



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

MARK PESTRELLA, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **BRC-2**

April 29, 2026

NOTICE TO BIDDERS "D" PATHWAY TORRANCE COMMUNITY HEALTH AND WELLNESS CENTER RENOVATION PROJECT SPECS. NO. 7669; C.P. NO. 8A022

This Notice to Bidders "D" replaces drawings and answers questions received, all which are hereby made part of the contract documents.

PROJECT MANUAL:

1. Refer to Section 03 30 00, Form of Bid. **Delete** the section in its entirety and **replace** with the attached revised Section 00 03 00 (Attachment 1).

DRAWINGS:

1. Refer to Sheet E0.30, Electrical Single Line Diagram, dated December 16, 2025. **Delete** in its entirety and **replace** with revised Sheet E0.30, Electrical Single Line Diagram Addendum 1, dated April 23, 2026 (Attachment 2).
2. Refer to Sheet E1.10, Electrical Site Plan, dated December 16, 2025. **Delete** in its entirety and **replace** with revised Sheet E1.10, Electrical Site Plan Addendum 1, dated April 23, 2026 (Attachment 3).
3. Refer to Sheet L1.10, Planting Plan, dated March 28, 2025. **Delete** in its entirety and **replace** with revised Sheet L1.10, Planting Plan Revision 1, dated April 21, 2026 (Attachment 4).
4. Refer to Sheet L2.10, Irrigation Plan, dated March 28, 2025. **Delete** in its entirety and **replace** with revised Sheet L2.10, Irrigation Plan Revision 1, dated April 21, 2026 (Attachment 5).
5. Refer to Sheet L3.10, Irrigation and Planting Details, dated March 28, 2025. **Delete** in its entirety and **replace** with revised Sheet L3.10, Irrigation and Planting Details Revision 1, dated April 21, 2026 (Attachment 6).

QUESTIONS AND ANSWERS:

1. Question: Please confirm whether this project includes any AV-related requirements, such as displays, conferencing systems, sound reinforcement, control systems, or low-voltage infrastructure, or if those elements will be issued under a separate package.

Answer: There are no conferencing systems, sound reinforcement, or related control systems. See Low Voltage drawings for low voltage infrastructure and equipment schedules on sheets A 2.11 and A2.21.

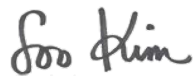
2. Question: Please advise if historic restoration for areas such as exterior masonry require a certain historic restoration certification or a cleaning company with relevant experience and following guidelines in the specification shall be accepted. Please provide an approved restoration vendor if there is a preferred contractor for this project.

Answer: Subcontractor requirements for masonry and tile cleaning are described in Section 04 21 29.01, Paragraph 1.04, Quality Assurance. The County does not have a preferred contractor.

Kindly notify your subcontractors to this effect. If you have any questions, please contact Ms. Jennell Hluz at (626) 300-2362 or jhluz@pw.lacounty.gov.

Very truly yours,

MARK PESTRELLA, PE
Director of Public Works



SOO KIM
Division Chief
Business Relations and Contracts Division

BS:jh

\\pw01\pwpublic\brdpub\CONTRACTS\Jennell\Solicitations\Low-Bids\Spec 7669 - BRC0000616 Pathway Torrance Health & Wellness Center\Notices\Notice D\Notice to Bidders D.docx

Enc.

 Name of Bidder (Firm Name)

 Vendor Identification Number

SECTION 00 03 00

FORM OF BID TO BE USED BY BIDDERS

The undersigned bidder proposes to furnish all materials, labor, and equipment required for the construction to complete the Pathway Torrance Community Health and Wellness Center Renovation Project, in accordance with Drawings and Specifications 7669, including addenda thereto, if any, adopted by the Board of Supervisors, and on file in the office of the Board of Supervisors, as follows:

The lowest bid price shall be determined by adding the following items: Lump sum Bid in Words (1) + [Extended Overhead Daily Rate (2) multiplied by 30 days] + Deductive Alternate #1 (3) + Deductive Alternate #2 (4) + Deductive Alternate #3 (5) + Deductive Alternate #4 (6) + Deductive Alternate #5 (7) + Deductive Alternate #6 (8) = Total Lump Sum Bid. Preference as stated in Section 00 01 00, 1.30 will be applied to the Total Lump Sum Bid, if applicable, to determine the final bid amount.

1. LUMP SUM BID:

The lump sum bid for the complete scope of work, including Best Management Practices (BMP), Construction and Demolition Debris Recycling, and Mandatory Jobs Coordinator, in accordance with the Drawings and Specifications, will be:

(\$ _____)
Lump sum bid in figures

(_____)
Lump sum bid in words

2. EXTENDED OVERHEAD DAILY RATE:

The daily rate for the sum of the Contractor's field office and home office overhead for each day of compensable delay, multiplied by 30 days, will be:

(\$ _____)
(Daily rate) in figures

(_____)
(Daily rate) in words

3. DEDUCTIVE ALTERNATE #1: Omit CCTV Cameras

The lump sum bid amount reduction for the exclusion of the CCTV cameras and related equipment from the scope of work:

(\$ _____) (_____)
Amount in figures Amount in words

4. DEDUCTIVE ALTERNATE #2: Omit television and mounting equipment in community room

The lump sum bid amount reduction for the exclusion television and mounting equipment in the community room from the scope of work:

(\$ _____) (_____)
Amount in figures Amount in words

5. DEDUCTIVE ALTERNATE #3: Reduce the number of EV Charging Stations

The cost difference (delta) for the reduction from 8 fully connected Electric Vehicle Charging Station (EVCS) stalls to 2 EVCS stalls and 6 Electric Vehicle (EV) capable stalls will be as follows:

(\$ _____) (_____)
Amount in figures Amount in words

6. DEDUCTIVE ALTERNATE #4: Relocate northern fence and gates

The cost difference (delta) for the relocation of the fence and gates from the northern property line at back of sidewalk to the face of the building will be as follows:

(\$ _____) (_____)
Amount in figures Amount in words

7. DEDUCTIVE ALTERNATE #5: Omit north and south exterior break areas

The lump sum bid amount reduction for the exclusion of the north and south exterior break areas scope of work will be as follows:

(\$ _____) (_____)
Amount in figures Amount in words

8. DEDUCTIVE ALTERNATE #6: Omit exterior community plaza area

The cost difference (delta) for the exclusion of the colored concrete paved plaza area and the installation of a concrete walkway to provide an accessible path of travel will be as follows:

(\$ _____) (_____)
Amount in figures Amount in words

9. COUNTY PROGRAM PREFERENCE:

The Local Small Business Enterprise Program Preference is provided by the County for purposes of bid evaluation only, as specified in Article 1.30 of Section 00 01 00. If Bidder is a qualifying Local Small Business Enterprise, check "yes" in the box below. Bidder shall be certified by the County of Los Angeles Department of Economic Opportunity at time of bid. Section 00 04 38 Request for County Program Preference Consideration must be submitted at the time of bid with a copy of the certification letter issued by the County of Los Angeles Department of Economic Opportunity. If non-qualifying, check "no" in the appropriate box.

LSBE Certification for Federally Funded County Solicitations.

Yes ☐ No ☐

10. RECEIPT OF NOTICE TO BIDDERS: (IF APPLICABLE)

I hereby certify and declare that I have received, reviewed and incorporated the following Notices to Bidders into my Bid:

- Notice to Bidders A dated March 16, 2026
- Notice to Bidders B dated April 1, 2026
- Notice to Bidders C dated April 24, 2026
- Notice to Bidders D dated April 29, 2026

Executed this day of _____ (Month and Year)

By: _____
(Authorized Signature of a Principal Owner, Officer, or Manager)

NOTE: Any alteration or addition to the Form of Bid may invalidate same. All blank spaces shall be filled out completely. Line out nonapplicable blanks. An incomplete form may invalidate bid. The County reserves the right to waive any informalities or to reject any or all bids or to accept any alternatives when called for.

I (We) certify that on _____, 20____, License No. _____, license classification(s) _____, was issued to me (us), in the name of _____, by the Contractors' State License Board, pursuant to California Statutes of 1929, as amended, and that said license has not been revoked.

Firm Ownership Information

Check where applicable:

1. ☐ Minority-Owned
 ☐ Woman-Owned
 ☐ Disadvantaged-Owned
 ☐ Disabled Veteran-Owned
 ☐ LGBTQQ-Owned

2. ☐ An individual
 ☐ A corporation. Name
 state or territory of
 Incorporation

☐ A copartnership

☐ A joint venture

Race/Ethnic Composition

For statistical purposes only.

- ☐ Black/African American
☐ Hispanic/Latino
☐ Asian or Pacific Islander
☐ Native Americans
☐ Subcontinent Asian
☐ White

If a copartnership or joint venture, list names of individuals comprising same below

Date signed _____, 20____

Respectfully submitted,

Place _____

City and State

Firm Name (if applicable)

Bidder's address, E-mail address, and telephone:

Number and Street

Signature and Print Name

City and State

Zip Code

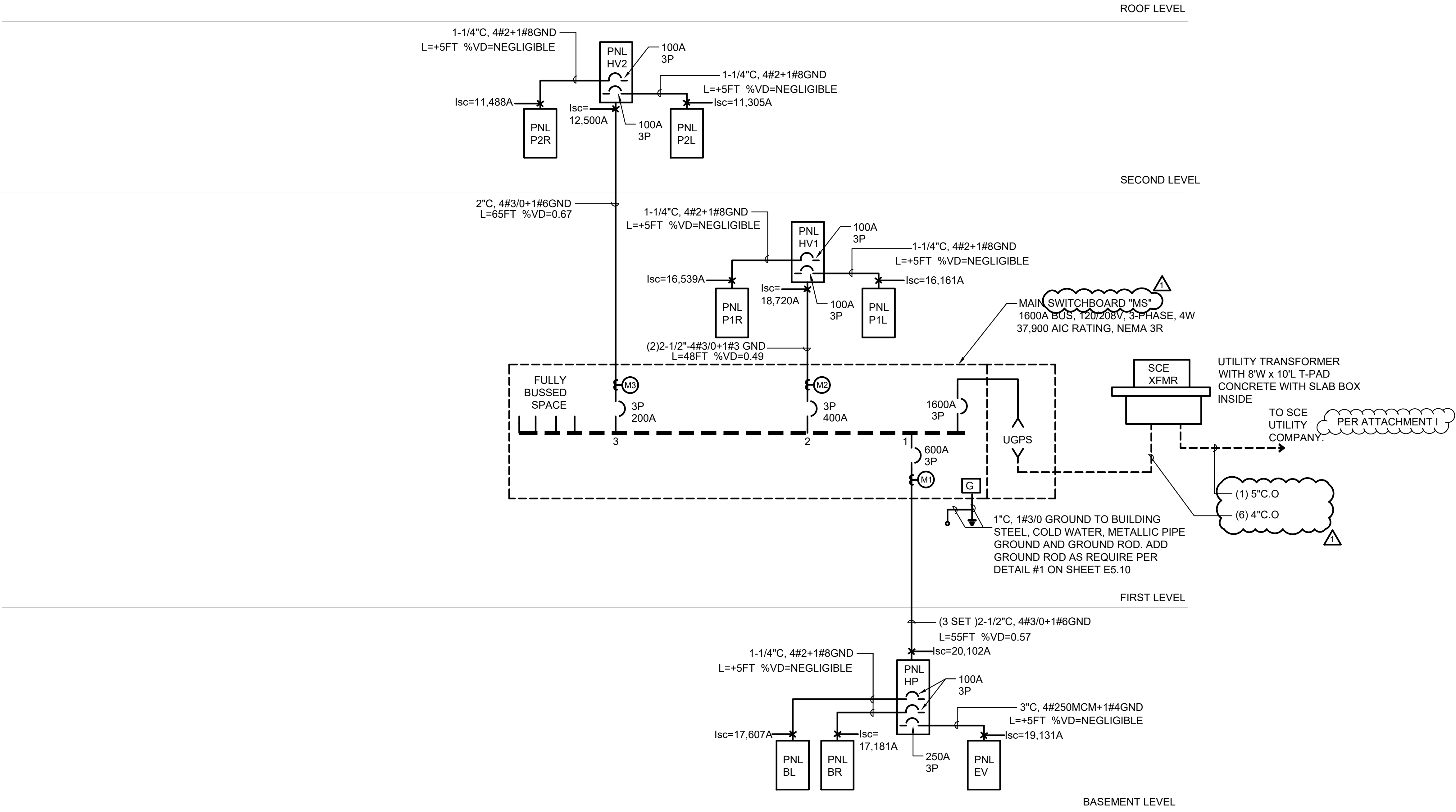
Title and E-mail Address

Telephone

Signature and Print Name

Fax

Title and E-mail Address



GENERAL NOTES

- A. LENGTH OF FEEDERS SHOWN ON SINGLE LINE DIAGRAM ARE NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSE.
- B. ALL ITEMS SHOWN ON SINGLE LINE DIAGRAM ARE EXISTING TO REMAIN, UNLESS INDICATED OTHERWISE.
- C. ALL EQUIPMENT SHALL BE LISTED AND LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY AND SHALL BE INSTALLED AS PER LISTING OR LABELING.
- D. ALL EQUIPMENT SHALL BE U.L. LISTED AND RATED TO WITHSTAND THE CALCULATED FAULT CURRENT AS SHOWN ON THE DRAWINGS.
- E. ALL EQUIPMENT, DEVICES AND TERMINALS SHALL BE U.L. LISTED AND RATED FOR 75°C. SHALL BE CU CONDUCTORS AND SHALL BE TORQUED TO MANUFACTURERS LISTED SPECIFICATIONS.
- F. ALL EQUIPMENT AND EQUIPMENT ENCLOSURES SERVING CIRCUITS 100 AMPS OR LESS SHALL BE U.L. LISTED AND CERTIFIED FOR USE WITH 75°C CU CABLES AND TERMINATIONS AND SHALL COMPLY WITH THE REQUIREMENTS OF CEC 110.14:(C)(1)(a)(3).
- G. ALL RACEWAYS SHALL CONTAIN A CODE-SIZED (CEC-250.122). INSULATED, GREEN, COPPER EQUIPMENT GROUNDING CONDUCTOR AND SHALL BE BONDED TO THE METALLIC COMPONENTS OF THE RACEWAY SYSTEM.
- H. ALL CONDUCTORS TO BE COPPER, TYPE THWN/THHN-2 OR TYPE XHHW.
- I. THE EXISTING INFORMATION PRESENTED ON THIS DRAWING IS BASED ON THE EXISTING AS-BUILT INFORMATION AVAILABLE. CONTRACTOR SHALL VERIFY THIS INFORMATION PRIOR TO BID SUBMITTAL.
- J. NO PIPING, DUCTS OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN THE DEDICATED SPACE ABOVE THE ELECTRICAL EQUIPMENT. PROVIDE A NOTE ON THE PLANS.
- K. PROVIDE FIRE RATED PENETRATIONS WHEN PENETRATING THROUGH FIRE RATED WALLS.
- L. PROVIDE EXPANSION JOINTS WHERE REQUIRED PER BUILDING CONDITIONS.
- M. CONTRACTOR SHALL PERMANENTLY LABEL ALL OUTLETS WITH CIRCUIT NUMBERS AND PROVIDE UPDATED PANEL SCHEDULES FOR ALL AFFECTED PANELS.
- N. PROVIDE A TYPE-WRITTEN PANEL SCHEDULE WITH DOOR POCKET ON PANEL DOOR.
- O. PROVIDE ALL PANELBOARDS KEYED ALIKE.
- P. PANELBOARDS SHALL BE EQUIPPED WITH COPPER BUSSING AND TIN PLATING.
- Q. PROVIDE ARC FLASH WARNING LABEL FOR ALL THE NEW EQUIPMENT PER NEC(110.16).
- R. CONTRACTOR SHALL FIELD BALANCE EACH PANELBOARD'S PHASE LEG SO THAT IT DOESN'T EXCEED 5%.

LOAD CALCULATION NEW SWITCHBOARD "MS"

DIST. BRD MS		120/208 VOLT 3PH, 4W		1600 AMP COPPER BUS	
LOCATION: FIRST FLOOR OUTDOOR		LOAD: 913 AMP		329 KVA	
OK #	C.B.	TRP	P	LOAD DESCRIPTION	LOAD (VA)
1	600	3		HOUSE PANEL METER M1 - HP	57315.8 55190.8 46702.6 442
2	400	3		FIRST FLOOR METER M2 - HV1	44514.5 46173.5 42156.3 369
3	200	3		SECOND FLOOR METER M3 - HV2	14463.3 10882 11254 102
		SUBTOTALS:		116294	112246 100113
		LARGEST MOTOR/LCL ADDER:		116294	112246 100113
		TOTAL VA/PHASE:		989	935 834



Date of Response: 8/4/2025

- (1) The voltage and service configuration to be utilized for this project will be 208 Volts, 3-phase, 4-wire to serve a 1,600-Ampere main switchboard.
- (2) SCE's contribution to Short-Circuit Current, at the time of calculation, is approximately 34,100 Amperes (3-phase) and 36,100 Amperes (phase-ground). The 3-phase X/R = 3.35 and the phase-ground X/R = 3.64.
- Service Conductors: 5 runs of 700 Size (AI AI Cu)
- Distance from Transformer: 48 feet
- Transformer: 500 kVA, 3-phase, %Z = 3.6
- ☐ Existing Transformer ☒ New Transformer
- Comments:
- (3) SCE's maximum contribution to Short-Circuit Current is approximately 36,600 Amperes (3-phase), and 37,900 Amperes (phase-ground). These maximum Short-Circuit Current values are based on SCE's largest transformer capable of serving a 1,600-Ampere main service switchboard (at 100% rating).
- Service Conductors: 7 runs of 700 Size (AI AI Cu)
- Distance from Transformer: 48 feet
- Transformer: 500 kVA, 3-phase, %Z = 3.6
- Comments:



Date of Response: 8/4/2025

Response to Letter of Request for Short-Circuit Current Value for Panel Sizing and Protection Coordination

Disclaimer:

SCE provides the information contained in this letter on an "as is" basis without warranty of any kind, either express or implied. This disclaimer of liability applies to any claim or cause of action for damages or injuries occurring as a result of any error, omission, deletion or defect in the content of the information provided, including, but not limited to, negligence, breach of contract, or tort. Under no circumstances shall SCE or any of its parent or affiliate companies, employees, directors or shareholders be liable to any party for (i) any direct, indirect, special, punitive, incidental, exemplary, consequential, or any other damages arising in any way out of the availability, use or reliance on the information provided; or (ii) any claim attributable to errors, omissions or other inaccuracies in the information provided herein.

The values provided below are maximum Short-Circuit values, based on current distribution system conditions. Utility distribution systems are dynamic, and the electrical characteristics of the system can vary significantly due to abnormal conditions, upgrades, modifications, and temporary or permanent reconfigurations. Therefore, the Short-Circuit values provided below are subject to change frequently and without notice. SCE does not guarantee to hold the system parameters represented in this information constant. Consequently, SCE recommends that all electrical work on the service panel main breaker should be done in a de-energized condition to eliminate any flash hazard at this location.

To: Customer: Roger Hernandez Phone: N/A
Address: 500 W. Temple St. Fax: N/A
City, ZIP: Los Angeles, CA 90012 Email: N/A

From: Southern California Edison (SCE) - Distribution Engineering

Engineer: Kevin Ahler Phone: N/A
Address: 1924 E. Cashdan St. Fax: N/A
City, ZIP: Compton, CA, 90220 Email: kevin.ahler@sce.com

Subject: Southern California Edison's Contribution to Short-Circuit Current at the Point-of-Connection of SCE's Service Conductors to the Customer's Service Entrance Facilities (see disclaimer, above)

Project: Name: Roger Hernandez
Address: 2300 W. Carson St.
City, Zip: Torrance, CA 90501
Structure: 5813524



Architecture
Planning
Interiors

630 N. Rosemead Boulevard, Suite 400
Pasadena, California 91107
(626) 351-4301 FAX (626)351-4302
www.lcdg.com



Registration
Client Name
LA County Public Works

Project Title
PATHWAY TORRANCE
COMMUNITY HEALTH
AND WELLNESS
CENTER

Project Address
2300 W CARSON ST
TORRANCE, CA 90501

AIN: 7359-004-903

Key Plan

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Milestones	Date
1ST PLANCHHECK SUBMITTAL	3/28/2025
2ND PLANCHHECK SUBMITTAL	07/22/2025
3RD PLANCHHECK SUBMITTAL	08/21/2025
PLAN CHECK CORRECTIONS	12/16/2025
PRE-BID RFI	04/23/2026

Revisions	No.	Description	Date
ADDENDUM #1			04/23/2026

Drawn by
Reviewed by

Author
Checker

Plot date: 11/14/2024 6:19:54 PM

LCDG Job Number: 0646.26

Sheet Title

ELECTRICAL
SINGLE LINE
DIAGRAM

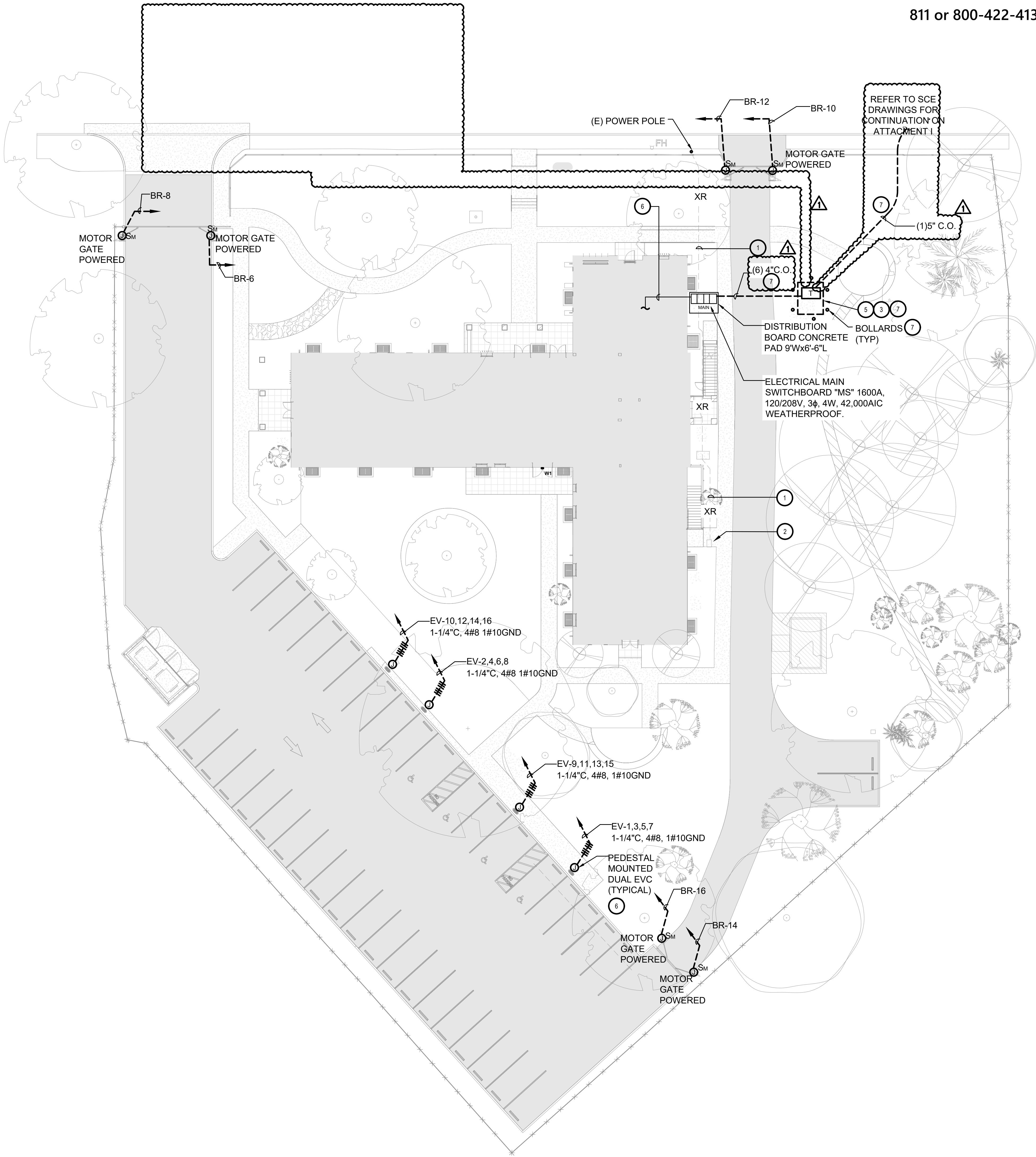
Sheet Number

E0.30

DIGALERT

Underground Service Alert of
Southern California

811 or 800-422-4133



GENERAL NOTES

1. CONTRACTOR TO REVIEW ARCHITECTURAL AND ELECTRICAL PLANS FOR ALL EXISTING EQUIPMENT TO BE REMOVED. ELECTRICAL EQUIPMENT, WHETHER SHOWN ON THESE DRAWINGS OR NOT, THAT ARE LOCATED IN REMOVED WALLS, FLOORS, OR CEILING, SHALL BE REMOVED UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL VISIT THE SITE, INCLUDING ALL AREAS INDICATED ON THE DRAWINGS. SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND, BY SUBMITTING A BID, SHALL ACCEPT CONDITIONS UNDER WHICH HE WILL BE REQUIRED TO PERFORM HIS WORK.
3. IT SHALL BE THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO DISCONNECT AND REMOVE ALL EXISTING LIGHTING FIXTURES, RECEPTACLES, ELECTRICAL EQUIPMENT, ETC., AFFECTED BY THE RENOVATION. THIS WILL INCLUDE REROUTING OR EXTENDING OF EXISTING CONDUIT AND FEEDERS WHERE NECESSARY TO MAINTAIN THE CONTINUITY OF THE EXISTING EQUIPMENT TO REMAIN.
4. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE OWNER PRIOR TO REMOVAL OF EXISTING ELECTRICAL EQUIPMENT, AND TURN OVER REMOVED EQUIPMENT THAT THE OWNER REQUESTS IN AN "AS-FOUND" CONDITION. EQUIPMENT THAT IS TO BE TURNED OVER SHALL BE BOXED AND TAGGED TO IDENTIFY THE SPECIFIC EQUIPMENT.
5. ALL ABANDONED OUTLETS INCLUDING LIGHT, RECEPTACLES, DATA/TEL, ETC., SHALL BE COVERED AND PATCHED TO MATCH THE FINISH OF SURROUNDING WALL OR CEILING TO THE SATISFACTION OF THE OWNER.
6. REMOVE ALL ABANDONED CONDUITS AND FLS WIRING AND EQUIPMENT. ALL TELECOM AND ELECTRICAL LINES TO BE TRACED. IF NOT A PART OF THIS SUITE - CONFIRM WHEN AND IF CONDUIT OR TELECOM LINE CAN BE RE-ROUTED.

KEY NOTES

1. EXISTING UNDERGROUND SERVICE CONDUITS TO BE REMOVED.
2. EXISTING UNDERGROUND PULL BOX TO BE REMOVED
3. APPROXIMATE LOCATION FOR NEW TRANSFORMER TO FEED NEW DISTRIBUTION BOARD "MS". COORDINATE THE EXACT LOCATION WITH THE UTILITY COMPANY.
4. BTC POWER DUAL PORT PEDESTAL CHARGING STATION 40A # L2P-40-240-15. CONTRACTOR TO FOLLOW THE MANUFACTURER INSTALLATION INSTRUCTIONS PRIOR TO ROUGH IN.
5. 8'W x 10'L T-PAD CONCRETE WITH SLAB BOX INSIDE FOR TRANSFORMER. INSTALL TRANSFORMER PAD AND SLAB BOX PER SCE DRAWINGS REQUIREMENTS.
6. RUN ALL FEEDERS TO THE CRAWL SPACE AND THEN UP/DOWN TO RESPECTIVE PANELS.
7. INSTALL EQUIPMENT OR CONDUITS PER SCE REQUIREMENT

LCDG

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Registration
Client Name
LA County Public Works

Project Title
PATHWAY TORRANCE
COMMUNITY HEALTH
AND WELLNESS
CENTER

Project Address
2300 W CARSON ST
TORRANCE, CA 90501

AIN: 7359-004-903

Key Plan

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Revisions	No.	Description	Date
ADDENDUM #1			04/23/2026

Drawn by
Reviewed by
Author
Checker

Plot date: 11/14/2024 6:19:54 PM

LCDG Job Number: 0646.26

Sheet Title

ELECTRICAL
SITE PLAN

Sheet Number

E1.10



PLANT LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	PLANT FACTOR	CONTAINER SIZE	SETBACK	QUANTITY
Trees						
A M	Arbutus marina	no common name	L	24" box	15'	3
Shrubs/Perennials						
A C	Achillea 'Moonshine'	Yarrow hybrid	L	1 gallon	18"	129
C L	Callistemon v. 'Little John'	Little John Bottlebrush	L	1 gallon	2'	12
C M	Coprosma repens 'Marble Queen'	Variegated Mirror Plant	M	1 gallon	2'	19
E K	Erigeron karvinskianus	Santa Barbara Daisy	L	1 gallon	18"	62
HP	Hesperaloe parviflora	Red Yucca	L	1 gallon	2'	33
L S	Lantana 'Spreading Sunset'	Lantana hybrid	L	1 gallon	2-1/2'	26
L A	Lavandula angustifolia 'Munstead'	Munstead Lavender	L	1 gallon	2'	41
M C	Muhlenbergia capillaris	Pink Muhly	L	1 gallon	18"	96
N D	Nandina domestica	Heavenly Bamboo	M	5 gallon	2'	36
R H	Rosmarinus officinalis 'Huntington Carpet'	Prostrate Rosemary hybrid	L	1 gallon	2-1/2'	22
R B	Rosmarinus officinalis 'Blue Spires'	Upright Rosemary hybrid	L	5 gallon	2'	43

Ground Covers						
	Phyla nodiflora	Kurapia	L	from flats at 12" on center		
	Saint Augustine lawn		H	from plugs at 18" on center		

Install a 3" thick layer of shredded bark mulch, 3" thick layer in all planting areas, including below trees and shrubs.

NOTE:
PER PLANTING SPECIFICATION SECTION 2.08,
CONTRACTOR SHALL PROVIDE AGRONOMIC
SOIL ANALYSIS FOLLOWING DEMOLITION AND ROUGH
GRADING, AND SHALL USE AMENDMENTS RECOMMENDED
IN SOILS REPORT. TESTING AND AMENDMENTS TO BE
CONFIRMED PRIOR TO FINAL LANDSCAPE CERTIFICATION.

Tree Protection Note

Temporary protective fencing shall be installed as necessary to protect existing trees, and care taken to avoid damage to tree canopies or root systems during construction, grading, and trenching. Use hand tools when working around roots, and do not cut roots larger than 1" diameter. Any cutting of larger roots, and any necessary pruning of the canopy, shall be done only under the supervision of the City Arborist. No washing of chemicals or equipment allowed under tree canopies. Provide deep watering a minimum of 1-2 times per month, as necessary to keep trees healthy until the new irrigation system is installed.

SITE SUMMARY

PROJECT AREA = 70,530 SQUARE FEET

LANDSCAPE AREA = 29,759 SQUARE FEET

PERCENTAGE TURF = 16.6%

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

7/21/2025
SIGNATURE OF LANDSCAPE ARCHITECT DATE

0' 8' 16' 32' 64' PROJECT NORTH

PLANT HYDROZONE LEGEND	
L	LOW WATER USE ZONE
M	MODERATE WATER USE ZONE
H	HIGH WATER USE ZONE

SEE SHEET L3.01
FOR IRRIGATION
AND PLANTING
DETAILS

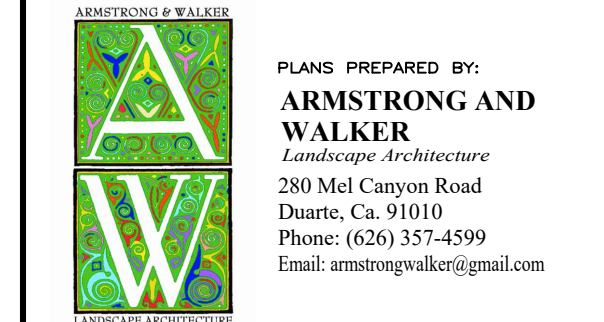
NOTE:
INSTALL 24" DEEP
ROOT BARRIER BY
DEEP ROOT CO.
ON TREES 10' OR
CLOSER TO PAVING.
SEE DETAIL B5,
SHEET L3.01.

NOTE:
SEE ARCHITECT'S PLANS,
SHEETS A1-14 AND A1-15
FOR IDENTIFYING AND DIMENSIONING
CONCRETE MOW STRIPS AND
ALUMINUM HEADER BOARD. SEE
THIS SHEET, DETAIL A FOR ALUMINUM
HEADER BOARD DETAIL.



Registration
Client Name:
LA COUNTY Public Works
Project Title:
**PATHWAY TORRANCE
COMMUNITY HEALTH
AND WELLNESS
CENTER**

Project Address:
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AIN: 7359-004-903



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Milestones		Date
PLAN CHECK SUBMITTAL		3/28/2025

Revisions	No.	Description	Date
△	1	DESCRIPTION	TBD
△	2	REVISIONS FOR RF1-1	4/21/26
△	3		
△	4		
△	5		

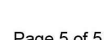
Drawn by: RW
Reviewed by: AA

Plot date: 4/21/2026

LCDG Job Number: 0646.26

Sheet Title

**PLANTING
PLAN**



2. Check and verify all site conditions, utilities, and services prior to trenching.
3. Where trees, light standards, etc., obstruct irrigation lines, adjust and/or relocate piping and drip line as necessary to obtain full coverage. Do not exceed spacing of drip lines specified on Irrigation Legend.
3. If it becomes necessary to relocate or alter drip lines, valves, piping, or other equipment due to changes in site conditions, Contractor shall obtain approval from the Owner before starting such changes.
4. Plans are approximate and approximate. Install all valves and piping in planting areas except where it is not feasible to do so.
5. Install all piping, PVC electrical sleeves, etc., under paving prior to paving work. No tees, elbows, or other turns in piping are to be located under paving except where shown on drawings. Cap all ends, holes or tight turns prior to backfill.
6. Connect a remote control piping valve to automatic controller with No. 14 pilot wire and No. 14 common wire, type U.F.C., copper, U.L. approved, solid strand.
7. Install drip line in shallow trenches with approximately 3"-4" soil cover, plus an additional 3" depth of mulch as specified on the Planting Plan.
8. Contractor to coordinate irrigation work with plant layout to avoid conflicts between piping and plant pits.
9. All materials and methods installed as detailed on the drawings. However, if plans and/or specifications do not thoroughly describe the methods to be used, the Contractor is to follow the installation methods issued by the manufacturer, with the approval of the Landscape Architect and Owner.
10. New main line and lateral line piping to be PVC 1120, Schedule 40 solvent weld plastic pipe (3/4" through 1-1/2" in size).
11. Install all electric unions if dissimilar pipes are connected together. PVC plastic pipe to be continuously marked with manufacturer's name, pipe size (I.P.S.), class or schedule number, manufacturer's lot number and N.S.F. approval.
12. Design is based as minimum operating pressure and maximum flow demand shown on plan. Contractor shall verify water pressure and report any difference to Owner prior to construction. Contractor shall install flush valve zone control as indicated on the drawings. However, if plans and/or specifications do not call out on the Irrigation Legend, and shall test to make sure all components are operating properly.
13. Contractor shall install a flush cap at the end of each drip line zone, to allow flushing of lines for debris removal. Flush valve caps shall be firmly closed to prevent leaks or blow-outs when the system is pressurized.
14. Contractor shall properly install ET-based controller as called out and detailed on the plans, and per manufacturer's specifications. Installation shall include accurate programming of all information as necessary to fully utilize ET-based features for water conservation.
15. Completed irrigation system shall be tested in the presence of the Landscape Architect and/or Owner's representative. Testing shall consist of checking all drip lines for leaks or malfunction, coverage of lateral lines, proper operation of remote control valves, and scheduling and weather-based functions of controller.
16. A final report for the testing and adjusting of irrigation system shall be completed prior to final approval. This report shall be signed by the individual responsible for performing these services.
17. Contractor shall provide a minimum one-year guarantee on the entire irrigation system, including proper function, replacement of defective equipment, and repair of equipment, in addition to any manufacturers' warranties, unless vandalism or damage by other contractors can be shown.
18. An "Operation and Systems Manual" shall be provided to the Owner or representative at final inspection, including warranties and operating instructions for all equipment used on the project.

AUDIT SHALL BE IN ACCORDANCE WITH THE LATEST STATE OF CALIFORNIA LANDSCAPE WATER
 MANAGEMENT PROGRAM AS DESCRIBED IN THE LATEST LANDSCAPE IRRIGATION AUDITOR HANDBOOK.
 THE LANDSCAPE IRRIGATION AUDITS TO BE CONDUCTED BY A QUALIFIED INDIVIDUAL, AND THE AUDIT
 SCHEDULE SHALL BE CONDUCTED AT LEAST ONCE EVERY FIVE YEARS IN ACCORDANCE WITH THE
 REQUIREMENTS OF TITLE 20, DIVISION 1 OF THE LOS ANGELES COUNTY CODE.

SEE SHEET L3.01
FOR IRRIGATION
MAINTENANCE
AND RUN TIME
SCHEDULE



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Revisions		
No.	Description	Date
△	DESCRIPTION	TBD
↑	REVISIONS FOR REF-1	4/21/2

IRRIGATION
PLAN

Sheet Number

L2.10

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