MABEL L. PENDLETON ELEMENTARY SCHOOL

NEW SOCCER FIELD
7101 STANTON AVE. BUENA PARK, CA 92621
BUENA PARK SCHOOL DISTRIC

DSA File No. 30-4
App. No. 04-124678
PTN. 66456-69

CODES AND REGULATIONS

APPLICABLE STATE CODES AND REGULATIONS WITH LATEST AMENDMENTS AND SUPPLEMENTS:

1. 2022 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 CCR
2. 2022 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 CCR (2021 IBC & CALIFORNIA AMENDMENTS)
3. 2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 CCR (2020 NATIONAL ELECTRICAL CODE & CALIFORNIA AMENDMENTS)
4. 2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 CCR (2021 UNIFORM MECHANICAL CODE & CALIFORNIA AMENDMENTS)
5. 2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 CCR (2021 UNIFORM PLUMBING CODE & CALIFORNIA AMENDMENTS)
6. 2022 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 CBSC
7. 2022 CALIFORNIA HISTORICAL BUILDING CODE, PART 8, TITLE 24 CCR
8. 2022 CALIFORNIA FIRE CODE, PART 9, TITLE 24 CCR (2021 INTERNATIONAL FIRE CODE & CALIFORNIA AMENDMENTS)
9. 2022 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10, TITLE 24 CCR (2021 INTERNATIONAL EXISTING BUILDING CODE & CALIFORNIA AMENDMENTS)
10. 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE PART 11, TITLE 24
11. 2022 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 CCR
12. TITLE 8 CCR, CH. 4, SUB-CH. 6 - ELEVATOR SAFETY ORDERS
13. TITLE 19 CCR, PUBLIC SAFETY; SFM REGULATIONS

APPLICABLE FEDERAL CODES AND STANDARDS:

14. AMERICANS WITH DISABILITIES ACT (ADA), TITLE 11
15. UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS) or ADA STANDARDS FOR ACCESSIBLE DESIGN (APPENDIX A OF 28 CFR PART 36)

APPLICABLE REFERENCED STANDARDS:

16. NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS (CA AMENDED), 2022 EDITION
17. NFPA 24, PRIVATE FIRE MAINS (CA AMENDED), 2022 EDITION
18. NFPA 72, NATIONAL FIRE ALARM CODE (CA AMENDED), 2022 EDITION
19. NFPA 80, FIRE DOOR AND OTHER OPENING PROTECTIVES, 2019 EDITION
20. NFPA 2001, CLEAN AGENT FIRE EXTINGUISHING SYSTEMS, 2018 EDITION

REFERENCE CODE SECTION FOR NFPA STANDARDS - 2022 CBC CHAPTER 35 AND 2022 CFC CHAPTER 80. SEE CHAPTER 80 FOR STATE OF CALIFORNIA AMENDMENTS TO NFPA STANDARDS.

DRAWING INDEX

SHT. NO.	DESCRIPTION
GENERAL	
A0.1	COVER SHEET
A0.2	GENERAL NOTES
A0.3	ARCHITECTURAL SYMBOLS AND ABBREVIATIONS
A0.4	CODE ANALYSIS SITE PLAN
CIVIL	
C0.01	TITLE SHEET
C1.10	EROSION CONTROL AND DEMOLITION PLAN
C1.30	GRADING AND PAVING PLAN
C1.50	UTILITY PLAN
C5.00	DETAILS
C5.01	DETAILS
LANDSCAPE	
L0.0	COVER SHEET
L1.0	SPORT FIELD AND PLANTING SCHEDULES AND NOTES
L1.1	SPORT FIELD AND PLANTING PLAN
L2.1	SPORT FIELD AND PLANTING DETAILS
L3.0	SPORTS FIELD AND IRRIGATION SCHEDULES AND NOTES
L3.1	SPORT FIELD AND IRRIGATION PLAN
L4.1	SPORTS FIELD AND IRRIGATION DETAILS
ARCHITECTURAL	
A1.1	SITE PLAN OVERALL
A1.2	LIBRARY BOYS AND GIRL'S RESTROOM ENLARGED PLANS
A10.2.1	SITE DETAILS
A10.10.2	SPECIALTIES
ELECTRICAL	
E0.1	ELECTRICAL LEGEND AND GENERAL NOTES
E0.2	LIGHT FIXTURE SCHEDULE
E1.1	ELECTRICAL SITE PLAN
E3.1	ELECTRICAL ENLARGED SITE PLAN
E3.2	Unnamed
E4.1	SINGLE LINE DIAGRAM AND LOAD SUMMARY
E5.1	ELECTRICAL DETAILS
TOTAL SHEET COUNT: 28	

DSA REQUIREMENTS

1. ALL WORK SHALL CONFORM TO THE 2022 EDITION OF THE TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR).
2. AS A FACILITY WHICH COMES UNDER THE APPROVAL AND AUTHORITY OF THE DIVISION OF THE STATE ARCHITECT (DSA), THIS PROJECT IS SUBJECT TO DRAWING AND JOB SITE REVIEW BY A REPRESENTATIVE OF DSA.
3. CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS AFFECTING FLS, SSS, AND/OR ACS SHALL BE MADE BY ADDENDA OR A CONSTRUCTION CHANGE DOCUMENT (CCD) APPROVED BY THE DIVISION OF THE STATE ARCHITECT, AS REQUIRED BY SECTION 4-338, PART 1, TITLE 24, CCR AND DSA IR A-6.
4. A DSA CERTIFIED PROJECT INSPECTOR EMPLOYED BY THE DISTRICT (OWNER) AND APPROVED BY THE DIVISION OF THE STATE ARCHITECT SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTOR ARE DEFINED IN SECTION 4-342, PART 1, TITLE 24, CCR.
5. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.
6. A COPY OF PART 1 TO PART 5 & 9 OF TITLE 24 SHALL BE KEPT AND BE AVAILABLE IN THE FIELD DURING CONSTRUCTION.
7. DSA SHALL BE NOTIFIED OF THE START OF CONSTRUCTION AND PRIOR TO THE PLACEMENT OF CONCRETE PER SECTION 4-331, PART 1, TITLE 24, CCR
8. THE DIVISION OF THE STATE ARCHITECT IS EXEMPT FROM ARBITRATION OR MEDIATION PROCEDURES.
9. SUPERVISION BY THE DIVISION OF THE STATE ARCHITECT IS PER SECTION 4-334, PART 1, TITLE 24, CCR
10. ADMINISTRATION OF CONSTRUCTION PER PART 1, TITLE 24, CCR:
    - VERIFIED REPORTS PER SECT 4-336; PART 1, TITLE 24 CCR
    - DUTIES OF ARCHITECT PER SECT 4-331, 4-341; PART 1, TITLE 24 CCR
    - DUTIES OF CONTRACTOR PER SECT. 4-343; PART 1, TITLE 24
11. TESTING AND INSPECTION:
    - INSPECTOR APPROVED BY DSA AS PER SECT. 4-333(D); PART 1, TITLE 24, CCR
    - TESTS AND TESTING LABORATORIES PER SECT 4-335
    - SPECIAL INSPECTION PER SECT. 4-333(C)
12. CHANGES IN LEVEL FOR FLOOR FINISHES SHALL CONFORM WITH CBC SECTION 11B-303.
13. ALL TESTS TO CONFORM TO REQUIREMENTS OF SECTION 4-335; PART 1, TITLE 24, CCR
14. TESTS OF MATERIALS AND TESTING LABORATORY SHALL BE IN ACCORDANCE WITH SECTION 4-335; PART 1, TITLE 24, CCR AND THE DISTRICT SHALL EMPLOY AND PAY THE DSA ACCEPTED LABORATORY. COSTS OF RE-TEST MAY BE BACK CHARGED TO THE CONTRACTOR.
15. INSPECTOR SHALL BE APPROVED BY DSA. INSPECTION SHALL BE IN ACCORDANCE WITH SECTION 4-333(B).
16. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, CCR. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NON-COMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CCR, A CONSTRUCTION CHANGE DOCUMENT (CCD), OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY DSA BEFORE PROCEEDING WITH THE WORK. (SECTION 4-317(C), PART 1, TITLE 24, CCR)
17. INSPECTOR OF RECORD REQUIREMENTS:
    A. ONE OR MORE INSPECTORS EMPLOYED BY THE OWNER IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS WILL BE ASSIGNED TO THE WORK. THE INSPECTOR'S DUTIES ARE SPECIFICALLY DEFINED IN SECTION 4-342 OF SAID TITLE 24; PART 1 AND IN ADDITION, SHALL BE STIPULATED IN INTERPRETATION OF REGULATION DOCUMENT IR A-8.
    B. INSPECTOR SHALL BE CERTIFIED AS A CLASS 2 INSPECTOR THROUGH THE DIVISION OF THE STATE ARCHITECT INSPECTOR EXAMINATION PROGRAM. INSPECTOR SHALL ALSO BE SPECIFICALLY APPROVED BY THE DIVISION OF THE STATE ARCHITECT FOR THIS PROJECT AT LEAST 10 DAYS PRIOR TO THE START OF ANY WORK FOR THIS PROJECT.
18. SUBSTITUTIONS AFFECTING DSA REGULATED ITEMS SHALL BE CONSIDERED AS A CONSTRUCTION CHANGE DOCUMENT OR ADDENDUM, AND SHALL BE APPROVED BY DSA PRIOR TO FABRICATION AND INSTALLATION PER DSA IR A-6 AND SECTION 338(C) PART 1, TITLE 24 CCR.

STATEMENT OF GENERAL CONFORMANCE

FOR ARCHITECTS/ENGINEERS WHO UTILIZE PLANS,
INCLUDING BUT NOT LIMITED TO SHOP DRAWINGS, PREPARED BY OTHER LICENSED DESIGN PROFESSIONALS AND/OR CONSULTANTS

Application No. 04-124678

File No. 30-4

[X] The drawings or sheets listed on the cover or index sheet (all A, C, L, M, E, T and FA drawings)
[ ] This drawing, page of specifications/calculations

have been prepared by other design professionals or consultants who are licensed and/or authorized to prepare such drawings in this state. It has been examined by me for:

1. design intent and appears to meet the appropriate requirements of Title 24, California Code of Regulations and the project specifications prepared by me, and
2. coordination with my plans and specifications and is acceptable for incorporation into the construction of this project.

The Statement of General Conformance "shall not be construed as relieving me of my rights, duties, and responsibilities under Sections 17302 and 81138 of the Education Code and Sections 4-336, 4-341 and 4-344" of Title 24, Part 1. (Title 24, Part 1, Section 4-317 [b])

I find that:
[X] All drawings or sheets listed on the cover or index sheet
[ ] This drawing or page

[X] is/are in general conformance with the project design and
[X] has/have been coordinated with the project plans and specifications

Signature — 09/15/2025 Date

Architect or Engineer designated to be in general responsible charge.

Brian P. Whitmore
Print Name

C 30345 — 09-30-2025
License Number — **Expiration Date**

STATEMENT OF GENERAL CONFORMANCE AND SIGNATURE BLOCK PER IR A-18

PROJECT DIRECTORY

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RIDGE LANDSCAPE ARCHITECTS

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SPECIFICATION WRITER
BYUN PARTNERS

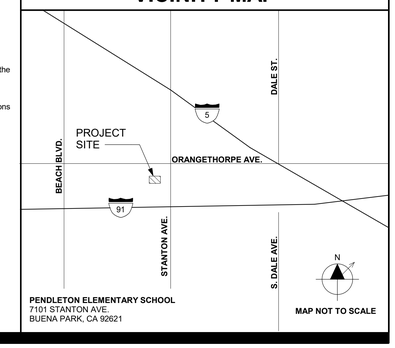
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PROJECT DESCRIPTION

APN: 070-721-10

NEW RUBBERIZED RUNNING TRACK WITH NEW SYNTHETIC TURF SOCCER FIELD WITHIN THE AREA BOUNDED BY THE TRACK, INCLUDING:
- FIELD COOLING IRRIGATION SYSTEM.
- FIELD SUBDRAINAGE SYSTEM
- MODIFICATIONS TO EXISTING FIELD IRRIGATION SYSTEM WITHIN PROJECT AREA
- ELECTRICAL INFRASTRUCTURE AND FIELD LIGHTING
- CODE REQUIRED ACCESSIBLE PATH OF TRAVEL UPGRADES
- PROJECT AREA IS LESS THAN 1 ACRE AND THEREFORE DOES NOT REQUIRE SWPPP/QSD SERVICES

VICINITY MAP



PENDLETON ELEMENTARY SCHOOL
7101 STANTON AVE.
BUENA PARK, CA 92621

MAP NOT TO SCALE

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-124678 INC:
REVIEWED FOR
SS ☐ FLS ☑ ACS ☑
DATE: 10/15/2025

STUDIO W ARCHITECTS
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ARCHITECT	ENGINEER
LICENSED ARCHITECT BRIAN P. WHITMORE No. C 30345 Ren. 9/30/27 STATE OF CALIFORNIA DATE SIGNED: 09/15/2025	

GENERAL NOTES
1. This sheet is part of a set and is not to be used alone.
2. This sheet is not to be used for construction unless the architect's stamp and signature appear on the drawings and the status box indicated drawings have been released for construction.
3. These plans and prints thereof, as instruments of service, are owned by the architect and are for use on this project only. Reproduction and/or distribution without the prior written consent of the architect is forbidden.
4. Copyright Studio W Associates, Inc. 2024.

REVISION HISTORY

NO.	REMARKS	DATE

DRAWING STATUS

	DATE
○ DSA PLAN CHECK	08/18/2025
● DSA BACK CHECK	09/15/2025
○ BIDDING	
○ CONSTRUCTION	

KEY PLAN



BUENA PARK SCHOOL DISTRIC
6865 ORANGETHORPE AVE.
BUENA PARK, CA 90620

DSA BACK CHECK

MABEL L. PENDLETON ELEMENTARY SCHOOL
NEW SOCCER FIELD
7101 STANTON AVE. BUENA PARK, CA 92621

COVER SHEET

Date	Project Number
09/15/2025	25030
Application Number	Drawing Number
04-124678	A0.1
Drawn / Checked	
HF / MH	

PRINT DATE: 9/19/2025 1:29:24 PM
FILE PATH: Autodesk Docs://25030 BPSD Pendleton ES New Track-Soccer Field/25030 - BPSD Pendleton ES New Track-Soccer Field - Site-A23.rvt

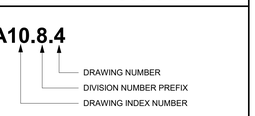
DRAWING DISCIPLINE PREFIX

A. ARCHITECTURAL
C. CIVIL
D. INTERIOR DESIGN / FURNITURE
E. ELECTRICAL
FA. FIRE ALARM
FP. FIRE PROTECTION / SPRINKLER SYSTEM
FS. FOOD SERVICE
L. LANDSCAPING
M. MECHANICAL
P. PLUMBING
S. STRUCTURAL
T. TECHNOLOGY

DRAWING INDEX CODE

A0. GENERAL INFORMATION
A1. SITE PLANS
A2. FLOOR PLANS
A3. REFLECTED CEILING PLANS
A4. ROOF PLANS
A5. EXTERIOR ELEVATIONS
A6. BUILDING SECTIONS
A7. ENLARGED PLANS
A8. INTERIOR ELEVATIONS
A9. SCHEDULES
A10. CONSTRUCTION DETAILS

DETAIL DRAWING CODE



THE DIVISION PREFIX NUMBERS ARE THOSE IDENTIFIED BY THE 48 DIVISION GROUPING SYSTEM OF MASTERFORMAT AS PUBLISHED BY THE CONSTRUCTION SPECIFICATIONS INSTITUTE (CSI) AND SHALL NOT BE SOLELY REPRESENTATIVE OF REQUIREMENTS FOR ANY ONE DIVISION. THOSE DIVISIONS NOTED AS BEING OMITTED ARE NOT APPLICABLE OR ARE INCLUDED UNDER DISCIPLINE DRAWINGS.

IN CASE OF DISCREPANCY BETWEEN THE INDEX AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.

DIVISION NUMBER CODE

MASTERFORMAT NUMBERS AND TITLES AS PUBLISHED BY THE CONSTRUCTION SPECIFICATIONS INSTITUTE (CSI).

DIVISION 00 PROCUREMENT AND CONTRACTING REQUIREMENTS
DIVISION 01 GENERAL REQUIREMENTS
DIVISION 02 EXISTING CONDITIONS
DIVISION 03 CONCRETE
DIVISION 04 MASONRY
DIVISION 05 METALS
DIVISION 06 WOODS, PLASTICS, AND COMPOSITES
DIVISION 07 THERMAL AND MOISTURE PROTECTION
DIVISION 08 OPENINGS
DIVISION 09 FINISHES
DIVISION 10 SPECIALTIES
DIVISION 11 EQUIPMENT
DIVISION 12 FURNISHINGS
DIVISION 13 SPECIAL CONSTRUCTION
DIVISION 14 CONVEYING EQUIPMENT
DIVISION 21 FIRE SUPPRESSION
DIVISION 22 PLUMBING
DIVISION 23 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)
DIVISION 25 INTEGRATED AUTOMATION
DIVISION 26 ELECTRICAL
DIVISION 27 COMMUNICATIONS
DIVISION 28 ELECTRONIC SAFETY AND SECURITY
DIVISION 31 EARTHWORK
DIVISION 32 EXTERIOR IMPROVEMENTS
DIVISION 33 UTILITIES
DIVISION 34 TRANSPORTATION
DIVISION 35 WATERWAY AND MARINE CONSTRUCTION
DIVISION 40 PROCESS INTERCONNECTIONS
DIVISION 41 MATERIAL PROCESSING AND HANDLING EQUIPMENT
DIVISION 42 PROCESS HEATING, COOLING, AND DRYING EQUIPMENT
DIVISION 43 PROCESS GAS AND LIQUID HANDLING, PURIFICATION, AND STORAGE EQUIPMENT
DIVISION 44 POLLUTION AND WASTE CONTROL EQUIPMENT
DIVISION 45 INDUSTRY-SPECIFIC MANUFACTURING EQUIPMENT
DIVISION 46 WATER AND WASTEWATER EQUIPMENT
DIVISION 48 ELECTRICAL POWER GENERATION

GENERAL NOTES

1. PRIOR TO SUBMITTING PROPOSAL, BIDDER SHALL EXAMINE CONSTRUCTION DRAWINGS AND SPECIFICATIONS AND SHALL HAVE VISITED THE CONSTRUCTION SITE. HE SHALL BE FAMILIAR WITH THE CONDITIONS UNDER WHICH HE WILL HAVE TO OPERATE AND WHICH WILL IN ANY WAY AFFECT THE WORK UNDER THIS CONTRACT. THE GENERAL CONTRACTOR SHALL NOT DISPUTE, COMPLAIN OR ASSERT THAT THERE IS ANY MISUNDERSTANDING IN REGARDS TO LOCATION, EXTENT, NATURE OR AMOUNT OF WORK TO BE PERFORMED UNDER THIS CONTRACT DUE TO THE CONTRACTOR'S FAILURE TO INSPECT THE SITE. BIDDERS SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS, REQUIRING WORK, WHICH ARE NOT COVERED IN THE CONTRACT DOCUMENTS.
2. THERE WILL BE NO SUBSTITUTION FOR SPECIFIED ITEMS WITHOUT PRIOR APPROVAL UNLESS OTHERWISE NOTED. REQUESTS FOR SUBSTITUTIONS SHALL BE MADE IN ACCORDANCE WITH GENERAL CONDITIONS & DIVISION 1
3. THE GENERAL BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED BY GOVERNING AGENCIES IN ORDER TO PERFORM WORK.
4. THE FINAL LOCATION OF ALL ELECTRICAL AND SIGNAL EQUIPMENT, PANEL BOARDS, FIXTURES, ETC., SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION.
5. DEFINITIONS
   A. "TYPICAL" MEANS IDENTICAL FOR ALL CONDITIONS, UNLESS OTHERWISE NOTED.
   B. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATIONS.
   C. "PROVIDE" MEANS TO FURNISH AND INSTALL.
   D. "FURNISH" MEANS TO FURNISH AND OTHERS WILL INSTALL.
6. DIMENSIONING RULES:
   A. ALL HORIZONTAL DIMENSIONS SHALL BE TO FACE OF STUD OR TO CENTERLINE OF COLUMN GRID LINE, U.O.N
   B. DIMENSIONS NOTED "CLEAR", "CLR", OR "MINIMUM" MUST BE PRECISELY MAINTAINED.
   C. DIMENSIONS CAN NOT BE MODIFIED WITHOUT APPROVAL OF THE ARCHITECT UNLESS OTHERWISE NOTED.
   D. VERTICAL DIMENSIONS ARE FROM TOP OF FLOOR SLAB UNLESS OTHERWISE NOTED.
   E. DO NOT SCALE DRAWINGS. IF ANY ITEM OF WORK CANNOT BE LOCATED, DO NOT PROCEED WITH THE WORK WITHOUT THE ARCHITECT'S APPROVAL.
   F. DIMENSIONS MARKED "V.I.F." OR "VERIFY" SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
   G. VERIFY ALL ROUGH OPENING DIMENSIONS FOR FABRICATED ITEMS WITH THE MANUFACTURER PRIOR TO PROCEEDING WITH CONSTRUCTION.
7. PROVIDE REQUIRED BACKING, BLOCKING, AND BRACING FOR ALL WALL - MOUNTED FIXTURES, ACCESSORIES AND EQUIPMENT.
8. VERIFY AND COORDINATE WALLS THAT MAY REQUIRE NON-TYPICAL THICKNESS OR FRAMING DUE TO ELECTRICAL, MECHANICAL, PLUMBING, STRUCTURAL AND/OR EQUIPMENT REQUIREMENTS.
9. ALL GLAZING SHALL CONFORM TO FEDERAL GLAZING REGULATIONS AND CHAPTER 24, CBC.
10. ALL CONTRACTORS SHALL REMOVE TRASH AND DEBRIS STEMMING FROM THEIR WORK ON A DAILY BASIS. PROJECT SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL LEFT-OVER MATERIALS, DEBRIS, TOOLS AND EQUIPMENT INVOLVED IN HIS OPERATIONS AT THE CONCLUSION OF THE INSTALLATION. HE SHALL LEAVE ALL AREAS CLEAN AND FREE FROM DUST.
12. HAZARDOUS MATERIALS: THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, DISPOSAL OR EXPOSURE OF PERSONS TO ASBESTOS OR HAZARDOUS OR TOXIC SUBSTANCES IN ANY FORM AT THE PROJECT SITE. PROFESSIONAL SERVICES RELATED OR IN ANY WAY CONNECTED WITH THE INVESTIGATION, DETECTION, ABATEMENT, REPLACEMENT, USE, SPECIFICATION, OR REMOVAL OF PRODUCTS, MATERIALS, OR PROCESSES CONTAINING ASBESTOS OR HAZARDOUS OR TOXIC MATERIALS ARE BEYOND THE SCOPE OF THIS AGREEMENT.
13. THE GENERAL CONTRACTOR & SUBCONTRACTORS ARE RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UNDERGROUND UTILITIES IN ALL AREAS OF NEW WORK PRIOR TO COMMENCEMENT OF EXCAVATION. EXISTING UTILITIES SHOWN ON THE DRAWING ARE APPROXIMATE ROUTING LOCATION AS BEST DETERMINED FROM EXISTING DRAWINGS AND THE SCHOOL DISTRICT, BUT SHOULD NOT BE CONSTRUED TO REPRESENT ALL THE EXISTING UNDERGROUND UTILITIES.
14. ALL TEMPORARY WORK SHALL BE CONSIDERED A PART OF THIS CONTRACT AND NO EXTRA CHARGES WILL BE ALLOWED. THIS SHALL INCLUDE MINOR ITEMS OF MATERIAL OR EQUIPMENT NECESSARY TO MEET THE REQUIREMENTS AND INTENT OF THE PROJECT
15. ALL WALL PENETRATIONS TO EXTERIOR WALLS SHALL BE SEALED AIR/WATER TIGHT. ALL INTERIOR PENETRATIONS SHALL BE SEALED TO PROVIDE A PROFESSIONAL AND FINISHED APPEARANCE.
16. THE DRAWINGS AND SPECIFICATIONS DO NOT UNDERTAKE TO SHOW OR LIST EVERY ITEM TO BE PROVIDED, BUT RATHER TO DEFINE THE REQUIREMENTS FOR A FULL AND WORKING SYSTEM FROM THE STANDPOINT OF THE END USER. FOR THIS REASON, WHEN AN ITEM NOT SHOWN OR LISTED IS CLEARLY NECESSARY FOR PROPER USE CONTROL/ OPERATION OF EQUIPMENT WHICH IS SHOWN OR LISTED, PROVIDE ALL ITEMS WHICH WILL ALLOW THE SYSTEM TO FUNCTION PROPERLY AT NO INCREASE IN CONTRACT PRICE OR TIME.
17. THE DETAILS REFLECT THE DESIGN INTENT FOR TYPICAL CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND SHALL INCLUDE, IN HIS SCOPE. THE COST FOR COMPLETE FINISHED INSTALLATIONS, INCLUDING ANOMALIES, OF ALL TRADES.
18. ALL WORK SHALL CONFORM TO CALIFORNIA CODES, TRADE STANDARDS WHICH GOVERN EACH PHASE OF THE PROJECT, AND ALL APPLICABLE LOCAL CODES AND AUTHORITIES HAVING JURISDICTION.
19. THIS DRAWING SET SHALL BE USED IN CONJUNCTION WITH THE CSI FORMAT PROJECT MANUAL PUBLISHED IN BOOK FORM, COMBINED, THEY ARE THE "CONTRACT DOCUMENTS".
20. NO WORK SHALL COMMENCE WITH UNAPPROVED MATERIALS. ANY WORK DONE WITH UNAPPROVED MATERIALS AND EQUIPMENT IS AT THE CONTRACTOR'S RISK. SEE SPECIFICATIONS FOR SUBMITTAL AND SUBSTITUTION REQUIREMENTS.
21. CONSTRUCTION MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE OR DETERIORATION. FAILURE IN THIS REGARD MAY BE CAUSE FOR REJECTION OF MATERIAL AND/OR WORK. SECURITY OF MATERIALS ARE THE SOLE RESPONSIBILITY OF CONTRACTOR.
22. ALL EQUIPMENT/CABINETS SHALL BE FABRICATED FROM FIELD VERIFIED DIMENSIONS AND APPROVED SHOP DRAWINGS. COORDINATE MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT WITH THIS WORK.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE AND COSTS ATTRIBUTED TO RAIN WATER DAMAGE DURING THE DURATION OF THIS PROJECT.
24. PROTECT AREAS FROM DAMAGE WHICH MAY OCCUR DUE TO TEMPERATURES. WIND, DUST, WATER, ETC. PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC., AS REQUIRED DURING CONSTRUCTION.
25. MAINTAIN EXISTING PEDESTRIAN ACCESS ALONG EXISTING ADJACENT STREETS.
26. ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY/COUNTY STANDARDS.
27. ALL TYPICAL DETAILS SHALL APPLY UNLESS NOTED OTHERWISE.
28. NOTIFY THE ARCHITECT IN WRITING AND SEEK CLARIFICATION IF ANY DISCREPANCIES OR OMISSIONS ARE FOUND. CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIAL WORK IF RELATED WORK IS CONTINUED AFTER A DISCREPANCY IS IDENTIFIED.
29. NEW FINISHES AND CONSTRUCTION SHALL BE PROTECTED BY THE CONTRACTOR FROM POTENTIAL DAMAGE CAUSED BY CONSTRUCTION ACTIVITY. DAMAGE TO FINISHES OR CONSTRUCTION SHALL BE REPAIRED OR REPLACED (OWNER'S DECISION) BY THE CONTRACTOR WITH IDENTICAL MATERIAL AND/OR FINISHES. CONTRACTOR SHALL MAKE AND MAINTAIN A PHOTOGRAPHIC RECORD NOTEBOOK WITH DATED/INDEXED PHOTOGRAPHS.
30. SEE ELECTRICAL DRAWINGS FOR INFORMATION RELATED TO TELECOMMUNICATION EQUIPMENT, POWER, AND LIGHTING FIXTURES AND EQUIPMENT. SEE ARCHITECTURAL PLANS, REFLECTED CEILING PLAN AND INTERIOR ELEVATIONS FOR COORDINATED EQUIPMENT LOCATIONS. IF NOT SHOWN, CONTACT ARCHITECT FOR REVIEW AND DECISION.
31. PROVIDE ACCESS DOORS REQUIRED FOR ACCESS TO CONCEALED MECHANICAL, PLUMBING, AND ELECTRICAL EQUIPMENT.
32. ALL NOTED WORK IS UNDERSTOOD TO BE NEW, UNLESS LABELED AS "(E)" OR "EXISTING".

SUPPLEMENTAL GENERAL NOTES

1. THESE DRAWINGS DO NOT CONTAIN THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
2. LOCATIONS OF ALL UTILITIES SHOWN ARE APPROXIMATE AND CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING ON THIS SITE TO AVOID INTERCEPTING EXISTING PIPING OR CONDUITS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREIN OR NOT AND TO PROTECT THEM FROM DAMAGE. THE ARCHITECT IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN OR DETAILED AND INSTALLED BY ANY OTHER CONTRACT. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT SHOULD ANY UNIDENTIFIED CONDITIONS BE DISCOVERED. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THIS WORK.
3. THESE DOCUMENTS AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF STUDIO W ARCHITECTS, AND ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF STUDIO W ARCHITECTS.
4. EACH BIDDER SHALL POSSESS AT THE TIME OF BID, A CLASS B OR THE APPROPRIATE CLASS C CONTRACTOR'S LICENSE PURSUANT TO PUBLIC CONTRACT CODE SECTION 3300 AND BUSINESS AND PROFESSIONS CODE SECTION 7028.15. THE SUCCESSFUL BIDDER MUST MAINTAIN THE LICENSE THROUGHOUT THE DURATION OF THIS CONTRACT.
5. FIRE SAFETY DURING CONSTRUCTION & DEMOLITION:
   A. GENERAL: FIRE SAFETY DURING CONSTRUCTION & DEMOLITION SHALL COMPLY WITH 2022 CALIFORNIA FIRE CODE (CFC) CH. 33 (PART 9, TITLE 24 CCR)
   B. CONSTRUCTION SAFEGUARDS: SHALL COMPLY WITH APPLICABLE PROVISIONS OF CBC 3302.
   C. DEMOLITION: SHALL COMPLY WITH APPLICABLE PROVISIONS OF CBC 3303.
   D. BUILDING ACCESS: ACCESS TO BUILDINGS FOR THE PURPOSE OF FIREFIGHTING SHALL BE PROVIDED. CONSTRUCTION MATERIAL SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS OR FIRE APPLIANCES PER CBC 3308.1.
   E. MEANS OF EGRESS: SHALL COMPLY WITH APPLICABLE PROVISIONS OF CBC 3310.
   F. WATER SUPPLY: APPROVED WATER SUPPLY SHALL BE MADE AVAILABLE IN ACCORDANCE WITH CBC 3313.
   G. FIRE WATCH: MAINTAIN FIRE WATCH WHEN REQUIRED BY THE BUILDING OFFICIAL AND WHEN EXISTING FIRE PROTECTION SYSTEMS ARE SHUT DOWN FOR ALTERATIONS. FIRE WATCH SHALL REMAIN IN EFFECT UNTIL EXISTING FIRE PROTECTION SYSTEMS ARE RETURNED TO SERVICE OR AS ALLOWED BY THE BUILDING OFFICIAL PER CBC 3314.
6. PENETRATIONS IN FIRE RATED MATERIALS OR ASSEMBLIES SHALL BE RESTORED TO EQUAL RATING. FIRE STOP SYSTEMS AS LISTED BY UNDERWRITERS LABORATORIES SHALL BE INSTALLED PER FIRE RESISTANCE DIRECTORY. FIRE STOP SYSTEMS SHALL BE AS SPECIFIED.
7. NONRESIDENTIAL ENERGY STANDARDS COMPLIANCE STATEMENT (TITLE 24, PART 6):
   A. THE DESIGN INDICATED HEREIN COMPLIES WITH THE REQUIREMENTS OF THE ENERGY CONSERVATION STANDARDS OF TITLE 24, PART 6, CALIFORNIA CODE OF REGULATIONS. THE PROPOSED BUILDINGS WILL BE IN COMPLIANCE WITH THE ENERGY CONSERVATION STANDARDS PROVIDED THEY ARE BUILT ACCORDING TO THESE DRAWINGS AND SPECIFICATIONS AND PROVIDED ANY FUTURE IMPROVEMENTS ARE COMPLETED ACCORDING TO THE REQUIREMENTS OF TITLE 24, PART 6, CALIFORNIA CODE OF REGULATIONS. THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED TO INCLUDE ALL SIGNIFICANT ENERGY CONSERVATION FEATURES REQUIRED FOR COMPLIANCE WITH THE STANDARDS. BUILDING AREAS THAT ARE UNCONDITIONED AND/OR NOT SUBJECT TO THE STANDARDS ARE INDICATED ON THE DRAWINGS.
   B. ENVELOPE MANDATORY MEASURES:
      A. INSTALLED INSULATING MATERIALS SHALL HAVE BEEN CERTIFIED BY THE MANUFACTURER TO COMPLY WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL.
      B. ALL INSULATING MATERIALS SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF TITLE 24, PART 2, CALIFORNIA CODE OF REGULATIONS, SECTIONS 719
      C. ALL EXTERIOR JOINTS AND OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL AND OBSERVABLE SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED.
      D. SITE CONSTRUCTED DOORS, WINDOWS, AND SKYLIGHTS SHALL BE CAULKED BETWEEN THE UNIT AND THE BUILDING, AND SHALL BE WEATHERSTRIPPED (EXCEPT FOR UNFRAMED GLASS DOORS AND FIRE DOORS).
      E. MANUFACTURED DOORS AND WINDOWS INSTALLED SHALL HAVE AIR INFILTRATION RATES CERTIFIED BY THE MANUFACTURER IN ACCORDANCE WITH TITLE 24, PART 6, CALIFORNIA CODE OF REGULATIONS, SECTION 116(a)1.
      F. MANUFACTURED FENESTRATION PRODUCTS IN THE ENVELOPE OF THE BUILDING, INCLUDING, BUT NOT LIMITED TO, WINDOWS, SLIDING GLASS DOORS, FRENCH DOORS, SKYLIGHTS, CURTAIN WALLS, AND GARDEN WINDOWS MUST BE LABELED FOR U-VALUE IN ACCORDANCE WITH THE (NFRC) NATIONAL FENESTRATION RATING COUNCIL'S INTERIM U-VALUE RATING PROCEDURE.
      G. DEMISING WALL INSULATION SHALL BE INSTALLED IN ALL OPAQUE PORTIONS OF FRAMED WALLS (EXCEPT DOORS).
8. PROOF LOAD TESTS FOR EXPANSION TYPE ANCHOR BOLTS:
   A. ANCHOR DIAMETER REFERS TO THE THREAD SIZE FOR THE WEDGE CATEGORY AND TO THE ANCHOR OUTSIDE DIAMETER FOR THE SLEEVE CATEGORY.
   B. APPLY PROOF TEST LOADS TO WEDGE & SLEEVE ANCHORS WITHOUT REMOVING THE NUT IF POSSIBLE. IF NOT, REMOVE NUT AND INSTALL A THREADED COUPLER TO THE SAME TIGHTNESS OF THE ORIGINAL NUT USING A TORQUE WRENCH AND APPLY LOAD.
   C. FOR SLEEVE INTERNALLY THREADED CATEGORIES, VERIFY THAT THE ANCHOR IS NOT PREVENTED FROM WITHDRAWING BY A BASEPLATE OR OTHER FIXTURES. IF RESTRAINT IS FOUND, LOOSEN AND SHIM OR REMOVE FIXTURE(S) PRIOR TO TESTING.
   D. REACTION LOADS FROM TEST FIXTURES MAY BE APPLIED CLOSE TO THE ANCHOR BEING TESTED, PROVIDED THE ANCHOR IS NOT RESTRAINED FROM WITHDRAWING BY THE FIXTURE(S).
   E. TEST EQUIPMENT IS TO BE CALIBRATED BY AN APPROVED TESTING LABORATORY IN ACCORDANCE WITH STANDARD RECOGNIZED PROCEDURES.
   F. THE FOLLOWING CRITERIA APPLY FOR THE ACCEPTANCE OF INSTALLED ANCHORS:
      1. HYDRAULIC RAM METHOD: THE ANCHOR SHOULD HAVE NO OBSERVABLE MOVEMENT AT THE APPLICABLE TEST LOAD. FOR WEDGE AND SLEEVE TYPE ANCHORS, A PRACTICAL WAY TO DETERMINE OBSERVABLE MOVEMENT IS THAT THE WASHER UNDER THE NUT BECOMES LOOSE. DROP-IN ANCHORS ARE ONLY TO BE TESTED WITH THIS METHOD.
      2. TORQUE WRENCH METHOD: THE APPLICABLE TEST TORQUE MUST BE REACHED WITHIN THE FOLLOWING LIMITS: WEDGE OR SLEEVE TYPE: ONE-HALF (1/2) TURN OF THE NUT. ONE-QUARTER (1/4) TURN OF THE NUT FOR THE 3/8 IN. SLEEVE ANCHOR ONLY.
   G. TESTING SHOULD OCCUR 24 HOURS MINIMUM AFTER INSTALLATION OF THE SUBJECT ANCHORS.
   H. ALL ANCHOR BOLTS OF THE EXPANSION TYPE (LOADED IN EITHER PULLOUT OR SHEAR) SHALL HAVE 50 PERCENT OF THE BOLTS (ALTERNATE BOLTS IN ANY GROUP ARRANGEMENT ALLOWED BY THE TYPE OF SUBSTRATE AND DIAMETER OF BOLT LISTED BELOW UNDER TEST VALUES TABLE) PROOF TESTED IN TENSION TO TWICE THE ALLOWABLE TENSION LOAD. IF THERE ARE ANY FAILURES, THE IMMEDIATELY ADJACENT BOLTS MUST THEN ALSO BE TESTED. TESTING SHALL BE PERFORMED IN ACCORDANCE WITH TITLE 24, PART 2, SECTION 1910A.5, "TESTS FOR POST-INSTALLED ANCHORS IN CONCRETE."
   I. ALL BOLTS MUST HAVE ICC APPROVAL.
   J. ALL ANCHOR BOLTS OF THE EXPANSION TYPE SHALL BE ONE OF THE FOLLOWING:
      1. HILTI KB-TZ2 ANCHOR ICC NO. ESR 4266

MINIMUM TEST VALUES
NORMAL WEIGHT OR LIGHTWEIGHT CONCRETE

ANCHOR	WEDGE		
DIA. (IN)	TENSION LOAD (LBS)	TORQUE (FT-LBS)	EFFECTIVE MIN. EMBEDMENT
3/8	6,490	30	1 1/2" - 2 1/2"
1/2	11,240	50	1 1/2" - 3 1/4"
5/8	17,535	40	2 3/4" - 4"
3/4	25,335	110	3 1/4" - 4 3/4"

9. POWDER-DRIVEN CONCRETE FASTENERS:
   A. GENERAL: USE OF POWDER DRIVEN CONCRETE FASTENERS FOR TENSION LOADS IS LIMITED TO SUPPORT OF MINOR LOADS LIKE ACOUSTICAL CEILINGS, DUCT WORK, CONDUIT.
   B. ALLOWABLE LOADS: IN GENERAL, LOADS SHOULD BE LIMITED TO LESS THAN 100 POUNDS. HOWEVER GREATER LOADS MAY BE PERMITTED FOR SPECIAL CASES WHEN APPROVED BY THE CHECKING SUPERVISOR OR FIELD ENGINEER.
   C. TESTING: THE OPERATOR, TOOL, AND FASTENER SHALL BE PREQUALIFIED BY THE PROJECT INSPECTOR. HE SHALL OBSERVE THE TESTING OF THE FIRST 10 FASTENER INSTALLATIONS. A TEST "PULL-OUT" LOAD OF NOT LESS THAN TWICE THE DESIGN LOAD, OR 200 POUNDS, WHICHEVER IS GREATER, SHALL BE APPLIED TO THE PIN IN SUCH A MANNER AS NOT TO RESIST THE SPALLING TENDENCY OF THE CONCRETE SURROUNDING THE PIN. THEREAFTER, RANDOM TESTS UNDER THE PROJECT INSPECTOR'S SUPERVISION SHALL BE MADE OF APPROXIMATELY 1 IN 10 PINS, EXCEPT THAT WHEN THE DESIGN LOAD EXCEEDS 100 POUNDS, ONE HALF OF THE PINS SHALL BE TESTED. SHOULD FAILURE OCCUR ON ANY PIN TESTED, ALL INSTALLATIONS MUST BE TESTED AND UNFAIR PINS REPLACED.
   D. ALL POWDER DRIVEN CONCRETE FASTENERS SHALL BE ONE OF THE FOLLOWING: HILTI, INC.
      1. 0.145 DIA. PAF X-CR INTO STEEL BASE MATERIAL - ICC NO. ESR 1663
      2. 0.138 DIA. PAF X-CR INTO CONCRETE BASE MATERIAL - ICC NO. ESR 1663

OWNER FURNISHED ITEMS

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-124678 INC:
REVIEWED FOR
SS ☐ FLS ☑ ACS ☑
DATE: 10/15/2025

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ARCHITECT	ENGINEER
LICENSED ARCHITECT BRYAN P WHITMORE No. C 30345 Rep. 9/30/27 STATE OF CALIFORNIA	

DATE SIGNED: 09/15/2025

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REVISION HISTORY

NO.	REMARKS	DATE

DRAWING STATUS

	DATE
○ DSA PLAN CHECK	08/18/2025
● DSA BACK CHECK	09/15/2025
○ BIDDING	
○ CONSTRUCTION	

KEY PLAN



BUENA PARK SCHOOL DISTRIC
6865 ORANGETHORPE AVE.
BUENA PARK, CA 90620

DSA BACK CHECK

MABEL L. PENDLETON ELEMENTARY SCHOOL
NEW SOCCER FIELD
7101 STANTON AVE. BUENA PARK, CA 92621

GENERAL NOTES

Date 09/15/2025
Project Number 25030
Application Number 04-124678
Drawing Number A0.2
Drawn HF
Checked MH

PRINT DATE: 9/19/2025 1:29:25 PM
FILE PATH: Autodesk Docs://25030 BPSD Pendleton ES New Track-Soccer Field/25030 - BPSD Pendleton ES New Track-Soccer Field - Site-A23.rvt

ARCHITECTURAL DRAWING ABBREVIATIONS

#	POUND OR NUMBER
&	AND
*	ITEMS IDENTIFIED AS "NIC" ARE NOT PART OF THIS DSA APPROVAL
2X	NOMINAL LUMBER SIZE (4X, 6X, 8X, ETC.)
@	AT
⊥	PERPENDICULAR
A	
A/C	AIR CONDITIONING
A/E	ARCHITECT/ENGINEER
AB	ANCHOR BOLT
ABAN	ABANDON
ABC	AGGREGATE BASE COURSE
ABV	ABOVE
AC	ASPHALTIC CONCRETE
ACC	ACCESS(IBLE)
ACP	ALUMINUM COMPOSITE PANEL
ACST	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADDM	ADDENDUM
ADH	ADHESIVE
ADJ	ADJUSTABLE
ADJC	ADJACENT
AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISHED GRADE
AGGR	AGGREGATE
AHU	AIR HANDLING UNIT
ALS	ASSISTED LISTENING SYSTEM
ALT	ALTERNATE
ALUM./AL.	ALUMINUM
ANC	ANCHOR, ANCHORAGE
APLD	APPLIED
APPRX	APPROXIMATELY
ARCH	ARCHITECT(URAL)
ASC	ABOVE SUSPENDED CEILING
ASF	ABOVE STAGE FINISH
ASPH	ASPHALT
ASSY	ASSEMBLY
ASYM	ASYMMETRICAL
AUTO	AUTOMATIC
AV	AUDIO VISUAL
AWG	AMERICAN WIRE GAUGE
B	
B	BOLT
BC	BACK OF CURB
BD	BOARD
BITUM	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BLW	BELOW
BLW CLG	BELOW CEILING
BLW FFLR	BELOW FINISH FLOOR
BM	BENCH MARK
BN	BOUNDARY NAILING
BO	BOTTOM OF
BOT	BOTTOM
BRCG	BRACING
BRDG	BRIDGING
BRG	BEARING
BRK	BRICK
BRKT	BRACKET
BRS	BRASS
BRZ	BRONZE
BS	BOTH SIDES
BSMT	BASEMENT
BTWN	BETWEEN
BUR	BUILT UP ROOFING
BW	BOTH WAYS
C	
C&G	CURB AND GUTTER
CAB	CABINET
CAD	CADMIUM
CB	CATCH BASIN
CBB	CEMENTITIOUS BACKER BOARD
CBC	CALIFORNIA BUILDING CODE
CEM	CEMENT
CER	CERAMIC
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CFLG	COUNTERFLASHING
CFOI	CONTRACTOR FURNISHED OWNER INSTALLED
CG	CORNER GUARD
CHBD	CHALKBOARD
CHFR	CHAMFER
CI	CAST IRON
CIP	CAST IN PLACE
CIR	CIRCLE
CIRC	CIRCULAR, CIRCUMFERENCE
CJ	CONSTRUCTION JOINT
CL	CHAIN LINK OR CENTER LINE
CLG	CEILING
CLJ	CONTROL JOINT
CLKG	CAULKING
CLL	CONTRACT LIMIT LINE
CLOS	CLOSURE
CLR	CLEAR(ANCE)
CLRM	CLASSROOM
CMP	CORRUGATED METAL PANEL
CMPST	COMPOSITION
CMU	CONCRETE MASONARY UNIT
CNCL	CONCEALED
CNR	CORNER
CNTR	COUNTER
COL	COLUMN
COM	COMMON
COMB	COMBINATION
COMP	COMPOSITE
COMPT	COMPARTMENT
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS, CONTINUATION
CONTR	CONTRACT(OR)
COORD	COORDINATE
CORR	CORRIDOR
CPR	COPPER
CPRS	COMPRESS(ED), (ION), (IBLE)
CPT	CARPET
CRS	COLD ROLLED STEEL
CS	CAST STONE
CSG	CASING
CSK	COUNTERSUNK
CSMT	CASEMENT
CSWK	CASEWORK
CT	CERAMIC TILE
CTB	CERAMIC TILE BASE
CTF	CERAMIC TILE FLOOR
CTG	COATING
CTR	CENTER
CUFT	CUBIC FOOT
CUIN	CUBIC INCH
CUST	CUSTODIAN
CUYD	CUBIC YARD
CW	CURTAIN WALL
D	
D	DRAIN
d.	PENNYWEIGHT (NAILS)
DA	DOUBLE ACTING
DBL	DOUBLE
DEG	DEGREES
DEMO	DEMOLISH, DEMOLITION
DEP	DEPRESSED
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DG	DECOMPOSED GRANITE
DH	DOUBLE HUNG
DIA	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DMPF	DAMPPROOFING
DMT	DEMOUNTABLE
DN	DOWN
DR	DOOR
DRB	DRAINBOARD
DRLV	DOOR LOUVER
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DT	DRAIN TILE
DVTL	DOVETAIL
DW	DISHWASHER
DWG	DRAWING
DWL	DOWEL
DWR	DRAWER
E	
(E)	EXISTING
E	EAST
EA	EACH
EAR	EXHAUST AIR REGISTER
EB	EXPANSION BOLT
EE	EACH END
EF	EACH FACE
EFS	EXTERIOR FINISH SYSTEM
EHD	ELECTRIC HAND DRYER
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELAST	ELASTOMERIC
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
EM	EXPANDED METAL
EMER	EMERGENCY
EN	EDGE NAILING
ENCL	ENCLOSE(URE)
ENGR	ENGINEER
ENTR	ENTRANCE
EP	ELECTRICAL PANELBOARD
EQ	EQUAL
EQUIP	EQUIPMENT
ESC	ESCUTCHEON
ESCL	ESCALATOR
ESMT	EASEMENT
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
EWS	EYE WASH STATION
EXC	EXCAVATE
EXH	EXHAUST
EXP	EXPOSED
EXPN	EXPANSION
EXS	EXTRA STRONG
EXT	EXTERIOR
F	
(F)	FUTURE
F/F	FACE TO FACE
FA	FIRE ALARM
FAB	FABRIC
FBD	FIBERBOARD
FBRK	FIRE BRICK
FCBRK	FACE BRICK
FD	FLOOR DRAIN
FDTN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FFA	FROM FLOOR ABOVE
FFB	FROM FLOOR BELOW
FFEL	FINISHED FLOOR ELEVATION
FFL	FINISHED FLOOR LINE
FGL	FIBERGLASS
FHC	FIRE HOUSE CABINET
FHMB	FLAT HEAD MACHINE BOLT
FHMS	FLAT HEAD MACHINE SCREW
FHWS	FLATHEAD WOOD SCREW
FIN	FINISH(ED)
FJT	FLUSH JOINT
FLASH	FLASHING
FLDG	FOLDING
FLG	FLOORING
FLR	FLOOR
FLUOR	FLUORESCENT
FN	FIELD NAILING
FOB	FACE OF BLOCK
FOC	FACE OF CONCRETE/CURB
FOF	FACE OF FINISH
FOG	FACE OF GRID
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FPL	FIREPLACE
FPRF	FIREPROOF(ING)
FR	FRAME(D), (ING)
FRG	FIBERGLASS REINFORCED GYPSUM
FRP	FIBERGLASS REINFORCED PLASTIC
FRTW	FIRE RETARDANT TREATED WOOD
FRZ	FREEZER
FS	FIRE SPRINKLER
FS	FAR SIDE
FSTN	FASTEN, FASTENER
FT	FOOT/FEET
FTG	FOOTING
FURG	FURRED, (ING)
FWC	FABRIC WALL COVERING
G	
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GB	GRAB BAR
GFRC	GLASS FIBER REINFORCED CONCRETE
GI	GALVANIZED IRON
GL	GLASS
GLULAM	GLUE LAMINATED
GLZ	GLAZING
GLZCMU	GLAZED CONRETE MASONRY UNIT
GND	GROUND
GPC	GYPSUM PLASTER CEILING
GR	GRADE
GRBM	GRADE BEAM
GRLN	GRADE LINE
GSB	GYPSUM SHEATHING BOARD
GSM	GALVANIZED SHEET METAL
GSS	GALVANIZED STEEL SHEET
GST	GLAZED STRUCTURAL TILE
GT	GROUT
GVL	GRAVEL
GYP	GYPSUM
GYP BD	GYPSUM BOARD
H	
HB	HOSE BIB
HC	HOLLOW CORE
HD	HEAVY DUTY
HDAS	HEADED ANCHOR STUD
HDJT	HEAD JOINT
HDR	HEADER
HDW	HARDWARE
HDWD	HARDWOOD
HEX	HEXAGONAL
HGR	HANGER
HLDN	HOLD DOWN
HM	HOLLOW METAL
HMD	HOLOW METAL DOOR
HMDF	HOLLOW METAL DOOR AND FRAME
HMF	HOLLOW METAL FRAME
HNDRL	HANDRAIL
HORIZ	HORIZONTAL
HPT	HIGH POINT
HR	HOUR
HT	HEIGHT
HTG	HEATING
HVAC	HEATING, VENTILATING, AIR CONDITIONING
HWH	HOT WATER HEATER
I	
ID	INSIDE DIAMETER
IN	INCH
INCL	INCLUDE(D), (ING)
INFO	INFORMATION
INSTL	INSTALL
INSUL	INSULATE(D), (ION)
INT	INTERIOR
INV	INVERT
IPS	IRON PIPE SIZE
ISA	INTERNATIONAL SYMBOL OF ACCESSIBILITY
J	
JAN	JANITOR
JST	JOIST
JT	JOINT
K	
KIT	KITCHEN
KO	KNOCKOUT
KPL	KICKPLATE
L	
LAB	LABORATORY
LAD	LADDER
LAM	LAMINATE
LAV	LAVATORY
LB(S)	POUND(S)
LBL	LABEL
LBR	LUMBER
LDR	LEADER
LF	LINEAL FOOT
LG	LENGTH, LONG
LH	LEFT HAND
LHR	LEFT HAND REVERSE
LKNT	LOCKNUT
LKR	LOCKER
LKWASH	LOCKWASHER
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LMST	LIMSTONE
LNSCP	LANDSCAPE(D)
LNTL	LINTEL
LP	LIGHTPROOF
LPT	LOW POINT
LT	LIGHT
LTWT	LIGHTWEIGHT
LV	LOUVER VENT
LVL	LEVEL(ER)
LWC	LIGHTWEIGHT CONCRETE
LWIC	LIGHTWEIGHT INSULATING CONCRETE
M	
MAINT	MAINTAIN(ANCE)
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MBR	MEMBER
MC	MEDICINE CABINET
MCB	METAL CORNER BEAD
MDO	MEDIUM DENSITY OVERLAID
MECH	MECHANICAL
MED	MEDIUM
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFD	METAL FLOOR DECKING
MFR	MANUFACTUR(ER)
MH	MANHOLE
MIN	MINIMUM
MIRR	MIRROR
MISC	MISCELLANEOUS
ML	METAL LATH
MLDG	MOLDING
MLWK	MILLWORK
MO	MASONRY OPENING
MOD	MODULE(AR)
MR	MOISTURE RESISTANT
MRB	MARBLE
MRD	METAL ROOF DECKING
MS	MACHINE SCREW
MTD	MOUNTED
MTL	METAL
MTR	MORTAR
MULL	MULLION
N	
(N)	NEW
N	NORTH
NAT	NATURAL
NCOMBL	NONCOMBUSTIBLE
NE	NOT EXCEEDING
NF	NEAR FACE
NIC	NOT IN CONTRACT
NLB	NON-LOAD BEARING
NM	NONMETALLIC
NO	NUMBER
NOM	NOMINAL
NR	NOISE REDUCTION
NRC	NOISE REDUCTION COEFFICIENT
NRCA	NATIONAL ROOFING CONTRACTOR'S ASSOCIATION
NS	NEAR SIDE
NTS	NOT TO SCALE
O	
O/	OVER
O/O	OUT TO OUT
OA	OVERALL
OBS	OBSCURE
OC	ON CENTER
OCC	OCCUPANTS OR OCCUPANCY
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFF	OFFICE
OFOI	OWNER FURNISHED OWNER INSTALLED
OFS	OUTSIDE FACE OF STUD
OHMS	OVALHEAD MACHINE SCREW
OHWS	OVALHEAD WOOD SCREW
OI	OWNER INSTALLED
OPH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OPQ	OPAQUE
OPR	OPERABLE
ORD	OVERFLOW ROOF DRAIN
OSB	ORIENTED STRAND BOARD
OVFL	OVERFLOW
OVHD	OVERHEAD
P	
P	PAINT
PA	PUBLIC ADDRESS
PAR	PARALLEL
PAT	PATTERN
PB	PANIC BAR
PBD	PARTICLE BOARD
PC	PORTLAND CEMENT
PCC	PRECAST CONCRETE
PCP	PORTLAND CEMENT PLASTER
PED	PEDESTAL
PERF	PERFORATED
PERIM	PERIMETER
PERP	PERPENDICULAR
PGBD	PEGBOARD
PH	PHASE
PHS	PHILLIPS HEAD SCREW
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PLATE, PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PM	PRESSED METAL
PMF	PRESSED METAL FRAME
PNEU	PNEUMATIC
PNL	PANEL
PNT	PAINT(ED)
POL	POLISHED
POLY	POLYETHYLENE
PORC	PORCELAIN
PORT	PORTABLE
PR	PAIR
PRCST	PRECAST
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PREFMD	PREFORMED
PRKG	PARKING
PRML	PREMOLDED
PROJ	PROJECT
PROP	PROPERTY
PSCONC	PRESTRESSED CONCRETE
PT	POINT
PTD	PAPER TOWEL DISPENSER
PTDF	PRESSURE TREATED DOUGLAS FIR
PTN	PARTITION
PTR	PAPER TOWEL RECEPTACLE
PVC	POLYVINYL CHLORIDE
PVG	PAVE(D), (ING)
PVMT	PAVEMENT
Q	
QT	QUARRY TILE
QTB	QUARRY TILE BASE
QTF	QUARRY TILE FLOOR
QTR	QUARTER
QTY	QUANTITY
R	
R	RISER
RA	RETURN AIR
RAB	RABBET
RAD	RADIUS
RB	RESILIENT BASE
RBR	RUBBER
RCP	REINFORCED CONCRETE PIPE
RCVR	RECEIVER
RD	ROOF DRAIN
RDWY	ROADWAY
REBAR	REINFORCING STEEL BARS
REC	RECESSED
RECT	RECTANGULAR
RECYL	RECYCLING
REF	REFERENCE
REFL	REFLECT(ED), (IVE), (OR)
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCED
REM	REMOVE(ABLE)
REP	REPAIR
REPL	REPLACE
REQD	REQUIRED
RESIL	RESILIENT
RET	RETURN
REV	REVISION(S), REVISED
RF	RESILIENT FLOORING
RFG	ROOFING
RFH	ROOF HATCH
RGDINS	RIGID INSULATION
RH	RIGHT HAND
RHMS	ROUND HEAD MACHINE SCREW
RHR	RIGHT HAND REVERSE
RHWS	ROUND HEAD WOOD SCREW
RL	ROOF LEADER
RLG	RAILING
RM	ROOM
RND	ROUND
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RR	RESTROOM
RS	ROUGH SAWN
RTF	RUBBER TILE FLOORING
RTU	ROOF TOP UNIT
RV	ROOF VENT
RVL	REVEAL
RVS	REVERSE (SIDE)
RVT	RIVET(ED)
RWD	REDWOOD
RWL	RAIN WATER LEADER
S	
S	SOUTH
S2S	SURFACED TWO SIDES
S4S	SURFACED FOUR SIDES
SA	SUPPLY AIR
SALV	SALVAGE
SAM	SELF-ADHERED MEMBRANE
SAT	SUSPENDED ACOUSTICAL TILE
SB	SPLASH BLOCK
SBSTR	SUBSTRATE
SC	SOLID CORE
SCD	SEAT COVER DISPENSER
SCHED	SCHEDULE
SCP	SCUPPER
SCRN	SCREEN
SD	STORM DRAIN
SDBL	SANDBLAST
SEC	SECONDS
SECT	SECTION
SEP	SEPERATE OR SEPERATION
SF	SQUARE FEET, STOREFRONT
SGL	SINGLE
SHR	SHOWER
SHT	SHEET(ING)
SHTG	SHEATHING
SHV	SHELVES(ING)
SIM	SIMILAR
SK	SINK
SKLT	SKYLIGHT
SLD	SEALED
SLDG	SLIDE(ING)
SLDR	SOLDER
SLNT	SEALANT
SLV	SLEEVE
SM	SHEET METAL
SMACNA	SHEET METAL AND AIR CONDITIONING CONTRACTOR'S NATIONAL ASSOCIATION
SMLS	SEAMLESS
SMS	SHEET METAL SCREW
SND	SANITARY NAPKIN DISPENSER
SNDINS	SOUND INSULATION
SNDU	SANITARY NAPKIN DISPOSAL UNIT
SNT	SEALANT
SP	SPACES
SPC	SUSPENDED PLASTER CEILING
SPD	SOAP DISPENSER
SPEC	SPECIFICATION(S)
SPRT	SUPPORT
SQ	SQUARE
SS	STAINLESS STEEL
SSK	SERVICE SINK
ST	STREET
STA	STATION
STAG	STAGGERED
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STG	SEATING
STIF	STIFFENER
STIR	STIRRUP
STL	STEEL
STOR	STORAGE
STR	STRAIGHT
STRUC	STRUCTURAL
STU	STRUCT
SUSP	SUSPENDED
SV	SHEET VINYL
SYMM	SYMMETRICAL
SYNTH	SYNTHETIC
SYS	SYSTEM
T	
T	TEMPERED, TOILET, TREAD
T24	TITLE 24
T&B	TOP AND BOTTOM
T&G	TONGUE & GROOVE
TB	THRU BOLT
TBE	THREADED BOTH ENDS
TD	TOWEL DISPENSER
TDR	TOWEL DISPENSER/RECEPTACLE
TEL	TELEPHONE
TEMP	TEMPORARY
TER	TERRAZZO
TFA	TO FLOOR ABOVE
TFB	TO FLOOR BELOW
THD	THREADED(D)
THERM	THERMAL
THK	THICK
THRES	THRESHOLD
THRU	THROUGH
TKBD	TACKBOARD
TMPD	TEMPERED
TO	TOP OF
TOB	TOP OF BEAM
TOC	TOP OF CURB OR TOP OF CONCRETE
TOF	TOP OF FOOTING
TOFF	TOP OF FINISH FLOOR
TOJ	TOP OF JOIST
TOL	TOLERANCE
TOM	TOP OF MASONRY
TOP	TOP OF PARAPET
TOPV	TOP OF PAVEMENT
TOS	TOP OF SHEATHING
TOSL	TOP OF SLAB
TOST	TOP OF STEEL
TOW	TOP OF WALL OR TOP OF WALK
TPD	TOILET PAPER DISPENSER
TPTN	TOILET PARTITION
TRANS	TRANSITION
TS	TUBE STEEL
TV	TELEVISION
TWLB	TOWEL BAR
TYP	TYPICAL
U	
UC	UNDERCUT
UGND	UNDERGROUND
UL	UNDERWRITER'S LABORATORY
UNFIN	UNFINISHED
UON	UNLESS OTHERWISE NOTED
UR	URINAL
URM	UNREINFORCED MASONRY
UTIL	UTILITY
V	
VAR	VARIES
VB	VINYL BASE
VCT	VINYL COMPOSITION TITLE
VER	VERIFY
VERT	VERTICAL
VEST	VESTIBULE
VF	VINYL FABRIC
VFAT	VINYL FACED ACOUSTIC TILE
VIF	VERIFY IN FIELD
VJ	V-JOINT(ED)
VNR	VENEER
VR	VAPOR RETARDER
VTR	VENT THROUGH ROOF
VWC	VINYL WALL COVERING
W	
W	WEST
W.O.	WHERE OCCURS
W/	WITH
W/O	WITHOUT
W/W	WALL TO WALL
WBL	WOOD BLOCKING
WC	WATER CLOSET
WD	WOOD
WDP	WOOD PANELING
WDW	WINDOW
WF	WIDE FLANGE
WFS	WOOD FURRING STRIP
WGL	WIRED GLASS
WH	WATER HEATER
WH	WALL HUNG
WI	WROUGHT IRON
WID	WIDTH, WIDE
WLD	WELD(ED)
WM	WIRE MESH
WP	WATERPROOF(ING)
WPT	WORKING POINT
WR	WIRE ROPE
WS	WOOD SCREW
WSCT	WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
X	
XBRACE	CROSS BRACE
XFMR	TRANSFORMER
XSECT	CROSS SECTION
Y	
YCO	YARD CLEANOUT
YD	YARD

SYMBOLS LEGEND

N = PLAN NORTH ARROW
ADDITIONAL ARROW INDICATES TRUE NORTH

X = BUILDING SECTION NUMBER
AX.X = SHEET NUMBER

X = WALL SECTION NUMBER
AX.X = SHEET NUMBER

X = EXTERIOR ELEVATION NUMBER
AX.X = SHEET NUMBER

X = INTERIOR ELEVATION NUMBER
AX.X = SHEET NUMBER
N,S,E,W = INDICATES CARDINAL DIRECTION

GRID LINE, FACE OF STRUCTURE

GRID LINE, CENTER OF STRUCTURE

ELEVATION OR DATUM POINT

WORK POINT

REFERENCE DETAIL
X = DETAIL DRAWING NUMBER
AX.X = SHEET NUMBER

20 / AX.X — MATCH LINE AND AREA DESIGNATOR
SHADED PORTION IS THE SIDE CONSIDERED

ROOM NAME
A119 — ROOM NAME
AREA IDENTIFICATION:
A = BUILDING OR AREA DESIGNATION
1 = FLOOR NUMBER
19 = ROOM NUMBER

A — WINDOW, STOREFRONT, OR CURTAINWALL
SEE WINDOW SCHEDULE

A101A — DOOR NUMBER, SEE DOOR SCHEDULE

08 211 — KEYNOTE
08 = SPECIFICATION DIVISIONAL PREFIX
2 = SPECIFICATION SUBSECTION PREFIX
11 = NOTE NUMBER

1 — REVISION

102 (30" x 24" x 36" LOCKABLE) — CASEWORK TAG
102 = ARCHITECTURAL WOODWORK STANDARD (AWVS) NUMBER
36" x 24" x 24" = WIDTH x HEIGHT x DEPTH
LOCKABLE = MODIFYING NOTE

NOTE: FOR BASE CABINETS, HEIGHT DOES NOT INCLUDE COUNTERTOP THICKNESS - REFER TO PLANS FOR COUNTERTOP TYPE

41 — PATH OF EGRESS
41 = OCCUPANT LOAD
STARTING POINT OF PATH OF TRAVEL TO EXIT
MARKED BY DOT AT THE BEGINNING OF EGRESS LINE

P — PANIC HARDWARE DEVICE - REFERENCE DOOR SCHEDULE AND HARDWARE GROUP

S1 — SIGNAGE TAG

MATERIALS LEGEND

- EARTH
- POROUS FILL (STONE, GRAVEL, ETC.)
- CONCRETE
- GROUT
- STEEL
- FINISHED WOOD
- TERRAZZO
- WOOD BLOCKING
- WOOD FRAMING
- BATT INSULATION
- RIGID INSULATION
- GYPSUM BOARD
- PLYWOOD
- METAL LATH AND PLASTER

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-124678 INC:
REVIEWED FOR
SS ☐ FLS ☑ ACS ☑
DATE: 10/15/2025

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ARCHITECT	ENGINEER

LICENSED ARCHITECT — BRYAN P WHITMORE — No. C 30345 — Ren. 9/30/27 — STATE OF CALIFORNIA
DATE SIGNED: 09/15/2025

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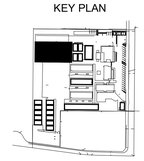
REVISION HISTORY

NO.	REMARKS	DATE

DRAWING STATUS

	DATE
○ DSA PLAN CHECK	08/18/2025
● DSA BACK CHECK	09/15/2025
○ BIDDING	
○ CONSTRUCTION	

KEY PLAN



BUENA PARK SCHOOL DISTRIC
6865 ORANGETHORPE AVE.
BUENA PARK, CA 90620

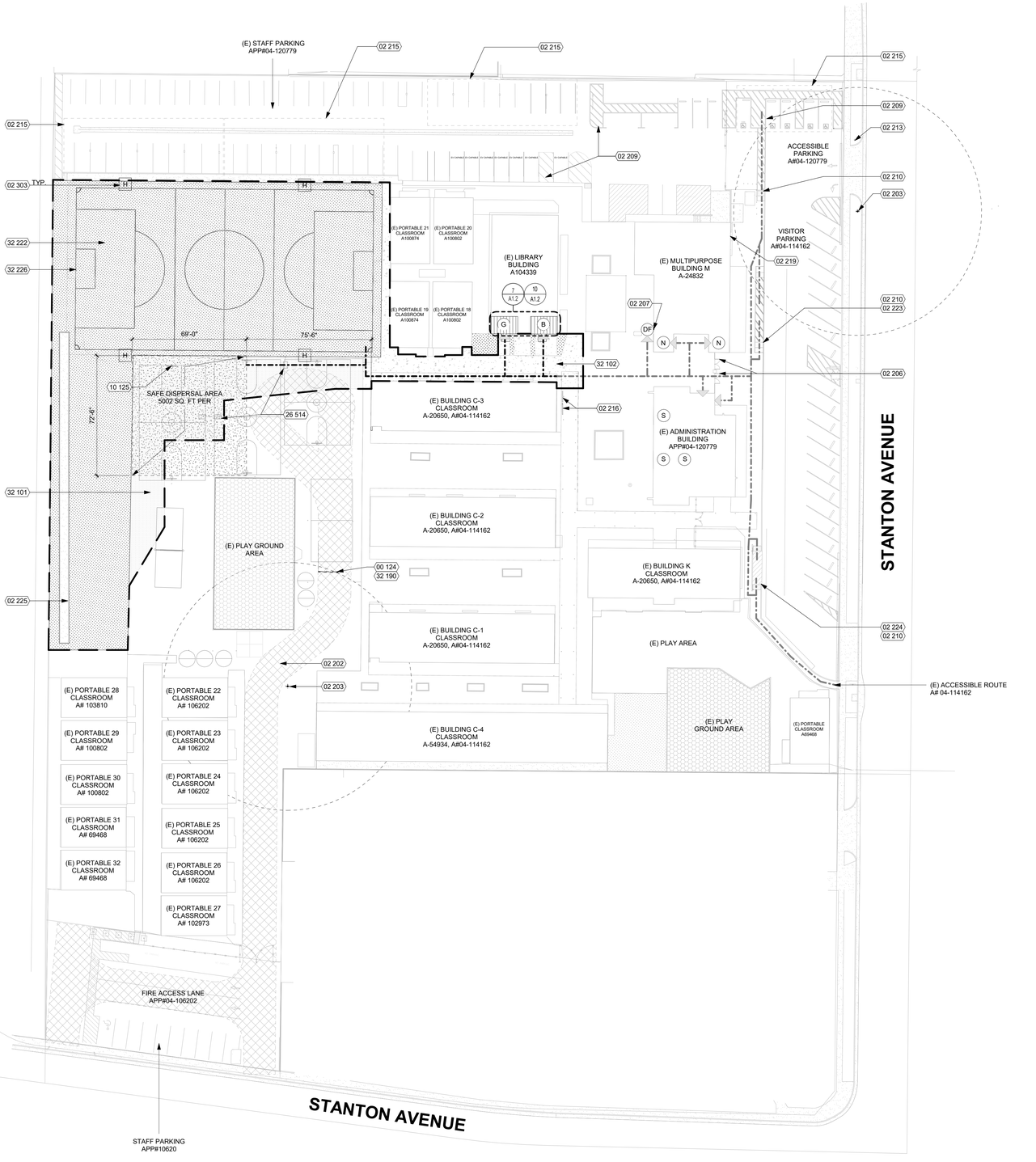
DSA BACK CHECK

MABEL L. PENDLETON ELEMENTARY SCHOOL
NEW SOCCER FIELD
7101 STANTON AVE. BUENA PARK, CA 92621

ARCHITECTURAL SYMBOLS AND ABBREVIATIONS

Date	Project Number
09/15/2025	25030
Application Number	Drawing Number
04-124678	A0.3
Drawn: HF	Checked: MH

PRINT DATE: 9/19/2025 1:29:26 PM
FILE PATH: Autodesk Docs://2500 BPSD Pendleton ES New Track-Soccer Field/25030 - BPSD Pendleton ES New Track-Soccer Field - Site-A23.rvt



LOCAL FIRE AUTHORITY REVIEW

DSA **810**

FIRE & LIFE SAFETY SITE CONDITIONS SUBMITTAL

Division of the State Architect (DSA) documents referenced within this publication are available on the DSA Forms or DSA Publications webpages.

To facilitate the Division of the State Architect's (DSA) fire and life safety plan review of project site conditions, DSA requires the design professional to provide the following information at time of project submittal for projects consisting of construction of a new campus, construction of new building(s), additions to existing buildings, and for site alternate design means for fire department emergency vehicle access, and fire suppression water supply.

Information associated with compliance items 1 through 3 below is to be provided for all project types indicated above. Information associated with items 4 through 7 is to be completed when an alternate means is utilized. Acknowledgement by the school district and signature from the Local Fire Authority (LFA) is only required when an alternate design means is being requested.

The Project Information and Fire & Life Safety Information sections are to be completed for all projects and imaged onto the fire access site plan. When an alternate design/means is proposed, all sections on pages 1 and 2 are to be completed and imaged on the fire access site plan.

For additional information refer to the instructions at the end of this form and DSA Policy *PL 09-01: Fire Flow for Buildings*.

PROJECT INFORMATION	
School District/Owner	Buena Park School Distric
Project Name/School	New Soccer Field /Pendleton Elementary School
Project Address	7101 Stanton Ave., Buena Park, CA 92621

FIRE & LIFE SAFETY INFORMATION				
1.	Has a fire hydrant flow test been performed within the past 12 months? *(If yes, provide a copy of the test data.)*	Yes ☐		No ☑
2.	Was the fire hydrant water flow test performed as part of this LFA review?	Yes ☐		No ☑
3.	Is the project located within a designated fire hazard severity zone (FHSZ) as established by Cal-Fire? *(If yes, indicate FHSZ classification below.)*	Yes ☐		No ☑
	Refer to the following website for FHSZ locations: Fire Hazard Severity Zones in State Responsibility Area	Moderate ☐	High ☐	Very High ☐
	Wildland Interface Area (WIFA) *(If any designations are checked, project design must meet the requirements of CBC Chapter 7A.)*			WIFA ☐

KEYNOTES

NUMBER	NOTE
00 124	REMOVE WOOD WALL AND FOOTING
02 202	(E) FIRE ACCESS LANE PER APP#04-106202
02 203	(E) FIRE HYDRANT
02 206	(E) ACCESSIBLE GATE, SEE APP# 04-120779
02 207	(E) DRINKING FOUNTAIN, SEE APP#04-114207
02 209	(E) ACCESSIBLE PARKING SPACES, SEE APP#04-120779
02 210	(E) ACCESSIBLE CURB RAMP W/ DETECTABLE WARNING AND STRIPING, SEE APP#04-120779
02 213	(E) TOW AWAY SIGNAGE TO BE REPLACE PER 9/A10.2.1
02 215	(E) PHOTOVOLTAIC PANEL ARRAY
02 216	(E) BIKE RACK, SEE APP#04-120779
02 219	(E) SURFACE MOUNTED KNOX BOX ON FIRE LANE CHAIN LINK GATE
02 223	(E) DROP OFF AND LOADING ZONE APP#04-120779
02 224	(E) DROP OFF AND LOADING ZONE APP#04-120779
02 225	(E) INFILTRATION TRENCH PER DETAIL 5/C5.01
02 303	(E) STANDARD WATER CLOSET
10 125	ADD SIGN TO BASKETBALL POST, STATING "AREAOF SAFE DISPERSAL" WITH 2" TALL LETTERS
26 514	POLE LIGHT PER ELECTRICAL DWGS
32 101	AC PAVING, SCD
32 102	CONCRETE PAVING PER CIVIL DWGS.
32 190	REPAIR AND INSTALL (E) ASPHALT AT WOOD WALL, GRIND SMOOTH
32 222	SYNTHETIC SOCCER FIELD, SEE CIVIL AND LANDSCAPE DRAWINGS
32 226	SOCCER PORTABLE GOAL AND NET (2)

GENERAL NOTES

EXISTING CONDITIONS
1. ALL (E) STRUCTURES AND ITEMS ON SITE ARE APPROXIMATE BASED ON DRAWINGS FROM OWNER.

BUILDING
1. ALL EXTERIOR OUTWARD SWINGING DOORS TO HAVE A MINIMUM 5'-0" LEVEL LANDING.
2. ALL BUILDING ENTRANCES AND EXTERIOR GROUND LEVEL EXITS SHALL BE ACCESSIBLE.

ACCESSIBLE PATH OF TRAVEL
1. SEE ACCESSIBLE PATH OF TRAVEL DEFINITION, THIS SHEET.
2. ALL SIDEWALKS ALONG THE ACCESSIBLE ROUTE TO BE A MINIMUM OF 4'-0" WIDE, AND THERE SHALL BE NO DROP-OFFS OVER 4" AT EDGE OF WALK OR LANDING. WHERE A 4" DROP-OFF DOES OCCUR, PROVIDING A 6" HIGH WARNING CURB OR GUARD OR HANDRAIL, (SEE CBC SECTION 11B-303.5)
3. FOR GRATINGS LOCATED IN THE SURFACE OF ANY PEDESTRIAN WALKWAY IN THE PATH OF TRAVEL, GRID/OPENINGS IN GRATINGS SHALL BE LIMITED TO 1/2" MAXIMUM IN THE DIRECTION OF TRAFFIC FLOW.
4. 36" WIDE CONTINUOUS DETECTABLE WARNING SHALL BE USED WHERE THE PEDESTRIAN PATH CROSSES OR ADJOINS A VEHICULAR WAY (SUCH AS A DRIVEWAY) TO WARN OF POTENTIAL HAZARDS AS PER CBC 11B-705.
5. SEE DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE STATEMENT ON THIS SHEET FOR PATH OF TRAVEL REQUIREMENTS.

GATES
1. GATES ALONG ACCESSIBLE ROUTE SHALL MEET DOOR REQUIREMENTS PER CBC SECTION 11B-404 INCLUDING PANIC HARDWARE AND 10" MIN. SMOOTH BOTTOM OR KICK PLATE.
2. GATES IN PATH OF TRAVEL SHALL COMPLY WITH EXIT DOOR REQUIREMENTS WITH PROPER ACCESSIBLE LEVER HARDWARE AND KICK PLATES.

DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE STATEMENT

(BASED ON DSA PROCEDURE PR 15-01)

THE P.O.T. IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS MEETS THE REQUIREMENTS OF THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE (CBC) ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS. AS PART OF THE DESIGN OF THIS PROJECT, THE P.O.T. WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE P.O.T. THAT WERE DETERMINED TO BE NONCOMPLIANT WITH THE CBC HAVE BEEN IDENTIFIED AND THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT'S WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS. ANY NONCOMPLIANT ELEMENTS, COMPONENTS OR PORTIONS OF THE P.O.T. THAT WILL NOT BE CORRECTED BY THIS PROJECT BASED ON VALUATION THRESHOLD LIMITATIONS OR A FINDING OF UNREASONABLE HARDSHIP ARE INDICATED IN THESE CONSTRUCTION DOCUMENTS.

DURING CONSTRUCTION, IF P.O.T. ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CBC COMPLIANT ARE FOUND TO BE NONCONFORMING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THE ITEMS SHALL BE BROUGHT INTO COMPLIANCE WITH THE CBC AS A PART OF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DOCUMENT.

LEGEND

- (E) BUILDING, NOT UNDER SCOPE OF WORK
- (E) 20'-0" WIDE MINIMUM CLEAR FIRE ACCESS LANE.
- SYNTHETIC TURF, SEE LANDSCAPE AND CIVIL DWGS
- (E) LANDSCAPE, SEE LANDSCAPE DWGS
- ASPHALT, SEE CIVIL DWGS
- CONCRETE, SEE CIVIL DWGS
- SAFE DISPERSAL AREA
- (E) FENCE
- ACCESSIBLE PATH OF TRAVEL,SEE DEFINITION ON SHEET AND CIVIL DRAWINGS
- (E) ACCESSIBLE PATH OF TRAVEL, SEE APP#04-120779
- PROPERTY LINE
- LIMIT OF WORK
- FIRE HYDRANT
- LOCATION OF ACCESSIBLE EXTERIOR EXIT DOORS, ENTRANCES, AND EGRESS
- (X) EXISTING BATHROOM FACILITIES: SEE APPLICATION #04-120779
- (W) WOMENS (M) MENS
- (G) GIRLS (B) BOYS
- (S) ALL GENDER STAFF (SINGLE OCCUPANCY) SEE APP#04-120779
- (N) ALL GENDER STUDENT (SINGLE OCCUPANCY) SEE APP#04-120779
- (DF) DRINKING FOUNTAIN, SEE APP#04-120779

ACC. PATH OF TRAVEL

ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLANS IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAXIMUM SLOPE OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAXIMUM AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL ABOVE 27" AND LESS THAN 80". ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.

BICYCLE PARKING

CAL GREEN BUILDING STANDARDS CODE SECTION 5.106.4.2 BICYCLE PARKING

1. EXISTING BICYCLE PARKING PROVIDED 8-BIKE CAPACITY RACK, PERMANENTLY ANCHORED

2. 2 BIKE CAPACITY STORAGE , PERMANENTLY ANCHORED IN MULTI PURPOSE BUILDING

ACCESSIBLE PARKING CALCS

BASED ON CBC TABLE 11B-208.2 " PARKING SPACES" AND CBC 5.106.5.3.3 EV CHARGING SPACE CALCULATION

(E) VISITOR / STAFF PARKING - LOT

STANDARD PARKING PROVIDED:	105 STALLS
STANDARD ACCESSIBLE PARKING REQUIRED AND PROVIDED:	1 VAN ACCESSIBLE STALL 4 STANDARD ACCESSIBLE STALLS

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-124678 INC:
REVIEWED FOR
SS ☐ FLS ☑ ACS ☑
DATE: 10/15/2025

STUDIO W ARCHITECTS
Studio W Architects
1930 H Street
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ARCHITECT	ENGINEER
LICENSED ARCHITECT BRYAN P WHITMORE No. C 30345 Ren. 9/30/27 STATE OF CALIFORNIA DATE SIGNED: 09/15/2025	

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REVISION HISTORY

NO.	REMARKS	DATE

DRAWING STATUS

	DATE
○ DSA PLAN CHECK	08/18/2025
● DSA BACK CHECK	09/15/2025
○ BIDDING	
○ CONSTRUCTION	

KEY PLAN



BUENA PARK SCHOOL DISTRIC
6865 ORANGETHORPE AVE.
BUENA PARK, CA 90620

DSA BACK CHECK

MABEL L. PENDLETON ELEMENTARY SCHOOL
NEW SOCCER FIELD
7101 STANTON AVE. BUENA PARK, CA 92621

CODE ANALYSIS SITE PLAN

Date	Project Number
09/15/2025	25030
Application Number	Drawing Number
04-124678	A0.4
Drawn / Checked	
HF / MH	

CODE ANALYSIS SITE PLAN 1" = 30'-0" 15

PRINT DATE: 9/19/2025 1:29:27 PM
FILE PATH: Autodesk Docs://25030 BPSD Pendleton ES New Track-Soccer Field/25030 - BPSD Pendleton ES New Track-Soccer Field - Site-A23.rvt

GENERAL NOTES:

1. WORK SHOWN HEREON SHALL BE DONE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION," LATEST EDITION AND SUPPLEMENTS, THE CALIFORNIA BUILDING CODE 2022, AND CITY OF BUENA PARK LOCAL ORDINANCES AS APPLICABLE.
2. EXISTING TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM A SURVEY DATED MAY 27, 2025 AND OCTOBER 29, 2021 (ORIGINAL) BY HAHN AND ASSOCIATES, INC.
3. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
4. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR SHALL HIRE A LICENSED LAND SURVEYOR TO VERIFY THAT THE ELEVATIONS SHOWN ON THE GRADING PLAN AT THE JOIN TO THE EXISTING IMPROVEMENTS MATCHES THE EXISTING ELEVATIONS IN THE FIELD. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES, AND SHALL NOT BEGIN CONSTRUCTION, IN THE AREAS OF DISCREPANCIES UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
5. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR SHALL POTHOLE AND VERIFY THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE LIMIT OF WORK SHOWN ON THE CONSTRUCTION DRAWINGS, INCLUDING VERTICAL AND HORIZONTAL LOCATION OF EXISTING UNDERGROUND FACILITIES AT THE POINT-OF-CONNECTIONS AND CROSSINGS WITH THE PROPOSED UNDERGROUND FACILITIES. CONTRACTOR SHALL VERIFY THE POTHOLING INFORMATION AGAINST THE CONSTRUCTION DRAWINGS AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES AND/OR CONFLICTS. THE CONTRACTOR SHALL NOT BEGIN CONSTRUCTION OF UNDERGROUND FACILITIES UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
6. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
7. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
8. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
9. THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
10. IF AT ANY TIME DURING GRADING OPERATIONS, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
11. THE PROPOSED GRADE IS THE FINAL GRADE AND NOT THE ROUGH GRADE. THE CONTRACTOR SHALL SUBTRACT THE THICKNESS OF THE PAVED SECTION AND/OR LANDSCAPE TOPSOIL SECTION TO ARRIVE AT THE ROUGH GRADE ELEVATION.
12. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
13. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
14. ALL FILL SOILS OR SOILS DISTURBED OR OVEREXCAVATED DURING CONSTRUCTION SHALL BE COMPACTED PER THE REQUIREMENTS OF THE SOILS REPORT BUT NOT LESS THAN 90% MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D-1557.
15. THE CONTRACTOR SHALL OBTAIN AN O.S.H.A. PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE FIVE FEET OR DEEPER.
16. DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
17. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
18. THRUST BLOCKS SHALL BE INSTALLED AT WATERLINE HORIZONTAL AND VERTICAL BENDS, TEES, CAPPED ENDS AND REDUCERS ACCORDING TO THE DETAILS PROVIDED ON THESE PLANS.
19. CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR.
20. THE CONTRACTOR SHALL REPLACE ALL EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION TO MATCH EXISTING, INCLUDING PERMANENT TRENCH RESURFACING.
21. CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT PRIOR TO EXCAVATION.
    SOUTHERN CALIFORNIA: DIGALERT.ORG
    PHONE: 811
22. ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
23. ALL CURB DIMENSIONS AND RADII ARE TO PAVEMENT FACE OF CURB.
24. CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
25. WATER SHALL BE PROVIDED ONSITE AND USED TO CONTROL DUST DURING CONSTRUCTION OPERATIONS.
26. CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FROM THE CITY OF BUENA PARK FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
27. STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
28. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, INCLUDING NPDES, FROM THE APPROPRIATE JURISDICTIONAL AGENCIES FOR DISCHARGE OF GROUNDWATER THAT MAY BE NECESSARY TO ACCOMPLISH EXCAVATIONS SHOWN ON THESE PLANS.
29. BLANKET PROTECTION SHALL BE PROVIDED FOR ALL UTILITY PIPES AND CONDUITS UNDER DRIVEWAYS, ROADWAYS, PARKING LOTS, AND OTHER VEHICULAR PATH OF TRAVEL PER APWA STANDARD PLAN 225-1 WHERE THE MINIMUM COVER OVER THE PIPES AND CONDUITS IS LESS THAN 36".
30. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITIES SUCH AS MANHOLE COVERS, CLEAN OUTLET COVERS, METER BOXES, PULL BOXES, VALVE BOXES, AREA DRAINS, CATCH BASINS, FIRE HYDRANTS AND OTHER SURFACE UTILITIES TO NEW FINISH GRADE. NOT ALL EXISTING SURFACE UTILITIES MAY HAVE BEEN IDENTIFIED ON THESE PLANS THAT MAY REQUIRE ADJUSTMENT TO NEW GRADE, THE CONTRACTOR SHALL BE RESPONSIBLE TO VISIT THE SITE TO FULLY ACKNOWLEDGE, UNDERSTAND AND INCLUDE THE EXTEND OF WORK REQUIRED.

CONTRACTOR'S SUBMITTAL REQUIREMENTS:

THE FOLLOWING LIST IDENTIFIES SUBMITTALS THAT THE CONTRACTOR MUST PROVIDE PROMPTLY TO KPFF FOR REVIEW AND RESPONSE. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL REQUIREMENTS OUTLINED IN THE CONTRACT DOCUMENTS, REGARDLESS OF WHETHER KPFF SPECIFICALLY REQUESTS REVIEW OF INDIVIDUAL ITEMS LISTED BELOW. WORK RELATED TO THESE SUBMITTALS SHALL NOT BEGIN UNTIL KPFF HAS PROVIDED WRITTEN APPROVAL.

1. ASPHALT CONCRETE PAVEMENT MIX DESIGN
2. PORTLAND CEMENT CONCRETE MIX DESIGN FOR WALKWAYS, VEHICULAR PAVEMENT, CURBS, GUTTERS, CROSS GUTTERS, AND SWALES
3. PAVEMENT AGGREGATE BASE
4. STORM DRAIN PIPES, FITTINGS, CLEANOUTS, CATCH BASINS, GRATES, COVERS, LIDS, CONCRETE, AND LEAKAGE TEST PROCEDURE AND RESULTS.
5. SUBDRAIN SYSTEMS (PIPES, AGGREGATE, AND FILTER FABRIC)

LEGEND:

GENERAL

- CIVIL LIMITS OF WORK
- SHEET MATCH LINE

ANNOTATION

- 100.00XX — SURFACE ELEVATION/UTILITY ELEVATION
- (100.00XX) — EXISTING SURFACE ELEVATION/UTILITY ELEVATION
- XX — CONSTRUCTION NOTE
- 2.0% — FLOW (DIRECTION AND GRADE)
- 2:1 — SLOPE (DIRECTION AND RUN:RISE)

SITE

- PROPERTY LINE/RIGHT OF WAY
- CENTER LINE
- FENCE
- TO BE DEMOLISHED

EROSION CONTROL

- GRAVEL BAG
- SURFACE FLOW DIRECTION

GRADING

- 100 — PROPOSED MAJOR CONTOUR
- 102 — PROPOSED MINOR CONTOUR
- GB — GRADE BREAK LINE
- R — RIDGE LINE
- SAWCUT

UTILITY

- SD — SANITARY SEWER
- PERFORATED PIPE
- POINT OF CONNECTION
- UTILITY CLEANOUT
- CATCH BASIN
- AREA DRAIN/PLANTER DRAIN
- TRENCH DRAIN
- THRUST BLOCK

ABBREVIATIONS:

AC	ASPHALTIC CONCRETE	(N)	NORTH
BW	BACK OF WALK	NTS	NOT TO SCALE
BLDG	BUILDING	PA	PLANTER AREA
BM	BENCH MARK	POC	POINT OF CONNECTION
BOS	BOTTOM OF STAIRS	PIV	POST INDICATOR VALVE
BMP	BEST MANAGEMENT PRACTICES	PCC	PORTLAND CEMENT CONCRETE
CB	CATCH BASIN	PRV	PRESSURE REDUCING VALVE
CI	CAST IRON	PVC	POLYVINYL CHLORIDE
CL, ℄	CENTER LINE	PL, ℙ	PROPERTY LINE
CMU	CONCRETE MASONRY UNIT	R=	RADIUS
CO	CLEANOUT	RCIP	RECTANGULAR CAST IRON PIPE
CONC	CONCRETE	RD	ROOF DRAIN
CF	CURB FACE	RW, R/W	RIGHT-OF-WAY
DW	DOMESTIC WATER	(S)	SOUTH
(E)	EAST	S=	SLOPE EQUALS
EG	EDGE OF GUTTER	SD	STORM DRAIN
EL., ELEV	ELEVATION	SSMH	SANITARY SEWER MANHOLE
ELEC	ELECTRIC, ELECTRICAL	SS	SANITARY SEWER
EX., EXIST.	EXISTING	STD	STANDARD
FDC	FIRE DEPARTMENT CONNECTION	SDMH	STORM DRAIN MANHOLE
FF	FINISHED FLOOR	TC	TOP OF CURB
FG	FINISHED GRADE (LANDSCAPE)	TEL	TELEPHONE
FS	FINISHED SURFACE (HARDSCAPE)	TG	TOP OF GRATE
FH	FIRE HYDRANT	TOS	TOP OF STAIRS
FL	FLOW LINE	TW	TOP OF WALL
FT	FOOT OR FEET	TS	TRAFFIC SIGNAL
FU	FIXTURE UNITS	TSB	TRAFFIC SIGNAL BOX
GV	GATE VALVE	TYP	TYPICAL
FW	FIRE WATER	TV	TELEVISION
GPM	GALLONS PER MINUTE	V.I.F.	VERIFY IN FIELD
HDPE	HIGH DENSITY POLYETHYLENE	VLT	VAULT
HP,	HIGH POINT	VCP	VITRIFIED CLAY PIPE (HP)
INV.	INVERT	(W)	WEST
LP,	LOW POINT	W	WATER (LP)
MAX.	MAXIMUM	WM	WATER METER
MIN.	MINIMUM	WV	WATER VALVE
MH	MANHOLE		

PROJECT DIRECTORY:

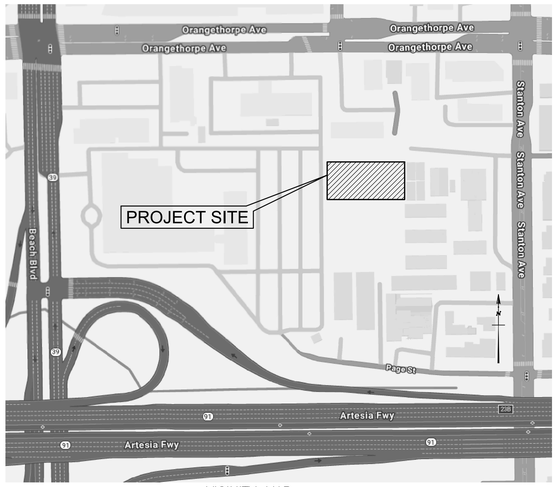
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CONTACT: NARM PHOMPHAKDY

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TEL: 949.836.5887
CONTACT: JARED BOHONUS



VICINITY MAP
NOT TO SCALE

SHEET INDEX	
SHEET	TITLE
C0.01	TITLE SHEET
C1.10	EROSION CONTROL AND DEMOLITION PLAN
C1.30	GRADING AND PAVING PLAN
C1.50	UTILITY PLAN
C5.00	DETAILS
C5.01	DETAILS

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-124678 INC:
REVIEWED FOR
SS ☐ FLS ☑ ACS ☑
DATE: 10/15/2025

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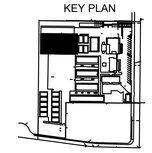
REVISION HISTORY

NO.	REMARKS	DATE

DRAWING STATUS

	DATE
○ DSA PLAN CHECK	08/18/2025
● DSA BACK CHECK	09/15/2025
○ BIDDING	
○ CONSTRUCTION	

KEY PLAN



BUENA PARK SCHOOL DISTRICT
6885 ORANGETHORPE AVE.
BUENA PARK, CA 90620

DSA BACK CHECK

MABLE L. PENDLETON ELEMENTARY SCHOOL
NEW TRACK AND SOCCER FIELD

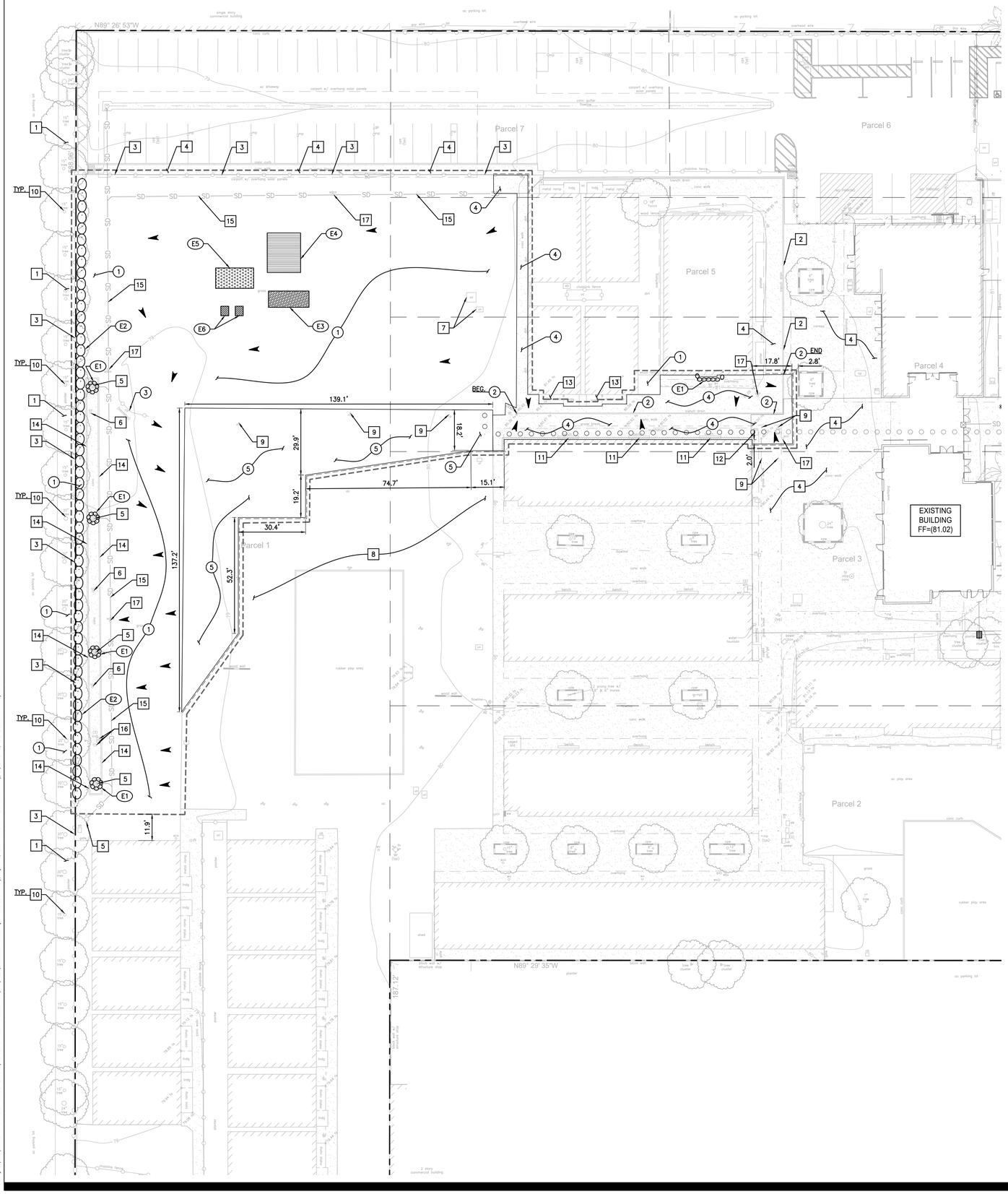
7101 STANTON AVENUE
BUENA PARK, CA 90621

TITLE SHEET

Date	KPFF Project Number
09/15/2025	2500039
Application Number	**Drawing Number**
04-124678	C0.01
Drawn / **Checked**	
TN / JP	

CONTACT 811 BEFORE YOU DIG — SAFE DIGGING PARTNER

Drawing: P:\2025\2500039 - 19 - BPSD Pendleton Elementary School New Track And Soccer Field\DWG\24471250039C-001DK.dwg Last Saved: Friday, August 15, 2025 1:35:06 PM Last Plotted: Friday, September 19, 2025 2:20:08 PM By: Gina Goh



DEMOLITION LEGEND:

- PROPERTY LINE
- LIMIT OF DEMOLITION
- UTILITY DEMOLITION
- GRAVEL BAGS
- SURFACE FLOW DIRECTION

DEMOLITION NOTES:

PROTECT-IN-PLACE

1. LANDSCAPE
2. SLOT DRAIN
3. CHAIN LINK FENCE
4. CONCRETE PAVEMENT
5. CATCH BASIN
6. OBSERVATION PORT. ADJUST TO GRADE, AS NEEDED.
7. UTILITY BOX. ADJUST TO GRADE, AS NEEDED.
8. ASPHALT CONCRETE PAVEMENT
9. METAL POST
10. TREE
11. BENCH & FOOTING
12. WATER METER. ADJUST TO GRADE, AS NEEDED.
13. METAL RAMP
14. MOW CURB
15. STORM DRAIN LINE
16. IRRIGATION VALVE BOX. ADJUST TO GRADE, AS NEEDED.
17. UTILITY CLEANOUT. ADJUST TO GRADE, AS NEEDED.

REMOVE & DEMOLISH

1. LANDSCAPE
2. SLOT DRAIN
3. CHAIN LINK BACKSTOP
4. CONCRETE PAVEMENT. DEMOLISH TO NEAREST CONTROL JOINT.
5. ASPHALT CONCRETE PAVEMENT

GENERAL DEMOLITION NOTES:

1. CONTRACTOR TO CLEAR PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITIES, STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN TO BE PROTECTED, RELOCATED AND/OR SALVAGED.
2. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
4. NOT ALL EXISTING SITE CONDITIONS AND IMPROVEMENTS MAY HAVE BEEN SHOWN ON DEMOLITION PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO VISIT THE SITE TO FULLY ACKNOWLEDGE, UNDERSTAND AND INCLUDE THE EXTENT OF DEMOLITION WORK REQUIRED FOR THE IMPROVEMENTS SHOWN ON THE CONTRACT PLANS.
5. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
6. DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
7. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
8. DUST CONTROL SHALL BE IMPLEMENTED DURING DEMOLITION.
9. DEMOLITION IS LIMITED TO WITHIN DEMOLITION LIMIT LINE UNLESS NOTED OTHERWISE.
10. CONTRACTOR SHALL INCLUDE IN THEIR SCOPE OF WORK DEMOLITION OF ALL EXISTING IMPROVEMENTS REQUIRED FOR THE CONSTRUCTION OF THE NEW IMPROVEMENTS SHOWN ON THE CONTRACT PLANS, REGARDLESS OF IF THE DEMOLITION AND REMOVAL OF THE EXISTING IMPROVEMENTS REQUIRED FOR NEW CONSTRUCTION IS EXPLICITLY SHOWN ON THESE PLANS TO BE DEMOLISHED AND REMOVED.
11. DEMOLITION CALLOUTS IN THIS SECTION ARE REPRESENTATIVE OF WHAT IS TO BE DONE, NOT AN ITEMIZED ACCOUNTING FOR EACH PIPE, CATCH BASIN, MANHOLE, VAULT, ETC, THAT IS TO BE DEMOLISHED, REMOVED AND DISPOSED OF.

EROSION CONTROL NOTES:

- * FINAL BMP LOCATION TO BE DETERMINED BY THE CONTRACTOR.
- (E1) PROVIDE INLET PROTECTION PER DETAIL CASQA BMP SE-10.
- (E2) PLACE GRAVEL BAGS TRIPLE ROW PER DETAIL BMP SE-6.
- (E3) MATERIAL DELIVERY AND STORAGE PER CASQA BMP WM-1.
- (E4) SOLID WASTE MANAGEMENT PER CASQA BMP WM-5.
- (E5) CONCRETE WASTE MANAGEMENT PER CASQA BMP WM-8.
- (E6) SANITARY/SEPTIC WASTE MANAGEMENT PER CASQA BMP WM-9.

BMP NOTES:

THE FOLLOWING BMPS AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORMWATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA 2009, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS):

EROSION CONTROL

EC1-SCHEDULING
EC2-PRESERVATION OF EXISTING VEGETATION
EC3-HYDRAULIC MULCH
~~EC4-HYDROSEEDING~~
EC5-SOIL BINDERS
~~EC6-STRAW MULCH~~
EC7-GEOTEXTILES
~~EC8-WOOD MULCHING~~
~~EC9-EARTH DIKES AND DRAINAGE SWALES~~
~~EC10-VELOCITY DISSIPATION DEVICES~~
~~EC11-SLOPE DRAINS~~
~~EC12-STREAMBANK STABILIZATION~~
~~EC13-POLYACRYLAMIDE~~

TEMPORARY SEDIMENT CONTROL

SE1-SILT FENCE
~~SE2-SEDIMENT BASIN~~
~~SE3-SEDIMENT TRAP~~
SE4-CHECK DAM
SE5-FIBER ROLLS
SE6-GRAVEL BAG BERM
SE7-STREET SWEEPING AND VACUUMING
SE8-SANDBAG BARRIER
~~SE9-STRAW BALE BARRIER~~
SE10-STORM DRAIN INLET PROTECTION
~~SE11-CHEMICAL TREATMENT~~

EQUIPMENT TRACKING CONTROL

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

WIND EROSION CONTROL

WE1-WIND EROSION CONTROL

NON-STORMWATER MANAGEMENT

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

WASTE MANAGEMENT & MATERIALS POLLUTION CONTROL

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

EROSION CONTROL NOTES:

1. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS AND WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES TO MEET "AS GRADED" CONDITIONS.
2. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR
3. WHEN THE INSPECTOR SO DIRECTS, A 12-INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
4. STORM AND SEWER DRAIN TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHALL BE PLUGGED WITH SANDBAGS.
5. EXCEPT WHEN THE INSPECTOR DIRECTS OTHERWISE, ALL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS FORECAST, AND SHALL BE MAINTAINED DURING THE RAINY SEASON (OCTOBER 15 TO APRIL 15).
6. SANDBAGS SHALL BE STOCKPILED ON SITE, READY TO BE PLACED IN POSITION WHEN RAIN IS FORECAST, OR WHEN THE INSPECTOR SO DIRECTS.
7. A "STANDBY EMERGENCY CREW" SHALL BE ALERTED BY THE PERMITTEE OR THE CONTRACTOR TO PERFORM EMERGENCY WORK DURING RAINSTORMS. THE PARTY TO BE CONTACTED IS:
   NAME: _____ (TO BE FILLED IN BY CONTRACTOR)
   PHONE NUMBER: _____

N

0 10' 20'

SCALE: 1"=20'

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-124678 INC:
REVIEWED FOR
SS ☐ FLS ☑ ACS ☑
DATE: 10/15/2025

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ARCHITECT	ENGINEER
	REGISTERED PROFESSIONAL ENGINEER ALI KHAMO No. C74768 Exp. 12/31/25 CIVIL STATE OF CALIFORNIA

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REVISION HISTORY

NO.	REMARKS	DATE

DRAWING STATUS

	DATE
○ DSA PLAN CHECK	08/18/2025
● DSA BACK CHECK	09/15/2025
○ BIDDING	
○ CONSTRUCTION	

KEY PLAN



BUENA PARK SCHOOL DISTRICT
6885 ORANGETHORPE AVE.
BUENA PARK, CA 90620

DSA BACK CHECK

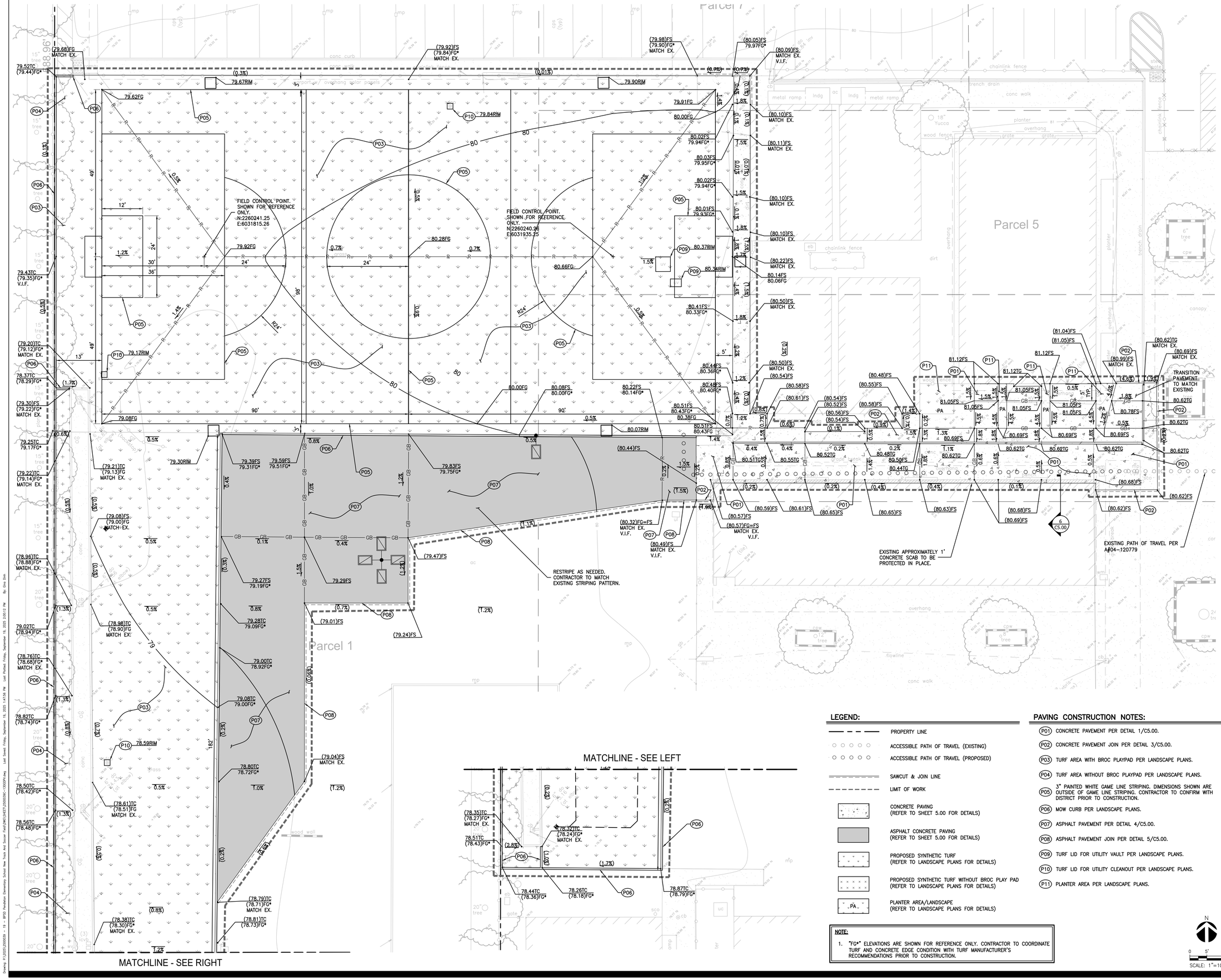
MABLE L. PENDLETON ELEMENTARY SCHOOL
NEW TRACK AND SOCCER FIELD

7101 STANTON AVENUE
BUENA PARK, CA 90621

EROSION CONTROL AND DEMOLITION PLAN

Date	KPFF Project Number
09/15/2025	2500039
Application Number	Drawing Number
04-124678	C1.10
Drawn / Checked	
TN / JP	

Drawing: R:\2025\2500039 - 19 - BPSD Pendleton Elementary School New Track And Soccer Field\DWG\SHEETS\2500039C-110DEM.dwg Last Saved: Friday, August 15, 2025 1:44:01 PM Last Plotted: Friday, September 19, 2025 2:50:10 PM By: Gino Dinh



LEGEND:

- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL (EXISTING)
- ACCESSIBLE PATH OF TRAVEL (PROPOSED)
- SAWCUT & JOIN LINE
- LIMIT OF WORK
- CONCRETE PAVING (REFER TO SHEET 5.00 FOR DETAILS)
- ASPHALT CONCRETE PAVING (REFER TO SHEET 5.00 FOR DETAILS)
- PROPOSED SYNTHETIC TURF (REFER TO LANDSCAPE PLANS FOR DETAILS)
- PROPOSED SYNTHETIC TURF WITHOUT BROC PLAY PAD (REFER TO LANDSCAPE PLANS FOR DETAILS)
- PA — PLANTER AREA/LANDSCAPE (REFER TO LANDSCAPE PLANS FOR DETAILS)

PAVING CONSTRUCTION NOTES:

- P01 CONCRETE PAVEMENT PER DETAIL 1/C5.00.
- P02 CONCRETE PAVEMENT JOIN PER DETAIL 3/C5.00.
- P03 TURF AREA WITH BROC PLAYPAD PER LANDSCAPE PLANS.
- P04 TURF AREA WITHOUT BROC PLAYPAD PER LANDSCAPE PLANS.
- P05 3" PAINTED WHITE GAME LINE STRIPING. DIMENSIONS SHOWN ARE OUTSIDE OF GAME LINE STRIPING. CONTRACTOR TO CONFIRM WITH DISTRICT PRIOR TO CONSTRUCTION.
- P06 MOW CURB PER LANDSCAPE PLANS.
- P07 ASPHALT PAVEMENT PER DETAIL 4/C5.00.
- P08 ASPHALT PAVEMENT JOIN PER DETAIL 5/C5.00.
- P09 TURF LID FOR UTILITY VAULT PER LANDSCAPE PLANS.
- P10 TURF LID FOR UTILITY CLEANOUT PER LANDSCAPE PLANS.
- P11 PLANTER AREA PER LANDSCAPE PLANS.

NOTE:

1. "FG=" ELEVATIONS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR TO COORDINATE TURF AND CONCRETE EDGE CONDITION WITH TURF MANUFACTURER'S RECOMMENDATIONS PRIOR TO CONSTRUCTION.

N

0 5' 10'

SCALE: 1"=10'

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APP: 04-124678 INC:
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SS ☐ FLS ☑ ACS ☑
DATE: 10/15/2025

STUDIO W ARCHITECTS

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ARCHITECT	ENGINEER
	REGISTERED PROFESSIONAL ENGINEER ALI KHAMO No. C74768 Exp. 12/31/25 CIVIL STATE OF CALIFORNIA

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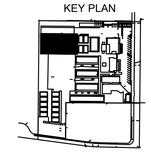
REVISION HISTORY

NO.	REMARKS	DATE

DRAWING STATUS

	DATE
○ DSA PLAN CHECK	08/18/2025
● DSA BACK CHECK	09/15/2025
○ BIDDING	
○ CONSTRUCTION	

KEY PLAN



BUENA PARK SCHOOL DISTRICT
6885 ORANGETHORPE AVE.
BUENA PARK, CA 90620

DSA BACK CHECK

MABLE L. PENDLETON ELEMENTARY SCHOOL
NEW TRACK AND SOCCER FIELD

7101 STANTON AVENUE
BUENA PARK, CA 90621

GRADING AND PAVING PLAN

Date	KPFF Project Number
09/15/2025	2500039
Application Number	Drawing Number
04-124678	C1.30
Drawn / Checked	
TN / JP	

Drawing: P:\2025\2500039 - 19 - BPSD Pendleton Elementary School New Track And Soccer Field\CIVIL\24471\2500039C-1SGDPV.dwg Last Saved: Friday, September 19, 2025 1:41:56 PM Last Plotted: Friday, September 19, 2025 2:00:12 PM By: Gino Dinh

LEGEND:

- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL (EXISTING)
- ACCESSIBLE PATH OF TRAVEL (PROPOSED)
- SAWCUT & JOIN LINE
- LIMIT OF WORK
- SD — STORM DRAIN UTILITY LINE (PROPOSED)
- PERFORATED PIPE (PROPOSED)
- SD — STORM DRAIN UTILITY LINE (EXISTING)

UTILITY CONSTRUCTION NOTES:

(SD1) PVC, SDR-35 STORM DRAIN PIPE. PIPE BEDDING PER DETAIL 2/C5.00. SIZE AND SLOPE PER PLAN.

(SD2) ACO K100 TRENCH DRAIN PER DETAIL 1/C5.01 WITH 411D K100 PERFORATED GALVANIZED 4" GRATE PER DETAIL 2/C5.01. CONTRACTOR TO USE PARTS BASED ON INVERTS PER PLAN.

(SD3) POINT OF CONNECTION TO EXISTING TRENCH DRAIN WITH PVC SCH80.

(SD4) PERFORATED SUBDRAIN PIPE. PIPE BEDDING PER DETAIL 6/C5.00. SIZE AND SLOPE PER PLAN.

(SD5) POINT OF CONNECTION TO EXISTING STORM DRAIN LINE WITH WYE CONNECTION.

(SD6) CONNECT TRENCH DRAINS WITH PVC SCH80.

(U1) UNDERGROUND HANDHOLE FOR FUTURE POLE LIGHTING PER ELECTRICAL PLANS. MANHOLE ACCESS FRAME PER LANDSCAPE PLANS.

(E1) ELECTRICAL CONDUIT PER ELECTRICAL PLANS. FOR REFERENCE ONLY.

(E2) LIGHT POLE PER ELECTRICAL PLANS.

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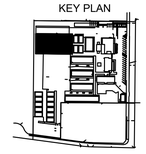
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BUENA PARK, CA 90620

DSA BACK CHECK

MABLE L. PENDLETON ELEMENTARY SCHOOL
NEW TRACK AND SOCCER FIELD

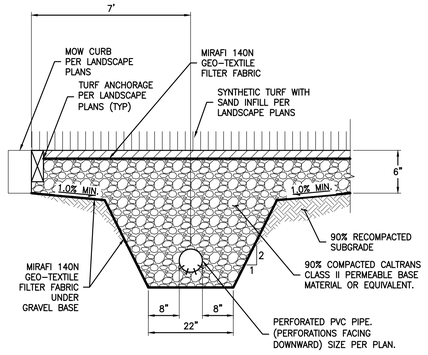
7101 STANTON AVENUE
BUENA PARK, CA 90621

UTILITY PLAN

Date	KPFF Project Number
09/15/2025	2500039
Application Number	Drawing Number
04-124678	C1.50
Drawn TN	Checked JP

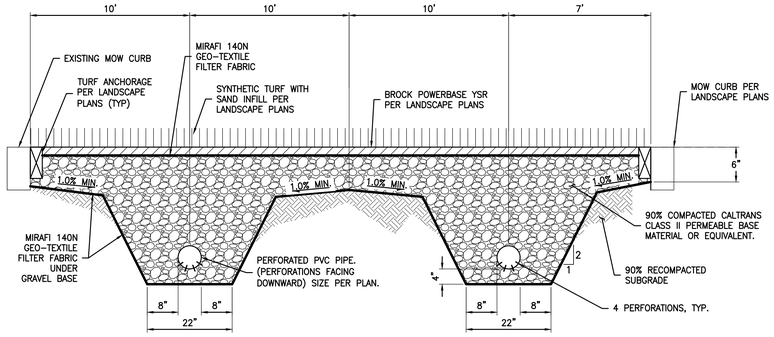
SCALE: 1"=20'

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Last Plotted: Friday, September 19, 2025 2:00:11 PM By: Gina Goh

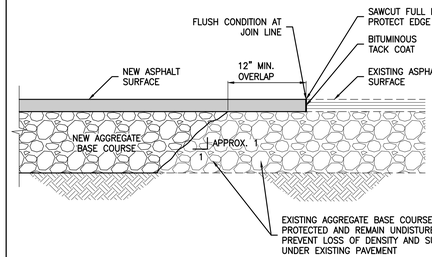


6 | PERIMETER SUBDRAIN

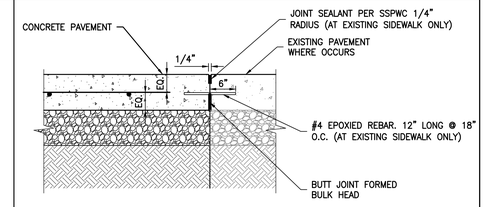
6 | NOT IN USE



8 | FRENCH DRAIN SECTION B N.T.S.



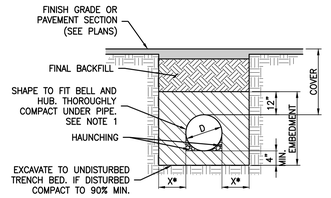
5 | ASPHALT PAVEMENT JOIN



NOTES:

1. ALL TREAD SURFACES SHALL BE SLIP-RESISTANT.
2. REFER TO ARCHITECTURAL DRAWINGS FOR COLOR, PATTERN, TEXTURE, AND FINISH.
3. CONTRACTOR TO MATCH EXISTING SCORE PATTERN WHERE PROPOSED CONSTRUCTION JOINTS ARE NOT SHOWN PER PLAN.
4. DOWEL AND JOINT SEALANT CONDITIONS APPLICABLE WHERE MEETING EXISTING SIDEWALK ONLY
5. PAVEMENT SECTIONS ARE BASED ON RECOMMENDATIONS FROM THE PROJECT GEOTECHNICAL REPORT.

3 | CONCRETE PAVEMENT JOIN N.T.S.



- PIPE SIZES UP TO AND INCLUDING 16"; X=8" MIN. TO 12" MAX.
- PIPE SIZES LARGER THAN 16" TO 30"; X=6"+D/8 MIN. TO 18" MAX.

PIPE FOR GRAVITY FLOW SANITARY SEWER AND STORM DRAINAGE PVC PIPE CONFORMING TO ASTM D3034 SDR 35, FOR 4" TO 15" DIA. AND ASTM F679 FOR 18" DIA. AND LARGER. JOINTS SHALL BE GASKETED JOINTS.

FOR PRESSURE FLOW PVC PIPE CONFORMING TO AWWA C900 FOR 4" TO 12" DIA. AND AWWA C905 FOR 14" AND LARGER DIA.

FOR GRAVITY FLOW STORM DRAINAGE HDPE PIPE WITH CORRUGATED EXTERIOR, WITH BELL AND SPIGOT JOINTS (TYPE S) CONFORMING TO AASHTO M252 FOR 4" TO 10" DIA. PAND AASHTO M294 OR ASTM F2306 FOR 12" TO 60" DIA. GASKETED JOINTS SHALL CONFORM TO ASTM F477.

EMBEDMENT CRUSHED ROCK. SHALL CONFORM TO SUBSECTIONS 217-1.2 AND TABLE 200-1.2.1(A) OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION WITH 1/2" MAXIMUM ROCK GRADATION.

BEDDING FOR FITTINGS SHALL BE SSPWC CLASS 560-C-3250 CONCRETE CONFORMING TO SSPWC 201-1.3.3.

FINAL BACKFILL NATIVE MATERIAL - SSPWC SECTION 217-2.

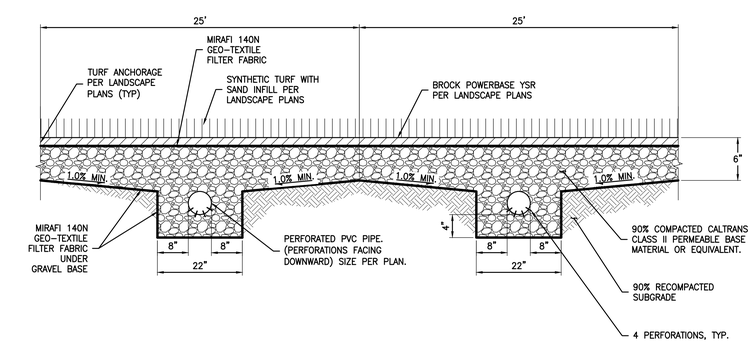
NATIVE MATERIAL - 90% COMPACTION MIN. UP TO CLASS IV SOILS, TYPE ML, CL. FINE GRAINED, LL<50, MEDIUM TO NO PLASTICITY. NOTE, IF CLASS IV SOIL, TYPE MH OR ALL CLASS V SOILS THEN REPLACE WITH CLEAN SAND. SUBGRADE AND AGGREGATE BASE SECTION COMPACTIONS ABOVE THE UTILITY TRENCH SHALL MATCH THE MINIMUM COMPACTIONS FOR PAVEMENT SECTION ABOVE THE UTILITY TRENCH, WHERE APPLICABLE.

NOTES:

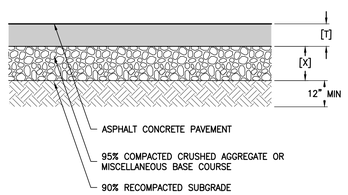
1. EXCAVATE FOR BELLS OR HUBS SO FULL LOAD IS CARRIED BY PIPE BARRELS.
2. BEDDING MATERIAL SHALL BE PLACED IN A MANNER SUCH AS SLICING, SHOVEL-SPADING, OR SHOVEL RODDING TO ENSURE COMPLETE FILLING OF THE "HAUNCH AREAS" BELOW THE PIPE. (JETTING OF BEDDING MATERIAL IS NOT AUTHORIZED UNLESS PREVIOUSLY APPROVED). SUITABLE COMPACTION TYPICALLY ACHIEVED BY DUMPED PLACEMENT (THAT IS, UNCOMPACTED BUT WORKED INTO THE HAUNCH ZONE TO ASSURE COMPLETE PLACEMENT).
3. FINAL BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH SECTION 306-12 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC), LATEST EDITION WITH THE FOLLOWING EXCEPTIONS:

   (1) JETTED TRENCH BACKFILL SHALL NOT BE USED.
   (2) MINIMUM COMPACTION OF FINAL BACKFILL SHALL BE 90% RELATIVE COMPACTION.
4. TRENCH EXCAVATION, SHORING AND BRACING, DEWATERING, AND BEDDING IN ACCORDANCE WITH SECTIONS 306-3, 306-4, 306-5, AND 306-6 OF SSPWC RESPECTIVELY.

2 | FLEXIBLE PIPE BEDDING N.T.S.



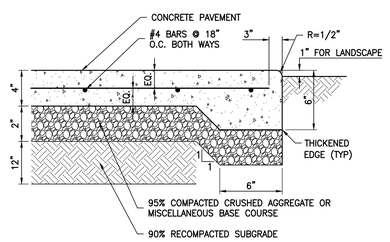
7 | FRENCH DRAIN SECTION A N.T.S.



NOTE:

1. [T] = [MATCH EXISTING +1", OR 4"], WHICHEVER IS GREATER
2. [X] = [MATCH EXISTING]

4 | ASPHALT PAVEMENT SECTION N.T.S.



NOTES:

1. ALL TREAD SURFACES SHALL BE SLIP-RESISTANT.
2. REFER TO CIVIL SPECIFICATIONS FOR COLOR, PATTERN, TEXTURE, AND FINISH.
3. CONTRACTOR TO MATCH EXISTING SCORE PATTERN WHERE PROPOSED CONSTRUCTION JOINTS ARE NOT SHOWN PER PLAN. SEE DETAIL 2 HEREON.
4. CONCRETE MIX PER 560-C-3250 PER SSPWC 2018.

1 | CONCRETE WALK SECTION N.T.S.

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○ CONSTRUCTION	

KEY PLAN



BUENA PARK SCHOOL DISTRICT
6885 ORANGETHORPE AVE.
BUENA PARK, CA 90620

DSA BACK CHECK

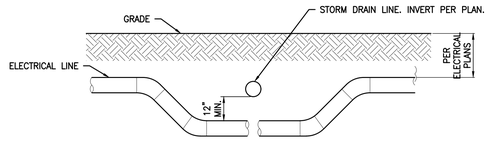
MABLE L. PENDLETON ELEMENTARY SCHOOL
NEW TRACK AND SOCCER FIELD

7101 STANTON AVENUE
BUENA PARK, CA 90621

DETAILS

Date	KPFF Project Number
09/15/2025	2500039
Application Number	Drawing Number
04-124678	C5.00
Drawn / Checked	
TN / JP	

Drawing: P:\2025\2500039 - 19 - BPSD Pendleton Elementary School New Track And Soccer Field\DWG\SHEETS\2500039C-10000.dwg Last Saved: Friday, September 19, 2025 8:09:54 AM Last Plotted: Friday, September 19, 2025 2:05:13 PM By: Gina Sinh



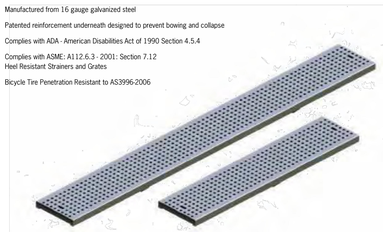
3 | ELECTRICAL PIPING OFFSET | N.T.S.

ACO DRAIN

Type 411D/413D Perforated galvanized steel grate (ADA)

Product Features

- Certified to EN 1433 Load Class C - 56,000 lbs - 1,162 psi
- Uses 'DrainLok' boltless locking system
- Suitable for use with K100, KS100, and H100K-8 channels
- Manufactured from 16 gauge galvanized steel
- Patented reinforcement underneath designed to prevent bowing and collapse
- Complies with ADA - American Disabilities Act of 1990 Section 4.5.4
- Complies with ASME: A112.6.3 - 2001: Section 7.12 Heel Resistant Strainers and Grates
- Bicycle Tire Penetration Resistant to AS3996-2006



Specifications

General
The surface drainage system shall be ACO Drain K100, KS100, and H100K-8 channels*, complete with ACO Type 411D/413D Perforated galvanized steel grate with 'DrainLok' locking as manufactured by ACO, Inc. or similar approved.

Materials
The covers shall be manufactured from galvanized steel and have ***minimum*** properties as follows:-

- ***Independently certified to meet Load Class C to EN 1433 - 56,000 lbs - 1,162 psi***
- ***16 gauge galvanized steel***
- ***Intake area of 14.1 sq. in. (91.0 cm²) per half meter of grate***

The overall width of 4.84" (123mm) and overall length of 39.37" (1000mm) (Type 411D) and 19.69" (500mm) (Type 413D). Perforations measure 0.25" (6.35mm) in diameter.

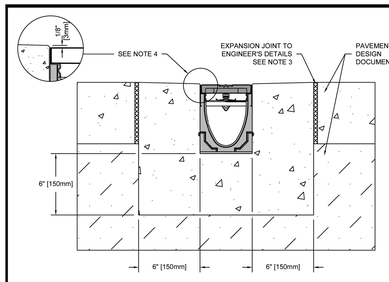
Installation
The trench drain system and grates shall be installed in accordance with the manufacturer's installation instructions and recommendations.

* delete as appropriate

ACO Specification Information

April 2018 www.ACODrain.us

2 | ACO 411D K100 PERFORATED GALVANIZED GRATE



NOTES:
1. IT IS NECESSARY TO ENSURE MINIMUM DIMENSIONS SHOWN ARE SUITABLE FOR EXISTING GROUND CONDITIONS. *ENGINEERING ADVICE MAY BE REQUIRED.*
2. MINIMUM CONCRETE STRENGTH OF 4,000 PSI IS RECOMMENDED. CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
3. EXPANSION AND CONTRACTION CONTROL JOINTS AND REINFORCEMENT ARE RECOMMENDED TO PROTECT CHANNEL AND CONCRETE SURROUND. *ENGINEERING ADVICE MAY BE REQUIRED.*
4. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/8" [3mm] ABOVE THE TOP OF THE CHANNEL EDGE.
5. CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS. ENGINEERING ADVICE MAY BE REQUIRED TO DETERMINE PROPER LOAD CLASS.
6. REFER TO ACO'S LATEST INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS.

SPECIFICATION CLAUSE

K100 KLASSIKDRAIN 'QUICKLOK' LOAD CLASS C

GENERAL
THE SURFACE DRAINAGE SYSTEM SHALL BE POLYMER CONCRETE K100 CHANNEL SYSTEM WITH GALVANIZED STEEL EDGE RAILS AS MANUFACTURED BY ACO POLYMER PRODUCTS, INC.

MATERIALS
CHANNELS SHALL BE MANUFACTURED FROM POLYESTER RESIN POLYMER CONCRETE WITH AN INTEGRALLY CAST-IN GALVANIZED STEEL EDGE RAIL. MINIMUM PROPERTIES OF POLYMER CONCRETE WILL BE AS FOLLOWS:

COMPRESSIVE STRENGTH:	14,000 PSI
FLEXURAL STRENGTH:	4,000 PSI
TENSILE STRENGTH:	1,500 PSI
WATER ABSORPTION:	0.07%
FROST PROOF	YES
DILUTE ACID AND ALKALI RESISTANT	YES
B117 SALT SPRAY TEST COMPLIANT	YES

THE SYSTEM SHALL BE 4" (100mm) NOMINAL INTERNAL WIDTH WITH A 5.1" (130mm) OVERALL WIDTH AND A BUILT-IN SLOPE OF 0.5%. CHANNEL INVERT SHALL HAVE DEVELOPED "V" SHAPE. ALL CHANNELS SHALL BE INTERLOCKING WITH A MALE/FEMALE JOINT.

THE COMPLETE DRAINAGE SYSTEM SHALL BE BY ACO POLYMER PRODUCTS, INC. ANY DEVIATION OR PARTIAL SYSTEM DESIGN AND/OR IMPROPER INSTALLATION WILL VOID ANY AND ALL WARRANTIES PROVIDED BY ACO POLYMER PRODUCTS, INC.

CHANNEL SHALL WITHSTAND LOADING TO PROPER LOAD CLASS AS OUTLINED BY EN 1433. GRATE TYPE SHALL BE APPROPRIATE TO MEET THE SYSTEM LOAD CLASS SPECIFIED AND INTENDED APPLICATION. GRATES SHALL BE SECURED USING 'QUICKLOK' BOLTLESS LOCKING SYSTEM. CHANNEL AND GRATE SHALL BE CERTIFIED TO MEET THE SPECIFIED EN 1433 LOAD CLASS. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

K1Q-C-ECP
DATE: 08/19/15

K100 - KLASSIKDRAIN - LOAD CLASS: C
Exposed Concrete Pavement
INSTALLATION DRAWING - ACO DRAIN

ACO Polymer Products, Inc.

825 W. Beechcraft St Casa Grande, AZ 85122 Tel: 520-421-9988 Fax: 520-421-9899	9470 Pinecone Dr. Mentor, OH 44060 Tel: 440-639-7230 Fax: 440-639-7235	4211 Pleasant Rd. Fort Mill, SC 29708 Tel: 440-639-7230 Fax: 803-802-1063

Arizona Tel: 888-490-9552 e-mail: sales@acousa.com Ohio Tel: 800-543-4764 www.acousa.com South Carolina Tel: 800-543-4764

1 | ACO K100 KLASSIKDRAIN | N.T.S.

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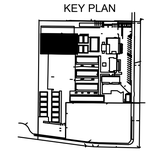
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KEY PLAN



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6885 ORANGETHORPE AVE.
BUENA PARK, CA 90620

DSA BACK CHECK

MABLE L. PENDLETON ELEMENTARY SCHOOL
NEW TRACK AND SOCCER FIELD

7101 STANTON AVENUE
BUENA PARK, CA 90621

DETAILS

Date 09/15/2025
KPFF Project Number 2500039
Application Number 04-124678
Drawing Number C5.01
Drawn TN
Checked JP

Drawing: P:\2025\2500039 - 19 - BPSD Pendleton Elementary School New Track And Soccer Field\DWG\SHEETS\2500039C-SD007.dwg Last Saved: Friday, September 19, 2025 8:09:54 AM Last Plotted: Friday, September 19, 2025 2:00:11 PM By: Gino Sinn

BPSD PENDLETON ELEMENTARY

NEW SOCCER FIELD

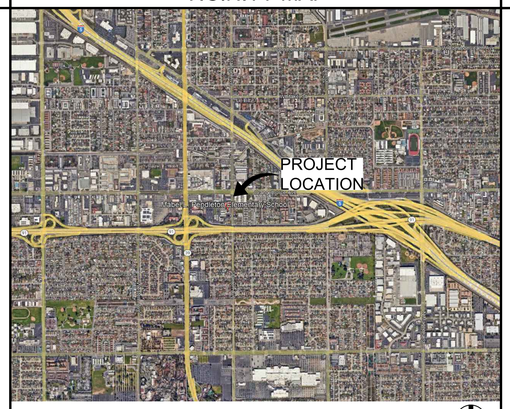
LANDSCAPE CONSTRUCTION DOCUMENTS

7101 STANTON AVE.
BUENA PARK, CA 92621

GENERAL NOTES

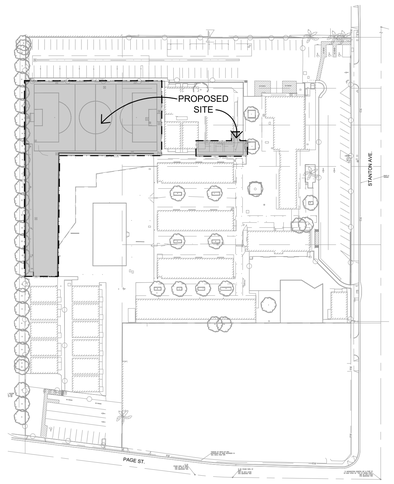
1. VISIT SITE PRIOR TO SUBMITTING BIDS.
2. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE WORK. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY SHOULD FIELD CONDITIONS VARY FROM THOSE SHOWN ON PLANS.
3. DO NOT SCALE DRAWINGS.
4. ALL WORK CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE LATEST BUILDING CODE AND WITH OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE LOCATION OF THE WORK. BUILDING CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS AND IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIALS OR BOTH TO BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES OR CONFLICT BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.
5. REFERENCE TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAIL OR DRAWINGS.
6. DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTIONS SHALL BE ISSUED PRIOR TO THE CONTINUATION OF THIS WORK. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY CORRECTIONS DUE TO FAILURE TO REPORT KNOWN DISCREPANCIES.
7. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS UNLESS SPECIFICALLY NOTED OTHERWISE.
8. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE UNLESS OTHERWISE SHOWN; THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE LANDSCAPE ARCHITECT SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRED FOR SAME, WHICH ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ANY SUPPORT SERVICES PERFORMED BY THE LANDSCAPE ARCHITECT DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE LANDSCAPE ARCHITECT, WHETHER OF MATERIAL OR WORK, AND WHETHER PERFORMED BEFORE, DURING OR AFTER COMPLETION OF CONSTRUCTION ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, BUT THEY DO NOT GUARANTEE GENERAL CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
9. A PROTECTION FENCE SHALL BE CONSTRUCTED AND MAINTAINED DURING CONSTRUCTION CONFORMING TO THE REQUIREMENTS OF THE BUILDING CODE.
10. MAINTAIN SANITARY TOILET FACILITIES DURING CONSTRUCTION AS REQUIRED BY APPLICABLE REGULATIONS.
11. THE GENERAL CONTRACTOR WARRANTS TO THE OWNER AND THE LANDSCAPE ARCHITECT THAT ALL MATERIALS AND EQUIPMENT FURNISHED WILL BE NEW UNLESS OTHERWISE SPECIFIED AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK AND/OR EQUIPMENT SUPPLIED BY THE OWNER.
13. PROVIDE FACILITIES FOR THE PHYSICALLY HANDICAPPED IN ACCORDANCE WITH C.A.C. TITLE 24 AND AS REQUIRED BY THE LATEST VERSION OF THE CALIFORNIA BUILDING CODE.
14. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE GENERAL CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF THIS WORK.
15. PAVING, MASONRY AND CONCRETE SUBCONTRACTORS ARE TO COORDINATE WITH THE ELECTRICIAN, DRAINLINE SUBCONTRACTOR AND IRRIGATION SUBCONTRACTOR FOR SLEEVING, PIPING AND/OR CONDUIT INSTALLATION UNDER OR THROUGH HARDSCAPE ELEMENTS.
16. VERIFY ALL PROPERTY LINES OR OTHER LIMIT OF WORK LINES PRIOR TO COMMENCING WORK.
17. IN THE CASE OF DISCREPANCIES IN THE DRAWINGS, SPECIFICATIONS TAKE PRECEDENCE OVER DETAILS, AND DETAILS TAKE PRECEDENCE OVER PLANS.
18. SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE OWNER.
19. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL TRADES ARE PROVIDED WITH CURRENT DRAWINGS AND SPECIFICATIONS APPROVED FOR CONSTRUCTION. DO NOT ALLOW DOCUMENTS NOT APPROVED FOR CONSTRUCTION TO BE USED IF SEEN ON SITE. KEEP ONE SET OF AGENCY-APPROVED STAMPED PLANS ON SITE IN CASE CITY INSPECTORS REQUIRE PROOF OF CITY-APPROVED PLANS.
20. REPAIR OR REPLACE ANY DAMAGE TO ADJACENT PROPERTIES, CURBS, WALKS, PLANTING, WALLS, ETC. AT NO ADDITIONAL COST TO THE OWNER.
21. LOCATIONS OF N.I.C. CONSTRUCTION ELEMENTS SUCH AS LIGHTS, SIGNS, VENTS, HYDRANTS, TRANSFORMERS, ETC. ARE APPROXIMATE. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD THE LOCATION OF THESE ITEMS INTERFERE WITH THE PROPER EXECUTION OF WORK.
22. PROVIDE THE OWNER WITH ALL WARRANTIES, GUARANTEES, AND INSTRUCTION MANUALS FOR EQUIPMENT, APPLIANCES, FIXTURES, ETC. AS DESCRIBED IN THE SPECIFICATIONS.
23. NOTIFY THE CITY'S AUTHORIZED REPRESENTATIVE 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
24. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
25. CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING AND ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
26. LANDSCAPE ARCHITECT SHALL HAVE FINAL SAY ON INTERPRETATION OF ALL INFORMATION CONTAINED IN THE LANDSCAPE CONSTRUCTION DOCUMENTS, SPECIFICATIONS AND ASSOCIATED REPORTS FOR THE PROJECT.

VICINITY MAP



NOT TO SCALE

SITE MAP



NOT TO SCALE

ABBREVIATIONS

@	AT
℄	CENTERLINE
#	NUMBER
AC	ASPHALTIC CONCRETE
CF	CUBIC FOOT
CLR	CLEAR
CONC	CONCRETE
CTR	CENTER
DIA	DIAMETER
DIM	DIMENSION
EJ	EXPANSION JOINT
EQ	EQUAL
E.W.	EACH WAY
EX.	EXISTING
FG	FINISH GRADE
FS	FINISH SURFACE
GA.	GAUGE
GALV	GALVANIZED
HORIZ	HORIZONTAL
HT	HEIGHT
I.D.	INSIDE DIAMETER
INCL	INCLUDING
INV	INVERT ELEVATION
L.O.W.	LIMIT OF WORK
M	METER
MAX	MAXIMUM
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
N.A.P.	NOT A PART
NCN	NO COMMON NAME
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
PL	PROPERTY LINE
P.A.	PLANTER AREA
P.I.P	POURED IN PLACE
R	RADIUS
REV	REVISION
R.O.W.	RIGHT OF WAY
SHT	SHEET
SPEC	SPECIFICATION
SF	SQUARE FOOT
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
T	TRANSFORMER
T.C.	TOP OF CURB
T.D.	TOP OF DRAIN
T.R.	TOP OF RAILING
T.S.	TOP OF STEP
T.W.	TOP OF WALL
TYP	TYPICAL
VERT	VERTICAL
W	WITH
W.I.	WROUGHT IRON
WT	WEIGHT

MAINTENANCE

MAINTENANCE RESPONSIBILITY

A. ALL IMPROVEMENTS TO BE MAINTAINED BY PROPERTY OWNER

MAINTENANCE PERIOD

A. ALL LANDSCAPED AREAS ARE SUBJECT TO A 90-CALENDAR DAY MINIMUM,180-CALENDAR DAY MAXIMUM, LANDSCAPE MAINTENANCE PERIOD.

B. SODDED AREAS - NORMAL MAINTENANCE AND ESTABLISHMENT PERIODS.

C. SEEDED AREAS - NORMAL MAINTENANCE AND ESTABLISHMENT PERIODS PLUS AN ADDITIONAL 60 CALENDAR DAYS.

WARRANTY PERIOD

SHRUBS, GROUNDCOVER, AND TURF:	90 CALENDAR DAYS
CANOPY TREES:	1 YEAR
IRRIGATION SYSTEM, INCLUDING TRENCHING:	1 CALENDAR YEAR

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT IDENTIFICATION NUMBER CALL UNDERGROUND SERVICE ALERT.

OWNER

BUENA PARK UNIFIED SCHOOL DISTRICT
6885 ORANGETHORPE AVE.
BUENA PARK, CA, 90620
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EMAIL: MAnderson@bpsd.us

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PH: 949.774.1909

SHEET INDEX

SHEET NO.	DESCRIPTION	SCALE
L0.0	COVER SHEET	--
L1.0	SPORTS FIELD & PLANTING SCHEDULES AND NOTES	--
L1.1	SPORTS FIELD & PLANTING PLAN	1/16" = 1'-0"
L2.1	SPORTS FIELD & PLANTING DETAILS	AS SHOWN
L3.0	SPORTS FIELD & IRRIGATION SCHEDULES AND NOTES	--
L3.1	SPORTS FIELD & IRRIGATION PLAN	1/16" = 1'-0"
L4.1	SPORTS FIELD & IRRIGATION DETAILS	AS SHOWN
SPECIFICATIONS PER SEPARATE BOOKLET		

STATEMENT OF COMPLIANCE

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

09/15/2025

TRAVIS EBBERT, LANDSCAPE ARCHITECT | RLA #4624 | DATE

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-124678 INC:
REVIEWED FOR
SS ☐ FLS ☑ ACS ☑
DATE: 10/15/2025

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kpff

GENERAL NOTES

1. This sheet is part of a set and is not to be used alone.
2. This sheet is not to be used for construction unless the architect's stamp and signature appear on the drawings and the status box indicated drawings have been released for construction.
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REVISION HISTORY

NO.	REMARKS	DATE

DRAWING STATUS

	DATE
○ DSA PLAN CHECK	08/18/2025
● DSA BACK CHECK	09/15/2025
○ BIDDING	
○ CONSTRUCTION	

LICENSED LANDSCAPE ARCHITECT
TRAVIS EBBERT LA 6624
07/31/26
09/15/25
STATE OF CALIFORNIA

BUENA PARK SCHOOL DISTRICT
6865 ORANGETHORPE AVE.
BUENA PARK, CA 90620

DSA BACK CHECK

PENDLETON ELEMENTARY SCHOOL
NEW SOCCER FIELD
7101 STANTON AVE. BUENA PARK, CA 92621

COVER SHEET

Date 09/15/2025
Project Number 25030
Application Number 04-124678
Drawing Number L0.0
Drawn MJ, SC
Checked JB

PRINT DATE: 7/31/2025 11:52:12 AM
FILE PATH: Autodesk Docs://25030 BPSD Pendleton ES New Track-Soccer Field/25030 - BPSD Pendleton ES New Track-Soccer Field - Site-A23.rvt

HARDSCAPE NOTES

1. VISIT THE SITE PRIOR TO SUBMITTING BIDS.
2. SUBMIT A UNIT COST FOR IMPORT SOIL IN-PLACE AND BE COMPLETELY AWARE OF THE AMOUNT OF SOIL NECESSARY TO REACH THE SATISFACTORY GROUND LEVEL.
3. VERIFY ALL PROPERTY LINES OR OTHER LIMIT OF WORK LINES PRIOR TO COMMENCING WORK.
4. CONCRETE PAVING JOINTS INCLUDE THREE BASIC JOINT TYPES: CONTRACTION, DOWELED CONSTRUCTION, AND ISOLATION. SEE HARDSCAPE DETAILS FOR ADDITIONAL INFORMATION. PROVIDE DOWELED CONSTRUCTION JOINTS BETWEEN DIFFERENT PAVING TYPES, CHANGES IN DIRECTION, 50-FEET ON-CENTER FOR LINEAR WALKS, END OF DAY POURS, OR WHERE SPECIFICALLY INDICATED ON THE PLANS.
5. PROVIDE AN ISOLATION JOINT WHERE CONCRETE PAVING ABUTS A VERTICAL SURFACE SUCH AS BUILDINGS, WALLS, STEPS, ETC. SEE HARDSCAPE DETAILS FOR ADDITIONAL INFORMATION.
6. SUBMIT A "PAVING JOINT AND POUR SEQUENCE PLAN" TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLING CONCRETE PAVING. THIS PLAN SHOULD CLEARLY INDICATE CONTRACTOR'S PROPOSED CONCRETE POUR SEQUENCE WITH JOINT LOCATIONS TO INCLUDE CONTRACTION, DOWELED CONSTRUCTION, AND ISOLATION JOINTS. PLAN TO ALSO CONFIRM JOINT TYPE WHETHER HAND-TOOLED OR SAW CUT.
7. USE PIERI "FACE-OFF" BY WR GRACE, OR APPROVED EQUAL, TO PREVENT PERMANENT CEMENTITIOUS STAINING ON ADJACENT HARDSCAPE ELEMENTS WHEN PLACING CONCRETE.
8. REPAIR OR REPLACE ANY DAMAGE TO ADJACENT PROPERTIES, CURBS, WALKS, PLANTING, WALLS, ETC. AT NO ADDITIONAL COST TO THE OWNER.
9. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE WORK. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD FIELD CONDITIONS VARY FROM THOSE SHOWN ON PLAN.
10. REPORT DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTIONS SHALL BE ISSUED PRIOR TO THE CONTINUATION OF THIS WORK. ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY CORRECTIONS DUE TO FAILURE TO REPORT KNOWN DISCREPANCIES.
11. LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND PROTECT THEM FROM DAMAGE. NOTIFY THE OWNER IMMEDIATELY IF DAMAGE OCCURS AND ASSUME FULL RESPONSIBILITY FOR EXPENSE OF REPAIR OR REPLACEMENT.
12. COMPLY WITH ALL PROVISIONS OF THE LATEST BUILDING CODE, CURRENT EDITION OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN, AND WITH OTHER CURRENT RULES, REGULATIONS AND ORDINANCES GOVERNING THE PLACE OF THE WORK. BUILDING CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS AND IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIALS OR BOTH TO BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.
13. LOCATIONS OF N.I.C. CONSTRUCTION ELEMENTS SUCH AS LIGHTS, SIGNS, VENTS, HYDRANTS, TRANSFORMERS, ETC., ARE APPROXIMATE. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD THE LOCATION OF THESE ITEMS INTERFERE WITH THE PROPER EXECUTION OF WORK.
14. VERIFY ALL PAVING AND HARDSCAPE CONSTRUCTION DRAWINGS WITH GEOTECHNICAL SOILS REPORT IN REGARD TO ITEMS SUCH AS SUB-BASE PREPARATION, PRE-SATURATION, SOIL COMPACTION, REINFORCING, SLAB THICKNESS, SLAB JOINTING/DOWELING AND FOOTING REQUIREMENTS. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IF GEOTECHNICAL SOILS REPORT RECOMMENDATIONS DIFFER FROM DRAWINGS. THE GEOTECHNICAL SOILS REPORT RECOMMENDATIONS, IF MORE STRINGENT THAN THE DRAWINGS, SHALL TAKE PRECEDENCE.
15. BE RESPONSIBLE FOR COORDINATION BETWEEN SUBCONTRACTORS FOR PROPER AND TIMELY PLACEMENT OF SLEEVING, PIPING AND / OR CONDUIT INSTALLATION UNDER OR THROUGH LANDSCAPE ELEMENTS.
16. LANDSCAPE LIGHT FIXTURE LOCATIONS AS INDICATED ON THESE PLANS ARE APPROXIMATE. FINAL LOCATION TO BE VERIFIED BY LANDSCAPE ARCHITECT ON SITE.
17. DO NOT SCALE DRAWINGS.
18. PROVIDE A REPRESENTATIVE SAMPLE OF EACH PAINTED OR STAINED ELEMENT TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO APPLYING FINISH. REFER TO DETAILS AND SPECIFICATIONS FOR SPECIFIC SUBMITTAL REQUIREMENTS.
19. PROVIDE A MOCK-UP OF EACH HARDSCAPE ELEMENT. ITEMS TO INCLUDE, BUT ARE NOT LIMITED TO PAVING AND WALL TYPES NOTED IN THE COLOR AND FINISH SCHEDULES. SAMPLES TO BE PLACED IN A LOCATION SPECIFIED BY THE OWNER'S AUTHORIZED REPRESENTATIVE FOR REVIEW AND APPROVAL BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. REFER TO MOCK-UP REQUIREMENTS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
20. WHERE PAVING AND FINISH GRADE MEET, DEPRESS FINISH GRADE 1" IN TURF AREAS AND 1-1/2" IN GROUND COVER / SHRUB AREAS, UNLESS OTHERWISE INDICATED.
21. PROJECT WALKS SHALL NOT EXCEED A SLOPE OF 1:20 (5% GRADIENT) UNLESS OTHERWISE INDICATED.
22. ACCESSIBLE RAMPS SHALL NOT EXCEED 1:12 OR 8.33%.
23. PLANTER AREAS SHALL NOT EXCEED 2:1 SLOPE UNLESS OTHERWISE INDICATED.
24. HOLD FINISH GRADE A MINIMUM OF 6" BELOW FINISH FLOOR, UNLESS OTHERWISE INDICATED.
25. CONSTRUCT ALL CURVE TO CURVE AND CURVE TO TANGENT LINES TO BE NEAT, TRIM, SMOOTH AND UNIFORM.
26. CONSTRUCT ALL CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS, UNLESS OTHERWISE INDICATED.
27. ALL CONCRETE PAVING BANDS AND CONCRETE CAPS SHALL HAVE CONTROL JOINTS AT 5'-0" ON CENTER MAXIMUM UNLESS NOTED OTHERWISE ON THE PLANS. ALL WALLS SHALL HAVE CONTROL JOINTS AT 20'-0" O.C. MAXIMUM UNLESS NOTED OTHERWISE ON THE PLANS.
28. PROVIDE THE OWNER WITH ALL WARRANTIES, GUARANTEES, AND INSTRUCTION MANUALS FOR EQUIPMENT, APPLIANCES, FIXTURES, ETC. AS DESCRIBED IN THE SPECIFICATIONS.
29. PRIOR TO INSTALLING ABOVE-GRADE DEVICES SUCH AS IRRIGATION VALVE BOXES, GATE VALVES, BASKET STRAINERS, FLOW SENSORS, BACKFLOW ASSEMBLIES, CONTROLLERS, QUICK COUPLERS, JUNCTION/ PULL BOXES, GFCI'S, TRANSFORMERS, SIGNS, GAS METERS, UTILITY VAULTS, LIGHT FIXTURES, CLEAN-OUTS, DRAINS, MANHOLES, PIV'S, FDC'S, AND WATER METERS, PLACE A WOOD STAKE IN PROPOSED LOCATIONS WITH DEVICE CLEARLY LABELED ON STAKE IN BLACK INK. OBTAIN LANDSCAPE ARCHITECT'S OR IRRIGATION DESIGNER'S APPROVAL OF STAKED LOCATIONS PRIOR TO INSTALLING DEVICES.
30. DO NOT INSTALL DEVICES SUCH AS CLEAN-OUTS, VALVE BOXES, GATE VALVES, ETC. IN PAVED AREAS WHEN INSTALLING THEM IN AN ADJACENT PLANTER IS POSSIBLE. IF THIS CANNOT BE ACHIEVED, CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION.
31. INSTALL INTERSECTING ELEMENT AT 90 DEGREES UNLESS NOTED OTHERWISE ON PLANS.

GRADING & DRAINAGE NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH ALL PROVISIONS OF THE LOCAL GRADING ORDINANCE AND CHAPTER 70 OF THE CALIFORNIA BUILDING CODE, (CBC), LATEST EDITION.
2. CROSS SLOPE OF SIDEWALKS TO BE 2% MAXIMUM.
3. SLOPE ALL PLANTERS AND HARDSCAPE TO ACHIEVE POSITIVE DRAINAGE AWAY FROM STRUCTURES.
4. VERIFY GRADES WITH CIVIL ENGINEER'S SHEETS.
5. CONNECT LANDSCAPE DRAINS TO STORM DRAIN SYSTEM AS INDICATED ON CIVIL ENGINEER'S DRAWINGS.
6. MAXIMUM SLOPES SHALL BE 2:1 FOR CUT AND FILL UNLESS OTHERWISE DIRECTED.
7. FILLS ARE TO BE COMPACTED NOT LESS THAN 90% OF MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D1557-70 AND CERTIFIED BY SOILS ENGINEER. FILL LAYERS NOT TO EXCEED 6" EACH.
8. NO FILLS SHALL BE PLACED UNTIL VEGETATION HAS BEEN REMOVED AND SUBGRADE PREPARED PER CHAPTER 70 OF THE UBC AND APPLICABLE ORDINANCES AND APPROVED BY THE SOILS ENGINEER.
9. NO ROCK OR LUMPS WITH GREATER THAN 6" DIAMETER SHALL BE PLACED IN THE FILL UNLESS SUCH PLACEMENT IS APPROVED BY THE SOILS ENGINEER.
10. IMPORT MATERIALS SHALL BE TESTED AND CERTIFIED BY THE SOILS ENGINEER PRIOR TO PLACEMENT.
11. EXCESS SOIL SHALL BE DISPOSED OF OFF SITE.
12. DUST SHALL BE CONTROLLED BY WATERING.
13. ALL RECOMMENDATIONS OF THE SOILS ENGINEER'S REPORT AND ALL SUBSEQUENT REPORTS, ADDENDUMS, AND RECOMMENDATIONS, ETC. SHALL BE CONSIDERED A PART OF THIS GRADING PLAN AND SHALL BE COMPLIED WITH.
14. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (SEE ITEM #14 UNDER GENERAL NOTES), A MINIMUM OF TWO WORKING DAYS PRIOR TO DIGGING.

MOCK-UP REQUIREMENTS

1. HARDSCAPE PAVING - PROVIDE (1) 4' x 4' SQUARE MOCK-UP FOR EACH PAVING TYPE NOTED IN THE COLOR AND FINISH SCHEDULE. EACH MOCK-UP TO INCLUDING THE SPECIFIED COLOR, FINISH, AN EXAMPLE OF EACH JOINTING TYPE NOTED IN THE CONSTRUCTION KEYNOTES AND DETAILS, AND SPECIFIED SEALER. IN PLACE MOCK-UPS WILL NOT BE ACCEPTED. CONTRACTOR SHALL PROVIDE ADDITIONAL SAMPLES UNTIL THE COLOR AND FINISH IS CONSIDERED ACCEPTABLE BY THE OWNER'S REPRESENTATIVE, AT NO ADDITIONAL COST TO THE OWNER.
2. MOCK-UP LEAD TIMES - BE AWARE OF POSSIBLE LEAD TIMES FOR ITEMS SUCH AS BUT NOT LIMITED TO PRE-CAST CONCRETE PAVERS. SIMILAR COLORS AND SIZES WILL NOT BE ACCEPTED AS A MOCK-UP REVIEW.
3. HARDSCAPE ELEMENTS - PROVIDE A PHYSICAL SAMPLE OF SPECIFIED MATERIALS (COLOR, FINISH, AND SEALER) TO THE OWNER AND LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PLACING ORDER. ITEMS SUCH AS BUT NOT LIMITED TO PRE-CAST CONCRETE ELEMENTS, INDICATED WOOD SAMPLES, AND OTHER SITE FURNISHING MATERIALS.
4. WALLS - PROVIDE (1) 3' TALL BY 3' LONG BY 8" WIDE MOCK-UP FOR EACH WALL TYPE NOTED IN THE WALL SCHEDULE. EACH MOCK-UP TO INCLUDING THE SPECIFIED COLOR, FINISH, JOINTING, EDGING, CAP (AS NOTED IN CONSTRUCTION KEYNOTES AND DETAILS), AND SPECIFIED SEALER. CONTRACTOR SHALL PROVIDE ADDITIONAL SAMPLES UNTIL THE COLOR AND FINISH IS CONSIDERED ACCEPTABLE BY THE OWNER'S REPRESENTATIVE, AT NO ADDITIONAL COST TO THE OWNER.
5. MOCK-UPS TO BE PROTECTED ON-SITE THROUGHOUT THE DURATION OF THE CONSTRUCTION SCHEDULE.
6. REMOVE MOCK-UPS AT COMPLETION OF CONSTRUCTION WHEN DIRECTED BY THE OWNER OR LANDSCAPE ARCHITECT.
7. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

SITE LIGHTING NOTES

SITE LIGHTING FIXTURES SHOWN WITHIN THESE DRAWINGS ARE CONCEPTUAL AND ARE INTENDED FOR DESIGN INTENT ONLY. FINAL LOCATIONS, SPACING, QUANTITIES, OPTICS, AND REQUIREMENTS OF LOCAL AGENCIES SHALL BE DETERMINED BY THE ELECTRICAL ENGINEER.

PLANTING NOTES

1. REFER TO PLANTING SPECIFICATIONS AND DETAILS FOR SOIL PREPARATION, FERTILIZATION, MULCHING AND OTHER PLANTING INFORMATION.
2. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE AND THE CITY INSPECTOR 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
3. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE WORK. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY SHOULD FIELD CONDITIONS VARY FROM THOSE SHOWN ON PLAN.
4. REPORT DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTION SHALL BE ISSUED PRIOR TO THE CONTINUATION OF THIS WORK. ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY CORRECTIONS DUE TO FAILURE TO REPORT KNOWN DISCREPANCIES.
5. LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND PROTECT THEM FROM DAMAGE. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY AND ASSUME FULL RESPONSIBILITY FOR EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH DAMAGED UTILITIES.
6. LOCATION OF N.I.C. CONSTRUCTION ELEMENTS SUCH AS LIGHTS, SIGNS, VENTS, HYDRANTS, TRANSFORMERS, ETC. ARE APPROXIMATE. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD THE LOCATION OF THESE ITEMS INTERFERE WITH THE PROPER EXECUTION OF WORK.
7. PROVIDE PRE-PLANT WEED CONTROL IN ALL PROPOSED PLANTER AREAS, PER SPECIFICATIONS, PRIOR TO START OF PLANTING. WEED CONTROL INCLUDES ERADICATION OF ALL EXISTING WEED PLANTS, AS WELL AS VIABLE SEEDS AND ROOTS. USE A NON-SELECTIVE SYSTEMIC CONTACT HERBICIDE, APPLIED PER MANUFACTURER'S RECOMMENDATIONS AND LEAVE SPRAYED PLANTS INTACT FOR AT LEAST 14 DAYS BEFORE REMOVING BY MOWING OR GRUBBING. APPLY WATER BY IRRIGATION OR BY HAND FOR 10 DAYS AS REQUIRED TO ACHIEVE WEED GERMINATION, AND THEN RE-APPLY CONTACT HERBICIDES PER ABOVE. REPEAT AS REQUIRED TO ELIMINATE ALL WEEDS PRIOR TO PROCEEDING WITH PLANTING OPERATIONS.
8. OBTAIN ALL SOIL FOR LANDSCAPE PLANTING AREAS OR BERMS FROM ON-SITE EXCAVATIONS. SHOULD IMPORT SOIL BE NECESSARY, SUBMIT IMPORT SOIL TESTING RESULTS FOR APPROVAL PRIOR TO IMPORTATION. SOIL SHALL BE SANDY LOAM CONTAINING NO TOXIC CHEMICALS OR ELEMENTS WHICH MAY INHIBIT OR RETARD NORMAL PLANT GROWTH.
9. AFTER ROUGH GRADES HAVE BEEN ESTABLISHED IN PLANTING AREAS, HAVE SOIL SAMPLES TAKEN AT THE LOCATIONS INDICATED ON PLANTING PLAN. HAVE SAMPLES TESTED BY SUMMIT TURF & HORT CONSULTANTS, (714) 340-5216, FOR SOIL FERTILITY. TAKE TWO SAMPLES AT EACH LOCATION: (1) GROUND LEVEL TO 10" DEEP, (2) 24" TO 36" DEEP. EACH SAMPLE SHALL CONTAIN APPROXIMATELY 1 QUART OF SOIL TO BE LABELED PER LOCATION AND DEPTH. INSTALL SOIL PREPARATION AND BACK FILL MIX TO CONFORM TO THESE RECOMMENDATIONS ONLY UPON RECEIPT OF WRITTEN CHANGE ORDER FROM THE OWNER. SUBMIT SOIL REPORT TO LANDSCAPE ARCHITECT PRIOR TO PLANTING.
10. ENSURE THAT ROUGH GRADING HAS BEEN CERTIFIED BY CIVIL ENGINEER AND THAT CIVIL ENGINEER OR OWNER'S AUTHORIZED REPRESENTATIVE HAS APPROVED FINE GRADING TO ±TH OF A FOOT PRIOR TO BEGINNING SOIL PREPARATION OPERATIONS. PROVIDE FOR INCLUSION OF ALL AMENDMENTS, SETTLING, ETC. IN DETERMINATION OF FINAL GRADES.
11. ASSURE POSITIVE DRAINAGE IN ALL PLANTING AREAS, 2% MINIMUM.
12. LOCATE AND TAG ALL PLANT MATERIAL. MATERIAL SHALL BE IN CONFORMANCE WITH PLANTING PLAN DESCRIPTIONS AND SPECIFICATIONS. ALL PLANT MATERIAL IS SUBJECT TO REVIEW AND APPROVAL PRIOR TO INSTALLATION. PROVIDE PHOTOS OF REPRESENTATIVE EXAMPLES OF EACH TAGGED BLOCK TO LANDSCAPE ARCHITECT MINIMUM 21 DAYS BEFORE ANTICIPATED DELIVERY. PHOTOS SHALL INCLUDE A PERSON FOR SCALE PURPOSES. LANDSCAPE ARCHITECT MAY OPT TO REVIEW MATERIAL AT GROWING NURSERY. MATERIAL DELIVERED TO THE SITE MAY BE REJECTED BASED ON UNHEALTHY APPEARANCE OR NON-CONFORMANCE WITH SPECIFICATIONS EVEN IF PREVIOUSLY REVIEWED BY THE LANDSCAPE ARCHITECT OR THE OWNER.
13. FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
14. PLANTING QUANTITIES ARE GIVEN FOR CONVENIENCE ONLY. PLANT SYMBOLS AND SPECIFIED SPACING SHALL TAKE PRECEDENCE.
15. AT EDGES OF PLANTING AREAS, THE CENTER LINE OF THE LAST ROW OF SHRUBS AND/OR GROUND COVER SHALL BE LOCATED AT ONE-HALF THE SPECIFIED ON CENTER SPACING FROM THE EDGE.
16. INSTALL GROUND COVER AND/OR SHRUB MASSES WITH TRIANGULAR SPACING UNLESS OTHERWISE INDICATED.
17. ALL CURVE TO CURVE AND CURVE TO TANGENT LINES SHALL BE NEAT, TRIM, SMOOTH AND UNIFORM.
18. REMOVE ALL NURSERY STAKES AND ESPALIER RACKS IMMEDIATELY AFTER INSTALLATION UPON PROVIDING SUPPORT PER PLAN.
19. DURING THE LENGTH OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER STAKING AND/OR GUYING OF TREES TO ENSURE STABILITY.
20. MULCH ALL LANDSCAPE AREAS (EXCLUDING TURF AND BIO-RETENTION BASIN BOTTOMS) WITH A 3" DEEP LAYER OF .5"-1.5" FOREST FLOOR BARK MULCH BY AGUINAGA GREEN OR APPROVED EQUAL, AT THE CONCLUSION OF PLANTING OPERATIONS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
21. KEEP BARK MULCH 4-INCHES CLEAR FROM BASE OF TREES, SHRUBS, GRASSES, AND SUCCULENTS.
22. CONTRACTOR SHALL REPLACE ANY EXISTING PLANT MATERIAL WHICH IS DAMAGED BY CONSTRUCTION OPERATIONS. REPLACEMENT PLANT MATERIAL MUST BE OF MATCHING SPECIES, INSTALLED FROM THE FOLLOWING MINIMUM SIZE: 15-GALLON TREE, 1-GALLON SHRUB, FLATTED GROUNDCOVER AND SODDED TURF.
23. INSTALLATIONS THAT ARE ADJACENT OPEN SPACE, NATURALIZED SLOPES OR UNDEVELOPED LAND ARE SUBJECT TO DAMAGE BY RODENTS OR DEER AND SHALL BE TREATED WITH AN APPROPRIATE REPELLENT IN A SPRAY AND/OR TABLET FORM. REPELLEX BY GROPOWER OR APPROVED EQUAL, THAT PROVIDES IMMEDIATE AND LONG TERM PROTECTION, SHALL BE USED.
24. INSTALL TEMPORARY EROSION CONTROL MATTING (SC-150 BY NORTH AMERICAN GREEN OR APPROVED EQUAL) ON ALL SLOPES 3:1 AND STEEPER AND 3' AND GREATER IN HEIGHT. SECURE NETTING IN PLACE WITH 9" LONG GALVANIZED SOIL STAPLES AT 12" O.C. ALONG THE TOP OF THE SLOPE AND 5' O.C. DOWN THE SLOPE IN BOTH DIRECTIONS. PROVIDE MINIMUM 24" OVERLAP AT TOP AND BOTTOM AND 36" OVERLAP ALONG THE SIDES.
25. ROOT BARRIERS SHALL BE INSTALLED AT ALL TREES WITHIN 5 FEET OF ANY HARDSCAPE, PAVEMENT OR CURB. ROOT BARRIERS ARE TO BE 'UB24-2' BY DEEP ROOT CORPORATION, (800) 458-7668, INSTALLED PER MANUFACTURER'S SPECIFICATIONS. NOTE: ROOT BARRIERS SHALL NOT BE WRAPPED AROUND THE ROOTBALL. ROOT BARRIERS INSTALLED ADJACENT TO A BIOSWALE SHALL NOT INTERFERE WITH DRAINAGE TO OR FROM THE BIOSWALE SYSTEM.
26. ANNUAL COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT AT TIME OF INSTALLATION. REQUEST RECOMMENDATION A MINIMUM OF 48 HOURS IN ADVANCE OF NEED FOR DELIVERY.

PLANT SCHEDULE

SHRUBS, GRASSES, & GROUNDCOVERS

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION	DETAIL	QTY.
	RHA CLA	RHAPHIOLEPIS INDICA 'CLARA'	INDIAN HAWTHORN	5 GAL.	36" O.C.	L	EVERGREEN SHRUB	J-K, L2.1	50

WATER USE KEY:
VL = VERY LOW WATER USE, L = LOW WATER USE, M = MODERATE WATER USE, H = HIGH WATER USE. WATER USE STATED IS PER 'WATER USE CLASSIFICATION OF LANDSCAPE SPECIES' (ALSO REFERRED TO AS WUCOLS IV) FOR THE CITY OF BUENA PARK.

DENOTES SOIL SAMPLE LOCATION - REFER TO PLANTING NOTE '9', SHEET L1.0 FOR ADDITIONAL INFORMATION.

HARDSCAPE KEYNOTES

KEY	DESCRIPTION	DETAIL
1	FURNISH AND INSTALL SYNTHETIC TURF FIELD WITH SAFETY SURFACING	A-B, L2.1
2	FURNISH AND INSTALL SYNTHETIC TURF FIELD WITHOUT SAFETY SURFACING	A-B, L2.1
3	CONSTRUCT CONCRETE CURB AT TURF EDGE	C, L2.1
4	FURNISH AND INSTALL STANDARD MANHOLE ACCESS BOX WITH TURF INFILL FOR FUTURE LIGHT	D-E, L2.1
5	FURNISH AND INSTALL CUSTOM MANHOLE ACCESS BOX WITH TURF INFILL	E-F, L2.1
6	FURNISH AND INSTALL STANDARD MANHOLE ACCESS BOX WITH TURF INFILL AT EXISTING CLEAN-OUT	D-E, L2.1
7	SOCCER STRIPING - COLOR TO BE SELECTED BY DISTRICT	SEE PLAN FOR LAYOUT
8	FURNISH AND INSTALL YOUTH SIZE SOCCER GOAL WITH WITH EXTERNAL WHEEL KIT	D, L2.1 H, L2.1 I, L2.1
9	EXISTING CONCRETE, CATCH BASINS, CLEANOUTS, AND CURB	PROTECT IN PLACE
10	EXISTING CHAIN LINK FENCE	PROTECT IN PLACE
11	NEW CONCRETE PAVING	PER CIVIL DRAWINGS
12	EXISTING ASPHALT PAVING	PROTECT IN PLACE
13	NEW ASPHALT PAVING	PER CIVIL DRAWINGS
14	CONSTRUCT SYNTHETIC TURF FIELD AT CONCRETE PAVING EDGE	G, L2.1
15	FURNISH AND INSTALL STANDARD MANHOLE ACCESS BOX WITH TURF INFILL IRRIGATOR VALVE	L, L2.1

FOR SPORTS FIELD & PLANTING PLAN - SEE SHEET L1.1
FOR SPORTS FIELD & PLANTING DETAILS - SEE SHEET L2.1
SPECIFICATIONS PER SEPARATE BOOKLET

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REVISION HISTORY

NO.	REMARKS	DATE

DRAWING STATUS

	DATE
○ DSA PLAN CHECK	08/18/2025
● DSA BACK CHECK	09/15/2025
○ BIDDING	
○ CONSTRUCTION	

LICENSED LANDSCAPE ARCHITECT
THOMAS EBBERT LAPD
EXP. 07/31/26
Renewal Date 09/15/25 Date
STATE OF CALIFORNIA

BUENA PARK SCHOOL DISTRICT
6865 ORANGETHORPE AVE.
BUENA PARK, CA 90620

DSA BACK CHECK

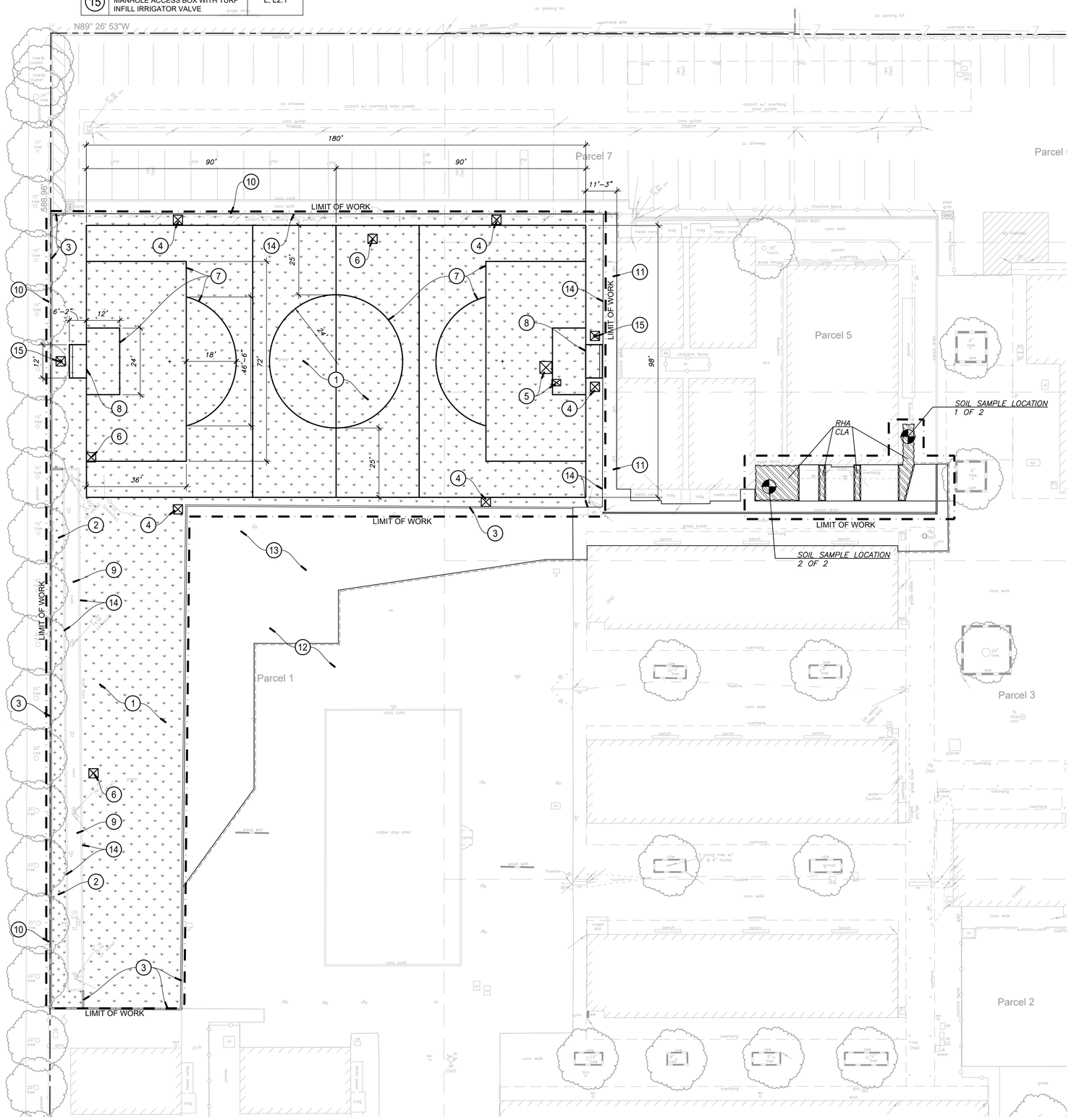
PENDLETON ELEMENTARY SCHOOL
NEW SOCCER FIELD
7101 STANTON AVE. BUENA PARK, CA 92621

SPORTS FIELD & PLANTING SCHEDULES AND NOTES

Date	Project Number
09/15/2025	25030
Application Number	Drawing Number
04-124678	L1.0
Drawn / Checked	
MJ, SC / JB	

PRINT DATE: 7/31/2025 11:52:12 AM
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(15)	FURNISH AND INSTALL STANDARD MANHOLE ACCESS BOX WITH TURF INFILL IRRIGATOR VALVE	L, L2.1



PLANT SCHEDULE

SHRUBS, GRASSES, & GROUNDCOVERS

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	DETAIL
	RHA CLA	RHAPHIOLEPIS INDICA 'CLARA'	INDIAN HAWTHORN	J-K, L2.1

HARDSCAPE KEYNOTES

KEY	DESCRIPTION	DETAIL
(1)	FURNISH AND INSTALL SYNTHETIC TURF FIELD WITH SAFETY SURFACING	A-B, L2.1
(2)	FURNISH AND INSTALL SYNTHETIC TURF FIELD WITHOUT SAFETY SURFACING	A-B, L2.1
(3)	CONSTRUCT CONCRETE CURB AT TURF EDGE	C, L2.1
(4)	FURNISH AND INSTALL STANDARD MANHOLE ACCESS BOX WITH TURF INFILL FOR FUTURE LIGHT	D-E, L2.1
(5)	FURNISH AND INSTALL CUSTOM MANHOLE ACCESS BOX WITH TURF INFILL	E-F, L2.1
(6)	FURNISH AND INSTALL STANDARD MANHOLE ACCESS BOX WITH TURF INFILL AT EXISTING CLEAN-OUT	D-E, L2.1
(7)	SOCCER STRIPING - COLOR TO BE SELECTED BY DISTRICT	SEE PLAN FOR LAYOUT
(8)	FURNISH AND INSTALL YOUTH SIZE SOCCER GOAL WITH WITH EXTERNAL WHEEL KIT	D, L2.1 H, L2.1 I, L2.1
(9)	EXISTING CONCRETE, CATCH BASINS, CLEANOUTS, AND CURB	PROTECT IN PLACE
(10)	EXISTING CHAIN LINK FENCE	PROTECT IN PLACE
(11)	NEW CONCRETE PAVING	PER CIVIL DRAWINGS
(12)	EXISTING ASPHALT PAVING	PROTECT IN PLACE
(13)	NEW ASPHALT PAVING	PER CIVIL DRAWINGS
(14)	CONSTRUCT SYNTHETIC TURF FIELD AT CONCRETE PAVING EDGE	G, L2.1
(15)	FURNISH AND INSTALL STANDARD MANHOLE ACCESS BOX WITH TURF INFILL IRRIGATOR VALVE	L, L2.1

FOR COMPLETE SPORTS FIELD & PLANTING SCHEDULES AND NOTES - SEE SHEET L1.0
FOR SPORTS FIELD & PLANTING DETAILS - SEE SHEET L2.1
SPECIFICATIONS PER SEPARATE BOOKLET

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LICENSED LANDSCAPE ARCHITECT
TRAVIS EBBERT
07/31/26
09/15/25
STATE OF CALIFORNIA

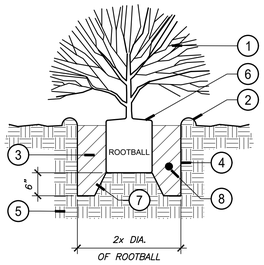
BUENA PARK SCHOOL DISTRICT
6865 ORANGETHORPE AVE.
BUENA PARK, CA 90620

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PENDLETON ELEMENTARY SCHOOL
NEW SOCCER FIELD
7101 STANTON AVE. BUENA PARK, CA 92621

SPORTS FIELD & PLANTING PLAN

Date 09/15/2025	Project Number 25030
Application Number 04-124678	Drawing Number L1.1
Drawn MJ, SC	Checked JB



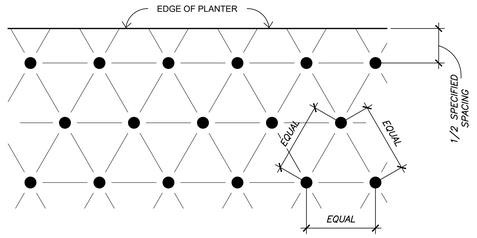
LEGEND:
1. SHRUB - PLUMB AND CENTER IN PIT.
2. WATER BASIN - 3" MINIMUM DEPTH. REMOVE BASIN IN LAWN AREAS AND AS DIRECTED BY LANDSCAPE ARCHITECT.
3. AMENDED BACKFILL PER SPECIFICATIONS.
4. SCARIFY SIDES AND BOTTOM OF SHRUB PIT.
5. NATIVE UNDISTURBED SOIL
6. AFTER SETTLING SHRUB, SET TOP OF ROOTBALL 1" ABOVE SURROUNDING FINISH GRADE AND SLOPE GRADE FOR DRAINAGE.
7. CREATE A 45 DEGREE CHAMFERED PEDESTAL FROM UNDISTURBED NATIVE SOIL TO REDUCE TREE SETTLEMENT.
8. PLANT TABLET PER SPECIFICATION.

NOTES:
A. KEEP MULCH 4" CLEAR OF CROWN, TYPICAL.
B. ROOTS MUST NOT BE ROOT BOUND. LOOSEN ANY TIGHTLY PACKED ROOTS.

SECTION

J SHRUB PLANTING

NOT TO SCALE

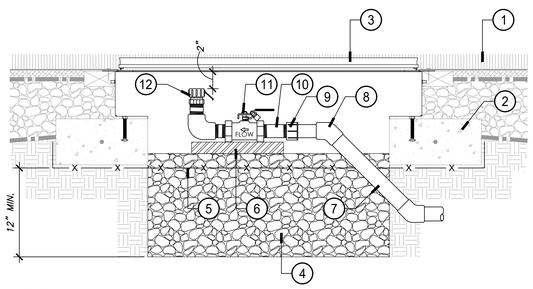


NOTES:

A. ALL SHRUBS / GROUND COVERS TO BE PLANTED AT EQUAL SPACING (TRIANGULAR) UNLESS OTHERWISE INDICATED ON PLANS. SEE LEGEND FOR SPACING REQUIREMENTS.
B. PLANT MATERIAL AT THE EDGE OF PLANTER AREAS SHALL BE LOCATED ½ OF THE ON-CENTER SPACING DISTANCE INDICATED IN THE LEGEND. FOR EXAMPLE, IF SPACING IS INDICATED AS 24" ON CENTER, PLANTS AT THE EDGE OF THE PLANTER SHALL BE LOCATED 12" FROM THE EDGE.
C. PLANT SPACING INDICATED IN THE PLANTING LEGEND IS THE MAXIMUM ALLOWED SPACING. IN NARROW PLANTER AREAS, SPACING MAY NEED TO BE REDUCED IN ORDER TO MAINTAIN THE MAXIMUM ON-CENTER SPACING AND SPACING FROM EDGE OF PLANTER AS INDICATED ON THIS DETAIL.

K SHRUB AND GROUNDCOVER SPACING

NOT TO SCALE



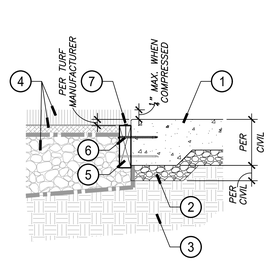
SECTION

LEGEND:
1. SYNTHETIC TURF/SHOCK PAD/BASE PER DETAIL 'A', SHEET L2.1
2. CONCRETE CURB PER DETAIL 'D', SHEET L2.1
3. MANHOLE/VALVE BOX - SEE APPLICABLE CUT SHEET, THIS PAGE
4. 1/2" ROUND WASHED PEA GRAVEL - MINIMUM 12" DEPTH.
5. 20-GAUGE STAINLESS 3/4" HEXAGONAL GOPHER WIRE CONTINUOUS BELOW MANHOLE
6. 12"x12"x2" CONCRETE PAVER BELOW EQUIPMENT
7. PVC IRRIGATION PRESSURE MAINLINE . SEE SPECIFICATIONS AND TRENCHING DETAIL FOR MAINLINE DEPTH
8. PVC SCH 80, 45 DEGREE ELL - TYP.
9. SCH 80 PVC FEMALE ADAPTER
10. THREADED SCH 80 PVC NIPPLE - LENGTH AS REQUIRED
11. LOCKING BRASS BALL VALVE, SEE LEGEND FOR SPECIFICATION. BALL VALVE SHALL BE LOCKED CLOSED
12. 2" ALUMINUM THREADED CAMLOCK COUPLER WITH FEMALE NPT THREAD - COORDINATE WITH OWNER'S SELECTED IRRIGATOR SYSTEM

NOTES:
A. CONCRETE CURB TO BE CONTINUOUS AROUND PERIMETER OF ACCESS FRAME.
B. COORDINATE NAILER MATERIAL WITH MANUFACTURER'S RECOMMENDATIONS.

L ACCESS BOX AT IRRIGATOR VALVE

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



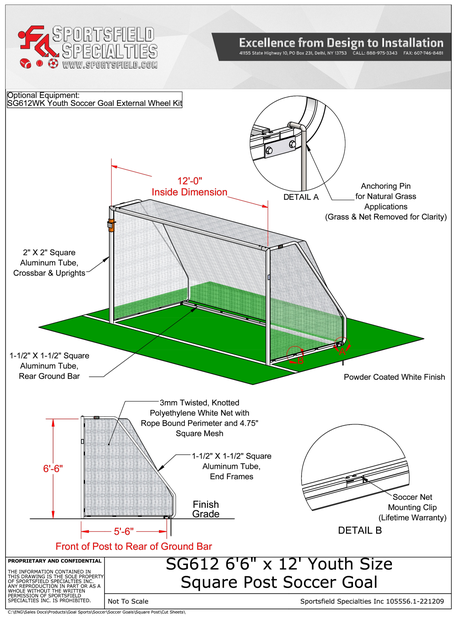
SECTION

LEGEND:
1. NEW/EXISTING CONCRETE PAVING PER CIVIL DRAWINGS
2. BASE MATERIAL PER CIVIL DRAWINGS
3. COMPACTED SUBGRADE PER GEOTECH REPORT/CIVIL DRAWINGS
4. SYNTHETIC TURF/SHOCK PAD/BASE PER DETAIL 'A', SHEET L2.1
5. 2"x6" PRESSURED TREATED DOUGLAS FIR OR RECYCLED PLASTIC NAILER BOARD
6. 3/8"x5" STAINLESS SIMPSON TITAN HD SCREWS AT 18" O.C. MAX. IN 'W' PATTERN AND 4" FROM ENDS OF BOARDS
7. STAINLESS STEEL HARDWARE - COORDINATE RECOMMENDATIONS WITH TURF MANUFACTURER

NOTES:
A. COORDINATE NAILER MATERIAL WITH MANUFACTURER'S RECOMMENDATIONS.
B. NOTIFY DESIGN TEAM AS SOON AS POSSIBLE IF FIELD CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN.

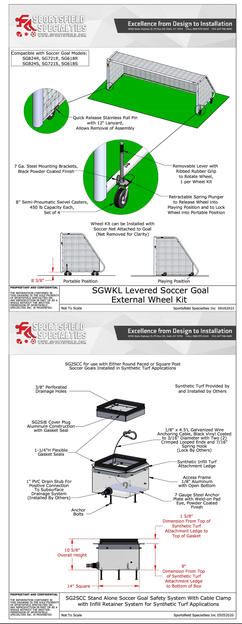
G SYNTHETIC TURF AT PAVING EDGE

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



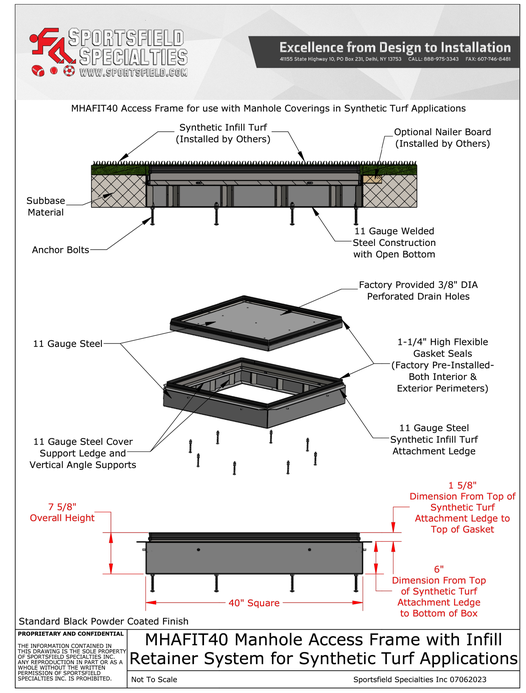
H YOUTH SOCCER GOAL

SCALE: N.T.S.



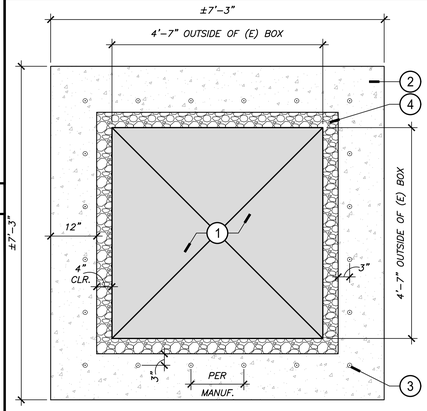
I SOCCER GOAL WHEEL KIT AND SAFETY SYSTEM

SCALE: N.T.S.

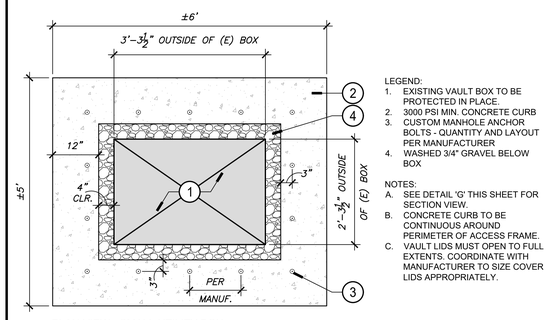


E STANDARD MANHOLE ACCESS FRAME

SCALE: N.T.S.



PLAN VIEW - LARGE UTILITY BOX



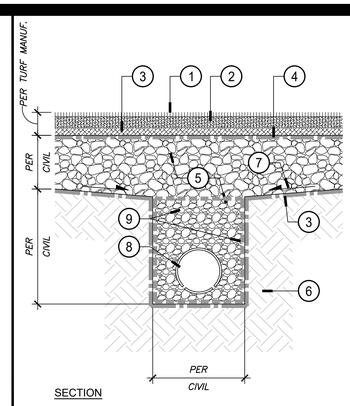
PLAN VIEW - SMALL UTILITY BOX

LEGEND:
1. EXISTING VAULT BOX TO BE PROTECTED IN PLACE.
2. 3000 PSI MIN. CONCRETE CURB
3. CUSTOM MANHOLE ANCHOR BOLTS - QUANTITY AND LAYOUT PER MANUFACTURER
4. WASHED 3/4" GRAVEL BELOW BOX

NOTES:
A. SEE DETAIL 'G' THIS SHEET FOR SECTION VIEW.
B. CONCRETE CURB TO BE CONTINUOUS AROUND PERIMETER OF ACCESS FRAME.
C. VAULT LIDS MUST OPEN TO FULL EXTENTS. COORDINATE WITH MANUFACTURER TO SIZE COVER LIDS APPROPRIATELY.

F CUSTOM MANHOLE ACCESS FRAME LAYOUT

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



SECTION

LEGEND:
1. SYNTHETIC TURF SURFACE - PER SPECIFICATIONS
2. COATED SAND INFILL SYSTEM - PER SPECIFICATIONS
3. IMPACT SAFETY LAYER - PER SPECIFICATIONS. SEE PLAN FOR LOCATION WHERE IMPACT LAYER IS REQUIRED.
4. GEOTEXTILE FABRIC - PER SPECIFICATIONS
5. CRUSHED AGGREGATE BASE - SIZE AND COMPACTION PER CIVIL DRAWINGS
6. COMPACTED SUBGRADE - COMPACTION RATE PER CIVIL DRAWINGS
7. SLOPE COMPACTED SUBGRADE PER CIVIL DRAWINGS
8. PERFORATED DRAIN PIPE IN FILTER SOCK - SIZE PER CIVIL DRAWINGS
9. 3/4" WASHED DRAINAGE GRAVEL IN FILTER FABRIC WRAP (MIRAFI 140N OR APPROVED EQUAL)

NOTES:
A. PROVIDE TURF SAMPLE FOR OWNER REVIEW PRIOR TO PLACING COMPLETE ORDER.
B. REVIEW MANUFACTURER'S SPECIFICATIONS AND INSTALLATION RECOMMENDATIONS PRIOR TO STARTING WORK.
C. REVIEW BASE REQUIREMENTS AND COMPACTION RATES IN GEOTECHNICAL REPORT/CIVIL DRAWINGS PRIOR TO STARTING WORK.

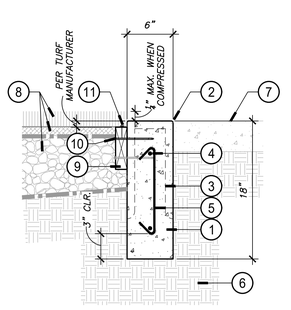
A SYNTHETIC TURF

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

NOTES PERTAIN TO ALL DETAILS WITH SYNTHETIC TURF:

1. IDENTIFIED FINISH GRADES OF SYNTHETIC TURF SHALL BE THE TOP OF INFILL MATERIAL. INFILL MATERIAL SHALL BE ½" BELOW ADJACENT SURFACES UNLESS EDGE IS A VERTICAL CURB.
2. NO MANUFACTURER, CONTRACTOR OR VENDOR LOGOS ARE TO BE INSTALLED UNLESS SPECIFIED.
3. NO CUT OUTS IN TURF SHALL BE MADE UNLESS OTHERWISE NOTED AND ESPECIALLY NO CUT OUTS IN THE FIELD OF OF PLAY. QUICK COUPLERS AND/OR COOLING ROTORS ARE THE ONLY UTILITIES TO BE CUT THROUGH TURF. QUICK COUPLERS ARE LOCATED ON THE PERIMETER AND OUT OF THE FIELD OF PLAY AREAS.
4. SYNTHETIC SURFACE IS REQUIRED TO COMPLY WITH ASTM F1951 AND ASTM F1292 PER CBC 11B-1008.2.6

B SYNTHETIC TURF NOTES



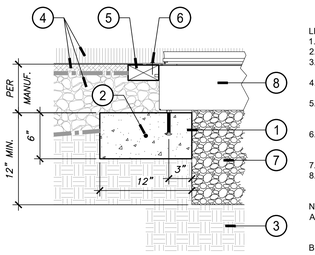
SECTION

LEGEND:
1. 3000 PSI MIN. CONCRETE CURB
2. 1/4" RADIUS
3. 1" DEEP BY 3/16" WIDE TOOLED CONTRACTION JOINT
4. (2) #4 CONTINUOUS HORIZONTAL REBAR
5. #3 VERTICAL REBAR AT 24" O.C.
6. COMPACTED SUBGRADE PER GEOTECH REPORT/CIVIL DRAWINGS
7. ADJACENT CONCRETE PAVING/ASPHALT PAVING
8. SYNTHETIC TURF/SHOCK PAD/BASE PER DETAIL 'A', SHEET L2.1
9. 2"x6" PRESSURED TREATED DOUGLAS FIR OR RECYCLED PLASTIC NAILER BOARD
10. 3/8"x5" STAINLESS SIMPSON TITAN HD SCREWS AT 18" O.C. MAX. IN 'W' PATTERN AND 4" FROM ENDS OF BOARDS
11. STAINLESS STEEL HARDWARE - COORDINATE RECOMMENDATIONS WITH TURF MANUFACTURER

NOTES:
A. PROVIDE 1/8" WIDE BY 1-1/2" DEEP SAWCUT CONTRACTION JOINTS AT +/- 8' O.C. AND AT CHANGES OF DIRECTION. JOINT SPACING TO BE EQUAL THROUGHOUT.
B. COORDINATE NAILER MATERIAL WITH MANUFACTURER'S RECOMMENDATIONS.

C CONCRETE CURB AT TURF EDGE

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



SECTION

LEGEND:
1. 3000 PSI MIN. CONCRETE CURB
2. #4 CONTINUOUS HORIZONTAL REBAR
3. COMPACTED SUBGRADE PER GEOTECH REPORT/CIVIL DRAWINGS
4. SYNTHETIC TURF/SHOCK PAD/BASE PER DETAIL 'A', SHEET L2.1
5. 2"x4" PRESSURED TREATED DOUGLAS FIR OR RECYCLED PLASTIC NAILER BOARD
6. STAINLESS STEEL HARDWARE - COORDINATE RECOMMENDATIONS WITH TURF MANUFACTURER
7. WASHED 3/4" GRAVEL BELOW BOX
8. MANHOLE/VALVE BOX - SEE APPLICABLE CUT SHEET, THIS PAGE

NOTES:
A. CONCRETE CURB TO BE CONTINUOUS AROUND PERIMETER OF ACCESS FRAME.
B. COORDINATE NAILER MATERIAL WITH MANUFACTURER'S RECOMMENDATIONS.

D CONCRETE CURB AT ACCESS BOX

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

DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-124678 INC:
REVIEWED FOR
SS ☐ FLS ☑ ACS ☑
DATE: 10/15/2025

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REVISION HISTORY

NO.	REMARKS	DATE

DRAWING STATUS

	DATE
○ DSA PLAN CHECK	08/18/2025
● DSA BACK CHECK	09/15/2025
○ BIDDING	
○ CONSTRUCTION	

LICENSED LANDSCAPE ARCHITECT
TRAVIS EBBERT
No. 6474
07/31/26
09/15/25
STATE OF CALIFORNIA

BUENA PARK SCHOOL DISTRICT
6865 ORANGETHORPE AVE.
BUENA PARK, CA 90620

DSA BACK CHECK

PENDLETON ELEMENTARY SCHOOL
NEW SOCCER FIELD
7101 STANTON AVE. BUENA PARK, CA 92621

SPORTS FIELD & PLANTING DETAILS

Date	Project Number
09/15/2025	25030
Application Number	Drawing Number
04-124678	L2.1
Drawn / Checked	
MJ, SC / JB	

PRINT DATE: 7/31/2025 11:52:12 AM
FILE PATH: Autodesk Docs://25030 BPSD Pendleton ES New Track-Soccer Field/25030 - BPSD Pendleton ES New Track-Soccer Field - Site-A23.rvt

Existing Irrigation Notes

1. THE CONTRACTOR MUST FAMILIARIZE HIMSELF WITH THE EXISTING IRRIGATION AND PLANTING ON PROPERTY. ANY DAMAGE OR ADJUSTMENTS REQUIRED INCLUDING REPLACING OR RELOCATING IRRIGATION LINES, HEADS, VALVES, WIRES OR ANY UTILITY THAT OCCURS ON THE PARCEL DUE TO THE CONSTRUCTION OF THIS PROJECT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER. THE OWNER'S REPRESENTATIVE MUST REVIEW ANY REQUIRED MODIFICATIONS TO THESE AREAS PRIOR TO COMMENCING WORK. THE CONTRACTOR MUST NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE OF THESE CONDITIONS OR ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

2. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, PROPERTY LINES, DIMENSIONS, ETC. PRIOR TO COMMENCING WORK. ALL EXISTING IRRIGATION SYSTEMS SHALL BE VERIFIED IN THE FIELD AT START OF CONSTRUCTIONS. ALL EXISTING MAINLINES, RCVS, BACKFLOW DEVICES, CONTROLLERS, METERS, SERVICE LINES, ETC. SHALL BE VERIFIED IN FIELD. ALL EXISTING IRRIGATION EQUIPMENT SHALL BE CLEARLY INDICATED INCLUDING SIZES AND MODEL NUMBERS TO SCALE ON AN ACCURATE BASE DRAWING AND SUBMITTED AS A SHOP DRAWING. SAID SHOP DRAWING SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT, AND OWNER'S AUTHORIZED REPRESENTATIVE FOR REVIEW AND APPROVAL. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND. NO WORK SHALL PROCEED WITHOUT APPROVAL OF SAID SHOP DRAWINGS.

3. ALL EQUIPMENT LOCATIONS AND PIPE ROUTING SHALL BE STAKED IN FIELD FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ALL LAYOUT SHALL BE AS APPROVED BY, LANDSCAPE ARCHITECT, AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. NO EQUIPMENT SHALL BE INSTALLED WITHOUT APPROVAL OF LAYOUT.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE INSTALLATION OF PROPOSED IRRIGATION EQUIPMENT AND RELATED EQUIPMENT, INCLUDING BUT NOT LIMITED TO R.C.V. CONTROL WIRES, ELECTRICAL WIRES, CONDUIT, REMOTE CONTROL VALVES, ETC. ALL LAYOUT AND LOCATIONS SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE REMOVAL AND DISPOSAL OF ALL EXISTING IRRIGATION EQUIPMENT AFFECTED BY THE PROPOSED IRRIGATION IMPROVEMENTS. CONTRACTOR SHALL VERIFY ALL EQUIPMENT TO BE REMOVED AND DISPOSED OF IN FIELD PRIOR TO COMMENCING WORK.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR/MODIFICATION OF ALL ADJACENT IRRIGATION SYSTEM EQUIPMENT THAT IS AFFECTED BY PROPOSED IRRIGATION IMPROVEMENTS. CONTRACTOR SHALL REPAIR SAID SYSTEMS TO A LIKE NEW MANNER, PROVIDING COMPLETE 100% HEAD TO HEAD COVERAGE IN ALL AREAS WITH SYSTEM LAYOUT AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL CONFIRM ALL AREAS REQUIRING MODIFICATION WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO BIDDING WORK AND PRIOR TO COMMENCING WORK.

7. CONTRACTOR SHALL ADJUST AND CAP OFF EXISTING ADJACENT IRRIGATION SYSTEM AS REQUIRED. SYSTEM SHALL PROVIDE COMPLETE 100% HEAD TO HEAD COVERAGE IN ALL AREAS AS APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE. ALL LAYOUT SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.

8. CONTRACTOR SHALL REFER TO CORRESPONDING ON-SITE WATER AND SEWER PLAN FOR UNDERLYING WATERLINES, EASMENTS, AND OTHER RELATED EQUIPMENT. CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS IN FIELD WITH OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIRS TO EXISTING IRRIGATION, LANDSCAPE AND HARDSCAPE DAMAGED BY NEW CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.

10. CONTRACTOR SHALL MEET WITH THE OWNER PRIOR TO BEGINNING DEMOLITION OR ANY OTHER WORK, AND WALK SITE TO LOCATE EXISTING CONTROLLER AND LINES AND OTHER IRRIGATION TO BE PROTECTED IN PLACE.

11. CONTRACTOR SHALL PROVIDE FOR THE IRRIGATION OF EXISTING PLANT MATERIAL THROUGHOUT THE CONSTRUCTION PROCESS. ANY DAMAGE DUE TO CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY TO PREVENT ANY LAPSE IN IRRIGATION OF THE EXISTING PLANT MATERIAL. ANY PLANT MATERIAL AND/OR IRRIGATION DAMAGED AS PART OF CONSTRUCTION SHALL BE REPAIRED TO A LIKE NEW CONDITION AS PART OF CONTRACT.

12. ANY EXISTING IRRIGATION CONTROL VALVES CONNECTED TO THE EXISTING CONTROLLER SHALL BE RECONNECTED TO THE NEW CONTROLLER. CONFIRM PROPER CONTROLLER OPERATION AND INSTALLATION WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK AND UPON COMPLETION OF WORK.

13. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE ADJUSTMENT/MODIFICATION OF EXISTING IRRIGATION SYSTEM WITHIN THIS AND OTHER AREAS AFFECTED BY THE PROPOSED IMPROVEMENTS. ALL LAYOUT SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.

14. NO DISRUPTION OF THE EXISTING IRRIGATION SYSTEMS WATERING WILL BE ALLOWED DURING CONSTRUCTION. ALL ADJACENT SYSTEM SHALL MAINTAIN AUTOMATIC PROGRAMMED WATERING SCHEDULES THROUGHOUT CONSTRUCTION.

15. CONTRACTOR SHALL OBTAIN EXISTING IRRIGATION AS-BUILT RECORD DRAWINGS FOR ADJACENT IRRIGATED AREAS PRIOR TO STARTING WORK. ALL EXISTING IRRIGATION EQUIPMENT LOCATION, SIZES, AND CONDITIONS SHALL BE VERIFIED IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE AT START OF WORK.

16. WHENEVER ROOTS OF EXISTING TREES ARE ENCOUNTERED DURING TRENCHING OPERATIONS, THE CONTRACTOR SHALL REROUTE MAIN LINE TRENCHES. DO NOT CUT ROOTS OVER 1" IN DIAMETER. ALL CUTS SHALL BE A CLEAN SHARP CUT. IF TRENCHING IS REQUIRED, THE CONTRACTOR SHALL HAND DIG THE TRENCHES TAKING CARE NOT TO DAMAGE ROOTS. NO MECHANICAL TRENCHING WITHIN THE DRIPLINE OF THE EXISTING TREE WILL BE ALLOWED. PROTECT ALL ROOTS EXPOSED TO SUNLIGHT WITH MOIST BURLAP UNTIL COVERED WITH SOIL.

Irrigation Installation Notes

1. THE CONTRACTOR SHALL OBTAIN, COORDINATE AND PAY FOR ANY AND ALL PERMITS AND ALL INSPECTIONS AS REQUIRED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY AND ALL DAMAGES TO OPERATIONS OR WORK OF OTHER CONTRACTORS. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ACTIVITIES WITH ALL AGENCIES AND OTHER TRADES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY ENCROACHMENT INTO ADJACENT PROPERTY, R.O.W.'S, EASEMENTS, SETBACKS OR ANY OTHER LEGAL PROPERTY RESTRICTIONS EITHER MARKED OR UNMARKED.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL REPAIR OR REPLACE, AT NO ADDITIONAL COST TO THE OWNER, ANY DAMAGE TO UNDERGROUND UTILITIES THAT MAY OCCUR.
5. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING PLANS BEFORE BEGINNING WORK.
6. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON PLANS AT THE SITE PRIOR TO COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO PROJECT LANDSCAPE ARCHITECT FOR DIRECTION. ANY CONTINUATION OF WORK IS AT THE CONTRACTOR'S RISK AND EXPENSE.
7. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE PROJECT LANDSCAPE ARCHITECT FOR DIRECTION.
8. BEFORE ANY WORK COMMENCES, A CONFERENCE SHALL BE HELD WITH THE CITY'S PUBLIC WORKS INSPECTOR, LANDSCAPE ARCHITECT AND THE CONTRACTOR, REGARDING GENERAL REQUIREMENTS OF THIS WORK.
9. INSTALL ALL IRRIGATION COMPONENTS ACCORDING TO LOCAL CODES AND ORDINANCES.
10. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
11. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS (INCLUDING EXISTING AND/OR NEW PLANT MATERIAL), GRADE DIFFERENCES OR DIFFERENCES IN THE AREA'S DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
12. THE WORK SHOWN ON THESE PLANS IS DIAGRAMMATIC; ALL ITEMS, I.E. CONTROLLERS, VALVES, MAINLINES, SLEEVES, WIRES, IRRIGATION HEADS, ETC. ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ONLY. DO NOT SCALE DIMENSIONS. DETAIL DRAWINGS MAY CLARIFY LOCATIONS OF SOME ITEMS. THE CONTRACTOR SHALL NOT LOCATE ANY ITEMS WHERE IT IS OBVIOUS THAT THEY ARE IN CONFLICT WITH UNDERGROUND UTILITIES, STRUCTURES, OTHER IMPROVEMENTS, OR VEHICULAR OR PEDESTRIAN SAFETY CONSIDERATIONS.
13. ALL CONSTANT PRESSURE LINES SHALL BE TESTED FOR 3 HOURS UNDER A HYDROSTATIC PRESSURE OF 150 POUNDS PER SQUARE INCH AND BE PROVEN WATERTIGHT. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT FOR HYDROSTATIC TESTS. HYDROSTATIC TESTS SHALL BE PERFORMED IN THE PRESENCE OF THE LANDSCAPE ARCHITECT, CITY PUBLIC WORKS INSPECTOR OR, IF APPROVED BY LANDSCAPE ARCHITECT, CONTRACTOR MAY E-MAIL DIGITAL PHOTOGRAPHS OF THE PRESSURE GAUGE TO THE LANDSCAPE ARCHITECT AT BEGINNING AND END OF TEST PERIOD.
14. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
15. QUICK COUPLER VALVES, CONTROL VALVES, AND SHUT-OFF VALVES SHALL BE INSTALLED IN GROUND COVER AREAS WHEREVER POSSIBLE.
16. PIPING AND WIRE CONDUIT PENETRATIONS THROUGH WALLS AND INSTALLATION EQUIPMENT UNDER PAVING SHALL BE INSTALLED IN SCH 40 PVC SLEEVES, AS CALLED OUT ON PLANS, OR AS PER LOCAL CODES AND MUST BE COORDINATED WITH THE GENERAL CONTRACTOR AND CONTRACTORS OF ALL VARIOUS TRADES THAT MAY BE INVOLVED TO ELIMINATE PROBLEMS THAT MAY ARISE FROM INACCESSIBILITY OR DAMAGE TO ANOTHER TRADE'S WORK. PIPING AND WIRE CONDUIT PENETRATIONS THROUGH EXISTING WALLS SHALL BE CORE DRILLED AND SLEEVED PER ABOVE, UNLESS AN EXISTING SLEEVE IS AVAILABLE FOR RE-USE WHICH WILL NOT SIGNIFICANTLY AFFECT THE SYSTEM DESIGN.
17. USE CHECK VALVES AS REQUIRED TO ELIMINATE LOW HEAD DRAINAGE.
18. THE CONTRACTOR SHALL ONLY APPLY SUFFICIENT WATER TO PROMOTE HEALTHY GROWTH OF PLANT MATERIAL. AT NO TIME SHALL THE CONTRACTOR APPLY WATER AT A RATE OF FREQUENCY WHICH CAUSES RUNOFF OR OVER-SATURATION OF THE SOIL.
19. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL IRRIGATION, DRIP AND SPRAY, FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO ADJACENT PAVING, WALLS OR OTHER HARDSCAPE ELEMENTS TO THE EXTENT POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND ADJUSTING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING FLOW FOR EACH SYSTEM.
20. WHEN RADIUS OF SPRINKLER HEADS AS REQUIRED FOR PROPER COVERAGE IS LESS THAN RADIUS SHOWN ON LEGEND, THE CONTRACTOR SHALL EQUIP SPRINKLER HEAD WITH A PRESSURE COMPENSATING SCREEN (PCS) FOR LOW FLOW AND RADIUS CONTROL.
21. USE ADJUSTABLE ARC NOZZLES FOR ALL HEADS LOCATED IN AREAS WHERE A STANDARD ARC PATTERN SPRAYS OVER ONTO ADJACENT PAVING, WALLS OR OTHER HARDSCAPE ELEMENTS. ADJUSTABLE ARC NOZZLE SHOULD HAVE THE SAME RADIUS OF THROW AS THE NOZZLE BEING REPLACED.
22. NO OVERSPRAY OR LOW HEAD DRAINAGE SHALL BE ALLOWED.
23. WHEN VERTICAL OBSTRUCTIONS (LIGHT POLES, FIRE HYDRANTS, TREES, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE SPRINKLER HEADS SO AS TO PREVENT PROPER COVERAGE, THE CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER CIRCLE OR HALF CIRCLE SPRINKLER HEAD ON EACH SIDE OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
24. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWING. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE IMMEDIATELY UPON REJECTION.
25. ALL ELECTRICAL CONTROL WIRE SHALL BE DIRECT BURIAL, LEAD WIRES #14, COMMON WIRES #12, UL APPROVED, IN AN 18" DEEP TRENCH, INSTALLED UNDERNEATH AND ATTACHED WITH PLASTIC TIE 10' O.C. TO THE MAINLINE PIPE WHEN RUN IN THE SAME TRENCH. WIRE CONNECTORS SHALL BE PENTITE OR DRI-SPLICE ONLY.
    COLORS FOR CONTROL WIRE SHALL BE AS FOLLOWS:
    A. COMMON WIRE - WHITE WITH COLORED STRIPE (FOR MULTIPLE CONTROLLERS USE DIFFERING COLOR STRIPE PER CONTROLLER)
    B. EXTRA COMMON WIRES, PROVIDE A MINIMUM OF ONE (1) COMMON WIRE TO EACH END LEG OF MAINLINE.
    C. LEAD/HOT WIRE – BLACK
    D. EXTRA LEAD WIRES, PROVIDE A MINIMUM OF TWO (2) SPARE LEAD WIRES FOR EACH LEG OF MAINLINE END RUN - SPARE LEAD WIRES SHALL BE A DIFFERENT COLOR THAN CONTROL VALVE WIRES. LABEL ALL SPARE WIRES "SPARE" AT BOTH ENDS.
31. ALL AUTOMATIC CONTROLLER PROGRAMS MUST BE SET TO OPERATE BETWEEN THE HOURS OF 10 P.M. AND 6 A.M.
32. THE ENTIRE SPRINKLER SYSTEM SHALL BE GUARANTEED BY THE CONTRACTOR AS TO MATERIAL AND WORKMANSHIP, INCLUDING THE SETTLING OF BACKFILLED AREAS AND TRENCHES FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF THE WORK. SHOULD ANY OPERATION DIFFICULTIES IN CONNECTION WITH THE SPRINKLER SYSTEM DEVELOP WITHIN THE SPECIFIED GUARANTEE PERIOD, WHICH IN THE OPINION OF THE OWNER MAY BE DUE TO INFERIOR MATERIAL AND/OR WORKMANSHIP, SAID DIFFICULTIES SHALL BE IMMEDIATELY CORRECTED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
33. THE CONTRACTOR SHALL AT ALL TIMES PROTECT HIS WORK FROM DAMAGE AND THEFT AND REPLACE ALL DAMAGED OR STOLEN PARTS AT HIS EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING BY THE OWNER.
34. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT EACH POINT OF CONNECTION. THE CONTRACTOR SHALL VERIFY WATER PRESSURE IN THE FIELD PRIOR TO CONSTRUCTION TO DETERMINE IF IT IS SUFFICIENT TO OPERATE SYSTEMS AS DESIGNED. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE PROJECT LANDSCAPE ARCHITECT. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY AT NO ADDITIONAL COST TO THE OWNER.
35. AFTER INSTALLATION OF THE IRRIGATION SYSTEM IS COMPLETED, THE CONTRACTOR SHALL PERFORM A COVERAGE AND PRESSURE TEST IN THE PRESENCE OF THE LANDSCAPE ARCHITECT AND CITY PUBLIC WORKS INSPECTOR TO DETERMINE IF THE IRRIGATION PRESSURE AND COVERAGE FOR PLANTING AREAS IS ADEQUATE AND COMPLETE. FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES OF PRESSURE AND COVERAGE DUE TO DEVIATIONS FROM THE PLANS OR BECAUSE DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS WERE NOT BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

Irrigation General Notes

1. IRRIGATION PLANS ARE DESIGNED AS DIAGRAMMATIC AND APPROXIMATE. ALL IRRIGATION EQUIPMENT, SPRINKLERS AND PIPE ARE TO BE INSTALLED IN LANDSCAPED AREA. NO IRRIGATION EQUIPMENT SHALL BE LOCATED IN HARDSCAPE. THE IRRIGATION CONTRACTOR SHALL ENSURE NO OVERSPRAY ONTO HARDSCAPE, STREETS, WALLS OR ANY OTHER HARDSCAPE / STRUCTURE.
2. MAINLINE SHOWN WITHIN PAVING FOR DRAWING CLARITY ONLY, ACTUAL MAINLINE LOCATION TO BE A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES TYP.
3. WHEN VERTICAL OBSTRUCTIONS (PROPS, STREET LIGHTS, TREES, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE SPRINKLER HEADS SO AS TO PREVENT PROPER COVERAGE, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER CIRCLE OR HALF CIRCLE SPRINKLER HEAD ON EACH SIDE OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
4. WHEN RADIUS OF SPRINKLER HEADS, REQUIRED FOR PROPER COVERAGE, IS LESS THAN RADIUS SHOWN ON LEGEND, THE CONTRACTOR SHALL EQUIP SPRINKLER HEAD WITH A RAIN BIRD "PCS" PRESSURE COMPENSATING SCREEN FOR LOW FLOW AND RADIUS CONTROL.
5. USE ADJUSTABLE ARC NOZZLES FOR ALL HEADS LOCATED IN AREAS WHERE A STANDARD ARC PATTERN OVER SPRAYS ONTO BUILDINGS, WALLS OR PAVING. ADJUSTABLE ARC NOZZLE SHOULD HAVE THE SAME RADIUS OF THROW AS THE NOZZLE BEING REPLACED.
6. IRRIGATION SLEEVES SHOWN FOR MAJOR STREET AND DRIVEWAY CROSSINGS FOR CLARITY ONLY. CONTRACTOR SHALL INSTALL SLEEVING BELOW ALL PAVING, HARDSCAPE, ETC. AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE.
7. ALL PIPING AND WIRE SHALL BE SLEEVED UNDER PAVING / HARDSCAPE. ALL SLEEVES TO BE MINIMUM 2X DIAMETER OF PIPE SLEEVES. ALL MAINLINE SHALL BE ACCOMPANIED WITH A MINIMUM 2-INCH DIAMETER WIRE SLEEVE. SLEEVING TO EXTEND MINIMUM 12 INCHES BEYOND PAVING.
8. ALL LEAD WIRES TO BE #14 GAUGE, AND BLACK IN COLOR. ALL COMMON WIRE TO BE #12 GAUGE AND WHITE WITH COLORED STRIPE. FOR MULTIPLE CONTROLLERS USE DIFFERING COLOR STRIPE PER CONTROLLER.
9. PROVIDE A MINIMUM OF TWO (2) SPARE LEAD WIRES AND MINIMUM ONE (1) SPARE COMMON WIRE TO EACH MAINLINE END RUN. LOOP SPARE WIRES IN A NEARBY VALVE BOX WITH MINIMUM 2' OF COILED WIRE. SPARE LEAD WIRES SHALL BE A DIFFERENT COLOR THAN CONTROL VALVE WIRES. LABEL ALL SPARE WIRES "SPARE" AT BOTH ENDS.
10. ALL IRRIGATION ADJACENT TO BUILDING SHALL BE INSTALLED A MINIMUM DISTANCE OF 12" INCHES FROM BUILDING TO AVOID WATER/OVERSPRAY ONTO BUILDING OR WINDOWS. ALL LAYOUT SHALL BE CONFIRMED IN FIELD WITH OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WORK.
11. ELECTRIC CONTROL VALVES AND ISOLATION VALVE LOCATIONS ON THIS DRAWING ARE APPROXIMATE. THE LANDSCAPE CONTRACTOR SHALL STAKE OUT EACH ELECTRICAL CONTROL VALVE AND ISOLATION VALVE LOCATION FOR REVIEW AND APPROVAL BY OWNER PRIOR TO INSTALLATION OF ALL VALVES. FINAL LOCATION AND EXACT POSITIONING FOR ELECTRIC CONTROL VALVES AND ISOLATION VALVES SHALL BE DETERMINED BY THE OWNER. MINOR MODIFICATIONS OF ELECTRIC CONTROL VALVES AND ISOLATION VALVE LOCATIONS AS REQUESTED BY THE OWNER SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. FAILURE TO OBTAIN OWNER'S APPROVAL PRIOR TO THE INSTALLATION SHALL CAUSE THE CONTRACTOR TO MAKE OWNER DIRECTED REVISIONS AT NO ADDITIONAL COST TO THE OWNER. IN GENERAL, UNLESS OTHERWISE DIRECTED BY OWNER, ALL VALVES SHALL BE INSTALLED THREE FEET FROM EDGE OF HARDSCAPE, WALK OR CURB IN SHRUB PLANTING AREAS.

SPRAY HEAD SPRINKLER LEGEND

SYMBOL Q	H	F	V	MANUFACTURE / MODEL NO. / DESCRIPTION	FLOW RATE GPM Q	H	F	V	PSI	RADIUS	PREC RATE	DETAIL	SHEET
12" HI-POP SPRAY HEADS WITH CHECK VALVE AND PRESSURE REGULATION													
		--		RAIN BIRD - RD-12-S-P30-F, W/ 8-FLT SERIES NOZZLE W/ PCS SCREENS, 020 / 025 / 025	.20	.25	--	.25	30	5 FT	1.6	A	L4.1
				RAIN BIRD - RD-12-S-P30-F, W/ U-8 SERIES NOZZLE	.26	.52	1.05	1.19	30	8 FT	1.6		
				RAIN BIRD - RD-12-S-P30-F, W/ U-10 SERIES NOZZLE	.39	.79	1.58	1.45	30	10 FT	1.6		
				RAIN BIRD - RD-12-S-P30-F, W/ U-12 SERIES NOZZLE	.65	1.30	2.60	1.18	30	12 FT	1.7		
				RAIN BIRD - RD-12-S-P30-F, W/ U-15 SERIES NOZZLE	.92	1.85	3.70	1.85	30	15 FT	1.6		
L/RCS	SST	CST		RAIN BIRD - RD-12-S-P30-F, W/ 15 STRIP SERIES NOZZLE LCS-PCS-030 / RCS-PCS-030 / SST-PCS-060 / CST-PCS-060.	.30	.90	.90	--	30	4x15 FT 4x30 FT	1.9		

NOTE: ALL SPRAY HEADS THAT REQUIRE ARC ADJUSTMENT FOR OVERSPRAY SHALL BE INSTALLED WITH RAIN BIRD (HE-VAN) HIGH-EFFICIENCY VARIABLE ARC SPRAY NOZZLES. FOR RADIUS REDUCTION USE RAIN BIRD PCS-SCREENS.

IRRIGATION POP-UP BUBBLER LEGEND

SYMBOL CNT	QTR	HLF	FUL	MANUFACTURE / MODEL NO. / DESCRIPTION	FLOW RATE GPM C	Q	H	F	PSI	RADIUS	PREC RATE	DETAIL	SHEET
6" POP- UP SPRINKLER WITH CHECK VALVE AND PRESSURE REGULATION													
				RAIN BIRD - RD-06-S-P30-F,W/5CST-B-PCS-030, 5Q-B-PCS-025, 5H-B-PCS-040, 5F-B-PCS-060, STREAM BUBBLER NOZZLE.	.30	.25	.40	.60	30	3 FT	2.2	A	L4.1

IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURE / MODEL NO. / DESCRIPTION	DETAIL	SHEET
	WEATHERMATIC - 8200CR-xxD-XPR, OR APPROVED EQUAL, (1", 1-1/2" OR 2") BRASS REMOTE CONTROL VALVE WITH PRK-24(XRP) PRESSURE REGULATING MODULE OPTION, SIZE AS SHOWN.	B	L4.1

IRRIGATION PIPE & WIRE LEGEND

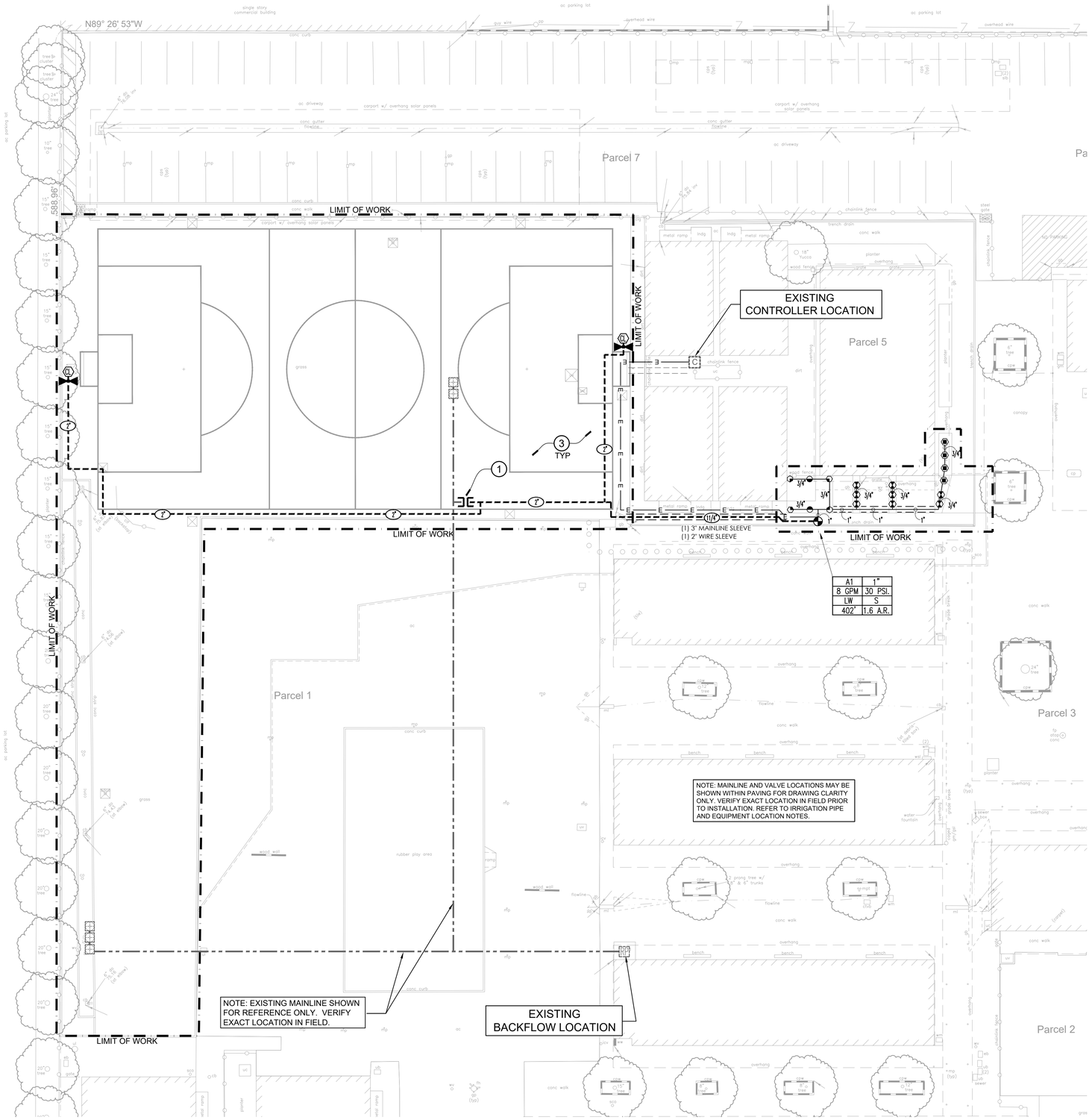
SYMBOL	MANUFACTURE / MODEL NO. / DESCRIPTION	DETAIL	SHEET
————	BURIED NON-PRESSURE LATERAL LINE PIPE: SCH. 40, IPS, SOLVENT WELD, PVC PIPE FOR SIZES 3/4" TO 2-1/2". MINIMUM PIPE SIZE SHALL BE 3/4" - SIZE LATERALS PER PLAN.	C	L4.1
- - - - -	BURIED PRESSURE IRRIGATION MAINLINE: SCH. 40, IPS, SOLVENT WELD, PVC PIPE FOR MAINLINE SIZES (1-1/2" AND SMALLER).	C	L4.1
	SLEEVING - SCH 40, IPS, SOLVENT WELD, PVC PIPE, EXTEND 12" BEYOND EDGE OF HARDSCAPE. SLEEVE SHALL BE MINIMUM TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE CARRIED, MINIMUM 2" SIZE. PLACE BELOW ALL PAVING, HARDSCAPE, ETC., AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE. SLEEVE LOCATIONS SHALL BE MARKED AT EACH END AT THE TIME OF INSTALLATION WITH A PAINTED SPOT OR OTHER SIMILAR MARKING ON THE BACK OF THE CURB. EXACT SLEEVE LOCATIONS SHALL BE RECORDED ON RECORD DRAWINGS WITH DIMENSIONING FOR IRRIGATION AS-BUILT PLANS PRIOR TO BACKFILL.	D	L4.1
— — — —	CONTROL WIRE CONDUIT - SCH. 40 PVC, GRAY, COLOR ELECTRICAL CONDUIT WITH SWEEP ELLS. INSTALL UNDER ALL PAVING / HARDSCAPE AREAS. CONDUIT SHALL BE MINIMUM TWICE THE DIAMETER OF WIRE BUNDLE CARRIED, MINIMUM 2" SIZE.	D	L4.1
—— E ——	PAIGE - P7079D, DIRECT BURIAL (U.L. APPROVED) #14UF AWG. CONTROL WIRE / #12UF AWG. FOR COMMON WIRE. WIRES SHALL BE INSTALLED WITHIN SCH. 40 PVC, ELECTRICAL CONDUIT WITH SWEEP ELBOWS AND PULL BOXES AT ALL CROSSINGS. PROVIDE 18" 90 DEGREE SWEEPS BETWEEN PULL BOXES. (MAXIMUM FOUR 90 DEGREE SWEEPS BETWEEN PULL BOXES). OPEN ENDS OF ELECTRICAL SWEEPS TO BE SEALED USING APPROVED AEROSOL FOAM PRODUCT. PULL BOXES ARE NOT SHOWN ON PLANS. CONDUIT SHALL BE MINIMUM TWICE THE DIAMETER OF WIRE BUNDLE CARRIED, MINIMUM 2" SIZE.	C, D, E	L4.1
NO SYMBOL	3M - DBR/Y-6 DIRECT BURIAL WIRE CONNECTORS FOR USE ON ALL WIRE CONNECTIONS.	E	L4.1
	AS APPROVED - 2" ALUMINUM FEMALE CAMLOCK FITTING WITH FEMALE "NPT" THREADED CONNECTION. INSTALL PER PORTABLE FIELD IRRIGATOR MANUFACTURE RECOMMENDATION, CONFIRM TYPE WITH DISTRICT. INSTALL WITH 2" BRASS ISOLATION GATE VALVE WITHIN A CONCRETE RECTANGULAR VALVE BOX WITH TURF COVER. VERIFY EXACT LOCATION IN FIELD WITH OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.	L	L2.1
	NIBCO - T-580-70-SV, 2" CAST BRONZE BALL VALVE, W/ LOCKING LEVER HANDLE. INSTALL IN CLOSED POSITION WITH DISTRICT APPROVED MATCHING LOCKS AND KEYS FOR FIELD IRRIGATOR CAMLOCK FITTINGS.	L	L2.1

NOTE:
ALL WIRE SPLICES SHALL BE PLACED WITHIN PLASTIC VALVE BOX OR WIRE PULL BOX. WIRE SPLICES MUST BE TWISTED WITH WIRE TWISTING TOOL WITH A MAXIMUM OF TWO WIRES PER TWIST. REFER TO MANUFACTURE RECOMMENDATION FOR PROPER WIRE CONNECTIONS.

SPLICING RECOMMENDATIONS:
WIRE SPLICES ARE THE WEAK LINK OF ANY ELECTRICAL CIRCUIT. IT IS ESPECIALLY IMPORTANT TO MAKE PROPER JOINTS IN IRRIGATION SYSTEMS BECAUSE THE JOINTS ARE EXPOSED TO WET AND DAMP ENVIRONMENTS THAT CAN CAUSE CORROSION OF THE COPPER CONDUCTOR, AND PREMATURE FAILURE.

EXISTING EQUIPMENT LEGEND

SYMBOL	MANUFACTURE / MODEL NO. / DESCRIPTION
M	(EXISTING) DOMESTIC WATER IRRIGATION METER. VERIFY SIZE, LOCATION, AND STATIC WATER PRESSURE IN FIELD.
	(EXISTING) BACKFLOW PREVENTION ASSEMBLY, P



EXISTING WATER METER / P.O.C. NOTES

1 **P.O.C. NOTE #1:**
POINT OF CONNECTION SHALL BE DOWNSTREAM OF EXISTING IRRIGATION METER. VERIFY THE ACTUAL LOCATION, SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE POC INFORMATION SHOWN ON THESE DRAWING IS FOUND TO BE DIFFERENT THAN THE ACTUAL POC INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

(EXISTING) DOMESTIC WATER METER INFORMATION	
ADDRESS: 7101 STANTON AVE. BUENA PARK, CA.	
(EXISTING) METER SIZE	3"
STATIC PRESSURE	75 PSI.
SYSTEM DESIGN PRESSURE	65 PSI.
MAXIMUM SYSTEM DEMAND	8 GPM
REVISED LANDSCAPE AREA	402 SQ. FT.

EXISTING CONTROLLER NOTES

2 **EXISTING CONTROLLER NOTE #2:**
EXISTING CONTROLLER LOCATED IN THIS APPROXIMATE LOCATION SHALL BE UTILIZED FOR EXISTING AND PROPOSED VALVES. VALVE NUMBERS SHOWN SHALL BE ADJUSTED AS REQUIRED TO UTILIZE THE AVAILABLE OPEN CONTROLLER STATIONS. CONTRACTOR SHALL VERIFY QUANTITY OF OPEN STATIONS OF CONTROLLER PRIOR TO BIDDING AND PRIOR TO COMMENCING WORK. SHOULD SAID CONTROLLER NOT CONTAIN ADEQUATE OPEN STATIONS, CONTRACTOR SHALL PROVIDE A NEW APPROVED "ET" WEATHER BASED SMART CONTROLLER TO REPLACE THE EXISTING CONTROLLER. CONTRACTOR MAY UTILIZE EXISTING SPARE WIRES. IF CONTRACTOR IS UNABLE TO LOCATE SUFFICIENT QUANTITY OF SPARE WIRES CONTRACTOR SHALL BE RESPONSIBLE FOR ROUTING OF NEW IRRIGATION CONTROL WIRES TO EXISTING CONTROLLER LOCATION AND MAKING ALL NECESSARY CONNECTIONS FOR PROPER OPERATION. CONTRACTOR SHALL PROVIDE SLEEVING BELOW ALL PAVING BETWEEN EXISTING PLANTERS AND BELOW EXISTING ROADS AND WALKS AS REQUIRED TO ROUTE CONTROL WIRES TO EXISTING CONTROLLER. VERIFY ALL CONDITIONS AND LAYOUT IN FIELD PRIOR TO BIDDING WORK AND PRIOR TO COMMENCING WORK.

NOTE: FIELD VERIFY CONTROLLER LETTER AND VALVE NUMBERS PRIOR TO HEAT BRANDING AND NUMBERING VALVE BOXES.

IRRIGATION PIPE AND EQUIPMENT LOCATION NOTES

1. ALL IRRIGATION EQUIPMENT, SPRINKLERS AND PIPE THAT ARE SHOWN IN PAVING IS FOR DRAWING CLARITY ONLY. ALL EQUIPMENT SHALL BE INSTALLED WITHIN LANDSCAPED AREA. NO IRRIGATION EQUIPMENT SHALL BE LOCATED IN HARDSCAPE.
2. LOCATION OF IRRIGATION LINES AND SYMBOLS ARE DIAGRAMMATIC. ALL IRRIGATION SHALL BE PLACED IN PLANTING AREAS EXCEPT WHEN CROSSING PAVEMENT. THE LANDSCAPE CONTRACTOR SHALL STAKE ALL IRRIGATION PIPE AND EQUIPMENT LOCATIONS FOR REVIEW AND APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE. FINAL LOCATION AND EXACT POSITIONING OF ALL IRRIGATION SHALL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. MINOR MODIFICATIONS OF THE IRRIGATION PIPING AND EQUIPMENT SHALL BE ADJUSTED AND OR RELOCATED AS REQUESTED BY THE OWNER AND SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST. FAILURE TO OBTAIN OWNER'S APPROVAL PRIOR TO THE INSTALLATION SHALL CAUSE THE CONTRACTOR TO MAKE OWNER DIRECTED REVISION AT NO CHARGE. ALL PIPING AND WIRES SHALL BE SLEEVED UNDER PAVING, HARDSCAPE, ETC. AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE.

IRRIGATION VALVE CALLOUT

CONTROLLER LETTER / VALVE NUMBER — A2 | 1.5" — VALVE SIZE
GALLONS PER MINUTE G.P.M. — 16 GPM | 30 PSI. — OPERATING PRESSURE (P.S.I.)
HYDROZONE PLANT FACTOR — LW | D — HYDROZONE / IRRIGATION TYPE - SEE
LANDSCAPE HYDROZONE AREA — 2000' | .73 A.R. — HYDROZONE LEGEND (BELOW)
SQUARE FOOTAGE — APPLICATION RATE IN INCHES PER HOUR

HYDROZONE LEGEND

Hydrozone Number	Plant Factor (Water Use) - from WUCOLS Selected based on type of plants in hydrozones:	IE - Irrigation Efficiency
(1) Spray - Low Water / Plants	VLW = 0.1 - Very Low Water Use Plants LW = 0.1 - 0.3 - Low Water Use Plants MW = 0.4 - 0.6 - Moderate Water Use Plants HW = 0.7 - 0.9 - High Water Use Plants	S = Spray .71

IRRIGATION CONSTRUCTION NOTES

1 **MAINLINE CONNECTION NOTE:**
CONTRACTOR SHALL CONNECT PROPOSED NEW IRRIGATION MAINLINE TO THE EXISTING IRRIGATION SYSTEM LOCATED IN THIS APPROXIMATE LOCATION. CONTRACTOR SHALL VERIFY ACTUAL EXISTING IRRIGATION MAINLINE LOCATION IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK. CONTRACTOR SHALL REFER TO IRRIGATION AS-BUILTS FOR EXISTING IRRIGATION SYSTEM LAYOUT. CONTRACTOR SHALL VERIFY ALL IRRIGATION CONNECTION AND DISCONNECTION POINTS IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.

2 **REMOVAL AND DISPOSAL NOTE:**
CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE REMOVAL AND DISPOSAL OF ALL EXISTING IRRIGATION EQUIPMENT AFFECTED BY THE PROPOSED IRRIGATION IMPROVEMENTS. CONTRACTOR SHALL VERIFY ALL EQUIPMENT TO BE REMOVED AND DISPOSED OF IN FIELD PRIOR TO COMMENCING WORK. CONTRACTOR SHALL MEET WITH THE OWNER PRIOR TO BEGINNING DEMOLITION OR ANY OTHER WORK, AND WALK SITE TO LOCATE EXISTING CONTROLLER AND LINES AND OTHER IRRIGATION TO BE PROTECTED IN PLACE.

3 **ADJACENT IRRIGATION NOTE:**
ALL ADJACENT SYSTEMS SHALL MAINTAIN AUTOMATIC PROGRAMMED WATERING SCHEDULES THROUGHOUT CONSTRUCTION. NO DISRUPTION OF THE EXISTING IRRIGATION SYSTEMS WATERING WILL BE ALLOWED DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR/MODIFICATION OF ALL ADJACENT IRRIGATION SYSTEMS EQUIPMENT THAT IS AFFECTED BY PROPOSED IMPROVEMENTS. CONTRACTOR SHALL ADJUST AND CAP OFF EXISTING ADJACENT IRRIGATION SYSTEMS AS REQUIRED. CONTRACTOR SHALL REPAIR SAID SYSTEMS TO A LIKE NEW MANNER, PROVIDING COMPLETE 100% HEAD TO HEAD COVERAGE WITH NO PONDING, RUNOFF, OR OVER-SPRAY IN ALL AREAS. SYSTEM LAYOUT SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL CONFIRM ALL AREAS REQUIRING MODIFICATION WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO BIDDING AND COMMENCING WORK.

SCH 40 PVC SLEEVING CHART

SLEEVE SIZE	WIRE QTY.	PIPE SIZE
2" SLEEVE	1-26 WIRES	3/4" & 1" PIPE
2-1/2" SLEEVE	27-38 WIRES	1-1/4" PIPE
3" SLEEVE	39-54 WIRES	1-1/2" PIPE
4" SLEEVE	55-100 WIRES	2" PIPE
6" SLEEVE	100+ WIRES	3" PIPE
8" SLEEVE	N/A	4" PIPE
12" SLEEVE	N/A	6" PIPE

FOR SPORTS FIELD & IRRIGATION SCHEDULES AND NOTES - SEE SHEET L3.0
FOR SPORTS FIELD & IRRIGATION DETAILS - SEE SHEET L4.1
SPECIFICATIONS PER SEPARATE BOOKLET

0 8 16 32 48

PRINT DATE: 7/31/2025 11:52:12 AM
FILE PATH: Autodesk Docs://25030 BPSD Pendleton ES New Track-Soccer Field/25030 - BPSD Pendleton ES New Track-Soccer Field - Site-A23.rvt

DSA STAMP
IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-124678 INC:
REVIEWED FOR
SS ☐ FLS ☑ ACS ☑
DATE: 10/15/2025

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REVISION HISTORY

NO.	REMARKS	DATE

DRAWING STATUS

	DATE
○ DSA PLAN CHECK	08/18/2025
● DSA BACK CHECK	09/15/2025
○ BIDDING	
○ CONSTRUCTION	

LICENSED LANDSCAPE ARCHITECT
LEWIS EBBERT LAPE
07/31/26
09/15/25
STATE OF CALIFORNIA

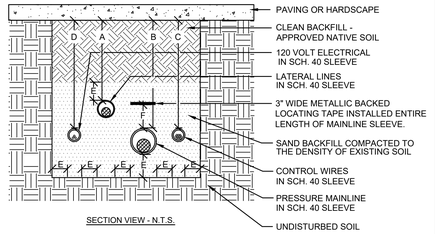
BUENA PARK SCHOOL DISTRICT
6865 ORANGETHORPE AVE.
BUENA PARK, CA 90620

DSA BACK CHECK

PENDLETON ELEMENTARY SCHOOL
NEW SOCCER FIELD
7101 STANTON AVE. BUENA PARK, CA 92621

SPORTS FIELD & IRRIGATION PLAN

Date	Project Number
09/15/2025	25030
Application Number	Drawing Number
04-124678	L3.1
Drawn / Checked	
MJ, SC / JB	

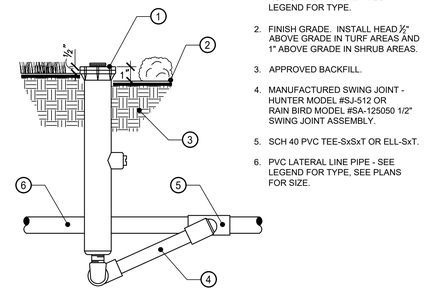


SECTION VIEW - N.T.S.

DIMENSION	A	B	C	D	E	F
	24"	36"	36"	36"	6"	12"

NOTES:
A. ALL PVC MAINLINE, PVC LATERAL LINES, AND CONTROL WIRES SHALL BE SLEEVED BELOW ALL HARDSCAPE ELEMENTS WITH SCH. 40 PVC, 2 TIMES THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
B. SLEEVE LOCATIONS SHALL BE MARKED AT EACH END AT THE TIME OF INSTALLATION WITH A PAINTED SPOT ON THE BACK FACE OF THE CURB OR A "SCORE" MARK TO DESIGNATE SLEEVE LOCATION.
C. EXACT SLEEVE LOCATION AND SIZE SHALL BE MARKED ON RECORD DRAWINGS WITH DIMENSIONING FOR IRRIGATION AS-BUILT PLANS PRIOR TO BACKFILL.
D. SLEEVE DETAIL SHALL ALSO BE USED FOR INSTALLATION OF PIPE IN ROCK SOIL.
E. LINES MUST HAVE MINIMUM CLEARANCE OF 6" FROM EACH OTHER & 24" FROM OTHER TRADES.
F. TIE A 36" LOOP IN ALL WIRING AT CHANGES IN DIRECTION.
G. INSTALL EXPANDING FOAM SEALANT INSIDE PIPE ENDS.
H. ALL SLEEVES MUST EXTEND MINIMUM 12" DISTANCE PAST CURB OR SIDEWALK.

(D) SLEEVE TRENCHING — NOT TO SCALE

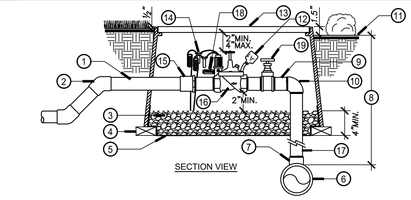


SECTION VIEW

LEGEND:
1. POP-UP SPRAY HEAD - SEE LEGEND FOR TYPE.
2. FINISH GRADE. INSTALL HEAD ½" ABOVE GRADE IN TURF AREAS AND 1" ABOVE GRADE IN SHRUB AREAS.
3. APPROVED BACKFILL.
4. MANUFACTURED SWING JOINT - HUNTER MODEL #SJ-512 OR RAIN BIRD MODEL #SA-125050 1/2" SWING JOINT ASSEMBLY.
5. SCH 40 PVC TEE-SxSxT OR ELL-SxT.
6. PVC LATERAL LINE PIPE - SEE LEGEND FOR TYPE, SEE PLANS FOR SIZE.

NOTES:
A. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
B. INSTALL SPRINKLER HEADS MINIMUM 12" FROM ALL BUILDINGS AND WALLS.
C. INSTALL SPRINKLER HEADS PLUMB.
D. ADJUST SPRAY OR NOZZLE STREAM TO COVER LANDSCAPE AREA WITHOUT OVERSPRAY ONTO PAVING, FENCES, WALLS OR BUILDINGS.
E. USE TEFLON TAPE ON THREADED FITTINGS, TYPICAL. (NO LIQUID TEFLON)
F. DO NOT SCALE DRAWINGS.
G. DO NOT USE SIDE INLET.

(A) POP-UP SPRINKLER — NOT TO SCALE



SECTION VIEW

LEGEND:
1. PVC LATERAL LINE PIPE. SEE LEGEND FOR TYPE - DEPTH PER SPECIFICATIONS.
2. PVC SCH 40, 45 DEGREE ELL - TYP. (2X).
3. 1/2" ROUND WASHED PEA GRAVEL - MINIMUM 4" DEPTH WITH 2" VALVE CLEARANCE.
4. NOMINAL SIZE SOLID BRICK (4 REQUIRED - ONE AT EACH CORNER OF VALVE BOX).
5. LANDSCAPE FABRIC.
6. PVC MAINLINE. SEE LEGEND FOR TYPE. DEPTH PER SPECIFICATIONS.
7. PVC SCH 80 TEE OR ELL ON MAINLINE OR MANIFOLD.
8. SEE SPECIFICATIONS AND TRENCHING DETAIL FOR MAINLINE DEPTH.
9. SCH 80 PVC NIPPLE - LENGTH AS REQUIRED. (3 REQUIRED)
10. SCH 80 PVC THREADED ELL.
11. FINISHED GRADE. SET TOP OF VALVE BOX ½" ABOVE FINISHED GRADE IN TURF AREAS, AND 1-1/2" IN SHRUB / GROUND COVER AREAS.
12. CHRISTY'S VALVE STATION # I.D. TAG ATTACHED WITH NYLON TIES.
13. PLASTIC RECTANGULAR VALVE BOX WITH LOCKING COVER, USE STAINLESS BOLT, NUT, AND WASHER. HEAT BRAND "RCV" & CONTROLLER STATION NUMBER ONTO LID.
14. CONTROL WIRE CONNECTIONS, PRE-FILLED WITH WATER PROOF INSULATING GEL SEALANT. SEE LEGEND FOR TYPE. PROVIDE MINIMUM 24" WIRE EXPANSION COILS AT VALVE.
15. SCH 80 PVC FEMALE ADAPTER.
16. REMOTE CONTROL VALVE. SEE LEGEND FOR TYPE, SEE PLAN FOR SIZE.
17. SCH 80 PVC RISER - LENGTH AS REQUIRED.
18. PRESSURE REGULATOR, IF SPECIFIED.
19. BRASS ISOLATION GATE VALVE, LINE SIZE.

NOTES:
A. USE SCH 80 PVC FITTINGS ON UPSTREAM PRESSURE SIDE OF VALVE.
B. USE SCH 40 PVC FITTINGS ON NON-PRESSURE SIDE OF VALVE.
C. SET TOP OF VALVE BOX ½" ABOVE FINISHED GRADE IN TURF AREAS AND 1-1/2" ABOVE FINISHED GRADE IN GROUNDCOVER AND SHRUB AREAS.
D. SET VALVE BOX AND VALVE ASSEMBLY IN GROUNDCOVER / SHRUB AREAS WHERE POSSIBLE. INSTALL IN TURF ONLY IF THERE IS NO ADJACENT GROUNDCOVER.
E. USE TEFLON TAPE ON ALL THREADED FITTINGS, TYPICAL.
F. INSTALL 45 DEGREE ELLS AS REQUIRED TO ACHIEVE PROPER VALVE INSTALLATION ABOVE LATERAL LINE DEPTH.

(E) WIRE CONNECTION — NOT TO SCALE

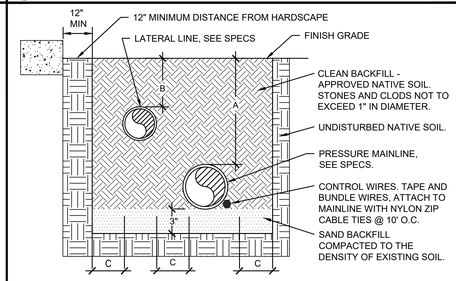


LEGEND:
STRIP BOTH WIRES, TWIST STRAND AROUND RIGID STRAND CLOCKWISE DIRECTION OVER HALF THE LENGTH OF STRIPPED WIRES.
FOLD THE OTHER HALF OF THE RIGID STRAND OVER TWISTED STRAND AS SHOWN.
INSERT THE TWISTED SPLICE INTO THE "Y" ELECTRICAL SPRING CONNECTION AND TWIST OVER WIRE STRANDS IN A CLOCKWISE DIRECTION.
INSERT THE CONNECTOR INTO THE GEL-FILLED DIRECT BURY SPLICE KIT. PUSH PAST THE LOCKING FINGERS TO SECURE CONNECTOR INSIDE TUBE.
POSITION ALL THE WIRES THROUGH THE DEDICATED INSULATOR CHANNELS AND SNAP INSULATOR TUBE COVER CLOSED.

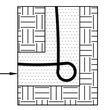
3M "DBY-6/DBR-6" WIRE CONNECTION

NOTES:
A. JOIN WIRES AND TWIST TOGETHER. WIRE SPLICES MUST BE TWISTED WITH WIRE TWISTING TOOL WITH A MAXIMUM OF TWO WIRES PER TWIST, PRIOR TO INSTALLING CONNECTOR. TWIST CONNECTOR ONTO WIRES TO SEAT FIRMLY. CORRECT WIRE CONNECTIONS ARE EXTREMELY IMPORTANT. REFER TO MANUFACTURE RECOMMENDATION FOR PROPER WIRE CONNECTIONS.
B. ALL WIRE CONNECTIONS SHALL INCLUDE A WIRE NUT CONNECTOR AND A POLY TUBE PRE-FILLED WITH WATERPROOF SEALING GEL.
C. DIRECT BURY SPLICE KIT MODEL # SA 101 SHALL BE USED TO ELECTRICALLY CONNECT 2 - #14 AND/OR 1 - #18 PRE-STRIPPED COPPER WIRES. LARGER WIRES OR GREATER QUANTITIES OF WIRES SHALL REQUIRE MODEL # SA102, A LARGER WIRE CONNECTOR.
D. ALL WIRE SPLICES SHALL BE PLACED WITHIN PLASTIC VALVE BOX OR WIRE PULL BOX.

(B) REMOTE CONTROL VALVE — NOT TO SCALE



DIAMETER	A	B	C
1/2" - 2 1/2"	18"	12"	6"
3" - 4"	24"		6"
6"	36"		6"



TIE A 36" LOOP IN ALL WIRING AT CHANGES OF DIRECTION GREATER THAN 30 DEGREES, UNTIE AFTER ALL CONECTIONS HAVE BEEN MADE.

PLAN VIEW - N.T.S.

NOTES:
A. LINES MUST HAVE MINIMUM CLEARANCE OF 6" FROM EACH OTHER AND 24" FROM OTHER TRADES.
B. TIE A 36" LOOP IN ALL WIRING AT CHANGES IN DIRECTION.
C. CONTRACTOR MUST ADJUST MAINLINE AROUND ALL STREET LIGHT LOCATIONS.
D. PIPE SHALL BE SNAKED FROM SIDE-TO-SIDE ON TRENCH BOTTOM TO ALLOW FOR EXPANSION AND CONTRACTIONS.
E. REMAINING BACKFILL CAN BE APPROVED ON-SITE SOIL WITH STONES AND CLODS NOT TO EXCEED 1" IN DIAMETER.
F. PIPE AND WIRE TO BE INSTALLED IN SLEEVES UNDER ALL PAVING AND EXTEND 12" PAST EDGE OF PAVING.

(C) PIPE INSTALLATION — NOT TO SCALE

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REVISION HISTORY

NO.	REMARKS	DATE

DRAWING STATUS

	DATE
○ DSA PLAN CHECK	08/18/2025
● DSA BACK CHECK	09/15/2025
○ BIDDING	
○ CONSTRUCTION	

LICENSED LANDSCAPE ARCHITECT
THOMAS EBBERT LAMB
07/31/26
Renewal Date
09/15/25
Date
STATE OF CALIFORNIA

BUENA PARK SCHOOL DISTRICT
6865 ORANGETHORPE AVE.
BUENA PARK, CA 90620

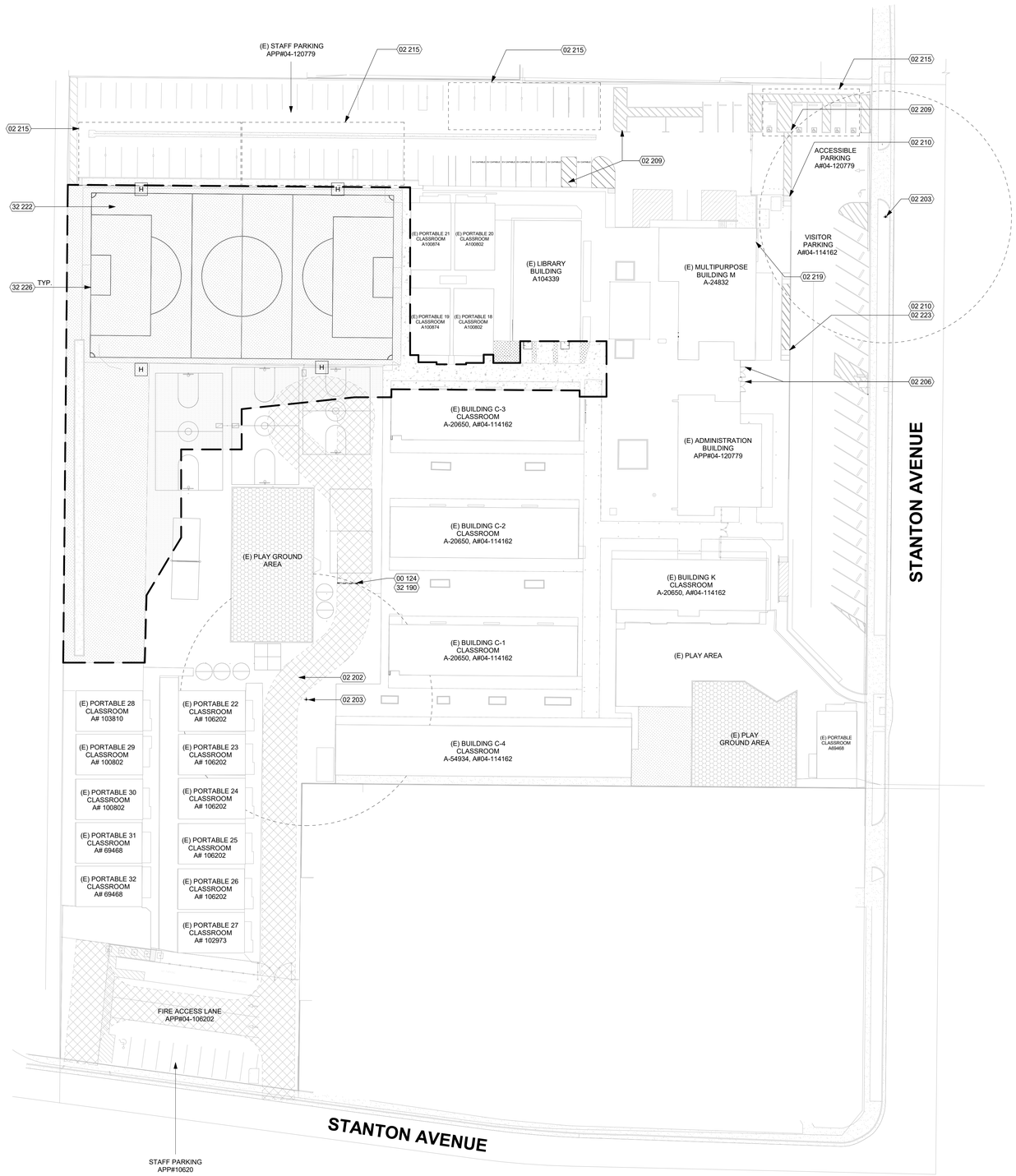
DSA BACK CHECK

PENDLETON ELEMENTARY SCHOOL
NEW SOCCER FIELD
7101 STANTON AVE. BUENA PARK, CA 92621

SPORTS FIELD & IRRIGATION DETAILS

Date	Project Number
09/15/2025	25030
Application Number	Drawing Number
04-124678	L4.1
Drawn / Checked	
MJ, SC / JB	

PRINT DATE: 7/31/2025 11:52:12 AM
FILE PATH: Autodesk Docs://25030 BPSD Pendleton ES New Track-Soccer Field/25030 - BPSD Pendleton ES New Track-Soccer Field - Site-A23.rvt



N

SITE PLAN OVERALL_V1 | 1" = 30'-0" | 10

KEYNOTES

NUMBER	NOTE
00 124	REMOVE WOOD WALL AND FOOTING
02 202	(E) FIRE ACCESS LANE PER APP#04-106202
02 203	(E) FIRE HYDRANT
02 206	(E) ACCESSIBLE GATE, SEE APP# 04-120779
02 209	(E) ACCESSIBLE PARKING SPACES, SEE APP#04-120779
02 210	(E) ACCESSIBLE CURB RAMP W/ DETECTABLE WARNING AND STRIPING, SEE APP#04-120779
02 215	(E) PHOTOVOLTAIC PANEL ARRAY
02 219	(E) SURFACE MOUNTED KNOX BOX ON FIRE LANE CHAIN LINK GATE
02 223	(E) DROP OFF AND LOADING ZONE APP#04-120779
32 190	REPAIR AND INSTALL (E) ASPHALT AT WOOD WALL, GRIND SMOOTH
32 222	SYNTHETIC SOCCER FIELD, SEE CIVIL AND LANDSCAPE DRAWINGS
32 226	SOCCER PORTABLE GOAL AND NET (2)

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR 6'-0" HIGH TEMPORARY CONSTRUCTION BARRIER WITH VISION SCREEN AT STAGING, STORAGE AND CONSTRUCTION AREA WITH SIGNAGE EVERY 20'-0" TO WARN STUDENTS OF CONSTRUCTION AREA.
2. CONTRACTOR TO BRING IN OFFICE TRAILER TO CONSTRUCTION AREA.
3. CONTRACTOR SHALL ACCESS THE SITE FROM STANTON AVENUE. ANY DAMAGE TO FIRE LANE WILL BE AT THE CONTRACTOR'S EXPENSE.
4. CONTRACTOR TO REPAIR BACK TO EXISTING CONDITIONS ALL LAYDOWN AREAS AT THE END OF CONSTRUCTION. THIS INCLUDES LANDSCAPE AREAS AND ANY BROKEN SPRINKLERS, VALVE BOXES, CONCRETE, ASPHALT, ETC.
5. CONTRACTOR SHALL REPLACE, RECONSTRUCT AND REPAIR ALL EXISTING WORK THAT IS IMPACTED, DAMAGED, OR DESTROYED AS A RESULT OF ANY CONTRACTOR WORK INCLUDING, BUT NOT LIMITED TO, HARDSCAPING, SIDEWALKS, IRRIGATION SYSTEMS, LANDSCAPING, LAWNS, STRUCTURES AND UTILITIES - ALL TO THE SATISFACTION OF THE DISTRICT.
6. WHERE ASPHALT OR CONCRETE IS BEING REPATCHED, CONTRACTOR SHALL PROVIDE EVEN AND STRAIGHT LINE CUTS WITH 2-FOOT STRAIGHT SLURRY SEAL SURFACE PATCH ON BOTH SIDES OF CUT.
7. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING ON SITE TO AVOID EXISTING DUCTS, PIPING OR CONDUITS, ETC., AND TO PREVENT HAZARDS TO PERSONNEL AND/OR DAMAGE TO EXISTING UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN AND INSTALLED BY ANY OTHER CONTRACTS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN OR DETAILED AND INSTALLED BY ANY OTHER CONTRACTS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT SHOULD SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED. THESE DRAWINGS AND SPECIFICATIONS DO NOT INCLUDE THE NECESSARY ELEMENTS FOR CONSTRUCTION SAFETY.
8. GATES IN PATH OF TRAVEL SHALL COMPLY WITH EXIT DOOR REQUIREMENTS WITH PROPER LEVER HARDWARE AND KICK PLATES.

LEGEND

- (E) BUILDING, NOT UNDER SCOPE OF WORK
- SYNTHETIC TURF, SEE LANDSCAPE AND CIVIL DWGS
- (E) LANDSCAPE, SEE LANDSCAPE DWGS
- ASPHALT, SEE CIVIL DWGS
- CONCRETE, SEE CIVIL DWGS
- (E) FENCE
- ACCESSIBLE PATH OF TRAVEL,SEE DEFINITION ON SHEET AND CIVIL DRAWINGS
- (E) ACCESSIBLE PATH OF TRAVEL, SEE APP#04-120779
- PROPERTY LINE
- FIRE HYDRANT
- LOCATION OF ACCESSIBLE EXTERIOR EXIT DOORS, ENTRANCES, AND EGRESS
- LIMIT OF WORK
- LINE OF ROOF, SKYLIGHT, OR SOFFIT OVERHEAD - SHOWN DASHED
- FIRE HYDRANT
- H — FUTURE LIGHT POLE, SEE ELECTRICAL DRAWINGS

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LICENSED ARCHITECT BRYAN P WHITMORE No. C 30345 Ren. 9/30/27 STATE OF CALIFORNIA DATE SIGNED: 09/15/2025	

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○ CONSTRUCTION	

KEY PLAN



BUENA PARK SCHOOL DISTRIC
6865 ORANGETHORPE AVE.
BUENA PARK, CA 90620

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MABEL L. PENDLETON ELEMENTARY SCHOOL
NEW SOCKER FIELD
7101 STANTON AVE. BUENA PARK, CA 92621

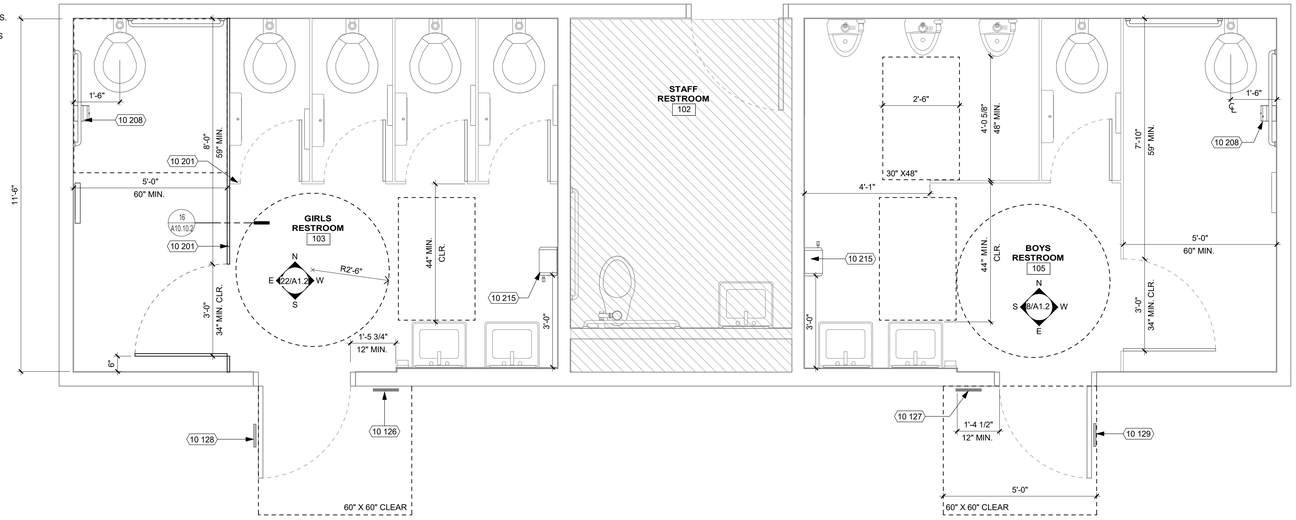
SITE PLAN OVERALL

Date	Project Number
09/15/2025	25030
Application Number	Drawing Number
04-124678	A1.1
Drawn HF	Checked MH

PRINT DATE: 9/19/2025 1:29:29 PM
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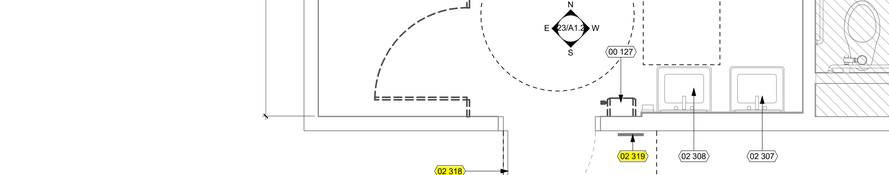
NOTES:
1. RESTROOM 105-103 AND 405 TO FOLLOW AGES 9 - 12 DIMENSIONS.

2. REFERENCE 3/A10.10.2 AND TOILET FIXTURES AND ACCESSORIES SCHEDULE ON SHEET A10.10.2 FOR MOUNTING REQUIREMENTS



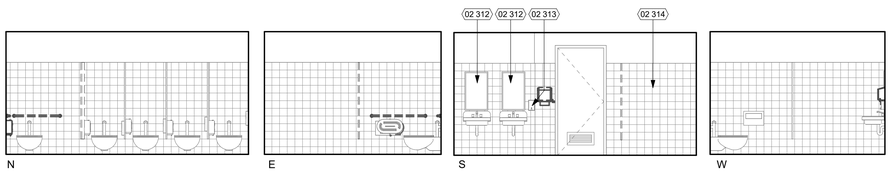
REF: 15 / A0.4

BOYS AND GIRLS ENLARGED FLOOR PLANS 1/2" = 1'-0" 7



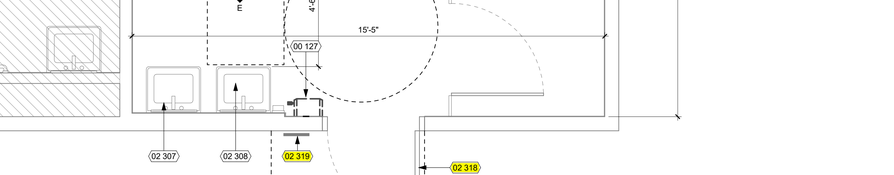
NOTES:
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2. REFERENCE 3/A10.10.2 AND TOILET FIXTURES AND ACCESSORIES SCHEDULE ON SHEET A10.10.2 FOR MOUNTING REQUIREMENTS

GIRLS INTERIOR ELEVATIONS 1/4" = 1'-0" 22

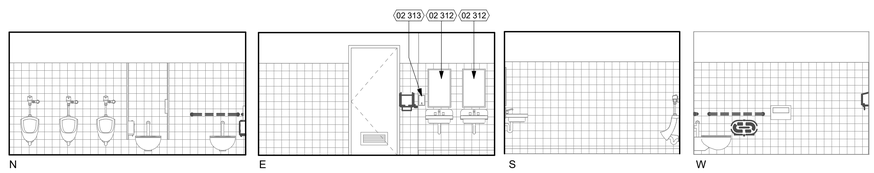


NOTES:
1. RESTROOM 105, 103 TO FOLLOW AGES 9 - 12 DIMENSIONS.
2. REFERENCE 3/A10.10.2 AND TOILET FIXTURES AND ACCESSORIES SCHEDULE ON SHEET A10.10.2 FOR MOUNTING REQUIREMENTS

DEMO GIRLS INTERIOR ELEVATIONS 1/4" = 1'-0" 23



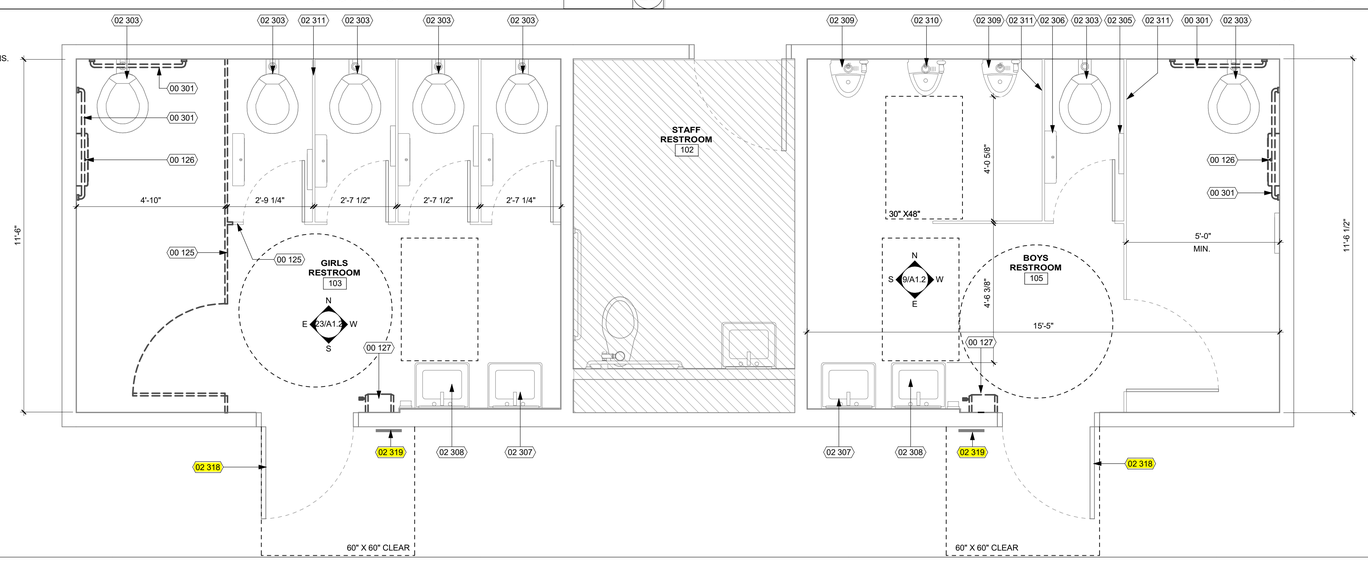
BOYS INTERIOR ELEVATIONS 1/4" = 1'-0" 8



DEMO BOYS INTERIOR ELEVATIONS 1/4" = 1'-0" 9

NOTES:
1. RESTROOM 105, 103 TO FOLLOW AGES 9 - 12 DIMENSIONS.

2. REFERENCE 3/A10.10.2 AND TOILET FIXTURES AND ACCESSORIES SCHEDULE ON SHEET A10.10.2 FOR MOUNTING REQUIREMENTS



DEMO BOYS AND GIRLS FLOOR PLAN 1/2" = 1'-0" 10

KEYNOTES

NUMBER	NOTE
00 125	REMOVE PARTITION AND ASSEMBLY
00 126	REMOVE TOILET PAPER
00 127	REMOVE PAPER TOWEL DISPENSER
00 301	REMOVE AND REUSED (E) GRAB BARS
02 303	(E) STANDARD WATER CLOSET
02 305	(E) SEAT COVER DISPENSER
02 306	(E) TOILET PAPER ROLL
02 307	(E) STANDARD SINK
02 308	(E) ACCESSIBLE SINK TO COMPLY W/ DETAIL 5/A10.10.2
02 309	(E) STANDARD URINAL
02 310	(E) ACCESSIBLE URINAL TO COMPLY W/ DETAIL 5/A10.10.2 & 3/A10.10.2
02 311	(E) PARTITION STALL
02 312	(E) MIRROR TO COMPLY W/ DETAIL 5/A10.10.2 & 3/A10.10.2
02 313	(E) SOAP DISPENSER TO COMPLY W/ DETAIL 5/A10.10.2 & 3/A10.10.2
02 314	(E) WALL TILE TO REMAIN
02 318	(E) DOOR SIGNAGE TO COMPLY W/ DETAIL 26 & 28/A10.10.2
02 319	(E) WALL SIGNAGE TO COMPLY W/ DETAIL 26 & 28/A10.10.2
10 126	GIRLS RESTROOM WALL MOUNTED SIGN SEE DETAILS 25/A10.10.2
10 127	BOYS RESTROOM WALL MOUNTED SIGN SEE DETAILS 23/A10.10.2
10 128	GIRLS DOOR SIGN SEE DETAILS 24/A10.10.2
10 129	BOYS DOOR SIGN SEE DETAILS 22/A10.10.2
10 201	TOILET PARTITION - 1/2" SOLID COLOR REINFORCED COMPOSITE [SCRC], COLOR TO MATCH EXISTING COLOR PARTITIONS AND FIELD VERIFY. PARTITIONS TO COMPLY WITH TESTING ASTM E 84 (SEE DETAIL 16/A10.10.2)
10 208	TOILET PAPER DISPENSER, SURFACE MOUNTED (BOBRICK B-2888)
10 215	PAPER TOWEL DISPENSER, SURFACE MOUNTED

GENERAL NOTES

GENERAL
1. DIMENSIONS
   A. ALL MINIMUM CLEARANCE DIMENSIONS FOR PLUMBING FIXTURES ARE FROM FACE OF WALL FINISH TO CENTER OF FIXTURE, U.O.N.
   B. ALL DIMENSIONS MARKED "MIN. CLR" OR "CLR." ARE TO/ FROM FACE OF WALL FINISH (F.O.F.)
2. PROVIDE GLASSMAT BACKER BOARD AT ALL TILED WALLS AND WALLS WITHIN 48" OF ANY PLUMBING FIXTURE IF TILE IS BEING REPAIRED
3. ALL FLOOR SLOPES IN RESTROOMS ARE NOT TO EXCEED 1:48 IN ANY DIRECTION.

ACCESSORIES
1. ALL RESTROOM FIXTURES MOUNTING HEIGHTS TO FOLLOW 9-12 BOYS AND GIRLS AGE GROUP.
2. FOR TYPICAL RESTROOM ACCESSORY MOUNTING HEIGHTS, ACCESSIBLE DIMENSIONS, SEE SHEET A10.10.2
3. TOILET ACCESSORIES LOCATED ON OR WITHIN WALLS SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE (CBC SECTION 1210.2.2)
4. PLUMBING FIXTURES TO HAVE SOLID BLOCKING AS REQUIRED BY CODE, SEE DETAIL

STALLS AND PARTITIONS
1. ALL ACCESSIBLE TOILET PARTITION DOORS TO BE 36" WIDE MINIMUM AND ALL NON-ACCESSIBLE TOILET PARTITION DOORS SHALL NOT BE LESS THAN 2'-2".
2. PARTITION STILE WIDTHS SHALL NOT EXCEED 4".
3. FOR PARTITION DETAILS, SEE SHEET A10.2.2
4. INSTALL (1) COAT HOOK CENTERED ON THE BACK OF EVERY STALL DOOR, 40" A.F.F. AT ACCESSIBLE STALLS AND 72" A.F.F. AT NON-ACCESSIBLE STALLS.
5. FLUSH VALVE HANDLE TO BE LOCATED AT WIDE SIDE OF STALL/ SPACE.

LEGEND

	30" x 48" ACCESSIBLE CLEAR SPACE
ROOM NAME A119 (+) 8'-0"	ROOM TAG (+) 8'-0" = CEILING HEIGHT OF ROOM, U.O.N.
A101A	DOOR NUMBER, SEE DOOR SCHEDULE
	NOT IN SCOPE
	(E) WALL TO REMAIN
5'-0"	60" DIAMETER ACCESSIBLE TURNING SPACE

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NO.	REMARKS	DATE

DRAWING STATUS

	DATE
○ DSA PLAN CHECK	08/18/2025
● DSA BACK CHECK	09/15/2025
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○ CONSTRUCTION	

KEY PLAN



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6865 ORANGETHORPE AVE.
BUENA PARK, CA 90620

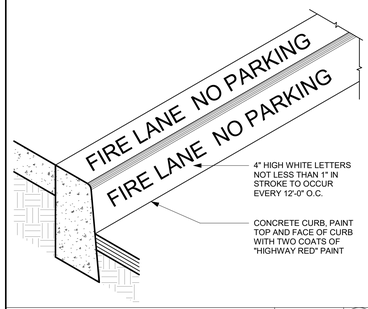
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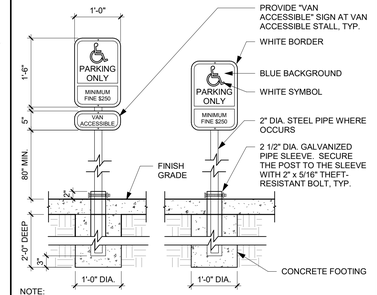
LIBRARY BOYS AND GIRL'S RESTROOM ENLARGED PLANS

Date 09/15/2025	Project Number 25030
Application Number 04-124678	Drawing Number A1.2
Drawn HF	Checked MH

PRINT DATE: 9/19/2025 1:29:33 PM
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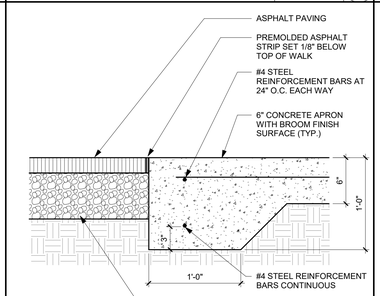


FIRE LANE MARKING 1 1/2" = 1'-0" 6

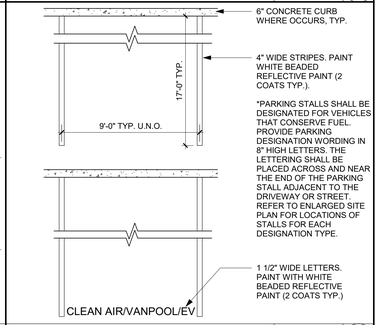


NOTE:
ACCESSIBLE SIGN TO BE LOCATED ON FACE OF COLUMN UNLESS NOTED OTHERWISE

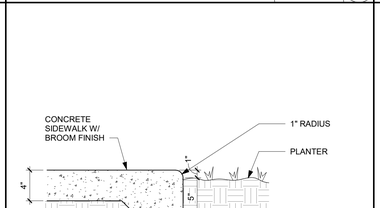
ACCESSIBLE STALL SIGNAGE 3/4" = 1'-0" 1



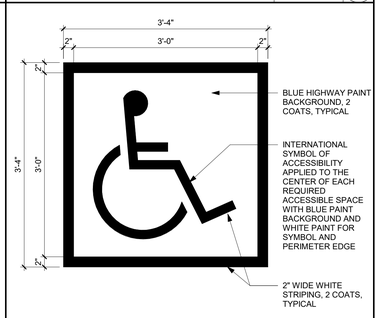
CONCRETE TRANSITION 1 1/2" = 1'-0" 7



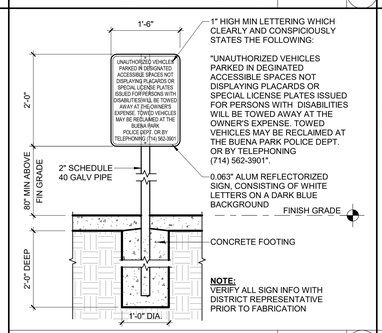
TYPICAL STALL MARKING 1/4" = 1'-0" 2



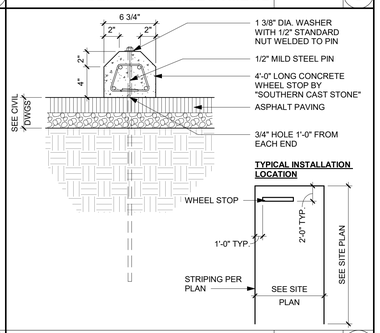
SIDEWALK AT PLANTER 1 1/2" = 1'-0" 8



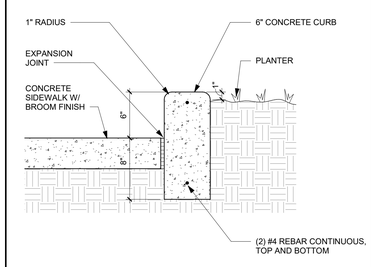
ACCESSIBLE STALL SYMBOL 1" = 1'-0" 3



TOW AWAY SIGN 3/4" = 1'-0" 9



WHEEL STOP 1 1/2" = 1'-0" 4



RAISED PLANTER 1 1/2" = 1'-0" 5

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KEY PLAN



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6865 ORANGETHORPE AVE.
BUENA PARK, CA 90620

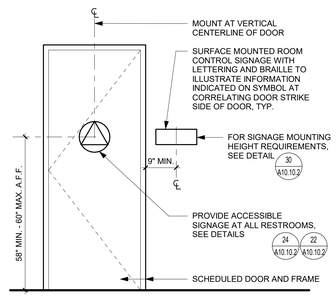
DSA BACK CHECK

MABEL L. PENDLETON ELEMENTARY SCHOOL
NEW SOCCER FIELD
7101 STANTON AVE. BUENA PARK, CA 92621

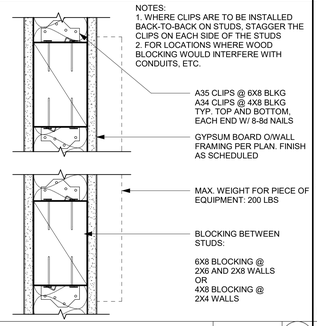
SITE DETAILS

Date	Project Number
09/15/2025	25030
Application Number	Drawing Number
04-124678	A10.2.1
Drawn / Checked	
HF / MH	

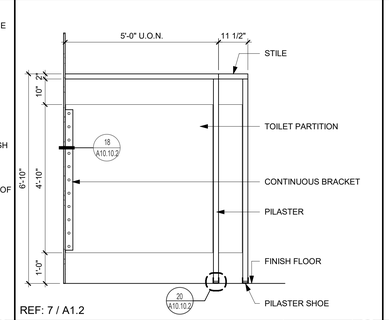
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FILE PATH: Autodesk Docs://25030 BPSD Pendleton ES New Track-Soccer Field/25030 - BPSD Pendleton ES New Track-Soccer Field - Site-A23.rvt



ROOM CONTROL SIGNAGE 1/2" = 1'-0" 26

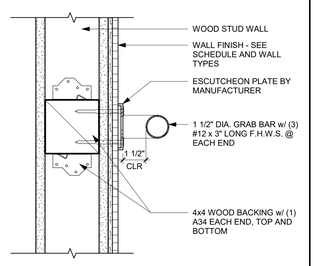


TYPICAL WALL BLOCKING 3" = 1'-0" 21

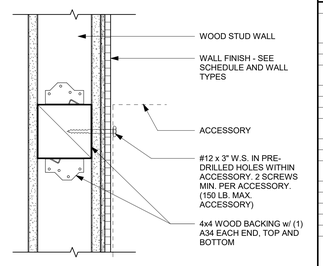


REF: 7 / A1.2

TYPICAL TOILET PARTITION 1/2" = 1'-0" 16



GRAB BAR ANCHORAGE 3" = 1'-0" 11



TYPICAL ACCESSORY MOUNTING 3" = 1'-0" 6

KEYNOTES

NUMBER	NOTE
10 201	TOILET PARTITION - 1/2" SOLID COLOR REINFORCED COMPOSITE [SCRC], COLOR TO MATCH EXISTING COLOR PARTITIONS AND FIELD VERIFY. PARTITIONS TO COMPLY WITH TESTING ASTM E 84 (SEE DETAIL 16/A10.10.2)
10 202	URINAL SCREEN (SEE DETAIL 17/A10.10.2)
10 203	GRAB BAR (SEE DETAIL 11/A10.10.2)
10 210	COMBINATION TOILET SEAT COVER DISPENSER, TOILET PAPER DISPENSER AND SANITARY NAPKIN DISPOSAL, SURFACE MOUNTED
10 211	TOILET SEAT COVER DISPENSER, SURFACE MOUNTED
10 212	MIRROR , SURFACE MOUNTED (BOBRICK B-290)
10 215	PAPER TOWEL DISPENSER, SURFACE MOUNTED
10 220	MIRROR SURFACE MOUNTED (BOBRICK B-290) (SEE ATTACHMENT DETAIL 21/A10.10.2)
10 221	SOAP DISPENSER
10 222	BABY CHANGING STATION (SEE DETAIL 29/A10.10.2)
10 228	HAND HELD SHOWER SPRAYER (59" LONG HOSE, MIN)-SHALL BE USED AS A FIXED OR HANDHELD SHOWER
10 901	COAT HOOK
22 408	URINAL, ACCESSIBLE
22 410	ACCESSIBLE SINK (SEE PLUMBING DWGS.)
22 411	LAVATORY (SEE PLUMBING DWGS.)
22 431	LAVATORY

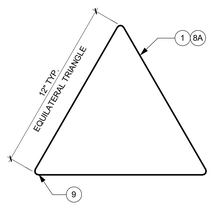
SIGNAGE GENERAL NOTES

1. FOR TYPICAL MOUNTING DISTANCE FROM DOOR FRAME, SEE DETAIL 26 / A10.10.2
2. FOR MOUNTING ATTACHMENTS, SEE DETAIL 29 / A10.10.2
3. FOR SIGNAGE MOUNTING HEIGHT REQUIREMENTS, SEE DETAIL 26 / A10.10.2
4. SIGNS AND IDENTIFICATION DEVICES SHALL BE FIELD INSPECTED AFTER INSTALLATION AND APPROVED BY THE ENFORCING AGENCY PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY PER CBC CHAPTER 1, DIVISION II, SECTION 111, OR FINAL APPROVAL WHERE NO CERTIFICATE OF OCCUPANCY IS ISSUED. THE INSPECTION SHALL INCLUDE, BUT NOT BE LIMITED TO, VERIFICATION THAT BRAILLE DOTS AND CELLS ARE PROPERLY SPACED AND THE SIZE, PROPORTION AND TYPE OF RAISED CHARACTERS ARE IN COMPLIANCE WITH THESE REGULATIONS (CBC 11B-703.1.1.2).

SIGNAGE KEYNOTES

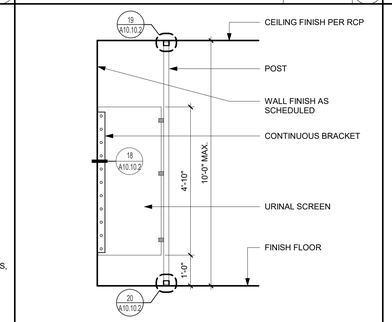
1. EXTRUDED CLEAR ACRYLIC SIGN WITH A NON GLARE BACKGROUND OF 70% CONTRASTING COLOR TO TEXT AND ONE PIECE CONSTRUCTION PER SPECIFICATIONS
   BACKGROUND COLOR:
   THICKNESS: 1/4"
2A. 1/32" RAISED TEXT, CENTER JUSTIFIED ON PLAQUE
   TEXT STYLE: HELVETICA, ALL CAPS
   TEXT HEIGHT: 3/4" U.O.N.
   TEXT COLOR:
2B. 1/32" RAISED TEXT, LEFT JUSTIFIED ON PLAQUE
   TEXT STYLE: HELVETICA, ALL CAPS
   TEXT HEIGHT: 3/4" U.O.N.
   TEXT COLOR:
3. VERIFY ROOM NAMES AND NUMBERS PRIOR TO FABRICATION
   10 LETTERS PER LINE, MAXIMUM
4. CALIFORNIA ROUNDED TOP CONTRACTED GRADE 2 BRAILLE BELOW RAISED TEXT (11B-703.3.2). DISTANCE FROM BOTTOM OF RAISED LETTERS TO TOP OF BRAILLE CHARACTERS SHALL BE 3/8" MINIMUM AND 1/2" MAXIMUM. BRAILLE TO BE CENTER JUSTIFIED OR LEFT JUSTIFIED TO MATCH RAISED TEXT. FOR MORE INFORMATION ON BRAILLE REQUIREMENTS, SEE DETAIL
5. INTERNATIONAL SYMBOL OF ACCESSIBILITY PICTOGRAM
   COLOR:
6. 1/8" WIDE RAISED DECORATIVE STRIPE
   COLOR TO MATCH TEXT
7. RAISED PICTOGRAM
   COLOR:
8A. CONTRAST 70% WITH DOOR COLOR
8B. 1/4" THICK, 12" DIA. CIRCLE WITH A 1/4" THICK EQUILATERAL TRIANGLE SYMBOL SUPERIMPOSED ON AND GEOMETRICALLY INSCRIBED WITHIN THE 12" DIA. CIRCLE SYMBOL. VERTICES OF THE TRIANGLE SYMBOL SHALL BE LOCATED 1/4" MAX. FROM THE EDGE OF THE CIRCLE SYMBOL WITH A VERTEX POINTING UPWARD. TRANGLE SYMBOL SHALL CONTRAST THE COLOR OF THE CIRCLE SYMBOL. CIRCLE SYMBOL SHALL CONTRAST 70% THE DOOR COLOR.
   TRIANGLE COLOR:
   CIRCLE COLOR:
9. PROVIDE EASED OR ROUNDED EDGES A 1/16" MIN. OR CHAMFERED AT 1/8" MAX. VERTICES SHALL BE RADIUSED BETWEEN 1/8" MINIMUM AND 1/4" MAX.

TYPICAL SIGNAGE NOTES 12" = 1'-0" 28



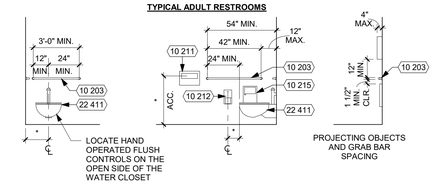
NOTE: FOR SIGNAGE KEYNOTE LEGEND AND SIGNAGE GENERAL NOTES, SEE DETAIL 28 A10.10.2

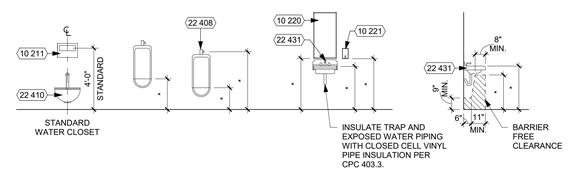
BOYS DOOR SIGNAGE 3" = 1'-0" 22



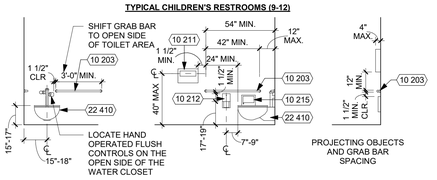
TYPICAL URINAL SCREEN 1/2" = 1'-0" 17

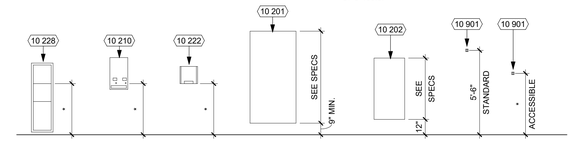
TYPICAL ADULT RESTROOMS





TYPICAL CHILDREN'S RESTROOMS (9-12)





NOTES:
1. ALL DIMENSIONS MARKED WITH AN ASTERISK (*) REFERENCE TOILET FIXTURES AND ACCESSORIES SCHEDULE BELOW.
2. FOR TYPICAL ACCESSORY MOUNTING SEE DETAIL 6 / A10.10.2
3. REFER TO KEYNOTE LIST FOR ADDITIONAL DETAILS.

TYPICAL FIXTURE AND ACCESSORY DIMENSIONS 1/4" = 1'-0" 3

NOTE: FOR SIGNAGE KEYNOTE LEGEND AND SIGNAGE GENERAL NOTES, SEE DETAIL 28 A10.10.2

BOYS WALL MOUNTED SIGNAGE 3" = 1'-0" 23

REF: 16 / A10.10.2

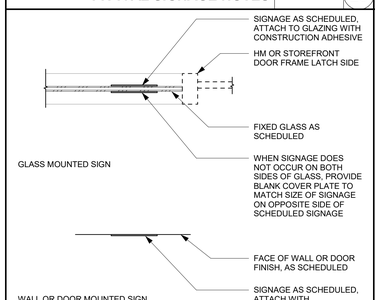
TOILET PARTITION AT WALL 3" = 1'-0" 18

TOILET FIXTURES AND ACCESSORIES SCHEDULE

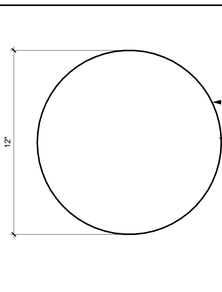
KEY	FIXTURE	DIMENSION REFERENCE	ADULT DIMENSION	PER TABLE 11B-604.9 (2022 CBC) SUGGESTED DIMENSION FOR CHILDREN*			2022 CBC REFERENCES: T: TABLE S: SECTION F: FIGURE	RECOMMENDED TOILET ACCESSORIES MANUFACTURER (BASIS OF DESIGN)
						AGES 9-12*		
10 203	GRAB BAR*	TOP OF GRIPPING SURFACE	33" - 36"			25" - 27"	T: 11B-604.9	BOBRICK 5806 (STRAIGHT GRAB BARS)
10 201	TOILET PARTITION	TOE CLEARANCE	9" MIN.					
10 202	URINAL SCREEN							
10 221	SOAP DISPENSER	ABOVE FINISH FLOOR	40" MAX. TO CENTERLINE OF OPERABLE PART				S: 11B-603.5	BOBRICK B-2111 SOAP DISPENSER SURFACE MOUNTED
10 222	ELECTRIC HAND DRYER	ABOVE FINISH FLOOR	40" MAX. TO CENTERLINE OF OPERABLE PART				S: 11B-603.5	
10 228	PAPER TOWEL DISPENSER W/ WASTE RECEPTACLE	ABOVE FINISH FLOOR	40" MAX. TO CENTERLINE OF OPERABLE PART				S: 11B-603.5	
10 211	SEAT COVER DISPENSER	ABOVE FINISH FLOOR	40" MAX. TO CENTERLINE OF OPERABLE PART				S: 11B-603.5	BOBRICK B-221 SEAT COVER DISPENSER SURFACE MOUNTED
10 220	MIRROR	BOTTOM EDGE OF REFLECTING SURFACE	40" MAX. ABOVE LAVATORY OR COUNTERTOP 35" MAX. NOT ABOVE LAVATORY OR COUNTERTOP				S: 11B-603.3	BOBRICK B-290 MIRROR 24" X 30"
		BOTTOM EDGE OF REFLECTING SURFACE	20" MAX. IN DRESSING, FITTING, & LOCKER ROOMS				S: 11B-803.6	
10 212	TOILET PAPER DISPENSER*	OUTLET HEIGHT	19" MIN. AND BELOW GRAB BAR	14"	14" - 17"	17" - 19"	T: 11B-604.9 S: 11B-604.7	BOBRICK B-2888 TOILET TISSUE DISPENSER SURFACE MOUNTED
		FURTHEST IN FRONT OF WATER CLOSET	7" MIN. - 9" MAX. TO CENTERLINE OF DISPENSER					
10 210	SANITARY NAPKIN DISPENSER	ABOVE FINISH FLOOR	40" MAX. TO CENTERLINE OF OPERABLE PART				S: 11B-603.5	
10 215	SANITARY NAPKIN DISPOSAL	OPENING HEIGHT	19" MIN. AND BELOW GRAB BAR					BOBRICK B-254 SANITARY NAPKIN DISPOSAL SURFACE MOUNTED
10 901	COAT HOOK	ABOVE FINISH FLOOR	40" - 48"				S: 11B-604.8.3	BOBRICK B-76717 ROBE HOOK
22 403	HI-LO DRINKING FOUNTAIN	HIGH SPOUT HEIGHT	38" MIN. - 43" MAX.				S: 11B-602.7	
		LOW SPOUT APPROACH, HEIGHT, AND LOCATION FROM FRONT EDGE OF THE UNIT INCLUDING BUMPERS	FRONT APPROACH PER 11B-306, 36" MAX. A.F.F., AND 5" MAX. FROM FRONT EDGE OF UNIT.	PARALLEL APPROACH IS PERMITTED IF SPOUT IS 30" MAX. A.F.F. & 3 1/2" MAX. FROM FRONT EDGE OF UNIT.			S: 11B-602.2 - EXCEPTION S: 11B-602.4 S: 11B-602.5	
		OPERABLE PARTS	6" MAX. FROM FRONT EDGE OF UNIT				S: 11B-602.3	
		PROJECTION	18" - 19"				S: 11B-602.9	
22 410	STANDARD WATER CLOSET							
22 411	ACCESSIBLE WATER CLOSET*	CENTERLINE FROM WALL (TOILET OFFSET)	17" - 18" WHEEL CHAIR 17" - 19" AMBULATORY			15" - 18"	T: 11B-604.9	
		SEAT HEIGHT (TOP OF SEAT)	17" - 19"			15" - 17"	T: 11B-604.9	
22 420	STANDARD URINAL	RIM HEIGHT	24"					
22 421	ACCESSIBLE URINAL	RIM HEIGHT	17" MAX.				S: 11B-605.2	
		PROJECTION	13 1/2" MIN.				S: 11B-605.2	
		FLUSH CONTROL HEIGHT	44" MAX.				S: 11B-605.4	
22 431	LAVATORY (W/ INSULATED DRAIN)	SINK RIM HEIGHT	34" MAX.	31" MAX.			S: 11B-606.2 S: 11B-606.3	
		SINK KNEE CLEARANCE	27" MIN. (29" AT APRON FOR LAVATORY)			24" MIN.	S: 11B-606.2 F: 11B-306.3	

NOTES:
1. ALL FIXTURES AND ACCESSORIES ARE ACCESSIBLE UNLESS OTHERWISE NOTED OR DIMENSIONED.
   A. (*) WHEN A SPECIFIC AGE GROUP IS CALLED OUT ON THE ENLARGED RESTROOM PLANS, ALL FIXTURES AND ACCESSORIES MARKED WITH AN ASTERISK (*) SHALL BE INSTALLED AT HEIGHTS INDICATED PER THAT AGE GROUP.
2. SEE ENLARGED TOILET PLAN DRAWINGS FOR TOILET ACCESSORY LOCATIONS.
3. ALL ACCESSORIES ARE TO BE ACCESSIBLE WITH A MAXIMUM REACH HEIGHT OF 3'-4" FROM FLOOR TO TOP OF FUNCTIONAL POINT.
4. ALL HEIGHT DIMENSIONS ARE A.F.F. (OR A.F.G. FOR EXTERIOR). ALL HORIZONTAL DIMENSIONS ARE TO FACE OF FINISH.
5. FOR TYPICAL ACCESSORY BACKING INFORMATION, SEE DETAIL 6 / A10.10.2

FIXTURE SCHEDULE 1/2" = 1'-0" 5

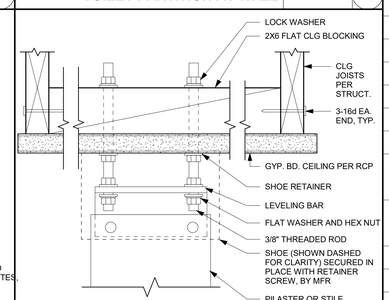


SIGNAGE MOUNTING TYPES 1" = 1'-0" 29



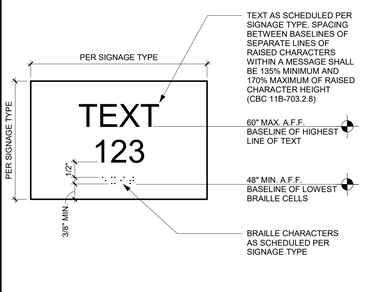
NOTE: FOR SIGNAGE KEYNOTE LEGEND AND SIGNAGE GENERAL NOTES, SEE DETAIL 28 A10.10.2

GIRLS DOOR SIGNAGE 3" = 1'-0" 24

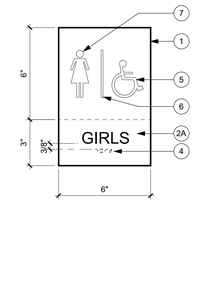


REF: 17 / A10.10.2

TOILET PARTITION AT CEILING 6" = 1'-0" 19

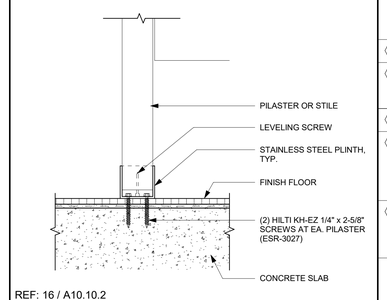


SIGNAGE MOUNTING HEIGHTS 6" = 1'-0" 30



NOTE: FOR SIGNAGE KEYNOTE LEGEND AND SIGNAGE GENERAL NOTES, SEE DETAIL 28 A10.10.2

GIRLS WALL MOUNTED SIGNAGE 3" = 1'-0" 25



REF: 16 / A10.10.2

TOILET PARTITION AT FLOOR 3" = 1'-0" 20

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DSA STAMP

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 04-124678 INC:
REVIEWED FOR
SS ☐ FLS ☑ ACS ☑
DATE: 10/15/2025

ARCHITECT	ENGINEER

LICENSED ARCHITECT BRYAN P. WHITMORE No. C 30345 Ren. 9/30/27 STATE OF CALIFORNIA
DATE SIGNED: 09/15/2025

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REVISION HISTORY

NO.	REMARKS	DATE

DRAWING STATUS

	DATE
○ DSA PLAN CHECK	08/18/2025
● DSA BACK CHECK	09/15/2025
○ BIDDING	
○ CONSTRUCTION	

KEY PLAN



BUENA PARK SCHOOL DISTRIC
6865 ORANGETHORPE AVE.
BUENA PARK, CA 90620

DSA BACK CHECK

MABEL L. PENDLETON ELEMENTARY SCHOOL
NEW SOCCER FIELD
7101 STANTON AVE. BUENA PARK, CA 92621

SPECIALTIES

Date	Project Number
09/15/2025	25030
Application Number	Drawing Number
04-124678	A10.10.2
Drawn / Checked	
Author / Checker	

PRINT DATE: 9/19/2025 1:29:35 PM
FILE PATH: Autodesk Docs://25030 BPSD Pendleton ES New Track-Soccer Field/25030 - BPSD Pendleton ES New Track-Soccer Field - Site A23.rvt

ELECTRICAL SYMBOL LEGEND

SOME SYMBOLS IN THIS LEGEND MAY OR MAY NOT BE USED IN THIS PROJECT. FLOOR PLANS MUST DICTATE WHICH SYMBOLS ARE APPLICABLE.

SYMBOL	DESCRIPTION
A–1,3	CONDUIT HOMERUN WITH PANEL DESIGNATION AND CIRCUITS INDICATED.
	CONDUIT/WIRING, INSTALLED IN OR BELOW FLOOR SLAB.
	CONDUIT/WIRING, EXPOSED.
	CONDUIT/WIRING CONCEALED IN WALL OR CEILING SPACE.
	CONDUIT, FLEXIBLE CONNECTION DRY LOCATIONS – FLEXIBLE STEEL CONDUIT WET LOCATIONS – LIQUIDTIGHT FLEXIBLE STEEL CONDUIT
A	LIGHT FIXTURE DESIGNATION
	LED LIGHTING FIXTURE UPPER CASE LETTER(S) = FIXTURE TYPE NUMBER = CIRCUIT NUMBER LOWER CASE LETTER(S) = ROOM SWITCHING CIRCUITS AND NUMBER OF SWITCHES NOTE: THIS LABELING SCHEME IS TYPICAL FOR ALL LIGHT FIXTURES.
	LED, WALL MOUNTED LIGHT FIXTURE.
	LED STRIP OR UNDERCABINET TASK LIGHT
	LED LIGHTING FIXTURE WITH EMERGENCY BATTERY PACK OR CONNECTED TO EMERGENCY POWER SYSTEM.
	POLE MOUNTED LIGHT FIXTURE WITH POLE AND FOUNDATION. NUMBER AND ORIENTATION OF LUMINAIRES AS SHOWN ON DRAWINGS.
	LIGHTING FIXTURE, WALL OR BRACKET MOUNTED.
	LIGHTING FIXTURE, SURFACE OR RECESSED MOUNTED.
	LIGHTING FIXTURE WITH EMERGENCY BATTERY PACK OR CONNECTED TO EMERGENCY POWER SYSTEM.
	TRACK LIGHTING WITH FIXTURES.
MS	MOTION SENSOR, DUAL TECHNOLOGY, CEILING MOUNTED NOT TO BE LOCATED WITHIN 48" OF ANY HVAC DIFFUSER.
	EXIT LIGHT FIXTURE. DARKENED AREA INDICATES FIXTURE FACE. ARROW INDICATES DIRECTION OF FACE ARROW. LL = LOW LEVEL
S 3 a,b	LIGHT SWITCH, WALL MOUNTED AT +42" AFF, U.O.N. 2 = TWO POLE, 3 = THREE WAY, 4 = FOUR WAY a,b = INDICATES ROOM SWITCHING CIRCUITS AND NUMBER OF SWITCHES D = DIMMER K = KEYED OC = OCCUPANCY SENSOR, DUAL TECHNOLOGY VS = VACANCY SENSOR, MANUAL ON, WHERE REQUIRED BY CODE P = PILOT LIGHT, LIGHTED IN THE OFF POSITION. BP = BYPASS TIMER WP = WEATHERPROOF WR = WEATHER RESISTANT F = FAN SWITCH S = SOLATUBE CONTROL T = TIMER SWITCH LV = LOW VOLTAGE
J	JUNCTION BOX, HANDHOLE OR PULLBOX WITH COVER, SIZE PER NEC, ART. 314.28.
	GROUND
	FUSE
M	UTILITY COMPANY APPROVED CT/METER PROVISIONS
	FUSED SWITCH
	CIRCUIT BREAKER
TC	TIME CLOCK
	LIGHTING OR POWER PANEL – FLUSH MOUNT UNLESS INDICATED OTHERWISE
LA	DISTRIBUTION BOARD, LIGHTING OR POWER PANEL DESIGNATION
FC 3	MOTOR OR MECHANICAL EQUIPMENT, WITH FLEXIBLE CONNECTION
	MECHANICAL EQUIPMENT DESIGNATION
30AS 3P F	DISCONNECT SWITCH (30=AMPS 3=POLES) NEMA 1 INDOORS NEMA 3R IN WET LOCATIONS F = FUSED PROVIDE TIME–DELAY TYPE FUSE(S) SIZED PER EQUIPMENT MANUFACTURERS NAMEPLATE RATING.
SM	MANUAL MOTOR STARTER SWITCH WITH THERMAL OVERLOAD PROTECTOR
'0'	MAGNETIC MOTOR STARTER WITH THERMAL OVERLOAD PROTECTOR
30AS 3P '0'	COMBINATION MOTOR STARTER WITH FUSED SWITCH, WITH THERMAL OVERLOAD PROTECTOR AND DUAL ELEMENT FUSES. (30=AMPS, 3=POLES 0=STARTER SIZE).
	PUSHBUTTON OR SHUNT TRIP STATION
GFI	DUPLEX RECEPTACLE, +18" AFF, U.O.N.; NEMA 5–20R, U.O.N.; NUMBER INDICATES CIRCUIT NUMBER. GFIF = GROUND FAULT INTERRUPTION, FEED–THRU TYPE WP = WEATHERPROOF WITH A WEATHERPROOF WHILE–IN–USE COVER WR = WEATHER–RESISTANT TYPE RECEPTACLE WITH A WEATHERPROOF WHILE IN–USE COVER GFI = GROUND FAULT INTERRUPTION.
OR	DOUBLE DUPLEX RECEPTACLE, +18" AFF, U.O.N.
	DUPLEX RECEPTACLE ABOVE COUNTERTOP BACKSPLASH, VERIFY REQ'D HEIGHT
J	POWER RECEPTACLE, SEE POWER RECEPTACLE SCHEDULE FOR NEMA CONFIGURATION AND SIZE.
	POWER POLE, WITH NUMBER OF RECEPTACLES INDICATED
	DUPLEX RECEPTACLE, PEDESTAL MOUNTED
	CEILING MOUNTED DUPLEX RECEPTACLE AT T–BAR CEILING NOT TO BE MOUNTED IN CEILING SPACE.
	DUPLEX RECEPTACLE, FLUSH FLOOR MOUNTED, WITH HINGED COVER, U.O.N.
	CORD SUSPENDED CEILING RECEPTACLE, WITH STRAIN RELIEF ASSEMBLY
	SURFACE MOUNTED DUPLEX RECEPTACLE +18" AFF, U.O.N.
	SURFACE MOUNTED DOUBLE DUPLEX RECEPTACLE +18" AFF, U.O.N.
	DOUBLE DUPLEX RECEPTACLE, +18" AFF, U.O.N. 1–CONTROLLED + 1–UNCONTROLLED DUPLEX RECEPTACLE. CONTROLLED RECEPTACLE TO BE GRAY IN COLOR.

SYMBOL	DESCRIPTION
DD	DUCT MOUNTED SMOKE DETECTOR
SS	SOLID STATE, ELECTRONIC, ADJUSTABLE TRIP CIRCUIT BREAKER WITH LSIG.
DS	DAYLIGHT AREA SENSOR, PRIMARY AND SECONDARY WHERE APPLICABLE
SD	SMOKE DETECTOR
	FIRE SMOKE DAMPER (PROVIDED BY OTHER'S)

Signal Systems

	TELEPHONE OR TERMINAL BACKBOARD
	TELEPHONE OR TERMINAL CABINET, WITH PLYWOOD BACKBOARD
S	PAGING SPEAKER, WALL MOUNT
S	PAGING SPEAKER, CEILING MOUNT WITH BACKBOX
I	INTRUSION INFRARED SENSOR.
	TIME–OF–DAY CLOCK OUTLET AND CLOCK, AT +96" AFF, U.O.N.
TV	CABLE TELEVISION OUTLET, AT +18" AFF, U.O.N.
SA	CLOCK AND SPEAKER COMBINATION
	DATA JUNCTION BOX, AT +18" AFF U.O.N., WITH 1–1/4" CONDUIT ONLY WITH PULLSTRING UP TO NEAREST CABLE TRAY OR ACCESSIBLE TO CEILING SPACE.
	TELEPHONE JUNCTION BOX, AT +18" AFF U.O.N., WITH 1–1/4" CONDUIT ONLY WITH PULLSTRING UP TO NEAREST ACCESSIBLE TO CEILING SPACE. W = WALL MOUNT AT +46" AFF, U.O.N.
	TELE/DATA JUNCTION BOX AT +18" AFF, U.O.N., WITH (2)1–1/4" CONDUIT ONLY WITH PULLSTRING UP TO NEAREST CABLE TRAY OR ACCESSIBLE CEILING SPACE. W = WALL MOUNT AT +46" AFF, U.O.N.
	CEILING MOUNTED DATA AT T–BAR CEILING NOT TO BE MOUNTED IN CEILING SPACE, WITH 1" CONDUIT AND (1) CAT 6 CABLE TO INTERMEDIATE DISTRIBUTION FRAME AS INDICATED ON DWGS.
	PROJECTOR SHOWN FOR REFERENCE ONLY
	DATA OUTLET, FLUSH FLOOR MOUNTED, WITH HINGED COVER, U.O.N.

DEMOLITION NOTES

1. THE CONTRACTOR MUST VISIT THE SITE SPECIFICALLY INCLUDING ALL AREAS INDICATED ON THE DRAWINGS. THE CONTRACTOR MUST THOROUGHLY FAMILIARIZE THEMSELVES WITH THESE EXISTING CONDITIONS, AND BY SUBMITTING A BID ACCEPTS CONDITIONS UNDER WHICH THEY WILL BE REQUIRED TO PERFORM THEIR WORK.
2. IT MUST BE THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO DISCONNECT AND REMOVE ALL EXISTING LIGHTING FIXTURES, RECEPTACLES, ELECTRICAL EQUIPMENT, ETC., AFFECTED BY THE REMODELED AREA. THIS WILL INCLUDE REROUTING, OR THE EXTENSION OF EXISTING CONDUIT AND FEEDERS WHERE NECESSARY TO MAINTAIN THE CONTINUITY OF EXISTING EQUIPMENT REMAINING.
3. ALL CIRCUIT NUMBERS AND EXISTING CONDUIT HOMERUNS SHOWN ON THESE DRAWINGS WERE TAKEN FROM EXISTING RECORD DRAWINGS. IT IS THIS CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF HOMERUNS, AND ADJUST CIRCUIT NUMBERS ACCORDING TO EXISTING CONDITIONS IF REQUIRED.
4. WHERE EXISTING WALLS HAVE BEEN REMOVED, AND THERE ARE EXISTING CONDUIT FEEDS WHICH HAVE BEEN CUT–OFF AND CAPPED FLUSH WITH FLOOR, IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY AND DIMENSION ALL SUCH CONDUITS ON THE "AS–BUILT" DRAWINGS UNLESS NOTED OTHERWISE.
5. IT MUST BE THE RESPONSIBILITY OF THIS CONTRACTOR TO MAINTAIN CONTINUITY OF ALL ELECTRICAL SYSTEMS, EQUIPMENT, ETC., REMAINING IN OPERATION WHICH ARE BEING FED BY AN ABANDONED OUTLET, MAINTAINING CONTINUITY MUST CONSIST OF REROUTING CONDUIT, WIRING, ETC., AS REQUIRED.
6. WHERE NEW CIRCUITS ARE SHOWN TO EXISTING PANELS, INSTALL NEW BREAKERS OF SAME TYPE, STYLE AND RATING (MINIMUM 20 AMP, SINGLE POLE) AS CALLED FOR ON DRAWINGS. IDENTIFY EACH NEW CIRCUIT ON PANEL SCHEDULE.
7. EXISTING CONDUIT MAY BE REUSED IF ADEQUATELY SIZED, BUT IN NO CASE MUST ANY EXISTING CONDUCTORS BE REUSED.
8. ALL ABANDONED OUTLETS INCLUDING LIGHT, RECEPTACLES, TELEPHONE, ETC., MUST BE COVERED AND PATCHED TO MATCH THE FINISH OF SURROUNDING WALL OR CEILING TO THE SATISFACTION OF THE OWNER.
9. ALL LIGHTING FIXTURES REMOVED TO ACCOMPLISH DEMOLITION WORK MUST BE REINSTALLED SIMILAR TO NEW WORK

BRANCH CIRCUIT WIRING NOTE

1. FOR RECEPTACLE CIRCUITS AND 120 VOLT BRANCH CIRCUITS, UNLESS NOTED OTHERWISE, PROVIDE THE FOLLOWING CONDUCTORS: (1) #12 CONDUCTOR FOR EACH PHASE (I.E. CIRCUIT NUMBER) AND (1) SEPARATE DEDICATED #12 NEUTRAL CONDUCTOR FOR EACH SINGLE 120 VOLT CIRCUIT OR FOR 2 TO 3 CIRCUITS PROVIDED THEY ARE OF DIFFERENT PHASES; (1) EQUIPMENT GROUNDING CONDUCTOR, SIZED PER CEC. FOR CIRCUITS TO COMPUTER/DATA EQUIPMENT, PROVIDE DEDICATED NEUTRAL FOR EACH CIRCUIT.
2. FOR LIGHTING BRANCH CIRCUITS, PROVIDE THE FOLLOWING CONDUCTORS: (1) #12 CONDUCTOR FOR EACH PHASE (I.E. CIRCUIT NUMBER); (1) #12 NEUTRAL CONDUCTOR FOR A SINGLE, 120 OR 277 VOLT CIRCUIT, OR (1) #12 NEUTRAL CONDUCTOR FOR 2 TO 3 CIRCUITS WHERE EACH CIRCUIT IS ON A DIFFERENT PHASE; (1) EQUIPMENT GROUNDING CONDUCTOR, SIZED PER CEC ARTICLE 250 (DO NOT USE A COMMON NEUTRAL FOR MULTIPLE CIRCUITS ON SAME PHASE) (1) INTERCONNECTING CONDUCTOR BETWEEN EACH 3–WAY AND/OR 4–WAY SWITCH

APPLICABLE CODES

- 2022 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24 CCR
- 2022 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 CCR (2021 EDITION INTERNATIONAL BUILDING CODE, VOL. 1 & 2)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 CCR (2020 EDITION NATIONAL ELECTRICAL CODE)
- 2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 CCR (2021 EDITION IAPMO UNIFORM MECHANICAL CODE)
- 2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 CCR (2021 EDITION IAPMO UNIFORM PLUMBING CODE)
- 2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 CCR
- 2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 CCR (2021 EDITION INTERNATIONAL FIRE CODE)
- 2022 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10, TITLE 24 CCR (2021 EDITION INTERNATIONAL)
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), PART 11, TITLE 24 CCR
- 2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24, CCR
- TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARMUST REGULATIONS

PROJECT NOTES

1. THESE DOCUMENTS MAY NOT BE USED FOR ANY REPRODUCTION, BIDDING, OR CONSTRUCTION UNLESS AUTHORIZED, IN WRITING, BY SALAS O'BRIEN AND THE ENGINEER OF RECORD RESPONSIBLE FOR THEIR PREPARATION.
2. VERIFY EXISTING SITE CONDITIONS, ELECTRICAL SERVICE REQUIREMENTS, DIMENSIONS, ELEVATIONS, POINTS OF CONNECTION AND PROJECT CONSTRUCTION LIMITS BEFORE SUBMITTING BID. SUBMITTAL OF BID INDICATES CONTRACTOR IS COGNIZANT OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED. ANY DISCREPANCIES MUST BE CALLED TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
3. THESE DRAWINGS ARE DIAGRAMMATIC AND ONLY INDICATE THE INTENT OF OUTLETS, DEVICES, ETC., TO BE CONNECTED AND THE CIRCUIT NUMBERS TO WHICH THEY ARE TO BE CONNECTED TO. CONTRACTOR MUST INSTALL ALL REQUIRED JUNCTION BOXES ETC., AS REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM WHICH COMPLIES WITH ALL LOCAL AND NATIONAL GOVERNING CODES.
4. ALL EXTERIOR EQUIPMENT MUST BE WEATHERPROOF.
5. LOCATIONS OF ALL EQUIPMENT MUST BE VERIFIED PRIOR TO ROUGH–IN.
6. EACH CONDUCTOR OF EVERY SYSTEM MUST BE PERMANENTLY TAGGED IN COMPLIANCE WITH OSHA.
7. PVC CONDUIT, WITH CODE SIZED GROUND, MUST BE USED UNDERGROUND ONLY, IF APPROVED BY LOCAL CODE. INSTALL PER LOCAL CODE REQUIREMENTS. CONDUIT RISERS AND STUBS ABOVE GRADE MUST BE I.M.C. WITH HALF–LAPPED TAPE COVERING OR PVC COATING.
8. CONTRACTOR MUST PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, CONSTRUCTION TOOLS, TRANSPORTATION, ETC. FOR A COMPLETE AND PROPERLY OPERATING ELECTRICAL SYSTEM.
9. ALL MATERIALS MUST BE NEW, AND OF THE SAME MANUFACTURER FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS MUST BE LISTED AND APPROVED BY THE UNDERWRITER'S LABORATORIES, AND MUST BEAR THE INSPECTION LABEL WHERE SUBJECT TO SUCH APPROVAL. MATERIAL MUST MEET WITH THE APPROVAL OF THE DIVISION OF INDUSTRIAL SAFETY, AND ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS MUST BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY A.N.S.I., U.L., N.E.M.A. AND N.B.F.U. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
10. ALL CONDUIT MUST BE INSTALLED CONCEALED WHERE PHYSICALLY POSSIBLE. ALL EXPOSED CONDUIT MUST BE INTERMEDIATE METAL CONDUIT AND INSTALLED PARALLEL TO OR AT RIGHT ANGLES WITH THE BUILDING WALLS. IF VIEWED BY THE PUBLIC, PAINT TO MATCH SURFACE TO WHICH IT IS ATTACHED.
11. CONTRACTOR MUST CARRY OUT HIS WORK IN ACCORDANCE WITH ALL GOVERNING STATE, COUNTY, LOCAL CODES, O.S.H.A. AND THE CURRENTLY ADOPTED NATIONAL ELECTRICAL CODE (N.E.C.).
12. THE COMPLETE ELECTRICAL SYSTEM MUST BE GROUNDED IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE NEC, ARTICLE 250.
13. ALL ELECTRICAL PENETRATIONS THROUGH FIRE RATED AREA SEPARATION AND CORRIDOR ASSEMBLIES INCLUDING CONDUITS AND PIPING MUST BE TIGHTLY AND SOLIDLY SEALED WITH FIRESTOPPING WALLBOARD COMPOUND AND MUST BE AN APPROVED MATERIAL AS REQUIRED BY LOCAL ENFORCING AGENCY.
14. ELECTRICAL CONTRACTOR MUST SECURE ALL NECESSARY BUILDING PERMITS, UTILITY CHARGES AND PAY FOR SAME. COORDINATE AND PAY FOR ALL ELECTRICAL SERVICE CHARGES WITH THE BUILDING DEPARTMENT, SERVING UTILITY AND OWNER.
15. COMPLETE JOB MUST BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER AFTER DATE OF ACCEPTANCE BY OWNER. ANY WORK, MATERIAL OR EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD MUST BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE ELECTRICAL CONTRACTOR.
16. CONDUCTORS MUST BE CODE GRADE, 600 VOLT CLASS, COPPER (UNLESS NOTED OTHERWISE) MARKED EVERY 24" ALONG IT'S LENGTH SHOWING MANUFACTURER'S NAME, MAXIMUM ALLOWABLE VOLTAGE AND SIZE. GENERAL PURPOSE WIRING MUST BE SOLID COPPER CONDUCTORS #10 AND SMALLER, STRANDED COPPER CONDUCTORS FOR #8 AND LARGER, TYPE "THWN"(WET) OR "THHN"(DRY). FOR SPECIAL PURPOSE WIRE TYPES REFER TO EQUIPMENT MANUFACTURER'S PLANS.
17. ALL CONDUIT ONLY (C.O.) MUST HAVE A PULL WIRE OR ROPE.
18. USE ONLY COMPETENT AND SKILLED PERSONNEL AND PERFORM ALL WORK, INCLUDING AESTHETIC AS WELL AS ELECTRICAL AND MECHANICAL ASPECTS TO STANDARDS CONSISTENT WITH THE BEST PRACTICES OF THE TRADE.
19. ALL ELECTRICAL SYSTEM CONDUCTORS MUST BE INSTALLED IN APPROVED RACEWAYS. NON–METALLIC SHEATHED CABLE IS NOT APPROVED.
20. WHERE IT BECOMES NECESSARY TO DRILL INTO OR CUT THROUGH ANY EXISTING SLABS, WALKWAYS OR DRIVES TO PERMIT THE INSTALLATION OF ANY WORK UNDER THIS CONTRACT, OR TO REPAIR ANY DEFECTS THAT MAY APPEAR TO THE EXPIRATION OF THE WARRANTY, SUCH CUTTING AND PATCHING MUST PERFORMED BY TRADESMAN EXPERIENCED IN THE WORK REQUIRED. CONTRACTOR MUST PAY FOR ALL COSTS REQUIRED FOR CUTTING OR REPAIRING. ALL FINISHES MUST MATCH EXISTING OR NEW ADJACENT SURFACES.
21. ALL BROCHURES, OPERATING MANUALS, CATALOGS, ETC. MUST BE TURNED OVER TO THE OWNER AT JOB COMPLETION.
22. ALL SUBSTITUTIONS MUST BE SUBMITTED IN WRITING TO THE ARCHITECT TEN (10) DAYS PRIOR TO BID. SUBMITTAL MUST INCLUDE, BUT NOT BE LIMITED TO, COST SAVINGS, WRITTEN REASON FOR SUBSTITUTION AND A WRITTEN STATEMENT THAT IF THE SUBSTITUTION IS APPROVED, THERE WILL BE NO DELAY IN DELIVERY, CONSTRUCTION TIME OR COST TO OTHER TRADES.
23. PROVIDE ENGRAVED PLASTIC NAMEPLATES FOR ALL MAJOR PIECES OF EQUIPMENT. PLATES MUST BE 3 PLY, BLACK FACE, WHITE CORE WITH 1/4" HIGH CONDENSED GOTHIC LETTERING. SCREW–ON ATTACHMENT ONLY. NO CEMENT.
24. PROVIDE THE OWNER WITH ONE (1) SET OF COMPLETE ELECTRICAL "AS–BUILTS" AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DEPTHS AND LOCATIONS.
25. WHERE A CONFLICT OCCURS BETWEEN THESE DRAWINGS AND THE SPECIFICATIONS ISSUED AS PART OF THESE DOCUMENTS, THE MORE STRINGENT REQUIREMENTS MUST PREVAIL.
26. COORDINATE ALL ELECTRICAL WORK WITH OTHER TRADES. THE OWNER WILL MAKE NO SUBSEQUENT ALLOWANCE FOR ELECTRICAL WORK REQUIRED BY OTHER TRADES. OBTAIN ALL OTHER PERTINENT INFORMATION REQUIRED TO MEET ACTUAL BUILDING OR FIELD CONDITIONS.
27. ALL FINAL CONNECTIONS TO OWNER–FURNISHED EQUIPMENT MUST BE MADE BY THE CONTRACTOR. CONNECTIONS TO ALL EQUIPMENT FURNISHED BY OTHERS MUST BE COORDINATED. THE CONTRACTOR MUST BE RESPONSIBLE FOR COORDINATION WITH EQUIPMENT MANUFACTURER PRIOR TO ROUGHING IN ALL CONDUIT TO THIS EQUIPMENT.
28. NOTIFY THE OWNER'S REPRESENTATIVE WHEREVER A DISCREPANCY IN QUANTITY OR SIZE OF CONDUIT, WIRE, EQUIPMENT DEVICES, CIRCUIT BREAKERS, TRANSFORMERS, GROUND FAULT PROTECTION SYSTEMS, ETC. (ALL MATERIALS) THAT ARISE ON THE DRAWINGS AND/OR SPECIFICATIONS. PROVIDE AND INSTALL ALL MATERIAL AND SERVICES REQUIRED BY THE STRICTEST CONDITIONS NOTED ON DRAWINGS AND/OR IN THE SPECIFICATIONS TO INSURE COMPLETE AND OPERABLE SYSTEMS AS REQUIRED BY THE OWNER AND ENGINEER.
29. ALL FEEDER AND BRANCH CIRCUITS MUST BE PROVIDED WITH AN EQUIPMENT GROUNDING CONDUCTOR SIZED PER NEC, AND RUN IN THE SAME RACEWAY OR CONDUIT SUPPLYING SUCH FEEDER OR BRANCH CIRCUIT.
30. TRENCH AND BACKFILL AS REQUIRED TO PERFORM UNDERGROUND WORK. USE EXTREME CAUTION WHEN TRENCHING SO AS NOT TO INTERFERE WITH EXISTING UNDERGROUND UTILITIES. REPAIR ANY DAMAGE CAUSED BY UNDERGROUND TRENCHING.
31. PATCH AND REPAIR WALLS OR CEILINGS WHICH HAVE BEEN DAMAGED BECAUSE OF ELECTRICAL WORK.
32. CONDUIT MUST NOT BE RUN THROUGH ANY STRUCTURAL MEMBER OF THE BUILDING, EXCEPT AS SPECIFICALLY DIRECTED BY THE OWNER'S REPRESENTATIVE. UNDER NO CIRCUMSTANCE MUST CONDUIT RUN THROUGH COLUMNS, FOOTINGS OR GRADE BEAMS.
33. FOR ADDITIONAL ROUGH–IN AND WIRING REQUIREMENTS SEE MANUFACTURER'S INSTALLATION PLANS, WHICH ARE SUPPLEMENTAL TO AND PART OF THE ELECTRICAL WORK.
34. EXACT ROUTING OF ALL FEEDERS, CONDUITS, ETC. MUST BE FIELD VERIFIED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. COORDINATE THE INSTALLATION WITH OTHER TRADES.
35. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS OF RECESSED, SURFACE OR PENDANT MOUNTED LIGHT FIXTURES.
36. COLD WATER PIPE GROUNDING BOND MUST BE LOCATED WITHIN 5' OF BUILDING ENTRANCE.
37. CONTRACTOR MUST VERIFY EXACT LOADS OF HVAC EQUIP. WITH MECHANICAL ENGINEER AND HVAC UNIT MANUFACTURER PRIOR TO START OF WORK. IN CASE OF ANY DISCREPANCIES OR POTENTIAL CONFLICTS, INFORM ARCHITECT AND ELECTRICAL ENGINEER IN WRITING PRIOR TO PROCEEDING ANY FURTHER.
38. PIPES, DUCTS AND CONDUITS MUST BE SUPPORTED AND BRACED PER THE S.M.A.C.N.A. "GUIDELINES FOR SEISMIC RESTRAINT OF MECHANICAL SYSTEMS AND PLUMBING AND PIPING SYSTEMS".
39. ALL ELECTRICAL EQUIPMENT MUST BE BRACED OR ANCHORED TO RESIST A HORIZONTAL FORCE ACTING IN ANY DIRECTION USING THE FOLLOWING CRITERIA:
    A. EQUIPMENT ON GRADE – 20% OF OPERATING WEIGHT
    B. EQUIPMENT ON STRUCTURE – 30% OF OPERATING WEIGHT
    C. FOR FLEXIBLY MOUNTED EQUIPMENT USE FOUR (4) TIMES THE ABOVE VALUES, AND FOR SIMULTANEOUS VERTICAL FORCE USE ONE–THIRD (1/3) TIMES THE HORIZONTAL FORCE.
    D. THE ABOVE VALUES ARE FOR AN IMPORTANCE FACTOR I = 1.0 AND SEISMIC ZONE Z = 0.4
    E. WHERE ANCHORAGE DETAILS ARE NOT SHOWN ON THE DRAWINGS THE FIELD INSTALLATION MUST BE SUBJECT TO THE APPROVAL OF THE STRUCTURAL ENGINEER AND THE FIELD INSPECTOR.
40. ALL OUTLET RATINGS MUST BE 20 AMPS, UNLESS NOTED OTHERWISE.

ABBREVIATIONS

A	AMPS
AF	AMP FUSE (SIZE), AMP FRAME (SIZE)
AFCI	ARC FAULT CURRENT INTERRUPT
AFF	ABOVE FINISH FLOOR
AS	AMP SWITCH (SIZE)
BC	BARE COPPER
C	CONDUIT
CB	CIRCUIT BREAKER
CIR	CIRCUIT
CO	CONDUIT ONLY, WITH PULL LINE
CU	COPPER
EDF	ELECTRIC DRINKING FOUNTAIN
EM	EMERGENCY POWER
EMT	ELECTRICAL METALLIC TUBING
EX	EXISTING
EXP	EXPLOSION PROOF
F	FUSE
G	GROUND CONDUCTOR
GFI	GROUND FAULT INTERRUPT PROTECTION
GND	GROUND
I.G.	ISOLATED GROUND
IMC	INTERMEDIATE METALLIC CONDUIT
ISC	INTERRUPTING SHORT CIRCUIT
LCL	LONG CONTINUOUS LOAD
MAX	MAXIMUM
MCB	MAIN CIRCUIT BREAKER
MIN	MINIMUM
MLO	MAIN LUGS ONLY
NA	NON–AUTOMATIC
NEC	NATIONAL ELECTRICAL CODE
NKE	NO KNOWN EQUAL; NO SUBSTITUTES
NOM	NOMINAL
NTS	NOT TO SCALE
P	POLE
PH OR ø	PHASE
PNL	PANEL
PVC	POLYVINYL CHLORIDE
REQ'D	REQUIRED
RGS	RIGID GALVANIZED STEEL
SFM	STATE FIRE MARSHAL
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
TYP	TYPICAL, UNLESS NOTED OTHERWISE, OF MANY
U.O.N.	UNLESS OTHERWISE NOTED OR INDICATED
V	VOLTS
WP	WEATHERPROOF
X	EXISTING TO REMAIN
XL	EXISTING TO BE RELOCATED
XN	NEW LOCATION OF RELOCATED EQUIPMENT
XR	EXISTING TO BE REMOVED
XFMR	TRANSFORMER

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SS ☐ FLS ☑ ACS ☑
DATE: 10/15/2025

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DATE SIGNED: 08/18/2025	DATE SIGNED: 08/18/2025

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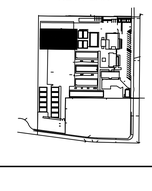
REVISION HISTORY

NO.	REMARKS	DATE

DRAWING STATUS

	DATE
○ DSA PLAN CHECK	08/18/2025
● DSA BACK CHECK	09/15/2025
○ BIDDING	
○ CONSTRUCTION	

KEY PLAN



BUENA PARK SCHOOL DISTRIC
6865 ORANGETHORPE AVE.
BUENA PARK, CA 90620

DSA BACK CHECK

PENDLETON ELEMENTARY SCHOOL
NEW SOCCER FIELD
7101 STANTON AVE. BUENA PARK, CA 92621

ELECTRICAL LEGEND AND GENERAL NOTES

Date	Project Number
09/15/2025	25030
Application Number	Drawing Number
04-124678	E0.1
Drawn CT	Checked CT

PRINT DATE: 7/1/2025 11:27:20 AM
FILE PATH: Autodesk Docs://25030 BPSD Pendleton ES New Track-Soccer Field/25030 - BPSD Pendleton ES New Track-Soccer Field- Site-A23.rvt

EXISTING LIGHTING FIXTURE SCHEDULE

FIXT DES	SYMBOL	LAMP TYPE	FIXTURE MOUNTING	LAMP DESC	WATTS	VOLTS	MFR/CATALOG	DESCRIPTION
X1		LED	SURFACE	–	–	120	EXISTING	SURFACE MOUNTED LED WALL PACK.

LIGHTING FIXTURE SCHEDULE

FIXT DES	SYMBOL	LAMP TYPE	FIXTURE MOUNTING	LAMP DESC	WATTS	VOLTS	MFR/CATALOG	DESCRIPTION
F1		LED	15' TALL, 4" SQUARE POLE	72W 3000K 10,004 LUMENS	72	120	LITHONIA LIGHTING RSX2 LED P1 30K R3 120 SPA PE POLE: HOLOPHANE SSS1644C	POLE MOUNTED LED SITE LIGHT FIXTURE, FULL CUTOFF, TYPE 3 MEDIUM OPTICS, SUITABLE FOR WET LOCATIONS. PROVIDE WITH PHOTOCELL FOR CONTROL. MOUNT TO 4" SQUARE STRAIGHT STEEL 15' TALL POLE. CONNECTED TO EMERGENCY LIGHTING INVERTER TO PROVIDE 90-MINUTE EMERGENCY BACK-UP POWER.
F2		LED	15' TALL, 4" SQUARE POLE	114W (2) 3000K 32,144 LUMENS	114	120	LITHONIA LIGHTING RSX2 LED P2 30K R5 120 SPA PE POLE: HOLOPHANE SSS1644C	POLE MOUNTED LED SITE LIGHT FIXTURE, FULL CUTOFF, TYPE 5 MEDIUM OPTICS, SUITABLE FOR WET LOCATIONS. PROVIDE WITH PHOTOCELL FOR CONTROL. MOUNT TO 4" SQUARE STRAIGHT STEEL 15' TALL POLE. CONNECTED TO EMERGENCY LIGHTING INVERTER TO PROVIDE 90-MINUTE EMERGENCY BACK-UP POWER.

LIGHTING FIXTURE NOTES:

1. PROVIDE SPECIFIED LIGHTING MANUFACTURER FOR EACH LIGHT FIXTURE. ANY SUBSTITUTIONS SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE LISTED MANUFACTURERS CATALOG NUMBER. SUBSTITUTIONS MUST BE APPROVED BY ARCHITECT.

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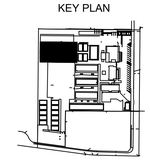
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NEW SOCCER FIELD
7101 STANTON AVE. BUENA PARK, CA 92621

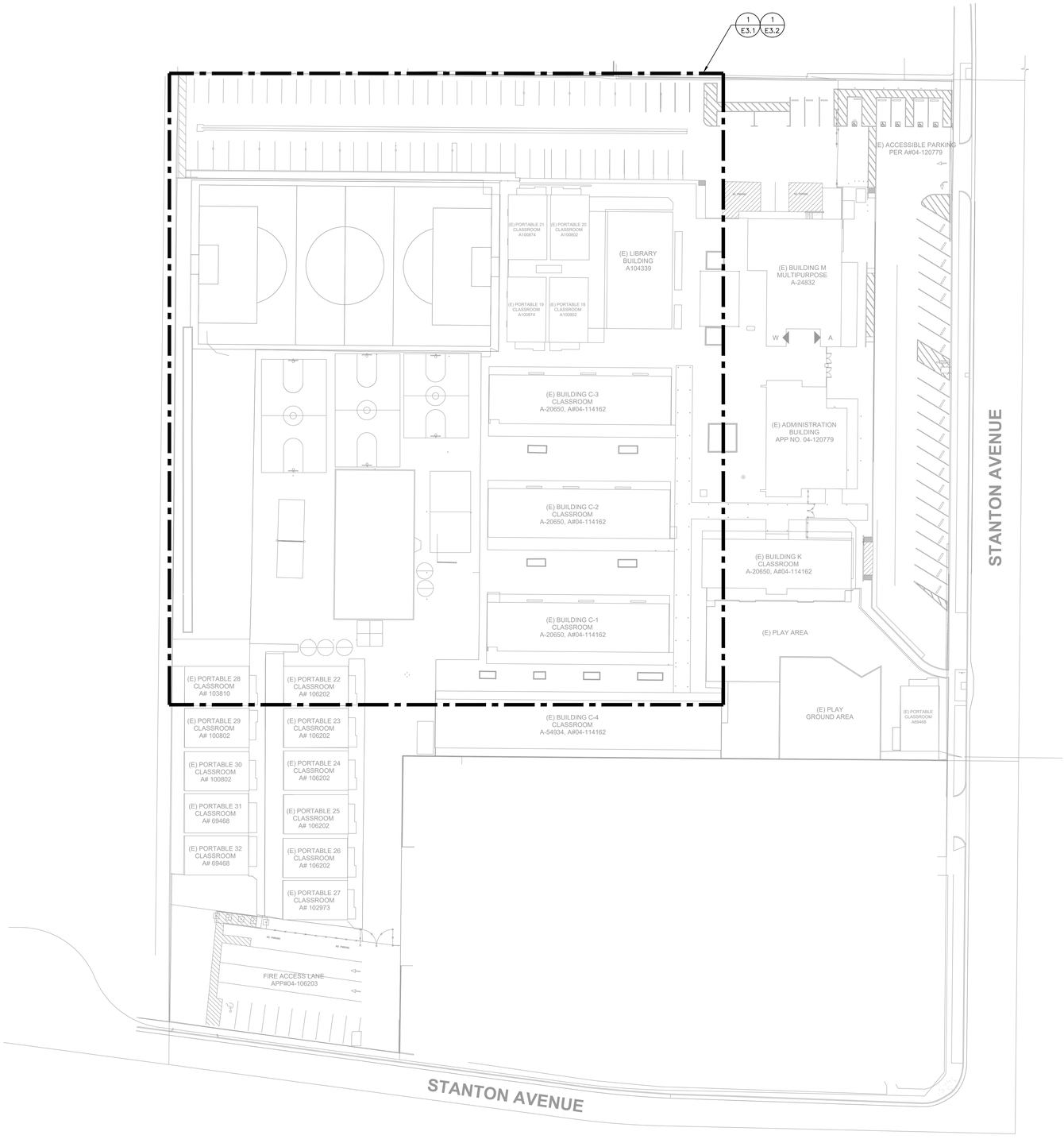
LIGHTING FIXTURE SCHEDULE

Date	Project Number
09/15/2025	25030
Application Number	Drawing Number
04-124678	E0.2
Drawn / Checked	
CT / CT	

PRINT DATE: 7/1/2025 11:27:20 AM
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N

ELECTRICAL SITE PLAN 1" = 30'-0" 1

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DATE: 10/15/2025

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ARCHITECT	ENGINEER
LICENSED ARCHITECT BRIAN P WHITMORE No. C 30345 Ren. 9/30/27 STATE OF CALIFORNIA	REGISTERED PROFESSIONAL ENGINEER DARRO A. SIMON Electrical E18809 Exp. 6/30/27 STATE OF CALIFORNIA
DATE SIGNED: 08/18/2025	DATE SIGNED: 08/18/2025

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NO.	REMARKS	DATE

DRAWING STATUS

	DATE
○ DSA PLAN CHECK	08/18/2025
● DSA BACK CHECK	09/15/2025
○ BIDDING	
○ CONSTRUCTION	

KEY PLAN



BUENA PARK SCHOOL DISTRIC
6865 ORANGETHORPE AVE.
BUENA PARK, CA 90620

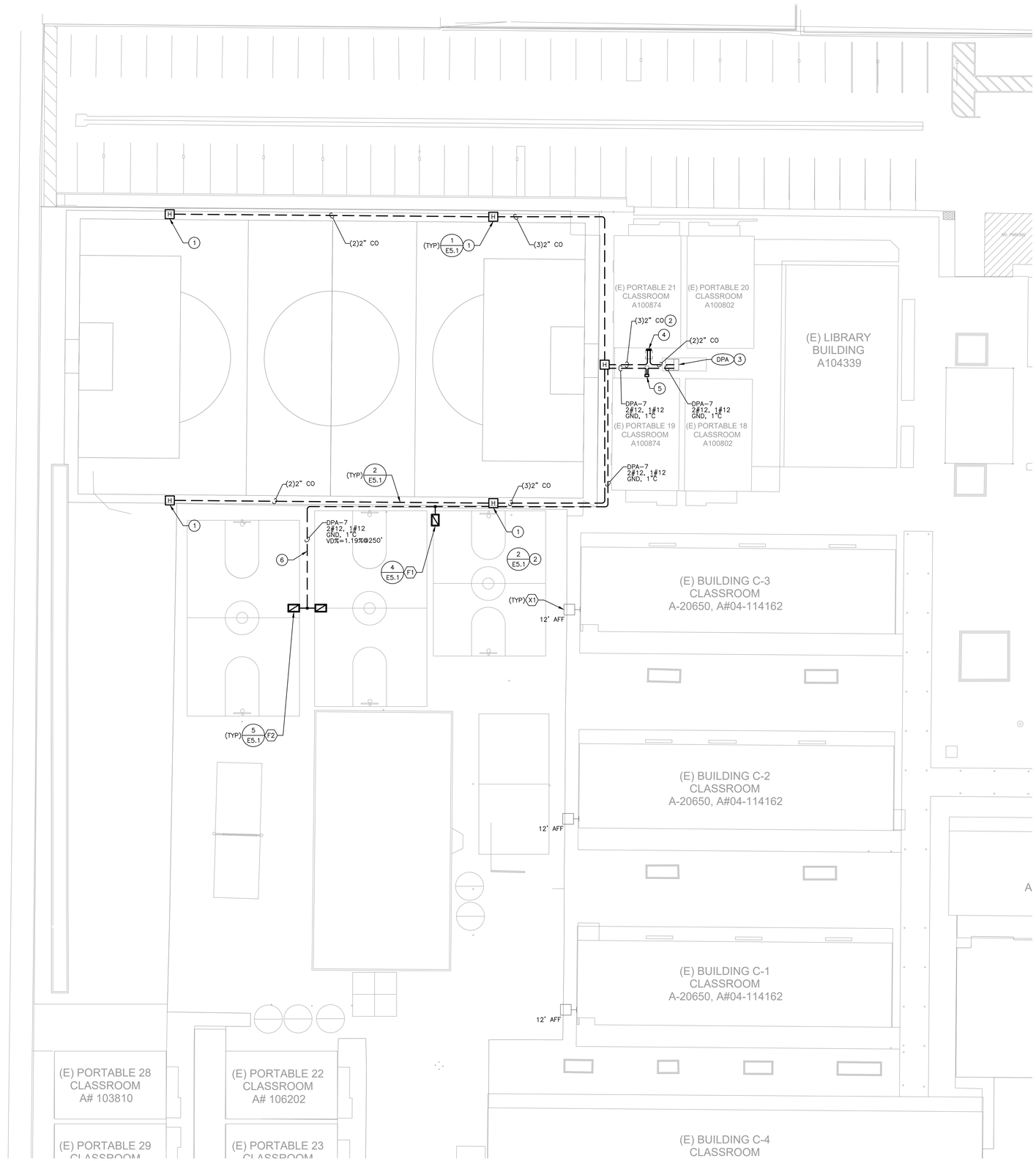
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NEW SOCCER FIELD
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ELECTRICAL SITE PLAN

Date	Project Number
09/15/2025	25030
Application Number	**Drawing Number**
04-124678	E1.1
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KEY NOTES

1. NEW UNDERGROUND HANDHOLE FOR FUTURE POLE LIGHTING. EXACT LOCATION TO BE COORDINATED WITH TRACK AND FIELD LIGHTING VENDOR.
2. ROUTE CONDUIT THRU FUTURE TRACK AND FIELD LIGHTING CONTROLLER. VERIFY WITH TRACK AND FIELD LIGHTING VENDOR FOR LOCATION PRIOR TO START OF WORK.
3. EXISTING ELECTRICAL PANEL TO REMAIN.
4. PROPOSED LOCATION FOR FUTURE TRACK AND FIELD LIGHTING CONTROLLER. LOCATION TO BE COORDINATED WITH TRACK AND FIELD LIGHTING VENDOR.
5. NEW FLOOR MOUNTED WEATHERPROOF 875W 120V INPUT/120V OUTPUT EMERGENCY LIGHTING INVERTER. SEE DETAIL 6/E5.1 FOR MOUNTING INFORMATION.
6. UNDERGROUND CONDUIT TO CROSS BENEATH INTERSECTING STORM DRAIN. REFER TO CIVIL DRAWING DETAIL 3/C5.01 FOR ADDITIONAL INFORMATION.

ELECTRICAL ENLARGED SITE PLAN 1/16" = 1'-0" 1

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ARCHITECT	ENGINEER
LICENSED ARCHITECT BRIAN P WHITMORE No. C 30345 Exp. 9/30/27 STATE OF CALIFORNIA	REGISTERED PROFESSIONAL ENGINEER GERRIT A. SMIT No. E18809 Exp. 6/30/27 ELECTRICAL STATE OF CALIFORNIA
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○ CONSTRUCTION	

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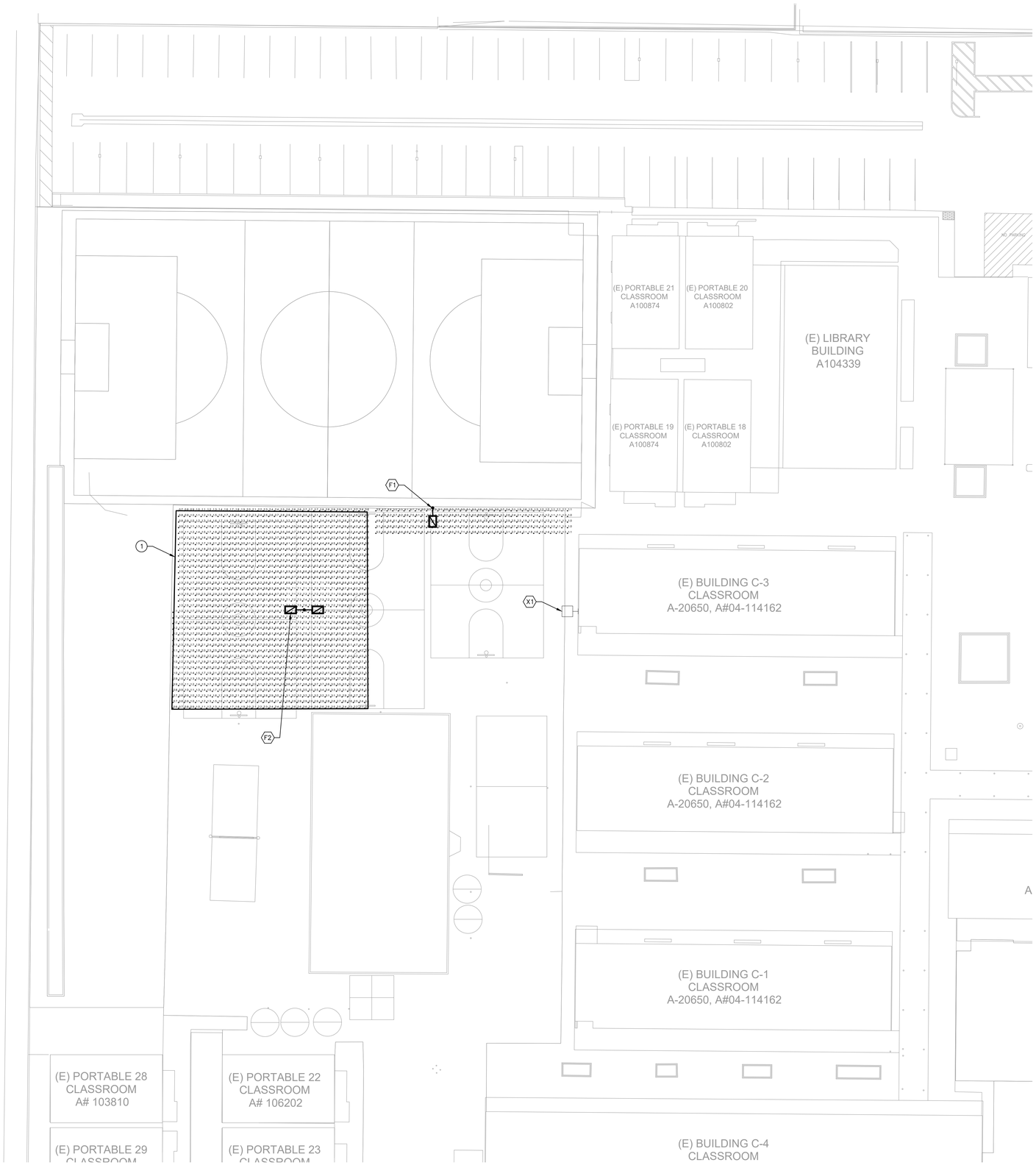
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ELECTRICAL ENLARGED SITE PLAN

Date	Project Number
09/15/2025	25030
Application Number	Drawing Number
04-124678	E3.1
Drawn CT	Checked CT

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KEY NOTES

1 SITE DISPERSAL AREA.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Safe Dispersal Area	+	3.8 fc	7.6 fc	0.6 fc	12.7:1	6.3:1
Egress Path of Travel	+	4.9 fc	9.6 fc	1.0 fc	9.6:1	4.9:1

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ARCHITECT	ENGINEER
LICENSED ARCHITECT BRIAN P WHITMORE No. C 30345 Ren. 9/30/27 STATE OF CALIFORNIA	REGISTERED PROFESSIONAL ENGINEER JARED A. GRUBB No. E18809 Exp. 6/30/27 ELECTRICAL STATE OF CALIFORNIA
DATE SIGNED: 08/18/2025	DATE SIGNED: 08/18/2025

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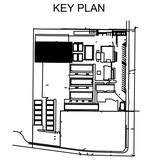
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KEY PLAN



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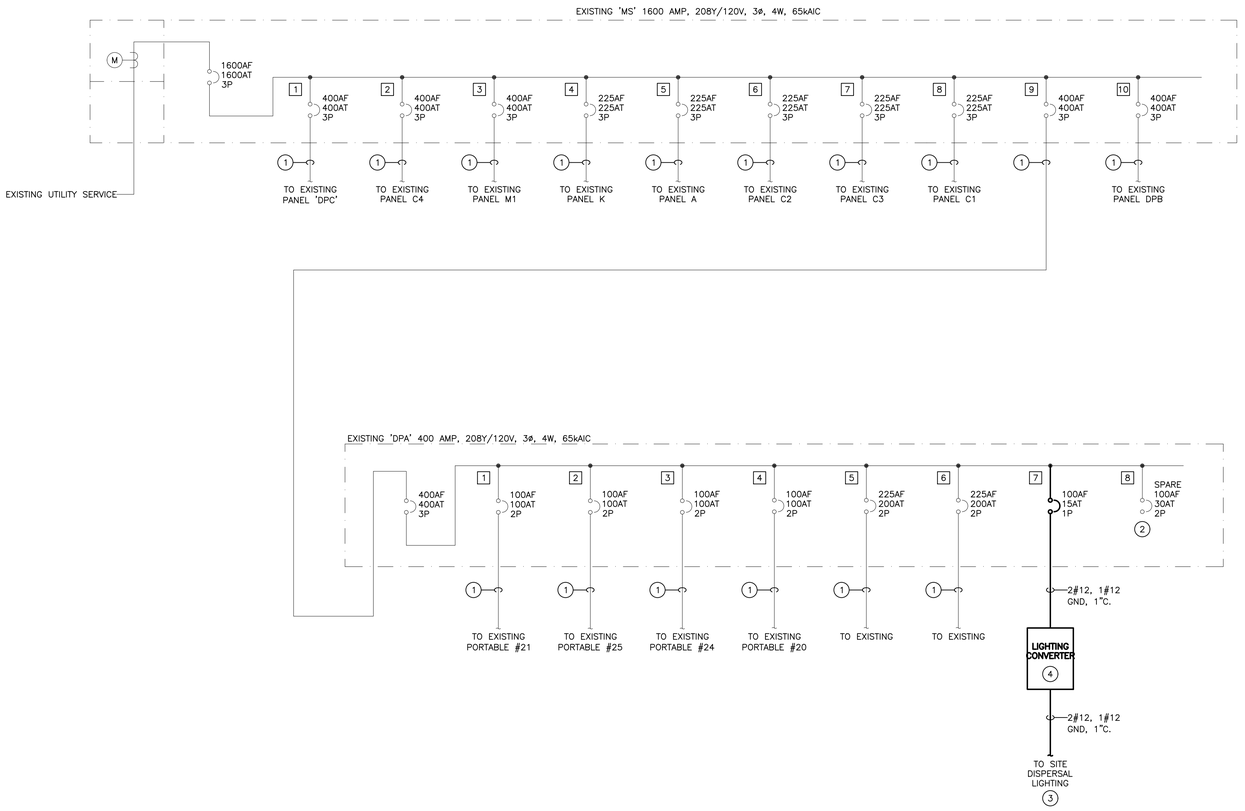
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NEW SOCCER FIELD
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ELECTRICAL ENLARGED SITE PLAN PHOTOMETRIC

Date	Project Number
09/15/2025	25030
Application Number	Drawing Number
04-124678	E3.2
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ELECTRICAL ENLARGED SITE PLAN PHOTOMETRIC 1/16" = 1'-0" 1

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1 SINGLE LINE DIAGRAM
NO SCALE

GENERAL NOTES

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B. ALL WORK SHOWN LIGHT IS EXISTING, ALL WORK SHOWN DARK IS NEW UNLESS NOTED OTHERWISE.

KEY NOTES

1. EXISTING CONDUCTORS AND CONDUIT TO REMAIN.
2. AVAILABLE SPACE FOR FUTURE TRACK AND FIELD LIGHTING.
3. SEE SITE PLAN E3.1 FOR CONTINUATION.
4. NEW FLOOR MOUNTED WEATHERPROOF 875W 120V INPUT/120V OUTPUT EMERGENCY LIGHTING INVERTER. SEE DETAIL 6/ES.1 FOR MOUNTING INFORMATION.

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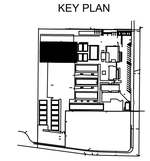
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NO.	REMARKS	DATE

DRAWING STATUS

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○ CONSTRUCTION	

KEY PLAN



BUENA PARK SCHOOL DISTRIC
6865 ORANGETHORPE AVE.
BUENA PARK, CA 90620

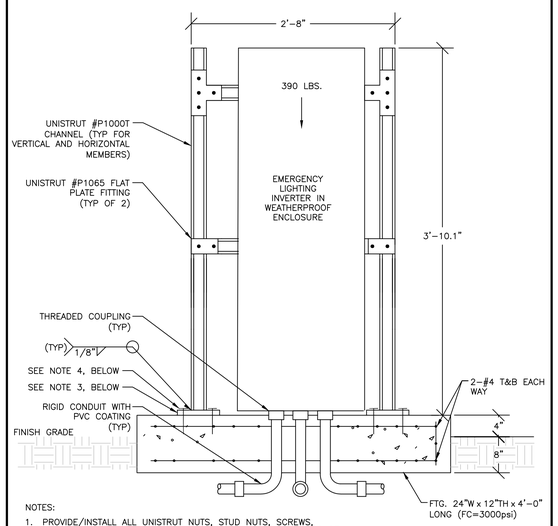
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NEW SOCCER FIELD
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SINGLE LINE DIAGRAM AND LOAD SUMMARY

Date	Project Number
09/15/2025	25030
Application Number	Drawing Number
04-124678	E4.1
Drawn: CT	Checked: CT

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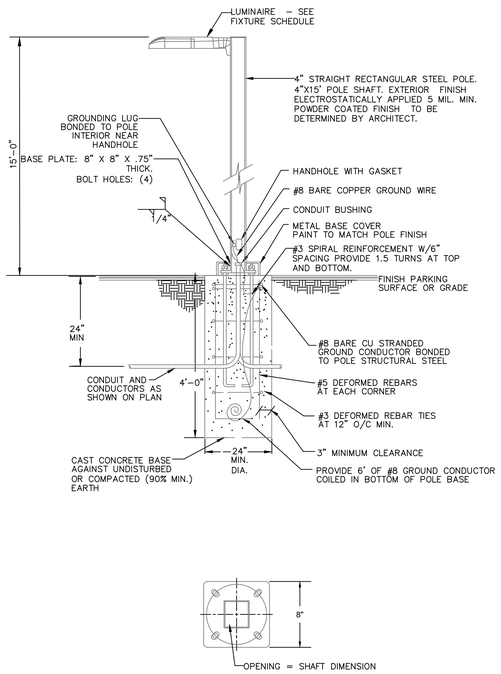


NOTES:

1. PROVIDE/INSTALL ALL UNISTRUT NUTS, STUD NUTS, SCREWS, WASHERS, LOCK WASHERS, ETC., AS REQUIRED FOR MOUNTING OF ALL UNISTRUT CHANNELS AND PLATES. ALL MATERIALS TO BE GALVANIZED.
2. HEIGHT AS REQUIRED, VERIFY HEIGHT WITH EQUIPMENT MANUFACTURER.
3. PROVIDE/INSTALL PLATE 1/4"x4"x0'-6" (GALV.) THICK STEEL PLATE, FOR MOUNTING OF VERTICAL UNISTRUT, HOLE SPACINGS TO BE 4" ON CENTER. TYPICAL FOR TWO BASES.
4. (2)-1/2"DIA. STAINLESS STEEL HILTI KB-TZ2 W/ 3-1/4" EMBEDMENT (ESR-4266)
5. STRUT STRUCTURE MUST BE INSTALLED A MINIMUM OF 36" FROM THE EXISTING SWITCHBOARD ENCLOSURE TO MAINTAIN WORKING CLEARANCE.

LIGHTING INVERTER DETAIL

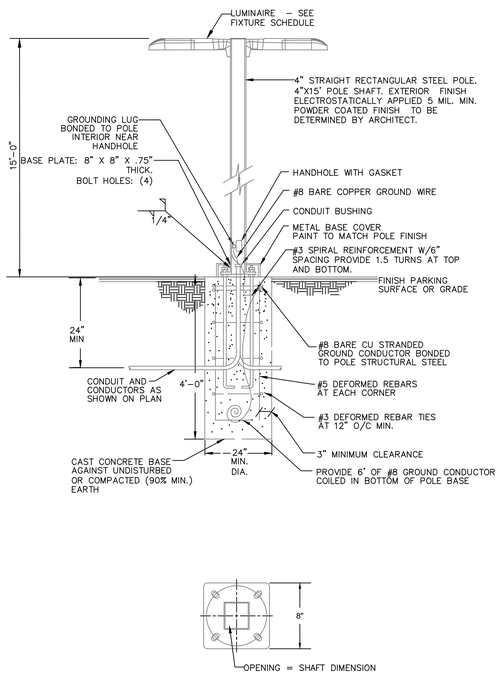
SCALE: NONE | 6



BASE PLAN

FIXTURE TYPE "F1" MOUNTING DETAIL

SCALE: NONE | 4



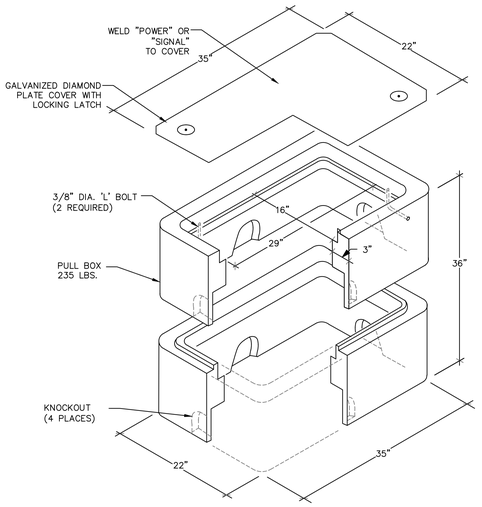
BASE PLAN

NOT USED

SCALE: NONE | 7

FIXTURE TYPE "F2" MOUNTING DETAIL

SCALE: NONE | 5

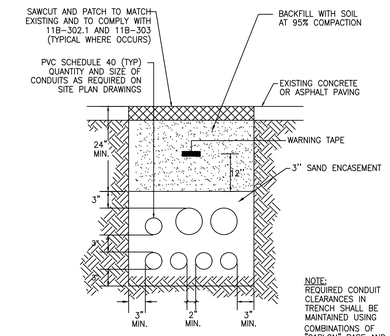


NOTE:

1. WHEN INSTALLED HANDHOLE IN PEDESTRIAN AREA, PROVIDE THE RIM TO SET FLUSH WITH ADJACENT FINISH SURFACE .

UNDERGROUND HANDHOLE

SCALE: NONE | 1



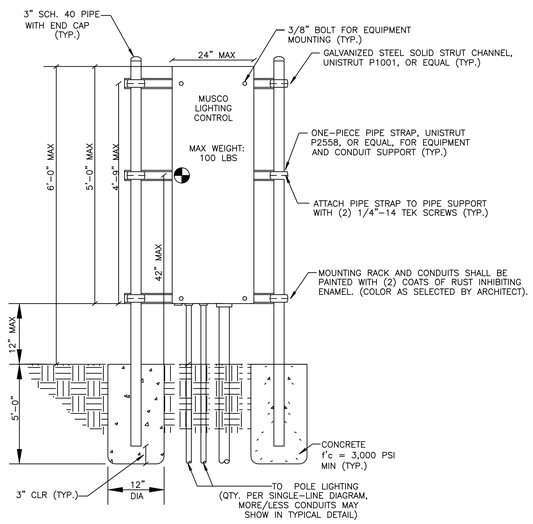
NOTE:
REQUIRED CONDUIT CLEARANCES IN TRENCH SHALL BE MAINTAINED USING COMBINATIONS OF "CARLON" BASE AND INTERMEDIATE SPACERS OR EQUIVALENT.

NOTE:

1. CONTRACTOR SHALL MAINTAIN A 12" SEPARATION BETWEEN POWER AND SIGNAL CONDUITS.
2. WHEN TRENCHING AT A FIRE LANE, RESTORE ITS'S ORIGINAL PROFILE.

UNDERGROUND TRENCHING DETAIL

SCALE: NONE | 2



PANEL MOUNTING DETAIL

SCALE: NONE | 3

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	DATE
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○ CONSTRUCTION	

KEY PLAN



BUENA PARK SCHOOL DISTRIC
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DSA BACK CHECK

PENDLETON ELEMENTARY SCHOOL
NEW SOCCER FIELD
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ELECTRICAL DETAILS

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