



PLANNING COMMISSION AGENDA

August 26, 2021

PURSUANT TO EXECUTIVE ORDER N-29-20 ISSUED BY GOVERNOR GAVIN NEWSOM ON MARCH 17, 2020, THE FOLLOWING MEETING WILL TAKE PLACE SOLELY BY TELECONFERENCE / VIDEOCONFERENCE.

How Can Members of the Public Observe the Meeting?

The meeting may be viewed via Spectrum Channel 3 and 22, AT&T U-verse Channel 99, and/or El Segundo TV at YouTube.com.

How Can Members of the Public Participate in the Meeting and/or Provide Public Comments?

Join via Zoom from a PC, Mac, iPad, iPhone, or Android device, or by phone.

Please use this URL

<https://us06web.zoom.us/j/87884158715?pwd=K0tSUFQ2bU1EdVdOZ0hQNEovUmg1QT09>

If you do not wish for your name to appear on the screen, then use the drop-down menu and click on “rename” to rename yourself to be anonymous.

OR

Join by phone: [1-669-900-9128 US](tel:1-669-900-9128)

Enter Meeting ID: 878 8415 8715

Passcode: 045253

Your phone number is captured by the zoom software and is subject to the Public Records Act unless you first dial “*67” before dialing the number as shown above to remain anonymous.

The time limit for comments is five (5) minutes per person. Before speaking to the Commission, please state: your name and residence or the organization you represent. Please respect the time limits.

Members of the public may also provide comments electronically by sending an email to the following address prior to the start of the meeting: planning@elsegundo.org. **Please include the meeting date and item number in the subject line.** If you would like to request that your emailed comment be read into the record, please include that request at the top of your email, limit your comments to 150 words or less, and email your comments at least 30 minutes prior to the start of the meeting. Depending on the volume of communications, the emails may be read to Commission at the appropriate time. Please note that all emailed comments are public records subject to disclosure under the Public Records Act.

Additional Information:

Unless otherwise noted in the agenda, the public can only comment on City-related business that is within the jurisdiction of the Planning Commission and/or items listed on the agenda during the public communications portions of the meeting. Additionally, the public can comment on any public hearing item on the agenda during the public hearing portion of such item. The time limit for comments is five (5) minutes per person.

Before speaking to the Planning Commission, please state your name and residence and the organization you represent, if desired. Please respect the time limits.

DATE: Thursday, August 26, 2021

TIME: 5:30 p.m.

PLACE: Teleconference/Videoconference

VIDEO: El Segundo Cable Channel 3 (Live).
Replayed Friday following Thursday's meeting
at 1:00 pm and 7:00 pm on Channel 3.
(Schedule subject to change)

All files related to this agenda are available for public review by appointment in the Planning Division office, Monday through Thursday 7:00 am to 5:00 pm and on Fridays until 4:00 pm, beginning at 7:00 am on the Monday prior to the Planning Commission meeting.

The Planning Commission, with certain statutory exceptions, can only take action upon properly posted and listed agenda items.

Unless otherwise noted in the agenda, the public can only comment on City-related business that is within the subject-matter jurisdiction of the Planning Commission and items listed on the Agenda during the public communications portion of the meeting. Additionally, the public can comment on any public hearing item on the Agenda during the public hearing portion of such item. The time limit for comments is generally five minutes per person.

Playing of video tapes or use of visual aids may be permitted during meetings if they are submitted to the Development Services Director a minimum of two working days before the meeting and they do not exceed five minutes in length. Written materials distributed to the Planning Commission within 72 hours of the Planning Commission meeting are available for public inspection immediately upon distribution in the City Clerk's office and on the City's website, www.elsegundo.org.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact City Clerk, (310) 524-2307. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

- A. **Call to Order**
- B. **Pledge of Allegiance**
- C. **Roll Call**
- D. **Public Communications** (Related to City Business only and for which the Planning Commission is responsible—5 minutes per person; 30 minutes total).

Individuals who received value of \$50 or more to communicate to the Planning Commission on another's behalf, and employees speaking on their employer's behalf, must so identify themselves before addressing the Commission. Failure to do so is a misdemeanor. While all comments are welcome, the Brown Act does not allow the Commission to take action on any item not on the agenda. The Commission may respond to comments after public communications is closed.

- E. **Written Communications** (other than what is included in Agenda packets)

- F. **Consent Calendar**

All items are to be adopted by one motion without discussion. If a request for discussion of an item is made, the items should be considered individually under the next Agenda heading.

- 1. **Expansion of a Recreational Vehicle Storage Facility (PS)**

Project Address: 1 Chapman Way,

Applicant: James Streetmaker (California Storage Master)

Project Description: Administrative use Permit (AUP) to allow the expansion of a recreational vehicle storage facility located at 1 Chapman Way (Environmental Assessment No. EA-1290 and Administrative Use Permit No. AUP 20-05).

Environmental Determination: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15304 as a Class 4 categorical exemption (Minor Alterations to Land) and §15311 as a Class 11 categorical exemption (Accessory Structures)

RECOMMENDED ACTION: Receive and File the Development Services Director's approval of Environmental Assessment No. EA-1290 and Administrative Use Permit No. 20-05.

- G. **New Business:**

- 2. **Presentation regarding development of a local inclusionary housing ordinance/program**

Project Description: The City was awarded a Local Early Action Planning (LEAP) Grant by the State of California Department of Housing and Community Development (HCD) to develop an inclusionary housing ordinance/program. The presentation will include an introduction to the topic of inclusionary housing ordinances and programs and a review of the scope and schedule for this grant-funded effort.

RECOMMENDED ACTION: Receive and File staff's presentation.

- H. **Report from Director of Development Services or designee**
- K. **Report from the City Attorney's office**
- L. **Planning Commissioners' Comments**
- M. **Adjournment**—next meeting scheduled for September 9, 2021, 5:30 pm.

POSTED: *Paul Samaras*
(Signature)

August 19, 2021
(Date and time)



TITLE:

Administrative Use Permit (AUP) to allow the expansion of a recreational vehicle storage facility located at 1 Chapman Way (Environmental Assessment No. EA-1290 and Administrative Use Permit No. AUP 20-05).

Applicant: James Streetmaker (California Storage Masters)

RECOMMENDATION: Receive and file

BACKGROUND:

On May 12, 2005, the Planning Commission approved EA 658 and AUP No. 04-04 for the expansion of a recreational vehicle storage facility at 1 Chapman Way/655 South Douglas Street. The facility was originally established in 2001 with 234 storage spaces. The 2005 expansion increased the number of storage spaces by 62 to 296.

On September 22, 2020, EA-1290 and AUP No. 20-05 was submitted for a second expansion of the existing facility into a vacant property to the west. The expansion will increase the overall area of the facility from 5.18 to 9.58 acres and the number of storage spaces to 497. After considering the request, on May 26, 2021 the Director granted approval of the Administrative Use Permit to allow the proposed expansion.

On April 1, 2021, the Development Services Director approved a lot line adjustment request for the site (Lot Line Adjustment SUB 20-03). The present AUP request is subject to a condition of approval that the lot line adjustment be recorded prior to completion of construction for the project.

DISCUSSION:

The site is located in the Light Industrial (M-1) zone on a vacant parcel. The uses immediately surrounding the site include railroad right-of-way, vacant industrial land, light industrial and general office uses. A recreational vehicle storage facility is a permitted use in the M-1 zone subject to approval of an Administrative Use Permit. The proposed use is compatible with other permitted uses in the M-1 zone, such as warehousing, open storage, and parking lots. No new buildings are proposed for construction; construction activities will involve grading, paving and the installation of a perimeter fence for securing and screening the property. The construction activities will comply with the City's construction noise and dust regulations. As a result, no significant impacts are anticipated during construction. The existing facility operates as a self-storage facility with no staff onsite other than a security guard. The facility is open 24-hours a day and vehicle trips by visitors are distributed throughout the day seven days a week. Thus, the facility does not contribute significantly to peak hour traffic. The expansion area will operate in the

same manner as the existing facility. Therefore, the operations of the expanded facility are not anticipated to have significant traffic impacts.

The Director's approval includes conditions that protect the City and surrounding users from potentially negative impacts. The conditions, findings of approval, and environmental assessment are provided in the attached approval letter. Staff believes that the project is appropriate for the location and will not operate in a way that will create unwanted impacts. Staff recommends that the Planning Commission receive and file the Director's approval. In the alternative, any Planning Commissioner may request that an item be discussed and a decision on the application be made by the Planning Commission instead.

TYPE OF ACTION (LEGISLATIVE; QUASI-JUDICIAL; OR ADVISORY)

Quasi-judicial: In the event the Planning Commission desires to review the Director's approval of the administrative use permit, the Planning Commission acts in its quasi-judicial capacity (*i.e.*, applying established standards to applications to determine specific rights under existing law). Before an administrative use permit may be granted, the Director or the Commission must find the following findings are met as required by ESMC § 15-22-5:

1. *There is compatibility of the particular use on the particular site in relationship to other existing and potential uses within the general area in which the use is proposed to be located.*
2. *The proposed use is consistent and compatible with the purpose of the zone in which the site is located.*
3. *The proposed location and use and the conditions under which the use would be operated or maintained to not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*
4. *Potential impacts that could be generated by the proposed use, such as noise, smoke, dust, fumes, vibration, odors, traffic and hazards have been recognized and compensated for.*

As stated above, the Director found that the proposed facility satisfied these findings and thus granted the permit.

ENVIRONMENTAL REVIEW

The proposed project was analyzed for its environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA"), and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, "CEQA Guidelines"). The project is categorically exempt from the requirements of CEQA

pursuant to 14 California Code of Regulations §15304 as a Class 4 categorical exemption (Minor alterations to Land) and §15311 as a Class 11 categorical exemption (Accessory Structures) because the proposed project consists primarily of grading and fill activities, paving, and installation of minor accessory structures such as perimeter fencing, parking lot signs, lighting, and a water tank for emergency purposes.

PREPARED BY: Paul Samaras, Principal Planner *AS*

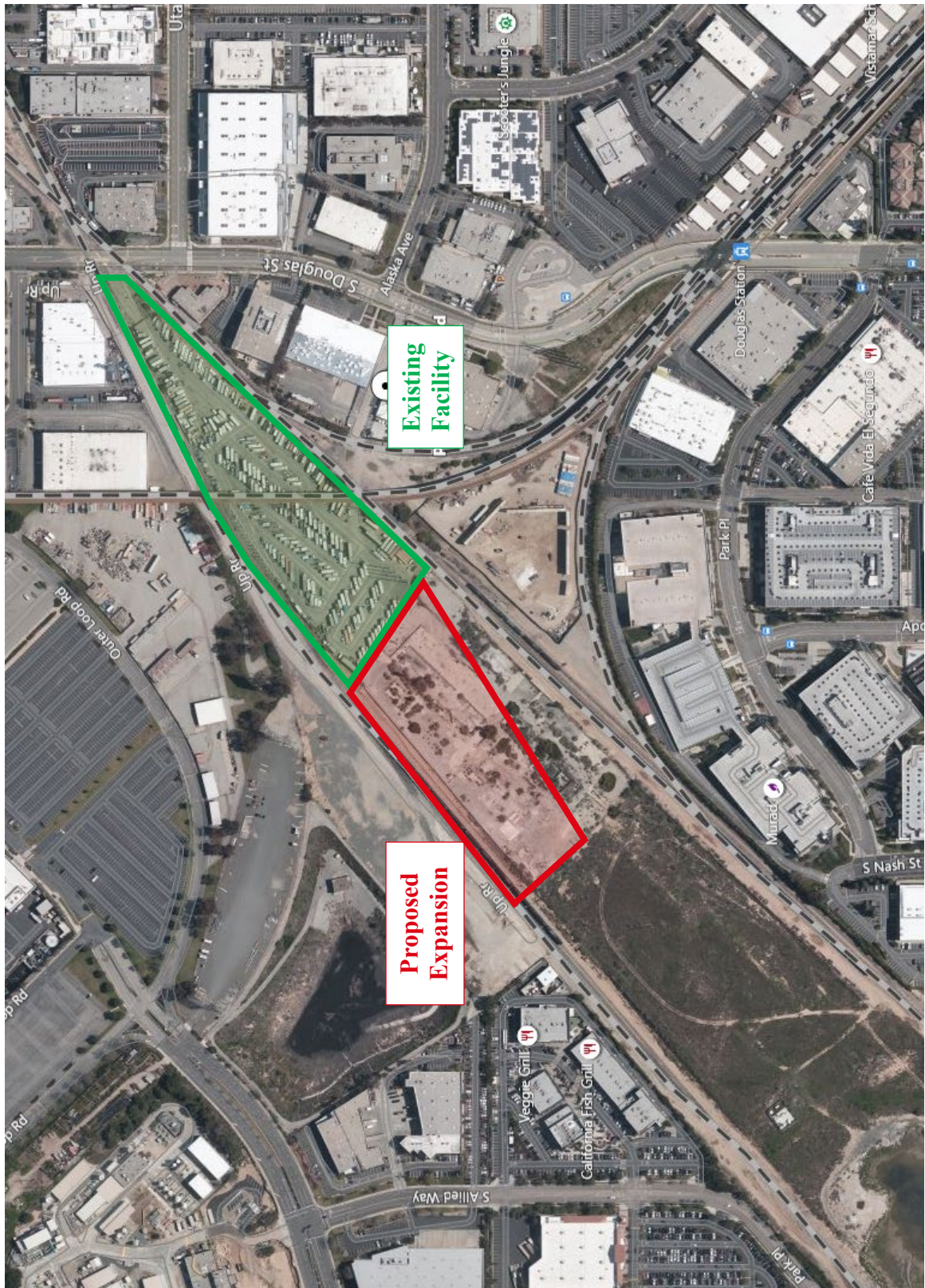
REVIEWED BY: Denis Cook, Interim Development Services Director *DC*

APPROVED BY: Denis Cook, Interim Development Services Director *DC*

ATTACHED SUPPORTING DOCUMENTS:

1. Vicinity Map
2. Approval letter dated June 17, 2021
3. Plans

VICINITY MAP





City of El Segundo

Development Services Department

June 17, 2021

Jim Streetmaker
1921 Maple Avenue
El Segundo, CA 90245

Subject: Environmental Assessment No. EA-1290 and Administrative Use Permit
No. AUP 20-05
Address: 1 Chapman Way, El Segundo, CA 90245

Dear Mr. Streetmaker:

Your request for an Administrative Use Permit allowing the expansion of a recreational vehicle storage facility at 1 Chapman Way is hereby tentatively approved in accordance with El Segundo Municipal Code Section 15-22-5 and subject to the conditions of approval contained in the attached Exhibit A. The associated environmental determination and findings supporting the decision are described in Exhibit B.

Please note that this letter does not constitute the City's final decision in this matter. This determination is scheduled to be "received and filed" by the Planning Commission at the June 24, 2021, meeting. Any Planning Commissioner may request that this permit be discussed and a decision be made by the Commission instead of "received and filed."

Should you have any questions, please contact Principal Planner Paul Samaras at (310) 524-2340, or via email at psamaras@elsegundo.org.

Sincerely,

Denis Cook, Interim Director
Development Services Department

cc: Kyle Smith, West Palm Group

Exhibit A
CONDITIONS OF APPROVAL

In addition to all applicable provisions of the El Segundo Municipal Code (“ESMC”), James Streetmaker representing California Storage Masters (“Applicant”) and any successor-in-interest agrees to comply with the following provisions as conditions for the City of El Segundo’s approval of Administrative Use Permit No. AUP 20-05 (“Project Conditions”):

1. Before the City issues a building or grading permit, the applicant must submit plans, which indicate that the project substantially complies with plans and conditions approved and on file with the Development Services Department.
2. Any subsequent modification to the project as approved shall be referred to the Development Services Director for approval or a determination regarding the need for Planning Commission review of the proposed modification.
3. Lot Line Adjustment No. 20-03, approved on April 1, 2021, must be completed and recorded before completion of construction for the project.
4. Any vehicle to be stored on the site must fit within the dimensions of the vehicle stall where it is to be stored.
5. The designated fire roads must remain clear and free from obstructions at all times.
6. The applicant must paint a red, reflective stripe that is 6 inches in width on each side of the designated fire lanes in the parking areas prior to final inspection by the Fire Department.
7. The applicant must paint "NO PARKING - FIRE LANE" in white in the roadway center, at intervals not to exceed 50 feet. The lettering must be a minimum of 12 inches in height with a 2-inch minimum thickness of the letter stroke.
8. Before building permits are issued the applicant must submit a Standard Urban Storm Water Mitigation Plan (SUSMP) to the Building Safety Division that outlines the best management practices that will be included in the project.
9. The applicant must provide grey vinyl slats to be used for screening in the perimeter fencing along the existing and proposed vehicle storage area before final inspection by the Building Safety Division. Any modification to the color or material of the screening must be approved to the satisfaction of the Director of Development Services.
10. The applicant must pave the parking area with a material acceptable to the Director of Development Services.

11. Landscaping must be provided onsite as depicted on the plans and to the satisfaction of the Recreation and Parks Department and the Planning and Building Safety Department in compliance with ESMC Chapter 15-15A prior to final inspection by the Building Safety Division.
12. Light standards must be shielded and directed downward so that the light does not create glare on adjacent properties.
13. The Applicant agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney fees), injuries, or liability, arising from the City's approval of Environmental Assessment No. EA-1290 or Administrative Use Permit No. AUP 20-05. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of Environmental Assessment No. EA-1290 or Administrative Use Permit No. AUP 20-05, the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section, "the City" includes the City of El Segundo's elected officials, appointed officials, officers, and employees.
14. James Streetmaker representing California Storage Masters must acknowledge receipt and acceptance of the project conditions by executing the acknowledgement below.

These Conditions are binding upon James Streetmaker, and all successors and assigns to the property at 1 Chapman Way, El Segundo, CA 90245 until superseded by another approval letter or rescinded.

James Streetmaker, Applicant

Exhibit B
Environmental Determination and Required Findings

Environmental Assessment 1290:

After considering the facts and findings below, the Director finds this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations §15304 as a Class 4 categorical exemption (Minor alterations to Land) and §15311 as a Class 11 categorical exemption (Accessory Structures) because the proposed project consists primarily of grading and fill activities, paving, and installation of minor accessory structures such as perimeter fencing, parking lot signs, and a water tank for emergency purposes.

Administrative Use Permit 20-05:

The following are the facts in support of each finding for this decision:

Finding 1:

There is compatibility of the particular use on the particular site in relationship to other existing and potential uses within the general area in which the use is proposed to be located.

Facts in Support of Finding 1:

1. The project is located within the M-1 (Light Industrial) zone, where storage of recreational vehicles is permitted subject to approval of an administrative use permit. The project consists of an expansion of an existing recreational vehicle storage facility on a vacant lot. The project is situated in an environment that includes light industrial uses, vacant land, and railroad right-of-way. The zoning immediately around the subject site is industrial, which ensures that the existing and potential future uses in the area will be compatible with the proposed storage facility.

Finding 2:

The proposed use is consistent and compatible with the purpose of the Zone in which the site is located.

Facts in Support of Finding 2:

1. The property is in the M-1 (Light Industrial) zone, which is intended to provide for the location and grouping of light industrial activities, research, and technological processes, and related offices and auxiliary uses performing support services for existing and permitted establishments, companies or business firms within the zone. General storage, warehousing and mini-storage are all uses permitted in the M-1 zone and open storage of commodities is permitted as an accessory use. The subject use involves the storage of recreational vehicles, which is permitted in the zone subject to approval of an administrative use permit and is similar and compatible with these other permitted uses.

Finding 3:

The proposed location and use, and the conditions under which the use would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

Facts in Support of Finding 3:

1. The proposed expansion is contiguous with the existing facility that is currently used for the storage of recreational vehicles. No new buildings are proposed in conjunction with the facility's expansion, except for a water tower required by the Fire Department for fire suppression purposes. The expansion will involve only minor grading activities and paving for the purpose of storing vehicles. The site is bordered by railroad tracks on two sides, vacant industrial land, and the existing vehicle storage facility. In addition, the perimeter of the site will be fenced and landscaped to screen the site for properties in the area. As a result, the location and the use will not have materially injurious impacts of the immediately adjacent properties.

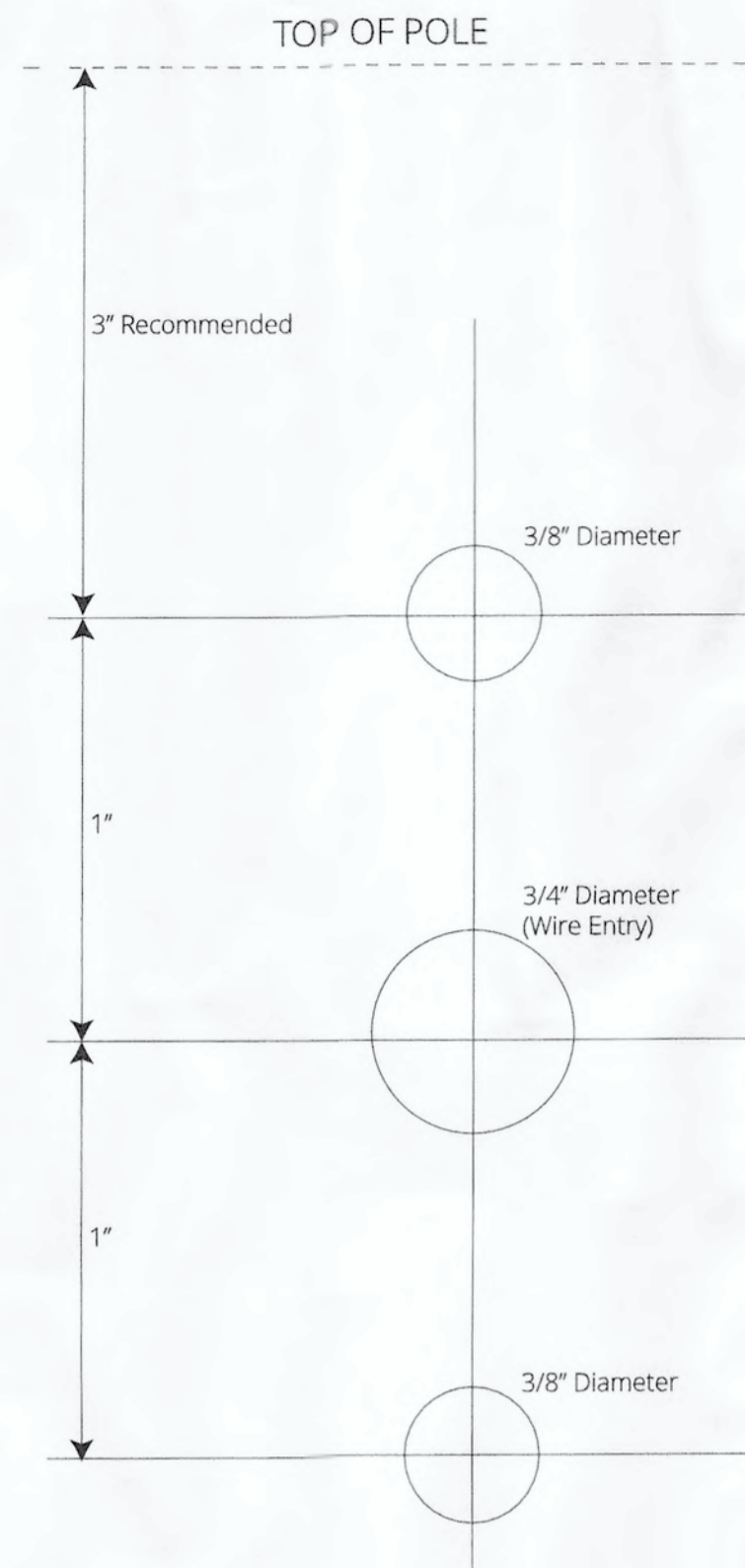
Finding 4:

Potential impacts that could be generated by the proposed use, such as noise, smoke, dust, fumes, vibration, odors, traffic, and hazards have been recognized and mitigated.

Facts in Support of Finding 4:

1. The proposed area of expansion is currently an undeveloped vacant parcel. The expansion of the existing vehicle storage facility will reduce dust as the area will be paved and landscaping will be installed. The facility is intended for the long-term storage of vehicles and there are no occupiable buildings onsite. Vehicle trips to and from the facility are distributed throughout the day. As such, it is anticipated to generate only limited traffic, noise, or other impacts.

6" & 10" Arm Drill Pattern for 12" & 16" Shoebox Fixtures



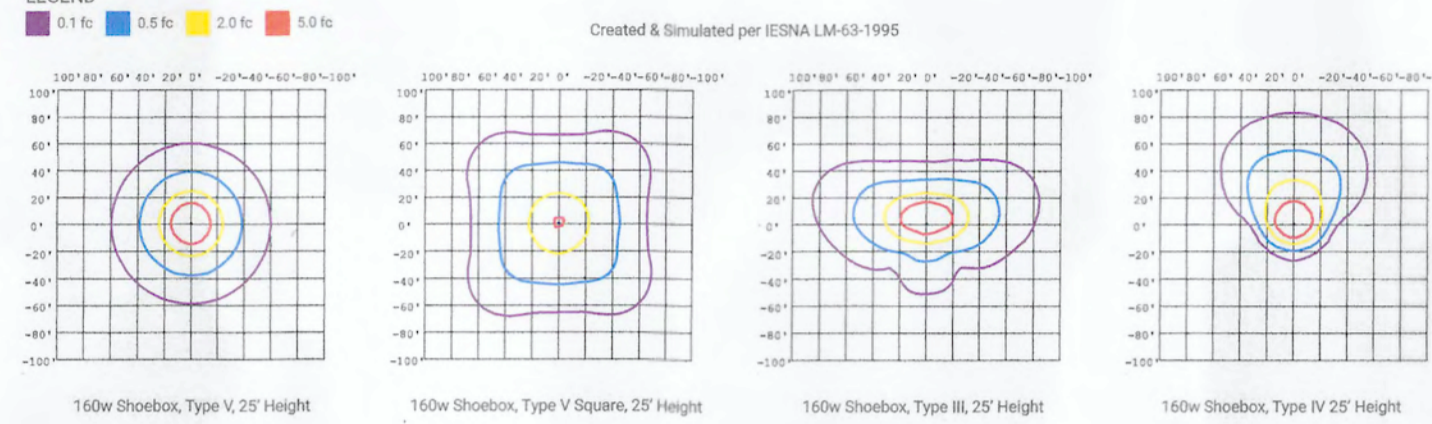
IMPORTANT: DIMENSIONS ARE NOT TO SCALE!

Product Specifications

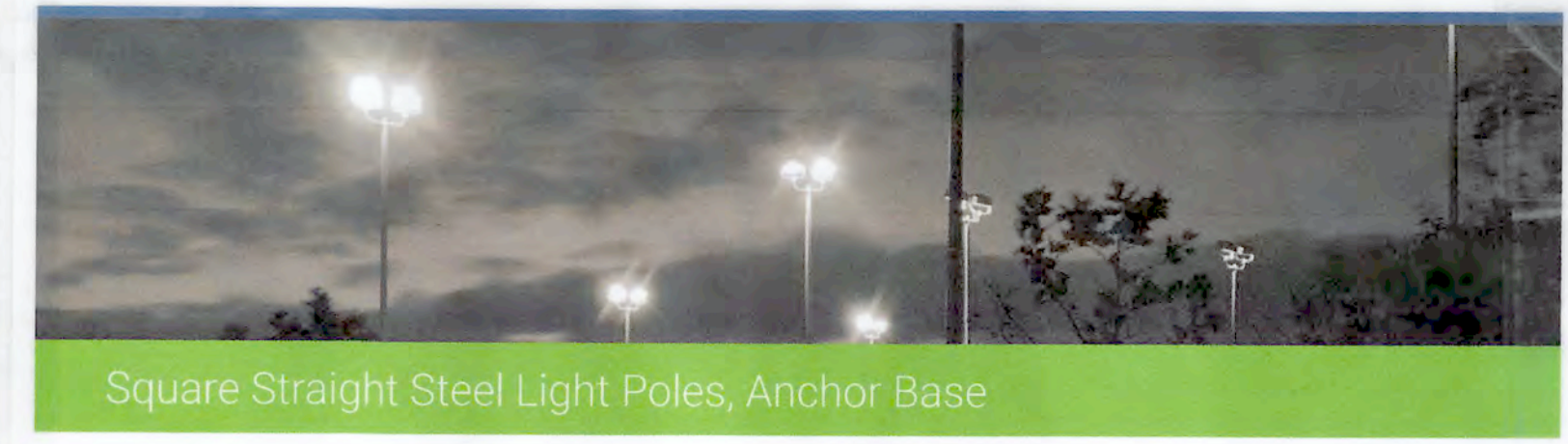
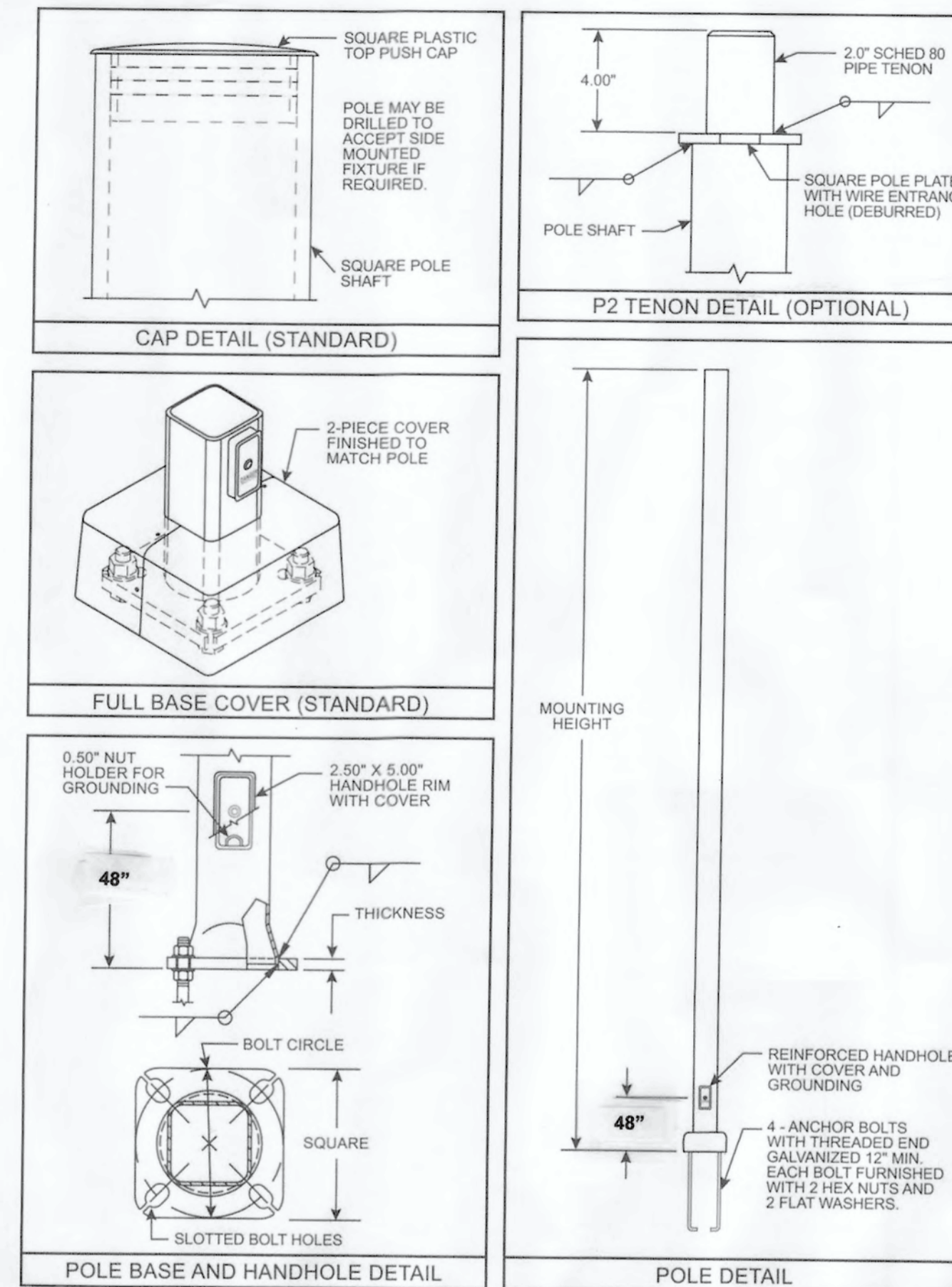
- Housing Construction, Finish & Mounting:**
- Rugged, die-cast, soft square aluminum housing
 - Impact-resistant, tempered glass lens and durable silicone gasket
 - Durable, multi-layer, polyester powder coat or industrial grade liquid paint
 - Available in a variety of colors such as dark bronze, black, white, light gray, dark green and natural aluminum (custom colors available upon request)
 - 6" pole mount, 10" pole mount, adjustable slipfitter and trunion yolk brackets available as standard mounting accessories

- Optics & Lighting Distribution:**
- Innovative silicone optics assembly with precision light control and cutoff
 - Standard photometric distributions include V-WIDE, 30° NARROW SPOT and 70° MEDIUM SPOT
 - No secondary optics used for base model
 - IES files, photometric reports and simulations available upon request

- Automotive Dealership Optics:**
- Left and right optical rotation available for applications like car dealership front lines (optics are not field-rotatable, must be done at factory)
 - Delivers enhanced lighting and proper photometric control of auto dealership merchandise
 - Allows for simple 2@180 pole mount while rotating forward throw light patterns toward dealership merchandise



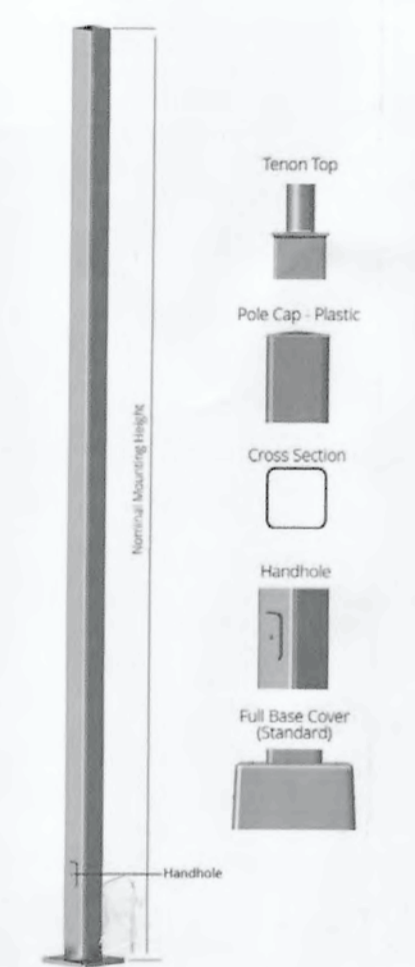
- Electrical:**
- Operating temp: -40 °C to +45 °C
 - Standard AC input of 120-277v VAC, up to 480v available
 - EMI filter: 47CFR, part 2, part 15
 - Power factor: >0.9
 - Total harmonic distortion: <20%
 - Surge protection: IEC/EN 61000-4-5 EMC test standard
 - Licensed electrician required for installation
- Energy Control Options:**
- Daylight harvesting and photo controls
 - Motion control and dimming
 - Surge protection
 - CA Title 24 compliance options available upon request
- Effective Projected Area (EPA) & Weight:**
- 12" Housing (15 LBS)
 - 0.75 EPA at 0°
 - 1.3 EPA at 45°
 - 16" Housing (25 LBS)
 - 1.2 EPA at 0°
 - 2.0 EPA at 45°



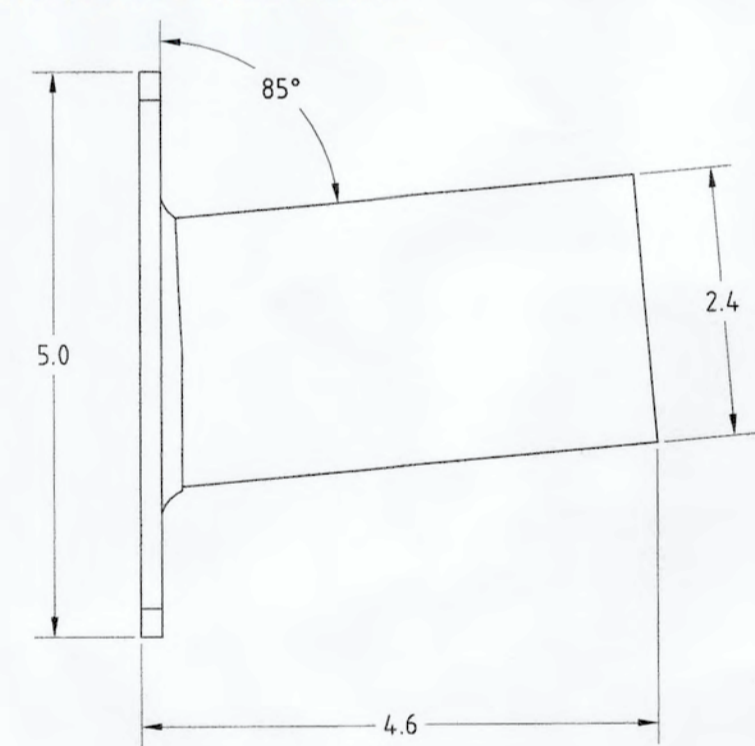
Square Straight Steel Light Poles, Anchor Base

Product Overview

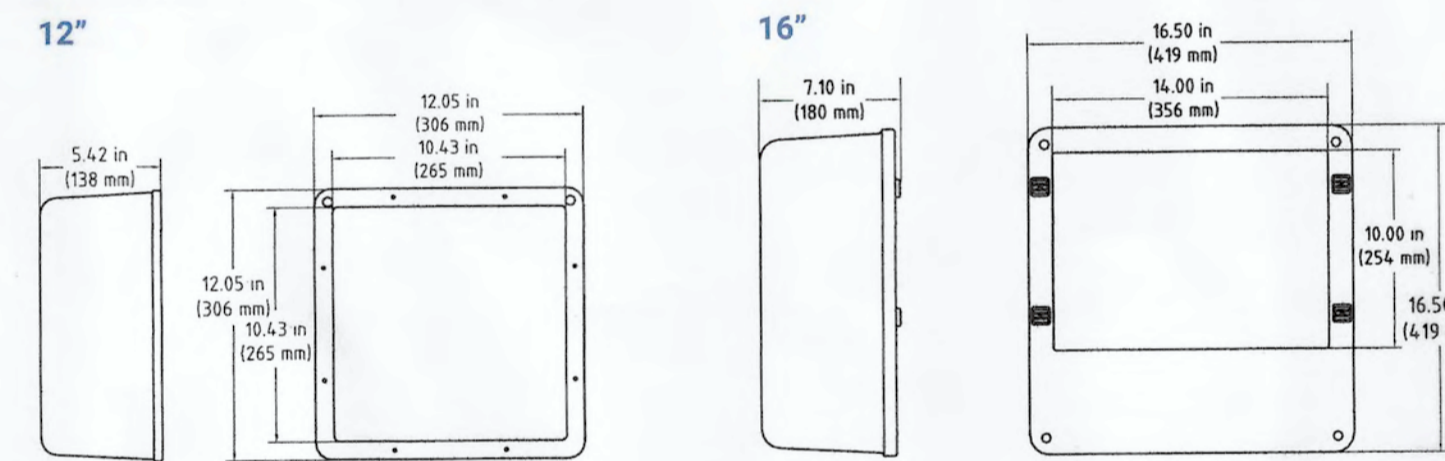
- Pole Shaft** - The pole shaft is fabricated from hot rolled welded steel tubing of one-piece construction with a minimum yield strength of 55 ksi.
- Pole Top** - A removable top cap is provided for poles receiving drilling patterns for side-mount luminaire arm assemblies. Other pole top options include Tenon Top, Top Cap Only or Open Top which is typical when the pole top diameter matches the necessary slip-fit dimensions.
- Hand Hole** - A reinforced hand hole with grounding provision is provided at 1'-6" from the base end of the pole assembly. Each hand hole includes a cover and cover attachment hardware. All pole assemblies are provided with a 2.5" x 5" rectangular hand hole (dimensions are nominal).
- Base Cover** - A two-piece full base cover fabricated from ABS plastic is provided with each pole assembly. Additional base cover options, including a cast aluminum and fabricated steel cover, are available upon request.
- Anchor Bolts** - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.
- Hardware** - All structural fasteners are galvanized high strength carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.
- Finish** - Standard finishes are either Galvanized or Finish Painted. Additional finish options including Finish Paint over Galvanizing are available upon request.
- Design Criteria** - Standard EPA (Effective Projected Area) and weight values are based on Standard Commercial Criteria (with 1.3 gust factor) for side mounted fixtures only. Consult the factory on loading criteria for pole top mounted luminaires and/or brackets. Satisfactory performance of light poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.



Tennis Court Davit Arm Adapter For Slipfitter Mount



IMPORTANT: DIMENSIONS ARE NOT TO SCALE!



Light Engine Specifications (Values Listed for Type V, 5000K)

Base Model	System Watts	LED Watts	HID Replacement ¹	Number of COBs	Drive Current	Nominal Lumenal ²	Delivered Lumenal ³	L70 Energy STAR LED Life ⁴
12-SBH-40-50-MV-S	40w	36w	75-175w	1	1,050 mA	3,822	4,554	300,000+ Hrs
12-SBH-80-50-MV-S	79w	71w	125-300w	2	1,050 mA	11,119	10,907	300,000+ Hrs
12-SBH-120-50-MV-S*	119w	109w	200-400w	3	1,050 mA	16,490	14,941	300,000+ Hrs
16-SBH-160-50-MV-S*	157w	142w	300-525w	4	1,050 mA	21,735	19,562	300,000+ Hrs
16-SBH-200-50-MV-S	196w	177w	400-650w	5	1,050 mA	26,855	24,169	300,000+ Hrs
16-SBH-240-50-MV-S*	235w	211w	750-1000w	6	1,050 mA	31,849	28,664	300,000+ Hrs

* 120v, DLC qualified model in 3000K, 4000K and 5000K. 150w, DLC qualified model in MV and HV voltage. -240v, DLC qualified model.

Amperage Load

Wattage	Total Amps Per Fixture							
	110v	120v	208v	220v	240v	277v	347v	480v
40w	0.36A	0.35A	0.19A	0.18A	0.17A	0.14A	0.12A	0.08A
79w	0.72A	0.66A	0.38A	0.36A	0.33A	0.29A	0.25A	0.16A
119w	1.07A	0.98A	0.57A	0.54A	0.49A	0.43A	0.34A	0.25A
157w	1.43A	1.31A	0.76A	0.71A	0.65A	0.57A	0.45A	0.33A
196w	1.78A	1.63A	0.94A	0.89A	0.82A	0.71A	0.56A	0.41A
235w	2.14A	1.96A	1.13A	1.07A	0.98A	0.85A	0.68A	0.49A

Lumen Maintenance Factor (LMF)⁴

Type	Ambient	Initial LMF	25K Hour Projected LMF ⁵	50K Hour Projected LMF ⁶	75K Hour Projected LMF ⁶	100K Hour Projected LMF ⁶
COB	25 °C (77 °F)	100%	96%	94%	92%	90%

1. Considered to be a typical HID equivalent. Specific HID wattage equivalents will depend on things like environmental and application characteristics, distribution type and design criteria.
 2. Considered initial nominal value of the LED light engine as specified by the LED chip manufacturer. Fixture efficacy and lumen output will depend on things like color temperature, distribution type and environmental characteristics.
 3. Considered the typical initial delivered lumens of the LED light engine. Specific lumens for an application will depend on things like color temperature, distribution type and environmental characteristics.
 4. Lumen maintenance values at 25 °C are calculated per TM-21 based on LM-80 data and in-house luminaire testing.
 5. In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) in the packaged LED chip.
 6. In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) in the packaged LED chip.

Note: Additional wattages and configurations available upon request. Specifications are subject to change without notice.



12" & 16" LED Shoebox Area & Flood Lights, Heritage Series

Advanced light engine technology in a traditional housing design. Wisconsin engineering and craftsmanship utilizing premium components.

Our LED lights, light poles and brackets are proudly engineered and manufactured in the USA. We use only the highest quality components, and our LED Shoebox fixtures deliver unmatched light output and efficiency for any area or flood lighting project. Precision engineered for performance and energy savings, these products dramatically reduce energy consumption by up to 80% and virtually eliminate ongoing maintenance expenses for a variety of customers and applications.

Product Overview

- Highlights:**
- Engineered and manufactured in Wisconsin, USA from domestic and imported components
 - ETL Certified. Conforms to UL STD 1598 & CSA STD C22.2 # 250.0 for wet locations
 - L70 calculated LED life over 300,000+ hours
 - Drivers are 0-10v dimming standard
 - Six light engine options from 5,622 – 31,849 lumens for 75-1000w HID replacements
 - Premium high-output Chip-On-Board (COB) LEDs in 5000K, 4000K and 3000K options, custom color temps available upon request
 - Minimum CRI of 70, custom CRI available
 - DLC qualified models available. Please refer to www.designlights.org for the most current information.

Common Applications:

- Parking lots, ramps, walkways and roadways
- General area and site lighting
- Car dealerships, schools, hospitals, hotels and gas stations
- Retail stores and commercial buildings
- Sports lighting and ball fields

Light Engine Warranty:

- 5-year standard limited warranty on all light engine components
- Accessories and adders covered by separate OEM supplier warranties



EPA Load Information

BASE MODEL	30 MPH WIND LOAD		40 MPH WIND LOAD		50 MPH WIND LOAD	
	MAX EPA (sq ft)	MAX WEIGHT (LBS)	MAX EPA (sq ft)	MAX WEIGHT (LBS)	MAX EPA (sq ft)	MAX WEIGHT (LBS)
VS-SSA-10-4040-11-AB-FP	20.4	753	23.8	895	28.9	1037
VS-SSA-12-4040-11-AB-FP	24.4	810	28.6	1027	34.8	1237
VS-SSA-14-4040-11-AB-FP	19.0	698	15.1	578	11.7	423
VS-SSA-15-4040-11-AB-FP	15.9	598	11.8	426	8.9	323
VS-SSA-16-4040-11-AB-FP	15.9	598	11.8	426	8.9	323
VS-SSA-18-4040-11-AB-FP	12.6	415	9.2	330	6.7	243
VS-SSA-20-4040-11-AB-FP	9.6	340	6.7	243	4.5	160
VS-SSA-20-4040-07-AB-FP	15.8	560	12.7	457	9.6	343
VS-SSA-20-2050-11-AB-FP	17.7	643	12.7	457	9.6	343
VS-SSA-20-4040-07-AB-FP	15.8	560	12.7	457	9.6	343
VS-SSA-20-2050-07-AB-FP	10.9	370	7.7	273	5.4	193
VS-SSA-25-5050-07-AB-FP	18.8	668	13.3	473	9.5	338
VS-SSA-30-4040-07-AB-FP	6.7	243	4.4	160	N/A	N/A
VS-SSA-30-5050-11-AB-FP	4.2	150	2	70	N/A	N/A
VS-SSA-30-5050-07-AB-FP	10.7	387	6.7	243	3.9	140
VS-SSA-30-6060-07-AB-FP	19	675	13.3	473	9	325
VS-SSA-35-6060-07-AB-FP	5.9	210	3.6	126	N/A	N/A
VS-SSA-35-6060-07-AB-FP	12.4	430	7.6	270	4.2	150
VS-SSA-40-6060-07-AB-FP	7.2	258	3	108	N/A	N/A

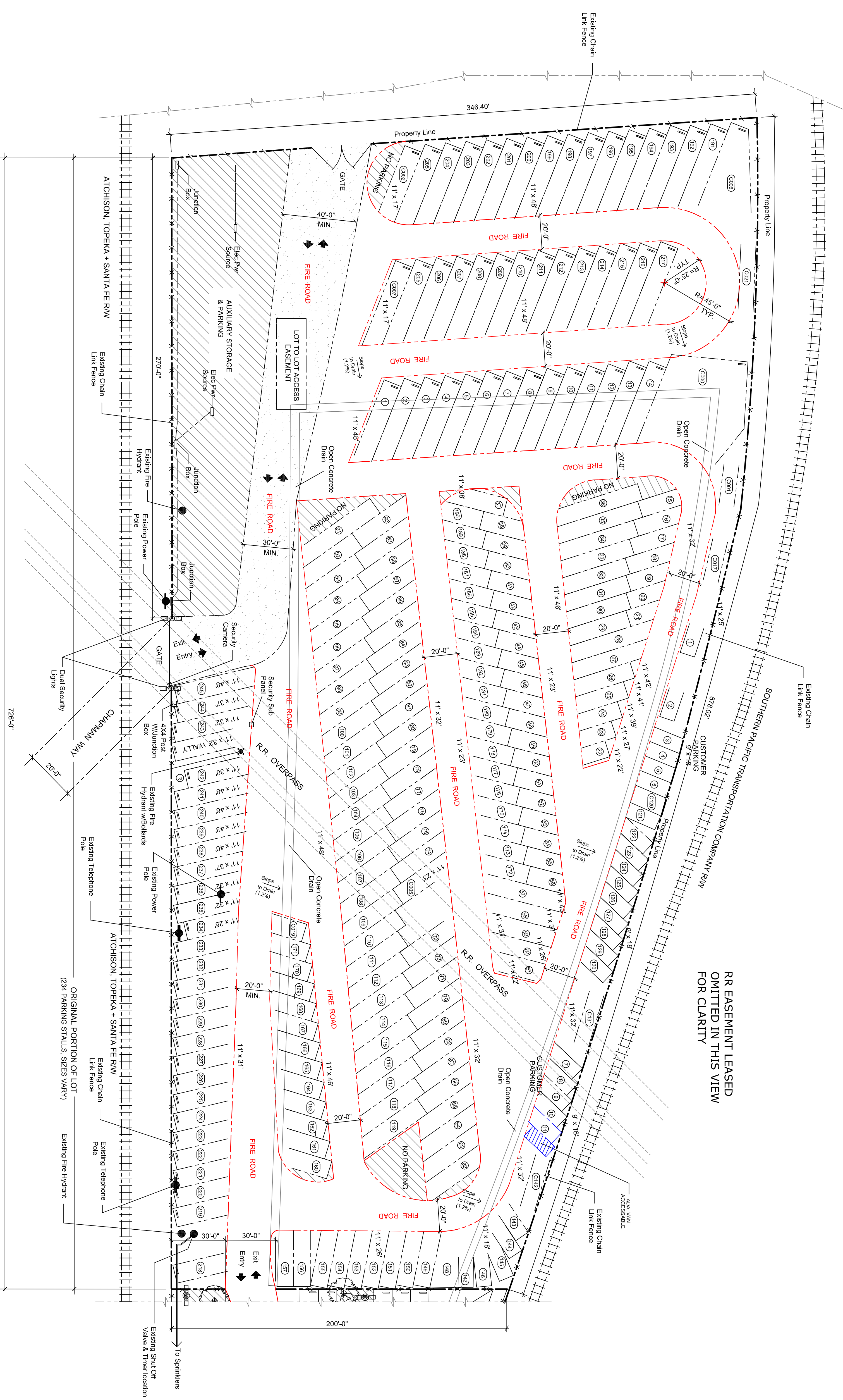
Designation & Dimensional Information

BASE MODEL	NOMINAL MOUNTING (IN)	TOP-50 RISE (IN)	POLE DIMENSIONS (IN)	WELL DEPTH (IN)	WELL WEIGHT (LBS)	WELL CIRCUMFERENCE (IN)	BASE PLATE		ANCHOR BOLTS
							DIAMETER (IN)	THICKNESS (IN)	
VS-SSA-10-4040-11-AB-FP	18"	4"	4"	11"	75	8.0-9.0	8.25 x 8.75	0.75 x 17.00 x 3.00	3.75 - 3.75
VS-SSA-12-4040-11-AB-FP	12"	4"	4"	11"	100	8.0-9.0	8.25 x 8.75	0.75 x 17.00 x 3.00	3.75 - 3.75
VS-SSA-14-4040-11-AB-FP	14"	4"	4"	11"	150	8.0-9.0	8.25 x 8.75	0.75 x 17.00 x 3.00	3.75 - 3.75
VS-SSA-15-4040-11-AB-FP	14"	4"	4"	11"	110	8.0-9.0	8.25 x 8.75	0.75 x 17.00 x 3.00	3.75 - 3.75
VS-SSA-16-4040-11-AB-FP	14"	4"	4"	11"	115	8.0-9.0	8.25 x 8.75	0.75 x 17.00 x 3.00	3.75 - 3.75
VS-SSA-18-4040-11-AB-FP	18"	4"	4"	11"	125	8.0-9.0	8.25 x 8.75	0.75 x 17.00 x 3.00	3.75 - 3.75
VS-SSA-20-4040-11-AB-FP	20"	4"	4"	11"	140	8.0-9.0	8.25 x 8.75	0.75 x 17.00 x 3.00	3.75 - 3.75
VS-SSA-20-4040-07-AB-FP	20"	4"	4"	7"	200	8.0-9.0	8.25 x 8.75	0.75 x 17.00 x 3.00	3.98 - 3.98
VS-SSA-20-2050-11-AB-FP	20"	5"	5"	11"	185	10.0-10.0	11 x 11	0.75 x 17.00 x 3.00	3.5-4
VS-SSA-20-2050-07-AB-FP	20"	5"	5"	7"	240	10.0-10.0	11 x 11	0.75 x 17.00 x 3.00	3.5-4
VS-SSA-25-5050-07-AB-FP	25"	4"	4"	11"	170	8.0-9.0	8.25 x 8.75	0.75 x 17.00 x 3.00	3.5-4
VS-SSA-30-4040-07-AB-FP	25"	5"	5"	11"	225	10.0-10.0	11 x 11	0.75 x 17.00 x 3.00	3.5-4
VS-SSA-30-5050-07-AB-FP	25"	5"	5"	7"	360	10.0-10.0	11 x 11	0.75 x 17.00 x 3.00	3.5-4
VS-SSA-30-6060-07-AB-FP	30"	4"	4"	7"	291	8.0-9.0	8.25 x 8.75	0.75 x 17.00 x 3.00	3.98 - 3.98
VS-SSA-30-5050-11-AB-FP	30"	5"	5"	11"	265	10.0-10.0	11 x 11	0.75 x 17.00 x 3.00	3.5-4
VS-SSA-30-5050-07-AB-FP	30"	5"	5"	7"	380	10.0-10.0	11 x 11	0.75 x 17.00 x 3.00	3.5-4
VS-SSA-35-6060-07-AB-FP	35"	6"	6"	11"	500	11.0-11.0	12.5 x 11	1.00 x 26.00 x 4.00	4-4.5
VS-SSA-35-6060-07-AB-FP	35"	6"	6"	7"	440	10.0-10.0	11 x 11	0.75 x 17.00 x 3.00	3.5-4
VS-SSA-35-6060-07-AB-FP	35"	6"	6"	7"	540	11.0-11.0	12.5 x 11	1.00 x 26.00 x 4.00	4-4.5
VS-SSA-40-6060-07-AB-FP	40"	6"	6"	7"	660	11.0-11.0	12.5 x 11	1.00 x 26.00 x 4.00	4-4.5

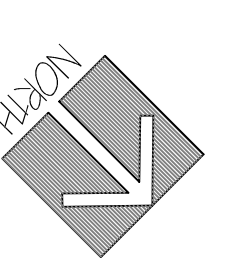
LIGHTPOLE DETAILS & SPECIFICATIONS

Scale: None

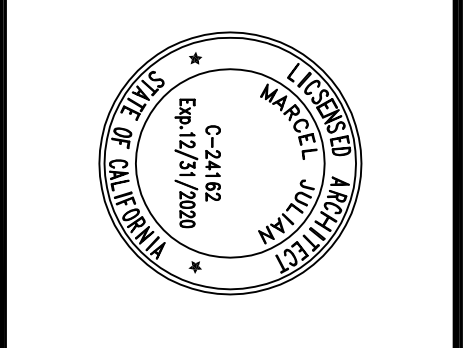
Rev	Description	Date	NOTES:	PROJECT DESCRIPTION:	CLIENT:	WEST PALM GROUP ARCHITECTURE, ENGINEERING, PLANNING	SCALE: NOTED	PROJECT NO.: 2020107
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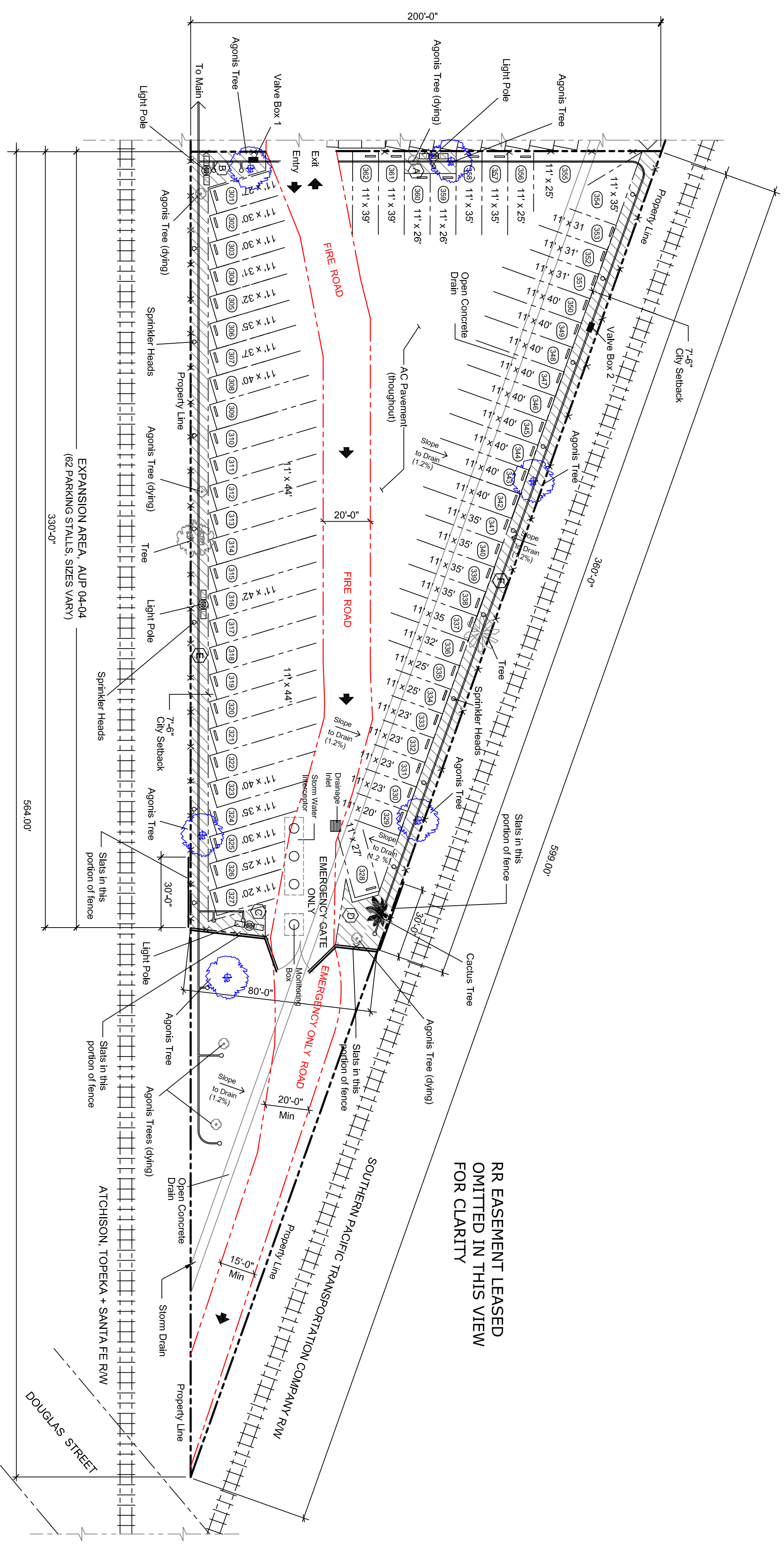
PHASE I SITE PLAN
 Scale: 1/32" = 1'-0"



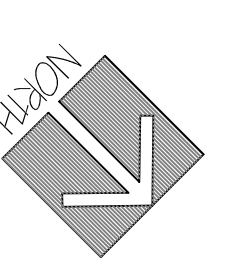
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				RV & BOAT STORAGE EXPANSION, PHASE III, ONE CHAPMAN WAY EL SEGUNDO, CA 90245	CALIFORNIA STORAGE MASTERS 1921 E. MAPLE AVE. EL SEGUNDO, CA 90245 (310) 414-9294 off (310) 414-9031	NOTED	2020107
						DATE: 18 MAR 20	
						DRAWN: K5	
						CHECKED: K5	
						APPROVED: K5	



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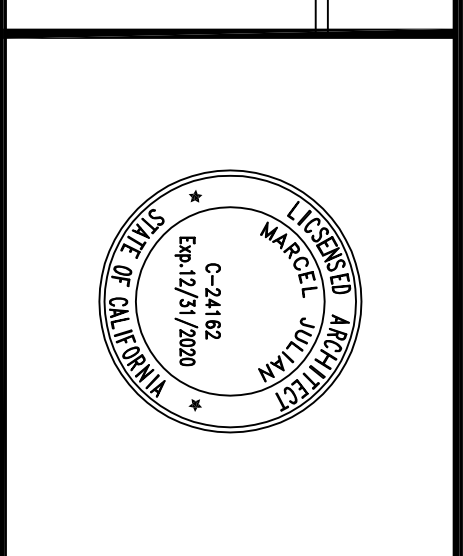
PHASE II SITE PLAN
 Scale: 1/32" = 1'-0"



Rev	Description	Date

PROJECT DESCRIPTION:
 RV & BOAT STORAGE EXPANSION,
 PHASE III,
 ONE CHAPMAN WAY
 EL SEGUNDO, CA 90245

CLIENT:
 CALIFORNIA STORAGEMASTERS
 1921 E. MAPLE AVE.
 EL SEGUNDO, CA 90245
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SCALE:	NOTED
DATE:	18 MAR 20
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CHECKED:	KS
APPROVED:	KS

PROJECT NO.: 2020107
A5.0

Lug Style Butterfly Valve Ductile Iron 4" Pipe Size Class 150

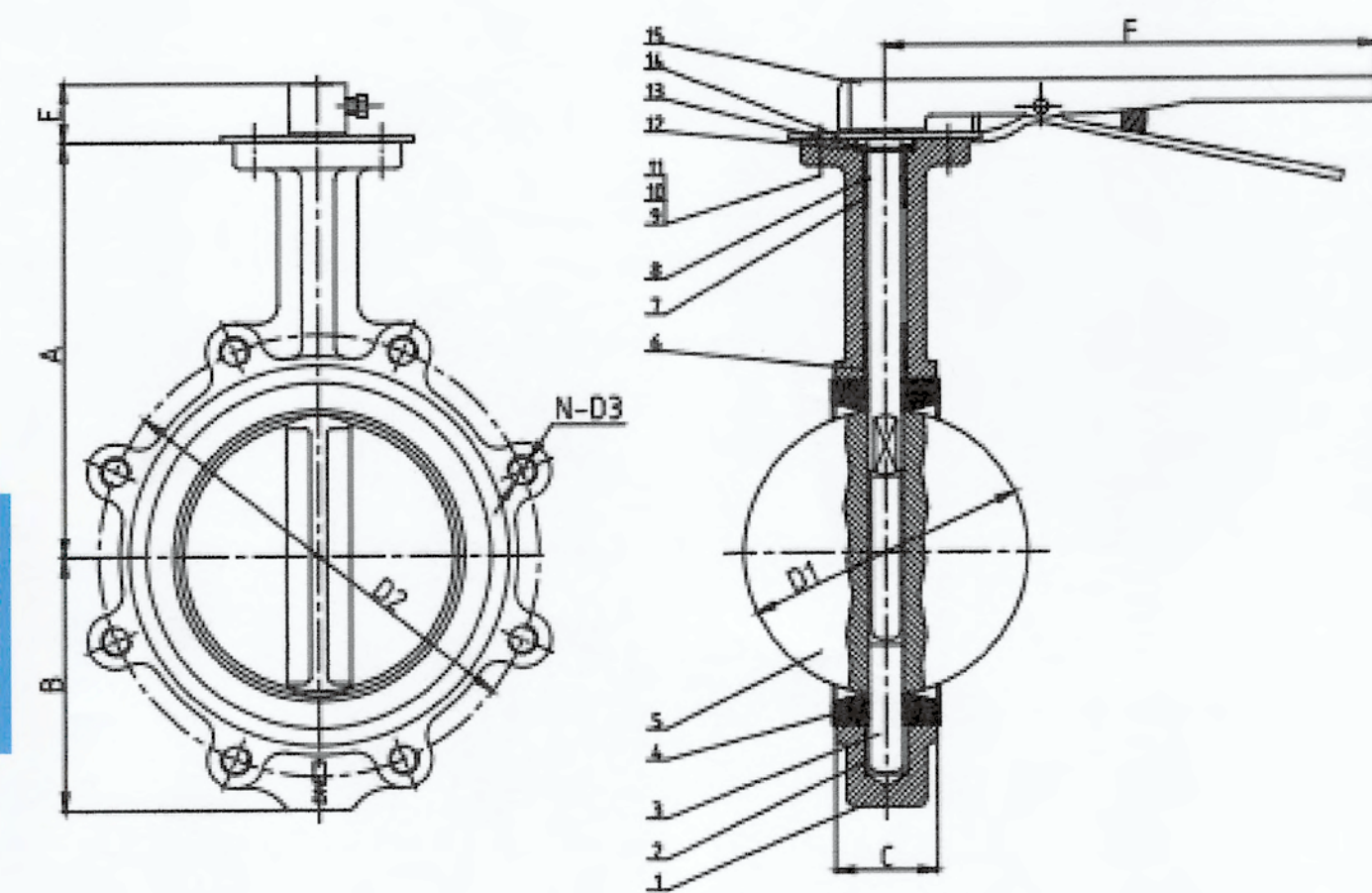


<https://content.toolsnet.com/media/catalog/product/cache/1/image/fd2c6820d7d512d5e7e5a15d4f85>

Lug Style Butterfly Valve Ductile Iron 4" Pipe Size Class 150

Product Description

1. The product is a neutral line without pin structure, which effectively reduces the probability of internal leakage of the valve.
2. The friction coefficient is small, and the operating torque is reduced by 30%-40% compared with the ordinary pinned butterfly valve.
3. Alkali resistant, salt and weak acid corrosion, inert to organic matter, wide range of applications.



Unit :MM

D1	D2	D3	A	B	C	E	F	N
104	190.5	5/8" - 11UNC	200	114	52	28	267	8

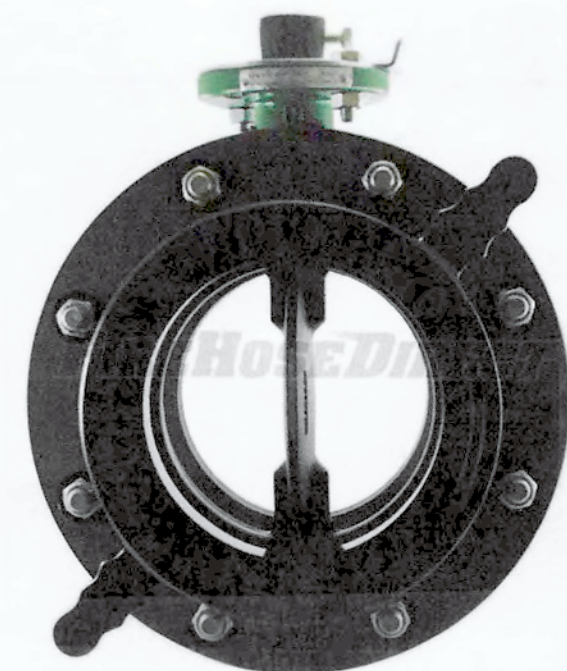
TYPICAL 4" BUTTERFLY VALVES

4" Butterfly Valve



- COLOR - may be GRAY or GREEN
- CALL IN ADVANCE IF COLOR IS AN ISSUE
- PSI - 200
- Inlet - 4 inch long handle swivel female NH / NST threads
- Outlet - 4 inch male NH / NST threads
- Height - 17 inches
- Height from center of waterway - 10 inches

Butterfly valve lever handle with bleeder 4 inch NH swivel female long handle x 4 inch NH male. Butterfly valve comes equipped with a 10 position lever handle with positive detents. This lever rotates or turns the center disc either parallel or perpendicular to the water flow providing you with ultimate control.



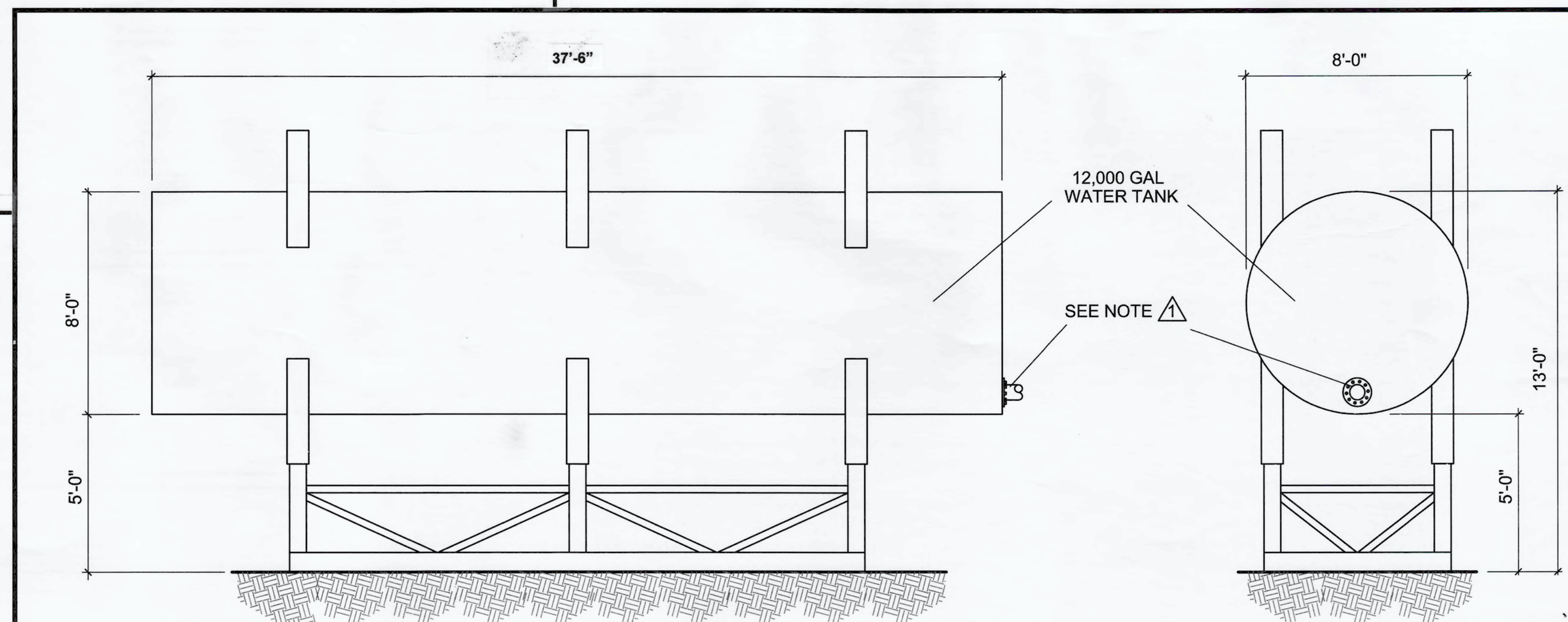
Technical Details

Item	Lug Style Butterfly Valve	Body	Ductile Iron
Bushing	PTFE	Shaft	ASTM A276 416
Seat	EPDM	Disc	Ductile Iron / C95400 / CF8M
Bushing	PTFE	" O " Ring	EPDM
Bolt	Carbon Steel	" C " Ring	Spring Steel
Stop Cover	Carbon Steel	Circlips For Holes	Spring Steel
Nut	Carbon Steel	North Plate	Carbon Steel
Nominal Pressure	232 Psi	Working Temperature	-4 ~ +248?
Shell Testing Pressure	348 Psi	Seal Testing Pressure	255 Psi



<https://www.machinerytrader.com/listings/construction-equipment-for-sale/32887295/allen-12000-gal-7ST-california&CTRY=usa>

TYPICAL WATER TOWER



NOTE Δ : RETROFIT A BUTTERFLY VALVE AND A MALE 4" NATIONAL HOSE TREADED COUPLING FOR EL SEGUNDO FIRE DEPARTMENT ATTACHMENT. WATER TANK TO BE A MIN. OF 5' ABOVE GRADE.

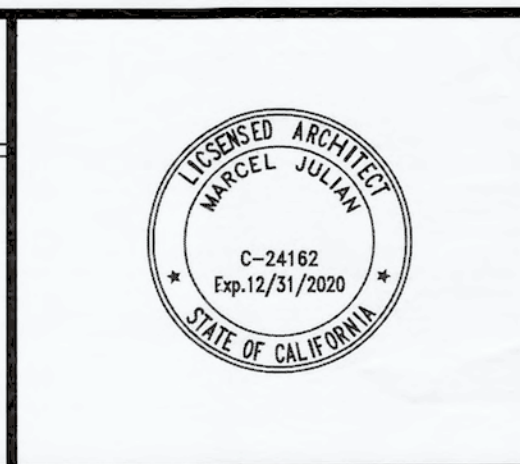
WATER TANK DETAILS

Scale: None

Rev	Description	Date	NOTES:

PROJECT DESCRIPTION:
RV & BOAT STORAGE EXPANSION, PHASE III,
ONE CHAPMAN WAY
EL SEGUNDO, CA 90245

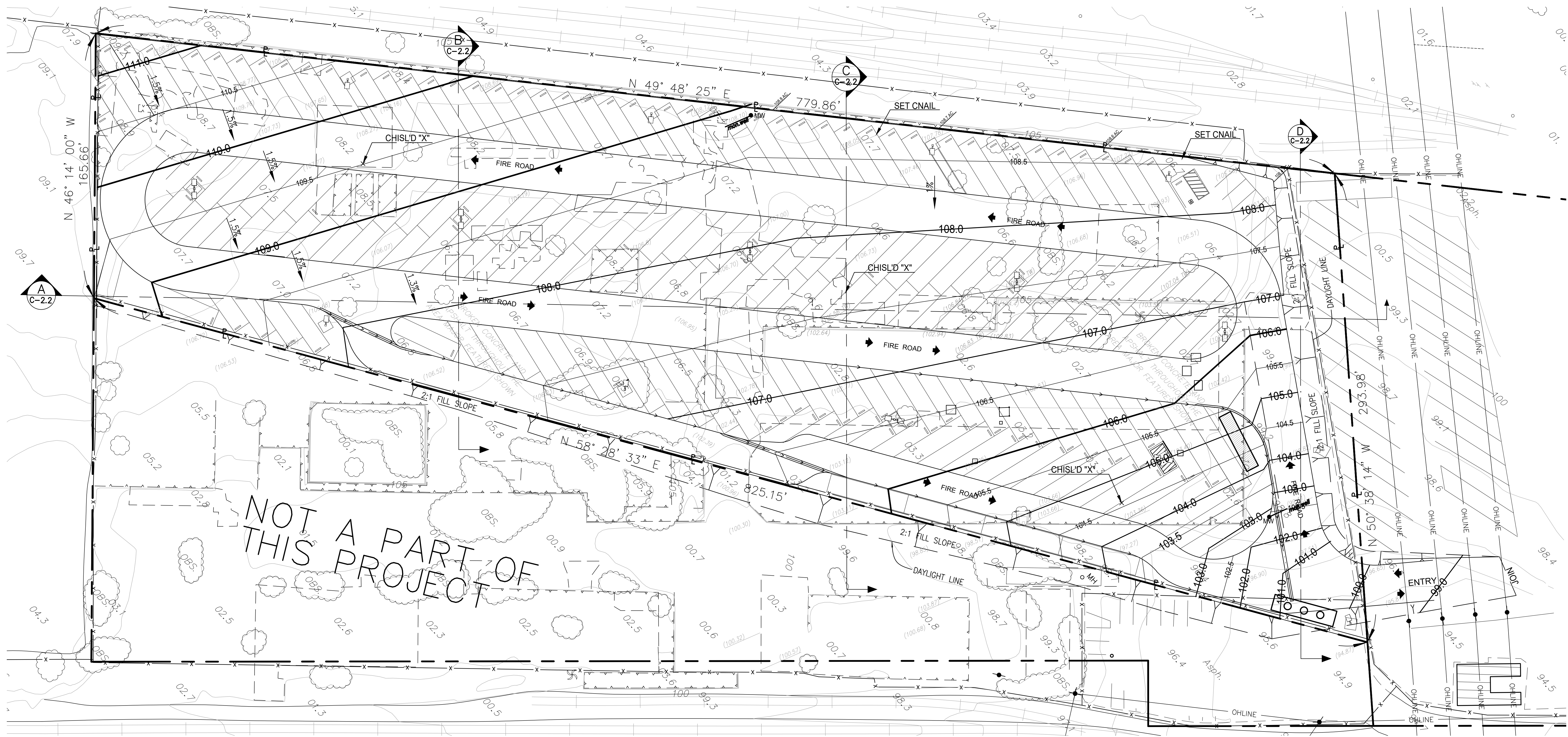
CLIENT:
CALIFORNIA STORAGEMASTERS
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SCALE:	NOTED
DATE:	18 MAR 20
DRAWN:	KKS
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APPROVED:	KKS

PROJECT NO.: 2020107
A6.0



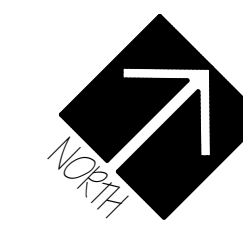
NOT A PART OF THIS PROJECT

ABBREVIATIONS

FL	FLOWLINE	TG	TOP OF GRATE	MH	MANHOLE
(E)	EXISTING	SD	STORM DRAIN	WV	WATER VALVE
(N)	NEW	TF	TOP OF FOOTING	WM	WATER METER
TW	TOP OF WALL	TOF	TOP OF FENCE	B/W	BACK OF WALK
INV	INVERT	FF	FINISHED FLOOR	C/L	CENTER LINE
FS	FINISHED SURFACE	N/W	NORTHWEST	S/W	SOUTHWEST
HP	HIGH POINT	TC	TOP OF CURB	PP	POWER POLE
FG	FINISHED GRADE	FL	FLOW LINE	LA	LANDSCAPE

LEGEND

— P —	PROPERTY LINE
— C —	CENTER LINE
— X — X —	CHAIN LINK FENCE
— > — >	FLOWLINE
(100.00)	EXISTING ELEVATION
100.00	NEW ELEVATION



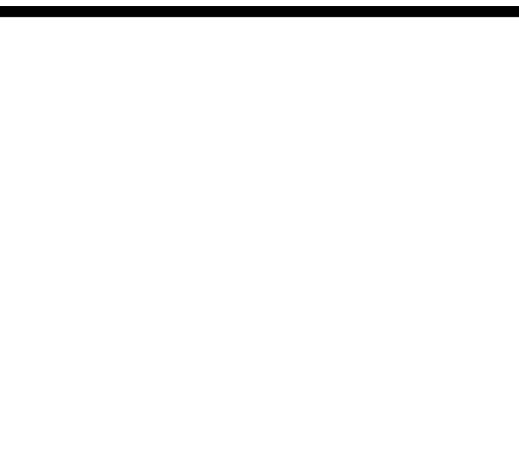
**GRADING & DRAINAGE PLAN
PROPOSED SITE PLAN**

SCALE: 1" = 30'-0"

Rev	Description	Date	NOTES:

PROJECT DESCRIPTION:
RV & BOAT STORAGE EXPANSION,
PHASE III,
ONE CHAPMAN WAY
EL SEGUNDO, CA 90245

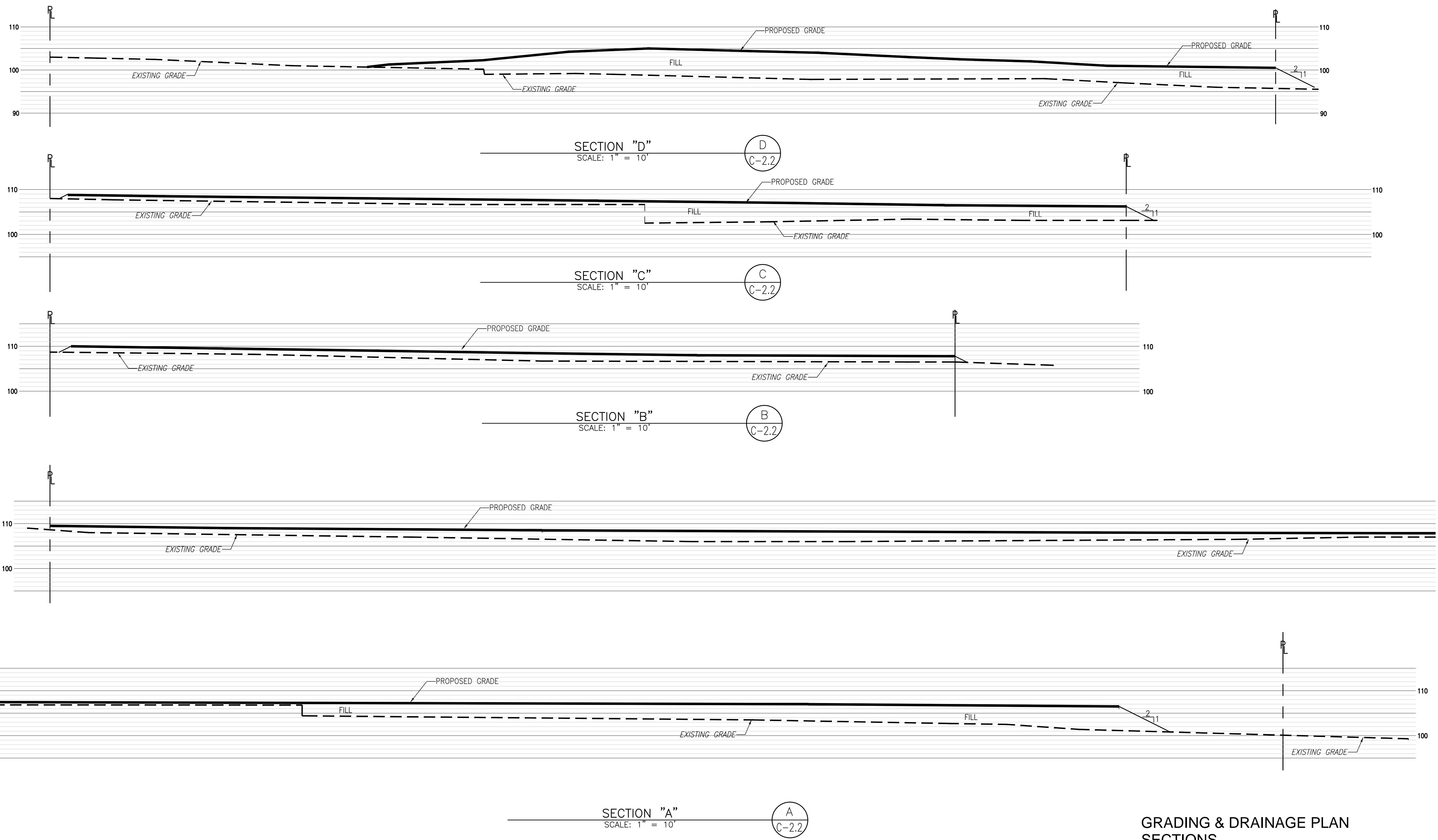
CLIENT:
CALIFORNIA STRORAGEMASTERS
1921 E. MAPLE AVE.
EL SEGUNDO, CA 90245
(310) 414-9294 off (310) 414-9031




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SCALE:	NOTED
DATE:	06 JULY 20
DRAWN:	H. P.
CHECKED:	KK5
APPROVED:	

PROJECT NO.: 2020107
C-2.1



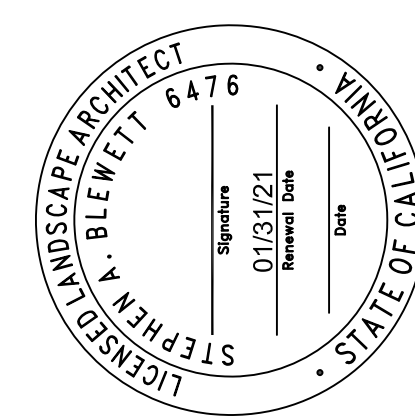
GRADING & DRAINAGE PLAN SECTIONS
 SCALE: 1" = 30'-0"

Rev	Description	Date	NOTES:	PROJECT DESCRIPTION:	CLIENT:	WEST PALM GROUP ARCHITECTURE, ENGINEERING, PLANNING	SCALE: NOTED	PROJECT NO.: 2020107
				RV & BOAT STORAGE EXPANSION, PHASE III, ONE CHAPMAN WAY EL SEGUNDO, CA 90245	CALIFORNIA STORAGEMASTERS 1921 E. MAPLE AVE. EL SEGUNDO, CA 90245 (310) 414-9294 off (310) 414-9031	 21213 B HAWTHORNE BLVD. #5225 TORRANCE, CA 90503 (310) 619-1165 kyle.westpalm@gmail.com	DATE: 19 JUN 20 DRAWN: H. P. CHECKED: KKS APPROVED:	C-2.2



CRAFT LANDSCAPE ARCHITECTURE
 3640 HARRIMAN AVENUE, LOS ANGELES, CALIFORNIA 90032
 WWW.CRAFT-LA.COM

NOT FOR CONSTRUCTION



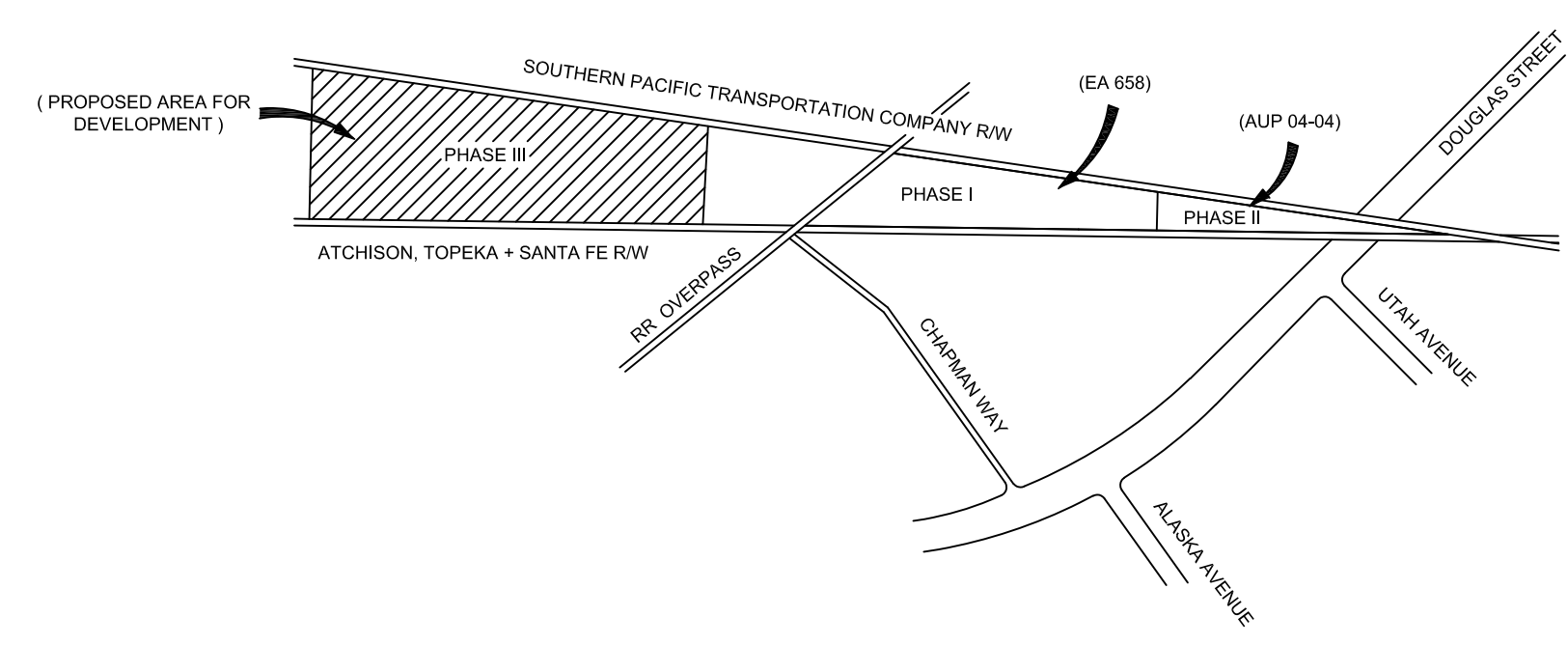
G0.0
 OF 1.1

2005 CHAPMAN
 ONE CHAPMAN WAY
 EL SEGUNDO, CALIFORNIA 90245
 NEW LANDSCAPE CONSTRUCTION

REVISIONS: 01
 DATE: 20200723
 CHECKED BY: CSS / SAB
 DRAWN BY: CSS / SAB
 PROJECT: 2005CHAPMAN
 SCALE: SEE PLANS

2005CHAPMAN NEW LANDSCAPE CONSTRUCTION

VICINITY MAP



NTS



PROJECT DATA

PROJECT DESCRIPTION:
 NEW LANDSCAPE AT RV AND BOAT STORAGE YARD,
 IN EL SEGUNDO, CALIFORNIA

LEGAL DESCRIPTION:
 TRACT:
 BLOCK:
 LOT:

CLIENT:
 CALIFORNIA STORAGE MASTERS

SITE ADDRESS:
 ONE CHAPMAN WAY
 EL SEGUNDO, CA 90245

SCOPE OF WORK:
 LANDSCAPE: YES
 IRRIGATION: NO

- CODES AND STANDARDS:**
- 2018 CALIFORNIA BUILDING CODE
 - 2018 CMC
 - 2018 CPC
 - 2018 CEC
 - 2018 CGBSC
 - 2015 CA BUILDING ENERGY EFFICIENCY STANDARDS
 - AMERICANS WITH DISABILITIES ACT
 - CITY OF LOS ANGELES MUNICIPAL CODES AND SPECIFICATIONS

JURISDICTION:
 City of Los Angeles
 County of Los Angeles
 State of California

DRAWING INDEX

SHEET	DESCRIPTION
G0.0	COVER SHEET
G1.1	GENERAL NOTES
L6.0	PLANTING OVERALL
L6.1	PLANTING ENLARGEMENT
L6.2	PLANTING ENLARGEMENT
L6.3	PLANTING SCHEDULE
L6.4	PLANTING DETAILS

ARCHITECT OF RECORD

CHRISTOPHER SHERWIN
 STATE OF CALIFORNIA REGISTRATION: 5947
 STEPHEN BLEWETT
 STATE OF CALIFORNIA REGISTRATION: 6476

CRAFT LANDSCAPE ARCHITECTURE

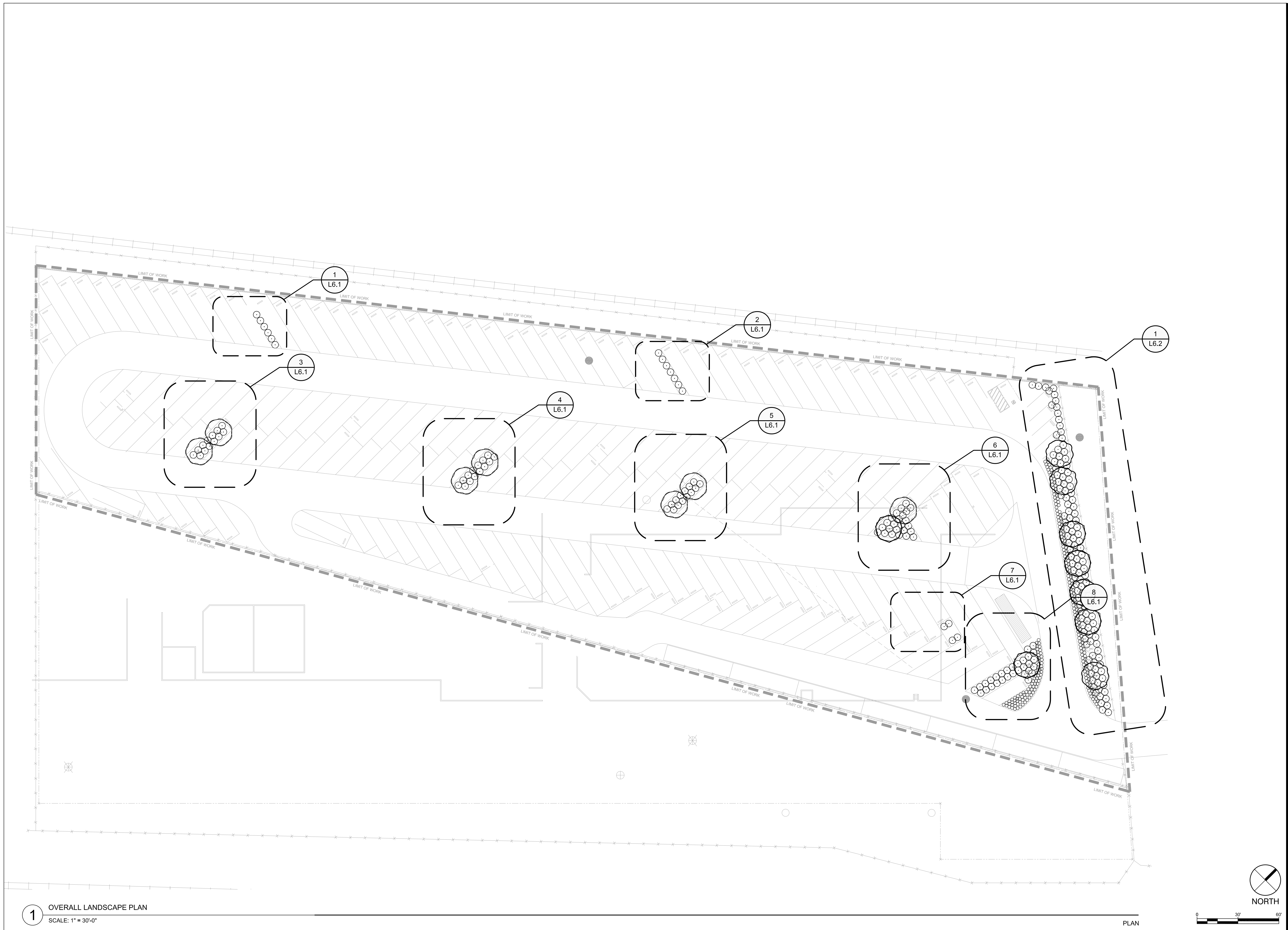
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SYMBOL KEY:

ELEVATION		ELEVATION NUMBER REFERENCE SHEET NUMBER REFERENCE
SECTION		SECTION NUMBER REFERENCE SHEET NUMBER REFERENCE
ENLARGEMENT PLAN		ENLARGEMENT PLAN NUMBER REFERENCE SHEET NUMBER REFERENCE
DETAIL		DETAIL NUMBER REFERENCE SHEET NUMBER REFERENCE
SITE FURNISHINGS		SITE FURNISHING QUANTITY REFERENCE KEY NUMBER
MATERIAL CALLOUT		MATERIAL CALLOUT LETTER



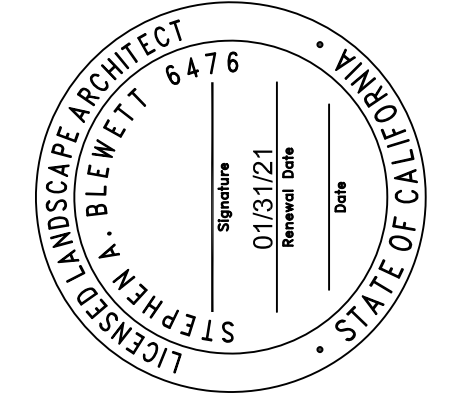
1 OVERALL LANDSCAPE PLAN
SCALE: 1" = 30'-0"

REVISIONS: 01
DATE: 20200723
CHECKED BY: CSS / SAB
DRAWN BY: CSS / SAB
PROJECT: 2005CHAPMAN
SCALE: SEE PLANS



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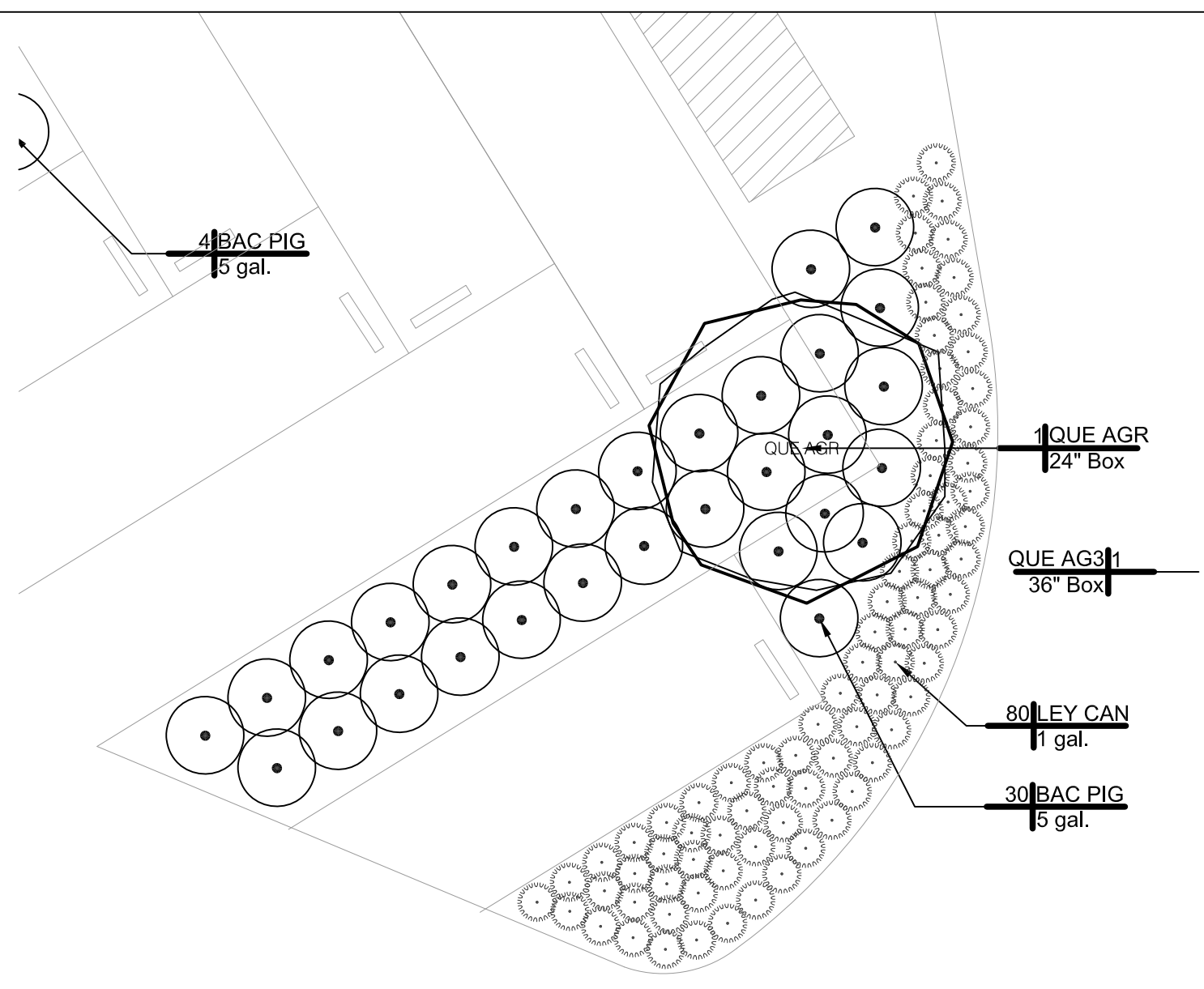
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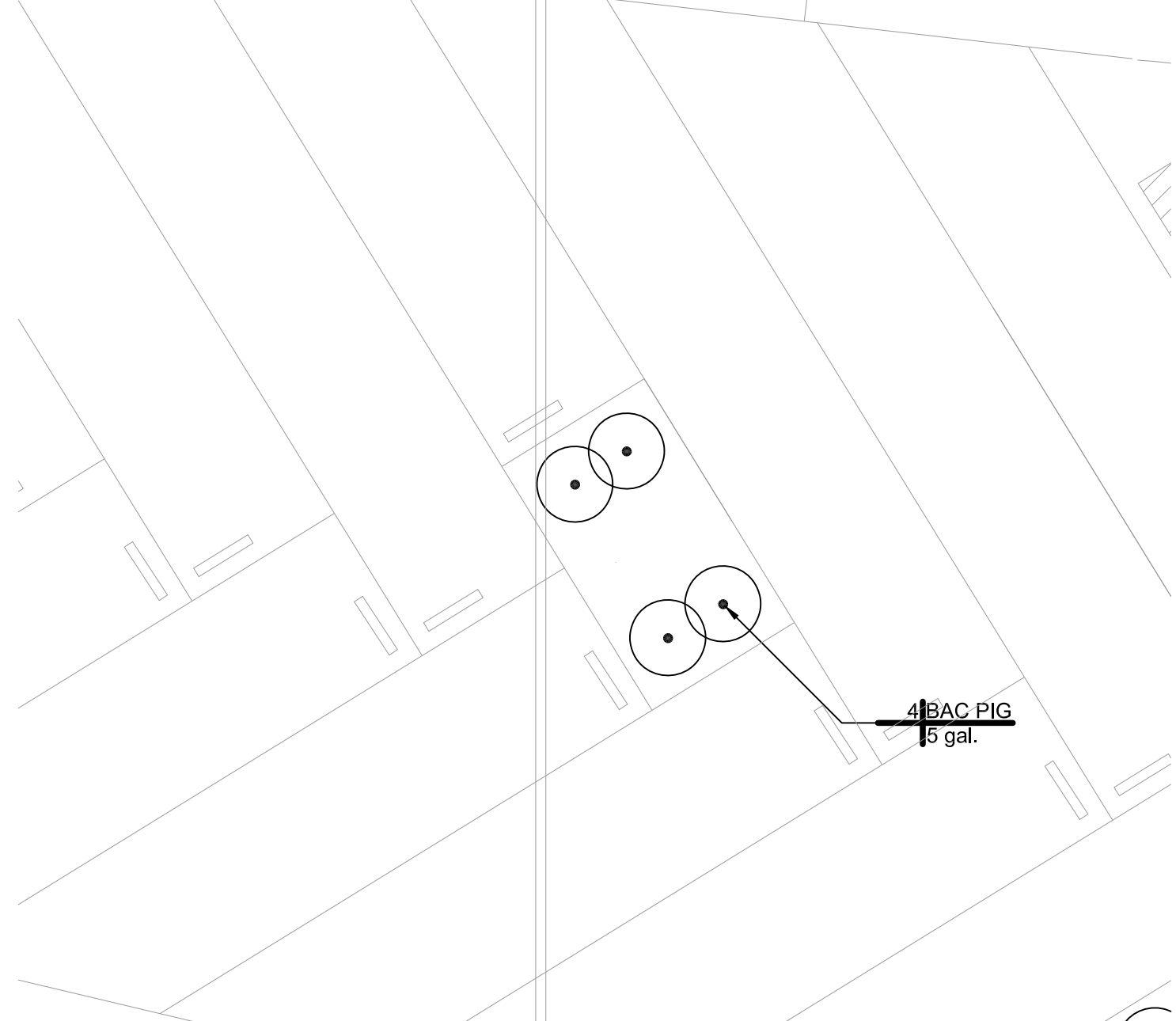
L6.0
2005 CHAPMAN
ONE CHAPMAN WAY
EL SEGUNDO, CALIFORNIA 90245
NEW LANDSCAPE CONSTRUCTION

OVERALL PLANTING PLAN

OF 6.4

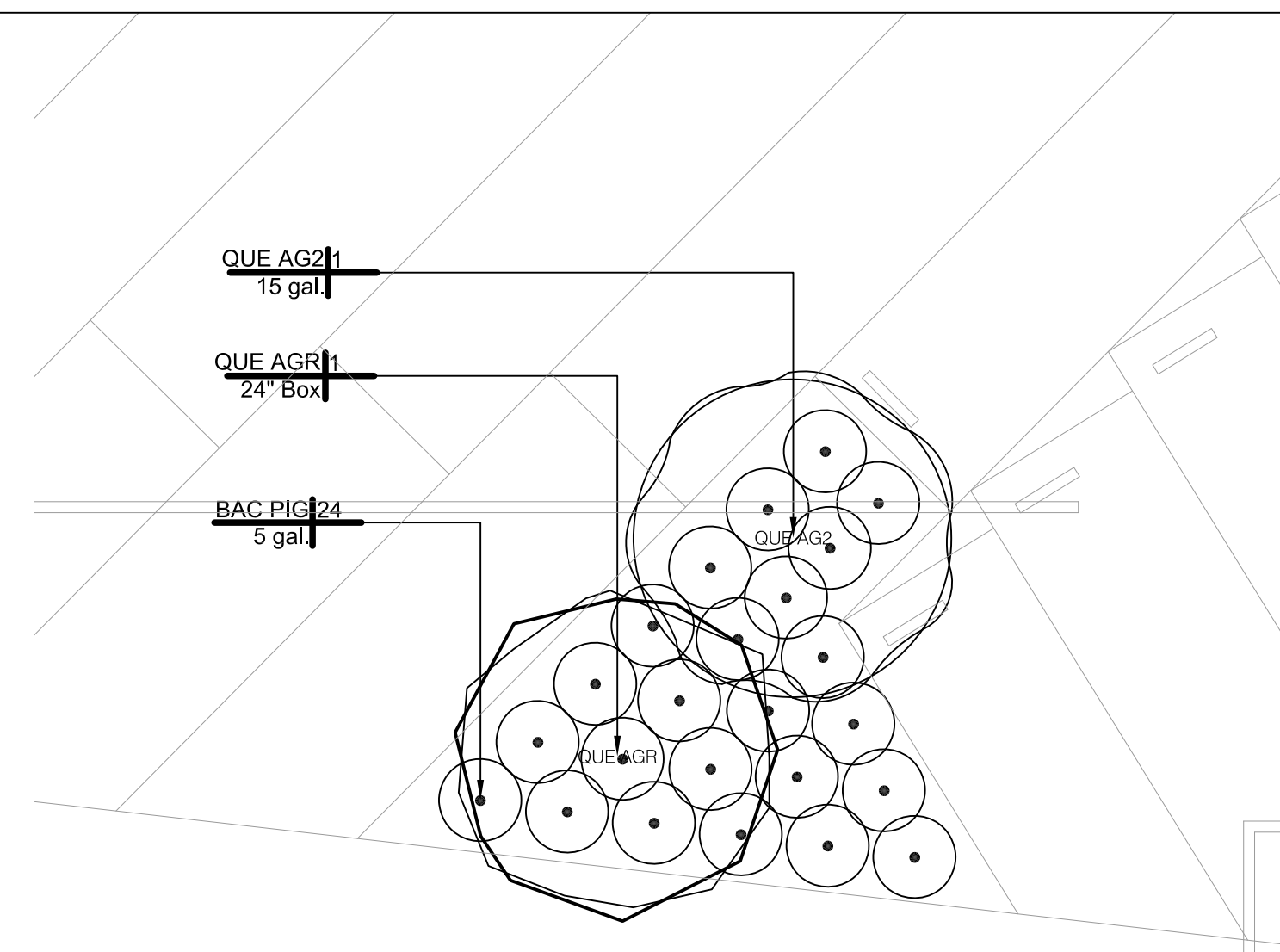


8 PLANTING ENLARGEMENT PLAN
SCALE: 1" = 10'-0"
PLAN

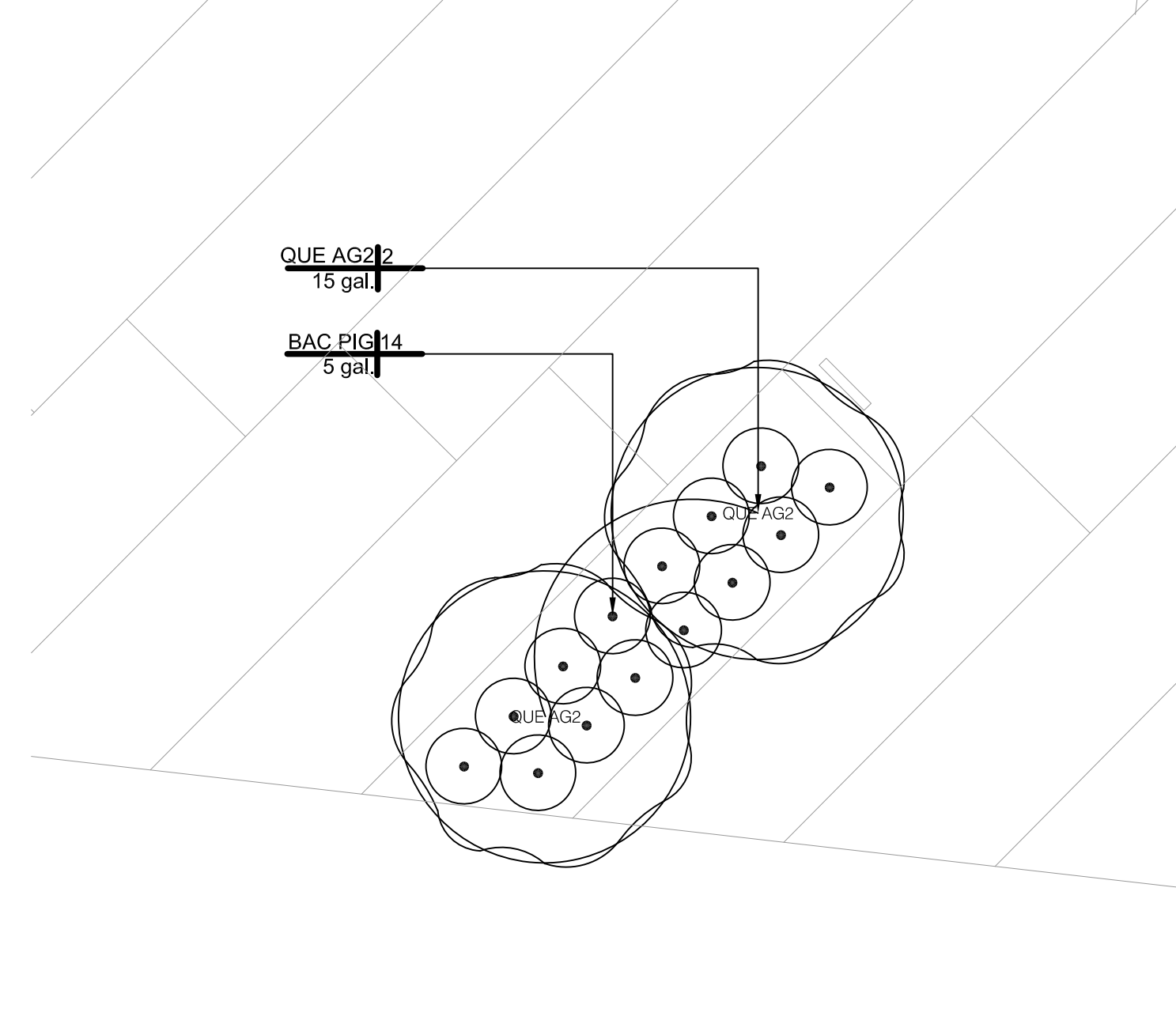


7 PLANTING ENLARGEMENT PLAN
SCALE: 1" = 10'-0"
PLAN

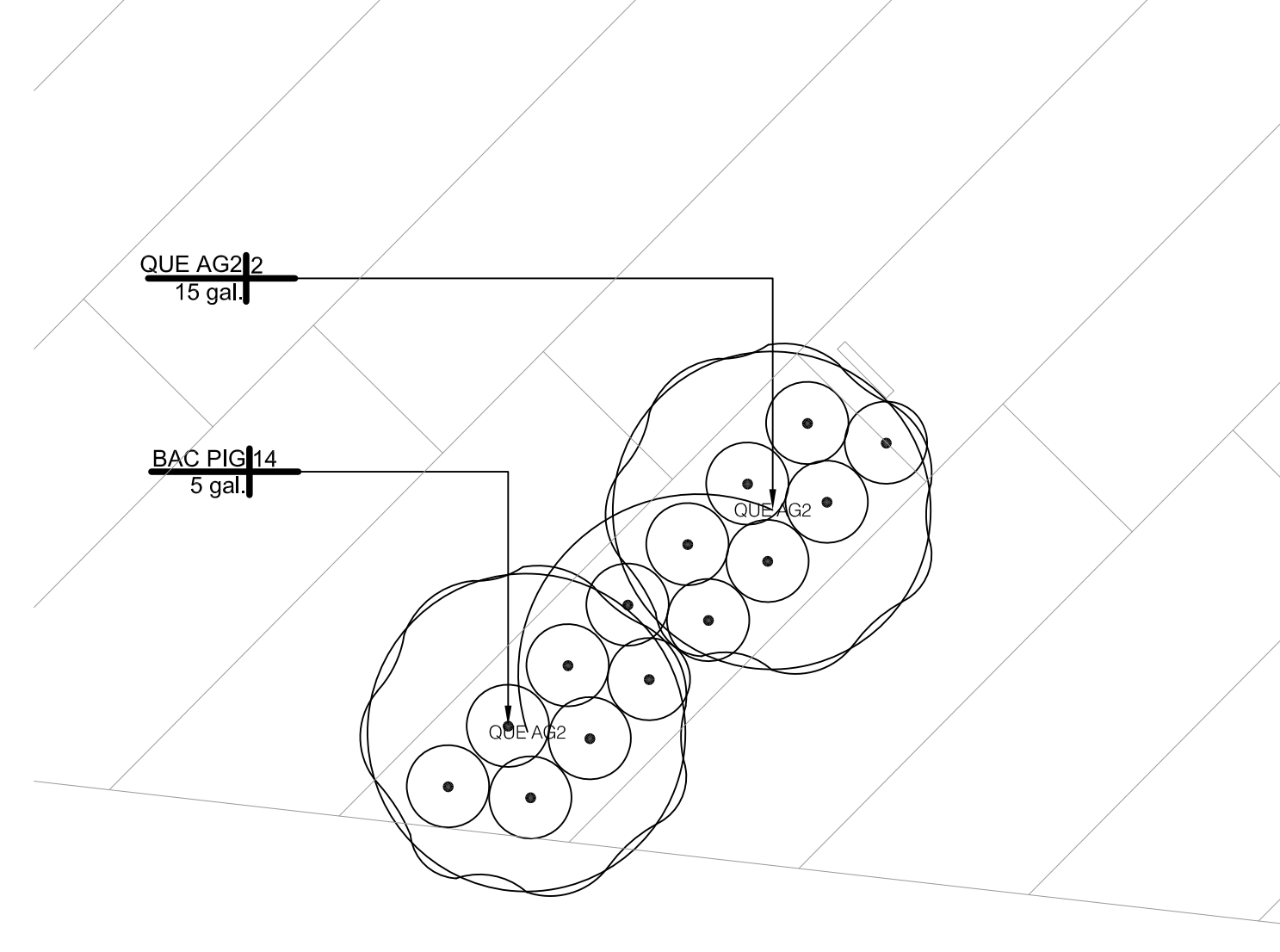
NOTES:
SEE SHEET L6.7 FOR
SCHEDULES AND NOTES



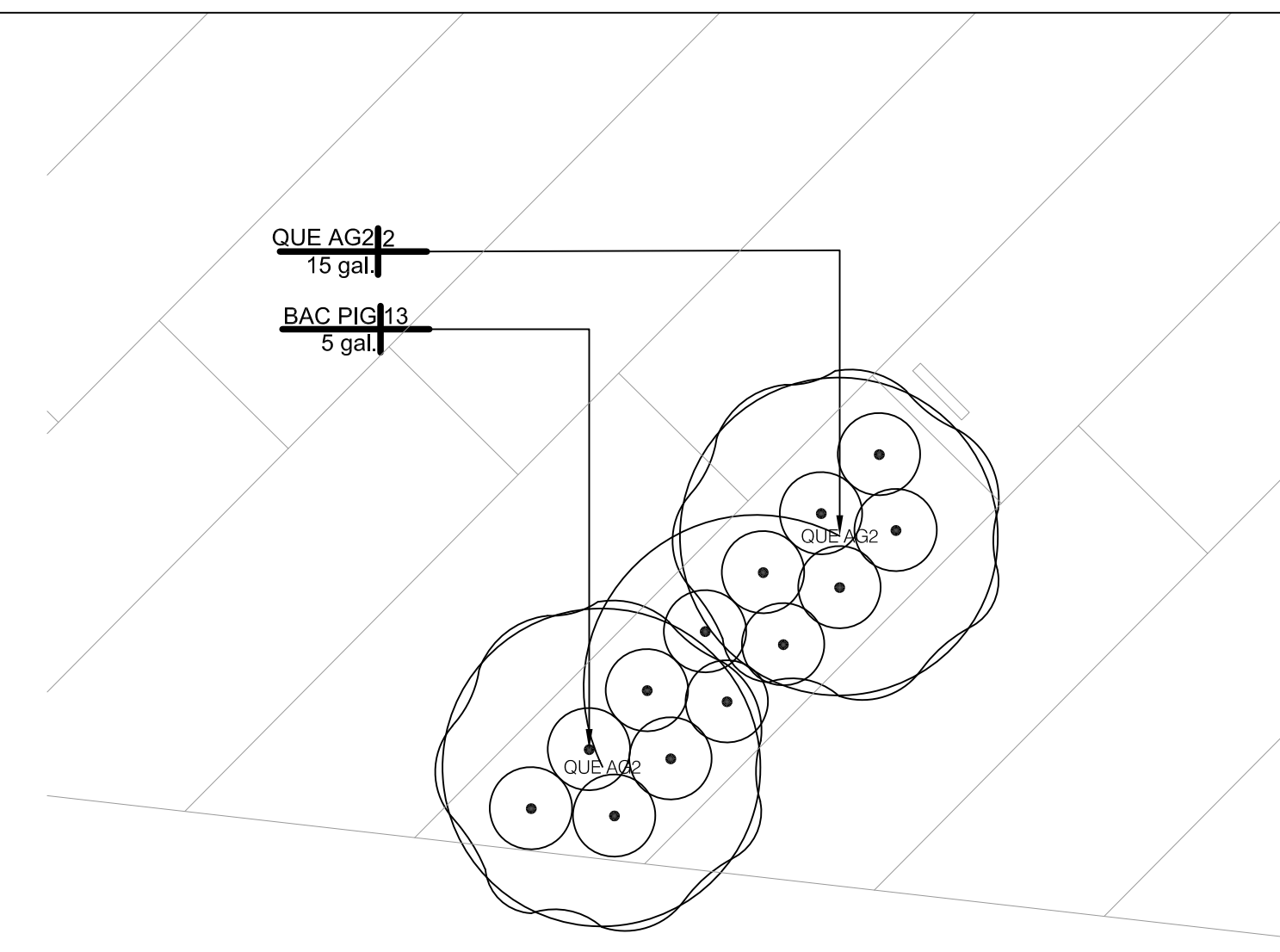
6 PLANTING ENLARGEMENT PLAN
SCALE: 1" = 10'-0"
PLAN



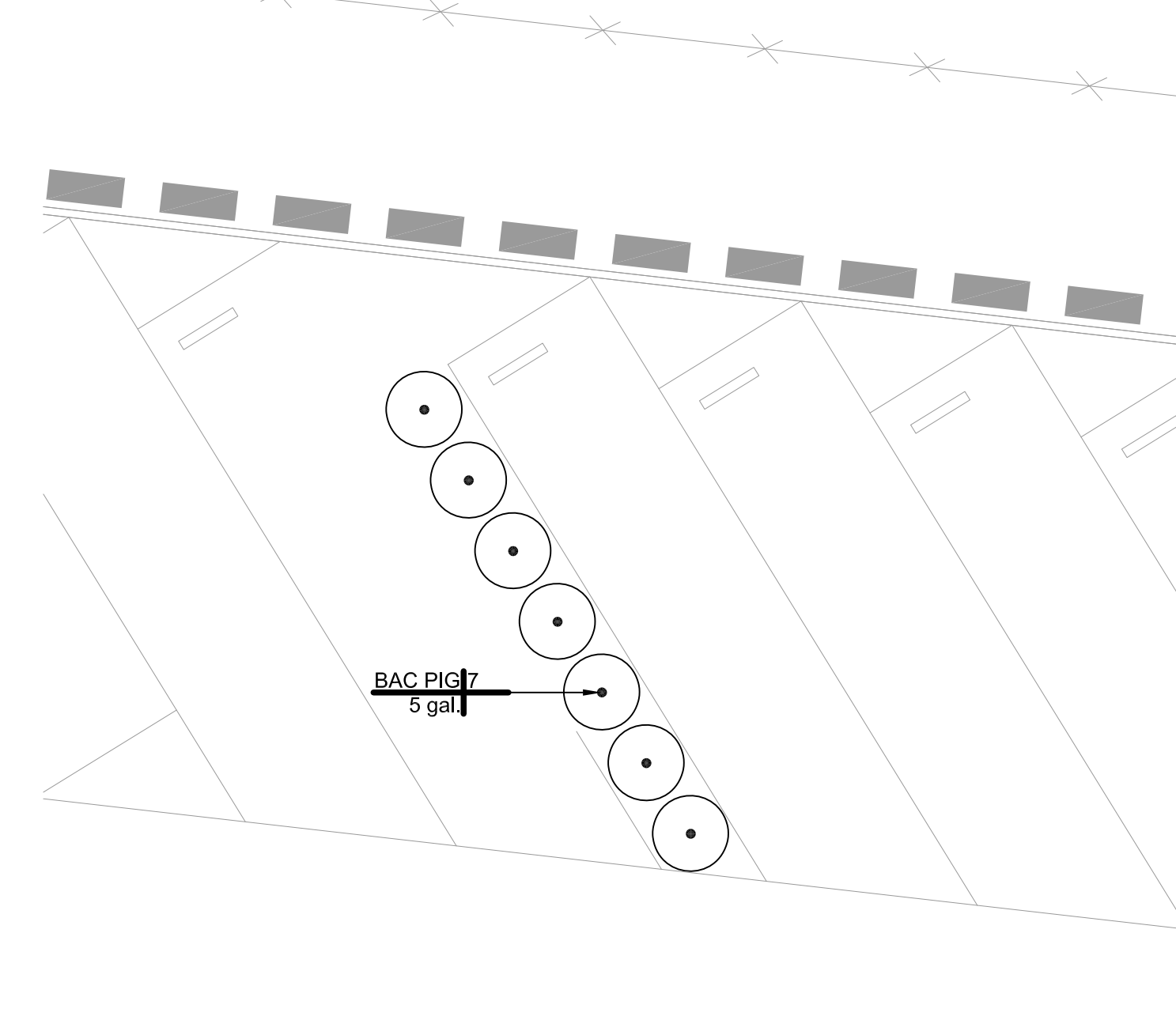
5 PLANTING ENLARGEMENT PLAN
SCALE: 1" = 10'-0"
PLAN



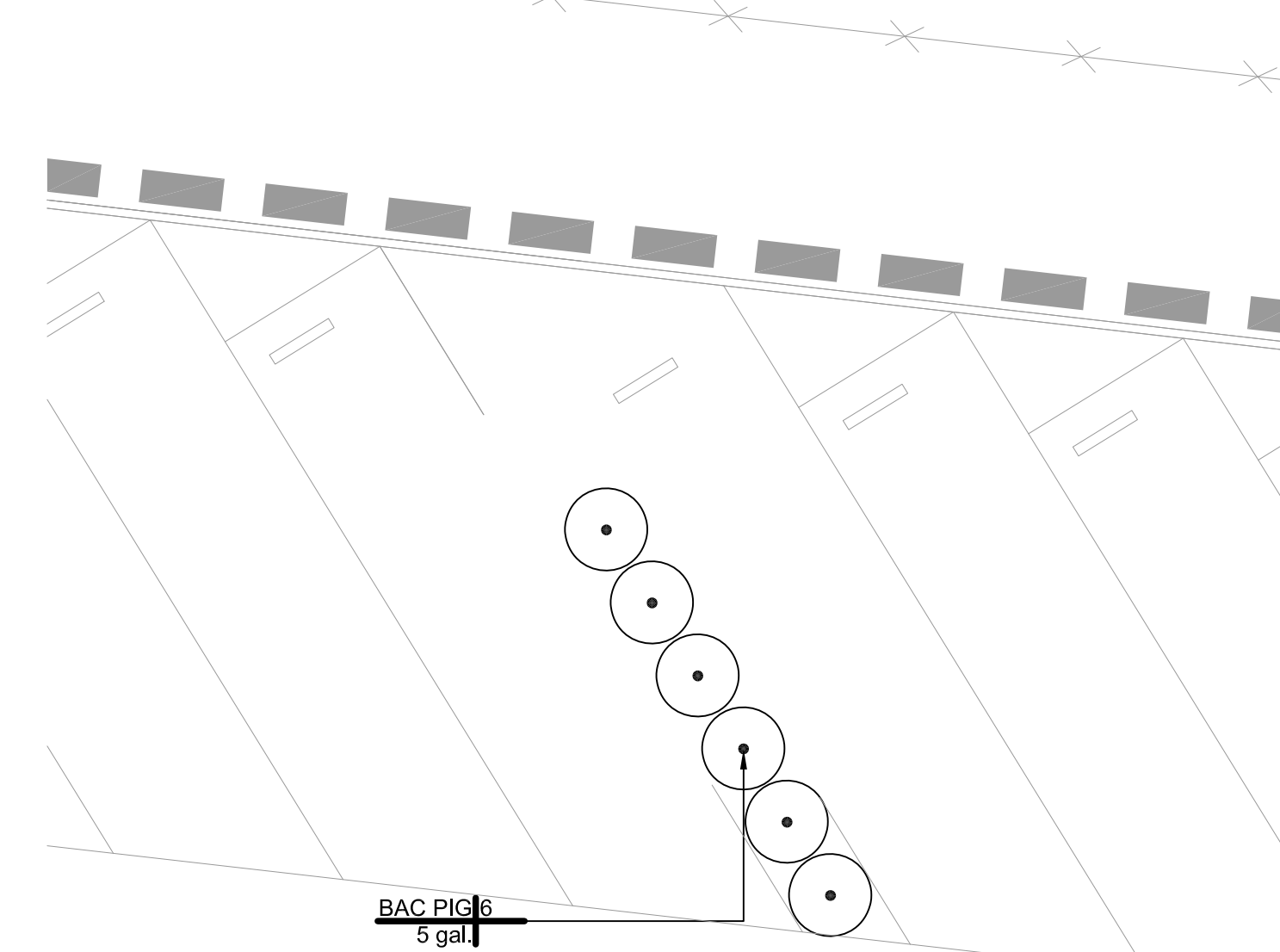
4 PLANTING ENLARGEMENT PLAN
SCALE: 1" = 10'-0"
PLAN



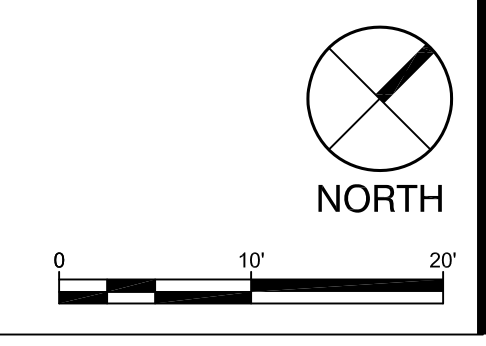
3 PLANTING ENLARGEMENT PLAN
SCALE: 1" = 10'-0"
PLAN



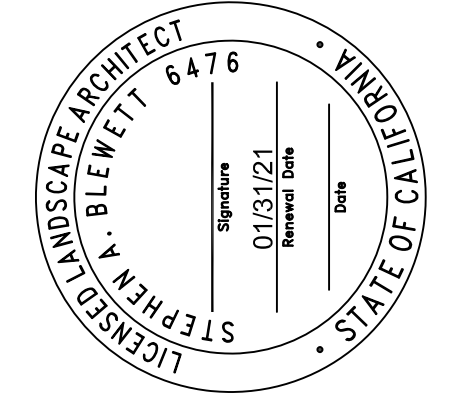
2 PLANTING ENLARGEMENT PLAN
SCALE: 1" = 10'-0"
PLAN



1 PLANTING ENLARGEMENT PLAN
SCALE: 1" = 10'-0"
PLAN



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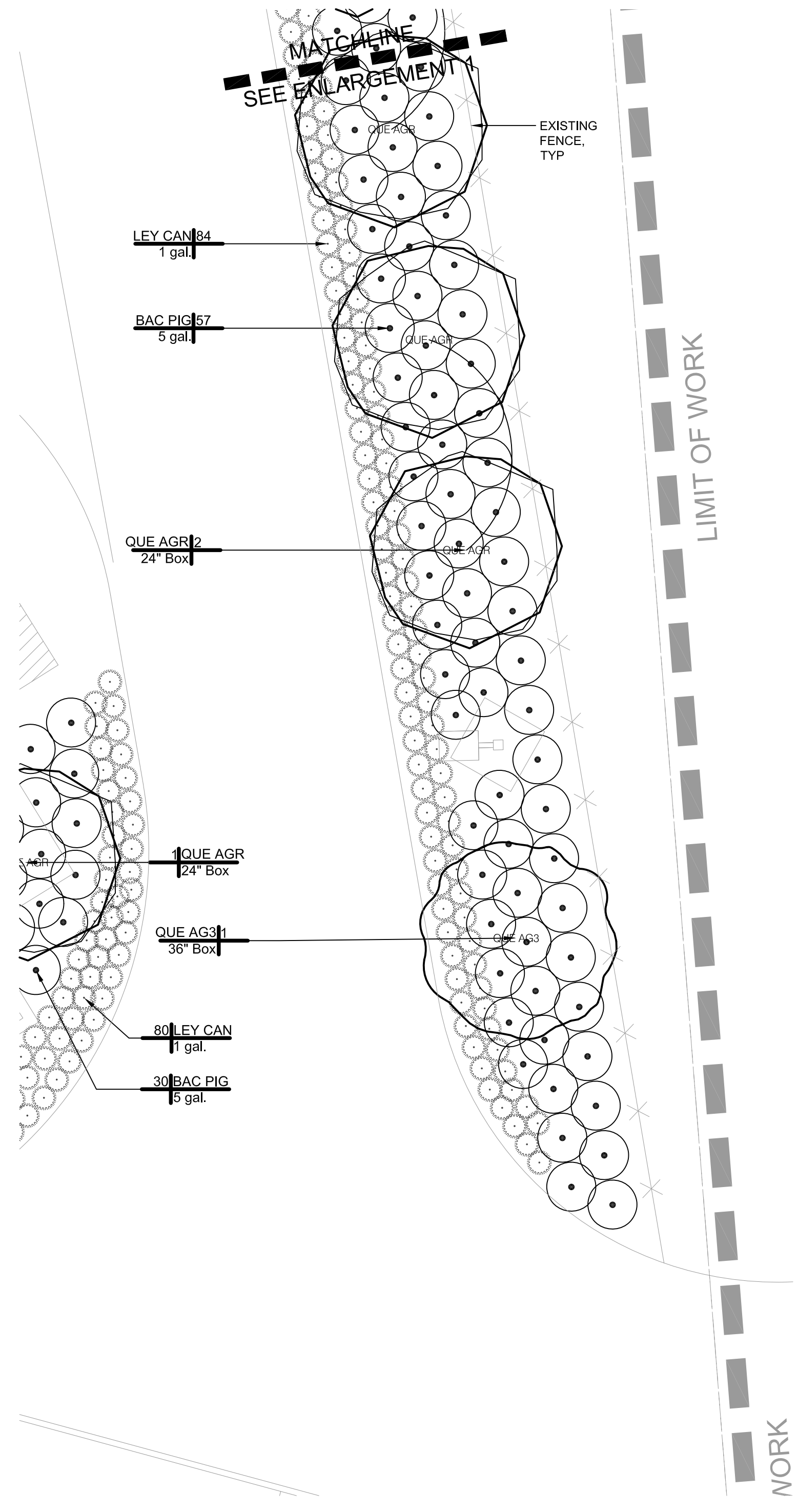
L6.1
2005 CHAPMAN
ONE CHAPMAN WAY
EL SEGUNDO, CALIFORNIA 90245
NEW LANDSCAPE CONSTRUCTION

PLANTING ENLARGEMENT PLAN

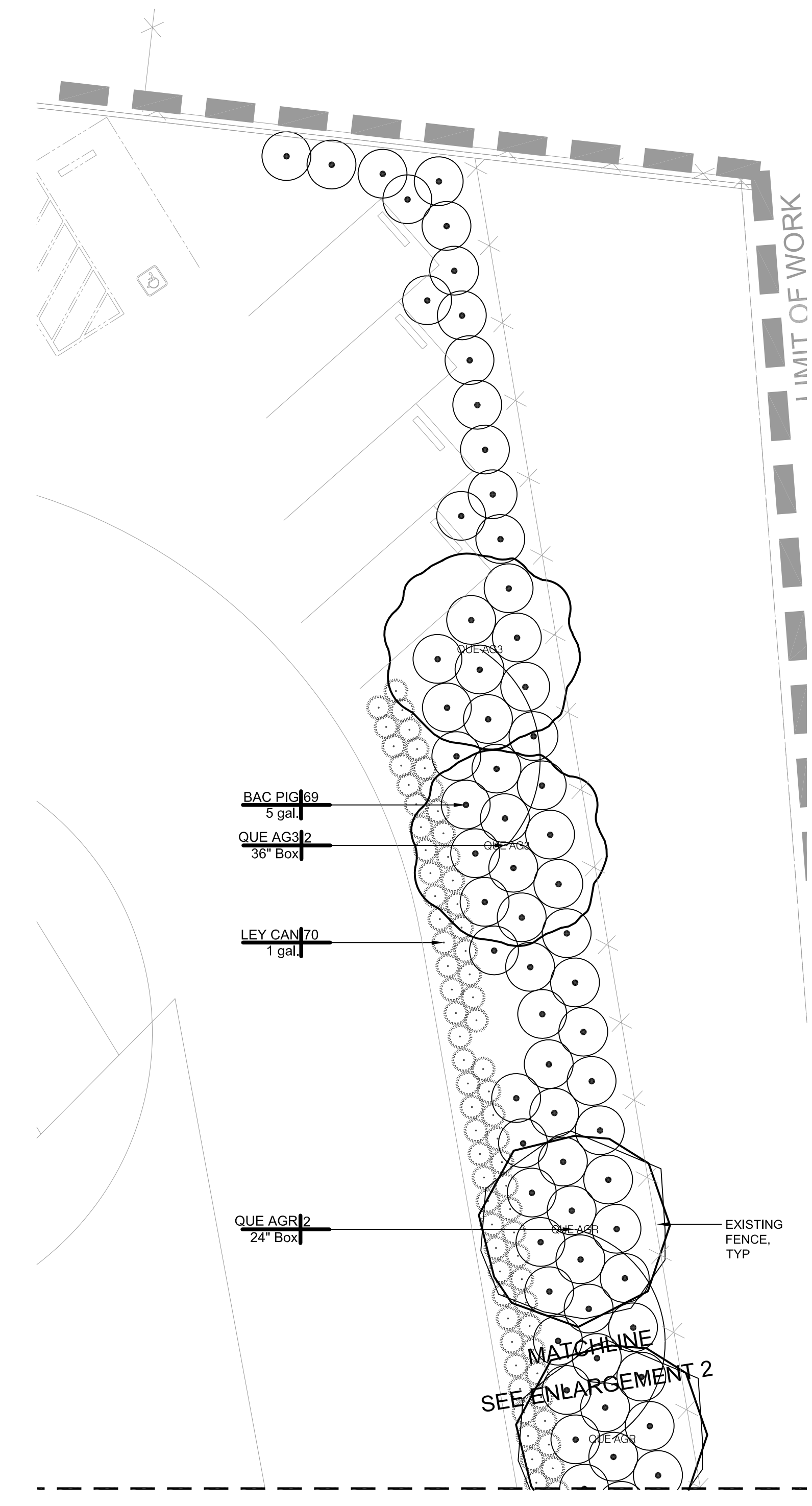
OF 6.4

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DATE: 20200723
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PROJECT: 2005CHAPMAN
SCALE: SEE PLANS

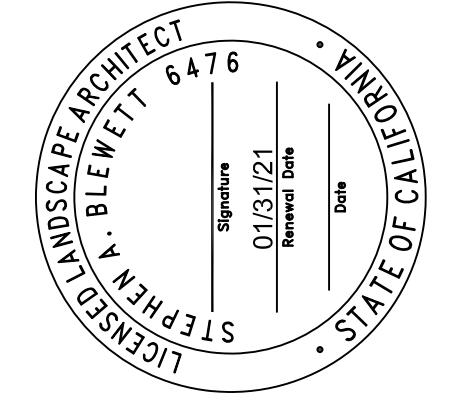
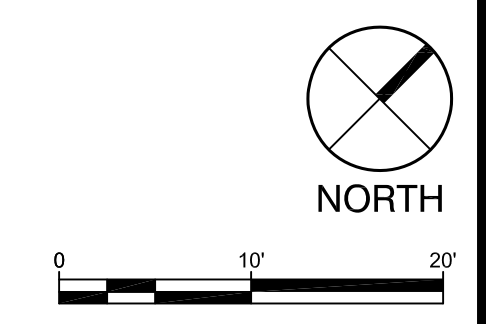


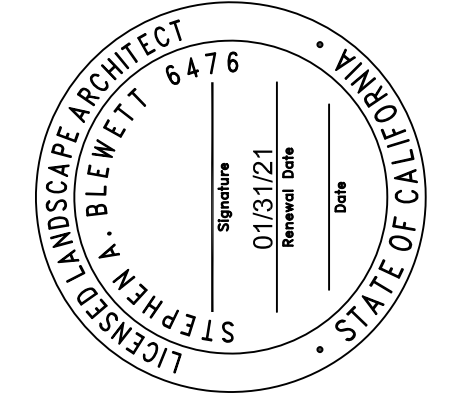


2 PLANTING ENLARGEMENT PLAN
SCALE: 1" = 10'-0"
PLAN



1 PLANTING ENLARGEMENT PLAN
SCALE: 1" = 10'-0"
PLAN





REVISIONS: 01
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SCALE: SEE PLANS

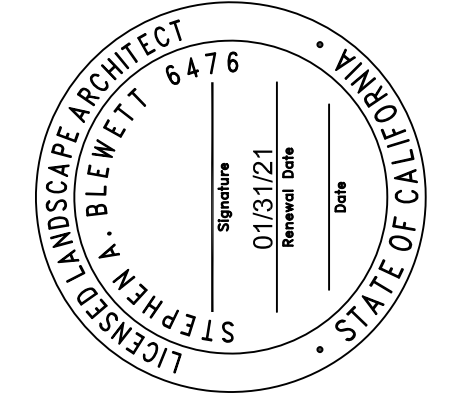
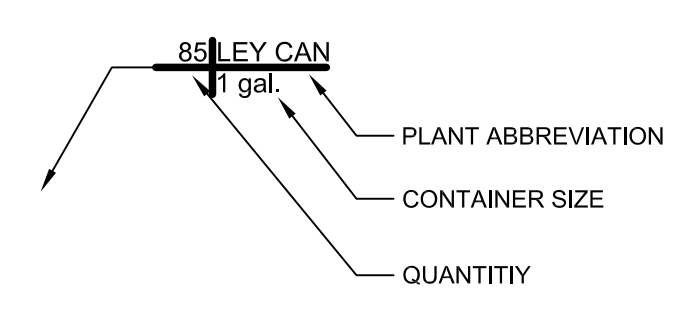
PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
	QUE AG2	Quercus agrifolia / Coast Live Oak Standard	15 gal.	7	
	QUE AGR	Quercus agrifolia / Coast Live Oak Standard	24" Box	6	
	QUE AG3	Quercus agrifolia / Coast Live Oak Standard	36" Box	3	
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	BAC PIG	Baccharis pilularis 'Pigeon Point' / Coyote Brush	5 gal.	60" o.c.	238
	LEY CAN	Leymus condensatus 'Canyon Prince' / Native Blue Rye	1 gal.	30" o.c.	234

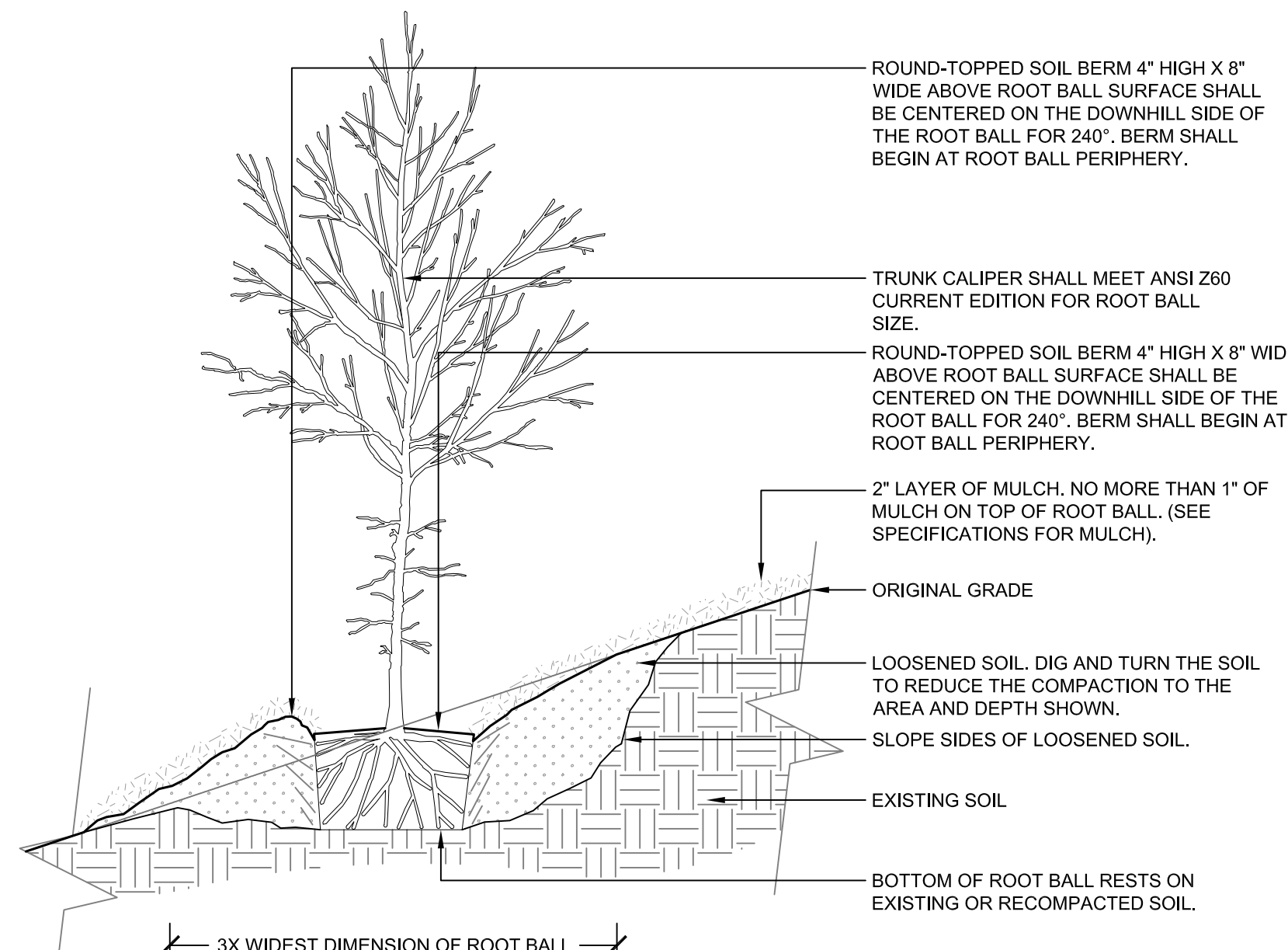
PLANT LEGEND

TREES	CODE	BOTANICAL / COMMON NAME
	QUE AG2	Quercus agrifolia Coast Live Oak
	QUE AGR	Quercus agrifolia Coast Live Oak
	QUE AG3	Quercus agrifolia Coast Live Oak
SHRUBS	CODE	BOTANICAL / COMMON NAME
	BAC PIG	Baccharis pilularis 'Pigeon Point' Coyote Brush
	LEY CAN	Leymus condensatus 'Canyon Prince' Native Blue Rye

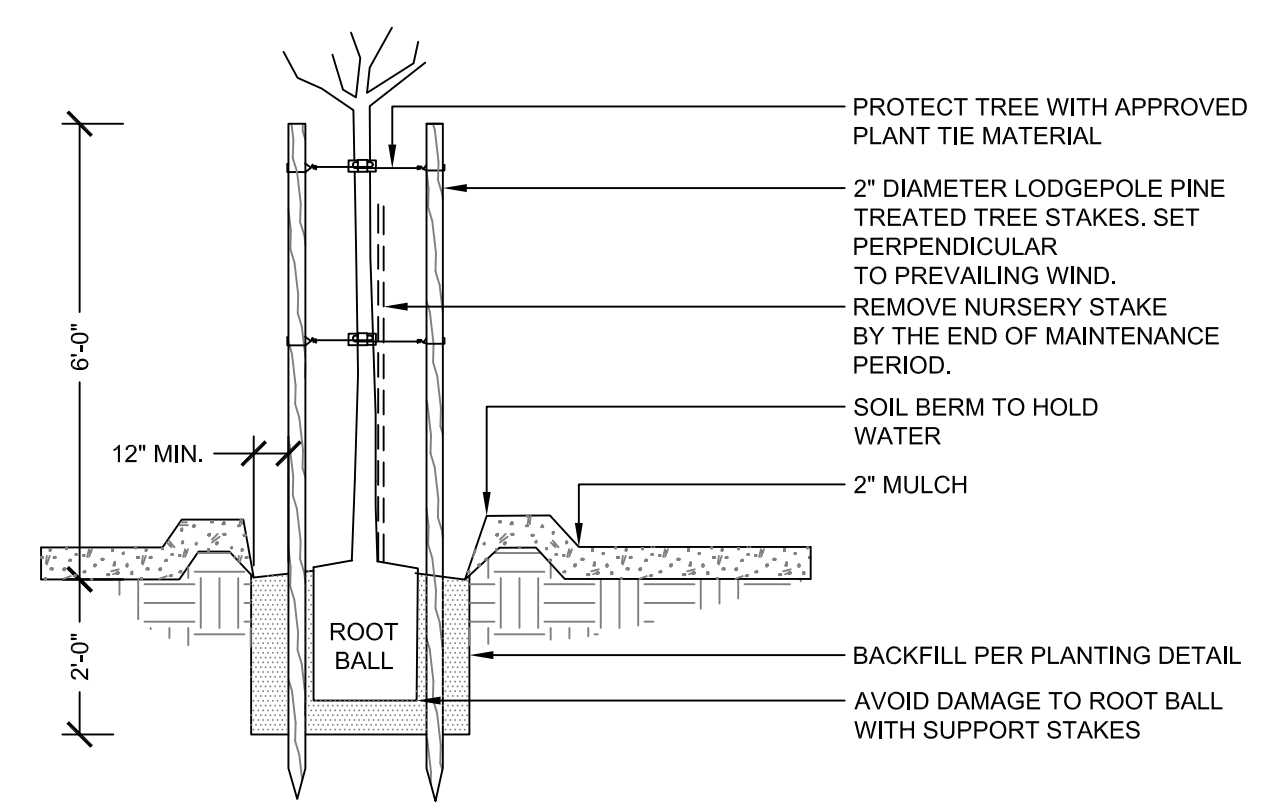
PLANT IDENTIFICATION KEY



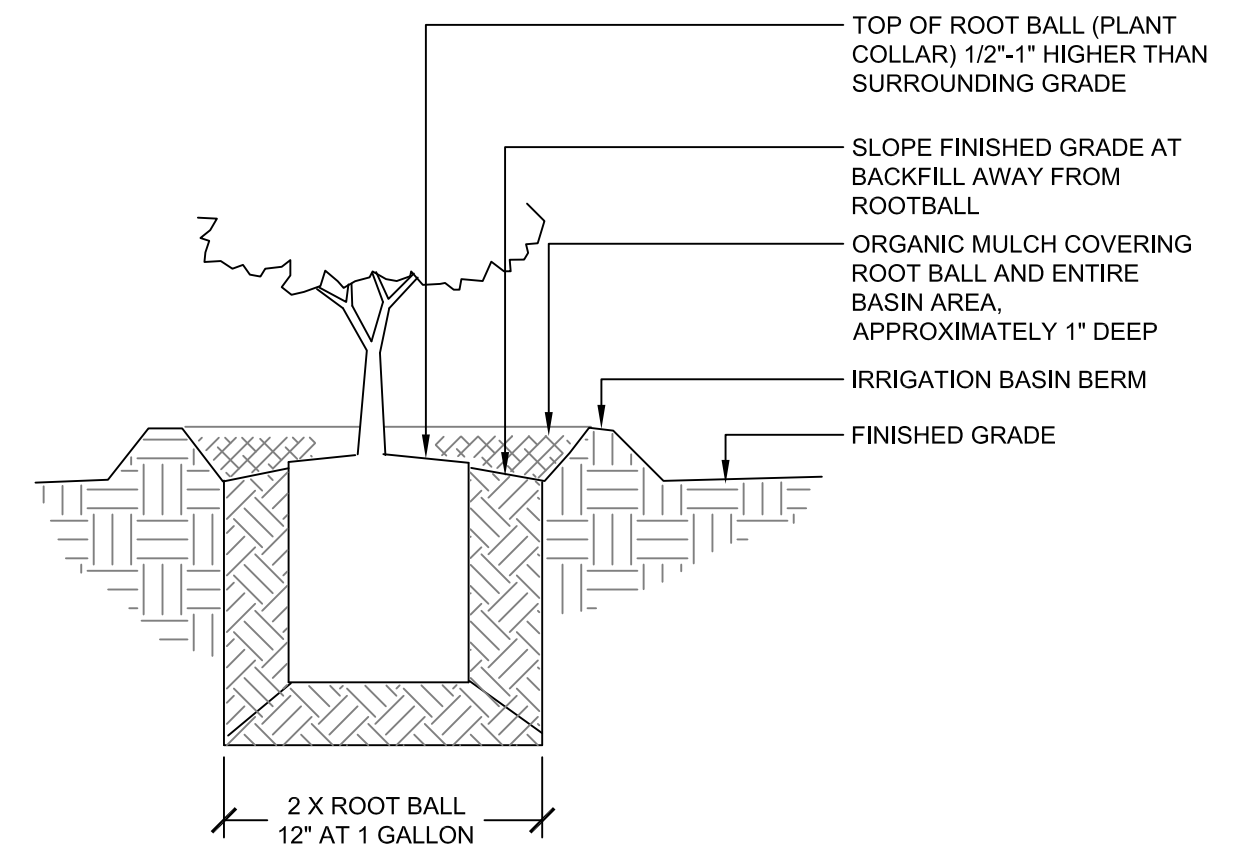
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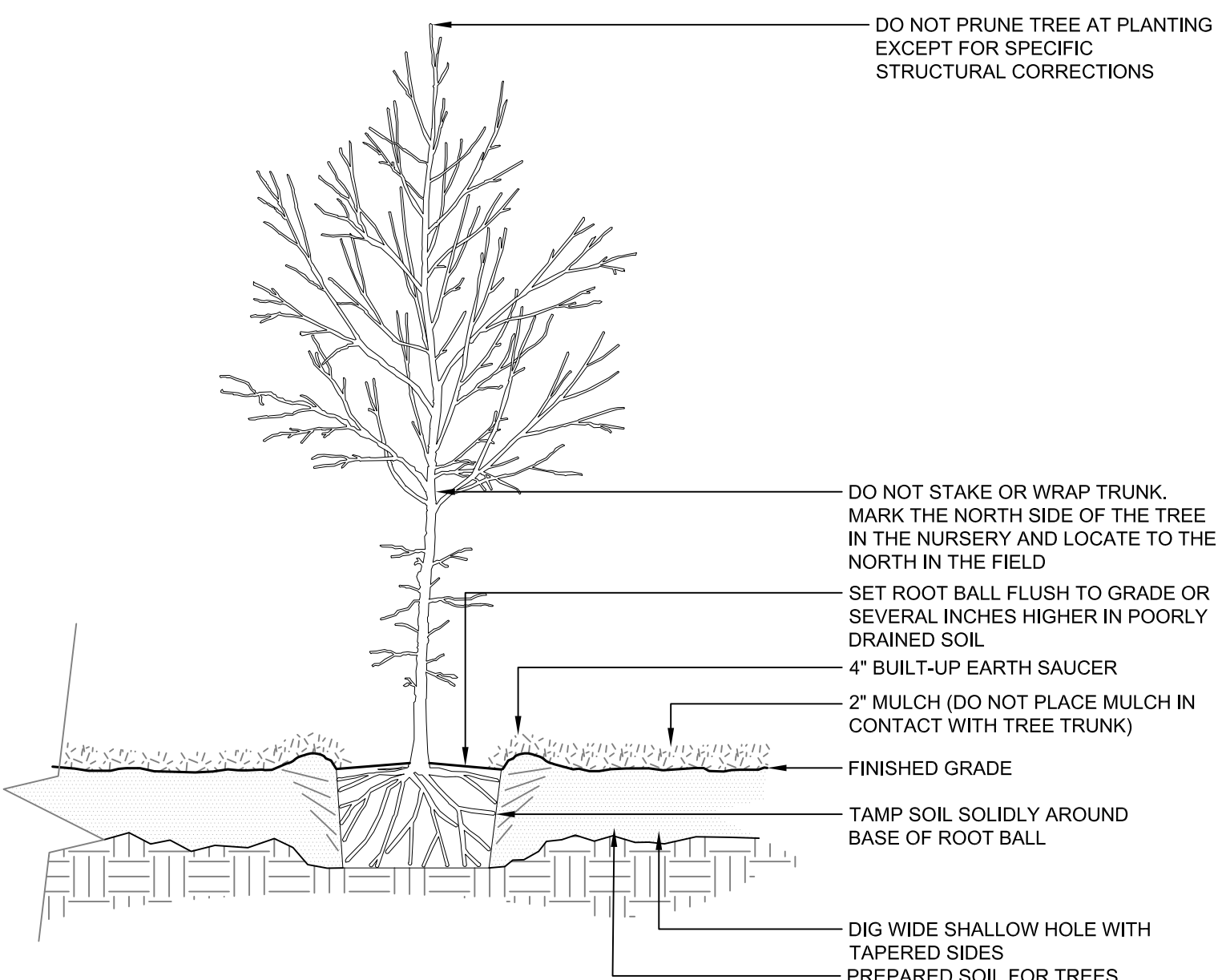
6 TREE ON SLOPE
 1/2" = 1'-0"
 Detail-File



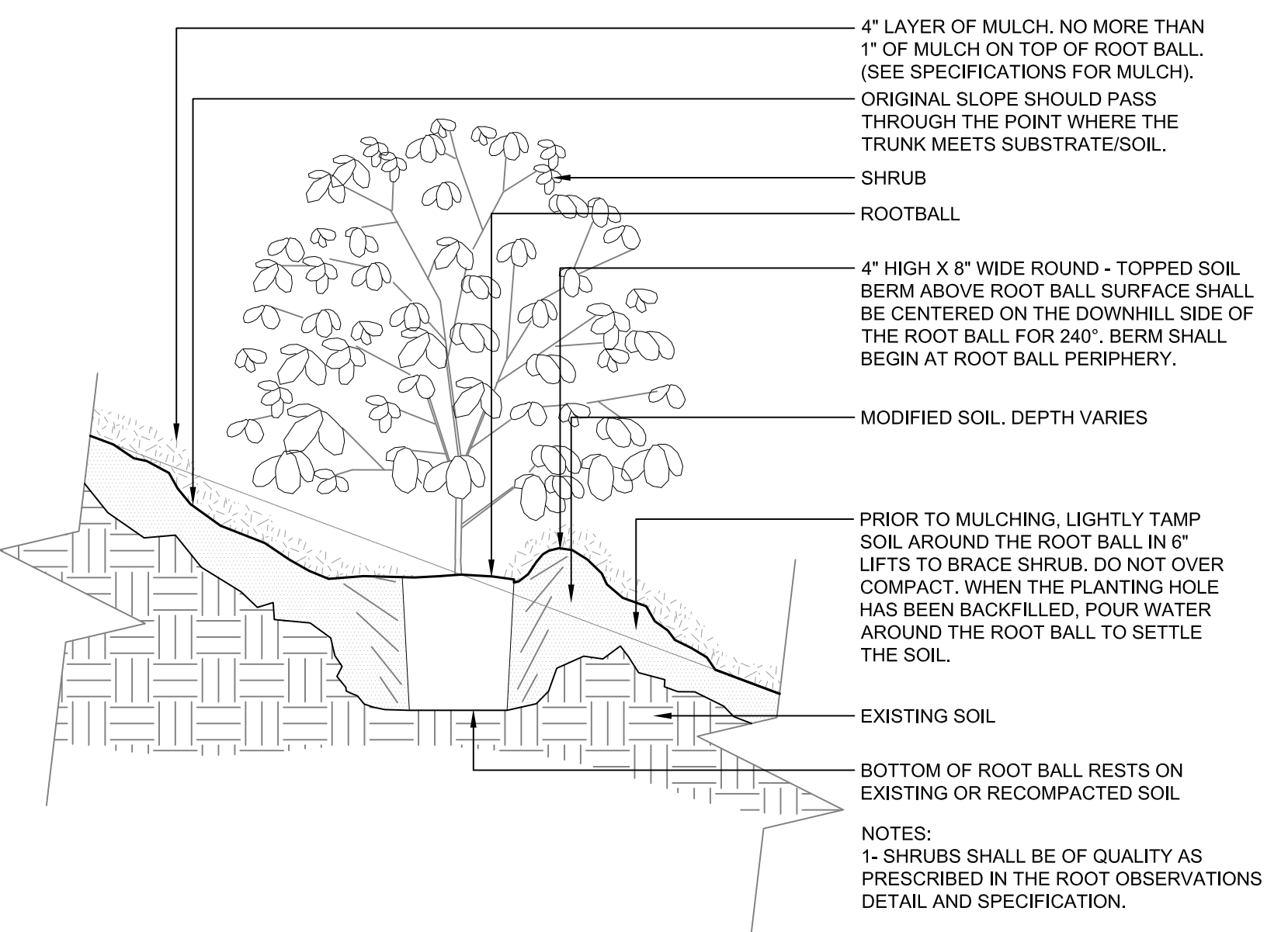
3 TREE STAKING
 1" = 1'-0"
 FX-PL-FX-TREE-11



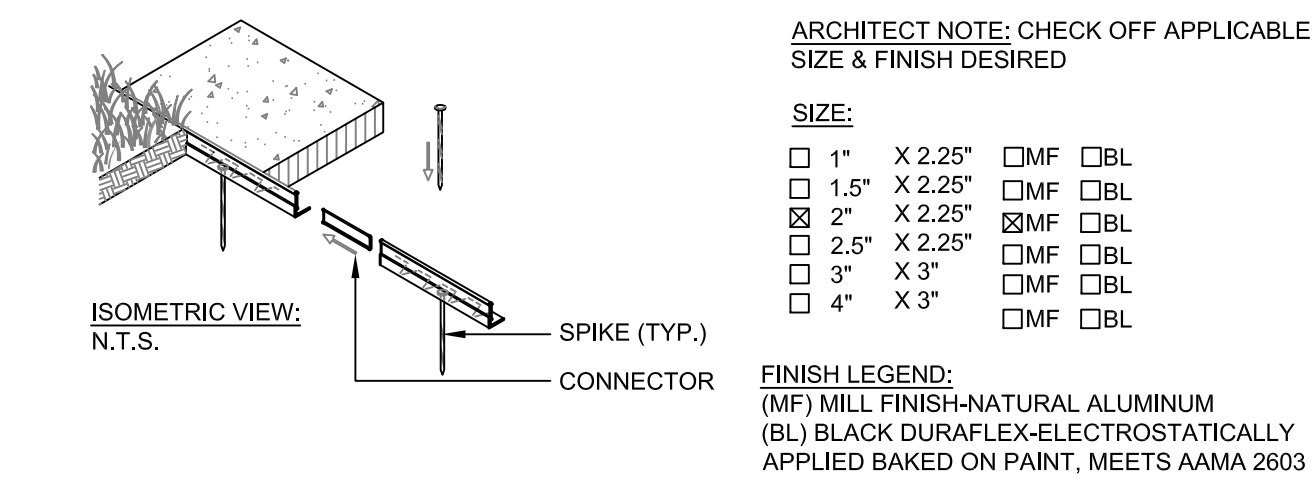
5 NATIVE SHRUB PLANTING
 1" = 1'-0"
 FX-PL-FX-SHRB-09



2 TREE W/BERM
 1/2" = 1'-0"
 FX-PL-FX-TREE-05



4 SHRUB ON SLOPE
 3/4" = 1'-0"
 FX-PL-FX-SHRB-01

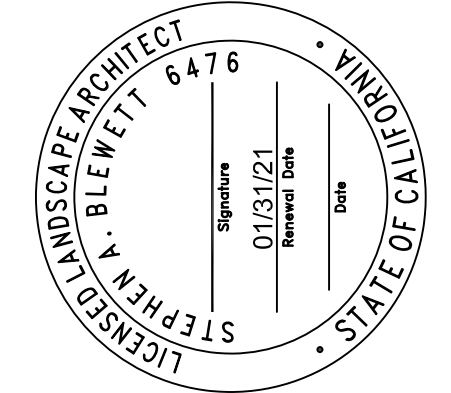


1 ASPHALTEGE: SINGLE COURSE ASPHALT
 NTS
 FX-SI-PERM-EDG-01

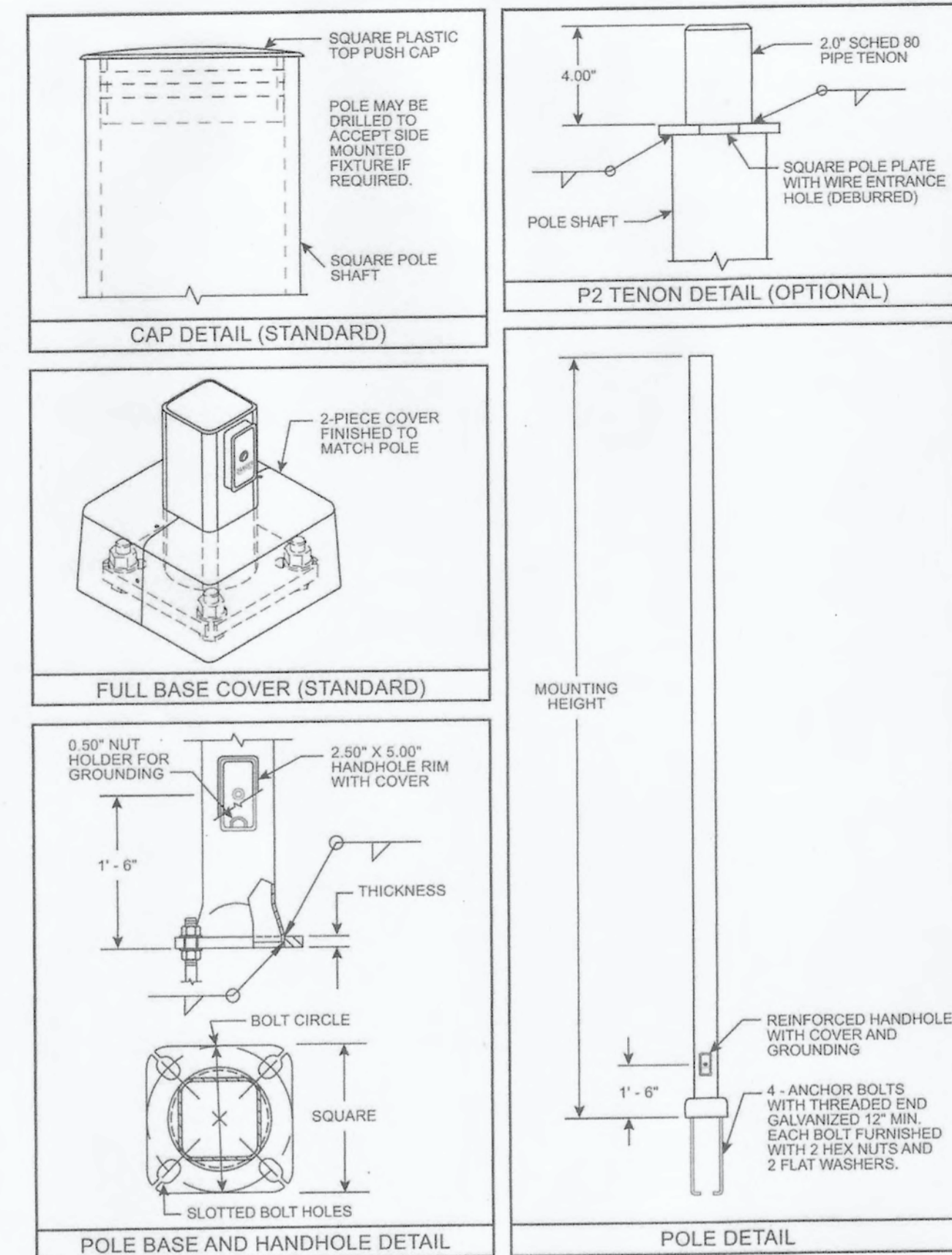
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L6.4
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 NEW LANDSCAPE CONSTRUCTION
PLANTING DETAILS



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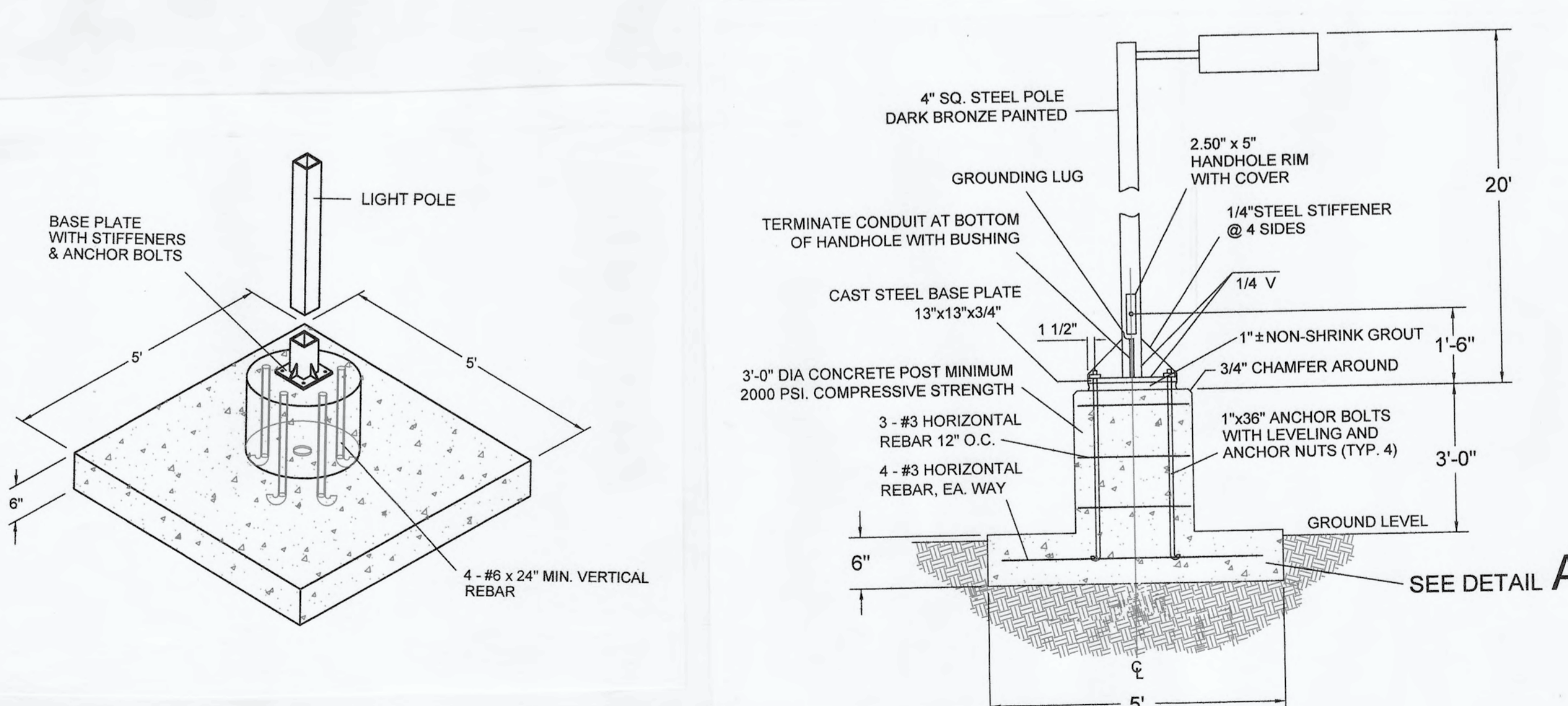
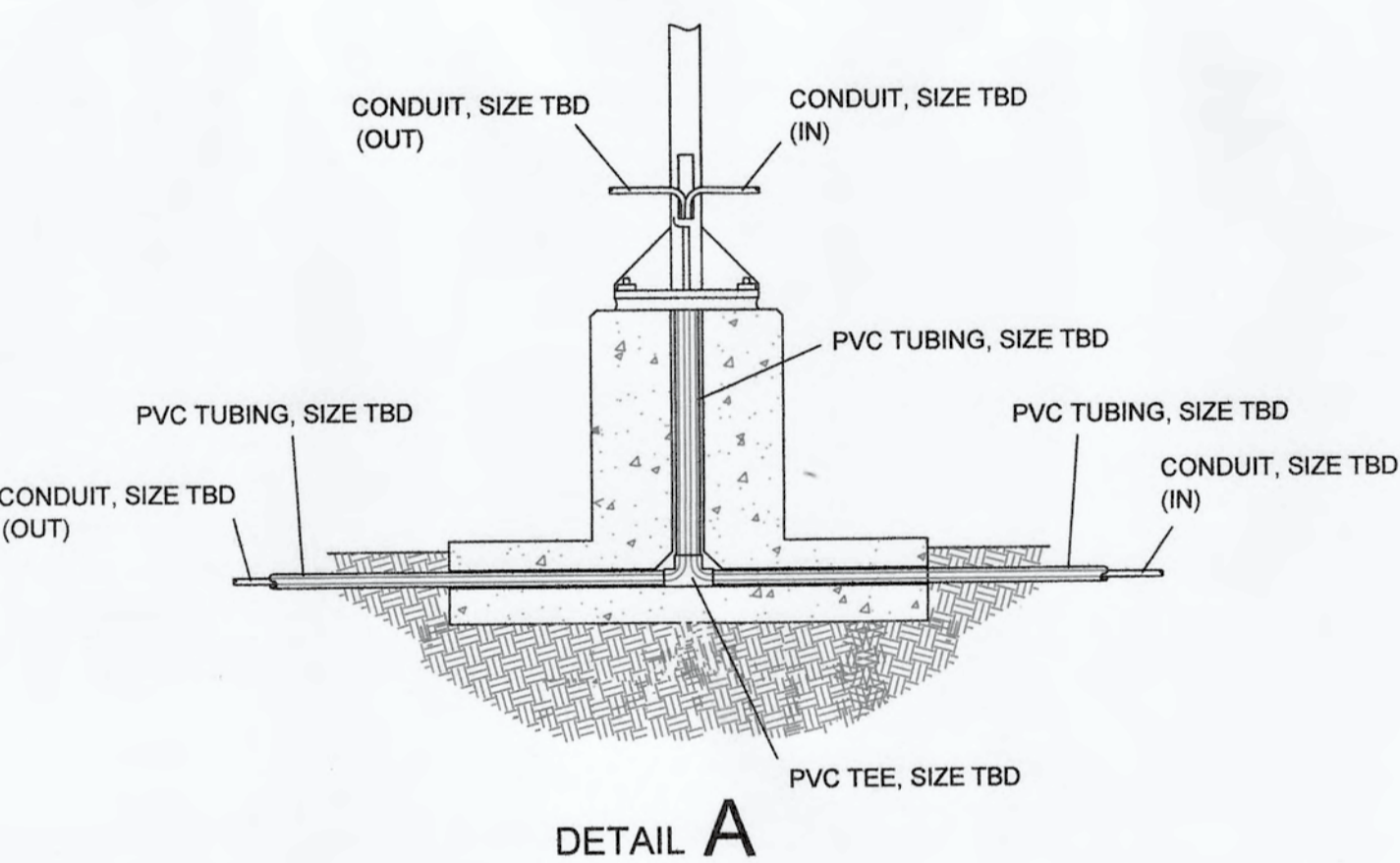
This specification brochure is intended to serve as a general guide. Our products are continually being engineered and improved, and specifications are subject to change without notice.

EPA Load Information

BASE MODEL	80 MPH W.T. 3 GUST		90 MPH W.T. 3 GUST		100 MPH W.T. 3 GUST	
	MAX. EPA (LBS)	MAX. WEIGHT (LBS)	MAX. EPA (LBS)	MAX. WEIGHT (LBS)	MAX. EPA (LBS)	MAX. WEIGHT (LBS)
VS-SSA-10-4040-11-AB-FF	30.6	765	23.8	595	18.9	473
VS-SSA-12-4040-11-AB-FF	34.4	870	26.8	670	20.8	520
VS-SSA-14-4040-11-AB-FF	39.0	975	30.0	750	23.0	575
VS-SSA-15-4040-11-AB-FF	41.5	1038	32.0	800	24.5	613
VS-SSA-16-4040-11-AB-FF	43.5	1088	33.5	840	25.5	640
VS-SSA-18-4040-11-AB-FF	47.5	1193	36.5	915	28.0	700
VS-SSA-20-4040-11-AB-FF	51.5	1298	39.5	990	30.0	750
VS-SSA-20-4040-07-AB-FF	15.8	395	12.2	305	9.4	235
VS-SSA-20-4050-11-AB-FF	17.7	443	13.7	343	10.4	260
VS-SSA-20-4050-07-AB-FF	5.1	128	3.8	95	2.9	73
VS-SSA-25-5050-11-AB-FF	9.8	245	7.4	185	5.7	143
VS-SSA-25-5050-07-AB-FF	18.5	463	13.9	350	10.5	268
VS-SSA-30-4040-07-AB-FF	6.7	166	4.4	110	3.3	83
VS-SSA-30-5050-11-AB-FF	4.7	116	3.5	88	N/A	N/A
VS-SSA-30-5050-07-AB-FF	10.7	267	8.1	203	5.9	148
VS-SSA-30-6060-07-AB-FF	19	475	13.3	333	9	225
VS-SSA-35-5050-07-AB-FF	5.9	150	4.5	113	N/A	N/A
VS-SSA-35-6060-07-AB-FF	12.4	310	9.4	235	6.5	163
VS-SSA-40-6060-07-AB-FF	7.2	180	5.4	135	N/A	N/A

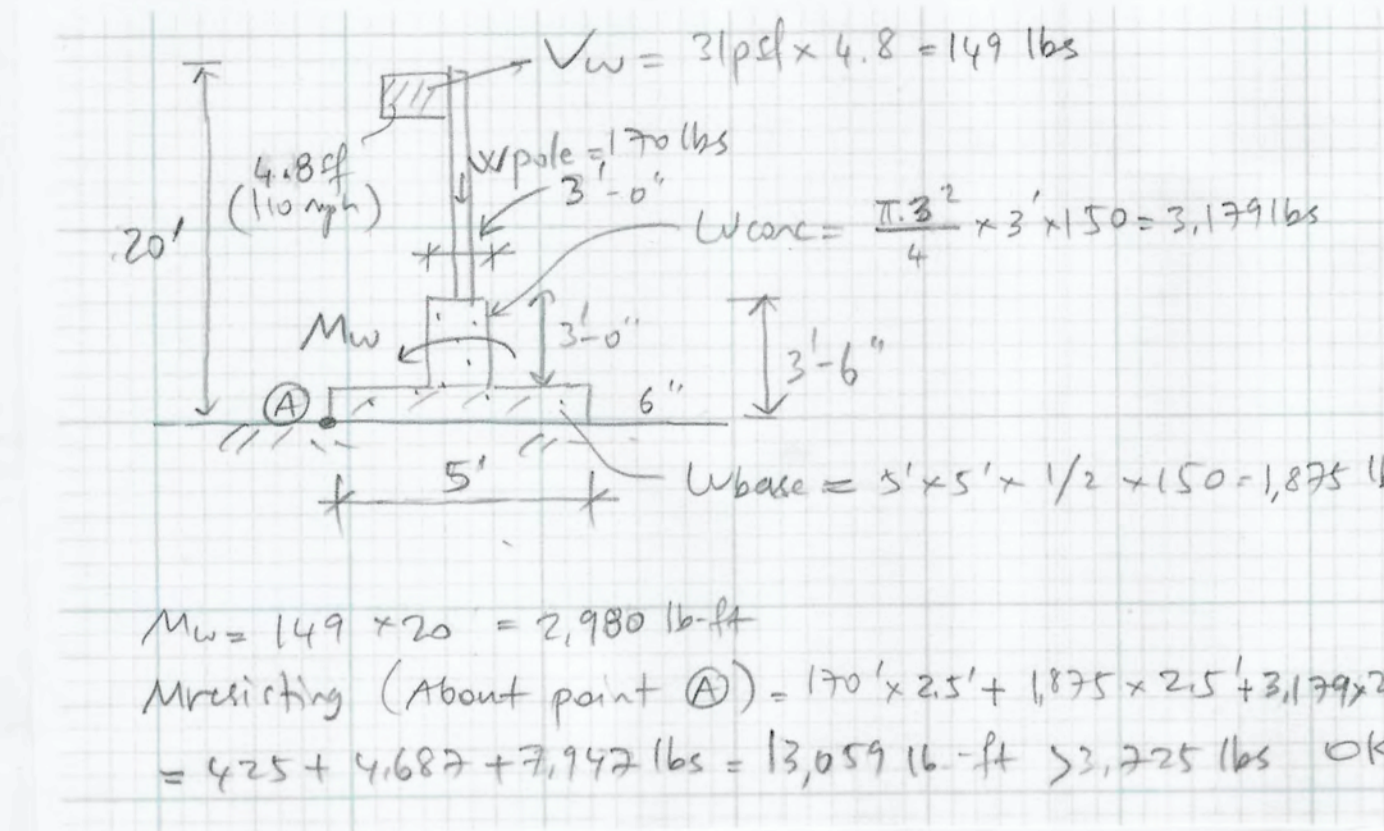
Designation & Dimensional Information

BASE MODEL	NOMINAL MOUNTING HEIGHT (FT)	POLE DIMENSIONS		WALL THICKNESS (IN)	STRUCTURE DIA. (IN)	BASE PLATE		ANCHOR BOLTS		
		TOP SQ. (IN)	BASE SQ. (IN)			DIAM. (IN)	LENGTH (IN)	PROJECTION (IN)	DIA. (IN)	LENGTH (IN)
VS-SSA-10-4040-11-AB-FF	10'	4	4	11	8.0	8.0	8.25 x 8.75	0.75 x 17.00 x 3.00	3.25 - 3.75	
VS-SSA-12-4040-11-AB-FF	12'	4	4	11	9.0	9.0	8.25 x 8.75	0.75 x 17.00 x 3.00	3.25 - 3.75	
VS-SSA-14-4040-11-AB-FF	14'	4	4	11	10.0	10.0	8.25 x 8.75	0.75 x 17.00 x 3.00	3.25 - 3.75	
VS-SSA-15-4040-11-AB-FF	15'	4	4	11	11.0	11.0	8.25 x 8.75	0.75 x 17.00 x 3.00	3.25 - 3.75	
VS-SSA-16-4040-11-AB-FF	16'	4	4	11	11.5	11.5	8.25 x 8.75	0.75 x 17.00 x 3.00	3.25 - 3.75	
VS-SSA-18-4040-11-AB-FF	18'	4	4	11	12.5	12.5	8.25 x 8.75	0.75 x 17.00 x 3.00	3.25 - 3.75	
VS-SSA-20-4040-11-AB-FF	20'	4	4	11	14.0	14.0	8.25 x 8.75	0.75 x 17.00 x 3.00	3.25 - 3.75	
VS-SSA-20-4040-07-AB-FF	20'	4	4	7	20.0	20.0	8.25 x 8.75	0.75 x 17.00 x 3.00	3.38 - 3.88	
VS-SSA-20-5050-11-AB-FF	20'	5	5	11	18.5	18.5	10.0 x 12.0	1.1 x 1	0.75 x 17.00 x 3.00	3.5 - 4
VS-SSA-20-5050-07-AB-FF	20'	5	5	7	28.0	28.0	10.0 x 12.0	1.1 x 1	0.75 x 17.00 x 3.00	3.5 - 4
VS-SSA-25-5050-11-AB-FF	25'	5	5	11	22.5	22.5	10.0 x 12.0	1.1 x 1	0.75 x 17.00 x 3.00	3.5 - 4
VS-SSA-25-5050-07-AB-FF	25'	5	5	7	35.0	35.0	10.0 x 12.0	1.1 x 1	0.75 x 17.00 x 3.00	3.5 - 4
VS-SSA-30-4040-07-AB-FF	30'	4	4	7	29.1	29.1	8.0 - 9.0	8.25 x 8.75	0.75 x 17.00 x 3.00	3.38 - 3.88
VS-SSA-30-5050-11-AB-FF	30'	5	5	11	28.5	28.5	10.0 x 12.0	1.1 x 1	0.75 x 17.00 x 3.00	3.5 - 4
VS-SSA-30-5050-07-AB-FF	30'	5	5	7	38.0	38.0	10.0 x 12.0	1.1 x 1	0.75 x 17.00 x 3.00	3.5 - 4
VS-SSA-30-6060-07-AB-FF	30'	5	5	7	50.0	50.0	11.0 - 13.0	12.5 x 1	1.00 x 36.00 x 4.00	4 - 4.5
VS-SSA-35-5050-07-AB-FF	35'	5	5	7	44.0	44.0	10.0 - 12.0	11 x 1	1.125 x 17.00 x 3.00	3.5 - 4
VS-SSA-35-6060-07-AB-FF	35'	6	6	7	54.0	54.0	11.0 - 13.0	12.5 x 1	1.00 x 36.00 x 4.00	4 - 4.5
VS-SSA-40-6060-07-AB-FF	40'	6	6	7	60.0	60.0	11.0 - 13.0	12.5 x 1	1.00 x 36.00 x 4.00	4 - 4.5



TY Engineering And Design

Subject: 1 Chapman Way
Job Number: T2019-257
Date: 6/15/2020
By: TY
Checked By: TY
Page: 1 of 1

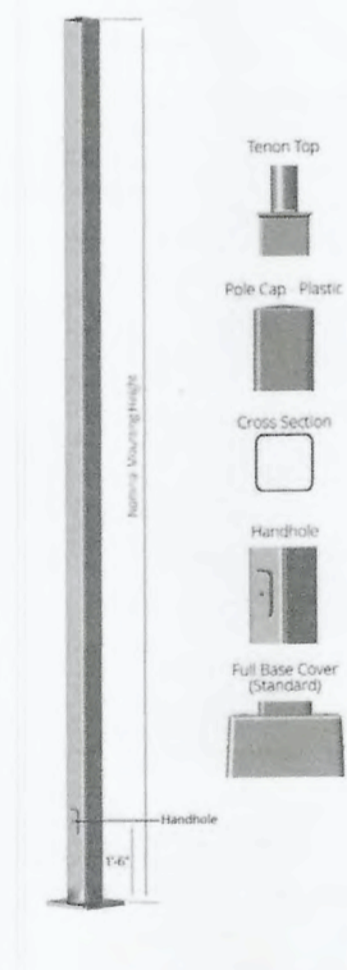


Square Straight Steel Light Poles, Anchor Base

Product Overview

- Pole Shaft** - The pole shaft is fabricated from hot rolled welded steel tubing of one-piece construction with a minimum yield strength of 55 KSI.
- Pole Top** - A removable top cap is provided for poles receiving drilling patterns for side-mount luminaire arm assemblies. Other pole top options include Tenon Top, Top Cap Only or Open Top which is typical when the pole top diameter matches the necessary slip-fit dimensions.
- Hand Hole** - A reinforced hand hole with grounding provision is provided at 1'-6" from the base end of the pole assembly. Each hand hole includes a cover and cover attachment hardware. All pole assemblies are provided with a 2.5" x 5" rectangular hand hole (dimensions are nominal).
- Base Cover** - A two-piece full base cover fabricated from ABS plastic is provided with each pole assembly. Additional base cover options, including a cast aluminum and fabricated steel cover, are available upon request.
- Anchor Bolts** - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized with a minimum of 12" on the threaded end.
- Hardware** - All structural fasteners are galvanized high strength carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.
- Finish** - Standard finishes are either Galvanized or Finish Painted. Additional finish options including Finish Paint over Galvanizing are available upon request.
- Design Criteria** - Standard EPA (Effective Projected Area) and weight values are based on Standard Commercial Criteria (with 1.3 gust factor) for side mounted fixtures only. Consult the factory on loading criteria for pole top mounted luminaires and/or brackets. Satisfactory performance of light poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.

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TY Engineering And Design

Lightpole Installation at
1 Chapman Way, El Segundo, California 90245

Structural Calculations

Date 6/15/2020
TY Job Number T2019-257



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Location: El Segundo, CA	Job Number: T2019-257	Date: 6/15/20
Subject: 1 Chapman Way	By: MH	Section:
Checked By: TY	Page/Of:	

INTRODUCTION AND DESIGN CRITERIA

This submittal package includes structural calculations for the proposed 18ft lightpole installation at an existing commercial property located at 1 Chapman Way, El Segundo, California.

The calculations are performed in accordance with the 2019 California Building Code (CBC), Title 24, Part 2, Volume 2, 2018 International Building Code (IBC 2018) and ASCE 7-16.

WIND LOADING CRITERIA

Per ASCE 7-16, Section 26,
 $F = q_h G C_f$ (psf)
 $q_h = 0.00256 K_z K_d K_e V^2$
 $G = 1.0$
 $C_f = 1.0$
 Exposure Category = B
 $V = 110 \text{ mph}$

$K_z K_d K_e = 1.0$
 $q_h = 0.00256 \times 1 \times 110^2 = 30.98 \text{ psf}$

STRUCURAL CALCULATIONS

Scale: None

Rev	Description	Date	NOTES:	PROJECT DESCRIPTION:	CLIENT:	SCALE:	PROJECT NO.:
				RV & BOAT STORAGE EXPANSION, PHASE III, ONE CHAPMAN WAY EL SEGUNDO, CA 90245	CALIFORNIA STORAGEMASTERS 1921 E. MAPLE AVE. EL SEGUNDO, CA 90245 (310) 414-9294 off (310) 414-9031	NOTED	2020107
						DATE: 21 JUN 20	S2.0
						DRAWN: KKS	
						CHECKED:	
						APPROVED: KKS	



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