

5/20/2025 5:02:02 PM
ALL IDEAS, DESIGNS AND ARRANGEMENTS INDICATED ON THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT. THERE SHALL BE NO CHANGES OR DEVIATION FROM THE DRAWINGS OR ACCOMPANYING SPECIFICATION WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT.

TERRENO GARDENA																																																																																																																																
1855 W. 139TH ST. GARDENA, CA 90249																																																																																																																																
PLANNING CUP COMMENTS - 05.20.2025																																																																																																																																
PROJECT DIRECTORY			ALLOWABLE BUILDING AREA				TOTAL AREAS		GRAND TOTALS:																																																																																																																							
<div>OWNER/ CLIENT</div> <div>TERRENO 139TH LLC 101 MONTGOMERY ST., SUITE 200 SAN FRANCISCO, CA 94104</div> <div>TEL: (435) 659-6137 CONTACT: HAYES GRAHAM, VP EMAIL: HAYES@TERRENO.COM</div> <div>DEVELOPMENT MANAGER</div> <div>FOCUS REAL ESTATE SERVICES, LLC 1601 DOVE ST., SUITE 183 NEWPORT BEACH, CA 92660</div> <div>TEL: (949) 375-3093 CONTACT: MICHAEL ORTWEIN, MANAGER EMAIL: MORTWEIN@FOCUSRELP.COM</div>			<div>ARCHITECT</div> <div>DELAWIE 3293 PACIFIC AVE. LONG BEACH, CA 90807</div> <div>TEL: 562.279.0050 CONTACT: MATTHEW SIMON EMAIL: MSIMON@DELAWIE.COM</div> <div>LANDSCAPE</div> <div>SW LANDSCAPE ARCHITECTURE LONG BEACH, CA 90807</div> <div>TEL: (310) 387-6729 CONTACT: STEVE WOOD EMAIL: STEVE@STEVEWOODLA.COM</div>			<div>TABLE 506.2</div> <div>ALLOWABLE AREA FACTOR (A_f = NS, S1, S13R, S13D or SM, as applicable) IN SQUARE FEET^{a, b, j}</div> <table><tr><th rowspan="2">OCCUPANCY CLASSIFICATION</th><th rowspan="2">SEE FOOTNOTES</th><th colspan="10">TYPE OF CONSTRUCTION</th></tr><tr><th colspan="2">Type I</th><th colspan="2">Type II</th><th colspan="2">Type III</th><th colspan="2">Type IV</th><th colspan="2">Type V</th></tr><tr><th></th><th></th><th>A</th><th>B</th><th>A</th><th>B</th><th>A</th><th>B</th><th>A</th><th>B</th><th>C</th><th>HT</th><th>A</th><th>B</th></tr><tr><td rowspan="3">B</td><td>NS</td><td>UL</td><td>UL</td><td>37,500</td><td>23,000</td><td>28,500</td><td>19,000</td><td>108,000</td><td>72,000</td><td>45,000</td><td>36,000</td><td>18,000</td><td>9,000</td></tr><tr><td>S1</td><td>UL</td><td>UL</td><td>150,000</td><td>92,000</td><td>114,000</td><td>76,000</td><td>432,000</td><td>288,000</td><td>180,000</td><td>144,000</td><td>72,000</td><td>36,000</td></tr><tr><td>SM</td><td>UL</td><td>UL</td><td>112,500</td><td>69,000</td><td>85,500</td><td>57,000</td><td>324,000</td><td>216,000</td><td>135,000</td><td>108,000</td><td>54,000</td><td>27,000</td></tr><tr><td rowspan="3">S-1</td><td>NS</td><td>UL</td><td>UL</td><td>48,000</td><td>26,000</td><td>17,500</td><td>26,000</td><td>17,500</td><td>76,500</td><td>51,000</td><td>31,875</td><td>25,500</td><td>14,000</td></tr><tr><td>S1</td><td>UL</td><td>UL</td><td>192,000</td><td>104,000</td><td>70,000</td><td>104,000</td><td>70,000</td><td>306,000</td><td>204,000</td><td>127,500</td><td>102,000</td><td>56,000</td></tr><tr><td>SM</td><td>UL</td><td>UL</td><td>144,000</td><td>78,000</td><td>52,500</td><td>78,000</td><td>52,500</td><td>229,500</td><td>153,000</td><td>95,625</td><td>76,500</td><td>42,000</td></tr></table> <div>*PER CBC 2024 SEC. 506</div> <div>507.4 Sprinklered, One-Story Buildings</div> <div>The area of a Group A-4 building not more than one story above grade plane of other than Type V construction, or the area of a Group B, F, M or S building no more than one story above grade plane of any construction type, shall not be limited where the building is provided with an automatic sprinkler system throughout in accordance with Section 903.3.1.1 and is surrounded and adjoined by public ways or yards not less than 60 feet (18 288 mm) in width.</div>				OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION										Type I		Type II		Type III		Type IV		Type V				A	B	A	B	A	B	A	B	C	HT	A	B	B	NS	UL	UL	37,500	23,000	28,500	19,000	108,000	72,000	45,000	36,000	18,000	9,000	S1	UL	UL	150,000	92,000	114,000	76,000	432,000	288,000	180,000	144,000	72,000	36,000	SM	UL	UL	112,500	69,000	85,500	57,000	324,000	216,000	135,000	108,000	54,000	27,000	S-1	NS	UL	UL	48,000	26,000	17,500	26,000	17,500	76,500	51,000	31,875	25,500	14,000	S1	UL	UL	192,000	104,000	70,000	104,000	70,000	306,000	204,000	127,500	102,000	56,000	SM	UL	UL	144,000	78,000	52,500	78,000	52,500	229,500	153,000	95,625	76,500	42,000	<div>BLDG A1:</div> <div>LVL 1 OFFICE: 2,732 S.F MEZZ. OFFICE: 2,514 S.F WAREHOUSE: 16,595 S.F MANUF: 5,533 S.F TOTAL AREA: 27,376 S.F FOOTPRINT: 24,860 S.F</div> <div>BLDG A2:</div> <div>LVL 1 OFFICE: 4,151 S.F MEZZ. OFFICE: 3,792 S.F WAREHOUSE: 18,924 S.F MANUF: 6,308 S.F TOTAL AREA: 33,175 S.F FOOTPRINT: 29,380 S.F</div> <div>BLDG B:</div> <div>LVL 1 OFFICE: 6,178 S.F MEZZ. OFFICE: 5,714 S.F WAREHOUSE: 43,114 S.F MANUF: 14,371 S.F TOTAL AREA: 69,377 S.F FOOTPRINT: 63,663 S.F</div> <div>BLDG C:</div> <div>LVL 1 OFFICE: 6,178 S.F MEZZ. OFFICE: 5,715 S.F WAREHOUSE: 43,115 S.F MANUF: 14,372 S.F TOTAL AREA: 69,379 S.F FOOTPRINT: 63,664 S.F</div> <div>BLDG D:</div> <div>LVL 1 OFFICE: 2,926 S.F MEZZ. OFFICE: 2,714 S.F WAREHOUSE: 13,922 S.F MANUF: 4,641 S.F TOTAL AREA: 24,202 S.F FOOTPRINT: 21,488 S.F</div>		<div>TOTAL LVL 1 OFFICE: 22,165 S.F TOTAL MEZZ. OFFICE: 20,449 S.F TOTAL WAREHOUSE: 135,670 S.F TOTAL MANUF: 45,225 S.F TOTAL BUILDING AREA: 223,509 S.F TOTAL BUILDING FOOTPRINT: 203,055 S.F</div>
OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION																																																																																																																														
		Type I		Type II		Type III		Type IV		Type V																																																																																																																						
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BUILDING CODE DATA			PROJECT SUMMARY																																																																																																																													
<div>TYPE OF CONSTRUCTION</div> <div>III-B,</div> <div>OCCUPANCY CLASSIFICATION</div> <div>B-OFFICE, S-1 WAREHOUSE, MANUF. (CBC CHAPTER 3)</div> <div>BUILDING HEIGHT</div> <div>PROPOSED:</div> <div>BLDG - A: 45'-0" - ONE STORY BLDG - B/C: 46'-6" - ONE STORY BLDG - D: 43'-0" - ONE STORY</div> <div>BUILDING AREA</div> <div>PROPOSED BUILDING AREA</div> <div>REFER TO BUILDING AREAS SCHEDULE ON THIS SHEET.</div> <div>OCCUPANT LOAD</div> <div>REFER TO OCCUPANT LOAD SCHEDULE ON THIS SHEET.</div>			<div>CONSTRUCTION OF THREE NEW CONCRETE TILT-UP INDUSTRIAL BUILDINGS AND ASSOCIATED PARKING & SITE IMPROVEMENTS</div> <div>APPLICABLE CODES</div> <div>APPLICABLE CODES & STANDARDS, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:</div> <div>1. TITLE 24, PART 1, 2022 BUILDING STANDARDS ADMIN. CODE 2. TITLE 24, PART 2, 2022 CALIFORNIA BUILDING CODE (CBC) 3. TITLE 24, PART 3, 2022 CALIFORNIA ELECTRICAL CODE 4. TITLE 24, PART 4, 2022 CALIFORNIA MECHANICAL CODE 5. TITLE 24, PART 5, 2022 CALIFORNIA PLUMBING CODE 6. TITLE 24, PART 6, 2022 CALIFORNIA ENERGY CODE 7. TITLE 24, PART 9, 2022 CALIFORNIA FIRE CODE 8. TITLE 24, PART 11, 2022 CALIFORNIA GREEN BUILDING STANDARDS 9. TITLE 19, PUBLIC SAFETY, STATE FIRE MARSHAL 10. AMERICAN WITH DISABILITIES ACT (ADA) LATEST EDITION</div>																																																																																																																													
FAR CALCULATION			PROJECT DATA																																																																																																																													
<div>F.A.R. CALCULATION</div> <div>TOTAL SITE AREA: 488,943 S.F BLDG AREA / SITE AREA = F.A.R 223,509 S.F / 488,943 S.F = 0.46 F.A.R = 0.46</div> <div>GARDENA MUNICIPAL CODE - 18.36.060 - FAR SHALL NOT EXCEED 1.0 FAR</div>			<div>ADDRESS:</div> <div>1855 W. 139TH ST GARDENA, CA 90249</div> <div>APN:</div> <div>4061-025-130</div> <div>LEGAL DESCRIPTION:</div> <div>PARCEL 1: LOT: 26, 27, 28, 29, 30, 31 TRACT: 5853 MAP BOOK: 61 BOOK PAGE: 66 PARCEL 2: LOT: 26, 27 BLOCK: D&E TRACT: STRAWBERRY PARK MAP BOOK: 8 BOOK PAGE: 138 CODE ENFORCEMENT JURISDICTION: CITY OF GARDENA PROPOSED USE: STORAGE / MANUFACTURE / OFFICE ZONING INFO: BASE ZONE: M2 SITE AREA: 488,943 S.F EXISTING BUILDING INFORMATION (TO BE DEMOLISHED) EXISTING BUILDING FOOTPRINT: 214,530 S.F EXISTING LVL 1 OFFICE: 10,991 S.F EXISTING MEZZANINE OFFICE: 10,090 S.F EXISTING MEZZANINE OFFICE, BLDG B: 8,906 S.F EXISTING WAREHOUSE: 203,539 S.F EXISTING TOTAL AREA: 233,634 S.F</div> <div>VICINITY MAP</div> <div></div>																																																																																																																													
SHEET COUNT			PARKING ANALYSIS																																																																																																																													
<table><tr><th>DISCIPLINE</th><th>COUNT</th></tr><tr><td>GENERAL</td><td>1</td></tr><tr><td>LANDSCAPE</td><td>1</td></tr><tr><td>ARCHITECTURAL</td><td>13</td></tr><tr><td>ELECTRICAL</td><td>3</td></tr><tr><td>GRAND TOTAL</td><td>18</td></tr></table>			DISCIPLINE	COUNT	GENERAL	1	LANDSCAPE	1	ARCHITECTURAL	13	ELECTRICAL	3	GRAND TOTAL	18	<div>N.T.S.</div> <div>OCCUPANT LOAD ANALYSIS</div> <div>N.T.S.</div>																																																																																																																	
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GARDENA, CA 90249

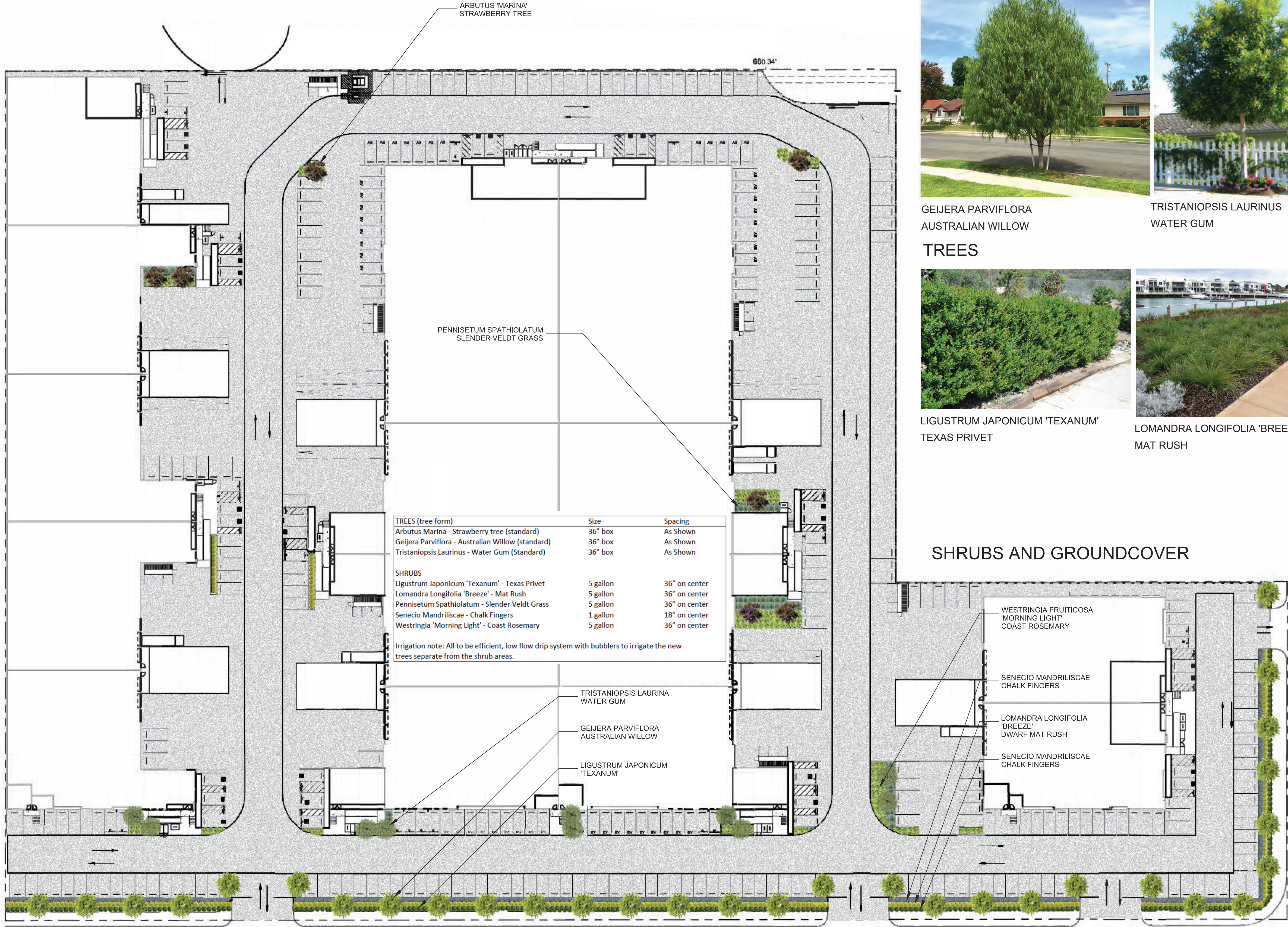
05.20.2025
PLANNING CUP
COMMENTS

Sheet Title
COVER SHEET

G/001

LICENSED ARCHITECT
MATTHEW E. SIMON
C-29326
10/31/25
RENEWAL DATE
STATE OF CALIFORNIA

ALL IDEAS, DESIGNS AND ARRANGEMENTS INDICATED ON THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT. THERE SHALL BE NO CHANGES OR DEVIATION FROM THE DRAWINGS OR ACCOMPANYING SPECIFICATION WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT.



GEJERA PARVIFLORA
AUSTRALIAN WILLOW



TRISTANIOPSIS LAURINUS
WATER GUM



ARBUTUS MARINA
STRAWBERRY TREE



LIGUSTRUM JAPONICUM 'TEXANUM'
TEXAS PRIVET



LOMANDRA LONGIFOLIA 'BREEZE'
MAT RUSH



SENECIO MANDRILISCAE
CHALK FINGERS

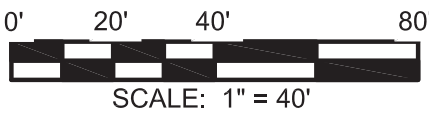


PENNISETUM SPATHIOLATUM
SLENDER VELDT GRASS



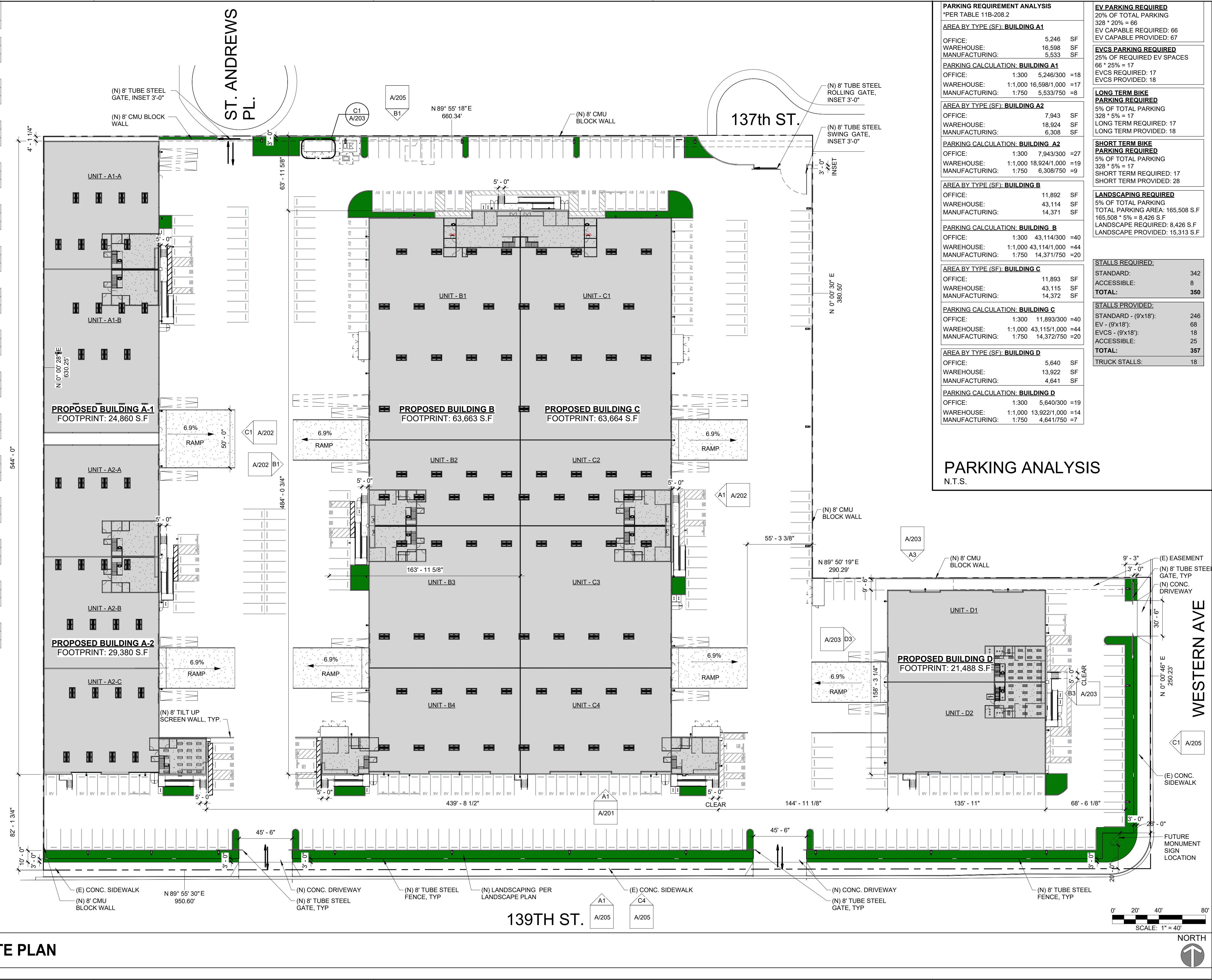
WESTRINGIA 'MORNING LIGHT'
MORNING LIGHT COAST ROSEMARY

SHRUBS AND GROUNDCOVER



5/20/2025 5:02:06 PM
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AREA SCHEDULE	
UNIT NAME	UNIT AREA
A1-A OFFICE	1,367 SF
A1-A OFFICE MEZZ.	1,258 SF
A1-A WAREHOUSE	9,577 SF
A1-A	12,201 SF
A1-B OFFICE	1,365 SF
A1-B OFFICE MEZZ.	1,256 SF
A1-B WAREHOUSE	12,553 SF
A1-B	15,174 SF
A2-A OFFICE	1,363 SF
A2-A OFFICE MEZZ.	1,258 SF
A2-A WAREHOUSE	8,164 SF
A2-A	10,805 SF
A2-B OFFICE	1,363 SF
A2-B OFFICE MEZZ.	1,258 SF
A2-B WAREHOUSE	8,142 SF
A2-B	10,763 SF
A2-C OFFICE	1,425 SF
A2-C OFFICE MEZZ.	1,276 SF
A2-C WAREHOUSE	8,906 SF
A2-C	11,607 SF
B-1 OFFICE	2,049 SF
B-1 OFFICE MEZZ.	1,928 SF
B-1 WAREHOUSE	23,009 SF
B-1	26,987 SF
B-2 OFFICE	1,368 SF
B-2 OFFICE MEZZ.	1,261 SF
B-2 WAREHOUSE	8,215 SF
B-2	10,845 SF
B-3 OFFICE	1,362 SF
B-3 OFFICE MEZZ.	1,251 SF
B-3 WAREHOUSE	14,513 SF
B-3	17,127 SF
B-4 OFFICE	1,399 SF
B-4 OFFICE MEZZ.	1,274 SF
B-4 WAREHOUSE	11,748 SF
B-4	14,422 SF
C-1 OFFICE	2,049 SF
C-1 OFFICE MEZZ.	1,928 SF
C-1 WAREHOUSE	23,009 SF
C-1	26,987 SF
C-2 OFFICE	1,368 SF
C-2 OFFICE MEZZ.	1,259 SF
C-2 WAREHOUSE	8,215 SF
C-2	10,842 SF
C-3 OFFICE	1,362 SF
C-3 OFFICE MEZZ.	1,254 SF
C-3 WAREHOUSE	14,513 SF
C-3	17,129 SF
C-4 OFFICE	1,399 SF
C-4 OFFICE MEZZ.	1,274 SF
C-4 WAREHOUSE	11,749 SF
C-4	14,422 SF
D-1 OFFICE	1,464 SF
D-1 OFFICE MEZZ.	1,355 SF
D-1 WAREHOUSE	9,280 SF
D-1	12,099 SF
D-2 OFFICE	1,462 SF
D-2 OFFICE MEZZ.	1,359 SF
D-2 WAREHOUSE	9,282 SF
D-2	12,103 SF
NOTE: FOR BREAKDOWN INCLUDING MANUF. SEE SHEET AS/103	
PUBLIC WORKS NOTES: 1. REMOVE AND REPLACE ALL CURB, GUTTER AND SIDEWALK ON ST. ANDREWS PL. CUL-DE-SAC 2. INSTALL NEW CURB, GUTTER, SIDEWALK AND PAVEMENT ON 137TH ST. CUL-DE-SAC 3. REMOVE AND REPLACE APPROXIMATELY 700 SF OF SIDEWALK, 15 LF OF CURB / GUTTER ON 139TH ST AND WESTERN AVE.	



PARKING REQUIREMENT ANALYSIS	
*PER TABLE 11B-208.2	
AREA BY TYPE (SF): BUILDING A1	
OFFICE:	5,246 SF
WAREHOUSE:	16,598 SF
MANUFACTURING:	5,533 SF
PARKING CALCULATION: BUILDING A1	
OFFICE:	1:300 5,246/300 =18
WAREHOUSE:	1:1,000 16,598/1,000 =17
MANUFACTURING:	1:750 5,533/750 =8
AREA BY TYPE (SF): BUILDING A2	
OFFICE:	7,943 SF
WAREHOUSE:	18,924 SF
MANUFACTURING:	6,308 SF
PARKING CALCULATION: BUILDING A2	
OFFICE:	1:300 7,943/300 =27
WAREHOUSE:	1:1,000 18,924/1,000 =19
MANUFACTURING:	1:750 6,308/750 =9
AREA BY TYPE (SF): BUILDING B	
OFFICE:	11,892 SF
WAREHOUSE:	43,114 SF
MANUFACTURING:	14,371 SF
PARKING CALCULATION: BUILDING B	
OFFICE:	1:300 43,114/300 =40
WAREHOUSE:	1:1,000 43,114/1,000 =44
MANUFACTURING:	1:750 14,371/750 =20
AREA BY TYPE (SF): BUILDING C	
OFFICE:	11,893 SF
WAREHOUSE:	43,115 SF
MANUFACTURING:	14,372 SF
PARKING CALCULATION: BUILDING C	
OFFICE:	1:300 11,893/300 =40
WAREHOUSE:	1:1,000 43,115/1,000 =44
MANUFACTURING:	1:750 14,372/750 =20
AREA BY TYPE (SF): BUILDING D	
OFFICE:	5,640 SF
WAREHOUSE:	13,922 SF
MANUFACTURING:	4,641 SF
PARKING CALCULATION: BUILDING D	
OFFICE:	1:300 5,640/300 =19
WAREHOUSE:	1:1,000 13,922/1,000 =14
MANUFACTURING:	1:750 4,641/750 =7
PARKING ANALYSIS	
N.T.S.	

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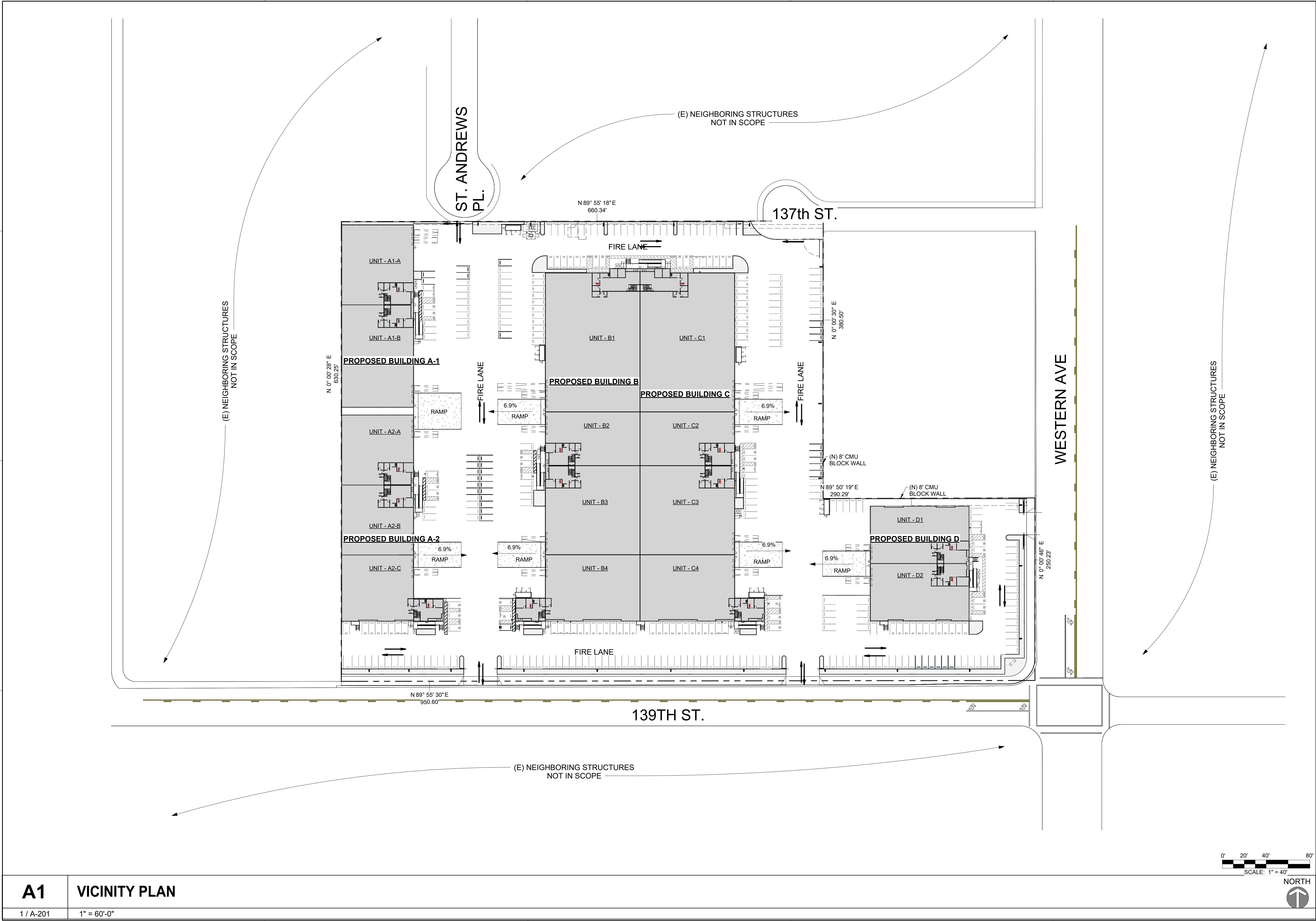
REV NO.	DATE ISSUED	REASON

05.20.2025
PLANNING CUP
COMMENTS

Sheet Title
SITE PLAN

AS/101

STATE OF CALIFORNIA
LICENSED ARCHITECT
MATTHEW E. SIMON
C-29326
10/31/25
RENEWAL DATE

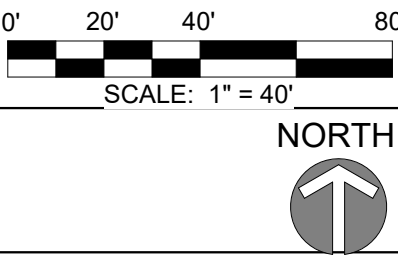


A1

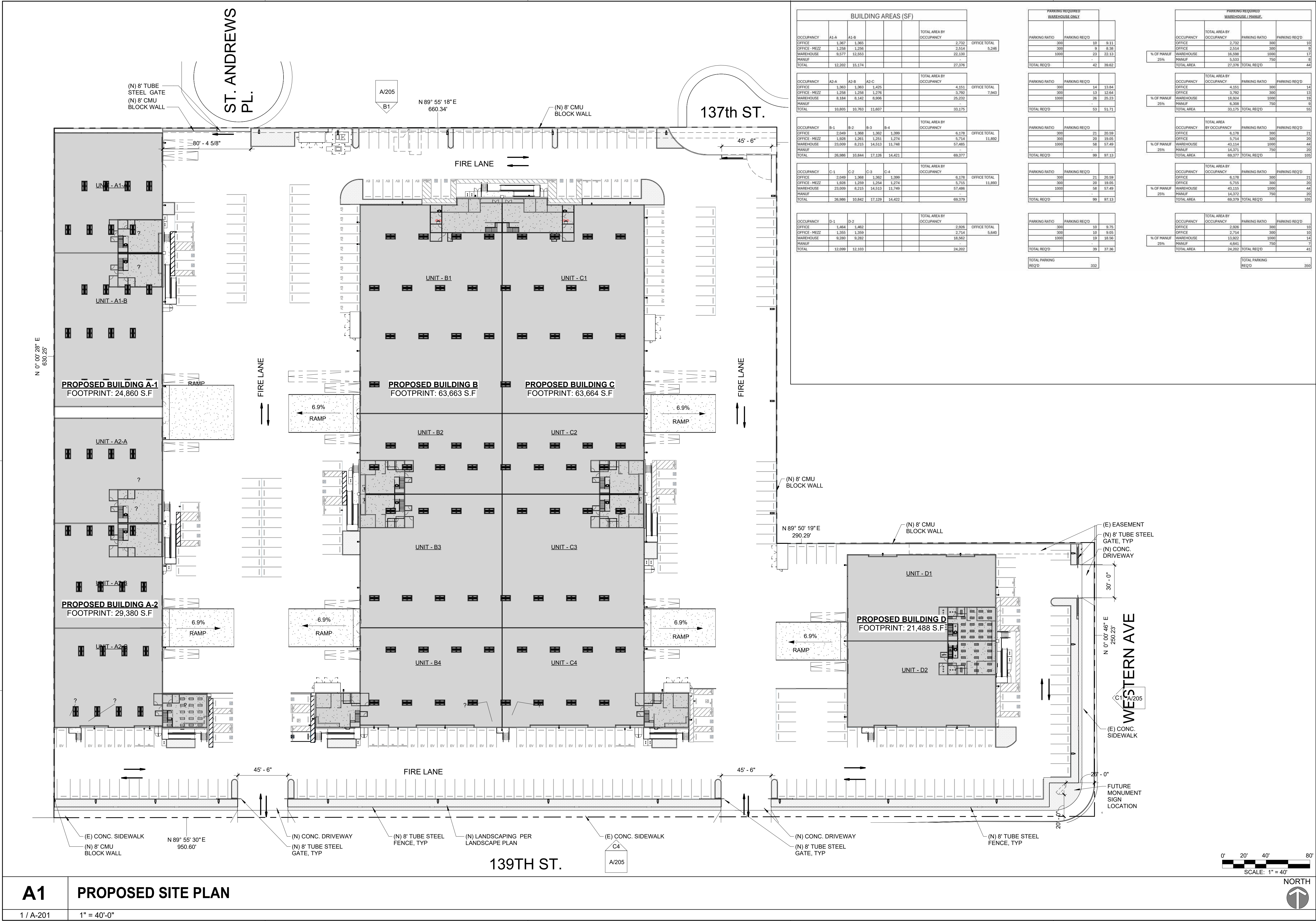
VICINITY PLAN

1 / A-201

1" = 60'-0"



5/20/2025 5:02:17 PM
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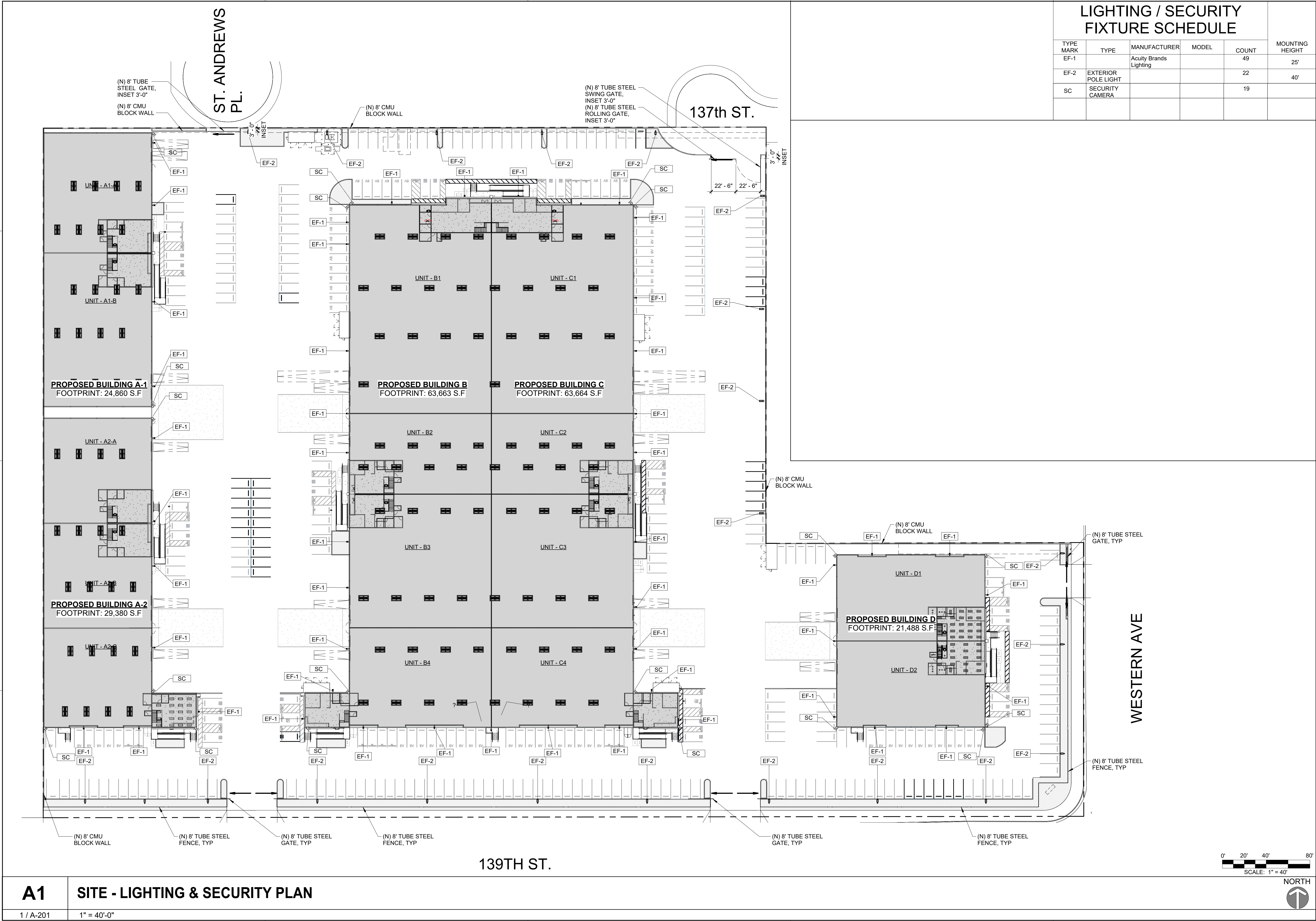
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5/20/2025
PLANNING CUP
COMMENTS

Sheet Title
PARKING ANALYSIS

AS/103

5/20/2025 5:02:23 PM
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LICENSED ARCHITECT
MATTHEW E. SIMON
C-29326
10/31/25
RENEWAL DATE
STATE OF CALIFORNIA

TERRENO GARDENA

PROJ. NO. 23338.LA

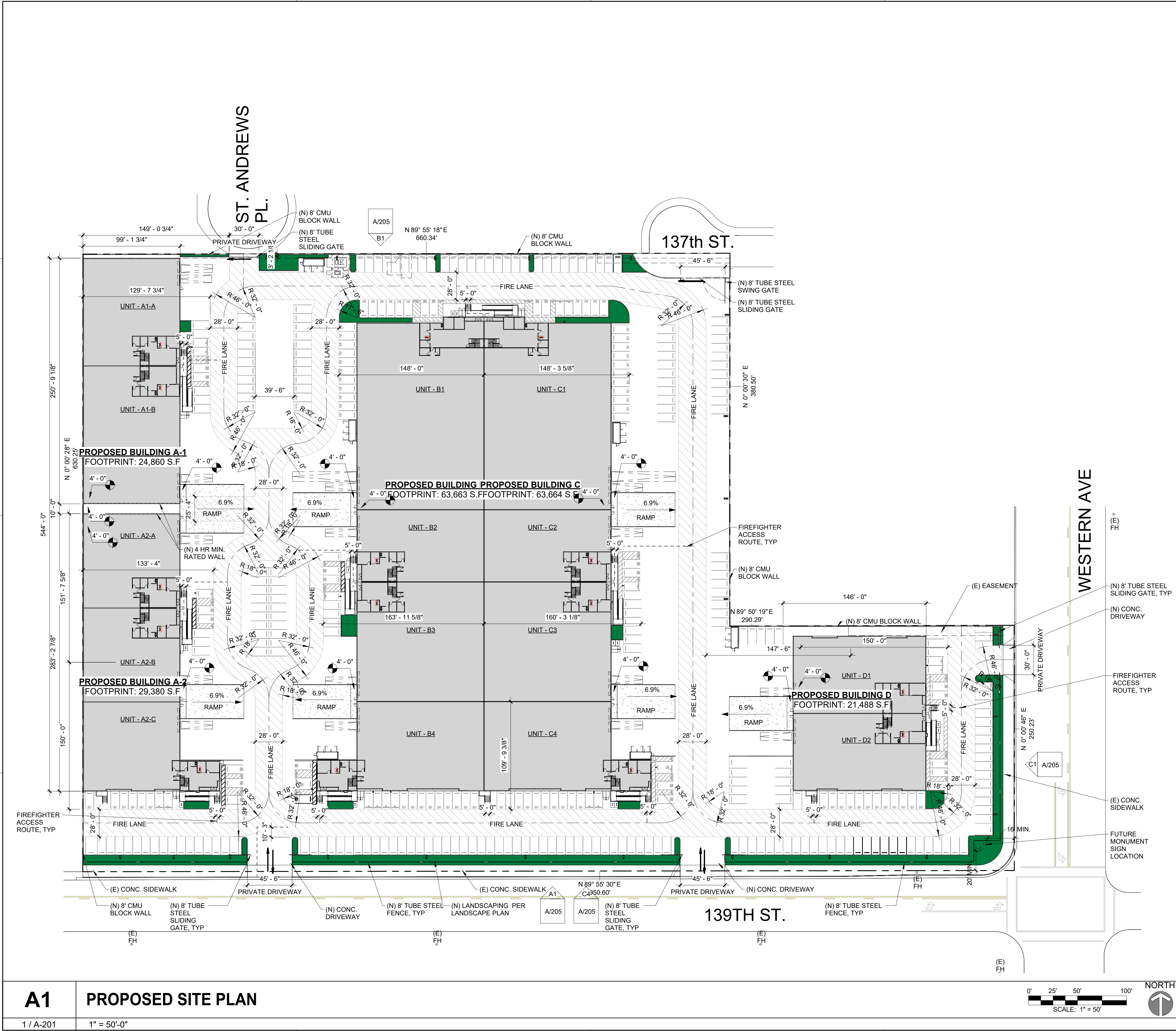
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05.20.2025
PLANNING CUP
COMMENTS

Sheet Title
SITE - LIGHTING & SECURITY PLAN

AS/104

5/20/2025 5:02:28 PM
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MANUFACTURING:	5,533 SF
PARKING CALCULATION: BUILDING A1	
OFFICE:	1:300 5,246/300 =18
WAREHOUSE:	1:1,000 16,598/1,000 =17
MANUFACTURING:	1:750 5,533/750 =8
AREA BY TYPE (SF): BUILDING A2	
OFFICE:	7,943 SF
WAREHOUSE:	18,924 SF
MANUFACTURING:	6,308 SF
PARKING CALCULATION: BUILDING A2	
OFFICE:	1:300 7,943/300 =27
WAREHOUSE:	1:1,000 18,924/1,000 =19
MANUFACTURING:	1:750 6,308/750 =9
AREA BY TYPE (SF): BUILDING B	
OFFICE:	11,892 SF
WAREHOUSE:	43,114 SF
MANUFACTURING:	14,371 SF
PARKING CALCULATION: BUILDING B	
OFFICE:	1:300 43,114/300 =40
WAREHOUSE:	1:1,000 43,114/1,000 =44
MANUFACTURING:	1:750 14,371/750 =20
AREA BY TYPE (SF): BUILDING C	
OFFICE:	11,893 SF
WAREHOUSE:	43,115 SF
MANUFACTURING:	14,372 SF
PARKING CALCULATION: BUILDING C	
OFFICE:	1:300 11,893/300 =40
WAREHOUSE:	1:1,000 43,115/1,000 =44
MANUFACTURING:	1:750 14,372/750 =20
AREA BY TYPE (SF): BUILDING D	
OFFICE:	5,640 SF
WAREHOUSE:	13,922 SF
MANUFACTURING:	4,641 SF
PARKING CALCULATION: BUILDING D	
OFFICE:	1:300 5,640/300 =19
WAREHOUSE:	1:1,000 13,922/1,000 =14
MANUFACTURING:	1:750 4,641/750 =7
EV PARKING REQUIRED	
20% OF TOTAL PARKING	
328 * 20% = 66	
EV CAPABLE REQUIRED: 66	
EV CAPABLE PROVIDED: 67	
EVCS PARKING REQUIRED	
25% OF REQUIRED EV SPACES	
66 * 25% = 17	
EVCS REQUIRED: 17	
EVCS PROVIDED: 18	
LONG TERM BIKE PARKING REQUIRED	
5% OF TOTAL PARKING	
328 * 5% = 17	
LONG TERM REQUIRED: 17	
LONG TERM PROVIDED: 18	
SHORT TERM BIKE PARKING REQUIRED	
5% OF TOTAL PARKING	
328 * 5% = 17	
SHORT TERM REQUIRED: 17	
SHORT TERM PROVIDED: 28	
LANDSCAPING REQUIRED	
5% OF TOTAL PARKING	
TOTAL PARKING AREA: 165,508 S.F	
165,508 * 5% = 8,426 S.F	
LANDSCAPE REQUIRED: 8,426 S.F	
LANDSCAPE PROVIDED: 15,313 S.F	
STALLS REQUIRED:	
STANDARD:	342
ACCESSIBLE:	8
TOTAL:	350
STALLS PROVIDED:	
STANDARD - (9'x18'):	246
EV - (9'x18'):	68
EVCS - (9'x18'):	18
ACCESSIBLE:	25
TOTAL:	357
TRUCK STALLS:	18

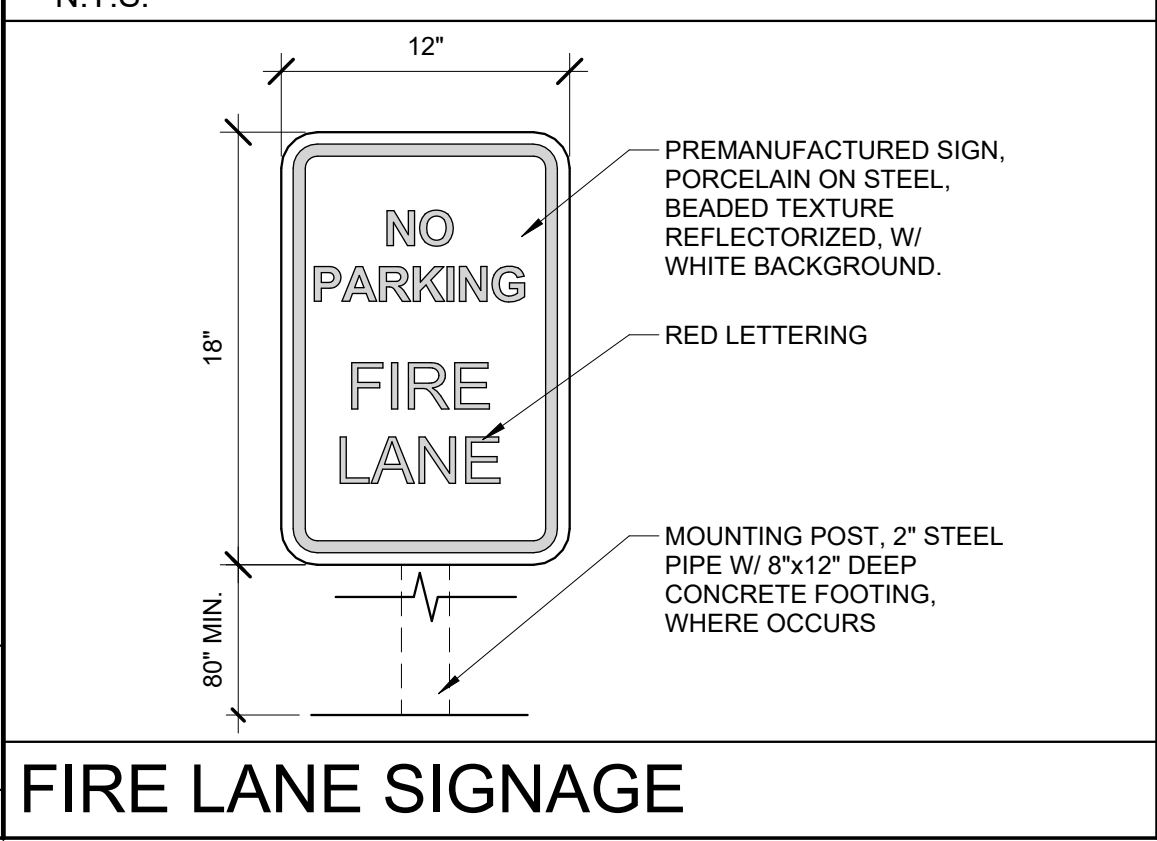
PARKING ANALYSIS


N.T.S.

TOTAL AREAS		GRAND TOTALS:	
BLDG A1:	LVL 1 OFFICE:	2,732 S.F	TOTAL LVL 1 OFFICE:
	MEZZ. OFFICE:	2,514 S.F	TOTAL MEZZ. OFFICE:
	WAREHOUSE:	16,595 S.F	TOTAL WAREHOUSE:
	MANUF:	5,533 S.F	TOTAL MANUF:
	FOOTPRINT:	24,860 S.F	TOTAL BUILDING AREA:
BLDG A2:	LVL 1 OFFICE:	4,151 S.F	TOTAL BUILDING
	MEZZ. OFFICE:	3,792 S.F	FOOTPRINT:
	WAREHOUSE:	18,924 S.F	
	MANUF:	6,308 S.F	
	FOOTPRINT:	29,380 S.F	
BLDG B:	LVL 1 OFFICE:	6,178 S.F	
	MEZZ. OFFICE:	5,714 S.F	
	WAREHOUSE:	43,114 S.F	
	MANUF:	14,371 S.F	
	FOOTPRINT:	69,377 S.F	
BLDG C:	LVL 1 OFFICE:	6,178 S.F	
	MEZZ. OFFICE:	5,715 S.F	
	WAREHOUSE:	43,115 S.F	
	MANUF:	14,372 S.F	
	FOOTPRINT:	69,379 S.F	
BLDG D:	LVL 1 OFFICE:	2,926 S.F	
	MEZZ. OFFICE:	2,714 S.F	
	WAREHOUSE:	13,922 S.F	
	MANUF:	4,641 S.F	
	FOOTPRINT:	21,488 S.F	

BUILDING AREAS - MANUF

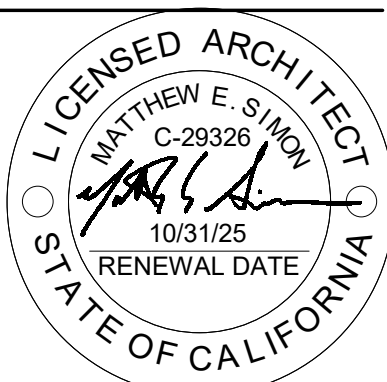
N.T.S.





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PROJ. NO. 23338.LA

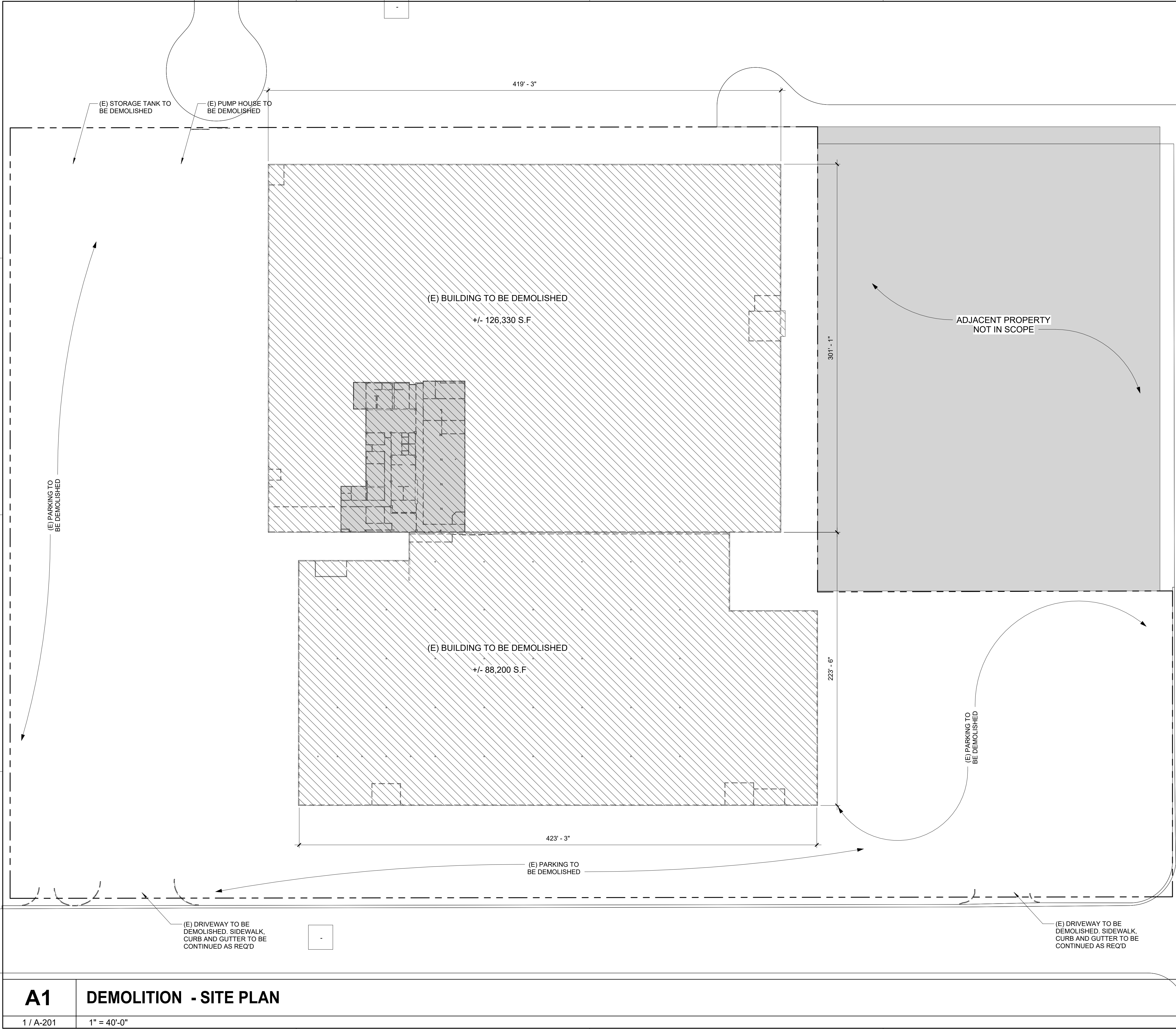
REV	DATE	REASON
NO.	ISSUED	

05.20.2025
PLANNING CUP
COMMENTS

Sheet Title
**FIRE / SAFETY
SITE PLAN**

AS/105

5/20/2025 5:02:29 PM
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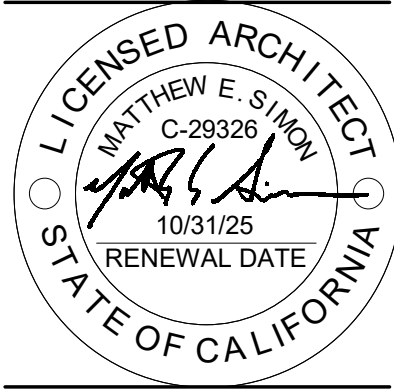


- ### DEMOLITION NOTES
1. G.C. TO VERIFY ALL EXISTING DIMENSIONS PRIOR TO START OF NEW CONSTRUCTION AND PROVIDE OWNER WITH FIELD DRAWINGS. ANY DISCREPANCIES WITH DRAWINGS TO BE RECONCILED WITH OWNER'S PROJECT MANAGER PRIOR TO START OF DEMOLITION
 2. CONTRACTOR TO VERIFY COMPLETE SCOPE OF DEMOLITION WORK ON SITE PRIOR TO BIDDING. DEMOLITION PLAN IS AN ESTIMATE OF REQUIRED SCOPE OF WORK.
 3. CONTRACTOR TO VERIFY THE CONDITION OF THE CONC. FLOOR AFTER DEMOLITION AND RELAY THAT INFORMATION, INCLUDING PHOTOGRAPHS TO THE PROJECT MANAGER.
 4. SEE MECHANICAL & ELECTRICAL DRAWINGS FOR ANY ADDITIONAL DEMOLITION.
 5. REMOVE ALL DEMOLITION MATERIALS INCLUDING RUBBISH AND DEBRIS PRIOR TO START OF CONSTRUCTION.
 6. REMOVE ALL UNUSED PIPING, CONDUIT, CABLE AND HANGAR WIRES.



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PROJ. NO.		23338.LA
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PLANNING CUP
COMMENTS

Sheet Title
**DEMOLITION
PLAN**

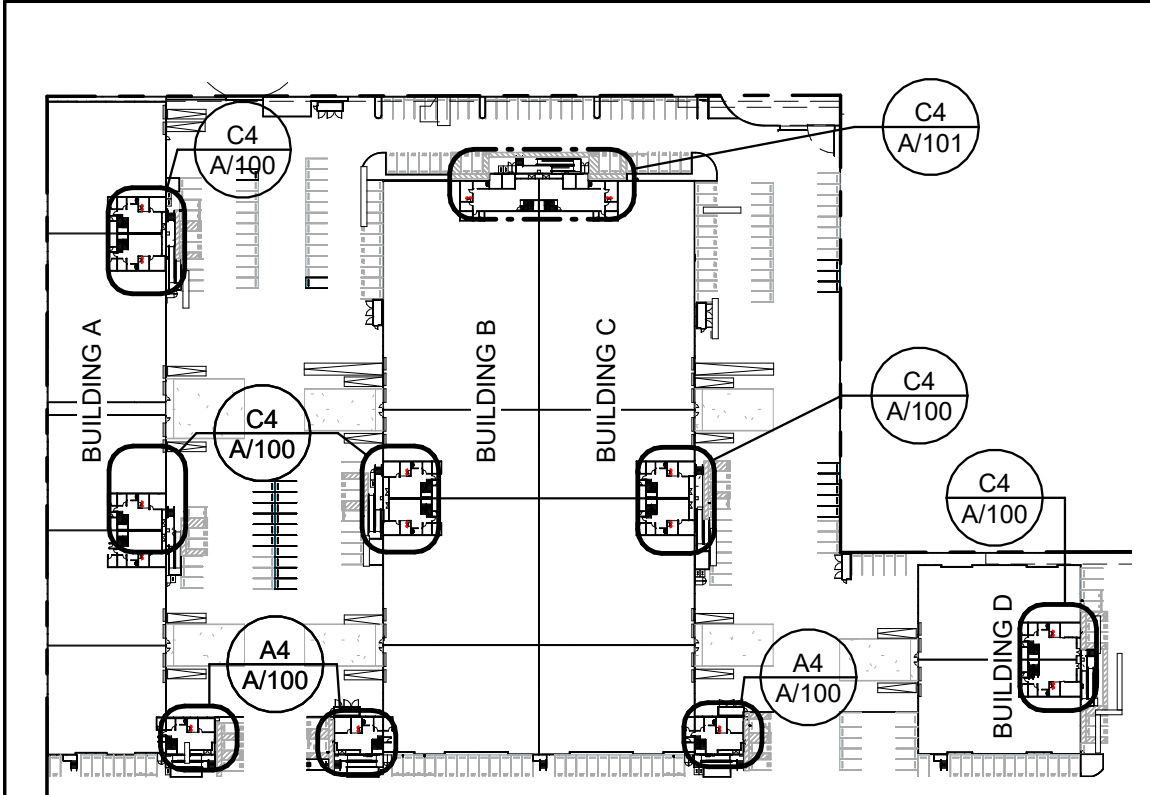
A1

DEMOLITION - SITE PLAN

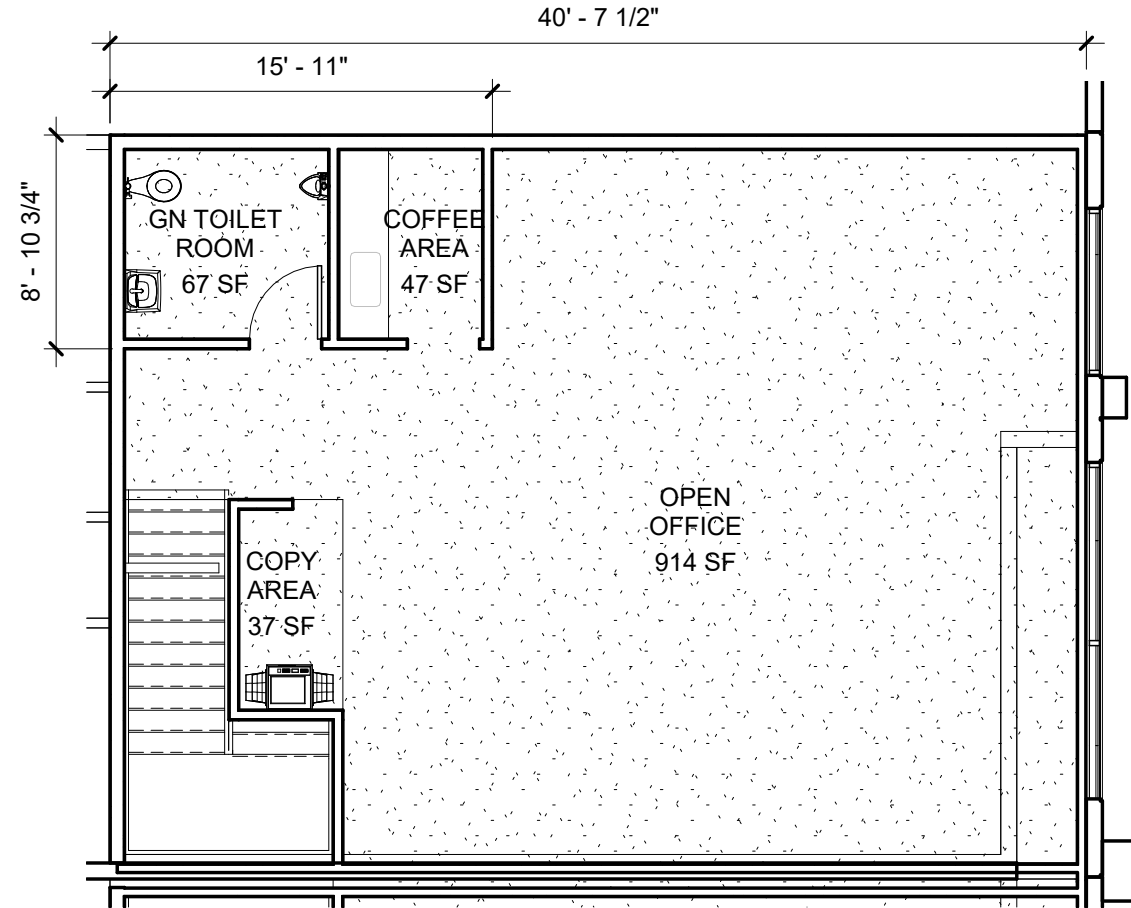
1 / A-2011" = 40'-0"

AD/102

5/20/2025 5:02:33 PM
ALL IDEAS, DESIGNS AND ARRANGEMENTS INDICATED ON THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT. THERE SHALL BE NO CHANGES OR DEVIATION FROM THE DRAWINGS OR ACCOMPANYING SPECIFICATION WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT.

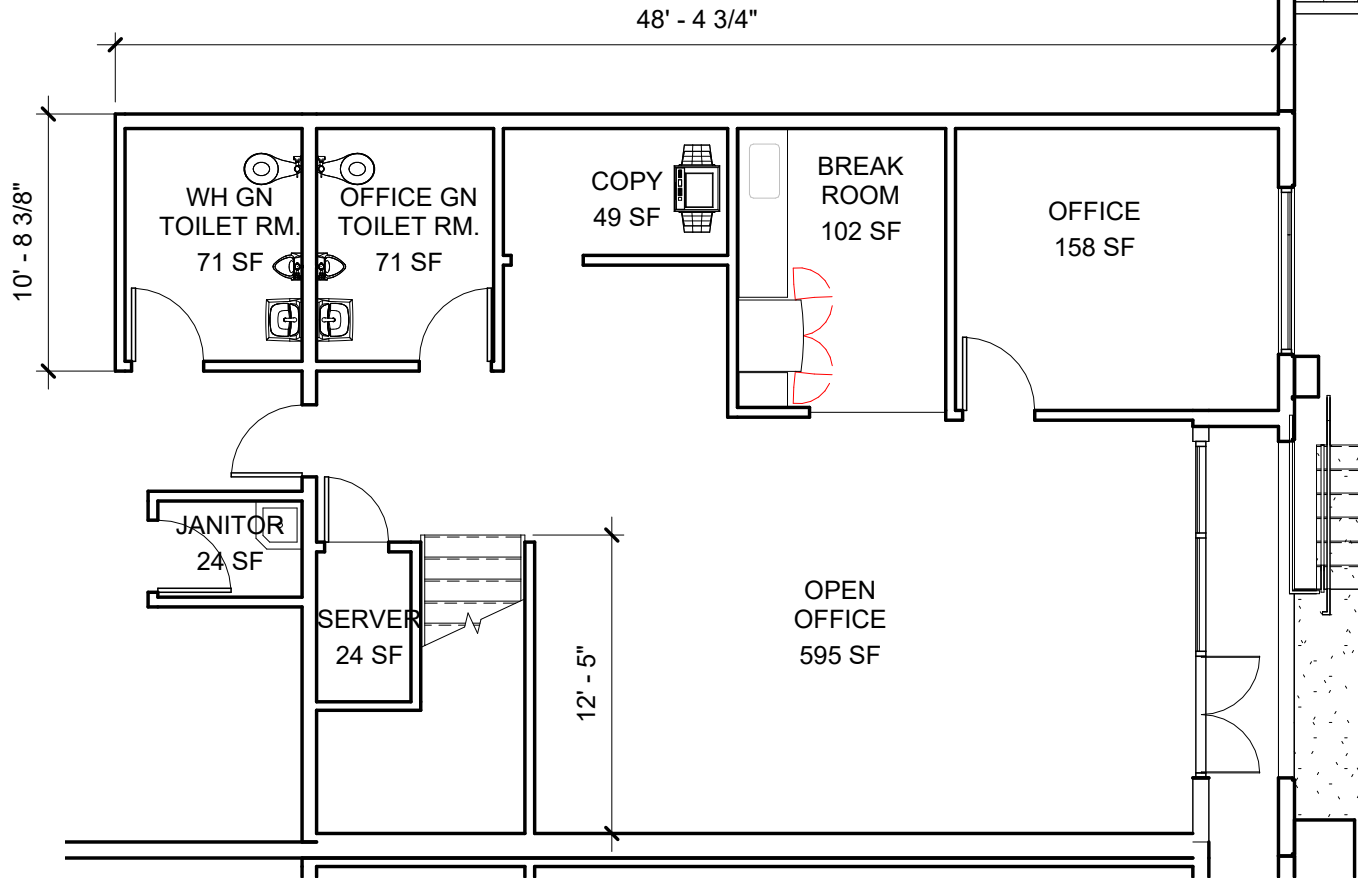


KEY PLAN



C2 ENLARGED - FLOOR PLAN - STANDARD SUITE - MEZZ

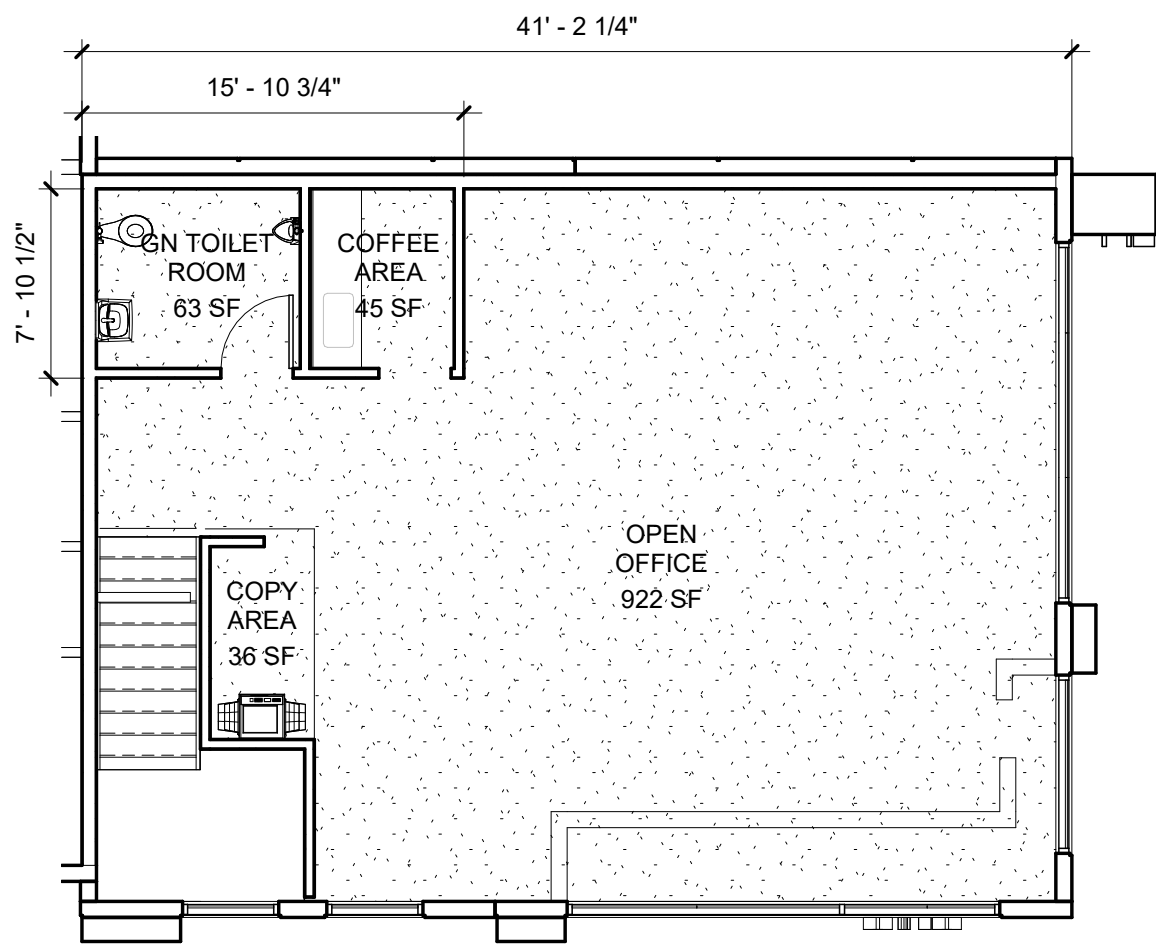
1/8" = 1'-0"



C4 ENLARGED - FLOOR PLAN - STANDARD SUITE - LVL 1

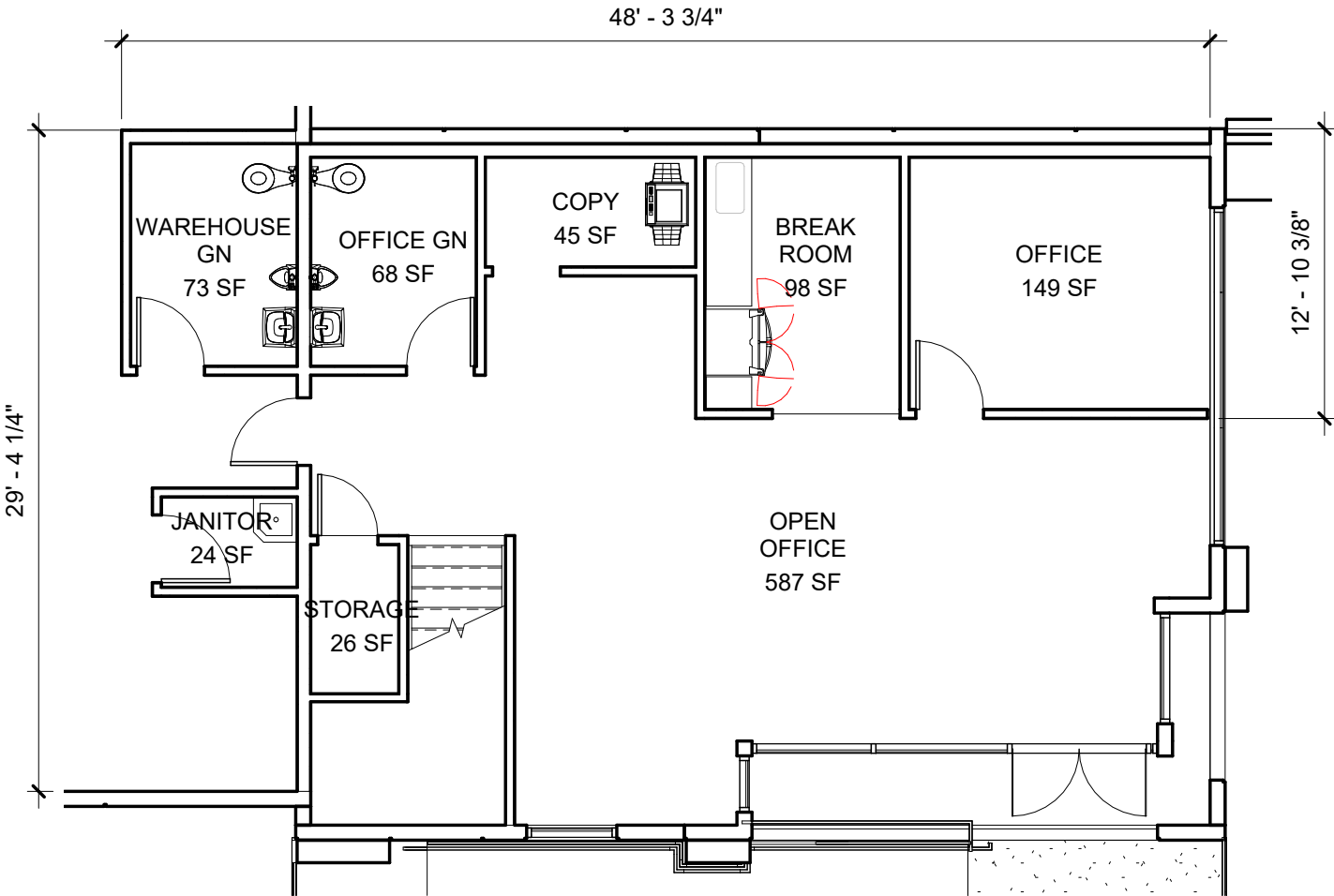
1 / A-101

1/8" = 1'-0"



A2 ENLARGED - FLOOR PLAN - POP-OUT SUITE - MEZZ

1/8" = 1'-0"

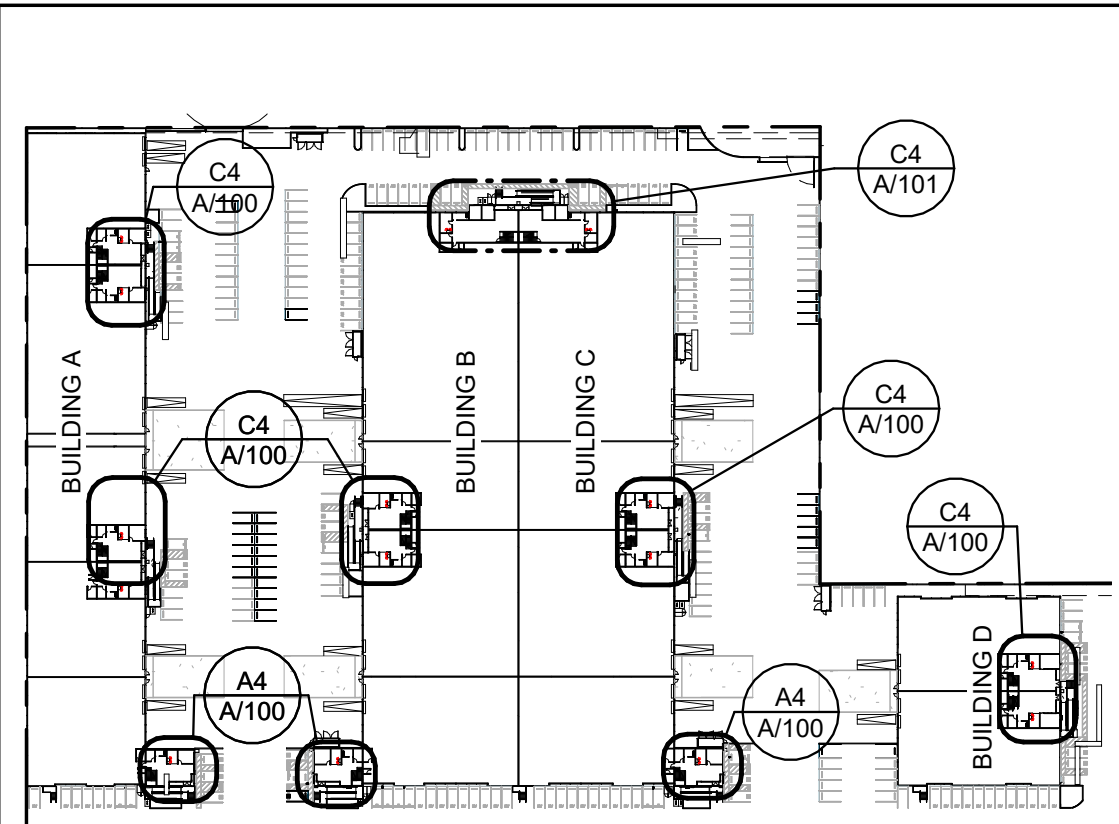


A4 ENLARGED - FLOOR PLAN - POP-OUT SUITE - LVL 1

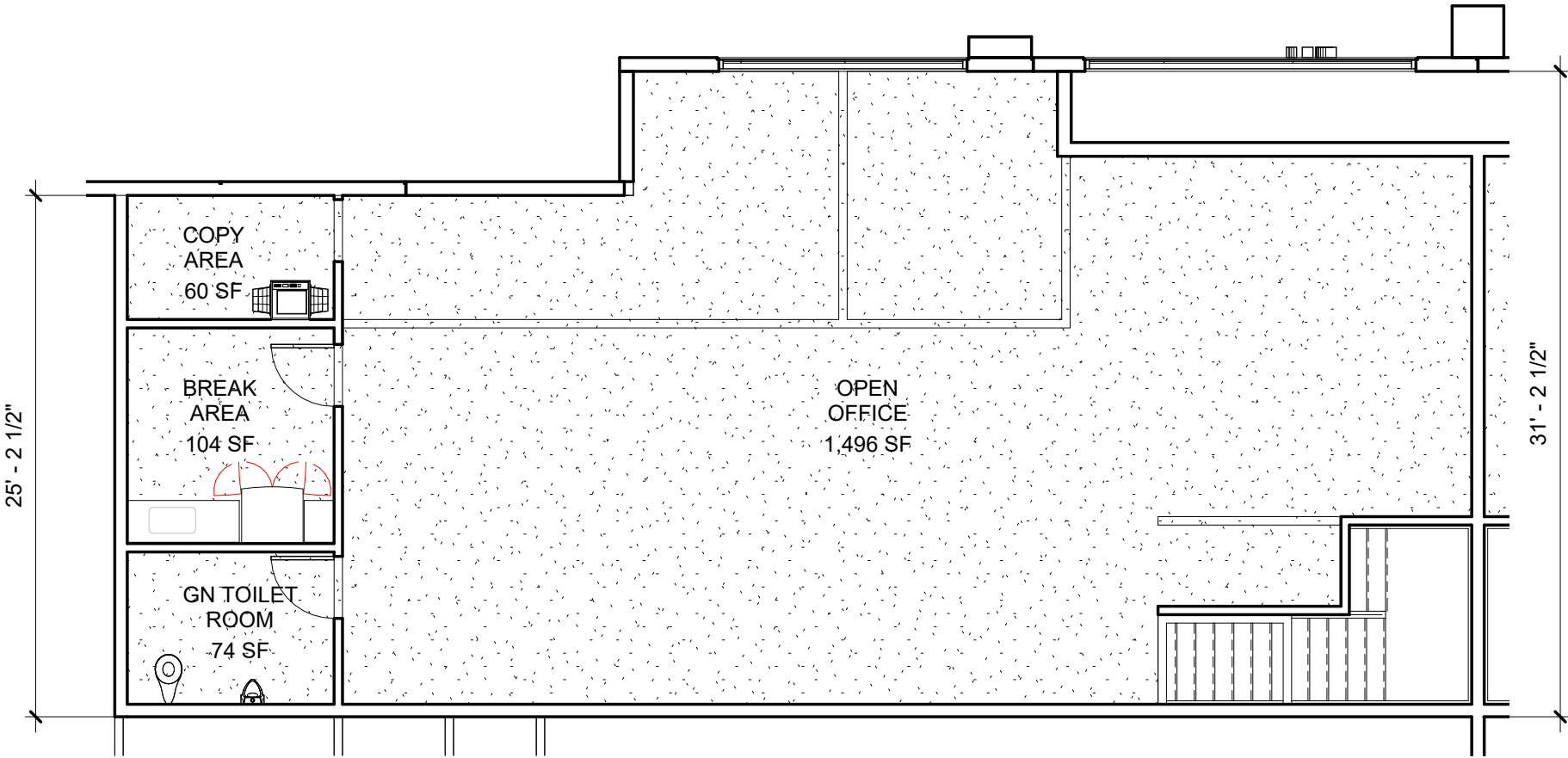
1 / A-101

1/8" = 1'-0"

5/20/2025 5:02:38 PM
ALL IDEAS, DESIGNS AND ARRANGEMENTS INDICATED ON THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT. THERE SHALL BE NO CHANGES OR DEVIATION FROM THE DRAWINGS OR ACCOMPANYING SPECIFICATION WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT.



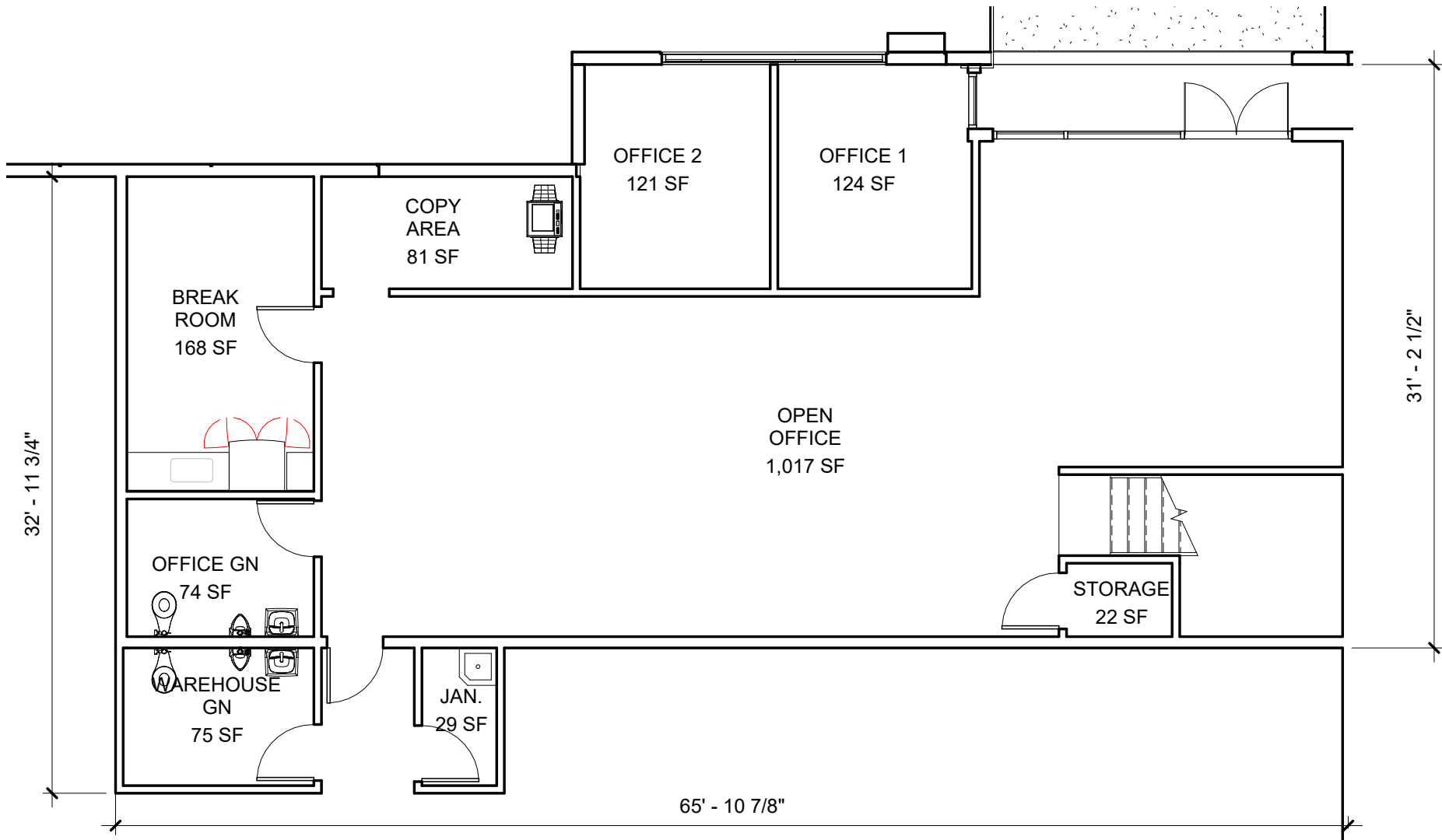
KEY PLAN



C2

ENLARGED - FLOOR PLAN - END SUITE - MEZZ

1/8" = 1'-0"



C4

ENLARGED - FLOOR PLAN - END SUITE - LVL 1

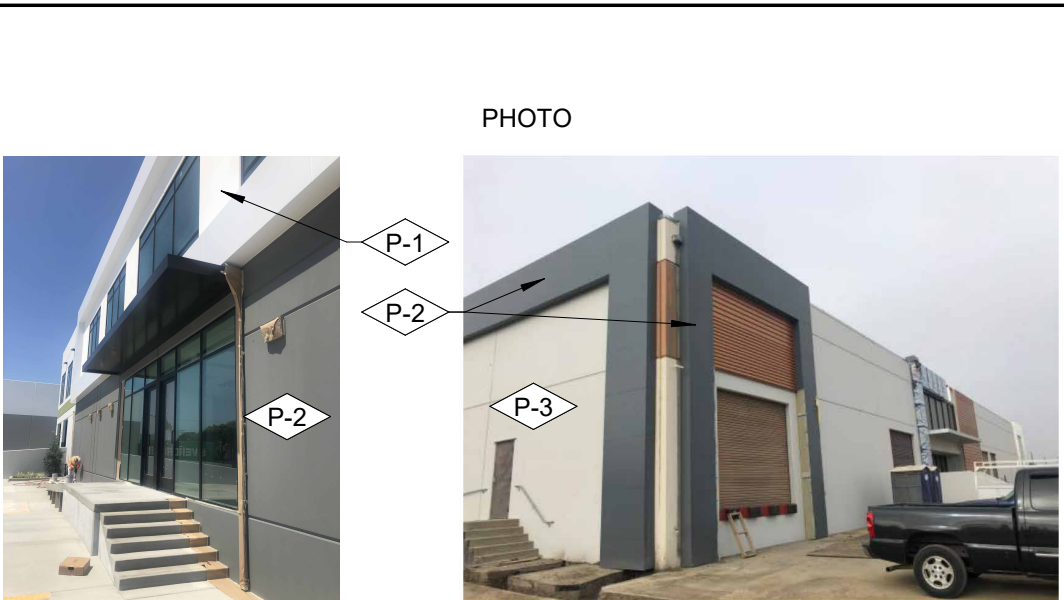
1 / A/100

1/8" = 1'-0"

5/20/2025 5:02:50 PM
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EXTERIOR FINISH LEGEND					
MANUF.	TAG	TYPE	COLOR	MANUF. NAME	MANUF. CHART NO.
BEHR	P-1	PAINTED CONC.		BAKERY BOX	BL-W09
BEHR	P-2	PAINTED CONC.		OVERCAST	PPU26-21
BEHR	P-3	PAINTED CONC.		FRENCH SILVER	PPU18-05
BEHR	P-4	PAINTED CONC.		JADE TINGE	MQ3-49
METAL SALES	P-5	PAINTED METAL		METAL SALES: SMOOTH PANEL	METAL SALES: SMOOTH PANEL

EXTERIOR FINISHES LEGEND



TLC-1 • Flat P-5

12" Coverage
1-1/2"

PRODUCT INFORMATION

Coverage: 12"
Rib Height: 1-1/2"
Manufacturing: Roll-Formed
Fastener: Concealed
Standard Gauge: 24 ga.
Available Material: Steel
Substrates: Steel
Standard Finishes: PVDF/FEVE
Acrylic Coated Galvalume®

Metal Sales Premium Roof and Wall Colors

PVDF Paint System

Snowdrift White (W81)	Linen White (81)	Sandstone (W51)	Parchment (W74)	Taupe (74)
Khaki (88)	Medium Bronze (H4)	Weathered Copper (W50)	Mansard Brown (133)	Dark Bronze (50)
Ash Grey (25)	Old Town Grey (W25)	Old Zinc Grey (W29)	Slate Grey (W38)	Matte Black (106)
Aged Copper (65)	Patina Green (W58)	Hemlock Green (M7)	Classic Green (66)	Felt Green (W66)
Patriot Red (73)	Terra Cotta (W72)	Colonial Red (W75)	Brandywine (P8)	River Teal (59)
Metallic Silver (K7)	Champagne Metallic (168)	Mistique Plus (W31)	Copper Penny (W92)	Antique Patina (M1)
Tahoe Blue (W71)	Ocean Blue (35)	Regal Blue (W35)	Galvalume® (41) Non-painted Finish 25 Year Warranty	*Metallic Colors, up-charge will apply

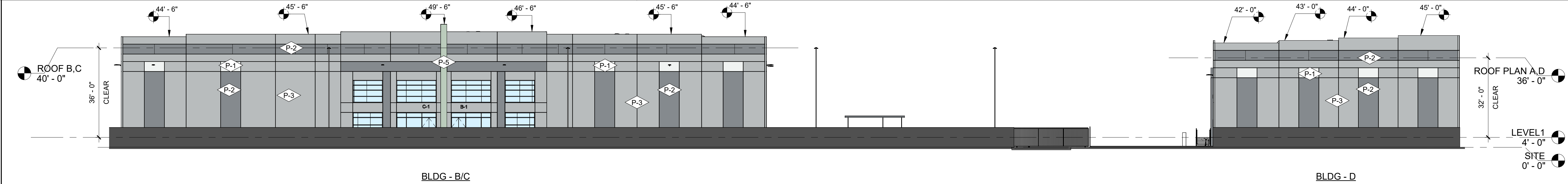
Visit metalsales.us.com for valuable tools and resources.

paint finish 45 year warranty

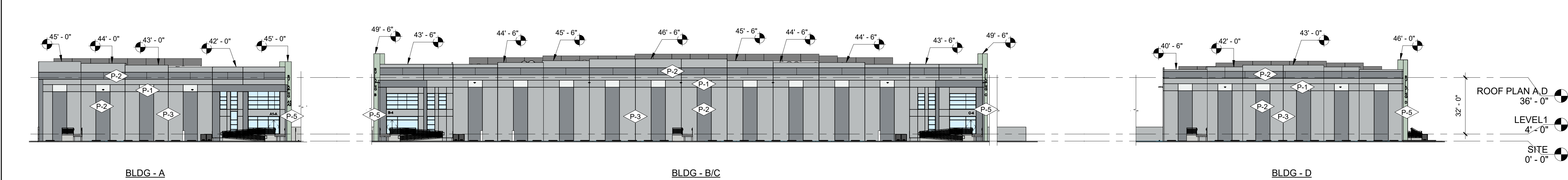
24 gauge Premium

NOTE: EXACT COLOR TBD PENDING MANUFACTURER SAMPLES

METAL SALES - PRODUCT SPEC



B1	ELEV. - 137TH STREET
1 / AD-101	3/64" = 1'-0"



A1	ELEV. - 139TH STREET
1 / A-101	1" = 30'-0"

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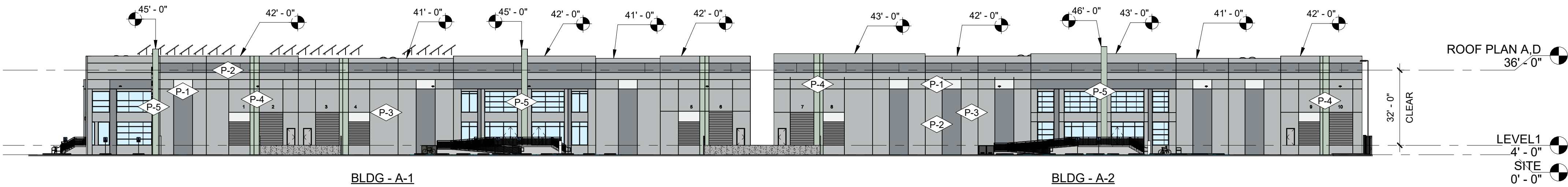
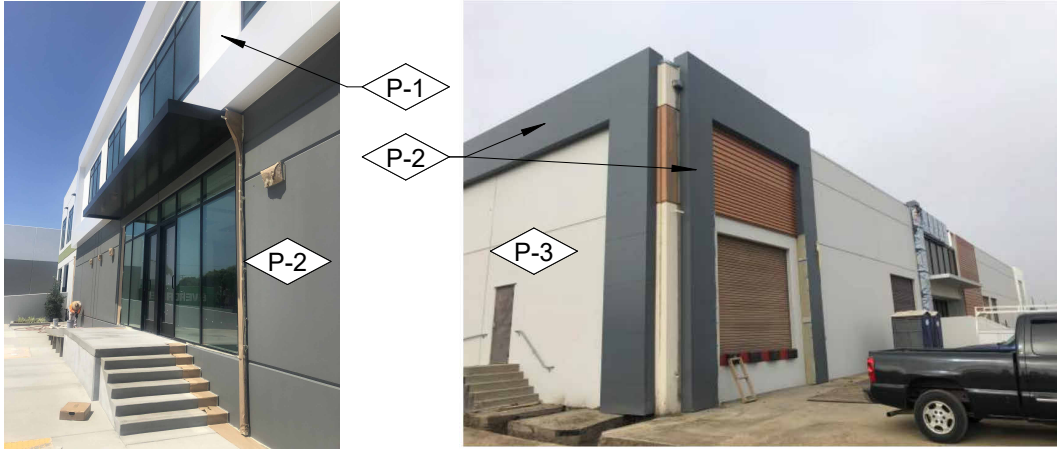
05.20.2025
PLANNING CUP
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Sheet Title
ELEVATIONS

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ALL IDEAS, DESIGNS AND ARRANGEMENTS INDICATED ON THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT. THERE SHALL BE NO CHANGES OR DEVIATION FROM THE DRAWINGS OR ACCOMPANYING SPECIFICATION WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT.

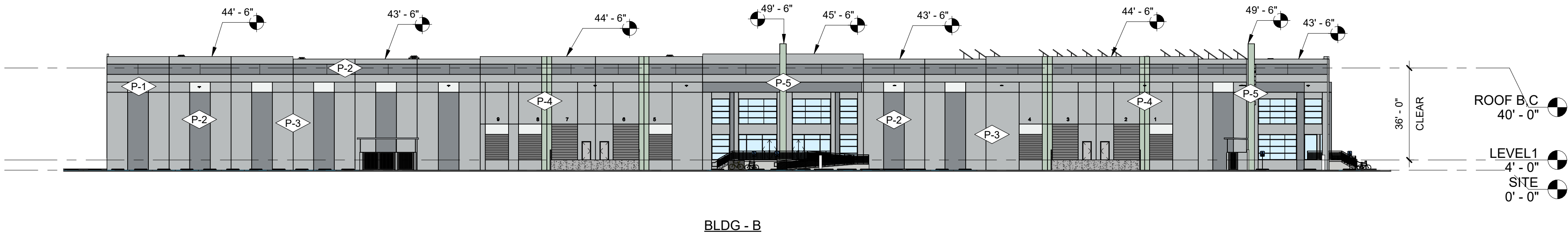
EXTERIOR FINISH LEGEND					
MANUF.	TAG	TYPE	COLOR	MANUF. NAME	MANUF. CHART NO.
BEHR		PAINTED CONC.		BAKERY BOX	BL-W09
BEHR		PAINTED CONC.		OVERCAST	PPU26-21
BEHR		PAINTED CONC.		FRENCH SILVER	PPU18-05
BEHR		PAINTED CONC.		JADE TINGE	MQ3-49
METAL SALES		PAINTED METAL		METAL SALES: SMOOTH PANEL	METAL SALES: SMOOTH PANEL

EXTERIOR FINISHES LEGEND



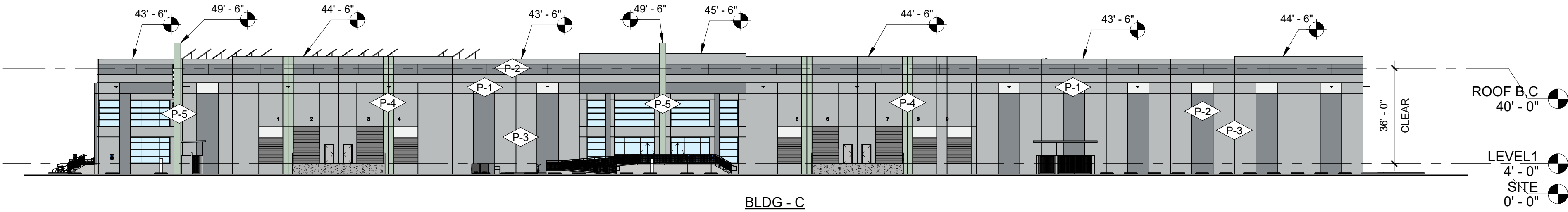
C1 ELEV. 1 - BLDG A

1 / AD-101 1" = 30'-0"



B1 ELEV. 1 - BLDG B

1 / AD-101 1" = 30'-0"



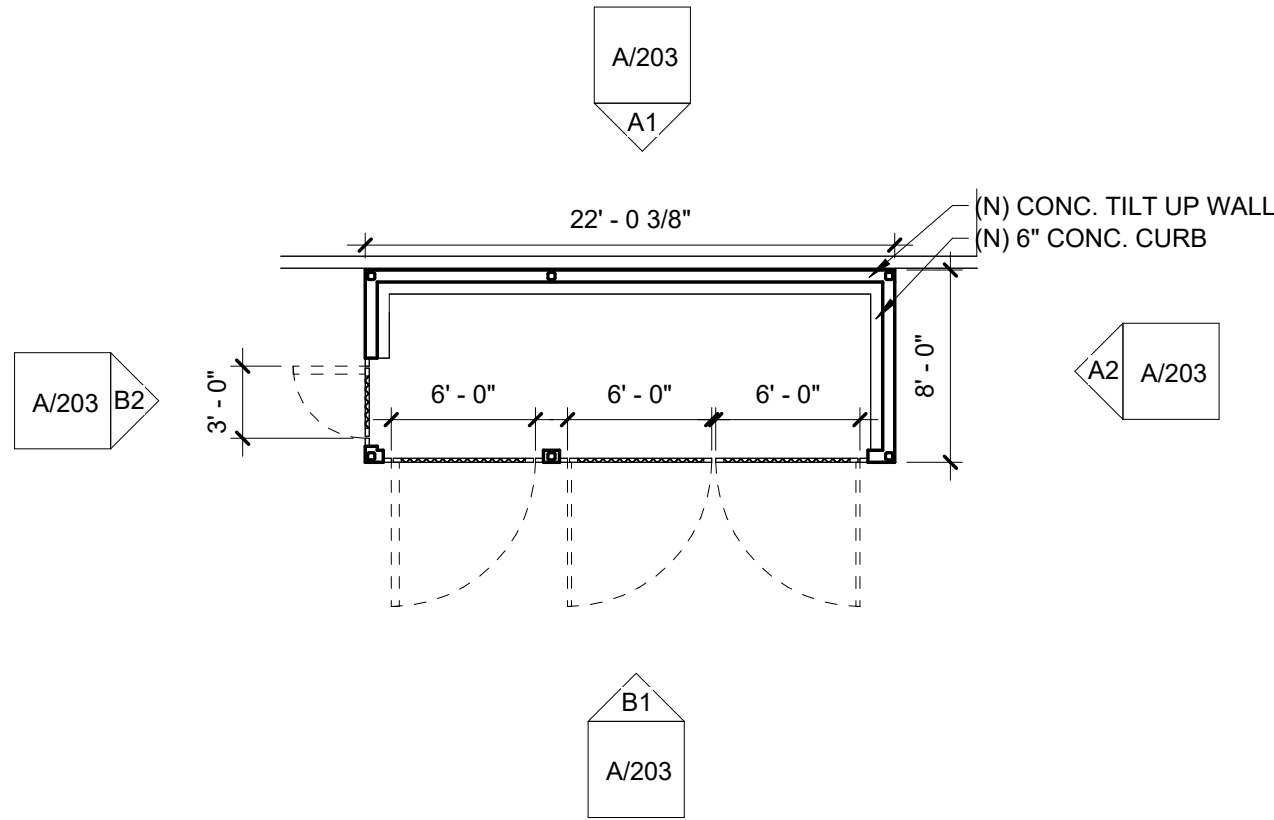
A1 ELEV. 1 - BLDG C

1 / AD-101 1" = 30'-0"

5/20/2025 5:03:15 PM
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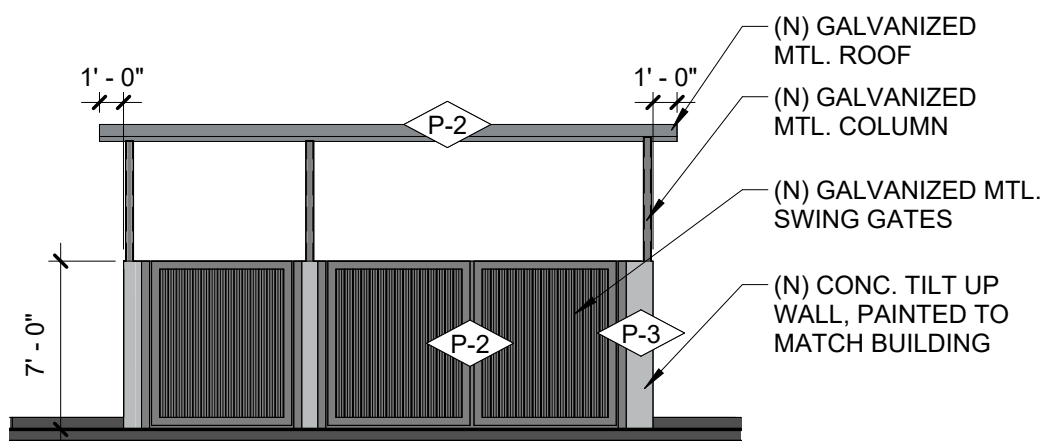
EXTERIOR FINISH LEGEND					
MANUF.	TAG	TYPE	COLOR	MANUF. NAME	MANUF. CHART NO.
BEHR	P-1	PAINTED CONC.		BAKERY BOX	BL-W09
BEHR	P-2	PAINTED CONC.		OVERCAST	PPU26-21
BEHR	P-3	PAINTED CONC.		FRENCH SILVER	PPU18-05
BEHR	P-4	PAINTED CONC.		JADE TINGE	MQ3-49
METAL SALES	P-5	PAINTED METAL		METAL SALES: SMOOTH PANEL	METAL SALES: SMOOTH PANEL

EXTERIOR FINISHES LEGEND



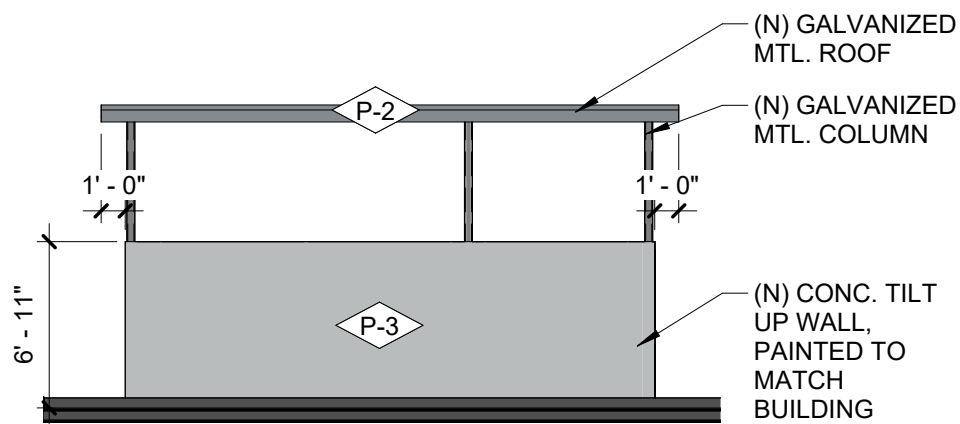
C1 PLAN - ENLARGED TRASH ENCLOSURE

A1 / AS/101 1/8" = 1'-0"



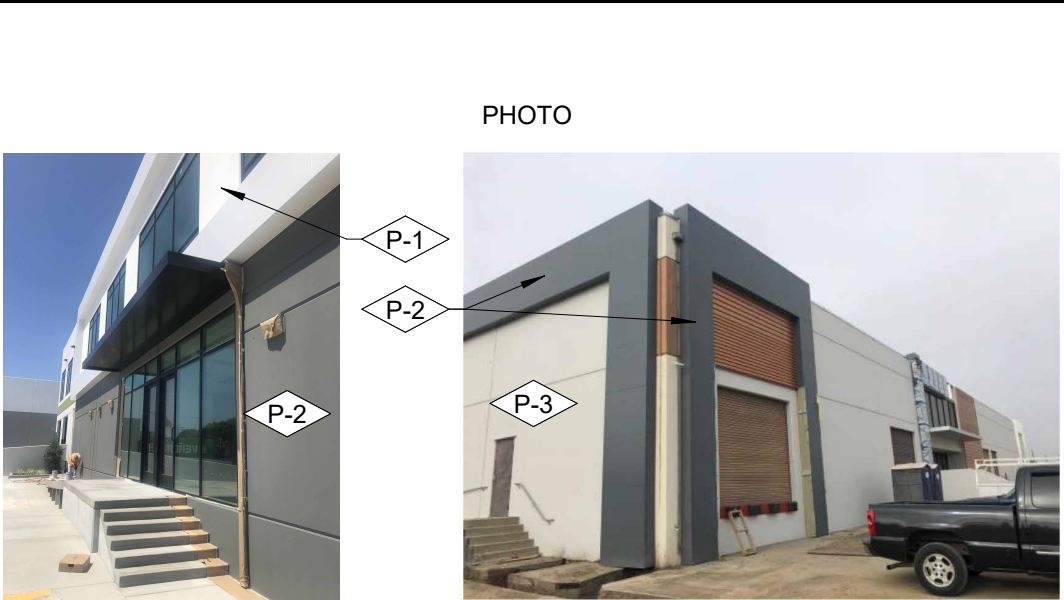
B1 TRASH ENCLOSURE - ELEV. A

C1 / A/203 1/8" = 1'-0"



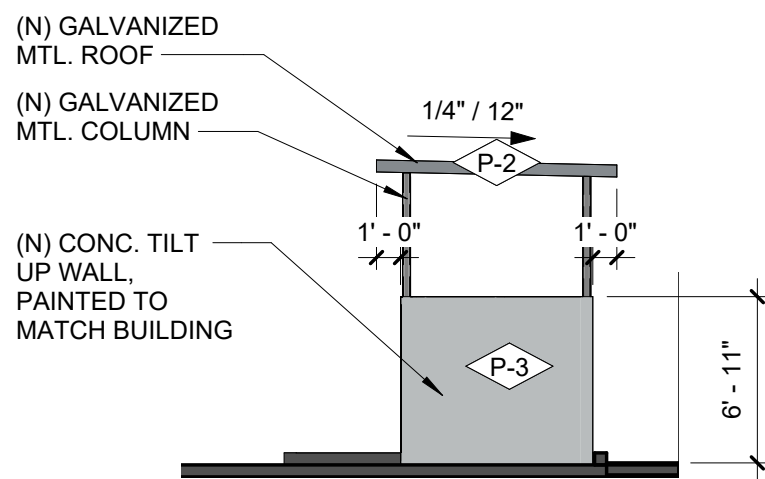
A1 TRASH ENCLOSURE - ELEV. C

C1 / A/203 1/8" = 1'-0"



B2 TRASH ENCLOSURE - ELEV. B

C1 / A/203 1/8" = 1'-0"

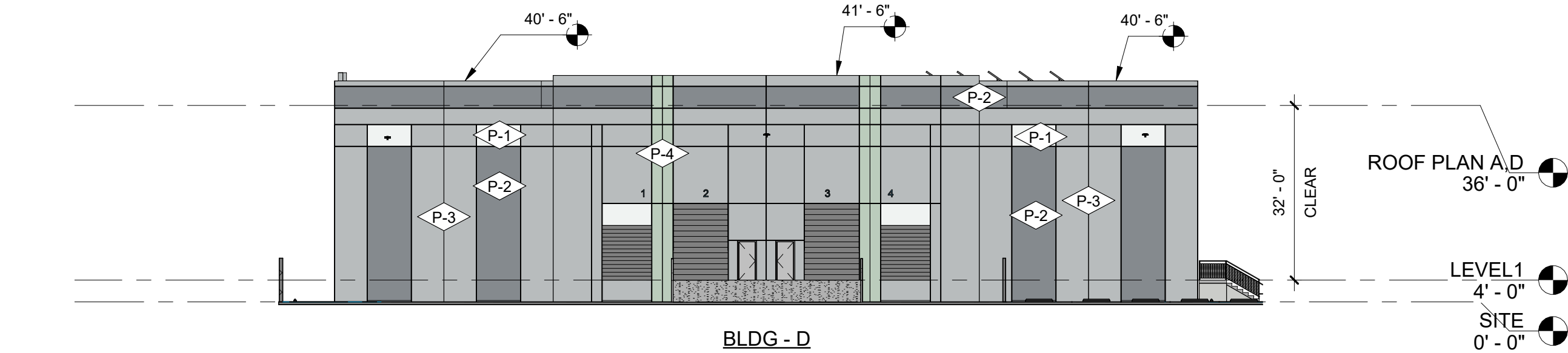


A2 TRASH ENCLOSURE - ELEV. D

C1 / A/203 1/8" = 1'-0"

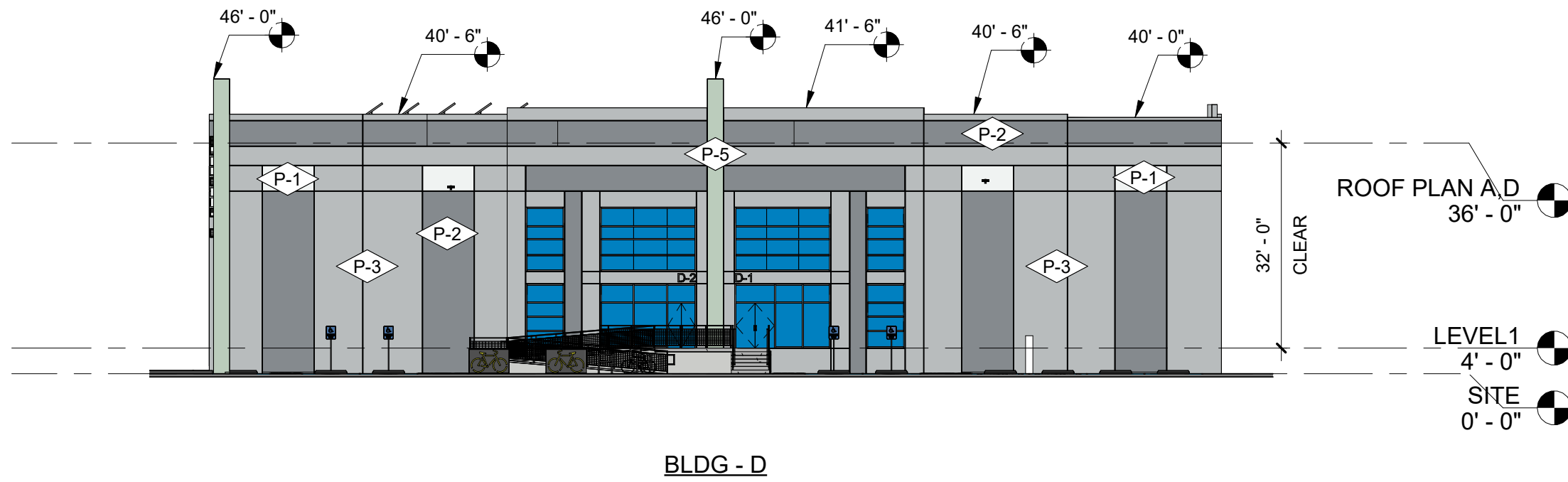
D3 ELEV. 1 - BLDG D

1 / A-103 3/64" = 1'-0"



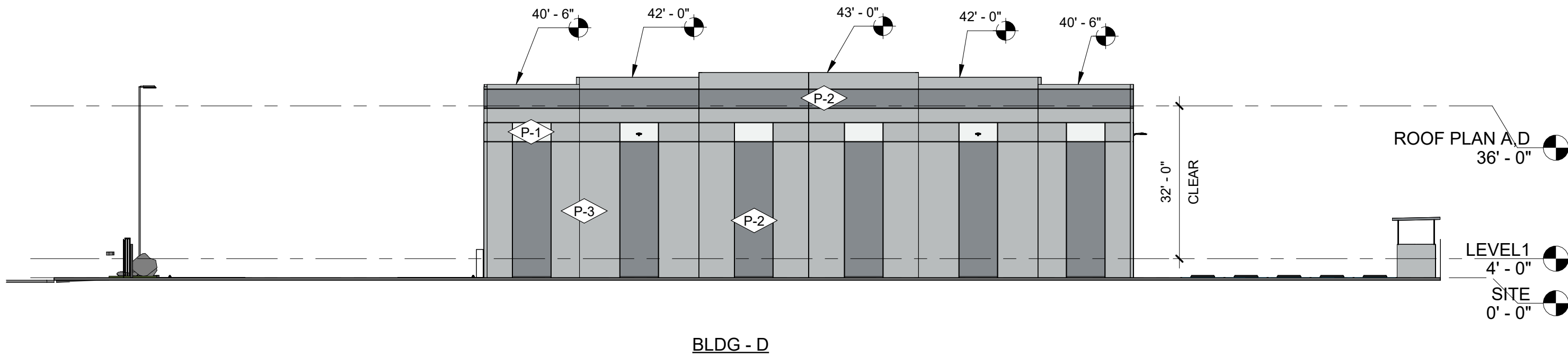
B3 ELEV. 2 - BLDG D

1 / A-103 3/64" = 1'-0"

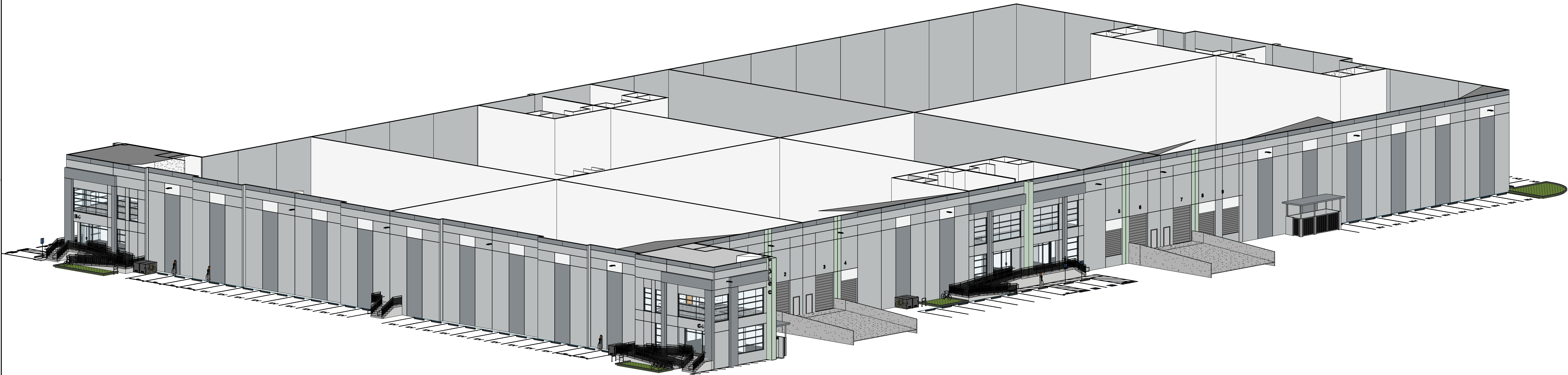


A3 ELEV. 3 - BLDG D

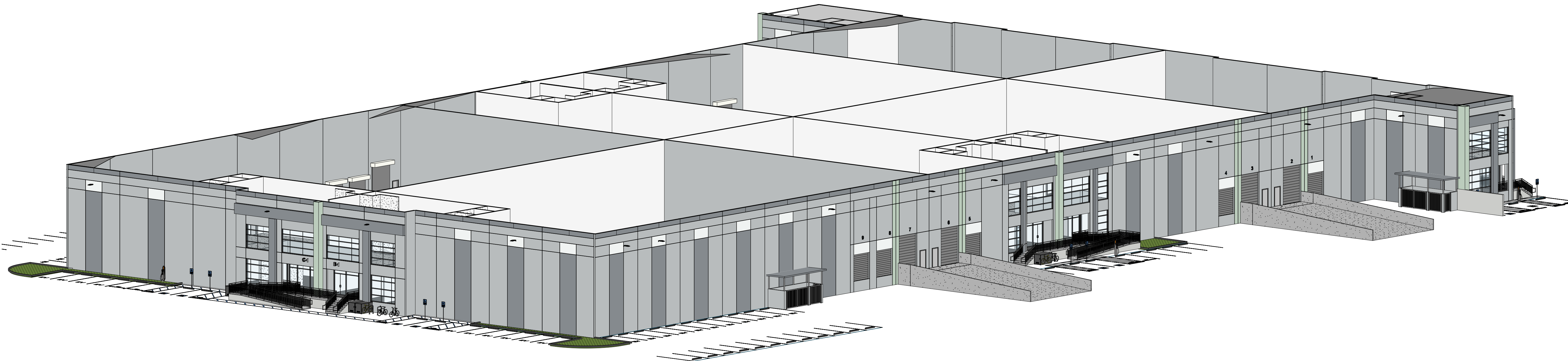
1 / AD-101 3/64" = 1'-0"



5/20/2025 5:04:12 PM
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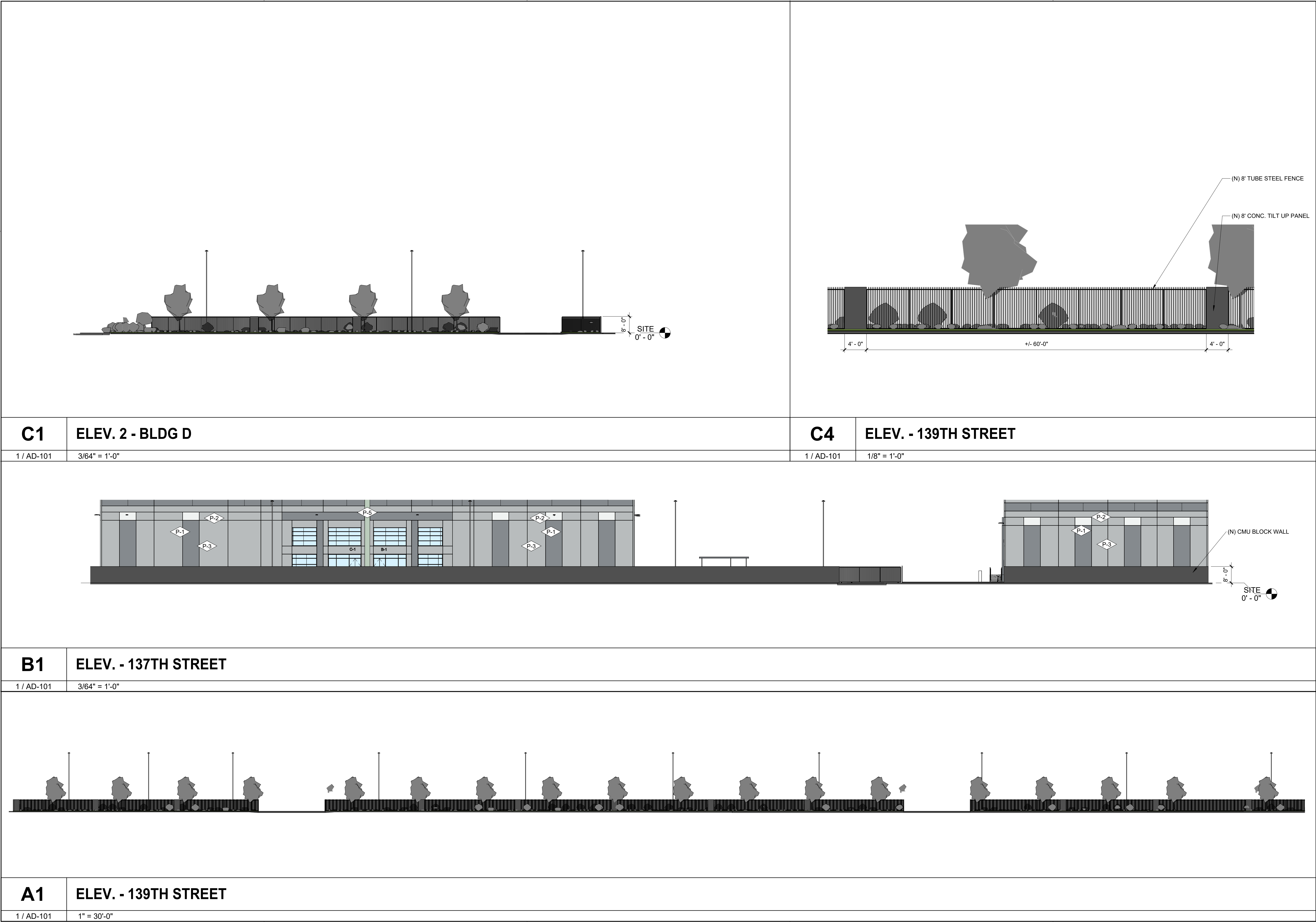


C1 3D VIEW - BLDG B-1
N.T.S.



A1 3D VIEW - BLDG B-2
N.T.S.

5/20/2025 5:04:17 PM
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LICENSED ARCHITECT
MATTHEW E. SIMON
C-29326
10/31/25
RENEWAL DATE
STATE OF CALIFORNIA

TERRENO GARDENA

1855 W. 139TH ST.
GARDENA, CA 90249

PROJ. NO. 23338.LA

REV NO.	DATE ISSUED	REASON
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Sheet Title
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ELEVATIONS

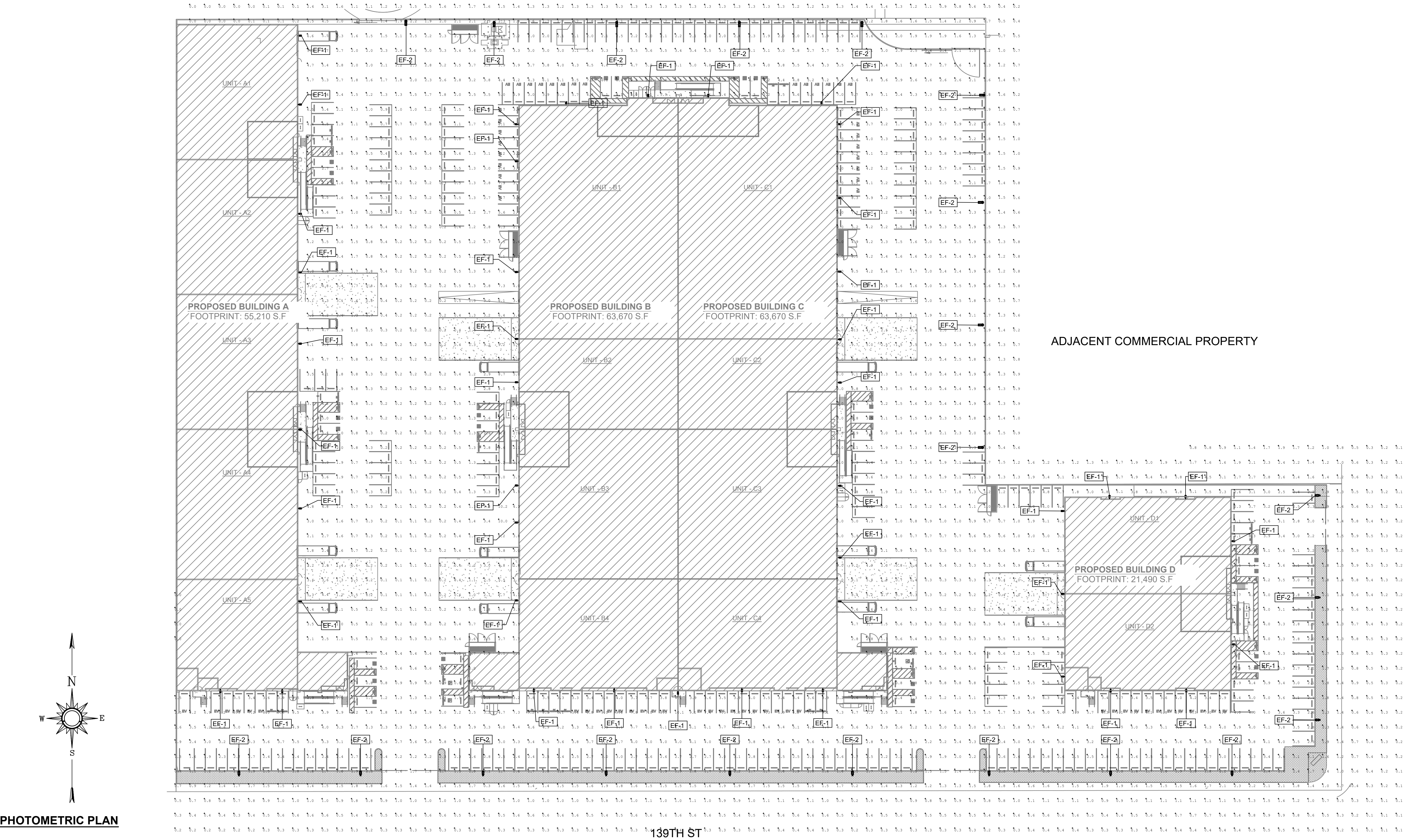
A/205

DIVISION 16 - ELECTRICAL SECTION 16000 BASIC ELECTRICAL REQUIREMENTS A. NOTE 1. DRAWINGS AND GENERAL PROVISIONS OF CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND ALL OTHER SPECIFICATION SECTIONS, APPLY TO THIS AND THE OTHER SECTIONS OF DIVISION 16. 2. THE CONTRACTOR FOR THIS DIVISION OF WORK IS REQUIRED TO READ THE SPECIFICATIONS AND REVIEW DRAWINGS FOR ALL DIVISIONS OF WORK AND IS RESPONSIBLE FOR THE COORDINATION OF THIS WORK AND THE WORK OF HIS SUBCONTRACTORS WITH ALL DIVISIONS OF WORK. IT IS THIS CONTRACTORS RESPONSIBILITY TO PROVIDE HIS SUBCONTRACTORS WITH A COMPLETE SET OF BID DOCUMENTS. 3. THIS ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR SCHEDULING THE COMPLETION AND INSPECTION OF THIS WORK TO COMPLY WITH TENANT/ARCHITECTS SCHEDULE AND THE PROJECT COMPLETION DATE. 4. THIS CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTAL OF BID TO DETERMINE CONDITIONS AFFECTING THE WORK. ANY DISCREPANCIES OR ITEMS WHICH ARE NOT COVERED IN THE BID DOCUMENTS OR ANY PROPOSED SUBSTITUTIONS SHALL BE LISTED SEPARATELY AND QUALIFIED IN THE CONTRACTORS BID. SUBMITTAL OF BID SHALL SERVE AS EVIDENCE OF KNOWLEDGE OF EXISTING CONDITIONS AND ANY MODIFICATIONS WHICH ARE REQUIRED TO MEET THE INTENT OF THE DRAWINGS AND SPECIFICATIONS. FAILURE TO VISIT THE SITE DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY IN PERFORMANCE OF HIS WORK. 5. REFER TO RESPONSIBILITY SCHEDULE FOR INFORMATION IN REGARD TO RESPONSIBILITY OF WORK OR ITEMS WHICH MAY AFFECT THE BID. B. GENERAL REQUIREMENTS 1. THIS CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SERVICES, TOOLS, TRANSPORTATION, INCIDENTALS AND DETAILS NECESSARY TO PROVIDE A COMPLETE ELECTRICAL SYSTEM AS SHOWN ON THE DRAWINGS, CALLED FOR IN THE SPECIFICATIONS, AND AS REQUIRED BY JOB CONDITIONS. ALL WORK NOT SPECIFICALLY NOTED AS BEING BY THE LANDLORD OR ARCHITECTS SHALL BE PROVIDED BY THIS CONTRACTOR. CLOSELY COORDINATE THE ENTIRE INSTALLATION WITH THE LANDLORD AND ARCHITECTS, AS REQUIRED. 2. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO SUPPLEMENT EACH OTHER AND ANY MATERIAL, OR LABOR CALLED FOR IN ONE SHALL BE FURNISHED AND INSTALLED EVEN THOUGH NOT SPECIFICALLY MENTIONED IN BOTH. ANY MATERIAL OR LABOR WHICH IS NEITHER SHOWN ON THE DRAWINGS NOR CALLED FOR IN THE SPECIFICATIONS, BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK, AND WHICH IS USUALLY INCLUDED IN WORK OF SIMILAR CHARACTER, SHALL BE FURNISHED AND INSTALLED AS PART OF THE CONTRACT. 3. WHERE THE DRAWINGS OR SPECIFICATIONS CALL FOR ITEMS WHICH EXCEED CODES OR THE LANDLORD'S TENANT CRITERIA, THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING THE SYSTEM WITH THE MORE STRINGENT REQUIREMENTS AS DESIGNED AND DESCRIBED ON THESE DRAWINGS, UNLESS SPECIFICALLY NOTED OTHERWISE. 4. ALL WORK IN THIS SECTION SHALL BE INSTALLED SO AS TO BE READILY ACCESSIBLE FOR OPERATING, SERVICING, MAINTAINING, AND REPAIRING. THIS CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUFFICIENT SERVICE ACCESS TO ALL EQUIPMENT. 5. ALL WORK SHALL BE PERFORMED IN A NEAT PROFESSIONAL MANNER USING GOOD CONSTRUCTION PRACTICES. 6. UNLESS SPECIFICALLY NOTED OTHERWISE, MATERIALS, PRODUCTS, AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW, UNDERWRITERS LABORATORIES LISTED AND LABELED AND SIZED IN CONFORMITY WITH REQUIREMENTS OF STATE AND LOCAL CODES, WHICHEVER IS MORE STRINGENT. 7. THIS CONTRACTOR SHALL DO ALL CUTTING, CHASING AND CHANNELING REQUIRED FOR ANY WORK UNDER THIS DIVISION. CUTTING SHALL HAVE PRIOR APPROVAL BY THE ARCHITECTS AND THE LANDLORD. ALL PATCHING SHALL BE BY G.C. AND SHALL MATCH THE SURROUNDING SURFACES. 8. THE ELECTRICAL CONTRACTOR SHALL MAKE ALL FINAL ELECTRICAL CONNECTIONS AS REQUIRED FOR A COMPLETE AND OPERATING SYSTEM. C. TEMPORARY LIGHT AND POWER 1. THIS CONTRACTOR SHALL FURNISH AND INSTALL ALL TEMPORARY WIRING AND RELATED GROUND FAULT INTERRUPTION PROTECTION FOR LIGHT AND POWER FOR ALL CONTRACTORS AND SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY WIRING. 2. THE GENERAL CONTRACTOR SETS UP ALL ELECTRICAL UTILITIES IN THE NAME OF THE TENANT. TENANT PAYS FOR ALL UTILITIES THROUGHOUT CONSTRUCTION. D. CODES 1. ALL WORK SHALL CONFORM TO THE LANDLORD'S CRITERIA, THE STATE'S, COUNTY'S, CITY'S AND LOCAL CODES AND ORDINANCES, SAFETY AND HEALTH CODES, NFPA CODES, ENERGY CODES AND ALL OTHER APPLICABLE CODES AND REQUIREMENTS. THIS CONTRACTOR SHALL INQUIRE INTO AND COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. THIS CONTRACTOR SHALL INCLUDE ANY CHANGES REQUIRED BY CODES IN THE BID AND IF THESE CHANGES ARE NOT INCLUDED IN THE BID, THEY MUST BE QUALIFIED AS A SEPARATE LINE ITEM IN THE BID. AFTER CONTRACT IS AWARDED, CHANGE ORDERS FOR INCREASED COSTS DUE TO CODE ISSUES WILL NOT BE ACCEPTED BY OWNER, UNLESS ALLOWANCES HAVE PREVIOUSLY BEEN AGREED UPON. E. LICENSES, PERMITS, INSPECTIONS & FEES 1. THIS CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LICENSES, PERMITS, INSPECTIONS, AND FEES REQUIRED OR RELATED TO HIS WORK. 2. FURNISH TO ARCHITECTS ALL CERTIFICATES OF INSPECTION AND FINAL INSPECTION APPROVAL AT COMPLETION OF PROJECT. F. TRADE NAMES, MANUFACTURERS AND SHOP DRAWINGS 1. WHERE TRADE NAMES AND MANUFACTURERS ARE USED ON THE DRAWINGS OR IN THE SPECIFICATIONS, THE EXACT EQUIPMENT SHALL BE USED AS A MINIMUM FOR THE BASE BID. MANUFACTURERS CONSIDERED AS AN EQUAL OR BETTER IN ALL ASPECTS TO THAT SPECIFIED WILL BE SUBJECT TO APPROVAL IN WRITING BY ARCHITECTS/ENGINEERS THROUGH SHOP DRAWING SUBMITTAL PROCESS FOR ACCEPTANCE PRIOR TO INSTALLATION. THE USE OF ANY UNAUTHORIZED EQUIPMENT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. 2. GENERAL CONTRACTOR SHALL SUBMIT ONLY SUBSTITUTION REQUESTS TO ARCHITECTS/ENGINEERS FOR APPROVAL. SUBMISSIONS SHALL BE MADE EARLY ENOUGH IN PROJECT TO ALLOW FOUR (4) WORKING DAYS FOR ARCHITECTS/ENGINEERS REVIEW WITHOUT CAUSING DELAYS OR CONFLICTS TO THE JOB'S PROGRESS. SUBMITTALS SHALL BEAR THE STAMP AND/OR THE SIGNATURE OF THE GENERAL CONTRACTOR AND THE SUB-CONTRACTOR SHOWING THAT HE HAS REVIEWED AND CONFIRMED THAT THE SUBMITTALS ARE IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS OR INDICATE WHERE EXCEPTIONS HAVE BEEN TAKEN. G. GUARANTEE 1. THE EQUIPMENT MANUFACTURER SHALL PROVIDE A 12 MONTH GUARANTEE TO TENANT FROM THE DATE OF ACCEPTANCE. THIS CONTRACTOR SHALL WARRANTY THE INSTALLATION OF THIS EQUIPMENT AND WILL BE RESPONSIBLE FOR ANY DAMAGE AND/OR MALFUNCTION CAUSED BY THE INSTALLATION. THIS CONTRACTOR SHALL NOT BEAR ADDITIONAL WARRANTIES BEYOND A COMPLETE WORKING SYSTEM. H. RECORD DRAWINGS 1. THIS CONTRACTOR SHALL MAINTAIN ONE SET OF DRAWINGS ON THE JOB SITE UPDATED WEEKLY TO RECORD ALL DEVIATIONS FROM CONTRACT DRAWINGS, SUCH AS: a. LOCATION OF CONCEALED CONDUIT AND EQUIPMENT. b. REVISIONS, ADDENDUMS, AND CHANGE ORDERS. c. SIGNIFICANT DEVIATIONS MADE NECESSARY BY FIELD CONDITIONS, APPROVED EQUIPMENT SUBSTITUTIONS, AND CONTRACTOR'S COORDINATION WITH OTHER TRADES. 2. AT COMPLETION OF THE PROJECT AND BEFORE FINAL APPROVAL, THIS CONTRACTOR SHALL MAKE ANY FINAL CORRECTIONS TO DRAWINGS AND CERTIFY THE ACCURACY OF EACH PRINT BY SIGNATURE THEREON. FAILURE TO KEEP THESE RECORDS WILL ALLOW TENANT/ARCHITECTS TO DIRECT THE GENERAL CONTRACTOR TO PROVIDE THESE RECORDS AT HIS EXPENSE PRIOR TO FINAL PAYMENT. I. DISCREPANCIES IN DOCUMENTS 1. DRAWINGS (PLANS, SPECIFICATIONS, AND DETAILS) ARE DIAGRAMMATIC AND INDICATE THE GENERAL LOCATION AND INTENT OF THE ELECTRICAL SYSTEMS. WHERE DRAWINGS, EXISTING SITE CONDITIONS, SPECIFICATIONS OR OTHER TRADES CONFLICT OR ARE UNCLEAR, ADVISE THE GENERAL CONTRACTOR IN WRITING, PRIOR TO SUBMITTAL OF BID. THE GENERAL CONTRACTOR IS RESPONSIBLE TO ADVISE PROJECT MANAGER, IN WRITING, OF VARIATIONS TO CONTRACT DOCUMENTS PRIOR TO SUBMISSION OF BID. OTHERWISE, TENANT/ARCHITECTS' INTERPRETATION OF CONTRACT DOCUMENTS OR CONDITIONS SHALL BE FINAL WITH NO ADDITIONAL COMPENSATION PERMITTED. J. PHASING REQUIREMENTS 1. THIS CONTRACTOR IS TO INCLUDE IN HIS BID ALL NECESSARY SERVICE REQUIRED TO KEEP THE OPERATING PHASE OF THE STORE'S ELECTRICAL SERVICE IN OPERATION. CONTRACTOR MUST SCHEDULE IN WRITING WITH TENANT/ARCHITECTS AND THE LANDLORD ONE WEEK PRIOR TO ANY SHUT DOWN OF THE ELECTRICAL SYSTEM.		K. DEMOLITION 1. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE DEMOLITION OF EXISTING WORK AND THE DEMOLITION PROVIDED BY THE GENERAL CONTRACTOR. COORDINATE WITH THE GENERAL CONTRACTOR ANY EXISTING EQUIPMENT REQUIRED TO BE LEFT INTACT. 2. THIS CONTRACTOR SHALL INCLUDE, AND WILL BE HELD RESPONSIBLE FOR, THE REMOVAL OF ALL EXISTING ELECTRICAL EQUIPMENT, CONDUITS, ETC. NOT TO BE REUSED ON THIS PROJECT, UNLESS SPECIFICALLY NOTED OTHERWISE. CONTRACTOR MUST VERIFY WITH THE LANDLORD ALL PRESUMED ABANDONED EQUIPMENT PRIOR TO REMOVAL. ALL EXTRANEUOUS ITEMS IN THE SPACE OR ON THE ROOF NOT APPLICABLE TO THE NEW WORK MUST BE REMOVED AND ROOF/WALL/FLOOR PATCHED/REPAIRED TO MATCH EXISTING STRUCTURE. EXISTING ABANDONED CONDUIT OR EQUIPMENT IN THE FLOOR, EMBEDDED IN CONCRETE, OR OTHERWISE INACCESSIBLE ARE TO BE CUT OFF AND SEALED BELOW OR WITHIN FLOOR OR WALL LEVEL WHEN THEY ARE NOT TO BE REUSED IN THIS PROJECT. IF REQUIRED BY LANDLORD OR CODES, ABANDONED CONDUIT MUST BE REMOVED TO POINT OF ORIGIN. CONFIRM THE EXTENT OF DEMOLITION PRIOR TO BID AND INCLUDE IN BID PROPOSAL. L. SLEEVES 1. THIS CONTRACTOR SHALL PROVIDE SLEEVES TO PROTECT EQUIPMENT OR FACILITIES IN THE INSTALLATION. EACH SLEEVE SHALL EXTEND THROUGH ITS RESPECTIVE FLOOR, WALL OR PARTITION AND SHALL BE CUT FLUSH WITH EACH SURFACE EXCEPT SLEEVES THAT PENETRATE THE FLOOR, WHICH SHALL EXTEND 2" ABOVE THE FLOOR. CONTRACTOR MUST COORDINATE THROUGH THE LANDLORD ANY CORE DRILLING OR CUTTING OF OPENINGS IN MASONRY FLOORS OR WALLS. 2. ALL SLEEVES AND OPENINGS THROUGH FIRE RATED WALLS AND/OR FLOORS SHALL BE FIRE SEALED WITH CALCIUM SILICATE, SILICONE "RTV" FOAM, 3M FIRE RATED SEALANTS OR EQUAL, SO AS TO RETAIN THEIR FIRE RATING. 3. SLEEVES IN BEARING AND MASONRY WALLS, FLOORS, AND PARTITIONS SHALL BE STANDARD WEIGHT STEEL PIPE FINISHED WITH SMOOTH EDGES. FOR OTHER THAN MASONRY PARTITIONS, THROUGH SUSPENDED CEILINGS, OR FOR CONCEALED VERTICAL PIPING, SLEEVES SHALL BE NO. 22 U.S.G. GALVANIZED STEEL MINIMUM. M. HANGERS 1. HANGERS SHALL INCLUDE ALL MISCELLANEOUS STEEL SUCH AS ANGLE IRON, BANDS, C-CLAMPS WITH RETAINING CLIPS, CHANNELS, HANGER RODS, ETC., NECESSARY FOR THE INSTALLATION OF WORK. 2. HANGERS SHALL BE FASTENED TO BUILDING STEEL, CONCRETE, OR MASONRY, BUT NOT TO PIPING. HANGING FROM METAL DECK IS NOT PERMITTED. HANGERS MUST BE ATTACHED TO UPPER CHORD OF BAR JOIST WHERE INTERFERENCES OCCUR, AND IN ORDER TO SUPPORT DUCTWORK OR PIPING, THE CONTRACTOR MUST INSTALL TRAPEZE TYPE HANGERS OR SUPPORTS WHICH SHALL BE LOCATED WHERE THEY DO NOT INTERFERE WITH ACCESS TO FIRE DAMPERS, VALVES, AND OTHER EQUIPMENT. HANGER TYPES AND INSTALLATION METHODS ARE ALSO SUBJECT TO LANDLORD CRITERIA. 3. HANGERS AND PIPING OF DISSIMILAR METALS SHALL BE DIELECTRICALLY SEPARATED. N. FINAL ELECTRICAL INSPECTIONS 1. ASIDE FROM NORMAL INTERIM INSPECTIONS OF WORK IN PLACE, TENANT/ARCHITECTS MAY HAVE AN INDEPENDENT ELECTRICAL CONTRACTOR INSPECT THE FINISHED ELECTRICAL INSTALLATION UPON COMPLETION FOR COMPLIANCE WITH THE PLANS, SPECIFICATIONS AND CODES. THE INSTALLING CONTRACTOR WILL BE RESPONSIBLE TO BRING ALL ITEMS REPORTED BY THE INDEPENDENT ELECTRICAL CONTRACTOR UP TO PLANS AND SPECIFICATION REQUIREMENTS. END OF SECTION 16000 SECTION 16050 BASIC ELECTRICAL MATERIAL AND METHODS A. CONTRACTOR NOTES 1. IT IS CONTRACTOR/ELECTRICIANS' RESPONSIBILITY TO FIELD VERIFY ACTUAL SITE CONDITION AND SHALL NOTIFY EOR(S) ANY DISCREPANCIES WITH THE PLAN THAT IMPACTS ON THE BID PRIOR TO BIDDING. 2. THIS CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, SERVICES, TOOLS, TRANSPORTATION, AND FACILITIES NECESSARY FOR, REASONABLY IMPLIED AND INCIDENTAL TO, THE FURNISHING, INSTALLATION, COMPLETION AND TESTING OF ALL THE WORK FOR THE ELECTRICAL SYSTEMS AS SHOWN ON THE DRAWINGS, CALLED FOR IN THE SPECIFICATIONS, AND AS REQUIRED BY JOB CONDITIONS, TO INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING: a. A COMPLETE ELECTRICAL DISTRIBUTION SYSTEM INCLUDING THE INSTALLATION OF SAFETY AND DISCONNECT SWITCHES, MOTOR STARTERS AND LIGHTING. IT IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY TO INCLUDE IN HIS BID FOR PROVIDING SERVICE EQUIPMENT NECESSARY FOR TIE-IN TO LANDLORD'S DISTRIBUTION EQUIPMENT OR TO OBTAIN SERVICE FROM LOCAL UTILITY COMPANY. REFER TO ELECTRICAL RESPONSIBILITY SCHEDULE AND ELECTRICAL POWER RISER DIAGRAM FOR ADDITIONAL INFORMATION. b. CONTRACTOR MUST ALSO INCLUDE IN BID ALL NECESSARY MATERIALS REQUIRED TO COMPLETE THE SYSTEM INCLUDING, BUT NOT LIMITED TO, FEEDERS, BRANCH CIRCUITS, JUNCTION BOXES, OUTLET BOXES, WIRING DEVICES, COVER PLATES, CONDUITS, ETC. c. METERING AND CURRENT TRANSFORMERS AS REQUIRED BY DRAWINGS, UTILITY COMPANY, AND/OR LANDLORD. d. THE WIRING OF MECHANICAL EQUIPMENT AS OUTLINED ON THE BID SET DRAWINGS AND IN THE SPECIFICATIONS. WORK SHALL INCLUDE WIRING OF ALL STARTERS, DISCONNECTS, AND POWER WIRING OF MECHANICAL EQUIPMENT EXCEPT AS SPECIFICALLY NOTED OTHERWISE. ALL LOW VOLTAGE (24 VOLT) EMS TEMPERATURE CONTROL WIRING SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR UNLESS NOTED SPECIFICALLY ON DRAWING. e. INSTALLATION OF LIGHT FIXTURES AND LAMPS AS SHOWN ON THE DRAWINGS INCLUDING ALL DEVICES, EQUIPMENT, ETC. REQUIRED FOR MOUNTING. f. A COMPLETE CONDUIT SYSTEM FOR TELEPHONE/DATA INCLUDING BRANCH CONDUITS, OUTLET BOXES, PULL WIRES, GROUND CONDUCTORS, COVER PLATES, ETC. OR AS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. g. A COMPLETE EMERGENCY AND EXIT LIGHTING SYSTEM AS SHOWN ON THE DRAWINGS. h. TEMPORARY SERVICE AS INDICATED IN THE SPECIFICATIONS, INCLUDING ITS REMOVAL. i. FINAL CONNECTIONS TO ALL SIGNS, CORNICE LIGHTING, CASE LIGHTING, ETC. AS SHOWN ON DRAWINGS. j. IF INDICATED ON DRAWINGS, INSTALLATION AND WIRING OF SPEAKERS, AMPLIFIERS, CONDUIT AND FINAL CONNECTIONS FOR SOUND SYSTEM AS SHOWN. k. SMOKE/FIRE ALARM WIRING, DEVICES AND CONDUIT, AS SHOWN OR DESCRIBED ON DRAWINGS OR AS NECESSARY TO MEET LANDLORD, STATE, LOCAL, INSURANCE AND FIRE DEPARTMENT REQUIREMENTS. l. INSTALLATION OF CONDUITS STUBBED TO ABOVE CEILING FOR HVAC. ALSO, ANY ADDITIONAL CONDUIT FOR HVAC CONTROL EQUIPMENT WHERE PLENUM RATED CABLES ARE NOT PERMITTED. m. BALANCING LOADS. n. AS-BUILTS, PANEL DESCRIPTION AND CIRCUIT BREAKER SPECIFIC LABELING. 3. THE FOLLOWING ITEMS OF ELECTRICAL CONSTRUCTION ARE NOT INCLUDED IN THIS CONTRACT: a. TELEPHONE INSTRUMENTS AND WIRING UNLESS NOTED OTHERWISE. b. DATA CABLE WIRING UNLESS NOTED OTHERWISE. 4. BEFORE STARTING WORK, THIS CONTRACTOR SHALL EXAMINE THE ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION, MECHANICAL AND PLUMBING PLANS, SHOP DRAWINGS AND SPECIFICATIONS TO SEQUENCE, COORDINATE, AND INTEGRATE THE VARIOUS ELEMENTS OF THE ELECTRICAL SYSTEM, MATERIALS AND EQUIPMENT WITH OTHER CONTRACTORS TO AVOID INTERFERENCES AND CONFRONTATIONS. B. CONDUIT 1. THIS CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUITS SERVING ALL EQUIPMENT, INCLUDING BUT NOT LIMITED TO, LIGHTING, RECEPTACLES, HEATING, AIR CONDITIONING, PLUMBING EQUIPMENT, TELEPHONE, DATA, SPEAKERS, SECURITY, PAGER, TRAFFIC COUNTING SYSTEM AND ELECTRICAL EQUIPMENT. 2. ALL CONDUITS SHALL BE GALVANIZED IMC OR EMT UNLESS OTHERWISE SPECIFIED IN SPECIFICATIONS OR ON DRAWINGS. ALL CONDUIT IS TO BE UL LABELED. EMT CONNECTORS SHALL BE STEEL COMPRESSION OR SET SCREW TYPE. CONDUIT UNDER SLAB ON GRADE SHALL BE RIGID STEEL, OR SCHEDULE 40 PVC WITH RIGID STEEL ELLS WHERE PERMITTED BY LANDLORD OR CODE. EMT FOR WET LOCATIONS TO BE PERMITTED ONLY WHEN ALL SUPPORTS, BOLTS, STRAPS, SCREWS AND SO FORTH ARE CORROSION-RESISTANT MATERIALS PER 358.10. 3. MINIMUM SIZE OF CONDUIT SHALL BE: a. MAIN FEEDER CONDUIT 2" OR LARGER FOR ALL APPLICATIONS. b. 1/2" FOR INDIVIDUAL LIGHTING FIXTURE CONNECTIONS OR TO INDIVIDUAL LIGHT SWITCHES (IF ACCEPTABLE BY THE LANDLORD AND LOCAL CODE OFFICIALS) AND 3/4" FOR ALL OTHER LOCATIONS.	c. IF HVAC CONTROL WIRING IS REQUIRED TO BE RUN IN CONDUIT, IT SHALL BE A MINIMUM OF 3/4", UNLESS NOTED OTHERWISE ON DRAWINGS. d. ALL IN/UNDER FLOOR CONDUIT SHALL BE OF MINIMUM 3/4" SIZE. 4. SUPPORT ALL CONDUIT, INCLUDING SEISMIC AND SWAY BRACING, IN ACCORDANCE WITH THE NEC AND LOCAL CODES. 5. GENERALLY, ALL CONDUIT SHALL BE CONCEALED EXCEPT FOR UNFINISHED AREAS, SUCH AS EQUIPMENT ROOMS. EXPOSED CONDUIT SHALL BE ALLOWED ONLY AS NOTED ON PLAN AND AS APPROVED BY PROJECT MANAGER. PAINTING OF CONDUITS, NOTED ON DRAWINGS OR SPECIFICATIONS WILL BE BY GENERAL CONTRACTOR. 6. FLEXIBLE METAL CONDUIT OR MC TYPE CABLE: a. FLEXIBLE CONDUIT OR MC TYPE CABLE SHALL BE USED FOR THE FOLLOWING APPLICATIONS ONLY: 1. FINAL CONNECTIONS TO MOTORS. 2. FINAL CONNECTIONS INTO AND OUT OF THE TRANSFORMER. 3. FINAL CONNECTIONS TO VIBRATING EQUIPMENT. 4. INTER-CONNECTIONS BETWEEN ALL LIGHT FIXTURES AND HOMERUNS TO PANELS WHERE CODE ALLOWS. 5. FINAL CONNECTIONS WHERE RIGID CONDUIT IN NOT PRACTICAL. 6. IN WALLS (FOR LIGHT SWITCHES AND 120 VOLT POWER RECEPTACLES AND HVAC CONTROL EQUIPMENT). b. FLEXIBLE METAL CONDUIT OR MC TYPE CABLE MUST BE THE SAME SIZE AS THE IMC OR EMT CONDUIT TO WHICH IT IS CONNECTED. BOTH THE FLEXIBLE METAL CONDUIT AND ITS FITTINGS ARE TO BE LISTED FOR GROUNDING. A GREEN GROUNDING CONDUCTOR SHALL BE INSTALLED. ALL CONNECTORS ARE TO BE OF A NEMA APPROVED TYPE. c. THE USE OF ROMEX, BX, ETC. IS PERMITTED ONLY IN RESIDENTIAL CONSTRUCTION NOT HIGHER THAN THREE STORIES. d. CONNECTION TO ANY OUTDOOR EQUIPMENT MUST BE WEATHERPROOF. 7. PROVIDE PULL-WIRE IN ALL EMPTY CONDUITS EXCEPT AS NOTED OTHERWISE ON DRAWINGS. 8. HOME RUNS AND MAIN CONDUIT RUNS ARE TO BE HELD TIGHT TO STRUCTURE ABOVE OR AS REQUIRED TO ALLOW PROPER SERVICE ACCESS AND OTHER TRADES WORK. CONDUIT MUST BE TRAPEZED TO ALLOW 3 FEET MINIMUM CLEARANCE ABOVE CEILING. 9. ALL CONDUITS MUST BE SIZED PER NEC AND LOCAL CODES. 10. ALL SENSORMATIC WIRING MUST BE PLACED IN CONDUIT (PVC PIPE NOT PERMITTED). C. OUTLET BOXES 1. ALL OUTLET BOXES SHALL BE GALVANIZED PRESSED STEEL OF THE STANDARD KNOCKOUT TYPE. NO ROUND OUTLET BOXES SHALL BE PERMITTED UNLESS INDICATED AND FOR LIGHTING THAT REQUIRE SUCH CONFIGURATION. CONCEALED BOXES SHALL NOT BE LESS THAN 4" SQUARE AND 1 1/2" DEEP, WITH PLASTER RINGS. 2. ALL KNOCKOUT BOXES, UPON WHICH LIGHTING FIXTURES ARE TO BE INSTALLED, SHALL BE EQUIPPED WITH 3/8" FIXTURE STUDS. 3. EXTERIOR BOXES SHALL BE CAST RUST-RESISTING METAL WITH GASKETED COVERS. 4. INSTALL BOXES RIGIDLY FROM BUILDING STRUCTURE AND SUPPORT INDEPENDENTLY OF THE CONDUIT SYSTEM. ALSO PROVIDE SUITABLE BOX EXTENSIONS TO EXTEND BOXES TO FINISHED FACES OF FLOORS, CEILINGS, WALLS ETC. ALL OUTLET BOXES TO BE PROVIDED WITH CADDY "QUICK-MOUNT BOX SUPPORT" TO MINIMIZE THE DEFLECTION THAT OCCURS WHEN PLUGGING/UNPLUGGING INTO THESE DEVICES. 5. UNLESS OTHERWISE NOTED ON DRAWINGS OR OTHERWISE REQUIRED BY THE NATIONAL ELECTRICAL CODE, HANDICAP CODES OR LOCAL CODES, OUTLET HEIGHTS SHALL BE AS FOLLOWS: a. SWITCH HEIGHT 48" FROM FINISHED FLOOR TO TOP OF OUTLET. b. CONVENIENCE OUTLETS: MOUNTED ON WALL NO MORE THAN 48-INCHES, MEASURED FROM TO TOP OF THE RECEPTACLE OUTLET BOX OR RECEPTACLE HOUSING AND; NO LESS THAN 15-INCHES, MEASURED FROM THE BOTTOM OF THE RECEPTACLE OUTLET BOX OR RECEPTACLE HOUSING, TO THE LEVEL OF THE FINISHED FLOOR OR WORKING PLATFORM UNLESS OTHERWISE INDICATED OR HORIZONTALLY MOUNTED IN BASEBOARD BENEATH CABINETS, AS SHOWN ON DRAWINGS, OR AS REQUIRED BY LOCAL CODES; SEE DRAWINGS. c. TELEPHONE OUTLETS SHALL BE LOCATED AS NOTED ON DRAWINGS. D. JUNCTION AND PULL BOXES 1. THE PLANS INDICATE ONLY SCHEMATIC ROUTINGS FOR CONDUIT RUNS. THIS CONTRACTOR SHALL FURNISH AND INSTALL ADDITIONAL BOXES WHERE REQUIRED BY FIELD CONDITIONS OR BY CODE. 2. BOXES AND COVERS SHALL BE GALVANIZED STEEL OF CODE GAUGE SIZE. 3. INSTALL BOXES RIGIDLY SUPPORTED FROM THE BUILDING STRUCTURE AND SUPPORTED INDEPENDENT OF THE CONDUIT SYSTEM. 4. ARRANGE CIRCUITS TO AVOID THE USE OF JUNCTION BOXES IN INACCESSIBLE LOCATIONS. THE USE OF JUNCTION BOXES ABOVE DRYWALL CEILINGS SHOULD BE LIMITED TO LOCATIONS NEAR ACCESS FRAMES USED FOR DIFFUSERS AND RETURN AIR GRILLES OR ACCESS PANELS AS LOCATED ON PLANS. 5. JUNCTION AND PULL BOXES MUST BE LABELED WITH CIRCUIT NUMBER IDENTIFICATION AND SYSTEM TYPE ON COVER. E. WIRING 1. CONDUCTORS FOR FEEDERS AND BRANCH CIRCUITS SHALL BE COPPER AND THE AWG SIZE AND TYPE AS SHOWN ON DRAWINGS. MINIMUM WIRE SIZE #12. THE CONDUCTORS SHALL BE 600 VOLT INSULATION, TYPE THW, THWN OR THHN. 2. MINIMUM WIRE SIZE - 20 AMP BRANCH CIRCUIT SHALL BE AWG LISTED SIZE PER DISTANCE SHOWN BELOW. DISTANCE SHALL BE MEASURED FROM THE PANELBOARD CIRCUIT BREAKER TO THE FURTHEST OUTLET. a. #12 LESS THAN 100 FEET b. #10 BETWEEN 100-150 FEET c. #8 BETWEEN 150 - 250 FEET d. #6 OVER 250 FEET 3. ON ALL 20 AMP BRANCH CIRCUITS, CONDUCTORS LARGER THAN #10 AWG SHALL BE REDUCED TO #10 AWG WITHIN 10 FEET OF PANEL BOARD AND DEVICE IN JUNCTION BOXES ON RATED TERMINAL STRIPS. 4. CONDUCTORS MAY BE STRANDED FOR SIZES #10 AWG AND LARGER. CONDUCTORS SIZE #12 SHALL BE SOLID (NOT STRANDED). 5. ALUMINUM CONDUCTORS ARE NOT PERMITTED, EXCEPT AT SERVICE ENTRANCE, WHERE REQUIRED BY LANDLORD. CONDUCTOR CONNECTION MUST BE PER MANUFACTURERS REQUIREMENTS. CONTRACTOR MUST OBTAIN WRITTEN PERMISSION FROM GENERAL CONTRACTOR AND PROJECT MANAGER WHEN USED. 6. ALL WIRING (120V AND ABOVE) SHALL BE IN CONDUIT, UNLESS SPECIFICALLY NOTED OTHERWISE. ALL LOW VOLTAGE WIRING CONDUIT REQUIREMENTS TO BE COORDINATED WITH OWNER. 7. THE USE OF SHARED NEUTRALS IS REQUIRED FOR LIGHTING CIRCUITS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND LOCAL CODES. ALL OTHER EQUIPMENT REQUIRING A NEUTRAL CONDUCTOR SHALL HAVE A DEDICATED FULL SIZE NEUTRAL. 8. THE USE OF ROMEX, BX, ETC. IS PERMITTED ONLY IN RESIDENTIAL CONSTRUCTION NOT HIGHER THAN THREE STORIES. 9. WIRE CONNECTORS SHALL BE EQUAL TO "SCOTCH LOCK" FOR #8 AWG WIRE AND SMALLER AND EQUAL TO T & B "LOCKIGHT" FOR #6 AWG AND LARGER. 10. ALL WIRING TO BE COLOR-CODED AS FOLLOWS: 120/208 VOLT SYSTEM NEUTRAL - WHITE PHASE A OR L1 - BLACK PHASE B OR L2 - RED PHASE C OR L3 - BLUE GROUND - GREEN 277/480 VOLT SYSTEM NEUTRAL - GRAY PHASE A OR L1 - BROWN PHASE B OR L2 - ORANGE PHASE C OR L3 - YELLOW GROUND - GREEN WITH YELLOW TRACER	<table><tr><th>CLG.</th><th>WALL</th><th>FLR.</th><th>DESCRIPTION</th></tr><tr><td></td><td></td><td></td><td>DUPLEX RECEPTACLE AT +18" FOR WALL MOUNTED U.O.N.</td></tr><tr><td></td><td></td><td></td><td>DOUBLE DUPLEX RECEPTACLE AT + 18" FOR WALL MOUNTED U.O.N.</td></tr><tr><td></td><td></td><td></td><td>GROUND FAULT INTERRUPTING PROTECTED CIRCUIT DUPLEX RECEPTACLE PROVIDE GFCI BREAKER INSTEAD OF GFCI OUTLET AS NECESSARY</td></tr><tr><td></td><td></td><td></td><td>DUPLEX RECEPTACLE WITH USB 2.0 PORT</td></tr><tr><td></td><td></td><td></td><td>SPECIAL NEMA RECEPTACLE. SEE EQUIPMENT PLAN/INSTALLATION MANUAL FOR SPECS AND DETAILS.</td></tr><tr><td></td><td></td><td></td><td>JUNCTION BOX</td></tr><tr><td></td><td></td><td></td><td>COMBINATION TELEPHONE, DATA AND CABLE OUTLET AT +18" U.O.N. PROVIDE 1/2" O. STUBBED TO ACCESSIBLE CEILING SPACE</td></tr><tr><td></td><td></td><td></td><td>TELEPHONE OUTLET, CAT5E CABLE, RJ11 TERMINATION MOUNTED AT +18" PROVIDE 1/2" O. STUBBED TO ACCESSIBLE CEILING SPACE</td></tr><tr><td></td><td></td><td></td><td>DATA OUTLET, CAT5E CABLE, RJ45 TERMINATION MOUNTED AT +18" U.O.N. PROVIDE 1/2" O. STUBBED TO ACCESSIBLE CEILING SPACE</td></tr><tr><td></td><td></td><td></td><td>CABLE OUTLET, RG-6 COAXIAL CABLE MOUNTED AT +18" U.O.N. PROVIDE 1/2" O. STUBBED TO ACCESSIBLE CEILING SPACE</td></tr><tr><td></td><td></td><td></td><td>LIGHTING FIXTURE WITH 90 MIN. EMER. 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LIGHTING FIXTURE SCHEDULE				
TYPE	DESCRIPTION	LAMP	VOLT	WATT
EF-1	LED EXT. WALL MTD. LIGHT, MH: 25'-0" W/ MOTION AND PHOTO SENSOR OR THRU ASTRONOMICAL TIME CLOCK LITHONIA DSX1 LED SERIES OR APPROVED EQUAL	LED	208	104
EF-2	LED EXT. POLE AREA LIGHT, MH: 40'-0" W/ MOTION AND PHOTO SENSOR OR THRU ASTRONOMICAL TIME CLOCK LITHONIA DSX1 LED SERIES OR APPROVED EQUAL	LED	208	167
NOTES: 1. FIXTURE SHALL HAVE MIN. OF 10 YEARS MANUFACTURER WARRANTY ON ALL COMPONENTS. 2. FIXTURES SHALL HAVE APPROPRIATE U.L. LABEL (i.e. DAMP OR WET) AS REQUIRED BY CODES AND ORDINANCES. 3. FIXTURES SHALL INCLUDE ALL ACCESSORIES FOR INSTALLATION ACCORDING TO MANUFACTURER'S SHOP DRAWINGS AND AS REQUIRED BY CODES AND LOCAL ORDINANCES. 4. PRIOR TO ORDERING ANY LIGHTING EQUIPMENT, THE CONTRACTOR OR SHALL COORDINATE ALL FIXTURE LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLANS AND CEILING CAVITY DEPTHS. 5. ALL LAMPS SHALL BE PROVIDED AND INSTALLED ACCORDING TO THE ATTACHED FIXTURE SCHEDULE AND SPECIFICATIONS. ENSURE COMPATIBILITY BETWEEN FIXTURE, LAMP(S) AND BALLAST(S). 6. CONTRACTOR SHALL VERIFY FIXTURE VOLTAGES AND CEILING TRIM COMPATIBILITY PRIOR TO ORDERING FIXTURE. 7. PROVIDE APPROVED FIRE-RATED ENCLOSURES FOR ALL LIGHTING FIXTURES LOCATED IN FIRE-RATED CEILINGS. 8. LIGHTING FIXTURE CATALOG NUMBERS ARE SERIES TYPE ONLY. PROVIDE ALL NECESSARY HARDWARE AS REQUIRED BY THE SPECIFICATIONS, DRAWINGS, AND PROJECT CONDITIONS FOR A COMPLETE INSTALLATION. 9. ALL FIXTURES SHALL BE ORDERED WITH APPROPRIATE BALLAST(S) THAT HAVE U.L. AND CBM LABELS. PROVIDE MULTIPLE BALLASTS FOR DUAL-LEVEL SWITCHING AND WIRING AS INDICATED ON THE PLANS. 10. ENSURE COMPATIBILITY OF ALL LIGHTING SYSTEM COMPONENTS, ESPECIALLY DIMMED SYSTEMS. FIXTURES, LAMPS, BALLAST(S), AND DIMMING SYSTEMS/INDIVIDUAL CONTROLS MUST BE FACTORY CERTIFIED COMPATIBLE FOR FULL RANGE OF DIMMING COMPATIBILITY. 11. LIGHTING FIXTURE MANUFACTURER & MODEL IS FOR REFERENCE ONLY. FIXTURE SHALL BE SELECTED BY ARCHITECT. POWER AND QUALITY SHALL BE SPECIFICATION GRADE.				

STATISTICS						
DESCRIPTION	SYMBOL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING AREA	+	3.76	10.10	0.70	5.37	14.43

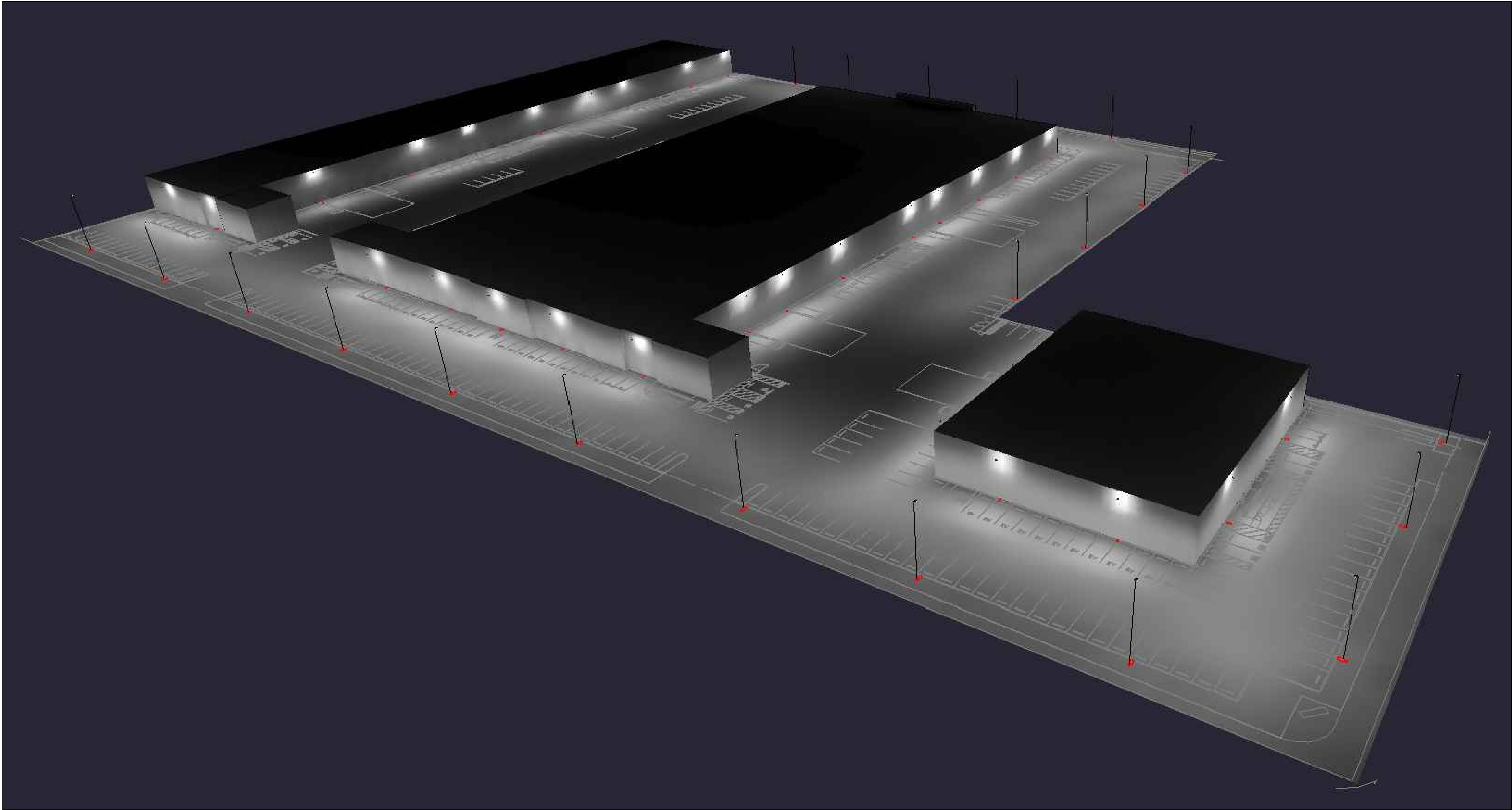
137TH ST



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TERRENO GARDENA

1855 W. 139TH ST.
GARDENA, CA 90249

REVISION	

DRAWN: K.P.	CHECKED: J.L.
DATE: 09/27/2024	SCALE: N.T.S.

SHEET TITLE:

PHOTOMETRIC
RENDERING

E003