

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 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 grantfunded 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	August 19, 2021
•	(Signature)	(Date and time)



Planning Commission Agenda Statement

Meeting Date: August 26, 2021 Agenda Heading: Consent

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

EA-1290 and AUP No. 20-05 August 26, 2021 Page **2** of **4**

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

EA-1290 and AUP No. 20-05 August 26, 2021 Page **3** of **4**

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

REVIEWED BY:

Denis Cook, Interim Development Services Director

APPROVED BY:

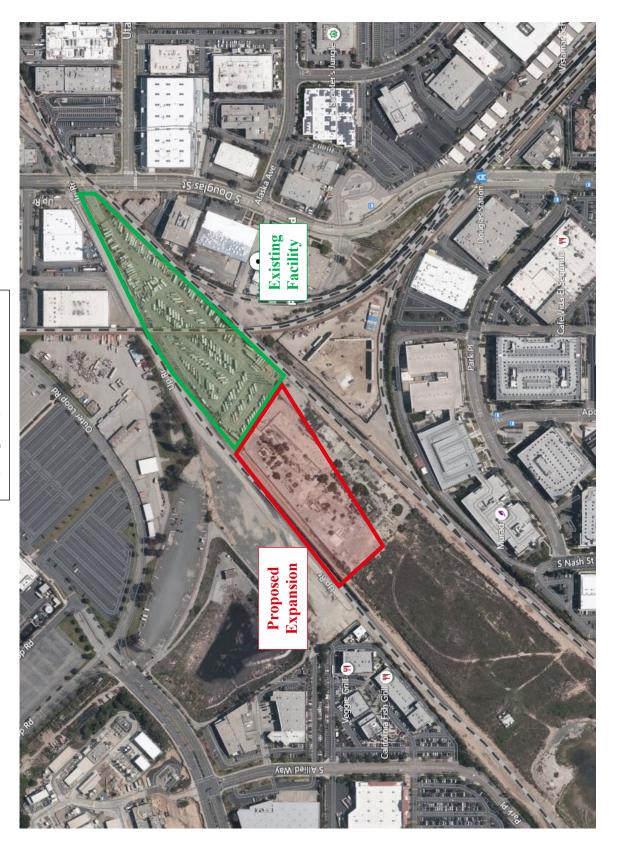
Denis Cook, Interim Development Services Director Co

ATTACHED SUPPORTING DOCUMENTS:

1. Vicinity Map

2. Approval letter dated June 17, 2021

3. Plans





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.
- 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:

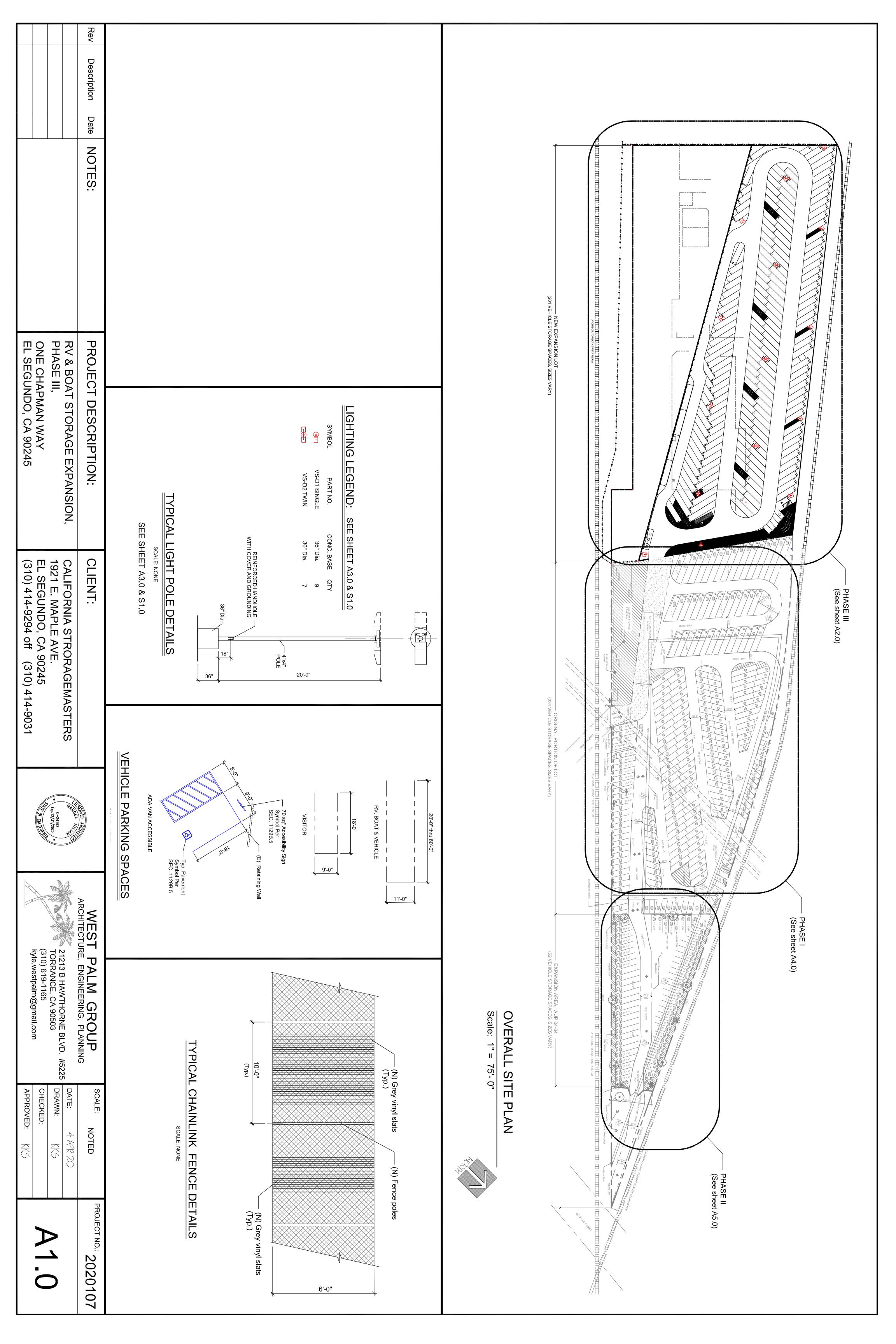
1. The proposed expansion is contiguous with the existing facility that is currently used for the storage of recreational vehicles. No new buildings are proposed in conjunction with the facility's expansion, except for a water tower required by the Fire Department for fire suppression purposes. The expansion 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.

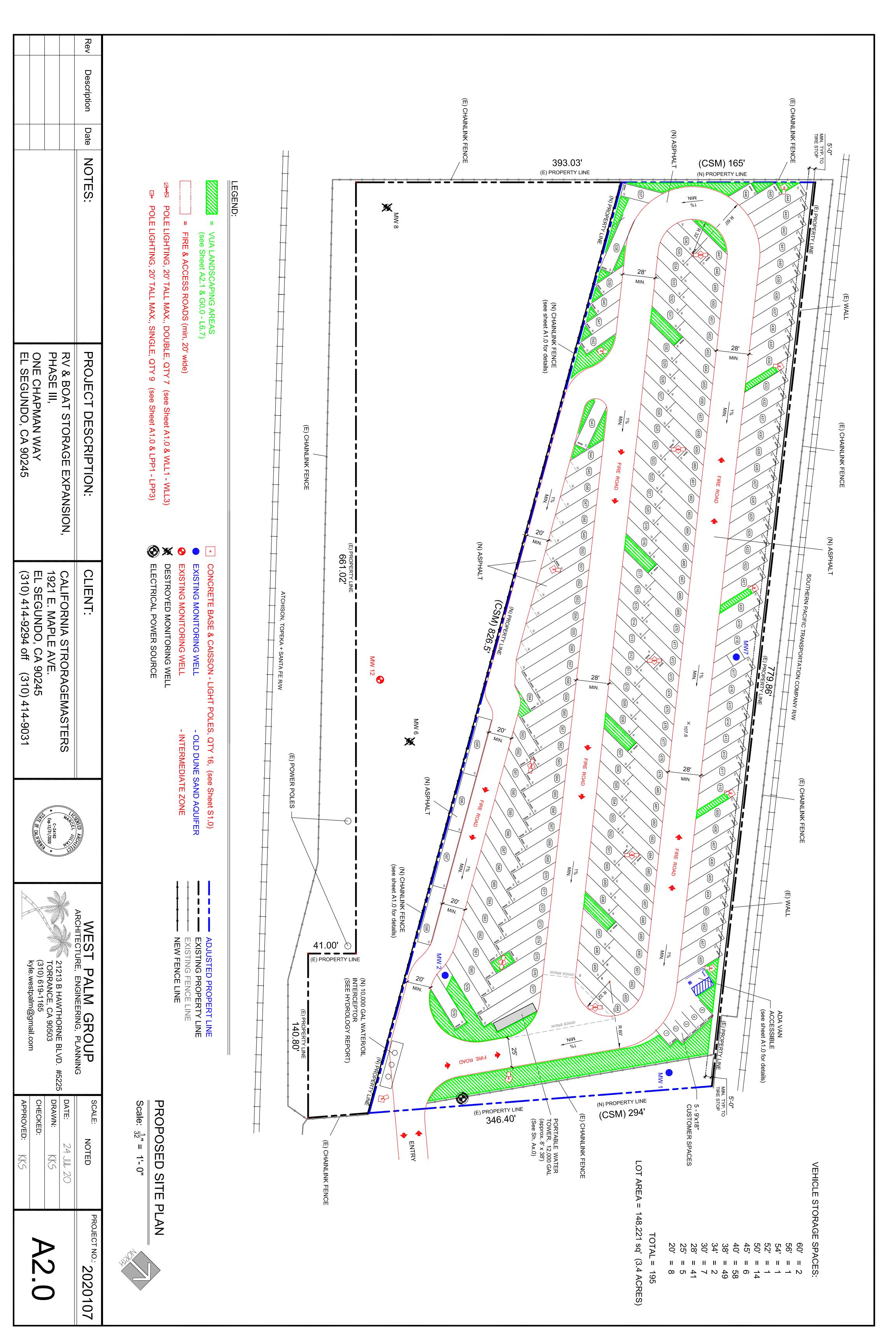
Finding 4:

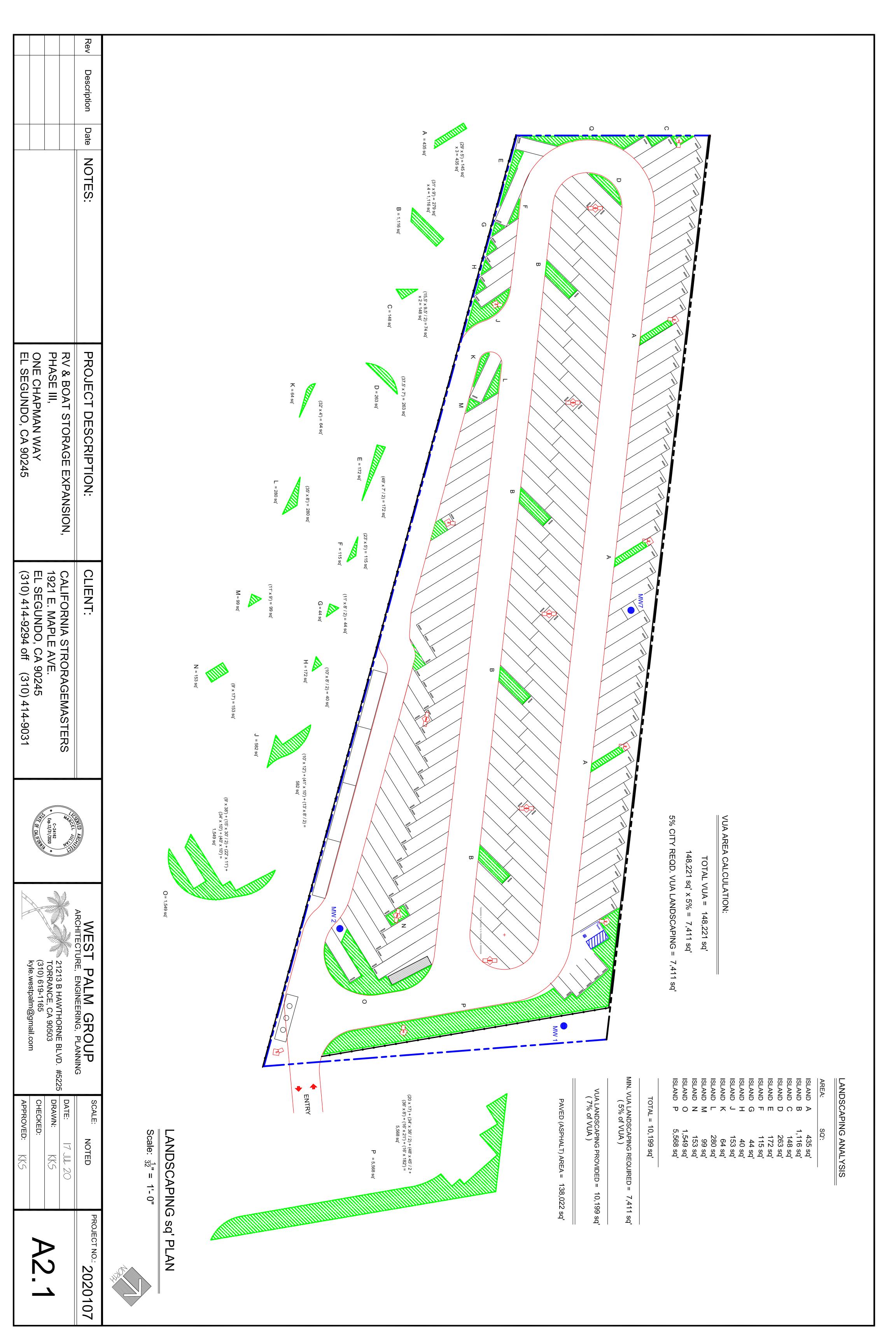
Potential impacts that could be generated by the proposed use, such as noise, smoke, dust, fumes, vibration, odors, traffic, and hazards have been recognized and mitigated.

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 3" Recommended 3/8" Diameter 3/4" Diameter (Wire Entry) 3/8" Diameter 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 trunnion yolk brackets available as standard mounting accessories

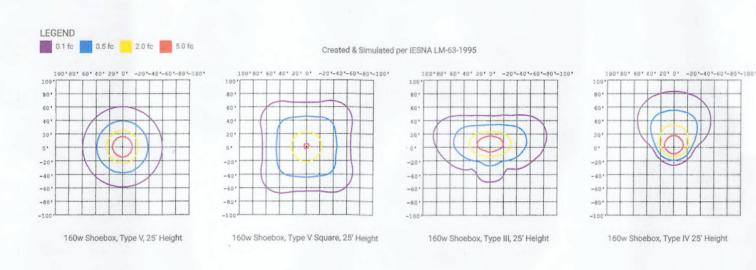
Optics & Lighting Distribution:

- 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



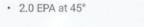
- Operating temp: -40 °C to +45 °C
- · Standard AC input of 120-277v VAC, up to 480v available Surge protection
- · EMI filter: 47CFR, part 2, part 15
- Power factor: >0.9
- · Total harmonic distortion: <20% Surge protection: IEC/EN 61000-4-5 EMC test
- standard
- · Licensed electrician required for installation

Energy Control Options: Daylight harvesting and photo controls

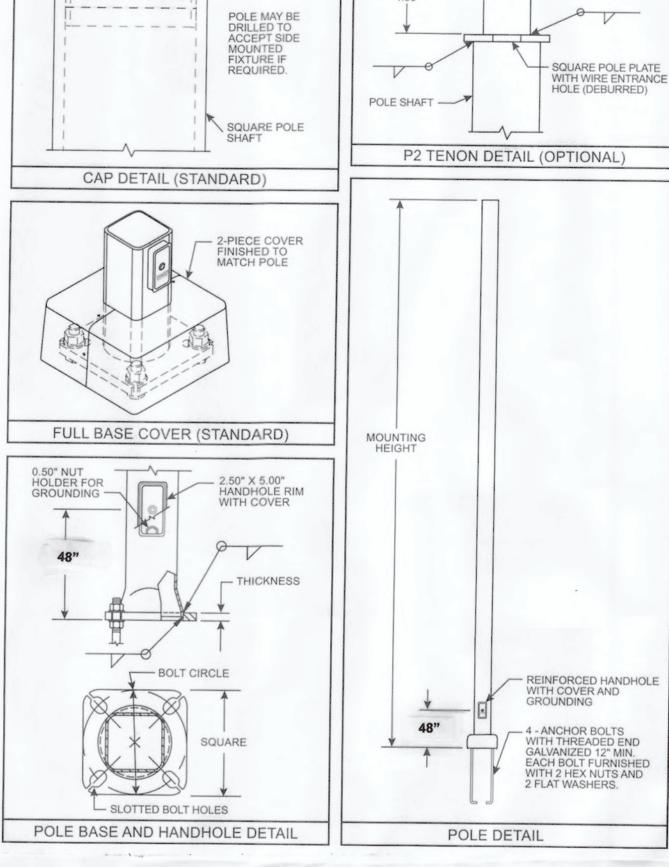
upon request

- 0.75 EPA at 0° Motion control and dimming 1.3 EPA at 45°
- 16" Housing (25 LBS) · CA Title 24 compliance options available
 - 1.2 EPA at 0°

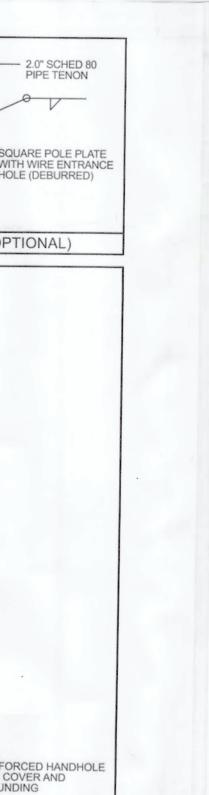
12" Housing (15 LBS)

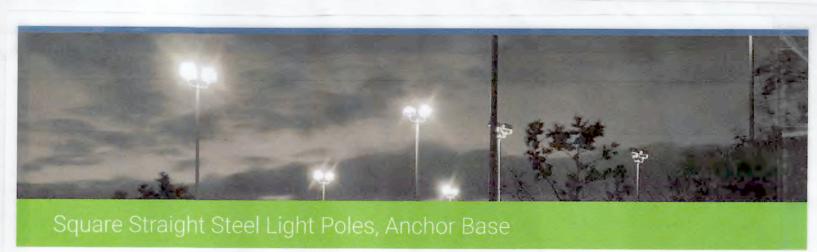


Effective Projected Area (EPA) & Weight:



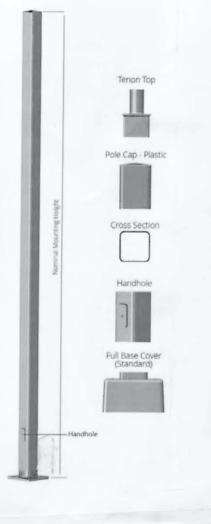
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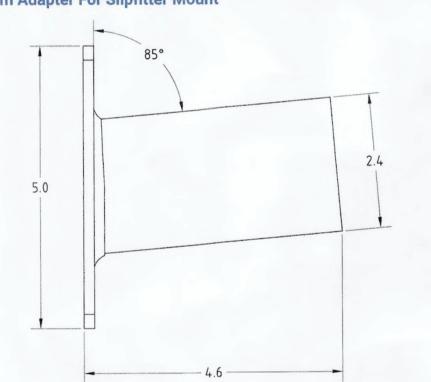


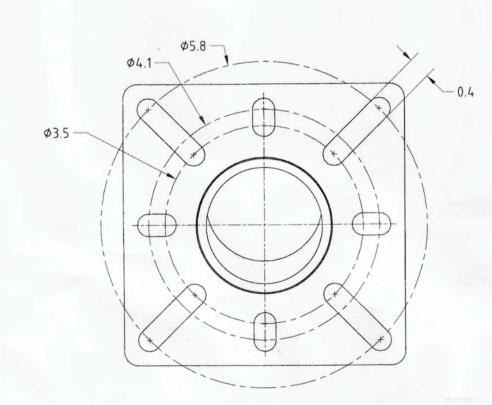
Product Overview

- · 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
- 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.

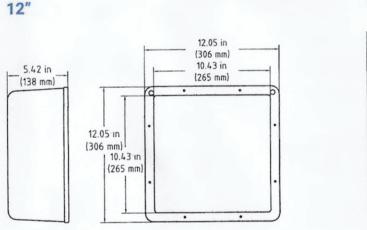


Tennis Court Davit Arm Adapter For Slipfitter Mount

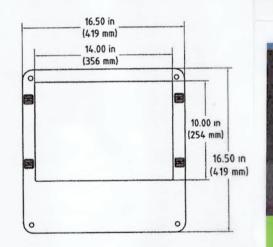




IMPORTANT: DIMENSIONS ARE NOT TO SCALE!



7.10 in (180 mm)



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

*120w: DLC qualified model in 3000K, 4000K and 5000K. -160w: DLC qualified model in MV and HV voltage. -240w: DLC qualified model.

Base Model	System Watts	LED Watts	HID Replacement ¹	Number of COBs	Drive Current	Nominal Lumens ²	Delivered Lumens ³	L70 EnergySTAR LED Life ⁴
12-SBHC-40-50-MV-5	40w	36W	75-175w	1	1,050 mA	5,622	4,854	300,000+ Hrs
12-SBHC-80-50-MV-5	79w	71w	125-300w	2	1,050 mA	11,119	10,007	300,000+ Hrs
12-SBHC-120-50-MV-5*	118w	106w	200-400w	3	1,050 mA	16,490	14,841	300,000+ Hrs
16-SBHC-160-50-MV-5*	157w	142w	300-525w	4	1,050 mA	21,735	19,562	300,000+ Hrs
16-SBHC-200-50-MV-5	196w	177w	400-650w	5	1,050 mA	26,855	24,169	300,000+ Hrs
16-SBHC-240-50-MV-5*	235w	211w	750-1000w	6	1,050 mA	31,849	28,664	300,000+ Hrs

Amperage Load

	Total Amps Per Fixture									
Wattage	110v	120v	208v	220v	240v	277v	347v	480v		
40w	0.36A	0.33A	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	0.23A	0.16A		
118w	1.07A	0.98A	0.57A	0.54A	0.49A	0.43A	0.34A	0.25A		
157w	1.43A	1.31A	0.75A	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		

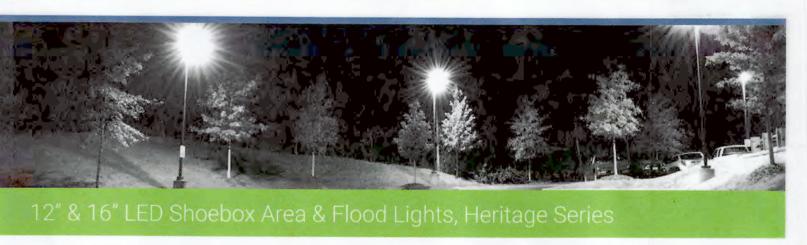
Lumen Maintenance Factor (LMF)4

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

- 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
- 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
- 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) i.e. the

CLIENT:

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



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

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

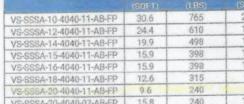
Common Applications:

- · 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

Designation & Dimensional Information

		POLE DIMENSIONS					PLATE	ANCHOR BOLTS		
BASE MODEL	NOMINAL MOUNTING HEIGHT	TOP SQ (IN)	BASE SQ (IN)	WALL THK (GA)	STRUCTURE WEIGHT (LBS)	BOLTCIRCLE DIA (IN)	SQ (IN) X THICK (IN)	DIA x LENGTH x HOOK (IN)	PROJECTION (IN)	
VS-SSSA-10-4040-11-AB-FP	10'-0"	4	4	11	75	8.0 - 9.0	8.25 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75	
VS-SSSA-12-4040-11-AB-FP	12'-0"	4	4	11	90	8.0 - 9.0	8.25 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75	
VS-SSSA-14-4040-11-AB-FP	14'-0"	4	4	11	100	8.0 - 9.0	8.25 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75	
VS-SSSA-15-4040-11-AB-FP	15'-0"	4	4	11	110	8.0 - 9.0	8.25 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75	
VS-SSSA-16-4040-11-AB-FP	16'-0"	4	4	11	115	8.0 - 9.0	8.25 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75	
VS-SSSA-18-4040-11-AB-FP	18'-0"	4	4	17	125	8.0-9.0	8.25 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75	
VS-SSSA-20-4040-11-AB-FP	20'-0"	4	4	11	140	B.0 - 9.0	8.25 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75	
VS-SSSA-20-4040-07-AB-FP	20'-0"	4	4	7	200	8.0 - 9.0	8.25 x 0.875	0.75 x 17.00 x 3.00	3.38 - 3.88	
VS-SSSA-20-5050-11-AB-FP	20'-0"	5	5	111	185	10.0 - 12.0	11 x 7	0.75 x 17.00 x 3.00	3.5-4	
Ve.seea.20-5050-17-AB-FP	20'-0"	5	5	7	265	100-120	11 v 1	0.75 × 17.00 × 3.00	35-4	
\$2555A-25-4040-11-AB-77	25-0	25	-		170	8.0-9.0	8.25 x 0.75	0.75 x 17 88 x 5.00	9/15	
The second secon	20-0	-		1 /	243	0.0-9.0	0.23 2 0.073	U.73 X 17.0U X 3.0U	3.30 - 3.00	
VS-SSSA-25-5050-11-AB-FP	25'-0"	5	5	31	225	10.0 - 12.0	11 x 1	0.75 x 17.00 x 3.00	3.5-4	
VS-SSSA-25-5050-07-AB-FP	25'-0"	5	5	7	360	10.0 - 12.0	11 x 1	0.75 x 17.00 x 3.00	3.5-4	
VS-SSSA-20-5050-07-AB-FP	30'-0"	4	4	7	291	8.0 - 9.0	8.25 x 0.875	0.75 x 17.00 x 3.00	3.38 - 3.88	
VS-SSSA-30-5050-11-AB-FP	30'-0"	5	5	11	265	10.0 - 12.0	11 x 1	0.75 x 17.00 x 3.00	3.5-4	
VS-SSSA-30-5050-07-AB-FP	30'-0"	5	5	7	380	10.0 - 12.0	11×1	0.75 x 17.00 x 3.00	3.5-4	
Commenced and a procedure and commenced physical processes in the partnership for	30'-0"	6	6	7	520	17.0 - 13.0	12.5 x 1	1.00 x 36.00 x 4.00	4-4.5	
VS-SSSA-30-6060-07-AB-FP	35'-0"	5	5	7	440	10.0 - 12.0	11 x 1	0.75 x 17.00 x 3.00	3.5-4	
VS-SSSA-35-5050-07-AB-FP	35'-0"	6	6	7	540	11.0 - 13.0	12.5 x 1	1.00 x 36.00 x 4.00	4-4.5	
VS-SSSA-35-6060-07-AB-FP VS-SSSA-40-5060-07-AB-FP	40'-0"	6	6	7	605	11.0-13.0	12.5 x 1	7.00 x 36.00 x 4.00	4-4.5	

LIGHTPOLE **DETAILS & SPECIFICATIONS**

Scale: None

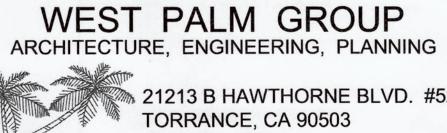
ev	Description	Date	NOTES:	PROJECT DESCRIPTION:
				RV & BOAT STORAGE EXPANSION PHASE III,
				ONE CHAPMAN WAY EL SEGUNDO, CA 90245

CALIFORNIA STRORAGEMASTERS 1921 E. MAPLE AVE. EL SEGUNDO, CA 90245

(310) 414-9294 off (310) 414-9031

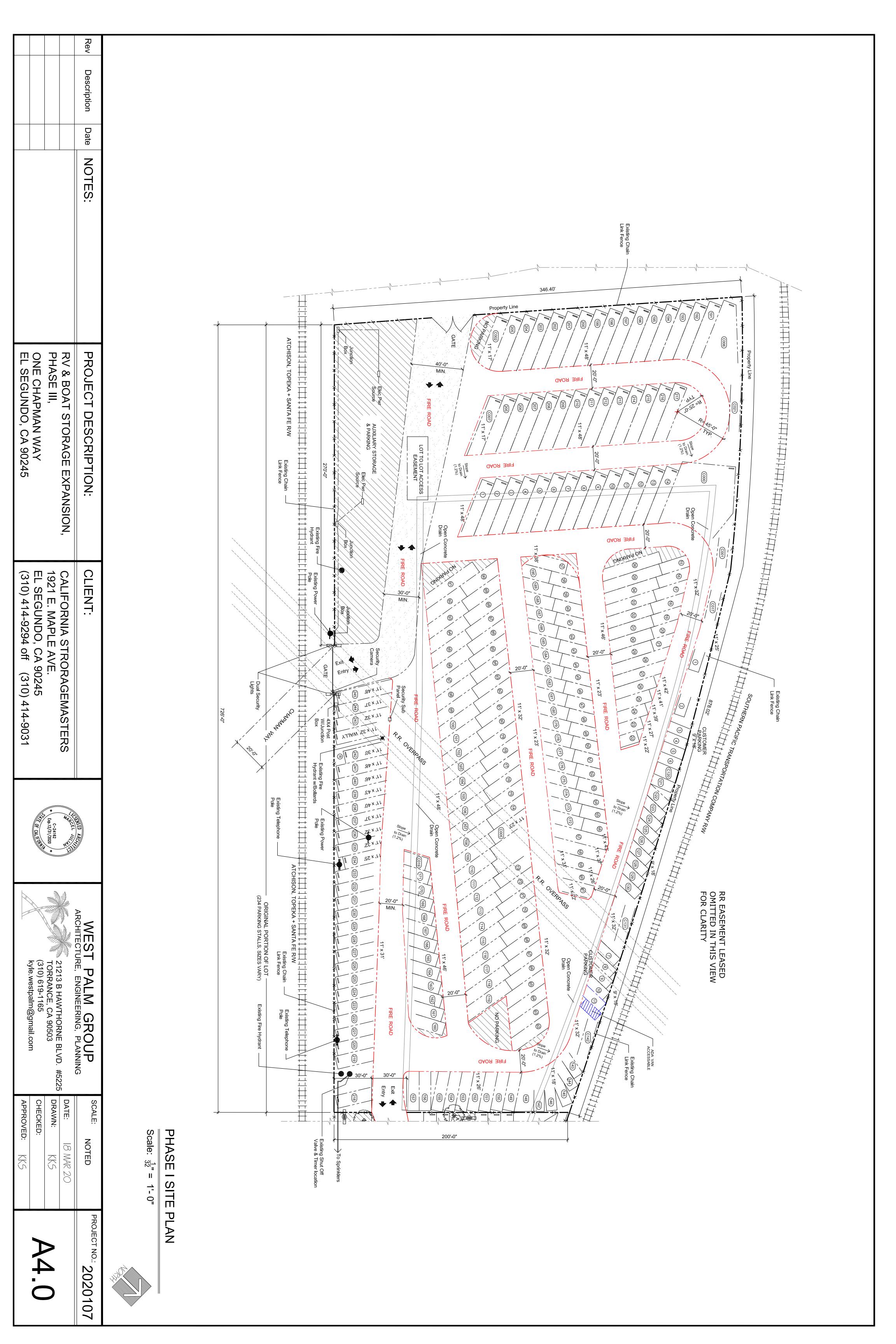


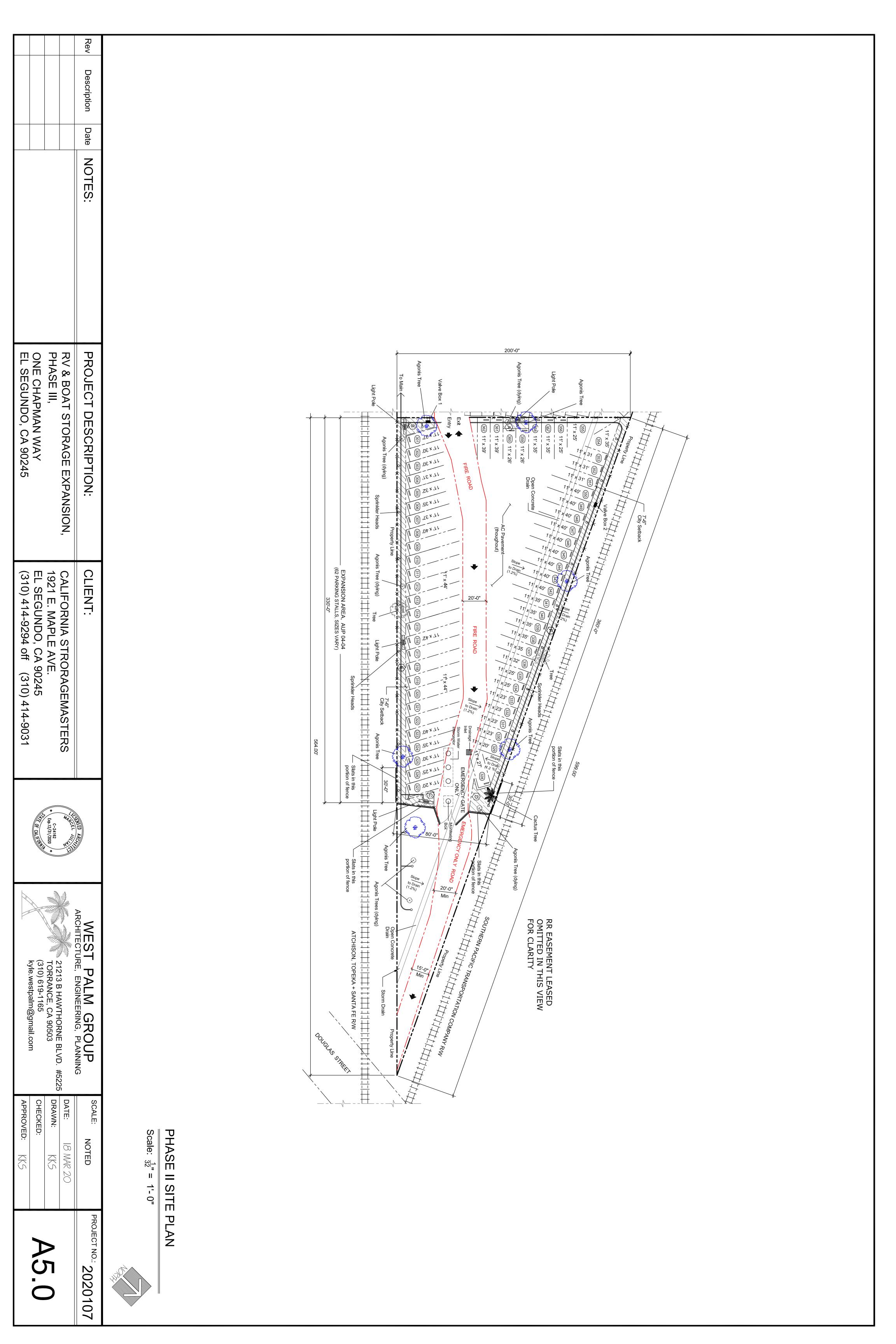




21213 B HAWTHORNE BLVD. #5225 TORRANCE, CA 90503 (310) 619-1165 kyle.westpalm@gmail.com

	SCALE: NOTED	PROJECT NO.: 2020107
_	DATE: 21 JUN 20	
5	DRAWN: KKS	A20
	CHECKED:	A3.0
	APPROVED: KKS	





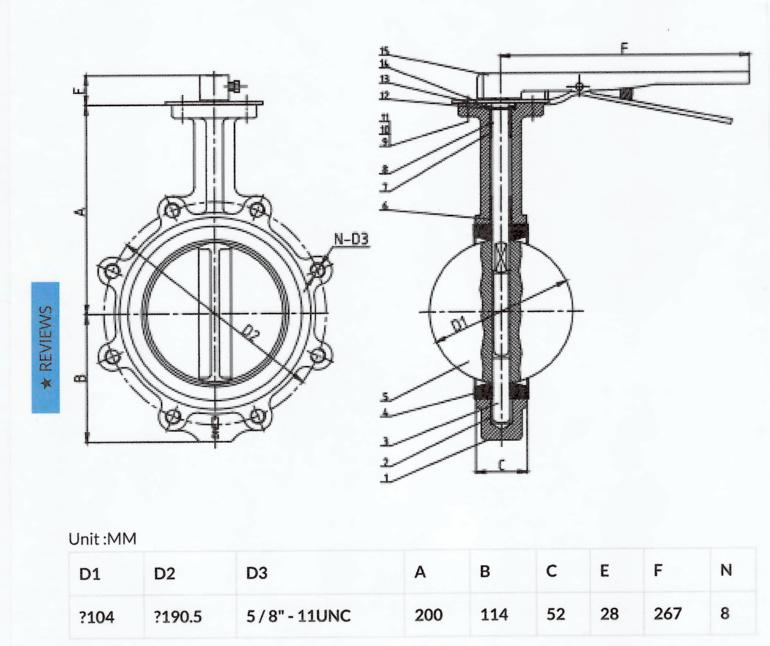
Lug Style Butterfly Valve Ductile Iron 4" Pipe Size Class 150



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.



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
- 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.

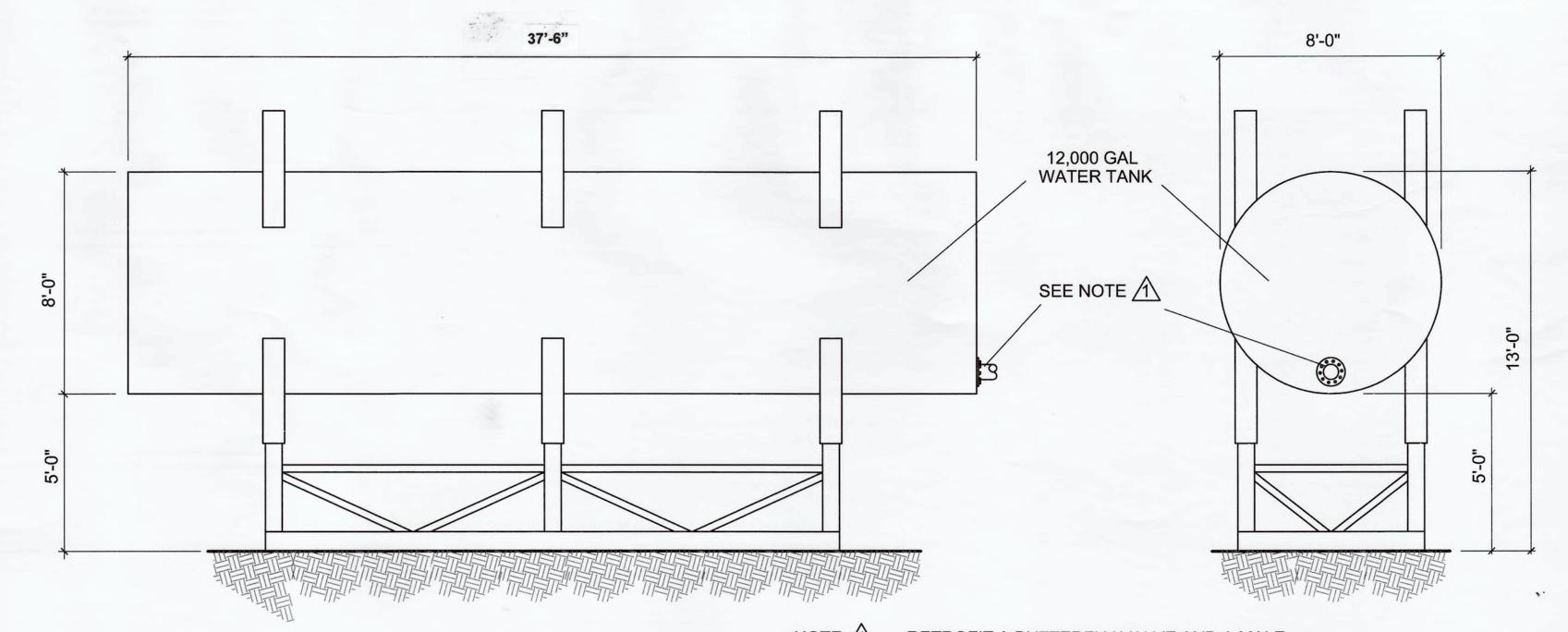


https://www.machinerytrader.com/listings/construction-equipment/for-sale/32887285/allen-12000-gal?ST=california&CTRY=usa

TYPICAL WATER TOWER



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



OTE 1: RETROFIT A BUTTERFLY VALVE AND A MALE
4" NATIONAL HOSE TREADED COUPLING FOR
FL SEGUNDO FIRE DEPARTMENT ATTACHMEN

EL SEGUNDO FIRE DEPARTMENT ATTACHMENT.
WATER TANK TO BE A MIN. OF 5' ABOVE GRADE.

MATER TANK RETAIL

WATER TANK DETAILS

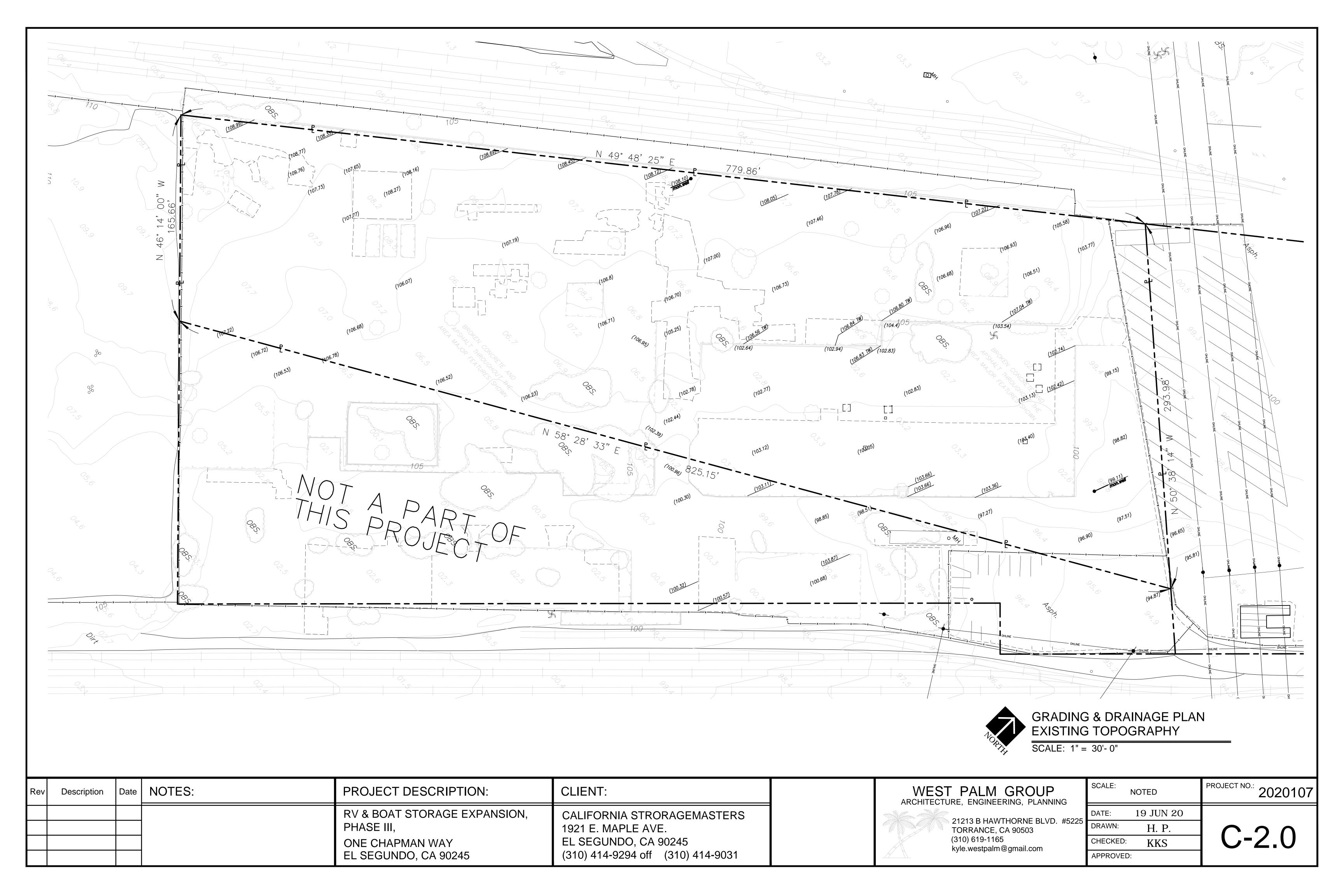
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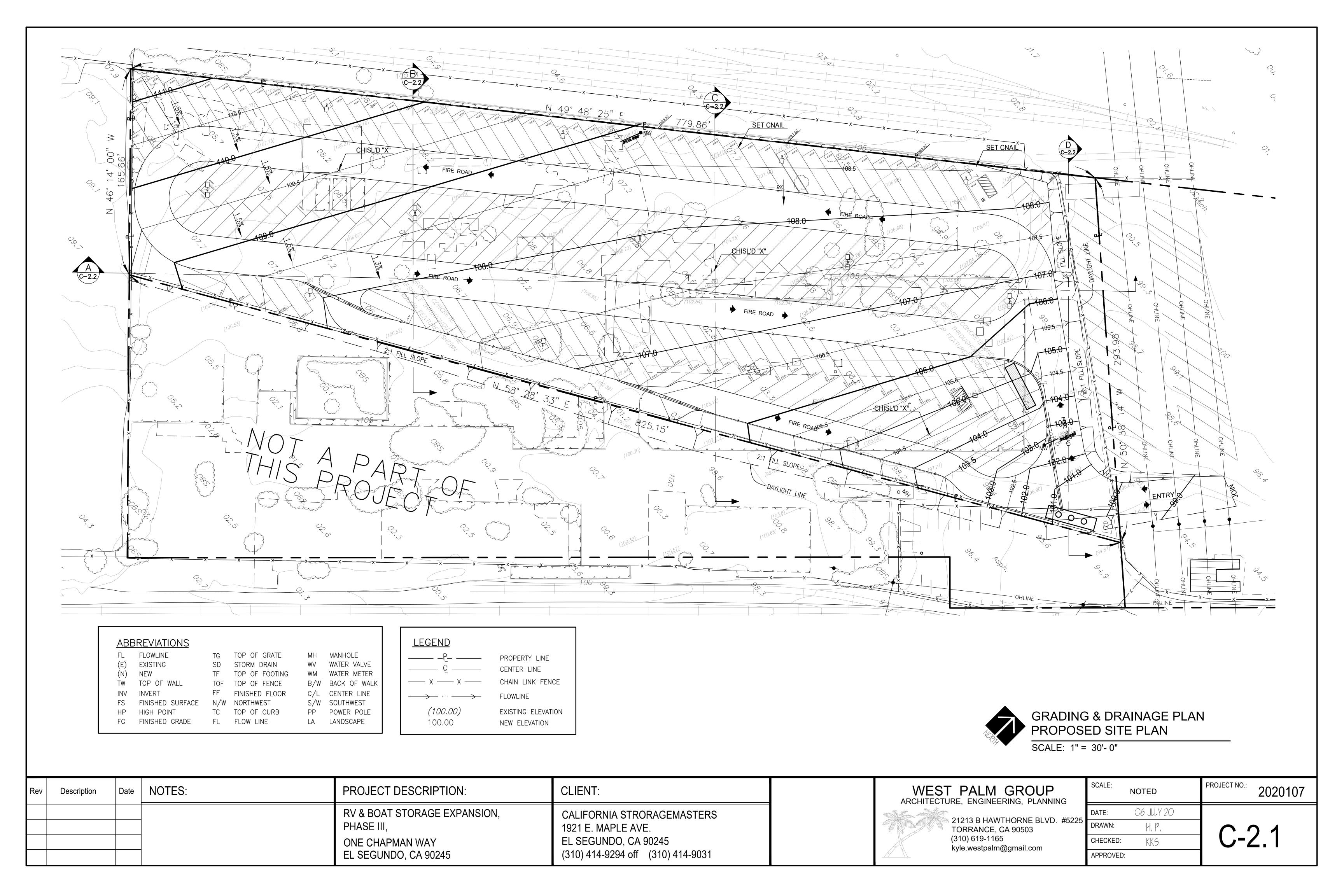
Rev Description	otion Date	NOTES:	PROJECT DESCRIPTION:	CLIENT:
			RV & BOAT STORAGE EXPANSION, PHASE III, ONE CHAPMAN WAY EL SEGUNDO, CA 90245	CALIFORNIA STRORAGEMASTERS 1921 E. MAPLE AVE. EL SEGUNDO, CA 90245 (310) 414-9294 off (310) 414-9031

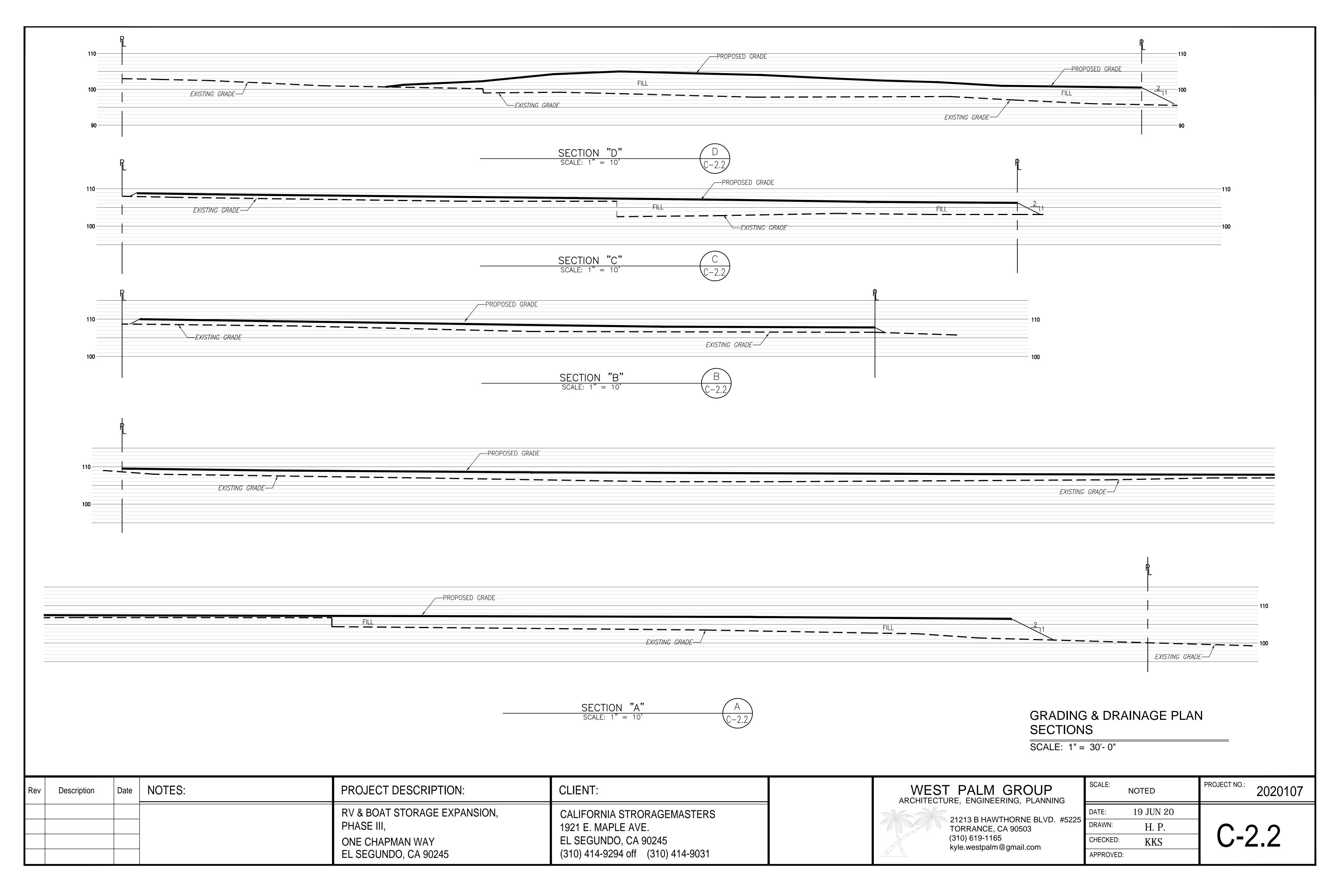




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DATE:	18 MAR 20	3 6
DRAWN:	KK5	
CHECKED:		F
APPROVE	D: KKS	







LOS ANGELES, CALIFORNIA 90032

ARCHICTECT OF RECORD

STATE OF CALIFORNIA REGISTRATION: 5947

STATE OF CALIFORNIA REGISTRATION:6476

CRAFT LANDSCAPE ARCHITECTURE

LEGAL NOTICE

3640 HARRIMAN AVENUE

NEW LANDSCAPE CONSTRUCTION

CHRISTOPHER SHERWIN

STEPHEN BLEWETT

CRAFT

2005CHAPMAN

DRAWING INDEX

G0.0

G1.1

L6.0

L6.1

L6.2

L6.3

L6.4

DESCRIPTION

COVER SHEET

GENERAL NOTES

PLANTING OVERALL

PLANTING SCHEDULE

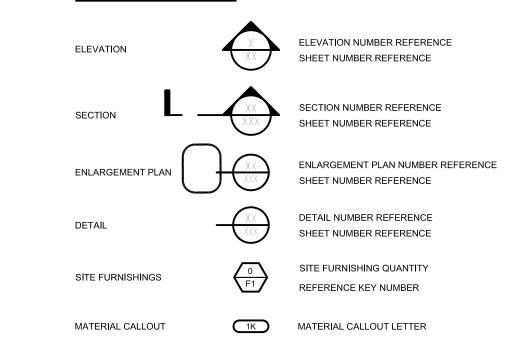
PLANTING DETAILS

PLANTING ENLARGEMENT

PLANTING ENLARGEMENT

THESE DRAWINGS, SPECIFICATIONS, IDEAS, AND ARRANGEMENTS PRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF **CRAFT LANDSCAPE** ARCHITECTURE. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF **CRAFT LANDSCAPE ARCHITECTURE**. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SYMBOL KEY:



PROJECT DESCRIPTION: NEW LANDSCAPE AT RV AND BOAT STORAGE YARD,

CALIFORNIA STORAGE MASTERS

EL SEGUNDO, CA 90245

IRRIGATION:

NO

• 2018 CALIFORNIA BUILDING CODE

• 2018 CPC

CITY OF LOS ANGELES MUNICIPAL CODES AND

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

PROJECT DATA

IN EL SEGUNDO, CALIFORNIA

LEGAL DESCRIPTION:

BLOCK: LOT:

VICINITY MAP

(PROPOSED AREA FOR

NTS

SOUTHERN PACIFIC TRANSPORTATION COMPANY R/W

ATCHISON, TOPEKA + SANTA FE R/W

CLIENT:

SITE ADDRESS: ONE CHAPMAN WAY

SCOPE OF WORK: LANDSCAPE: YES

CODES AND STANDARDS:

2018 CMC

• 2018 CEC • 2018 CGBSC

 2015 CA BUILDING ENERGY EFFICIENCY STANDARDS

AMERICANS WITH DISABILITIES ACT

SPECIFICATIONS

THE
CONTRACTOR SHALL BE REQUIRED TO THE EXTENT CONSISTENT
WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERABLE
FROM THEM AS BEING NECESSARY TO PRODUCE THE INDICATED

2. ORGANIZATION OF THE SPECIFICATIONS INTO DIVISIONS, SECTIONS AND ARTICLES, AND ARRANGEMENT OF DRAWINGS SHALL NOT LIMIT THE CONTRACTOR IN DIVIDING THE WORK AMONG SUBCONTRACTORS OR IN ESTABLISHING THE EXTENT OF THE WORK TO BE PERFORMED BY ANY TRADE.

3. THE DRAWINGS AND PROJECT MANUAL ESTABLISH DETAILED MINIMUM REQUIREMENTS FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. PARTIAL SETS OF CONTRACT DOCUMENTS ARE INCOMPLETE AND SHOULD NOT BE DISTRIBUTED OR UTILIZED.

4. ALL WORK INCLUDING MATERIALS, METHODS, ASSEMBLIES, ETC. SHALL COMPLY WITH CURRENT REQUIREMENTS OF ALL GOVERNING REGULATIONS AND CODES.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FEES OF ALL PERMITS PRIOR TO STARTING CONSTRUCTION.

6. BEFORE STARTING EACH PORTION OF THE WORK, CONTRACTOR SHALL CAREFULLY STUDY THE VARIOUS DRAWINGS AND OTHER CONTRACT DOCUMENTS RELATIVE TO THAT PORTION OF THE WORK. REFER TO DRAWINGS OF ALL DISCIPLINES THAT ARE INCLUDED IN CONTRACT DOCUMENTS FOR ADDITIONAL INFORMATION. WHERE DISCREPANCIES EXIST IN CONTRACT DOCUMENTS, CONSULT ARCHITECT BEFORE PROCEEDING WITH THE WORK.

7. VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT AND ON THE JOB SITE. BRING ANY DISCREPANCIES OR CONFLICTS TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

8. VERIFY AND COORDINATE WITH APPLICABLE UTILITY PROVIDERS. BRING ANY DISCREPANCIES OR CONFLICTS TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

9. VERIFY ALL MECHANICAL, PLUMBING AND ELECTRICAL INFORMATION AND REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK. WHERE DISCREPANCIES AND CONFLICTS EXIST, CONSULT ARCHITECT BEFORE PROCEEDING WITH THE WORK.

10. REVIEW THE CONTRACT DOCUMENTS AND COORDINATE WITH ALL SUB-CONTRACTORS, TRADES AND SUPPLIERS. IDENTIFY AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO COMMENCEMENT OF WORK.

11. DETAILS NOT SHOWN ARE SIMILAR IN NATURE TO THOSE DETAILED. REPETITIVE FEATURES ARE NOT DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL. TYPICAL DETAILS APPLY AT ALL SIMILAR CONDITIONS WHETHER CROSS REFERENCED OR NOT. WHERE SPECIFIC DIMENSIONS DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.

12. DO NOT SCALE DRAWINGS.

13. UNLESS OTHERWISE NOTED, PLAN DIMENSIONS ARE TO COLUMN GRID LINES OR CENTERLINES, FACE OF CONCRETE OR CMU WALLS, FACE OF GYPSUM BOARD, OR FACE OF FINAL LAYER OF SUBSTRATE OF INTERIOR PARTITION ASSEMBLY (EXCLUSIVE OF APPLIED FINISHES).

14. DOOR LOCATIONS NOT DIMENSIONED ARE: CENTER LINE OF DOOR ALIGNS WITH CENTER OF ROOM OR CORRIDOR.

15. FINISH FLOOR ELEVATIONS REFER TO TOP OF CONCRETE SLAB,
UNLESS NOTED OTHERWISE. WHERE CONCRETE SLAB IS DEPRESSED TO
ACCOMMODATE SETTING BEDS, RAISED ACCESS FLOOR, AND OTHER SIMILAR FLOOR
ASSEMBLIES, FINISH FLOOR ELEVATIONS ARE TO TOP OF FINISH FLOOR ASSEMBLY
INDICATED.

16. HEIGHT DIMENSIONS AS REFERENCED ON REFLECTED CEILING PLANS RE MEASURED FROM FINISH FLOOR OF INDIVIDUAL ROOMS UNLESS NOTED OTHERWISE.
18. ALL MATERIALS FURNISHED AT THE JOB SITE SHALL BE NEW AND FREE FROM DEFECTS, AND SHALL BE STORED IN THE SITE IN SUCH A MANNER AS TO PROTECT THEM FROM DAMAGE. ALL WORK SHALL BE OF BEST PRACTICE OF EACH TRADE.

19. VERIFY AND COORDINATE SIZES, LOCATION AND MOUNTING OF ALL EQUIPMENT AND FIXTURES. PROVIDE REQUIRED BLOCKING, BACKING, SLEEVES, ETC.
20. MAINTAIN THE PREMISES CLEAN AND FREE OF TRASH AND DEBRIS. PROTECT PROJECT. THE SITE. AND PERSONAL PROPERTY FROM DAMAGES.

21. PROTECT WORK AREAS AND EXISTING AREAS, INCLUDING EXISTING UTILITIES, FROM DAMAGES. REPAIR, REPLACE, OR PATCH ANY DAMAGE DUE TO CONSTRUCTION. REPAIRED CONSTRUCTION IS SUBJECT TO REVIEW AND ACCEPTANCE BY ARCHITECT

22. IF THERE ARE DISCREPANCIES, THE SPECIFICATIONS SHALL GOVERN DRAWINGS; LARGE-SCALE DRAWINGS SHALL GOVERN SMALL-SCALE DRAWINGS.

LARGE-SCALE DRAWINGS SHALL GOVERN SMALL-SCALE DRAWINGS.

23. PROVIDE REQUIRED TEMPORARY UTILITIES, BRACING, SUPPORTS, SHORING, ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN ADEQUACY AND SAFETY OF

24. CONTRACTOR SHALL MAINTAIN CURRENT UPDATED RECORD DRAWINGS AND SPECIFICATIONS ON SITE AT ALL TIME.

25. CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION

26. METAL FABRICATIONS AND SUPPORT ASSEMBLIES WHETHER SHOWN OR NOT SHOWN SHALL BE PROVIDED FOR THE STRUCTURAL SUPPORT OF MISCELLANEOUS ELEMENTS. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ENGINEERED STRUCTURAL
ASSEMBLIES AND CALCULATIONS SHOWING COMPLIANCE WITH CODE REQUIREMENTS AND ACCOUNTING FOR STATIC AND DYNAMIC LOADS INCLUDING

ANY WIND OR SEISMIC LOADS, THERMAL MOVEMENT OF SUPPORTING STRUCTURE AND DIMENSIONAL TOLERANCES OF THE BUILDING.

27. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE BEST POSSIBLE INSTALLATION OF ALL TOILET ROOM ACCESSORIES AND PARTITIONS AND ALL WALL

MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL OR MISCELLANEOUS

28. PIPE SLEEVES IN MECHANICAL EQUIPMENT ROOMS EXTEND 2" ABOVE THE FLOOR LINE. FILL THE ANNULAR SPACES OF PIPE SLEEVES THROUGH THE FLOOR OR THROUGH RATED WALLS WITH FIRE SAFING AND SMOKE SEAL COMPOUND AS INDICATED ON THE SPECIFICATION, AND AS APPROVED BY THE CITY, PROVIDE APPROVED RATED FIRE DAMPERS FOR ALL DUCTS PENETRATING FIRE RATED WALLS. FIRE DAMPER ASSEMBLIES, INCLUDING SLEEVES AND INSTALLATION PROCEDURES MUST BE APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATIONS. WHEREVER POSSIBLE, MANUAL RESET LEVER FOR THE FIRE DAMPER MUST BE

29. SIZES OF MECHANICAL EQUIPMENT PADS AND BASES SHOWN ON PLAN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY DIMENSIONS OF ALL PADS AND BASES WITH THE APPROPRIATE EQUIPMENT

PLACED ON NON-PUBLIC OR LAY-IN CEILING SIDE OF THE RATED WALL.

MANUFACTURERS. CONTRACTOR SHALL COORDINATE MOUNTINGS WITH APPROPRIATE EQUIPMENT MANUFACTURERS. PADS AND BASES SHALL BE INDICATED ON SUBMITTALS AND BROUGHT TO THE ATTENTION OF THE CITY ARCHITECT/ENGINEER PRIOR TO LAY-OUT OF REINFORCING STEEL OR STEEL DECK.

30. PROVIDE ACCESS PANELS FOR MECHANICAL AND ELECTRICAL EQUIPMENT AS REQUIRED BY APPLICABLE CODES. ALL ACCESS PANELS SHALL BE CONCEALED. ELECTRICAL J-BOXES, PLUMBING CLEANOUTS, FIRE DAMPERS AND OTHER SIMILAR ITEMS REQUIRING ACCESS ARE NOT TO BE LOCATED ABOVE GYPSUM BOARD OR SIMILAR CEILING.

31. THE CONTRACTOR SHALL COORDINATE AND PROVIDE ALL SLAB AND WALL OPENINGS REQUIRED BY MECHANICAL AND ELECTRICAL SYSTEMS.

CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL VERIFY LIMITS OF WORK, PROPERTY LINES AND LOT LINES BEFORE STARTING WORK. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO OFF-SITE PROPERTY.
- 2. LIMIT USE OF PREMISES TO WORK IN AREAS INDICATED. DO NOT DISTURB PORTIONS OF THE SITE BEYOND AREAS IN WHICH THE WORK IS INDICATED. KEEP DRIVEWAYS AND ENTRANCES SERVING PREMISES CLEAR AND AVAILABLE TO THE OWNER, PUBLIC AND EMERGENCY VEHICLES AT ALL TIMES. DO NOT USE THESE AREAS FOR PARKING OR STORAGE OF MATERIALS. SCHEDULE DELIVERIES TO MINIMIZE USE OF DRIVEWAYS AND ENTRANCES.
- 3. ANY EXISTING MATERIALS DAMAGED DURING CONSTRUCTION ARE TO BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- 4. THE EXISTENCE AND LOCATION OF SITE IMPROVEMENTS, UTILITIES, AND OTHER CONSTRUCTION INDICATED AS EXISTING ARE NOT GUARANTEED. BEFORE BEGINNING WORK, THE CONTRACTOR SHALL INVESTIGATE AND VERIFY THE EXISTENCE AND LOCATION OF MECHANICAL, ELECTRICAL SYSTEMS, PLANTING, HARDSCAPE AND OTHER CONSTRUCTION AFFECTING THE WORK. BEFORE CONSTRUCTION, VERIFY THE LOCATION AND POINTS OF CONNECTION OF UTILITY SERVICES. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK. ANY DAMAGE TO UTILITIES CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOL RELATED TO THE EXECUTION OF THE CONTRACT SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
- 5. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT: (USA 1-800-422-4133) 48 HOURS PRIOR TO ANY EXCAVATION.
- 6. COORDINATE CONSTRUCTION AND OPERATIONS OF WORK PERFORMED BY OWNER'S CONSTRUCTION CONSULTANT'S. INCLUDING BUT NOT LIMITED TO CONDUIT, SLEEVES AND EMBEDMENT PRIOR TO CONSTRUCTION.
- INFORM THE OWNER OF THE CONTRACTOR'S PREFERRED CONSTRUCTION SCHEDULE PRIOR TO CONSTRUCTION. ADJUST CONSTRUCTION SCHEDULE BASED ON A MUTUALLY AGREEABLE TIMETABLE. NOTIFY THE OWNER IF CHANGES TO SCHEDULE ARE REQUIRED DUE TO THE DIFFERENCES IN ACTUAL CONSTRUCTION PROGRESS. INCLUDE OWNER'S CONSTRUCTION CONSULTANT'S AT PRE INSTALLATION MEETINGS COVERING PORTIONS OF THE WORK THAT ARE

- 8. MAINTAIN A CLEAN AND SAFE CONSTRUCTION SITE AT ALL TIMES:
- 9. CLEAN PROJECT SITE AND WORK AREAS DAILY, INCLUDING COMMON AREAS. COORDINATE PROGRESS CLEANING FOR JOINT-USE AREAS WHERE MORE THAN ONE INSTALLER HAS WORKED. ENFORCE REQUIREMENTS STRICTLY. DISPOSE OF MATERIALS LAWFULLY.
- 10. MAINTAIN THE PROJECT SITE FREE OF WASTE MATERIALS AND DEBRIS.
- 11. KEEP INSTALLED WORK CLEAN.
- 12. CLEAN INSTALLED SURFACES ACCORDING TO WRITTEN INSTRUCTIONS OF MANUFACTURER OR FABRICATOR OF PRODUCT INSTALLED, USING ONLY CLEANING MATERIALS SPECIFICALLY RECOMMENDED.
- 13. IF SPECIFIC CLEANING MATERIALS ARE NOT RECOMMENDED, USE CLEANING MATERIALS THAT ARE NOT HAZARDOUS TO HEALTH OR PROPERTY AND THAT WILL NOT DAMAGE EXPOSED SURFACES.
- 14. REMOVE DEBRIS FROM CONCEALED SPACES BEFORE ENCLOSING THE SPACE. CLEAN EXPOSED SURFACES AND PROTECT AS NECESSARY TO ENSURE FREEDOM FROM DAMAGE AND DETERIORATION AT TIME OF SUBSTANTIAL COMPLETION.
- 15. CLEAN AREAS AND SPACES WHERE CUTTING AND PATCHING ARE PERFORMED. COMPLETELY REMOVE PAINT, MORTAR, OILS, PUTTY, AND SIMILAR MATERIALS. BURYING OR BURNING WASTE MATERIALS ON-SITE WILL NOT BE PERMITTED. WASHING WASTE MATERIALS DOWN SEWERS OR INTO WATERWAYS WILL NOT BE PERMITTED.
- 16. DURING HANDLING AND INSTALLATION, CLEAN AND PROTECT CONSTRUCTION IN PROGRESS AND ADJOINING MATERIALS ALREADY IN PLACE. APPLY PROTECTIVE COVERING WHERE REQUIRED TO ENSURE PROTECTION FROM DAMAGE OR DETERIORATION AT SUBSTANTIAL COMPLETION.
- CLEAN AND PROVIDE MAINTENANCE ON COMPLETED CONSTRUCTION AS
 FREQUENTLY AS NECESSARY THROUGH THE REMAINDER OF THE
 CONSTRUCTION PERIOD.
 ADJUST AND LUBRICATE OPERABLE COMPONENTS TO ENSURE OPERABILITY
- WITHOUT DAMAGING EFFECTS. SUPERVISE CONSTRUCTION OPERATIONS TO ASSURE THAT NO PART OF THE CONSTRUCTION, COMPLETED OR IN PROGRESS, IS SUBJECT TO HARMFUL, DANGEROUS, DAMAGING, OR OTHERWISE DELETERIOUS EXPOSURE.
- LAYOUT & MATERIALS NOTES
- 19. THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY. DO NOT PROCEED WITH WORK WITHOUT CONSULTING LANDSCAPE ARCHITECT.
- 20. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- 21. WHERE DIMENSIONS ARE CALLED AS "EQUAL", ALL REFERENCED ITEMS SHALL BE SPACED EQUALLY. MEASURED TO THEIR CENTER LINES.
- 22. ALL MEASUREMENTS ARE TO FACE OF BUILDING, WALL OR OTHER FIXED SITE IMPROVEMENT. DIMENSIONS TO CENTER LINES ARE INDICATED.
- 23. LOCATIONS OF FEATURES NOT SPECIFICALLY DIMENSIONED MAY BE DETERMINED BY SCALE. CONTACT THE LANDSCAPE ARCHITECT WHERE CONFLICTS OCCUR.
- 24. INSTALL ALL INTERSECTING ELEMENTS AT 90 DEGREES TO EACH OTHER UNLESS OTHERWISE NOTED.
- 25. CONTRACTOR'S CONSTRUCTION WORK RESPONSIBILITIES:
- 26. SCOPE OF WORK: THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION AND SERVICES NECESSARY TO FURNISH AND INSTALL ALL CONSTRUCTION ELEMENTS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.
- 27. CONFORMANCE: ALL CONSTRUCTION WORK SHALL CONFORM TO APPLICABLE LOCAL, COUNTY AND/OR STATE CODES, REGULATIONS AND RULES, INCLUDING BUT NOT LIMITED TO THE 2010 CALIFORNIA BUILDING CODE. STRUCTURAL DESIGN BASED ON THE FOLLOWING ASSUMPTIONS: WIND SPEED 85 MPH; EXPOSURE 'C'; OCCUPANCY CATEGORY II; IMPORTANCE FACTOR=1.0.
- 28. LICENSE: ALL WORK SHALL BE PERFORMED BY A CALIFORNIA LICENSED CONTRACTOR.
- 29. PERMITS AND INSPECTIONS: THE CONTRACTOR SHALL OBTAIN, COORDINATE AND PAY FOR ANY AND ALL PERMITS, FEES AND AGENCY INSPECTIONS AS REQUIRED.
- 30. INSURANCE: THE CONTRACTOR SHALL CARRY ALL WORKMAN'S COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE AS REQUIRED BY ALL APPLICABLE CODES, REGULATIONS AND THE OWNER (JOB SUPERINTENDENT).

31 SITE VERIFICATION: PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR

- SHALL VERIFY, AT THE JOB SITE, A;; CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AFFECTING THE INTENDED DESIGN OF THE LANDSCAPE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER(JOB SUPERINTENDENT) IMMEDIATELY.
- 32. LIABLE FOR ENCROACHMENT: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ENCROACHMENT ONTO ADJACENT PROPERTY, RIGHT-OF-WAY, EASEMENTS, SET-BACKS OR ANY OTHER LEGAL PROPERTY RESTRICTIONS EITHER MARKED OR UNMARKED.
- 33. COORDINATION OF ACTIVITIES: THE CONTRACTOR AND ITS SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR ACTIVITIES WITH ALL OTHER TRADES THROUGH THE OWNER (JOB SUPERINTENDENT).
- 34. FIELD STAKING: PRIOR TO INSTALLATION, THE CONTRACTOR SHALL LOCATE BY STAKES, OR OTHER MEANS, ALL CONSTRUCTION ELEMENTS AS DELINEATED ON THE PLANS FOR APPROVAL BY THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT.
- 35. NOTIFICATION OF DISCREPANCIES: ANY DISCREPANCIES BETWEEN THE FIELD CONDITIONS AND THE CONTRACT DOCUMENTS AND/OR THE DESIGN INTENT AFFECTING THE SUCCESSFUL COMPLETION AND COST OF THE PROJECT SHALL BE REPORTED TO THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT IMMEDIATELY. ALL WORK RELATED TO THE PROBLEM AREA SHALL CEASE UNTIL THE DISCREPANCIES HAVE BEEN RESOLVED BY THE OWNER (JOB SUPERINTENDENT) OR LANDSCAPE ARCHITECT IN WRITING. ANY CONTINUATION OF WORK PRIOR TO THE RESOLUTION OF DISCREPANCIES IS AT THE CONTRACTOR'S RISK AND EXPENSE.
- 36. LIABLE FOR DAMAGE: THE CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ALL UTILITIES, CONSTRUCTION, IRRIGATION AND PLANTING ELEMENTS, EXISTING OR NEW, MARKED OR UNMARKED, AND SHALL REPAIR OR REPLACE ANY DAMAGED IMPROVEMENTS IN A MANNER ACCEPTABLE TO THE OWNER (JOB
- 37. LIABLE FOR LOSS: THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY LOSS TO HIS EQUIPMENT, PARTS AND MATERIALS ON THIS PROJECT UNTIL COMPLETION AND ACCEPTANCE OF THE JOB IN WRITING BY THE OWNER (JOB SUPERINTENDENT)
- 38. WRITTEN GUARANTEE: ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR AS TO THE MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF PROJECT. THE CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE ON HIS LETTERHEAD AT THE TIME OF THE FINAL INSPECTION.
- 39. WRITTEN CERTIFICATION: THE CONTRACTOR SHALL PROVIDE A WRITTEN CERTIFICATION THAT THE CONSTRUCTION WORK IS INSTALLED IN FULL COMPLIANCE WITH THE CONTRACT DOCUMENTS. ANY APPROVED SUBSTITUTIONS OR DEVIATIONS FROM THE PLANS OR SPECIFICATIONS SHALL BE NOTED. THIS CERTIFICATION SHALL BE ON THE CONTRACTOR'S LETTERHEAD WITH HIS SIGNATURE AND CALIFORNIA CONTRACTOR'S LICENSE NUMBER.
- 40. STATE CIVIL CODE TITLE 7: TO THE EXTENT THAT THIS PROJECT IS GOVERNED BY TITLE 7 OF THE STATE CIVIL CODE, THE CONTRACTOR SHALL CONFORM WITH THE FUNCTIONALITY REQUIREMENTS OF TITLE 7 OF THE CIVIL CODE.
- 41. METHODS OF CONSTRUCTION: THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.
- 42. OWNER'S CONSTRUCTION WORK RESPONSIBILITIES:
- 43. CONSTRUCTION RESPONSIBILITIES: THE OWNER WILL BE DIRECTLY RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING ALL CONSTRUCTION INSPECTIONS. ALL FIELD MEETINGS SHALL BE INITIATED BY THE CONTRACTOR AND COORDINATED THROUGH THE OWNER (JOB SUPERINTENDENT) TO THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT SHALL BE IN A SUPPORT OBSERVATION ROLE TO THE OWNER (JOB SUPERINTENDENT) PROVIDING INTERPRETIVE ADVICE ONLY IN ACCORDANCE WITH THE OBSERVATION SCHEDULE AS NOTED.
- 44. DETERMINING LEGAL AND PHYSICAL ELEMENTS: OWNER (JOB SUPERINTENDENT) SHALL BE RESPONSIBLE FOR DETERMINING PROPERTY LINES, RIGHT-OF-WAYS, TRACT BOUNDARIES, GRADES, EASEMENTS, UTILITY LOCATIONS (ABOVE AND BELOW GRADE) ANY OTHER LEGAL OR PHYSICAL ELEMENTS, AS REQUIRED, FOR THE SUCCESSFUL COMPLETION OF THE WORK. CONTRACTOR SHALL NOT BE PERMITTED TO PROCEED WITH ANY WORK WITHOUT DETERMINATION OF THE ABOVE INFORMATION.
- 45. SITE DISCREPANCIES: ALL DISCREPANCIES IN SITE CONDITIONS, DRAWINGS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT IMMEDIATELY. IT IS THE OWNER'S (JOB SUPERINTENDENT'S) RESPONSIBILITY TO CONSULT THE LANDSCAPE ARCHITECT PRIOR TO ANY FURTHER WORK IN THAT AREA. ANY UNREPORTED DISCREPANCY AND CONTINUED WORK WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT SHALL BE AT THE CONTRACTOR'S RISK AND EXPENSE.
- 46. CONTRACT FULFILLMENT: ALL QUESTIONS RELATING TO INTERPRETATION OF THE DRAWINGS AND SPECIFICATIONS, QUALITY OF WORK AND ACCEPTABLE FULFILLMENT OF INTENT OF THE CONTRACT DOCUMENTS SHALL BE DECIDED BY THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT
- 47. REQUIRED FIELD OBSERVATION WORK:

- 48. REQUIRED FIELD OBSERVATION WORK: THESE PLANS WERE PREPARED WITH THE UNDERSTANDING THAT THE OWNER OF SAID PLANS WILL USE VALLEYCREST DESIGN GROUP TO PROVIDE 'FULL' CONTRACT SERVICES INCLUDING FIELD OBSERVATION SERVICES DURING CONSTRUCTION. FAILURE TO USE CRAFT AND CUI TIVATE TO PROVIDE AND COMPLETE THE FIELD OBSERVATION SERVICES SET FORTH HEREIN WILL SIGNIFICANTLY INCREASE THE RISK OF LOSS RESULTING, AMONG OTHER CAUSES, FROM MISINTERPRETATION OF THE INTENT OF THE DESIGN, UNAUTHORIZED MODIFICATIONS THERETO, AND FAILURE TO DETECT ERRORS AND OMISSIONS IN THE PLANS AND SPECIFICATIONS BEFORE THEY BECOME COSTLY MISTAKES BUILT INTO THE PROJECT. THEREFORE, IN THE EVENT THAT CRAFT AND CULTIVATE IS OTHERWISE PRECLUDED FROM COMPLETING THE FIELD OBSERVATION SERVICES SET FORTH HEREIN. THE OWNER, OR SUBSEQUENT OWNER (INDIVIDUALS OR CORPORATIONS WHO HAVE PURCHASED THESE PLANS WITH THE PROJECT), AGREES TO HOLD HARMLESS, INDEMNIFY, AND DEFEND CRAFT AND CULTIVATE AND THEIR CONSULTANTS FROM AND AGAINST ANY AND ALL CLAIMS.
- 49. LANDSCAPE ARCHITECT'S CONSTRUCTION FIELD OBSERVATION SCHEDULE:

 50. FIELD OBSERVATION COORDINATION: THE FOLLOWING OBSERVATIONS SHALL
 BE INITIATED BY THE CONTRACTOR AND COORDINATED THROUGH THE OWNER
 (JOB SUPERINTENDENT). THE CONTRACTOR SHALL NOTIFY THE OWNER (JOB
 SUPERINTENDENT) AND LANDSCAPE ARCHITECT NOT LESS THAN FORTY-EIGHT
 (48) HOURS IN ADVANCE OF ANY OBSERVATION. CONTINUED WORK WITHOUT
 OBSERVATION OF THESE PHASES OF WORK IS AT THE CONTRACTOR'S RISK,
 WITH ANY REQUIRED CHANGE OR MODIFICATIONS AT THE CONTRACTOR'S
 EXPENSE THE OWNER LIOPS SUPERINTENDENT) SHALL INFORM THE LANDSCAPE
- (48) HOURS IN ADVANCE.
 51. CONSTRUCTION STAKING AND LAYOUT OBSERVATION: THIS OBSERVATION SHALL BE PERFORMED AFTER ALL CONSTRUCTION ELEMENTS, FLOW LINES AND FINISH GRADES HAVE BEEN LOCATED IN THE FIELD, BUT PRIOR TO FORMING OR

ARCHITECT AS TO THE PURPOSE AND TIME OF THE OBSERVATION FORTY-EIGHT

- 52. ROUGH CONSTRUCTION PROGRESS OBSERVATION: THIS OBSERVATION SHALL BE PERFORMED AFTER ALL FORMING, EXCAVATION, REINFORCING STEEL AND STRUCTURAL STEEL WORK HAS BEEN COMPLETED, BUT PRIOR TO PLACEMENT
- OF ANY CONCRETE.

 53. PROGRESS/INSTALLATION INSPECTIONS: PERIODIC INSPECTIONS SHALL BE PERFORMED BY THE OWNER (JOB SUPERINTENDENT) DURING CONSTRUCTION

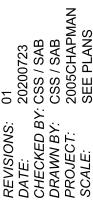
OPERATIONS TO INSURE CONFORMANCE WITH THE PLANS AND SPECIFICATIONS

- 54. FINAL OBSERVATION/PROJECT CERTIFICATION: THIS OBSERVATION VISIT WILL BE PERFORMED TO REVIEW ALL ASPECTS OF THE CONTRACTED WORK PRIOR TO RELEASING THE PROJECT TO THE OWNER.
- 55. CONTRACTOR TO REVIEW ALL UTILITY PLANS AND UTILITY LOCATIONS IN THE FIELD, AND SHALL NOTIFY LANDSCAPE ARCHITECT IF CONFLICTS WITH PLANT
- 56. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE SUCH MATERIALS. CONTRACTOR TO VERIFY EXACT QUANTITIES OF PLANT MATERIAL NECESSARY BASED ON EXISTING CONDITIONS AND EXISTING PLANT MATERIAL COVERAGE.
- 57. TREES SHALL BE TAGGED BY CONTRACTOR AND REVIEWED BY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY UPON AWARD OF GENERAL CONTRACT. PLANT MATERIAL SHALL BE GUARANTEED TO BE AVAILABLE AND MEET EXCEED REQUIRED SPECIFICATIONS ON ESTIMATED DATE OF START OF
- 58. CONTRACTOR SHALL SUBMIT FOR APPROVAL: PHOTOS OF ONE EXAMPLE OF EACH TREE VARIETY. PHOTOS SHOULD INCLUDE A PERSON FOR SCALE PURPOSES, TREE SPECIFICATIONS, AND QUANTITY SHALL BE NOTED. SPECIFICATIONS SHALL INCLUDE PLANTED HEIGHT, TRUNK CLEARANCE, WIDTH
- AND TRUNK CALIPER. NURSERY SOURCE AND CONTACT SHALL BE NOTED.

 59. TREES TO BE RELOCATED ARE IDENTIFIED IN TREE REPORT. COORDINATE TREE RELOCATION AS REQUIRED WITH OWNER.
- 60. ANY PLANT DEEMED NOT AVAILABLE BY THE CONTRACTOR SHALL BE NOTED.
 MAINTENANCE PERIOD MAY NOT BEGIN UNTIL ALL SPECIFIED MATERIALS ARE
- 61. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES. PRE-SELECTED OR 'TAGGED' MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO WARRANTY ALL PLANT MATERIALS.
- 62. ALL PLANT MATERIAL SHALL BE APPROVED ON SITE PRIOR TO INSTALLATION.
 FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL.
- 63. ALL OVER EXCAVATION REQUIRED TO MEET PLANTING SPECIFICATIONS SHALL BE DONE PRIOR TO PAVING IF PAVING WILL CONFLICT WITH EXCAVATION OF PLANTING PITS
- 64. ALL TREES PLANTED NEXT TO CURBS SHALL BE AT LEAST 36" CLEAR FROM CURB FACE UNLESS OTHERWISE NOTED.
- 65. SEE DETAILS FOR STAKING METHOD.

PLANTING NOTES

- 66. ALL GROUND COVERS SHALL BE APPLIED IN ALL PLANTING AREAS INDICATED ON PLAN AS WELL AS UNDER SHRUBS. GROUND COVERS AND MASS PLANTED SHRUBS SHALL BE TRIANGULARLY SPACED UNLESS OTHERWISE INDICATED.
- 67. ALL AREAS THAT ARE NOT PLANTED IN TURF AND ARE 2:1 SLOPE OR LESS SHALL BE COVERED WITH 3/4" DEEP ORGANIC MULCH UNLESS OTHERWISE NOTED. SUBMIT 1 CU. FT. SAMPLE PRIOR TO APPLICATION. AREAS STEEPER THAN 2:1 SHALL BE COVERED WITH JUTE MESH.
- 68. MINIMUM 4 SOIL SAMPLES SHALL BE TAKEN BY CONTRACTOR AFTER GRADING OPERATIONS ARE COMPLETED FOR SOIL FERTILITY AND AGRICULTURAL SUITABILITY TESTING AND RECOMMENDATIONS. APPROVED LABORATORY IS SOIL AND PLANT LABS 1-714-282-8777 SEE SPECIFICATIONS FOR SOIL AMENDMENTS SPECIFIED FOR BIDDING PURPOSES ONLY. PROVIDE LANDSCAPE ARCHITECT WITH SOILS REPORT PRIOR TO INSTALLATION OF MATERIALS.
- 69. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO WHEN THE MAINTENANCE PERIOD BEGINS.
- 70. ALL PLANT MATERIALS WITHIN THE RIGHT OF WAY SHALL BE PLANTED TO CONFORM TO GOVERNING AGENCY STANDARDS.
- 71. PLANT QUANTITIES AS NOTED ON THE PLANS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL PLANTS AS REQUIRED TO MEET ON-CENTER SPACING AS NOTED IN THE PLANT LEGEND.
- 72. ALL GRADING AND IRRIGATION SHALL BE ADJUSTED TO ELIMINATE WATER STANDING OR SPRAYING ON STRUCTURES. ADJUST IRRIGATION AS REQUIRED. WATER SHALL DRAIN AWAY FROM STRUCTURES.
- 73. ALL LANDSCAPE AREAS SHALL SHEET FLOW @ 2% MINIMUM OR DRAIN TO AREA DRAINS @ 1% MINIMUM IN ACCORDANCE WITH THE LANDSCAPE CONSTRUCTION (L1 SERIES) PLANS AND LANDSCAPE DRAINAGE (AD) AND CIVIL ENGINEERING PLANS CONTAINED HEREIN.
- 74. REFER TO THE LANDSCAPE CONSTRUCTION PLANS FOR ALL CONSTRUCTION FEATURES SHOWN HEREON. FINAL SHRUB PLACEMENT TO BE APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- 75. ALL SHRUB PLANTING AREAS TO BE MULCHED WITH A TWO (2") INCH LAYER OF MULCH. FOREST FLOOR MULCH 1/2"-1 1/2" APPEARANCE GRADE. AGUINAGUA FERTILIZER CO. PHONE: (949)786-9558. APPROVE MULCH WITH OWNER PRIOR TO
- 76. ALL TREES THAT ARE CLOSER THAN FIVE FEET (5') TO HARDSCAPE ELEMENTS SHALL BE PLANTED WITH AN OWNER AND AGENCY APPROVED LINEAR ROOT
- 77. SHRUBS SHALL BE PLANTED AT 18" MIN. FROM BACK OF WALK. AREAS BETWEEN WALK AND SHRUBS TO BE MULCHED.

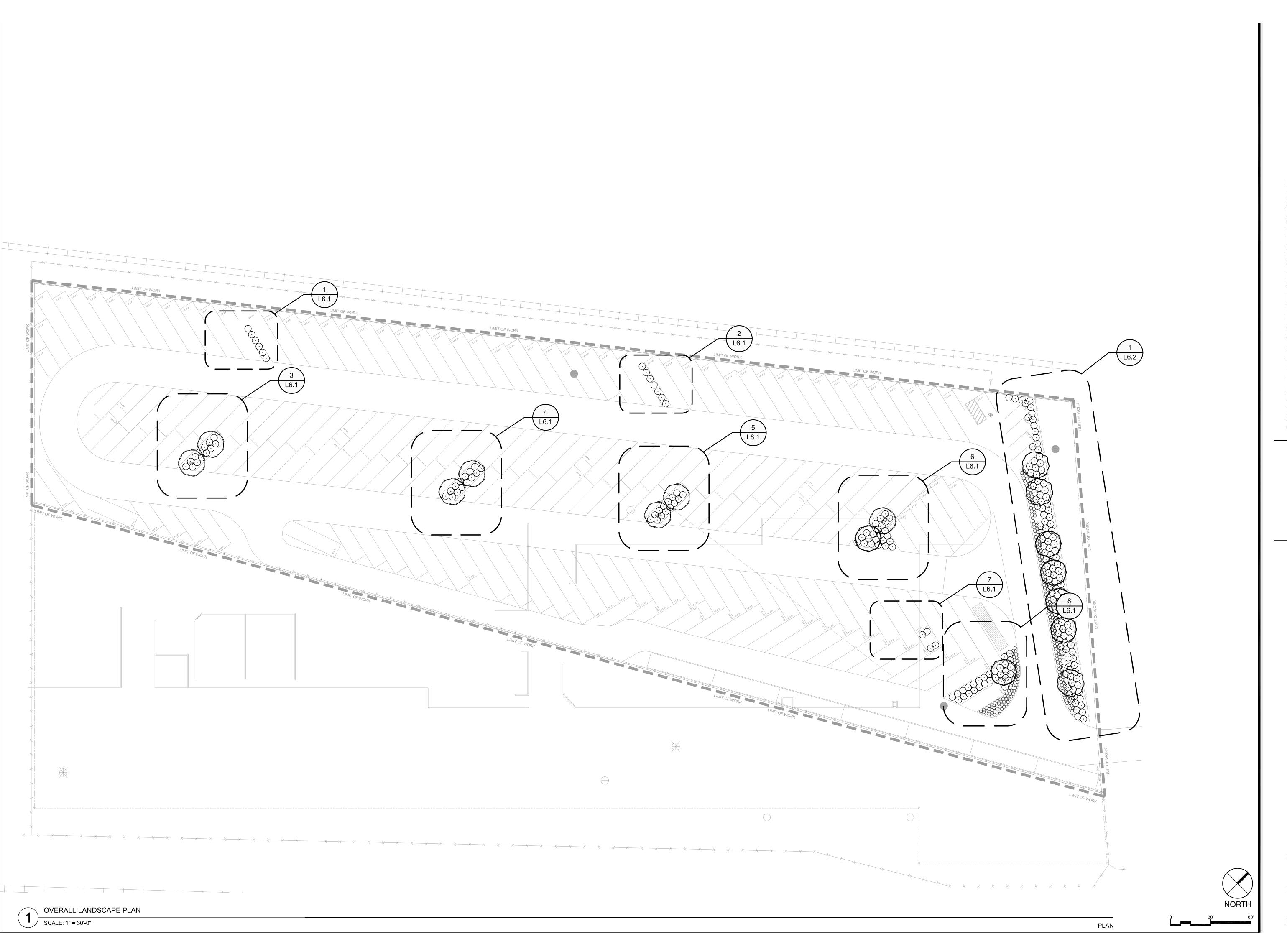




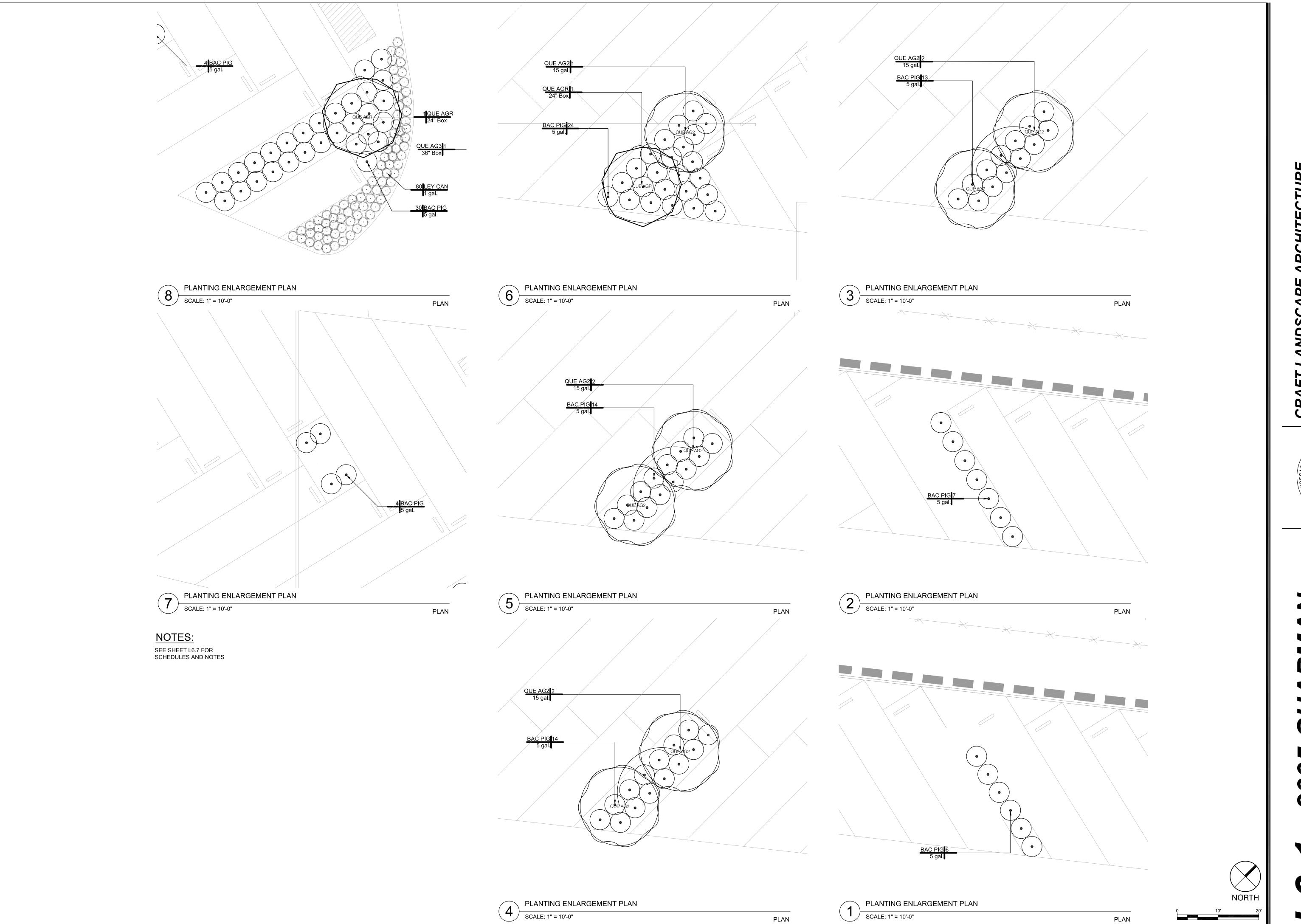
CRAFT LANDSCAPE A 3640 HARRIMAN AVENUE, LOS ANGELES, C.

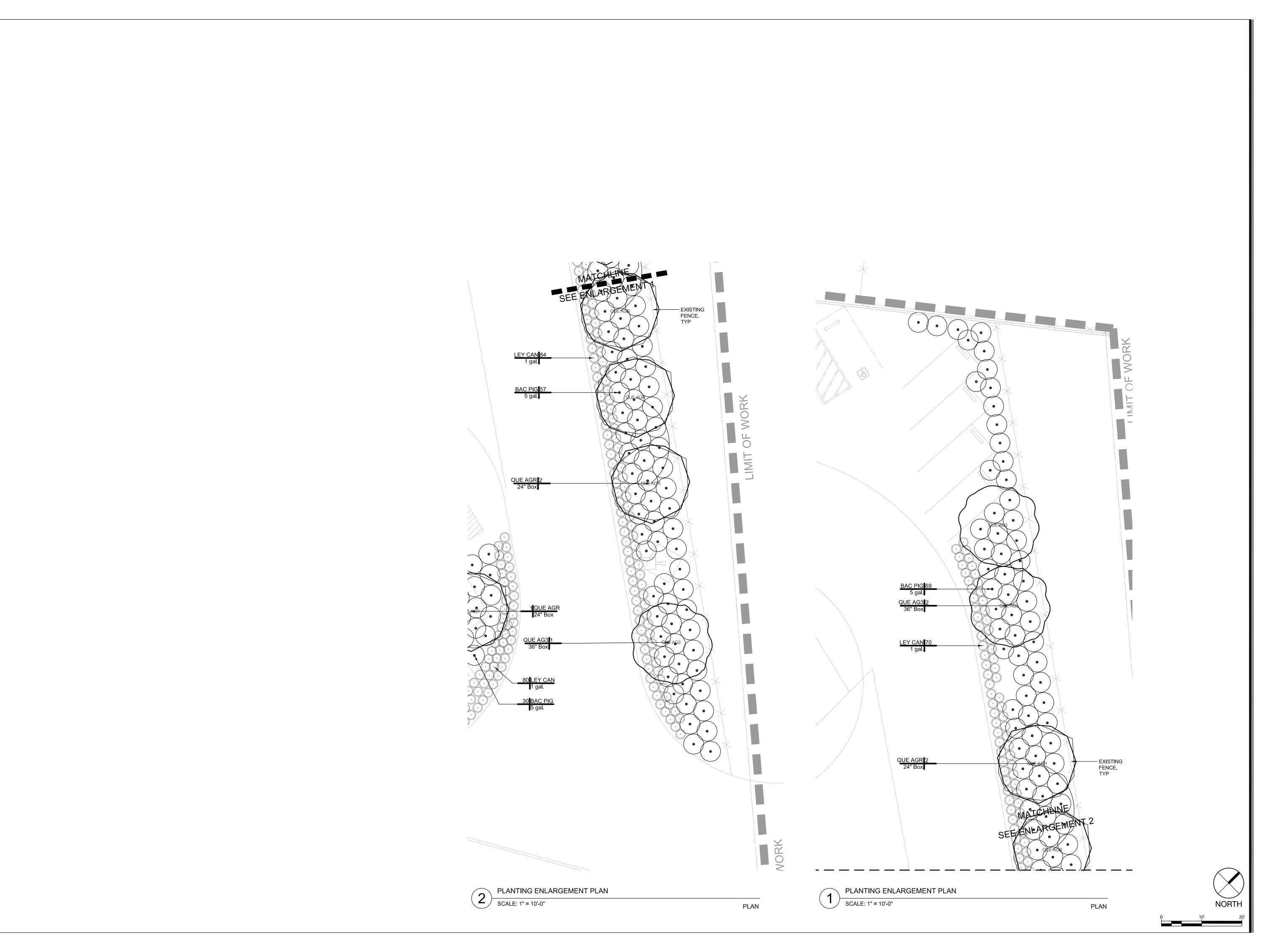
OS CHAPMAN

ONE CHAPMAN WAY EL SEGUNDO, CALIFORNIA 9 NEW LANDSCAPE CONSTRA



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





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

PLANT SCHEDULE

CODE

PLANT LEGEND

BOTANICAL / COMMON NAME

BOTANICAL / COMMON NAME

BAC PIG Baccharis pilularis `Pigeon Point` / Coyote Brush

LEY CAN Leymus condensatus `Canyon Prince` / Native Blue Rye 1 gal. 30" o.c. 234

QUE AG2 Quercus agrifolia / Coast Live Oak

QUE AGR Quercus agrifolia / Coast Live Oak Standard

QUE AG3 Quercus agrifolia / Coast Live Oak

BOTANICAL / COMMON NAME

BOTANICAL / COMMON NAME

Baccharis pilularis `Pigeon Point`

QUE AG2 Quercus agrifolia

QUE AGR Quercus agrifolia

QUE AG3 Quercus agrifolia

Coast Live Oak

Coast Live Oak

Coast Live Oak

Coyote Brush

LEY CAN Leymus condensatus `Canyon Prince` Native Blue Rye

SIZE

15 gal.

24" Box

36" Box

<u>QTY</u>

— PLANT ABBREVIATION

CONTAINER SIZE

QUANTITIY

SPACING QTY

60" o.c. 238

PLANT IDENTIFICATION KEY

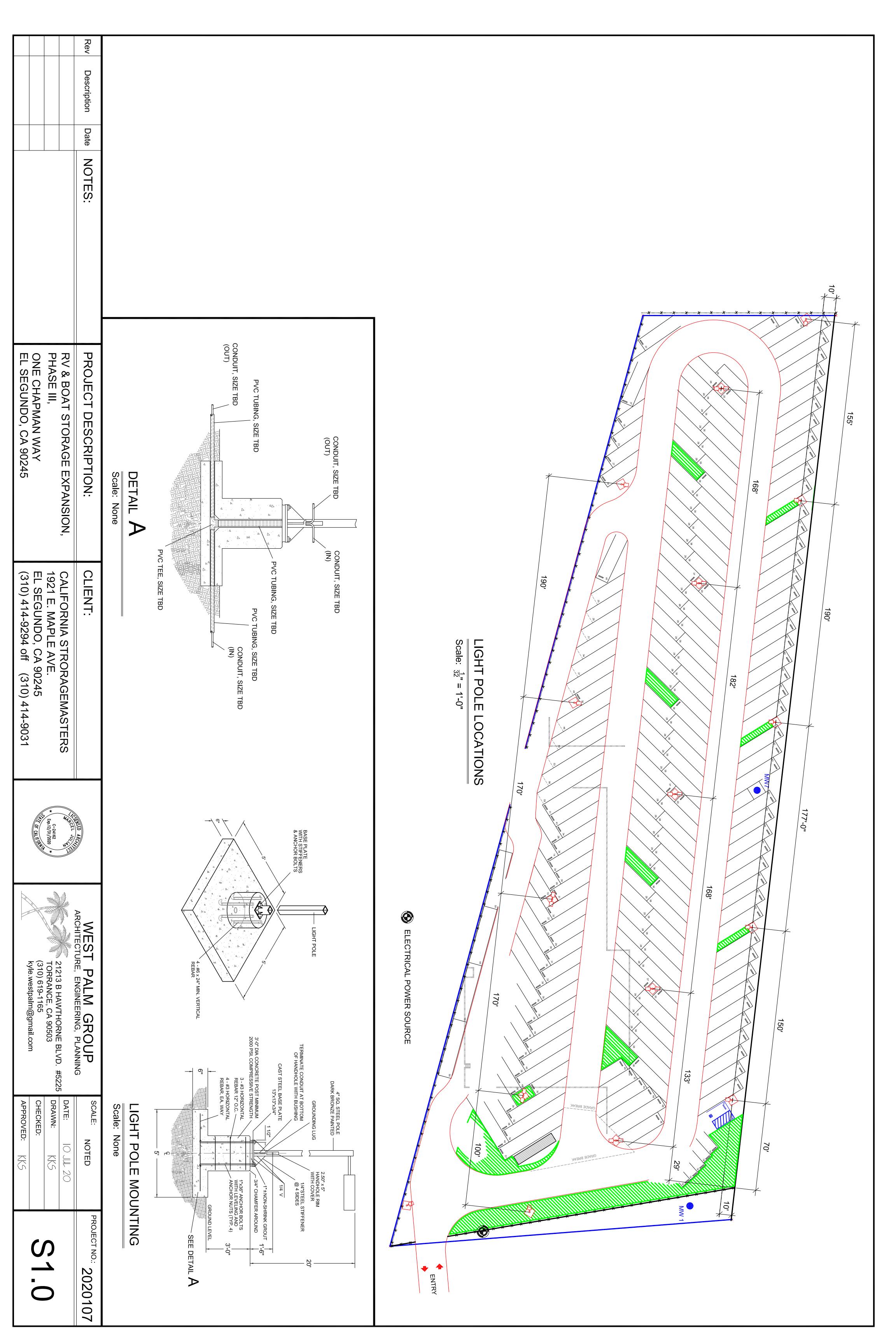
LANDSCAPE, I AVENUE, LOS ANGELES, (1, COM

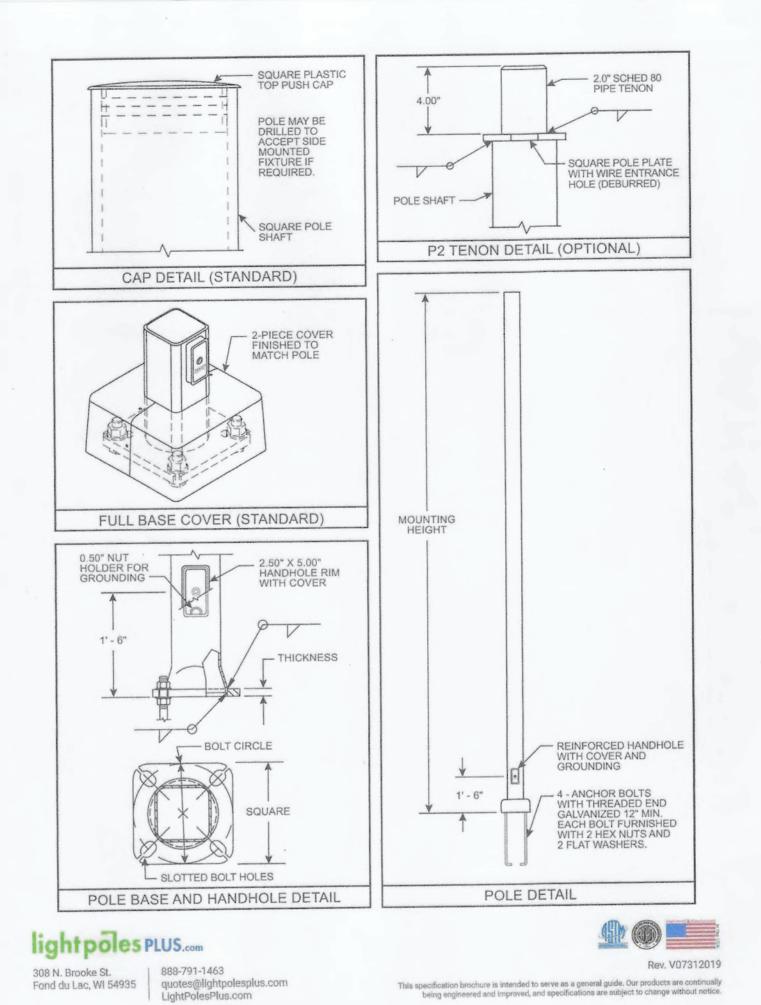
2005 CHAP PA ONE CHAPMAN WAY EL SEGUNDO, CALIFORNIA 90245 NEW LANDSCAPE CONSTRUCTION PLANTING SCHEDULE

- ROUND-TOPPED SOIL BERM 4" HIGH X 8"



ARCHITE(



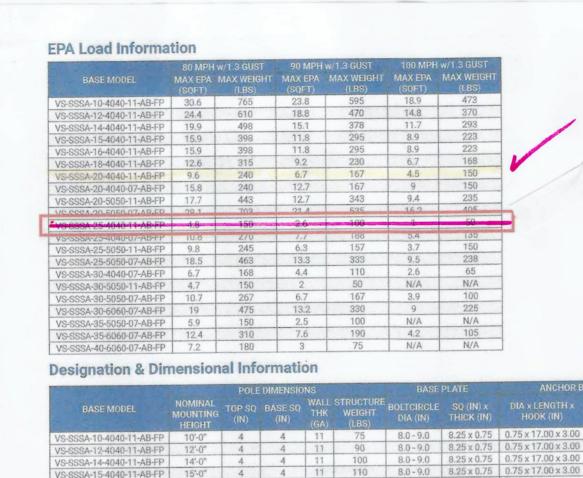


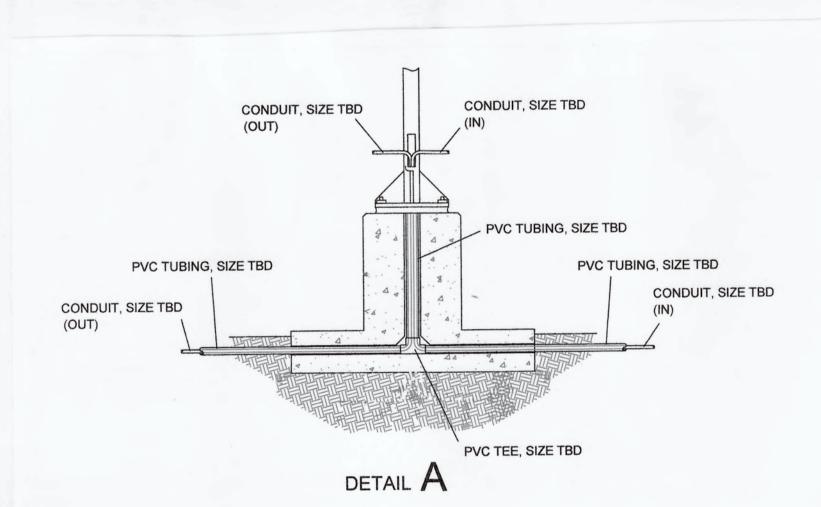
- LIGHT POLE

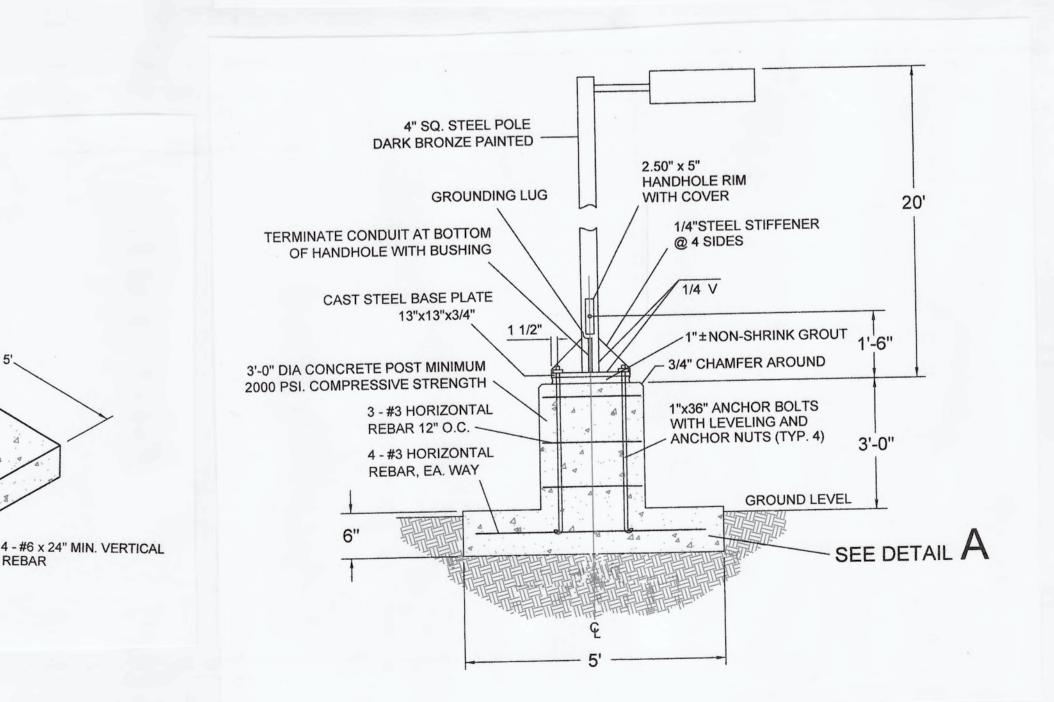
BASE PLATE

WITH STIFFENERS

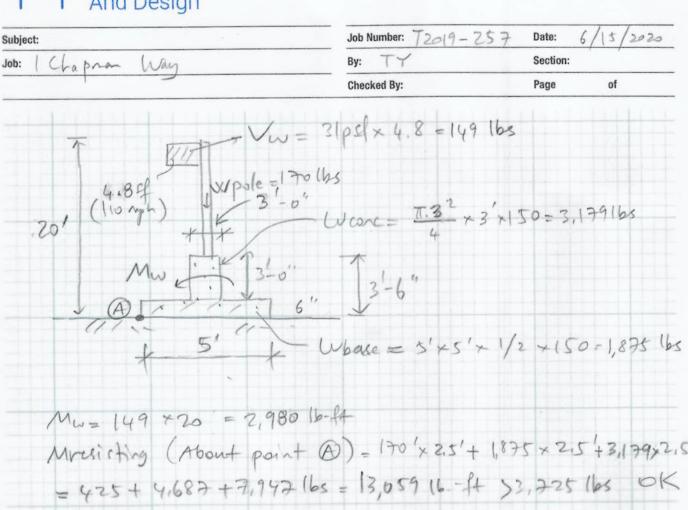
& ANCHOR BOLTS







/ Engineering And Design Job Number: 72019 - 257 Date: 6/15/2020 Job: Chapnan Way Mw= 149 ×20 = 2,980 16-f4 Mresisting (About point @) = 170'x 2.5' + 1,875 x 2.5 + 3,179x2.5' = 425 + 4,687 + 7,947 (bs = 13,059 16-ft >3,725 (bs OK





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

Structural Calculations

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



952 Manhattan Beach Blvd. #260 Manhattan Beach, CA 90266 (310) 935-0060 (phone) (310) 935-0071 (fax) info@ty-eng.com www.ty-eng.com

 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.

Product Overview

 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).

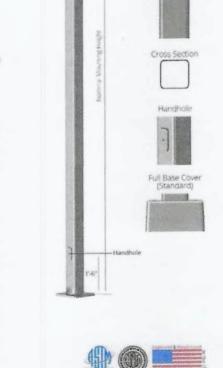
Base Cover - A two-piece full base cover fabricated from ABS plastic is provided with each pole assembly. Additional base cover options, including a cast aluminum and fabricated steel cover, are available upon request.

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

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.



Pole Cap Plastic

light poles PLUS.com 308 N. Brooke St. 888-791-1463 Fond du Lac, WI 54935 quotes@lightpolesplus.com LightPolesPlus.com

Rev. V07312019 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.



952 Manhattan Beach Blvd., #260 Manhattan Beach, CA 90266 (phone) (310) 935-0060 (fax) (310) 935-0071

www.ty-eng.com Location El Segundo, CA Job Number T2019-257 Date 6/15/20 Subject By MH Section Job 1 Chapman Way 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,

 $F = q_h G C_f(psf)$ $q_h = 0.00256 K_z K_{zt} K_d V^2$ G = 1.0 $C_f = 1.0$ Exposure Category = B V = 110mph

 $K_z K_{zt} K_d = 1.0$

 $q_h = 0.00256 \times 1 \times 110^2 = 30.98 \text{ psf}$

STRUCURAL CALCULATIONS

Scale: None

Rev Description	Date	NOTES:	PROJECT DESCRIPTION:	CLIENT:	INSED ARCO	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 STRORAGEMASTERS 1921 E. MAPLE AVE. EL SEGUNDO, CA 90245 (310) 414-9294 off (310) 414-9031	C-24162 Exp.12/31/2020	21213 B HAWTHORNE BLVD. #5225 TORRANCE, CA 90503 (310) 619-1165 kyle.westpalm@gmail.com	DATE: 21 JUN 20 DRAWN: KK5 CHECKED: APPROVED: KK5	S2.0