR SHALL COORDINATE ALL MOUNTING HEIGHTS ABOVE FINISHED FLOOR WITH OTHER TRADES AND RECEIVE FINAL APPROVAL FROM THE ARCHITECT PRIOR TO FABRICATING AND INSTALLING EXPOSED DUCTWORK, EQUIPMENT, REGISTERS, ETC.
57. CONTRACTOR SHALL REFER TO MECHANICAL AND ARCHITECTURAL PLANS FOR ALL SIDE-WALL GRILLE LOCATIONS PRIOR TO FABRICATION AND INSTALLATION. CONTACT THE ENGINEER IMMEDIATELY IF THERE ARE CONFLICTS. REFER TO ARCHITECTURAL INTERIOR ELEVATION PLANS FOR MOUNTING HEIGHTS. IF MOUNTING HEIGHTS ARE NOT IDENTIFIED ON THE ARCHITECTURAL PLANS. THEN THE CONTRACTOR SHALL RECEIVE FINAL APPROVAL FROM THE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.
58. CONTRACTOR SHALL INSULATE ALL REFRIGERANT PIPING SUCTION AND VAPOR LINES. ALL EXTERIOR LINES REQUIRE ALUMINUM JACKETING.
59. CONTRACTOR SHALL PAINT ALL EXPOSED DUCTWORK, REGISTERS, ETC. COORDINATE PAINT FINISHES WITH THE ARCHITECT PRIOR TO INSTALLATION.

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CLIENT

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CONSULTANT

LAKEWOOD TOWN SQUARE

4970 CLARK AVE. LAKEWOOD, CA 90712

BID SET 10.02.26

	REVISIONS	
1	PC-1	04.27.26
2	BID SET	10.02.26

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER
ANDREW K. OSSANI
No. M39639
Exp. 3/31/28
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STATE OF CALIFORNIA

PERMIT NO.	BL-25-470
C.I.P. NO.	P2CC2623
JOB NO.	1533.008
DRAWN	
CHECK	

MECHANICAL LEGEND AND GENERAL NOTES

SHEET
M-0.01

SPLIT SYSTEM OUTDOOR HEAT PUMP UNIT SCHEDULE

SYM	MFR & MODEL #	NOMINAL TONS	REFRIG.	COOLING					HEATING			INDOOR UNIT	ELECTRICAL				MAX OPER. WEIGHT (LBS)	REMARKS	WIRING DETAIL	CONTROL DETAIL	ANCHORAGE DETAIL
				TOTAL CAPACITY (BTU/h)	SENSIBLE CAPACITY (BTU/h)	SEER	EER	AMBIENT (°F DB)	OUTPUT (BTU/h)	COP / HSPF	AMBIENT (°F DB)		V	PH	MCA	MOCP					
SCU 1	CARRIER 37MARAQ24AA3	2.0	R-454B	24,000	16,900	22.7	11.8	95	27,000	11.3	47	FC 1	208	1	24	25	150	1	9 M-5.01	9 M5.01	7 M-5.01

1. PROVIDE WITH NEOPRENE ISOLATION, LOW TEMP STARTUP, LONG LENGTH KIT, AND A PROPERTY ARMOR P3MS MINI BRAWLER PRO CAGE PAINTED RAL 6021 PALE GREEN.

SPLIT SYSTEM INDOOR WALL MOUNTED FAN COIL UNIT SCHEDULE

SYM	MFR & MODEL #	AREA SERVICED	NOMINAL TONS	CFM	FAN POWER (WATT)	FILTER EFFICIENCY	OUTDOOR UNIT	ELECTRICAL				WEIGHT (LBS)	REMARKS	WIRING DETAIL	CONTROL DETAIL	ANCHORAGE DETAIL
								V	PH	MCA	MOCP					
SFC 1	CARRIER 45MAHAQ24XA3	IDF ROOM	2.0	530	30	MERV 13	CU 1	POWERED BY INDOOR UNIT				50	1	9 M5.01	9 M5.01	8 M5.01

1. PROVIDE WITH PROGRAMMABLE THERMOSTAT, AND 120V CONDENSATE PUMP WITH OVERFLOW SHUTOFF.

FAN SCHEDULE

SYM	MFR & MODEL #	SERVICE	CFM	ESP	HP	BHP	ELECTRICAL		FAN RPM	WT (LBS)	REMARKS	CONTROL DETAIL	ANCHORAGE DETAIL
							V	PH					
EF 1	GREENHECK SQ-120-VG	RESTROOM	1000	0.5	1/2	0.17	115	1	1,219	75	1	6 M5.01	11 M5.01

1. PROVIDE WITH BACKDRAFT DAMPER AND INTERLOCK TO TIME CLOCK.

AIR DISTRIBUTION SCHEDULE

SYM.	MANUF & MODEL	NECK SIZE	FACE SIZE	CFM RANGE	MAX. NECK VELOCITY	MAX. N.C.	T. P. DROP	TYPE	DAMPER	REMARKS
-- EG-1	PRICE 530L	16"x8"	18"x10"	0 - 450	500	25	.067	LOUVERED	MVD	BORDER TYPE N FOR SURFACE MOUNT

LEGEND

-- / -- CFM; AIR DISTRIBUTION DEVICE

SD	SUPPLY DIFFUSER
SR	SUPPLY REGISTER
RG	RETURN GRILLE
EG	EXHAUST GRILLE
TG	TRANSFER GRILLE

NOTES:
1. NOT ALL DIFFUSER/GRILLE TYPES OR SIZES MAY BE USED ON THIS PROJECT.

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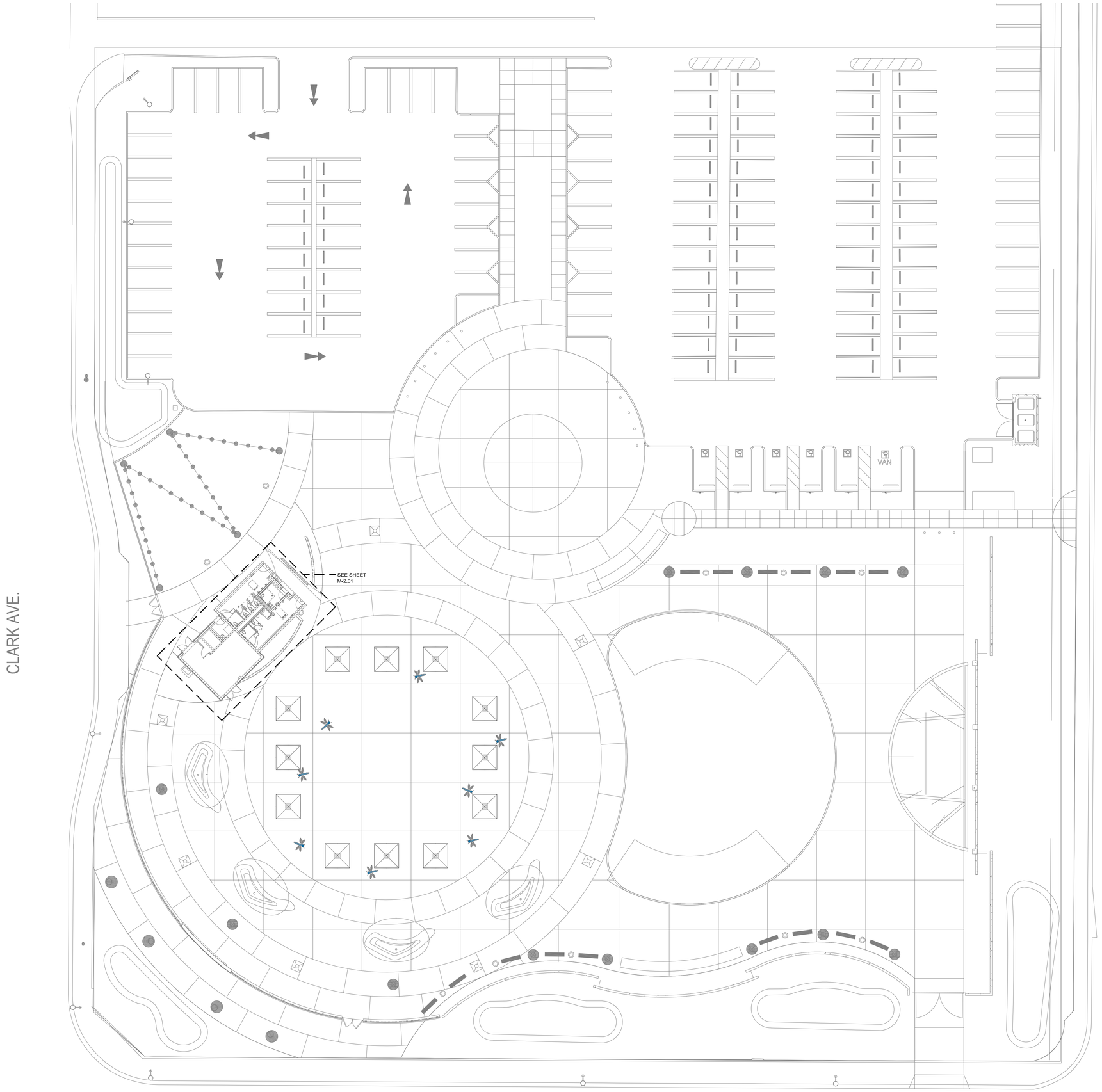
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ANDREW R. OSEGUEDA
No. M30630
Exp. 3/31/28
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STATE OF CALIFORNIA

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C.I.P. NO.	P2CC2623
JOB NO.	1533.008
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MECHANICAL SCHEDULES

SHEET
M-0.02



MECHANICAL SITE PLAN

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

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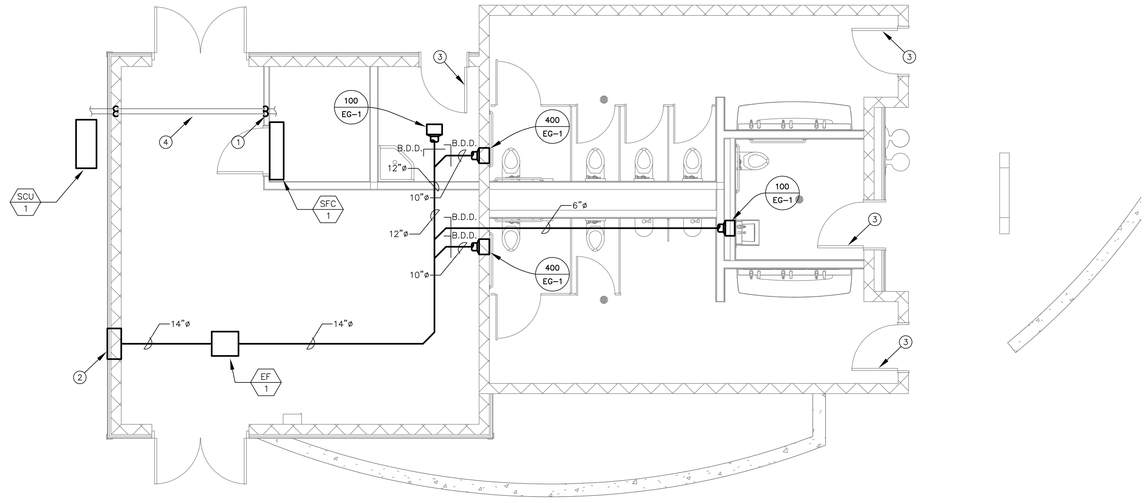
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MECHANICAL SITE PLAN

SHEET
M-1.01



CONSTRUCTION NOTES:

1. ENTIRE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA BUILDING CODE, AND ALL OTHER APPLICABLE CODES AND REGULATIONS, INCLUDING 2022 CALIFORNIA ENERGY CONSERVATION STANDARDS DIVISION T–24.
2. COORDINATE ENTIRE INSTALLATION OF THE HVAC SYSTEM WITH THE WORK OF ALL OTHER TRADES PRIOR TO ANY FABRICATION OR INSTALLATION. PROVIDE ALL FITTINGS, OFFSETS, AND TRANSITIONS AS REQUIRED FOR A COMPLETE WORKABLE INSTALLATION. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ITEMS TO BE PROVIDED BY OTHER TRADES WHERE MENTIONED IN THE CONTRACT DOCUMENTS PRIOR TO BID – NO EXCEPTIONS.
3. COORDINATE THE LOCATIONS OF ALL CEILING DIFFUSERS, REGISTERS, AND GRILLES WITH THE ARCHITECTURAL REFLECTIVE CEILING PLAN, ELECTRICAL LIGHTING LAYOUT AND ARCHITECTURAL ROOM ELEVATIONS. THE ARCHITECT AND ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY CONFLICTS PRIOR TO FABRICATION AND INSTALLATION.
4. FOR INACCESSIBLE AREAS THE CONTRACTOR SHALL PROVIDE ACCESS PANELS FOR ALL DAMPERS, EQUIPMENT, SMOKE DETECTORS, AND CONTROL DEVICES. THESE PANELS SHALL MATCH THE RATING OF THE WALL AND/OR CEILING THAT THEY ARE LOCATED IN. MINIMUM ACCESS PANEL SIZES SHALL BE AS FOLLOWS:
   1) HAND ACCESS: 12"x12"
   2) BODY ACCESS: 30"x30" MIN. WHERE A LARGER ACCESS SIZE IS REQUIRED DUE TO INSTALLATION CONSTRAINTS, THE CONTRACTOR SHALL DO SO AT NO ADDITIONAL COST AND SHALL NOTIFY THE ARCHITECT AND ENGINEER OF DEVIATIONS PRIOR TO INSTALLATION.
5. PLATFORMS, CURBS, AND FLASHINGS FOR MECHANICAL EQUIPMENT SHALL BE AS INDICATED ON THE STRUCTURAL AND ARCHITECTURAL PLANS, UNLESS NOTED OTHERWISE. WHERE THERE IS A CONFLICT WITH THE MECHANICAL PLANS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER PRIOR TO FABRICATION AND INSTALLATION.
6. MANUAL VOLUME DAMPERS SHALL BE PROVIDED IN ALL DUCT BRANCHES TO INDIVIDUAL DIFFUSERS, GRILLES, AND REGISTERS, AS WELL AS FRESH AIR INTAKE DUCTS. DAMPERS SHALL BE LOCATED AT THE BRANCH DUCT LOCATIONS. THE MECHANICAL CONTRACTOR SHALL COORDINATE LOCATIONS OF DAMPERS WITH THE AIR BALANCE CONTRACTOR PRIOR TO BID, SO THEY ARE ACCESSIBLE PRIOR TO INSTALLATION. IN LOCATIONS WHERE THESE DAMPERS ARE INACCESSIBLE, CABLE OPERATED ADJUSTMENT CONTROLS SHALL BE PROVIDED AT NO ADDITIONAL COST. OPPOSED BLADE DAMPERS SHALL NOT BE PERMITTED UNLESS NOTED OTHERWISE.

CONSTRUCTION KEY NOTES:

(1) REFRIGERANT PIPING FROM SCU–1 THRU EXTERIOR WALL TO SFC–1. CONTRACTOR TO VERIFY REFRIGERANT PIPE ROUTING AND SIZE WITH MANUFACTURER PRIOR TO ORDERING.

(2) EXHAUST AIR LOUVER WITH MIN. 2 SQ FT FREE AREA. SEE ARCHITECTURAL DRAWINGS FOR EXACT SIZE AND LOCATION.

(3) DOOR LOUVER WITH MIN. 1 SQ FT FREE AREA. SEE ARCHITECTURAL DRAWINGS FOR EXACT SIZE AND LOCATION.

(4) REFRIGERANT PIPING IN THIS ROOM TO BE INSTALLED AS HIGH AS POSSIBLE.

NORTH

MECHANICAL FLOOR PLAN

SCALE 1/4"=1'–0" | 1

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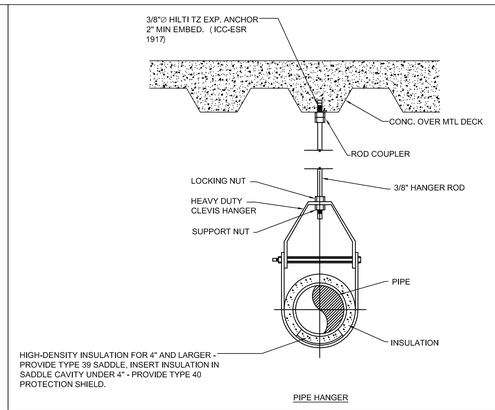
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CHECK	

MECHANICAL FLOOR PLAN

SHEET
M-2.01

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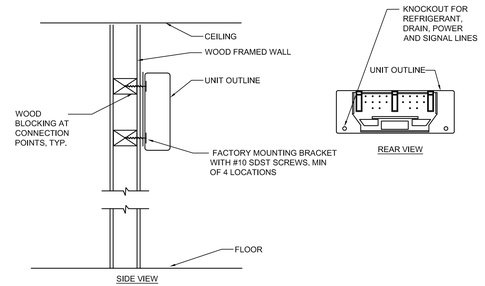
SCALE NONE 16



PIPE HANGER

REFRIGERANT PIPE SUPPORT DETAIL

SCALE NONE 12



SIDE VIEW

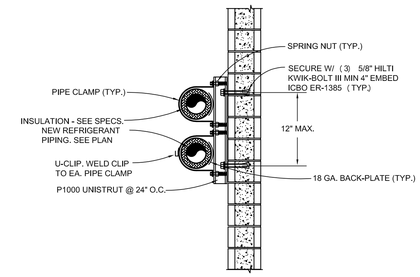
NOTES:
1. MAINTAIN MFR. RECOMMENDED MIN. CLEARANCES.
2. REFRIGERANT IS METERED BY CAPILLARY TUBES IN THE OUTDOOR UNIT. INSULATE BOTH REFRIGERANT LINES.
3. REFRIGERANT, DRAIN, AND POWER CONNECTIONS MAY BE MADE IN UNIT REAR, BOTTOM, LEFT SIDE OR RIGHT SIDE.
4. INSTALLATION SHALL COMPLY WITH MFR. GUIDELINES.

SFC

MAX WEIGHT: 50 LBS.

WALL-MOUNTED FAN COIL ANCHORAGE DETAIL

SCALE NONE 8

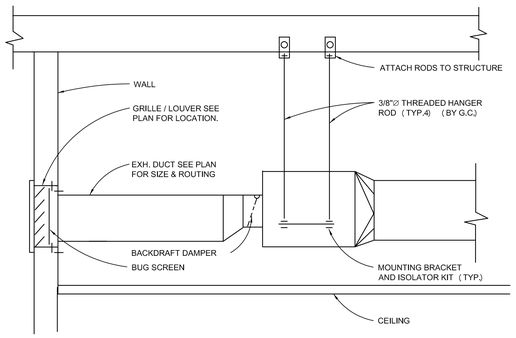


TYPICAL PIPE SUPPORT DETAIL

SCALE NONE 4

--

SCALE NONE 15

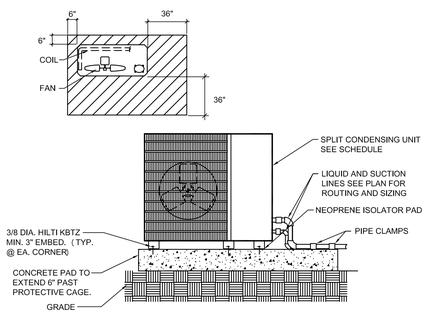


EF

MAX WEIGHT: - LBS.

INLINE EXHAUST FAN ANCHORAGE DETAIL

SCALE NONE 11

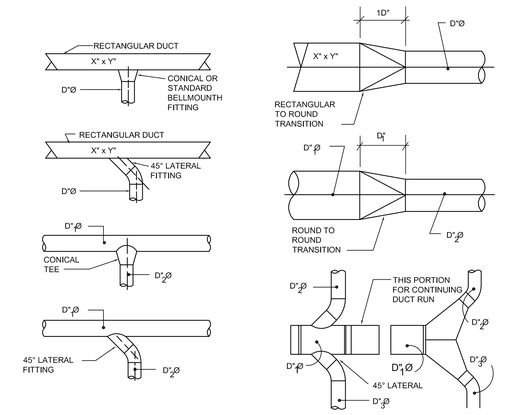


SCU

MAX WEIGHT: 150 LBS.

CONDENSING UNIT ANCHORAGE DETAIL

SCALE NONE 7

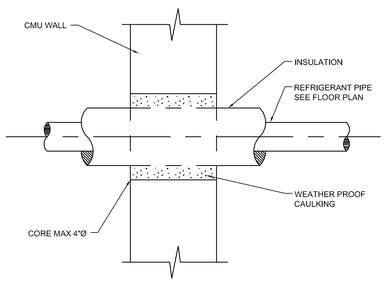


DUCTWORK TRANSITION DETAIL

SCALE NONE 3

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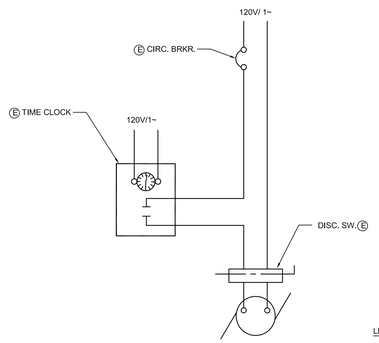
SCALE NONE 14



NOTES:
SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL WEATHERPROOFING.
FOR 1-HR & 2-HR FIRE RATED PENETRATIONS PROVIDE STI FIRE CAULKING W-J-8006 (OR EQUAL).

REFRIGERANT PIPING THRU EXTERIOR WALL

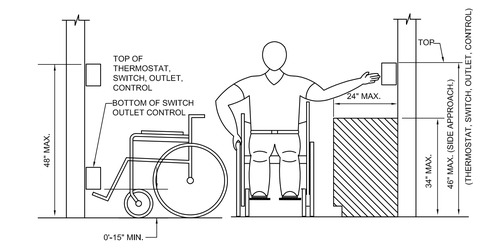
SCALE NONE 10



LEGEND:
(E) PROVIDED BY ELEC.
(M) PROVIDED BY MECH.

TYP. EXHAUST FAN WIRING DETAIL

SCALE NONE 6

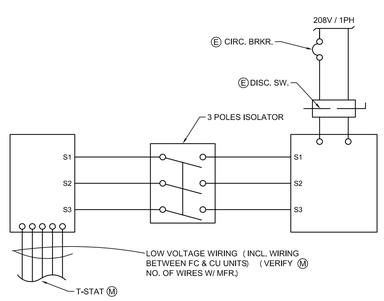


THERMOSTAT MOUNTING DETAIL

SCALE NONE 2

--

SCALE NONE 13

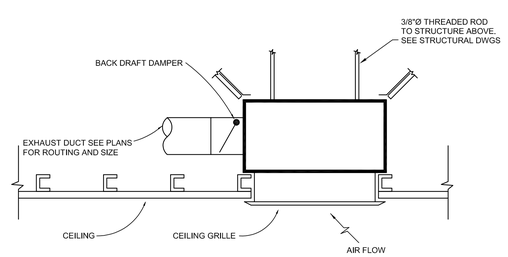


LEGEND:
(E) PROVIDED BY ELEC.
(M) PROVIDED BY MECH.

NOTE: INSTALL PER MANUFACTURER'S GUIDELINES.

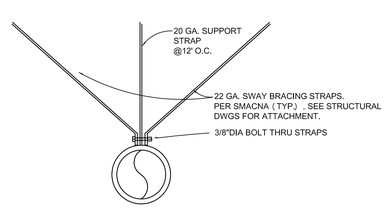
SPLIT SYSTEAM HEAT PUMP WIRING DIAGRAM

SCALE NONE 9



CEILING EXHAUST FAN ANCHORAGE DETAIL

SCALE NONE 5



NOTE: INSTALLATION SHALL COMPLY W/ LATEST SMACNA STANDARDS.

DUCTWORK HANGER SUPPORT DETAIL

SCALE NONE 1

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MECHANICAL DETAILS

SHEET
M-5.01

FIXTURE SCHEDULE

ITEM	FIXTURE	ROUGH-IN CONNECTIONS: TRAP	WASTE	VENT	HOT WATER	COLD WATER	GAS	DESCRIPTION
WC 1	WATER CLOSET	INT	4"	2"	--	1"	--	AMERICAN STANDARD (A/S) NO. 3351.101 "AFWALL MILLENNIUM FLOWISE ELONGATED FLUSHOMETER TOILET", SIPHON JET, WALL HUNG, ELONGATED BOWL, TOP SPUD. COMPLETE WITH SLOAN ROYAL NO. 111-1.28 GPF FLUSH VALVE, OLSONITE NO. 95SSCT SEAT AND ZURN NO. Z1201 & Z1202 SERIES CARRIER.
WC 2	WATER CLOSET (ACCESSIBLE)	INT	4"	2"	--	1"	--	AMERICAN STANDARD (A/S) NO. 3351.101 "AFWALL MILLENIUM FLOWISE ELONGATED FLUSHOMETER TOILET", SIPHON JET, WALL HUNG, ELONGATED BOWL, TOP SPUD. COMPLETE WITH SLOAN ROYAL NO. 111-1.28 GPF FLUSH VALVE, OLSONITE NO. 95SSCT SEAT AND ZURN NO. Z1201 & Z1202 SERIES CARRIER, MOUNT AT ADA ACCESSIBLE HEIGHT.
UR 1	URINAL	INT	2"	1-1/2"	--	3/4"	--	AMERICAN STANDARD (A/S) NO. 6002.001 "PINTBROOK URINAL", WALL HUNG, SIPHON JET. COMPLETE WITH SLOAN ROYAL NO. 186-0.125 GPF FLUSH VALVE AND ZURN NO. Z-1222 WALL HANGER.
UR 2	URINAL (ACCESSIBLE)	INT	2"	1-1/2"	--	3/4"	--	AMERICAN STANDARD (A/S) NO. 6002.001 "PINTBROOK URINAL", WALL HUNG, SIPHON JET. COMPLETE WITH SLOAN ROYAL NO. 186-0.125 GPF FLUSH VALVE AND ZURN NO. Z-1222 WALL HANGER. MOUNT AT ADA ACCESSIBLE HEIGHT.
L 1	LAVATORY (WALL MOUNT, (ACCESSIBLE, TW)	1-1/4"	2"	1-1/2"	1/2" TW	1/2" TW	--	ACORN 3801-H1-MC-PT-SOS "WASHBASIN", 30"X 22", COTERRA SOLID SURFACE SINGLE FAUCET WALL MOUNTED HAND-WASH TROUGH CONFIGURATION. COMPLETE WITH CHICAGO NO. 116.201.AB.1 METER FAUCET. PROVIDE WITH CHICAGO NO. 45LKABCP ANGLE STOPS WITH 1/2" FEMALE INLET & OUTLET IN ACCESS PANEL.
L 2	LAVATORY (WALL MOUNT, ACCESSIBLE, 3- FAUCET TW)	1-1/2"	2"	1-1/2"	(3) 1/2" TW	(3) 1/2" TW	--	ACORN 3803-H1-MC-PT-SOS "WASHBASIN", 80"X 22", COTERRA SOLID SURFACE 3-FAUCET WALL MOUNTED HAND-WASH TROUGH CONFIGURATION. COMPLETE WITH (3) CHICAGO NO. 116.201.AB.1 METER FAUCET. PROVIDE WITH CHICAGO NO. 45LKABCP ANGLE STOPS WITH 1/2" FEMALE INLET & OUTLET IN ACCESS PANEL.
SS 1	SERVICE SINK	3"	3"	2"	3/4"	3/4"	--	CECO NO. 871 "CORNER SERVICE SINK", ENAMELED CAST IRON, CORNER FLOOR MOUNTED, COMPLETE WITH CHICAGO NO. 445-PVB-CP FAUCET, CECO NO. B71-3" 3" DIAMETER DRAIN WITH FLAT CHROME STRAINER, CECO NO. B-872 COATED WIRE RIM GUARD AND HOSE.
TP 1	TRAP PRIMER (SINGLE DRAIN)	--	--	--	--	1/2"	--	MIFAB NO. MR-500 TRAP PRIMER VALVE, BRASS BODY, ADJUSTABLE, COMPLETE WITH 1/2" COPPER TYPE "L" PIPE TO RECEPTOR. INSTALL PER MANUFACTURER'S RECOMMENDATIONS, COMPLETE BEHIND ACCESS PANEL WITH SHUT-OFF VALVE.

ITEM	FIXTURE	ROUGH-IN CONNECTIONS: TRAP	WASTE	VENT	HOT WATER	COLD WATER	GAS	DESCRIPTION
TP 2	TRAP PRIMER (MULTIPLE DRAIN)	--	--	--	--	1/2"	--	MIFAB NO. MR-500 TRAP PRIMER VALVE, BRASS BODY, ADJUSTABLE, COMPLETE WITH MI-DU DISTRIBUTION UNIT, 1/2" COPPER TYPE "L" PIPE TO EACH RECEPTOR. INSTALL PER MANUFACTURER'S RECOMMENDATIONS, COMPLETE BEHIND ACCESS PANEL WITH SHUT-OFF VALVE.
WHA 1	WATER HAMMER ARRESTOR	--	--	--	--	--	--	ZURN NO. Z-1700 SERIES "SHOKTROL" WATER HAMMER ARRESTOR COMPLETE BEHIND ACCESS PANEL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
FD 1	FLOOR DRAIN	2"	2"	1-1/2"	--	--	--	ZURN NO. ZN-415-BZ1-P, CAST IRON BODY, COMPLETE WITH ROUND NICKEL-BRONZE TOP, CLAMPING COLLAR, 1/2" TRAP PRIMER CONNECTION AND P-TRAP.
FS 1	FLOOR SINK	2"	2"	1-1/2"	--	--	--	ZURN NO. ZN1901-KC-P-2, 12" X 12" X 8" DEEP, CAST IRON BODY, ACID-RESISTING ENAMELED INTERIOR, COMPLETE WITH DOME STRAINER, NICKEL-BRONZE HALF GRATE, SEEPAGE FLANGE, TRAP PRIMER CONNECTION AND P-TRAP.
EWC 1	ELECTRIC WATER COOLER W/BOTTLE FILLER (ACCESSIBLE)	1-1/2"	2"	1-1/2"	--	3/4"	--	ELKAY NO. LVRCTL8WSK, BI-LEVEL, WALL MOUNTED, STAINLESS STEEL, VANDAL RESISTANT, 8.0 GPH OF 50°F WATER WITH 80°F INLET WATER AT 90°F AMBIENT, 1/5 HP, 115 VOLT, 1 PHASE. COMPLETE WITH FILTERED BOTTLE FILLER AND MECHANICAL FRONT BUBBLER BUTTON ACTIVATION. MOUNT AT ADA ACCESSIBLE HEIGHT. COMPLETE WITH CHICAGO NO. 45LKABCP ANGLE STOP WITH 1/2" FEMALE INLET & OUTLET. MOUNT AT ADA ACCESSIBLE HEIGHT.
ET 1	EXPANSION TANK	--	--	--	--	--	--	WILKINS NO. WXT-8, 2 GALLON, DIAPHRAGM TYPE, PRE-PRESSURIZED, WELDED EXTERIOR, BUTYL DIAPHRAGM AND EPOXY COATED EXTERIOR W/ MAPA MXC-8 EXPANSION TANK CAGE.
HB 1	HOSE BIBB (WALL)	--	--	--	--	3/4"	--	ACORN NO. 8121-CP "BENT NOSE WITH FLANGE" HOSE BIBB, WALL MOUNTED, CHROME-PLATED POLISHED, WITH INTEGRAL VACUUM BREAKER, LOOSE KEY OPERATION.
HB 2	HOSE BIBB (FREE STANDING)	--	--	--	--	3/4"	--	ACORN NO. 8126-CR "BENT NOSE" HOSE BIBB, FREE STANDING, CHROME-PLATED ROUGH, WITH INTEGRAL VACUUM BREAKER, LOOSE KEY OPERATION. SUPPLY PIPING SHALL BE SECURELY FASTENED TO STRUCTURE WITH 3/4" NIBCO NO. 724-5-A "HY-SET HANGER COUPLING".
MV 1	MIXING VALVE	--	--	--	1/2"	1/2"	--	BRADLEY NO. S59-4000 "NAVIGATOR" THERMOSTATIC MIXING VALVE, 1/2" MALE NPT CONNECTION, CAPACITY OF 3 GPM AT 15 PSI PRESSURE DROP, ADJUSTABLE OUTLET TEMP OF 90-120 DEGREES. COMPLETE WITH BRADLEY NO. S45-2456 MOUNTING BRACKET.

WATER HEATER SCHEDULE

ITEM	MANUFACTURER	MODEL NO.	SERVICE	LOCATION	STORAGE	ELECTRICAL DEMANDS: VOLT	PHASE	KW/AMP	CYCLE	RECOVERY CAPACITY @ 60°F	INLET TEMP °F	OUTLET TEMPER °F	OPER. WT. LBS.	REMARKS
WH 1	AO SMITH	DEL-30	DOMESTIC HOT WATER	SEE PLANS	30 GALLONS	208	1	6.0	60	41 GPH	60	120	351 LBS.	MUST HAVE ASHRAE STICKER OR OTHERWISE COMPLY WITH TITLE 24 REQUIREMENT FOR SERVICE WATER HEATERS.

GENERAL NOTES

1. BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS, ELEVATIONS AND CHARACTERISTICS OF ALL UTILITIES AND PIPING, AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
2. ALL ACCESSIBLE WATER CLOSETS SHALL HAVE FLUSH VALVE WITH HANDLE ON OPEN SIDE.
3. ALL VALVES, UNIONS, ETC. TO BE SAME SIZE AS PIPE UNLESS OTHERWISE INDICATED ON DRAWINGS.
4. ALL PLUMBING FIXTURE VENTS TO TERMINATE A MINIMUM OF 12 INCHES FROM ANY VERTICAL SURFACE AND 10 FEET FROM ANY OUTSIDE AIR INTAKES.
5. ALL PLUMBING FIXTURE VENTS TO TERMINATE A MINIMUM OF 12 INCHES FROM ANY VERTICAL SURFACE AND 25 FEET FROM ANY OUTSIDE AIR INTAKES.
6. EXACT LOCATIONS AND MOUNTING HEIGHTS OF PLUMBING FIXTURES SHALL BE OBTAINED FROM THE ARCHITECTURAL DRAWINGS.
7. ALL EXTERIOR GAS COCKS, WATER SHUT OFF VALVES AND/OR SEWER CLEANOUTS BELOW GROUND SHALL BE INSTALLED IN YARD BOXES WITH THE COVERS CONSPICUOUSLY MARKED "GAS", "WATER", AND "SEWER" RESPECTIVELY.
8. CONNECTION BETWEEN INCOMPATIBLE MATERIALS ABOVE GRADE AND INSIDE BUILDING SHALL BE MADE WITH TWO (2) DIELECTRIC UNIONS SEPARATED BY A TWELVE INCH (12") SECTION OF RED BRASS PIPE.
9. ALL CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. ALL URNINALS SHALL HAVE CLEANOUTS ABOVE FIXTURE, CPC 707.4. THE CONTRACTOR SHALL COORDINATE ALL CLEANOUT LOCATIONS WITH EQUIPMENT, CABINETS, ETC., AND THE ARCHITECT PRIOR TO ANY INSTALLATION.
10. ALL URINALS SHALL HAVE CLEANOUTS ABOVE FIXTURE, PER CPC 707.4. THE CONTRACTOR SHALL COORDINATE ALL CLEANOUT LOCATIONS WITH THE ARCHITECT PRIOR TO ANY INSTALLATION.
11. SEE ARCHITECTURAL DRAWINGS FOR ACCESSIBLE FIXTURE LOCATIONS AND MOUNTING HEIGHTS. INSULATE ALL EXPOSED HOT WATER AND DRAIN PIPING BELOW ACCESSIBLE LAVATORIES AND SINKS.
12. ALL PLUMBING WORK SHALL BE INSTALLED SO AS TO AVOID INTERFERENCE WITH ELECTRICAL AND MECHANICAL EQUIPMENT AND STRUCTURAL FRAMING.
13. ALL WORK AND MATERIAL SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH CALIFORNIA PLUMBING CODE 2022.
14. THESE DRAWINGS INDICATE THE SEWER, WATER, AND STORM DRAIN SYSTEMS TO POINT OF CONNECTION 5'-0" OUTSIDE OF THE BUILDING. CONTINUATION OF THESE SYSTEMS IS SHOWN ON THE CIVIL DRAWINGS AND IS SPECIFIED UNDER ANOTHER SECTION OF THE SPECIFICATIONS. THE PIPING SHALL BE INSTALLED TO MEET THE INVERT ELEVATIONS SHOWN ON THE CIVIL DRAWINGS.
15. INSULATION (SEE SPECIFICATION FOR TYPE REQUIRED) AND COVERING ON PIPE AND TUBING SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH 2022 C.B.C. SECTION 720.3.
16. MATERIALS EXPOSED WITHIN DUCTS OR PLENUMS SHALL HAVE A FLAME-SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHERE TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723. CMC 2022, CHAPTERS 7, 9 ,& 11.
17. ALL EQUIPMENT SHALL BE LATERALLY SUPPORTED IN ALL DIRECTIONS TO RESIST A MIN. OF 20% OF THE EQUIPMENT'S OPERATING WEIGHT.

LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
	S OR W	SOIL OR WASTE ABOVE FLOOR
	S OR W	SOIL OR WASTE BELOW FLOOR OR GRADE
SD	SD	STORM DRAIN ABOVE FLOOR
SD	SD	STORM DRAIN BELOW FLOOR OR GRADE
OD	OD	OVERFLOW DRAIN ABOVE FLOOR
OD	OD	OVERFLOW DRAIN BELOW FLOOR OR GRADE
	V	SANITARY VENT
	CW	COLD WATER
	HW	HOT WATER
CD	CD	CONDENSATE DRAIN
TP	TP	TRAP PRIMER
		DIRECTION OF FLOW
	SOV	SHUT-OFF VALVE
FCO	FCO	FLOOR CLEANOUT
WCO	WCO	WALL CLEANOUT
		RISER UP
		RISER DOWN
	ABV	ABOVE
	AP	ACCESS PANEL
	BEL	BELOW
	CLG	CEILING
	CONT	CONTINUATION
	COTG	CLEANOUT TO GRADE
	DN	DOWN
	FLR	FLOOR
	FFE	FINISH FLOOR ELEVATION
	I.E.	INVERT ELEVATION
	POC	POINT OF CONNECTION
	PLCS	PLACES
	VTR	VENT THRU ROOF
	YB	YARD BOX

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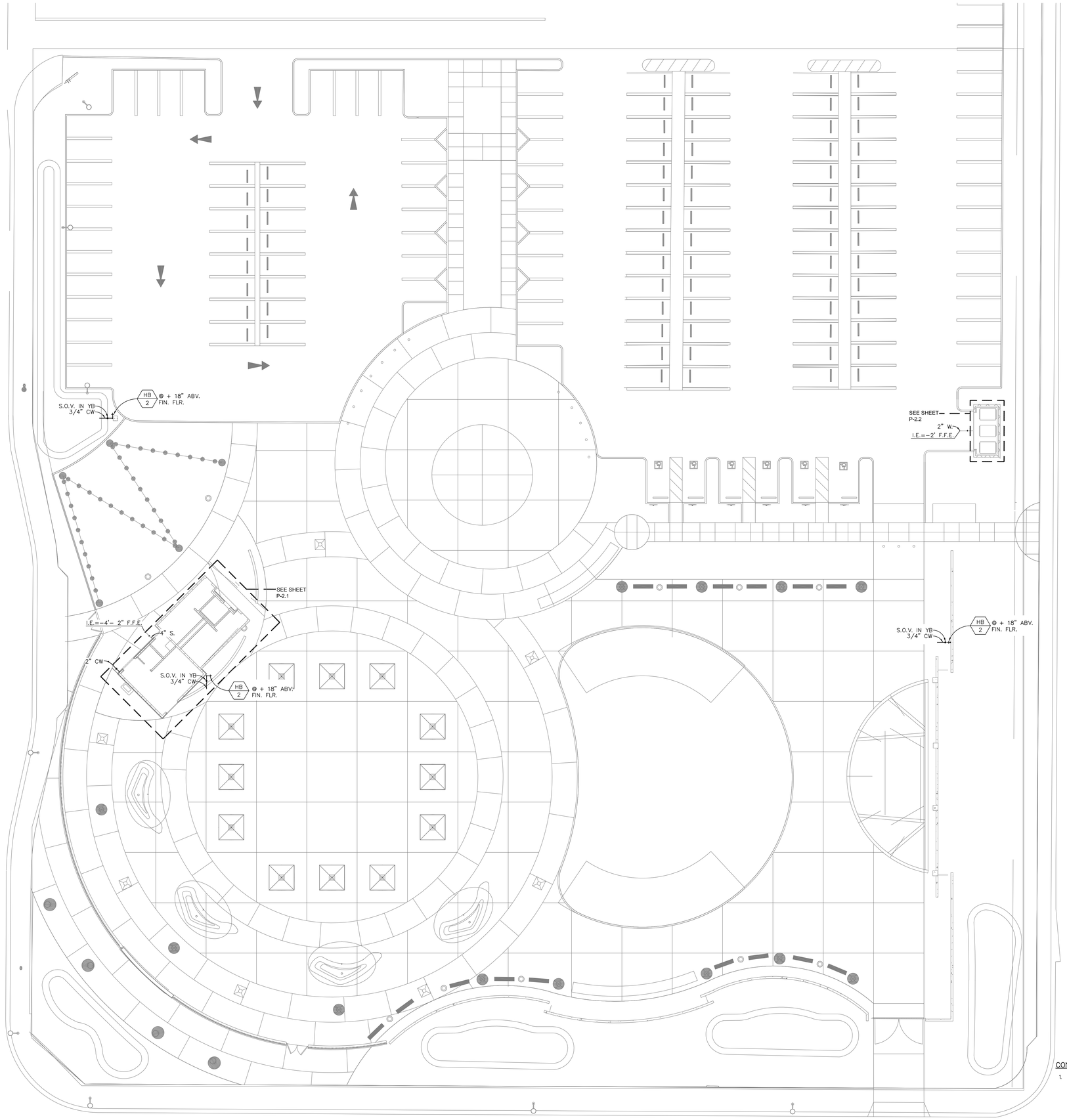
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C.I.P. NO.	P2CC2623
JOB NO.	1533.008
DRAWN	
CHECK	

PLUMBING GEN. NOTES, LEGEND, AND SCHEDULES

SHEET
P-0.1



CONSTRUCTION NOTES:

1. FOR CONTINUATION OF ALL UTILITIES SEE CIVIL ENGINEERING DRAWINGS.

NORTH

PLUMBING SITE PLAN

SCALE 1/16"=1'-0"

1

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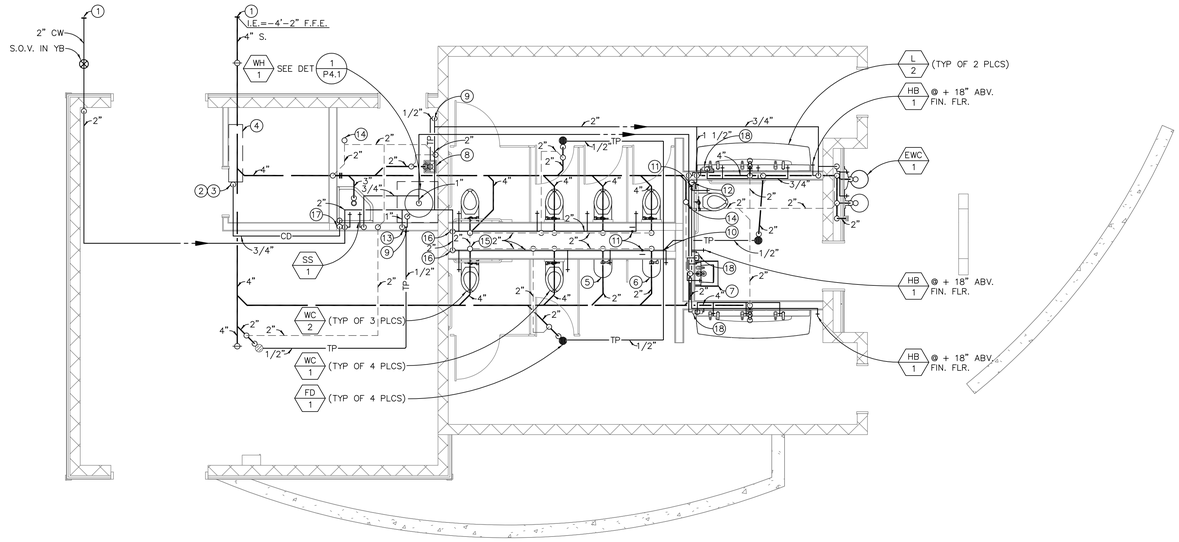
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PLUMBING SITE PLAN

SHEET
P-1.1



CONSTRUCTION KEY NOTES:

1. FOR CONTINUATION OF ALL UTILITIES SEE SHEET P1.1.
2. P.O.C. 3/4" CONDENSATE TO CONDENSATE PUMP ON WALL.
3. CONDENSATE PUMP PROVIDED BY MECHANICAL CONTRACTOR.
4. FAN COIL ON WALL, SEE MECHANICAL DRAWINGS FOR EXACT LOCATION.
5. UR-1.
6. UR-2.
7. L-1.
8. FS-1.
9. TP-1 W/S.O.V.
10. TP-2 W/S.O.V. & A.P.
11. WHA-1 W/ A.P.
12. 1 1/2" CW DN IN WALL W/ S.O.V. & A.P.
13. 1" CW DN IN WALL TO WH-1.
14. 2" VENT UP TO 2" VTR.
15. 3" VENT UP TO 3" VTR.
16. 2" CW DN IN WALL W/ S.O.V. & A.P.
17. 3/4" CD DN IN WALL, SPILL TO SERVICE SINK W/ 2" AIR GAP
18. MV-1 UNDER LAV

NORTH

PLUMBING RESTROOM FLOOR PLAN

SCALE 1/4"=1'-0"

1

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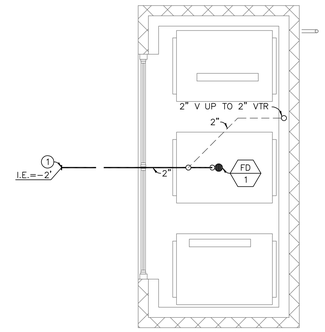
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PLUMBING
RESTROOM FLOOR PLAN

SHEET
P-2.1



CONSTRUCTION KEY NOTES:

(1) FOR CONTINUATION OF ALL UTILITIES SEE SHEET P1.1.

NORTH

PLUMBING TRASH ENCLOSURE FLOOR PLAN

SCALE 1/4"=1'-0"

1

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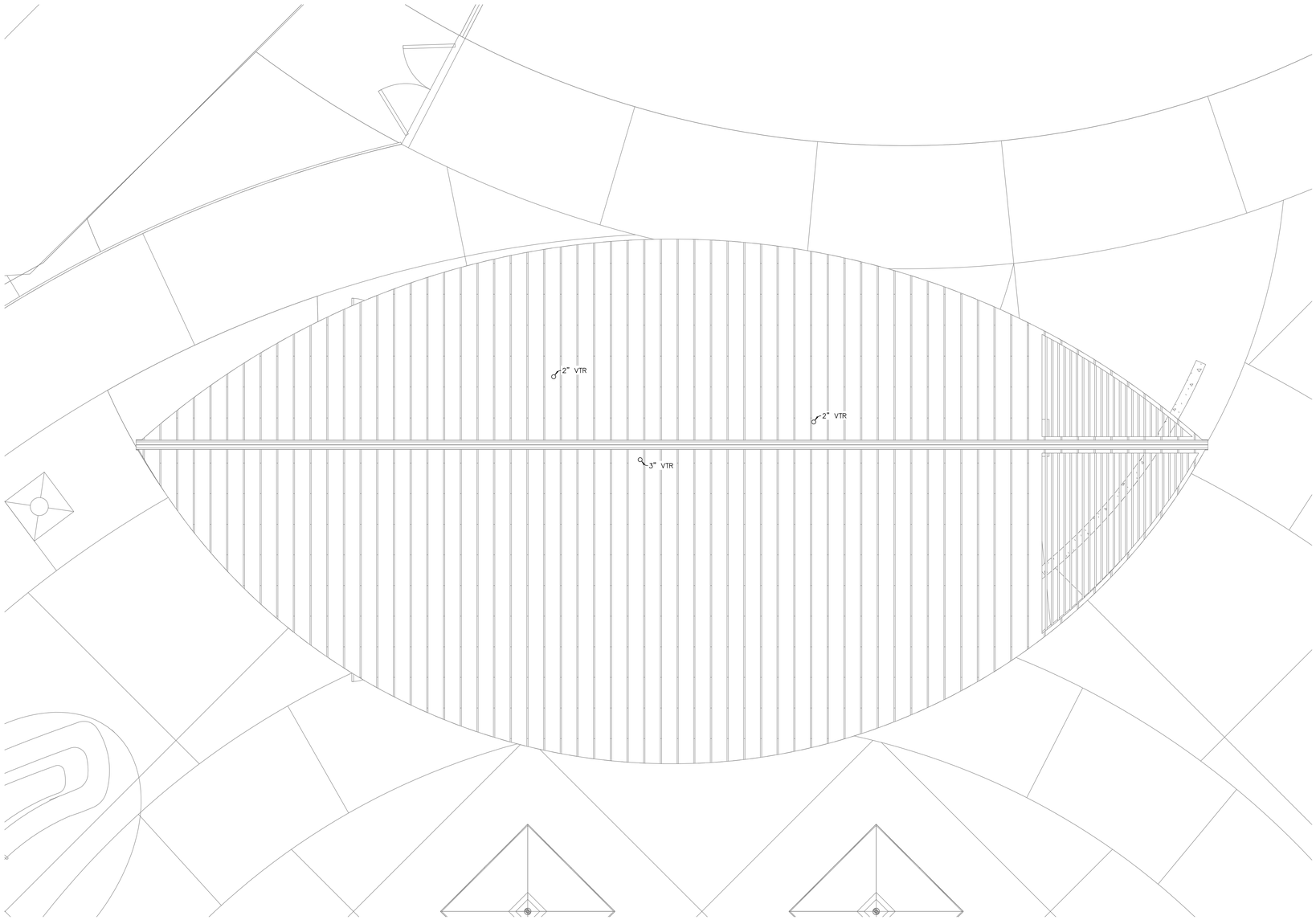
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PLUMBING TRASH ENCLOSURE FLOOR PLAN

SHEET
P-2.2



PLUMBING RESTROOM ROOF PLAN

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

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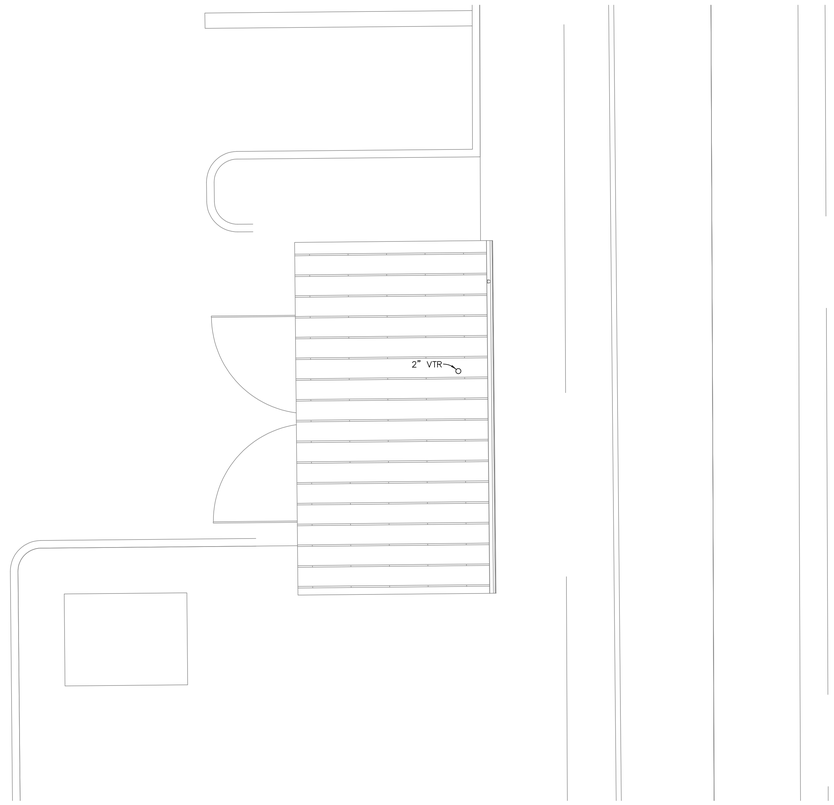
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PLUMBING
RESTROOM ROOF
PLAN

SHEET
P-3.1



NORTH

PLUMBING TRASH ENCLOSURE ROOF PLAN

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

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PLUMBING TRASH ENCLOSURE ROOF PLAN

SHEET
P-3.2

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NOTE:
WATER HEATER STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD (1/3) AND LOWER ONE-THIRD (1/3) OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A MINIMUM DISTANCE OF FOUR (4) INCHES SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING.

ELECTRIC WATER HEATER DETAIL

SCALE NONE

1

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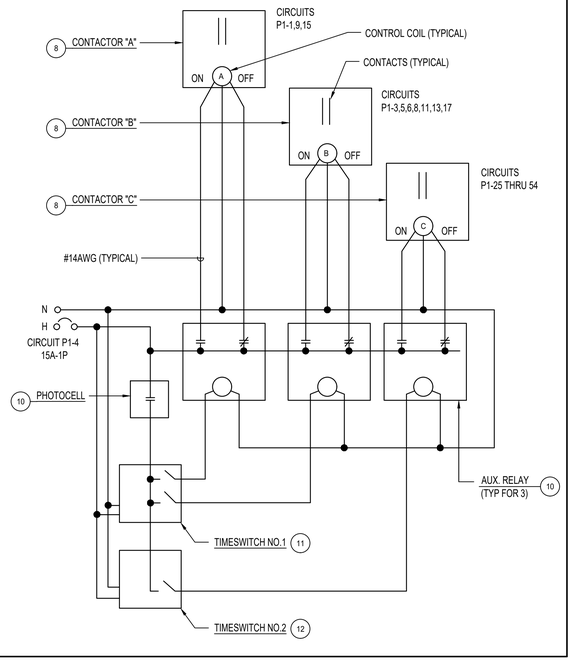
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PLUMBING DETAILS

SHEET
P-4.1

CONTROL WIRING DIGRAM



REFERENCE NOTES

1. PANELBOARD SHALL HAVE A SPLIT BUS WITH LOWER PORTION OF BUS CONTROLLED BY CONTACTOR AS SHOWN.
2. 4-500MCM, 1#2 GROUND – 4"C.
3. 4#3/0, 1#6 GROUND – 2"C.
4. 4#4. 1#8 GROUND – 1.25"C.
5. 3-POLE MECHANNICALLY HELD CONTACTOR WITH 120V CONTROL IN NEMA I ENCLOSURE. EATON #A202 SERIES OR EQUAL.
6. CIRCUITS CONTROLLED BY CONTACTOR "A". SEE WIRING DIAGRAM THIS SHEET.
7. CIRCUITS CONTROLLED BY CONTACTOR "B". SEE WIRING DIAGRAM THIS SHEET.
8. SIX-POLE MECHANICALLY HELD LIGHTING CONTACTOR WITH NORMALLY OPEN CONTACTS RATED MINIMUM 20AMPS, 120 VOLTS AND 120 VOLT COIL, THREE-WIRE CONTROL. EATON #C30CNM SERIES OR EQUAL IN NEMA I ENCLOSURE.
9. GENERAL PURPOSE MAGNETICALLY HELD PLUG-IN CONTROL RELAY WITH NORMALLY OPEN AND NORMALLY CLOSED CONTACTS RATED MINIMUM 20AMPS, 120 VOLTS, WITH 120V CONTROL COIL. PROVIDE PLUG-IN BASE. EATON #d9 SERIES OR EQUAL. MOUNT IN ENCLOSURE WITH RESPECTIVE CONTACTOR CONTROLLED.
10. INTERMATIC #EK4336S SERIES OR EQUAL MOUNTED IN SINGLE GANG FLUSH OUTLET BOX.
11. INTERMATIC # ET2725C SERIES OR EQUAL 2-CIRCUIT, SPST, 120 VOLT, 7-DAY, HOLIDAY, ELECTRONIC CONTROLLER IN METAL ENCLOSURE. PROVIDE NAMEPLATE ON HOUSING: EXTERIOR LIGHTS.
12. INTERMATIC # ET2715C SERIES OR EQUAL 1-CIRCUIT, SPST, 120 VOLT, 7-DAY, HOLIDAY, ELECTRONIC CONTROLLER IN METAL ENCLOSURE. PROVIDE NAMEPLATE ON HOUSING: OUTDOOR POWER OUTLETS.
13. GFCI CIRCUIT BREAKERS.
14. EACH BRANCH CIRCUIT SHALL HAVE PROVISIONS FOR THE FUTURE ADDITION OF AN INDIVIDUAL ENERGY MONITORING DEVICE.
15. PROVIDE 12" X 12" X 12" DEEP BOTTOMLESS CONCRETE PULLBOX WITH 12" DEEP PEA-GRAVEL BASE AND 10' LONG 3/4" DIAMETER COPPER GROUND ROD. MOUNT PULLBOX FLUSH WITH FINISH GRADE AND ENGRAVED COVER "GROUND". PROVIDE QUANTITY AS REQUIRED IN ORDER TO ACHIEVE 25 OHMS TO GROUND MAXIMUM.

LIGHT FIXTURE SCHEDULE

TYPE	LIGHT FIXTURE DESCRIPTION	FIXTURE MAXIMUM TOTAL INPUT WATTS	FIXTURE MOUNTING	LINE TYPE	LAMP COLOR TEMPERATURE 'K'	LAMP CRI, NOT LESS THAN	TOTAL ALL LAMPS INITIAL MINIMUM LUMEN OUTPUT
1	LED AREA LIGHT WITH 26-INCH DIAMETER HEAD, ACRYLIC LENS, SYMMETRICAL LIGHT DISTRIBUTION , STAINLESS STEEL FINISH WITH ANTI-GRAFFITI COATING. FORMS+SURFACES "VAO PEDESTRIAN" SERIES OR EQUAL	75	26 FT. HIGH STAINLESS STEEL	LED	4000K	90	3500
2	LED DOWN LIGHT WITH 6-INCH APERTURE, ADJUSTABLE GIMBLE RING WITH 25-DEGREE TILT AND 360-DEGREE ROTATION, POLYCARBONATE LENS, IC RATED FOR WET LOCATIONS, WHITE FINISH, REMOTE DRIVER WITH EXTENSION CORD LONG ENOUGH TO REACH DISTANCES SHOWN ON PLANS, 110-DEGREES BEAN ANGLE, AND NON-DIMMED. RAB LIGHTING #WFRLA SERIES OR EQUAL	12	RECESSED	LED	4000K	90	1000
2A	SAME AS TYPE 2 EXCEPT LOWER WATTAGE AND LUMENS.	8	RECESSED	LED	4000K	80	700
3	LED STRIPLIGHT WITH STEEL HOUSING, ROUND ACRYLIC LENS, AND NON-DIMMED. H.E WILLIAMS #75R SERIES OR EQUAL.	20	CHAIN HUNG	LED	4000K	80	3000
4	LED TREE UPLIGHT WITH UV RESISTANT COMPOSITE HOUSING, ROUGH - IN HOUSING, SLIP RESISTANT WALK-OVER CLEAR TAMPERED GLAS LENS, COOL-TO-TOUCH LESS THAN 40 DEGREES C, STAINLESS STEEL FACE TRIM, NARROW FLOOD LIGHT DISTRIBUTION, AND INTEGRAL BLUETOOTH CONTROL MODULE TO ADJUST OPTICS AND DIMMING VIA ANDROID OR IPOD APP. KIM LIGHTING #LTV83 SERIES OR EQUAL	14	GROUND	LED	5000K	80	1000
5	LED VANDAL RESISTANT SCONCE WITH EXTRUDED ALUMINUM HOUSING, CURVED DIE CAST ALUMINUM GRILLE AND OPAL POLYCARBONATE LENS, 12-INCH x 4-INCH DEEP, WHITE FINISH, AND NON-DIMMED. LUMINAIRE LED #SPC12 SERIES OR EQUAL	20	WALL	LED	4000K	80	1700
6	LED BISTRO LIGHTING SYSTEM CONSISTING OF INDIVIDUAL CLEAR PLASTIC LAMPS SPACED APPROXIMATELY 3-FEET APART ON A 60-FEET LONG CORD, RATED WEATHERPROOF AND NON-DIMMED. SATCO #S8032R1 SERIES OR EQUAL	24	CABLE	LED	2700K	80	
7	GROUND MOUNTED PATHWAY LIGHT WITH ONE-PIECE POLYESTER COMPOSITE HOUSING, 1.75" RAISED ROUNDED TOP WITH SIDE LIGHT AIMED TOWARD WALKWAY AS DIRECTED IN FIELD, AND BLACK FINISH. GENLYTE/HADCO #DWC2 SERIES OR EQUAL	20	GROUND	T-3	----	----	----
8	LED AREA LIGHT WITH TYPE 3 WIDE LIGHT DISTRIBUTION , "NLIGHT AIR" BI-LEVEL MOTION AMBIENT SENSOR SYSTEM, AND DARK BRONZE FINISH, AND ACCESSORIES TO MOUNT ON EXISTING SQUARE POLE. LITHONIA # RSX1 LED TO MATCH EXISTING FIXTURES ON SITE. NO EQUALS WILL BE APPROVED.	109	EXISTING POLE MODIFIED FOR LIGHT CONTROL SYSTEM	LED	5000K	80	14000
9	LED AREA LIGHT WITH TWO FIXTURE HEADS AT 180-DEGREES, TYPE 3 WIDE LIGHT DISTRIBUTION, "NLIGHT AIR" BI-LEVEL MOTION AMBIENT SENSOR SYSTEM, AND DARK BRONZE FINISH. MOUNTED TO 4-INCH SQUARE NON-TAPERED 16-FEET HIGH STEEL POLE. ENTIRE ASSEMBLE RATED FOR STEADY 100MPH WITH WITH 1.2 GUST FACTOR. LITHONIA # RSX1 LED TO MATCH EXISTING FIXTURES ON SITE. NO EQUALS WILL BE APPROVED.	218	POLE AND CONCRETE BASE	LED	5000K	80	14000 PER HEAD
10	SAME AS TYPE 9 EXCEPT WITH SINGLE FIXTURE HEAD.						

SYMBOL LIST

(ALL SYMBOLS NOT NECESSARILY USED ON THESE DRAWINGS)
ALL SYMBOL DESCRIPTIONS ARE SUBJECT TO MODIFICATION AS NOTED ON THE DRAWINGS

- CIRCUIT BREAKER
- SAFETY SWITCH (DISCONNECT), HORSE POWER RATED. FUSED OR UNFUSED AS NOTED, MOUNT ON WALL +45", OR ON EQUIPMENT +36".
- CONDUIT, INSTALLED CONCEALED IN WALL OR IN CEILING SPACE.
  - 3/4" C - 2 #12, 1#12 GRD.
  - 3/4" C - 3 #12, 1#12 GRD.
  - 3/4" C - 4#12,1#12 GRD.
- CONDUIT, INSTALLED CONCEALED IN OR UNDER FLOOR OR BELOW GRADE, 3/4" CONDUIT MINIMUM.
- EXISTING CONDUIT.
- HOMERUN TO PANEL "B" FOR CIRCUITS 5 AND 7 WITH SEPARATE NEUTRALS. (B-5,7)
- LIGHTING FIXTURE, RECESS MOUNTED, ON FLUSH CEILING MOUNTED OUTLET BOX..
- LIGHTING FIXTURE, SURFACE OR FLUSH MOUNTED AS INDICATED ON FIXTURE SCHEDULE, ON WALL MOUNTED OUTLET BOX, +90". STEM INDICATES WALL MOUNTED OUTLET BOX, TYPICAL.
- FIXTURE SCHEDULE DESIGNATION: "2" INDICATES FIXTURE TYPE, "100" INDICATES FIXTURE TOTAL WATTAGE. (2/100)
- STRIP OR INDUSTRIAL LIGHTING FIXTURE,SURFACE,CHAIN OR PENDANT MOUNTED ON FLUSH MOUNTED OUTLET BOX.
- LIGHTING FIXTURE RECESSED MOUNTED WITH OUTLET BOX AND REMOTE MOUNTED JUNCTION BOX CONCEALED ABOVE ACCESSIBLE CEILING. PROVIDE FLEXIBLE CONDUIT CONNECTION 6 FT. MAXIMUM LENGTH, 1/2" DIAMETER MINIMUM, FROM JUNCTION BOX TO FIXTURE OUTLET. PROVIDE CONDUCTORS IN CONDUIT, QUANTITY AS REQUIRED FOR INDICATED CIRCUITS AND SWITCHING CONTRLS, #12(AWG) MINIMUM.
- POST TOP LUMINAIRE, POLE AND CONCRETE BASE.
- POST TOP LUMINAIRE, POLE AND CONCRETE BASE WITH DUPLEX GFCI TAMPER-PROOF RECEPTACLE AND WEATHERPROOF IN-USE COVER.
- TREE UP LIGHT.
- GROUND MOUNTED PATHWAY LIGHT.
- TWO (2) CATEGORY 6A COMPUTER CONNECTORS ON FLUSH CEILING MOUNTED OUTLET BOX FOR WIRELESS ACCESS POINT. PROVIDE CATEGORY 6A CABLE FROM EACH CONNECTOR TO BUILDING MDF. (WAP)
- CCTV CAMERA OUTLET PROVIDE FLUSH WALL MOUNTED WEATHERPROOF OUTLET BOX AND 1"C. STUB INTO ACCESSIBLE CEILING SPACE FOR ROUTING OF CABLING. PROVIDE CATEGORY 6A CABLE FROM TO OUTLET BOX WITH 12-INCHES OF SLACK CABLE COILED IN BOX WITH CAT-6A MODULAR CONNECTOR. "WP" INDICATES WEATHERPROOF GASKETED OUTLET BOX. (WP C)
- COMBINATION ON/OFF/DIMMER SWITCH FOR LOW VOLTAGE CONTROL OF LIGHTING, ON FLUSH WALL MOUNTED OUTLET BOX, +45".
- DUPLEX CONVENIENCE RECEPTACLE VERTICAL ON FLUSH WALL MOUNTED OUTLET BOX, +18". STEM INDICATES WALL MOUNTED OUTLET BOX, TYPICAL.
- DUPLEX CONVENIENCE GFCI RECEPTACLE ON FLUSH WALL MOUNTED OUTLET BOX +18".
- JUNCTION BOX, FLUSH WALL MOUNTED, +18".
- JUNCTION BOX CEILING MOUNTED.
- INDICATES CONNECTION TO EQUIPMENT AS REQUIRED, TYPICAL.
- PANELBOARD, ADJACENT LINE INDICATES PANEL FRONT. ADJACENT BALLOON INDICATES PANEL DESIGNATION "A", SEE DRAWING E-1 FOR PANEL SCHEDULE. (A E1)
- SINGLE POLE TOGGLE SWITCH, ON FLUSH WALL MOUNTED OUTLET BOX, +45". INSTALL MULTIPLE SWITCHES UNDER COMMON COVER PLATE. SUBSCRIPT OR SUPERSCRIPT AT SWITCH SYMBOL INDICATES THE FOLLOWING:
  2 - DOUBLE POLE 3 - MULTI POLE M - MANUAL MOTOR STARTERS K-KEY OPERATED
- LINE VOLTAGE OCCUPANCY SENSOR ON FLUSH CEILING MOUNTED OUTLET BOX FOR LIGHTING CONTROL. (OS)

Panel: P2 — **Project:** 1197.004

Location: ELECTRICAL ROOM — **Voltage:** 120/208 — **A.I.C Rating:** 65K
Supply From: PANEL P — **Phases:** 3 — **Main:** MLO
Mounting: SURFACE — **Wires:** 4 — **Bus:** 100AMP

Note	Description	Type	Qty.	Breaker	A	B	C	CKT #		A	B	C	Breaker	Qty.	Type	Description	Note
	CONDENSING UNIT		1	40/2	3000			1	2	800			20/1	27		INTERIOR LIGHTS AND FANS	
	--		-	--		3000		3	4		720		20/1	4		TOILET ROOM RECEPTACLES	
	SPARE			20/1				5	6			500	20/1	4		DRINKING FOUNTAIN	GFCI
	SPARE			20/1				7	8	180			20/1	4		TELEPHONE BACKGROUND	
	SPARE			20/1				9	10		720		20/1	3		STORGE RECEPTACLE	
	SPARE			20/1				11	12			1000	20/1	1		TOILET EXHAUST FAN	
	SPARE			20/1				13	14	1200			20/1	1		MDF RACK	
	SPARE			20/1				15	16		3840		40/2	1		WATER HEATER	
	SPARE			20/1				17	18			3840	--			----	
	PROVISION			20/1				19	20				20/1			PROVISION	
	PROVISION			20/1				21	22				20/1			PROVISION	
	PROVISION			20/1				23	24				20/1			PROVISION	
	PROVISION			20/1				25	26				20/1			PROVISION	
	PROVISION			20/1				27	28				20/1			PROVISION	
	PROVISION			20/1				29	30				20/1			PROVISION	

NOTE:

Connected Load

	A	B	C
Phase VA:	5180	8280	5340
Phase A:	43.2	69.0	44.5

Subtotal VA: 18800 VA
Subtotal Amps: 52.2 A

Demand Load

NEC	Demand	Load
L - L.C.L.	125%	0
R - Receptacle	100%	0
IF > 10kVA	50%	0
K - Kitchen	65%	0
G - General	100%	0
M - Motor	100%	0
M1 - Largest Motor	125%	0
X - X-Ray	100%	0
X1 - X-Ray	50%	0
Other Loads	100%	18800

Total VA: 18800 VA
Total Amps: 52.2 A

Panel: P1 — **Project:** 1197.004

Location: ELECTRICAL ROOM — **Voltage:** 120/208 (14) — **A.I.C Rating:** 65K
Supply From: MSB — **Phases:** 3 — **Main:** 300A -3P
Mounting: SURFACE — **Wires:** 4 — **Bus:** 400AMP

Note	Desctiption	Type	Qty.	Breaker	A	B	C	CKT #		A	B	C	Breaker	Qty.	Type	Description	Note
	POST TOP LIGHTS		12	20/1	900			1	2	200			20/1	1		BISTRO LIGHTS	
	TREE UPLIGHTS		12	20/1		240		3	4				15/1			TIMER CONTROLS	
	PATHWAY LIGHTS		11	20/1			77	5	6			500	20/1	1	L	"LAKEWOOD" SIGNAGE	
	MARQUEE SIGN		1	20/1	1000			7	8	500			20/1	1	L	"LAKEWOOD" SIGNAGE	
	PARKING LOT LIGHTS		3	20/1		327		9	10				20/1			SPARE	
	PARKING LOT LIGHTS		5	20/1			545	11	12				20/1			SPARE	
	KIOSK LIGHT		1	20/1	500			13	14				70/2			PANEL P2	
	BUILDING EXTERIOR LIGHTS		3	20/1		36		15	16				--			--	
	BUILDING EXTERIOR LIGHTS		6	20/1			72	17	18				--			--	
	SPLIT BUS CONTACTOR			200/3				19	20							BLANK	
	--			--				21	22							BLANK	
	--			--				23	24							BLANK	
	FOOD TRUCK PEDESTAL			50/2	4800			25	26				20/1			BISTRO RECEPTACLES	
	--			--			4800	27	28			4800	50/2	1		FOOD TRUCK PEDESTAL	
	BISTRO RECEPTACLES			20/1				29	30				4800	--	--	--	
	PLAZA RECEPTACLE		1	20/1	1000			31	32	1000				20/1	1	PLAZA RECEPTACLE	
	PLAZA RECEPTACLE		1	20/1		1000		33	34		1000			20/1	1	PLAZA RECEPTACLE	
	PLAZA RECEPTACLE		1	20/1			1000	35	36			1000		20/1	1	PLAZA RECEPTACLE	
	STAGE RECEPTACLE		2	20/1	1000			37	38	1000				20/1	1	PLAZA RECEPTACLE	
	STAGE RECEPTACLE		1	20/1		500		39	40		500			20/1	1	PLAZA RECEPTACLE	
	PLAZA RECEPTACLE		1	20/1			1000	41	42			1000		20/1	1	PLAZA RECEPTACLE	
	PLAZA RECEPTACLE		1	20/1	1000			43	44	1000				20/1	1	PLAZA RECEPTACLE	
	PLAZA RECEPTACLE		1	20/1		1000		45	46		1000			20/1	1	PLAZA RECEPTACLE	
	PLAZA RECEPTACLE		1	20/1			1000	47	48			1000		20/1	1	PLAZA RECEPTACLE	
	PLAZA RECEPTACLE		1	20/1	1000			49	50	1000				20/1	1	PLAZA RECEPTACLE	
	PLAZA RECEPTACLE		1	20/1		1000		51	52		1000			20/1	1	PLAZA RECEPTACLE	
	PLAZA RECEPTACLE		1	20/1			1000	53	54			1000	20/1	1		PLAZA RECEPTACLE	

(13) (13)

NOTE:

Connected Load

	A	B	C
Phase VA:	11900	13203	9994
Phase A:	99.2	110.0	83.3

Subtotal VA: 35097 VA
Subtotal Amps: 97.4 A

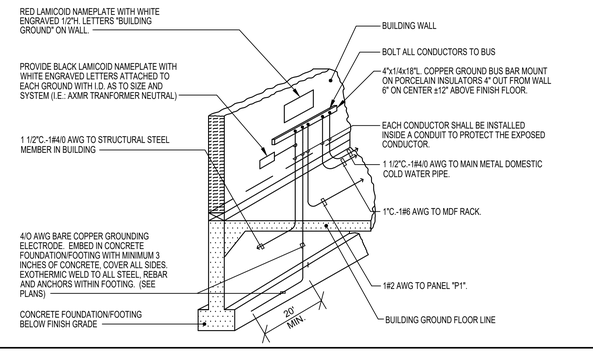
Demand Load

NEC	Demand	Load
L - L.C.L.	125%	1250
R - Receptacle	100%	0
IF > 10kVA	50%	0
K - Kitchen	65%	0
G - General	100%	0
M - Motor	100%	0
M1 - Largest Motor	125%	0
X - X-Ray	100%	0
X1 - X-Ray	50%	0
Other Loads	100%	34097

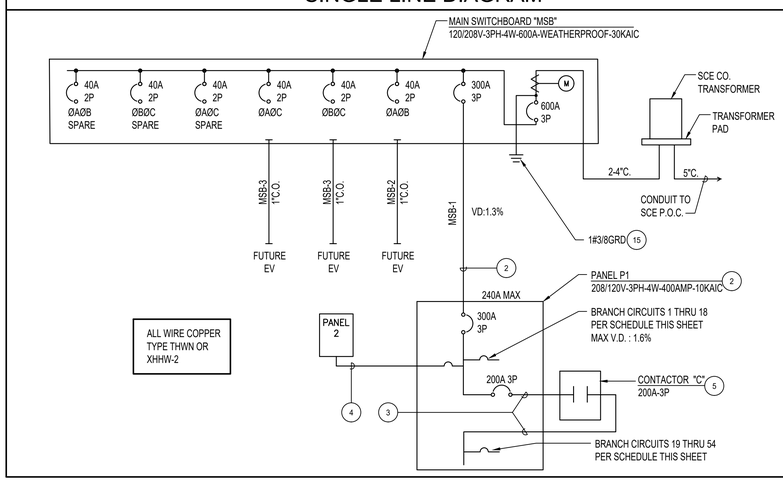
Total VA: 35347 VA
Total Amps: 98.1 A

UFER GROUND DETAIL

SCALE: NONE — 1



SINGLE LINE DIAGRAM



ABBREVIATIONS

HPS	HIGH PRESSURE SODIUM	IN or "	INCHES
A.F.F.	ABOVE FINISH FLOOR	IG	ISOLATED GROUND
A.F.G.	ABOVE FINISH GRADE	J-BOX	JUNCTION BOX
AWG	AMERICAN WIRE GAUGE	KVA	KILOVOLT AMPERES
AMP, A	AMPERE	KW	KILOWATT
A.I.C.	AMPERES INTERRUPTING CAPACITY (SYMMETRICAL)	LCL	LONG CONTINUOUS LOAD
AF/AT	AMP FRAME, AMP TRIP	L.F.	LINEAR FEET
AS/AF	AMP SWITCH, AMP FUSE	LTG, LTS	LIGHTING
CIRC.,CKT.	CIRCUIT	LPS	LOW PRESSURE SODIUM
CB	CIRCUIT BREAKER	MCB	MAIN CIRCUIT BREAKER
C	CONDUIT	MLO	MAIN LUGS ONLY
C.O.	CONDUIT ONLY	MH	METAL HALIDE
CONN	CONNECTED	MCC	MOTOR CONTROL CENTER
CLCB	CURRENT LIMITING CIRCUIT BREAKER	MCM	THOUSAND CIRCULAR MILS
DIA	DIAMETER	MCP	MOTOR CIRCUIT PROTECTOR
EMCS	ENERGY MANAGEMENT CONTROL SYSTEM ELECTRICAL	MTD	MOUNTED
EMT	METALLIC TUBING	MW	MICROWAVE
EWC	ELECTRIC WATER COOLER	NEC	NATIONAL ELECTRICAL CODE
E-O-L	END-OF-LINE CIRCUIT TERMINATOR	NC	NORMALLY CLOSED
EF	EXHAUST FAN	NO	NORMALLY OPEN
FT or '	FEET	NF	NON-FUSED
FA	FIRE ALARM	NIC	NOT IN CONTRACT
FLA	FULL LOAD AMPS	NO or #	NUMBER
GFI	GROUND FAULT INTERRUPTER	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED.
GRD	GROUND	PRIMARY	OVER 600 VOLTS
HOA	HAND-OFF-AUTO	PH or Ø	PHASE
HVAC	HEATING, VENTILATING AND AIR CONDITIONING	PROVIDE	FURNISH, INSTALL AND CONNECT.
		VD	VOLTAGE DROP

APPLICABLE CODES

2.0 APPLICABLE CODES AND STANDARDS

2025 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24 CCR
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 CCR
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 CCR
2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 CCR
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 CCR
2022 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 CCR
2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 CCR
2022 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10, TITLE 24 CCR
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), PART 11, TITLE 24 CCR
2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 CCR
TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

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09/30/2026

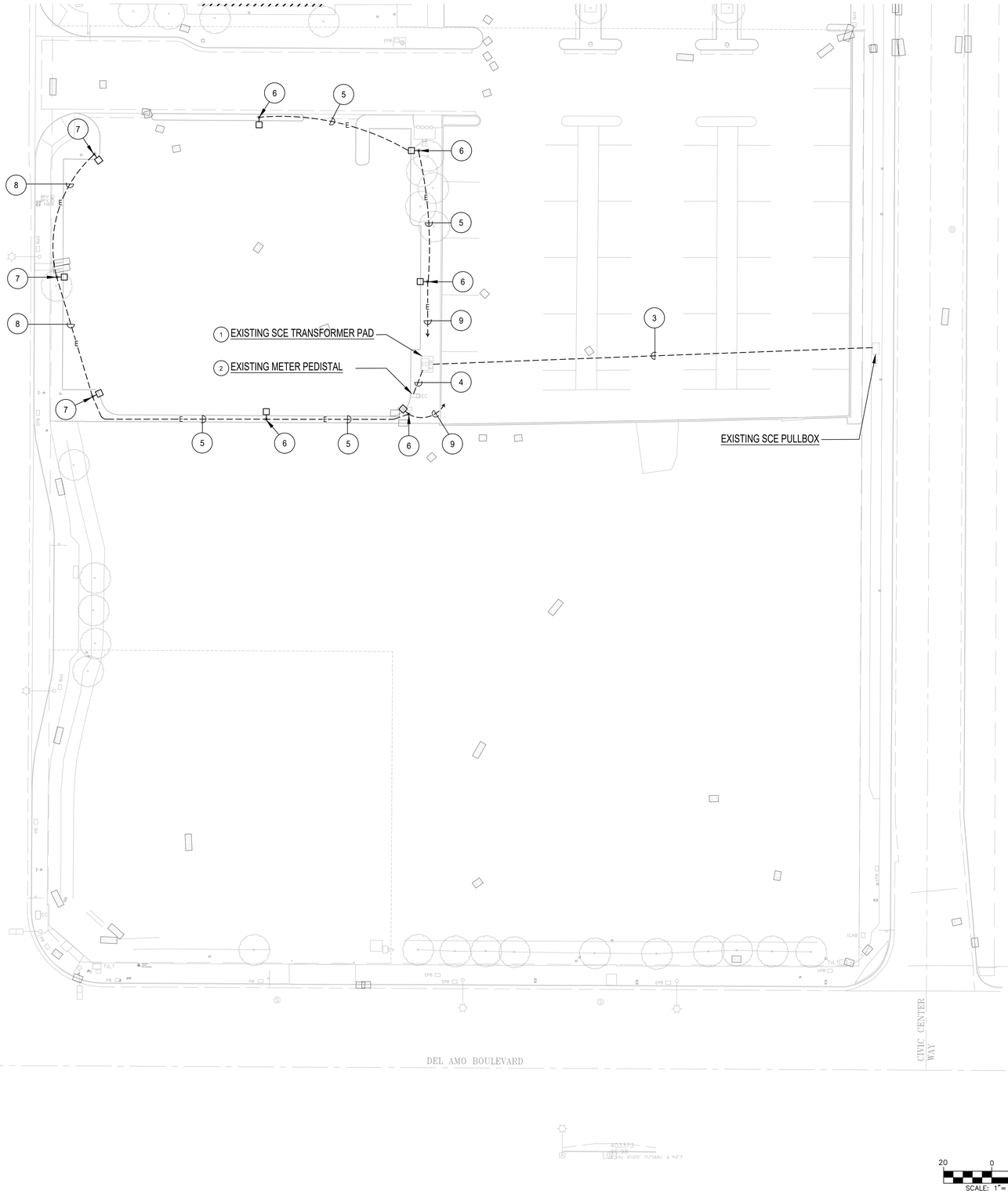
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PERMIT NO.	BL-25-470
C.I.P. NO.	P2CC2623
JOB NO.	1533.008
DRAWN	FBA
CHECK	SZ

SYMBOLE LIST,SINGLE LINE DIAGRAM & FIXTURE SCHEDULE

SHEET
E001

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SCALE: 1" = 20'

REFERENCE NOTES

1. COORDINATE WITH SCE CO. TO REMOVE EXIASTING TRANSFORMER. REMOVE EXISTING CONCRETE TRANSFORMER PAD AND BOX BELOW PAD. FILL IN EXCAVATION PER CIVIL DRAWINGS.
2. COORDINATE WITH SCE CO. TO REMOVE EXISTING METER AND SECONDARY SERVICE CONDUCTORS. REMOVE EXISTING PEDISTAL AND CONCRETE PAD. FILL EXCAVATION PER CIVIL DRAWINGS.
3. COORDINATE WITH SCE CO. TO REMOVE EXISTING PRIMARY SERVICE CONDUCTORS FROM UNDERGROUND CONDUIT, REMOVE CONDUIT IN CONFLICT WITH NEW CONSTRUCTION AND ABANDON REMAINING CONDUIT BELOW GRADE.
4. COORDINATE WITH SCE CO. AND REMOVE EXISTING UNDERGROUND SECONDARY SERVICE CONDUIT IN CONFLICT WITH NEW CONSTRUCTION.
5. DISCONNECT AND REMOVE BRANCH CIRCUIT WIRING FROM EXISTING UNDERGROUND CONDUIT. REMOVE EXISTING CONDUIT WHERE IN CONFLICT WITH NEW CONSTRUCTION.
6. DISCONNECT AND REMOVE EXISTING PARKING LOT FIXTURE, POLE, AND CONCRETE BASE. REMOVE UNDERGROUND CONDUIT WITHIN 30-INCHES OF NEW FINISHED GRADE. REINSTALL EXISTING POLE AT NEW LOCATION PER SHEET E101.
7. DISCONNECT AND REMOVE FIXTURE HEAD FROM EXISTING POLE. PROVIDE NEW FIXTURE HEAD PER SHEET E101.
8. DISCONNECT AND REMOVE BRANCH CIRCUIT WIRING FROM EXISTING UNDERGROUND CONDUIT. PROVIDE NEW WIRING PER SHEET E101.
9. DISCONNECT AND REMOVE HOMERUN CONDUCTORS FROM EXISTING UNDERGROUND CONDUIT OVER THEIR ENTIRE LENGTH. REMOVE EXISTING CONDUIT WHERE IN CONFLICT WITH NEW CONSTRUCTION.

ELECTRICAL DEMOLITION PLAN | SCALE: 1"=20'-0" | 1

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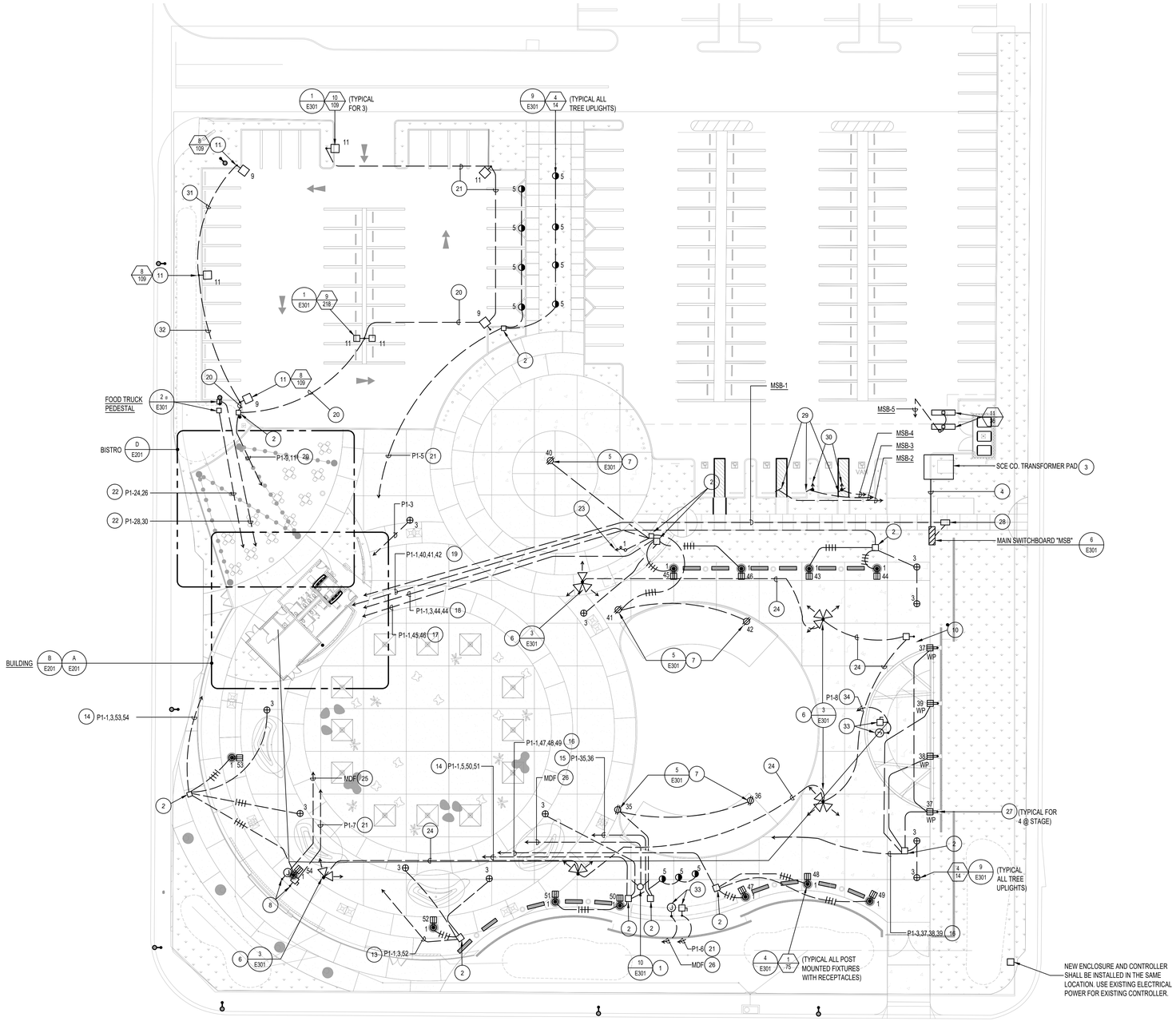
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C.I.P. NO.	P2CC2623
JOB NO.	1533.008
DRAWN	FBA
CHECK	SZ

ELECTRICAL DEMOLITION PLAN

SHEET
E100

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THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE



10 0 5 10
SCALE: 1"= 10'

PROJECT

REFERENCE NOTES

1. 13-FT. POLE WITH TWO (2) WIRELESS NETWORK ACCESS DEVICES.
2. 11" x 17" x 18"D. CONCRETE PULL BOX WITH TRAFFIC RATED COVER MARKED: ELECTRIC.
3. 6' x 8' CONCRETE SLAB BOX PER SCE CO. REQUIREMENTS.
4. 2-4"C. FOR SCE CO. SECONDARY SERVICE CONDUCTORS.
5. 5"C. FOR SCE CO. PRIMARY SERVICE CONDUCTORS.
6. POLE WITH SOUND REINFORCEMENT SYSTEM SPEAKERS.
7. DUPLEX RECEPTACLE IN WEATHERPROOF FLUSH GROUND BOX.
8. CONNECT TO MARQUEE SIGN.
9. PEDESTAL WITH RECEPTACLE FOR FOOD TRUCK.
10. WEATHERPROOF FLUSH WALL MOUNTED OUTLET BOX AT +18" WITH SPEAKER CONNECTORS. PASS 8 SEYMOUR #4600 SERIES BOX.
11. PROVIDE NEW FIXTURE HEAD ON EXISTING LIGHT POLE.
12. 8#10, 1#10 GROUND – 1"C.
13. 4#10 (LIGHTING CIRCUITS), 2#8 (RECEPTACLE CIRCUIT) 1#10 GROUND – 1"C.
14. 4#10 (LIGHTING CIRCUITS), 4#8 (RECEPTACLE CIRCUITS) 1#10 GROUND – 1"C.
15. 4#8, 1#10 GROUND – 1"C.
16. 2#10 (LIGHTING CIRCUIT), 6#6 (RECEPTACLE CIRCUITS) 1#8 GROUND – 1.25"C.
17. 2#10 (LIGHTING CIRCUIT), 4#8 (RECEPTACLE CIRCUITS) 1#10 GROUND – 1"C.
18. 4#10 (LIGHTING CIRCUIT), 4#6 (RECEPTACLE CIRCUITS) 1#8 GROUND – 1.25"C.
19. 2#10 (LIGHTING CIRCUIT), 6#8, 1#10 GROUND – 1.25"C.
20. 4#10, 1#10 GROUND – 3/4"C.
21. 2#10, 1#10 GROUND – 3/4"C.
22. 3#6, 1#6 GROUND – 1"C.
23. CONNECT TO KIOSK SIGN.
24. BELDEN #1311A SPEAKER CABLE – 3/4"C.
25. 1"C. WITH BELDEN 2143A CAT 6 CABLE.
26. 1"C. WITH TWO (2) BELDEN 2143A CAT 6 CABLES.
27. WEATHERPROOF FLUSH WALL MOUNTED OUTLET BOX +18" ABOVE STAGE FLOOR.
28. 2' x 3' x 30"D. CONCRETE PULL BOX WITH TRAFFIC COVER MARKED: ELECTRIC.
29. STUB AND CAP BELOW GRADE FOR FUTURE ELEVTRIC VEHICLE CHARGER.
30. CONNECT TO ELECTRICAL VEHICLE CHARGER.
31. 2#10, 1#10 GROUND - EXISTING 3/4"C.
32. 4#10, 1#10 GROUND - EXISTING 3/4"C.
33. FOR CONNECTION TO ILLUMINATED "LAKEWOOD" LETTERING
34. 2#6, 1#8 GROUND - 3/4"C.

GENERAL NOTES

CONTRACTOR SHALL ENSURE ALL BOXES/LIDS ARE PLUMB, PERPENDICULAR, AND/OR PARALLEL TO ADJACENT PAVING AND/OR JOINT. COORDINATION WITH LANDSCAPE ARCHITECT IS REQUIRED PRIOR TO CONCRETE POURS.

SITE ELECTRICAL PLAN | SCALE: 1"=10'-0" | 1

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1 PC-1	04.27.26

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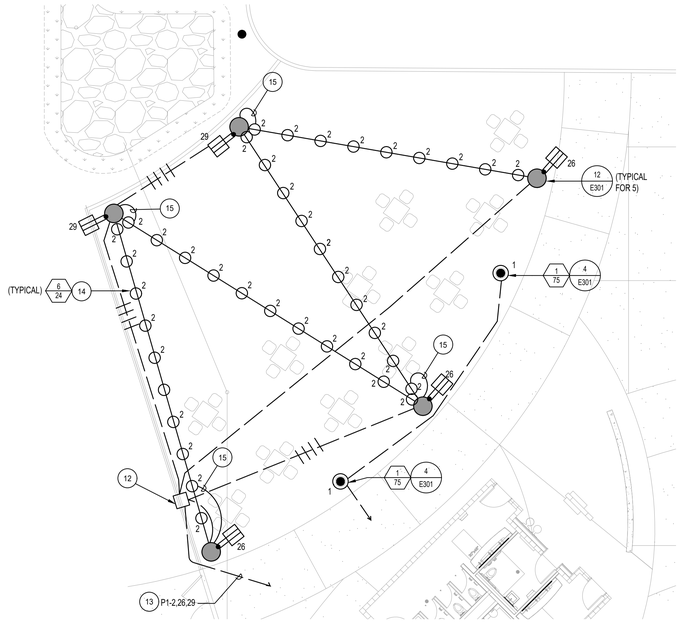
FBA Job Number: 1179.004

PERMIT NO.	BL-25-470
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JOB NO.	1533.008
DRAWN	FBA
CHECK	SZ

SITE ELECTRICAL PLAN

SHEET
E101

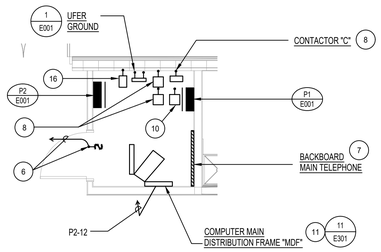
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BISTRO AREA ELECTRICAL PLAN

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

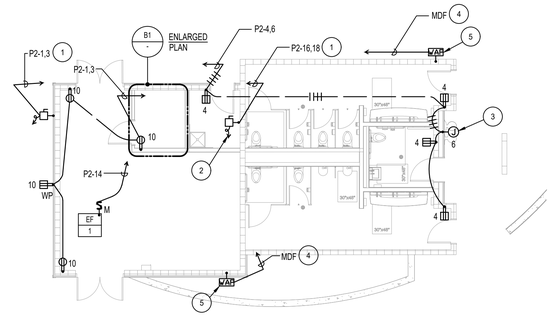
C



ENLARGED PLAN

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

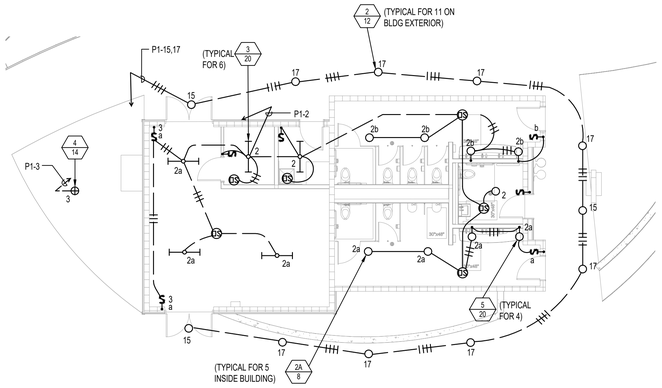
B1



BUILDING POWER AND SIGNAL PLAN

SCALE: 1/8"=1'-0"

B



BUILDING LIGHTING PAN

SCALE: 1/8"=1'-0"

A

PROJECT

REFERENCE NOTES

1. 2#6, 1#8 GROUND – 3/4"C.
2. CONNECT TO WATER HEATER.
3. CONNECT TO DRINKING FOUNTAIN.
4. 1"C. WITH TWO (2) BELDEN 2143A CAT 6 CABLES.
5. MOUNT ON FLUSH OUTLET BOX AT +9 FEET.
6. 3/4"C. WITH WIRING FROM FAN COIL UNIT SERVING ELECTRICAL ROOM TO OUTDOOR CONDENSING UNIT. PROVIDE POWER DISCONNECT AT FAN COIL UNIT.
7. 3/4" x 3'W. x 8'H. PLYWOOD ATTACHED TO WALL WITH ONE SIDE SANDED SIDE FACING OUT. PAINT BACKBOARD WHITE.
8. CONTACTOR IN NEMA I ENCLOSURE SURFACE MOUNTED AT +7' FOR CONTROL OF SPLIT BUS IN PANEL P1. SEE SINGLE LINE DIAGRAM AND WIRING DIAGRAM SHEET E001.
9. LIGHTING CONTACTORS IN NEMA I ENCLOSURE SURFACE MOUNTED AT +7 FEET FOR CONTROL OF LIGHTING CIRCUITS. SEE PANEL SCHEDULE NOTES SHEET E001.
10. TIME SWITCH SURFACE MOUNTED ON WALL AT +42" FOR CONTROL OF CONTACTORS. SEE PANEL SCHEDULE NOTES AND WIRING DIAGRAM SHEET E001.
11. HINGED SWING-OUT ENCLOSED METAL RACK SURFACE MOUNTED ON WALL WITH BOTTOM OF RACK AT +24" ABOVE FLOOR.
12. 11" x 17" x 12"D. BOTTOMLESS CONCRETE PULL BOX WITH TRAFFIC COVER MARKED: ELECTRIC.
13. 6#10, 1#10 GROUND – 1"C.
14. ATTACH FIXTURE TO AIRCRAFT CABLE USING CRIMP-ON GALVANIZED STEEL BAND CLAMP THRU EACH LIGHT BULB SUPPORT HOLE (36-INCHES ON CENTER).
15. TYPE SO3W 14AWG - 3CONDUCTOR CORD RUN FROM POLE HANDHOLE UP THRU OPENING AT TOP OF POLE. PROVIDE FEMALE PLUG ON END OF CORD TO MATE WITH CONNECTOR FURNISHED WITH TYPE 5 LIGHT FIXTURE. SEAL OPENING ST TOP OF POLE.
16. PROVIDE INTERMATIC #ET2715C 7-DAY TIME SWITCH ON WALL AT +48" FOR CONTROL OF CIRCUIT P2-14 SERVING TOILET EXHAUST FAN.

DAHLIN
505 Technology Drive, Suite 200
Irvine, California 92618
949-250-4680

CITY OF LAKEWOOD CALIFORNIA
CLIENT

CONSULTANT

LAKEWOOD TOWN SQUARE

4970 CLARK AVE. LAKEWOOD, CA 90712

BID SET	10/02/26
1 REVISIONS PC-1	04.27.26

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER STEPHEN M. ZACZEK No. E 10372 Exp. 09-30-26 ELECTRICAL STATE OF CALIFORNIA

09/30/2026

FBA Engineering
Consulting Electrical Engineers
180 Packetron Avenue Suite A100
Costa Mesa, CA 92626
949.852.0666 ● 949.852.1667 (fax)
fbaeng.com
FBA Job Number: 1179.004

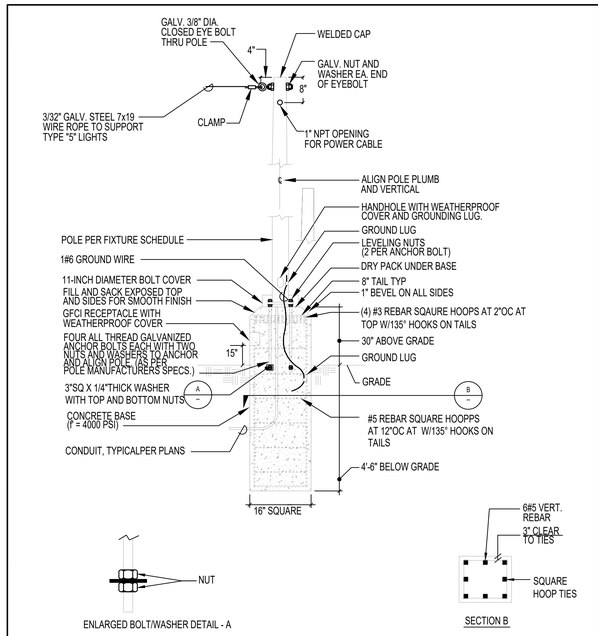
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JOB NO.	1533.008
DRAWN	FBA
CHECK	SZ

ENLARGED ELECTRICAL PLANS

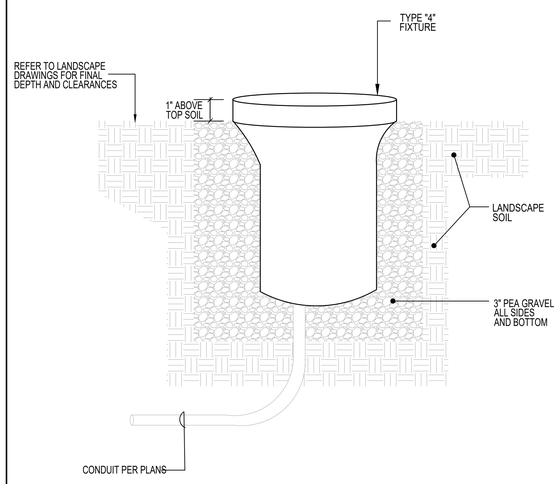
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E201

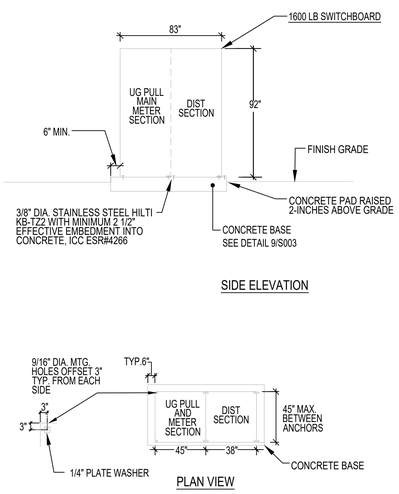
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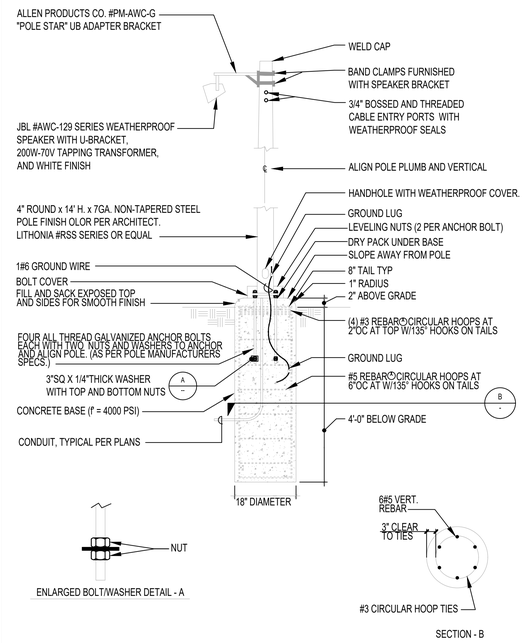
BISTRO LIGHT POLE BASE DETAIL | SCALE: NTS | 12



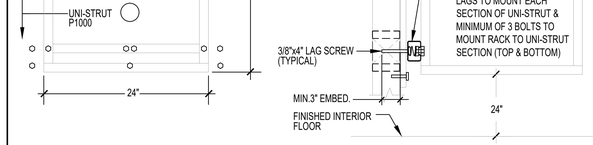
TREE UP LIGHT DETAIL | SCALE: NTS | 9



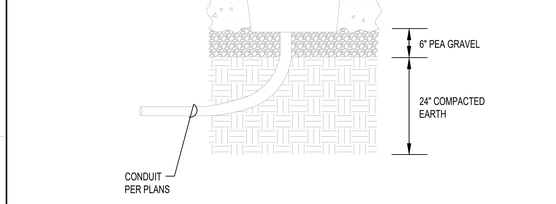
SWITCHBOARD ANCHORAGE DETAIL | SCALE: NTS | 6



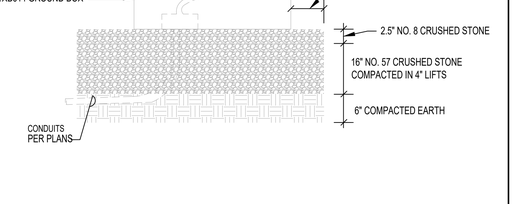
SPEAKER POLE DETAIL | SCALE: NTS | 3



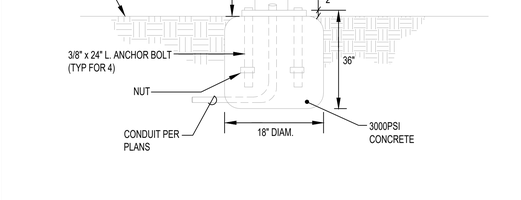
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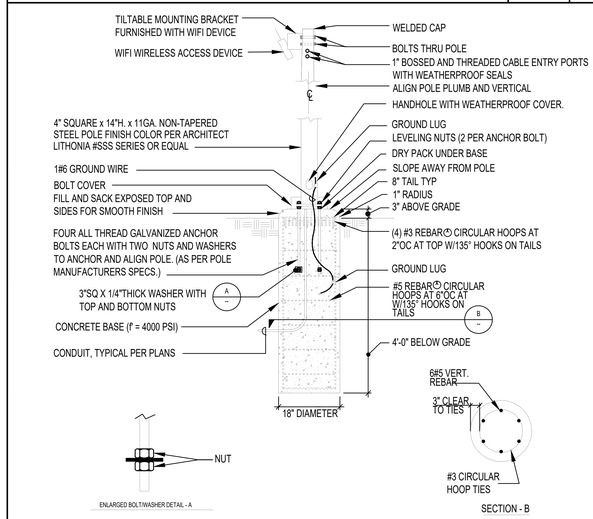
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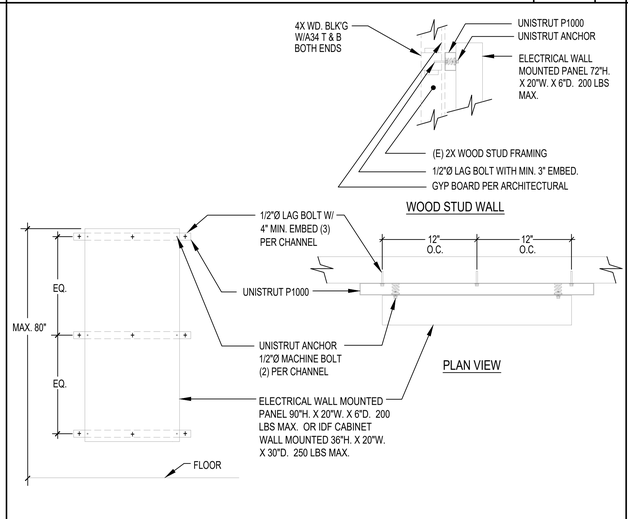
OUTDOOR RECEPTACLE DETAIL | SCALE: NTS | 5



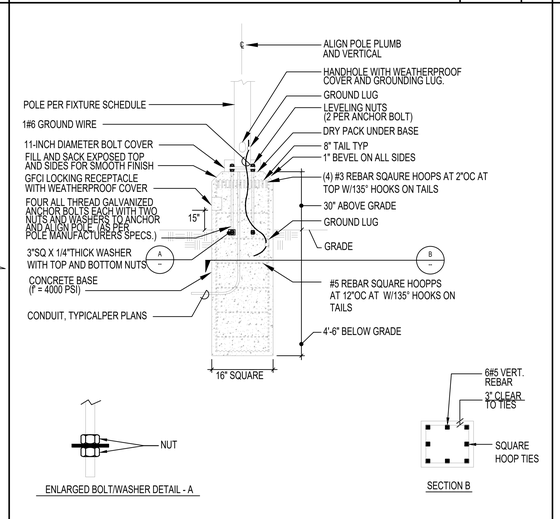
PEDESTAL DETAIL | SCALE: NTS | 2



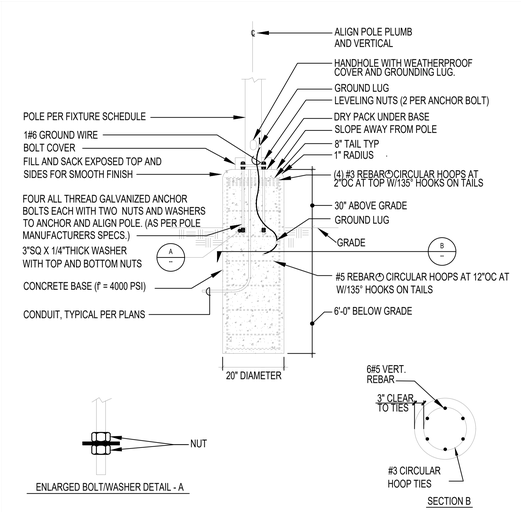
WIFI POLE DETAIL | SCALE: NTS | 10



PANEL ANCHORAGE DETAIL | SCALE: NTS | 7



POLE BASE DETAIL | SCALE: NTS | 4



POLE BASE DETAIL | SCALE: NTS | 1

DAHLIN

505 Technology Drive, Suite 200
Irvine, California 92618
949-250-4680

CITY OF LAKEWOOD CALIFORNIA

CLIENT

CONSULTANT

LAKEWOOD TOWN SQUARE

4970 CLARK AVE. LAKEWOOD, CA 90712

BID SET	10/02/26
REVISIONS	
1 PC-1	04.27.26

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER — STEPHEN K. ZAJDEL — No. E 19372 — Ele. 09-30-26 — 09/30/2026

FBA Engineering
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fbaengr.com
FBA Job Number: 1179.004

PERMIT NO.	BL-25-470
C.I.P. NO.	P2CC2623
JOB NO.	1533.008
DRAWN	FBA
CHECK	SZ

ELECTRICAL DETAILS

SHEET
E301

FBA Engineering / Plot Date: 9/30/2026 8:23 AM / Plotted by: Admin / Drawing Location: I:\1197004\E301_1197004-ELECTRICAL DETAILS .dwg

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
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.	
Project Name: Lakewood Corner Lot	**Report Page:** (Page 1 of 9)
Project Address:	**Date Prepared:** 2025-12-17T17:58:06-05:00

A. GENERAL INFORMATION

01	Project Location (city)	Lakewood	04	Total Illuminated Hardscape Area (ft²)	105218
02	Climate Zone	8			
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				
● All Other Occupancies					

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.

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		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)	OR	Existing Power Allowance 141.0(b)2L / 180.2(b)4Bv (See Table N)	=	**Total Allowed** (Watts)	≥	**Total Actual** (Watts)	**07 must be >= 08**
2,725.41	+	---	+	---	+	---	+	---	OR	---	=	2,725.41	≥	2,364	COMPLIES
										Shielding Compliance (See Table G for Details)					COMPLIES
										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.

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, 2]	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)1 [4]	Field Inspector: Pass
1	Area Light	☐ Linear	75	Mfr. Spec	12	New	☐	900	NA: < 6200 lumens	☐
6	Bistro Lights	☐ Linear	24	Mfr. Spec	4	New	☐	96	NA: < 6200 lumens	☐
7	Pathway Light	☐ Linear	20	Mfr. Spec	11	New	☐	220	NA: < 6200 lumens	☐
8	Area Light	☐ Linear	109	Mfr. Spec	3	New	☐	327	Provided	☐
9	Twin Head Area Light	☐ Linear	218	Mfr. Spec	1	New	☐	218	Provided	☐
10	Area Light	☐ Linear	109	Mfr. Spec	3	New	☐	327	Provided	☐
2	Down Light	☐ Linear	12	Mfr. Spec	9	New	☐	108	NA: < 6200 lumens	☐
4	Tree Uplight	☐ Linear	14	Mfr. Spec	12	New	☐	168	NA: < 6200 lumens	☐
							Total Design Watts:	2364		

* 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.

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

[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 table includes fixtures of >=6,200 initial lumens indicated on Table F as needing to comply with Shielding Requirements. Maximum lumens can be found in Title 24, Part 11, Section 5.106.8.

01	02	03	04	05	06	07	08	09	10	11	12
Name or Item Tag	Complete Luminaire Description	Backlight Rating[2]: Mounting Height[1]	Max Allowable Backlight Rating [3]	Backlight Rating Per Design	Uplight Rating[2]: Lighting type	Max Allowable Uplight Rating [3]	Uplight Rating Per Design	Glare Rating (Lumens)[2]: Mounting Height[1]	Max Allowable Glare Rating [3]	Glare Rating Per Design	Field Inspector: Pass
8	Area Light	Back hemisphere is 1 - 2 MH from prop line	B4	B4	Area Lighting	U0	U0	Front hemisphere is 0.5 - 1 MH from prop line	G1	G1	☐
9	Twin Head Area Light	2 MH from property line	No Limit	B5	Area Lighting	U0	U0	> 2 MH from property line	G3	G3	☐
10	Area Light	2 MH from property line	No Limit	B5	Area Lighting	U0	U0	> 2 MH from property line	G3	G3	☐

[1] FOOTNOTES: Mounting Height is labeled MH in this table.
[2] Authority Having Jurisdiction may ask for Luminaire cut sheets or other documentation to confirm luminaire type, uplight ratings and glare ratings used for compliance per 130.2(b)/ 160.5(c)
[3] BUG ratings with a lower number than the 'Max Allowable' are compliant. Ex. If Max Allowable is Bug Rating B4, then B0, B1, B2 and B3 are all compliant.

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: Field Inspector: Pass	Fail
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)		
Plaza and Parking: 1	Astronomical Timer	Provided	NA: Each Luminaire <= 40 Watts	☐	☐
Plaza and Parking: 6	Astronomical Timer	Provided	NA: Each Luminaire <= 40 Watts	☐	☐
Plaza and Parking: 7	Astronomical Timer	Provided	NA: Each Luminaire <= 40 Watts	☐	☐
Plaza and Parking: 8	Astronomical Timer	Provided	Provided	☐	☐
Plaza and Parking: 9	Astronomical Timer	Provided	Provided	☐	☐
Plaza and Parking: 10	Astronomical Timer	Provided	Provided	☐	☐

[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.

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): Illuminated Area (ft²)	Allowed Density (W/ft²)	Area Allowance (Watts)	Linear Wattage Allowance (LWA): Perimeter Length (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	Total General AWA + LWA (Watts)
Plaza and Parking	105210	0.021	2209.41	1330	0.2	266	2475.41
						Initial Wattage Allowance for Entire Site (Watts):	250
						Instances of Initial Wattage Allowance (LZ 0 only)[1]	
						Total General Hardscape Allowance (Watts):	2725.41

J. LIGHTING ALLOWANCE: PER APPLICATION

This section does not apply to this project.

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.

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

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 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-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	Plaza and Parking: 1; Plaza and Parking: 6; Plaza and Parking: 7; Plaza and Parking: 8; Plaza and Parking: 9; Plaza and Parking: 10

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Steve Zajicek	Documentation Author Signature:
Company:	Signature Date:
Address:	CEA/ HERS Certification Identification (if applicable):
City/State/Zip:	Phone:

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: Steve Zajicek	Responsible Designer Signature:
Company:	Date Signed:
Address:	License:
City/State/Zip:	Phone:

DAHLIN
505 Technology Drive, Suite 200
Irvine, California 92618
949-250-4680

CITY OF LAKEWOOD CALIFORNIA
CLIENT

CONSULTANT

LAKEWOOD TOWN SQUARE
4970 CLARK AVE. LAKEWOOD, CA 90712

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER STEPHEN K. ZAJICEK No. E 10372 Exp. 09-30-26 CIVIL STATE OF CALIFORNIA
09/30/2026

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949.852.9999 ● 949.852.1057 (fax)
fbaengr.com
FBA Job Number: 1179.004

BID SET 10/02/26

REVISIONS	
1 PC-1	04.27.26

PERMIT NO.	BL-25-470
C.I.P. NO.	P2CC2623
JOB NO.	1533.008
DRAWN	FBA
CHECK	SZ

OUTDOOR T24 DOCUMENTS

SHEET
E401

FBA Engineering / Plot Date: 9/30/2026 8:26 AM / Plotted by: Admin / Drawing Location: I:\1197\004\E401_1197004- OUTDOOR T24 DOCUMENTS.dwg

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-E
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.	
Project Name: Lakewood Corner Lot	**Report Page:** (Page 1 of 7)
Project Address:	**Date Prepared:** 2025-12-17T17:27:54-05:00

A. GENERAL INFORMATION

01	Project Location (city)	Lakewood	04 Total Conditioned Floor Area (ft²)	0
02	Climate Zone	8	05 Total Unconditioned Floor Area (ft²)	625
03	Occupancy Types Within Project (select all that apply):		06 # of Stories (Habitable Above Grade)	0
• All Other Occupancies				

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	03	04	05
My Project Consists of (check all that apply):	Calculation Method	Area (ft²)	Calculation Method	Area (ft²)
☒ New Lighting System	N/A	0	Complete Building Method	625
☐ New Lighting System - Parking Garage	N/A	0	N/A	0
Total Area of Work (ft²)			625	

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 Allowed** (Watts)	Total Designed (Watts)	Adjustments PAF Lighting Control Credits 140.6(a)2 /170.2(e)1B (-)		**Total Adjusted** (Watts) *Includes Adjustments	**05 must be >= 08 140.6 /170.2(e)**
	(See Table I)	(See Table I)	(See Table J)	(See Table K)			(See Table F)	(See Table P)			
Conditioned					=				=		
Unconditioned	250				=	250	240		=	240	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.

E. ADDITIONAL REMARKS

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

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: 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
3	striplight	No	NA	20	Mfr. Spec	6	No	120	☐	☐
5	Wall Sconce	No	NA	20	Mfr. Spec	4	No	80	☐	☐
2	Down Light	No	NA	8	Mfr. Spec	5	No	40	☐	☐
						Total Designed Watts: UNCONDITIONED SPACES		240		

[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.*

G. MODULAR LIGHTING SYSTEMS

This section does not apply to this project.

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	☐	☐

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
Restroom and Storage	All Other Occupancies	Readily Accessible	NA: General Ltg <= 0.5W/SF	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 .

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
Restroom and Storage	All Other Occupancies	0.4	625	250	No	No
		TOTALS:	625	250	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.

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

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 can be found online. For more information visit: http://www.energy.ca.gov/title24/ottcp/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.	Restroom and Storage

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name:	Documentation Author Signature:
Steve Zajicek	
Company:	Signature Date:
Address:	CEA/ HERS Certification Identification (if applicable):
City/State/Zip:	Phone:

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:	Responsible Designer Signature:
Steve Zajicek	
Company:	Date Signed:
Address:	License:
City/State/Zip:	Phone:

Indoor Lighting Mandatory Measures:

110.9 LIGHTING CONTROLS AND COMPONENTS
ALL LIGHTING CONTROL DEVICES AND SYSTEMS, AND ALL LIGHT SOURCES SHALL MEET THE APPLICABLE REQUIREMENTS OF 110.9.

NOTE: THE EXCEPTED SPACES DO NOT COUNT TOWARDS THE 10,000 FT2 THRESHOLD.

130.0 GENERAL LUMINAIRE REQUIREMENTS
ALL LUMINAIRES SHALL BE FACTORY-LABELLED PER 130.0(c).
ENERGY MANAGEMENT CONTROL SYSTEMS (EMCS) SHALL MEET REQUIREMENTS OF 130.0(e).

130.1(a) MANUAL AREA CONTROLS
EACH ROOM OR AREA WITH FLOOR-TO-CEILING WALLS IN THIS BUILDING SHALL HAVE LIGHTING CONTROLS THAT ALLOW LIGHTING TO BE MANUALLY TURNED ON AND OFF MANUAL CONTROLS SHALL:

1. BE READILY ACCESSIBLE
2. BE LOCATED IN THE SAME ENCLOSED AREA WITH THE LIGHTING IT CONTROLS.
3. PROVIDE SEPARATE CONTROL OF GENERAL, FLOOR, WALL, WINDOW CASE DISPLAY, ORNAMENTAL AND SPECIAL EFFECTS LIGHTING SO EACH TYPE CAN BE TURNED ON AND OFF SEPARATELY WITHOUT AFFECTING OTHER LIGHTING OR EQUIPMENT.

130.1(c): SHUTOFF CONTROLS
ALL INSTALLED INDOOR LIGHTING SHALL BE EQUIPPED WITH CONTROLS TO AUTOMATICALLY REDUCE LIGHTING POWER WHEN SPACE IS TYPICALLY UNOCCUPIED.

130.1(c)1: CONTROL REQUIREMENTS
ALL INSTALLED INDOOR LIGHTING SHALL HAVE ALL OF THE FOLLOWING:
A. CONTROL(S) CAPABLE OF AUTOMATICALLY SHUTTING OFF ALL LIGHTING IN THE SPACE WHEN TYPICALLY UNOCCUPIED (OCCUPANT SENSING CONTROL, AUTOMATIC TIME-SWITCH CONTROL, OR OTHER)
B. SEPARATE CONTROLS FOR LIGHTING ON EACH FLOOR (OTHER THAN STAIRWELLS)

C. SEPARATE CONTROLS FOR A SPACE ENCLOSED BY CEILING HEIGHT PARTITIONS NOT EXCEEDING 5,000 FT2

130.1(c)6 PARTIAL OR FULL-OFF OCCUPANT SENSORS
PROVIDE PARTIAL OR FULL-OFF OCCUPANT SENSORS, IN ADDITION TO SHUTOFF CONTROLS PER 130.1(c)1 AND 130.1(c)2, IN THE FOLLOWING SPACES:

- AISLE WAYS AND OPEN AREAS IN WAREHOUSES
- LIBRARY BOOK STACK AISLES
- CORRIDORS AND STAIRWELLS
- OFFICES GREATER THAN 250 SQ. FT.

Indoor Lighting Mandatory Measures:

130.1(f) CONTROL INTERACTIONS
EACH LIGHTING CONTROL INSTALLED TO MEET 130.1 REQUIREMENTS SHALL INCORPORATE THE FUNCTIONS OF OTHER LIGHTING CONTROLS REQUIRED BY THIS SECTION.

1. FOR GENERAL LIGHTING, MANUAL AREA CONTROL SHALL PERMIT THE LEVEL OF LIGHT PROVIDED WHILE LIGHTING IS ON TO BE SET OR ADJUSTED BY CONTROLS SPECIFIED IN 130.1(b), (c), (d) and (e).
2. MANUAL AREA CONTROL SHALL PERMIT SHUTOFF CONTROL TO TURN THE LIGHTING DOWN OR OFF.
3. MULTILEVEL CONTROL SHALL PERMIT THE AUTOMATIC DAYLIGHTING CONTROL TO ADJUST ELECTRIC LIGHTING IN RESPONSE TO DAYLIGHT.
4. MULTILEVEL CONTROL SHALL PERMIT THE DEMAND RESPONSIVE (DR) CONTROL TO ADJUST LIGHTING DURING A DR EVENT THEN RETURN IT TO THE LEVEL SET BY THE CONTROL AFTER THE EVENT.

5 SHUTOFF CONTROL SHALL PERMIT THE MANUAL AREA CONTROL TO TURN THE LIGHTING ON.

6. AUTOMATIC DAYLIGHTING CONTROL SHALL PERMIT MULTILEVEL LIGHTING CONTROL TO ADJUST THE LIGHTING LEVEL.
7. FOR LIGHTING CONTROLLED BY MULTILEVEL LIGHTING CONTROLS AND OCCUPANT SENSING CONTROLS THAT PROVIDE AUTOMATIC-ON FUNCTION, CONTROLS SHALL PROVIDE A PARTIAL-ON FUNCTION THAT IS CAPABLE OF AUTOMATICALLY ACTIVATING BETWEEN 50-70% OF CONTROLLED LIGHTING POWER.

8. RESERVED

9. FOR SPACE CONDITIONING SYSTEM ZONES SERVING ONLY SPACES THAT ARE REQUIRED TO HAVE OCCUPANT SENSING CONTROLS SHALL BE CONTROLLED BY OCCUPANCY SENSING CONTROLS.

DAHLIN
505 Technology Drive, Suite 200
Irvine, California 92618
949-250-4680

CITY OF LAKEWOOD CALIFORNIA
CLIENT

CONSULTANT

LAKEWOOD TOWN SQUARE
4970 CLARK AVE. LAKEWOOD, CA 90712

BID SET 10/02/26

REVISIONS
1 PC-1 04.27.26

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER STEPHEN R. ZAJICEK No. E 16372 Exp. 09-30-26 ELECTRICAL STATE OF CALIFORNIA
09/30/2026

FBA Engineering
Consulting Electrical Engineers
150 Pacific Avenue Suite A-100
Costa Mesa, CA 92626
949.852.0606 ● 949.852.1607 (fax)
fbaeng.com
FBA Job Number: 1179.004

PERMIT NO. BL-25-470
C.I.P. NO. P2CC2623
JOB NO. 1533.008
DRAWN FBA
CHECK SZ

INDOOR T24 DOCUMENTS

SHEET
E402

FBA Engineering / Plot Date: 9/30/2026 8:31 AM / Plotted by: Admin / Drawing Location: I:\1197004\E402_1197004- INDOOR T24 DOCUMENTS.dwg

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-ELC-E
This document is used to demonstrate compliance with mandatory requirements in 130.5, for electrical systems in newly constructed nonresidential and hotel/motel occupancies and 160.6 and 160.9 for electrical systems in newly constructed multifamily occupancies. Additions and alterations to electrical service systems in nonresidential and hotel/motel occupancies will also use this document to demonstrate compliance per 141.0(a) or 141.0(b)2F for alterations. For multifamily addition or alterations compliance will be documented per 180.1(a) or 180.2 (b)4dvii	
Project Name: Lakewood Corner Lot	**Report Page:** (Page 1 of 5)
Project Address:	**Date Prepared:** 2025-12-17T17:47:13-05:00

A. GENERAL INFORMATION

01	Project Location (city)	Lakewood	02	Climate Zone	8
			03	Occupancy Types Within Project:	All Other Occupancies

B. PROJECT SCOPE

This table includes electrical systems that are within the scope of the permit application.

01	02	03	04	05	06	07
Electrical Service Designation/ Description	Scope of Work [1]	Rating[2] (kVA)	Utility Provided Metering System Exception to 130.5(a)/160.6(a)[3]	System subject to CA Elec Code Article 517 Exception to 130.5(a)and (b)	Demand Response Controls	Provides power to dwelling units/common living areas only in multifamily occupancy
Outdoor Meter at Property Line	New electrical service equipment and meter	200	☒	☐	Where required, demand response controls must be specified which are capable of receiving and automatically responding to at least one standards based messaging protocol which enables demand response after receiving a demand response signal. Sections 120.2/160.3, 130.1/160.5, and 130.3/160.5, and mechanical, indoor lighting, and sign lighting Certificate of Compliance documents will indicate when demand response controls are required.	☐

[1]FOOTNOTES: Adding only new feeders and branch circuits triggers Voltage Drop 130.5(c)/160.6(c), no other requirements from 130.5/160.6 are required.
[2] If common use areas in a multifamily are submetered, rating is for submeter size serving common use areas.
[3] Applicable if the utility company is providing a metering system that indicates instantaneous kW demand and kWh for a utility-defined period.

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-ELC-E
Project Name: Lakewood Corner Lot	**Report Page:** (Page 2 of 5)
	Date Prepared: 2025-12-17T17:47:13-05:00

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through I. 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.

01		02		03		04	05	06
Service Electrical Metering 130.5(a)/ 160.6(a) (See Table F)	AND	Separation for Monitoring 130.5(b)/ 160.6(b) (See Table G)	AND	Voltage Drop 130.5(c)/ 160.6(c) (See Table H)	AND	Controlled Receptacles 130.5(d)/ 160.6(d) (See Table I)	Electric Ready 160.9 (See Table J)	**Compliance Results**
	AND	Yes	AND	Yes	AND	Yes		COMPLIES with Exceptional Conditions

D. EXCEPTIONAL CONDITIONS

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

Table B Indicates the project is exempt from 130.5(a) Service Electrical Metering requirements because the utility company has provided the project a metering system that indicates instantaneous kW demand and kWh for a utility-defined period.

E. ADDITIONAL REMARKS

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

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-ELC-E
Project Name: Lakewood Corner Lot	**Report Page:** (Page 3 of 5)
	Date Prepared: 2025-12-17T17:47:13-05:00

G. SEPARATION OF ELECTRICAL CIRCUITS FOR ENERGY MONITORING

This table includes entirely new or complete replacement electrical power distribution systems to demonstrate compliance with 130.5(b)/160.6(b). Any load types that are not included in the service do not need to be shown. For multifamily occupancies, submetered systems that provide power to dwelling units do not need to meet these separation requirements and therefore load types on those submetered systems also do not need to be shown.

01	02	03	04	05	
Load Type per Table 130.5-B [1]	Minimum Required Separation of Load per Table 130.5-B	Compliance Method[2]	Location of Requirements in Construction Documents	Field Inspector	
				Pass	Fail
Outdoor Meter at Property Line					
Lighting including exit, egress and exterior	All lighting in aggregate	Method 3: Branch circuits serve load types individually & provisions for adding future branch curcuit monitoring	E001 Note 14	☐	☐

** NOTES: If "Other*" is selected under Compliance Method above, please indicate how compliance has been achieved in the space provided below.*

[1] FOOTNOTES: For each separate load type, up to 10% of the connected load may be of any type.
[2] Method 1: Switchboards/ motor control centers/ panelboard loads disaggregated for each load type.
Method 2: Switchboards/ motor control centers/ panelboard supply other distribution equipment with loads disaggregated for each load type.
Method 3: Branch circuits serve load types individually and provisions for addling future branch circuit monitoring.
Method 4: Complete metering system measures and reports loads by type.
See Chapter 8 of the Nonresidential Compliance Manual for more detail on Compliance Methods.

H. VOLTAGE DROP

This table includes entirely new or complete replacement electrical power distribution systems, or alterations that add, modify or replace both feeders and branch circuits to demonstrate compliance with 130.5(c)/ 160.6(c). For alterations, only the altered circuits must demonstrate compliance per 141.0(b)2Pii// 180.2(b)4Bviic.

01	02			03	04	05	
Electrical Service Designation/Description	Combined Voltage Drop on Installed Feeder/Branch Circuit Conductors Compliance Method			Location of Voltage Drop Calculations[1]	Sheet Number for Voltage Drop Calculations in Construction Documents	Field Inspector	
						Pass	Fail
Outdoor Meter at Property Line	☒	Voltage drop less than 5%	☐	Permitted by CA Elec Code (Exception to 130.5(c))*	In construction documents	E001 Single Line diagram	☐	☐

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-ELC-E
Project Name: Lakewood Corner Lot	**Report Page:** (Page 4 of 5)
	Date Prepared: 2025-12-17T17:47:13-05:00

H. VOLTAGE DROP

** NOTES: If "Permitted by CA Elec Code *" is selected under Compliance Method above, please indicate where the exception applies in the space provided below.*

[1] FOOTNOTES: Voltage drop calculations may be attached to the permit application outside the construction documents if allowed by the Authority Having Jurisdiction. Select "attached" if applicable. If calculations will be the responsibility of the installing contractor, select "Contractor Responsible".

I. CIRCUIT CONTROLS FOR 120-VOLT RECEPTACLES AND CONTROLLED RECEPTACLES

This table includes entirely new or complete replacement electrical power distribution systems to demonstrate compliance with 130.5(d)/ 160.6(d).. Both controlled and uncontrolled receptacles must be provided in office areas, lobbies, conference rooms, kitchen areas in office spaces, copy rooms and hotel/motel guest rooms.

01	02	03	04	05	06	07	
Room name or Description	Location/ Type of Controlled Receptacles[1]	Shut-Off Controls	Demand Responsive Controls	Permanent Durable Marking Will be Used	Location of Requirements in Construction Documents	Field Inspector	
						Pass	Fail
Restroom and Storage	---	---		☐		☐	☐

** NOTES: If "Other*" is selected under Shut-Off Controls above, please indicate how compliance has been achieved in the space provided below.*

[1] FOOTNOTES: Receptacles dedicated to refrigerators and water dispensers in kitchens, located a minimum of 6ft above the floor specifically for clocks, network copiers, fax machines, A/V and data equipment other than personal computers in copy rooms, circuits rated more than 20 Amps, or connected to a UPS that are intended to be in continuous use and are marked to differentiate them from other receptacles or circuits are excepted from the requirements. .

K. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection 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-ELC-E - Must be submitted for all buildings

L. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no NRCA forms required for this project.

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-ELC-E
Project Name: Lakewood Corner Lot	**Report Page:** (Page 5 of 5)
Project Address:	**Date Prepared:** 2025-12-17T17:47:13-05:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name:	Documentation Author Signature:
Steve Zajicek	
Company:	Signature Date:
Address:	CEA/ HERS Certification Identification (if applicable):
City/State/Zip:	Phone:

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:	Responsible Designer Signature:
Steve Zajicek	
Company:	Date Signed:
Address:	License:
City/State/Zip:	Phone:

Electrical Power Distribution Mandatory Measures:

110.12(a) DEMAND RESPONSIVE (DR) CONTROLS
ALL DEMAND RESPONSIVE CONTROLS SHALL:
1. BE EITHER A. CERTIFIED OPENADR 2.0a OR OPENADR 2.0b VIRTUAL END NODE (VEN); OR B. CERTIFIED BY THE MANUFACTURER AS BEING CAPABLE OF RESPONDING TO A DR SIGNAL FROM A CERTIFIED OPENADR 2.0b VEN AUTOMATICALLY IMPLEMENTING THE CONTROL FUNCTIONS REQUESTED BY THE VEN FOR THE EQUIPMENT IT CONTROLS.
2. BE CAPABLE OF COMMUNICATING USING ONE OR MORE OF THE FOLLOWING: WI-FI, ZIGBEE, BACNET, ETHERNET, OR HARD-WIRING.
3. CONTINUE TO PERFORM ALL OTHER CONTROL FUNCTIONS PROVIDED BY THE CONTROL WHEN COMMUNICATIONS ARE DISABLED OR UNAVAILABLE.
4. DR CONTROL THERMOSTATS SHALL COMPLY WITH REFERENCE JOINT APPENDIX 5 (JA5), TECHNICAL SPECIFICATIONS FOR OCCUPANT CONTROLLED SMART THERMOSTATS.

110.12(d) DEMAND RESPONSIVE ELECTRONIC MESSAGE CENTER CONTROL
CONTROLS FOR ELECTRONIC MESSAGE CENTERS GREATER THAN 15KW SHALL BE CAPABLE OF REDUCING THE LIGHTING POWER BY A MINIMUM OF 30% WHEN RECEIVING A DR SIGNAL.

130.5(b) SEPARATION OF CIRCUITS FOR ELECTRICAL ENERGY MONITORING
ELECTRICAL POWER DISTRIBUTION SYSTEMS SHALL BE DESIGNED SO THAT MEASUREMENT DEVICES CAN MONITOR ENERGY USE OF LOAD TYPES ACCORDING TO TABLE 130.5-B.

130.5(c) VOLTAGE DROP
THE MAXIMUM COMBINED VOLTAGE DROP ON BOTH INSTALLED FEEDER AND BRANCH CIRCUIT CONDUCTORS TO THE FARTHEST CONNECTED LOAD OR OUTLET SHALL NOT EXCEED 5%.

130.5(d) CIRCUIT CONTROLS FOR 120-VOLT RECEPTACLES AND CONTROLLED RECEPTACLES
BOTH CONTROLLED AND UNCONTROLLED 120-VOLT RECEPTACLES SHALL BE PROVIDED IN OFFICE AREAS, LOBBIES, CONFERENCE ROOMS, KITCHEN AREAS IN OFFICE SPACES, AND COPY ROOMS.
CONTROLLED RECEPTACLES SHALL:
- BE CAPABLE OF AUTOMATICALLY SHUTTING OFF WHEN THE SPACE IS UNOCCUPIED, EITHER AT RECEPTACLE OR CIRCUIT LEVEL. AUTOMATIC TIME SWITCH CONTROL SHALL INCORPORATE OVERRIDE CONTROL ALLOWING CONTROLLED RECEPTACLE TO REMAIN ON FOR NO MORE THAN 2 HOURS AND AN AUTOMATIC HOLIDAY SHUT-OFF TO TURN OFF ALL LOADS FOR AT LEAST 24 HOURS THEN RESUME NORMAL SCHEDULE. COUNTDOWN TIMER SWITCHES SHALL NOT BE USED FOR COMPLIANCE.
- EITHER A SPLITWIRE RECEPTACLE SHALL BE INSTALLED, OR AT LEAST ONE CONTROLLED RECEPTACLE SHALL BE INSTALLED WITHIN 6 FT OF EACH UNCONTROLLED RECEPTACLE. FOR MODULAR FURNITURE, INSTALL ONE CONTROLLED RECEPTACLE PER WORKSTATION.
- INCLUDE PERMANENT AND DURABLE MARKINGS TO DIFFERENTIATE THEM FROM UNCONTROLLED RECEPTACLES OR CIRCUITS.

NOTE: HARDWIRED POWER STRIP CONTROLLED BY AN OCCUPANT SENSING CONTROL MAY BE USED TO COMPLY WITH 130.5(d). PLUG-IN DEVICES MAY NOT BE USED FOR COMPLIANCE.

Outdoor Lighting Mandatory Measures:

110.9 OUTDOOR LIGHTING CONTROLS AND COMPONENTS
ALL LIGHTING CONTROL DEVICES AND SYSTEMS, AND ALL LIGHT SOURCES SHALL MEET THE APPLICABLE REQUIREMENTS OF 110.9.

130.0 GENERAL LUMINAIRE REQUIREMENTS
ALL LUMINAIRES SHALL BE FACTORY-LABELLED PER 130.0(c).
ENERGY MANAGEMENT CONTROL SYSTEMS (EMCS) SHALL MEET REQUIREMENTS OF 130.0(e).

130.2(b) LUMINAIRE SHIELDING REQUIREMENTS
ALL OUTDOOR LUMINAIRES WITH INITIAL LUMINAIRE LUMENS >=6,200 SHALL COMPLY WITH THE BACKLIGHT, UPLIGHT AND GLARE (BUG) REQUIREMENTS OF TITLE 24, PART 11, SECTION 5.106.8.

130.2(c) CONTROLS FOR OUTDOOR LIGHTING
ALL OUTDOOR LIGHTING SHALL BE INDEPENDENTLY CONTROLLED FROM OTHER ELECTRICAL LOADS AND SHALL HAVE THE FOLLOWING FEATURES:

1. AUTOMATICALLY TURNS OFF OUTDOOR LIGHTING WHEN DAYLIGHT IS AVAILABLE

2. AUTOMATIC SCHEDULING CONTROLS
   A. AUTOMATIC SCHEDULING CONTROLS SHALL BE INSTALLED FOR ALL OUTDOOR LIGHTING.
   B. CAPABLE OF REDUCING LIGHTING POWER AT LEAST 50% AND NO MORE THAN 90% AND SEPARATELY CAPABLE OF TURNING LIGHTING OFF DURING UNOCCUPIED PERIODS
   C. THAT ALLOW SCHEDULING OF AT LEAST TWO NIGHTTIME PERIODS WITH INDEPENDENT LIGHTING LEVELS (MAY INCLUDE OVERRIDE FOR NO MORE THAN 2 HOURS)

3. MOTION SENSING CONTROLS
   A. SHALL BE INSTALLED FOR THE FOLLOWING AND MAY BE INSTALLED FOR OTHER OUTDOOR LIGHTING AND IN COMBINATION WITH OTHER OUTDOOR LIGHTING CONTROLS:
      (i) ORNAMENTAL HARDSCAPE, OUTDOOR DINING, OR OUTDOOR SALES FRONTAGE LIGHTING MOUNTED 24 FT ABOVE GRADE OR LOWER
      (ii)WALL MOUNTED LUMINAIRES INSTALLED FOR BUILDING FACADE, ORNAMENTAL HARDSCAPE, OUTDOOR DINING LIGHTING THAT HAVE A BILATERALLY SYMMETRIC DISTRIBUTION (AS DESCRIBED IN THE IES HANDBOOK) MOUNTED 24 FEET OR LESS ABOVE GRADE
   B. CAPABLE OF REDUCING LIGHTING POWER AT LEAST 50% AND NO MORE THAN 90% AND SEPARATELY CAPABLE OF TURNING LIGHTING OFF DURING UNOCCUPIED PERIODS
   C. CAPABLE OF DIMMING OR TURNING OFF LIGHTING NO LONGER THAN 15 MINUTES AFTER AREA IS VACATED AND TURNING LIGHTING ON WHEN AREA BECOMES OCCUPIED
   D. SINGLE SENSORS CAN CONTROL NO MORE THAN 1,500 WATTS OF LIGHTING POWER

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BID SET 10/02/26

REVISIONS
1 PC-1 04.27.26

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER STEVEN R. ZAJICEK No. E 10372 Exp. 09-30-26 ELECTRICAL
09/30/2026

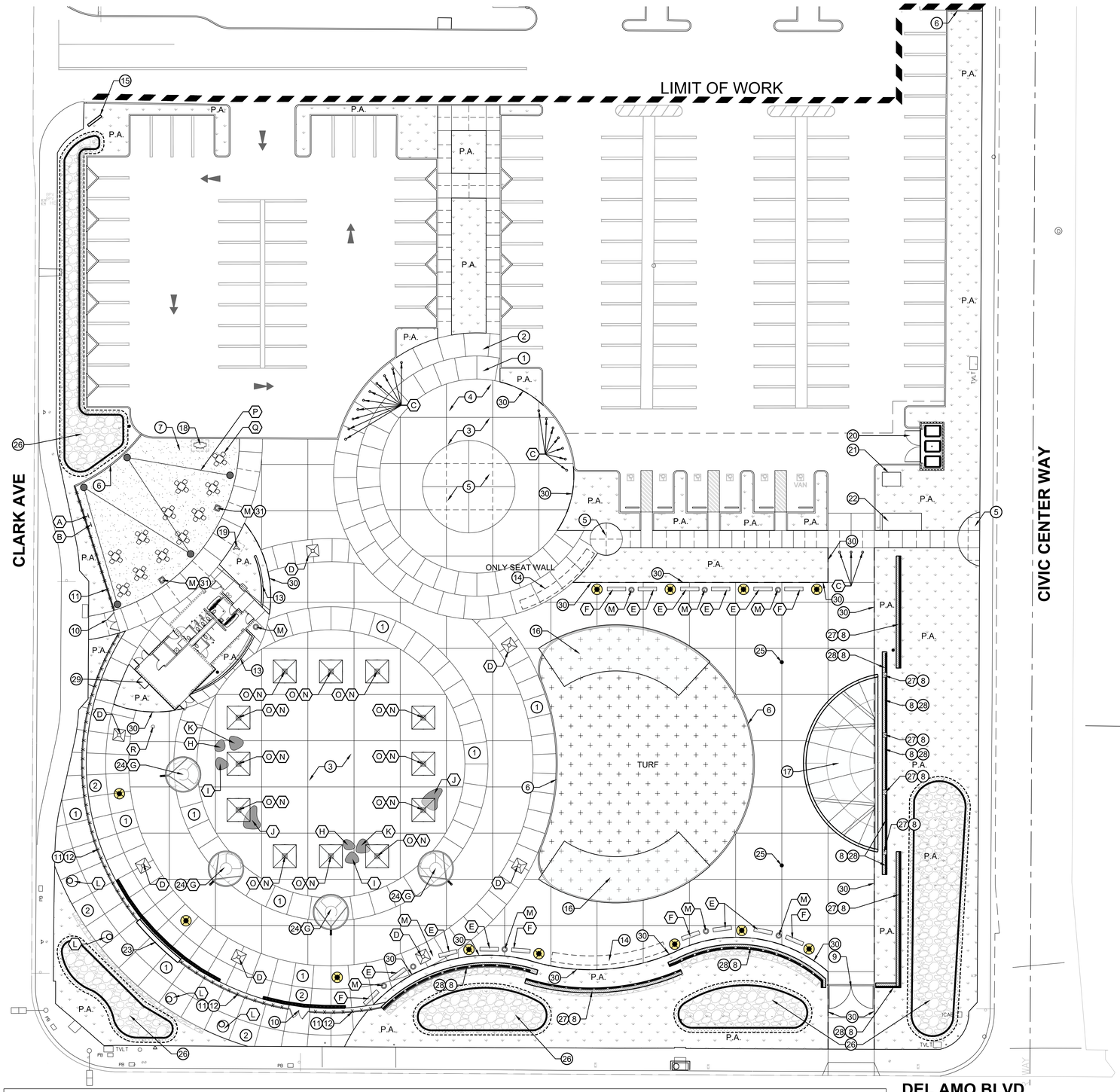
FBA Engineering
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150 Pasatiempo Avenue Suite A120
Costa Mesa, CA 92626
949.852.9996 ● 949.852.1657 (fax)
fbaengr.com
FBA Job Number: 1179.004

PERMIT NO.	BL-25-470
C.I.P. NO.	P2CC2623
JOB NO.	1533.008
DRAWN	FBA
CHECK	SZ

T24 DOCUMENTS

SHEET
E403

FBA Engineering / Plot Date: 9/30/2026 8:38 AM / Plotted by: Admin / Drawing Location: I:\1197\004\E403_1197004- T24 DOCUMENTS.dwg



CONSTRUCTION LEGEND

1. PAVING AND JOINTS - REFER SHEET LC-02
2. PAVING AND JOINTS - REFER SHEET LC-02
3. PAVING AND JOINTS / PAVERS - REFER SHEET LC-02
4. PAVING AND JOINTS / PAVERS - REFER SHEET LC-02
5. PAVING AND JOINTS - REFER SHEET LC-02
6. 6" WIDE CONCRETE CURB - REFER TO DETAIL 2, SHEET C5.00
7. 4" THICK ORGANIC-LOCK DECOMPOSED GRANITE, COLOR CALIFORNIA GOLD - REFER TO DETAIL 2, SHEET LD-01
8. SOUND WALL AND COLUMNS - REFER TO STRUCTURAL PLANS
9. 20 FT WIDE, 8 FT TALL VEHICULAR DOUBLE SWING GATE - REFER TO DETAIL 5, SHEET LD-02
10. 8 FT WIDE, 6FT TALL PEDESTRIAN DOUBLE SWING GATE - REFER TO DETAIL 5, SHEET LD-01
11. CONCRETE CURB AND FENCE - REFER TO DETAIL 8, SHEET LD-01
12. UNDULATING WALL - REFER TO DETAIL 4, SHEET LD-01
13. 2 FT HIGH SEAT WALL - REFER TO DETAIL 9, SHEET LD-01
14. CONCRETE SEAT WALL WITH 'LAKEWOOD' LETTERS AND PLAQUES - REFER TO DETAIL 3, SHEET LD-01
15. MONUMENT SIGN - REFER TO DETAIL 3, SHEET LD-02
16. SHADE STRUCTURE - BY USA SHADE
17. STAGE CANOPY - REFER TO USA SHADE PLANS
18. CONCRETE ROBOT MOCKETT - REFER TO DETAIL 1, SHEET LD-02
19. CONCRETE ROCKET MOCKETT - REFER TO DETAIL 2, SHEET LD-02
20. TRASH ENCLOSURE PER CIVIL PLANS
21. TRANSFORMER PAD PER CIVIL PLANS - NATRUAL GRAY / MEDIUM BROOM FINISH
22. E-BIKE RACKS PAD - NATRUAL GRAY / MEDIUM BROOM FINISH,
23. MARQUEE - REFER TO ARCHITECTURE PLANS
24. CANTILEVER DISC SHADE STRUCTURE - BY USA SHADE - DEFERRED SUBMITTAL
25. ELECTRICAL SPEAKER POLES - REFER TO ELECTRICAL PLANS FOR LOCATION AND DETAILS
26. BIO RETENTION BASIN- REFER TO CIVIL PLANS
27. SIDING ON SOUND WALL AND COLUMNS - SIDING SHALL BE 8"X8' PLANKS, HIGH PRESSURE LAMINATE, COLOR/FINISH - BAMBOO PEACH/758, MODEL - MEG, MANUFACTURER - ABET LAMINATI - SOUND WALL AND COLUMNS PER STRUCTURAL PLANS
28. SOUND WALL FINISH - BOARD FORM WALL FINISH - SOUND WALL PER STRUCTURAL PLANS
29. CONCRETE PAD - NATRUAL GRAY / MEDIUM BROOM FINISH - REFER TO CIVIL PLANS FOR CONCRETE THICKNESS, REINFORCEMENT, SUB BASE AND DETAILS
30. 6" WIDE CONCRETE CURB - REFER TO DETAIL 2, SHEET C5.00
    ONLY FOR PAVER PAVING OPTION - WHERE PAVERS MEET LANDSCAPE / NON CONCRETE AREAS
31. CONCRETE PAD AT TRASH RECEPTACLE - 2'-6"X2'-6"X6" DEEP, NATURAL GRAY, MEDIUM BROOM FINISH

SITE AMENITY LEGEND

- (A) STAINLESS STEEL CUSTOM PANEL GRAPHIC A - INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS
  MODEL: CUSTOM SHADOW BIKE RACK - AVAILABLE FROM MADRAX, OR APPROVED EQUAL
  REFER TO DETAIL 6, SHEET LD-02
- (B) STAINLESS STEEL CUSTOM PANEL GRAPHIC B - INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS
  MODEL: CUSTOM SHADOW BIKE RACK - AVAILABLE FROM MADRAX OR APPROVED EQUAL
  REFER TO DETAIL 7, SHEET LD-02
- (C) REMOVABLE STAINLESS STEEL BOLLARD WITH LID - INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS
  MODEL: R-8902 - REMOVABLE MOUNTING - AVAILABLE FROM RELIANCE FOUNDRY OR APPROVED EQUAL
- (D) TREE GRATE AND FRAME - INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS
  MODEL: TGML-5-SQ - AVAILABLE FROM CANTERBURY DESIGN / QCP OR APPROVED EQUAL
- (E) BENCH WITH WOOD SEATING AND SKATE STOPS - INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS
  MODEL: ZB.WL.10 - AVAILABLE FROM WAUSAU TILE OR APPROVED EQUAL
  COLOR/FINISH/WOOD TYPE: CONTRACTOR SHALL PROVIDE SAMPLE TO CITY/ENGINEER FOR APPROVAL
- (F) BENCH WITH WOOD SEATING AND BACKREST - INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS
  MODEL: ZB.WL.13 - AND SKATE STOPS AVAILABLE FROM WAUSAU TILE OR APPROVED EQUAL
  COLOR/FINISH/WOOD TYPE: CONTRACTOR SHALL PROVIDE SAMPLE TO CITY/ENGINEER FOR APPROVAL
- (G) COLLABORATION NEST BENCH - INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS
  MODEL: DF5510 - COLOR/FINISH: CONTRACTOR SHALL PROVIDE SAMPLE TO CITY/ENGINEER FOR APPROVAL
  AVAILABLE FROM WAUSAU TILE OR APPROVED EQUAL
- (H) PEBBLE A - GALET BENCH I WITH SKATE STOPS - INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS
  MODEL: ZB.GL.01 - COLOR/FINISH: CONTRACTOR SHALL PROVIDE SAMPLE TO CITY/ENGINEER FOR APPROVAL
  AVAILABLE FROM WAUSAU TILE OR APPROVED EQUAL
- (I) PEBBLE B - GALET BENCH II WITH SKATE STOPS - INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS
  MODEL: ZB.GL.02 - COLOR/FINISH: CONTRACTOR SHALL PROVIDE SAMPLE TO CITY/ENGINEER FOR APPROVAL
  AVAILABLE FROM WAUSAU TILE OR APPROVED EQUAL
- (J) PEBBLE C - GALET BENCH V WITH SKATE STOPS - INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS
  MODEL: ZB.GL.05 - COLOR/FINISH: CONTRACTOR SHALL PROVIDE SAMPLE TO CITY/ENGINEER FOR APPROVAL
  AVAILABLE FROM WAUSAU TILE OR APPROVED EQUAL
- (K) PEBBLE D - GALET BENCH VI WITH SKATE STOPS - INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS
  MODEL: ZB.GL.06 - COLOR/FINISH: CONTRACTOR SHALL PROVIDE SAMPLE TO CITY/ENGINEER FOR APPROVAL
  AVAILABLE FROM WAUSAU TILE OR APPROVED EQUAL
- (L) CONCRETE PLANTER WITH INTEGRAL SEAT - INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS
  MODEL: WS113 - COLOR/FINISH: CONTRACTOR SHALL PROVIDE SAMPLE TO CITY/ENGINEER FOR APPROVAL
  AVAILABLE FROM WAUSAU TILE OR APPROVED EQUAL
- (M) TRASH RECEPTACLE - INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS
  PROVIDE A 2'-6" X 2'-6"X6" DEEP CONCRETE PAD IN DG AREAS.
  MODEL: GRETCHEN LITTER - STYLE: SIDE OPENING - COLOR/FINISH/WOOD TYPE: CONTRACTOR SHALL PROVIDE SAMPLE TO CITY/ENGINEER FOR APPROVAL
  AVAILABLE FROM LANDSCAPE FORMS OR APPROVED EQUAL
- (N) UMBRELLAS - BY CITY
- (O) 3-1/2" I.D. POST UMBRELLA SLEEVES W/NEOPRENE CAP - INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS
  MODEL: 8303-18-N AVAILABLE FROM PW ATHLETIC MFG.CO. OR APPROVED EQUAL
- (P) BISTRO LIGHTS - PER ELECTRICAL ENGINEERING PLANS
- (Q) PICNIC TABLE - BY CITY
- (R) FLAG POLE - REFER TO ARCHITECTURE PLANS

NOTES:
1. REPRESENTATIVES:
   a. MADRAX - KAITLYN ELLERMAN - KELLERMAN@MADRAX.COM
   b. WAUSAUTILE - GINGER WELLS - GINGER.WTILE@GMAIL.COM
   c. GREAT WESTERN - NATE YOUNKER - NATE@GWPARK.COM
   d. LANDSCAPE FORMS - KARSTEN TSCHAEPE - KARSTEN@DSA-LIGHTING.COM
   e. USA SHADE - WILL KING - WILL.KING@USA-SHADE.COM
   f. SAW AND SONS - DAMON TOTH - DAMON@SHAWCONSTRUCTION.COM
   g. ORCO BLOCK - ABDOL BAHRAMI - ABDOL.BAHRAMI@ORCO.COM
2. ALL CONCRETE PADS - REFER TO SHEET LC-02 FOR INFO.

CONSTRUCTION PLAN NOTES

1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT FOR THE INSTALLATION OF ALL IMPROVEMENTS AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.
2. CONTRACTOR SHALL REVIEW ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING BID AND PRIOR TO COMMENCING INSTALLATION. IF ANY DISCREPANCIES EXIST, THEY SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CITY'S AUTHORIZED REPRESENTATIVE.
9. DEVIATIONS BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CITY'S AUTHORIZED REPRESENTATIVE.
4. COSTS INCURRED DUE TO REPAIR, RESTORATION, OR REPLACEMENT OF EXISTING IMPROVEMENTS WHICH ARE DESIGNATED "TO BE PROTECTED" OR "TO REMAIN" WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, ALL MATERIALS DESIGNATED FOR REMOVAL SHALL BE DISPOSED OF OFF-SITE.
6. HARDSCAPE AND STRUCTURAL ELEMENTS SHALL BE PLACED PER GEOTECHNICAL SOILS REPORT. IF SUCH REPORT IS UNAVAILABLE, CONTRACTOR SHALL DISCUSS PLACEMENT ON SUITABLE GRADE WITH THE CITY'S AUTHORIZED REPRESENTATIVE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND STAKING ALL SEWER, WATER AND UTILITY LINES ABOVE OR BELOW GRADE THAT MIGHT BE DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED FOR REPAIR, RESTORATION, OR REPLACEMENT OF AFOREMENTIONED UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS.
8. ABANDONED PIPES SHALL BE CAPPED OR PLUGGED IN A MANNER APPROVED BY THE CITY'S AUTHORIZED REPRESENTATIVE.
9. CONCRETE INDICATED FOR SAWCUTTING AND REMOVAL SHALL BE CUT TO A TRUE LINE WITH NEATLY SAWED EDGES. IF A SAWCUT IS WITHIN THREE FEET (3') OF AN EXISTING EXPANSION OR CONTROL JOINT, CONCRETE SHALL BE REMOVED TO THAT NEAREST JOINT.
10. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, MANUFACTURER'S CUT OR DATA SHEETS FOR APPROVAL PRIOR TO ORDERING MATERIALS. CONTRACTOR SHALL FURNISH TO THE CITY'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.
11. UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, MATERIALS TO BE PURCHASED AND FURNISHED BY THE CONTRACTOR SHALL BE NEW.
12. PROJECT GEOTECHNICAL REPORT OR RECOMMENDATIONS BY A STRUCTURAL ENGINEER SHALL TAKE PRECEDENCE FOR ALL SOIL CONDITIONS, MATERIALS, REINFORCEMENT, DIMENSIONS, AND SUBBASE.
13. P.A. DENOTES PLANTING AREA

0 5 10 20 40
SCALE: 1" =20'

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CONSULTANT

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BID SET 10.02.26

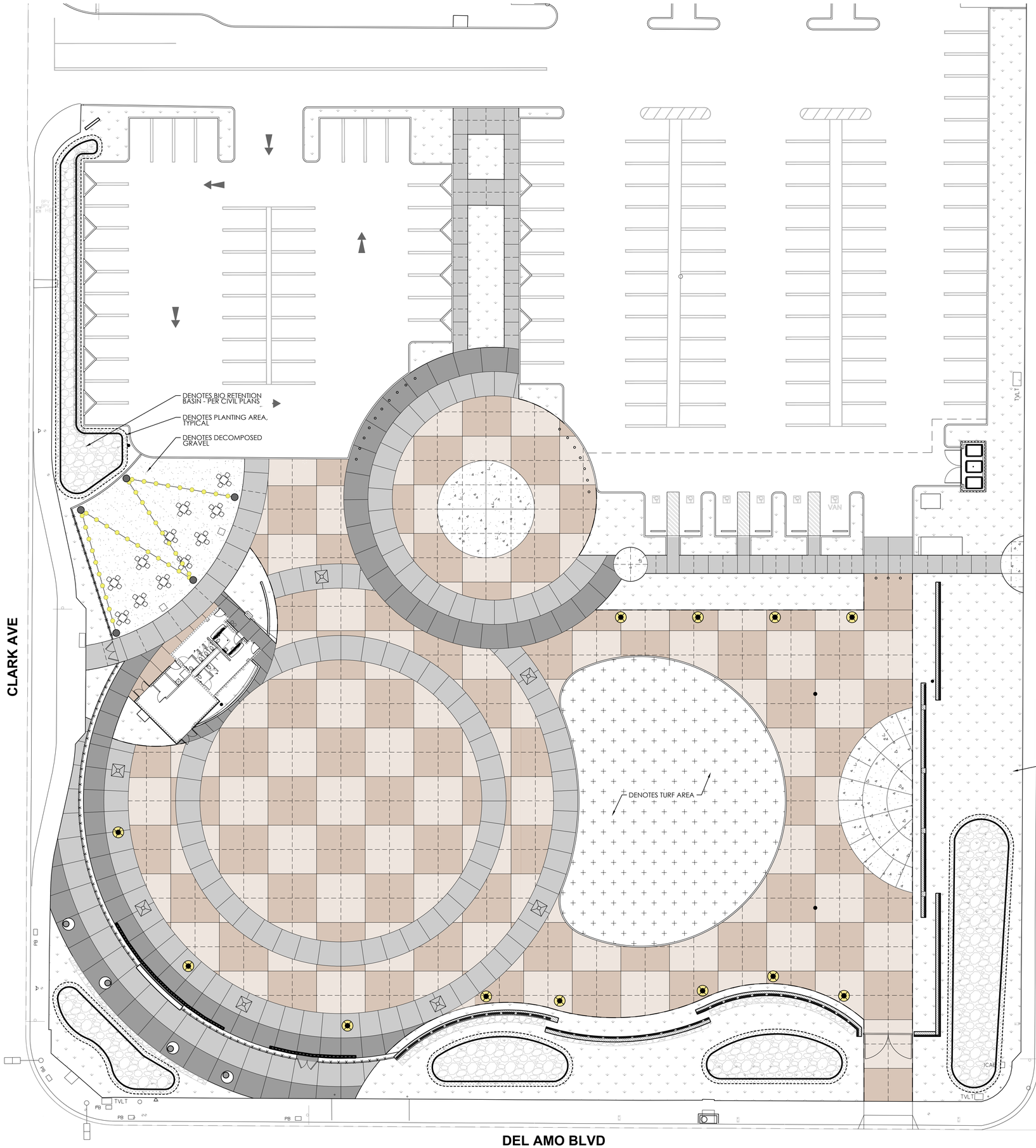
SEAL / SIGNATURE

REGISTERED LANDSCAPE ARCHITECT
T. CARBOZA No. 5643
Signature
DECEMBER 31, 2027
Expiration Date
09-30-2026
Date
STATE OF CALIFORNIA

C.I.P. NO.	P2CC2623
JOB NO.	1533.008
DRAWN	JG
CHECK	TM

Construction Plan and Notes

SHEET
LC-01



CONCRETE LEGEND

ALTERNATIVE OPTION - CONCRETE	BASE BID OPTION - PAVERS
SS# 26-180	SS# 26-180
SS# 26-186	SS# 26-186
SS# 26-123	PAVERS - COLOR SOLAR TAN, HERRINGBONE PATTERN REFER TO NOTE 4-6 BELOW
SS# 26-123	PAVERS - COLOR COFFEE HERRINGBONE PATTERN REFER TO NOTE 4-6 BELOW
SS# 22-010	SS# 22-010

CONCRETE JOINT LEGEND

EXPANSION JOINT

CONTROL/SAWCUT JOINT

NOTES:

1. CONCRETE PADS SHALL BE NATURAL COLOR WITH MEDIUM BROOM FINISH UNLESS OTHERWISE NOTED.
2. REFER TO CIVIL PLANS FOR CONCRETE THICKNESS, REINFORCEMENT, SUB BASE, COMPACTION AND DETAILS.
3. UNLESS OTHERWISE NOTED ON THE SPECIFICATIONS CONTRACTOR SHALL PROVIDE ONE(1) 4'X4' CONCRETE SAMPLE FOR EACH TYPE NOTED HEREIN. SAMPLE SHALL INCLUDE CONCRETE COLOR,FINISH AND ALL JOINT TYPES. MOCKUPS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
4. PAVERS SIZE SHALL BE 4"X12", 80MM.
5. PAVERS FINISH SHALL BE SHOTBLAST WITH A MICRO CHAMFER.
6. PAVERS AVAILABLE FROM ORCO BLOCK, ABDOL BAHRAMI - 714-932-7125, OR APPROVED EQUAL.
7. WHERE PAVER MEET LANDSCAPE / NON CONCRETE AREAS A 6" CONCRETE MOWCURB SHALL BE ADDED FOR EDGE RESTRAINT - REFER TO DETAIL 2, SHEET C5.00 FOR DETAIL
8. CONTRACTOR SHALL PROVIDE DETAIL POUR SCHEDULE AND JOINT SUBMITTAL FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
9. CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES FOR BOXES. LIDS, POLES, FOUNDATIONS AND ANY/ALL NON-CONCRETE RELATED FIXTURES, FURNISHINGS AND EQUIPMENT WITHIN THE POUR AREAS FOR COMPLETENESS AND ALIGNMENT OF ALL HORIZONTAL FLATWORK AND JOINTING.

SCALE: 1" =16'

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REGISTERED LANDSCAPE ARCHITECT
R. CARBOZA No. 3447
Signature
DECEMBER 31, 2027
Expiration Date
09-30-2026
Date
STATE OF CALIFORNIA

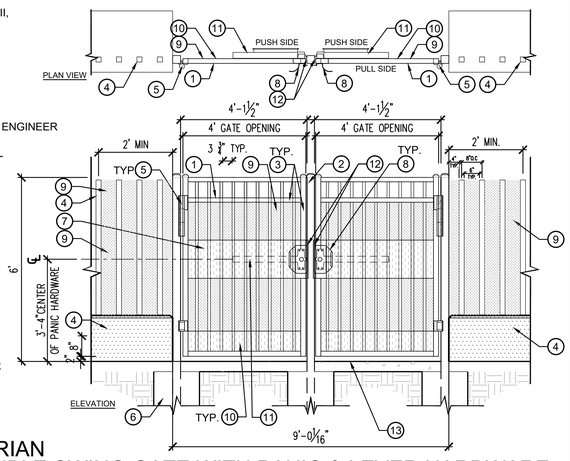
C.I.P. NO.	P2CC2623
JOB NO.	1533.008
DRAWN	JG
CHECK	TM

Construction Plan - Concrete Paving / Paver Enlargement

SHEET
LC-02

NOTES:
1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
2. PROVIDE TWO PART URETHANE COATING SYSTEM FOR ALL GATE COMPONENT TO MATCH FENCE COLOR.
3. ALL WELDS TO BE GROUND SMOOTH AND CONTINUOUS, FREE OF BURS.
4. CONTRACTOR TO PROVIDE FIRE AUTHORITY APPROVED KNOX BOX AND ATTACHED TO FENCE.

1. GATE TO MATCH: AMERISTAR, MONTAGE II, MAJESTIC, 3-RAIL
2. END POST: SQ., 12 GA; PROVIDE CAP PER MANUFACTURER
3. GATE FRAME: 2" SQ. X 12 GA.
4. ADJACENT FENCE AND WALL - REFER TO DETAIL 4, THIS SHEET
5. LOCINOX MAMMOTH-HD 180° HINGE
6. CONCRETE FOOTING - PER STRUCTURAL ENGINEER
7. PANIC BAR MOUNTING PLATE; 1/8" THICK; WELDED TO GATE FRAME ON PUSH SIDE - REFER TO DETAIL 6, THIS SHEET
8. VANDAL RESISTANT TRIM DOOR PULL, MODEL: IVES VR910 NL
9. MCNICHOLS PERFORATED METAL; #1638121648, HOLE SIDE: 3/8" DIA. ON 1/2" STAGGERED CENTERS; ATTACHED USING UNSLOTTED INDENTED HEX HEAD SELF- DRILLING SCREWS.
10. 1/8" THICK KICK PLATE; MOUNT FLUSH AND WELD TO ALL GATE FRAME SURFACES ON THE PUSH SIDE OF GATE - REFER TO DETAIL 7, THIS SHEET
11. PANIC BAR; MOUNTED ON PUSH SIDE OF GATE, MODEL:VON DUPRIN PA-AX-OUT-XP-98-NL-OP-WH-SNB - REFER TO DETAIL 6, THIS SHEET
12. ASTRAGAL - REFER TO DETAIL 6, THIS SHEET
13. SURFACE GRADE

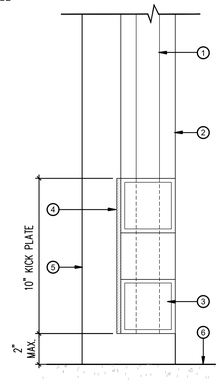


6 FT HIGH PEDESTRIAN METAL PICKET DOUBLE SWING GATE WITH PANIC & LEVER HARDWARE

5 SCALE: NTS

1. GATE PICKET PER MANUFACTURER.
2. GATE FRAME; REFER TO DETAIL 5, THIS SHEET
3. GATE BOTTOM RAIL
4. 1/8" THICK KICK PLATE; MOUNT FLUSH AND CONTINUOUS WELD TO ALL SURFACES OF THE GATE FRAME ON THE PUSH SIDE OF GATE.
5. FENCE POST BEYOND
6. FINISH GRADE

NOTES:
1. CLEAN ALL WELDS, GRIND SMOOTH, FREE OF BURS.
2. PROVIDE TWO PART URETHANE COASTING SYSTEM TO MATCH GATE AND FENCE COLOR.

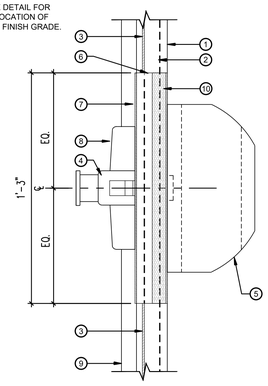


METAL PICKET GATE KICK PLATE

7 SCALE: 3" = 1'-0"

1. GATE FRAME; PER DETAIL 5, THIS SHEET
2. GATE PICKET (BEYOND)
3. PERFORATED SHEET METAL; ATTACHED TO GATE PICKETS WITH SELF TAPPING SCREWS.
4. PANIC HARDWARE
5. LEVER HARDWARE: NIGHT LATCH/DOOR PULL
6. WELDABLE BOX: KEEDEX K-BXED-V99ONL-2; WELDED TO GATE FRAME.
7. MOUNTING PLATE: 1/8" THK. GALV. STEEL ;MATCH HEIGHT OF WELDABLE BOX; PROVIDE TWO PART URETHANE COATING SYSTEM TO MATCH GATE AND FENCE COLOR.
8. PANIC ASSEMBLY PER MANUFACTURER (BEYOND)
9. GATE POST (BEYOND)
10. ASTRAGAL; 1/8" THK. GALV STEEL ANGLE BAR; WELDED TO GATE FRAME; PAINTED TO MATCH GATE.

NOTES:
1. REFER TO GATE DETAIL FOR DIMENSION AND LOCATION OF HARDWARE FROM FINISH GRADE.



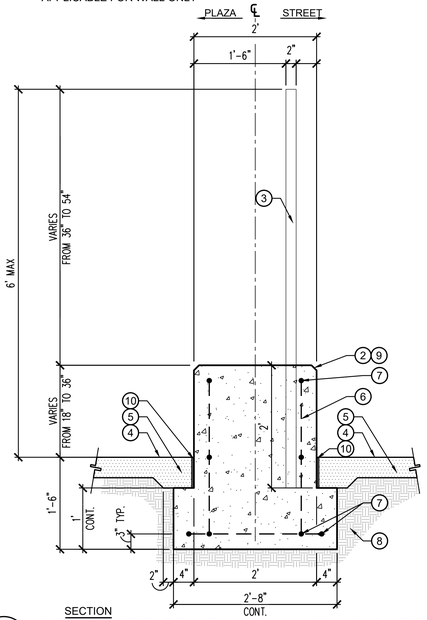
PANIC & LEVER HARDWARE ENLARGEMENT

6 SCALE: 3" = 1'-0"

1. POURED IN PLACE CONCRETE SEAT WALL, NATURAL GRAY COLOR AND MEDIUM SANDBLAST FINISH TEXTURE ON ALL EXPOSED SURFACES
2. 1" CHAMFER AROUND TOP OF EDGE OF WALL, TYPICAL.
3. 2" SQUARE GALVANIZED VERTICAL PICKET, +/- 8" O.C. PICKETS SHALL BE SET INTO CONCRETE WALL
4. FINISH SURFACE
5. PAVING PER CONSTRUCTION PLAN - THICKNESS AND REINFORCEMENT PER CIVIL AND GEOTECHNICAL REPORT
6. #4 VERT. REBAR 3" CLEAR, AT 18" O.C., TYPICAL
7. #4 HORIZ. REBAR AT TOP, MIDDLE AND BOTTOM. 3" CLEAR, TYPICAL.
8. UNDISTURBED NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE. REFER TO GEOTECHNICAL REPORT FOR SUBGRADE.
9. SKATE DETERRENT - ¾" CHAMFERED EDGE 18" FROM END OF WALLS AND 36" O.C AVAILABLE FROM THEPARKCATALOG.COM, 866-293-5828
10. EXPANSION JOINT



APPLICABLE FOR WALL ONLY



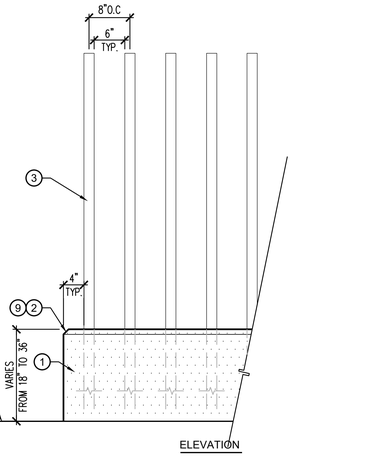
CONCRETE SEAT WALL WITH PICKETS

4 SCALE: 1"=1'-0"

NOTES:
1. CONTRACTOR SHALL SUBMIT A CONCRETE SAMPLE WITH FINISHES NOTED ON DETAILS TO THE AUTHORIZED CITY REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
2. COLOR OF PICKETS SHALL BE COORDINATED WITH THE UPRIGHT OF THE SHADE STRUCTURE
3. CONTRACTOR SHALL INSURE THAT TOP OF FENCE IS LEVEL.
4. WALL SHALL RECEIVE SCORE JOINTS @ 10' O.C. MAX.

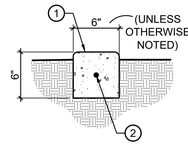


APPLICABLE FOR WALL ONLY



NOTES:
1. SAWCUT OR SCORE JOINTS @ 10' O.C. MAX.
2. CONCRETE COLOR & FINISH TEXTURE SHALL BE AS NOTED ON THE CONSTRUCTION PLAN AND LEGEND.
3. UNLESS OTHERWISE NOTED, NEW FINISH SURFACE SHALL BE FLUSH WITH ADJACENT EXISTING SURFACES.
4. FINISH GRADE: 1" BELOW FINISH SURFACE ADJACENT FOR TURF AND 2" BELOW FOR GROUNDCOVER/SHRUB AREAS.
5. FOR ADDITIONAL INFORMATION REFER TO CONSTRUCTION NOTES.
6. PROJECT GEOTECHNICAL REPORT OR RECOMMENDATIONS BY A STRUCTURAL ENGINEER SHALL TAKE PRECEDENCE FOR ALL SOIL CONDITIONS, MATERIALS, REINFORCEMENT, DIMENSIONS, SUBBASE, AND SPACING OF JOINTS.

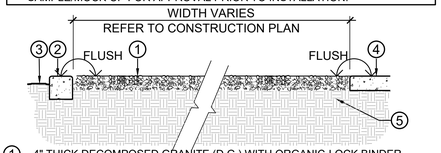
1. CONCRETE MOW STRIP SHALL RECEIVE 1/2" RADIUS ON EXPOSED EDGES.
2. #4 REBAR, CONTINUOUS, 2" CLEAR, MINIMUM.



CONCRETE MOW CURB

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

NOTES:
1. DECOMPOSED GRANITE PAVING WITH PRE-MIXED ORGANIC-LOCK BINDER TO BE INSTALLED BY A MANUFACTURER'S APPROVED PAVING INSTALLER.
2. CONTRACTOR SHALL PROVIDE ONE(1) 4'X4' DECOMPOSED GRANITE SAMPLE/MOCK-UP FOR APPROVAL PRIOR TO INSTALLATION.



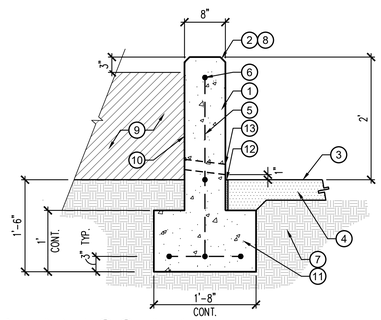
1. 4" THICK DECOMPOSED GRANITE (D.G.) WITH ORGANIC-LOCK BINDER. INSTALL FLUSH W/ CONCRETE PAVING. COLOR SHALL BE 'GAIL'S GOLD'. SUBMIT SAMPLE FOR APPROVAL PRIOR TO ORDER & INSTALLATION. INSTALL DG AND ORGANIC LOCK BINDER PER MANUFACTURER'S SPECIFICATION. AVAILABLE AT GAIL MATERIALS, CORONA CA, 951-667-6106 WWW.GAILMATERIALS.COM
2. CONCRETE MOW CURB - REFER TO DETAIL 2, SHEET C5.00
3. FINISH GRADE-2" BELOW MOW CURB FOR SHRUB/GROUNDCOVER AREAS; 1" BELOW AT TURF AREAS; FLUSH AT CONCRETE PAVING SURFACE.
4. CONCRETE PAVING, REFER TO LANDSCAPE PLANS FOR FINISH AND TEXTURE. CIVIL PLANS FOR THICKNESS, REINFORCEMENT AND SUBBASE
5. UNDISTURBED NATIVE SOIL OR 95% COMPACTED SUBGRADE

ORGANIC-LOCK DECOMPOSED GRANITE PAVING

2 SCALE: NTS

NOTES:
1. CONTRACTOR SHALL SUBMIT A CONCRETE SAMPLE WITH FINISHES NOTED ON DETAILS TO THE AUTHORIZED CITY REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL INSURE THAT TOP OF WALL IS LEVEL.
3. WALL SHALL RECEIVE SCORE JOINTS @ 10' O.C. MAX.
4. FULL SIZED 'LAKEWOOD' LETTER BY SIGN COMPANY- SHOP DRAWINGS SHALL BE SUBMITTED PRIOR TO CONSTRUCTIONS FOR REVIEW AND APPROVAL BY THE AUTHORIZED CITY REPRESENTATIVE PRIOR TO CONSTRUCTION.
5. MOUNTING TO SEATWALL SHALL BE PER SIGNAGE COMPANY - SIGN LETTERS SHALL BE A DEFERRED SUBMITTAL.
6. BASIS OF DESIGN IS PISMO BEACH'S SIGNAGE, BY SOUTHPAW SIGN CO., HTTPS://WWW.SOUTHPAWSIGNS.COM/PROJECTS/PISMO-BEACH-LETTERS/
7. 5'-6" TALL METAL FRAMED LETTERING W/ INTEGRATED LED LIGHTING ON 18" CONCRETE BENCH

NOTES:
1. CONTRACTOR SHALL SUBMIT A CONCRETE SAMPLE WITH FINISHES NOTED ON DETAILS TO THE AUTHORIZED CITY REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL INSURE THAT TOP OF FENCE IS LEVEL.
3. REFER TO CIVIL PLANS FOR DRAINAGE WITHIN THE AREA.
4. WALL SHALL RECEIVE A SAW CUT SCORE JOINTS @ 10' O.C. MAX.



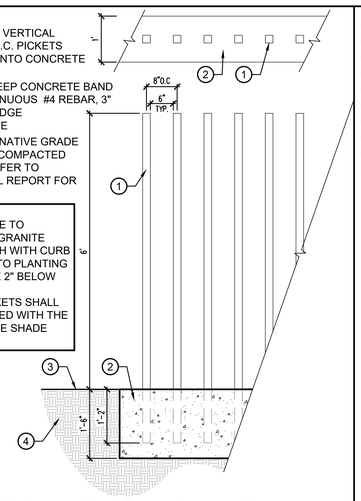
RETAINING SEAT WALL

9 SCALE:NTS

1. POURED IN PLACE CONCRETE SEAT WALL, NATURAL GRAY COLOR AND MEDIUM SANDBLAST FINISH TEXTURE ON ALL EXPOSED SIDES
2. 1" CHAMFER AROUND TOP OF EDGE OF WALL, TYPICAL.
3. FINISH SURFACE
4. PAVING PER CONSTRUCTION PLAN - THICKNESS AND REINFORCEMENT PER CIVIL AND GEOTECHNICAL REPORT
5. #4 VERT. REBAR 3" CLEAR, AT 18" O.C., TYPICAL
6. #4 HORIZ. REBAR AT TOP, MIDDLE AND BOTTOM. 3" CLEAR, TYPICAL
7. UNDISTURBED NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE. REFER TO GEOTECHNICAL REPORT FOR SUBGRADE.
8. SKATE DETERRENT - ¾" CHAMFERED EDGE 18" FROM END OF WALLS AND 36" O.C AVAILABLE FROM THEPARKCATALOG.COM, 866-293-5828
9. PLANTING SOIL IMPORT
10. COAT INTERIOR OF WALL WITH TWO (2) COATS OF THOMPSON'S WATERPROOF SEALER
11. CONCRETE FOOTING
12. EXPANSION JOINT
13. 2" DIA. WEEP HOLE 24" O.C.

1. 2" GALVANIZED VERTICAL PICKET, +/- 8" O.C. PICKETS SHALL BE SET INTO CONCRETE BAND
2. 12 WIDE X18' DEEP CONCRETE BAND WITH (2) CONTINUOUS #4 REBAR, 3" CLEAR FROM EDGE
3. FINISH SURFACE
4. UNDISTURBED NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE. REFER TO GEOTECHNICAL REPORT FOR SUBGRADE.

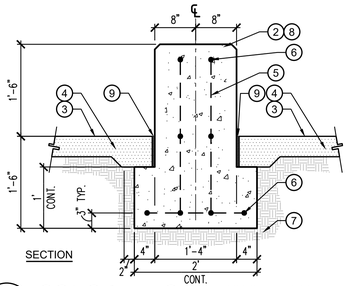
NOTE:
1. FINISH SURFACE TO DECOMPOSED GRANITE SHALL BE FLUSH WITH CURB
2. FINISH GRADE TO PLANTING AREA SHALL BE 2" BELOW TOP OF CURB
2. COLOR OF PICKETS SHALL BE COORDINATED WITH THE UPRIGHT OF THE SHADE STRUCTURE

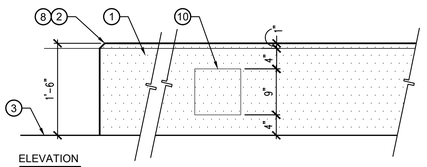


CONCRETE CURB AND FENCE

8 SCALE: NTS

1. POURED IN PLACE CONCRETE SEAT WALL, NATURAL GRAY COLOR AND MEDIUM SANDBLAST FINISH TEXTURE ON ALL EXPOSED SURFACES
2. 1" CHAMFER AROUND TOP OF EDGE OF WALL, TYPICAL.
3. FINISH SURFACE
4. PAVING PER CONSTRUCTION PLAN - THICKNESS AND REINFORCEMENT PER CIVIL AND GEOTECHNICAL REPORT
5. #4 VERT. REBAR 3" CLEAR, AT 18" O.C., TYPICAL
6. #4 HORIZ. REBAR AT TOP, MIDDLE AND BOTTOM. 3" CLEAR, TYPICAL.
7. UNDISTURBED NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE. REFER TO GEOTECHNICAL REPORT FOR SUBGRADE.
8. SKATE DETERRENT - ¾" CHAMFERED EDGE 18" FROM END OF WALLS AND 36" O.C AVAILABLE FROM THEPARKCATALOG.COM, 866-293-5828
9. EXPANSION JOINT
10. (6) 9"X9"X¼" THICK RECESSED FLUSH-INSET COMMEMORATIVE METAL BRONZE COLORED ALUMINUM PLATES, FINAL GRAPHICS PROVIDED BY CITY PLAQUES SHALL BE EQUALLY SPACED ON WALL







CONCRETE SEAT WALL WITH LETTERS

3 SCALE: 1"=1'-0"

DAHLIN
505 Technology Drive, Suite 200
Irvine, California 92618
949-250-4680

CITY OF LAKEWOOD CALIFORNIA
CLIENT

nuvis
LANDSCAPE ARCHITECTURE
20250 SW ACACIA ST, STE 260
NEWPORT BEACH, CA
U. S. A. 92660
PH: 714.754.7311
CONSULTANT

LAKEWOOD TOWN SQUARE

4970 CLARK AVE. LAKEWOOD, CA 90712

BID SET 10.02.26

SEAL / SIGNATURE

REGISTERED LANDSCAPE ARCHITECT — CARBOZA No. 3943 — Signature — DECEMBER 31, 2027 Expiration Date — 09-30-2026 Date — STATE OF CALIFORNIA

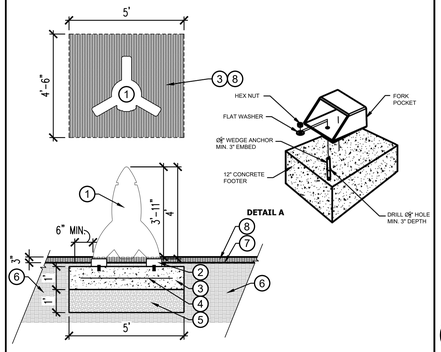
C.I.P. NO.	P2CC2623
JOB NO.	1533.008
DRAWN	JG
CHECK	TM

Construction Details And Notes

SHEET
LD-01

NOTES:
1. CONCRETE MOCKETT SHALL BE CENTERED TO CONCRETE PAD, SHALL HAVE A 6" CLEAR MINIMUM FROM CONCRETE EDGE ALL SIDES

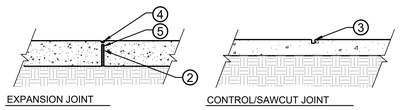
1. ROCKET CONCRETE MOCKETT - REFER TO DETAIL 2, THIS SHEET
2. ROCKET MOCKETT - FORK LIFT POCKET APPROXIMATELY 4" REFER TO DETAIL A, BELOW FOR ENLARGEMENT
3. 12" THICK CONCRETE FOOTING, 4000PSI
4. #4 REBAR ON 12" CENTER EACH WAY
5. 12" COMPACTED AGGREGATE
6. UNDISTURBED NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE. REFER TO GEOTECHNICAL REPORT FOR SUBGRADE.
7. FINISH GRADE
8. 3" MULCH PER PLANTING PLANS



10 CONCRETE ROCKET MOCKETT FOOTING
SCALE: NTS

NOTES:
1. EXPANSION JOINTS SHALL BE AS SHOWN ON THE CONSTRUCTION PLAN(S) AND/OR ADJACENT TO LARGE SLABS, STRUCTURES, AND AT INTERVALS NOT TO EXCEED 20' O.C.
2. CONTROL JOINTS SHALL BE AS SHOWN ON THE CONSTRUCTION PLAN(S) AND/OR AT INTERVALS NOT TO EXCEED 10' O.C.
3. REFER TO CONSTRUCTION LEGEND FOR INFORMATION RELATIVE TO COLOR, TYPE AND FINISH.
4. UNLESS OTHERWISE NOTED, NEW FINISH SURFACE SHALL BE FLUSH WITH ADJACENT EXISTING SURFACES.
5. FINISH GRADE: 1" BELOW FINISH SURFACE ADJACENT TO TURF AND 2" BELOW ADJACENT TO NON-TURF AREAS.
6. FOR ADDITIONAL INFORMATION REFER TO CONSTRUCTION AND GRADING NOTES.
7. REFER TO CIVIL AND GEOTECHNICAL REPORT PLANS FOR ADDITIONAL INFORMATION ON THICKNESS, REINFORCEMENTS, AND SUB-BASE WITH COMPACTION.

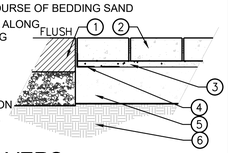
1. CONCRETE PAVING FINISH TEXTURE & COLOR PER CONSTRUCTION PLAN
2. 1/2" X 3" POLYFELT EXPANSION JOINT, TYPICAL
3. 1/4" WIDE, 1"DEPTH TOOLED OR SAW CUT CONTROL JOINT
4. CAULK WITH FLEXIBLE SEALANT
5. 5/8" BACKER ROD CONTINUOUS
6. UNDISTURBED NATIVE SOIL OR 95% COMPACTED SUBGRADE



11 CONCRETE JOINTS DETAIL
SCALE: 1"=1'-0"

NOTES:
1. PAVERS AVAILABLE FROM ORCO BLOCK, ABDOL.BAHRAMI@ORCO.COM OR AN APPROVED EQUAL.
2. PAVERS SHALL BE HERRINGBONE PATTERN, 80 MM THICKNESS. UNLESS OTHERWISE NOTED, COLOR/FINISH SHALL BE SOLAR TAN AND COFFEE, FINISH SHALL BE SHOTBLAST WITH A MICRO CHAMFER. SAMPLES OF EACH PAVER TYPE & COLOR/FINISH SHALL BE PROVIDED TO ENGINEER FOR REVIEW & APPROVAL PRIOR TO CONSTRUCTION.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S DETAILS, SPECIFICATIONS & PROJECT GEOTECHNICAL REPORT.
4. REFER TO CONSTRUCTION PLAN FOR LOCATION OF PAVING PANELS.
5. ALL JOINTS SHALL BE FILLED WITH POLYMERIC JOINT SAND PER MANUFACTURER'S RECOMMENDATIONS.
6. REFER TO CIVIL GRADING PLAN FOR FINISH SURFACE ELEVATIONS AND SLOPES.

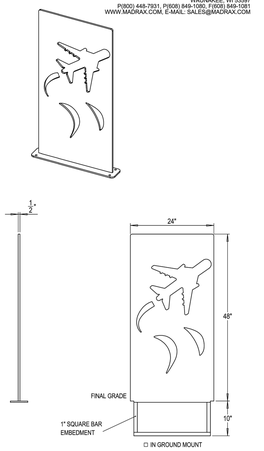
1. CONCRETE PAVING- FLUSH TO PAVERS
2. 4" X 12" CONCRETE PAVERS, 80 MM THICKNESS MIN.
3. 1" TO 1 1/2" THICK LEVELING COURSE OF BEDDING SAND
4. 12" (300 MM) WIDE GEOTEXTILE ALONG PERIMETER TURN UP AT PAVING
5. 4" THICK CLASS 2 AGGREGATE BASE COMPACTED TO 95% RELATIVE COMPACTION.
6. UNDISTURBED NATIVE GRADE MINIMUM RELATIVE COMPACTION OF 95% REFER GEOTECHNICAL REPORT FOR SUBGRADE



12 SAND SET PAVERS
SCALE: NTS

MADRAX

MADRAX DIVISION
GRABER MANUFACTURING, INC.
1060 UNIEK DRIVE
WAUNAKEE, WI 53597
P(800) 448-7931, P(608) 849-1060, F(608) 849-1081
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM



PART: SHB-XL-AIRPLANE
DESCRIPTION: CUSTOM SHADOW RACK, EXTRA LARGE

DATE: 11/8/25
ENG: TMY

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NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. BIKE RACKS SHALL BE STAINLESS STEEL
3. SEE CONSTRUCTION PLAN FOR LOCATION.
4. REFER TO DETAIL 9, THIS SHEET FOR FOOTING DETAIL.

REV2

7 STAINLESS STEEL CUSTOM PANEL GRAPHIC B
SCALE: NTS

Gretchen Litter Receptacle
Installation Guide

Date: September 19, 2024
www.landscapeforms.com Ph: 800.521.2546

Tools Required
• Litter receptacle ships fully assembled. Freestanding unit can be set in place.
• Anchoring hardware for surface mount option. Three anchors, 3/8" diameter or less, are required per unit. The anchor tabs add 3/16" to the anchor length. The installer is responsible for anchoring hardware suitable for site conditions. Corrosion resistant anchors are recommended.

PROCEDURE FOR SURFACE MOUNT INSTALLATION:
1. Place the unit in the desired position. Verify that lid has enough clearance to lift up and swing out for emptying unit.
2. Mark hole locations through holes in anchor tabs.
3. Move the unit to allow access for drilling holes.
4. Drill holes at marked locations according to anchor manufacturer's specification.
5. Complete the anchor installation according to the anchor manufacturer's instructions.

ASSEMBLE WITH CARE! Pangard III® Polyester Powdercoat is a strong, long-lasting finish. To protect this finish during assembly, place unwrapped powdercoated parts on packaging foam or other non-marring surface. Do not place or slide powdercoated parts on concrete or other hard or textured surface – this will damage the finish causing rust to occur. Use touch-up paint on any gouges in the finish caused by assembly tools.

landscapeforms

Page 1 of 1

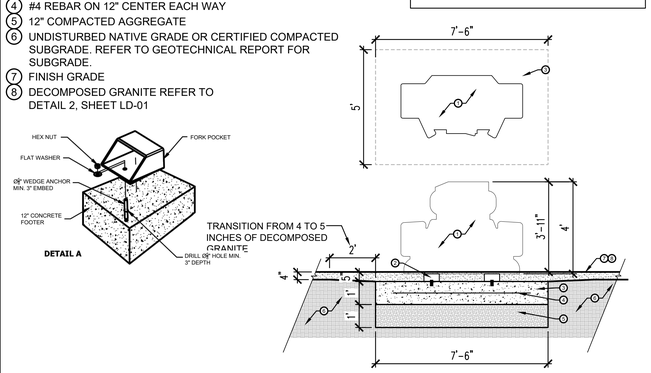
8 TRASH RECEPTACLE
SCALE: NTS

1. STAINLESS STEEL GRAPHIC PANEL - REFER TO DETAILS 6 AND 7 THIS SHEET
2. NATURAL GRAY CONCRETE FOOTING WITH MEDIUM BROOM FINISH ON ALL EXPOSED SURFACE
3. FINISH GRADE
4. ADJACENT DECOMPOSED GRANITE - SEE DETAIL
5. #4 HORIZONTAL CONTINUOUS REBAR, 3" CLEAR, TYPICAL.
6. #4 VERTICAL CONTINUOUS REBAR, 3" CLEAR, TYPICAL.
7. UNDISTURBED NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE. REFER TO GEOTECHNICAL REPORT FOR SUBGRADE.

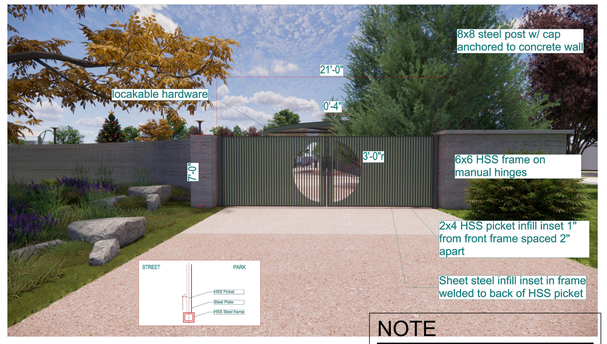
9 METAL PANEL FOOTING
SCALE: NTS

1. ROBOT CONCRETE MOCKETT - REFER TO DETAIL 1, THIS SHEET
2. ROBOT MOCKETT - FORK LIFT POCKET APPROXIMATELY 4" - REFER TO DETAIL A, BELOW FOR ENLARGEMENT
3. 12" THICK CONCRETE FOOTING, 4000PSI
4. #4 REBAR ON 12" CENTER EACH WAY
5. 12" COMPACTED AGGREGATE
6. UNDISTURBED NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE. REFER TO GEOTECHNICAL REPORT FOR SUBGRADE.
7. FINISH GRADE
8. DECOMPOSED GRANITE REFER TO DETAIL 2, SHEET LD-01

NOTES:
1. CONCRETE MOCKETT SHALL BE CENTERED TO CONCRETE PAD, SHALL HAVE A 6" CLEAR MINIMUM FROM CONCRETE EDGE ALL SIDES



4 CONCRETE ROBOT MOCKETT FOOTING
SCALE: NTS

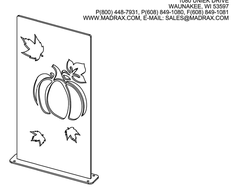


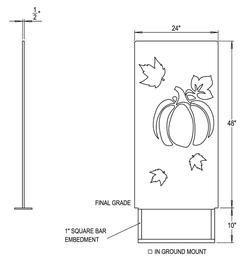
NOTE
1. CONTRACTOR SHALL SUBMIT STRUCTURED SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

5 VEHICULAR DOUBLE SWING GATE
SCALE: NTS

MADRAX

MADRAX DIVISION
GRABER MANUFACTURING, INC.
1060 UNIEK DRIVE
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WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM





PART: SHB-XL-PUMPKIN
DESCRIPTION: CUSTOM SHADOW RACK, EXTRA LARGE

DATE: 11/8/25
ENG: TMY

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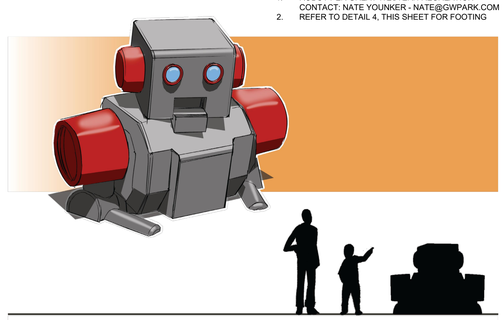
NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. BIKE RACKS SHALL BE STAINLESS STEEL
3. SEE SITE PLAN FOR LOCATION.
4. REFER TO DETAIL 9, THIS SHEET FOR FOOTING DETAIL.

REV2

6 STAINLESS STEEL CUSTOM PANEL GRAPHIC A
SCALE: NTS

4` Robot Art Piece
funformations

NOTES:
1. ROBOT PER GREAT WESTERN RECREATION CONTACT: NATE YOUNKER - NATE@GWPARK.COM
2. REFER TO DETAIL 4, THIS SHEET FOR FOOTING



Description:	4` Robot Art Piece
Part Number:	GFRC810
Age Range:	2 - 5
Length:	63.5"
Width:	33"
Height:	48"
Weight:	~874.5lbs
Material:	GFRC
Use Zone:	TBD
Category:	Concept
Play Type:	

○ Climbing ○ Stepping
○ Balancing ○ Sensory
○ Crawling ○ Creative
○ Sliding ○ Social



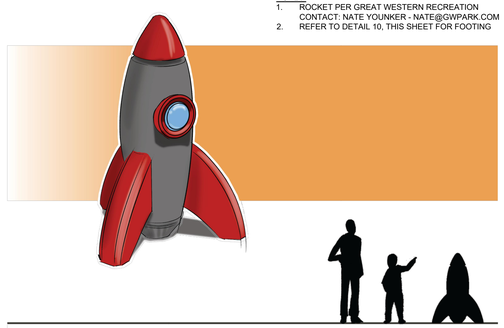
PLAN VIEW

shea.griggs@playcore.com (256) 997 5281 4600 TX-123, San Marcos, TX

1 CONCRETE ROBOT MOCKETT
SCALE: NTS

4` Rocket Art Piece
funformations

NOTES:
1. ROCKET PER GREAT WESTERN RECREATION CONTACT: NATE YOUNKER - NATE@GWPARK.COM
2. REFER TO DETAIL 10, THIS SHEET FOR FOOTING



Description:	4` Rocket Art Piece
Part Number:	GFRC809
Age Range:	2 - 5
Length:	36"
Width:	36"
Height:	48"
Weight:	~540lbs
Material:	GFRC
Use Zone:	TBD
Category:	Concept
Play Type:	

○ Climbing ○ Stepping
○ Balancing ○ Sensory
○ Crawling ○ Creative
○ Sliding ○ Social

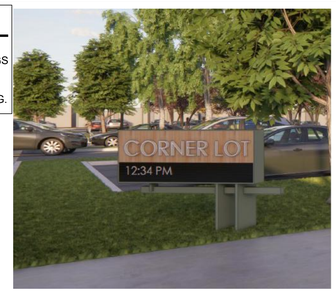


PLAN VIEW

shea.griggs@playcore.com (256) 997 5281 4600 TX-123, San Marcos, TX

2 CONCRETE ROCKET MOCKETT
SCALE: NTS

NOTE
1. CONTRACTOR SHALL SUBMIT STRUCTURED SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. INCLUDING SIGN AND FOOTING.



3 SIGNAGE MONUMENT
SCALE: NTS

DAHLIN
505 Technology Drive, Suite 200
Irvine, California 92618
949-250-4680

CITY OF LAKEWOOD CALIFORNIA
CLIENT

NUVIS
LANDSCAPE ARCHITECTURE
20250 SW ACACIA ST, STE 260
NEWPORT BEACH, CA
U. S. A. 92660
PH: 714.754.7311
CONSULTANT

LAKEWOOD TOWN SQUARE

4970 CLARK AVE. LAKEWOOD, CA 90712

BID SET 10.02.26

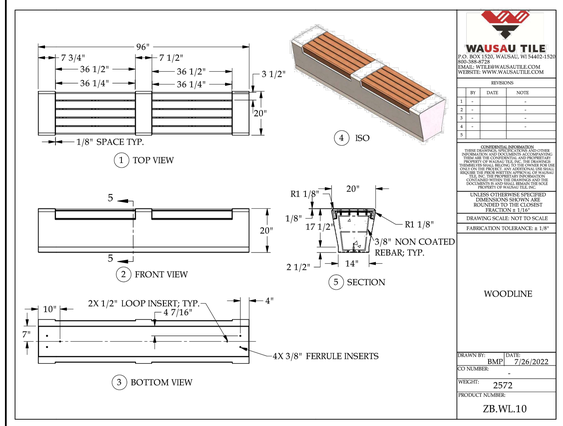
SEAL / SIGNATURE

REG. ESTHER A CARBOZA No. 5962 LANDSCAPE ARCHITECT
Signature
DECEMBER 31, 2027
Expiration Date
09-30-2026
Date
STATE OF CALIFORNIA

C.I.P. NO.	P2CC2623
JOB NO.	1533.008
DRAWN	JG
CHECK	TM

Construction Details

SHEET
LD-02



WAUSAU TILE
P.O. BOX 1520, WAUSAU, WI 54402-1520
800-388-8728
EMAIL: WTLE@WAUSAUTILE.COM
WEBSITE: WWW.WAUSAUTILE.COM

REVISIONS

	BY	DATE	NOTE
1	-		-
2	-		-
3	-		-
4	-		-
5	-		-

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UNLESS OTHERWISE SPECIFIED DIMENSIONS SHOWN ARE ROUNDED TO THE CLOSEST FRACTION ± 1/16"

DRAWING SCALE: NOT TO SCALE

FABRICATION TOLERANCE: ± 1/8"

WOODLINE

DRAWN BY:	DATE:
BMP	7/26/2022

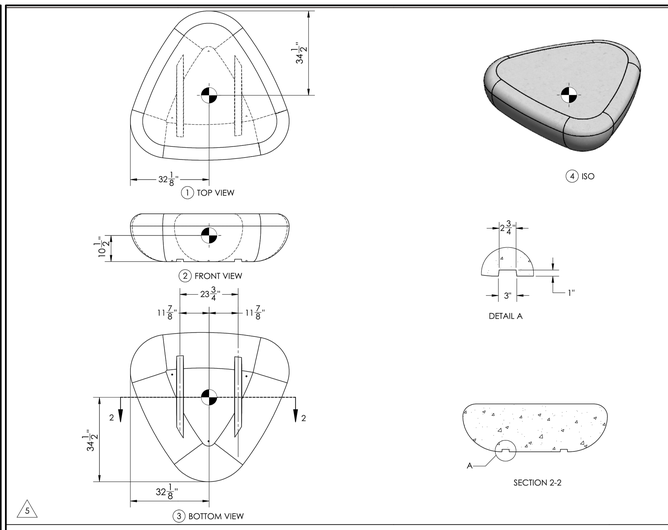
CO NUMBER:

WEIGHT: 2572

PRODUCT NUMBER:

ZB.WL.10

7 BENCH WITH WOOD SEATING AND SKATE STOPS
SCALE: NTS



WAUSAU TILE
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REVISIONS

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1	-		-
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DRAWING SCALE: NOT TO SCALE

FABRICATION TOLERANCE: ± 1/8"

ZB.GL.02.MOLD

CUSTOMER SIGNATURE REQUIRED

APPROVED:

DATE:

(SIGNATURE ABOVE ILLUSTRATES YOU HAVE REVIEWED ALL ASPECTS OF THE DESIGN FOR ACCURACY AND COMPLIANCE WITH YOUR JOB REQUIREMENTS AND APPROVE FABRICATION AS REPRESENTED WITHIN THESE DRAWINGS)

FINISH:

SAMPLE #

SEALER:

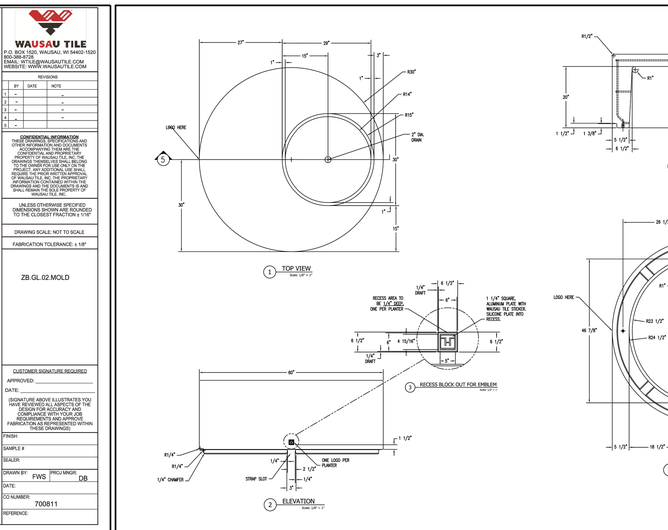
DRAWN BY:	PROJ MNGR:
FWS	DB

DATE:

CO NUMBER: 700811

REFERENCE:

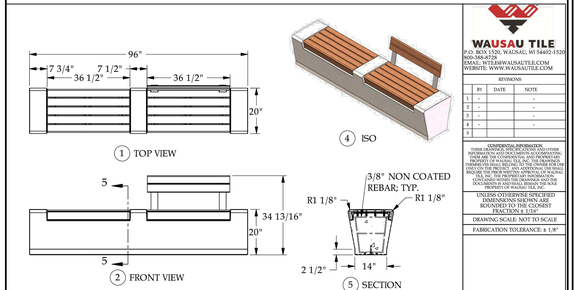
4 GALET BENCH II WITH SKATE STOPS
SCALE: NTS



WAUSAU TILE SITE FURNISHINGS
713 AVE 3200, WAUSAU, WISCONSIN 54401-8728
800-388-8728, WWW.WAUSAUTILE.COM

REVISIONS					ITEM Nº	SCALE	JOB	MATERIAL: CONCRETE
NO.	MFG	BY	BY	MFG			JOB NO.	WEIGHT
1			X		TITLE	1/8		
2			X				MASS CRANE STUDIO	DRWG NO. 06/30/10
3			X				BUILDING #1 & #2	
4			X				PACKING 1 OF	SHEET NO.
								SKL NO. WS-113

1 CONCRETE PLANTER WITH INTEGRAL SEAT
SCALE: NTS



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REVISIONS

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2	-		-
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5	-		-

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DRAWING SCALE: NOT TO SCALE

FABRICATION TOLERANCE: ± 1/8"

WOODLINE

DRAWN BY:	DATE:
BMP	7/26/2022

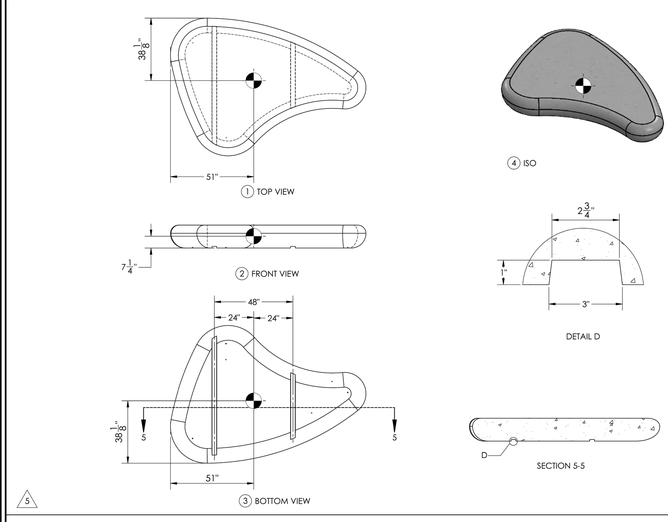
CO NUMBER:

WEIGHT: 2597

PRODUCT NUMBER:

ZB.WL.13

8 BENCH WITH WOOD SEATING AND BACKREST
SCALE: NTS



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DRAWING SCALE: NOT TO SCALE

FABRICATION TOLERANCE: ± 1/8"

ZB.GL.05_MOLD

CUSTOMER SIGNATURE REQUIRED

APPROVED:

DATE:

(SIGNATURE ABOVE ILLUSTRATES YOU HAVE REVIEWED ALL ASPECTS OF THE DESIGN FOR ACCURACY AND COMPLIANCE WITH YOUR JOB REQUIREMENTS AND APPROVE FABRICATION AS REPRESENTED WITHIN THESE DRAWINGS)

FINISH:

SAMPLE #

SEALER:

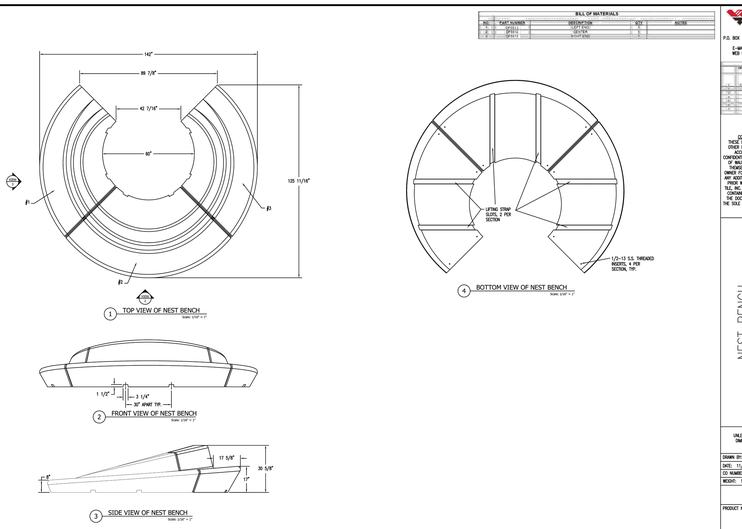
DRAWN BY:	PROJ MNGR:
FWS	DB

DATE:

CO NUMBER: 700811

REFERENCE:

5 GALET BENCH V WITH SKATE STOPS
SCALE: NTS



BILL OF MATERIALS

NO.	PART NUMBER	DESCRIPTION	QTY	NOTES
1	GP2511	SEAT PADS	4	
2	GP2512	BACK PADS	2	
3	GP2513	BACK RAIL	1	

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WEB SITE: WWW.WAUSAUTILE.COM

REVISIONS					ITEM Nº	SCALE	JOB	MATERIAL:
NO.	MFG	BY	BY	MFG			JOB NO.	WEIGHT
1	11/5/14	JFZ			TITLE			
2								DRWG NO.
3								
4								SHEET NO.
5								

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NEST BENCH

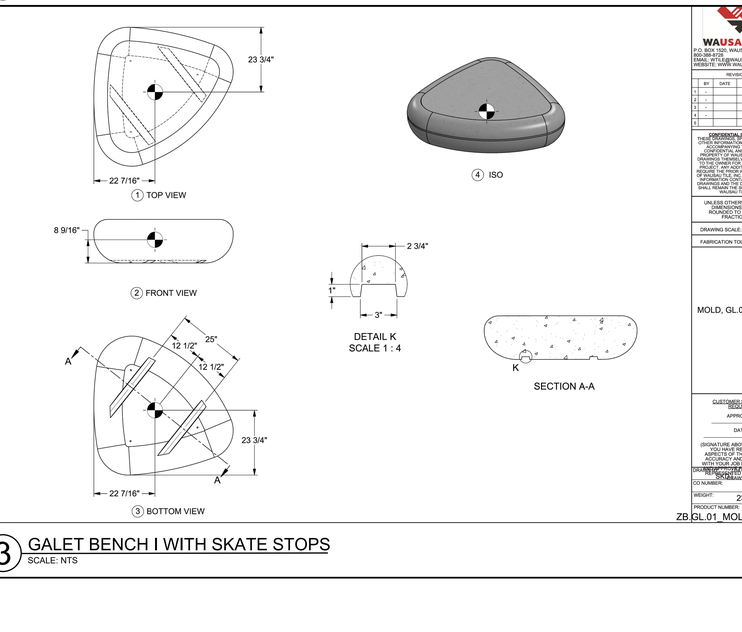
UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES FRACTIONS ±1/8"

DRAWN BY:	JFZ
DATE:	11/5/14
CO NUMBER:	
WEIGHT:	10,230 lbs.

PRODUCT NO.

DF5510

2 COLLABORATION NEST BENCH
SCALE: NTS



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DRAWING SCALE: NOT TO SCALE

FABRICATION TOLERANCE: ± 1/8"

MOLD, GL.01; BENCH

CUSTOMER SIGNATURE REQUIRED

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DATE:

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DRAWN BY:	PROJ MNGR:
FWS	DB

DATE:

CO NUMBER:

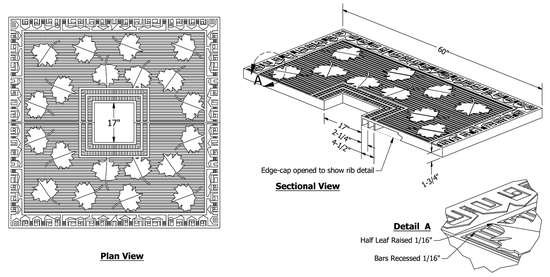
WEIGHT: 2370

PRODUCT NUMBER:

ZB.GL.01_MOLD_Belt postic

3 GALET BENCH I WITH SKATE STOPS
SCALE: NTS

Maple Leaf Grate - 5' Square
TGML-5-SQ



Material Options:
> 100% recycled cast gray iron
> Cast aluminum

Finish Options:
> Natural raw (standard for cast iron)
> Polyester powder coat (specify color)

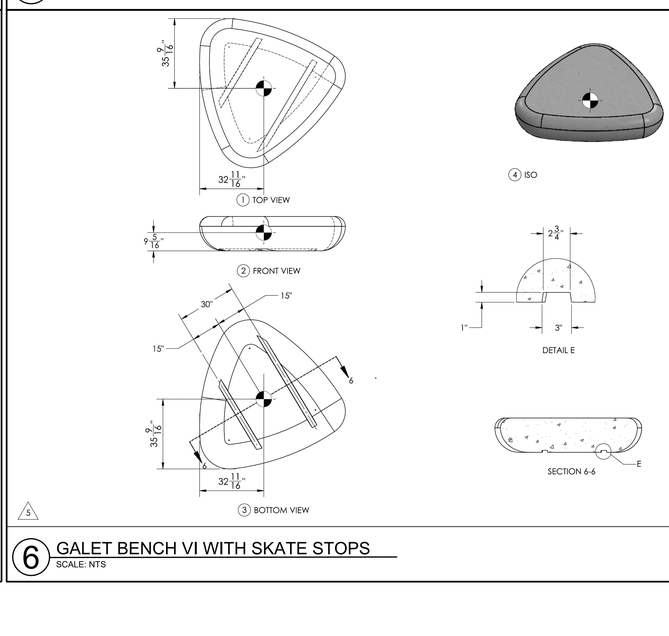
> Breakout rings to expand opening at 21-1/2", 26"
> Slot opening: 3/8" in compliance with ADA guidelines
> Fits Canterbury 5' sq. angle steel frame
> All dimensions nominal

CANTERBURY DESIGNS

5632 W. Washington Blvd. | Los Angeles, CA 90016 | 323.936.7111
Website: www.canterbury-designs.com | E-mail: info@canterbury-designs.com

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9 TREE GRATE
SCALE: NTS



WAUSAU TILE
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FABRICATION TOLERANCE: ± 1/8"

ZB.GL.06_MOLD

CUSTOMER SIGNATURE REQUIRED

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FINISH:

SAMPLE #

SEALER:

DRAWN BY:	PROJ MNGR:
FWS	DB

DATE:

CO NUMBER: 700811

REFERENCE:

6 GALET BENCH VI WITH SKATE STOPS
SCALE: NTS

DAHLIN
505 Technology Drive, Suite 200
Irvine, California 92618
949-250-4680

CITY OF LAKEWOOD CALIFORNIA
CLIENT

NUVIS LANDSCAPE ARCHITECTURE
20250 SW ACACIA ST, STE 260
NEWPORT BEACH, CA
U. S. A. 92660
PH: 714.754.7311
CONSULTANT

LAKEWOOD TOWN SQUARE
4970 CLARK AVE. LAKEWOOD, CA 90712

BID SET 10.02.26

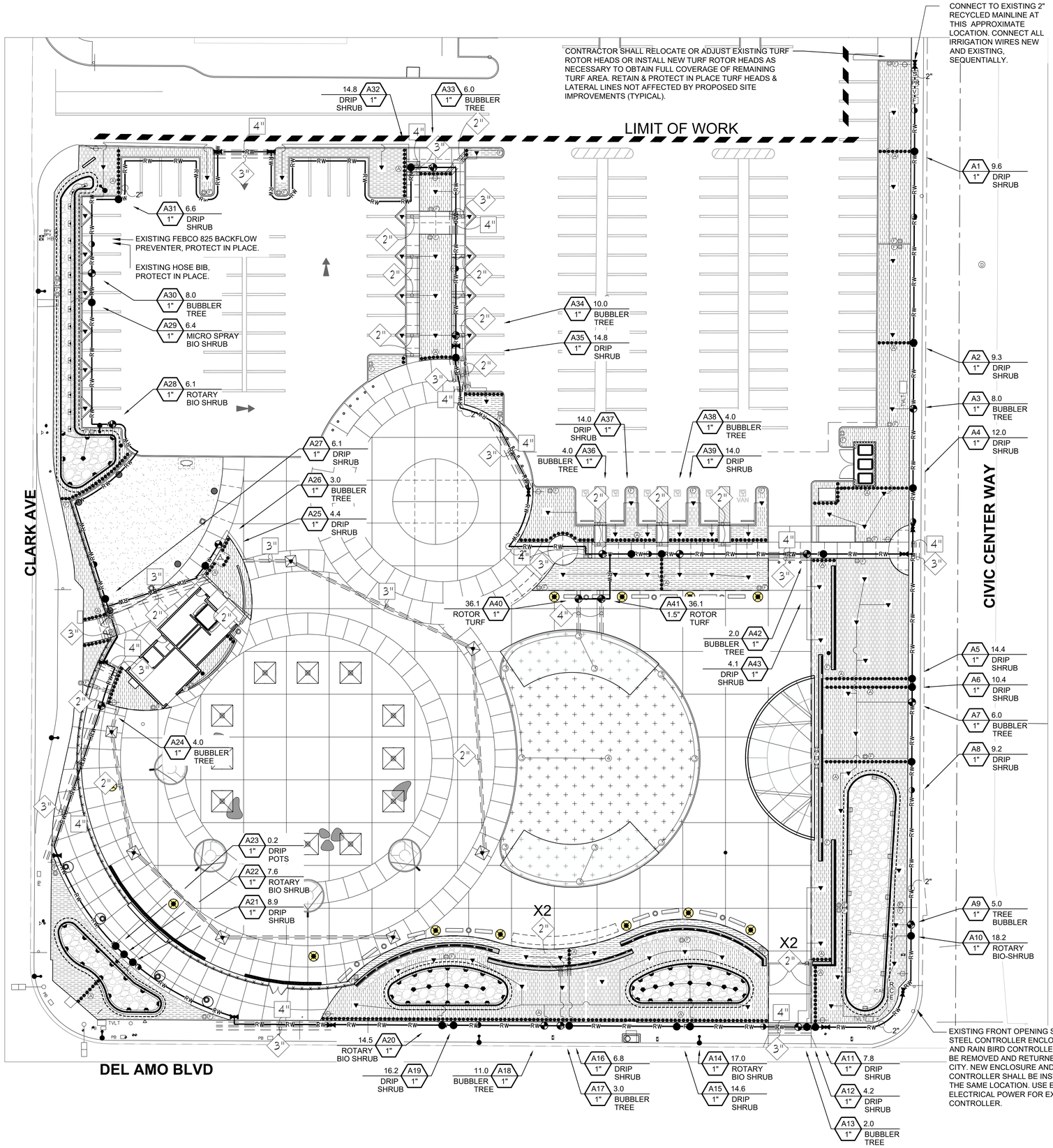
SEAL / SIGNATURE

REGISTERED LANDSCAPE ARCHITECT ROBERT P. CARDOZA No. 5662 STATE OF CALIFORNIA
Signature
DECEMBER 31, 2027
Expiration Date
09-30-2026
Date

C.I.P. NO.	P2CC2623
JOB NO.	1533.008
DRAWN	JG
CHECK	TM

Construction Details

SHEET
LD-03



RECLAIMED WATER SEPARATION REQUIREMENTS NOTES

SEPARATION OF POTABLE WATER FROM SEWER AND RECYCLED WATER LINES:

1. THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND STATE OF CALIFORNIA REGULATIONS (TITLE 22, CHAPTER 16 SECTION 64572) SHALL BE FOLLOWED WHEN DESIGNING AND CONSTRUCTION NEW POTABLE WATER, RECYCLED WATER, AND SEWER MAINS. WHEN SWRCB AND CITY STANDARDS CONFLICT, THE MOST STRINGENT REQUIREMENT SHALL APPLY UNLESS OTHERWISE ACCEPTED.

a. BY THE CITY HORIZONTAL SEPARATION.
- a.1. THE REGIONAL WATER QUALITY CONTROL BOARD REGULATIONS REQUIRE A 10 FOOT MINIMUM SEPARATION BETWEEN POTABLE WATER AND SEWER MAINS. HOWEVER, IN SPECIAL SITUATIONS WHERE THERE IS NO ALTERNATIVE BUT TO INSTALL THE MAINS WITH LESS THAN THE REQUIRED SEPARATION, SPECIAL CONSTRUCTION WILL BE CONSIDERED ON AN INDIVIDUAL BASIS BY THE CITY FOR ACCEPTANCE.
- a.2. MINIMUM SEPARATION OF POTABLE WATER SERVICE LINE AND A STORM DRAIN OR RECYCLED WATER LINE SHALL BE 4 FEET.
- a.3. MINIMUM SEPARATION OF POTABLE WATER SERVICE LINE AND SEWER LATERAL SHALL BE 5 FEET.
- a.4. POTABLE WATER LINE ARE NORMALLY LOCATED ON THE OPPOSITE SIDE OF THE STREET FROM THE RECYCLED WATER LINE.

b. VERTICAL SEPARATION.
- b.1. NORMALLY, POTABLE WATER, RECYCLED WATER, AND SEWER MAINS SHALL BE LOCATED VERTICALLY FROM THE STREET SURFACE IN ORDER OF THE HIGHER QUALITY, I.E. POTABLE WATER SHALL BE ABOVE RECYCLED WATER AND RECYCLED WATER SHALL BE ABOVE SEWER.
- b.2. WHEREVER A CROSSING MUST OCCUR WHERE A SEWER OR RECYCLED WATER MAIN CROSSES WITHIN 1 FOOT BELOW A POTABLE WATER MAIN, SPECIAL CONSTRUCTION WILL BE REQUIRED AND ACCEPTED ON AN INDIVIDUAL BASIS BY THE CITY.
- b.3. THESE CONSTRUCTION REQUIREMENTS SHALL NOT APPLY TO HOUSE LATERALS THAT CROSS PERPENDICULAR LASS THAN 1 FOOT BELOW A PRESSURE WATER MAIN.
- b.4. ALL EQUIPMENT SHALL BE INSTALLED IN PURPLE PLASTIC LOCKING BOXES APPROPRIATELY SIZED WITH ALL EQUIPMENT NEEDED INCLUDING WARNING SIGNS AND PER THE LOCAL WATER PROVIDERS RULES AND REGULATIONS.

NOTE

1. PLANS ARE DRAWN DIAGRAMMATICALLY, INSTALL ALL IRRIGATION EQUIPMENT IN PLANTING AREAS INSIDE OF LIMIT OF WORK, TYPICAL.
2. VERIFY POWER AND WATER SOURCES WITH THE GENERAL CONTRACTOR. DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN WHEN IT IS OBVIOUS THAT UNFORESEEN OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN AREA DIMENSIONS WOULD REQUIRE A CHANGE IN THE SYSTEM'S DESIGN. NOTIFY THE CITY'S AUTHORIZED REPRESENTATIVE IMMEDIATELY UPON DISCOVERY OF ANY SUCH DISCREPANCIES.
3. COORDINATE PIPE AND WIRE SLEEVE INSTALLATION WITH THE GENERAL CONTRACTOR.
4. ADJUST IRRIGATION HEADS TO PROVIDE OPTIMAL COVERAGE AND REDUCE OVERSPRAY ONTO NON-PLANTED AREAS. CONTRACTOR SHALL SIZE PIPES PER PIPE SIZING CHART.

NOTE

1. CONTRACTOR RESPONSIBLE FOR MAINTAINING FUNCTIONING IRRIGATION SYSTEM AS OPERATIONAL DURING CONSTRUCTION. ANY DAMAGES TO EXISTING PLANT MATERIAL AS RESULT OF EXISTING IRRIGATION NOT BEING FUNCTIONAL SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPLACE.

2. CONTRACTOR TO REPAIR EXISTING IRRIGATION SYSTEMS DAMAGED DURING THE EXECUTION OF THE CONTRACT. REPLACE PLANT MATERIALS DAMAGED DURING THE CONSTRUCTION PERIOD WITH THE SAME SPECIES OF EQUAL SIZE OR GREATER. CONTRACTOR SHALL MAINTAIN EXISTING PLANTING WITHIN THE JOB SITE LIMITS DURING DEMOLITION AND CONSTRUCTION PHASES. EXISTING IRRIGATION SYSTEMS SHALL EITHER REMAIN OPERATIONAL FOR CONTRACTOR'S USE OR CONTRACTOR SHALL HAND WATER EXISTING PLANT MATERIALS AS NEEDED.

3. CONTRACTOR TO MAINTAIN THE SEQUENCE OF THE EXISTING IRRIGATION CONTROLLER WITH THE NEW VALVES TO BE INTEGRATED. CONTRACTOR TO MAINTAIN THE INTEGRITY OF THE EXISTING AND NEW CONTROLLER WIRES TO THE EXISTING CONTROLLER TO THE NEW AND EXISTING IRRIGATION VALVES. TEST INCLUDE CONTINUITY, CURRENT AND MEGGER TESTING.

SLEEVING NOTE

1. PIPE SLEEVES AND CONTROL WIRE CONDUITS ARE REQUIRED FOR ALL IRRIGATION PIPING AND CONTROL WIRES INSTALLED UNDER PAVING. REFER TO IRRIGATION SLEEVE SIZING CHART FOR IRRIGATION SLEEVE SIZE AND TO CONTROL WIRE SIZING CHART FOR CONTROL WIRE CONDUIT SIZE. (TYPICAL)
2. FOR DRAWING CLARITY ALL IRRIGATION SLEEVES ARE NOT SIZED, BUT SHALL BE INSTALLED AND INCLUDED AS A PART OF THE CONTRACTOR'S BID. ALSO DUE TO THE SCALE OF THE DRAWINGS AND FOR DRAWING CLARITY ALL SLEEVES AND CONDUITS ARE NOT SHOWN. THEREFORE, IN ADDITION TO THE PIPE SLEEVES AND CONTROL WIRE CONDUITS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF PIPE SLEEVES CONTROL WIRE CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE ITSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, FOOTINGS, ETC AND COORDINATE ITS WORK WITH OTHER TRADES FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER FOOTINGS, UNDER ROADWAYS, UNDER PAVING, STRUCTURES, ETC.

POINT OF CONNECTION NOTE A:

POINT OF CONNECTION (P.O.C.) SHALL BE TO THE EXISTING 2" RECLAIMED WATER IRRIGATION MAINLINE. POINTS OF CONNECTION ARE AT THE APPROXIMATE LOCATION SHOWN ON THE PLAN.

STATIC WATER PRESSURE	90 PSI
DESIGN WATER PRESSURE	40 PSI
MAXIMUM SYSTEM DEMAND	30 GPM
RESIDUAL WATER PRESSURE	11.5 PSI

CONTROLLER NOTE B:

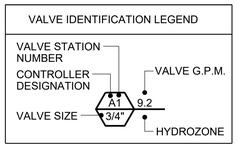
CONTROLLER "1" SHALL BE A CALSENSE CS3000 W/ 48 STATION CAPACITY. INSTALL CONTROLLERS IN EXISTING VIT STRONG BOX STAINLESS STEEL TOP MOUNT CONTROLLER MODEL SB-16SS. WIRE ALL NEW VALVES IN LIMITS OF CONSTRUCTION WORK FOR THIS PROJECT TO CONTROLLER "1". 120 VOLT A.C. ELECTRICAL TO CONTROLLER "1" LOCATION SHALL BE PROVIDED BY ELECTRICAL CONTRACTOR. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION TO THE CONTROLLERS.

NOTES:

1. REFER TO SHEET LIP-02 FOR IRRIGATION LEGEND, LIP-03 FOR NOTES AND LIP-05 FOR CALCULATIONS.
2. REFER TO SHEETS LIP-04 TO LIP-05 FOR IRRIGATION DETAILS .

Call before you Dig
AVOID CUTTING UNDERGROUND UTILITY LINES, IT'S COSTLY
CALL TOLL FREE 811
Know what's below. Call two working days before you dig.
UNDERGROUND SERVICE ALERT

VALVE IDENTIFICATION LEGEND



SCH 40 PVC SLEEVING CHART

2" SLEEVE	1-20 WIRES	1" PIPE
2½" SLEEVE	21-30 WIRES	1¼" PIPE
3" SLEEVE	31-40 WIRES	1½" PIPE
4" SLEEVE	41-60 WIRES	2" PIPE
6" SLEEVE	61-99 WIRES	2½" / 3" PIPE
8" SLEEVE	100+ WIRES	4" PIPE
10" SLEEVE	N/A	6" PIPE

LATERAL LINE SIZING CHART

SPRINKLER TYPE	G.P.M.	PIPE SIZE
ROTORS	1-8	1"
	9-18	1¼"
	19-28	1½"
	29-55	2"
SPRAYS & BUBBLERS & SUBSURFACE	1-5	¾"
	6-10	1"
	11-20	1¼"
	21-28	1½"
	29-55	2"

SLEEVING IDENTIFICATION LEGEND

SYMBOL	SLEEVING TYPE
X"	MAINLINE SLEEVING
X"	LATERAL & WIRE SLEEVING

1 2 4 20 40
SCALE: 1/20" = 1'-0"

DAHLIN
505 Technology Drive, Suite 200
Irvine, California 92618
949-250-4680

CITY OF LAKEWOOD CALIFORNIA
CLIENT

NUVIS
LANDSCAPE ARCHITECTURE
20250 SW ACACIA ST, STE 260
NEWPORT BEACH, CA
U. S. A. 92660
PH: 714.754.7311
CONSULTANT

LAKEWOOD TOWN SQUARE

4970 CLARK AVE. LAKEWOOD, CA 90712

BID SET	10.02.26

SEAL / SIGNATURE

REGISTERED LANDSCAPE ARCHITECT — CARBOZA No. 3542 — STATE OF CALIFORNIA
Signature
DECEMBER 31, 2027 Expiration Date
09-30-2026 Date

C.I.P. NO.	P2CC2623
JOB NO.	1533.008
DRAWN	TM
CHECK	TM

IRRIGATION PLAN

SHEET
LIP-01

DRIPLINE PLAN NOTES:

1. PLANS ARE DIAGRAMMATIC. INSTALL DRIPLINE AND COMPONENTS PER MANUFACTURERS INSTRUCTIONS AND INSTALLATION DETAILS.
2. INSTALL DRIPLINE A MAXIMUM OF 12" APART WITH EMITTERS TRIANGULARLY SPACED. INSTALL 2" FROM PERIMETER OF PLANTED AREA.THERE SHOULD BE A MINIMUM OF TWO DRIPLINE LATERALS IN EACH PLANTED AREA. DRIPLINE SHALL BE INSTALLED AT A CONSISTENT DEPTH THROUGHOUT THE CIRCUIT.
3. PLACE AIR/VACUUM RELIEF VALVES AT THE HIGHEST POINTS OF EACH ZONE AND JUST BELOW CHECK VALVES ON SLOPES. INSTALL ONE AIR/VACUUM RELIEF VALVE FOR EVERY 585' OF TOTAL DRIPLINE PER ZONE. SYSTEMS WITH INTERCONNECTED PLANTERS SHALL HAVE INDIVIDUAL AIR RELEASE BALES AT THE HIGH POINT OF EVERY SYSTEM.
4. PLACE FLUSH VALVES AT THE HYDRAULIC CENTER OF THE EXHAUST HEADER OR AT LOW POINT ON SLOPES. FLUSH VALVES ARE REQUIRED IN EVERY PLANTER LARGER THAN 100 SF. INSTALL A SYSTEM INDICATOR HEAD ON EVERY SYSTEM INLINE WITH THE FLUSH VALVE LOCATION AS SPECIFIED IN THE DETAILS AND THE PLANS.
5. INSTALL IN-LINE CHECK VALVES ON SLOPES GREATER THAN 3% AND WHERE LOW-LINE DRAINAGE COULD CAUSE WET AREAS IN THE LOWEST AREAS OF AN IRRIGATION ZONE. CHECK VALVES SHALL BE PLACED EVERY 4-5 FEET BETWEEN DRIPLINE LATERALS AND BEFORE THE FLUSH VALVE.
6. ON ALL SLOPES AND MOUNDS, PLACE THE DRIPLINE LATERALS PARALLEL TO THE SLOPE CONTOUR WHERE POSSIBLE. INCREASE THE LATERAL SPACING BY 25% ON THE LOWER ONE-THIRD OF THE SLOPE TO AVOID EXCESS DRAINAGE.
7. PVC SUPPLY AND FLUSH LINE SIZING GUIDE (ALL SUPPLY AND FLUSH LINES SHALL BE THE SAME SIZE FOR THE ENTIRE ZONE):
   - 0-8 GPM – 3/4"
   - 8.1-15 GPM – 1"
   - 15.1-25 GPM – 1 1/4"
8. FITTINGS SHALL BE OF THE SAME MANUFACTURER AS DRIPLINE.
9. THOROUGHLY FLUSH EACH INSTALLATION SEGMENT TO ENSURE NO DEBRIS CONTAMINATION OCCURS.
10. RUN THE DRIPLINE SYSTEM EVERY DAY OR EVERY OTHER DAY TO ESTABLISH PLANT MATERIAL. MAINTAIN A CONSISTENT MOISTURE BALANCE IN THE SOIL. IT IS IMPORTANT TO KEEP THE SOIL MOIST WITHOUT SATURATION.
11. THE CONTRACTOR INSTALLING THE IN-LINE DRIP IRRIGATION WILL HAVE RECEIVED AN INSTALLATION TRAINING CERTIFICATE FROM THE IRRIGATION PRODUCT SUPPLIER WITHIN THE LAST YEAR.
12. DRIP HEADER SUPPLY LAYOUT - THE CONTRACTOR SHALL INSTALL THE DRIP IRRIGATION SYSTEM TUBING USING A DRIP SUPPLY HEADER (INSTALLED AT THE SOURCE, RCV, AND HIGHPOINT OF THE SYSTEM). ALL TUBING SHALL CONNECT TO A DRIP SUPPLY HEADER. IF NECESSARY, INSTALL A BRANCH/SUB HEADER ON THE UPHILL SIDE OF THE SYSTEM TO CONNECT ALL DRIP SUPPLY TUBING. (REFER TO THE IRRIGATION LEGEND AND DETAIL FOR THE SUPPLY HEADER MATERIALS).

Minimum Recommended Yearly Maintenance Schedule

Month	Adjust irrigaiton schedule	Inspect tree staking	Flush drip valves	Add mulch or DG	Prune trees & shrubs	Fertilize as needed
January	√	√				
February	√	√			√	
March	√	√	√	√		√
April	√	√				
May	√	√			√	
June	√	√	√	√		
July	√	√				
August	√	√				
September	√	√	√	√		
October	√	√			√	√
November	√	√				
December	√	√	√	√		

RECOMMENDED MINIMUM LANDSCAPE MAINTENANCE SCHEDULE WEEKLY TASKS

-Check all irrigation Equipment and adjust / align as required.

-Inspect all landscape areas for pests / pathogens.

-Weed all shrub / groundcover areas as needed.

-Remove landscape debris.

-Repair all planting wells and/or grade around to eliminate runoff.

-Perform corrective pruning to eliminate hazards and damage to plant.

-Repair irrigation equipment with originally specified materials.

IRRIGATION MATERIAL LEGEND THIS IS A RECYCLED WATER PROJECT

SYMBOL	MANUFACTURER	MODEL NO. / DESCRIPTION	GPM	PSI	RADIUS	P/R (TRI.)	DETAIL
Q - H - F							
③	RAIN BIRD	5006+PCSAMRNS 6" POP-UP NON-POTABLE TURF ROTOR PART CIRCLE WITH STANDARD NOZZLES 5.0	5.09	45	43 FT	0.56 IN./HR.	LID-04, 8
④	RAIN BIRD	5006+FCSAMRNS 6" POP-UP NON-POTABLE TURF ROTOR FULL CIRCLE WITH STANDARD NOZZLES 5.0	5.09	45	43 FT	0.56 IN./HR.	LID-04, 8
▼	RAIN BIRD	RWS-GRATE-P-B-C-1402 -1402 BUBBLER, 36" RWS. INSTALL 2 PER 15 GAL AND 24" BOX TREE, INSTALL 3 PER 36" BOX TREE AND INSTALL 4 PER 48" BOX TREE. INSTALL RWS 1' (ONE FOOT) OUTSIDE OF THE TREES ROOT BALL. 0.50 GPM PER EACH BUBBLER. 1.0 GPM PER 15 GAL AND 24" TREE, 1.5 GPM PER 36" TREE AND 2.0 GPM PER 36" TREE. INSTALL EQUALLY SPACED AROUND ROOT BALL.	30	NA	NA		LID-04, 9
	RAIN BIRD	RD06-S-P30-F-NP 6" POP-UP HEAD WITH 8'-14' RADIUS R-VAN14 / R-VAN14-360 MPR SPRAY NOZZLE.	.32,0.63,1.27	45	8'-14'	0.72	LID-04, 8
	RAIN BIRD	RD06-S-P30-F-NP 6" POP-UP HEAD WITH 13'-18' RADIUS R-VAN18 / R-VAN18-360 MPR SPRAY NOZZLE.	.50,1.01,1.85	45	13'-18'	0.72	LID-04, 8
	RAIN BIRD	RD06-S-P30-F-NP 6" POP-UP SHRUB HEAD WITH SQ 2.5' RADIUS MPR SPRAY NOZZLE.	.20, .40	30	4.0"	1.90,1.57	LID-04, 8
	RAIN BIRD	XFSP-06-12 SUBSURFACE DRIP TUBING (COPPER EXTERIOR COLOR) WITH 0.60 GPH, PRESSURE COMPENSATING EMITTERS INTERNALLY INSTALLED IN THE DRIP TUBING AT 12" O.C. SPACING. DRIP TUBING SHALL BE EQUIPPED WITH COPPER CHIP TECHNOLOGY TO PREVENT ROOT INTRUSION INTO THE DRIP EMITTER. DRIP TUBING SHALL BE INSTALLED 2" BELOW FINISHED SOIL GRADE (NOT COUNTING MULCH) AND IN PARALLEL ROWS A MAXIMUM OF 16" ON CENTER. THE PERIMETER ROW OF DRIP TUBING SHALL BE INSTALLED A MAXIMUM OF 4" FROM THE EDGE OF ANY HARDSCAPE OR TURF EDGE. ALL SUBSEQUENT INTERIOR ROWS SHALL BE ADJUSTED TO PROVIDE AN EVEN SPACING ACROSS THE PLANTER WITHOUT EXCEEDING 16" MAXIMUM SPACING. INSTALL 9" PVC COATED GALVANIZED TUBING STAKES A MAXIMUM OF FIVE (5) FEET ON CENTER ALONG THE LENGTH OF THE TUBING. TUBING STAKES SHALL BE MODEL #GDTS140900 AS MANUFACTURED BY GPH IRRIGATION PRODUCTS (866) 582-9684. THE HATCH PATTERN SYMBOLS ON THE PLANS REPRESENT THE APPROXIMATE DIRECTION AND SPACING OF THE DRIP TUBING ROWS, SEE ACTUAL SPACING REQUIREMENTS ABOVE AND IN DETAILS.					LID-05, 3,4,5,6
NO SYMBOL	RAIN BIRD	CONNECTION BETWEEN XFS DRIP TUBING AND PVC SUPPLY AND DISCHARGE HEADERS SHALL BE MADE USING XF DRIP LINE BARBED FITTINGS, SCH. 40 PVC THREADED FITTINGS, SCH. 80 NIPPLES AND FLEXIBLE NIPPLES. WHEN THE CONNECTION IS AT THE END RUN OF THE TUBING USE A 1/2" SCH. 40 PVC THREADED 90° ELBOW, A 1/2" X LENGTH AS REQUIRED SCH. 80 PVC THREADED NIPPLE, A 1/2" X 6" MIPT X FIPT FLEXIBLE NIPPLE, AND A XFF-MA-050 17mm BARB X 1/2" MIPT ADAPTER FITTING. WHEN THE CONNECTION IS IN THE MIDDLE OF THE TUBING RUN USE A 1/2" SCH. 40 PVC THREADED TEE FITTING, A 1/2" X LENGTH AS REQUIRED SCH. 80 PVC THREADED NIPPLE, A 1/2" X 6" MIPT X FIPT FLEXIBLE NIPPLE, AND TWO (2) XFF-MA-050 17mm BARB X 1/2" MIPT ADAPTERS. ALL END RUNS OF TUBING SHALL BE CONNECTED WITH A PVC DISCHARGE HEADER. FLEXIBLE NIPPLES SHALL BE MODEL #GFN050600 AS MANUFACTURED BY GPH IRRIGATION PRODUCTS (866) 582-9684.					LID-05, 1,2,3,4,5,6
NO SYMBOL	RAIN BIRD	XF SERIES 17mm BARBED FITTINGS FOR ALL CONNECTIONS BETWEEN DRIP TUBING (TUBING-TO-TUBING ONLY). ALL BARBED DRIP TUBING FITTINGS SHALL BE INSTALLED USING A FITINS-TOOL FOR PROPER INSERTION OF THE FITTING INTO THE TUBING. NO HEATING OF TUBING SHALL BE ALLOWED.					LID-05, 1,2,3,4,5,6
●●●●●●	AS APPROVED	PVC SUPPLY AND DISCHARGE HEADERS SHALL BE PVC LATERAL LINE PIPE PURPLE (AS SHOWN BELOW), 1 1/4" MINIMUM SIZE WITH SCH. 40 PVC FITTINGS.					LID-05, 1,2
ⓡ	RAIN BIRD	RAINBIRD - OPERIND, OPERATION INDICATOR KIT USE NON-POTABLE CAP.					LID-05, 9
Ⓕ	LASCO	1/2" SCH. 40 PVC BALL VALVE WITH SLIP ENDS AND A LASCO MHT-105 3/4" MHT X 1/2" SPIGOT ADAPTER WITH A LASCO FHT-301 HOSE THREAD CAP, FOR USE AS A DRIP TUBING FLUSH VALVE. SEE PLANS FOR LOCATIONS INSTALL AT THE LOWEST POINT OF THE SYSTEM FIELD VERIFY. INSTALL INSIDE A 10" ROUND VALVE BOX.					LID-05, 8
Ⓐ	RAINBIRD	ARV050 AIR/VACUUM RELIEF VALVE INSTALLED WITH A XFD-TFA-075 BARB X BARB X 3/4" FIPT TEE FITTING AND A 3/4" X 1/2" SCH. 40 PVC THREADED REDUCER BUSHING. INSTALL AIR RELIEF ASSEMBLY AT THE HIGH POINT OF EACH PLANTER, FIELD VERIFY. SEE PLANS FOR APPROXIMATE LOCATION AND QUANTITY OF ARV'S PER DRIP ZONE. USING AN AIR RELIEF LATERAL CONSTRUCTED OF XFD "BLANK" XF TUBING, CONNECT AIR RELIEF VALVE TO ALL DRIP LINE LATERALS WITHIN THE ELEVATED AREA. MULTIPLE ARV'S MAY BE REQUIRED PER DRIP TUBING ZONE, SEE PLANS. INSTALL INSIDE A 7" ROUND VALVE BOX.					LID-05, 7
◯	RAIN BIRD	RAINBIRD-1/2-INCH LANDSCAPE PLANTERS MODEL NO. XFDP-06-12-500 PURPLE PIPE INLINE DRIP WITH 0.60 GPH COMPENSATING EMITTERS EVERY 12" BETWEEN EMITTERS. DRIP TUBING SHALL BE EQUIPPED WITH COPPER CHIP TECHNOLOGY TO PREVENT ROOT INTRUSION INTO THE DRIP EMITTER. DRIP TUBING SHALL BE INSTALLED 2ON-GRADE (NOT COUNTING MULCH) AND IN CIRCULAR ROWS A MAXIMUM OF 12" ON CENTER. THE PERIMETER ROW OF DRIP TUBING SHALL BE INSTALLED A MAXIMUM OF 4" FROM THE EDGE OF ANY HARDSCAPE OR TURF EDGE. ALL SUBSEQUENT INTERIOR ROWS SHALL BE ADJUSTED TO PROVIDE AN EVEN SPACING ACROSS THE PLANTER WITHOUT EXCEEDING 16" MAXIMUM SPACING. INSTALL 9" PVC COATED GALVANIZED TUBING STAKES A MAXIMUM OF FIVE (5) FEET ON CENTER ALONG THE LENGTH OF THE TUBING. TUBING STAKES SHALL BE MODEL #GDTS140900 AS MANUFACTURED BY GPH IRRIGATION PRODUCTS (866) 582-9684. THE HATCH PATTERN SYMBOLS ON THE PLANS REPRESENT THE APPROXIMATE DIRECTION AND SPACING OF THE DRIP TUBING ROWS, SEE ACTUAL SPACING REQUIREMENTS ABOVE AND IN DETAILS.					LID-05, 12
S	YARDNEY	SB-3, 3" FLANGED STEEL BASKET STRAINER WITH 80 MESH STAINLESS STEEL FILTER ELEMENT, PRESSURE GAGE AND A BRASS BALL TYPE DRAIN VALVE. INSTALL ON DOWNSTREAM SIDE OF RECYCLED WATER POINT OF CONNECTION. INSTALL INSIDE A PURPLE LOCKING JUMBO RECTANGULAR VALVE BOX AND LID.					LID-04, 1
V	BUCKNER/SUPERIOR	MODEL 3200-200-RW 2" NORMALLY CLOSED, BRASS MASTER CONTROL VALVE. VALVE BOXES SHALL HAVE LOCKING, PURPLE HDPE BODY AND LIDS.					LID-04, 2
F	CALSENSE	FM2U - 2" FLOW SENSOR PLASTIC TEE, WIRE TO CONTROLLER WITHIN A 1" CONDUIT WITH SWEEP-ELLS NO 45 OR 90 ELBOWS, INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PURPLE VALVE BOXES SHALL HAVE HDPE BODY AND LOCKING LIDS.					LID-04, 3
C	CALSENSE	CALSENSE CS3000 - 48 STATION MODULAR CONTROLLER WITH WIFI MODULE AND RSD RAIN SENSOR. ADD 10 YEAR SERVICE CONTRACT. ELECTRICIAN TO PROVIDE 120 VAC CONNECTION TO CONTROLLER. FINAL LOCATION TO BE APPROVED BY CITY PRIOR TO INSTALLATION. INSTALL IN AN EXISTING STRONG BOX ADD WS-16SS WITH RGVRSS. ADD RECYCLED STICKER TO OUTSIDE OF ENCLOSURE.					LIC-06, 5
⋈	MATCO-NORCA	MODEL 514LF BRASS GATE VALVE - LINE SIZE OR APPROVED EQUAL. INSTALL WITHIN CARSON 910 PLASTIC ROUND PURPLE VALVE BOX.					LID-04, 4
◒	RAIN BIRD	PESB-R SERIES REMOTE CONTROL VALVE. XXX-PEB-PRS-D PRESSURE REGULATING, PLASTIC REMOTE CONTROL VALVE (RCV), SIZE AS SHOWN (1" AND 1 1/2" SIZES), SET PRS-D PRESSURE REGULATOR TO PROVIDE THE OPERATING PRESSURE OF THE SPRINKLER / BUBBLER HEAD TO THE HIGHEST OR FARTHEST HEAD ON THE CONTROL VALVE ZONE. INSTALL THE RCV INSIDE A STANDARD PURPLE LOCKING RECTANGULAR VALVE BOX.					LID-04, 6 LIC-06, 2
●	RAIN BIRD	RECYCLED COMMERCIAL CONTROL ZONE KIT, SIZE AS SHOWN (1" = 0.3-20 GPM AND 1 1/2" = 15-62 GPM). INSTALL THE 1" XCZ-100-PRB-COM, ASSEMBLY INSIDE A PURPLE JUMBO LOCKING RECTANGULAR VALVE BOX. INSTALL A THREADED UNION AFTER BASKET STRAINER. INSTALL THE 1 1/2" XCZ-1500-LCSR, ASSEMBLY INSIDE A LOCKING PURPLE SUPER JUMBO RECTANGULAR VALVE BOX. INSTALL A THREADED UNION AFTER PRESSURE REGULATOR.					LID-04, 7 LIC-06, 2
◑	SUPERIOR	ACME THREAD LOW PROFILE 7645BS WITH 7641BS ACME THREAD KEY AND HS101 1" QUICK COUPLER VALVE WITH LOCKING VINYL COVER AND A LASCO G13S-218 SWING JOINT. INSTALL INSIDE A PURPLE LOCKING 10" ROUND VALVE BOX.					LID-04, 5
RW	AS APPROVED	PURPLE PVC PIPE 1 1/4" - 1 1/2" SCH. 40, SOLVENT WELD WITH SCH. 80 PVC FITTINGS, AS MAINLINES INSTALLED 18" BELOW FINISHED GRADE					LID-05, 11
	AS APPROVED	PURPLE PVC PIPE 2" - 3" CL. 315, SOLVENT WELD WITH SCH. 80 PVC FITTINGS, AS MAINLINES INSTALLED 18" BELOW FINISHED GRADE					
	AS APPROVED	PURPLE PVC PIPE 3/4" - 1 1/2" SCH. 40, SOLVENT WELD WITH SCH. 40 PVC FITTINGS, AS LATERAL LINES INSTALLED 12" BELOW FINISHED GRADE.					LID-05, 11
	AS APPROVED	PVC PIPE SCH. 40 AS SLEEVING, 2 TIMES THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED (2" MINIMUM SIZE) INSTALL ALL PIPE AND WIRE UNDER PAVING, HARDSCAPE, ETC. (OR AS DIRECTED BY CITY'S AUTHORIZED REPRESENTATIVE) INSIDE SLEEVES. SLEEVES UNDER PEDESTRIAN PAVING SHALL BE INSTALLED 24" BELOW FINISHED GRADE. ALL MAINLINE SLEEVES ARE TO BE CONSIDERED EXISTING VERIFY LOCATION IN FIELD.					LID-05, 10
NO SYMBOL	AS APPROVED	ALL SOLVENT WELD CONNECTIONS FOR BOTH MAINLINE AND LATERAL LINE SHALL BE MADE USING THE TWO-STEP PROCESS OF PRIMER AND SOLVENT CEMENT. PRIMER SHALL BE LOW VOC "PURPLE PRIMER". MAINLINE SOLVENT CEMENT SHALL BE WELD-ON 711 PVC INDUSTRIAL GRADE CEMENT. LATERAL LINE SOLVENT CEMENT SHALL BE WELD-ON 711 PVC INDUSTRIAL GRADE CEMENT. USE DAUBERS SIZED AT LEAST ONE-HALF THE SIZE OF THE LARGEST PIPE BEING JOINED. ALL SOLVENT CEMENTED JOINTS SHALL BE MADE PER THE PIPE AND FITTING MANUFACTURER'S RECOMMENDATIONS.					N/A
NO SYMBOL	3M	DBR/Y-6 DIRECT BURIAL (I.L. APPROVED) WATER-PROOF WIRE CONNECTORS FOR USE ON ALL WIRE SPLICES AND CONNECTIONS.					LID-04, 11
NO SYMBOL	CARSON	VALVE BOXES, SIZE PER EQUIPMENT LEGEND, WITH T-COVER LIDS AND CAPTIVE BOLT AND LOC-KIT. FOR ROUND AIR RELIEF VALVES USE MODEL 708, 10" ROUND SHALL BE MODEL 910, 12" STANDARD RECTANGULAR. SHALL BE MODEL 1419, 12" JUMBO RECT. SHALL BE MODEL 1220, SUPER JUMBO SHALL BE MODEL 1324, AND SUPER JUMBO XL SHALL BE MODEL 1730. FOR USE IN NON-VEHICULAR TRAFFIC SITUATIONS ONLY. DO NOT INSTALL IN CONCRETE OR ASPHALT. INSTALL TAN BOXES IN DG OR PLANTERS WITH BARK MULCH, GREEN BOXES IN GRASS AREAS AND PURPLE BOXES IN ALL RECYCLED WATER USAGE WHERE APPLICABLE.					LID-04, 10 LIC-06, 3
NO SYMBOL	MATCO/NORCA	SCH. 40 PVC SWING CHECK VALVE FITTINGS. USED ON SLOPE TO RETAIN WATER. SWING CHECK VALVES ARE DESIGNED FOR HORIZONTAL INSTALLATIONS, BUT MAY BE INSTALLED IN AN UP-FLOW ONLY VERTICAL POSITION. CHECK VALVES MUST BE INSTALLED WITH THE VALVE'S FLOW ARROW POINTING IN THE DIRECTION OF THE FLOW. DO NOT INSTALL VALVE UPSIDE DOWN. FLOW VELOCITY SHOULD NOT EXCEED 5 FT./SEC. MINIMUM OPENING PRESSURE LESS THAN 0.5 PSI. USE SPEARS, NDS OR EQUAL.					N/A
NO SYMBOL	PAIGE ELECTRIC	P7079D POLYETHYLENE INSULATED, SOLID COPPER CONDUCTOR IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED). PILOT WIRES SHALL BE RED IN COLOR, COMMON GROUND WIRE SHALL BE WHITE IN COLOR, SPARE WIRES SHALL BE YELLOW IN COLOR. WHERE MULTIPLE CONTROLLERS ARE USED ON THE PROJECT, EACH CONTROLLER SHALL HAVE A DIFFERENT COLOR FOR PILOT WIRES. THE CONTRACTOR SHALL ROUTE TWO (2) SPARE CONTROL WIRES (YELLOW) FROM THE CONTROLLER ALONG THE MAINLINE IN ALL DIRECTIONS AWAY FROM THE CONTROLLER. LOOP SPARE WIRES UP AND INTO EACH VALVE BOX ALONG THE MAINLINE, PROVIDING A 3 FOOT MINIMUM LOOP.					N/A
NO SYMBOL	PAIGE ELECTRIC	THE CONTROLLER SHALL BE GROUNDED USING A #182000 5/8" X 8 FOOT COPPER CLAD GROUND ROD, A #182005 CAST BRONZE ROD CLAMP AND THE REQUIRED LENGTH OF #6AWG BARE, SINGLE STRAND COPPER GROUND WIRE. INSTALL INSIDE A 10" ROUND VALVE BOX.					LIC-06, 4
NO SYMBOL	CHRISTY'S	FOR RECYCLED SYSTEMS - INSTALL 3" WIDE PURPLE RECYCLED WATER DETECTABLE UNDERGROUND TRENCH MARKING TAPE SHALL BE RUN WITH ALL MAINLINE RUNS AND MUST BE INSTALLED AT LEAST 6" ABOVE TOP OF PIPE. TA-DT-3-PRW 513293 3" PURPLE CAUTION RECYCLED/RECLAIMED WATER LINE BURIED BELOW.					LID-05, 11
NO SYMBOL	CHRISTY'S	ALL THREADED FITTINGS TO BE RAPPED WITH CORRECT AMOUNT OF TEFLON TAPE.1/2" PTFE THREAD SEAL TAPE COMPLIANT WITH FEDERAL SPECIFICATION T-27730A.					N/A
NO SYMBOL	CARSON	PULL BOX AS NECESSARY WITH T-COVER LIDS AND CAPTIVE BOLT AND LOC-KIT. 10" ROUND. SHALL BE MODEL 910. FOR USE IN NON-VEHICULAR TRAFFIC SITUATIONS ONLY. DO NOT INSTALL IN CONCRETE OR ASPHALT. SPLICE BOX COVERS SHALL BE MARKED "SB" HEAT BRANDED ONTO THE COVER IN 1-1/4" HIGH LETTERS / NUMBERS					LIC-04, 12
-⊙-	T. CHRISTY	SGN-9x12WRW RECYCLED WATER SIGN (OR EQUAL) VERIFY ALL RECYCLED WATER SIGN & TAG REQUIREMENTS PER LOCAL AND CITY CODES.					LIC-06, 1

THE PLANS HAVE BEEN REVIEWED AND APPEAR TO BE IN SUBSTANTIAL CONFORMANCE WITH THE RECOMMENDATIONS CONTAINED IN THE WATER EFFICIENT LANDSCAPE ORDINANCE, DATE: 1/01/2010.

"I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENT PACKAGE"

BY: P.Carbo DATE: 09-30-26

APPLICANT RLA# 3943 EXP. 12/31/2027

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BID SET 10.02.26

SEAL / SIGNATURE

REGISTERED LANDSCAPE ARCHITECT PAUL A. CARBONE No. 3943 STATE OF CALIFORNIA

Signature
DECEMBER 31, 2027
Expiration Date
09-30-2026
Date

C.I.P. NO. P2CC2623
JOB NO. 1533.008
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IRRIGATION MATERIAL LEGEND AND NOTES

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SHEET
LIP-02

IRRIGATION NOTES:

1. THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING BID.
2. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO THEIR WORK.
3. OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM.
4. NOTIFY UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.
5. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS, AS DESCRIBED IN THE SPECIFICATIONS, AND IN ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO THEIR WORK.
6. DESIGN REFLECTS COMPLIANCE WITH CALIFORNIA STATE ASSEMBLY BILL 1881 (AB 1881) AND THE STATE'S MODEL ORDINANCE AND/OR THE LOCAL GOVERNING AGENCY'S ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.
7. DRAWINGS ARE DIAGRAMMATIC. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS NECESSARY TO CONFORM TO ACTUAL FIELD CONDITIONS. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. PARALLEL PIPES MAY BE INSTALLED IN COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED DIRECTLY ABOVE ONE ANOTHER.
8. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, WHICH MAY BE REQUIRED. CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL WORK AND PLAN WORK ACCORDINGLY, TO FURNISH ALL REQUIRED MATERIAL. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.
9. IRRIGATION SLEEVES SHOWN FOR MAJOR STREET AND DRIVEWAY CROSSINGS FOR CLARITY ONLY. ALL PIPE SLEEVES TO BE MINIMUM 2X DIAMETER OF PIPE. ALL MAINLINE SHALL BE ACCOMPANIED WITH A MINIMUM 2-INCH DIAMETER WIRE SLEEVE. SLEEVING TO EXTEND MINIMUM 12 INCHES BEYOND PAVING OR AS NECESSARY TO ACCESS. CONTRACTOR SHALL INSTALL SLEEVING BELOW ALL PAVING, HARDSCAPE, ETC. AS SHOWN AND AS DIRECTED BY ENGINEER. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.
10. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF CITY'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
11. CONTRACTOR SHALL FLUSH ALL LINES AND ADJUST ALL HEADS FOR OPTIMUM PERFORMANCE IN ACCORDANCE WITH THE SPECIFICATIONS AND TO PREVENT OVERSPRAY ONTO HARDSCAPE AREAS OR STRUCTURAL ELEMENTS. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT ACTUAL SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. ALL MAINLINES SHALL BE FLUSHED PRIOR TO THE INSTALLATION OF IRRIGATION HEADS. AT 30 DAYS AFTER INSTALLATION EACH SYSTEM SHALL BE FLUSHED TO ELIMINATE GLUE AND DIRT PARTICLES FORM THE LINES. COSTS INCURRED DUE TO ANY ADJUSTMENTS FOR 100% COVERAGE, INCLUDING THOSE REQUESTED BY CITY'S AUTHORIZED REPRESENTATIVE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
12. SYSTEM DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE 90.0 (P.S.I.) AND A MAXIMUM DEMAND 40.0 (G.P.M.) AS SHOWN AT EACH POINT OF CONNECTION ON THE DRAWINGS. CONTRACTOR SHALL VERIFY PRESSURE AND DEMAND AT EACH POINT OF CONNECTION PRIOR TO COMMENCING INSTALLATION AND SUBMIT SUCH IN WRITING TO CITY'S AUTHORIZED REPRESENTATIVE. IF ANY DISCREPANCIES EXIST, THEY SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF CITY'S AUTHORIZED REPRESENTATIVE.
13. EQUIPMENT SHOWN IN HARDSCAPE AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WHENEVER POSSIBLE WITHIN PLANTED AREAS A REASONABLE, REACHABLE DISTANCE FROM HARDSCAPE OR TURF AREAS.
14. UNLESS OTHERWISE NOTED ON THE DRAWINGS, CONTRACTOR SHALL INSTALL WIRE AND PIPE UNDER HARDSCAPE AREAS IN P.V.C. SCHEDULE 40 SLEEVES PLACED PRIOR TO INSTALLING HARDSCAPE IN ACCORDANCE WITH APPLICABLE CODES.
15. WHEREVER POSSIBLE, CONTROL WIRES SHALL OCCUPY THE SAME TRENCH AS PIPES.
16. EACH CONTROLLER SHALL HAVE ITS OWN INDEPENDENT GROUND WIRE.
17. SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. CONTRACTOR TO LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPLICE AND EVERY 100' ON CENTER ALONG WIRE RUN. TAPE WIRE BUNDLES 10' ON CENTER. NO TAPING WILL BE PERMITTED INSIDE SLEEVES.
18. WIRE CONNECTORS SHALL BE 3M-DBY/Y-6 DIRECT BURY OR APPROVED EQUAL.
19. CONTROL VALVES SHALL BE SIZED AS DESIGNATED ON THE DRAWINGS AND SHALL BE INSTALLED IN VALVE BOXES AS INDICATED IN THE DETAILS. TOP OF BOXES SHALL BE SET 1" ABOVE FINISHED GRADE IN TURF AND 2" IN NON TURF AREAS AND PERMANENTLY MARKED WITH THE LETTERS R.C.V.
20. CONTRACTOR SHALL INSTALL ANTI-DRAIN CHECK VALVES AS NECESSARY TO PREVENT LOW HEAD DRAINAGE. IN LOCATIONS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND EXCESS WATER, INSTALL KING BROS. CV SERIES CHECK VALVES IN LATERAL LINES FOR EVERY 10' OF ELEVATION CHANGE.
21. BUBBLERS SHALL BE LOCATED ON THE UPHILL SIDE OF TREES.
22. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. COORDINATE WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO THE EXCAVATION OF TRENCHES. CONTRACTOR IS TO REPAIR ANY DAMAGE CAUSED BY THEIR WORK AT NO ADDITIONAL COST TO THE CITY.
23. REMOTE CONTROL VALVES SHALL BE PROGRAMMED IN SEQUENCE AS SHOWN ON PLANS UNLESS DIRECTED OTHERWISE BY CITY'S AUTHORIZED REPRESENTATIVE. RUN WIRE FROM EACH RCV TO THE CONTROLLER. SPLICING WIRES TOGETHER OUTSIDE OF VALVE BOXES WILL NOT BE PERMITTED.
24. INSTALL VALVE BOXES MINIMUM 12" FROM AND PERPENDICULAR TO WALK, CURB, LAWN, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE MINIMUM 12" APART. SHORT SIDE OF VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, LAWN, ETC.
25. LOCATE QUICK COUPLING VALVE 12" FROM HARDSCAPE AREA.
26. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE (NOT IN LAWN AREA).
27. NOTIFY CITY/CITY'S AUTHORIZED REPRESENTATIVE OF ANY ASPECTS OF LAYOUT THAT WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL HIS/HER INSTRUCTIONS ARE OBTAINED.
28. ALL EXCAVATIONS ARE TO BE FILLED WITH COMPACTED BACKFILL. REPAIR ALL SETTLED TRENCHES PROMPTLY. REPAIR ALL SETTLED TRENCHES PROMPTLY, FOR A PERIOD OF 1 YEAR AFTER COMPLETION OF WORK.
29. INSTALL ONE (1) SPARE CONTROL WIRE FOR EVERY 8 (EIGHT) STATIONS ON THE CONTROLLER ALONG THE ENTIRE MAIN LINE. SPARE WIRES SHALL BE THE SAME COLOR (ONE WITH A WHITE STRIPE) AND OF A DIFFERENT COLOR THAN OTHER CONTROL WIRES. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES. SPARE WIRE(S), NOT APPLICABLE FOR TWO-WIRE SYSTEMS.
30. WHEN VERTICAL OBSTRUCTIONS (STREET LIGHTS, TREES, FIRE HYDRANTS, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE HEADS SO AS TO PREVENT PROPER COVERAGE, FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER, THIRD, HALF CIRCLE OR ADJUSTABLE NOZZLE AND HEAD AT THE SIDES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE CITY.
31. NOTIFY ARCHITECT OF ANY ASPECTS OF LAYOUT THAT WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL HIS/HER INSTRUCTIONS ARE OBTAINED.
32. NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION, TESTING AND CERTIFICATION OF INSTALLED BACKFLOW PREVENTION DEVICE.
33. CONNECT FLOW SENSOR TO CONTROLLER WITH CONDUCTOR DIRECT BURIAL SHIELDED SENSOR CABLE (EV-CAB-SEN.) INSTALL EACH CABLE IN A SEPARATE 1-1/4" PVC SCHEDULE 40 CONDUIT WITH SWEEP-ELLS.
34. CONTRACTOR SHALL WARRANT THAT THE IRRIGATION SYSTEM WILL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF WORK.
35. EXISTING IRRIGATION NOT AFFECTED BY NEW CONSTRUCTION SHALL REMAIN AND BE PROTECTED IN PLACE. EXISTING IRRIGATION SHALL REMAIN OPERATIONAL DURING THE CONSTRUCTION PHASE. DAMAGED EQUIPMENT DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE-KIND EQUIPMENT.
36. ELECTRICAL CONTRACTOR TO SUPPLY 120 VAC (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. IRRIGATION CONTROL WIRE SHALL BE #14, U.L. APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE #12 U.L. APPROVED AND SHALL BE WHITE IN COLOR. WIRING TO INDIVIDUAL REMOTE CONTROL VALVES SHALL BE COLOR OTHER THAN WHITE.
37. ALL EXCAVATIONS ARE TO BE FILLED WITH COMPACTED BACKFILL. REPAIR ALL SETTLED TRENCHES PROMPTLY, FOR A PERIOD OF 1 YEAR AFTER COMPLETION OF WORK. ADDITIONALLY, CONTRACTOR SHALL WARRANT THAT THE IRRIGATION SYSTEM WILL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF WORK.
38. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE CITY'S AUTHORIZED REPRESENTATIVE.
39. IRRIGATION DEMAND: REFER TO IRRIGATION POINTS OF CONNECTION.
40. CONTACT CONTROLLER SALES REPRESENTATIVE FOR PRE-CONSTRUCTION MEETING AND CERTIFICATION REQUIREMENTS.
41. CONTRACTOR TO SUPPLY THE FOLLOWING MATERIALS: CONTRACTOR SHALL PROVIDE THE CITY THE FOLLOWING MATERIALS AT THE END OF CONSTRUCTION, PRIOR TO THE POST-INSTALLATION MAINTENANCE PERIOD:
    TWO (2) SET OF SPECIAL TOOLS REQUIRED FOR REMOVING, DISASSEMBLING AND ADJUSTING EACH TYPE OF WATER DELIVERING DEVICES AND VALVE SUPPLIED ON THE PROJECT.
    TWO (2) KEYS FOR EACH CONTROLLER AND/OR IRRIGATION LOCKING ENCLOSURE.
    ONE (1) QUICK COUPLER KEY AND MATCHING HOSE SWIVELS FOR EVERY FIVE (5) QUICK COUPLER VALVE INSTALLED MINIMUM ONE (1) PER SITE.
    ONE (1) SET EACH APPROVED AS-BUITS AND RECORD DRAWINGS.
    TWO (2) SETS OF APPROVED CONTROLLER CHARTS.
42. THE CONTRACTOR SHALL PERMANENTLY HOT STAMP ALL VALVE BOX LIDS WITH 2-INCH MINIMUM LETTER HEIGHT AS FOLLOWS:
    - 'X1' FOR REMOTE CONTROL VALVES ('X' = CONTROLLER AND '1' = STATION NUMBER)
    - 'FS' FOR FLOW SENSOR
    - 'MV' FOR MASTER CONTROL VALVE
    - 'GV' FOR GATE VALVE
    - 'QC' FOR QUICK COUPLING VALVE
    - 'SP' FOR SPLICE BOX OR PULL BOX
43. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE EXISTING FUNCTIONING IRRIGATION SYSTEM OPERATIONAL DURING CONSTRUCTION. ANY DAMAGES TO EXISTING PLANT MATERIAL AS RESULT OF EXISTING IRRIGATION NOT BEING FUNCTIONAL SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPLACE.
44. CONTRACTOR TO REPAIR EXISTING IRRIGATION SYSTEMS DAMAGED DURING THE EXECUTION OF THE CONTRACT. REPLACE PLANT MATERIALS DAMAGED DURING THE CONSTRUCTION PERIOD WITH THE SAME SPECIES OF EQUAL SIZE OR GREATER. CONTRACTOR SHALL MAINTAIN EXISTING PLANTING WITHIN THE JOB SITE LIMITS DURING DEMOLITION AND CONSTRUCTION PHASES. EXISTING IRRIGATION SYSTEMS SHALL EITHER REMAIN OPERATIONAL FOR CONTRACTOR'S USE OR CONTRACTOR SHALL HAND WATER EXISTING PLANT MATERIALS AS NEEDED.
45. ON EXISTING PROJECTS: CONTRACTORS SHALL FIELD VERIFY THAT ALL IRRIGATION EXISTING EQUIPMENT IS ON SITE AND IS OPERATIONAL (CONTROLLER, BACKFLOW PREVENTER, VALVES (NEW AND EXISTING) FLOW SENSOR, MASTER VALVE, MAINLINE, LATERAL LINES, ETC ALL. CONTACT CITY'S AUTHORIZED REPRESENTATIVES, IOR, AND OAR IF EQUIPMENT IS MISSING OR IN POOR CONDITION. FAILURE TO OBTAIN CITY'S APPROVAL PRIOR TO ANY / ALL INSTALLATIONS SHALL CAUSE THE CONTRACTOR TO MAKE ARCHITECT AND/OR OWNER APPROVED REPRESENTATIVE DIRECTED REVISIONS AT NO ADDITIONAL COST TO CITY.
46. CONTRACTOR SHALL MAINTAIN AND KEEP UP TO DATE ONE (1) SET OF REDLINES SHOWING THE "AS-BUILT" LOCATION OF MAJOR FEATURES OF THE PROJECT AND INDICATING CHANGES THAT MAY OCCUR DURING CONSTRUCTION.
    PRIOR TO ACCEPTANCE OF THE WORK, CONTRACTOR SHALL FURNISH TO THE CITY/OWNER/DISTRICT WITH TWO (2) SET OF PLANS ONE PAPER ONE DIGITAL AS THE RECORD SET SHOWING THE AS-BUILT DATA, OF A LEVEL OF QUALITY THAT SATISFIES THE CITY/OWNER/OWNER.
    DIMENSION FROM TWO (2) PERMANENT POINTS OF REFERENCE (SIDEWALKS, CURBS, BUILDINGS, ETC.) THE LOCATION OF THE FOLLOWING ITEMS:
        POINT OF CONNECTION(S) TO EXISTING WATER LINES.
        POINT OF CONNECTION(S) TO EXISTING ELECTRICAL POWER.
        IRRIGATION BALL AND/OR GATE VALVES.
        ROUTING OF IRRIGATION PRESSURE LINES (DIMENSIONS, MAXIMUM 100' ALONG ROUTE).
        REMOTE CONTROL VALVES.
        ROUTING OF CONTROL VALVES.
        QUICK COUPLING VALVES.
        IRRIGATION CONTROLLER CLOCK.
        LOCATION OF MASTER VALVE(S) AND FLOW SENSOR(S)
        OTHER RELATED EQUIPMENT AS REQUESTED BY THE CITY/OWNER/DISTRICT.
    CONTRACTOR SHALL SUBMIT AS-BUILT/RECORD DRAWINGS TO THE CITY/OWNER/DISTRICT FOR REVIEW PRIOR TO COMPLETING CONTROLLER CHARTS.

IRRIGATION LOCATION NOTES:

1. CONTROLLER LOCATION SHOWN ON THESE DRAWINGS IS APPROXIMATE. THE LANDSCAPE CONTRACTOR SHALL STAKE OUT THE CONTROLLER LOCATION FOR REVIEW AND APPROVAL BY THE CITY PRIOR TO INSTALLATION OF THIS EQUIPMENT. THE CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL CONNECTION FROM 120 VOLT POWER SOURCE TO THE CONTROLLER AND ALL WIRE CONNECTIONS FROM ALL VALVES AND APPURTENANCE VALVES TO TERMINAL STRIP. REFER TO CITY'S DRAWING'S FOR POWER SOURCE. ALL ELECTRICAL WORK SHALL CONFORM TO LOCAL STATE AND NATIONAL ELECTRICAL CODES AND REGULATIONS. FINAL LOCATION AND EXACT POSITIONING OF THE CONTROLLER SHALL BE DETERMINED BY THE CITY. MINOR MODIFICATIONS OF CONTROLLER REQUESTED BY THE CITY SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CITY'S/CITY'S AUTHORIZED REPRESENTATIVE. FAILURE TO OBTAIN CITY'S APPROVAL PRIOR TO THE INSTALLATION SHALL CAUSE THE CONTRACTOR TO MAKE CITY DIRECTED REVISIONS AT NO ADDITIONAL COST TO THE CITYS/CITY'S AUTHORIZED REPRESENTATIVE.
2. ELECTRIC CONTROL VALVES AND ISOLATION VALVE LOCATIONS ON THESE DRAWINGS ARE APPROXIMATE. THE CONTRACTOR SHALL STAKE OUT EACH ELECTRICAL CONTROL VALVE AND ISOLATION VALVE LOCATION FOR REVIEW AND APPROVAL BY CITY PRIOR TO INSTALLATION OF ALL VALVES. FINAL LOCATION AND EXACT POSITIONING FOR ELECTRIC CONTROL VALVES AND ISOLATION VALVES SHALL BE DETERMINED BY CITY. MINOR MODIFICATIONS OF ELECTRIC CONTROL VALVES AND ISOLATION VALVE LOCATIONS AS REQUESTED BY THE CITY SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CITYS/CITY'S AUTHORIZED REPRESENTATIVE. FAILURE TO OBTAIN CITY'S APPROVAL PRIOR TO THE INSTALLATION SHALL CAUSE THE CONTRACTOR TO MAKE CITY DIRECTED REVISIONS AT NO ADDITIONAL COST TO THE CITYS/CITY'S AUTHORIZED REPRESENTATIVE. IN GENERAL UNLESS OTHERWISE DIRECTED BY CITY, ALL VALVES SHALL BE INSTALLED ONE FOOT FROM EDGE OF HARDSCAPE, WALK OR CURB IN SHRUB PLANTING AREAS.
3. ELECTRICAL CONTRACTOR TO SUPPLY 120 VAC (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. IRRIGATION CONTROL WIRE SHALL BE #14, U.L. APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE #12 U.L. APPROVED AND SHALL BE WHITE IN COLOR. WIRING TO INDIVIDUAL REMOTE CONTROL VALVES SHALL BE COLOR OTHER THAN WHITE.

SITE CONDITION IRRIGATION NOTES

PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR AND THE CITY'S AUTHORIZED REPRESENTATIVE SHALL PARTICIPATE IN A THOROUGH IRRIGATION SYSTEM REVIEW OF THE PROJECT SITE. ALL REMOTE CONTROL VALVES SHALL BE TURNED ON AND OBSERVED IN OPERATION BY BOTH THE CONTRACTOR AND CITY'S AUTHORIZED REPRESENTATIVE. ANY EXISTING DEFECTS WILL BE LISTED IN DETAIL IDENTIFYING THE SPECIFIC VALVE STATION NUMBER AND DESCRIBING THE EXACT BROKEN OR NON-FUNCTIONING IRRIGATION COMPONENT NOTED DURING THE SITE REVIEW. AT THE CONCLUSION OF THE IRRIGATION REVIEW, THE CONTRACTOR SHALL GENERATE A SUMMARY OF THE ITEMS IDENTIFIED BY BOTH PARTIES LISTING ALL REMOTE CONTROL VALVES OPERATED, IDENTIFYING IF THE VALVE PERFORMED WITHOUT ANY DEFECTS OR SPECIFICALLY IDENTIFYING ANY OBSERVED DEFECTS OR NON-FUNCTIONING COMPONENTS, SUCH AS BROKEN HEADS, CLOGGED NOZZLES, NON-OPERATING VALVE SOLENOIDS, BROKEN PIPING, OR OTHER NOTED DEFECTS. THE COMPLETED SUMMARY OF ITEMS NOTED SHALL BE LISTED ON A DOCUMENT CALLED 'EXISTING IRRIGATION SYSTEM OBSERVATIONS'. THIS DOCUMENT SHALL BE SIGNED BY THE CONTRACTOR AND SUBMITTED TO THE CITY'S AUTHORIZED REPRESENTATIVE FOR A CONFIRMING SIGNATURE. THE MUTUALLY SIGNED 'EXISTING IRRIGATION SYSTEM OBSERVATIONS' DOCUMENT SHALL BE SENT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR INSPECTION PURPOSES AT THE CONCLUSION OF THE CONSTRUCTION WORK. IF REQUESTED BY THE CITY'S AUTHORIZED REPRESENTATIVE, THE CONTRACTOR SHALL PROVIDE A LIST OF THE EXISTING DEFECTIVE IRRIGATION COMPONENTS NOTED WITH A DETAILED WRITTEN PROPOSAL TO REPAIR EACH ITEM IDENTIFIED ON THE LIST. A COPY OF THIS PROPOSAL WILL BE SENT TO THE LANDSCAPE ARCHITECT. THIS ADDITIONAL WORK PROPOSAL MUST BE REVIEWED AND APPROVED IN WRITING BY THE CITY'S AUTHORIZED AND FORMALLY PRESENTED TO THE GENERAL CONTRACTOR BEFORE THE LANDSCAPE SUBCONTRACTOR CAN BEGIN ANY ADDITIONAL REPAIR WORK. THE MUTUALLY SIGNED 'EXISTING IRRIGATION SYSTEM OBSERVATION' DOCUMENT SHALL BE USED AS A GUIDE TO IDENTIFY ANY COLLATERAL DAMAGE CAUSED TO THE EXISTING IRRIGATION SYSTEM AS A RESULT OF NEW CONSTRUCTION PERFORMED ON SITE BY THE CONTRACTORS. ANY DAMAGE CAUSED TO THE EXISTING IRRIGATION SYSTEM NOT SPECIFICALLY IDENTIFIED ON THE 'EXISTING IRRIGATION SYSTEM OBSERVATION' DOCUMENT SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THAT THE CONTRACTOR DOES NOT PARTICIPATE OR PERFORM THE EXISTING IRRIGATION SITE REVIEW, ANY EXISTING IRRIGATION EQUIPMENT OR COMPONENTS DAMAGED ON THE PROJECT SITE NOTED BY THE LANDSCAPE ARCHITECT DURING THE FINAL IRRIGATION SYSTEM REVIEW SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR EXPENSE TO THE SATISFACTION OF CITY.

DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS INDICATED ON THE DRAWING WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE CITY'S ENGINEER.

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CITY OF LAKEWOOD CALIFORNIA
CLIENT

NUVIS
LANDSCAPE ARCHITECTURE
20250 SW ACACIA ST, STE 260
NEWPORT BEACH, CA
U. S. A. 92660
PH: 714.754.7311
CONSULTANT

LAKEWOOD TOWN SQUARE
4970 CLARK AVE. LAKEWOOD, CA 90712

BID SET 10.02.26

SEAL / SIGNATURE

REGISTERED LANDSCAPE ARCHITECT
RICARDO A. CARBOZA No. 5626
Signature
DECEMBER 31, 2027
Expiration Date
09-30-2026
Date
STATE OF CALIFORNIA

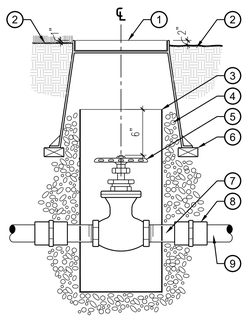
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IRRIGATION NOTES

SHEET
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NOTES:
1. FINISH GRADE: 1" BELOW FINISH SURFACE ADJACENT TO TURF AND 2" BELOW ADJACENT TO NON-TURF AREAS.

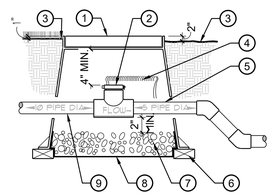
1. PURPLE PLASTIC ROUND VALVE BOX WITH BOLT DOWN COVER, USE STAINLESS BOLT NUT AND WASHER BRAND "GV" ONTO LID, 1 1/2"=2" HIGH LETTERING
2. FINISH GRADE
3. 6" PVC CL. 160 PIPE
4. 3/4" WASHED CRUSHED GRAVEL
5. GATE VALVE WITH HAND WHEEL, REFER TO LEGEND
6. BRICK SUPPORT (S)
7. SCH 80 PVC TxS NIPPLE, 6" LONG
8. SCH 40 PVC COUPLING
9. IRRIGATION MAINLINE



4 GATE VALVE
SCALE: NTS

NOTES:
1. TOP OF BOX: 1" ABOVE FINISH SURFACE IN TURF AND 2" ABOVE IN NON-TURF AREAS.
2. INSTALL FLOW SENSOR AS PER THE MANUFACTURER'S RECOMMENDATIONS, WIRE TO IRRIGATION CONTROLLER.
3. USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH ON THE DOWN STREAM SIDE OF THE FLOW SENSOR.

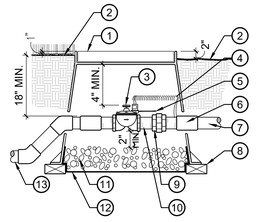
1. PURPLE PLASTIC RECTANGULAR VALVE BOX WITH BOLT DOWN COVER, USE STAINLESS BOLT, NUT, AND WASHER. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. BRAND 'FS' ONTO LID, 1 1/2"-2" HIGH LETTERING
2. FLOW SENSOR, SEE LEGEND FOR SPECIFICATION
3. FINISH GRADE
4. 24" WIRE LOOP
5. PVC MAINLINE PIPE
6. BRICK SUPPORTS
7. 3/4" WASHED CRUSHED GRAVEL, 2 CUBIC FT.
8. LANDSCAPE FABRIC TO COVER BOTTOM AND ALL SIDES OF FLOW SENSOR BOX
9. PVC MAINLINE PIPE TO MASTER VALVE (NOT LESS THAN 10 PIPE DIAMETERS) PER SPECS AND PLAN



3 FLOW SENSOR
SCALE: NTS

NOTES:
1. USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH FROM UP-STREAM SIDE OF THE MASTER VALVE ASSEMBLY.
2. TOP OF BOX: 1" ABOVE FINISH SURFACE IN TURF AND 2" ABOVE IN NON-TURF AREAS.

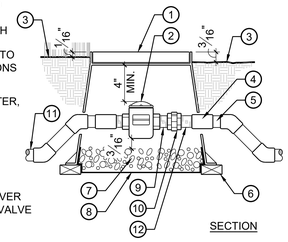
1. PURPLE PLASTIC RECTANGULAR VALVE BOX WITH BOLT DOWN COVER, USE STAINLESS BOLT, NUT, AND WASHER BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. LABEL "MV" ONTO LID
2. FINISH GRADE
3. MASTER CONTROL VALVE
4. 24" WIRE LOOPS WITH WATERPROOF WIRE CONNECTORS
5. VALVE ID TAG
6. PVC SCH 40 FEMALE ADAPTER, 2 REQUIRED
7. PVC MAINLINE TO FLOW SENSOR, PIPE PER SPECS
8. BRICK SUPPORTS (4 TOTAL)
9. BRASS UNION
10. BRASS NIPPLE TYP.
11. 3/4" CRUSHED GRAVEL, 2 CUBIC FEET
12. LANDSCAPE FABRIC TO COVER BOTTOM AND ALL SIDES OF VALVE BOX
13. PVC MAINLINE PIPE FROM BASKET STRAINER PER SPECS



2 MASTER CONTROL VALVE
SCALE: NTS

NOTES:
1. FINISH GRADE: 1" BELOW FINISH SURFACE ADJACENT TO TURF AND 2" BELOW ADJACENT TO NON-TURF AREAS.
2. USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH FROM UP-STREAM SIDE OF THE BASKET STRAINER ASSEMBLY.

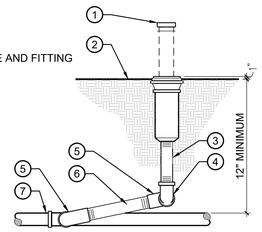
1. PURPLE PLASTIC RECTANGULAR VALVE BOX WITH BOLT DOWN COVER, USE STAINLESS BOLT, NUT AND WASHER BOX TO BE PLACE AT RIGHT ANGLE TO HARDSCAPE EDGE. BRAND "BS" ONTO LID, 1 1/2"-2" HIGH LETTERING
2. BASKET STRAINER, REFER TO LEGEND FOR SPECIFICATIONS
3. FINISH GRADE
4. PVC SCH 40 FEMALE ADAPTER, TYP.
5. PVC MAINLINE TO MASTER VALVE, PIPE PER SPECS
6. BRICK SUPPORTS
7. 3/4" WASHED CRUSHED GRAVEL, 2 CUBIC FEET
8. LANDSCAPE FABRIC TO COVER BOTTOM AND ALL SIDE OF VALVE BOX
9. BRASS NIPPLE, TYP.
10. BRASS UNION
11. PVC MAINLINE FROM P.O.C
12. PVC SCH 80 TxS NIPPLE



1 BASKET STRAINER
SCALE: NTS

NOTES:
1. LOCATE HEAD 24" FROM HARDSCAPING, PLANTING BEDS AND EDGE OF LAWN.
2. LOCATE HEAD 24" FROM ALL STRUCTURES.

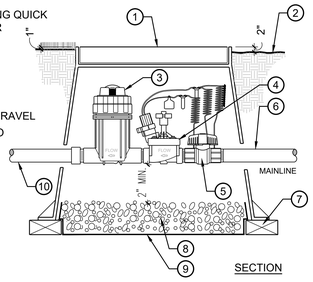
1. PURPLE TOP, POP-UP TURF ROTOR MANUFACTURER AND MODEL AS INDICATED IN LEGEND OR APPROVED EQUAL
2. FINISH GRADE
3. SCH 80 PVC NIPPLE (MINIMUM 4" LONG)
4. SCH 40 PVC TxT 90° ELL
5. MARLEX 90° STREET ELL
6. SCH 80 PVC NIPPLE
7. NON-PRESSURE LATERAL LINE AND FITTING



8 TURF ROTOR HEAD ASSEMBLY
SCALE: NTS

NOTES:
1. TOP OF BOX: 1" ABOVE FINISH SURFACE IN TURF AND 2" ABOVE IN NON-TURF AREAS.

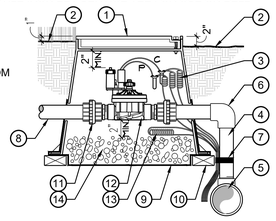
1. PURPLE PLASTIC RECTANGULAR 'JUMBO' VALVE BOX WITH BOLT DOWN COVER, USE STAINLESS BOLT, NUT AND WASHER. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. BRAND "RCV" AND CONTROL STATION #ONTO LID, 1 1/2"-2" HIGH LETTERING
2. FINISH GRADE
3. PRESSURE REGULATING QUICK CHECK BASKET FILTER
4. REMOTE CONTROL VALVE
5. PVC BALL VALVE
6. PVC MAINLINE
7. BRICK SUPPORT (S)
8. 3/4" WASH CRUSHED GRAVEL
9. LANDSCAPE FABRIC TO COVER BOTTOM AND ALL SIDES OF VALVE BOX
10. PVC TO DRIP SYSTEM



7 DRIP RCV ASSEMBLY
SCALE: NTS

NOTES:
1. TOP OF BOX: 1" ABOVE FINISH SURFACE IN TURF AND 2" ABOVE IN NON-TURF AREAS.

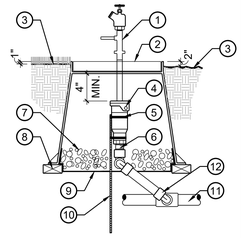
1. PURPLE PLASTIC RECTANGULAR VALVE BOX WITH T-COVER AND CAPTIVE STAINLESS STEEL BOLT AND LOC-KIT. INSTALL BOX AT RIGHT ANGLE TO ADJACENT HARDSCAPE EDGE. LABEL "RCV" AND CONTROL STATION NUMBER ONTO LID
2. FINISH SURFACE - 2"
3. 24" WIRE LOOPS WITH WATERPROOF WIRE CONNECTORS
4. SCH.40 PVC PIPE OR SCH.80 T.O.E. NIPPLE WITH D.I. SERVICE TEE
5. SCH.80 PVC SLIP TEE OR LEEMCO DUCTILE IRON BBT SERVICE TEE FOR USE ON BELL AND GASKET MAINLINE PIPER
6. SCH.80 PVC SLIP 90° ELL
7. TAPE WIRES TO PIPE
8. SCH.40 PVC PIPE, SIZE PER RCV, TYP.
9. LANDSCAPE FABRIC TO COVER BOTTOM AND ALL SIDES OF VALVE BOX
10. BRICK SUPPORTS (4 TOTAL)
11. LASCO #896 PVC UNION SLIP X MIPT, SIZE PER RCV, TWO (2) REQUIRED FOR ASSEMBLY
12. ELECTRIC REMOTE CONTROL VALVE
13. SPARE CONTROL WIRE LOOP 48" LENGTH INTO EACH RCV BOX
14. 3/4" CRUSHED GRAVEL, 2 CUBIC FEET



6 REMOTE CONTROL VALVE ASSEMBLY
SCALE: NTS

NOTES:
1. TOP OF BOX: 1" ABOVE FINISH SURFACE IN TURF AND 2" ABOVE IN NON-TURF AREAS.
2. USE TEFLON TAPE ON ALL THREADED FITTINGS.

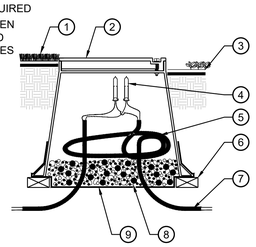
1. QUICK COUPLER KEY WITH MALE HOSE BIB CONNECTION AS SHOWN, KEY MUST CLEAR VALVE BOX
2. PURPLE ROUND PLASTIC VALVE BOX WITH BOLT DOWN COVER USE STAINLESS BLOT NUT AND WASHER LABEL "QCV" ONTO LID
3. FINISH GRADE
4. QUICK COUPLER VALVE REFER TO LEGEND FOR SPECIFICATION
5. GALVANIZED PUNCH LOC (2 REQUIRED)
6. BRASS NIPPLE (LENGTH AS REQUIRED)
7. 3/4" CRUSHED GRAVEL, 2 CUBIC FEET
8. BRICK SUPPORT
9. LANDSCAPE FABRIC TO COVER BOTTOM AND ALL SIDES OF VALVE BOX
10. #4x36" REBAR STAKE
11. MAINLINE, SEE SPECIFICATIONS
12. BRASS TRIPLE SWING JOINT (SIZE PER QCV) USE TWO STREET ELLS, ONE NIPPLE (6" MIN. LENGTH), AND ONE THREADED ELL FOR ASSEMBLY



5 QUICK COUPLING VALVE ASSEMBLY
SCALE: NTS

NOTES:
1. TWO-WIRE PATH IN CONDUIT ONLY IF SPECIFIED ON LEGEND, SEE LEGEND.

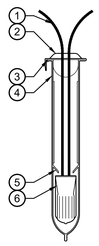
1. FINISHED GRADE IN TURF AREA
2. PURPLE PLASTIC RECTANGULAR VALVE BOX WITH A TAN COLORED LID AND LOCK KIT. INSTALL BOX AT RIGHT ANGLE TO THE ADJACENT HARDSCAPE EDGE. HEAT BRAND "PB" ONTO LID
3. FINISHED GRADE IN SHRUB AREA
4. 3M DBR/Y-6 WATERPROOF WIRE CONNECTORS
5. PROVIDE A 48" LONG COIL OF THE TWO WIRE PATH (FOR CONTROL VALVES, MASTER VALVE/FLOW SENSOR OR COMMUNICATION CABLE) IN EACH PULL BOX USED. PULL BOXES FOR SLEEVE CROSSING DO NOT REQUIRE WATERPROOF CONNECTORS UNLESS SPLICES ARE REQUIRE
6. BRICK SUPPORTS, FOUR (4) REQUIRED
7. TWO-WIRE PATH (CABLE) BETWEEN THE CONTROLLER AND ALL FIELD EQUIPMENT AND CONTROL VALVES
8. 3/4" CRUSHED GRAVEL, 4" MINIMUM DEPTH
9. LANDSCAPE FABRIC TO COVER BOTTOM AND ALL SIDES OF VALVE BOX



12 PULL BOX
SCALE: NTS

NOTES:
1. KIT SHALL INCLUDE A SCOTCHLOK Y SPRING CONNECTOR, A POLYPROPYLENE TUBE AND A WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PRE-FILLED WITH GEL.
2. DIRECT BURY SPLICE KIT SHALL BE USED TO ELECTRICALLY CONNECT 2-3 #14 OR TWO (2) #12 PRE-STRIPPED COPPER WIRES. LARGER WIRES OR GREATER QUANTITIES OF WIRES SHALL REQUIRE A LARGER APPROVED WIRE CONNECTION.

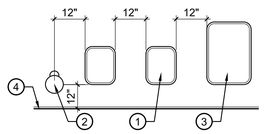
1. LOW VOLTAGE WIRES, THREE (3) MAXIMUM
2. WIRES PASS THROUGH GROOVES IN TUBE LID TO ALLOW LID TO CLOSE
3. CLOSE TUBE LID AFTER WIRE IS INSERTED INTO TUBE
4. POLY TUBE PRE-FILLED WITH WATERPROOF GEL
5. LOCK TABS PREVENTS WIRE REMOVAL ONCE CONNECTOR IS INSERTED
6. SCOTCHLOK ELECTRICAL SPRING CONNECTOR WIRES SHALL BE PRE-STRIPPED OF 1/2" OF THE INSULATION PRIOR TO INSERTION INTO THE CONNECTOR. TWIST CONNECTOR ONTO WIRES TO SEAT FIRMLY. SCOTCHLOK CONNECTOR AND WIRES INSERTED INTO TUBE UNTIL THE CONNECTOR PASSES LOCK TABS



11 TYP. WIRE CONNECTION
SCALE: NTS

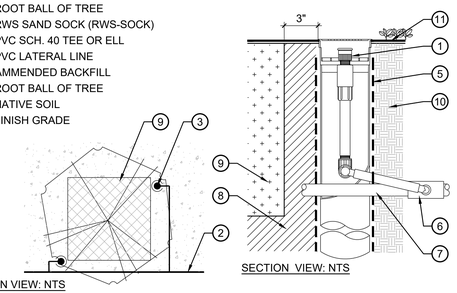
NOTES:
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 2" ABOVE FINISH GRADE OR MULCH COVER IN GROUNDCOVER/SHRUB AREA AND 1" ABOVE FINISH GRADE IN TURF AREA.
3. SET RVC AND VALVE BOX ASSEMBLY IN GROUNDCOVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUNDCOVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. BRAND VALVE BOX WITH CONTROLLER LETTER AND VALVE NUMBER USING 1 1/2 -2" LETTERING

1. TYPICAL 16"x21" RECTANGULAR VALVE BOX
2. TYPICAL QUICK COUPLING VALVE
3. TYPICAL 19"x26" OR LARGER VALVE BOX
4. EDGE OF LAWN, WALK, FENCE, CURB, ETC.



10 VALVE BOX INSTALLATION
SCALE: NTS

1. ROOT WATERING SYSTEM ASSEMBLY: RAINBIRD RWS-B-C-1402 4" DIA. X 36" LENGTH (INCLUDES 1402 0.50GPM BUBBLER W/ RISER, CHECK VALVE, GRATE, SWING ASSEMBLY, 1/2" MALE NPT INLET AND BASKET CANISTER) PURPLE GRATE
2. PVC LATERAL LINE PIPE. SEE SPECIFICATIONS FOR TYPE AND DEPTH REQUIREMENTS
3. ROOT WATERING SYSTEM PER LEGEND
4. ROOT BALL OF TREE
5. RWS SAND SOCK (RWS-SOCK)
6. PVC SCH. 40 TEE OR ELL
7. PVC LATERAL LINE
8. AMMENDED BACKFILL
9. ROOT BALL OF TREE
10. NATIVE SOIL
11. FINISH GRADE



9 TREE BUBBLER
SCALE: NTS

NOTES:
1. 2 BUBBLERS MIN. PER TREE

REFER TO THE IRRIGATION MATERIAL LEGEND, SHEET LIP-02.

DAHLIN
505 Technology Drive, Suite 200
Irvine, California 92618
949-250-4680

CITY OF LAKEWOOD CALIFORNIA
CLIENT

NUVIS
LANDSCAPE ARCHITECTURE
20250 SW ACACIA ST, STE 260
NEWPORT BEACH, CA
U. S. A. 92660
PH: 714.754.7311
CONSULTANT

LAKEWOOD TOWN SQUARE
4970 CLARK AVE. LAKEWOOD, CA 90712

BID SET	10.02.26

SEAL / SIGNATURE

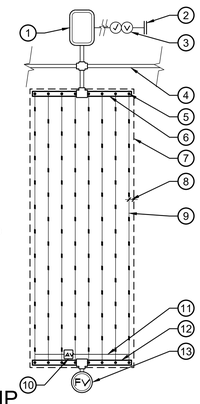
REGISTERED LANDSCAPE ARCHITECT
ROBERT A CARDOZA No. 5943
Signature
DECEMBER 31, 2027
Expiration Date
09-30-2026
Date
STATE OF CALIFORNIA

C.I.P. NO.	P2CC2623
JOB NO.	1533.008
DRAWN	TM
CHECK	TM

IRRIGATION DETAILS

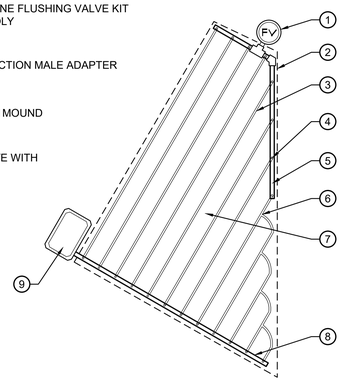
SHEET
LID-04

1. REMOTE CONTROL VALVE WITH FILTER AND PRESSURE REGULATOR REFER TO LEGEND AND PLANS FOR SPECIFRICATIONS
2. POINT OF CONNECTION, REFER TO PLANS
3. BACKFLOW PREVENTER, REFER TO LEGEND AND PLANS FOR SPECIFICATIONS
4. LATERAL LINE TO NEXT PLANTER BED
5. MANIFOLD-TO-ELBOW CONNECTION
6. PVC SUPPLY MANIFOLD
7. AREA PERIMETER
8. PERIMETER LATERALS 2" TO 4" FROM EDGE
9. DRIPLINE
10. AIR/VACUUM RELIEF VALVE (PLUMBED TO TUBING AT EACH HIGH POINT) REFER TO LEGEND FOR SPECIFICATIONS
11. AIR/RELIEF LATERAL BLANK TUBING CENTERED ON MOUND OR BERM
12. PVC FLUSH MANIFOLD
13. FLUSH VALVE, PER LEGEND, PLUMB TO EXHAUST HEADER



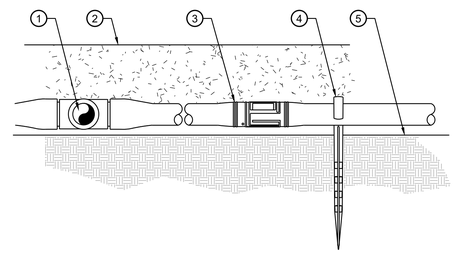
4 END FEED INLINE DRIP
SCALE: NTS

1. AIR VACUUM RELIEF & LINE FLUSHING VALVE KIT PLUMBED TO PVC OR POLY
2. AREA PERIMETER
3. XF DRIPLINE TUBING
4. DRIPLINE START CONNECTION MALE ADAPTER
5. EXHAUST HEADER
6. EASY FIT TEE
7. DRIPLINE CENTERED ON MOUND OR BERM
8. SUPPLY HEADER
9. REMOTE CONTROL VALVE WITH FILTER AND PRV



3 DRIPLINE LAYOUT
SCALE: NTS

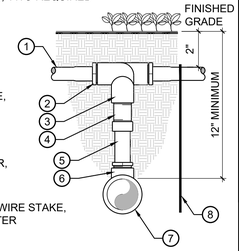
1. TEE
2. TOP OF MULCH
3. PRESSURE-COMPENSATING IN-LINE EMITTER TUBING PER LEGEND. INSTALL AT 2" DEPTH MAX.
4. TIE DOWN STAKE
5. FINISH GRADE



2 DRIPLINE INSTALLATION
SCALE: NTS

NOTES:
1. DRIP TUBING CONNECTION REQUIRED FOR ALL CONNECTIONS BETWEEN DRIP TUBING AND PVC HEADERS. FOR CONNECTIONS AT END RUNS OF TUBING, USE A 90° ELL FITTING AND ONE ADAPTER FITTING FOR CONNECTION. FOR CONNECTIONS IN THE MIDDLE OF RUNS OF TUBING, USE A TEE FITTING AND TWO ADAPTER FITTINGS FOR THE CONNECTION.

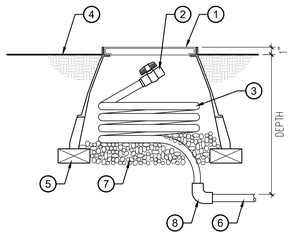
1. DRIP TUBING WITH 0.6 GPH DRIP EMITTERS INSTALLED 12" ON ON-CENTER INSIDE ENTIRE LENGTH OF DRIP TUBING
2. 1/2" MIPTx17mm BARB MALE ADAPTER FITTING, TWO REQUIRED FOR TEE FITTING, ONE FOR 90° ELL
3. SCH. 40 PVC THREADED TEE OR 90° ELL FITTING, 1/2" SIZE
4. SCH. 80 PVC THREADED NIPPLE, 1/2"x LENGTH AS REQUIRED
5. GPH IRRIGATION PRODUCTS FLEXIBLE NIPPLE, #GFN050600, 1/2"MIPTx1/2"FIPTx6"LENGTH
6. SCH. 40 PVC SLIPxSLIPx1/2"FIPT TEE FITTING, HEADER SIZE BY 1/2"
7. DRIP TUBING SUPPLY OR DISCHARGE HEADER, PVC LATERAL LINE PIPE, 1 1/4" MINIMUM SIZE, OTHERWISE SIZE PER THE DRAWINGS
8. GPH IRRIGATION PRODUCTS 9" PVC COATED WIRE STAKE, #GDTS140900, INSTALLED FIVE FEET ON CENTER



1 DRIP TUBING CONNECTION
SCALE: NTS

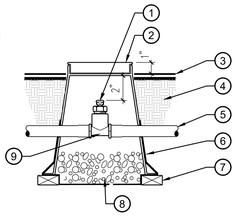
NOTES:
1. FINISH GRADE: 0" IN TURF AREAS AND 1" BELOW ADJACENT TO NON-TURF AREAS.

1. PURPLE 10" ROUND PLASTIC VALVE BOX
2. 1/2" PVC BALL VALVE
3. 4' COIL OF 1/2" IPS SALCO ALGAE RESISTANT FLEXIBLE PVC
4. FINISH GRADE
5. BRICK SUPPORTS
6. LATERAL LINE
7. PEA GRAVEL 4" DEEP (NO SOIL IN BOX)
8. PVC SCHEDULE 40 ELL SxS



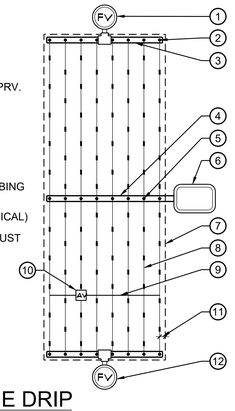
8 FLUSH END VALVE INSTALLATION
SCALE: NTS

1. AIR / VACUUM RELIEF VALVE, INSTALL AT THE HIGH POINT OF THE SYSTEM
2. PURPLE PLASTIC ROUND VALVE BOX, 7" SIZE, HEAT BRAND "AR" ONTO LID
3. FINISHED GRADE IN SHRUB AREAS
4. AMENDED OR NATIVE SOIL
5. SUB-SURFACE DRIP TUBING, DEPTH PER LEGEND
6. LANDSCAPE FABRIC, WRAP UP AND OVER ALL OPENINGS
7. BRICK SUPPORTS, 2 REQ.
8. CRUSHED 3/4" ROCK, MIN. 4" DEPTH INSIDE BOX
9. COMBINATION TEE FITTING, TUBING X TUBING X FIPT, SAME MANUFACTURER AS DRIP TUBING. USE 3/4"x1 1/2" PVC THREADED REDUCER BUSHING AS REQUIRED



7 DRIP AIR RELIEF VALVE
SCALE: NTS

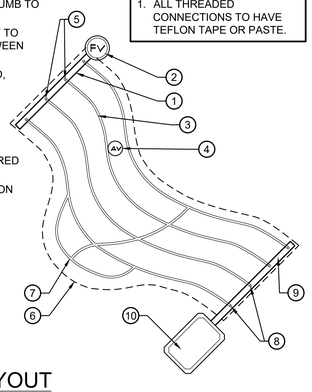
1. ZONE FLUSH VALVE PLUMBED TO PVC (TYP)
2. MANIFOLD CONNECTION (PVC TO ELL)
3. PVC EXHAUST HEADER
4. PVC SUPPLY HEADER
5. MANIFOLD CONNECTION (PVC TO TEE)
6. REMOTE CONTROL VALVE WITH FILTER AND PRV. REFER TO LEGEND AND PLANS FOR SPECIFICATIONS
7. AREA PERIMETER
8. DRIPLINE LATERAL
9. AIR/VACUUM RELIEF LATERAL BLANK TUBING CENTERED ON MOUND OR BERM
10. AIR/VACUUM RELIEF VALVE (PLUMBED TO TUBING AT EACH HIGH POINT)
11. PERIMETER LATERALS 2"-4" FROM EDGE (TYPICAL)
12. FLUSH VALVE, PER LEGEND, PLUMB TO EXHAUST HEADER



6 CENTER FEED INLINE DRIP
SCALE: NTS

1. EXHAUST HEADER
2. FLUSH VALVE, PER LEGEND, PLUMB TO EXHAUST HEADER
3. DRIP TUBING PER LEGEND, NOT TO EXCEED 200 LINEAR FEET BETWEEN HEADERS
4. AIR RELIEF VALVE, PER LEGEND, INSTALL AT HIGHEST POINT ON ZONE
5. DRIP TUBING END CONNECTION
6. AREA PERIMETER
7. BLANK TUBING HEADER CENTERED ON MOUND OR BERM
8. DRIP TUBING START CONNECTION
9. SUPPLY HEADER
10. CONTROL ZONE KIT

NOTES:
1. ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

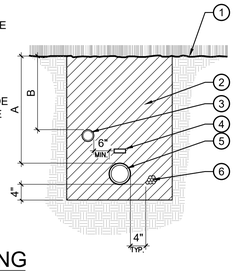


5 DRIPLINE LAYOUT
SCALE: NTS

NOTES:
1. PIGTAIL AND LOOP CONTROL WIRE AT ALL 90° CHANGES IN DIRECTION.
2. WHEN NEEDED PROVIDE A MINIMUM 10 FEET SEPARATION BETWEEN POTABLE AND RECLAIMED MAINLINE PIPING.
3. 24" MINIMUM COVER ON 3" MAINLINE AND LARGER.

1. FINISH GRADE
2. CLEAN BACKFILL - 90% COMPACTION REQUIRED
3. NON-PRESSURE LATERAL LINE. SNAKE PIPE IN TRENCH
4. FOR DOMESTIC SYSTEMS - INSTALL 3" WIDE BLUE I- POTABLE WATER DETECTABLE UNDERGROUND TRENCH MARKING TAPE SHALL BE RUN WITH ALL MAINLINE RUNS AND MUST BE INSTALLED AT LEAST 6" ABOVE TOP OF PIPE.
   FOR RECYCLED SYSTEMS - INSTALL 3" WIDE PURPLE I- RECYCLED WATER DETECTABLE UNDERGROUND TRENCH MARKING TAPE SHALL BE RUN WITH ALL MAINLINE RUNS AND MUST BE INSTALLED AT LEAST 6" ABOVE TOP OF PIPE.
5. PRESSURE SUPPLY LINE SNAKE PIPE IN TRENCH
6. CONTROL WIRES - BUNDLE AND TAPE AT 10' O.C. AND INSTALL ADJACENT TO PRESSURE SUPPLY LINE

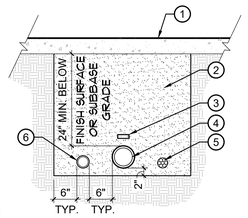
DIMENSION	A	B
1/2" TO 2-1/2" IN SIZE	18"	12"
3" TO 6" IN SIZE	24"	



11 TYPICAL TRENCHING
SCALE: NTS

NOTES:
1. PVC SLEEVES TO BE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE CARRIED.
2. DETAIL ALSO FOR PIPE INSTALLED IN ROCK SOIL.
3. ALL SLEEVES TO BE SCHEDULE 40 PVC.
4. EXTEND ALL SLEEVES 12" BEYOND EDGE OF HARDSCAPING AT BOTH ENDS.
5. 24" MINIMUM COVER ON MAINLINE 3" AND LARGER.

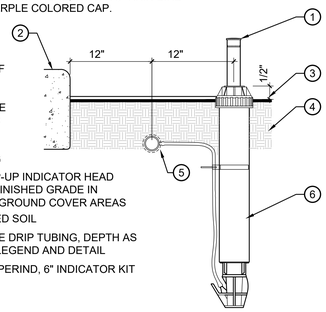
1. FINISH SURFACE
2. CLEAN SAND BACKFILL MINIMUM 90% COMPACTION
3. FOR DOMESTIC SYSTEMS - INSTALL 3" WIDE BLUE I- POTABLE WATER DETECTABLE UNDERGROUND TRENCH MARKING TAPE SHALL BE RUN WITH ALL MAINLINE RUNS AND MUST BE INSTALLED AT LEAST 6" ABOVE TOP OF PIPE.
   FOR RECYCLED SYSTEMS - INSTALL 3" WIDE PURPLE I- RECYCLED WATER DETECTABLE UNDERGROUND TRENCH MARKING TAPE SHALL BE RUN WITH ALL MAINLINE RUNS AND MUST BE INSTALLED AT LEAST 6" ABOVE TOP OF PIPE.
4. PRESSURE MAINLINE IN SCHEDULE 40 SLEEVE - SIZE SLEEVE TWICE DIAMETER OF PRESSURE SUPPLY LINE
5. CONTROL WIRES IN SLEEVE - SIZE PER PLAN. INSTALL ADJACENT TO PRESSURE SUPPLY LINE
6. NON-PRESSURE LATERAL LINE IN SLEEVE TWICE DIAMETER OF LATERAL LINE



10 TYPICAL SLEEVING
SCALE: NTS

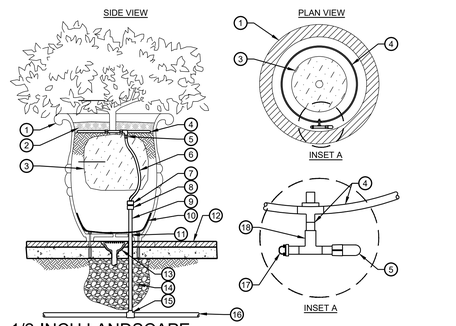
NOTES:
1. INSTALL INDICATOR HEAD 24" FROM THE EDGE OF PAVING OR THE PLANTER EDGE.
2. INSTALL PURPLE COLORED NON-POTABLE CAP NOZZLE ON POP-UP HEAD, IF NEEDED.

1. POP-UP INDICATOR HEAD, WITH A 6" RAIN BIRD OPERIND PURPLE COLORED CAP.
2. INSTALL POP-UP INDICATOR HEAD 24" OFF OF PAVEMENT OR THE EDGE OF PLANTED AREA SERVED BY DRIP TUBING
3. INSTALL POP-UP INDICATOR HEAD 1/2" ABOVE FINISHED GRADE IN SHRUB AND GROUND COVER AREAS
4. UNDISTURBED SOIL
5. SUBSURFACE DRIP TUBING, DEPTH AS SHOWN ON LEGEND AND DETAIL
6. RAIN BIRD OPERIND, 6" INDICATOR KIT



9 DRIP FLUSH INDICATOR HEAD
SCALE: NTS

NOTES:
1. LANDSCAPE PLANTER
2. 2"-3" DEPTH OF MULCH
3. PLANT ROOT BALL
4. 1/2-INCH NON-POTABLE LANDSCAPE DRIPLINE: RAIN BIRD XFDP-06-12-500 (PURPLE LINE)
5. 1/2-INCH ELL: RAIN BIRD EASY FIT COMPRESSION FITTING MDCFEL (PURPLE)
6. 1/2-INCH POLYETHYLENE DISTRIBUTION TUBING: RAIN BIRD XFSP SERIES
7. BARB FEMALE ADAPTER: XFD-FA-075 (PURPLE)
8. PVC MALE ADAPTER
9. 3/4-INCH PVC RISER
10. FILTER FABRIC
11. 1-INCH DIA. HOLES FOR IRRIGATION SUPPLY LINE
12. HARDSCAPE SURFACE
13. DRAIN
14. DRAINAGE GRAVEL
15. PVC SCH 40 TEE OR ELL
16. PVC LATERAL PIPE
17. REMOVABLE FLUSH CAP: RAIN BIRD MDCFCAP(PURPLE)
18. 1/2 -INCH COMPRESSION TEE FITTING EFT25 (PURPLE)



12 1/2-INCH LANDSCAPE DRIPLINE IN LANDSCAPE PLANTER
SCALE: NTS

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CITY OF LAKEWOOD CALIFORNIA
CLIENT

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PH: 714.754.7311
CONSULTANT

LAKEWOOD TOWN SQUARE
4970 CLARK AVE. LAKEWOOD, CA 90712

BID SET 10.02.26

SEAL / SIGNATURE

REGISTERED LANDSCAPE ARCHITECT
ROBERT A CARBOZA No. 3924
Signature
DECEMBER 31, 2027
Expiration Date
09-30-2026
Date
STATE OF CALIFORNIA

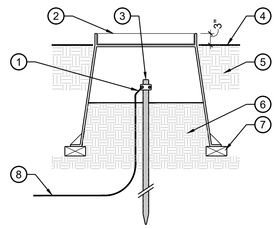
C.I.P. NO.	P2CC2623
JOB NO.	1533.008
DRAWN	TM
CHECK	TM

IRRIGATION DETAILS

SHEET
LID-05

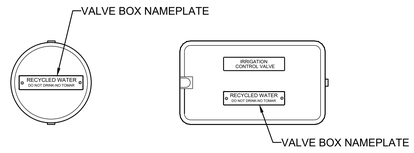
NOTES:
1. FINISH GRADE: 2" BELOW FINISH SURFACE ADJACENT TO TURF AND 3" BELOW ADJACENT TO NON-TURF AREAS.

1. BARE COPPER GROUND WIRE (#6) CONNECT TO ROD W/ BRASS CLAMP
2. PLASTIC RECTANGULAR VALVE BOX HEAT BRAND "GR" ONTO LID
3. 5/8"x8' COPPER CLAD GROUND ROD
4. FINISH GRADE
5. NATIVE OR UNDISTURBED SOIL
6. FILL 1/2 OF BOX WITH COMPACTED SIT SOIL
7. BRICK SUPPORTS (4 REQ.)
8. BARE COPPER GROUND WIRE (#6) FROM CONTROLLER



4 GROUNDING ROD INSTALLATION
SCALE: NTS

NOTES:
1. REFERENCE: T. CHRISTY ENTERPRISES, INC. CATALOG PART NO. 3800 OR EQUAL.



3 PUBLIC AWARENESS SIGN FOR BOX LIDS
SCALE: NTS



SAMPLE WARNING TAG. BACKGROUND PURPLE (PANTONE 512) WITH BLACK LETTERING.

2 RECYCLED WATER WARNING TAG
SCALE: NTS

NOTES:
1. RECYCLED WATER ALUMINUM SIGN PURPLE BACKGROUND AND WHITE LETTERING.

1. 2" DIA. GALVANIZED STEEL POST PAINTED PURPLE
2. FASTEN SIGN TO POST WITH STAINLESS STEEL BOLTS
3. FINISHED GRADE
4. CONCRETE FOOTING



1 IRRIGATION ADVISORY SIGN
SCALE: NTS

WATER EFFICIENT LANDSCAPE WORKSHEET

Regular Landscape Areas

Hydrozone #	Planting Description	Plant Factor	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)	% of Total Area
1. shrub	Low water use plant	0.3	Subsurface drip	0.81	0.37	1245.0	461.1	14351.6	3%
2. shrub	Low water use plant	0.3	Subsurface drip	0.81	0.37	1234.0	457.0	14224.8	3%
3. tree	Low water use plant	0.3	Bubblers	0.77	0.39	128.0	49.9	1552.2	0%
4. shrub	Low water use plant	0.3	Subsurface drip	0.81	0.37	1523.0	564.1	17556.2	4%
5. shrub	Medium water use plant	0.4	Subsurface drip	0.81	0.49	1916.0	946.2	29448.7	5%
6. shrub	Low water use plant	0.3	Subsurface drip	0.81	0.37	1378.0	510.4	15884.8	3%
7. tree	Low water use plant	0.3	Bubblers	0.77	0.39	96.0	37.4	1164.1	0%
8. shrub	Low water use plant	0.3	Subsurface drip	0.81	0.37	1216.0	450.4	14017.3	3%
9. tree	Low water use plant	0.3	Bubblers	0.77	0.39	80.0	31.2	970.1	0%
10. bio	Low water use plant	0.3	Multi stream/ Multi trajectory rotary (MSMT) nozzle	0.76	0.39	2147.0	847.5	26377.6	5%
11. shrub	Medium water use plant	0.4	Subsurface drip	0.81	0.49	1041.0	514.1	16000.0	3%
12. shrub	Low water use plant	0.3	Subsurface drip	0.81	0.37	563.0	208.5	6489.9	1%
13. tree	Medium water use plant	0.4	Bubblers	0.77	0.52	32.0	16.6	517.4	0%
14. bio	Low water use plant	0.3	Multi stream/ Multi trajectory rotary (MSMT) nozzle	0.76	0.39	850.0	335.5	10442.9	2%
15. shrub	Medium water use plant	0.4	Subsurface drip	0.81	0.49	1951.0	963.5	29986.6	5%
16. shrub	Low water use plant	0.3	Subsurface drip	0.81	0.37	915.0	338.9	10547.6	2%
17. tree	Medium water use plant	0.4	Bubblers	0.77	0.52	48.0	24.9	776.1	0%
18. tree	Low water use plant	0.3	Bubblers	0.77	0.39	176.0	68.6	2134.2	0%
19. shrub	Low water use plant	0.3	Subsurface drip	0.81	0.37	2159.0	799.6	24887.7	5%
22. shrub	Low water use plant	0.3	Subsurface drip	0.81	0.37	687.0	254.4	7919.3	2%
20. bio	Low water use plant	0.3	Multi stream/ Multi trajectory rotary (MSMT) nozzle	0.76	0.39	850.0	335.5	10442.9	2%
21. shrub	Low water use plant	0.3	Subsurface drip	0.81	0.37	687.0	254.4	7919.3	2%
22. bio	Low water use plant	0.3	Multi stream/ Multi trajectory rotary (MSMT) nozzle	0.76	0.39	1178.0	465.0	14472.7	3%
23. pot	Low water use plant	0.3	Drip emitter	0.81	0.37	20.0	7.4	230.5	0%
24. tree	Low water use plant	0.3	Bubblers	0.77	0.39	64.0	24.9	776.1	0%
25. shrub	Low water use plant	0.3	Subsurface drip	0.81	0.37	550.0	203.7	6340.1	1%
26. tree	Medium water use plant	0.4	Bubblers	0.77	0.52	48.0	24.9	776.1	0%
27. shrub	Low water use plant	0.3	Subsurface drip	0.81	0.37	808.0	299.3	9314.1	2%
28. bio	Low water use plant	0.3	Multi stream/ Multi trajectory rotary (MSMT) nozzle	0.76	0.39	655.0	258.6	8047.2	2%
29. bio	Medium water use plant	0.4	Microspray	0.76	0.53	525.0	276.3	8600.1	1%
30. tree	Low water use plant	0.3	Bubblers	0.77	0.39	128.0	49.9	1552.2	0%
31. shrub	Low water use plant	0.3	Subsurface drip	0.81	0.37	844.0	312.6	9729.1	2%
32. shrub	Low water use plant	0.3	Subsurface drip	0.81	0.37	951.0	352.2	10962.6	2%
33. tree	Low water use plant	0.3	Bubblers	0.77	0.39	96.0	37.4	1164.1	0%
34. tree	Low water use plant	0.3	Bubblers	0.77	0.39	160.0	62.3	1940.2	0%
35. shrub	Low water use plant	0.3	Subsurface drip	0.81	0.37	1020.0	377.8	11758.0	3%
36. tree	Low water use plant	0.3	Bubblers	0.77	0.39	144.0	56.1	1746.2	0%
37. shrub	Medium water use plant	0.4	Subsurface drip	0.81	0.49	1187.0	586.2	18244.0	3%
38. tree	Low water use plant	0.3	Bubblers	0.77	0.39	96.0	37.4	1164.1	0%
39. shrub	Low water use plant	0.3	Subsurface drip	0.81	0.37	1439.0	533.0	16587.9	4%
42. tree	Low water use plant	0.3	Bubblers	0.77	0.39	32.0	12.5	388.0	0%
43. shrub	Low water use plant	0.3	Subsurface drip	0.81	0.37	538.0	199.3	6201.7	1%
Total									42

WATER EFFICIENT LANDSCAPE WORKSHEET

Special Landscape Areas

Hydrozone #	Planting Description	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)	% of Total Area
40	Active play area	1	4431.0	4431.0	137910.4	11%
41	Active play area	1	4431.0	4431.0	137910.4	11%

WATER EFFICIENT LANDSCAPE WORKSHEET

Water Efficient Landscape Worksheet

Date:	4/27/2026
Client:	
Project #:	24-058.01
Project Name:	Lakewood Park
Landscape Area Type:	Non-Residential
	0.45
City:	Lakewood
Reference Evapotranspiration (ETo):	50.2
Regular Landscape Areas:	
Average ETAF (PF/IE):	0.4
Total Regular Landscape Area (Sq. Ft.):	30698.0
Total ETAF x Area:	12381.0
% of Total Area	78%
Special Landscape Areas:	
Total Special Landscape Area (Sq. Ft.):	8862.0
Total ETAF x Area:	8862.0
% of Total Area	22%
Total Regular Landscape Areas (Sq. Ft.)	
Very low water use plant	0
Low water use plant	23950
Medium water use plant	6748
High water use plant	0
Lawn	0
Total Special Landscape Areas (Sq. Ft.)	
Active play area	8862
Edible garden	0
Recycled water area	0
Urban forest	0
Pool, spa, or other water feature	0
Other	0
Total Landscape Area	39560.0
Total ETAF x Area for All Landscape Areas	21243.0
Average ETAF for All Landscape Areas	0.5
ETWU Total	661165.8
Maximum Allowed Water Allowance (MAWA):	705770.9

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

PRESSURE LOSS CALCULATIONS

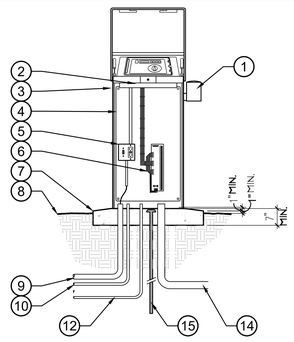
WATER PRESSURE CALCULATIONS

POC NUMBER	1	POC SIZE	2"
HYDRAULIC GRADE LINE	-	POC ELEVATION	-
ELEVATION DIFFERENCE	-	MINIMUM STATIC WATER PRESSURE	90
REMOTE CONTROL VALVE #	10	REMOTE CONTROL VALVE SIZE	1-1/2"
R.C.V. DEMAND (GPM)	30	TOTAL DEMAND (GPM)	30
HIGHEST HEAD ELEVATION	-	STATIC PRESSURE AT ROTOR	40

SIZE	DESCRIPTION		PSI LOSS	
2"	50 FEET SERVICE LINE; TYPE K COPPER	1	0.5	PSI
2"	WATER METER	2	1.9	PSI
2"	BACKFLOW PREVENTER	3	12.0	PSI
2"	GATE VALVES	4	0.5	PSI
2"	MASTER CONTROL VALVE	5	3.0	PSI
2"	1325 FEET OF MAINLINE: TYPE CL 315	6	11.0	PSI
1-1/2"	REMOTE CONTROL VALVE	8	2.9	PSI
10%	LATERAL LINE LOSS	9	3.2	PSI
10%	FITTING LOSS	10	3.5	PSI
	FT. OF ELEVATION CHANGE (P.O.C. TO HIGHEST HEAD)	11	0.0	PSI
TOTAL SYSTEM PRESSURE LOSS (SUM OF #1 THRU #11)		12	38.5	PSI
PRESSURE REQUIRED AT RCV		13	40.0	PSI
TOTAL PRESSURE REQUIRED (SUM OF #12 AND # 13)		14	78.5	PSI
STATIC WATER PRESSURE (FROM ABOVE)		15	90.0	PSI
RESIDUAL PRESSURE (SUBTRACT # 14 FROM # 15)		16	11.5	PSI
SET PRV OR MCV AT (# 14 PLUS 10 PSI)		17	83.5	PSI

NOTES:
1. PILOT WIRES SHALL BE ONE COLOR FOR EACH CONTROLLER. COMMON WIRES SHALL BE WHITE WITH DIFFERENT COLOR STRIPES FOR EACH AUTOMATIC CONTROLLER.
2. NO SPLICES SHALL BE MADE BETWEEN CONTROLLER AND REMOTE CONTROL VALVE UNDER 500 LINEAL FEET.
3. CONTROL WIRING SEQUENCE CORRESPONDS TO OPERATING SEQUENCE OF REMOTE CONTROL VALVES AND AUTOMATIC SPRINKLER CONTROL UNIT STATION CONNECTION SEQUENCE. SEQUENCE SHOWN ON DETAIL IS FOR REFERENCE ONLY. SEE IRRIGATION PLAN FOR CORRECT VALVE SEQUENCE.

1. RAIN SENSOR ATTACHED TO ENCLOSURE PER MANUFACTURERS RECOMMENDATIONS
2. CONTROLLER
3. STAINLESS STEEL, 18" OR 24" WIDE FRONT ENTRY CONTROLLER ENCLOSURE NEMA 3R RAINPROOF RATED
4. STAINLESS STEEL, U.L. LISTED. PREDRILLED, REMOVABLE BACKBOARD
5. POWER SWITCH AND RECEPTACLE
6. TERMINAL STRIP FOR REMOTE CONTROL VALVE WIRE CONNECTIONS
7. CONCRETE PAD - CL 520-C-2500. CONCRETE PAD MUST BE CONSTRUTED TO ENSURE 6" CLEARANCE AROUND THE ENCLOSURE. INSTALL A MINIMUM OF 3" ABOVE GRADE AND SLOPE TOP TO DRAIN AT A MINIMUM OF 2%
8. FINISH GRADE
9. EXISTING PVC CONDUIT FOR ELECTRIC SERVICE. CONTRACTOR SHALL FIELD VERFIY PRIOR TO CONSTRUCTION.
10. 1" PVC CONDUIT FOR ET GAUGE WIRES
11. N/A
12. 1" PVC CONDUIT FOR FLOW SENSOR / MCV WIRES
13. N/A
14. 3" PVC CONDUIT FOR CONTROL WIRES TO VALVES
15. 5/8"~ x 8' COPPER GROUND ROD W/ #6 GROUND WIRE AND CLAMP



SECTION

5 PEDESTAL MOUNTED CONTROLLER
SCALE: NTS

CONTROLLER SCHEDULE

IRRIGATION CONTROLLER SCHEDULE- ESTABLISHMENT PERIOD

DATE: 12/9/2025 | CITY: Lakewood | REVISION HISTORY:
PROJECT: Town Square Development
CLIENT: Dahlin | WUCOLS ZONE: Lakewood | REVISED BY:
PREPARED BY NUVIS

CONTROLLER 'A'

E.T. DATA

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
MONTHLY	2.70	2.70	3.30	4.60	5.30	5.60	5.60	6.00	5.90	3.40	2.60	2.00
WEEKLY	0.63	0.63	0.77	1.07	1.23	1.30	1.30	1.40	1.37	0.79	0.60	0.47
DAILY	0.09	0.10	0.11	0.15	0.17	0.19	0.18	0.19	0.20	0.11	0.09	0.06

SCHEDULING DATA

%of ET	Efficiency Rate	Days Per Week
1.25	0.81	6

IRRIGATION SCHEDULE- MINUTES PER DAY

STATION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	STATION	PRECIP. RATE	CROP COEF.
SHRUBS	13	13	16	22	26	27	27	29	29	16	13	10	1,2,4,5,6,8,11,12,15,16,19,22,23,25,27,31,32,35,37,38,43	0.60	0.3
TREES	13	13	16	22	26	27	27	29	29	16	13	10	3,7,9,13,17,18,24,26,28,30,33,34,36,39,42	0.60	0.6
TURF	13	13	16	23	26	28	28	30	29	17	13	10	40,41	0.59	0.9
BIO	13	13	16	22	26	27	27	29	29	16	13	10	10,14,20,21,29	0.60	0.4

IRRIGATION CONTROLLER SCHEDULE- ESTABLISHED

DATE: 12/9/2025 | CITY: Lakewood | REVISION HISTORY:
PROJECT: Town Square Development
CLIENT: Dahlin | WUCOLS ZONE: Lakewood | REVISED BY:
PREPARED BY NUVIS

CONTROLLER 'A'

E.T. DATA

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
MONTHLY	2.70	2.70	3.30	4.60	5.30	5.60	5.60	6.00	5.90	3.40	2.60	2.00
WEEKLY	0.63	0.63	0.77	1.07	1.23	1.30	1.30	1.40	1.37	0.79	0.60	0.47
DAILY	0.09	0.10	0.11	0.15	0.17	0.19	0.18	0.19	0.20	0.11	0.09	0.06

SCHEDULING DATA

%of ET	Efficiency Rate	Days Per Week
1	0.81	3

IRRIGATION SCHEDULE- MINUTES PER DAY

STATION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	STATION	PRECIP. RATE	CROP COEF.
SHRUBS	21	21	26	36	41	43	43	47	46	26	20	16	1,2,4,5,6,8,11,12,15,16,19,22,23,25,27,31,32,35,37,38,43	0.60	0.3
TREES	21	21	26	36	41	43	43	47	46	26	20	16	3,7,9,13,17,18,24,26,28,30,33,34,36,39,42	0.60	0.6
TURF	10	10	13	18	20	21	21	23	22	13	10	8	40,41	0.59	0.9
BIO	10	10	13	18	20	21	21	23	22	13	10	8	10,14,20,21,29	1.22	0.4

THE IRRIGATION SCHEDULE IS A GUIDELINE ONLY, THIS WILL NOT REPLACE THE REQUIREMENT FOR ONGOING IRRIGATION ADJUSTMENTS AND MAINTENANCE MANAGEMENT BY THE CONTRACTOR. SITE AND CLIMATIC CONDITIONS WILL REQUIRE FURTHER ADJUSTMENTS NOT SHOWN IN THIS SCHEDULE.

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U. S. A. 92660
PH: 714.754.7311
CONSULTANT

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4970 CLARK AVE. LAKEWOOD, CA 90712

BID SET 10.02.26

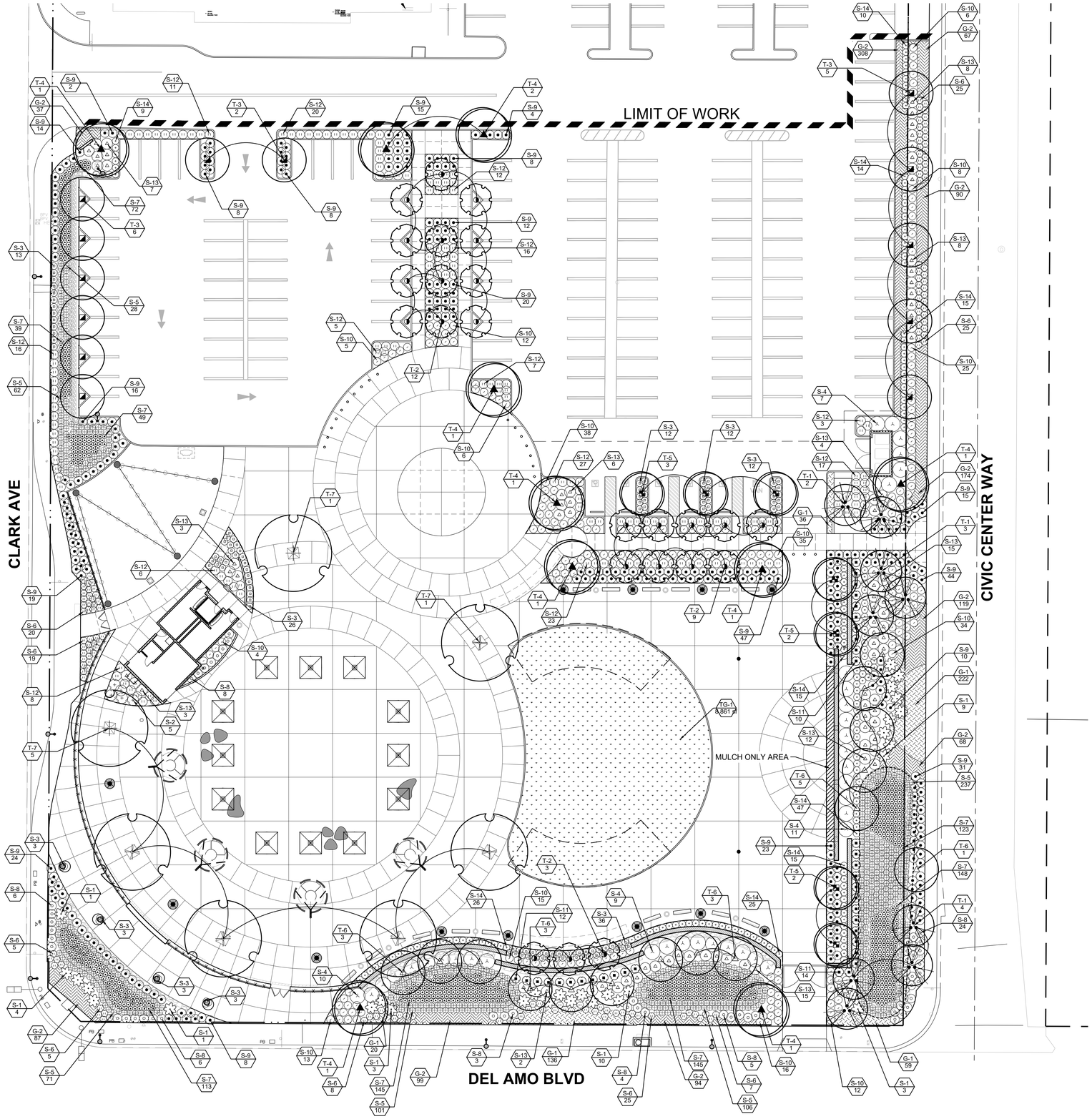
SEAL / SIGNATURE

REGISTERED LANDSCAPE ARCHITECT — PAUL CARDOZA No. 2942 — Signature — DECEMBER 31, 2027 Expiration Date — 09-30-2026 Date — STATE OF CALIFORNIA

C.I.P. NO. P2CC2623
JOB NO. 1533.008
DRAWN TM
CHECK TM

IRRIGATION DETAILS AND CALCULATIONS

SHEET
LIC-06



PLANT LIST

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
TREES			
	T-1	CERCIS OCCIDENTALIS	WESTERN REDBUD MULTI-TRUNK
	T-2	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	TUSCARORA CRAPE MYRTLE
	T-3	LAURUS NOBILIS 'SARATOGA'	SARATOGA BAY LAUREL
	T-4	LOPHOSTEMON CONFERTUS	BRISBANE BOX
	T-5	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA
	T-6	MELALEUCA NESOPHILA	PINK MELALEUCA
	T-7	ULMUS PARVIFOLIA 'TRUE GREEN'	TRUE GREEN LACEBARK ELM
SHRUBS			
	S-1	AGAVE ATTENUATA 'RAY OF LIGHT'	FOXTAIL AGAVE
	S-2	COLEONEMA PULCHELLUM 'SUNSET GOLD'	SUNSET GOLD BREATH OF HEAVEN
	S-3	DIANELLA REVOLUTA 'CLARITY BLUE'	CLARITY BLUE FLAX LILLY
	S-4	DODONAEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH
	S-5	ELEGIA TECTORUM 'DWARF'	DWARF CAPE RUSH
	S-6	EPILOBIUM CANUM	CALIFORNIA FUCHSIA
	S-7	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH
	S-8	LOBELIA LAXIFLORA	MEXICAN LOBELIA
	S-9	LOMANDRA LONGIFOLIA 'LM300'	BREEZE™ MAT RUSH
	S-10	LOMANDRA LONGIFOLIA 'ROMA 13'	PLATINUM BEAUTY® VARIEGATED MAT RUSH
	S-11	PODOCARPUS MACROPHYLLUS 'SOSA'	MOOD RING® YEW PODOCARPUS
	S-12	RHAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN
	S-13	SALVIA CLEVELANDII	CLEVELAND SAGE
	S-14	WESTRINGIA FRUTICOSA 'GREY BOX'	DWARF COAST ROSEMARY
GROUND COVERS			
	G-1	DYMONDIA MARGARETAE*	SILVER CARPET DYMONDIA
	G-2	MYOPORUM PARVIFOLIUM 'PUTAH CREEK' *	PUTAH CREEK TRAILING MYOPORUM
SOD			
	TG-1	FESTUCA 'MARATHON II'	MARATHON II FESCUE

*TOTAL OF 8 COUNT ON TOTAL QUANTITIES PER FLATS SHOWN ON PLANTING PLAN CALLOUTS

STANDARD PLANT CALL-OUT

PLANT SYMBOL CODE — XX ## — QUANTITY

NOTES:

2. REFER TO SHEET LP-02 FOR FULL PLANT LIST, NOTES AND DETAILS.

1 5 10 20 40
SCALE: 1" = 20'-0"

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Irvine, California 92618
949-250-4680

CITY OF LAKEWOOD CALIFORNIA
CLIENT

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CONSULTANT

LAKEWOOD TOWN SQUARE

4970 CLARK AVE. LAKEWOOD, CA 90712

BID SET 10.02.26

SEAL / SIGNATURE

REGISTERED LANDSCAPE ARCHITECT — ANDREA CARDOZA No. 5745 — STATE OF CALIFORNIA
Signature
DECEMBER 31, 2027 Expiration Date
09-30-2026 Date

C.I.P. NO.	P2CC2623
JOB NO.	1533.008
DRAWN	EB
CHECK	TM

Planting Plan

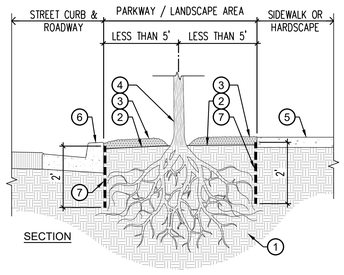
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LP-01

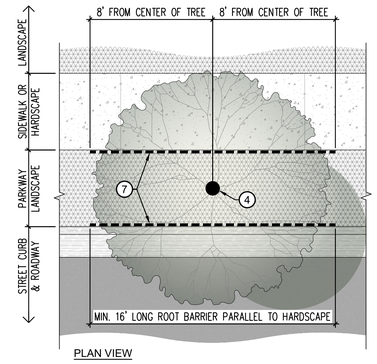
PLANT LIST

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	WATER USE	QTY	MATURE HEIGHT	MATURE WIDTH
TREES									
	T-1	CERCIS OCCIDENTALIS	WESTERN REDBUD MULTI-TRUNK	48" BOX		LOW	9	6 - 10FT. HT.	10 - 15FT. W.
	T-2	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	TUSCARORA CRAPE MYRTLE	24" BOX	STD.	LOW	24	10 - 15FT. HT.	10 - 15FT. W.
	T-3	LAURUS NOBILIS 'SARATOGA'	SARATOGA BAY LAUREL	24" BOX		LOW	13	25 - 40FT. HT.	15 - 25FT. W.
	T-4	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX		MOD	10	25 - 40FT. HT.	15 - 25FT. W.
	T-5	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	24" BOX		MOD	7	10 - 15FT. HT.	10 - 15FT. W.
	T-6	MELALEUCA NESOPHILA	PINK MELALEUCA	24" BOX		LOW	15	15 - 25FT. HT.	15 - 25FT. W.
	T-7	ULMUS PARVIFOLIA 'TRUE GREEN'	TRUE GREEN LACEBARK ELM	72" BOX		MOD	7	40 - 65FT. HT.	40 - 65FT. W.
SHRUBS									
	S-1	AGAVE ATTENUATA 'RAY OF LIGHT'	FOXTAIL AGAVE	5 GAL.		LOW	31	3 - 6FT. HT.	6 - 10FT. W.
	S-2	COLEONEMA PULCHELLUM 'SUNSET GOLD'	SUNSET GOLD BREATH OF HEAVEN	5 GAL.		MOD	5	18 - 36IN. HT.	3 - 6FT. W.
	S-3	DIANELLA REVOLUTA 'CLARITY BLUE'	CLARITY BLUE FLAX LILLY	5 GAL.		LOW	123	18 - 36IN. HT.	1 - 3FT. W.
	S-4	DODONAEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH	5 GAL.		LOW	37	10 - 15FT. HT.	6 - 10FT. W.
	S-5	ELEGIA TECTORUM 'DWARF'	DWARF CAPE RUSH	5 GAL.		LOW	605	18 - 36IN. HT.	3 - 6FT. W.
	S-6	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	5 GAL.		LOW	139	18 - 36IN. HT.	1 - 3FT. W.
	S-7	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	5 GAL.		LOW	834	18 - 36IN. HT.	1 - 3FT. W.
	S-8	LOBELIA LAXIFLORA	MEXICAN LOBELIA	5 GAL.		LOW	56	18 - 36IN. HT.	
	S-9	LOMANDRA LONGIFOLIA 'LM300'	BREEZE™ MAT RUSH	5 GAL.		LOW	328	18 - 36IN. HT.	1 - 3FT. W.
	S-10	LOMANDRA LONGIFOLIA 'ROMA 13'	PLATINUM BEAUTY® VARIEGATED MAT RUSH	5 GAL.		LOW	229	18 - 36IN. HT.	1 - 3FT. W.
	S-11	PODOCARPUS MACROPHYLLUS 'SOSA'	MOOD RING® YEW PODOCARPUS	5 GAL.		MOD	36	10 - 15FT. HT.	3 - 6FT. W.
	S-12	RHAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN	5 GAL.		LOW	171	18 - 36IN. HT.	1 - 3FT. W.
	S-13	SALVIA CLEVELANDII	CLEVELAND SAGE	5 GAL.		LOW	83	3 - 6FT. HT.	3 - 6FT. W.
	S-14	WESTRINGIA FRUTICOSA 'GREY BOX'	DWARF COAST ROSEMARY	5 GAL.		LOW	176	18 - 36IN. HT.	1 - 3FT. W.
GROUND COVERS *TOTAL OF 8 COUNT ON TOTAL QUANTITIES PER FLATS SHOWN ON PLANTING PLAN CALLOUTS									
	G-1	DYMONDIA MARGARETAE *	SILVER CARPET DYMONDIA	FLATS	18" O.C.	L	60 FLATS	< 6IN. HT.	1 - 3FT. W.
	G-2	MYOPORUM PARVIFOLIUM 'PUTAH CREEK' *	PUTAH CREEK TRAILING MYOPORUM	FLATS	18" O.C.	L	143 FLATS	< - 1FT. HT.	6 - 10FT. W.
SOD									
	TG-1	FESTUCA 'MARATHON II'	MARATHON II FESCUE AVAILABLE FROM SOUTHLAND SOD FARMS (800) 532-3489 OR APPROVED EQUAL.	SOD	PER PLAN	HIGH	8,861 SF	< 6IN. HT.	

NOTES:
1. Trees planted within 5' of hardscape improvements, including but not limited to streets, public sidewalks, or trails (regardless of surface material), shall be separated from those surfaces by a linear root barrier to promote deep rooting & prevent physical disruption or damage.
2. Root barriers shall be installed adjacent & parallel to hardscape elements, not encircling root balls.
3. Root barriers are to be 24" deep & min. 16' long centered on tree trunk with increasing length depending on tree species.
4. Root barrier panels are to be #UB-24-2 manufactured by Deeproot Green Infrastructure, llc 1032 Irving St, #614 San Francisco, CA 94122 www.deeproot.com (415) 781-9700, or approved equivalent.
5. Install Root Barrier per manufacturer's recommendations. Always install the panels 1"-2" above grade to avoid root penetration above the barrier.

1. NATIVE SOIL OR CERTIFIED COMPACTED SUBGRADE
2. FINISH GRADE OF LANDSCAPE AREA
3. 3" LAYER OF MULCH PER PLAN
4. TREE TRUNK
5. ADJACENT SIDEWALK / HARDSCAPE WHERE OCCURS PER PLAN
6. ADJACENT STREET CURB WHERE OCCURS PER PLAN
7. 24" DEEP ROOT BARRIER - SEE NOTES ON LEFT

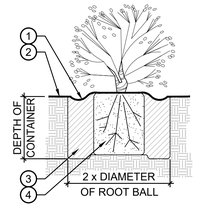




1 LINEAR ROOT BARRIER
NOT TO SCALE

NOTES:
1. CROWN OF ROOTBALL TO BE 1/2" - 1" ABOVE FINISH GRADE.
2. FOR ADDITIONAL INFORMATION REFER TO PLANTING NOTES & SPECIFICATIONS.

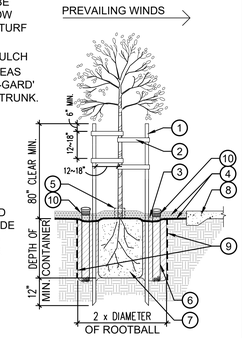
1. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE
2. FINISH GRADE
3. BACKFILL IN ACCORDANCE WITH PROJECT AGRICULTURAL SUITABILITY SOILS REPORT
4. ROOTBALL



2 SHRUB PLANTING
NOT TO SCALE

NOTE:
FOR ADDITIONAL INFORMATION REFER TO PLANTING NOTES AND SPECIFICATIONS.

1. 2"Ø MIN. x 10' LODGE POLE STAKE BOTH SIDES, OR 'TOMAHAWK TREE STABILIZER SYSTEM' (800) 845-3343, or Approved Equal
2. CINCH TIE, ARBOR TIE, or Approved Equal
3. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOT BALL BELOW FINISH GRADE. TREES PLANTED IN TURF AREAS SHALL NOT HAVE BASINS.
4. FINISH GRADE w/ 3" DEEP WOOD MULCH
5. TREES INSTALLED WITHIN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GARD' OR APPROVED EQUAL AT BASE OF TRUNK.
6. BACKFILL IN ACCORDANCE WITH PROJECT AGRICULTURAL SUITABILITY SOILS REPORT
7. ROOTBALL TO BE 1" ABOVE FINISH GRADE.
8. ADJACENT HARDSCAPE - WHERE OCCURS PER PLAN
9. 24" DEEP ROOT BARRIER INSTALLED AROUND ALL NEW TREES AT OUTSIDE EDGE OF PLANTING PIT, OR ALONG PAVING OR STRUCTURE IF CLOSER THAN 5'. EXTEND 8' IN BOTH DIRECTIONS FROM TREE TRUNK.
10. 2- 4" OBSERVATION TUBES WITH ¾" GRAVEL AT BASE INSTALL ON OPPOSITE SIDES OF TREE.



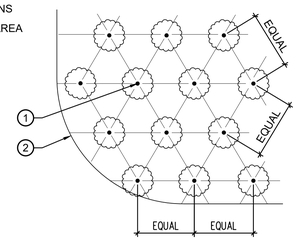
3 TREE PLANTING & STAKING
NOT TO SCALE

PLANTING PLAN NOTES

1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.
2. UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.
3. ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.
4. PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.
5. SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE CITY'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.
6. LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE CITY/OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
7. CONTRACTOR SHALL PROPOSE ON AMENDMENTS AS STATED IN THE SPECIFICATIONS. CONTRACTOR SHALL PAY FOR AND OBTAIN AGRICULTURAL SOILS TESTING AND RECOMMENDATIONS AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.
8. TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES.
9. TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE CITY/OWNER'S AUTHORIZED REPRESENTATIVE.
10. IF, DURING PLANTING OPERATIONS THERE SEEMS TO BE MINIMAL OR NO PERCOLATION IN PLANTING PITS, CONTRACTOR SHALL CEASE PLANTING OPERATIONS AND IMMEDIATELY NOTIFY THE CITY/OWNER'S AUTHORIZED REPRESENTATIVE TO DISCUSS ALTERNATIVE TO MAINTAINING POSITIVE ROOTBALL DRAINAGE MEASURES.
11. SHRUB AREAS SHALL RECEIVE A 3" LAYER OF FOREST FLOOR COMPOSTED WOOD MULCH ⅜"- 1 ½" SIZE. OR EQUAL. MULCH SHALL HAVE A MINIMUM 80% RECYCLED CONTENT.
12. CONTRACTOR SHALL INCLUDE MARATHON II SOD AT TIME OF PURCHASE, AND SHALL INCORPORATE THE FERTILIZER INTO SOIL PRIOR TO INSTALLATION PER MANUFACTURER'S SPECIFICATIONS.

NOTES:
1. ALL PLANTS SHALL BE PLANTED AT EQUAL SPACING (TRIANGULAR UNLESS OTHERWISE INDICATED ON PLANS.
2. AS APPROPRIATE, CENTERLINE OF PLANTS SHALL BE 1/2 OF EQUAL SPACING MINIMUM FROM EDGE OF PLANTING AREA.
3. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.
4. FOR ADDITIONAL INFORMATION REFER TO PLANTING NOTES AND SPECIFICATIONS.

1. TYPICAL PLANT SPACING VARIES - SEE PLANT LEGEND AND/OR PLANS
2. EDGE OF PLANTING AREA



4 SHRUB SPACING
NOT TO SCALE

DAHLIN
505 Technology Drive, Suite 200
Irvine, California 92618
949-250-4680

CITY OF LAKEWOOD CALIFORNIA
CLIENT

NUVIS
LANDSCAPE ARCHITECTURE
20250 SW ACACIA ST, STE 260
NEWPORT BEACH, CA
U. S. A. 92660
PH: 714.754.7311
CONSULTANT

LAKEWOOD TOWN SQUARE

4970 CLARK AVE. LAKEWOOD, CA 90712

BID SET 10.02.26

SEAL / SIGNATURE

REGISTERED LANDSCAPE ARCHITECT
JOHN A. CARDOZA No. 3743
STATE OF CALIFORNIA
DECEMBER 31, 2027
Expiration Date
09-30-2026
Date

C.I.P. NO.	P2CC2623
JOB NO.	1533.008
DRAWN	EB
CHECK	TM

Plant List, Notes and Details

SHEET
LP-02