

MOTHER'S BEACH
RESTROOM
NON-MOTORIZED BOAT
STORAGE

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT



IF THIS SHEET IS LESS THAN
24"X36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

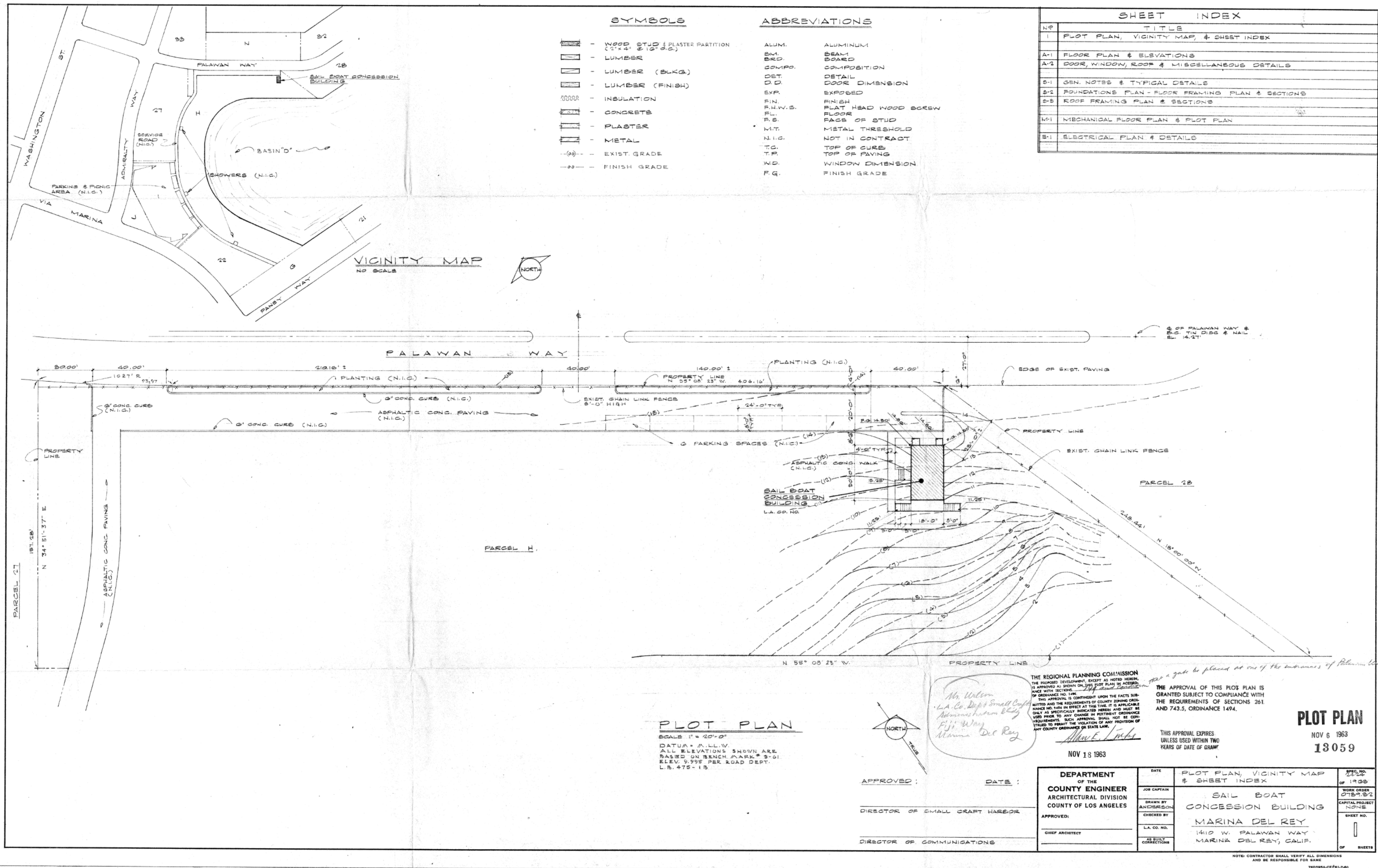
KEY PLAN

REVISION SCHEDULE

[illegible]

AS-BUILTS

SCALE		SHEET NO. A0.01
JOB NO.	19-22	
ISSUE		
DATE	26.JUL.24	

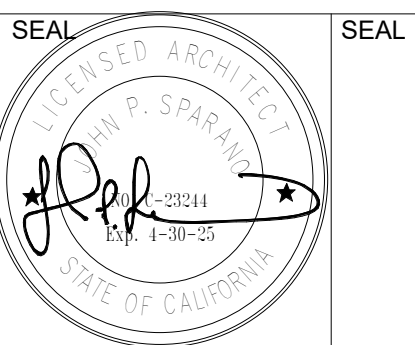


"AS-BUILT" DRAWINGS FOR REFERENCE ONLY (NOT TO SCALE)

GENERAL NOTES:
1. NOT TO SCALE
2. DIMENSIONS TO BE VERIFIED IN FIELD

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT



IF THIS SHEET IS LESS THAN
24"X36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

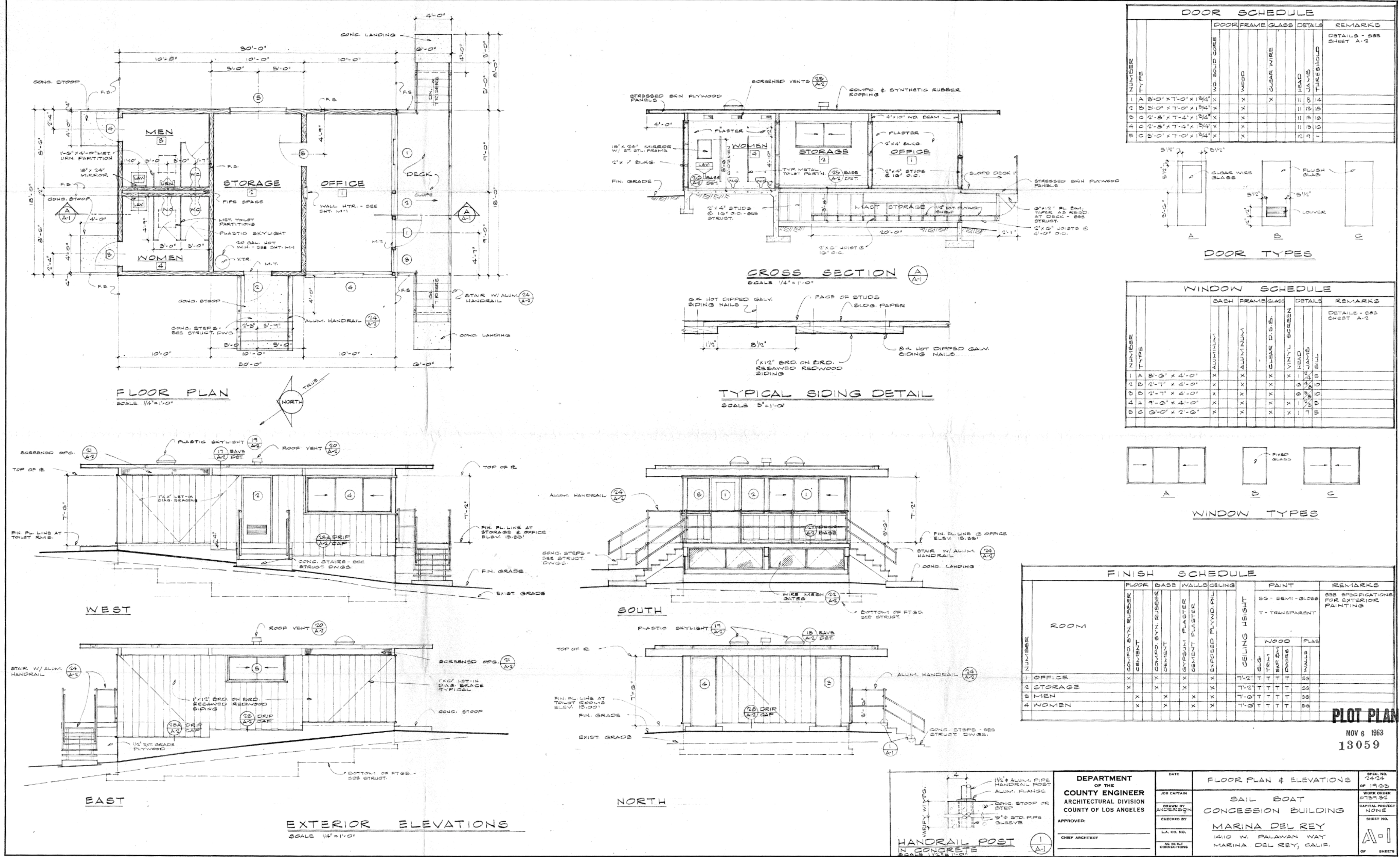
KEY PLAN

REVISION SCHEDULE

[illegible]

AS-BUILTS

SCALE		SHEET NO. A0.02
JOB NO.	19-22	
ISSUE		
DATE	26.JUL.24	



"AS-BUILT" DRAWINGS FOR REFERENCE ONLY (NOT TO SCALE)

GENERAL NOTES:
1. NOT TO SCALE
2. DIMENSIONS TO BE VERIFIED IN FIELD

MOTHER'S BEACH
RESTROOM
NON-MOTORIZED BOAT
STORAGE

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

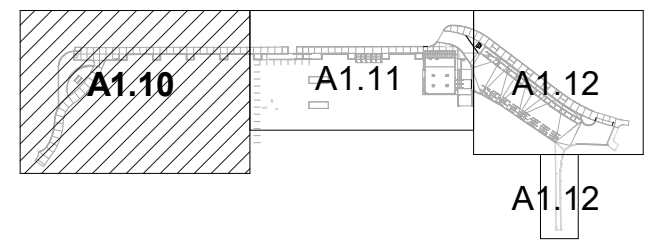
CONSULTANT

SEAL

SEAL

IF THIS SHEET IS LESS THAN
24"x36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN



REVISION SCHEDULE

NO	DATE	DESCRIPTION

ENLARGED SITE PLAN

SCALE	As indicated	SHEET NO.
JOB NO.	19-22	A1.10
ISSUE		
DATE	26.JUL.24	

GENERAL NOTES

- REFER TO CIVIL FOR ADDITIONAL INFORMATION.
- REFER TO CIVIL FOR ELEVATION INFORMATION
- PRIOR TO ANY DIGGING, EXCAVATION, OR ANY DESTRUCTIVE SITE WORK, CONTACT APPROPRIATE UTILITY AGENCIES TO IDENTIFY LOCATIONS OF ALL UNDERGROUND UTILITIES.
- ALL EXCAVATION AND GRADING WORK SHALL COMPLY WITH THE BUILDING CODE.
- OBTAIN APPROVAL FROM OWNER FOR ALL DUMPSTER LOCATIONS. CLEAN UP JOBSITE ON DAILY BASIS. ALL DEBRIS & TRASH MUST BE PLACED IN DUMPSTER ON DAILY BASIS. MAINTAIN AN ORDERLY, CLEAN, SAFE AND EFFICIENT JOBSITE AT ALL TIMES.
- ALL DIMENSIONS TO BE VERIFIED IN FIELD.
- SEE CIVIL DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.
- ALL (E) BOAT RACKS TO BE REMOVED AND REPLACED U.N.O.
- ALL BOATS TO BE REMOVED FROM THE PREMISES BEFORE CONSTRUCTION.
- ALL (E) SIGNS TO BE REMOVED AND REUSED AFTER CONSTRUCTION. SIGNS TO RECEIVE NEW POSTS DURING CONSTRUCTION. LOCATION OF ALL SIGNS TO BE DETERMINED BY OWNER.
- S.L.D. FOR ALL NEW PLANTING TYPES AND LOCATIONS. S.C.D. AND S.L.D. FOR PLANTER SIZING INFORMATION.
- ALL LANDSCAPE PLANTERS TO RECEIVE WATERPROOFING LAYER. REFERENCE SPECIFICATIONS FOR PRODUCT INFORMATION.
- ALL RETAINING WALLS TO INCLUDE WATERPROOFING LAYER. REFERENCE SPECIFICATIONS FOR PRODUCT TYPE AND INFORMATION. SEE STRUCTURAL DRAWINGS FOR MORE INFO.
- PAVEMENT MARKINGS PER CIVIL DRAWINGS. SEE 2/C5.04 FOR PAVEMENT STRIPING/DIRECTIONAL ARROW DETAILS.

GRAPHIC LEGEND

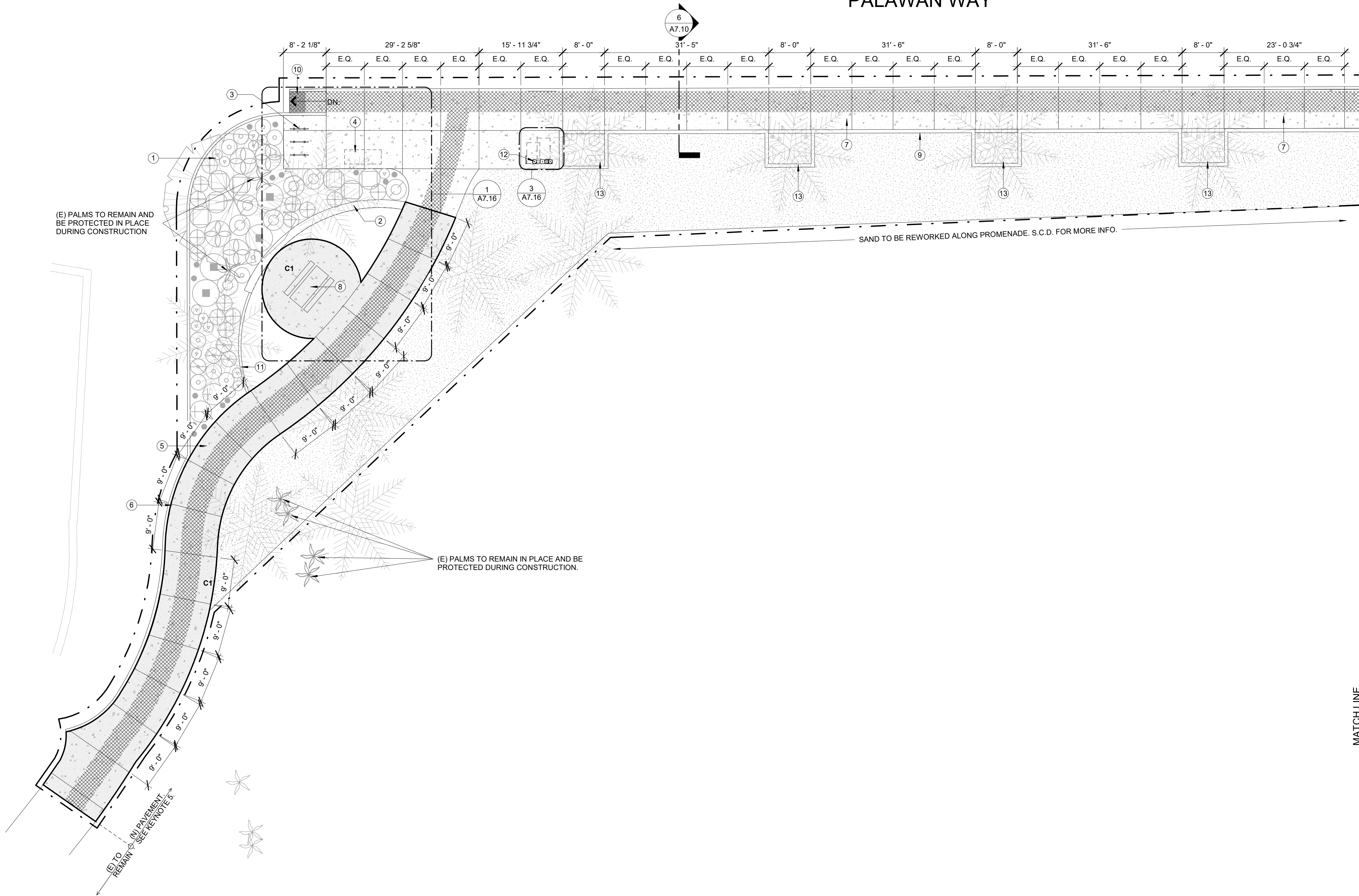
- EXTENT OF WORK
- DESIGNATED ADA PATH OF TRAVEL
- SAND TO BE REGRADED
- (N) CONCRETE PAVING
- (N) INTEGRAL COLOR CONCRETE 'C1'
MANUFACTURER: TRADEMARK
COLOR: PALOMINO INTEGRAL COLOR
NOTE: 3/8" 75% INYO BRONZE FINISH

NOTE: REFERENCE KEYNOTES FOR CLARIFICATION.

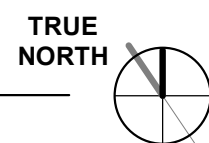
KEYNOTE LEGEND

- (N) LANDSCAPE PLANTER. S.C.D. AND S.L.D. FOR MORE INFO.
- (N) SEAT WALL. S.C.D. AND S.S.D. FOR MORE INFO.
- 3 OF THE 6 (E) BIKE RACKS TO BE REUSED. REMAINING BIKE RACKS TO BE RETURNED TO DBH OSD.
- (N) DESIGNATED SCOOTER PARKING.
- (N) 10' WIDE PROMENADE TO CONNECT TO (E). PAVEMENT FINISH TO BE DAVIS COLORS: PALOMINO INTEGRAL COLOR 3/8" 75% INYO BRONZE FINISH OR EQUAL. COLOR IN DRAWINGS TO MATCH (E) PAVEMENT FINISH, CONTRACTOR TO PROVIDE MOCK UP FOR APPROVAL. S.C.D. FOR MORE INFO.
- (N) ROLLOVER CONCRETE CURB. S.C.D. AND S.L.D. FOR MORE INFO.
- (N) 8' WIDE PROMENADE. S.C.D FOR MORE INFO.
- (N) "UNIVERSAL PRECAST CONCRETE" ADA COMPLIANT PRECAST PICNIC TABLE OR EQUAL. COLOR: NATURAL GRAY. FINISH: POLISHED NATURAL. SEALER: STANDARD.
- (N) CONCRETE CURB. S.C.D. FOR MORE INFO.
- (N) TRUNCATED DOMES. S.C.D. FOR MORE INFO.
- (N) CONCRETE MOW STRIP. S.C.D. AND S.L.D. FOR MORE INFO.
- (N) ADA COMPLIANT BOTTLE FILLER STATION WITH DOG BOWL AND HOSE BIBB ACCESSORIES OPTION. "HAWS MODEL 3612F" OR EQUAL.
- (N) PALM PLANTER. S.C.D. AND S.L.D. FOR MORE INFO.

PALAWAN WAY



MATCH LINE
SEE SHEET A1.11



1 ENLARGED SITE PLAN - A
3/32" = 1'-0"

GENERAL NOTES

1. REFER TO CIVIL FOR ADDITIONAL INFORMATION.
2. REFER TO CIVIL FOR ELEVATION INFORMATION
3. PRIOR TO ANY DIGGING, EXCAVATION, OR ANY DESTRUCTIVE SITE WORK, CONTACT APPROPRIATE UTILITY AGENCIES TO IDENTIFY LOCATIONS OF ALL UNDERGROUND UTILITIES.
4. ALL EXCAVATION AND GRADING WORK SHALL COMPLY WITH THE BUILDING CODE.
5. OBTAIN APPROVAL FROM OWNER FOR ALL DUMPSITE LOCATIONS. CLEAN UP JOBSITE ON DAILY BASIS. ALL DEBRIS & TRASH MUST BE PLACED IN DUMPSITE ON DAILY BASIS. MAINTAIN AN ORDERLY, CLEAN, SAFE AND EFFICIENT JOBSITE AT ALL TIMES.
6. ALL DIMENSIONS TO BE VERIFIED IN FIELD.
7. SEE CIVIL DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.
8. ALL (E) BOAT RACKS TO BE REMOVED AND REPLACED U.N.O.
9. ALL BOATS TO BE REMOVED FROM THE PREMISES BEFORE CONSTRUCTION.
10. ALL (E) SIGNS TO BE REMOVED AND REUSED AFTER CONSTRUCTION. SIGNS TO RECEIVE NEW POSTS DURING CONSTRUCTION. LOCATION OF ALL SIGNS TO BE DETERMINED BY OWNER.
11. S.L.D. FOR ALL NEW PLANTING TYPES AND LOCATIONS. S.C.D. AND S.L.D. FOR PLANTER SIZING INFORMATION.
12. ALL LANDSCAPE PLANTERS TO RECEIVE WATERPROOFING LAYER. REFERENCE SPECIFICATIONS FOR PRODUCT INFORMATION.
13. ALL RETAINING WALLS TO INCLUDE WATERPROOFING LAYER. REFERENCE SPECIFICATIONS FOR PRODUCT TYPE AND INFORMATION. SEE STRUCTURAL DRAWINGS FOR MORE INFO.
14. PAVEMENT MARKINGS PER CIVIL DRAWINGS. SEE 2/C5.04 FOR PAVEMENT STRIPING/DIRECTIONAL ARROW DETAILS.



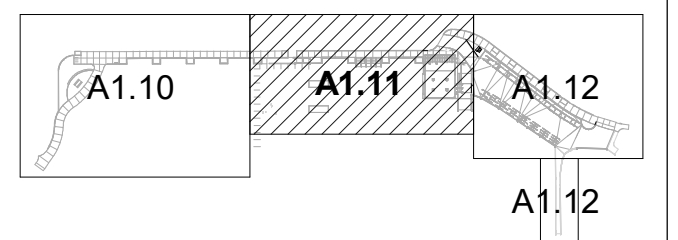
14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT

SEAL 	SEAL
---	-------------

IF THIS SHEET IS LESS THAN
24"X36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN



REVISION SCHEDULE

[illegible]

ENLARGED SITE PLAN

SCALE	As indicated	SHEET NO. A1.11
JOB NO.	19-22	
ISSUE	100% CD	
DATE	26.JUL.24	

SPASPARNO • MOONEY (SMA) RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF SMA. NOR ARE THESE DOCUMENTS TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING SAID WRITTEN PERMISSION. A CONSENT

KEYNOTE LEGEND

- 1 (E) CONCRETE PAD TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- 2 (E) TRANSFORMER TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- 3 (N) ALUMINUM RAIL. GUARDRAIL TO MATCH (E) AT OTHER SIDE OF MOTHER'S BEACH, "SUPERIOR ALUMINUM PRODUCTS, INC." - JOB NO. PO#55034 OR APPROVED EQUAL.
- 4 (N) ASPHALT. SEE C2.02 FOR ASPHALT EXTENTS. S.C.D. FOR PAVEMENT GRADING, TYPES, AND DETAILS.
- 5 (N) BOAT RACK -TYP. SEE A7.17 AND A7.18 FOR BOAT RACK DETAILS.
- 6 (N) 10' WIDE PROMENADE WITH (N) CONCRETE CURB AND GUTTER. S.C.D. FOR MORE INFO.
- 7 (N) 12" WIDE CURB WITH CHAIN LINK FENCE. S.C.D FOR MORE INFO.
- 8 (E) SIDEWALK TO REMAIN & BE PROTECTED DURING CONSTRUCTION.
- 9 (N) HOSE BIBB TO REPLACE EXISITNG. S.C.D. AND S.P.D. FOR MORE INFO.
- 10 (N) BOLLARD -TYP. S.C.D. FOR MORE INFO.
- 11 (N) CONCRETE DRIVEWAY. SEE C2.02 FOR DRIVEWAYS EXTENTS. S.C.D. FOR MORE INFO.

GENERAL NOTES

1. REFER TO CIVIL. FOR ADDITIONAL INFORMATION.
2. REFER TO CIVIL FOR ELEVATION INFORMATION
3. PRIOR TO ANY DIGGING, EXCAVATION, OR ANY DESTRUCTIVE SITE WORK, CONTACT APPROPRIATE UTILITY AGENCIES TO IDENTIFY LOCATIONS OF ALL UNDERGROUND UTILITIES.
4. ALL EXCAVATION AND GRADING WORK SHALL COMPLY WITH THE BUILDING CODE.
5. OBTAIN APPROVAL FROM OWNER FOR ALL DUMPSTER LOCATIONS. CLEAN UP JOBSITE ON DAILY BASIS. ALL DEBRIS & TRASH MUST BE PLACED IN DUMPSTER ON DAILY BASIS. MAINTAIN AN ORDERLY, CLEAN, SAFE AND EFFICIENT JOBSITE AT ALL TIMES.
6. ALL DIMENSIONS TO BE VERIFIED IN FIELD.
7. SEE CIVIL DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.
8. ALL (E) BOAT RACKS TO BE REMOVED AND REPLACED U.N.O.
9. ALL BOATS TO BE REMOVED FROM THE PREMISES BEFORE CONSTRUCTION.
10. ALL (E) SIGNS TO BE REMOVED AND REUSED AFTER CONSTRUCTION. SIGNS TO RECEIVE NEW POSTS DURING CONSTRUCTION. LOCATION OF ALL SIGNS TO BE DETERMINED BY OWNER.
11. S.L.D. FOR ALL NEW PLANTING TYPES AND LOCATIONS. S.C.D. AND S.L.D. FOR PLANTER SIZING INFORMATION.
12. ALL LANDSCAPE PLANTERS TO RECEIVE WATERPROOFING LAYER. REFERENCE SPECIFICATIONS FOR PRODUCT INFORMATION.
13. ALL RETAINING WALLS TO INCLUDE WATERPROOFING LAYER. REFERENCE SPECIFICATIONS FOR PRODUCT TYPE AND INFORMATION. SEE STRUCTURAL DRAWINGS FOR MORE INFO.
14. PAVEMENT MARKINGS PER CIVIL DRAWINGS. SEE 2/C5.04 FOR PAVEMENT STRIPING/DIRECTIONAL ARROW DETAILS.

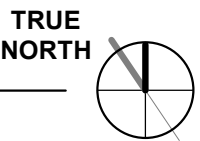
GRAPHIC LEGEND

- EXTENT OF WORK
- DESIGNATED ADA PATH OF TRAVEL
- (N) CONCRETE PAVING

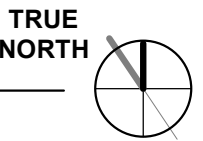
NOTE: REFERENCE KEYNOTES FOR CLARIFICATION.



1 ENLARGED SITE PLAN - C
3/32" = 1'-0"



2 ENLARGED SITE PLAN - D
3/32" = 1'-0"



MOTHER'S BEACH
RESTROOM
NON-MOTORIZED BOAT
STORAGE

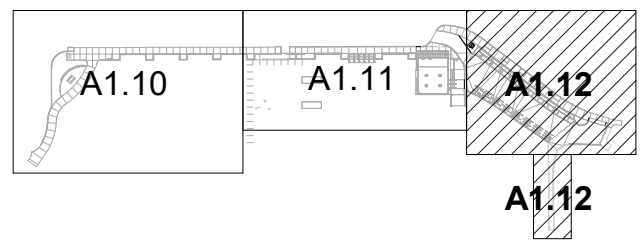
14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT



IF THIS SHEET IS LESS THAN
24"x36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN



REVISION SCHEDULE

NO	DATE	DESCRIPTION

ENLARGED SITE PLAN

SCALE	As indicated	SHEET NO.
JOB NO.	19-22	A1.12
ISSUE		
DATE	26.JUL.24	

MOTHER'S BEACH
RESTROOM
NON-MOTORIZED BOAT
STORAGE

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

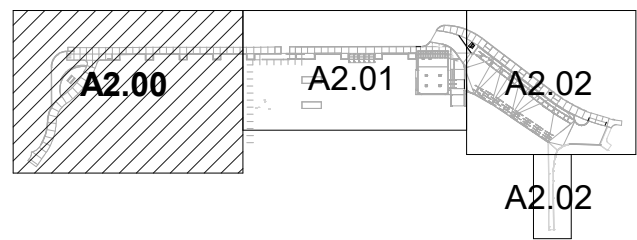
CONSULTANT

SEAL

SEAL

IF THIS SHEET IS LESS THAN
24"X36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN



REVISION SCHEDULE

[illegible]

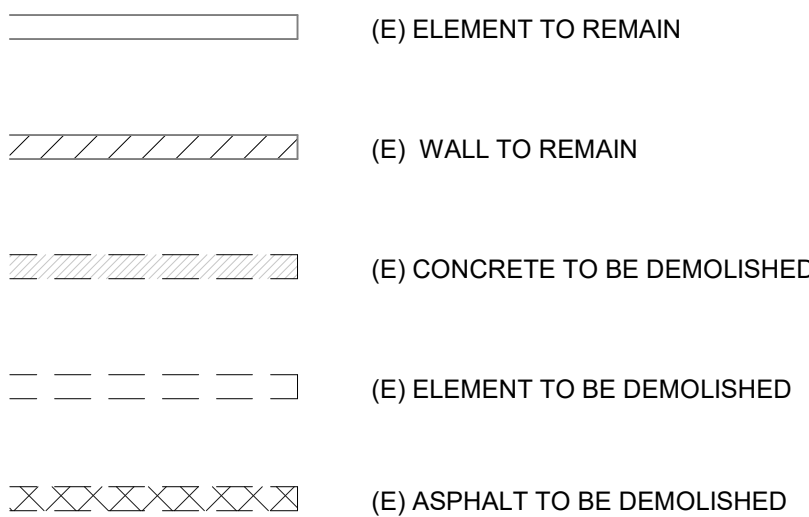
ENLARGED DEMO SITE PLAN

SCALE	As indicated	SHEET NO. A2.00
JOB NO.	19-22	
ISSUE		
DATE	26.JUL.24	

GENERAL NOTES

1. THE DEMOLITION SCOPE OF THE PROJECT SHALL BE AS DESCRIBED BELOW, BUT NOT LESS THAN ANY DEMOLITION REQUIRED TO ACHIEVE THE NEW CONSTRUCTION AS ILLUSTRATED IN THESE DOCUMENTS.
2. THE DEMOLITION PLAN AND ITS ASSOCIATE KEYNOTES ARE PROVIDED TO ILLUSTRATE THE SCALE AND SCOPE OF DEMOLITION. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID TO VERIFY DEMOLITION SCOPE.
3. DEMOLITION INCLUDES REMOVAL OF (E) UTILITY LINES WHERE (N) UTILITY LINES ARE TO BE PROVIDED.
4. DEMOLITION INCLUDES COMPLETE REMOVAL OF ROOF AND ALL ASSOCIATED ELEMENTS. SEE ASBESTOS AND LEAD-BASED PAINT SURVEY REPORT FOR MORE INFO.
5. BUILDING PARTIAL DEMOLITION INCLUDES ALL FINISHES ON STUD WALLS, ALL ELECTRICAL ELEMENTS, ALL PLUMBING ELEMENTS, ALL MECHANICAL ELEMENTS, AND ENTIRE FLOOR U.N.O. SEE ASBESTOS AND LEAD-BASED PAINT SURVEY REPORT FOR MORE INFO.
6. (E) FLOOR TO BE DEMOLISHED ALONG WITH ALL THE (E) FOOTINGS ASSOCIATED WITH DEMOLISHED WALLS AS INDICATED IN PLANS. U.N.O.
7. CONTRACTOR SHALL PROVIDE 2" (1 MEN/1 WOMEN) ADA ACCESSIBLE EVENT STYLE RESTROOMS AND WASH BINS DURING CONSTRUCTION.
8. PRIOR TO START OF WORK AND UPON COMPLETION, CONTRACTOR TO REMOVE ALL TRASH AND DEBRIS, SWEEP AND CLEAN PROJECT'S BOUNDARY TO COUNTY'S SATISFACTION.
9. SEE CIVIL DRAWINGS FOR ADDITIONAL PROPOSED TREE REMOVAL LOCATIONS.
10. PROVIDE A CONSTRUCTION FENCE AROUND THE PROJECT SCOPE BOUNDARY FOR THE TOTAL EXTENT CONSTRUCTION AND AS APPROVED BY THE OAR.
11. PROVIDE SEWER CAP PER UTILITY OWNERS REQUIREMENTS, S.C.D. FOR MORE INFORMATION.
12. SEE CIVIL SHEET CD1.00, CD.101, AND CD1.02 FOR MORE ADDITIONAL DEMOLITION INFO.
13. NON-RESIDENTIAL ADDITIONS AND ALTERATIONS SHALL REQUIRE VERIFICATION THAT CALIFORNIA PROHIBITED UNIVERSAL WASTE MATERIALS ARE DISPOSED OF PROPERLY AND DIVERTED FROM LANDFILLS.
14. ALL DIMENSIONS TO BE VERIFIED IN FIELD.
15. PER EXISTING AS-BUILTS, REMAINING WALLS CONSIST OF 2X4 WOOD STUDS, 1X6 LET-IN DIAGONAL BRACING, PLASTER, AND RESAWED REDWOOD SIDING. FURTHER ANALYSIS OF REMAINING WALLS WILL NEED TO BE VERIFIED ON SITE BY THE CONTRACTOR. SEE A0.01 AND A0.02 FOR AS-BUILT DRAWINGS.
16. ALL (E) SIGNS TO BE REMOVED AND REUSED AFTER DEMOLITION. SIGNS TO RECEIVE NEW POSTS DURING CONSTRUCTION. LOCATION OF ALL SIGNS TO BE DETERMINED BY OWNER.
17. S.L.D. FOR ALL NEW PLANTING TYPES AND LOCATIONS. S.C.D. AND S.L.D. FOR PLANTER SIZING INFORMATION.

GRAPHIC LEGEND



NOTE: FOR SMALLER ELEMENTS, DEMOLITION DASHES DO NOT SHOW, REF KEYNOTES FOR CLARIFICATION.

KEYNOTE LEGEND

- 1 (E) CONCRETE SIDEWALK, CURB, AND ALL ASSOCIATED
ELEMENTS TO BE DEMOLISHED. S.C.D. FOR MORE DEMO. INFO.
- 2 (E) ACCESSIBLE MAT TO BE REMOVED AND RETURNED TO DBH
OSD.
- 3 (E) CONCRETE CURB AND ALL ASSOCIATED ELEMENTS TO BE
DEMOLISHED.

MATCH LINE
SEE 1/A2.01

SEE 1/A2.01

MATCH LINE
SEE 1/A2.01

SEE 1/A2.01

TRUE
NORTH

① ENLARGED SITE PLAN - DEMO A
3/32" = 1'-0"

SPARANO - MOONEY (SIVA) RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF SIVA. NOR ARE THESE DOCUMENTS TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING SAID WRITTEN PERMISSION & CONSENT.

1 (E) CONCRETE SIDEWALK, CURB, AND ALL ASSOCIATED ELEMENTS TO BE
2 DEMOLISHED. S.C.D. FOR MORE DEMO. INFO.

3 (E) FENCE AND ALL ASSOCIATED ELEMENTS TO BE REMOVED.

4 (E) CHAIN LINK FENCE TO BE DEMOLISHED.

5 (E) CONCRETE TO BE DEMOLISHED.

6 (E) CONCRETE STAIRS AND ALL ASSOCIATED ELEMENTS TO BE DEMOLISHED.

7 (E) WATER METER TO BE VERIFIED IN FIELD. CONTRACTOR TO INCLUDE EXPLORATION
8 AND RELOCATION OF METER IN LUMP SUM BID.

9 (E) ELECTRICAL PULLBOX TO BE IDENTIFIED AND RELOCATED IN FIELD. CONTRACTOR
10 TO INCLUDE LUMP SUM BID FOR EXPLORATION AND RELOCATION COSTS.

11 (E) RAILING TO BE DEMOLISHED AND REPLACED W/ (N).

12 (E) RETAINING WALL TO BE DEMOLISH IN ITS ENTIRETY.

13 (E) ROOF TO BE DEMOLISHED.

14 (E) ASPHALT TO BE DEMOLISHED AND REPLACED W/ (N), S.C.D. FOR MORE INFO.

15 (E) ACCESSIBLE MAT TO BE REMOVED AND RETURNED TO DBH OSD.

16 (E) MATRIX BOAT RACK TO BE REMOVED AND REUSED AFTER CONSTRUCTION.

17 (E) BOATING CLUB CABINET TO BE REMOVED AND RETURNED TO DBH OSD UNLESS
18 CONFIRMED BY OWNER TO BE DEMOLISHED.

19 ALL (E) BOAT RACKS TO BE REMOVED AND REPLACED W/ (N) U.N.O.

20 (E) ADA CONCRETE RAMP TO BE DEMOLISHED IN ITS ENTIRETY.

21 (E) TREE TO BE REMOVED. S.L.D. AND S.C.D. FOR MORE INFO.

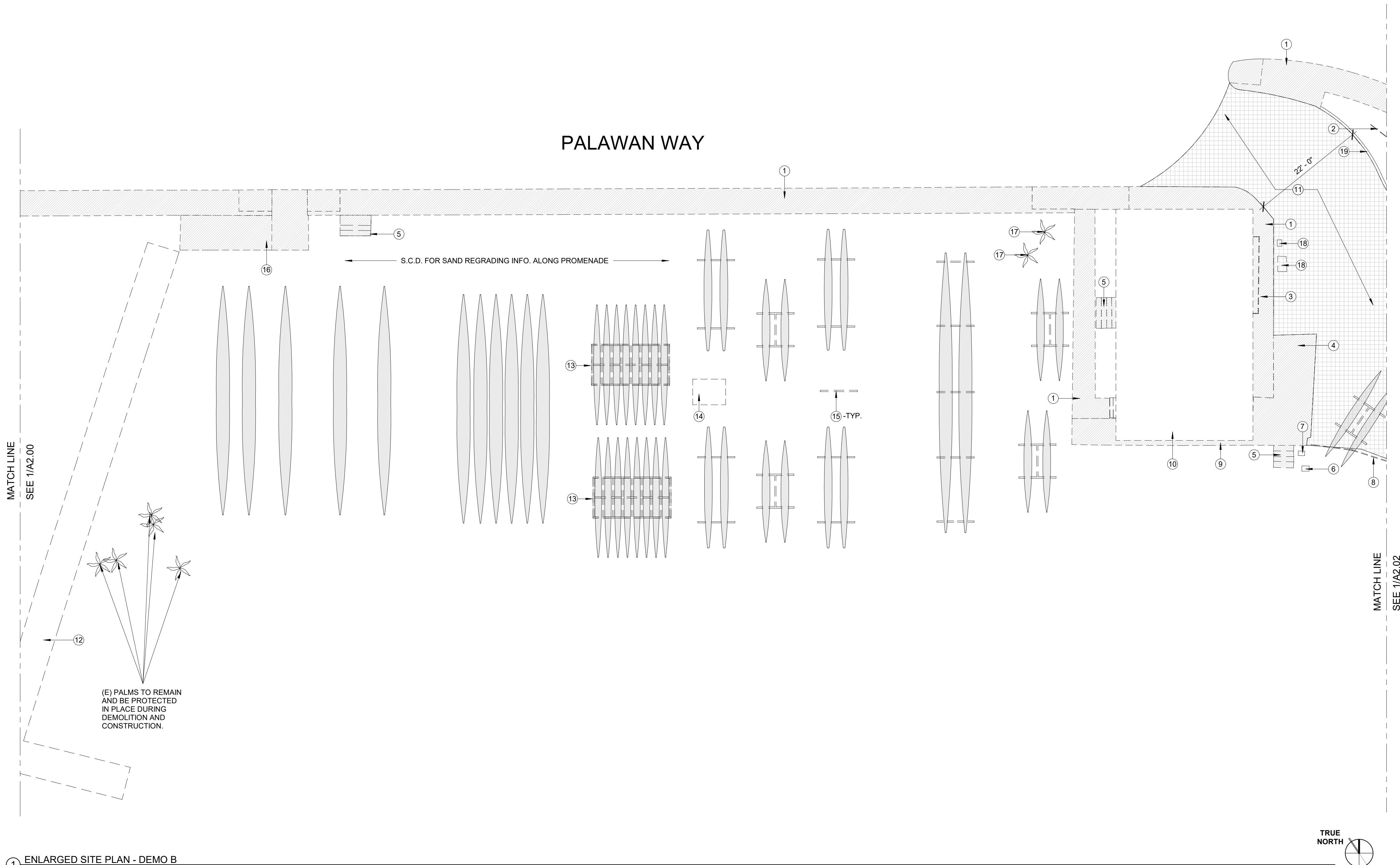
22 (E) PULL BOX TO BE RELOCATED. S.E.D. FOR MORE INFO.

23 (E) CONCRETE CURB AND ALL ASSOCIATED ELEMENTS TO BE DEMOLISHED.

1. THE DEMOLITION SCOPE OF THE PROJECT SHALL BE, AS DESCRIBED BELOW, BUT NOT LESS THAN ANY DEMOLITION REQUIRED TO ACHIEVE THE NEW CONSTRUCTION AS ILLUSTRATED IN THESE DOCUMENTS.
2. THE DEMOLITION PLAN AND ITS ASSOCIATE KEYNOTES ARE PROVIDED TO ILLUSTRATE THE SCALE AND SCOPE OF DEMOLITION. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID TO VERIFY DEMOLITION SCOPE.
3. DEMOLITION INCLUDES REMOVAL OF (E) UTILITY LINES WHERE (N) UTILITY LINES ARE TO BE PROVIDED.
4. DEMOLITION INCLUDES COMPLETE REMOVAL OF ROOF AND ALL ASSOCIATED ELEMENTS. SEE ASBESTOS AND LEAD-BASED PAINT SURVEY REPORT FOR MORE INFO.
5. BUILDING PARTIAL DEMOLITION INCLUDES ALL FINISHES ON STUD WALLS, ALL ELECTRICAL ELEMENTS, ALL PLUMBING ELEMENTS, ALL MECHANICAL ELEMENTS, AND ENTIRE FLOOR. SEE ASBESTOS AND LEAD-BASED PAINT SURVEY REPORT FOR MORE INFO.
6. (E) FLOOR TO BE DEMOLISHED ALONG WITH ALL THE (E) FOOTINGS ASSOCIATED WITH DEMOLISHED WALLS AS INDICATED IN PLANS. U.N.O.
7. CONTRACTOR SHALL PROVIDE 2 (1 MEN/1 WOMEN) ADA ACCESSIBLE EVENT STYLE RESTROOMS AND WASH BINS DURING CONSTRUCTION.
8. PRIOR TO START OF WORK AND UPON COMPLETION, CONTRACTOR TO REMOVE ALL TRASH AND DEBRIS, SWEEP, CLEAN PROJECTS BOUNDARY TO COUNTY'S SATISFACTION.
9. PROVIDE A CONSTRUCTION FENCE AROUND THE PROJECT SCOPE BOUNDARY FOR THE TOTAL EXIST CONSTRUCTION AND AS APPROVED BY THE OAR.
10. SEE CIVIL DRAWINGS FOR PROPOSED TREE REMOVAL LOCATIONS.
11. PROVIDE SEWER CAP PER UTILITY OWNERS REQUIREMENTS, S.C.D. FOR MORE INFORMATION.
12. SEE CIVIL SHEET CD0101 FOR MORE ADDITIONAL DEMOLITION INFO.
13. NON-RESIDENTIAL ADDITIONS AND ALTERATIONS SHALL REQUIRE VERIFICATION THAT CALIFORNIA PROHIBITED UNIVERSAL WASTE MATERIAL ARE DISPOSED OF PROPERLY AND DIVERTED FROM LANDFILLS.
14. ALL DIMENSIONS TO BE VERIFIED IN FIELD.
15. PER EXISTING AS-BUILTS, REMAINING WALLS CONSIST OF 2X4 WOOD STUDS, 1X6 LET-IN DIAGONAL BRACING, PLASTER, AND RESAWED REDWOOD SIDING. FURTHER ANALYSIS OF ALL REMAINING WALLS WILL NEED TO BE VERIFIED ON SITE BY THE CONTRACTOR. SEE A0.01 AND A0.02 FOR AS-BUILT DRAWINGS.
16. ALL (E) SIGNS TO BE REMOVED AND REUSED AFTER CONSTRUCTION. SIGNS TO RECEIVE NEW POSTS DURING CONSTRUCTION. LOCATION OF ALL SIGNS TO BE DETERMINED BY OWNER.
17. S.L.D. FOR ALL NEW PLANTING TYPES AND LOCATIONS. S.C.D. AND S.L.D. FOR PLANTER SIZING INFORMATION.

	(E) ELEMENT TO REMAIN
	(E) WALL TO REMAIN
	(E) CONCRETE TO BE DEMOLISHED
	(E) ELEMENT TO BE DEMOLISHED
	(E) ASPHALT TO BE DEMOLISHED

NOTE: FOR SMALLER ELEMENTS, DEMOLITION DASHES DO NOT SHOW, REF KEYNOTES FOR CLARIFICATION.



① ENLARGED SITE PLAN - DEMO B
3/32" = 1'-0"

642 MOULTON AVENUE
LOS ANGELES, CA 90031-3715
www.sparanomooney.com
T 323.221.6600 F 323.221.7600

MOTHER'S BEACH
RESTROOM
NON-MOTORIZED BOAT
STORAGE

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

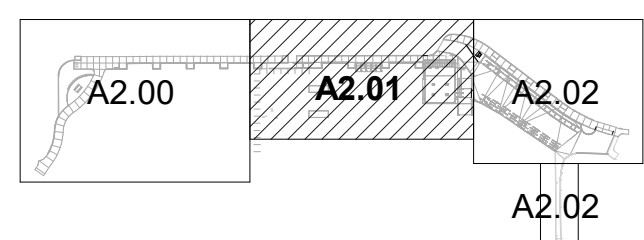
CONSULTANT

SEAL

SEAL

IF THIS SHEET IS LESS THAN
24"X36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN



REVISION SCHEDULE

[illegible]

ENLARGED DEMO SITE PLAN

SCALE	As indicated	SHEET NO. A2.01
JOB NO.	19-22	
ISSUE		
DATE	26.JUL.24	

SPASPARNO + MOONEY (SMA) RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF SMA. NOR ARE THESE DOCUMENTS TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING SAID WRITTEN PERMISSION. + CONSENT

KEYNOTE LEGEND

- ALL (E) BOAT RACKS TO BE REMOVED AND REPLACED W/ (N) U.N.O.
- (E) RAILING TO BE DEMOLISHED AND REPLACED W/ (N).
- (E) FENCE AND ALL ASSOCIATED ELEMENTS TO BE REMOVED.
- (E) DOG POOP STATION TO BE REMOVED AND RELOCATED DURING CONSTRUCTION. LOCATION TO BE DETERMINED BY OWNER.
- (E) TREE TO BE REMOVED. S.L.D. AND S.C.D. FOR MORE INFO.
- (E) UTILITY METER TO BE REMOVED AFTER COMPLETION OF CONSTRUCTION. S.C.D. FOR MORE INFO.
- (E) CONCRETE EQUIPMENT PAD TO REMAIN.
- (E) TRANSFORMER/ UTILITIES TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- (E) ASPHALT TO BE DEMOLISHED AND REPLACED W/ (N), S.C.D. FOR MORE INFO.
- (E) CONCRETE SIDEWALK, CURB, AND ALL ASSOCIATED ELEMENTS TO BE DEMOLISHED. S.C.D. FOR MORE DEMO. INFO.
- (E) LANDSCAPE TO BE REMOVED. S.L.D. AND S.C.D. FOR MORE INFO.
- (E) ELECTRICAL VAULT BOX AND PULLBOX TO BE PROTECTED IN PLACE AND RAISED TO NEW FINISH GRADE. S.C.D. AND S.E.D. FOR MORE INFO.
- (E) HOSEBIBB TO BE REMOVED AND REPLACED WITH NEW. S.C.D. AND S.P.D. FOR MORE INFO.
- (E) BOLLARDS TO BE DEMOLISHED AND REPLACED W/ (N). S.C.D. FOR MORE INFO.
- (E) CONCRETE CURB AND ALL ASSOCIATED ELEMENTS TO BE DEMOLISHED.
- (E) SIDEWALK TO REMAIN & BE PROTECTED DURING CONSTRUCTION.

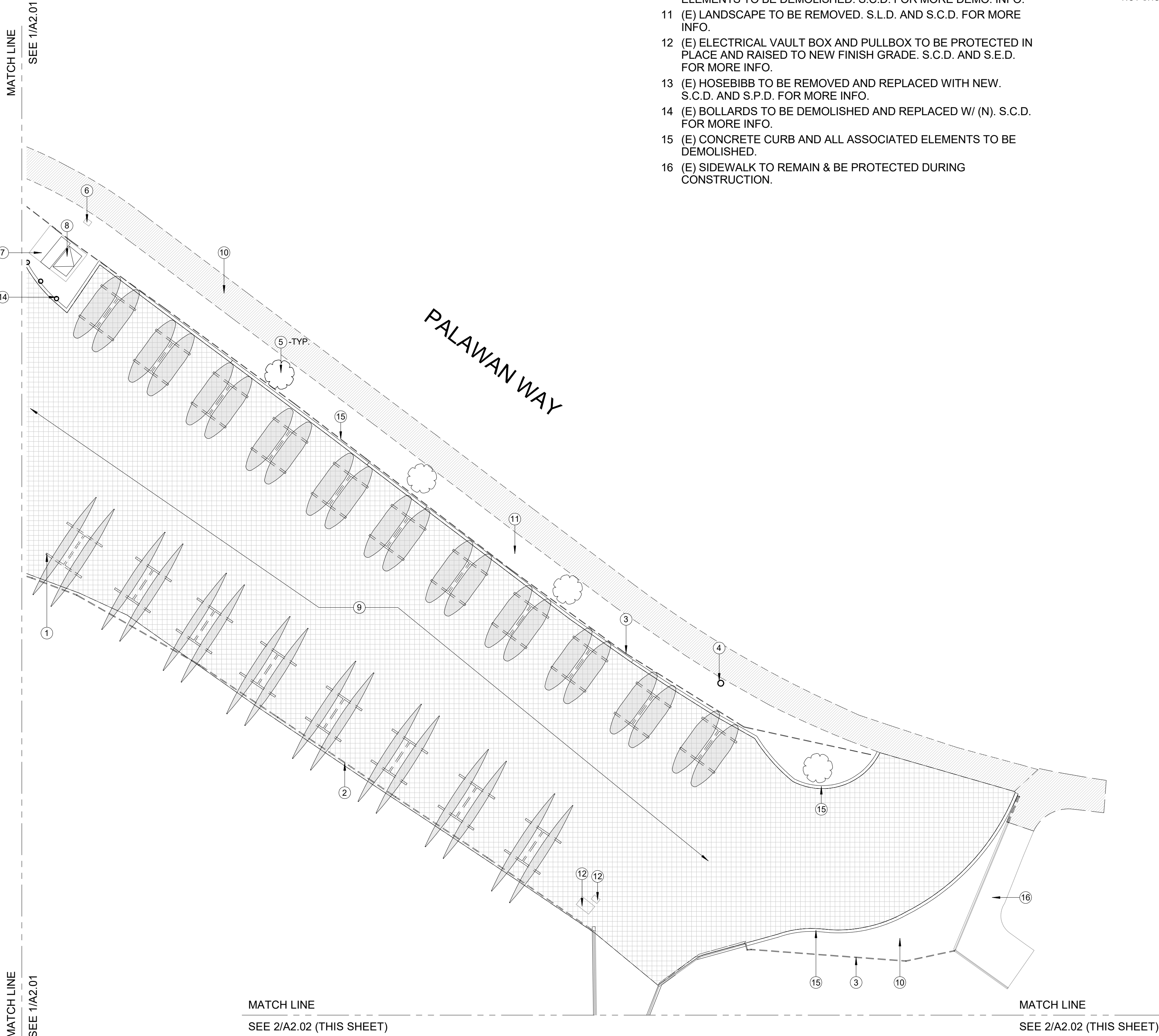
GRAPHIC LEGEND

- (E) ELEMENT TO REMAIN
- (E) WALL TO REMAIN
- (E) CONCRETE TO BE DEMOLISHED
- (E) ELEMENT TO BE DEMOLISHED
- (E) ASPHALT TO BE DEMOLISHED

NOTE: FOR SMALLER ELEMENTS, DEMOLITION DASHES DO NOT SHOW, REF KEYNOTES FOR CLARIFICATION.

GENERAL NOTES

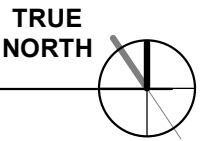
- THE DEMOLITION SCOPE OF THE PROJECT SHALL BE AS DESCRIBED BELOW, BUT NOT LESS THAN ANY DEMOLITION REQUIRED TO ACHIEVE THE NEW CONSTRUCTION AS ILLUSTRATED IN THESE DOCUMENTS.
- THE DEMOLITION PLAN AND ITS ASSOCIATE KEYNOTES ARE PROVIDED TO ILLUSTRATE THE SCALE AND SCOPE OF DEMOLITION. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID TO VERIFY DEMOLITION SCOPE.
- DEMOLITION INCLUDES REMOVAL OF (E) UTILITY LINES WHERE (N) UTILITY LINES ARE TO BE PROVIDED.
- DEMOLITION INCLUDES COMPLETE REMOVAL OF ROOF AND ALL ASSOCIATED ELEMENTS. SEE ASBESTOS AND LEAD-BASED PAINT SURVEY REPORT FOR MORE INFO.
- BUILDING PARTIAL DEMOLITION INCLUDES ALL FINISHES ON STUD WALLS, ALL ELECTRICAL ELEMENTS, ALL PLUMBING ELEMENTS, ALL MECHANICAL ELEMENTS, AND ENTIRE FLOOR U.N.O. SEE ASBESTOS AND LEAD-BASED PAINT SURVEY REPORT FOR MORE INFO.
- (E) FLOOR TO BE DEMOLISHED ALONG WITH ALL THE (E) FOOTINGS ASSOCIATED WITH DEMOLISHED WALLS AS INDICATED IN PLANS. U.N.O.
- CONTRACTOR SHALL PROVIDE 2 (1 MEN/1 WOMEN) ADA ACCESSIBLE EVENT STYLE RESTROOMS AND WASH BINS DURING CONSTRUCTION.
- PRIOR TO START OF WORK AND UPON COMPLETION, CONTRACTOR TO REMOVE ALL TRASH AND DEBRIS, SWEEP AND CLEAN PROJECTS BOUNDARY TO COUNTY'S SATISFACTION.
- SEE CIVIL DRAWINGS FOR ADDITIONAL PROPOSED TREE REMOVAL LOCATIONS.
- PROVIDE A CONSTRUCTION FENCE AROUND THE PROJECT SCOPE BOUNDARY FOR THE TOTAL EXTENT CONSTRUCTION AND AS APPROVED BY THE OAR.
- PROVIDE SEWER CAP PER UTILITY OWNERS REQUIREMENTS, S.C.D. FOR MORE INFORMATION.
- SEE CIVIL SHEET CD1.00, CD.101, AND CD1.02 FOR MORE ADDITIONAL DEMOLITION INFO.
- NON-RESIDENTIAL ADDITIONS AND ALTERATIONS SHALL REQUIRE VERIFICATION THAT CALIFORNIA PROHIBITED UNIVERSAL WASTE MATERIALS ARE DISPOSED OF PROPERLY AND DIVERTED FROM LANDFILLS.
- ALL DIMENSIONS TO BE VERIFIED IN FIELD.
- PER EXISTING AS-BUILTS, REMAINING WALLS CONSIST OF 2X4 WOOD STUDS, 1X6 LET-IN DIAGONAL BRACING, PLASTER, AND RESAWED REDWOOD SIDING. FURTHER ANALYSIS OF ALL REMAINING WALLS WILL NEED TO BE VERIFIED ON SITE BY THE CONTRACTOR. SEE A0.01 AND A0.02 FOR AS-BUILT DRAWINGS.
- ALL (E) SIGNS TO BE REMOVED AND REUSED AFTER CONSTRUCTION. SIGNS TO RECEIVE NEW POSTS DURING CONSTRUCTION. LOCATION OF ALL SIGNS TO BE DETERMINED BY OWNER.
- S.L.D. FOR ALL NEW PLANTING TYPES AND LOCATIONS. S.C.D. AND S.L.D. FOR PLANTER SIZING INFORMATION.



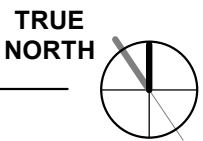
MATCH LINE
SEE 1/A2.02 (THIS SHEET)

MATCH LINE
SEE 1/A2.02 (THIS SHEET)

1 ENLARGED SITE PLAN - DEMO C
3/32" = 1'-0"



2 ENLARGED SITE PLAN - DEMO D
3/32" = 1'-0"



SPARANO+MOONEY
ARCHITECTURE

642 MOULTON AVENUE
LOS ANGELES, CA 90031-3715
www.sparanomooney.com
T 323.221.6600 F 323.221.7600

MOTHER'S BEACH
RESTROOM
NON-MOTORIZED BOAT
STORAGE

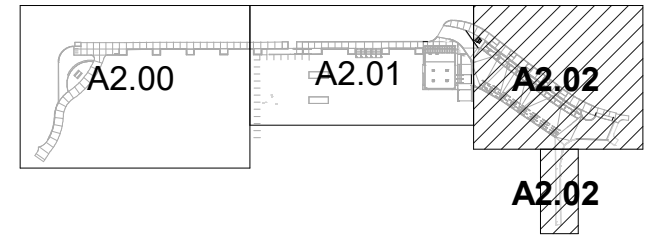
14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT



IF THIS SHEET IS LESS THAN
24"x36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN



REVISION SCHEDULE

NO	DATE	DESCRIPTION

ENLARGED DEMO SITE
PLAN

SCALE As indicated
JOB NO. 19-22
ISSUE
DATE 26.JUL.24

SHEET NO.

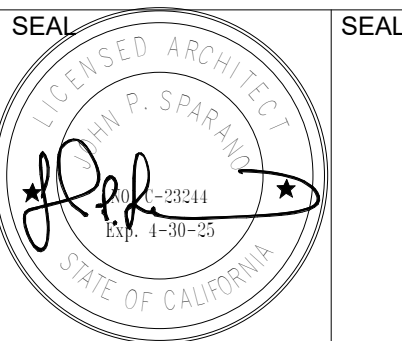
A2.02

SPARANO + MOONEY (SMA) RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF SMA. NOR ARE THESE DOCUMENTS TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING SMA'S WRITTEN PERMISSION & CONSENT.

MOTHER'S BEACH
RESTROOM
NON-MOTORIZED BOAT
STORAGE

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT



IF THIS SHEET IS LESS THAN
24"x36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN

REVISION SCHEDULE

NO	DATE	DESCRIPTION

DEMO PLAN/SECTION

SCALE	As indicated	SHEET NO.
JOB NO.	19-22	A2.03
ISSUE		
DATE	26.JUL.24	

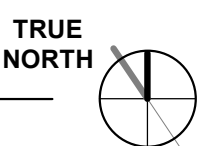
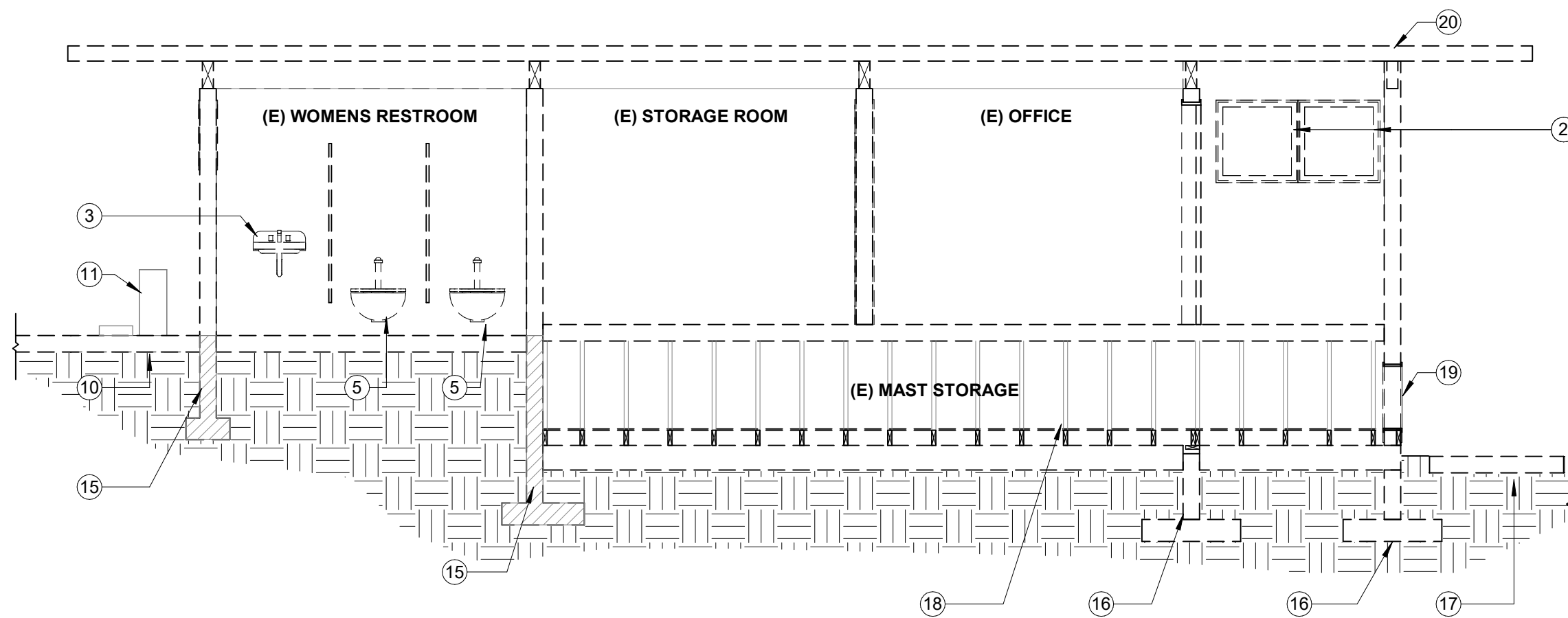
KEYNOTE LEGEND

- (E) DOOR TO BE REMOVED -TYP.
- (E) WINDOWS TO BE REMOVED -TYP.
- (E) LAVATORY TO BE REMOVED.
- (E) URINAL TO BE REMOVED -TYP.
- (E) W.C. TO BE REMOVED.
- (E) TOILET PARTITION TO BE REMOVED -TYP.
- (E) STAIRS TO BE REMOVED.
- (E) CONCRETE STAIRS TO BE REMOVED.
- ALL (E) CABINET TO BE REMOVED.
- (E) CONCRETE TO BE DEMOLISHED.
- (E) GAS LINE TO BE CAPPED BELOW GRADE.
- (E) RETAINING WALL TO BE DEMOLISH IN ITS ENTIRETY.
- (E) WATER METER TO BE VERIFIED IN FIELD. CONTRACTOR TO INCLUDE EXPLORATION AND RELOCATION OF METER IN LUMP SUM BID.
- (E) ELECTRICAL PULLBOX TO BE IDENTIFIED AND RELOCATED IN FIELD. CONTRACTOR TO INCLUDE LUMP SUM BID FOR EXPLORATION AND RELOCATION COSTS.
- (E) FOOTING TO REMAIN AND BE PROTECTED IN PLACE DURING CONSTRUCTION.
- (E) FOOTING TO BE DEMOLISHED.
- (E) ASPHALT TO BE DEMOLISHED.
- (E) FRAMING AND JOISTS TO BE REMOVED BEFORE INFILL.
- (E) ACCESS PANEL TO BE REMOVED-TYP.
- (E) ROOF TO BE DEMOLISHED.
- (E) TREE TO BE REMOVED. S.L.D. AND S.C.D. FOR MORE INFO.
- (E) PULL BOX TO BE RELOCATED. S.E.D. FOR MORE INFO.
- (E) GUARDRAIL TO BE REMOVED.
- (E) WATER METER TO BE RAISED TO NEW FINISH GRADE AND RECEIVE NEW BOX COVER. S.C.D. FOR MORE INFO.
- (E) BACKFLOW PREVENTOR TO BE REMOVED AND REPLACED. S.P.D. AND S.C.D. FOR MORE INFO.
- (E) ELECTRICAL PANELS AND ASSOCIATED ELEMENTS TO BE PROTECTED IN PLACE DURING CONSTRUCTION -TYP. (E) WALL FINISH TO REMAIN IN PLACE AND BE UNTOUCHED DURING DEMOLITION.

GRAPHIC LEGEND

- (E) ELEMENT TO REMAIN
- (E) WALL TO REMAIN
- (E) CONCRETE TO BE DEMOLISHED
- (E) ELEMENT TO BE DEMOLISHED
- (E) ASPHALT TO BE DEMOLISHED

NOTE: FOR SMALLER ELEMENTS, DEMOLITION DASHES DO NOT SHOW, REF KEYNOTES FOR CLARIFICATION.



1 MAIN LEVEL - DEMO
1/4" = 1'-0"

2 BUILDING SECTION - DEMO
1/4" = 1'-0"

SPARANO + MOONEY ARCHITECTURE RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF SPARANO + MOONEY ARCHITECTURE. THESE DOCUMENTS ARE THE PROPERTY OF SPARANO + MOONEY ARCHITECTURE AND ARE TO BE RETURNED TO SPARANO + MOONEY ARCHITECTURE UPON COMPLETION OF THE PROJECT.

MOTHER'S BEACH
RESTROOM
NON-MOTORIZED BOAT
STORAGE

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT

SEAL

SEAL

IF THIS SHEET IS LESS THAN
24"x36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN

REVISION SCHEDULE

NO	DATE	DESCRIPTION

FLOOR PLAN

SCALE	As indicated	SHEET NO.
JOB NO.	19-22	A2.10
ISSUE		
DATE	26.JUL.24	

GENERAL NOTES

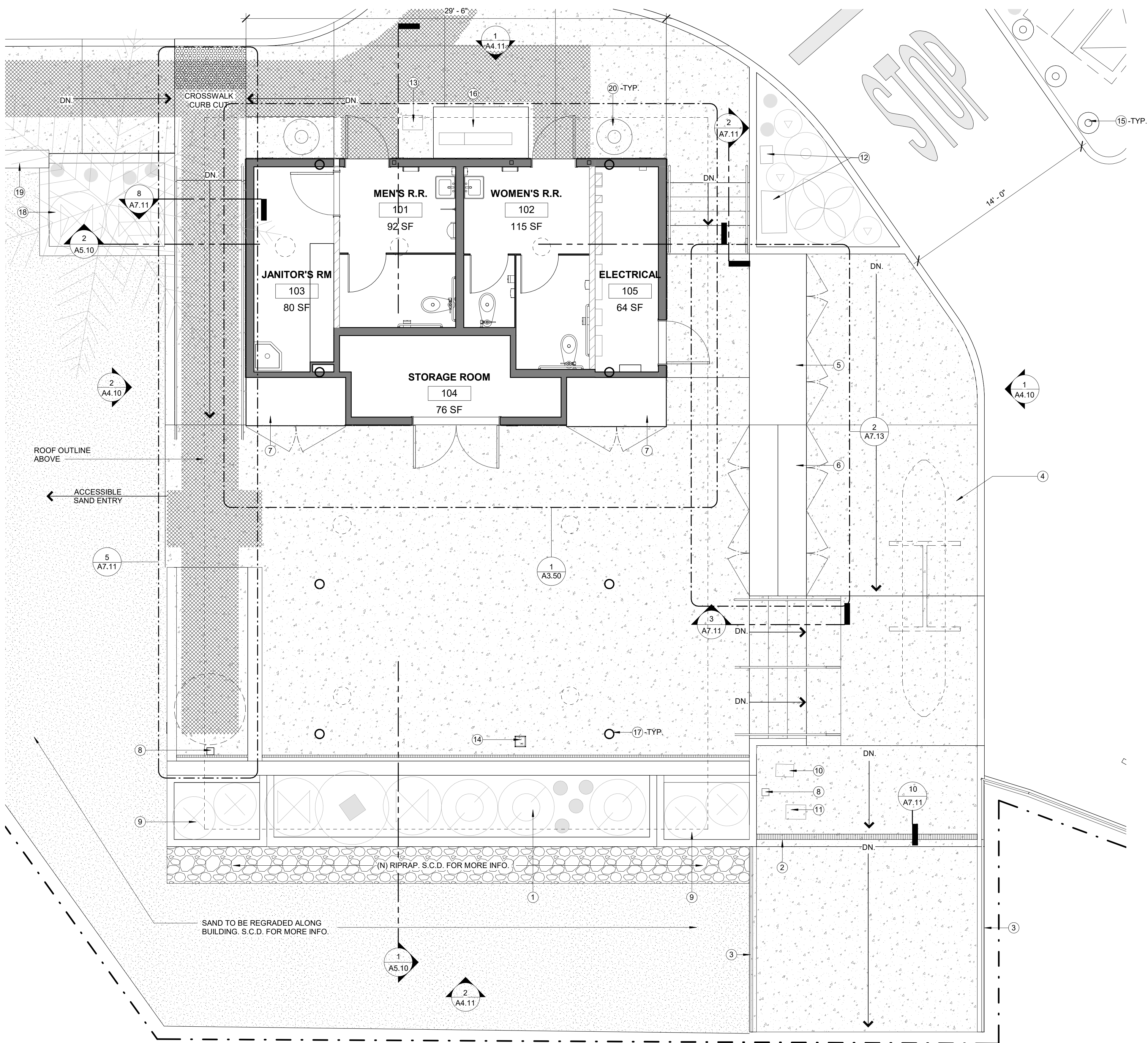
- FIRE RESISTANT CONSTRUCTION REQUIREMENTS SHALL BE ADHERED TO. OCCUPANCY SEPARATIONS & OPENINGS IN SEPARATION SHALL CONFORM TO APPLICABLE CODES (SEE EGRESS PLAN).
- ALL WOOD IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED WITH AN APPROVE PRESERVATIVE.
- PROVIDE ALL NECESSARY BLOCKING, STIFFENERS, BRACING, FRAMING, HANGERS, OR OTHER SUPPORT FOR ALL FIXTURES, EQUIPMENT, CABINETRY, FURNISHINGS AND ALL OTHER ITEMS REQUIRING THE SAME.
- REPLACE (E) RAILING TO DOCK AREA W/ (N) CRANVEYOR ALUMINUM GUARDRAIL, OR APPROVED EQUAL.
- REPLACE (E) RACKS W/ (N) CUSTOM ISD BUILT RACKS (TO MATCH RACKS AT P77). SEE A7.17 AND A7.18 FOR CUSTOM BOAT RACK DETAILS.
- RE-ORGANIZE THE RIP-RAP AT WATER'S EDGE PER CIVIL DRAWINGS.
- FURNISH ALL BASIS OF DESIGN PRODUCTS OR APPROVED EQUAL.
- SEE DETAIL 1/A7.10 FOR TYPICAL WALL PENETRATION DETAIL.
- ALL FASTENERS AND ANCHORS TO BE STAINLESS STEEL OR CORROSION RESISTANT.
- AT THE TIME OF ROUGH INSTALLATION AND DURING STORAGE ON THE CONSTRUCTION SITE UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATION EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF DUST, WATER, AND DEBRIS WHICH MAY COLLECT IN THE SYSTEM.
- ALL (E) ELECTRICAL PANELS, DEVICES, AND MOUNTING ACCESSORIES AT (E) ELECTRICAL ENCLOSURE ARE TO BE PROTECTED IN PLACE DURING CONSTRUCTION. (E) WALL FINISH IS TO REMAIN INTACT AND IS TO RECEIVE NEW PAINT PT-01. SEE KEYNOTES FOR FURTHER CLARIFICATION.
- STEEL ROOF MEMBERS AND WOOD JOISTS TO BE PAINTED BLACK PT-04. BEOFRE PERFORATED PANEL CEILING INSTALLATION.
- S.L.D. FOR NEW PLANTING TYPES AND LOCATIONS. S.C.D. AND S.L.D. FOR PLANTER SIZING INFORMATION.

GRAPHIC LEGEND

- (E) WALL TO REMAIN U.N.O.
- (N) STUD PARTITION
- (N) CONCRETE PAVING
- (N) RIP-RAP
- SAND TO BE REGRADED
- DESIGNATED ADA PATH OF TRAVEL

KEYNOTE LEGEND

- (N) LANDSCAPE PLANTER. (N) PLANTER TO INCLUDE WATERPROOFING LAYER, TYPICAL AT ALL DEEP PLANTERS. S.C.D. AND S.L.D. FOR MORE INFO.
- (N) 4" TRENCH DRAIN, KLASSIK K100 OR APPROVED EQUAL TO DRAIN TO ADJACENT PLANTER. S.C.D. FOR MORE INFO.
- (N) ALUMINUM HANDRAIL.
- (N) BOAT WASH STATION.
- (N) SOLID PHENOLIC ONE-SIDED BOATING CLUB CABINET. SEE A7.13 FOR MORE CUSTOM CABINETRY DETAILS.
- (N) SOLID PHENOLIC TWO-SIDED BOATING CLUB CABINET. SEE A7.13 FOR CUSTOM CABINETRY DETAILS.
- (N) SOLID PHENOLIC OAR STORAGE CABINET. SEE A7.14 FOR MORE INFO.
- (N) PYLON BEACH RINSE-OFF STATION. "SHOWER-WARE 900 SERIES " OR EQUAL.
- (N) FILTERRA UNIT. S.L.D. AND S.C.D. FOR MORE INFO.
- (E) ELECTRICAL PULLBOX TO BE IDENTIFIED AND RELOCATED IN FIELD. CONTRACTOR TO INCLUDE LUMP SUM BID FOR EXPLORATION AND RELOCATION COSTS.
- (E) WATER METER TO BE VERIFIED IN FIELD. CONTRACTOR TO INCLUDE EXPLORATION AND RELOCATION OF METER IN LUMP SUM BID.
- (E) ELECTRICAL VAULT BOX AND PULLBOX TO BE RELOCATED AND REPLACED PER ELECTRICAL DRAWINGS. S.E.D. FOR FURTHER INSTRUCTION AND MORE INFO.
- (E) WATER METER TO BE RAISED TO NEW FINISH GRADE AND RECEIVE NEW BOX COVER. S.C.D. FOR MORE INFO.
- (N) "ACORN SERIES 8170" IN-FLOOR MOUNT LOCKABLE HOSE BIBB OR EQUAL. S.P.D. FOR MORE INFO.
- (N) BOLLARD -TYP. S.C.D. FOR MORE INFO.
- AREA TO RECEIVE CRUSHED LIMESTONE AROUND (E) UTILITIES.
- (N) STRUCTURAL COLUMN. S.S.D. FOR MORE INFO.
- (N) PALM PLANTER BOX. PLANTER TO INCLUDE WATERPROOFING LAYER, TYPICAL AT ALL DEEP PLANTERS. S.C.D. AND S.L.D. FOR MORE INFO.
- (N) CONCRETE SEAT WALL. TOP OF SEAT WALL TO EXTEND 3" OVER WALL ENDS. S.S.D. FOR MORE INFO.
- (N) TRASH BIN.



1 MAIN LEVEL
1/4" = 1'-0"

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT

SEAL

SEAL

IF THIS SHEET IS LESS THAN
24"X36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN

REVISION SCHEDULE

[illegible]

ROOF PLAN

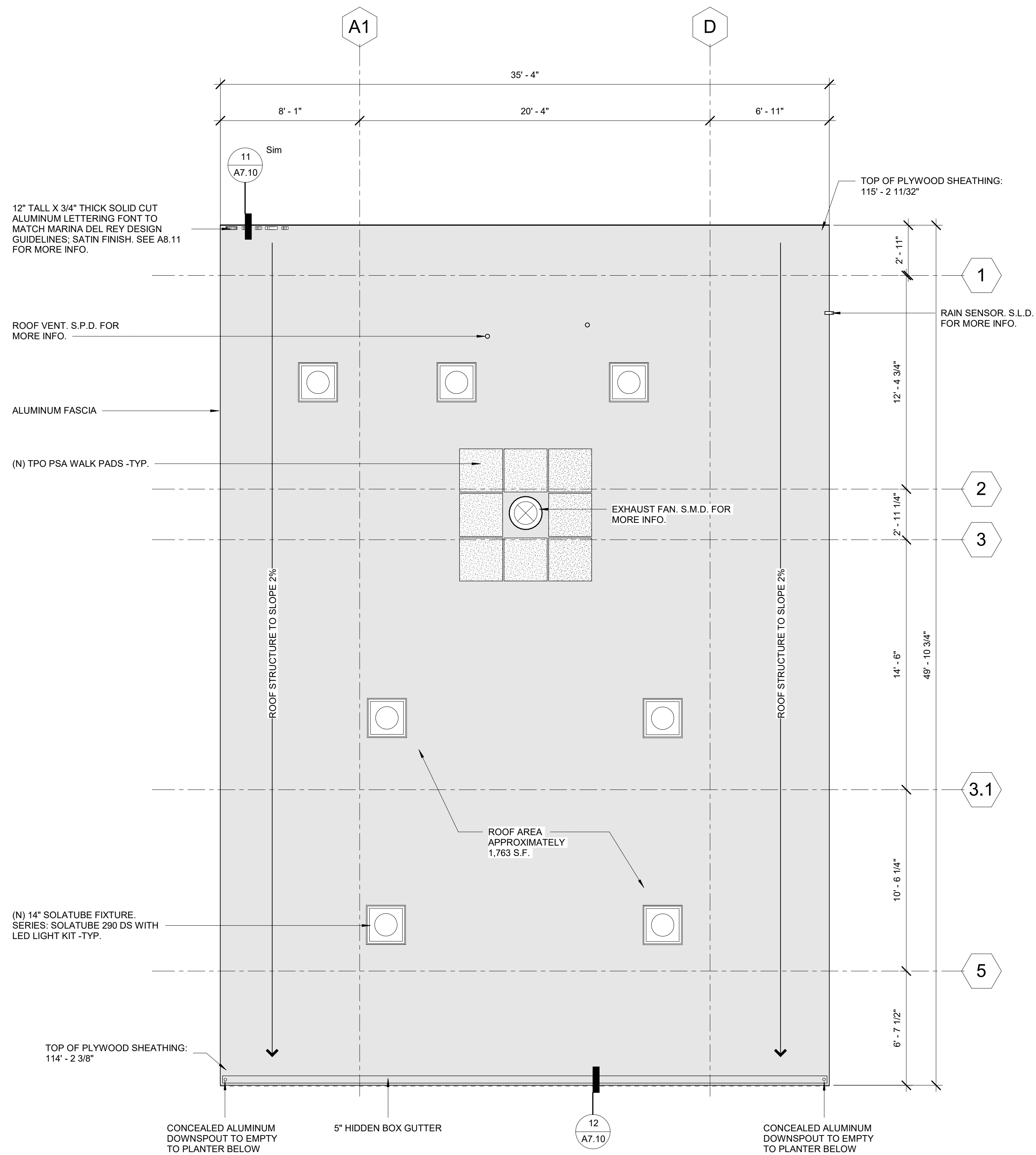
SCALE	As indicated	SHEET NO. A2.11
JOB NO.	19-22	
ISSUE		
DATE	26 JUL 24	

1. ROOF TYPES ARE AS FOLLOWS:
- ROOF TYPE 1: SINGLE-PLY PVC THERMOPLASTIC SYSTEM
2. ALL SINGLE-PLY ROOFING TO SLOPE 1/4" VERTICAL PER 1'-0" HORIZONTAL MINIMUM UNLESS NOTED OTHERWISE.
3. TOP OF INSULATION HEIGHTS, HIGH POINTS AND LOW POINT, ARE INDICATED AS THE TOP OF ROOF SURFACE ABOVE ROOF DRAIN(S).
4. REFER TO SHEET A7.10 FOR TYPICAL ROOF DETAILS.
5. ALL ROOF TOP MECHANICAL, ELECTRICAL, AND/OR PLUMBING EQUIPMENT SHOWN FOR INFORMATION ONLY. REFERENCE MECHANICAL, ELECTRICAL, AND PLUMBING DOCUMENTS AND SPECIFICATIONS FOR SPECIFIC DESIGN INFORMATION. REFERENCE ROOF DETAILS FOR ROOF PENETRATIONS DETAILS AND OTHER SYSTEMS INFORMATION.
6. PROVIDE WALKWAY PROTECTION TO MAJOR MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT AS REQUIRED TO PROVIDE SERVICE ACCESS. WALKWAY PROTECTION IS INDICATED AS A GENERAL LAYOUT AND MAY NOT SHOW ALL FINAL LOCATIONS OF ALL EQUIPMENT.
7. AT THE JUNCTURE OF THE ROOF AND VERTICAL SURFACES, FLASHING AND COUNTER FLASHING SHALL BE PROVIDED AS REQUIRED IN THE BUILDING CODE.
8. ALL DIMENSIONS TO BE VERIFIED IN FIELD.

INDICATES SINGLE-PLY ROOFING PVC
THERMOPLASTIC SYSTEM

SLOPE DIRECTION ARROW

WALKWAY PROTECTION



① ROOF PLAN
1/4" = 1'-0"

TRUE
NORTH



14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT

SEAL

SEAL

IF THIS SHEET IS LESS THAN
24"X36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN

REVISION SCHEDULE

[illegible]

SLAB AND CURB CONTROL PLAN

SCALE	As indicated	SHEET NO. A2.15
JOB NO.	19-22	
ISSUE		
DATE	26.JUL.24	

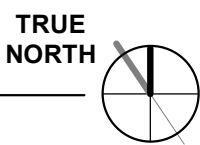
1. ALL DIMENSIONS TO BE VERIFIED IN FIELD.
2. SEE SHEET A7.00 FOR WALL TYPE INFO.
3. S.S.D. FOR ADDITIONAL NEW WALL INFO.
4. ALL NEW INTERIOR CONCRETE SLABS TO BE SEALED AND RECEIVE NEW COLOR TREATMENT U.N.O. FINISH TO BE MEDIUM BROOM FINISH. CONTRACTOR TO PROVIDE MOCK-UPS OF MEDIUM AND HEAVY FINISH
5. ALL FLOOR SLOPES TO DRAIN TO BE MINIMUM 1% SLOPE AND NOT TO EXCEED 2% IN ANY DIRECTION-TYP.
6. ALL CABINETY TO BE SOLID PHENOLIC WITH STAINLESS STEEL HARDWARE.
7. FOR PIPING PENETRATION THROUGH RATED WALLS SEE DETAIL 1/A7.10

	(E) ELEMENT TO REMAIN
	(E) CONC. CURB TO REMAIN
	(N) CONC. CURB/EQUIPMENT PAD
	(N) WALL ABOVE SHOWN DASHED
	(N) FLOOR DRAIN, S.P.D.
	(N) TRENCH DRAIN, S.C.D. AND S.P.D.
	1% MIN. TO 2% MAX. SLOPE-TYP.
	(N) STEP IN SLAB, S.S.D.

FLOOR PLAN TAG	CURB WIDTH	MIN. CURB HEIGHT
	6 1/8"	6"
	6 3/4"	6"
	4 1/8"	6"

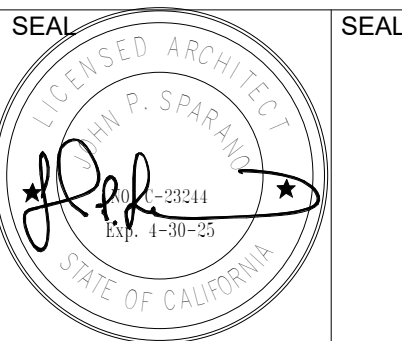
1. CURBS ARE TAGGED ON SLAB & CURB FLOOR PLANS. REFER TO FLOOR PLANS FOR CURB TYPE IDENTIFICATION.
2. CURB TYPE TAGS ARE USED TO IDENTIFY CONTIGUOUS PARTITION SEGMENTS. IF A CONTIGUOUS CURB SEGMENT IS TAGGED WITH MORE THAN ONE TAG, G.C. TO IDENTIFY TRANSITION POINT AND SUBMIT FOR APPROVAL.
3. PARTITION TAGS USE A TWO-PART, ALPHA-NUMERIC DESIGNATION: THE FIRST CHARACTER IS A LETTER INDICATING THE CURB TYPE. THE SECOND CHARACTER IS A NUMBER INDICATING THE WIDTH OF THE CURB.
4. REFERENCE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION FOR CURB REINFORCEMENT AND SLAB CONNECTION.
5. COORDINATE CURB WITH PLUMBING FIXTURE CARRIERS AND SUPPORTS PRIOR TO CONSTRUCTION

② SLAB AND CURB PLAN - AT BUILDING
1/4" = 1'-0"



14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT



IF THIS SHEET IS LESS THAN
24"X36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN

[illegible]

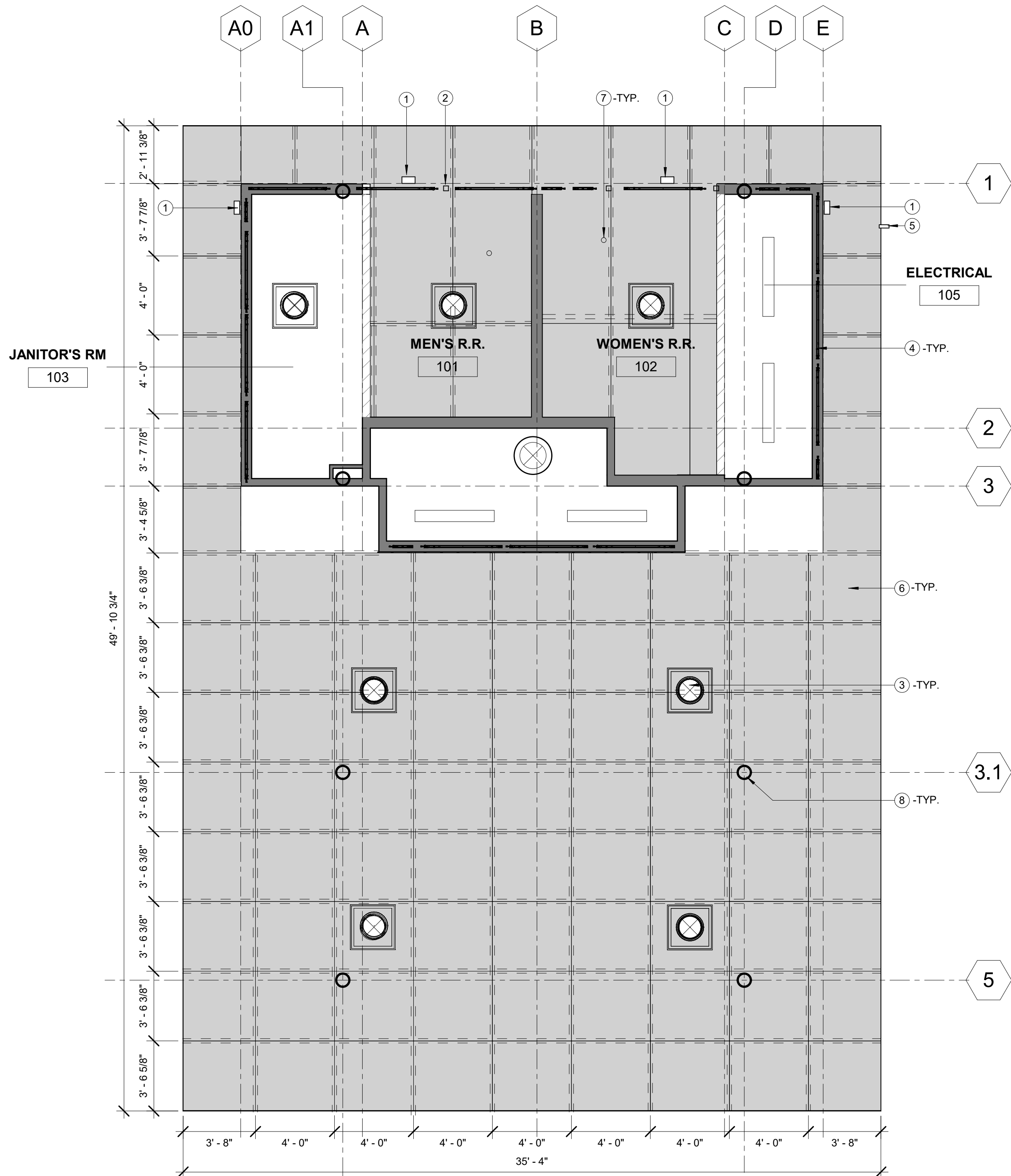
REFLECTED CEILING PLAN

SCALE	As indicated	SHEET NO. A3.10
JOB NO.	19-22	
ISSUE		
DATE	26.JUL.24	

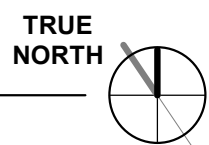
1. CONTRACTOR SHALL PROVIDE ATTIC ACCESS OPENING AT LOCATIONS INDICATED ON PLAN. MINIMUM OPENING SIZE 22" X 30". MINIMUM 48" CLEAR HEAD ROOM ABOVE THE ACCESS OPENING.
2. CONTRACTOR SHALL COORDINATE SIZE AND LOCATION OF LIGHT FIXTURES BEFORE FRAMING CEILINGS. CONTRACTOR IS TO NOTIFY SPARANO + MOONEY ARCHITECTURE IF IT IS DETERMINE THAT THERE ARE CONFLICTS THAT PREVENT THE EXECUTION OF THE CONSTRUCTION DOCUMENTS AS DRAWN.
3. CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL DUCTS, PLUMBING AND ELECTRICAL WORK. ACCESS PANEL FINISH SHALL MATCH THE CEILING FINISH. SPARANO + MOONEY ARCHITECTURE SHALL APPROVE LOCATION PRIOR TO INSTALLATION.
4. CEILING FINISH TO BE PERFORMED METAL PANEL P-2. SEE METAL FINISHES ON A8.10 FOR PRODUCT INFORMATION.
5. PAINT ALL EXPOSED STRUCTURAL BEAMS, STRUCTURAL JOISTS, DECKS, A/C DUCTS, PIPES, AND ELECTRICAL CONDUIT AND COMPONENTS WITH COLOR PT-04.
6. EXPOSED STEEL STRUCTURE TO RECEIVE HPSC COATING PER SPECS U.N.O.

	CLEAR ANODIZED ALUM. PERFORATED PANEL		SOLATUBE W/ LED LIGHT KIT
	ROOF VENT, S.P.D. FOR MORE INFO.		EXHAUST FAN, S.M.D. FOR MORE INFO.
	48\" LED LIGHT		12\" LINEAR LED WASH LIGHT
	48\" LINEAR LED WASH LIGHT		

- 1 (N) WALL MOUNTED SECURITY LIGHT. S.E.D. FOR MORE INFO.
- 2 (N) STRUCTURAL STEEL MEMBER. S.S.D. FOR MORE INFO.
- 3 (N) 14" SOLATUBE SKYLIGHT. SERIES: SOLATUBE 290 DS WITH
LED LIGHT KIT. S.E.D. FOR MORE INFO.
- 4 (N) LED LINEAR LIGHT MOUNTED AT TOP OF WALL. S.E.D. FOR
MORE INFO.
- 5 (N) RAIN SENSOR. S.L.D. FOR MORE INFO.
- 6 (N) PERFORATED ALUMINUM PANEL. SEE METAL FINISHES P-2
ON A8.10 FOR PRODUCT INFO.
- 7 (N) ROOF VENT. S.P.D. FOR MORE INFO.
- 8 (N) STRUCTURAL COLUMN. S.S.D. FOR MORE INFO.



① REFLECTED CEILING PLAN
1/4" = 1'-0"

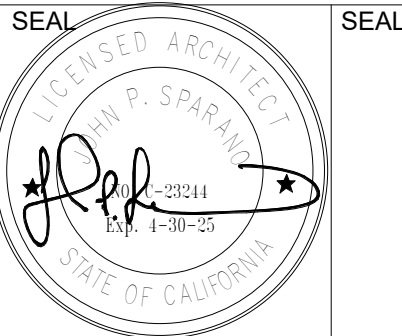


SPARANO • MOONEY (SMA) RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF SMA. NOR ARE THESE DOCUMENTS TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING SAID WRITTEN PERMISSION & CONSENT.

MOTHER'S BEACH
RESTROOM
NON-MOTORIZED BOAT
STORAGE

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT



IF THIS SHEET IS LESS THAN
24"x36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN

REVISION SCHEDULE

NO	DATE	DESCRIPTION

ENLARGED FLOOR PLAN

SCALE	As indicated	SHEET NO.
JOB NO.	19-22	A3.50
ISSUE		
DATE	26.JUL.24	

GENERAL NOTES

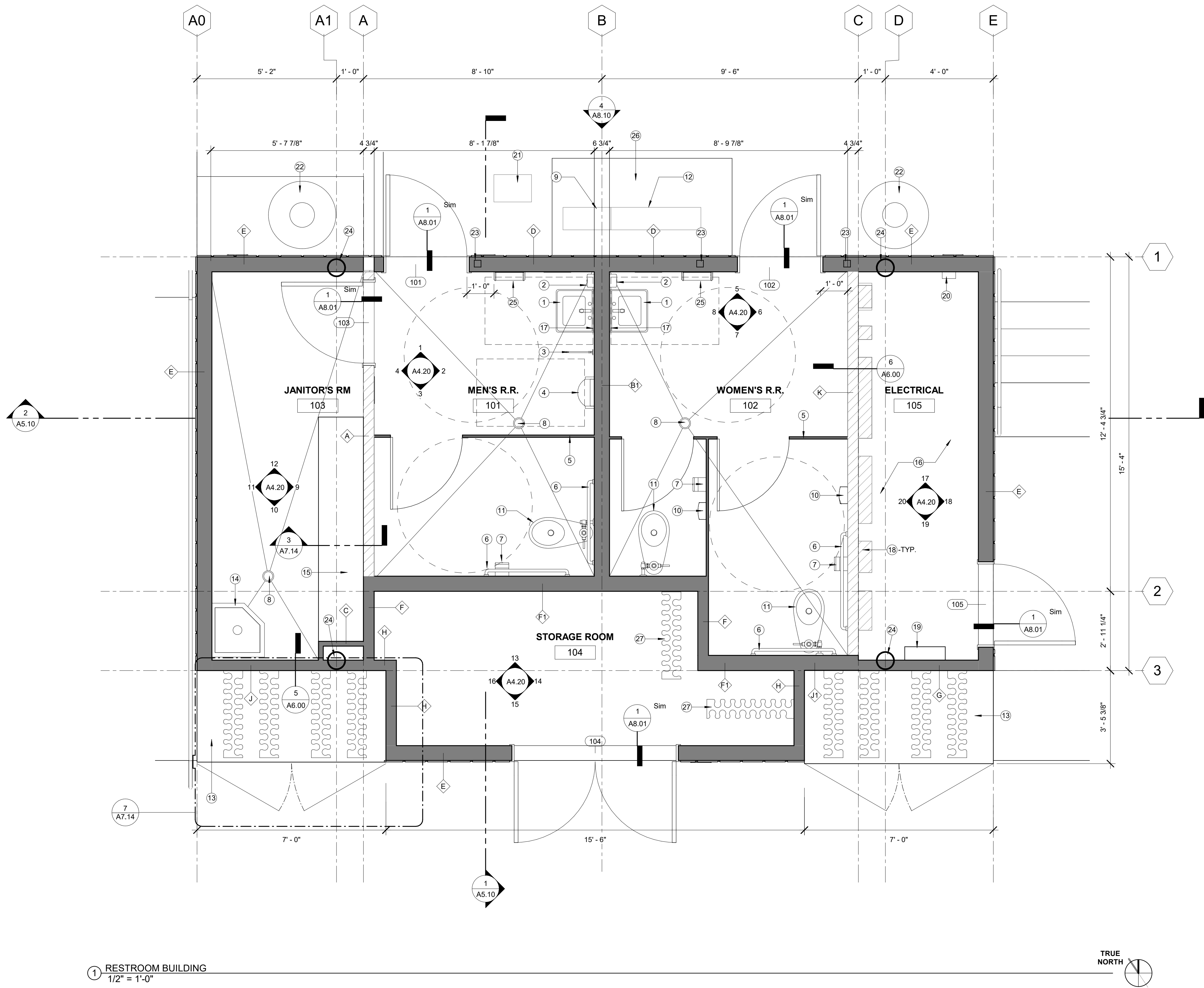
- FIRE RESISTANT CONSTRUCTION REQUIREMENTS SHALL BE ADHERED TO. OCCUPANCY SEPARATIONS & OPENINGS IN SEPARATION SHALL CONFORM TO APPLICABLE CODES (SEE EGRESS PLAN).
- ALL WOOD IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED WITH AN APPROVE PRESERVATIVE.
- PROVIDE ALL NECESSARY BLOCKING, STIFFENERS, BRACING, FRAMING, HANGERS, OR OTHER SUPPORT FOR ALL FIXTURES, EQUIPMENT, CABINETRY, FURNISHINGS AND ALL OTHER ITEMS REQUIRING THE SAME.
- REPLACE (E) RAILING TO DOCK AREA W/ (N) CRANVEYOR ALUMINUM GUARDRAIL, OR APPROVED EQUAL.
- REPLACE (E) RACKS W/ (N) CUSTOM ISD BUILT RACKS (TO MATCH RACKS AT P77). SEE A7.17 AND A7.18 FOR CUSTOM BOAT RACK DETAILS.
- RE-ORGANIZE THE RIP-RAP AT WATER'S EDGE PER CIVIL DRAWINGS.
- FURNISH ALL BASIS OF DESIGN PRODUCTS OR APPROVED EQUAL.
- SEE DETAIL 1/A7.10 FOR TYPICAL WALL PENETRATION DETAIL.
- ALL FASTENERS AND ANCHORS TO BE STAINLESS STEEL OR CORROSION RESISTANT.
- AT THE TIME OF ROUGH INSTALLATION AND DURING STORAGE ON THE CONSTRUCTION SITE UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATION EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF DUST, WATER, AND DEBRIS WHICH MAY COLLECT IN THE SYSTEM.
- ALL (E) ELECTRICAL PANELS, DEVICES, AND MOUNTING ACCESSORIES AT (E) ELECTRICAL ENCLOSURE ARE TO BE PROTECTED IN PLACE DURING CONSTRUCTION. (E) WALL FINISH IS TO REMAIN INTACT AND IS TO RECEIVE NEW PAINT PT-01. SEE KEYNOTES FOR FURTHER CLARIFICATION.
- STEEL ROOF MEMBERS AND WOOD JOISTS TO BE PAINTED BLACK PT-04. BEOFRE PERFORATED PANEL CEILING INSTALLATION.
- S.L.D. FOR NEW PLANTING TYPES AND LOCATIONS. S.C.D. AND S.L.D. FOR PLANTER SIZING INFORMATION.

GRAPHIC LEGEND

- (E) WALL TO REMAIN U.N.O.
- (N) STUD PARTITION

KEYNOTE LEGEND

- (N) LAVATORY W/ "TRUEBRO LAV SHIELD" PROTECTIVE ENCLOSURE. HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORY SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORY.
- (N) SOAP DISPENSER BOBRICK: B-211.
- (N) COMPACT GRADE LAMINATE URINAL PARTITION. BOBRICK: DURALINE SERIES 1080. SEE A8.10 FINISH LEGEND FOR MORE INFO.
- (N) WALL MOUNTED URINAL
- (N) COMPACT GRADE LAMINATE WATER CLOSET PARTITION WITH OVERHEAD BRACING. BOBRICK: DURALINE SERIES 1080. SEE A8.10 FINISH LEGEND FOR MORE INFO.
- (N) BOBRICK:B-6806 SERIES 1-1/2" DIAMETER H.H. GRAB BAR W/ CONCEALED MOUNTING. 36"X42" LONG MOUNTED AT 34" A.F.F..
- (N) SURFACE MOUNTED S.S. TOILET PAPER DISPENSER. BOBRICK: B-4288. CENTER LINE OF DISPENSER LOCATED AT MIN. 19" A.F.F. ONE PER WATER CLOSET.
- (N) FLOOR DRAIN. FLOOR SLOPE TO BE AT 2% MAX.
- (N) GAS AND METER ENCLOSURE "GUARDSHACK" OR EQUAL.
- (N) SANITARY NAPKIN DISPOSAL. BOBRICK:B-270.
- (N) FLOOR MOUNTED WATER CLOSET.
- (E) UTILITY EQUIPMENT TO REMAIN U.N.O.
- (N) SOLID PHENOLIC OAR STORAGE CABINET. SEE A7.14 FOR MORE INFO.
- (N) FLOOR MOUNTED MOP SINK.
- (N) SOLID PHENOLIC SHELVING. SEE A7.14 FOR MORE INFO.
- (N) ELECTRICAL ROOM CONCRETE SLAB TO MATCH F.F. ELEVATION OF GATHERING SPACE LEVEL.
- (N) FRAMELESS S.S. MIRROR BOBRICK: B-290. W/ COUNTER SET BOTTOM OF EDGE OF MIRROR AT 40" A.F.F.
- (E) ELECTRICAL PANELS AND ASSOCIATED ELEMENTS TO BE PROTECTED IN PLACE DURING CONSTRUCTION -TYP. (E) WALL FINISH TO REMAIN IN PLACE AND BE UNTOUCHED DURING DEMOLITION.
- (N) ELECTRICAL PANEL. S.E.D. FOR MORE INFO.
- (N) IRRIGATION CONTROL PANEL. S.L.D. FOR MORE INFO.
- (E) WATER METER TO BE RAISED TO NEW FINISH GRADE AND RECEIVE NEW BOX COVER. S.C.D. FOR MORE INFO.
- (N) TRASH BIN.
- (N) STRUCTURAL STEEL MEMBER. S.S.D. FOR MORE INFO.
- (N) STRUCTURAL COLUMN. S.S.D. FOR MORE INFO.
- (N) STAINLESS STEEL SURFACE MOUNTED HAND DRYER. BOBRICK:B-7128. S.E.D. FOR MORE INFO.
- AREA TO RECEIVE CRUSHED LIMESTONE AROUND (E) UTILITIES.
- (N) "ROW AMERICA" ALUMINUM 16 OAR CASSETTE STORAGE OR APPROVED EQUAL. INSTALL ON WALL BACKING PER MANUFACTURER INSTRUCTIONS. SEE SPECIFICATIONS FOR MORE INFO.



1 RESTROOM BUILDING
1/2" = 1'-0"

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT



IF THIS SHEET IS LESS THAN
24"X36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN

REVISION SCHEDULE

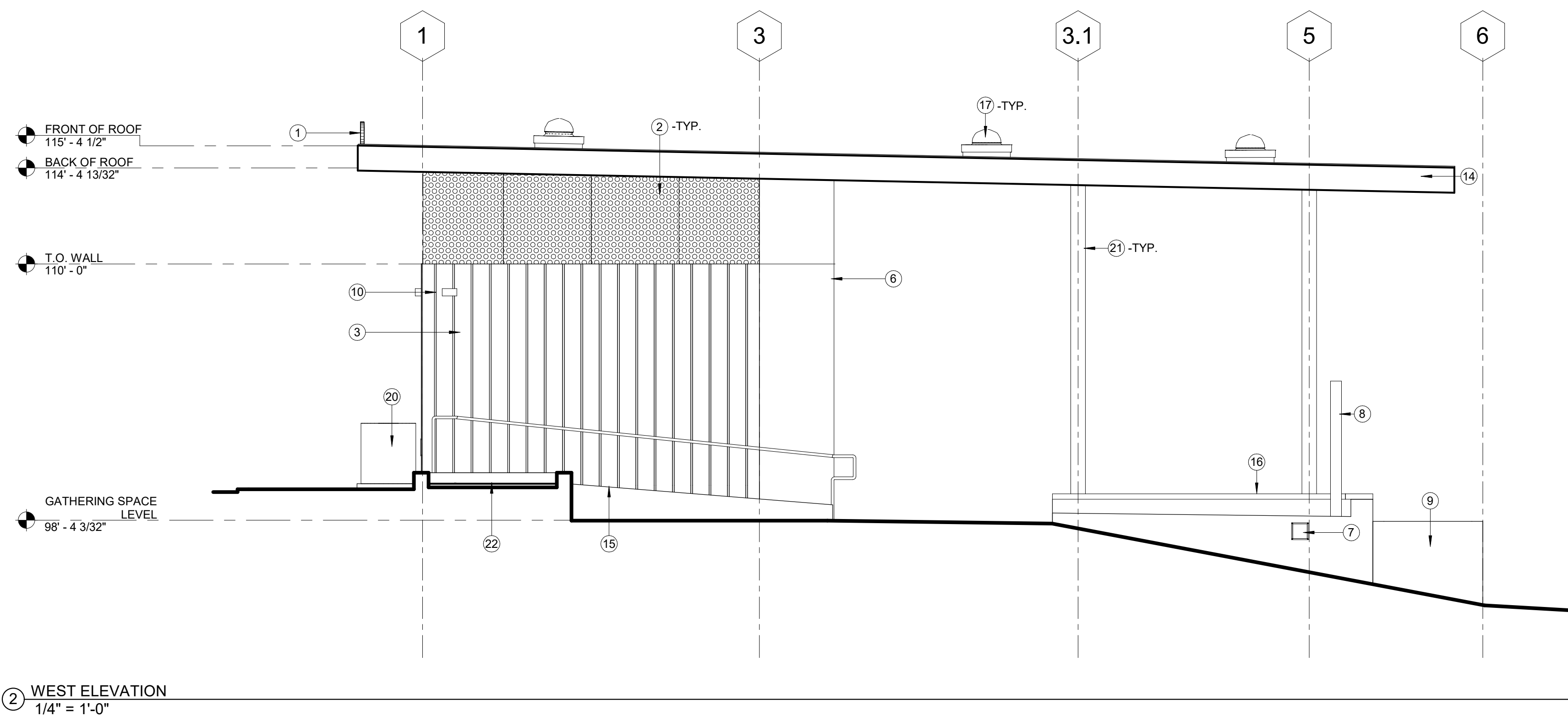
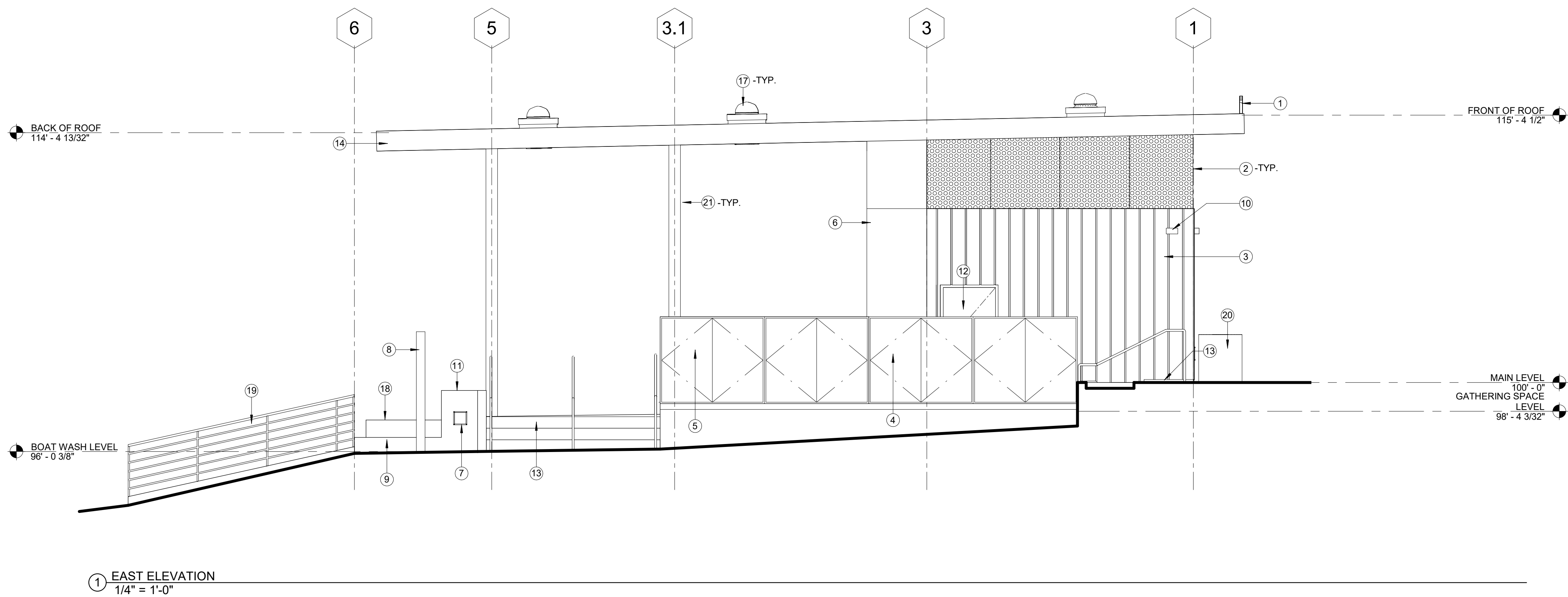
[illegible]

EXTERIOR ELEVATIONS

SCALE	As indicated	SHEET NO. A4.10
JOB NO.	19-22	
ISSUE		
DATE	26.JUL.24	

1. SWINGING DOORS AND WINDOWS TO THE EXTERIOR OR TO UNCONDITIONED SPACES SHALL BE FULLY WEATHERSTRIPPED, OR OTHERWISE TREATED TO LIMIT AIR INFILTRATION.
2. ALL EXTERIOR FACADE FINISHES CAN BE FOUND ON A8.10. SEE SHEET FOR ALL PRODUCT INFORMATION.

- 1 (N) 12" TALL X 3/4" THICK SOLID CUT ALUMINUM LETTERING
FACED TO MATCH MARINA DEL REY DESIGN GUIDELINES; SATIN
FINISH.
- 2 (N) PERFORATED ALUMINUM PANEL. SEE METAL FINISHES P-1
ON A8.10 FOR PRODUCT INFO.
- 3 (N) HARDIE ARTISAN SIDING. SEE A8.10 FOR MORE INFO.
- 4 (N) SOLID PHENOLIC ONE-SIDED BOATING CLUB CABINET. SEE
A7.13 FOR MORE CUSTOM CABINETRY DETAILS.
- 5 (N) SOLID PHENOLIC TWO-SIDED BOATING CLUB CABINET. SEE
A7.13 FOR CUSTOM CABINETRY DETAILS.
- 6 (N) SOLID PHENOLIC OAR STORAGE CABINET. SEE A7.14 FOR
MORE INFO.
- 7 (N) "ACORN SERIES 8104" LOCKABLE HOSE BIBB OR EQUAL.
S.P.D. FOR MORE INFO.
- 8 (N) PYLON BEACH RINSE-OFF STATION. "SHOWER-WARE 900
SERIES" OR EQUAL.
- 9 (N) TYPICAL FILTER AREA UNIT. S.C.D. C5.04 FOR MORE INFO.
- 10 (N) WALL MOUNTED SECURITY LIGHT. S.E.D. FOR MORE INFO.
- 11 (N) SEAT WALL. S.C.D. AND S.S.D. FOR MORE INFO.
- 12 (N) HM DOOR AND FRAME. SEE DOOR SCHEDULE FOR MORE
INFO.
- 13 (N) CONCRETE CAST-IN-PLACE STEPS. SEE A7.11 FOR MORE
INFO.
- 14 (N) ALUMINUM FASCIA.
- 15 (N) ADA CONCRETE RAMP W/ 8.33% MAX SLOPE. S.C.D. FOR
MORE INFO.
- 16 (N) CONCRETE SEAT WALL. TOP OF SEAT WALL TO EXTEND 3"
OVER WALL ENDS. S.S.D. FOR MORE INFO.
- 17 (N) 14" SOLATUBE SKYLIGHT. SERIES: SOLATUBE 290 DS WITH
LED LIGHT KIT. S.E.D. FOR MORE INFO.
- 18 (N) LANDSCAPE PLANTER. (N) PLANTER TO INCLUDE
WATERPROOFING LAYER, TYPICAL AT ALL DEEP PLANTERS.
S.C.D. AND S.L.D. FOR MORE INFO.
- 19 (N) ALUMINUM HANDRAIL.
- 20 (N) TRASH BIN.
- 21 (N) STRUCTURAL COLUMN. S.S.D. FOR MORE INFO.
- 22 (N) PALM PLANTER BOX. PLANTER TO INCLUDE
WATERPROOFING LAYER, TYPICAL AT ALL DEEP PLANTERS.
S.C.D. AND S.L.D. FOR MORE INFO.

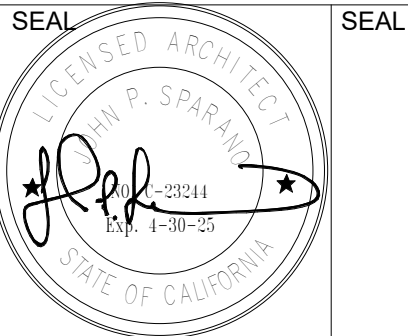


SPRANO • MOONEY (SMA) RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF SMA; NOR ARE THESE DOCUMENTS TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING SAID WRITTEN PERMISSION & CONSENT

MOTHER'S BEACH
RESTROOM
NON-MOTORIZED BOAT
STORAGE

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT



IF THIS SHEET IS LESS THAN
24"x36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN

REVISION SCHEDULE

NO	DATE	DESCRIPTION

EXTERIOR ELEVATIONS

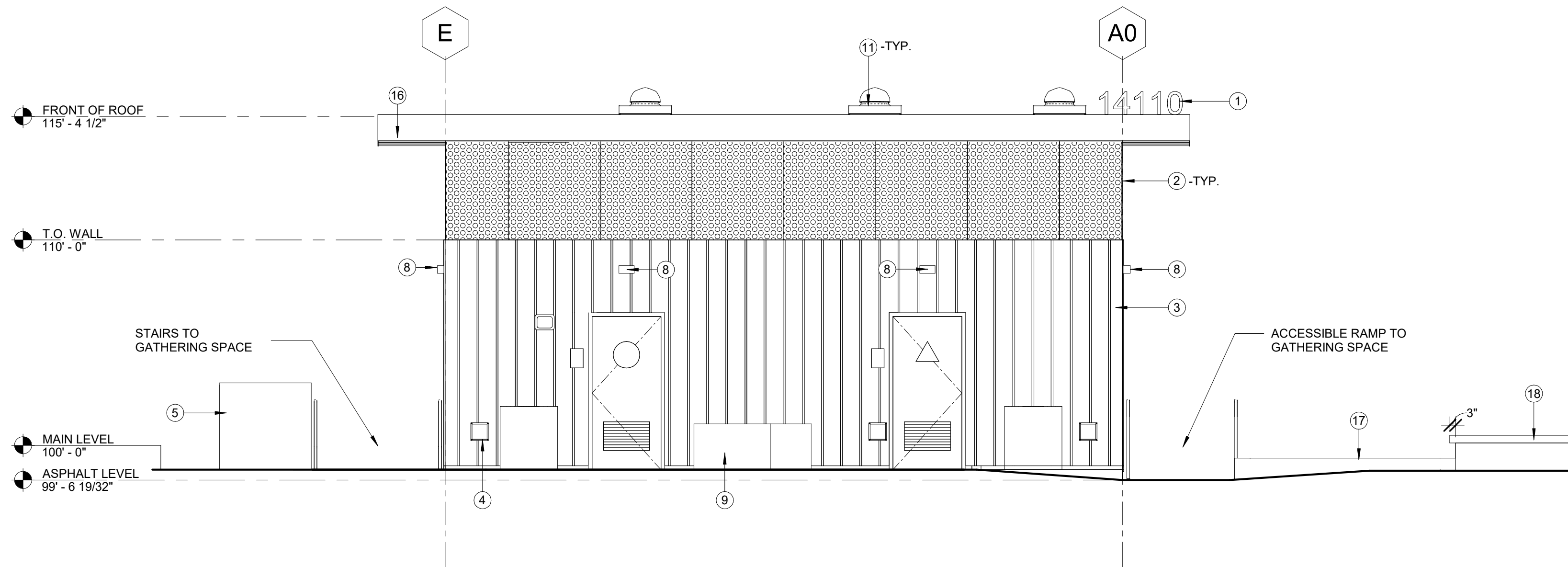
SCALE	As indicated	SHEET NO. A4.11
JOB NO.	19-22	
ISSUE		
DATE	26.JUL.24	

GENERAL NOTES

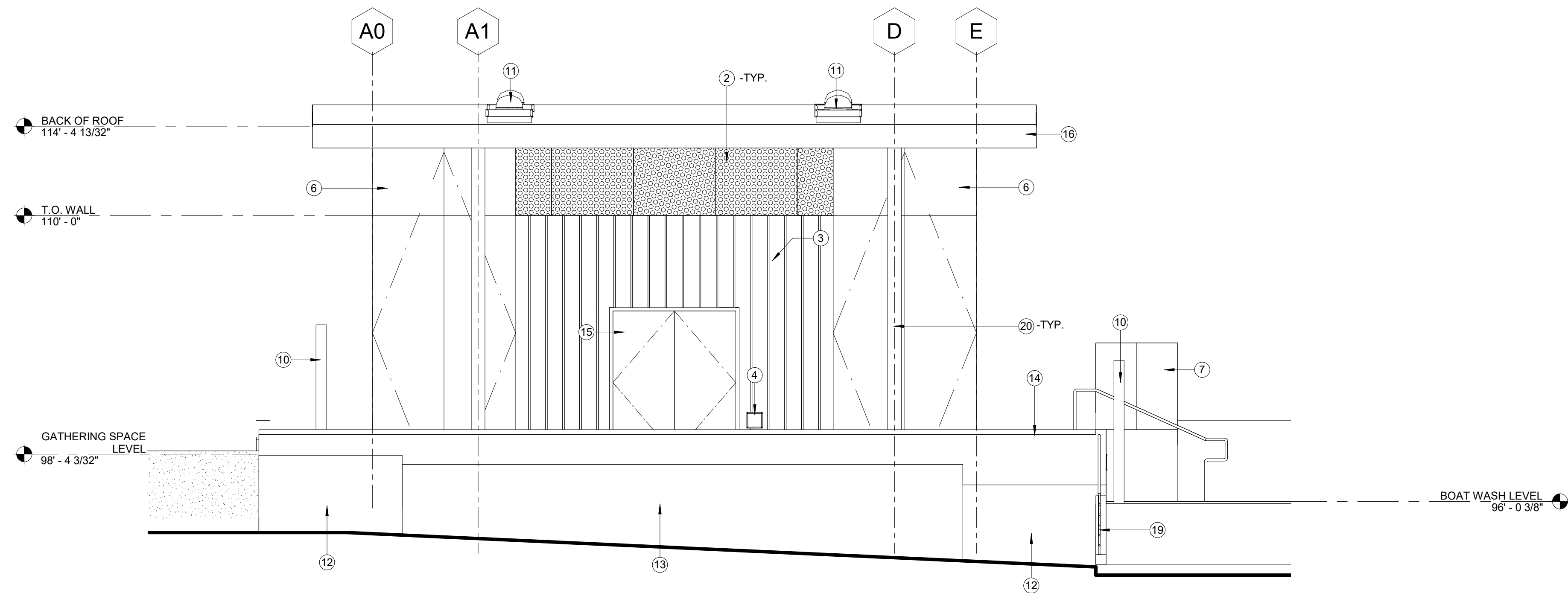
- SWINGING DOORS AND WINDOWS TO THE EXTERIOR OR TO UNCONDITIONED SPACES SHALL BE FULLY WEATHERSTRIPPED, OR OTHERWISE TREATED TO LIMIT AIR INFILTRATION.
- ALL EXTERIOR FACADE FINISHES CAN BE FOUND ON A8.10. SEE SHEET FOR ALL PRODUCT INFORMATION.

KEYNOTE LEGEND

- (N) 12" TALL X 3/4" THICK SOLID CUT ALUMINUM LETTERING. FONT TO MATCH MARINA DEL REY DESIGN GUIDELINES; SATIN FINISH.
- (N) PERFORATED ALUMINUM PANEL. SEE METAL FINISHES P-1 ON A8.10 FOR PRODUCT INFO.
- (N) HARDIE ARTISAN SIDING. SEE A8.10 FOR MORE INFO.
- (N) "ACORN SERIES 8104" LOCKABLE HOSE BIBB OR EQUAL. S.P.D. FOR MORE INFO.
- (N) SOLID PHENOLIC ONE-SIDED BOATING CLUB CABINET. SEE A7.13 FOR MORE CUSTOM CABINETRY DETAILS.
- (N) SOLID PHENOLIC OAR STORAGE CABINET. SEE A7.14 FOR MORE INFO.
- (N) SOLID PHENOLIC TWO-SIDED BOATING CLUB CABINET. SEE A7.13 FOR CUSTOM CABINETRY DETAILS.
- (N) WALL MOUNTED SECURITY LIGHT. S.E.D. FOR MORE INFO.
- (N) GAS AND METER ENCLOSURE-"GUARDSHACK" OR EQUAL.
- (N) PYLON BEACH RINSE-OFF STATION. "SHOWER-WARE 900 SERIES " OR EQUAL.
- (N) 14" SOLATUBE SKYLIGHT. SERIES: SOLATUBE 290 DS WITH LED LIGHT KIT. S.E.D. FOR MORE INFO.
- (N) FILTERRA UNIT. S.L.D. AND S.C.D. FOR MORE INFO.
- (N) LANDSCAPE PLANTER. (N) PLANTER TO INCLUDE WATERPROOFING LAYER, TYPICAL AT ALL DEEP PLANTERS. S.C.D. AND S.L.D. FOR MORE INFO.
- (N) SEAT WALL. S.C.D. AND S.S.D. FOR MORE INFO.
- (N) HM DOOR AND FRAME. SEE DOOR SCHEDULE FOR MORE INFO.
- (N) ALUMINUM FASCIA.
- (N) PALM PLANTER BOX. PLANTER TO INCLUDE WATERPROOFING LAYER, TYPICAL AT ALL DEEP PLANTERS. S.C.D. AND S.L.D. FOR MORE INFO.
- (N) CONCRETE SEAT WALL. TOP OF SEAT WALL TO EXTEND 3" OVER WALL ENDS. S.S.D. FOR MORE INFO.
- (N) ALUMINUM HANDRAIL.
- (N) STRUCTURAL COLUMN. S.S.D. FOR MORE INFO.



1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

MOTHER'S BEACH
RESTROOM
NON-MOTORIZED BOAT
STORAGE

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT



IF THIS SHEET IS LESS THAN
24"x36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN

REVISION SCHEDULE

NO	DATE	DESCRIPTION

INTERIOR ELEVATIONS

SCALE	As indicated	SHEET NO.
JOB NO.	19-22	A4.20
ISSUE		
DATE	26.JUL.24	

GENERAL NOTES

- ALL DIMENSIONS TO BE VERIFIED IN FIELD.
- ALL NEW CONCRETE SLAB TO BE MEDIUM BROOM FINISH.
- ALL TOILET PARTITIONS TO HAVE OVERHEAD BRACING.
- SEE A8.10 FOR ALL FINISH INFORMATION, COLORS, MANUFACTURERS, PRODUCTS, AND SIZING LOCATED ON FINISH LEGEND.
- PAINT ALL EXPOSED STRUCTURAL BEAMS, STRUCTURAL JOISTS, DECKS, A/C DUCTS, PIPES, AND ELECTRICAL CONDUIT AND COMPONENTS WITH COLOR PT-04.
- EXPOSED STEEL STRUCTURE TO RECEIVE HPSC COATING PER SPECS U.N.O.

FINISH LEGEND

WALL

WF-1 GYPSUM BOARD
WALL PAINT-PT-01

METAL

P-1 PERFORATED PANEL
POWDER COATING-PT-03

CONCRETE

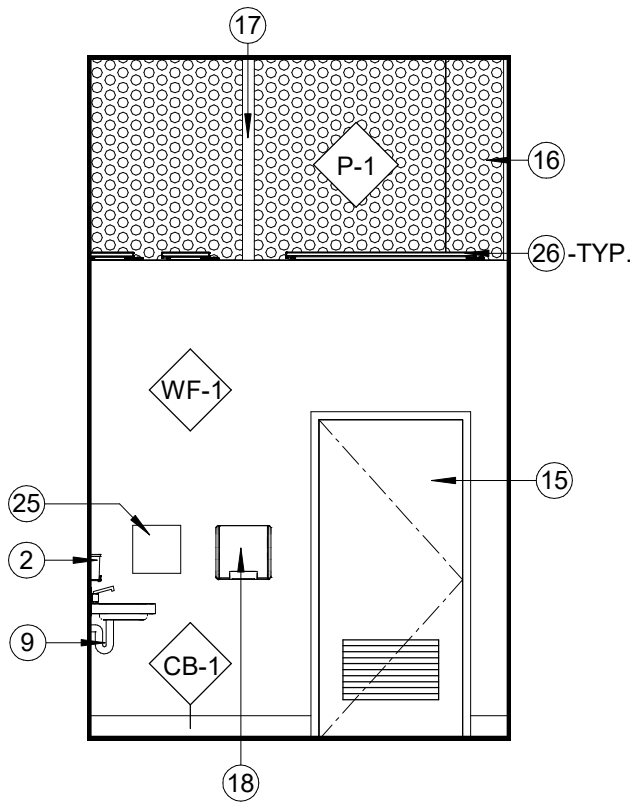
CB-1 CONCRETE BASE
CAST IN PLACE

CB-2 CONCRETE BASE
PRE-FAB SYSTEM

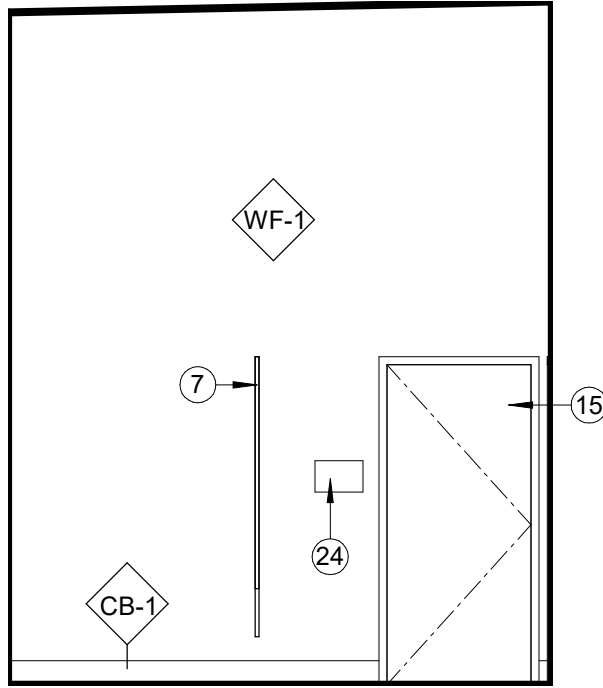
**SEE FINISH SCHEDULE, NOTES, AND LEGEND FOR MORE INFORMATION

KEYNOTE LEGEND

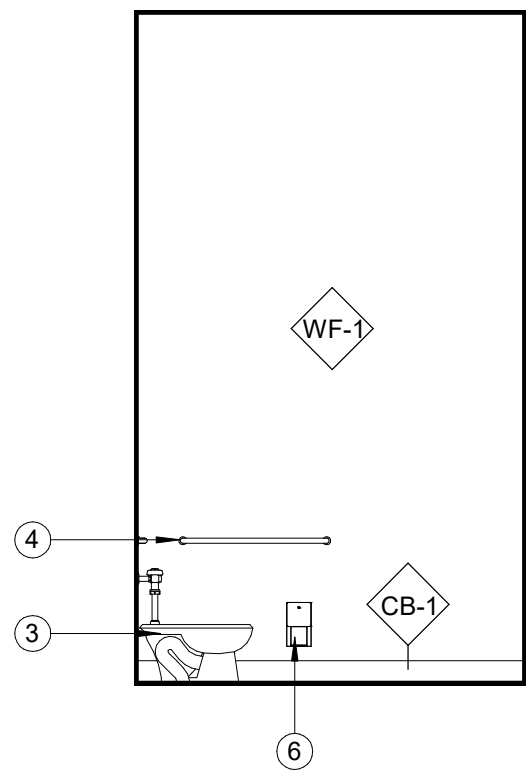
- (N) STAINLESS STEEL SURFACE MOUNTED MOP AND BROOM HOLDER. BOBRICK:B-223.
- (N) SOAP DISPENSER BOBRICK: B-211.
- (N) FLOOR MOUNTED WATER CLOSET.
- (N) BOBRICK:B-6806 SERIES 1-1/2" DIAMETER H.H. GRAB BAR W/ CONCEALED MOUNTING, 36",42" LONG MOUNTED AT 34" A.F.F..
- (N) COMPACT GRADE LAMINATE URINAL PARTITION. BOBRICK: DURALINE SERIES 1080. SEE A8.10 FINISH LEGEND FOR MORE INFO.
- (N) SURFACE MOUNTED S.S. TOILET PAPER DISPENSER. BOBRICK: B-4288. CENTER LINE OF DISPENSER LOCATED AT MIN. 19" A.F.F. ONE PER WATER CLOSET.
- (N) COMPACT GRADE LAMINATE WATER CLOSET PARTITION WITH OVERHEAD BRACING. BOBRICK: DURALINE SERIES 1080. SEE A8.10 FINISH LEGEND FOR MORE INFO.
- (N) SANITARY NAPKIN DISPOSAL. BOBRICK:B-270.
- (N) LAVATORY W/ "TRUEBRO LAV SHIELD" PROTECTIVE ENCLOSURE. HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORY SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORY.
- (N) WALL MOUNTED URINAL.
- (N) FLOOR MOUNTED MOP SINK.
- (N) FRAMELESS S.S. MIRROR BOBRICK: B-290. W/ COUNTER SET BOTTOM OF EDGE OF MIRROR AT 40" A.F.F.
- (N) SOLID PHENOLIC SHELIVING. SEE A7.14 FOR MORE INFO.
- (N) EQUIPMENT PAD. SEE A2.15 FOR MORE INFO.
- (N) HM DOOR AND FRAME. SEE DOOR SCHEDULE FOR MORE INFO.
- (N) PERFORATED ALUMINUM PANEL. SEE METAL FINISHES P-1 ON A8.10 FOR PRODUCT INFO.
- (N) STRUCTURAL STEEL MEMBER. S.S.D. FOR MORE INFO.
- (N) STAINLESS STEEL SURFACE MOUNTED HAND DRYER. BOBRICK:B-7128. S.E.D. FOR MORE INFO.
- (E) ELECTRICAL PANELS AND ASSOCIATED ELEMENTS TO BE PROTECTED IN PLACE DURING CONSTRUCTION -TYP. (E) WALL FINISH TO REMAIN IN PLACE AND BE UNTOUCHED DURING DEMOLITION.
- (N) ELECTRICAL PANEL. S.E.D. FOR MORE INFO.
- (N) STRUCTURAL COLUMN. S.S.D. FOR MORE INFO.
- (N) IRRIGATION CONTROL PANEL. S.L.D. FOR MORE INFO.
- (E) WALL FINISH TO REMAIN AND BE PROTECTED IN PLACE DURING CONSTRUCTION. WALL TO RECEIVE (N) PAINT PT-01. SEE A8.10 FOR FINISH INFORMATION.
- (N) SIGN TYPE "E" - TEXT TO READ "JANITOR". SEE A8.11 FOR MOUNTING HEIGHT AND ADDITIONAL TEXT INFORMATION.
- (N) SIGN TYPE "F" - TEXT TO READ "SMOKING IS NOT ALLOWED IN THIS FACILITY". SEE A8.11 FOR ADDITIONAL SIGNAGE INFORMATION.
- (N) LED LINEAR LIGHT MOUNTED AT TOP OF WALL. S.E.D. FOR MORE INFO.
- (E) EMERGENCY LIGHTS TO BE RELOCATED TO BUILDING EXTERIOR. LOCATION OF EMERGENCY LIGHTS TO BE COORDINATED WITH OWNER. S.E.D. FOR MORE INFORMATION.
- (N) "ROW AMERICA" ALUMINUM 16 OAR CASSETTE STORAGE OR APPROVED EQUAL. INSTALL ON WALL BACKING PER MANUFACTURER INSTRUCTIONS. SEE SPECIFICATIONS FOR MORE INFO.



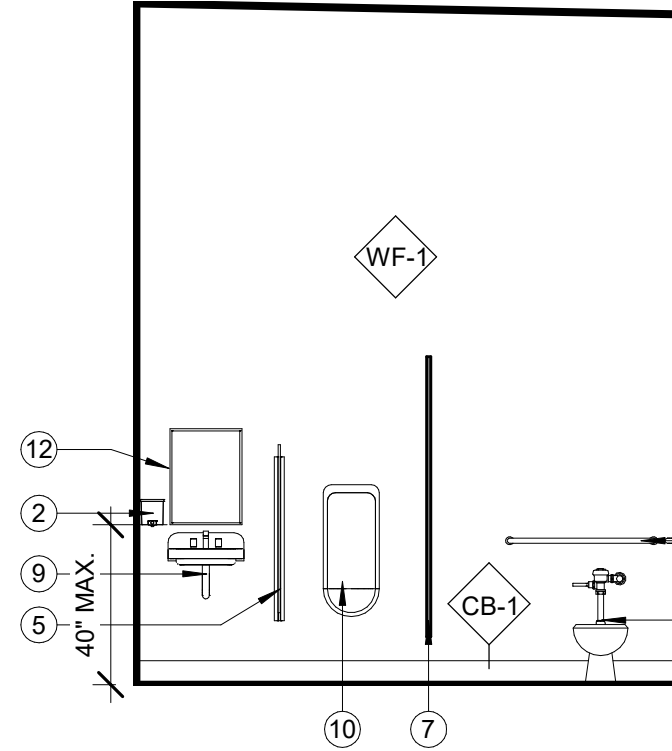
5 WOMEN'S R.R. - A
1/4" = 1'-0"



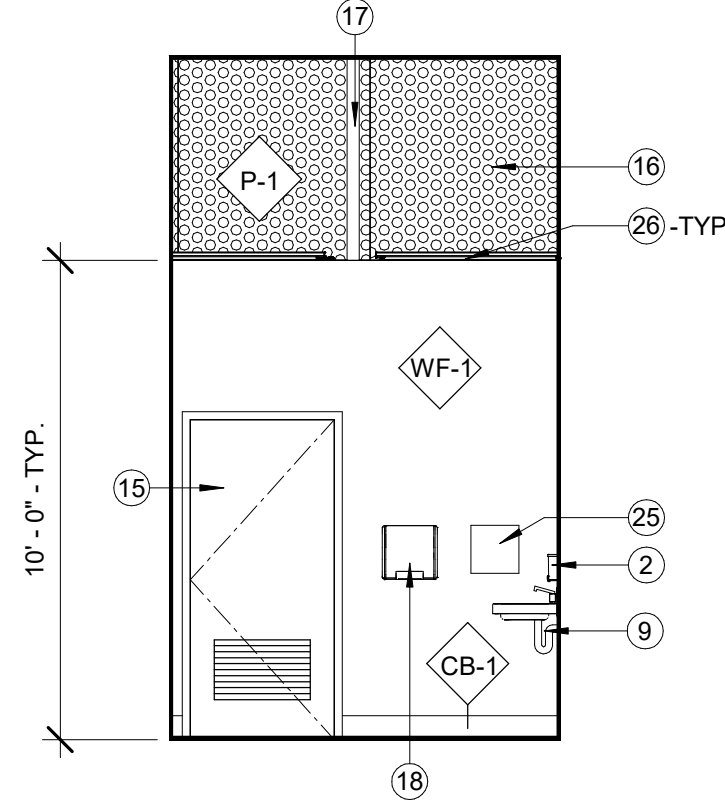
4 MEN'S R.R. - D
1/4" = 1'-0"



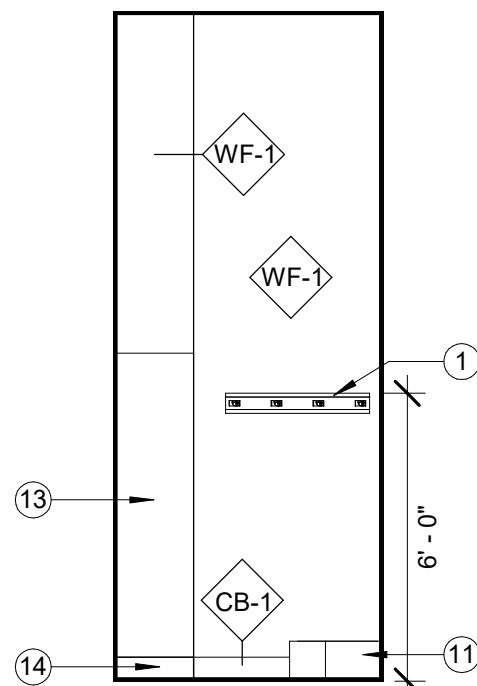
3 MEN'S R.R. - C
1/4" = 1'-0"



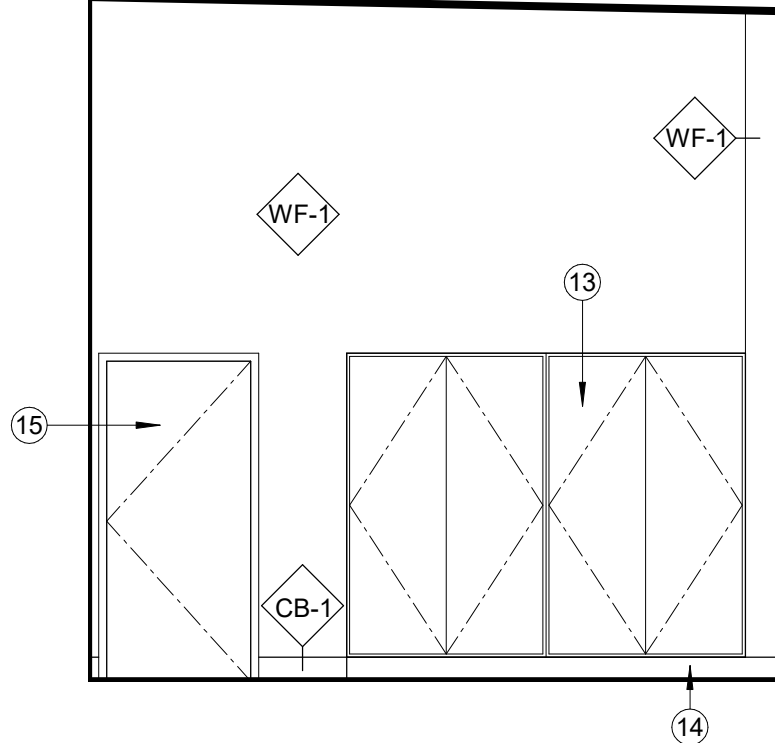
2 MEN'S R.R. - B
1/4" = 1'-0"



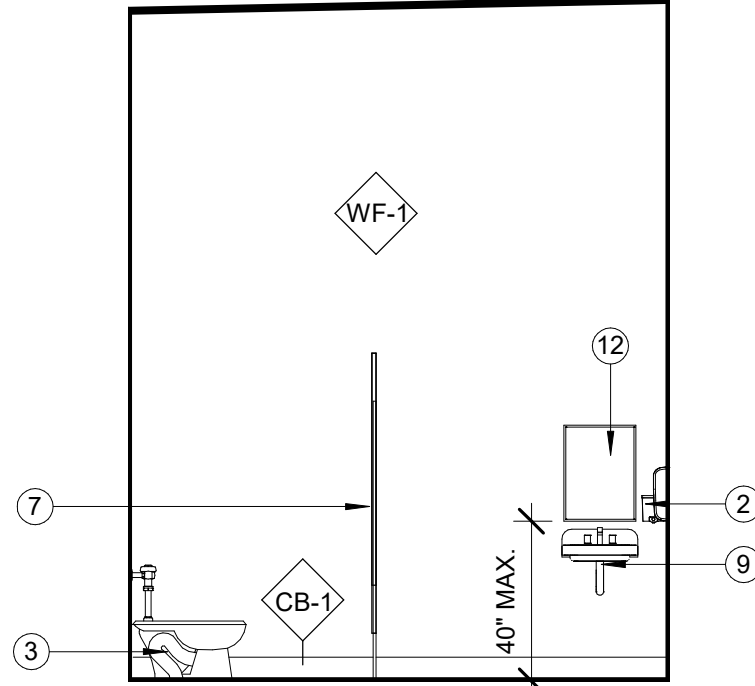
1 MEN'S R.R. - A
1/4" = 1'-0"



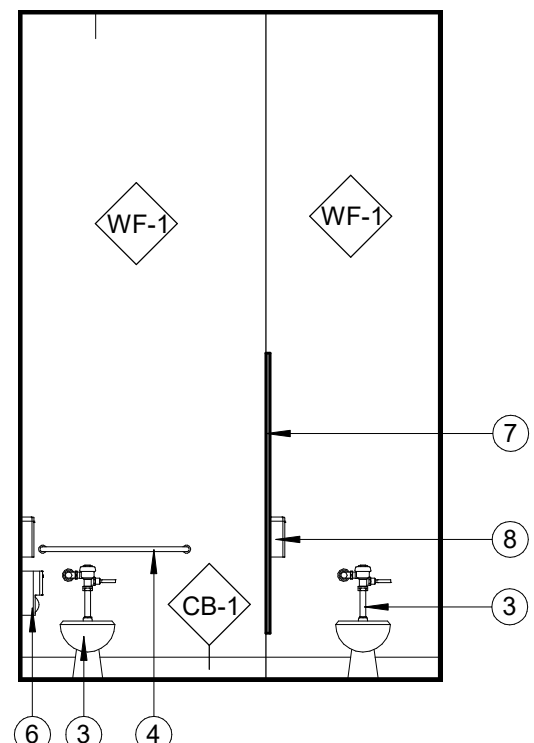
10 JANITOR'S RM - B
1/4" = 1'-0"



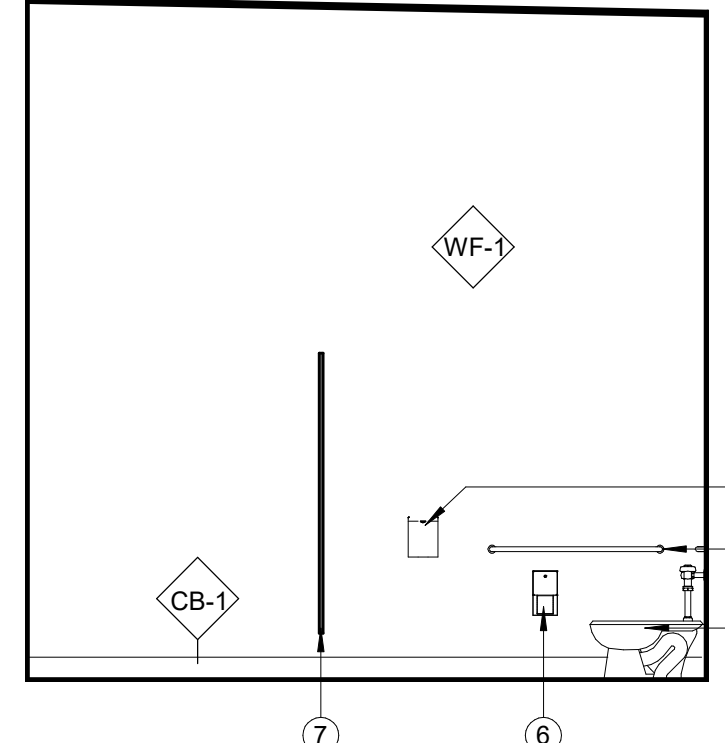
9 JANITOR'S RM - A
1/4" = 1'-0"



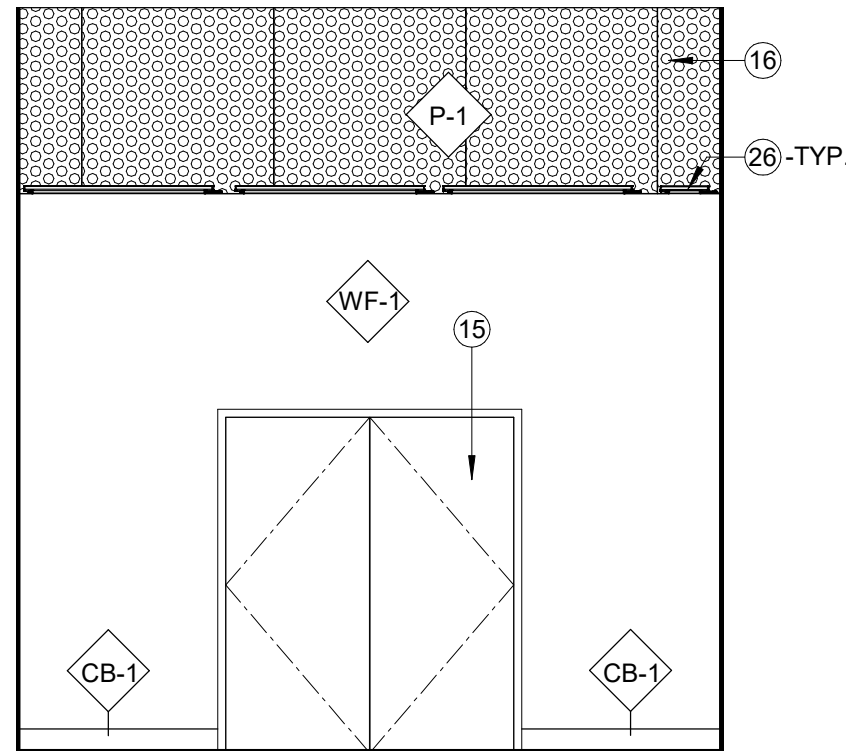
8 WOMEN'S R.R. - D
1/4" = 1'-0"



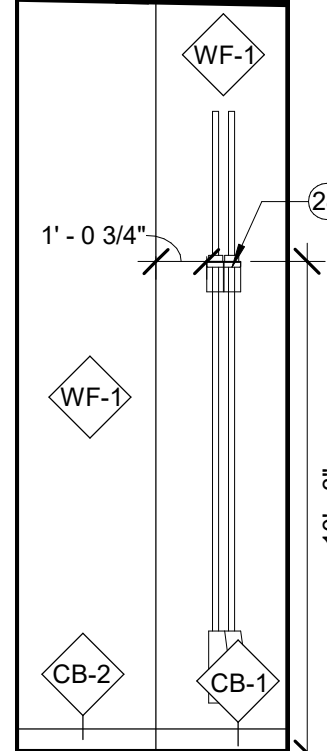
7 WOMEN'S R.R. - C
1/4" = 1'-0"



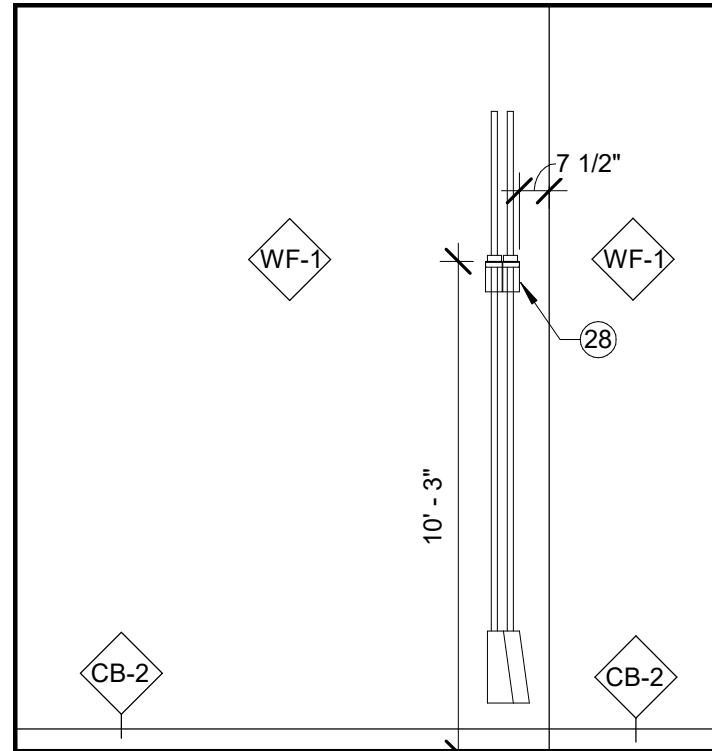
6 WOMEN'S R.R. - B
1/4" = 1'-0"



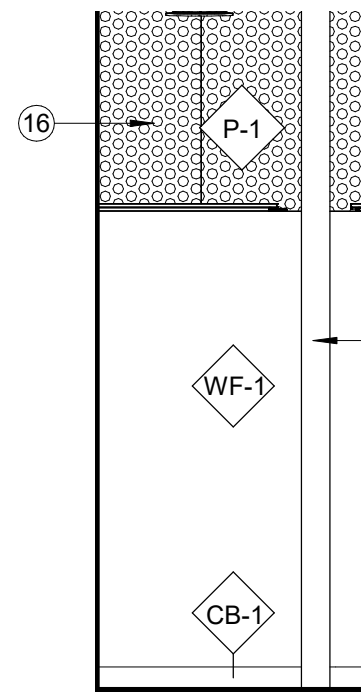
15 STORAGE ROOM - C
1/4" = 1'-0"



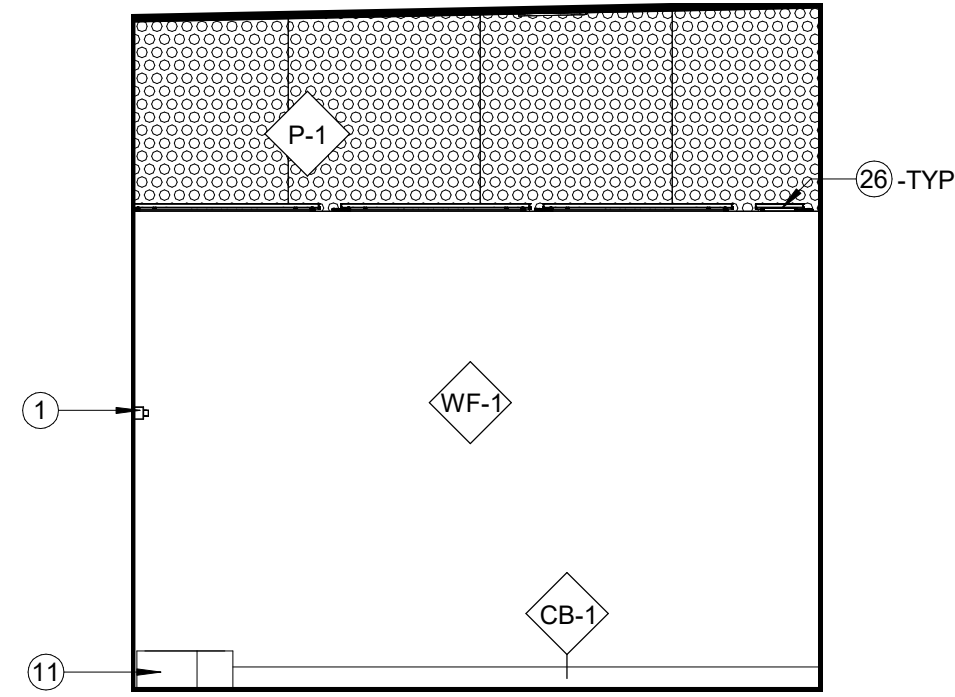
14 STORAGE ROOM - B
1/4" = 1'-0"



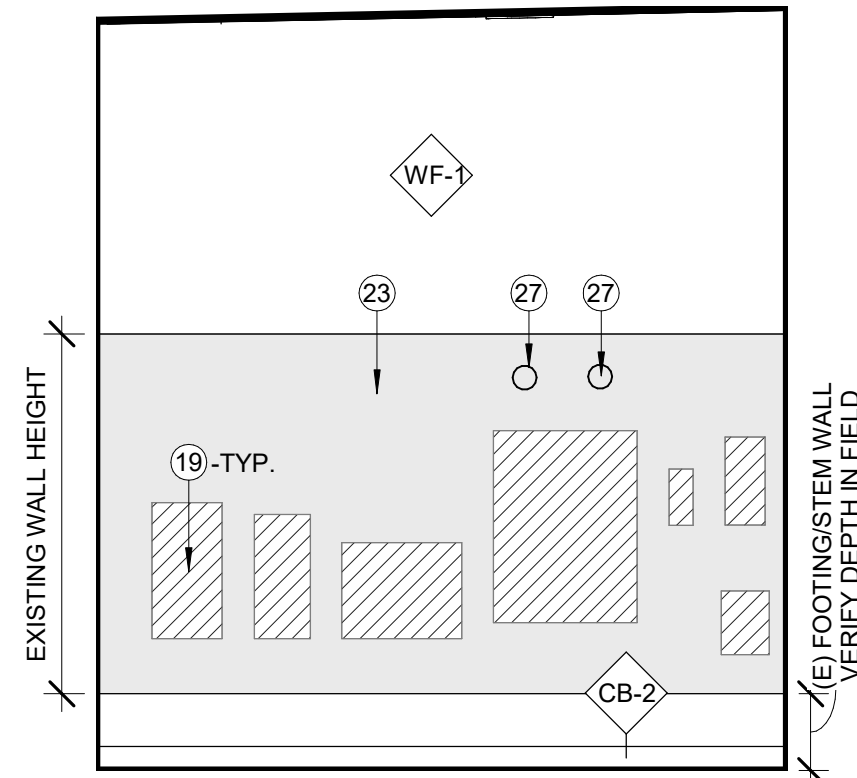
13 STORAGE ROOM - A
1/4" = 1'-0"



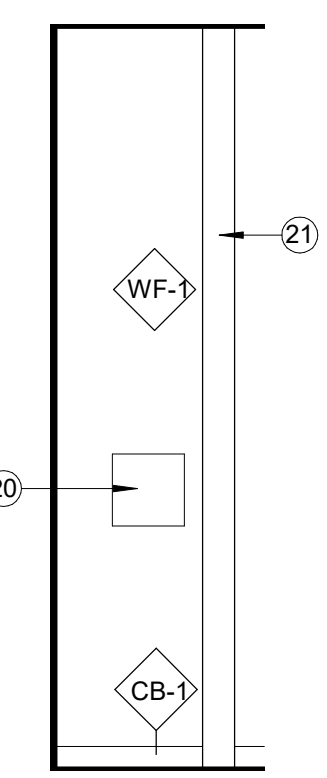
12 JANITOR'S RM - D
1/4" = 1'-0"



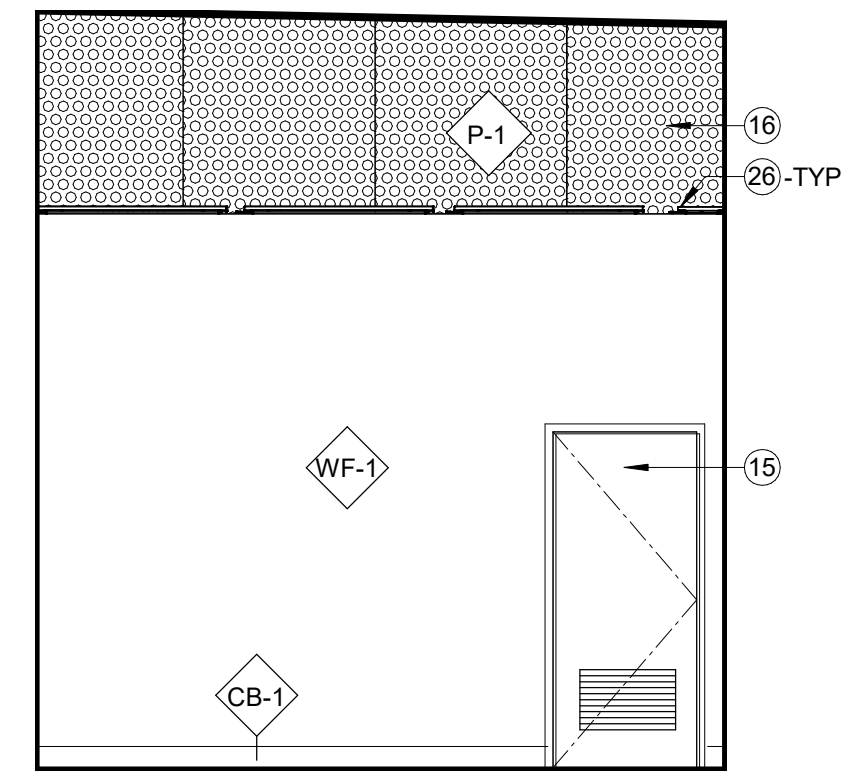
11 JANITOR'S RM - C
1/4" = 1'-0"



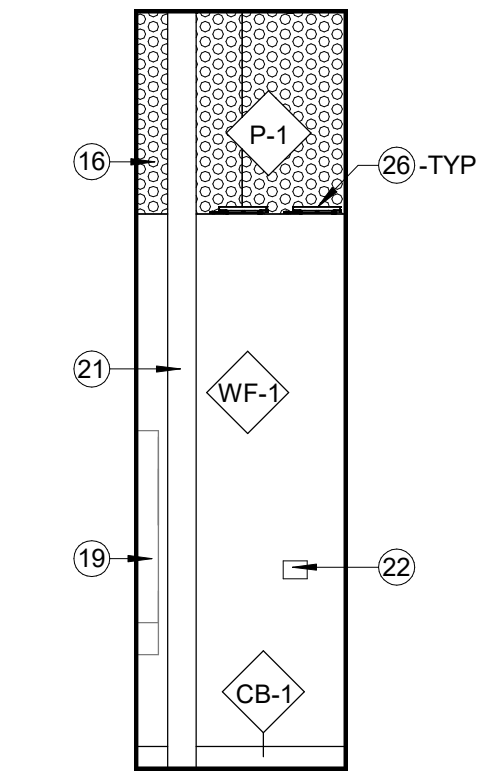
20 ELECTRICAL ROOM - D
1/4" = 1'-0"



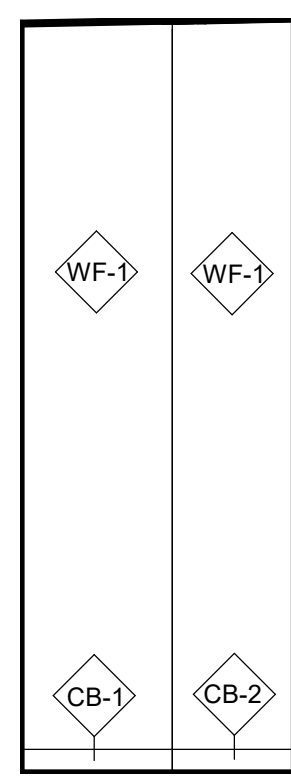
19 ELECTRICAL ROOM - C
1/4" = 1'-0"



18 ELECTRICAL ROOM - B
1/4" = 1'-0"



17 ELECTRICAL ROOM - A
1/4" = 1'-0"



16 STORAGE ROOM - D
1/4" = 1'-0"

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

SULTANT

AL

IF THIS SHEET IS LESS THAN
24"X36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN

REVISION SCHEDULE

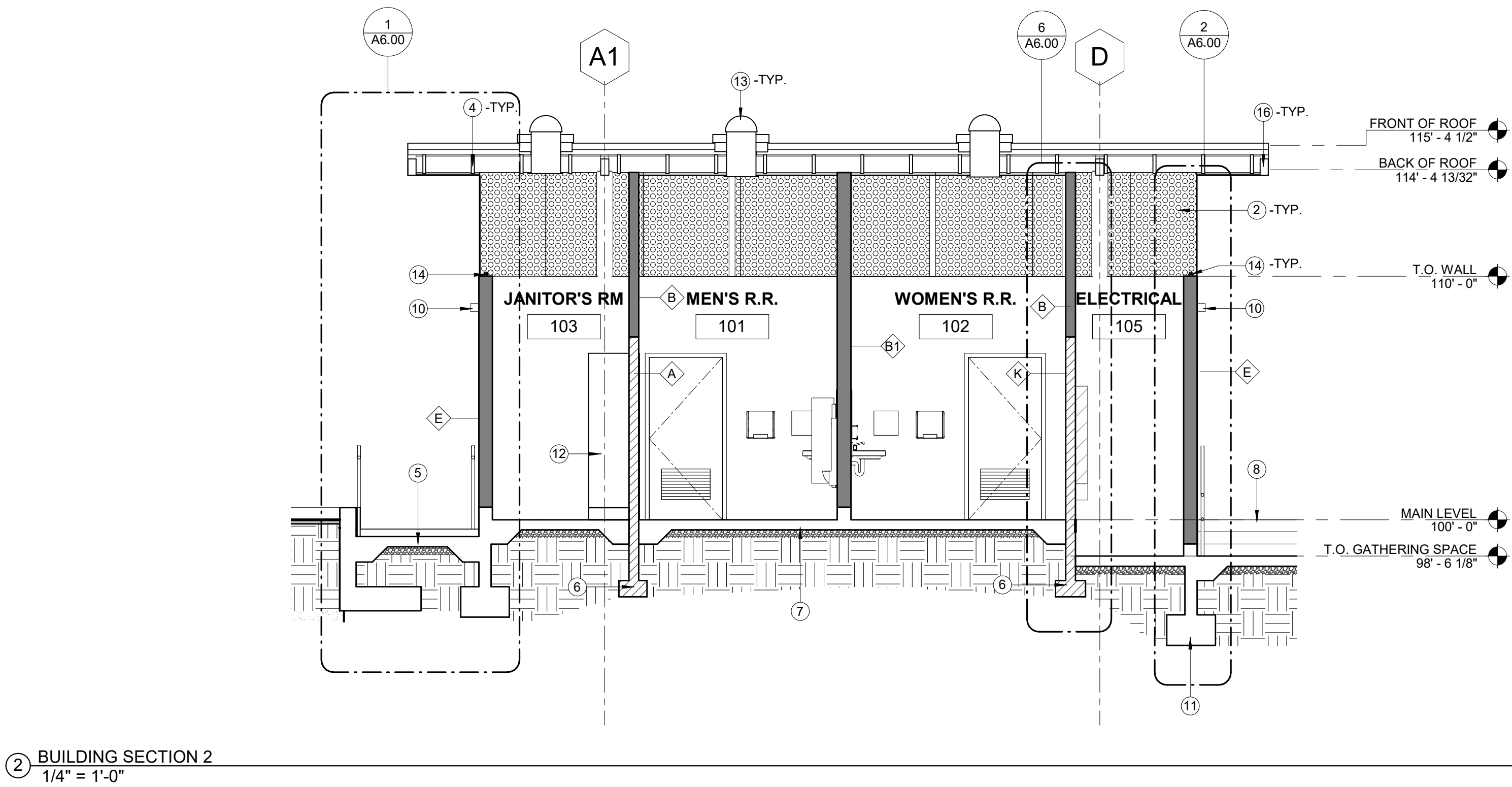
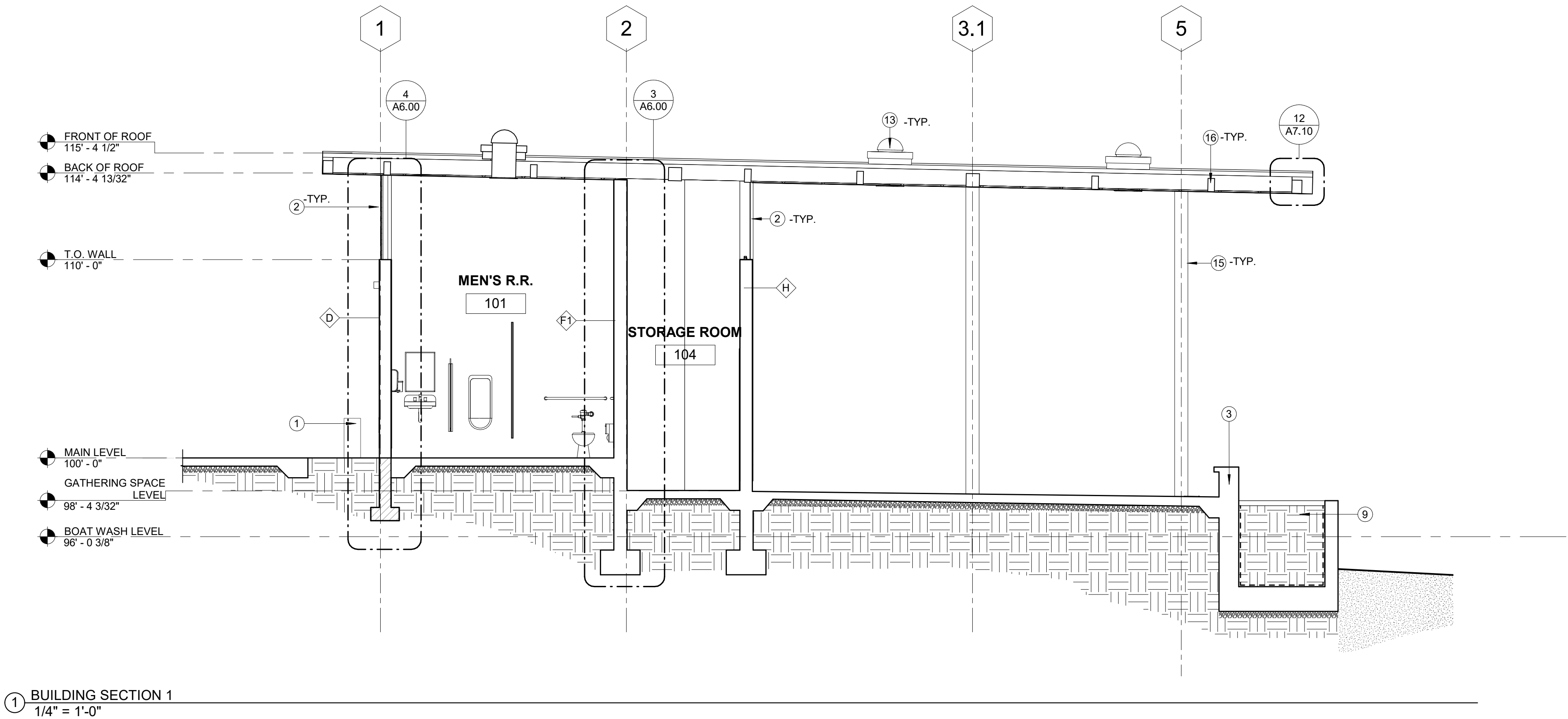
[illegible]

BUILDING SECTIONS

SCALE	As indicated	SHEET NO. A5.10
JOB NO.	19-22	
ISSUE		
DATE	26.JUL.24	

1. ALL DIMENSIONS TO BE VERIFIED IN FIELD.
2. FOR FURTHER ACCESSORIES INFORMATION SEE ACCESSORY KEYNOTES ON INTERIOR ELEVATIONS.
3. SEE STRUCTURAL AND CIVIL DRAWINGS FOR FOOTING INFORMATION.
4. PAINT ALL EXPOSED STRUCTURAL BEAMS, STRUCTURAL JOISTS, DECKS, A/C DUCTS, PIPES, AND ELECTRICAL CONDUIT AND COMPONENTS WITH COLOR PT-04. SEE FINISH LEGEND FOR MORE INFO.
5. EXPOSED STEEL STRUCTURE TO RECEIVE HPSC COATING PER SPECS U.N.O.

- 1 (N) GAS AND METER ENCLOSURE-"GUARDSHACK" OR EQUAL.
- 2 (N) PERFORATED ALUMINUM PANEL. SEE METAL FINISHES P-1
- 3 ON A8.10 FOR PRODUCT INFO.
- 4 (N) SEAT WALL. S.C.D. AND S.S.D. FOR MORE INFO.
- 5 (N) 2X10 JOISTS. S.S.D. FOR MORE INFO.
- 6 (N) CONCRETE ADA RAMP W/ 8.33% MAX SLOPE. S.C.D. FOR
- 7 MORE INFO.
- 8 (E) FOOTING TO REMAIN AND BE PROTECTED IN PLACE DURING
- 9 CONSTRUCTION.
- 10 (N) CONCRETE SLAB. S.S.D. FOR MORE INFO.
- 11 (N) CONCRETE CAST-IN-PLACE STEPS. SEE A7.11 FOR MORE
- 12 INFO.
- 13 (N) LANDSCAPE PLANTER. (N) PLANTER TO INCLUDE
- 14 WATERPROOFING LAYER. TYPICAL AT ALL DEEP PLANTERS.
- 15 S.C.D. AND S.L.D. FOR MORE INFO.
- 16 (N) WALL MOUNTED SECURITY LIGHT. S.E.D. FOR MORE INFO.
- 17 (N) FOOTING. S.S.D. FOR MORE INFO.
- 18 (N) SOLID PHENOLIC SHELVING. SEE A7.14 FOR MORE INFO.
- 19 (N) 14" SOLATUBE SKYLIGHT. SERIES: SOLATUBE 290 DS WITH
- 20 LED LIGHT KIT. S.E.D. FOR MORE INFO.
- 21 (N) LED LINEAR LIGHT MOUNTED AT TOP OF WALL. S.E.D. FOR
- 22 MORE INFO.
- 23 (N) STRUCTURAL COLUMN. S.S.D. FOR MORE INFO.
- 24 (N) H.S.S. STEEL ROOF MEMBER. S.S.D. FOR MORE INFO.



SPARANO - MOONEY (SIVA) RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF SIVA. NOR ARE THESE DOCUMENTS TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING SAID WRITTEN PERMISSION & CONSENT.

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT

SEAL

EAL

IF THIS SHEET IS LESS THAN
4"X36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

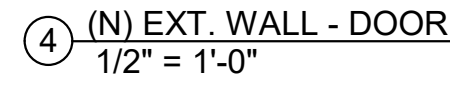
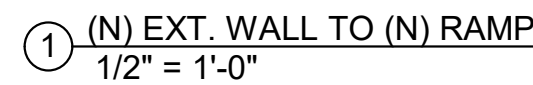
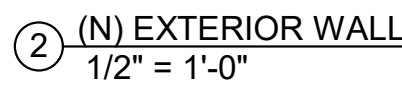
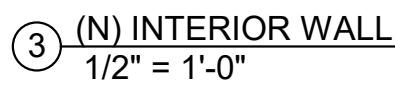
KEY PLAN

[illegible]

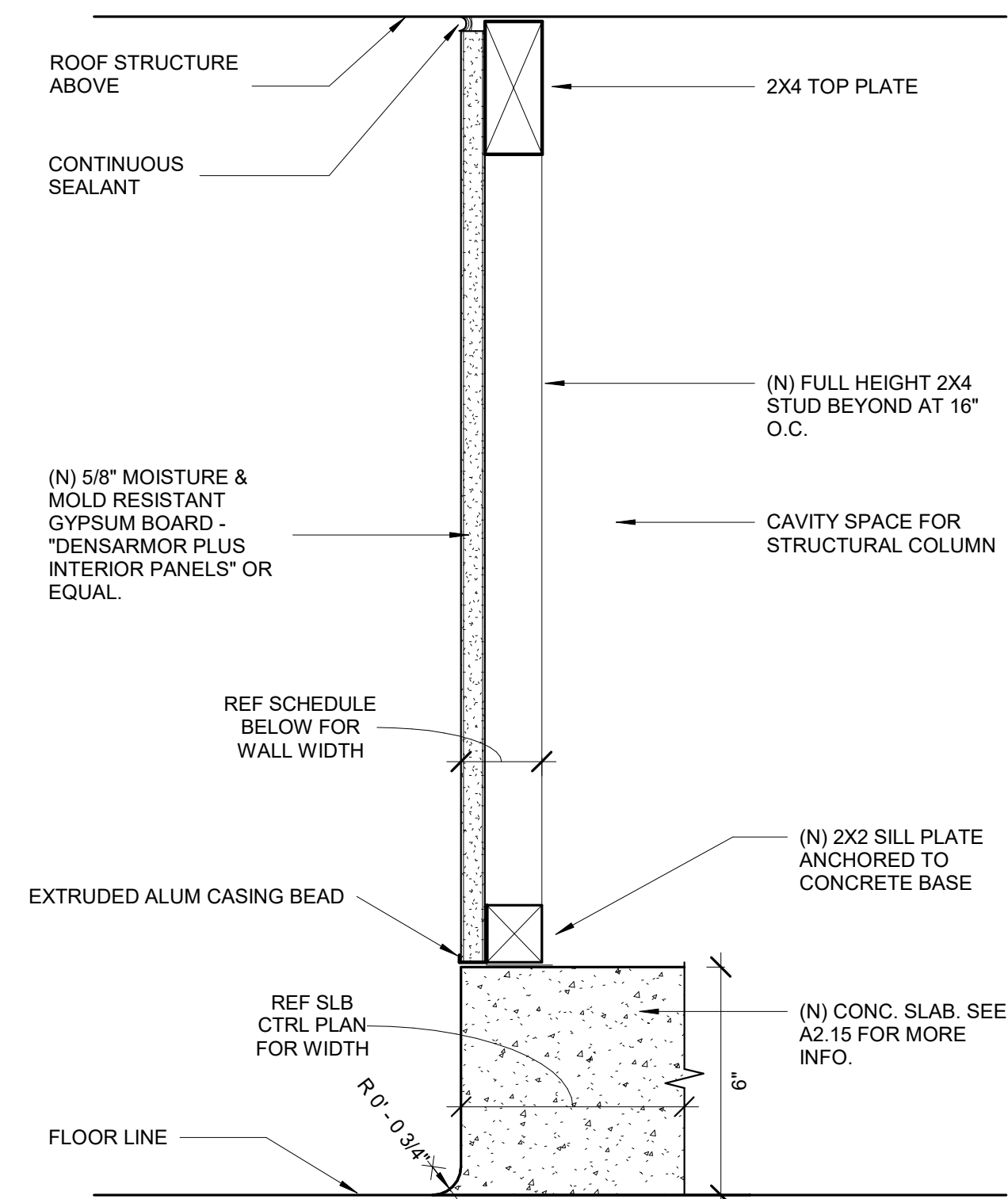
WALL SECTIONS

SCALE	1/2" = 1'-0"	SHEET NO. A6.00
JOB NO.	19-22	
ISSUE		
DATE	26.JUL.24	

(SPARAN - MOONEY) (SVA) RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF SVA. NOR ARE THESE DOCUMENTS TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING SAID WRITTEN PERMISSION & CONSENT.

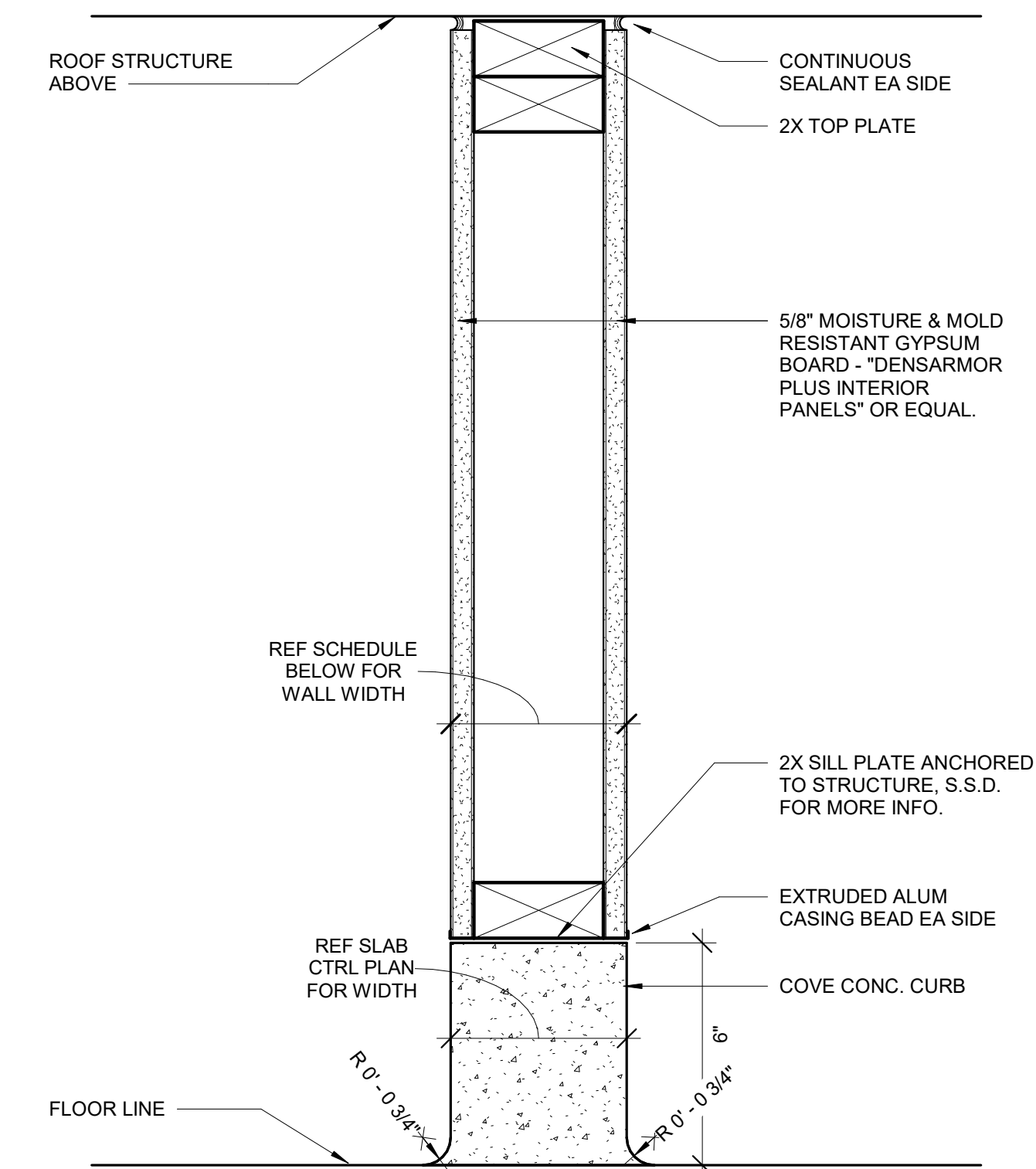


WALL TYPE "C"



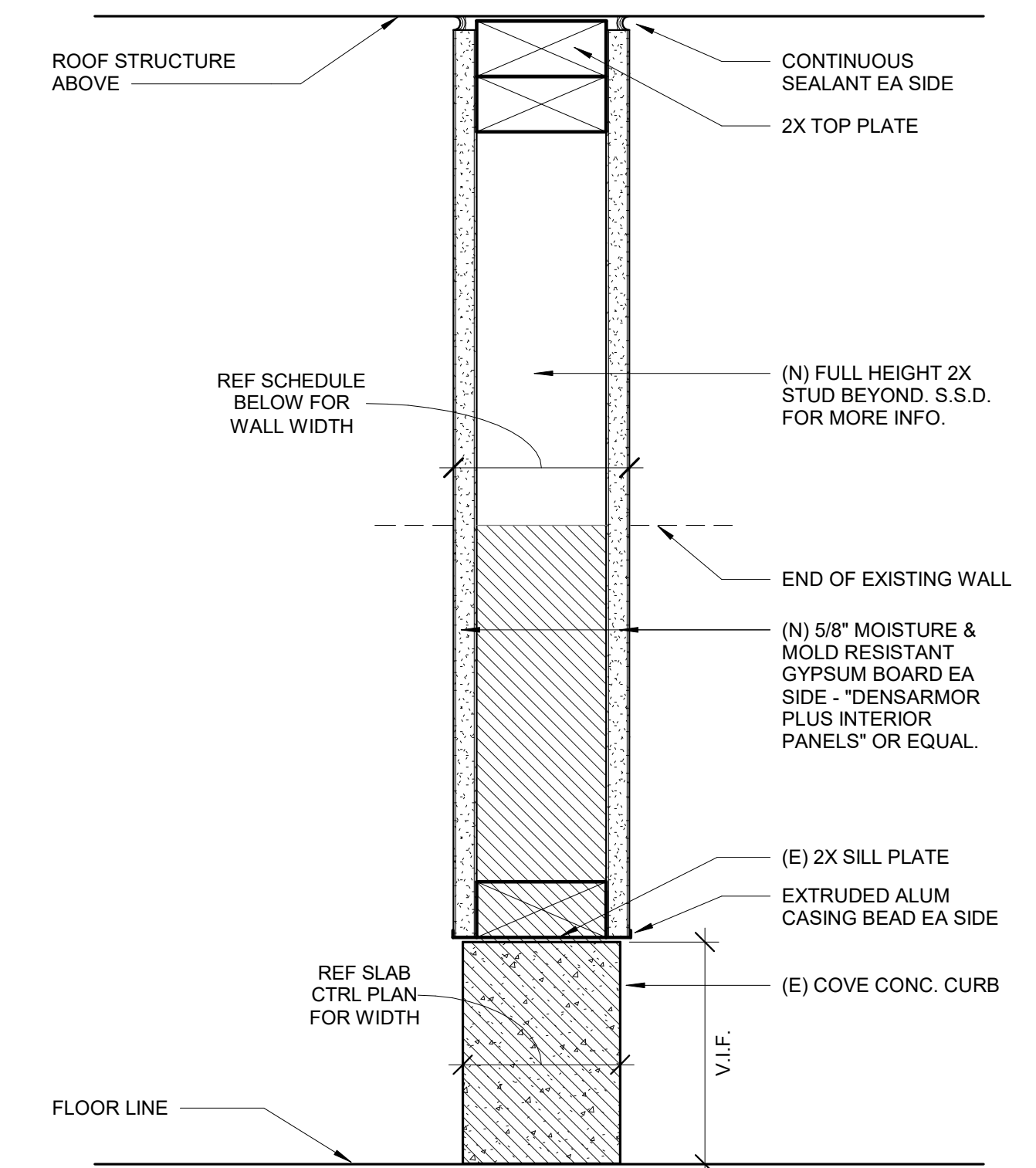
FLOOR PLAN TAG NO SOUND ATTENUATION	FLOOR PLAN TAG WITH SOUND ATTENUATION	STUD SIZE	PARTITION WIDTH	FIRE RATING	UL LISTING
		1 1/2"	2 1/8"	NON-RATED	N/A

WALL TYPE "B"



FLOOR PLAN TAG NO SOUND ATTENUATION	FLOOR PLAN TAG WITH SOUND ATTENUATION	STUD SIZE	PARTITION WIDTH	FIRE RATING	UL LISTING
		3 1/2"	4 3/4"	NON- RATED	N/A
		5 1/2"	6 3/4"	NON- RATED	N/A

WALL TYPE "A"



FLOOR PLAN TAG NO SOUND ATTENUATION	FLOOR PLAN TAG WITH SOUND ATTENUATION	STUD SIZE	PARTITION WIDTH	FIRE RATING	UL LISTING
		3 1/2"	4 3/4"	NON- RATED	N/A

PARTITION TYPE GENERAL NOTES

1. PARTITIONS ARE TAGGED ON FLOOR PLANS. REFER TO FLOOR PLANS FOR PARTITION TYPE IDENTIFICATION.
2. THE PARTITION TAG TYPE INDICATES WHETHER SOUND ATTENUATION IS REQUIRED.


WALL TAG
(NO SOUND ATTENUATION)

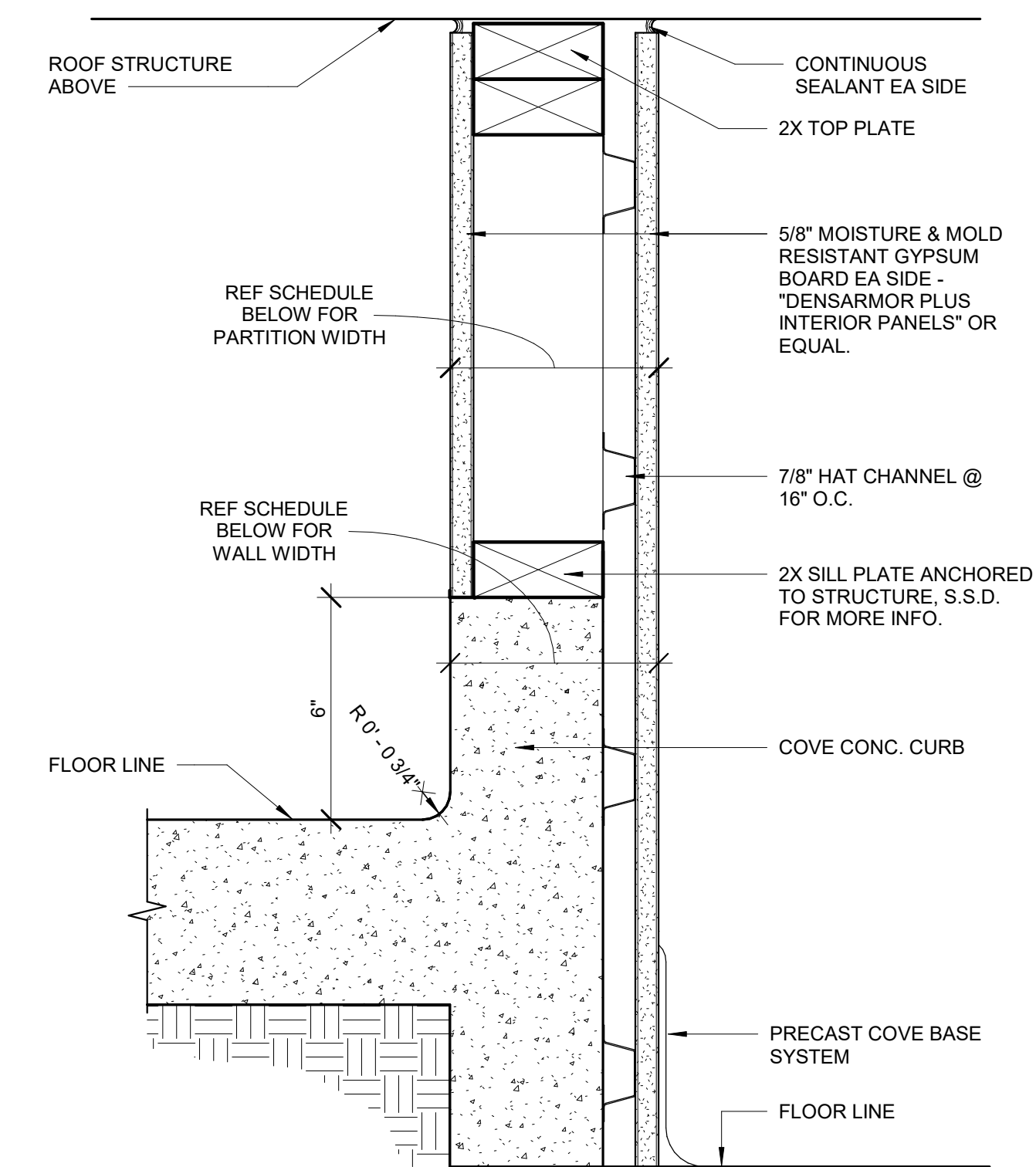

WALL TAG
(WITH SOUND ATTENUATION)
3. PARTITION TAGS USE A TWO-PART, ALPHA-NUMERIC DESIGNATION: THE FIRST CHARACTER IS A LETTER INDICATING THE PARTITION TYPE. THE SECOND CHARACTER IS A NUMBER INDICATING THE WIDTH OF THE STUD OR CMU BLOCK.
4. SEALANT:
 1. USE OF SEALANT FOR FIRE RESISTANCE RATED PARTITIONS SHALL COMPLY WITH REQUIREMENTS OF THE FIRE STOPPING SYSTEM MANUFACTURER AND SHALL BE UL LISTED OR APPROVED IN THE PARTITION UL LISTING.
 2. NON-RATED PARTITIONS SHALL USE ACOUSTICAL SEALANT.
5. REFER TO WOOD STUD MANUFACTURER'S DATA FOR MINIMUM STUD THICKNESS, MAXIMUM SPACING AND ALLOWABLE LIMITING HEIGHTS DEFLECTION CRITERIA FOR GYPSUM BOARD ASSEMBLIES. CONFIRM SEISMIC REQUIREMENTS WITH MANUFACTURER.
6. IF WOOD MANUFACTURER DOES NOT PROVIDE LOAD TABLES FOR APPLICATIONS SHOWN IN THESE DOCUMENTS, THE APPLICATION SHALL BE DESIGNED BY DELEGATED ENGINEERS AND SUBMITTED FOR REVIEW.

- ## 7. GRAPHIC DESIGNATION FOR FIRE RESISTANCE RATED PARTITIONS

- | | |
|--|------------------------------|
| | 1 HR FIRE BARRIER/SHAFT WALL |
| | 1 HR FIRE BARRIER |
| | 2 HR FIRE BARRIER/SHAFT WALL |
| | 2 HR FIRE BARRIER |
| | 3 HR FIRE BARRIER |

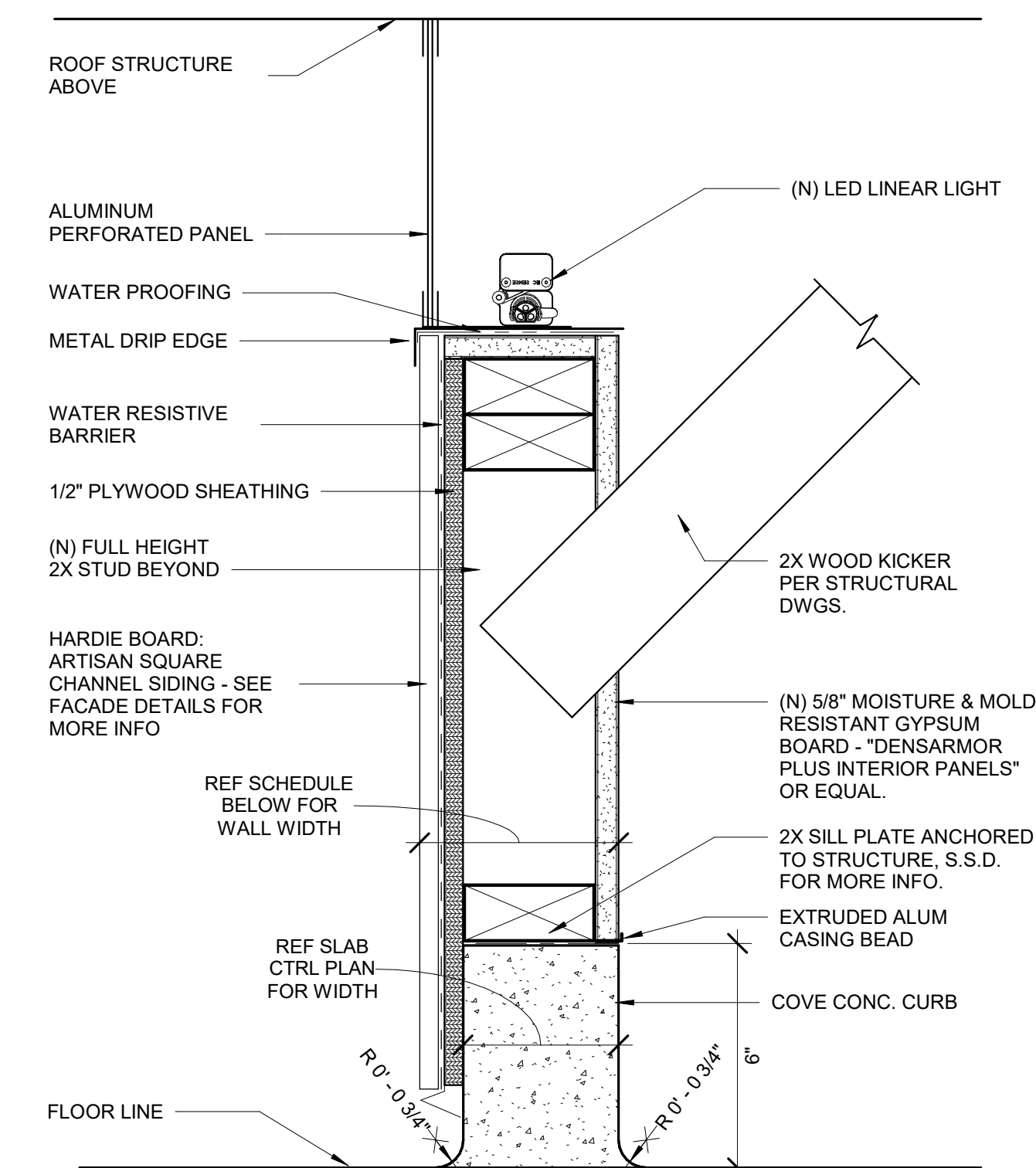
8. ALL WOOD IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE.

WALL TYPE "F"



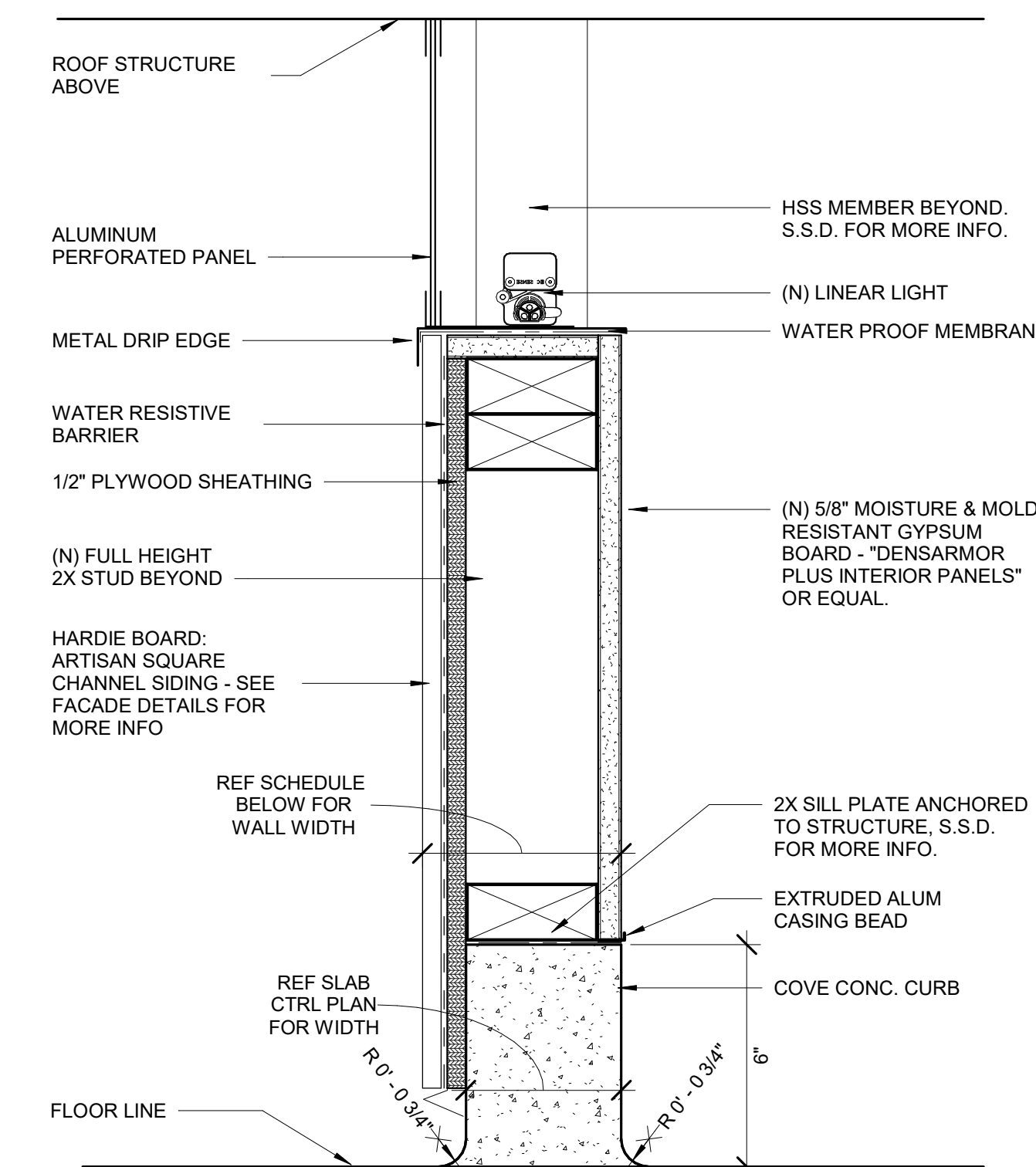
FLOOR PLAN TAG NO SOUND ATTENUATION	FLOOR PLAN TAG WITH SOUND ATTENUATION	STUD SIZE	PARTITION WIDTH	FIRE RATING	UL LISTING
		3 1/2"	4 3/4"	NON- RATED	N/A
		5 1/2"	7 5/8"	NON- RATED	N/A

WALL TYPE "E"



FLOOR PLAN TAG NO SOUND ATTENUATION	FLOOR PLAN TAG WITH SOUND ATTENUATION	STUD SIZE	PARTITION WIDTH	FIRE RATING	UL LISTING
		5 1/2"	7 1/4"	NON- RATED	N/A

WALL TYPE "D"



FLOOR PLAN TAG NO SOUND ATTENUATION	FLOOR PLAN TAG WITH SOUND ATTENUATION	STUD SIZE	PARTITION WIDTH	FIRE RATING	UL LISTING
		5 1/2"	7 1/4"	NON- RATED	N/A

SPARANO+MOONEY
ARCHITECTURE

642 MOULTON AVENUE
LOS ANGELES, CA 90031-3715
www.sparanomooney.com
T 323.221.6600 F 323.221.7600

MOTHER'S BEACH
RESTROOM
NON-MOTORIZED BOAT
STORAGE

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT

SEAL 	SEAL
---	-------------

IF THIS SHEET IS LESS THAN
24"X36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN

REVISION SCHEDULE

[illegible]

WALL TYPES

SCALE $3'' = 1'-0''$

JOB NO.	19-22
---------	-------

ISSUE

SHEET NO.

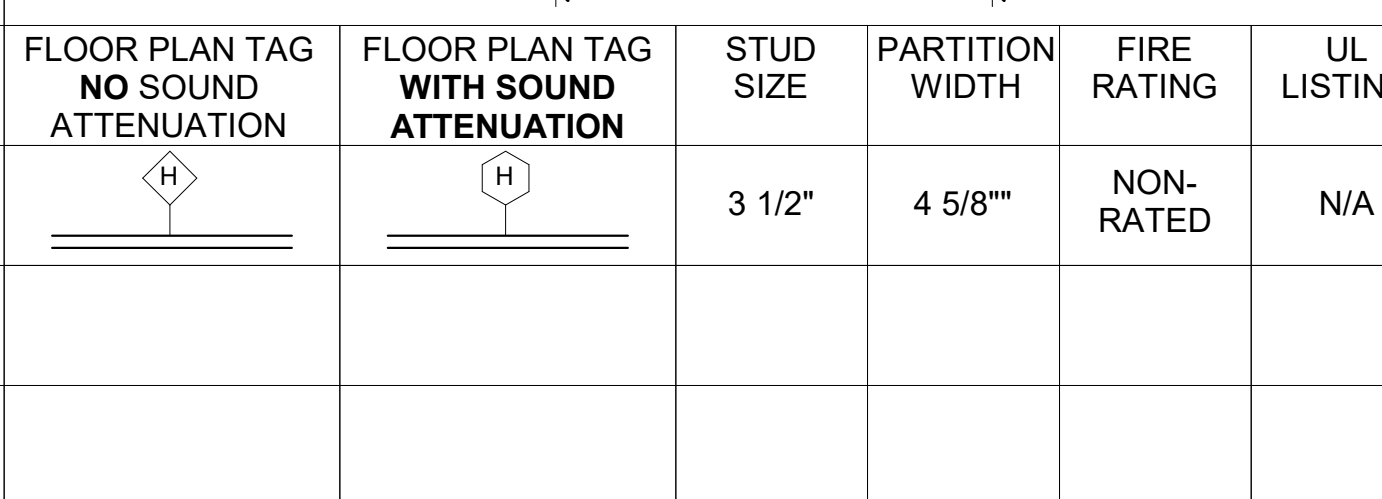
A7.00

SPASPARNO + MOONEY (SMA) RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF SMA. NOR ARE THESE DOCUMENTS TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING SAID WRITTEN PERMISSION. + CONSENT

Diagram illustrating a cross-section of a building exterior wall assembly, showing various layers and components:

- ROOF STRUCTURE ABOVE
- 1/2" HAT CHANNEL @ 16" O.C.
- REF SCHEDULE BELOW FOR WALL WIDTH
- WATER RESISTIVE BARRIER
- MOISTURE BARRIER
- REF SLAB CTRL PLAN FOR WIDTH
- 1/2" PLYWOOD SHEATHING
- METAL FLASHING
- EQUIPMENT PAD LINE. SEE SLAB CTRL PLAN FOR MORE INFO
- CONTINUOUS SEALANT EA SIDE
- 2X TOP PLATE
- (N) FULL HEIGHT 2X STUD BEYOND
- (N) 5/8" MOISTURE & MOLD RESISTANT GYPSUM BOARD - "DENSARMOR PLUS INTERIOR PANELS" OR EQUAL.
- 2X SILL PLATE ANCHORED TO STRUCTURE, S.S.D. FOR MORE INFO.
- EXTRUDED ALUM CASING BEAD
- COVE CONC. CURB
- 6"
- 6"

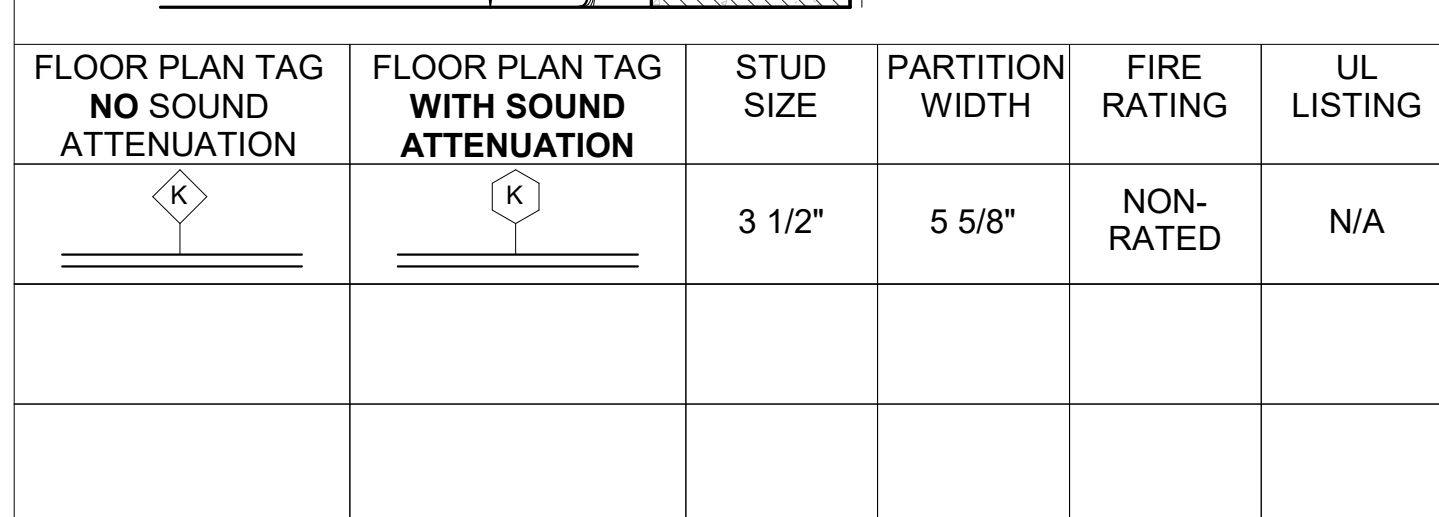
WALL TYPE "H"



The diagram illustrates a vertical cross-section of a building's exterior wall and opening. The following components are labeled from top to bottom:

- ROOF STRUCTURE ABOVE**: Points to the top edge of the wall assembly.
- CONTINUOUS SEALANT EA SIDE**: Points to the sealant at the top edge of the opening.
- 2X TOP PLATE**: Points to the horizontal structural member above the opening.
- 1/2" HAT CHANNEL @ 16" O.C.**: Points to the vertical metal studs supporting the sheathing.
- 1/2" PLYWOOD SHEATHING**: Points to the outer layer of the wall.
- WATER RESISTIVE BARRIER**: Points to the membrane applied over the sheathing.
- (N) FULL HEIGHT 2X STUD BEYOND**: Points to the vertical stud extending upwards from the sill plate.
- (N) 5/8" MOISTURE & MOLD RESISTANT GYPSUM BOARD - "DENSARMOR PLUS INTERIOR PANELS" OR EQUAL.**: Points to the interior finish material.
- REF SCHEDULE BELOW FOR WALL WIDTH**: Points to the horizontal dimension line for the wall width.
- 2X SILL PLATE ANCHORED TO STRUCTURE, S.S.D. FOR MORE INFO.**: Points to the horizontal structural member below the opening.
- EXTRUDED ALUM CASING BEAD**: Points to the decorative trim piece at the base of the opening.
- COVE CONC. CURB**: Points to the concrete curb at the base of the opening.
- MOISTURE BARRIER**: Points to the barrier at the base of the wall.
- REF SLAB CTRL PLAN FOR WIDTH**: Points to the horizontal dimension line for the slab width.
- METAL FLASHING**: Points to the flashing at the base of the wall.
- FLOOR LINE**: Points to the finished floor level.
- R 0' - 0 3/4"**: A curved arrow indicating a radius of 0 feet and 3/4 inch at the base of the curb.

WALL TYPE "K"



1. PARTITIONS ARE TAGGED ON FLOOR PLANS. REFER TO FLOOR PLANS FOR PARTITION TYPE IDENTIFICATION.
2. THE PARTITION TAG TYPE INDICATES WHETHER SOUND ATTENUATION IS REQUIRED.

WALL TAG
(NO SOUND ATTENUATION)

WALL TAG
(WITH SOUND ATTENUATION)
3. PARTITION TAGS USE A TWO-PART, ALPHA-NUMERIC DESIGNATION: THE FIRST CHARACTER IS A LETTER INDICATING THE PARTITION TYPE. THE SECOND CHARACTER IS A NUMBER INDICATING THE WIDTH OF THE STUD OR CMU BLOCK.
4. SEALANT:
 1. USE OF SEALANT FOR FIRE RESISTANCE RATED PARTITIONS SHALL COMPLY WITH REQUIREMENTS OF THE FIRE STOPPING SYSTEM MANUFACTURER AND SHALL BE UL LISTED OR APPROVED IN THE PARTITION UL LISTING.
 2. NON-RATED PARTITIONS SHALL USE ACOUSTICAL SEALANT.
5. REFER TO WOOD STUD MANUFACTURER'S DATA FOR MINIMUM STUD THICKNESS, MAXIMUM SPACING AND ALLOWABLE LIMITING HEIGHTS DEFLECTION CRITERIA FOR GYPSUM BOARD ASSEMBLIES. CONFIRM SEISMIC REQUIREMENTS WITH MANUFACTURER.
6. IF WOOD MANUFACTURER DOES NOT PROVIDE LOAD TABLES FOR APPLICATIONS SHOWN IN THESE DOCUMENTS, THE APPLICATION SHALL BE DESIGNED BY DELEGATED ENGINEERS AND SUBMITTED FOR REVIEW.
7. GRAPHIC DESIGNATION FOR FIRE RESISTANCE RATED PARTITIONS

1 HR FIRE BARRIER/SHAFT WALL

1 HR FIRE BARRIER

2 HR FIRE BARRIER/SHAFT WALL

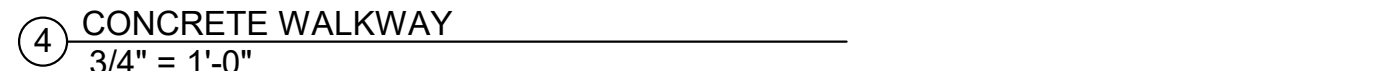
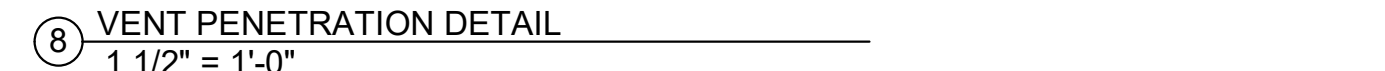
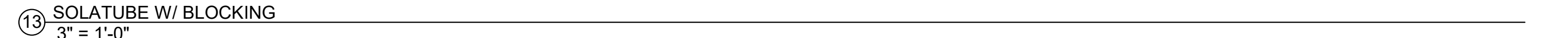
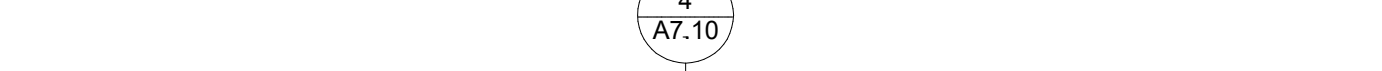
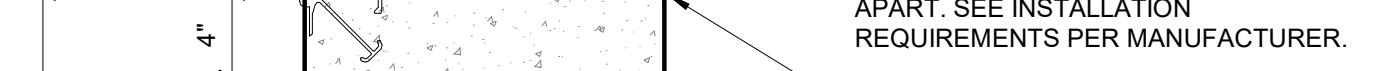
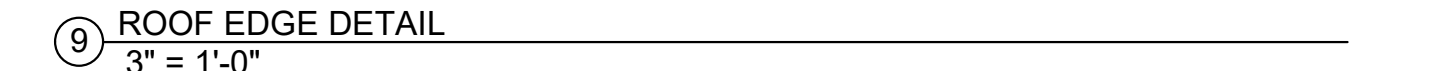
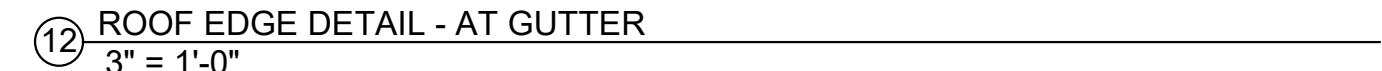
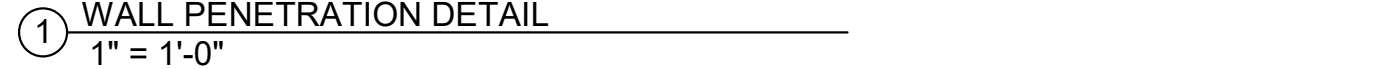
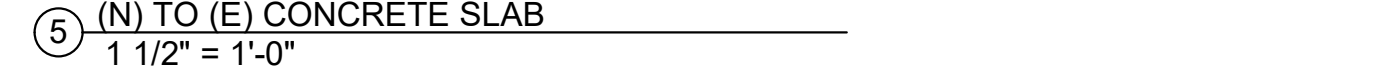
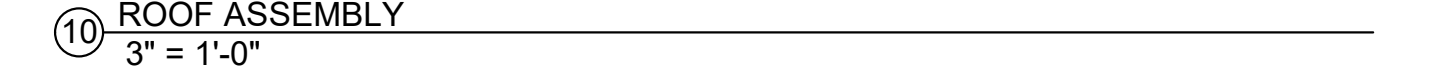
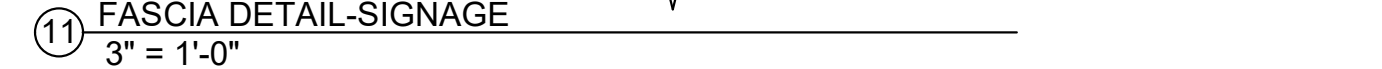
2 HR FIRE BARRIER

3 HR FIRE BARRIER
8. ALL WOOD IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE.

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

SCALE	3" = 1'-0"	SHEET NO. A7.01
JOB NO.	19-22	
ISSUE		
DATE	26.JUL.24	

SPARANO + MOONEY (SAM) RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF SAM. NOR ARE THESE DOCUMENTS TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING SAM WRITTEN PERMISSION. A CONSENT



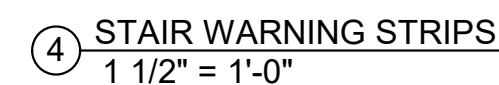
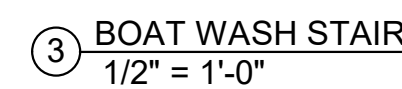
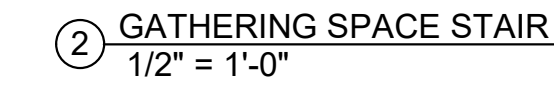
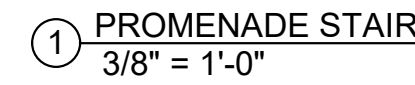
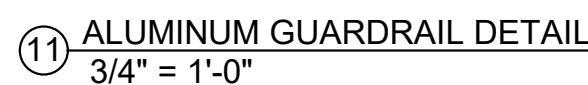
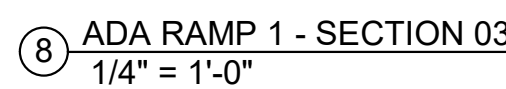
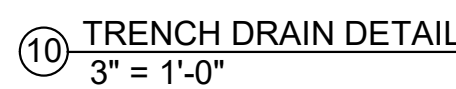
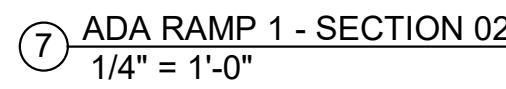
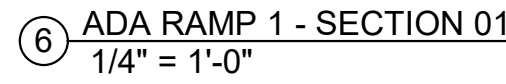
14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

IF THIS SHEET IS LESS THAN
24"X36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN

[illegible]

SCALE	As indicated	SHEET NO. A7.11
JOB NO.	19-22	
ISSUE		
DATE	26 JUL 24	



14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT



IF THIS SHEET IS LESS THAN
24"X36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

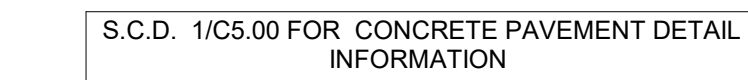
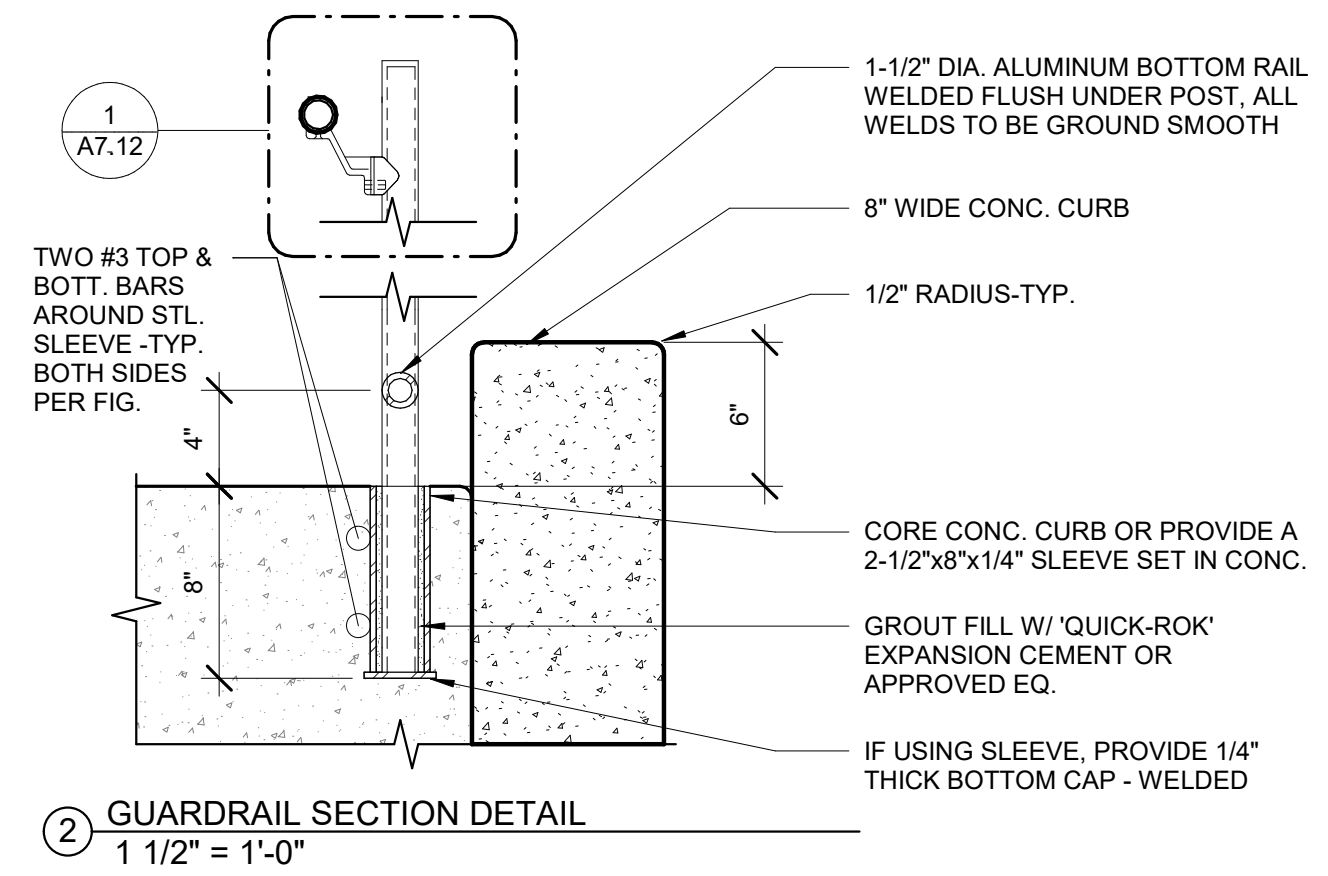
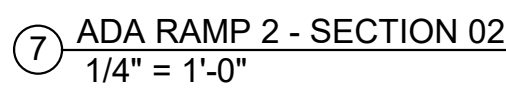
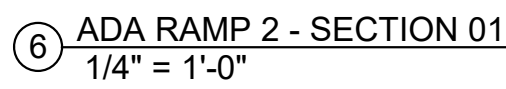
KEY PLAN

[illegible]

TYPICAL DETAILS

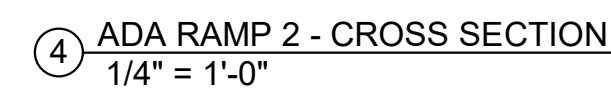
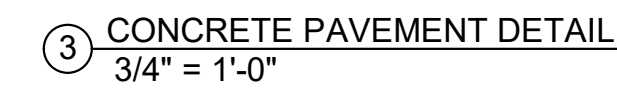
SCALE	As indicated	SHEET NO. A7.12
JOB NO.	19-22	
ISSUE		
DATE	26.JUL.24	

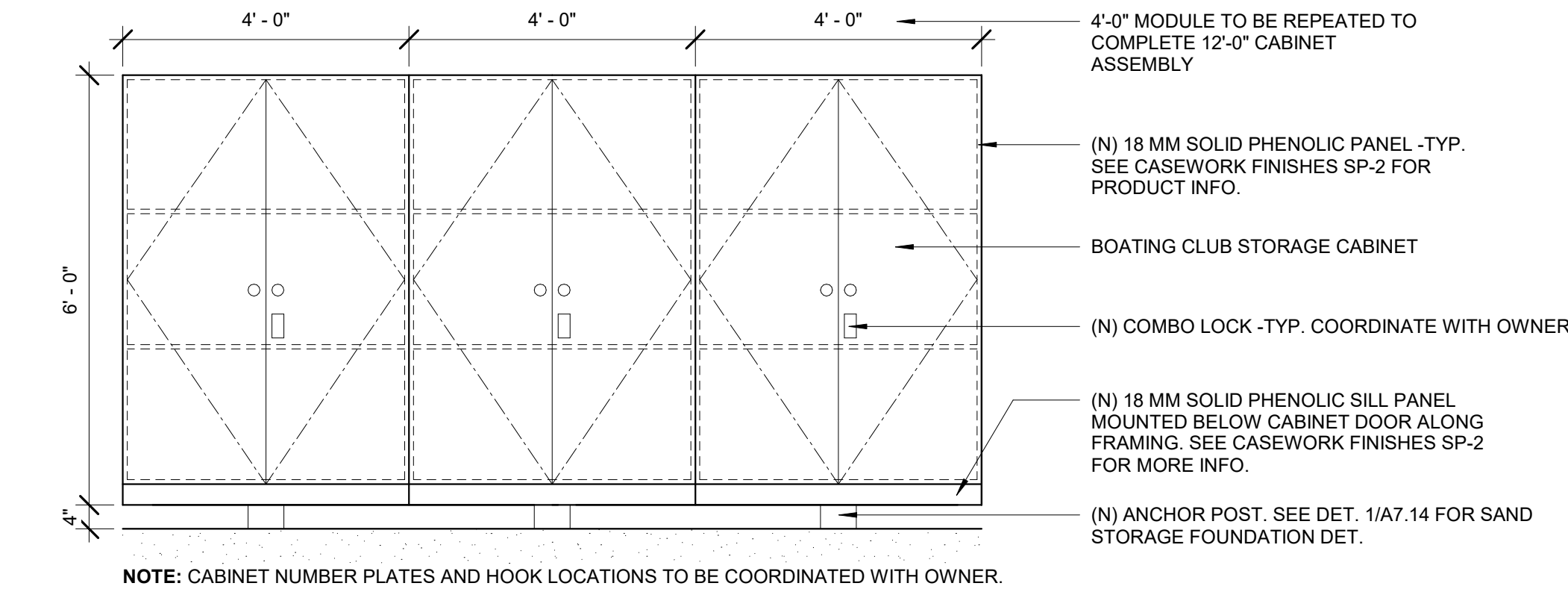
SPRANO • WOOLNY (SMA) RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF SMA. NOR ARE THESE DOCUMENTS TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING SAID WRITTEN PERMISSION & CONSENT



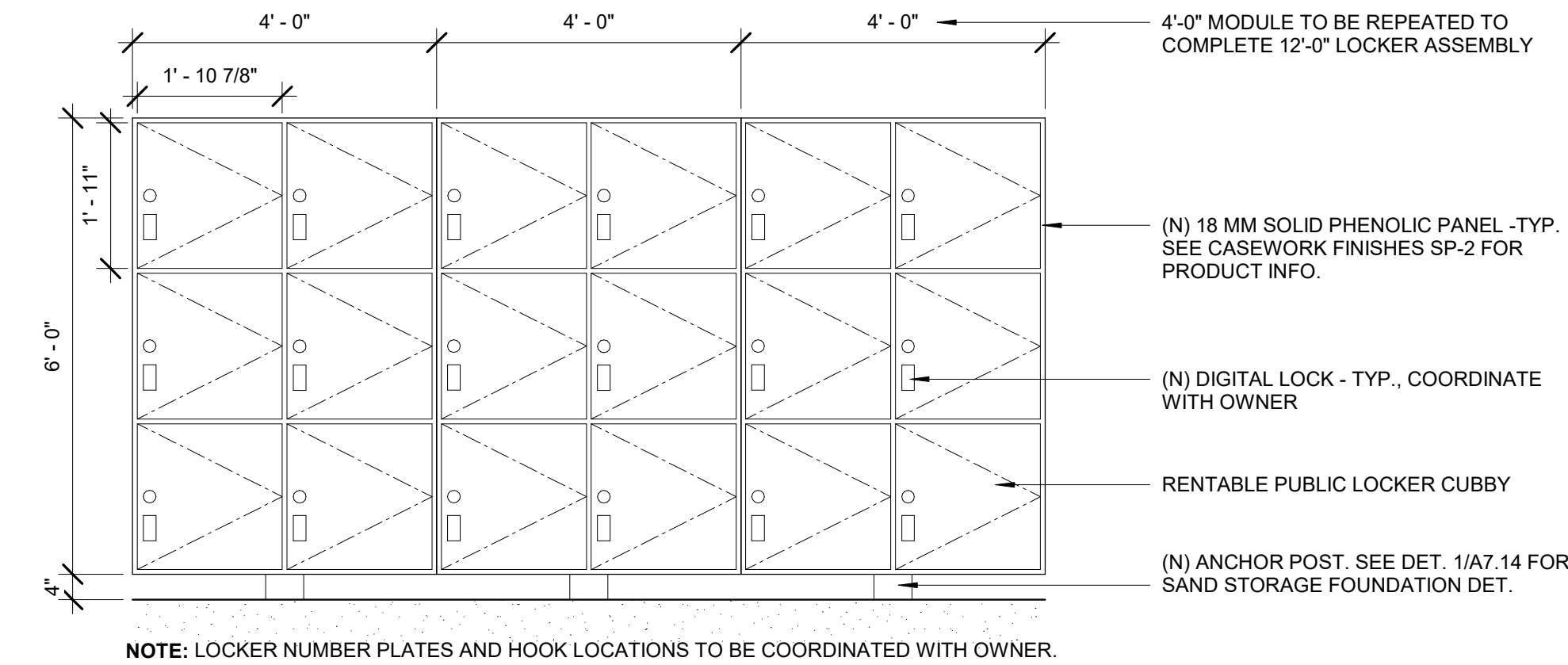
NOTES

1. PAVING SHALL HAVE A MEDIUM BROOM FINISH ON ALL SURFACES LESS THAN 6% AND A HEAVY BROOM FINISH ON ALL SURFACES GREATER THAN 6%.
2. CRACK CONTROL JOINTS SHOULD BE SPACED @ INTERVALS NOT GREATER THAN 10' USING SAWCUTS AND EXTEND A MINIMUM OF 1/4" THE SLAB THICKNESS.

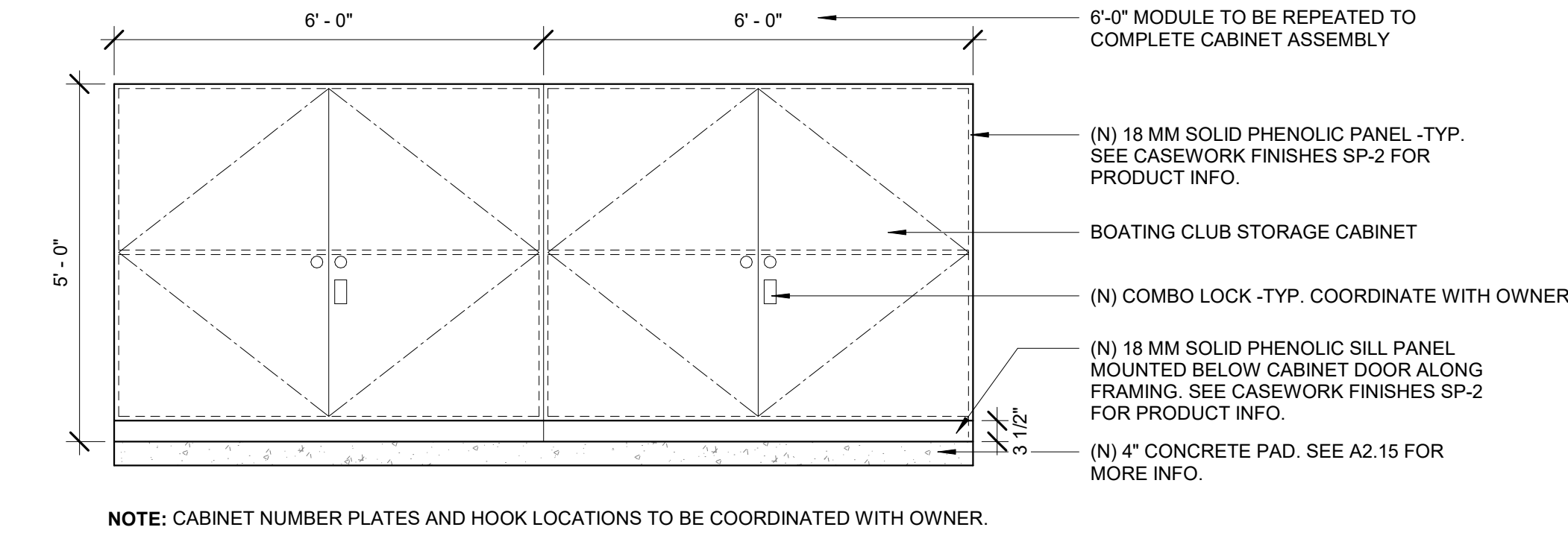




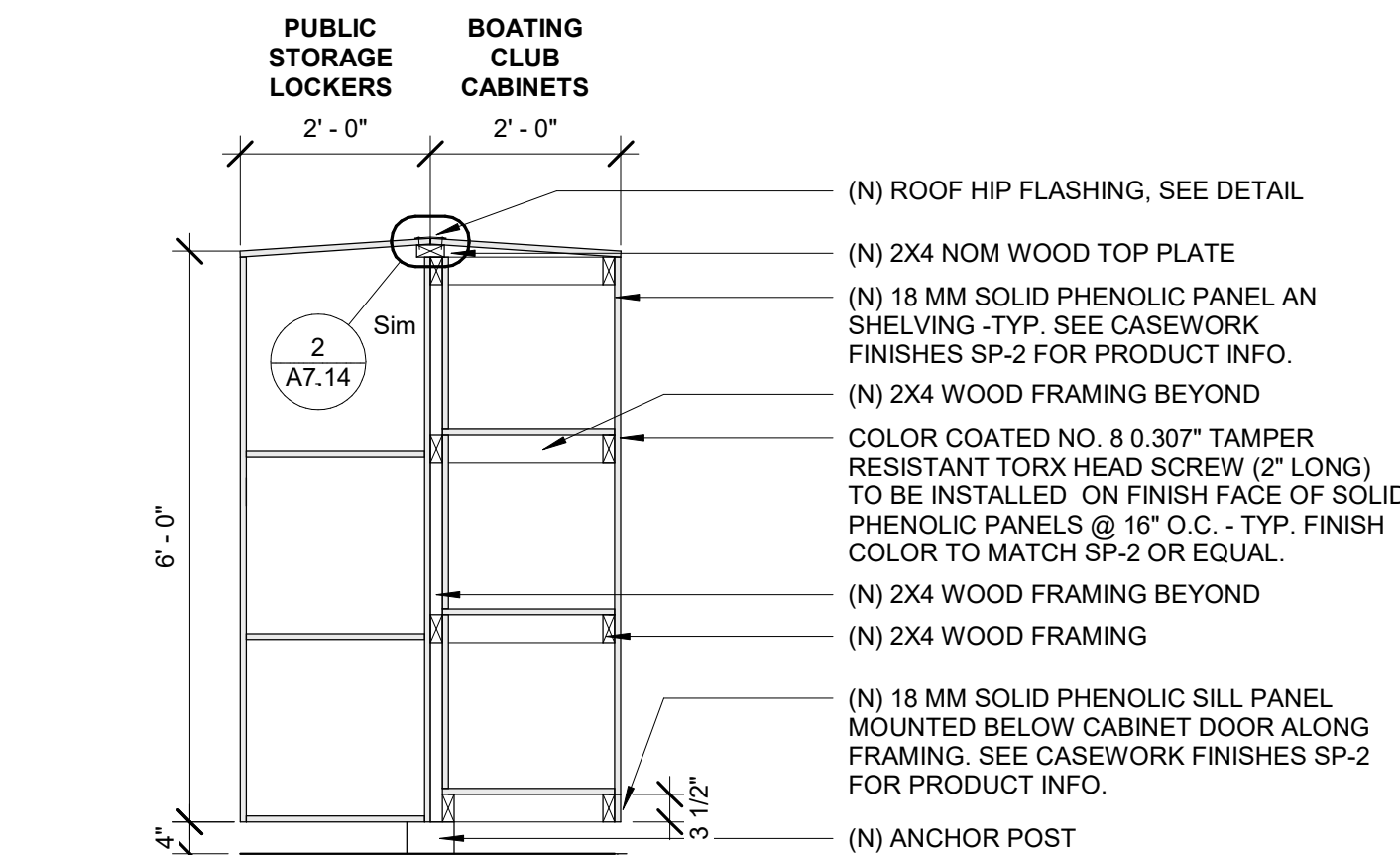
8 SAND STORAGE - ELEVATION
1/2" = 1'-0"



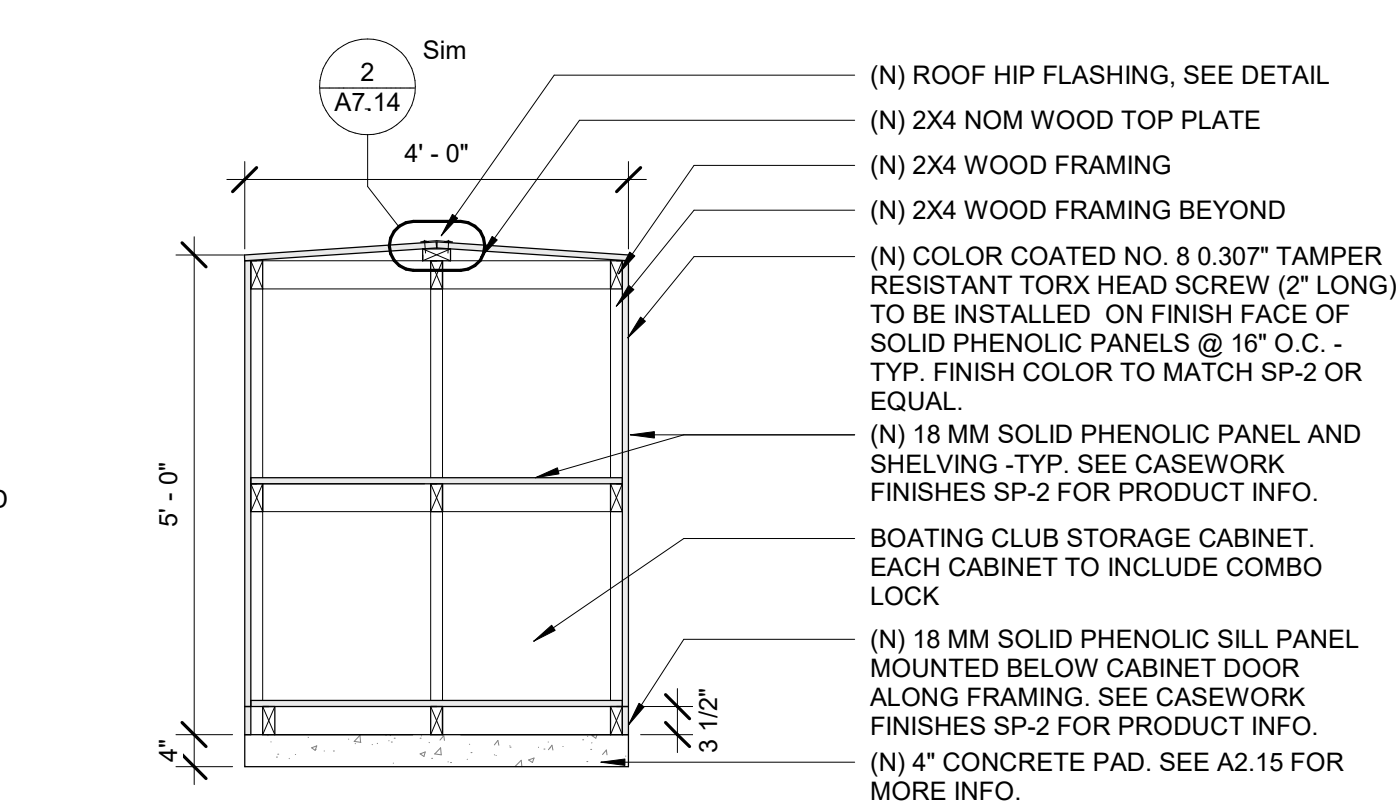
9 SAND STORAGE LOCKER - ELEVATION
1/2" = 1'-0"



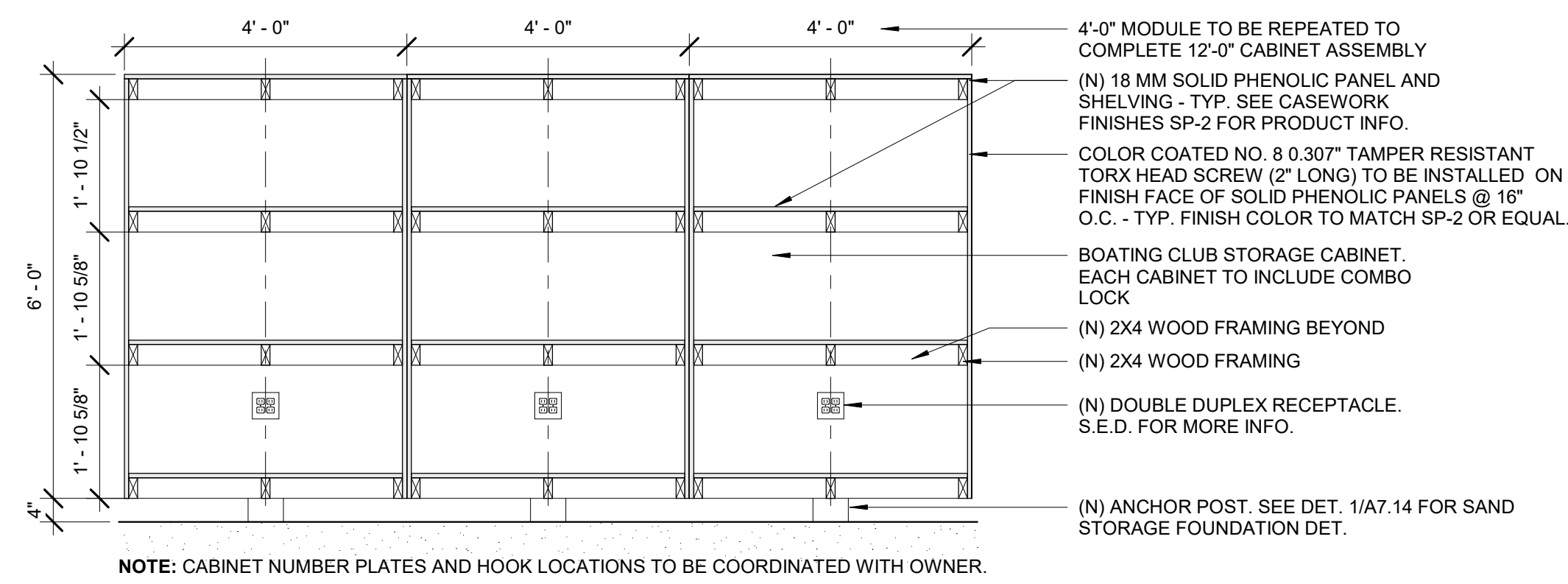
10 CLUB STORAGE CABINET - ELEVATION
1/2" = 1'-0"



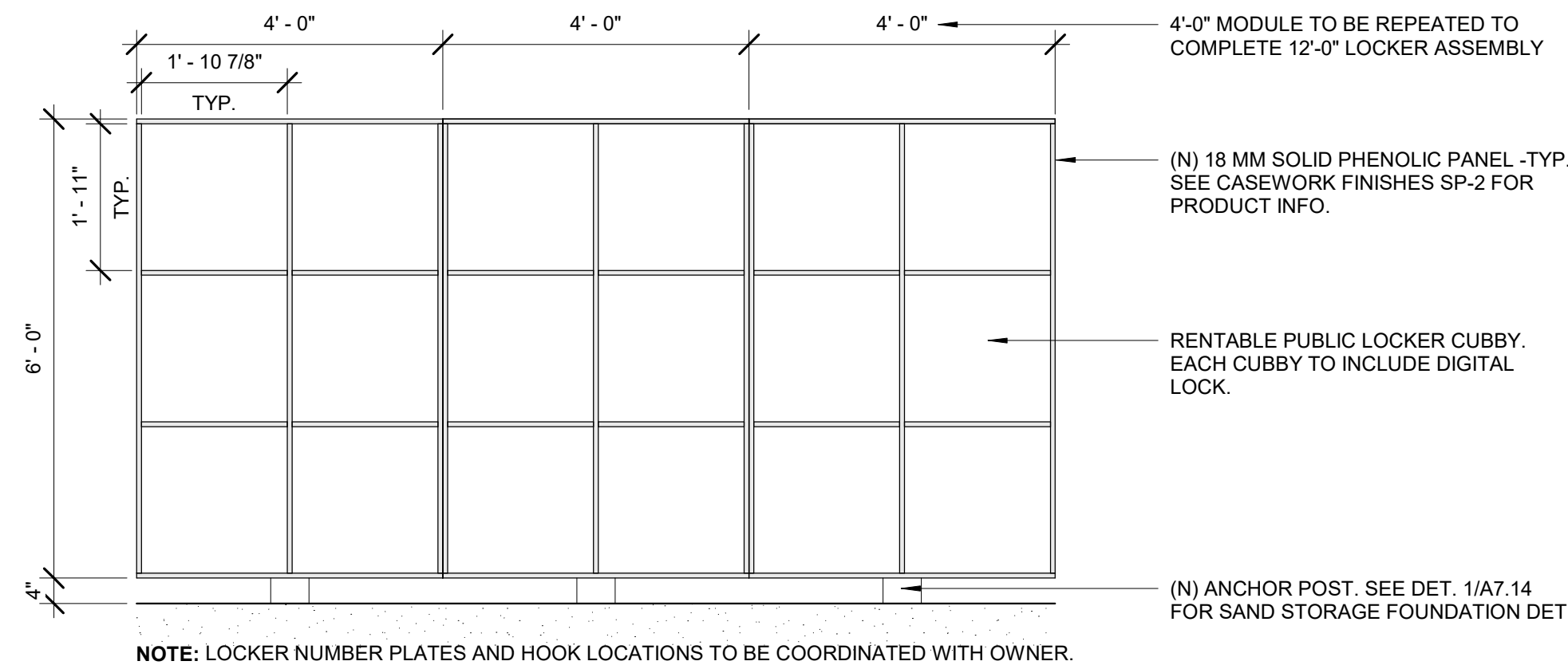
11 SAND STORAGE CABINET - SECTION
1/2" = 1'-0"



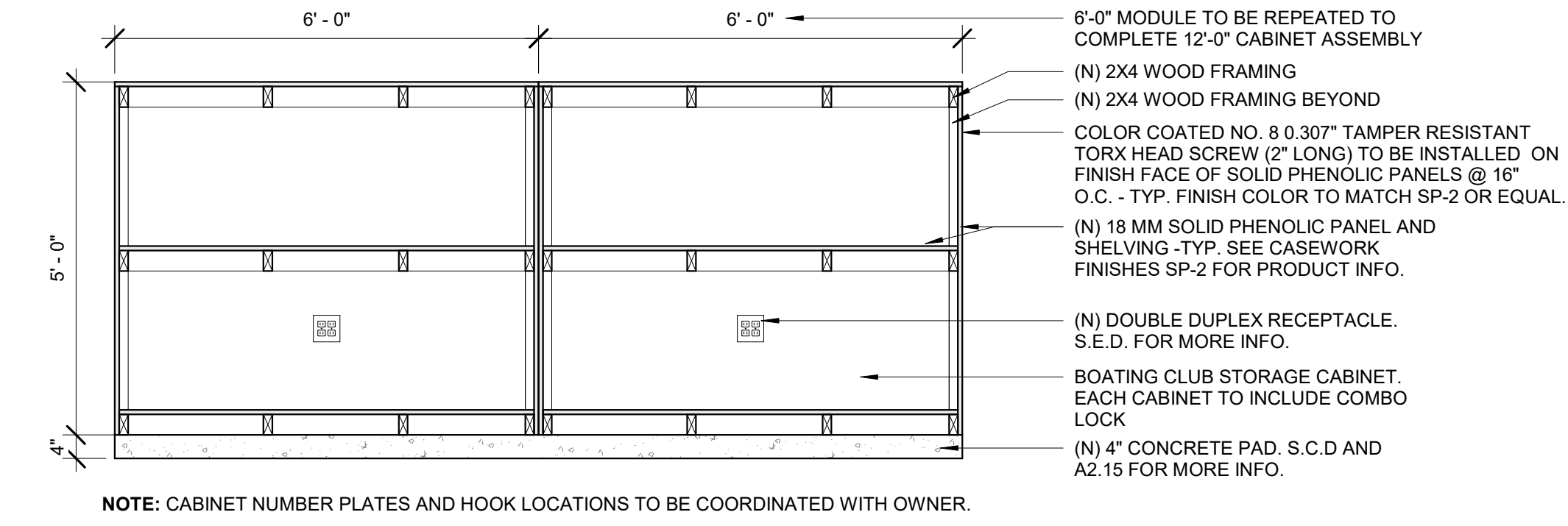
7 DEEP CLUB STORAGE CABINET - SECTION
1/2" = 1'-0"



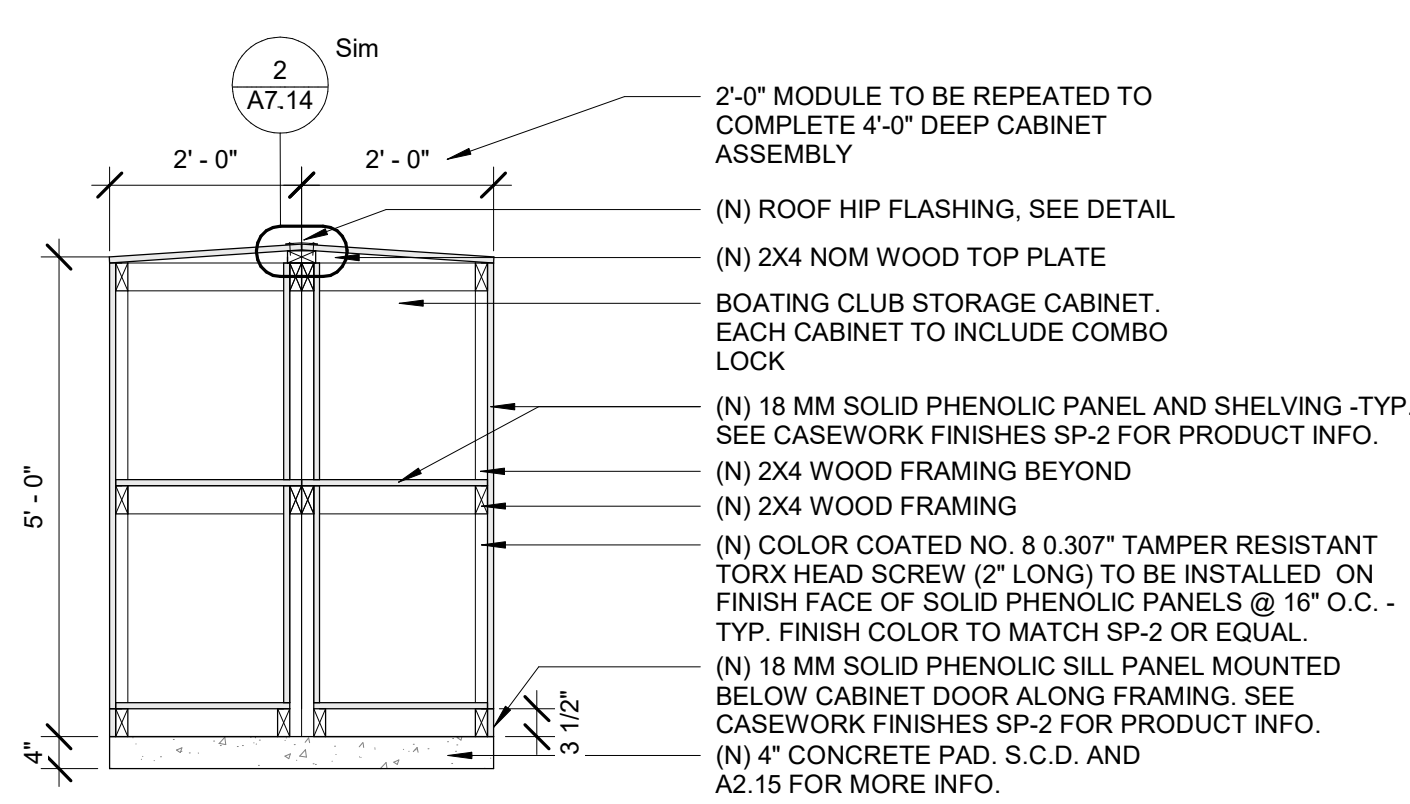
3 SAND STORAGE CABINET - INTERIOR
1/2" = 1'-0"



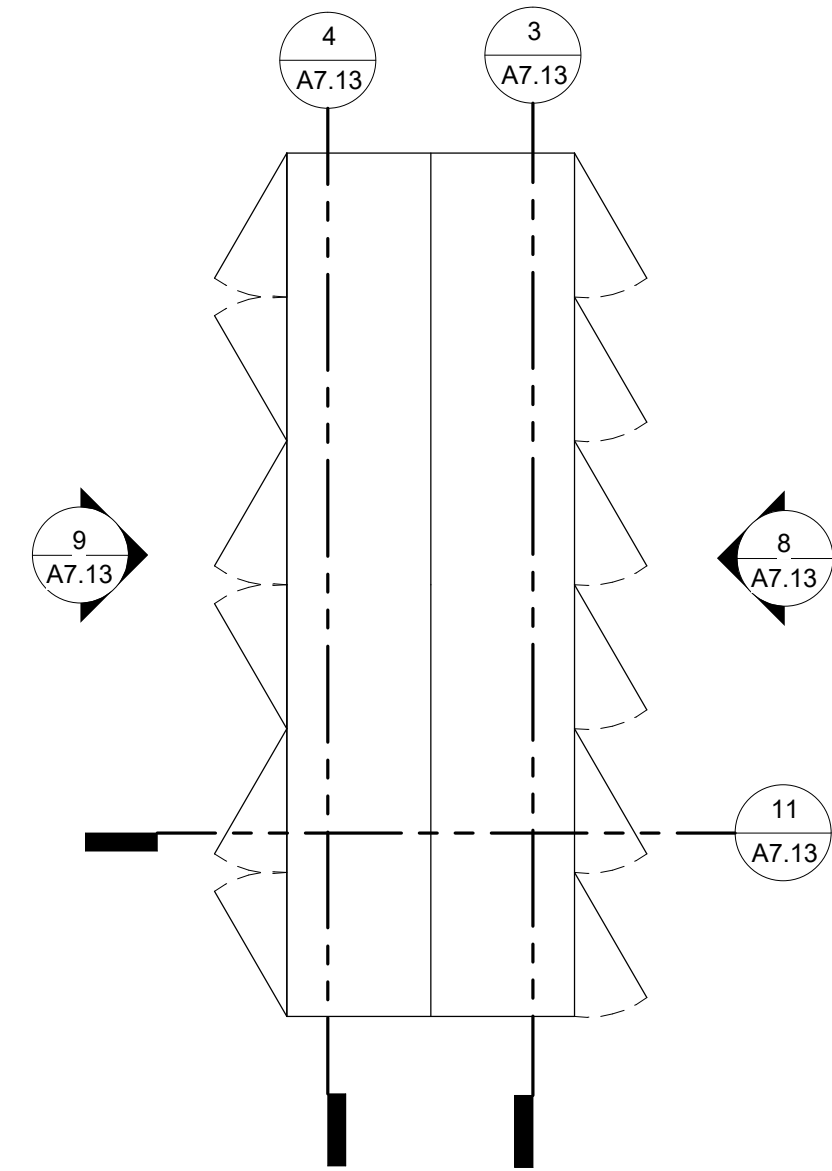
4 SAND STORAGE LOCKER - INTERIOR
1/2" = 1'-0"



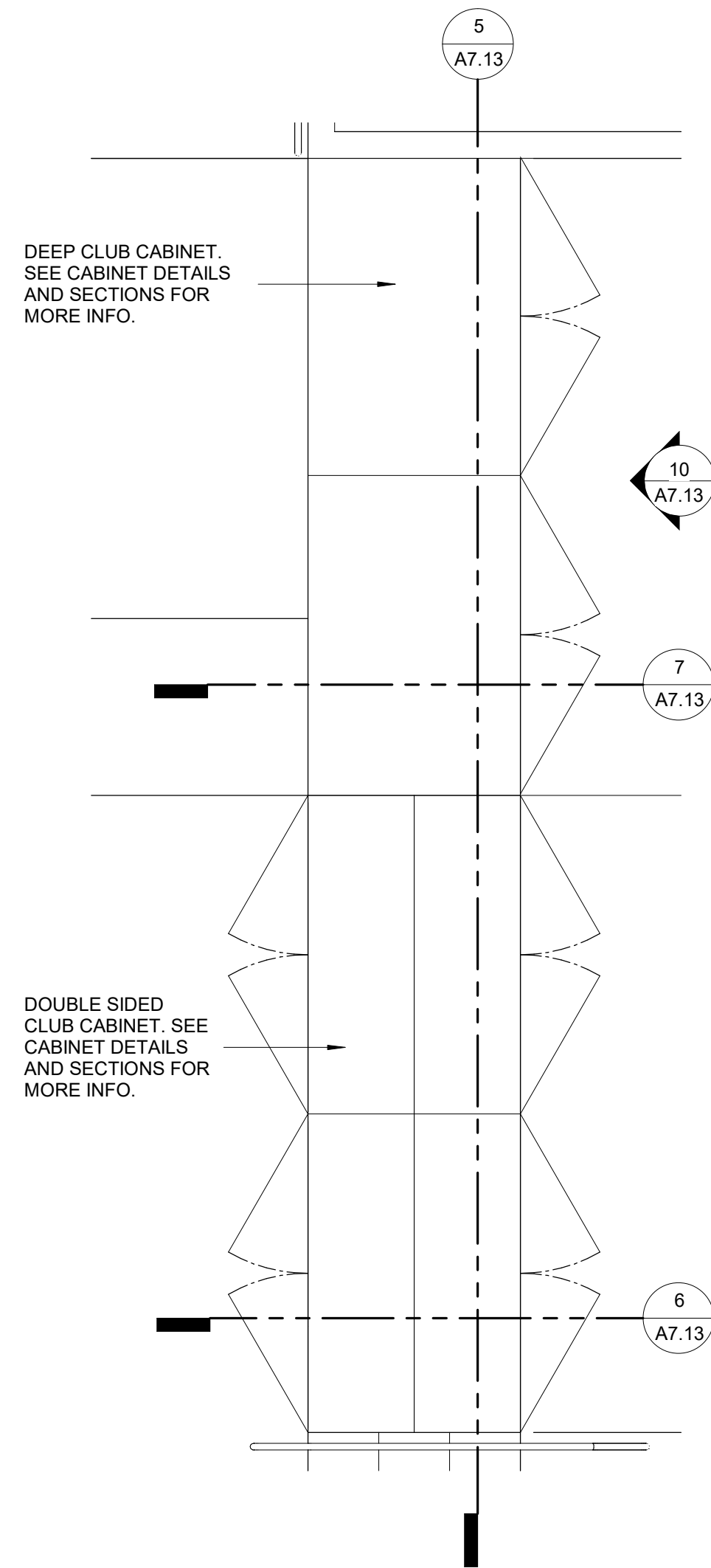
5 CLUB STORAGE CABINET - INTERIOR
1/2" = 1'-0"



6 CLUB STORAGE CABINET - SECTION
1/2" = 1'-0"



1 ENLARGED SAND STORAGE CABINETS
3/8" = 1'-0"



2 ENLARGED CLUB STORAGE CABINETS
3/8" = 1'-0"

MOTHER'S BEACH
RESTROOM
NON-MOTORIZED BOAT
STORAGE

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT

SEAL

SEAL

IF THIS SHEET IS LESS THAN
24"x36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN

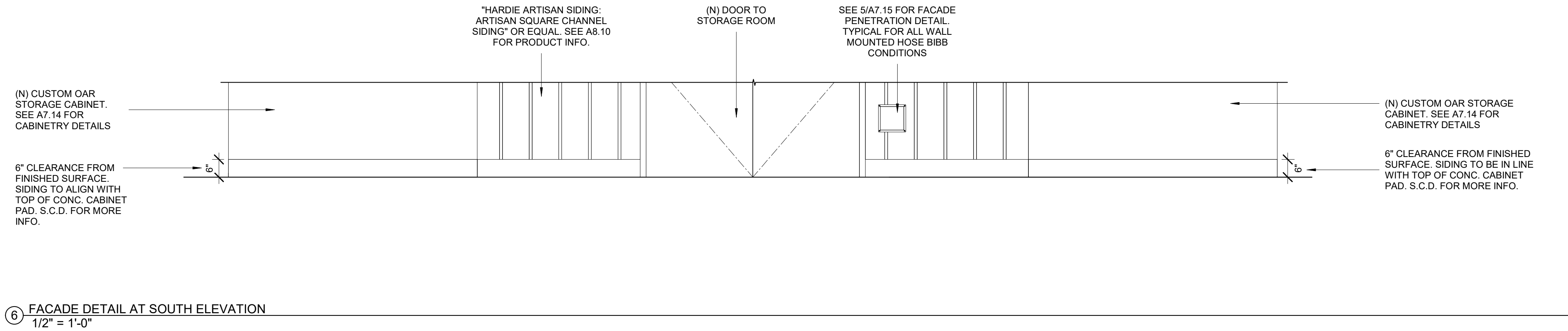
REVISION SCHEDULE

NO	DATE	DESCRIPTION

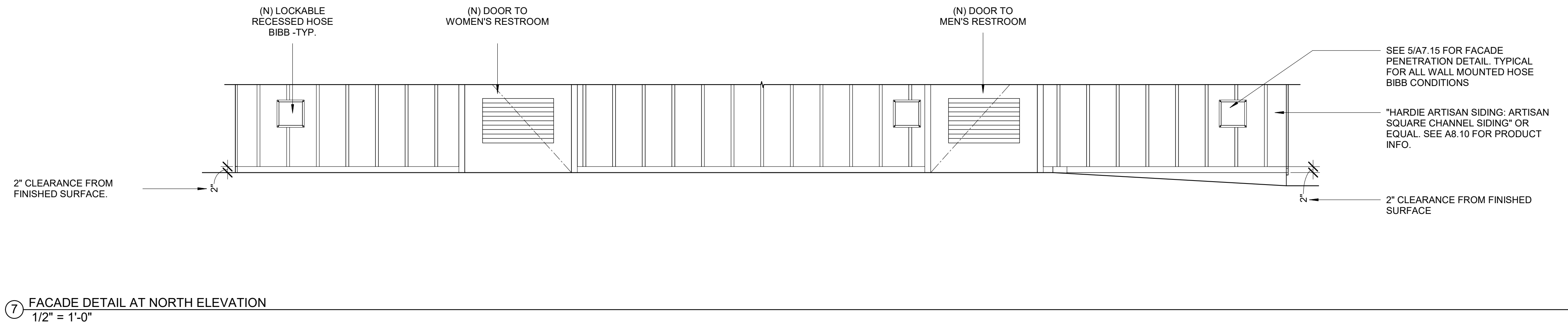
CABINETRY DETAILS

SCALE	As indicated	SHEET NO.
JOB NO.	19-22	A7.13
ISSUE		
DATE	26.JUL.24	

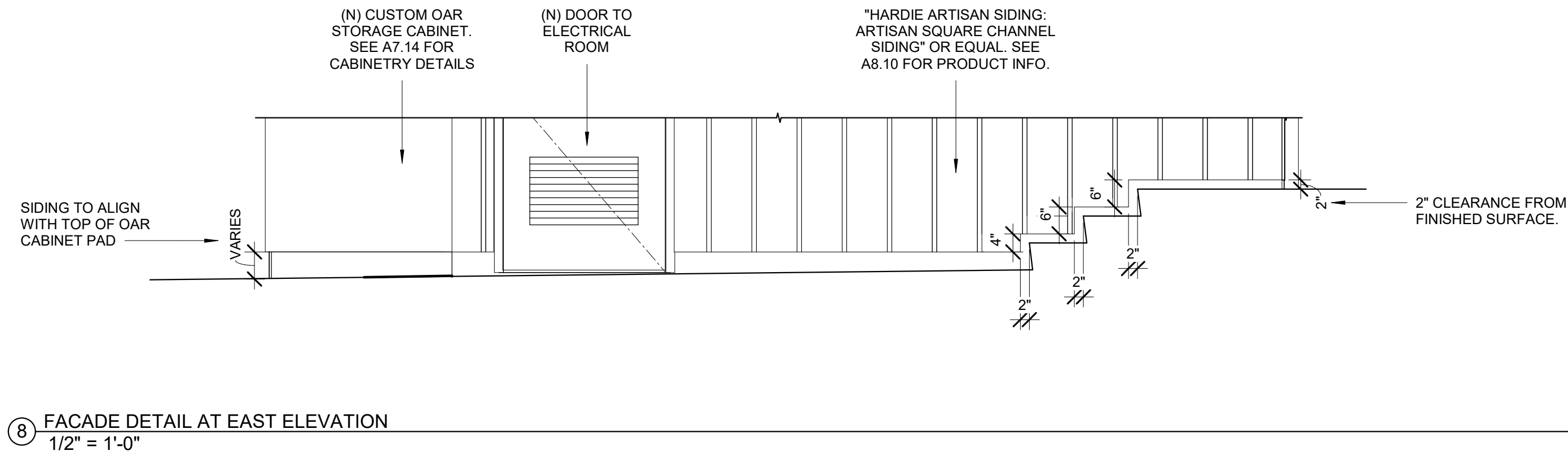
SPARANO + MOONEY (SMA) RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF SMA. SMA AND THESE DOCUMENTS ARE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING SMA'S WRITTEN PERMISSION & CONSENT.



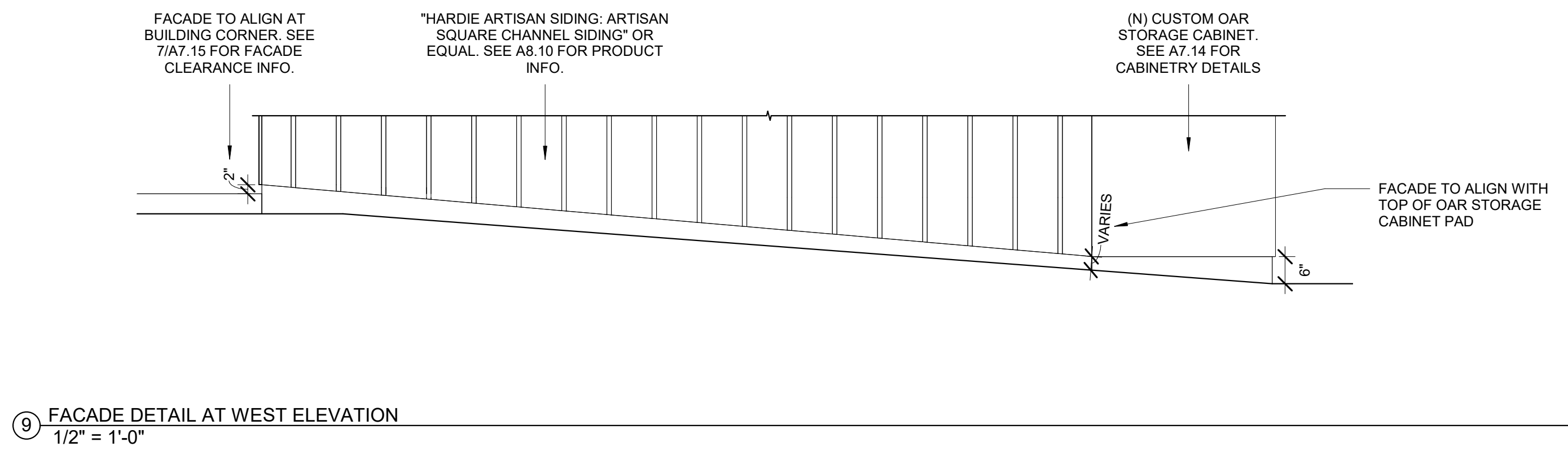
6 FACADE DETAIL AT SOUTH ELEVATION
1/2" = 1'-0"



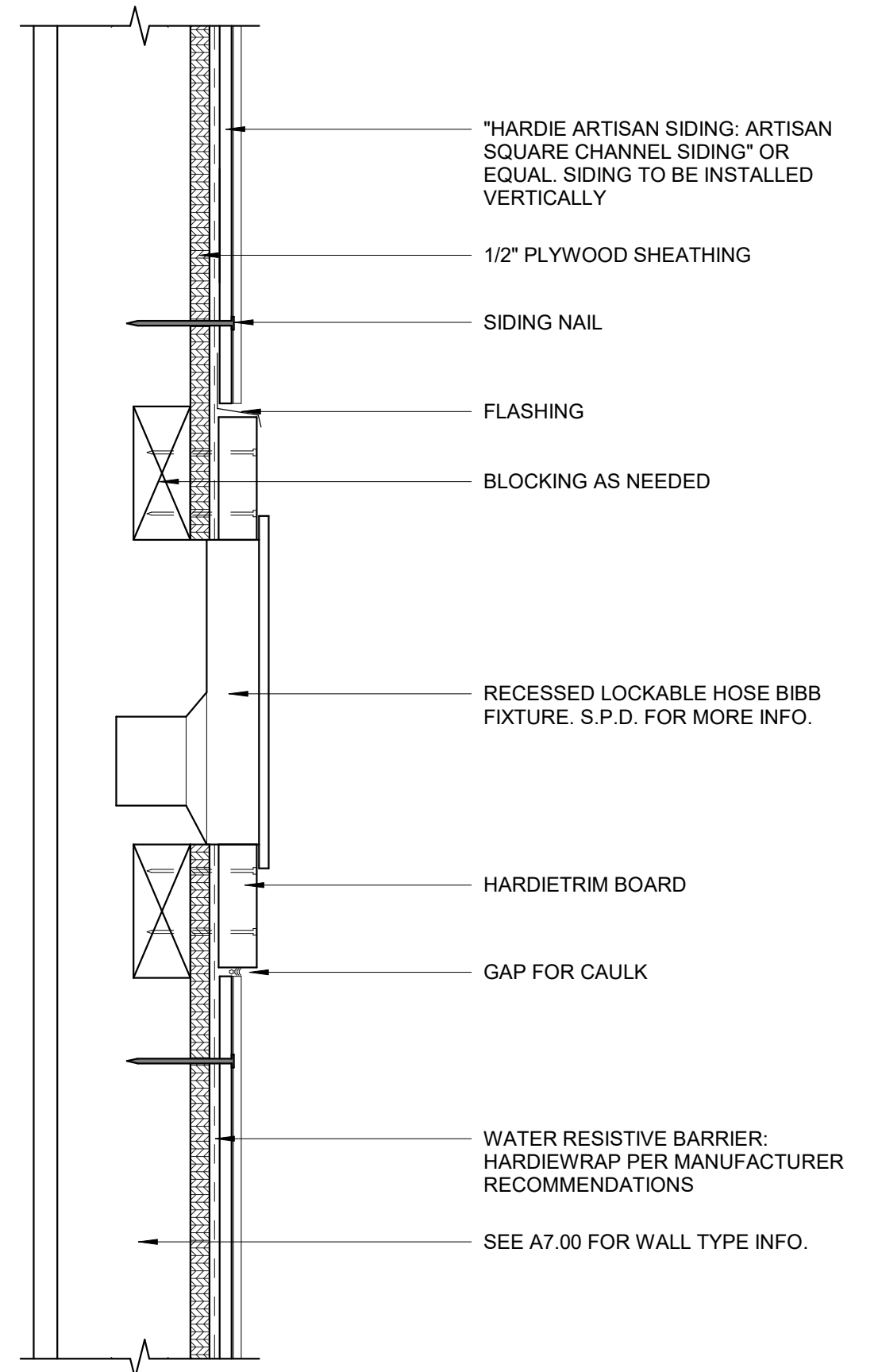
7 FACADE DETAIL AT NORTH ELEVATION
1/2" = 1'-0"



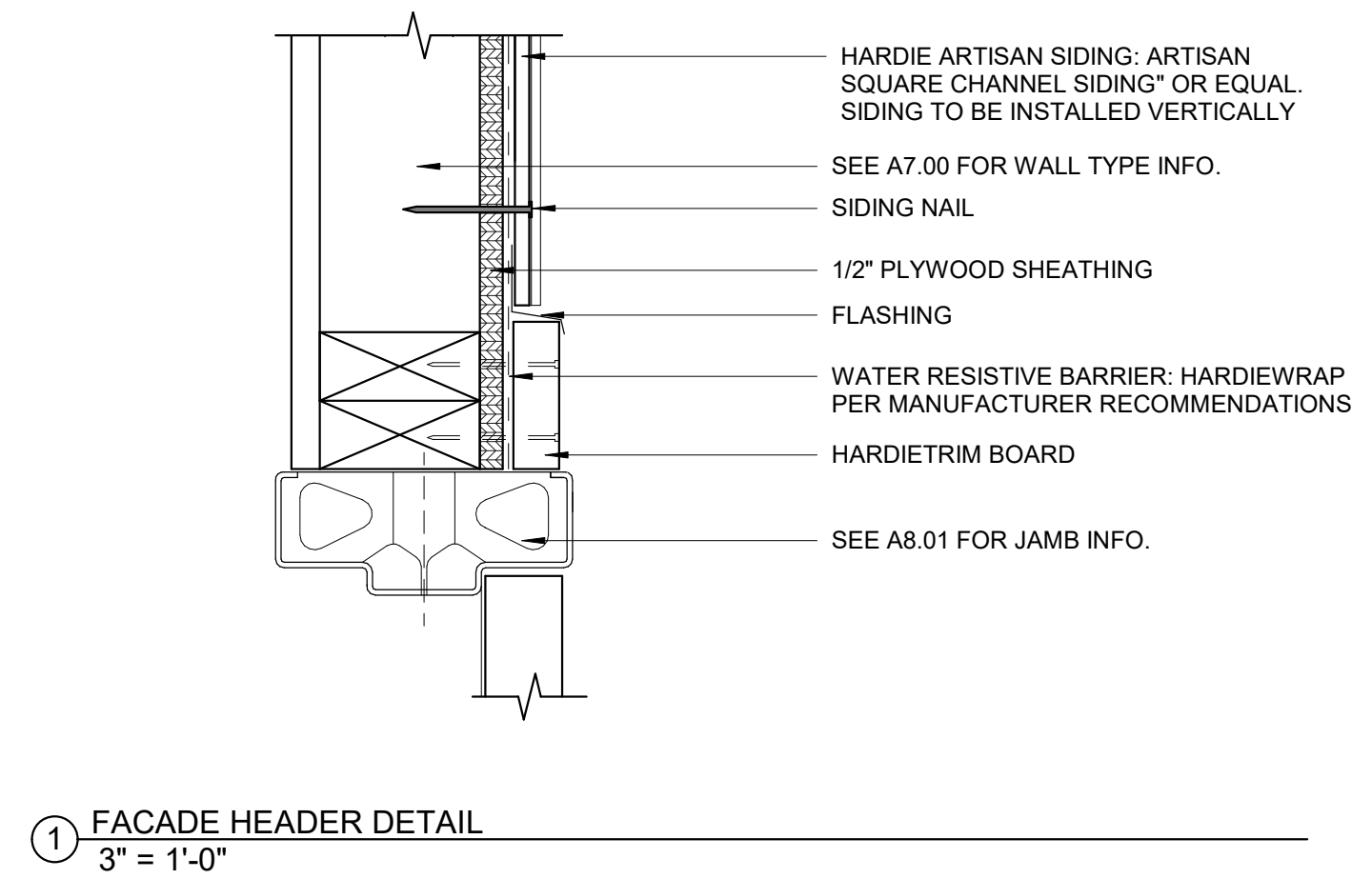
8 FACADE DETAIL AT EAST ELEVATION
1/2" = 1'-0"



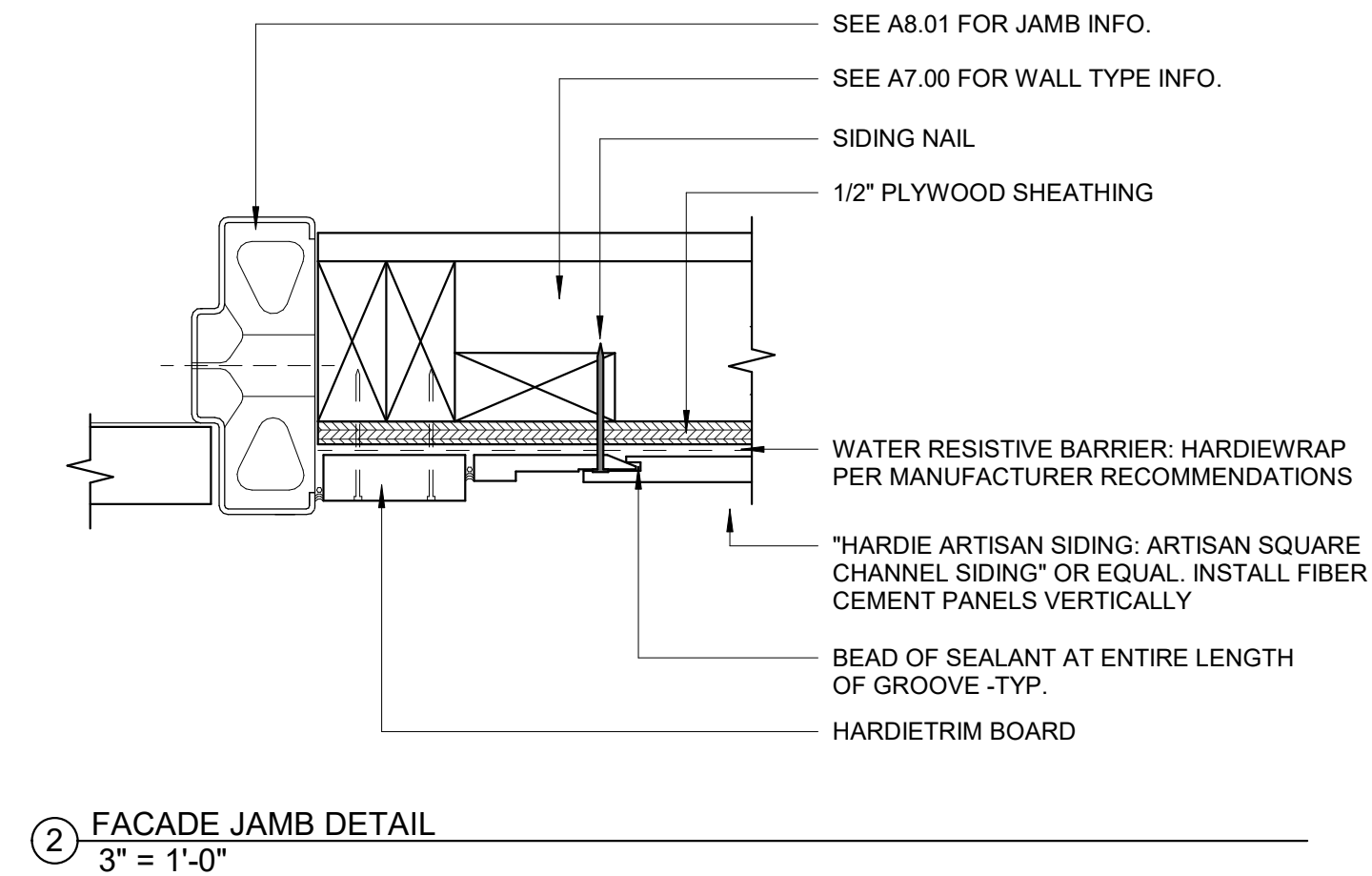
9 FACADE DETAIL AT WEST ELEVATION
1/2" = 1'-0"



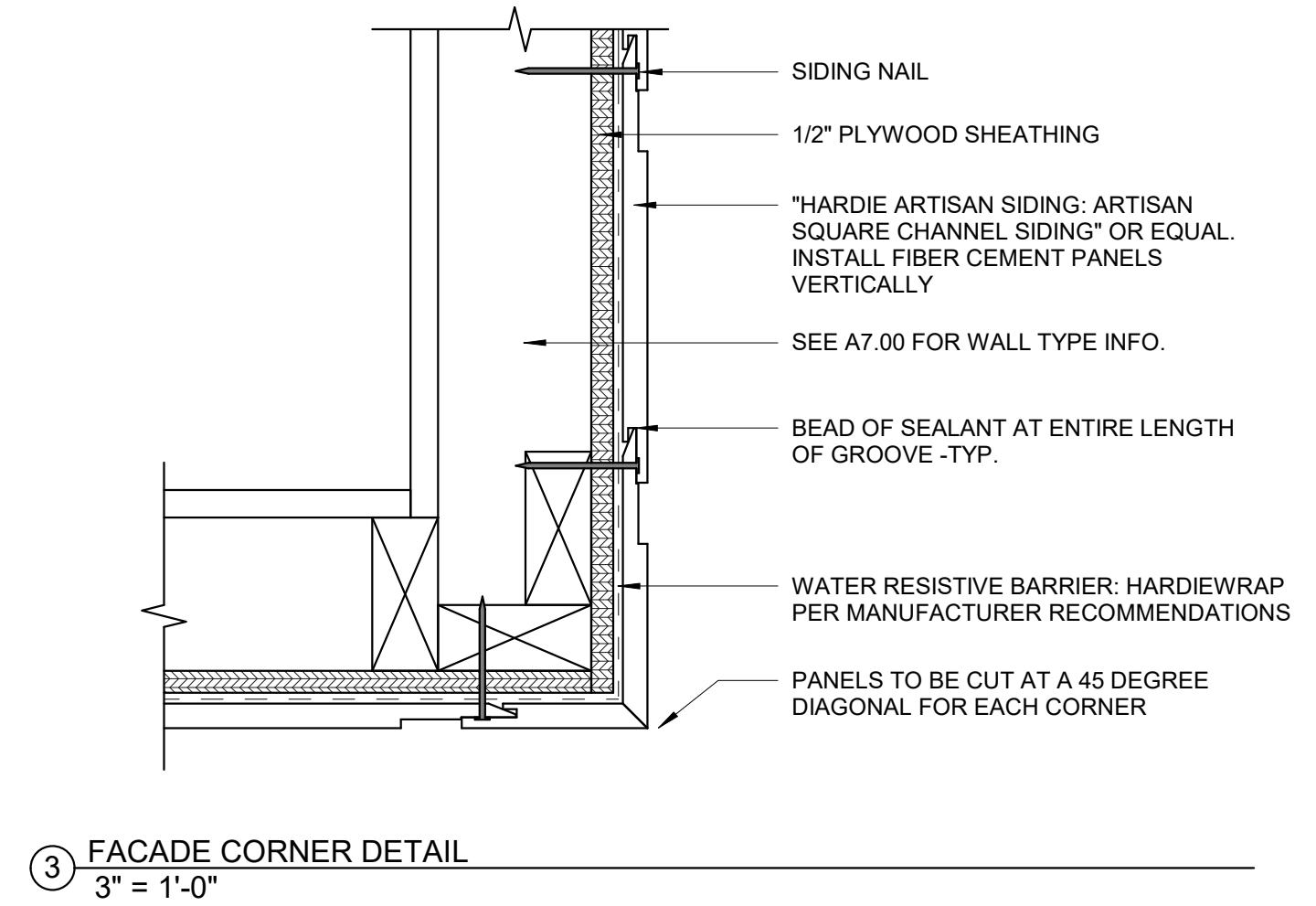
5 FACADE PENETRATION DETAIL
3" = 1'-0"



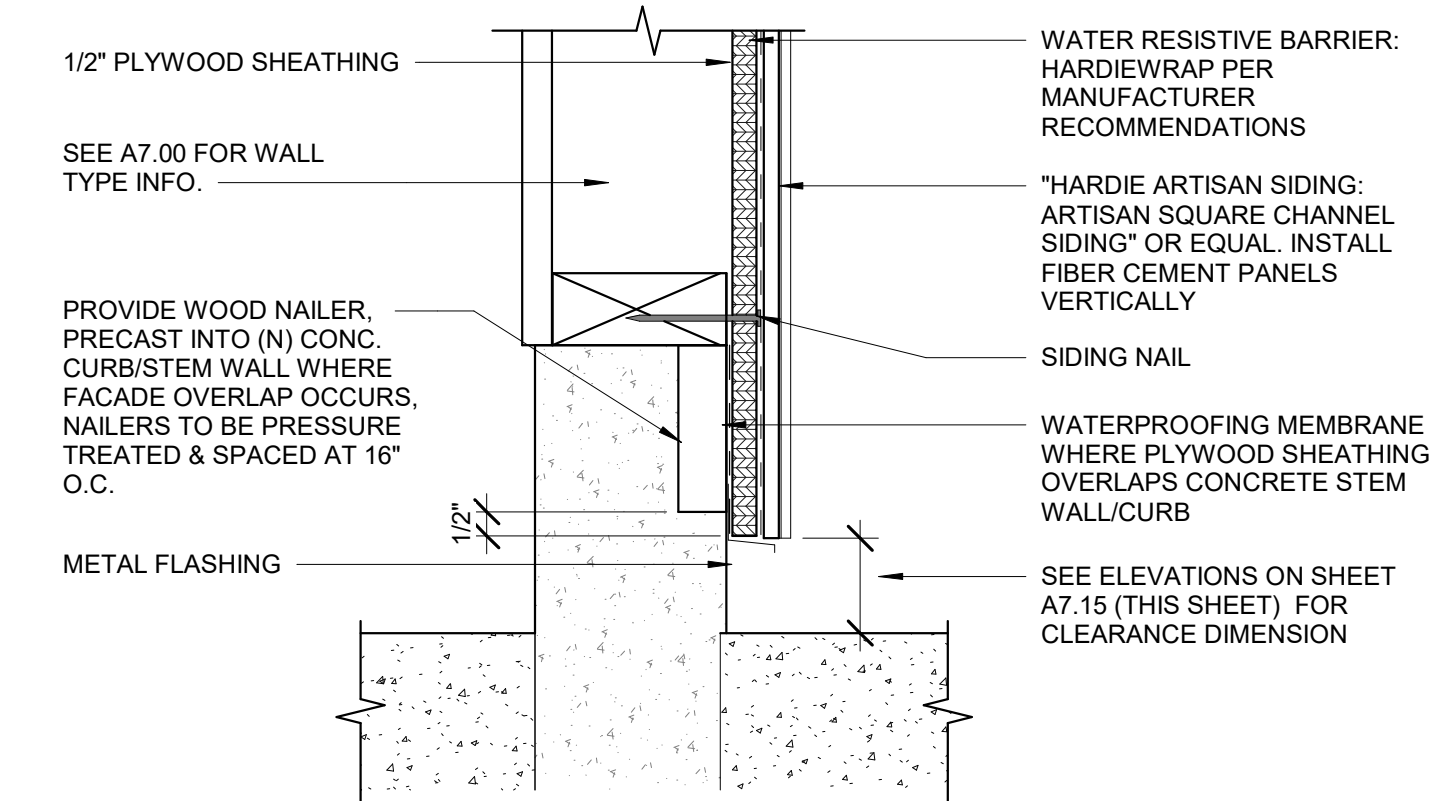
1 FACADE HEADER DETAIL
3" = 1'-0"



2 FACADE JAMB DETAIL
3" = 1'-0"



3 FACADE CORNER DETAIL
3" = 1'-0"



4 FACADE HARDSCAPE CLEARANCE
3" = 1'-0"

MOTHER'S BEACH
RESTROOM
NON-MOTORIZED BOAT
STORAGE

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT



IF THIS SHEET IS LESS THAN
24"x36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN

REVISION SCHEDULE

NO	DATE	DESCRIPTION

FACADE DETAILS

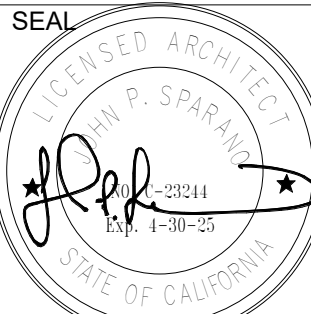
SCALE	As indicated	SHEET NO.
JOB NO.	19-22	A7.15
ISSUE		
DATE	26.JUL.24	

SPARANO + MOONEY (SMA) RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF SMA. NOR ARE THESE DOCUMENTS TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING SMA'S WRITTEN PERMISSION & CONSENT.

MOTHER'S BEACH
RESTROOM
NON-MOTORIZED BOAT
STORAGE

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT



IF THIS SHEET IS LESS THAN
24"x36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN

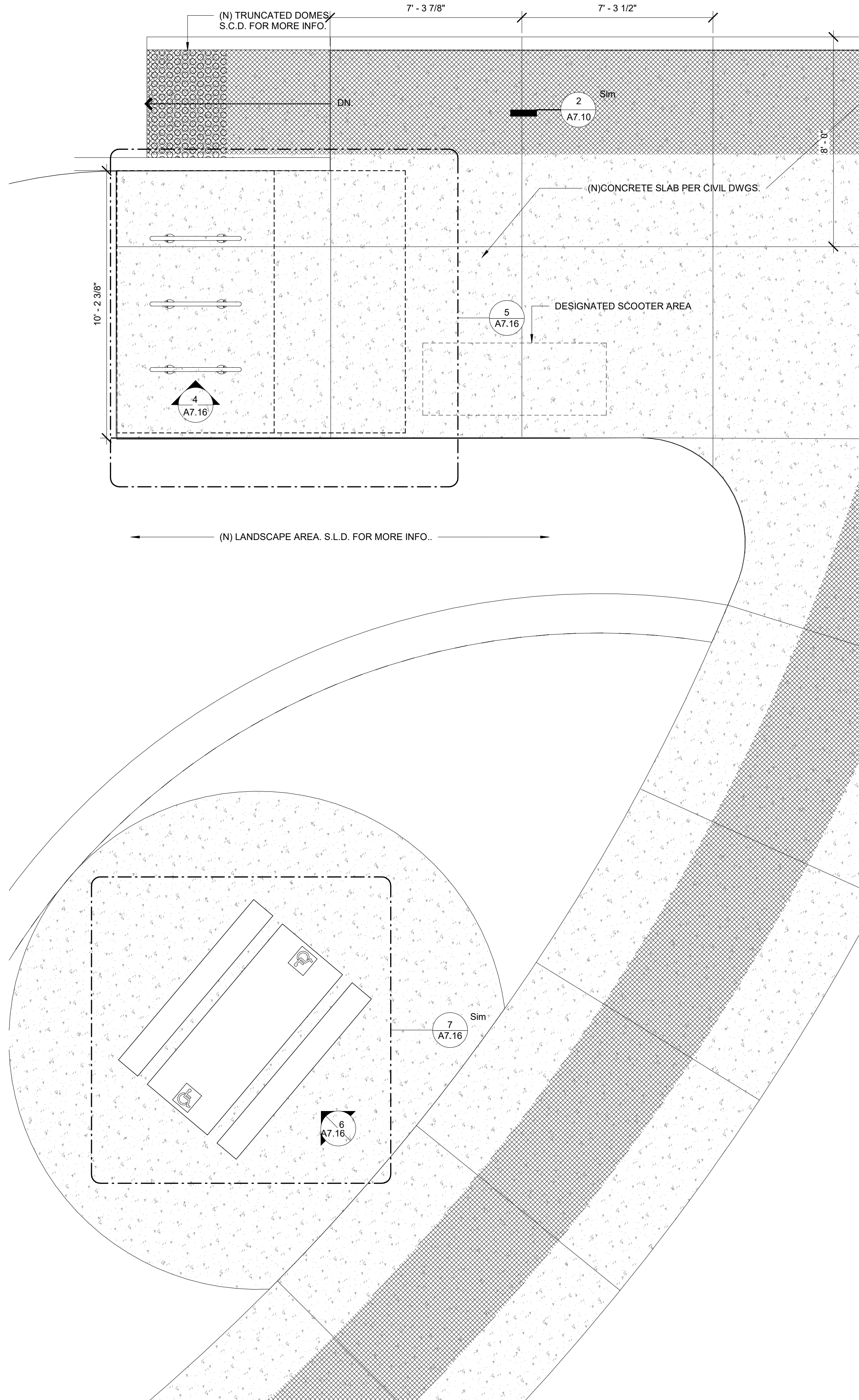
REVISION SCHEDULE

NO	DATE	DESCRIPTION

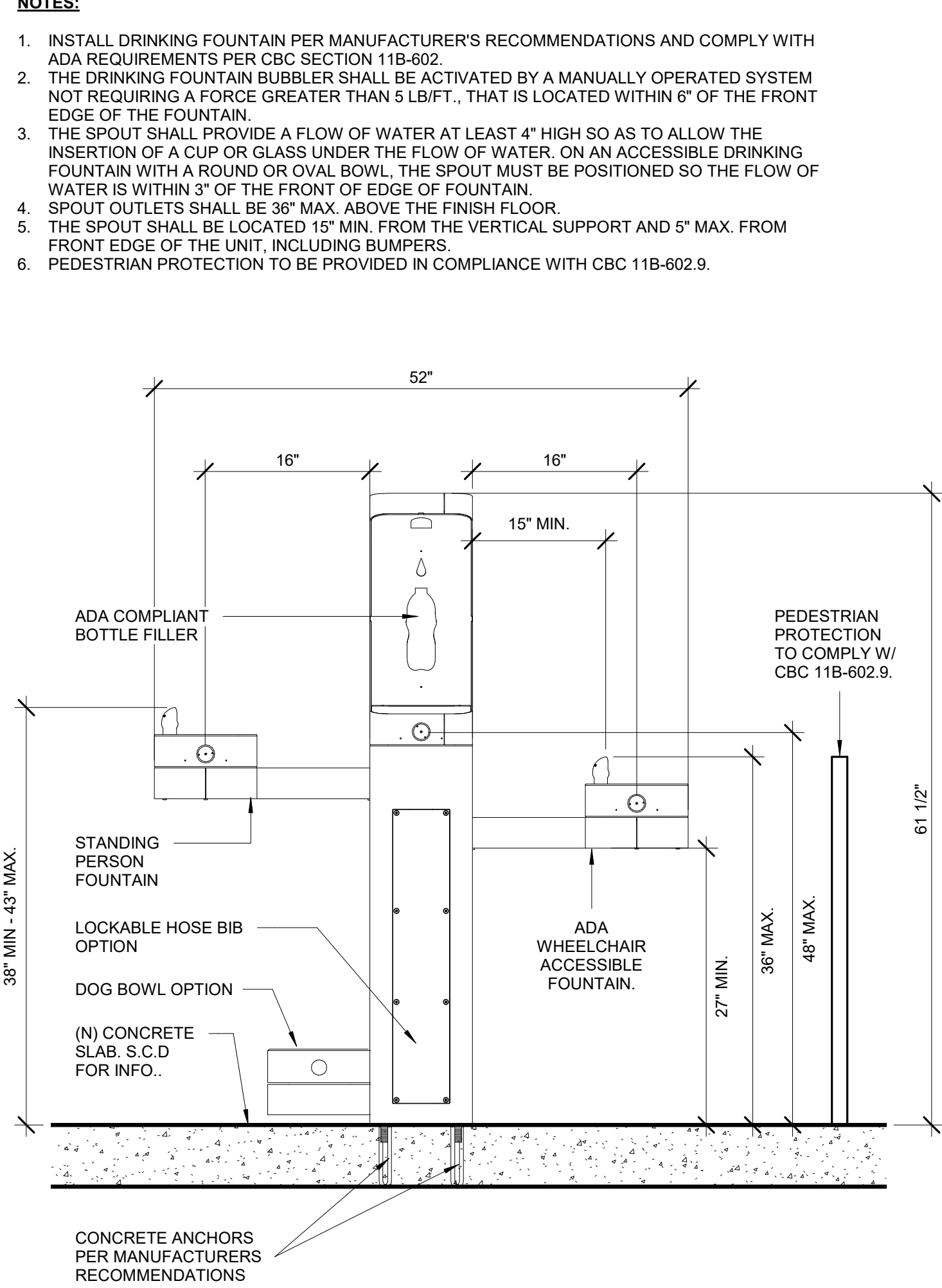
EXTERIOR DETAILS

SCALE	As indicated	SHEET NO.
JOB NO.	19-22	A7.16
ISSUE		
DATE	26.JUL.24	

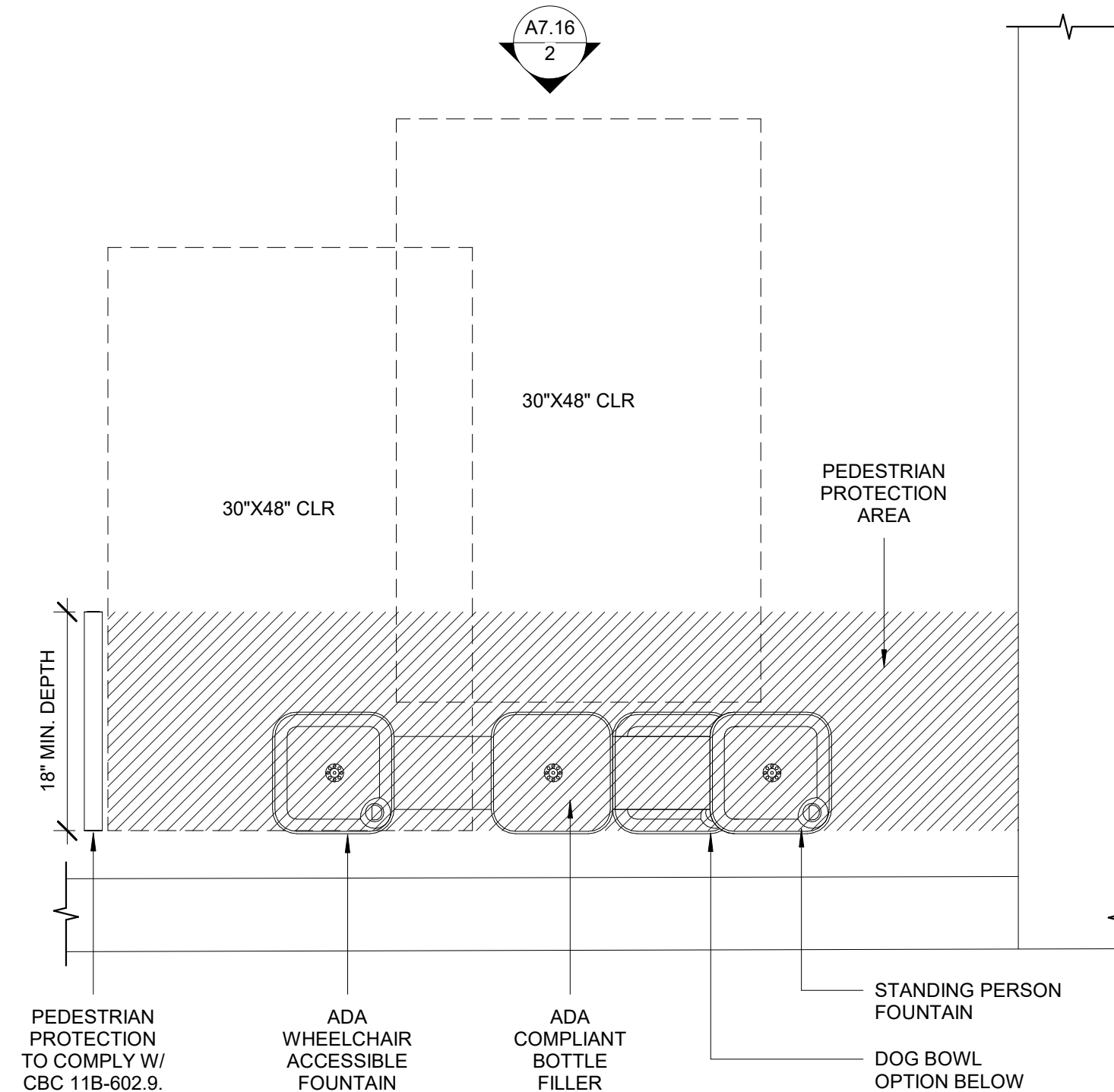
SPARANO + MOONEY (SMA) RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF SMA. SMA ARE THESE DOCUMENTS TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING SMA WRITTEN PERMISSION & COMMENT.



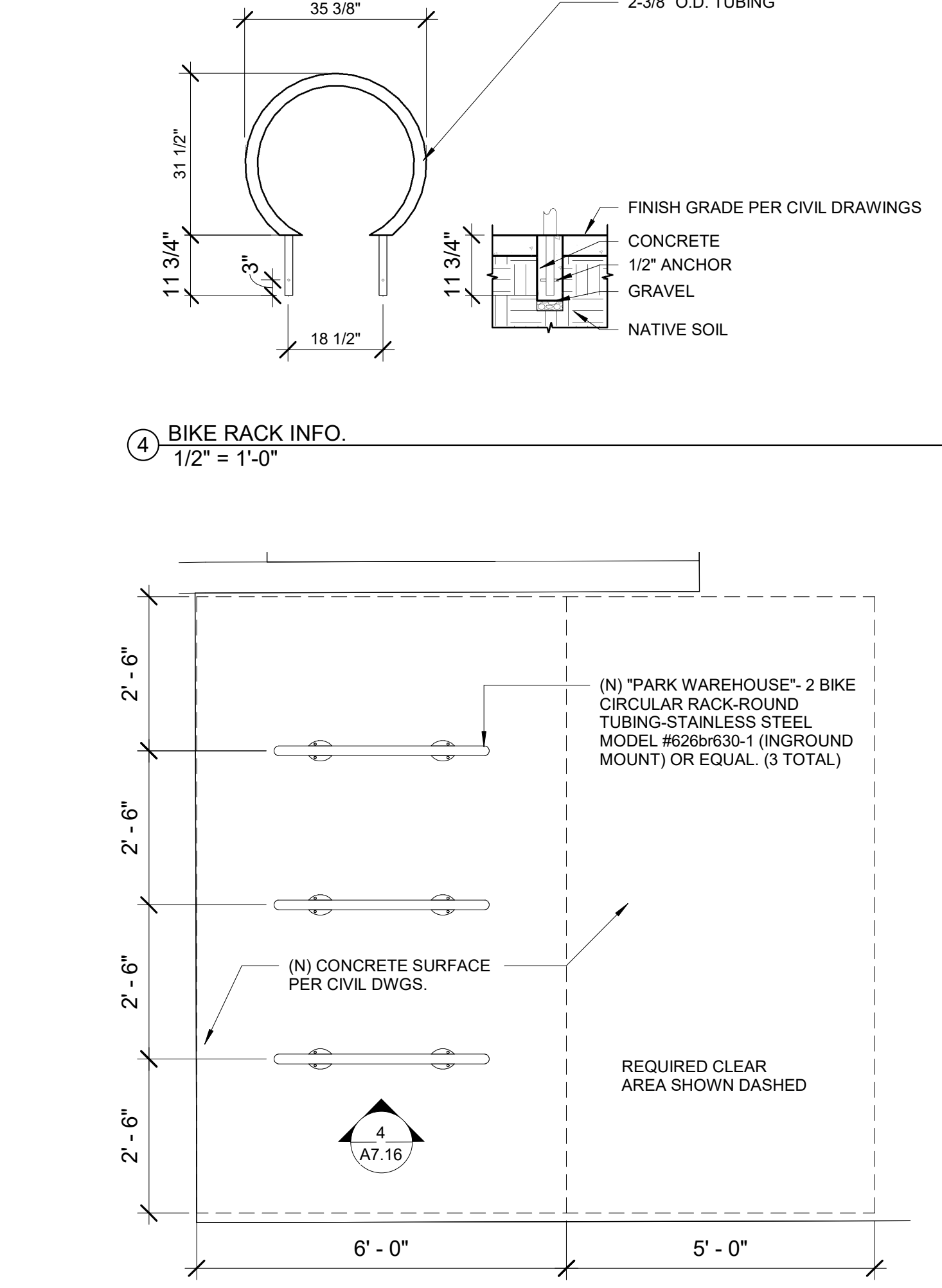
1 ENLARGED SITE PLAN - BIKE RACK
3/8" = 1'-0"



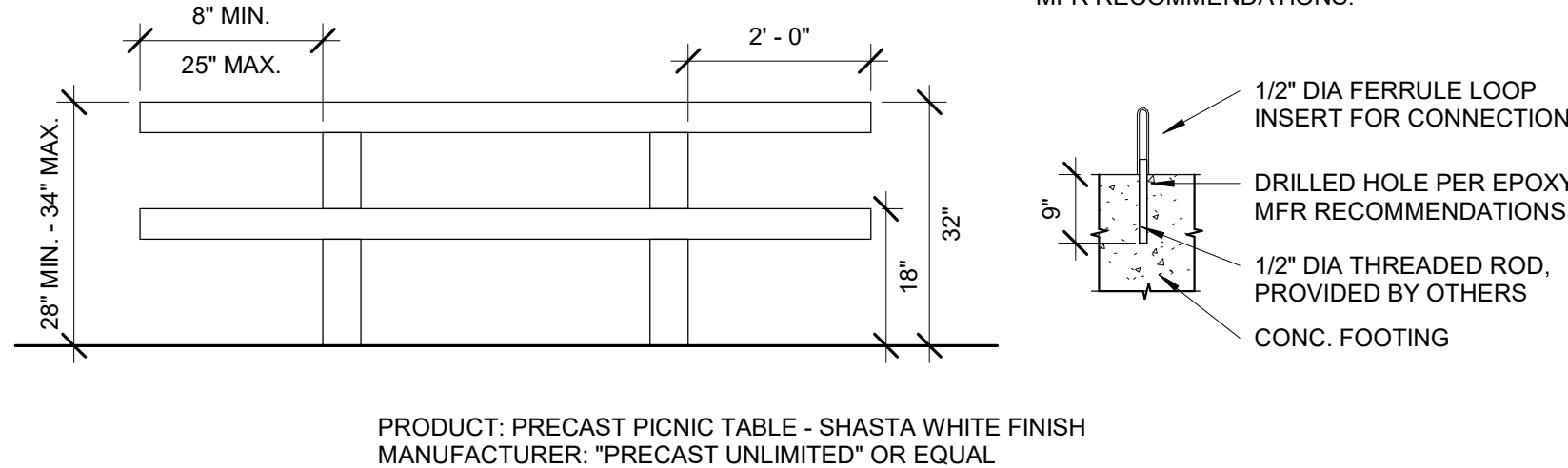
2 DRINKING FOUNTAIN ELEVATION
1" = 1'-0"



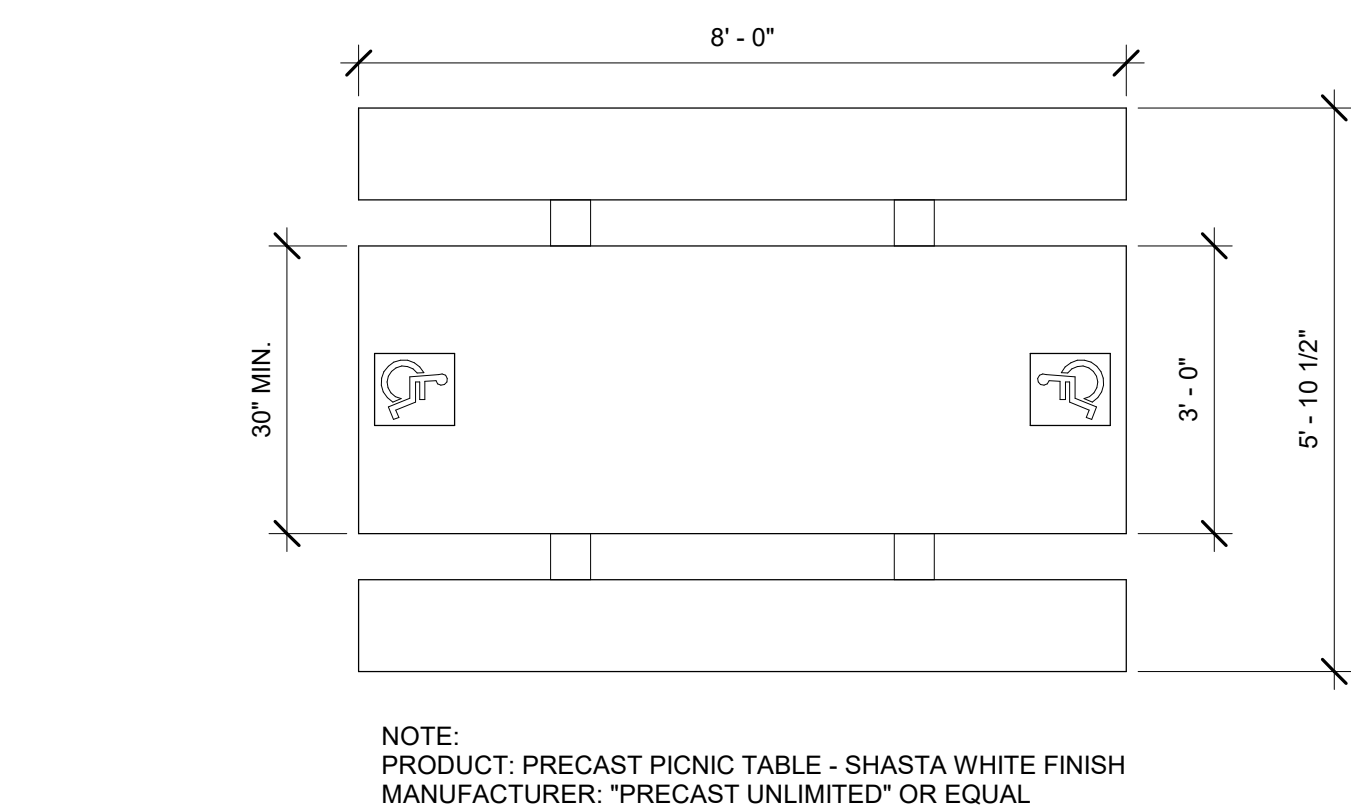
3 ENLARGED DRINKING FOUNTAIN
1" = 1'-0"



4 BIKE RACK INFO.
1/2" = 1'-0"



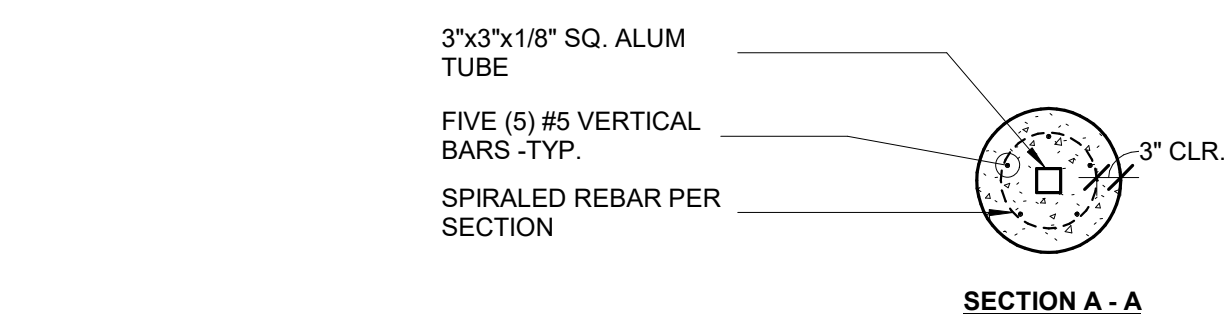
5 BIKE RACK LAYOUT
1/2" = 1'-0"



6 ADA PICNIC TABLE - ELEVATION
1/2" = 1'-0"

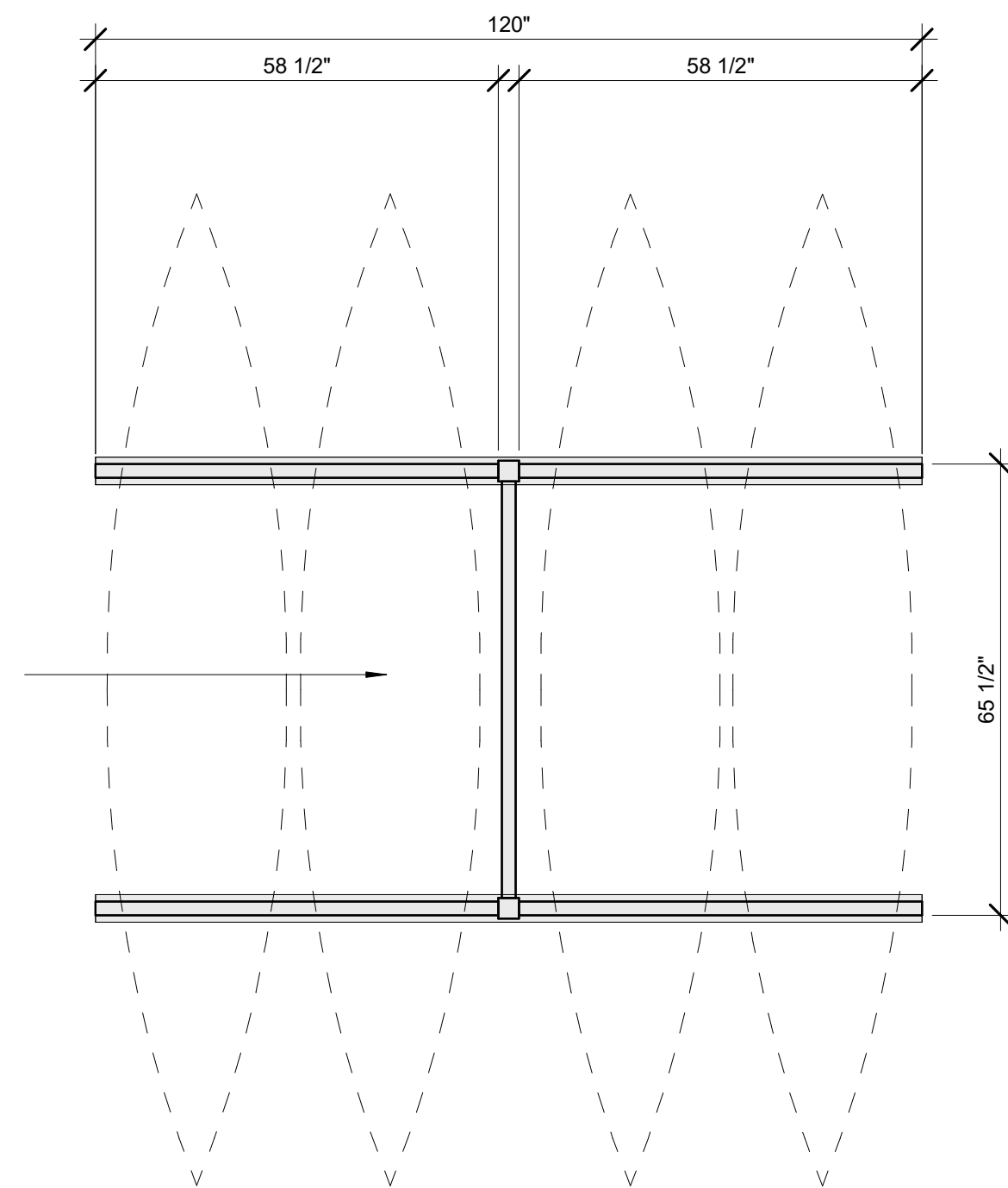


7 ADA PICNIC TABLE - PLAN
1/2" = 1'-0"

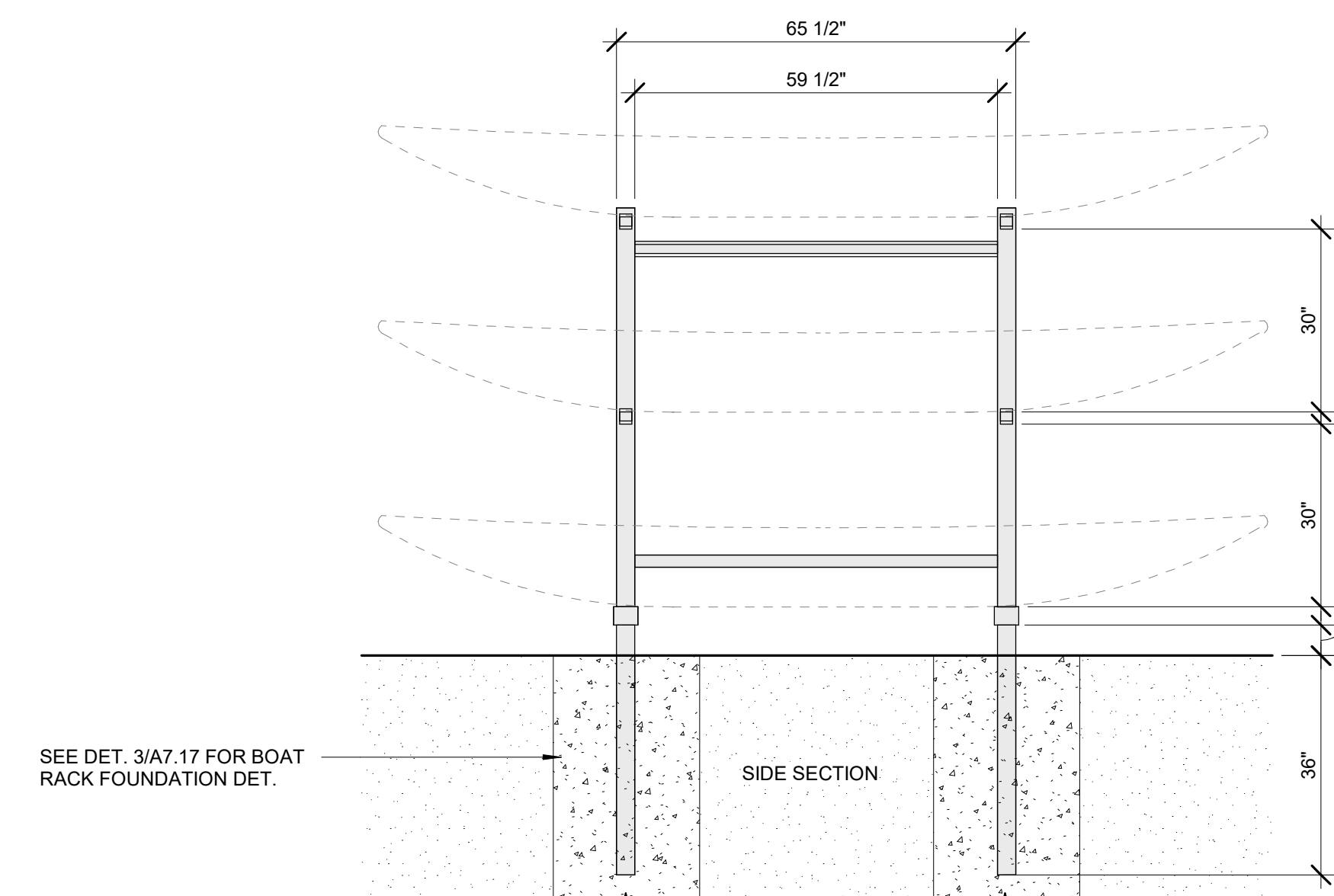


③ TYPICAL SAND BOAT RACK ANCHOR
1/2" = 1'-0"

RACK SPACING DIMENSIONS PER OWNER'S REQUEST. DIMENSIONS TO BE FINALIZED WITH OWNER BEFORE CUSTOM PRODUCT IS PURCHASED. PLACEMENT ON SITE TO BE VERIFIED WITH THE OWNER BEFORE FOOTINGS ARE POURED.

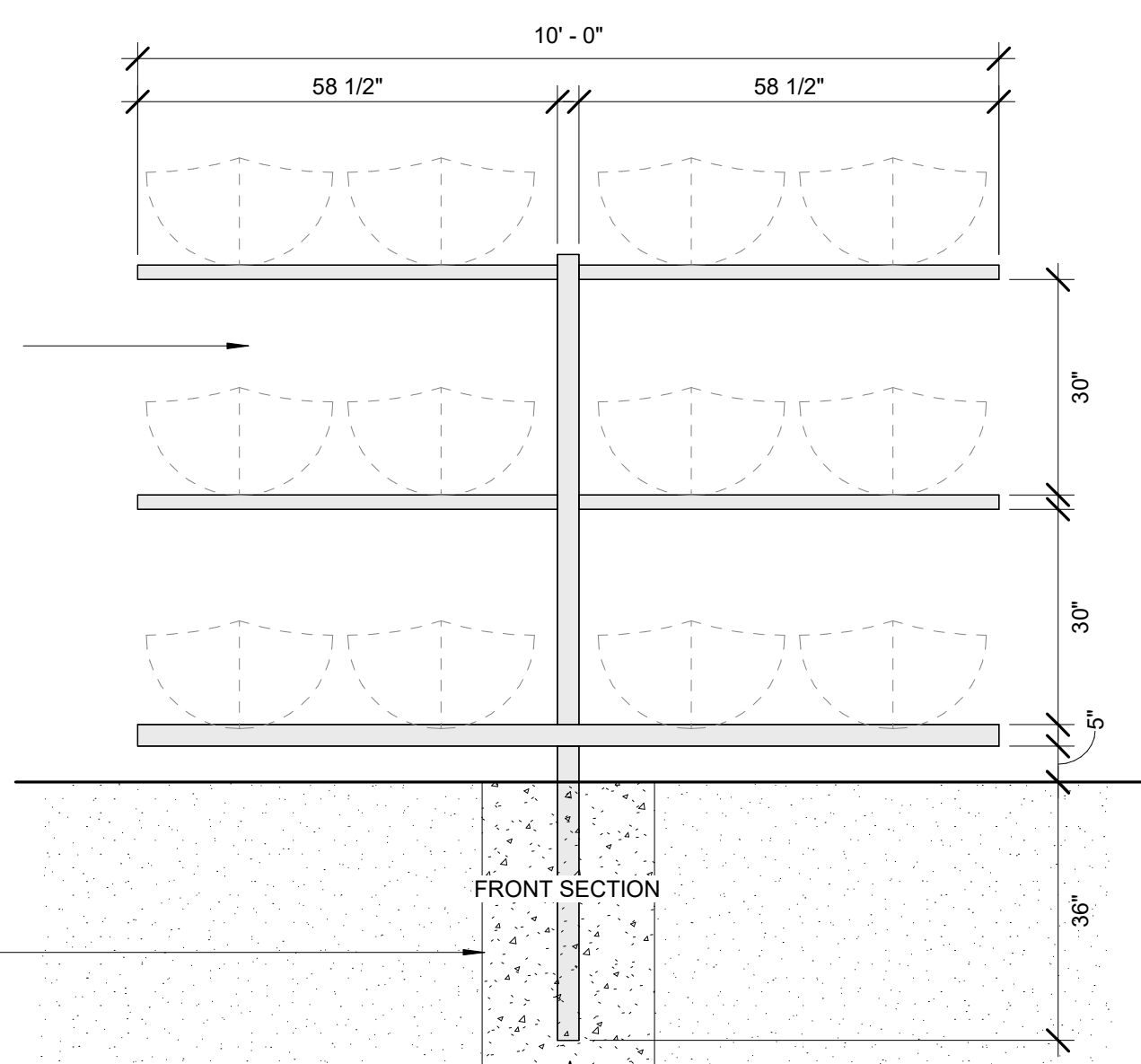


PLAN



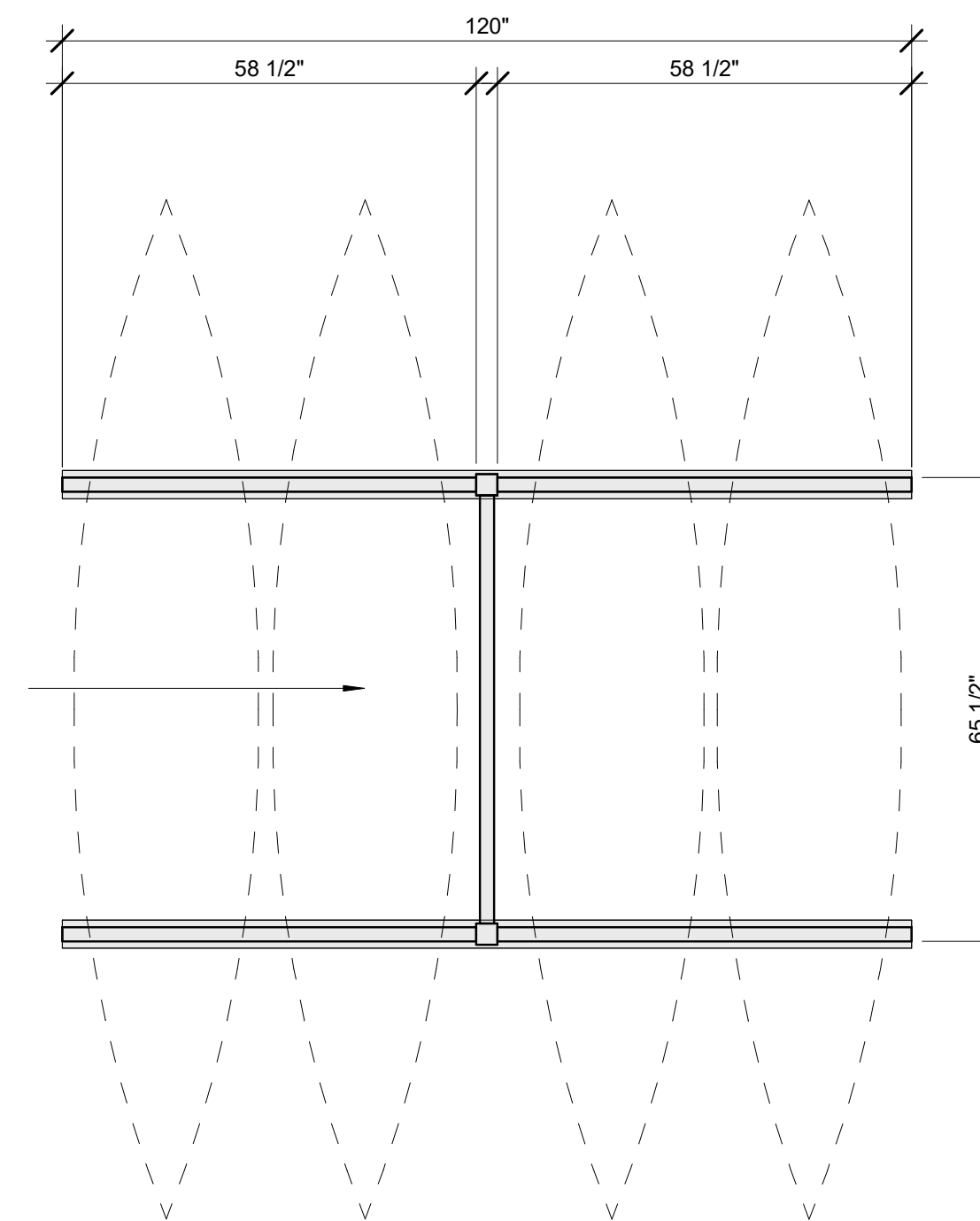
PRODUCT: "ROWAMERICA"
OR EQUAL.
MATERIAL: ALUMINUM

RACK SPACING DIMENSIONS
PER OWNER'S REQUEST.
DIMENSIONS TO BE FINALIZED
WITH OWNER BEFORE CUSTOM
PRODUCT IS REQUESTED.

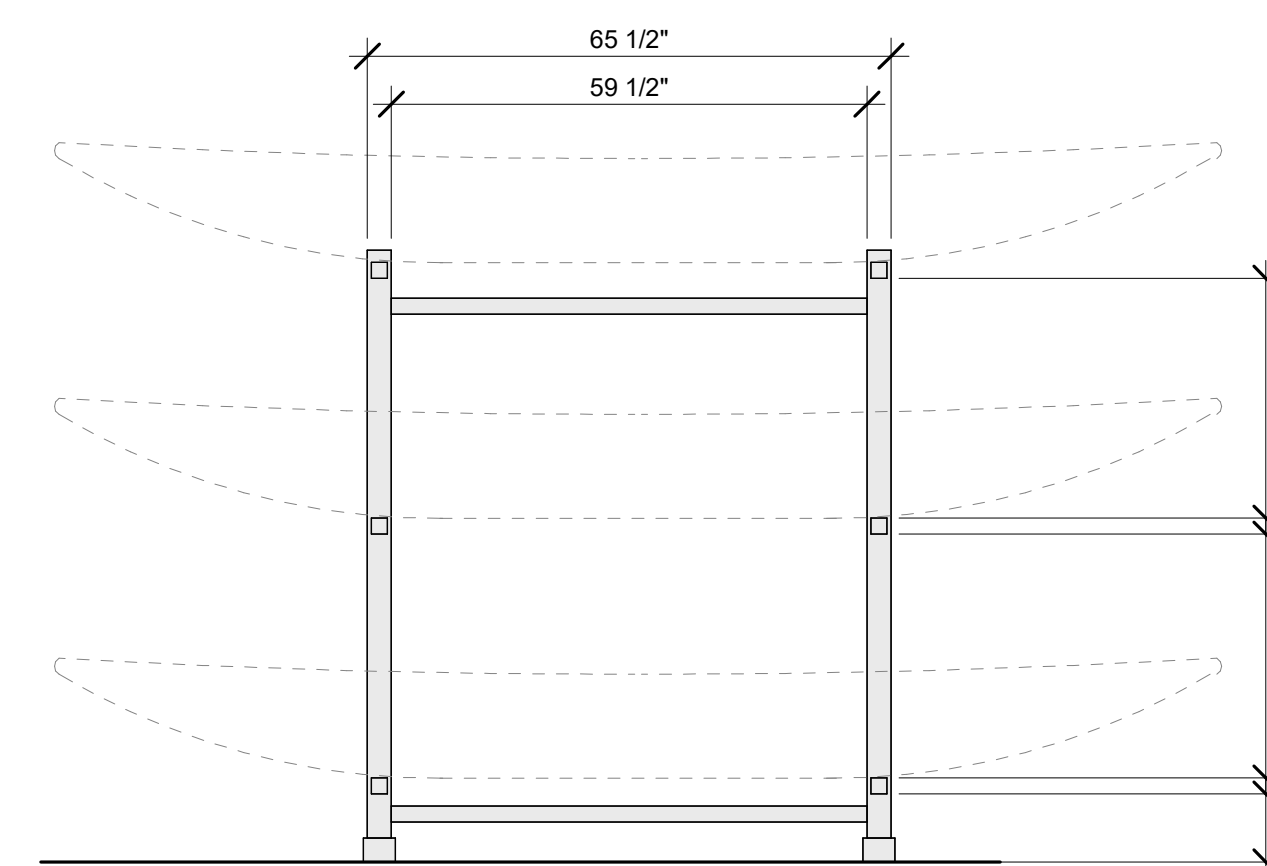


② BOAT RACK - SAND STORAGE
 $1/2" = 1'-0"$

RACK SPACING DIMENSIONS PER OWNER'S REQUEST. DIMENSIONS TO BE FINALIZED WITH OWNER BEFORE CUSTOM PRODUCT IS PURCHASED. PLACEMENT ON SITE TO BE VERIFIED WITH THE OWNER BEFORE FOOTINGS ARE POURED.

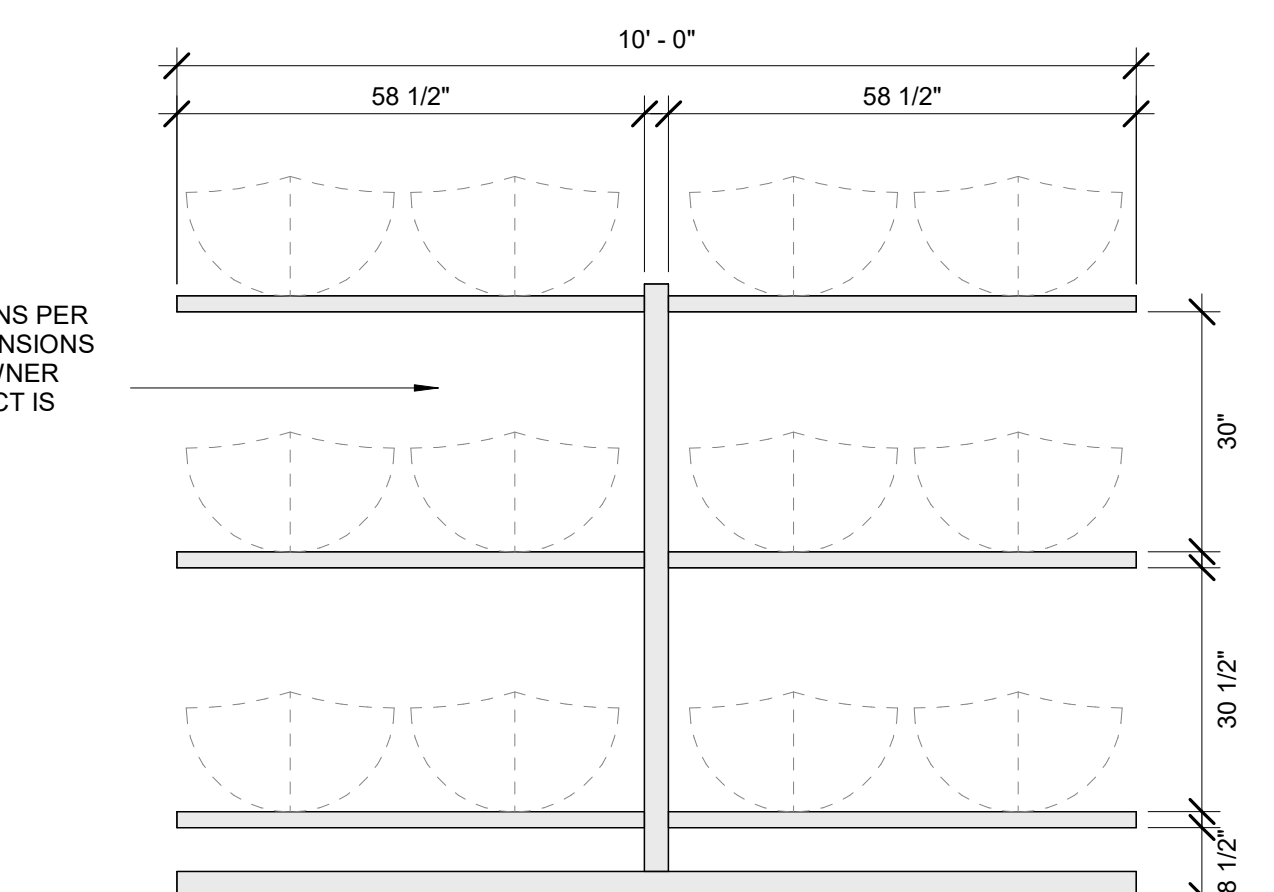


PLAN



SIDE ELEVATION

RACK SPACING DIMENSIONS PER OWNER'S REQUEST. DIMENSIONS TO BE FINALIZED WITH OWNER BEFORE CUSTOM PRODUCT IS REQUESTED.



FRONT ELEVATION

PRODUCT: "ROWAMERICA" OR EQUAL
MATERIAL: ALUMINUM

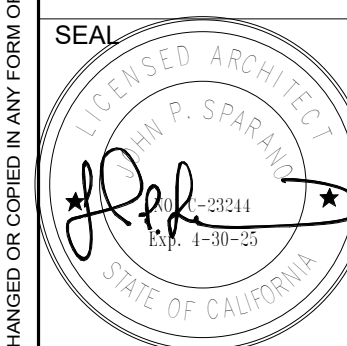
① BOAT RACK - PAVED STORAGE
1/2" = 1'-0"

642 MOULTON AVENUE
LOS ANGELES, CA 90031-3715
www.sparanomooney.com
T 323.221.6600 F 323.221.7600

MOTHER'S BEACH
RESTROOM
NON-MOTORIZED BOAT
STORAGE

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT



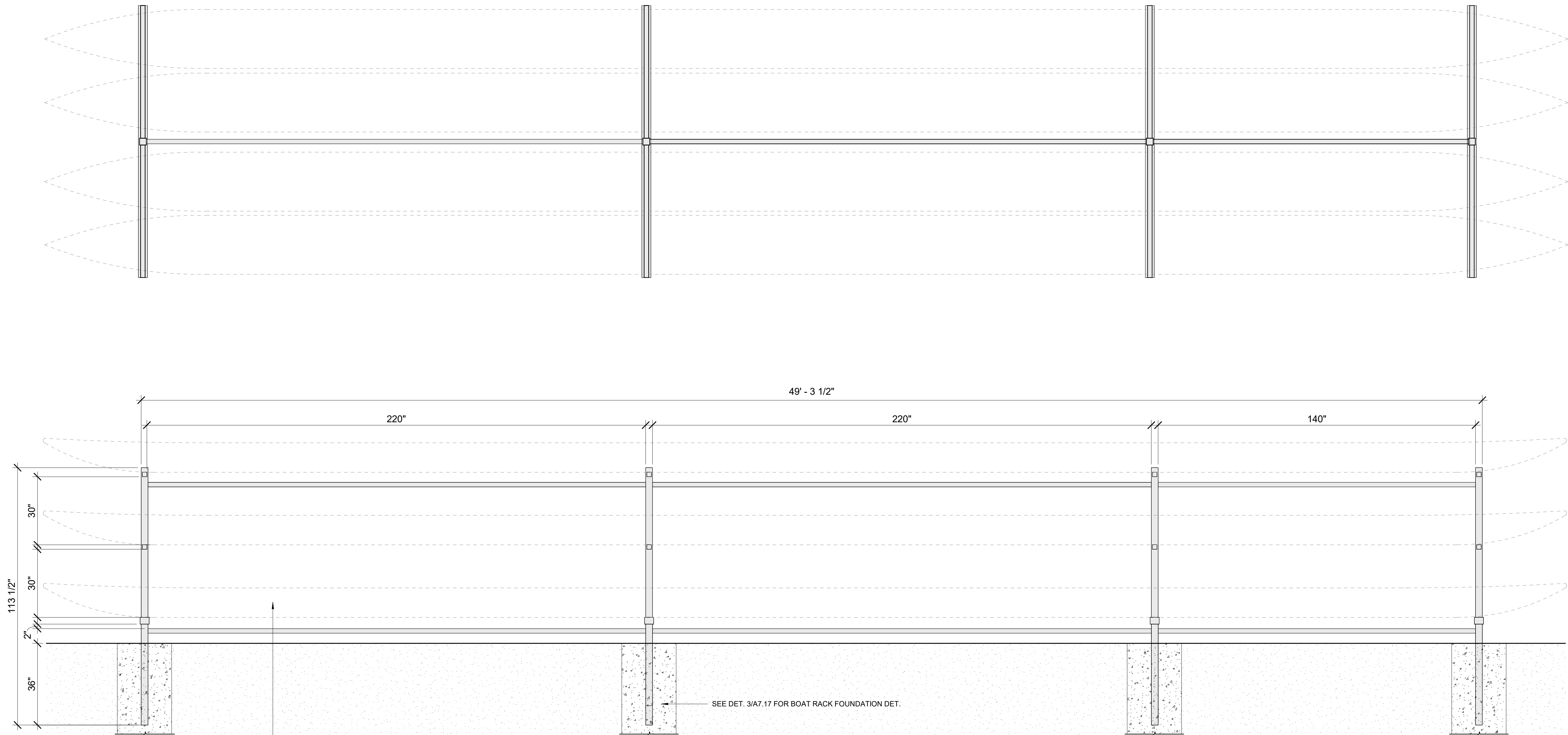
IF THIS SHEET IS LESS THAN
24"X36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN

[illegible]

BOAT RACK DETAILS

SCALE	1/2" = 1'-0"	SHEET NO. A7.17
JOB NO.	19-22	
ISSUE		
DATE	26.JUL.24	



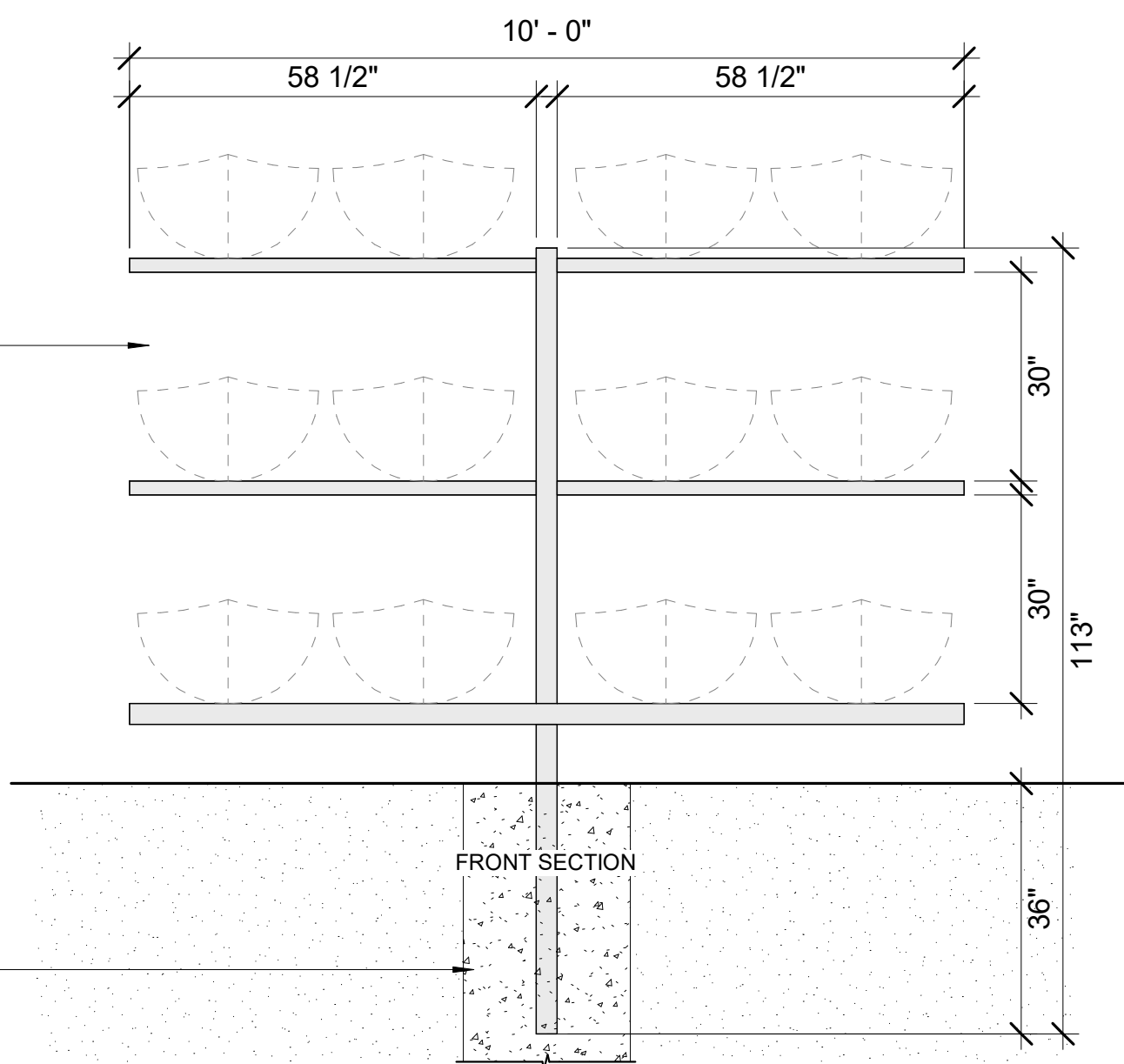
RACK SPACING DIMENSIONS PER OWNER'S REQUEST.
DIMENSIONS TO BE FINALIZED WITH OWNER BEFORE CUSTOM
PRODUCT IS PURCHASED. PLACEMENT ON SITE TO BE VERIFIED
WITH THE OWNER BEFORE FOOTINGS ARE POURED.

SEE DET. 3/A7.17 FOR BOAT RACK FOUNDATION DET.

RACK SPACING DIMENSIONS
PER OWNER'S REQUEST.
DIMENSIONS TO BE FINALIZED
WITH OWNER BEFORE
CUSTOM PRODUCT IS
PURCHASED.

PRODUCT: "ROWAMERICA" OR EQUAL.
MATERIAL: ALUMINUM

SEE DET. 3/A7.17 FOR BOAT
RACK FOUNDATION DET.



① LONG BOAT RACK - SAND STORAGE
1/2" = 1'-0"

SPARANO+MOONEY
ARCHITECTURE

642 MOULTON AVENUE
LOS ANGELES, CA 90031-3715
www.sparanomooney.com
T 323.221.6600 F 323.221.7600

MOTHER'S BEACH
RESTROOM
NON-MOTORIZED BOAT
STORAGE

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT



IF THIS SHEET IS LESS THAN
24"x36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN

REVISION SCHEDULE

NO	DATE	DESCRIPTION

BOAT RACK DETAILS

SCALE 1/2" = 1'-0"
JOB NO. 19-22
ISSUE
DATE 26.JUL.24

SHEET NO.

A7.18

SPARANO + MOONEY (SMA) RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF SMA. SMA IS NOT RESPONSIBLE FOR ANY DAMAGE TO ANY THIRD PARTY WITHOUT OBTAINING WRITTEN PERMISSION OF SMA. SMA IS NOT RESPONSIBLE FOR ANY DAMAGE TO ANY THIRD PARTY WITHOUT OBTAINING WRITTEN PERMISSION OF SMA.

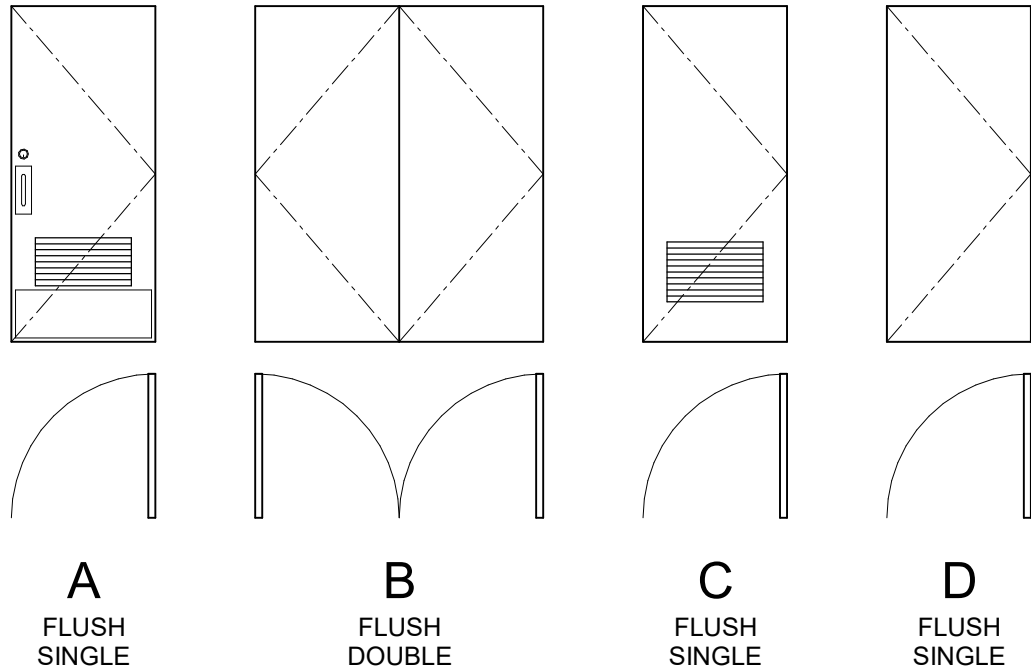
DOOR SCHEDULE																	
DOOR NO.	ROOM NAME	DOOR				TYPE	MATERIAL	FINISH	MATERIAL	FINISH	FRAME				RATING	HARDWARE SET	REMARKS
		DIMENSIONS			THK						DETAIL						
		WIDTH	HEIGHT								HEAD	JAMB	JAMB	SILL			
101	MEN'S RESTROOM	3' - 0"	6' - 6"	1 3/4"	A	HM	PF	HM	PF	3/A8.01	2/A8.01	2/A8.01	1/A8.01	NA	01	2	
102	WOMEN'S RESTROOM	3' - 0"	6' - 6"	1 3/4"	A	HM	PF	HM	PF	3/A8.01	2/A8.01	2/A8.01	1/A8.01	NA	02	2	
103	JANITOR'S ROOM	3' - 0"	6' - 6"	1 3/4"	D	HM	PF	HM	PF	3/A8.01	2/A8.01	2/A8.01	1/A8.01	NA	03		
104	STORAGE ROOM	6' - 0"	7' - 0"	1 3/4"	B	HM	PF	HM	PF	5/A8.01	4/A8.01	4/A8.01	1/A8.01	NA	04		
105	ELECTRICAL ROOM	3' - 0"	7' - 0"	1 3/4"	C	HM	PF	HM	PF	5/A8.01	4/A8.01	4/A8.01	1/A8.01	NA	05	1	

AF	ALUMINUM FRAME	KP	KICK PLATE	ST	STEEL TUBE
CD	CLOSER DEVICE	M	METAL	STF	STOREFRONT
DP	DOUBLE PANE	PF	PAINT FINISH	SWD	SOLID WOOD
FF	FACTORY FINISH	PH	PANIC HARDWARE	T	TEMPERED GLASS
GL	GLASS	PS	PRESSED STEEL	WD	WOOD
H	HANDLE	SC	SOLID CORE	WS	WEATHER STRIP
HC	HOLLOW CORE	SF	STAIN FINISH		
HM	HOLLOW METAL	SP	SINGLE PANE		

LEGEND

REMARKS

1. PROVIDE PANIC HARDWARE.
2. DOORS SHALL BE OPENABLE FROM EGRESS SIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE.
3. DOORS AND FRAME TO BE PAINTED PT-02 IN THEIR ENTIRETY. SEE FINISH SCHEDULE FOR MORE INFO.

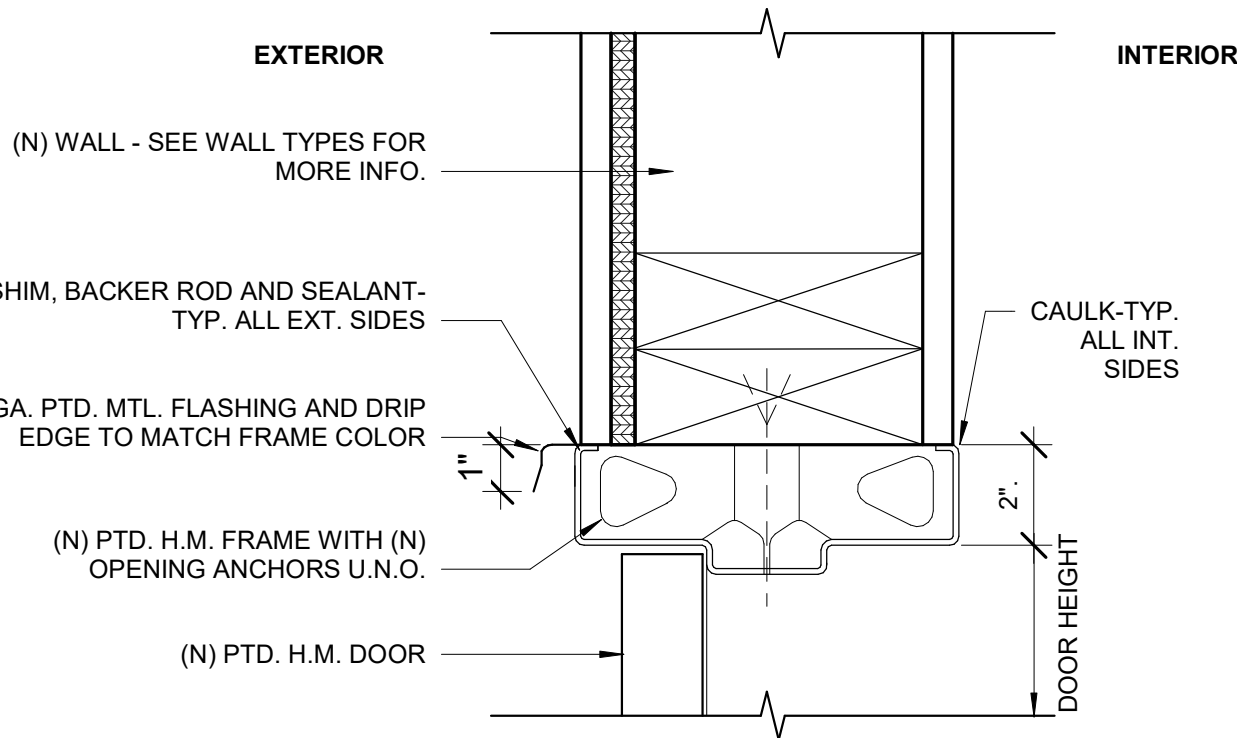


DOOR SIGNAGE NOTES

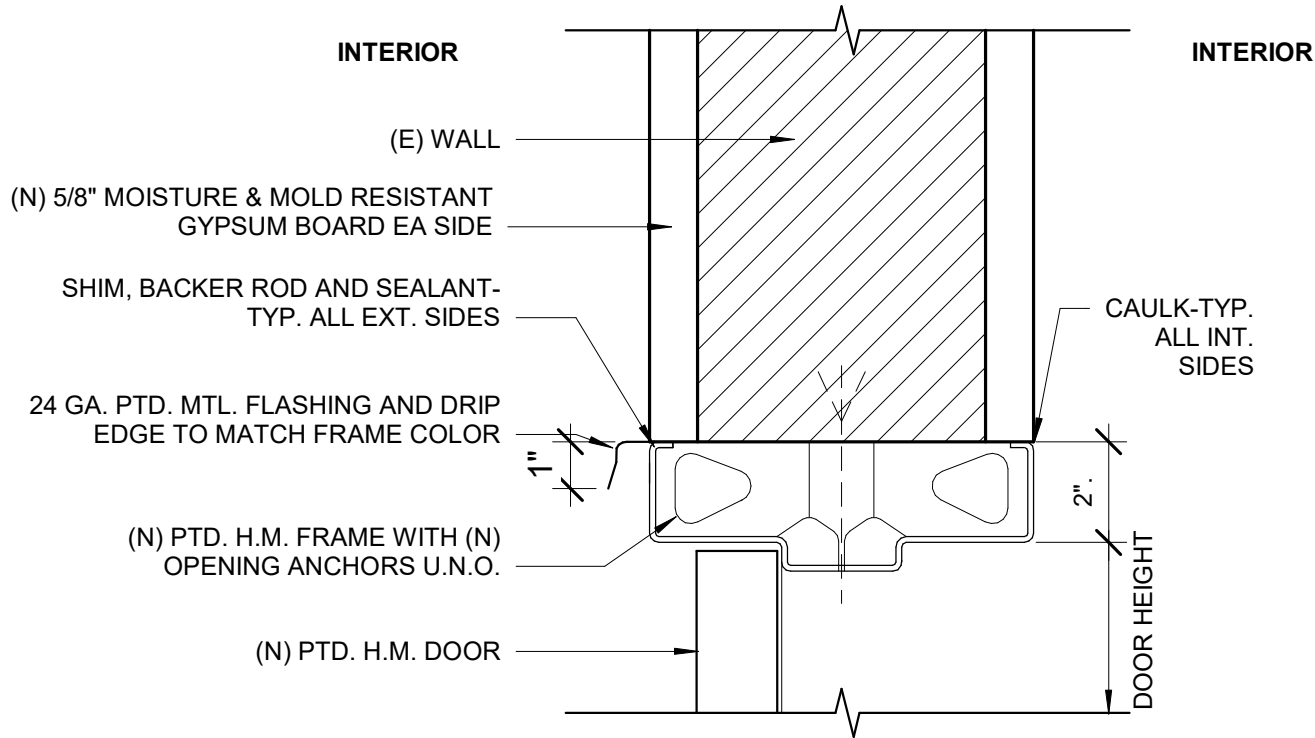
1. ENTRANCES LEADING TO TOILET ROOMS AND BATHING ROOMS COMPLYING WITH 11B-603 TOILET AND BATHING ROOMS SHALL BE IDENTIFIED BY A GEOMETRIC SYMBOL COMPLYING WITH 11B-703.7.2.6.
2. PICTOGRAMS SHALL COMPLY WITH THE FOLLOWING:
 - A. PICTOGRAMS SHALL HAVE A FIELD HEIGHT OF 6" MIN. CHARACTERS AND BRAILLE SHALL BE LOCATED IN THE PICTOGRAM FIELD. 11B-703.6.1.
 - B. PICTOGRAMS AND THEIR FIELD SHALL HAVE A NON-GLARE FINISH. PICTOGRAMS SHALL CONTRAST WITH THEIR FIELD WITH EITHER A LIGHT PICTOGRAM ON A DARK FIELD OR A DARK PICTOGRAM ON A LIGHT FIELD 11B-703.6.2.
 - C. PICTOGRAMS SHALL HAVE TEXT DESCRIPTORS LOCATED DIRECTLY BELOW THE PICTOGRAM FIELD. TEXT DESCRIPTORS SHALL COMPLY WITH 11B-703.2 RAISED CHARACTERS, 11B-703.3.3 BRAILLE AND 11B-703.4 INSTALLATION HEIGHT AND LOCATION. 11B-703.3.6.3.
 - D. THE INSTALLATION HEIGHT AND LOCATION OF PICTOGRAM SIGNS SHALL BE PER 11B-703.4.1.
3. SYMBOLS SHALL COMPLY WITH THE FOLLOWING:
 - A. DOORWAYS LEADING TO TOILET ROOMS AND BATHING ROOMS SHALL BE IDENTIFIED BY A GEOMETRIC SYMBOL COMPLYING WITH 11B-703.7.2.6 TOILET AND BATHING FACILITIES GEOMETRIC SYMBOLS. THE SYMBOL SHALL BE MOUNTED AT 58" MIN. AND 60" MAX. ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED FROM THE CENTERLINE OF THE SYMBOL. WHERE A DOOR IS PROVIDED THE SYMBOL SHALL BE MOUNTED WITHIN 1" OF THE VERTICAL CENTERLINE OF THE DOOR 11B-703.7.2.6 (SEE EXCEPTION)
 - B. MEN'S TOILET AND BATHING FACILITIES SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE, 1/4" THICK WITH EDGES 12" LONG AND VERTEX POINTING UPWARD. THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. 11B-703.7.2.1.6.1
 - C. WOMEN'S TOILET AND BATHING FACILITIES SHALL BE IDENTIFIED BY A CIRCLE, 1/4" THICK AND 12" IN DIAMETER. THE CIRCLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. 11B-703.7.2.6.2
 - D. UNISEX TOILET AND BATHING FACILITIES SHALL BE IDENTIFIED BY A CIRCLE, 1/4" THICK AND 12" IN DIAMETER WITH A 1/4" THICK STRANGLE WITH A VERTEX POINTING UPWARD SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12" DIAMETER. THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE CIRCLE SYMBOL, EITHER LIGHT ON DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. THE CIRCLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. 11B-703.2.6.3

GENERAL NOTES

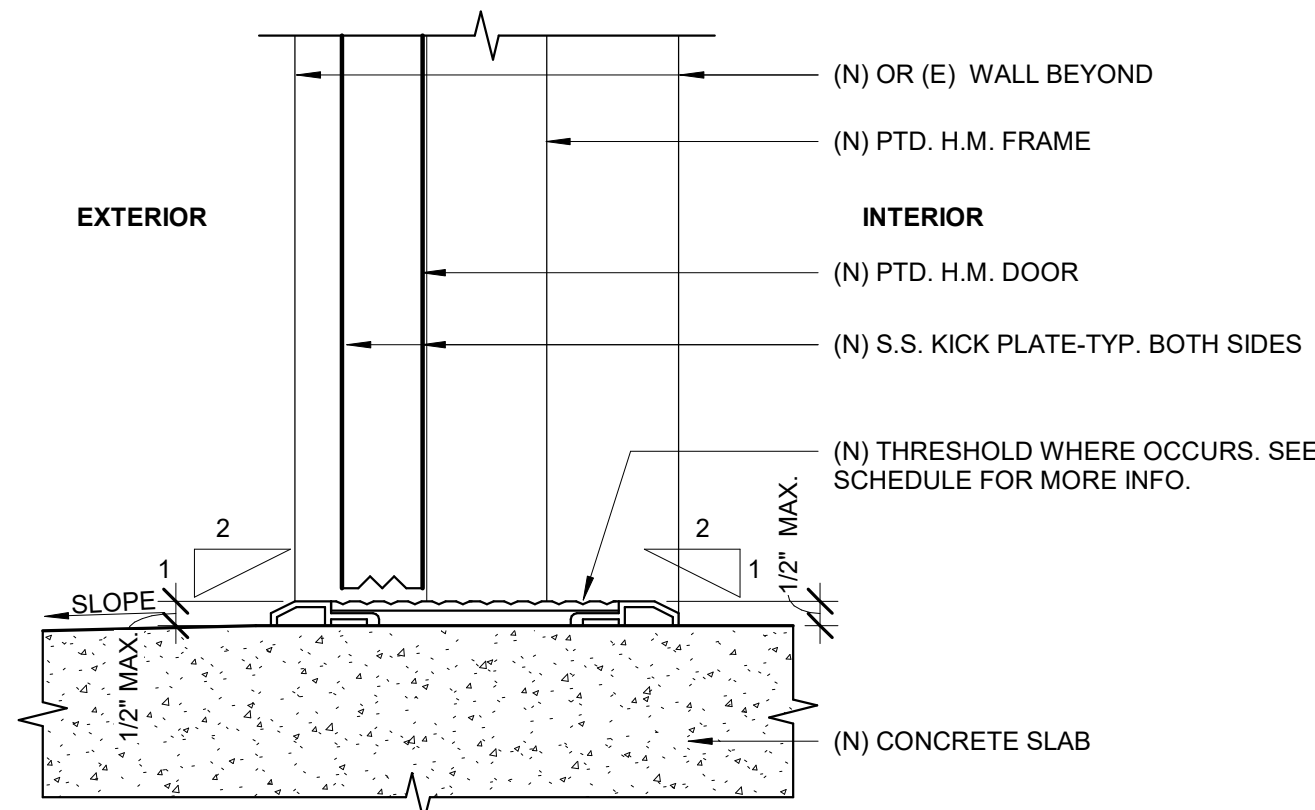
1. SWINGING DOORS TO THE EXTERIOR OR TO UNCONDITIONED SPACES SHALL BE FULLY WEATHERSTRIPPED, OR OTHERWISE TREATED TO LIMIT AIR INFILTRATION.
2. ACCESSIBLE DOORS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES MIN. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34 INCHES ABOVE THE WALKING SURFACE. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES AND 80 INCHES ABOVE THE WALKING SURFACE SHALL NOT EXCEED 4 INCHES. DOOR CLOSERS AND STOPS SHALL BE PERMITTED TO BE 78 INCHES MIN ABOVE THE WALKING SURFACE.
3. SWINGING DOORS AND GATES SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH TABLE 11B-404.2.4.1
4. MANEUVERING CLEARANCES FOR FORWARD APPROACH SHALL BE PROVIDED WHEN ANY OBSTRUCTION WITHIN 18" OF THE LATCH SIDE INTERIOR DOORWAY, OR WITHIN 24" OF THE LATCH SIDE OF AN EXTERIOR DOORWAY, PROJECTS MORE THAN 8" BEYOND THE FACE OF THE DOOR, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR OR GATE PER SECTION 11B-4.4.2.4.3
5. THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE 1/2" HIGH MAX. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SECTION 11B-302 FLOOR OR GROUND SURFACES AND SECTION 11B-303 CHANGES IN LEVEL PER SECTION 11B-404.2.5



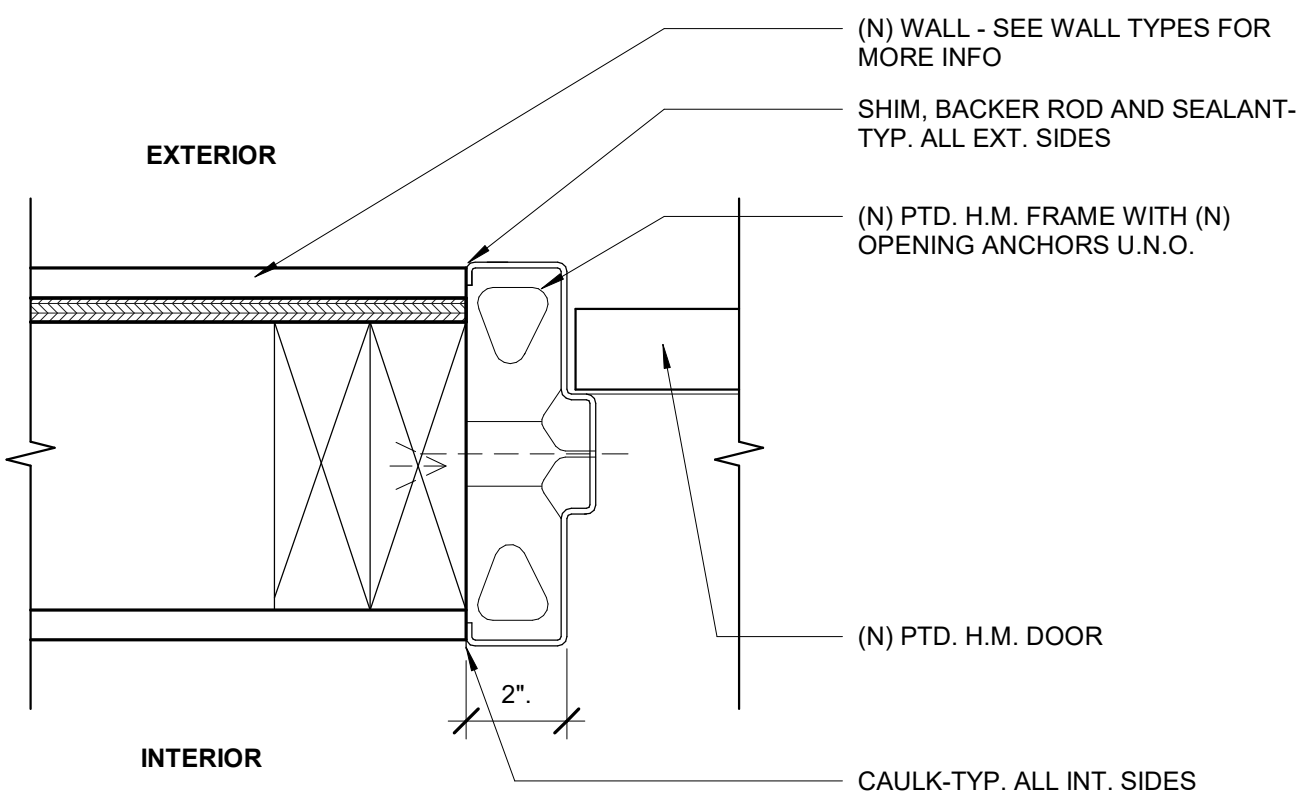
5 HEAD DETAIL
3" = 1'-0"



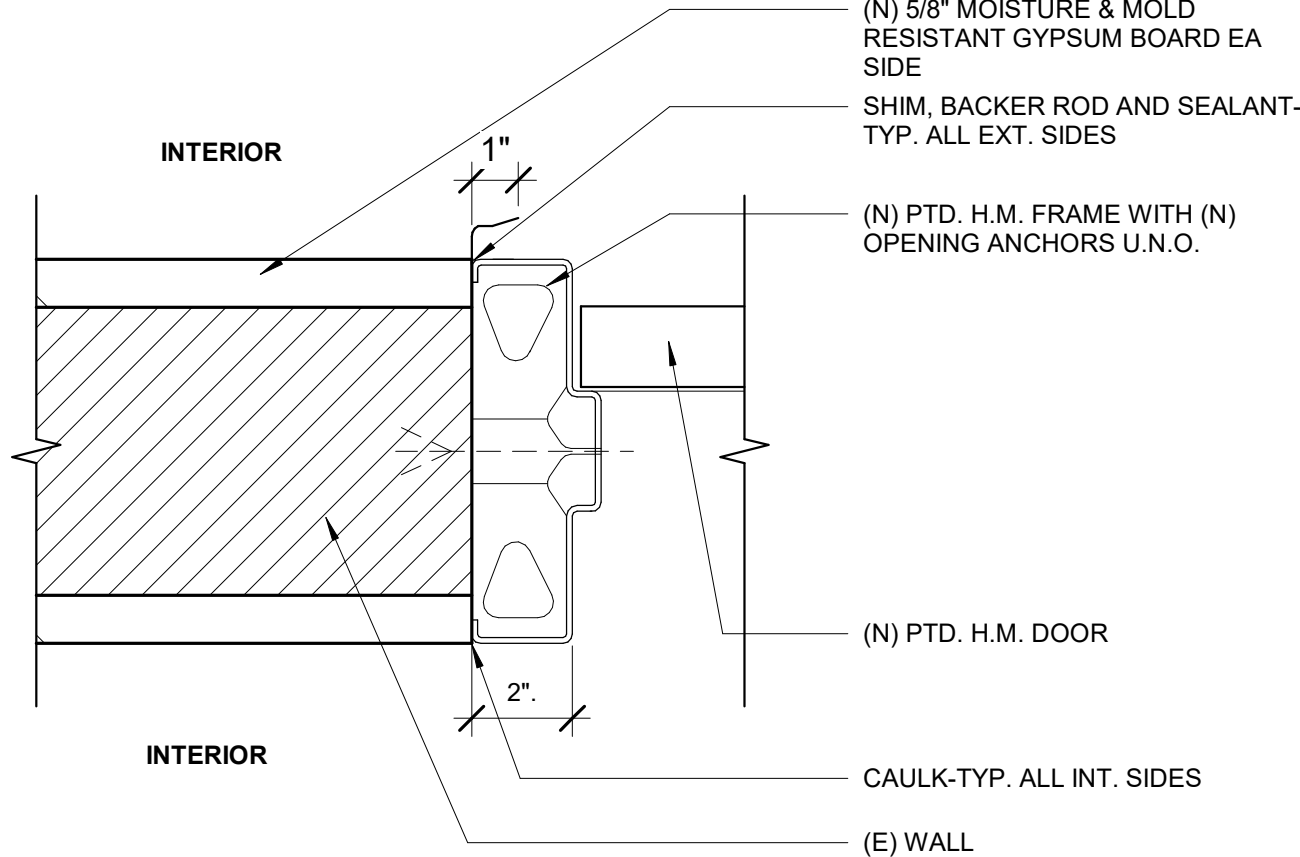
3 HEAD DETAIL AT (E) WALL
3" = 1'-0"



1 SILL THRESHOLD DETAIL
3" = 1'-0"



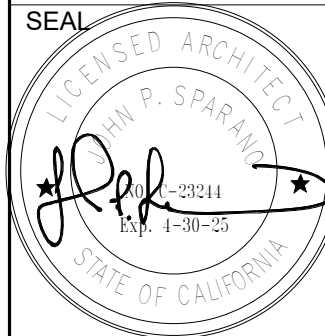
4 JAMB DETAIL
3" = 1'-0"



2 JAMB DETAIL AT (E) WALL
3" = 1'-0"

CONSULTANT

SEAL



SEAL

IF THIS SHEET IS LESS THAN
24"x36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN

REVISION SCHEDULE

NO	DATE	DESCRIPTION

DOOR TYPES

SCALE	As indicated	SHEET NO. A8.01
JOB NO.	19-22	
ISSUE		
DATE	26.JUL.24	

SPARANO + MOONEY (GMA) RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF S+M. NOR ARE THESE DOCUMENTS TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING S+M'S WRITTEN PERMISSION & CONSENT.

CASEWORK

SP-1
MFR: ABET LAMINATI
PRODUCT: MEG
MATERIAL: SOLID PHENOLIC
THICKNESS: 18 MM
COLOR: 487 AZZURO POLVERE

SP-2
MFR: ABET LAMINATI
PRODUCT: MEG
MATERIAL: SOLID PHENOLIC
THICKNESS: 18 MM
COLOR: 847 AZZURO

CONCRETE FINISHES

SC-1
MEDIUM BROOM FINISH
SEALED CONCRETE
PROVIDE HARDENER PER SPECIFICATIONS

CB-1
CONCRETE BASE
SEE SLAB AND CURB CONTROL PLAN
AT EXISTING BRICK, POUR NEW CONCRETE BASE AGAINST WALL

CB-2
PRE-CAST COVE BASE SYSTEM

FACADE FINISHES

FC-1
MFR: JAMES HARDIE
PRODUCT: ARTISAN SQUARE CHANNEL SIDING
THICKNESS: 0.625"
LENGTH: 144" BOARDS
COLOR: TO BE PAINTED PT-02
ANTI-GRAFFITI COATING: PT-05

METAL FINISHES

P-1
MFR: MCNICHOLS
MATERIAL: ALUMINUM ALLOY 3003-H14
GAUGE: 8
HOLE: 1/4" HOLES ON 3/8" CENTERS
PATTERN: STAGGERED
COLOR: POWDER COATED TO MATCH PT-03

P-2
MFR: MCNICHOLS
MATERIAL: ALUMINUM ALLOY 3003-H14
GAUGE: 8
HOLE: 1/4" HOLES ON 3/8" CENTERS
PATTERN: STAGGERED
COLOR: CLEAR ANODIZED

PAINT

***PREP ALL SUBSTRATES PER PAINT SCHEDULE, REF SPECS
***APPLY COATS PER PAINT SCHEDULE, REF SPECS

PT-01
MFR: DUNN EDWARDS
FINISH: FLAT/MATTE
COLOR: WHITE (-1) DEW380

PT-02
MFR: DUNN EDWARDS
FINISH: FLAT/MATTE
COLOR: LIGHT AZURE DE5842

PT-03
MFR: DUNN EDWARDS
FINISH: FLAT/MATTE
COLOR: PALE FROST DE5805

PT-04
MFR: DUNN EDWARDS
FINISH: FLAT/MATTE
COLOR: BLACK DE476

PT-05
MFR: PROSOCO
PRODUCT: SURE KLEAN WEATHER SEAL BLOK-GUARD & GRAFFITI
CONTROL II

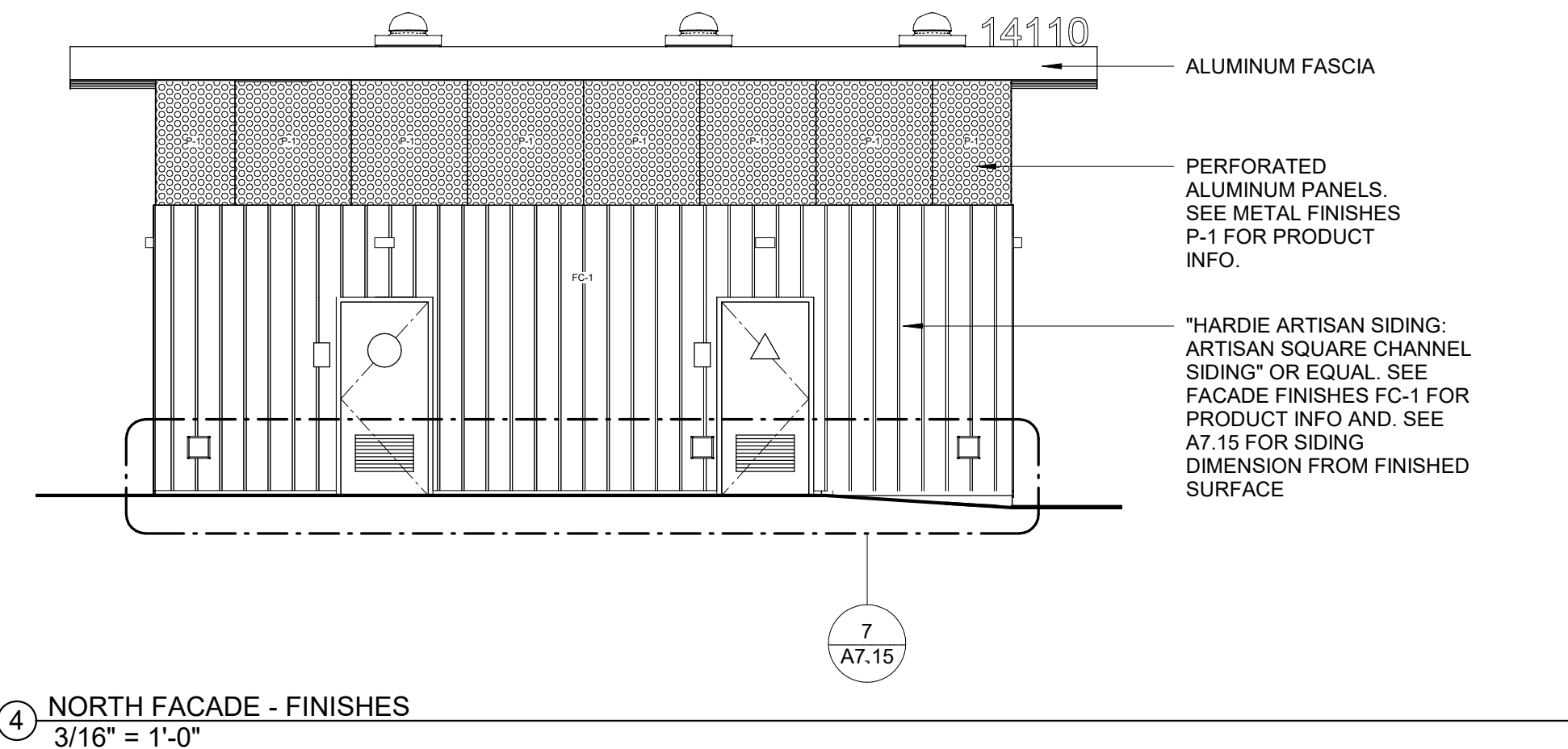
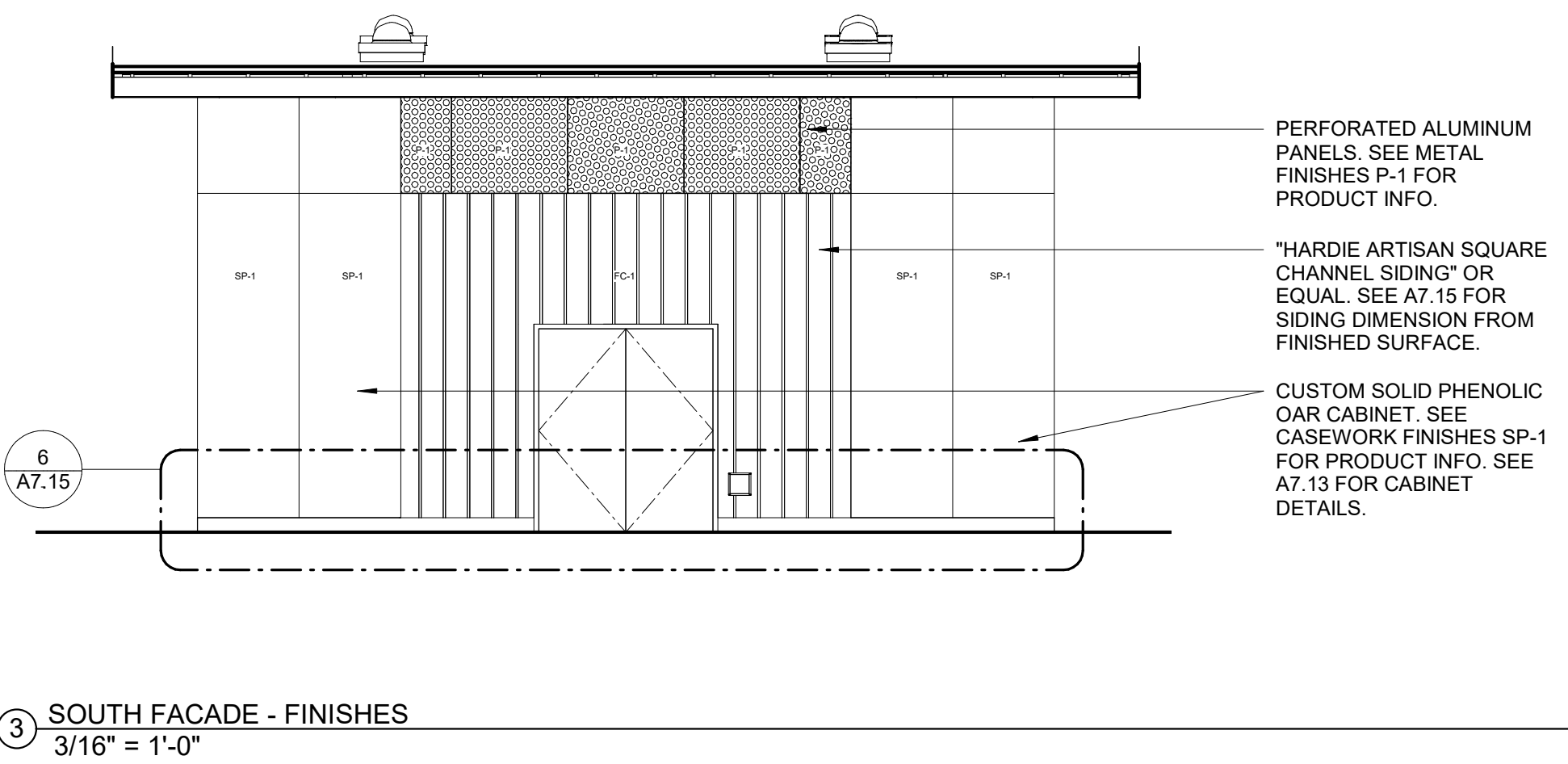
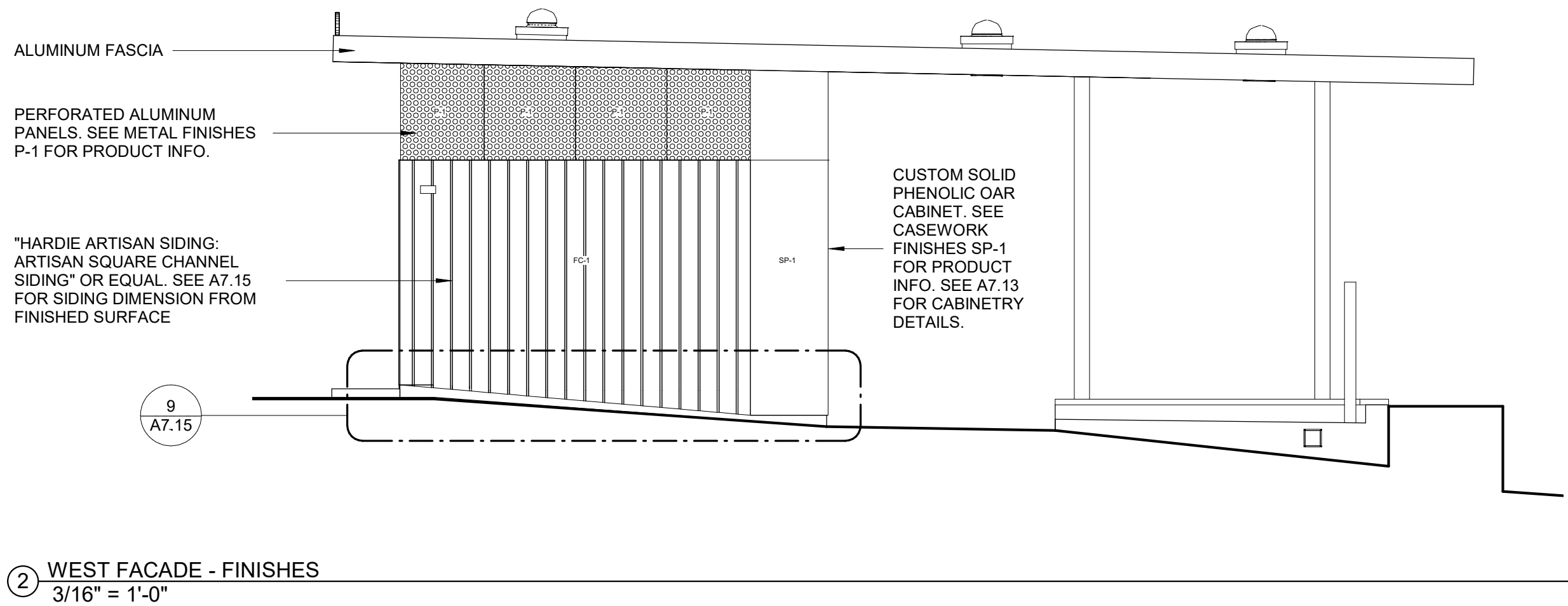
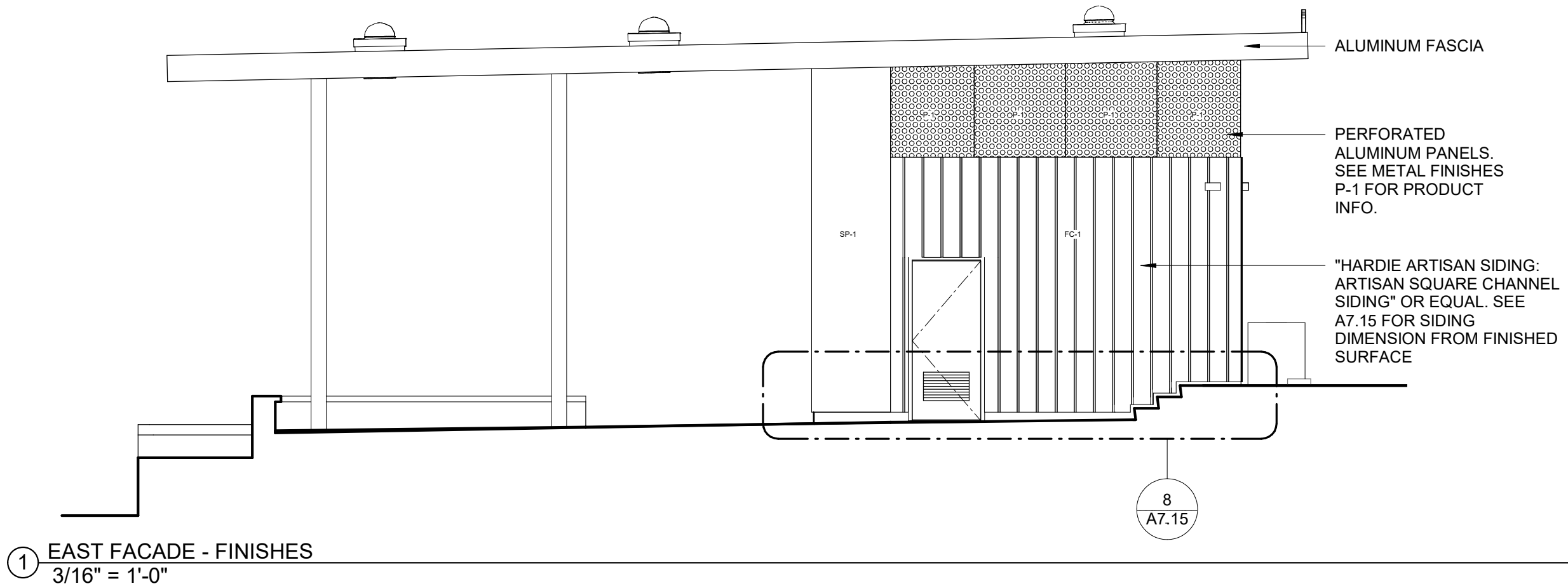
PARTITIONS

CL-1
MFR: BOBRICK
PRODUCT: DURALINE SERIES 1080
MATERIAL: COMPACT GRADE LAMINATE
COLOR: 475 SEI

WALL FINISHES

WF-1
MFR: GEORGIA-PACIFIC
PRODUCT: DENSARMOR PLUS INTERIOR PANELS
COLOR: TO BE PAINTED PT-01

FINISH SCHEDULE									
ROOM NO.	ROOM NAME	FLOOR		WALLS				CEILING	REMARKS
		BASE	FINISH	NORTH	EAST	SOUTH	WEST		
101	WOMEN'S R.R.	CB-1	SC-1	PT-03	PT-03	PT-03	PT-03	P-1	
102	MEN'S R.R.	CB-1	SC-1	PT-03	PT-03	PT-03	PT-03	P-1	
103	JANITOR'S RM	CB-1	SC-1	PT-03	PT-03	PT-03	PT-03		
104	STORAGE ROOM	CB-1	SC-1	PT-03	PT-03	PT-03	PT-03	-	
105	ELECTRICAL	CB-1	SC-1	PT-03	PT-03	PT-03	PT-03	-	



- ## GENERAL NOTES
1. INTERIOR FINISH MATERIALS APPLIED TO WALLS AND CEILINGS SHALL BE TESTED AS SPECIFIED IN THE LOS ANGELES 2023 COUNTY CODE.
 2. (N) FLOOR SLABS TO RECEIVED ACRYLIC SEALER PER SPECS U.N.O.
 3. ALL FLOOR SURFACES MUST HAVE A COEFFICIENT OF FRICTION OF 0.6 OR GREATER.
 4. PROVIDE ALL BASIS OF DESIGN PRODUCTS OR APPROVED EQUAL.
 5. CONTRACTOR SHALL SUBMIT ALL FINISH COLOR SAMPLES FOR REVIEW AND APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION.
 6. ALL RESTROOM FLOORS TO BE HARD, NON-ABSORBENT, SLIP RESISTANT, COVED AT LEAST 5" AND SLOPED ONE-QUARTER INCHES PER FOOT TO FLOOR DRAINS.
 7. ADHESIVES, SEALANTS AND CAULKS, PAINTS AND COATINGS, AND AEROSOL PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTIONS 5.504.4.1, 5.504.4.3, AND 5.504.4.3.1 RESPECTIVELY. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF INSPECTION.
 8. COMPOSITE WOOD PRODUCTS (HARDWOOD, PLYWOOD, PARTICLE BOARD, AND MDF COMPOSITE WOOD) INSTALLED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN TABLE 5.504.4.5.
 9. ALL BUILDING SURFACES ARE TO BE FREED OF ANY (E) GRAFFITI AND PREPARED TO RECEIVE (N) FINISH.
 10. THE CONTRACTOR SHALL SUBMIT ALL FINISH COLOR SAMPLES FOR REVIEW AND APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION.
 11. PAINT ALL EXPOSED STRUCTURAL BEAMS, STRUCTURAL JOISTS, DECKS, A/C DUCTS, PIPES, AND ELECTRICAL CONDUIT AND COMPONENTS WITH COLOR PT-04.
 12. EXPOSED STEEL STRUCTURE TO RECEIVE HPSG COATING PER SPECS U.N.O.
 13. FOR ANTI-GRAFFITI COATING SEE FINISH LEGEND PT-05 AND SPECS.

642 MOULTON AVENUE
LOS ANGELES, CA 90031-3715
www.sparanomooney.com
T 323.221.6600 F 323.221.7600

MOTHER'S BEACH
RESTROOM
NON-MOTORIZED BOAT
STORAGE

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT

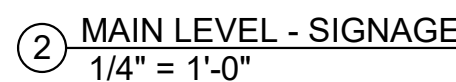
IF THIS SHEET IS LESS THAN
24"X36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN

[illegible]

FINISH SCHEDULE, NOTES, & LEGEND

SCALE	As indicated	SHEET NO. A8.10
JOB NO.	19-22	
ISSUE		
DATE	26.JUL.24	



12" 14110

1. ASI SIGNAGE INNOVATIONS' - INFINITY SERIES IS SIGHTED IN THIS DRAWINGS. OBTAIN ALL PRODUCT UNDER SINGLE MANUFACTURER.
2. SIGNS MUST COMPLY WITH THE TITLE 24, DISABLED ACCESS REQUIREMENTS AND LATEST EDITION OF THE CITY OF LOS ANGELES CODE OF REGULATIONS.
3. SUBMIT SHOP DRAWINGS OF SIGNAGE AND OBTAIN APPROVAL FROM THE ARCHITECT PRIOR TO ANY FABRICATION.
4. ALL TEXT SHALL BE IN UPPER CASE LETTERS.
5. RESTROOM DOOR SIGNAGE SHALL BE MOUNTED CENTERED TO THE WIDTH OF THE DOOR AND THE MOUNTING HEIGHT MEASURED FROM THE FINISH FLOOR TO THE CENTER OF THE SIGNAGE.
6. RESTROOM WALL SIGNAGE MOUNTING HEIGHT SHALL BE MEASURED FROM THE FINISH FLOOR TO THE CENTER OF THE SIGNAGE.
7. ROOM IDENTIFICATION SIGNAGE MOUNTING HEIGHT SHALL BE MEASURED FROM THE FINISH FLOOR TO THE TOP OF THE SIGNAGE. SIGNS SHALL BE PLACED ON THE STRIKE SIDE OF THE DOOR.
8. ROOM IDENTIFICATION SIGNAGE ON DOORS SHALL BE CENTERED TO THE WIDTH OF THE DOOR.
9. ALL SIGNAGE SHALL BE ACRYLIC PLASTIC MATERIAL WITH RAISED CHARACTERS AND SYMBOLS. U.N.O.
10. SIGNS WITH RAISED CHARACTERS AND BRAILLE SHALL BE LOCATED 48 INCHES (1220 mm) MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED FROM THE BASELINE OF THE LOWEST LINE OF BRAILLE AND 60 INCHES (1525 mm) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 18 INCHES (46 mm) OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.

SIGN TYPE 'A' **SIGN TYPE 'B'**

RESTROOM DOOR SIGNS, ASI INFINITY SERIES, SEE SPEC.

12"
12"

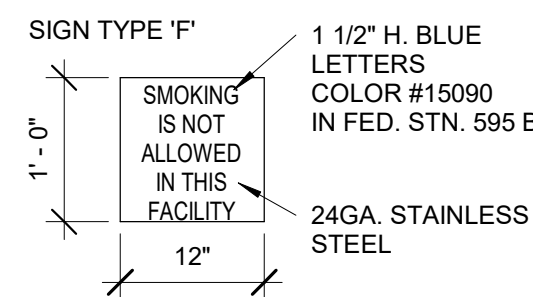
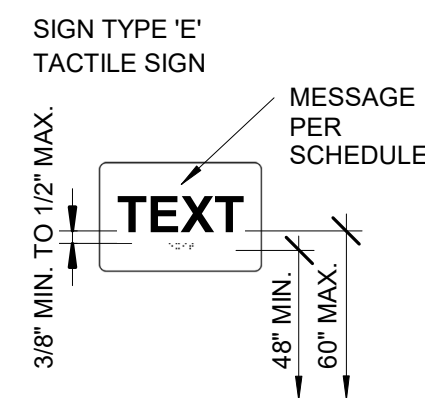
10 3/8"
10 3/8"

SIGN TYPE 'C' **SIGN TYPE 'D'**

RESTROOM WALL SIGNS, ASI INFINITY SERIES, SEE SPEC.

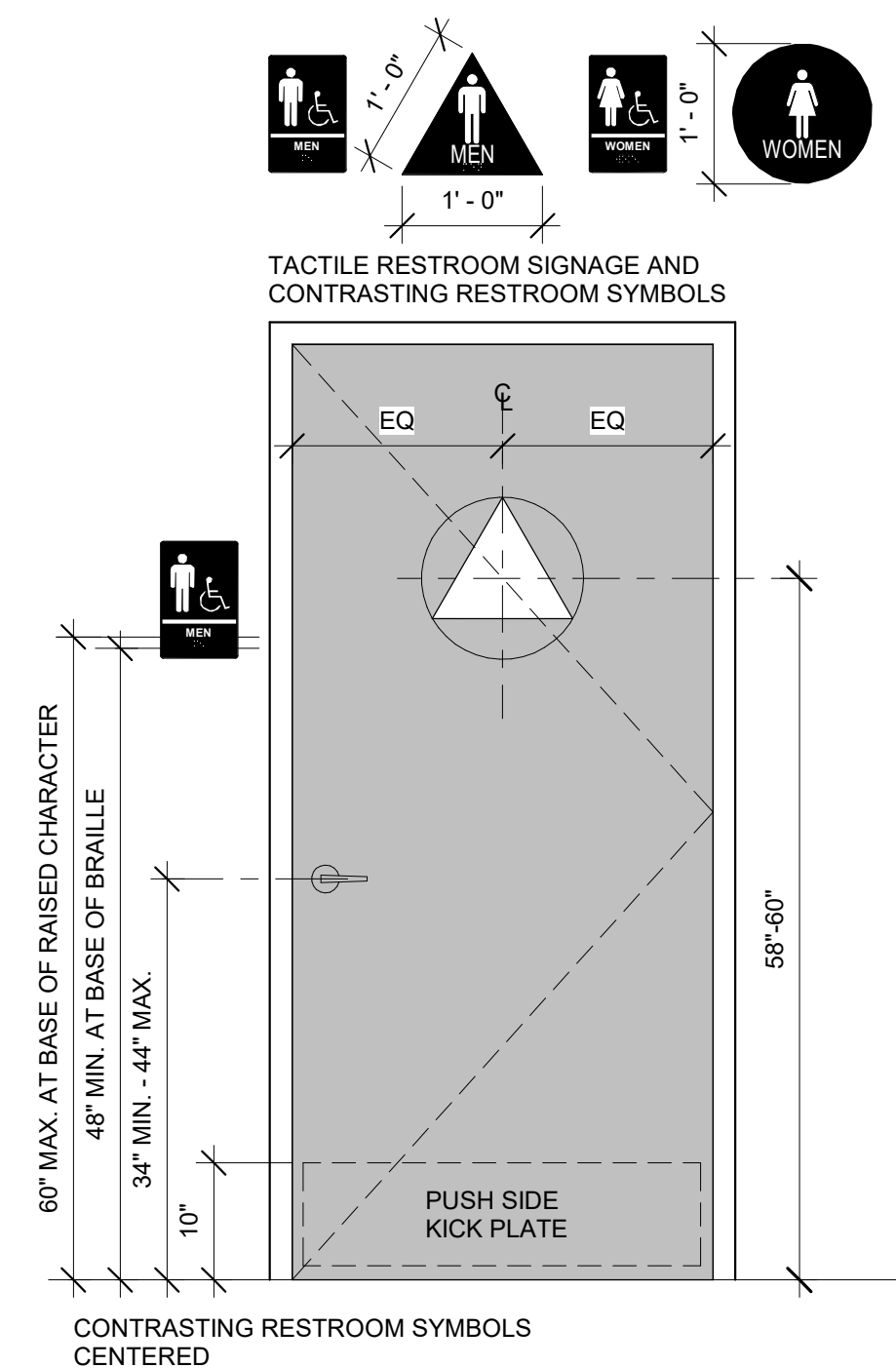
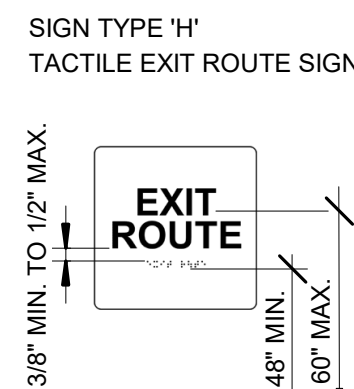
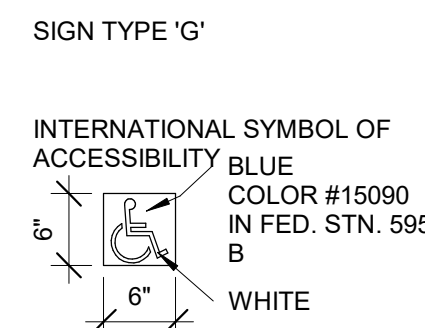
WOMEN

MEN



SIGN TYPE 'J'

12" TALL X 3/4" THICK SOLID CUT ALUMINUM LETTERING
FONT TO MATCH MARINA DEL REY DESIGN GUIDELINES.
LETTER SPACING: 2"
FINISH: SATIN
MOUNTING: GALVANIZED/ PAINTED CONTINUOUS STEEL
ASSEMBLY CAP ENDS, SET IN SEALANT. SEE DETAIL
3/A7.14 FOR MORE INFO.
MESSAGE: "14110"



14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT



IF THIS SHEET IS LESS THAN
24"X36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN

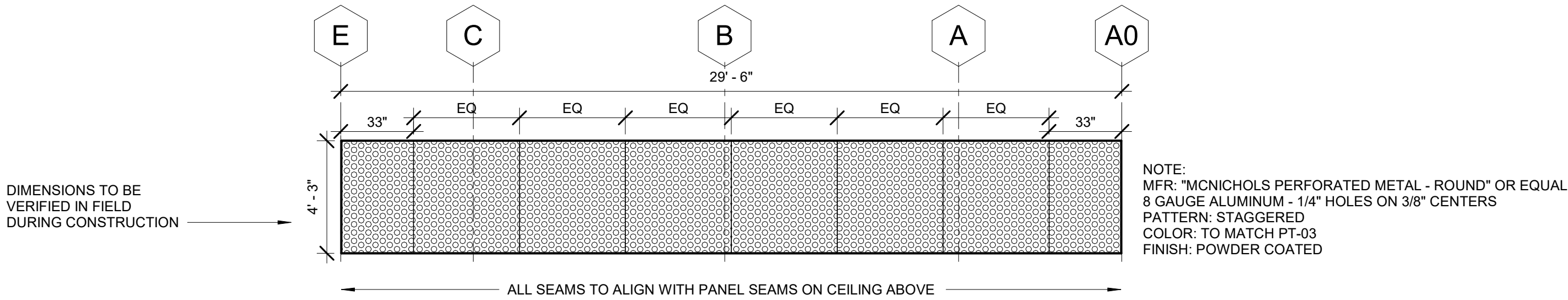
REVISION SCHEDULE

[illegible]

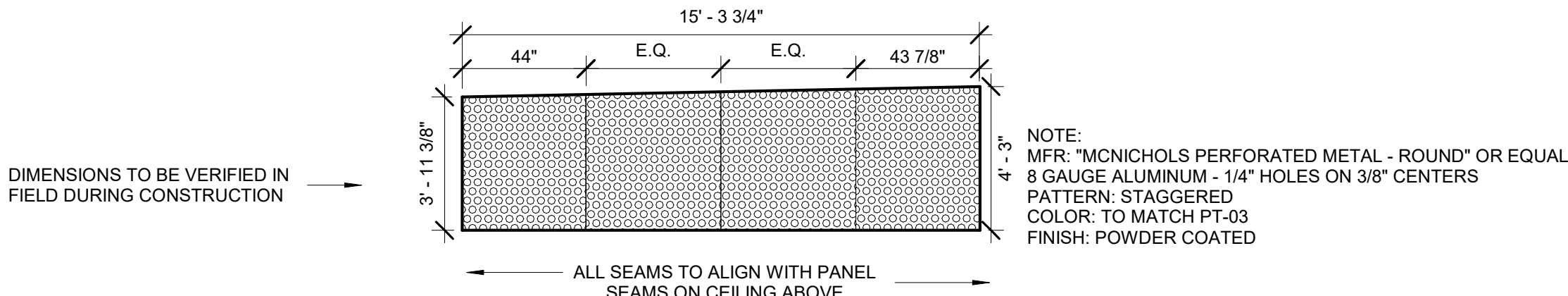
SCALE	As indicated
JOB NO.	19-22
ISSUE	
DATE	26.JUL.24

SHEET NO.

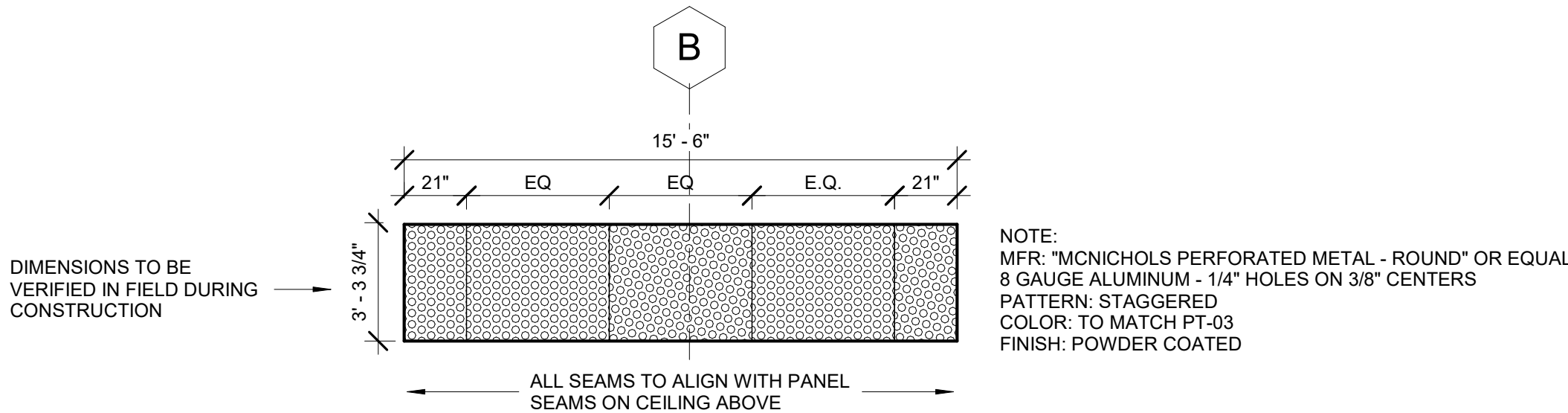
A8.11



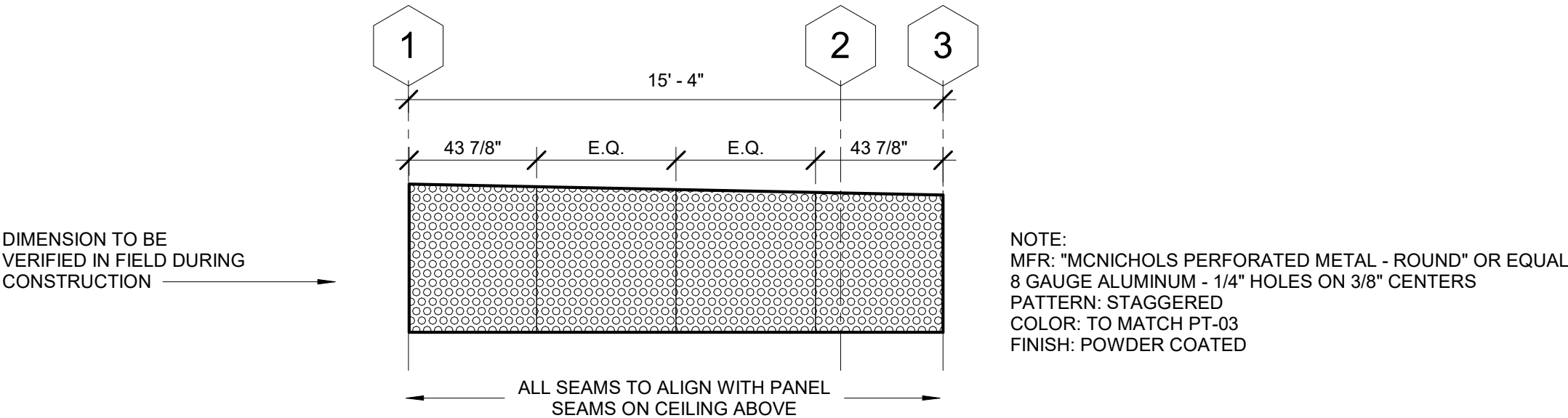
5 PP-1 NORTH ELEVATION
1/4" = 1'-0"



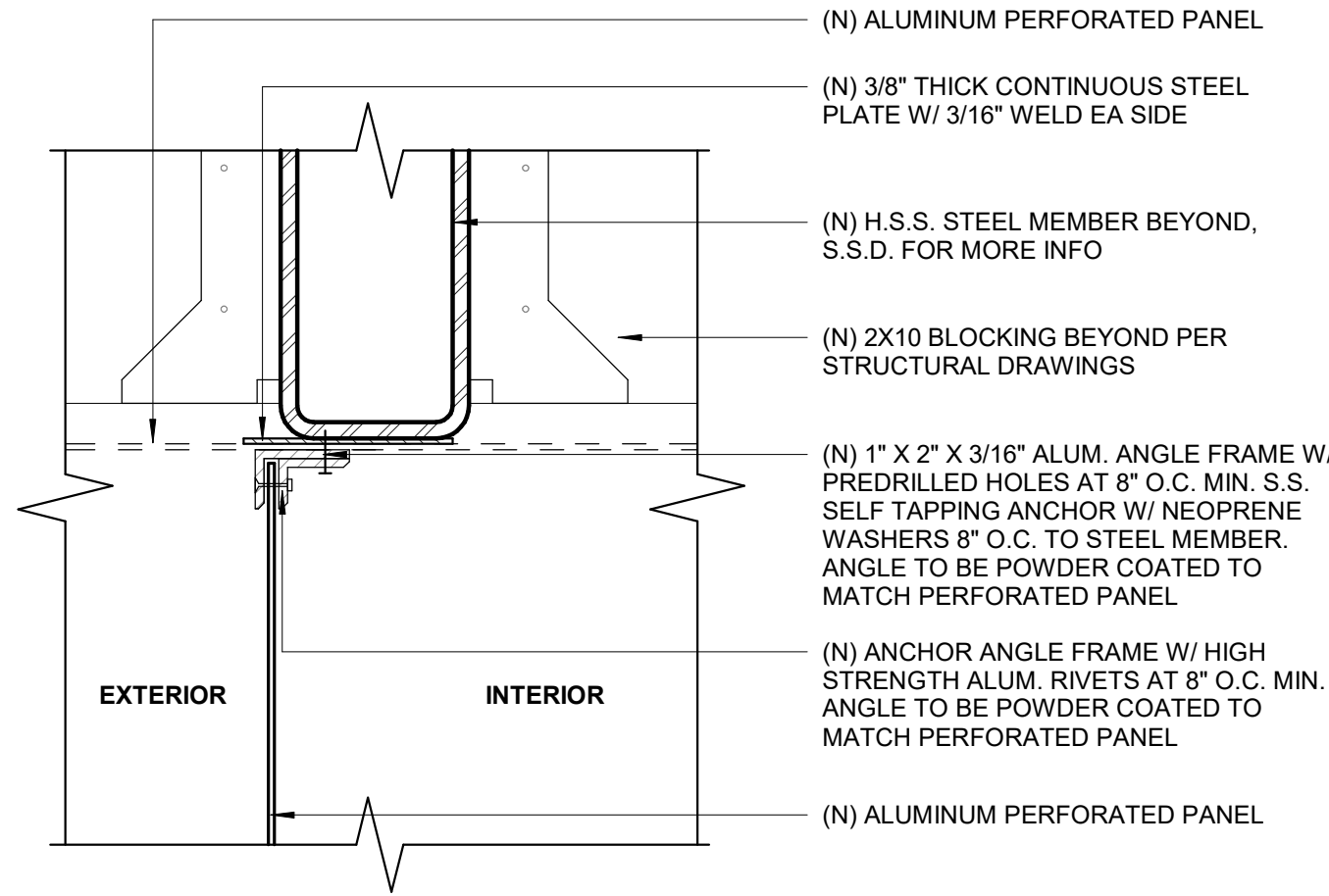
6 PP-2 EAST ELEVATION
1/4" = 1'-0"



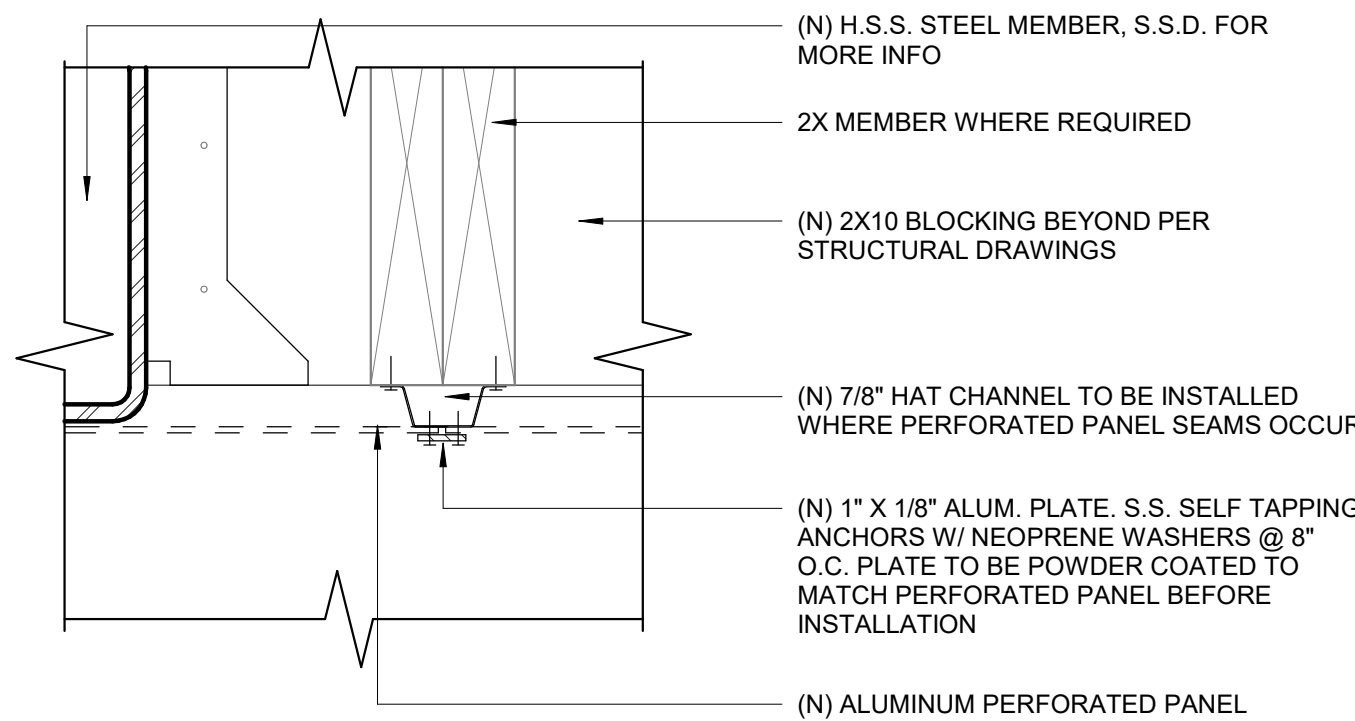
7 PP-3 SOUTH ELEVATION
1/4" = 1'-0"



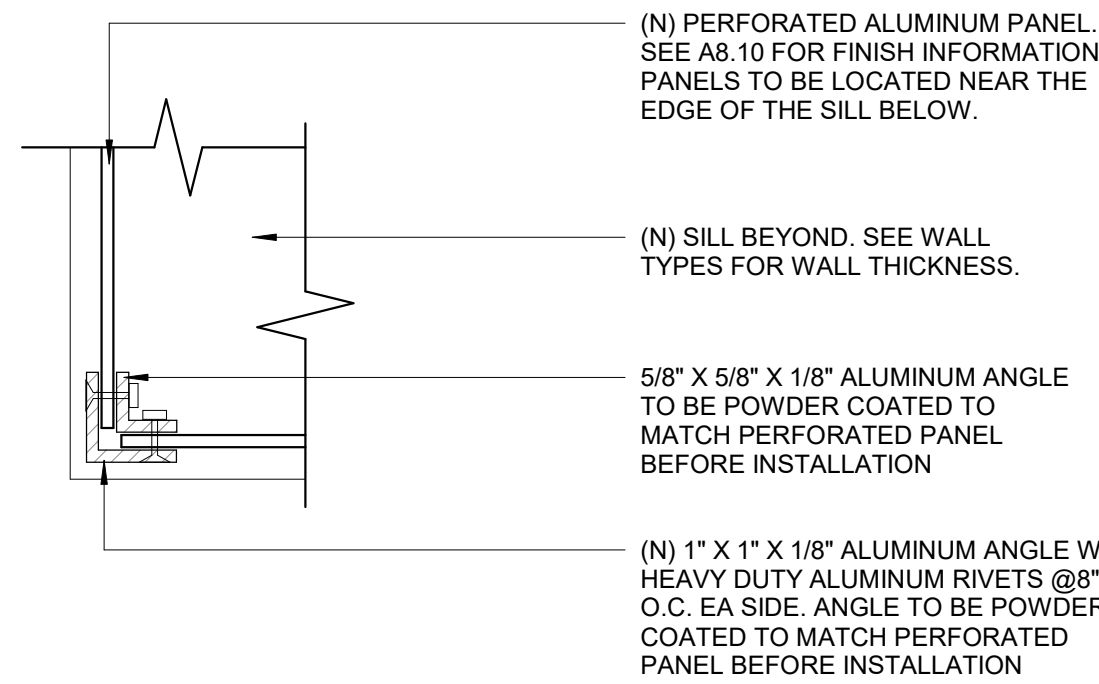
88 PP-4 WEST ELEVATION
1/4" = 1'-0"



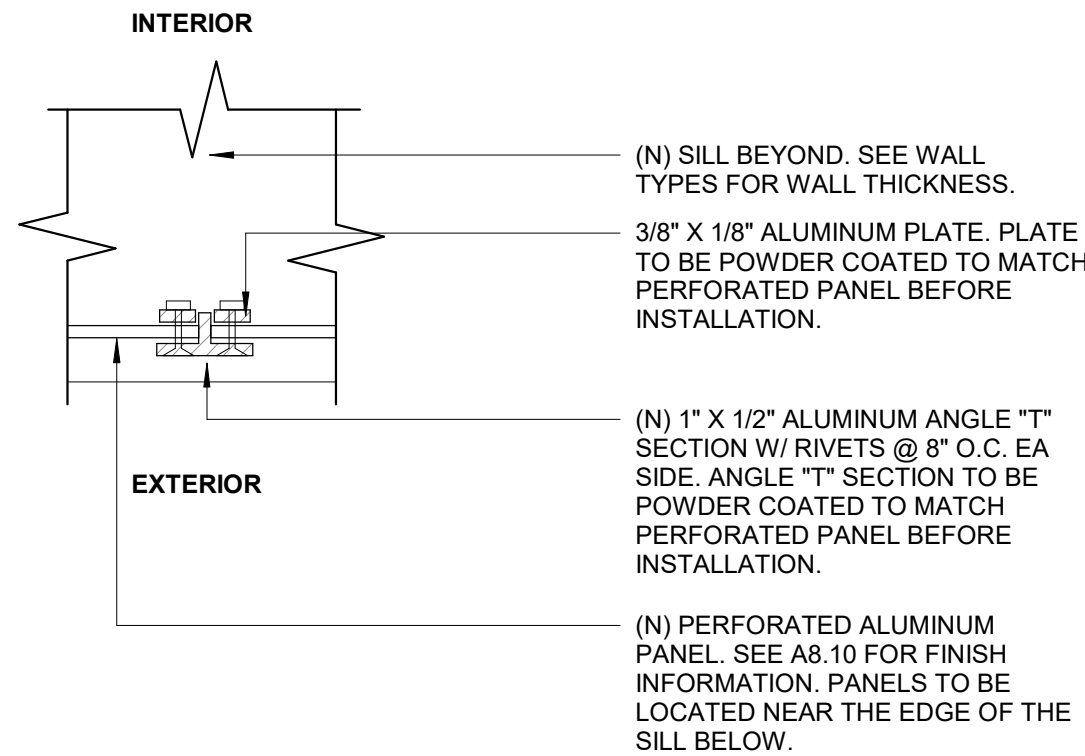
1 PERFORATED PANEL AT HSS MEMBER
3" = 1'-0"



2 PERFORATED PANEL CEILING AT SEMAS
3" = 1'-0"



3 PERFORATED PANEL AT CORNER
6" = 1'-0"



4 PERFORATED PANEL CONNECTION
6" = 1'-0"

MOTHER'S BEACH
RESTROOM
NON-MOTORIZED BOAT
STORAGE

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT

SEAL

SEAL

IF THIS SHEET IS LESS THAN
24"x36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN

REVISION SCHEDULE

NO	DATE	DESCRIPTION

PERFORATED PANEL
SCHEDULE

SCALE	As indicated
JOB NO.	19-22
ISSUE	
DATE	26.JUL.24

SHEET NO.

A8.12

SPARANO + MOONEY (SMA) RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF SMA. SMA IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF SMA. SMA IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

GENERAL NOTES:

1. DETAILS OF CONSTRUCTION NOT SHOWN SHALL BE OF SAME NATURE AS THOSE SHOWN FOR SIMILAR CONDITIONS. REFER TO THE TYPICAL DETAIL SHEETS FOR TYPICAL DETAILS OF CONSTRUCTION. TYPICAL DETAILS APPLY TO ALL CONSTRUCTION UNLESS SPECIFICALLY NOTED OR SHOWN OTHERWISE. WHERE CONDITIONS REQUIRE MODIFICATIONS OF A TYPICAL DETAIL, THE CONTRACTOR SHALL SUBMIT MODIFIED DETAIL FOR APPROVAL BY THE ENGINEER OF RECORD PRIOR TO FABRICATION AND INSTALLATION. DETAILS OF CONSTRUCTION NOT SHOWN SHALL BE OF SAME NATURE AS THOSE SHOWN FOR SIMILAR CONSTRUCTION.
2. CONTRACTOR SHALL CONSIDER THE PROJECT SPECIFICATIONS A PART OF THE CONTRACT DOCUMENTS. WHERE INFORMATION IS CONFLICTING, SPECIFIC DETAILS SHALL GOVERN OVER TYPICAL DETAILS WHICH SHALL GOVERN OVER THESE NOTES WHICH SHALL GOVERN OVER SPECIFICATIONS.
3. ALL DIMENSIONS ON STRUCTURAL DRAWINGS SHALL BE CHECKED AGAINST ARCHITECTURAL DIMENSIONS. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE OMITTED OR NOT CLEAR, CONTACT THE ARCHITECT (ARCH) OR STRUCTURAL ENGINEER OF RECORD (SEOR). ALL DIMENSIONS RELATED TO EXISTING CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR. DIMENSIONS ARE TO THE FACE OF STUDS, AND TO CENTERLINE OF COLUMNS UNO.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMMEDIATELY NOTIFY THE SEOR OF ANY CONFLICTS BETWEEN THE STRUCTURAL DRAWINGS AND OTHER DRAWINGS; OR EXISTING CONDITIONS NOT SHOWN OR DIFFERENT FROM THOSE SHOWN ON DRAWINGS PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE BUILDING THAT IS IN CONFLICT UNTIL THE CONFLICT IS RESOLVED WITH THE AFFECTED PARTIES.
5. THE STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN THEY DO NOT INDICATE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE CONSTRUCTION AND ALL ADJACENT PROPERTIES DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT ARE NOT LIMITED TO BRACING, SHORING OF LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT OR SEOR SHALL NOT INCLUDE OBSERVATION OF THE ABOVE ITEMS.
6. SUBSTITUTION REQUESTS FOR MATERIALS SPECIFIED ON THE STRUCTURAL DRAWINGS MAY BE CONSIDERED WITH MATERIALS HAVING EQUIVALENT OR GREATER CAPACITY AND PERFORMANCE. CURRENT EVALUATION REPORTS AND PRODUCT INFORMATION SHALL BE PROVIDED TO THE STRUCTURAL ENGINEER DEMONSTRATING THE REQUIRED CAPACITY AND PERFORMANCE OF THE MATERIAL TO BE SUBSTITUTED. WRITTEN APPROVAL FROM THE SEOR SHALL BE OBTAINED PRIOR TO THE SUBSTITUTION OF ANY MATERIAL SPECIFIED ON THE STRUCTURAL DOCUMENTS.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PERTINENT SECTIONS OF THE "CONSTRUCTION SAFETY ORDERS" ISSUED BY THE STATE OF CALIFORNIA, LATEST EDITION, AND ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT. THE ARCHITECT, SEOR, AND THE OWNER DO NOT ACCEPT ANY RESPONSIBILITY FOR THE CONTRACTOR'S FAILURE TO COMPLY WITH THESE REQUIREMENTS.
8. ALL WORK IS NEW (N) UNLESS INDICATED AS EXISTING (E).
9. CONSTRUCTION MATERIALS SHALL BE DISTRIBUTED WHEN PLACED ON THE STRUCTURE SUCH THAT LOADS DO NOT EXCEED DESIGN LIVE LOADS OR RESULT IN AN UNBALANCED CONDITION.
10. REFER TO THE PROJECT SPECIFICATIONS FOR SHOP DRAWING REQUIREMENTS AND SUBMITTALS.

STRUCTURAL DESIGN CRITERIA:

1. CODES:

ALL WORK SHALL BE IN CONFORMANCE WITH THE CALIFORNIA BUILDING CODE (CBC) 2022 EDITION, INCLUDING ALL AMENDMENTS. ALL STANDARDS USED SHALL BE THE LATEST VERSION APPROVED BY THE CODE ENFORCEMENT AGENCY ON THE DATE OF THE PERMIT ISSUANCE UNLESS SPECIFICALLY NOTED OTHERWISE.
2. DESIGN LIVE LOAD

	LOAD
ROOF	20 PSF
3. WIND DESIGN INFORMATION

RISK CATEGORY = II		Kd =0.85	Kzt = 1.0
BASIC WIND SPEED V = 94 MPH (3 SEC GUST) EXPOSURE = C			
INTERNAL PRESSURE COEFF. = +/- 0.18			
4. SEISMIC DESIGN INFORMATION

I = 1.0	RISK CATEGORY = II			SITE CLASS = D	
Ss = 1.86	S1 = 0.66	SDS = 1.24	SD1 = 0.74		

SEISMIC DESIGN CATEGORY = D

ANALYSIS PROCEDURE = EQUIV. LATERAL FORCE PROCEDURE

SLRS : C4: STEEL ORDINARY MOMENT FRAMES

Rho = ??	R = 3.5	Cd = 3	Q = 3	Cs = ??	Vb = ??
----------	---------	--------	-------	---------	---------
- EXISTING UNDERGROUND UTILITY NOTES:
1. THE ARCHITECT AND ENGINEERS ARE NOT RESPONSIBLE FOR THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES WHETHER OR NOT SHOWN ON THE DRAWINGS. THE LOCATION OF ANY EXISTING UNDERGROUND UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER SHOULD ANY SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES WHICH MAY RESULT FROM HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ALL EXISTING UNDERGROUND UTILITIES.
- COUNTY OF L.A. STRUCTURAL NOTES:
1. THE USE OF ROLLED STEEL SECTIONS AND/OR BOLTS MANUFACTURED OUTSIDE THE UNITED STATES WILL REQUIRE VERIFICATION THAT THE PRODUCTS COMPLY WITH APPLICABLE ASTM STANDARDS. MILL CERTIFICATES WILL BE REQUIRED FOR ALL STEEL. STEEL GRADES OTHER THAN ASTM A36 WILL REQUIRE TESTING BY AN APPROVED LABORATORY. ALL FOREIGN BOLTS MUST BE APPROVED BY L.A. COUNTY BUILDING AND SAFETY PRIOR TO THEIR USE.

2. SPECIAL INSPECTION BY A LOS ANGELES COUNTY REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, CONCRETE STRENGTH GREATER THAN 2500 PSI, HIGH STRENGTH BOLTING, SPRAYED-ON FIREPROOFING, HIGH-STRENGTH MASONRY, HIGH-LIFT GROUTING, PRESTRESSED CONCRETE, AND SPECIAL MOMENT RESISTING CONCRETE FRAMES.

3. THE PERIMETER WALLS ARE NOT TO BE BACKFILLED UNTIL THE FLOUR SLABS ARE POURED AND CURED.

4. A COMPACTION REPORT SHALL BE SUBMITTED TO THE COUNTY BUILDING INSPECTOR PRIOR TO FOOTING INSPECTION.

5. THE MAIN LATERAL FORCE RESISTING SYSTEM (LFRS) FOR THIS STRUCTURE IS A STEEL SPECIAL CONCENTRIC BRACED FRAME (SCBF). THE SCBF DESIGN IS INTENDED TO MEET OR EXCEED CODE REQUIREMENTS AS SET IN AISC SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS, DATED APRIL 15, 1997, INCLUDING SUPPLEMENT No. 2.
- STRUCTURAL SUBMITTALS:
1. REVIEW OF SHOP DRAWINGS AND SUBMITTALS BY THE SEOR IS FOR GENERAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.

2. SHOP DRAWINGS SHALL BE SUBMITTED TO THE SEOR FOR REVIEW PRIOR TO FABRICATION. THE CONTRACTOR WILL REMAIN RESPONSIBLE FOR ALL ERRORS OF DETAILING, FABRICATION, AND FOR CORRECT FITTING OF ALL STRUCTURAL MEMBERS INCLUDING COORDINATION WITH OTHER TRADES.

A. SHOP DRAWINGS SHALL BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO SCHEDULED FABRICATION AND SHALL CONSIST OF ONLY ONE SET FOR OUR RECORDS AND ONE REPRODUCIBLE SET.

B. SEOR WILL RETURN THE REPRODUCIBLE SET CLEARLY MARKED WITH COMMENTS. ANY REQUIRED RECORD SET COPIES SHALL BE MADE FROM THIS RETURNED SET.

C. REPRODUCTION OF STRUCTURAL PLANS & DETAILS FOR SHOP DRAWINGS IS PROHIBITED. SUBCONTRACTOR/FABRICATOR IS TO PROVIDE INDEPENDENTLY CREATED DRAWINGS BASED ON THE STRUCTURAL PLANS AND DETAILS. 2. SHOP DRAWINGS AND SUBMITTALS DO NOT CONSTITUTE CHANGE ORDERS. ANY PROPOSED CHANGES TO THE STRUCTURAL DOCUMENTS MUST BE SUBMITTED IN WRITING AS A REQUEST FOR SUBSTITUTION TO THE ARCHITECT AND SEOR FOR APPROVAL.

3. THE FOLLOWING LIST SUMMARIZES IMPORTANT STRUCTURAL SUBMITTALS FOR THIS PROJECT. REFER TO THE SPECIFICATIONS FOR A COMPLETE LIST AND ADDITIONAL REQUIREMENTS.
- GENERAL
- REQD: QUALIFICATION DATA FOR APPROVED INSTALLERS AND FABRICATORS.
REQD: CERTIFICATES OF CONFORMANCE FOR PREFABRICATED MEMBERS.
REQD: PROVIDE PRODUCT DATA FOR ALL MANUFACTURED STRUCTURAL PRODUCTS AND ACCESSORIES USED.
- CONCRETE FORMWORK
- REQD: MANUFACTURER'S PRODUCT DATA AND INSTALLATION INSTRUCTIONS FOR PROPRIETARY MATERIALS INCLUDING FORM COATINGS, MANUFACTURED FORM.
REQD: SYSTEMS, TIES AND ACCESSORIES SHOP DRAWINGS FOR FABRICATION AND ERECTION OF FORMWORK AND SHORING.
- CONCRETE REINFORCEMENT
- REQD: MANUFACTURER'S PRODUCT DATA, SPECIFICATIONS AND INSTALLATION PROCEDURES FOR PROPRIETARY MATERIALS AND REINFORCEMENT.
REQD: STEEL PRODUCER'S CERTIFICATES OF MILL ANALYSIS, TENSILE AND BEND TESTS
REQD: SHOP DRAWINGS FOR FABRICATION, BENDING AND PLACEMENT.
- CAST-IN-PLACE CONCRETE
- REQD: DESIGN MIX FOR EACH CONCRETE MIX.
REQD: MATERIAL TEST REPORTS.
REQD: MATERIAL CERTIFICATES FOR CEMENT, AGGREGATES AND ADMIXTURES.
REQD: MANUFACTURER'S PRODUCT DATA FOR WATERSTOPS, BONDING AGENTS, VAPOR RETARDERS, JOINT FILLER, CURING MATERIALS AND FLOOR.
REQD: TREATMENTS SHOP DRAWINGS FOR PROPOSED LOCATIONS OF ADDITIONAL CONSTRUCTION OR CONTROL JOINTS NOT SHOWN ON THE STRUCTURAL PLANS.
REQD: MINUTES FROM PREINSTALLATION CONFERENCE.
- STRUCTURAL STEEL
- REQD: MANUFACTURER'S MILL CERTIFICATES.
REQD: MILL TEST REPORTS.
REQD: SHOP DRAWINGS FOR FABRICATION AND ASSEMBLY OF MEMBERS.
REQD: ERECTION PLAN SEQUENCE AND PROCEDURES.
REQD: WELDING PROCEDURE SPECIFICATIONS (WPS).
REQD: CERTIFICATES FOR ALL WELDERS VERIFYING CURRENT AWS QUALIFICATIONS.
REQD: TEST REPORTS FOR SHOP AND FIELD WELDED AND BOLTED CONNECTIONS.
- FOUNDATION AND SLAB ON GRADE NOTES:
1. SEE SOIL REPORT BY: GEOTECHNICAL PROFESSIONALS' INC. REPORT NO.: 3080.231 DATED: OCTOBER 17, 2022 ADDEDNDUM LETTER DATED JANUARY 15, 2024

2. ALLOWABLE FTG VERTICAL BEARING PRESSURE
DEAD LOAD + LIVE LOAD =1500 PSF
DEAD LOAD + LIVE LOAD + LATERAL LOAD =1995 PSF

ALLOWABLE FTG LATERAL BEARING PRESSURE IS 275 PSF PER FT OF DEPTH
ALLOWABLE FTG COEFFICIENT OF FRICTION FOR SLIDING: 0.35

3. THE CONTRACTOR SHALL CONFORM TO ALL RECOMMENDATIONS AND CONDITIONS INDICATED IN THE SOIL REPORT. THE GEOTECHNICAL ENGINEER SHALL OBSERVE ALL FOOTING EXCAVATIONS PRIOR TO PLACING CONCRETE.

4. SUBSURFACE SOIL PREPARATION:

A. ALL EXISTING UNDOCUMENTED FILL SHALL BE REMOVED AND RECOMPACTED. ALL TOPSOILS SHALL BE REMOVED AS REQUIRED BY THE GEOTECHNICAL ENGINEER.

B. GEOTECHNICAL ENGINEER SHALL BE RETAINED DURING THE OVEREXCAVATION PROCESS. THE ACTUAL DEPTH OF REMOVAL WILL BE DETERMINED DURING GRADING OPERATIONS.

C. OFFSITE FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.

5. SPREAD FOOTINGS ARE CENTERED UNDER WALLS AND COLUMNS, UNO.

6. FOOTING ELEVATIONS ARE NOTED ON THE PLANS AND DETAILS. IN ANY CASE, FOOTINGS SHALL BEAR ON FIRM UNDISTURBED SOIL OR ENGINEERED FILL OR BEDROCK, IN ACCORDANCE WITH THE SOIL REPORT AND DETAILS SHOWN.

7. CONTRACTOR SHALL PROTECT ALL UTILITY LINES, ETC. ENCOUNTERED DURING EXCAVATION AND BACKFILLING.

8. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS WITH THE APPROVAL OF THE GEOTECHNICAL ENGINEER. FLOODING IS NOT PERMITTED.

9. ALL TRENCHES SHALL COMPLY WITH APPLICABLE OSHA REQUIREMENTS.

10. ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED WITH NON-EXPANSIVE SOIL, BUT NOT BEHIND RETAINING WALLS BEFORE CONCRETE OR MASONRY ATTAINS ITS FULL DESIGN STRENGTH.

11. THE DESIGN OF ALL RETAINING WALLS AND SUBTERRANEAN BUILDING WALLS INDICATED ON THESE DRAWINGS IS BASED ON DRAINED SOILS.

12. CONSTRUCTION JOINTS (CJ) AND SAWCUT (SC) JOINTS IN SLABS SHALL OCCUR WHERE LOCATED ON PLANS AND DETAILS. CJ'S SHALL HAVE FORMED POUR STOPS. CONSTRUCTION JOINTS IN WALLS AND FOOTINGS NEED NOT OCCUR AT THE SAME LOCATION, UNO.

13. SEE ARCHITECT'S PLANS FOR LOCATIONS OF SLAB SLOPES, DEPRESSIONS, CURBS, DRAINS, NON-STRUCTURAL PARTITIONS AND OTHER EMBEDDED ITEMS NOT SHOWN ON THE STRUCTURAL PLANS.

14. ALL GRADING, FOUNDATION FOOTINGS, AND DRAINAGE PLANS SHALL BE REVIEWED BY THE GEOTECHNICAL ENGINEER UPON SUBMITTAL. A CERTIFIED LETTER BY THE GEOTECHNICAL ENGINEER IS REQUESTED STATING THAT THE RECOMMENDATIONS CONTAINED WITHIN THE SOILS REPORT HAVE BEEN INCORPORATED INTO THE PROJECT PLANS AND SPECIFICATIONS PRIOR TO CONSTRUCTION.

15. PRIOR TO THE CONTRACTOR REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT:

A. THE BUILDING PAD WAS PREPARED IN ACCORDANCE WITH THE SOILS REPORT.

B. THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED AND COMPACTED.

C. THE FOUNDATION EXCAVATIONS COMPLY WITH THE INTENT OF THE SOILS REPORT.
- CAST-IN-DRILLED HOLE (CIDH) PILES:
1. CIDH PILE CONSTRUCTION SHALL COMPLY WITH ACI 336.1.

2. DRILLING OPERATIONS SHALL BE DONE BY CONTRACTOR REGULARLY ENGAGED IN CIDH PILE CONSTRUCTION.

3. TOLERANCES SHALL BE IN ACCORDANCE WITH ACI 117 EXCEPT AS MODIFIED BY ACI 336.1.

4. CONCRETE SHALL BE PLACED CONTINUOUSLY, NO CONSTRUCTION JOINTS ARE ALLOWED.

5. ALL DRILLING, CONCRETE PLACEMENT SHALL BE OBSERVED BY THE A GEOTECHNICAL ENGINEER AND / OR DEPUTY INSPECTOR.

6. REFER TO FOUNDATION AND SLAB ON GRADE, STRUCTURAL CONCRETE, AND REINFORCING STEEL NOTES FOR ADDITIONAL INFORMATION.
- SHEET LIST
- | | |
|-------|-------------------|
| S0.01 | GENERAL NOTES |
| S0.02 | GENERAL NOTES |
| S0.03 | GENERAL NOTES |
| S0.04 | GENERAL NOTES |
| S1.01 | TYPICAL DETAILS |
| S1.02 | TYPICAL DETAILS |
| S1.03 | TYPICAL DETAILS |
| S1.04 | TYPICAL DETAILS |
| S1.05 | TYPICAL DETAILS |
| S1.06 | TYPICAL DETAILS |
| S1.07 | TYPICAL DETAILS |
| S2.01 | FOUNDATION PLAN |
| S3.01 | ROOF FRAMING PLAN |
- TYPICAL ABBREVIATIONS
- | | | | |
|--------|---------------------------|--------|----------------------------|
| A.B. | ANCHOR BOLT | KLF | KIPS PER LINEAR FOOT |
| ABV | ABOVE | KSL | KIPS PER SQUARE FOOT |
| ADDTL | ADDITIONAL | KSI | KIPS PER SQUARE INCH |
| ADJ | ADJACENT | L | ANGLE |
| A.F.F. | ABOVE FINISH FLOOR | LBS | POUND |
| ALT | ALTERNATE | LFRS | LATERAL FORCE |
| ARCH | ARCHITECT(URAL) | | RESISTING SYSTEM |
| A.T.R. | ALL THREADED ROD | LLBB | LONG LEG BACK TO BACK |
| BLDG | BUILDING | LLH | LONG LEG HORIZONTAL |
| BLK'G | BLOCKING | LLV | LONG LEG VERTICAL |
| BLW | BELOW | LONG. | LONGITUDINAL |
| BM | BEAM | LP | LOW POINT |
| BN | BOUNDARY NAILING | LWC | LIGHTWEIGHT CONCRETE |
| B.O. | BOTTOM OF | MAX | MAXIMUM |
| BOT | BOTTOM | M.B. | MACHINE BOLT |
| BRG | BEARING | MECH | MECHANICAL |
| B.S. | BOTH SIDES | MFR | MANUFACTURER |
| BTWN | BETWEEN | MIN | MINIMUM |
| C | CAMBER OR | MTL | METAL |
| | C-CHANNEL | (N) | NEW |
| C.I.P. | CAST IN PLACE | NOM. | NOMINAL |
| CJ | CONTROL/ | NS | NEAR SIDE OR NON-SHRINK |
| | CONSTRUCTION JOINT | NTS | NOT TO SCALE |
| CL | CENTERLINE | NWC | NORMAL WEIGHT CONCRETE |
| CLR | CLEAR | OD | OUTSIDE DIAMETER |
| CMU | CONCRETE MASONRY UNIT | O.C. | ON CENTER |
| COL | COLUMN | O.F. | OUTSIDE FACE |
| CONC | CONCRETE | OH | OPPOSITE HAND |
| CONN | CONNECTION | | OSHPD PRE APPROVAL OF |
| CONT | CONTINUOUS | OPM | MANUFACTURER'S |
| CP | COMPLETE PENETRATION | | CERTIFICATION |
| CSK | COUNTERSINK | OPN'G | OPENING |
| CTR(D) | CENTER(ED) | PDF | POWDER DRIVEN FASTENER |
| DB | BAR OR BOLT DIAMETER | PENE | PENETRATION |
| DBL | DOUBLE | PERF | PERFORATED |
| DC | DEMAND CRITICAL | PJ | PANEL JOIST |
| DEMO | DEMOLITION | PL | PLATE |
| DET | DETAIL | PLC(S) | PLACE(S) |
| DIA | DIAMETER | PLF | POUND PER LINEAR FOOT |
| DIAG | DIAGONAL | PLYWD | PLYWOOD |
| DIM | DIMENSION | PREFAB | PREFABRICATED |
| DIST | DISTANCE | PSF | POUND PER SQUARE FOOT |
| DO | DITTO | PSI | POUND PER SQUARE INCH |
| DWG | DRAWING | PT | PRESSURE TREATED OR |
| (E) | EXISTING | | POST TENSION |
| EA | EACH | QTY | QUANTITY |
| E.F. | EACH FACE | RAD, R | RADIUS |
| EJ | EXPANSION JOIST | REF | REFERENCE |
| EMBED | EMBEDMENT | REINF | REINFORCING |
| ELEC | ELECTRICAL | REQ'D | REQUIRED |
| ELEV | ELEVATION | RJ | ROOF JOIST |
| EN | EDGE NAILING | R.O. | ROUGH OPENING |
| E.O. | EDGE OF | S.A.D. | SEE ARCHITECTURAL DRAWINGS |
| EOR | ENGINEER OF RECORD | SB | SILL BOLT |
| EQ | EQUAL | SC | SAW CUT OR SLIP CRITICAL |
| EQUIP | EQUIPMENT | SCHED | SCHEDULE |
| E.S. | EACH SIDE/ EDGE SCREW | | STRUCTURAL ENGINEER |
| E.W. | EACH WAY | SEOR | ON RECORD |
| EXP | EXPANSION | SF | SPREAD FOOTING |
| EXT | EXTERIOR | SHT'G | SHEATHING |
| FIN | FINISH | SIM | SIMILAR |
| FJ | FLOOR JOIST | SLRS | SEISMIC LOAD |
| FLR | FLOOR | | RESISTING SYSTEM |
| FN | FIELD NAILING | SMS | SHEET METAL SCREW |
| FN HT | FINISH HEIGHT | SN | SILL NAIL |
| FND | FOUNDATION | S.O.G. | SLAB ON GRADE |
| F.O. | FACE OF | SQ | SQUARE |
| FS | FAR SIDE OR FIELD SCREW | SS | STAINLESS STEEL |
| | FINISH SURFACE | STD | STANDARD |
| FRM'G | FRAMING | STAGG. | STAGGERED |
| FT | FOOT OR FEET | SITFF | STIFFENER |
| FTG | FOOTING | STL | STEEL |
| G | GIRDER | STRUCT | STRUCTURAL |
| GA | GAUGE | T&B | TOP AND BOTTOM |
| GALV | GALVANIZED | THK | THICK |
| GB | GRADE BEAM | T.O. | TOP OF |
| H.A.B. | HEADED ANCHOR BOLT | T.O.M. | TOP OF MASONRY |
| HD | HOLDOWN | T.O.S. | TOP OF STEEL |
| HDR | HEADER | TRANS. | TRANSVERSE |
| HGR | HANGER | TYP | TYPICAL |
| HK | HOOK | U.N.O. | UNLESS NOTED OTHERWISE |
| HORIZ | HORIZONTAL | VERT | VERTICAL |
| HP | HIGH POINT | W/ | WITH |
| HS | HIGH STRENGTH | W/O | WITHOUT |
| HSS | HOLLOW STRUCTURAL SECTION | WLD | WELDED |
| | | WO | WHERE OCCURS |
| HT | HEIGHT | WP | WORK POINT |
| IN | INCH | W.S. | WELDED STUD |
| INT | INTERIOR | WT | WEIGHT |
| JST | JOIST | WWF | WELDED WIRE FABRIC |
| | REFERENCE ELEVATION OR | WWM | WELDED WIRE MESH |
| | WORK POINT | ø | DIAMETER |
- SPARANO+MOONEY
ARCHITECTURE
- 642 MOULTON AVENUE
LOS ANGELES, CA 90031-3715
- www.sparanomooney.com
- T 323.221.6600 F 323.221.7600
- MOTHER'S BEACH
RESTROOM
NON-MOTORIZED BOAT
STORAGE
- 14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292
- CONSULTANT
- VC** ENGINEERS, INC.
CIVIL • STRUCTURAL
2151 Michelson Dr. #240
Irvine, CA 92612
Tel. 949.679.0870
Fax. 949.679.9370 Project No.: J922
- SEAL
- SEAL
-
- IF THIS SHEET IS LESS THAN
24"x36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY
- KEY PLAN
- REVISION SCHEDULE
- | NO | DATE | DESCRIPTION |
|----|------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
- GENERAL NOTES
- | | | |
|---------|-------------|-----------|
| SCALE | 12" = 1'-0" | SHEET NO. |
| JOB NO. | 19-22 | S0.01 |
| ISSUE | | |
| DATE | 26.JUL.24 | |
- SPARANO + MOONEY (SMA) RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF SMA. NOR ARE THESE DOCUMENTS TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING SMA'S WRITTEN PERMISSION & CONSENT.

REINFORCING STEEL NOTES:

1. REINFORCING GRADES FOR CONCRETE OR MASONRY:
- | | |
|---|---------------------|
| ALL BARS EXCEPT THOSE TO BE WELDED TIES AND STIRRUPS | ASTM A615, GRADE 60 |
| WELDED WIRE FABRIC | ASTM A1064 |
| ALL BARS TO BE WELDED | ASTM A706, GRADE 60 |
| ALL BARS IN THE CONCRETE SHEARWALL INDICATED ON WALL ELEVATION INCLUDING SUPPORTING WALL FOOTING LONGITUDINAL BARS (WF), AND ALL GRADE BEAMS (GB) | A706, GRADE 60 |
2. MAINTAIN MINIMUM CONCRETE COVER FROM FACE OF CONCRETE TO EDGE OF ALL REINFORCEMENT AS FOLLOWS (U.N.O.): (SEE PLAN/ SECTION FOR CONCRETE W/ FIRE RATING.)

CONDITION	COVER
CONCRETE POURED AGAINST EARTH	3"
CONCRETE POURED IN FORMS AND EXPOSED TO WEATHER OR EARTH	
-#6 BARS AND LARGER	2"
-#5 BARS AND SMALLER	1 1/2"
INTERIOR COLUMNS AND BEAMS	1 1/2"
INTERIOR WALL FACES AND RAISED SLABS	1"
STRUCTURAL SLABS ON GRADE	
-FROM BOTTOM OF SLAB	2"
-FROM TOP OF SLAB	1 1/2"
OTHER CONCRETE NOT EXPOSED TO WEATHER OR EARTH FOR #11 BARS AND SMALLER	1"

PROVIDE THE LARGEST COVER REQUIRED FOR ALL APPLICABLE CONDITIONS. WHERE #3 STIRRUPS OR TIES ARE USED, ENSURE THAT THE COVER FOR LONGITUDINAL BARS IS ADEQUATE.

3. REINFORCEMENT SHALL BE PLACED IN ACCORDANCE WITH THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI) "MANUAL OF STANDARD PRACTICE". EACH REINFORCING BAR SHALL BE WIRED TO A CROSS BAR AT A MAXIMUM SPACING OF 24" O.C. PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCING IN POSITIONS SHOWN ON THE PLANS.
4. SPLICES IN CONTINUOUS REINFORCEMENT AS USED IN WALLS, FOOTINGS, SLABS, ETC. SHALL HAVE A CLASS "B" LAP (1'- 6" MIN) AND THE SPLICES IN ADJACENT BARS SHALL BE NOT LESS THAN 5'- 0" APART. VERTICAL WALL BARS SHALL BE SPLICED AT OR NEAR FLOOR LINES. BARS MAY BE WIRED TOGETHER AT SPLICES OR LAPS EXCEPT FOR TOP REINFORCING OF BEAMS AND SLABS OR WHERE SPECIFICALLY DETAILED TO BE SEPARATED. WELDED WIRE FABRIC SHALL BE LAPPED 12" MINIMUM.
5. ALL DOWELS, ANCHOR BOLTS AND OTHER HARDWARE TO BE SET IN CONCRETE SHALL BE TIED IN PLACE PRIOR TO PLACEMENT OF CONCRETE. NO WET SETTING, STABBING, RODDING OR OTHER MOVEMENT OF EMBEDDED ITEMS SHALL BE PERFORMED DURING PLACEMENT OF CONCRETE.
6. BEND REINFORCING BARS COLD.
7. STEEL SHALL BE KEPT CLEAN AND FREE OF RUST.
8. DOWELS BETWEEN FOOTING AND WALLS OR COLUMNS SHALL BE THE SAME GRADE, SIZE AND SPACING AS THE MAIN REINFORCING U.N.O.
9. ALL BARS SHALL BE MARKED SO THEIR IDENTIFICATION CAN BE MADE WHEN THE FINAL IN PLACE INSPECTION IS MADE.
10. CHAIRS OR SPACERS FOR REINFORCING SHALL BE NON-FERROUS OR PLASTIC COATED WHEN RESTING ON EXPOSED SURFACES.
11. ALL REINFORCEMENT IN CONTACT SHALL BE EPOXY COATED.

WELDING NOTES:

1. WELDING PROCEDURES, ELECTRODES AND WELDER QUALIFICATIONS SHALL CONFORM TO THE "CODE FOR WELDING IN BUILDING CONSTRUCTION", AMERICAN WELDING SOCIETY (AWS), D1.1, D1.8 AND THE AISC "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
2. ALL WELDERS SHALL HAVE EVIDENCE OF PASSING THE AWS STANDARD QUALIFICATION TESTS, AND SHALL BE CERTIFIED FOR THE WORK THEY ARE PERFORMING.
3. PROJECT WELDING SHALL BE PERFORMED ONLY IN ACCORDANCE WITH WELDING PROCEDURE SPECIFICATIONS (WPS) SUBMITTED BY THE CONTRACTOR AND REVIEWED BY THE SEOR AND PROJECT WELDING INSPECTOR. THE WPS SHALL BE IN ACCORDANCE WITH AWS D1.1-D1.4 & D1.8 CURRENT EDITION.
4. ALL WELDS WITHIN MEMBERS DESIGNATED AS PART OF THE SEISMIC LOAD RESISTING SYSTEM (SLRS) SHALL CONFORM TO THE DETAILING, MATERIALS, WORKMANSHIP, TESTING, AND INSPECTION REQUIREMENTS PER AWS D1.8 AND MUST HAVE A MIN. CVN TOUGHNESS OF 20 FT-LB @ 0°F PER AISC 341 A3.4B.
5. WHERE WELDS ARE DESIGNATED AS DEMAND CRITICAL, THEY SHALL BE MADE WITH A FILLER METAL CAPABLE OF PROVIDING A MINIMUM CHARPY V-NOTCH (CVN) TOUGHNESS OF 20 FT-LB AT 0°F AND 40 FT-LB AT 70°F. SEE AISC 341-16 SECTION A3.4B FOR ADDITIONAL REQUIREMENTS.
6. WELDING OF STRUCTURAL STEEL SHALL BE PERFORMED PER AWS D1.1 & D1.8 USING E70XX ELECTRODES UNLESS OTHERWISE NOTED.
7. WELDING OF REINFORCING BARS SHALL BE PERFORMED PER AWS D1.4 USING E80XX ELECTRODES.
8. WELDING OF METAL DECK AND LIGHT GAGE STEEL SHALL BE IN ACCORDANCE WITH AWS D1.3.
9. ALL GROOVE OR BUTT WELDS SHALL BE COMPLETE PENETRATION WELDS. ALL EXPOSED BUTT WELDS SHALL BE GROUND SMOOTH.
10. ALL EXPOSED WELDS ON ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS) SHALL COMPLY WITH AISC CODE OF STANDARD PRACTICE, SECTION 10.
11. FIELD WELDS HAVE BEEN INDICATED WHERE THEY ARE EXPECTED TO OCCUR. THE CONTRACTOR SHALL DETERMINE THE ACTUAL FIELD WELDING NECESSARY TO COMPLETE THE PROJECT AND INCLUDE ALL ASSOCIATED COSTS WITHIN THE BASE BID.
12. ALL WELDS (SHOP AND FIELD) REQUIRE SPECIAL INSPECTION.
13. ALL FULL PENETRATION WELDS SHALL BE ULTRA-SONIC TESTED PER AWS D1.1 & AISC 341 J6.2.

STRUCTURAL CONCRETE NOTES:

1. CONCRETE SHALL BE MIXED, PLACED AND CURED IN ACCORDANCE WITH ACI 318, 2022 EDITION, AND PROJECT SPECIFICATIONS. THE CONCRETE EXPOSURE CLASSES ARE AS FOLLOWS: F0, S2 (PER SOILS REPORT), W1, C2 (PER SOILS REPORT)
2. CONCRETE SHALL NOT BE DROPPED THROUGH REINFORCING STEEL (AS IN WALLS) SO AS TO CAUSE SEGREGATION OF AGGREGATES. IN SUCH CASES, HOPPERS AND VERTICAL CHUTES OR TRUNKS SHALL BE USED. CHUTES OR TRUNKS SHALL BE OF VARIABLE LENGTHS SO THAT FREE UNCONFINED FALL OF CONCRETE SHALL NOT EXCEED SIX FEET. A SUFFICIENT NUMBER OF CHUTES OR TRUNKS SHALL BE USED TO ENSURE THE CONCRETE IS KEPT LEVEL AT ALL TIMES.
3. CONSTRUCTION JOINTS SHALL BE CLEANED AND ROUGHENED BY REMOVING THE ENTIRE SURFACE TO EXPOSE CLEAN AGGREGATE SOLIDLY EMBEDDED IN THE MORTAR MATRIX. SLUSH WITH A COAT OF NEAT CEMENT BEFORE PLACING CONCRETE. SEE PLANS AND DETAILS FOR LOCATION AND TYPE OF CONSTRUCTION JOINT. LOCATIONS OF ADDITIONAL CONSTRUCTION JOINTS NOT SHOWN ON THESE PLANS SHALL BE SUBMITTED FOR APPROVAL BY THE EOR PRIOR TO PLACING ANY CONCRETE.

4. STRUCTURAL CONCRETE SHALL MEET THE FOLLOWING DESIGN CRITERIA:

LOCATION	MIN 28-DAY COMP STRENGTH	CONC TYPE ^a	MAX AGGR. SIZE	MAX W/C RATIO	MAX SLUMP ^b	CEMENT TYPE
FOUNDATIONS	5000 PSI	NWC	1 1/2"	0.40	4"	V
STEM WALLS, PILASTER						
SLAB ON GRADE	5000 PSI	NWC	1"	0.40	4"	V
CONCRETE WALLS, COLUMNS, AND STRUCTURAL SLABS	5000 PSI	NWC	1 1/2"	0.40	4"	V
ALL OTHER STRUCTURAL CONCRETE NO NOTED..	4500 PSI	NWC	1"	0.50	6"	II / V

- a. MAXIMUM DRY WEIGHT OF LIGHTWEIGHT CONCRETE SHALL BE 110 PCF
- b. SLUMP MEASURED PRIOR TO SUPERPLASTICIZER, WHERE OCCURS.
5. CONCRETE MIX DESIGN AND TESTING SHALL MEET THE REQUIREMENTS OF THE BUILDING CODE, AND SPECIFICATIONS. ALL CONCRETE MIXES SHALL BE DESIGNED BY A RECOGNIZED TESTING LAB STAMPED AND SEALED BY A LICENSED CALIFORNIA CIVIL ENGINEER AND SUBMITTED TO THE SEOR FOR REVIEW PRIOR TO CONCRETE PLACEMENT. STRUCTURAL CONCRETE MIXES SHALL CONSIST OF 5 SACK MINIMUM U.N.O.
6. AGGREGATES IN NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C-33 (HARDROCK). AGGREGATES IN LIGHT WEIGHT CONCRETE SHALL CONFORM TO ASTM C-330.
7. COMPRESSIVE STRENGTH TEST REPORTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND THE SEOR.
8. PORTLAND CEMENT SHALL BE AS NOTED ABOVE FOR ALL CONCRETE CONFORMING TO ASTM C150, LOW ALKALI. MILL TESTS WITH CERTIFICATES OF COMPLIANCE SHALL BE SUBMITTED.
9. FLY ASH OR OTHER POZZOLANS CONFORMING TO ASTM C618 CLASS N OR F MAY BE USED AS A PARTIAL SUBSTITUTION FOR PORTLAND CEMENT UP TO A MAXIMUM OF 15% TOTAL CEMENTITIOUS MATERIALS BY WEIGHT IF THE MIX DESIGN IS PROPORTIONED PER ACI 318, SECTION 26.4.3.
10. CONCRETE MIXING OPERATIONS, ETC. SHALL CONFORM TO ASTM C94.
11. LEAN CONCRETE, WHERE SPECIFICALLY INDICATED, SHALL CONTAIN 2 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE.
12. DRYPACK OR NONSHRINK GROUT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2 TIMES THE SUPPORTING CONCRETE STRENGTH, AND SHALL BE OF FIVE STAR GROUT, SIKKA GROUT 212, OR APPROVED EQUAL WITH VALID CODE REPORT (LARR,ICC,ESR,IAPMO ER). FOR THICK GROUT LAYERS FOLLOW MANUFACTURER'S GUIDELINES TO ATTAIN THE REQUIRED STRENGTH, WHICH MAY INCLUDE THE ADDITION OF PE4 GRAVEL.
13. DO NOT USE ANY CONCRETE OR GROUT CONTAINING CHLORIDES. WATER USED IN MIX SHALL BE CLEAN AND POTABLE.
14. PRIOR TO ERECTING ANY ELEMENTS THAT LOAD THE FOUNDATION, CONCRETE MUST REACH AN UNCONFINED COMPRESSION STRENGTH OF 2000 PSI MINIMUM AS DETERMINED BY TESTING OR PREVIOUSLY DOCUMENTED DATA FOR THE MIX DESIGN USED UNDER SIMILAR CONDITIONS, AND MUST BE ALLOWED TO CURE FOR A MINIMUM OF 3 DAYS.
15. FOR INTERIOR SLABS-ON-GRADE AND ALL OTHER SLABS RECEIVING ADHERED FLOORING FINISHES (I.E., GULFED, ETC.), THE MAXIMUM W/C RATIO SHALL NOT EXCEED 0.45. CURING COMPOUNDS USED ON CONCRETE THAT IS TO RECEIVE FINISHES SHALL BE COMPATIBLE WITH TILE AND ADHESIVES OR GROUTS IN ACCORDANCE WITH MANUFACTURER'S DATA AND BE APPROVED BEFORE USE.
16. MAINTAIN CONCRETE ABOVE 50 DEGREES FAHRENHEIT AND IN A MOIST CONDITION FOR A MINIMUM OF 7 DAYS AFTER PLACEMENT UNLESS OTHERWISE ACCEPTED BY SEOR.
17. SEE ARCHITECTURAL DRAWINGS FOR WALL OPENINGS, WALL OFFSETS, CHAMFERS, KERFS, DRIPS AND FOR EXTENT OF DEPRESSIONS, RAMPS, ETC. PROVIDE SLEEVES FOR ALL PIPES THROUGH CONCRETE WALLS AND FOOTINGS WHERE SHOWN ON THESE DRAWINGS. CORING IS NOT PERMITTED WITHOUT PRIOR APPROVAL BY THE SEOR.
18. SEE ARCHITECT'S PLANS FOR LOCATIONS OF SLAB SLOPES, DEPRESSIONS, CURBS, DRAINS, NON-STRUCTURAL PARTITIONS AND OTHER EMBEDDED ITEMS NOT SHOWN ON THE STRUCTURAL PLANS.
19. EXPOSED CORNERS OF SLABS, BEAMS, WALLS, COLUMNS, ETC. SHALL BE FORMED WITH 3/4" CHAMFER, U.N.O.
20. CONSTRUCTION JOINTS (CJ) AND SAWCUT (SC) JOINTS IN SLABS SHALL OCCUR WHERE LOCATED ON PLANS AND DETAILS. CJS SHALL HAVE FORMED POUR STOPS. CONSTRUCTION JOINTS IN WALLS AND FOOTINGS NEED NOT OCCUR AT THE SAME LOCATION, U.N.O.

STRUCTURAL STEEL NOTES:

1. DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE SPECIFICATIONS AND STANDARD OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), AS CONTAINED IN THE 15TH EDITION OF "AISC MANUAL OF STEEL CONSTRUCTION".
2. ALL STRUCTURAL STEEL SHALL BE ERECTED PLUMB AND TRUE TO LINE. TEMPORARY BRACING SHALL BE INSTALLED AND SHALL BE LEFT IN PLACE UNTIL OTHER MEANS IS PROVIDED TO ADEQUATELY BRACE THE STRUCTURE.
3. PROVIDE THE FOLLOWING MATERIALS FOR STRUCTURAL STEEL U.N.O.:
- | STRUCTURAL STEEL GRADES: | |
|---|--|
| A. ALL WIDE FLANGE SECTIONS | ASTM A992 |
| B. SQUARE OR RECTANGULAR HOLLOW STRUCTURAL SECTIONS (HSS) | ASTM A500, GRADE C (F _y = 50 KSI) |
| C. ROUND HOLLOW STRUCTURAL SECTION (HSS) | ASTM A500, GRADE C (F _y = 46KSI) |
| C. PIPES | ASTM A53 TYPE E OR S, GRADE B (F _y =35 KSI) |
| E. PLATES, ANGLES, CHANNELS & TEES | ASTM A36 |
| F. ALL PLATES PART OF SLRS | ASTM A572, GRADE 50 |
| G. MACHINE BOLTS (MB) | ASTM A307 |
| H. HIGH STRENGTH BOLTS (HSB) | ASTM F3125 GRADE A325 GRADE A490 |
| I. WELDED HEADED STUDS | ASTM A29 |
| J. THREADED RODS FOR ANCHOR BOLTS | ASTM F1554, GRADE 36 |
4. 1/8" THICK PLATES AND THICKER SHALL BE GAS CUT OR SAW CUT EXCEPT AS OTHERWISE NOTED. ALL BOLTS SHALL BE HIGH STRENGTH BOLTS. EXCEPT OTHERWISE NOTED, ALL BOLT HOLES SHALL BE STANDARD HOLES.
5. ALL CONNECTIONS NOT SHOWN SHALL CONFORM TO THE "AISC MANUAL OF STEEL CONSTRUCTION" AND SHALL BE SUBMITTED ON SHOP DRAWINGS FOR REVIEW BY SEOR PRIOR TO FABRICATION.
6. ALL WELDED HEADED STUDS, THREADED STUDS, AND DEFORMED BARS SHALL BE NELSON, OR EQUIVALENT, AND WELDED (IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS BY CERTIFIED WELDERS) SO AS TO FULLY DEVELOP THE TENSILE CAPACITY OF THE CONNECTOR.
7. BOLTS WITH UPSET THREADS ARE NOT ALLOWED. USE THE APPROPRIATE NUT AND WASHER TYPE FOR THE SPECIFIED BOLT.
8. ALL STEEL FABRICATION SHALL BE PERFORMED BY A AISC OR CITY OF LOS ANGELES CERIFIED FABRICATOR.
9. ALL STRUCTURAL STEEL AND MISCELLANEOUS STEEL PERMANENTLY EXPOSED TO THE ELEMENTS SHALL BE HOT DIP GALVANIZED AFTER FABRICATION UNLESS A WEATHER PROOF COATING IS SPECIFIED BY THE ARCHITECT U.N.O. STAINLESS AND WEATHERING STEELS ARE EXCEPTED WHERE SPECIFIED.
10. SEE ARCHITECTURAL DRAWINGS FOR NAILER HOLES, WELDED STUDS OR OTHER ITEMS NOT SHOWN IN THESE DRAWINGS. WHERE STEEL IS EMBEDDED IN CONCRETE OR MASONRY, PROVIDE HOLES AS REQUIRED FOR PASSAGE OF CONTINUOUS REINFORCING BARS WHERE INDICATED ON DRAWINGS. DO NOT CUT HOLES IN STRUCTURAL STEEL WITHOUT PRIOR APPROVAL OF SEOR.
11. ALL ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS) SHALL COMPLY WITH AISC CODE OF STANDARD PRACTICE, SECTION 10.
12. PLACE NON-SHRINK OR DRYPACK GROUT UNDER ALL BASE PLATES AND ALLOW TO CURE BEFORE APPLYING LOADS.
13. ALL OPEN HSS ENDS SHALL BE CAPPED. MIN 1/4" STEEL CAP. PROVIDE SQUARE WELD ALL AROUND, CAP PLATE TO HSS.
14. FOR STRUCTURAL STEEL, IN ADDITION TO THE REQUIREMENTS OF SPECIFICATION SECTION A3.1c, HOT ROLLED SHAPES WITH FLANGES 1 1/2" THICK AND THICKER SHALL HAVE MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20 FT-LB AT 70°F. PLATES 2" THICK AND THICKER SHALL HAVE A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20FT-LB AT 70°F.

HIGH-STRENGTH BOLT NOTES:

1. SEE STRUCTURAL STEEL NOTES THIS SHEET FOR ADDITIONAL INFORMATION.
2. ALL HIGH-STRENGTH BOLTS SHALL CONFORM TO ASTM F-3125 Gr. A-325 OR Gr. A-490, NUTS SHALL CONFORM TO ASTM A-563 AND WASHERS SHALL CONFORM TO ASTM F-436.
3. HIGH STRENGTH BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF THE "AISC SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS". SLIP CRITICAL BOLTS (SC) SHALL BE USED FOR ALL "SEISMIC LOAD RESISTING SYSTEM" (SLRS) MEMBER STEEL-TO-STEEL CONNECTIONS.
4. PAINT SHALL NOT BE PERMITTED ON CONTACT SURFACES UNLESS NOTED OTHERWISE. CONTACT SURFACES OF BOLTED PARTS SHALL BE DESCALED AND FREE OF DIRT, OIL, BURRS, PITS, AND OTHER DEFECTS WHICH PREVENT SOLID SEATING OF PARTS.
5. FAYING SURFACE SHALL BE "CLASS A" FOR SLIP CRITICAL BOLTS (SC).
6. SLIP-CRITICAL JOINT ASSEMBLIES SHALL BE FULLY PRE-TENSIONED BY TURN-OF-NUT TIGHTENING, CALIBRATED WRENCH TIGHTENING, INSTALLATION OF ALTERNATE DESIGN BOLTS OR BY DIRECT TENSION INDICATOR TIGHTENING.

MOMENT FRAME AND COMPLETE JOINT PENETRATION CONNECTION NOTES:

WELDING ELECTRODES

- A. SMAW E8018*
- B. FCAW E80 SERIES*

* WELD METAL SHALL BE CAPABLE OF DELIVERING A MINIMUM OF 20 FT-LBS AT -0°F AND 40FT-LBS @ 70°F AS MEASURED BY A CHARPY V-NOTCH IMPACT TEST PER AWS D1.1 CLAUSE 4 PART-D.

* BASE METAL FOR STRUCTURAL SHAPES IN SIZE GROUP 4 & 5 W/ Uf > 11/2" SHALL BE CAPABLE OF DELIVERING A MINIMUM OF 20 FT-LBS AT 70°. F AS MEASURED BY A CHARPY V-NOTCH IMPACT TEST PER A.I.S.C. MANUAL OF STEEL CONSTRUCTION, LATEST EDITION.

STRUCTURAL STEEL

1. ALL WELDING SHALL BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS) STRUCTURAL WELDING CODE FOR STEEL AWS D1.1 AND D1.8.
2. WELDING PROCEDURE SPECIFICATIONS (WPS) SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. PRIOR THE ENGINEER FOR APPROVAL, PRIOR TO THE BEGINNING OF WELDING OPERATIONS, THE WPS SHALL INCLUDE THE WELDING PARAMETERS RECOMMENDED BY THE ELECTRODE MANUFACTURER. SEE AWS D1.1 ANNEX M. JOINT DETAILS TO SUIT EXISTING CONDITIONS. THE WELDING ELECTRODE MANUFACTURER'S SPECIFICATIONS SHALL BE ATTACHED TO THE WPS. ALL WELDERS AND INSPECTORS SHALL BE INFORMED OF THE WPS AND SHALL RETAIN A COPY.
3. SEE AWS FOR PREQUALIFIED SMAW WPS'S.
4. SEE AWS FOR PREQUALIFIED FCAW WPS'S.
5. WELDING TO BE DONE BY WELDERS CERTIFIED BY AWS.
6. ONLY SHIELDED METAL ARC WELDING (SMAW) WITH LOW HYDROGEN ELECTRODES OR FLUX CORE ARC WELDING (FCAW), EITHER GAS SHIELDED OF SELF SHIELDED, SHALL BE USED. FOR SMAW, THE TYPICAL REQUIREMENTS SHALL BE ACCORDING TO NOTE #3 ABOVE. WELDING PROCEDURES SHALL MEET THE REQUIREMENTS OF AWS D1.1 CLAUSE 3.2
7. INDIVIDUAL WELDS SHALL BE CARRIED CONTINUOUSLY TO COMPLETION BEFORE THE JOINT IS ALLOWED TO COOL BELOW THE MINIMUM SPECIFIED PREHEAT AND INTERPASS TEMPERATURE.
8. AT ALL COMPLETE PENETRATION WELDS, WELD BEADS SHALL BE PEENED AFTER EACH PASS, WITH THE EXCEPTION OF THE ROOT PASS AND THE SURFACES PASSES, AS FOLLOWS: TURN SLAG GUN 90 DEG. AND MAKE A MINIMUM OF 4 PASSES WITH DULL CHISEL.
9. TACK WELDS SHALL COMPLY WITH AWS D1.1 CLAUSE 5.17 AND AWS D1.8 CLAUSE 6.12.
10. FOR BEAM FLANGE REINFORCEMENT PLATES, THE ROLLING DIRECTION OF GRAIN SHALL BE INDICATED ON THE PLATE AND INSTALLED SO THAT THE GRAIN DIRECTION IS PARALLEL TO THE LONGITUDINAL AXIS OF THE MEMBER.
11. FULL TIME VISUAL INSPECTION BY AN AWS QC-1 QUALIFIED INSPECTOR IS REQUIRED FOR ALL WELDING.
12. 100% ULTRASONIC WELD TESTING BY THE INSPECTOR IS REQUIRED FOR ALL COMPLETE PENETRATION WELDS.
13. AMPEREAGE, VOLTAGE, POLARITY AND ELECTRODE STICK OUT SHALL BE VERIFIED TO BE IN COMPLIANCE WITH THE ELECTRODE MANUFACTURER'S RECOMMENDATIONS.
14. REMOVE B.U. BARS AND WELD TABS AT ALL FLANGE COMPLETE JOINT PENETRATION (CJP) WELDS AT DUCTILE MOMENT FRAME CONNECTIONS. TYPICAL UNLESS NOTED OTHERWISE.

SPARANO+MOONEY
ARCHITECTURE

642 MOULTON AVENUE
LOS ANGELES, CA 90031-3715

www.sparanomoonney.com

T 323.221.6600 F 323.221.7600

MOTHER'S BEACH
RESTROOM
NON-MOTORIZED BOAT
STORAGE

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT

VCA ENGINEERS, INC.
CIVIL • STRUCTURAL
2151 Michelson Dr. #240
Irvine, CA 92612
Tel. 949.679.0870
Fax. 949.679.9370 Project No.: J922

SEAL

SEAL



IF THIS SHEET IS LESS THAN
24"x36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN

REVISION SCHEDULE

NO	DATE	DESCRIPTION

GENERAL NOTES

SCALE	12" = 1'-0"	SHEET NO. S0.02
JOB NO.	19-22	
ISSUE		
DATE	26.JUL.24	

SPARANO + MOONEY (SMA) RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF SMA. NOR ARE THESE DOCUMENTS TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING PERMISSION & CONSENT.

5. ALL GRADES SPECIFIED ARE MINIMUM GRADES REQUIRED.
2. DOUGLAS FIR (DF) SHALL BE GRADED BY THE WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES, AND ASTM D245.
3. REDWOOD SHALL BE GRADED BY THE CALIFORNIA REDWOOD ASSOCIATION, REDWOOD INSPECTION SERVICE.
4. SILL PLATES SHALL BE PRESSURE-TREATED (PT) DOUGLAS FIR #1. REDWOOD IS PERMITTED WITH SEOR APPROVAL.
5. TOP PLATES, SILL PLATES, STUDS SHALL BE.....DF #1
JOISTS, RAFTERS, PURLINS, BEAMS & POSTS SHALL BEDF #1 (U.N.O.)
LOAD BEARING STUDS SHALL BE.....DF #1
6. MOISTURE CONTENT OF SAWN LUMBER SHALL NOT EXCEED 18% WHEN FRAMING STARTS OR SHEATHING IS APPLIED. ANY NONCOMPLIANT WORK SHALL BE REJECTED AND REFRAMED WITH ACCEPTABLE LUMBER.
7. TIMBERS 4" NOMINAL IN THE LEAST DIMENSION SHALL NOT CONTAIN BOXED HEART.
8. SILL PLATES SHALL BE PRESSURE-TREATED AND SHALL BE BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS AT 48" O.C. MAX. U.N.O. WITH A BOLT BETWEEN 4" TO 12" FROM THE END OF EACH PIECE OF SILL (2 BOLTS MIN. EACH PIECE). PIECE OF SILL SHALL BE CONSIDERED ENDED WHERE PLATE IS CUT OUT OVER ONE-THIRD OF CROSS-SECTION.
9. ANCHOR BOLTS FOR STRUCTURAL WALLS SHALL HAVE 12" EMBEDMENT (U.N.O.)
MEASURED FROM TOP OF SLAB.
10. STUD BEARING WALLS AND PARTITIONS SHALL HAVE DOUBLE TOP PLATES. LAPPED AT WALL AND PARTITION INTERSECTIONS. JOINTS IN UPPER AND LOWER MEMBERS OF DOUBLE TOP PLATES SHALL BE STAGGERED AT LEAST 4' - 0".
11. HOLES IN WOOD AND STEEL MEMBERS FOR BOLTS SHALL BE THE NOMINAL BOLT DIAMETER PLUS 1/16".
12. ALL BOLTS IN WOOD SHALL BE ASTM A307 STANDARD BOLTS, U.N.O. BOLTS AND SCREWS SHALL BE TIGHTENED AT TIME OF ERECTION AND RETIGHTENED BEFORE CLOSING IN OR AT THE COMPLETION OF THE JOB.
13. HOLES IN WOOD FOR LAG SCREW SHANK SHALL BE BORED TO THE SAME DIAMETER AND DEPTH AS THE SHANK, AND FOR THE THREADED PORTION BORED WITH A BIT NOT LARGER THAN 40% TO 70% OF THE SHANK DIAMETER.
14. LAG SCREWS AND SCREWS SHALL BE SCREWED AND NOT DRIVEN INTO PLACE. BOLT HOLES SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM 1/16" LARGER THAN THE BOLT DIAMETER. HOLES SHALL BE ACCURATELY ALIGNED IN MAIN MEMBERS AND SIDE PLATES. BOLTS SHALL NOT BE FORCIBLY DRIVEN.
15. METAL FRAMING CONNECTORS SHALL BE MANUFACTURED BY SIMPSON STRONG TIE COMPANY (CURRENT CATALOG), OR "USP" WITH EQUIVALENT ICC. PUBLISHED VALUES AND SHALL BE INSTALLED PER SPECIFICATIONS, NO EXCEPTIONS.
16. INSTALL WINDOWS AND DOORS IN STUD WALLS AFTER DEAD LOADS ARE APPLIED, AND PROVIDE A 1/2" SHIM SPACE AT THE HEAD CONDITION.
17. STEEL WASHERS SHALL BE PROVIDED UNDER HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS WHICH BEAR ON WOOD. STANDARD CUT WASHERS MAY BE USED IN ALL CASES EXCEPT SILL PLATES AND WOOD LEDGERS AGAINST CONCRETE OR MASONRY. NOTE: WASHERS UNDER CARRIAGE BOLT HEADS SHALL BE LARGE ENOUGH TO ALLOW FOR SQUARE SHOULDERS.
18. ONLY LOAD BEARING AND/OR SHEAR WALLS ARE SHOWN
SEE ARCHITECTURAL DRAWINGS FOR ALL OTHER PARTITIONS.
19. ELEVATIONS SHOWN ON PLANS ARE FROM FINISHED FIRST FLOOR, DATUM ELEVATION = 0' - 0".
20. ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS ARE 2x STUDS @ 16" O.C. TYPICAL, U.N.O. SEE ARCHITECTURAL DRAWINGS FOR DEPTH OF STUD.
21. ALL EXTERIOR STUD WALLS SHALL BE COMPLETELY SHEATHED WITH 15/32" APA RATED SHEATHING, EXPOSURE-1 (32/16), NAIL TO FRAMING W/ 10d @ 6" O.C. E.N. AND 12" O.C. F.N.
22. INTERIOR STRUCTURAL SHEATHED WALLS ARE SHOWN ON PLANS AND SHALL HAVE 15/32" APA RATED SHEATHING EXPOSURE-1, (32/16), TYPICAL U.N.O.
23. ALL STRUCTURAL WALL SHEATHING IS SPLICED ON 2" NOMINAL BLOCKING AT HORIZONTAL JOINTS, U.N.O.
24. STRUCTURAL FLOOR AND ROOF SHEATHING SHALL BE AS ON PLAN AND SHALL BE APA RATED SHEATHING (32/16).
NOTE: 1/8" GAP SHALL BE PROVIDED BETWEEN ADJACENT PANELS. PANELS WITH GRADE STAMP INDICATION "SIZED FOR SPACING" MAY BE USED TO FACILITATE THIS REQUIREMENT. SEE PLANS FOR REQUIRED BOUNDARY AND EDGE NAILING NOT LISTED BELOW. FLOOR SHEATHING SHALL BE GLUED AND NAILED PER PLAN.

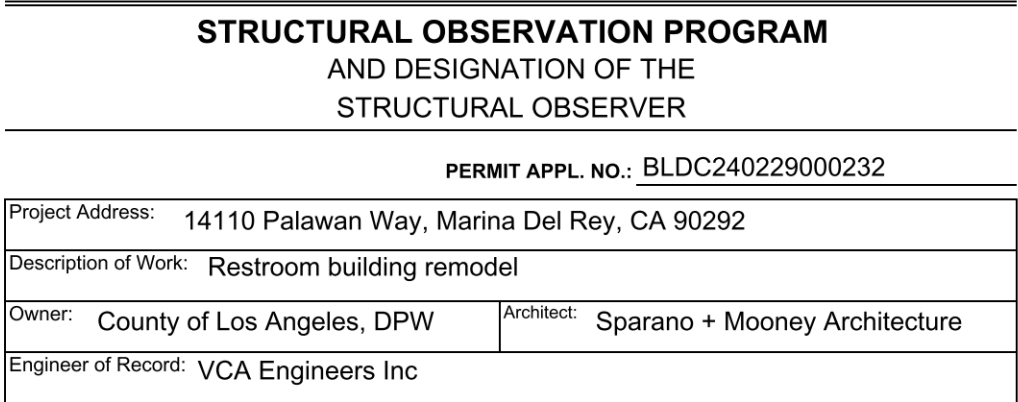
(* - SHEATHING @ EXTERIOR DECKS SHALL BE EXTERIOR RATED PLYWOOD.)
- BN = BOUNDARY NAILING
EN = EDGE NAILING
FN = FIELD NAILING
25. SEE PLANS FOR LOCATION OF NOMINAL 2X FLAT BLOCKING AT ROOF SHEATHING PANEL JOINTS. SEE THIS SHEET FOR PLY CLIP REQUIREMENTS AT UNBLOCKED ROOF PANEL JOINTS. T&G SHEATHING IS NOT REQUIRED WHERE JOINTS ARE BLOCKED.
26. (S) INDICATES METAL FRAMING CONNECTORS MANUFACTURED BY SIMPSON STRONG TIE COMPANY (CURRENT CATALOG) OR "USP" WITH EQUIVALENT ICC PUBLISHED VALUES AND SHALL BE INSTALLED PER SPECIFICATIONS, NO EXCEPTIONS.
27. FASTENERS, INCLUDING NAILS, NUTS AND WASHERS, IN CONTACT WITH PRESERVATIVE - TREATED WOOD SHALL BE OF HOT-DIPPED ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL.

1. POST-INSTALLED ANCHORS SHALL BE INSTALLED BY QUALIFIED PERSONNEL PER THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII).
2. THE TYPE, DIAMETER, AND EMBEDMENT SHALL BE AS NOTED ON THE DRAWINGS (OR EQUAL). ALL POST-INSTALLED ANCHORS SHALL HAVE A CURRENT CODE REPORT (ICC ESR, IAPMO ER, LARR, ETC.)
3. INSTALLATION OF ALL ANCHORS SHALL BE IN ACCORDANCE WITH THE APPLICABLE CODE REPORT AND THE MPII.
4. HOLE FOR ANCHORS SHALL BE SIZED ACCORDING TO THE ANCHOR TYPE AND DIAMETER PER THE MPII/CODE REPORT. HOLE SHALL BE DRILLED USING A ROTARY HAMMER OR OTHER ACCEPTABLE METHOD DESCRIBED IN THE MPII/CODE REPORT.
5. WHEN INSTALLING DRILLED-IN ANCHORS AND/OR POWDER DRIVEN PINS IN EXISTING NON-PRESTRESSED REINFORCED CONCRETE, LOCATE EXISTING REINFORCEMENT BY NON-DESTRUCTIVE MEANS AND DO NOT CUT OR DAMAGE THE EXISTING REINFORCING BARS. WHEN INSTALLING THEM INTO EXISTING PRESTRESSED CONCRETE (PRE- OR POST- TENSIONED) LOCATE THE PRESTRESSED TENDONS BY USING A NON-DESTRUCTIVE METHOD PRIOR TO INSTALLATION. EXERCISE EXTREME CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE TENDONS DURING INSTALLATION. MAINTAIN A MINIMUM CLEARANCE OF ONE INCH BETWEEN THE REINFORCEMENT AND THE DRILLED-IN ANCHOR AND/OR PIN.
6. ALL MISDRILLED/DEFFECTIVE HOLES SHALL BE ABANDONED AND SOLID GROUTED.
7. PROVIDE SPECIAL INSPECTIONS AS LISTED IN THE CODE REPORT AND AS REQUIRED BY CBC CHAPTER 17 AND ACI 318 SECTION 17.8.2.

1. FOR ALL ITEMS ON THE CONSTRUCTION DOCUMENTS NOT NOTED WITH A SPECIFIC PRODUCT TYPE OR MANUFACTURER, THE CONTRACTOR SHALL PROVIDE THE PRODUCT SPECIFIED IN THE TABLE BELOW.
2. THE FOLLOWING PRODUCTS SHALL BE INSTALLED PER THE REQUIREMENTS OF THE REFERENCED PRODUCT APPROVALS BELOW, U.N.O.
3. AT CONTRACTOR'S OPTION, PRODUCTS MAY BE SUBSTITUTED FOR LIKE PRODUCTS PER THE SCHEDULE BELOW IF APPROVED BY SEOR.

ITEM	APPROVED PRODUCTS	ICC#	IAPMO ER
EXPANSION ANCHOR TO CONCRETE	HILTI KWIK BOLT -TZ-2	ESR-4266	-
	SIMPSON STRONG-BOLT-2	ESR-3037	-
	DEWALT POWER STUD+ SD2	ESR-2502	-
EXPANSION ANCHOR TO MASONRY	HILTI KWIK BOLT 3	ESR-1385	-
	SIMPSON STRONG-BOLT 2	-	ER-0240
	DEWALT POWER STUD+ SD1	ESR-2966	-
SCREW ANCHOR TO CONCRETE	SIMPSON TITEN HD SCREW ANCHOR	ESR-2713	-
	HILTI KH-EZ	ESR-3027	-
	DEWALT SCREW-BOLT+	ESR-3889	-
SCREW ANCHOR TO MASONRY	SIMPSON TITEN HD SCREW ANCHOR	ESR-1056	-
	HILTI KH-EZ	ESR-3056	-
	DEWALT SCREW-BOLT+	ESR-4042	-
EPOXY ANCHOR TO CONCRETE	HILTI HIT-HY 200	ESR-3187	-
	SIMPSON SET-XP	ESR-2508	-
	DEWALT PURE 110+	ESR-3298	-
EPOXY ANCHOR TO MASONRY	HILTI HIT-HY 200	ESR-3963	-
	SIMPSON SET-XP	-	ER-0265
	DEWALT AC100+ GOLD	ESR-3200	-
SHOTPIN	HILTI LOW-VELOCITY X-U UNIVERSAL POWER-DRIVEN	ESR-2269	-
	SIMPSON POWER-DRIVEN	ESR-2138	-
	RAMSET POWER-DRIVEN	ESR-1799	-
SHEET METAL SCREW	HILTI KWIK-PRO SDS	ESR-2196	-
	DRIL-FLEX SDS	ESR-3332	-
	PRO-TWIST SELF-DRILL SCREW	ESR-1408	-
WELD STUD /ANCHORS	NELSON BAR ANCHORS/STUD	ESR-2907	-

1. VISUAL OBSERVATIONS WILL BE PERFORMED AT THE DISCRETION OF THE OWNER, ARCHITECT, SEOR, AND AS REQUIRED BY THE BUILDING OFFICIAL IN ACCORDANCE WITH THE BUILDING CODE.
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY THE STRUCTURAL ENGINEER AS TO WHEN EACH MAJOR PHASE OF CONSTRUCTION IS READY FOR OBSERVATION A MINIMUM OF FIVE (5) WORKING DAYS IN ADVANCE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT NAILING, REINFORCEMENT, WELDS, CONNECTIONS, ETC. ARE VISIBLE FOR OBSERVATION WHEN THE SEOR IS ON SITE AND FOR ANY SCHEDULING DELAYS DUE TO NONCOMPLIANT ITEMS FOUND DURING THE OBSERVATION.
4. SEE STRUCTURAL OBSERVATION PROGRAM FOR ADDITIONAL INFORMATION.



STRUCTURAL OBSERVATION (ONLY CHECKED ITEMS ARE REQUIRED)					
Firm or individual to be responsible for the Structural Observation:					
Name:		Phone:		Calif. Registration:	
FOUNDATION	WALL	FRAME	DIAPHRAGM		
☒ Footing, Stem Walls, Piers	☒ Concrete	☐ Steel Moment Frame	☐ Concrete		
☐ Mat Foundation	☐ Masonry	☐ Steel Braced Frame	☐ Steel Deck		
☒ Caisson, Piles, Grade Beams	☒ Wood	☐ Concrete Moment Frame	☒ Wood		
☐ Retaining Foundation Hillside Special Anchors	☐ Others:	☐ Masonry Wall Frame	☐ Others:		
☐ Others:	☒ Others: steel cast-in-place column				

I, the Owner of the project, declare that the above listed firm or individual is hired **by me** to be the Structural Observer.

DECLARATION BY ARCHITECT OR ENGINEER OF RECORD (required if the Structural Observer is different from the Architect or Engineer of Record)

I, the Architect or Engineer of record for the project, declare that the above listed firm or individual is designated by me to be responsible for the Structural Observation.

	S4029	05/15/24
Signature	License No.	Date

Version 1.0 (2008 LACBC) Jan. 10 2008



1. Structural observation required for the structural system in accordance with Section 1709 of the Los Angeles County Building Code. Structural observation is the visual observation at the construction stages and the complete structure for general conformance to the approved plans and specifications. Structural observation does not waive the responsibility for the inspections required of the building inspector or the special inspector.

2. The owner shall employ the registered design professional responsible for the structural design, and another registered design professional designated by the registered design professional responsible for the structural design to perform structural observations.
3. The owner or owner's representative shall coordinate and call for a meeting between the engineer or architect responsible for the structural design, structural observer, contractor, affected subcontractors and special inspectors. The purpose of the meeting shall be to identify the major structural elements and connections that affect the vertical and lateral load systems of the structure and to review schedules. The minutes of the meeting shall be included in the first observation report submitted to the building inspector.
4. The structural observer shall prepare a report of the Structural Observation Report Form for each significant stage of construction observed. The original of the Structural Observation report shall be sent to the building inspector's office and shall be signed and sealed (wet stamp) by the responsible structural engineer. Copies of the report shall also be given to the owner, contractor, and deputy building inspector. The official Structural Observation report will become the responsibility of the structural engineer of record to verify its completion by him (her), or by a registered special inspector at the discretion of the Structural Observer.
5. A final observation report and that of the registered special inspector must be submitted which shows that all observed deficiencies were resolved and structural system generally conforms with the approved plans and specifications.
6. When the owner elects to change the structural observer of record, the owner shall:
 - a. Notify the building inspector in writing before the next inspection by submitting the completed Structural Observation Program and Designation of the Structural Observer form
 - b. Call for a preconstruction meeting with the building inspector to discuss the change
 - c. Furnish the replacement structural observer with a copy of all previous observation reports
7. The replacement structural observer shall approve the correction of the original observed deficiencies unless otherwise approved by the Building Official.
8. The engineer or architect of record shall develop all changes relating to the structural systems. The Building Official shall review and approved all changes to the approved plans and specifications.

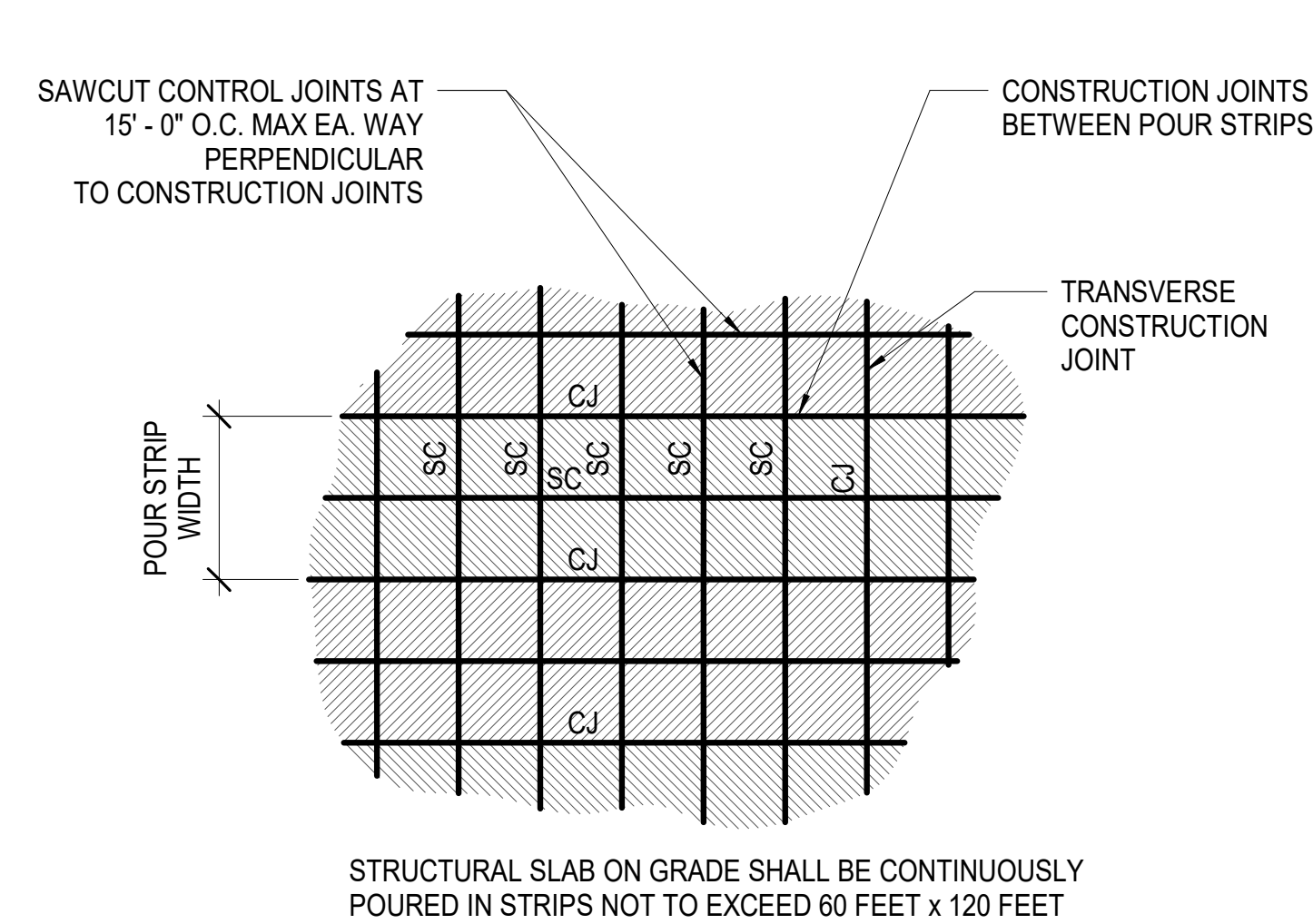
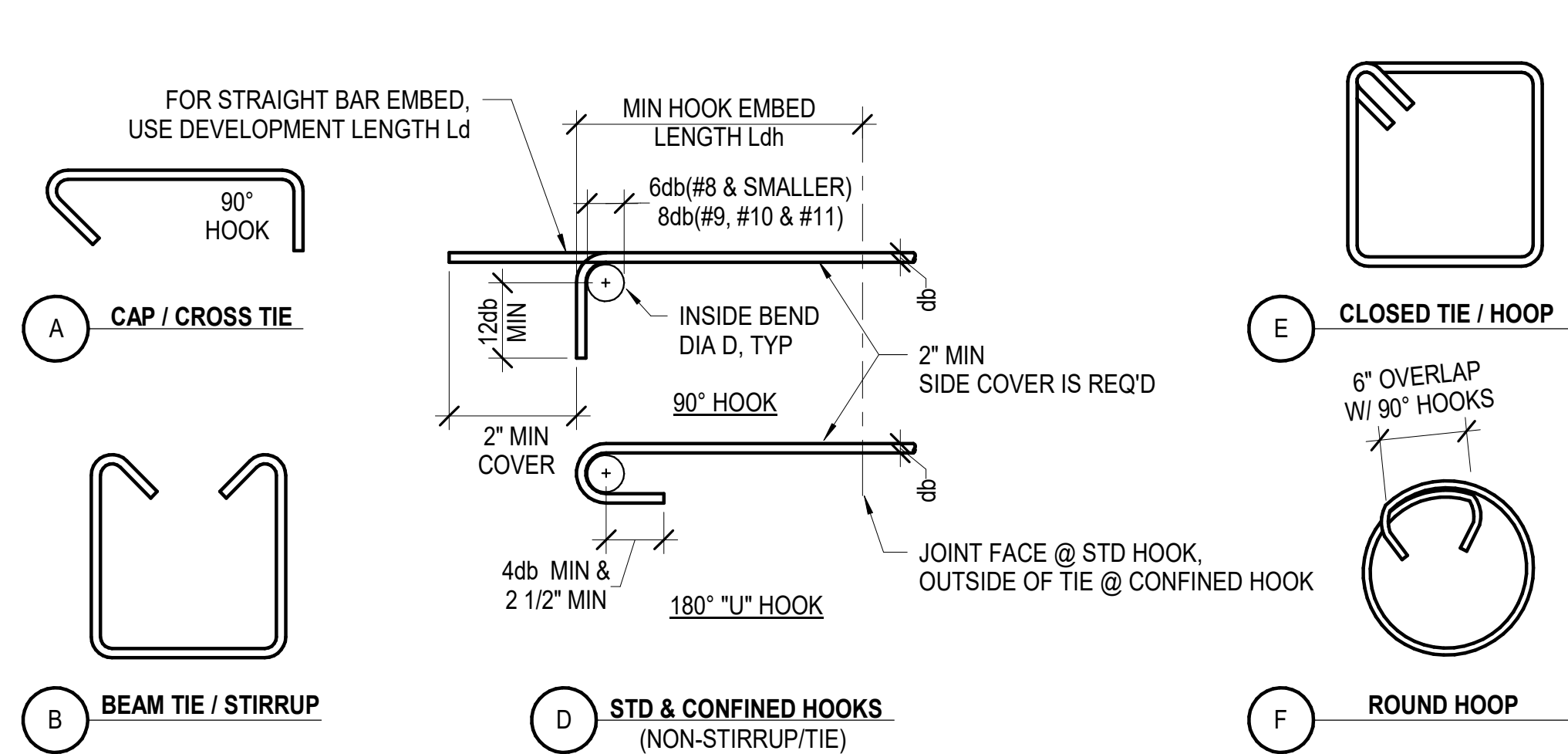
1. THE OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTIONS DURING CONSTRUCTION. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.
2. SPECIAL INSPECTIONS ARE NOT REQUIRED WHERE THE WORK IS DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. APPROVED FABRICATORS MUST SUBMIT A CERTIFICATE OF COMPLIANCE FOR OFFSITE FABRICATIONS SUCH AS STRUCTURAL STEEL, PRECAST CONCRETE, GLUED LAMINATED TIMBER, ETC.
3. ALL INSPECTIONS SHALL BE PERFORMED BY INDEPENDENT SPECIAL INSPECTORS. JOB SITE VISITS BY THE STRUCTURAL ENGINEER OR BUILDING OFFICIAL DO NOT CONSTITUTE AND ARE NOT A SUBSTITUTE FOR INSPECTIONS BY A SPECIAL INSPECTOR.
4. ALL INSPECTION REPORTS SHALL BE SUBMITTED TO BUILDING OFFICIAL AND SEOR. THE FINAL REPORTS BY THE SPECIAL INSPECTOR(S) MUST CERTIFY THAT THE ENTIRE STRUCTURAL SYSTEM COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS.
5. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT THESE INSPECTIONS ARE PERFORMED.
6. WORK REQUIRING SPECIAL INSPECTION SHALL BE INSPECTED BY THE SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK IS PERFORMED AND AT THE COMPLETION OF WORK. CONTINUOUS INSPECTION CONSISTS OF FULL-TIME INSPECTION; PERIODIC INSPECTION CONSISTS OF PART-TIME OR INTERMITTENT INSPECTION.
7. THE FOLLOWING SPECIAL INSPECTIONS ARE IN ADDITION TO INSPECTIONS BY THE BUILDING OFFICIAL. THIS LIST IS NOT INTENDED TO BE ALL INCLUSIVE.

FOR SI: 1 INCH = 25.4 MM

- a. WHERE APPLICABLE, SEE ALSO SECTION 1705A.11, SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE.
- b. SPECIFIC REQUIREMENTS FOR SPECIAL INSPECTIONS SHALL BE INCLUDED IN THE RESEARCH REPORT FOR THE ANCHOR ISSUED BY AN APPROVED SOURCE IN ACCORDANCE WITH ACI 355.2 OR SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO COMMENCEMENT OF THE WORK.
- c. INSTALLATION OF ALL ADHESIVE ANCHORS IN THE HORIZONTAL AND UPWARDS INCLINED POSITIONS SHALL BE PERFORMED BY AN ACI/CRSI CERTIFIED ANCHOR INSTALLER

REQUIRED VERIFICATION AND INSPECTION OF SOILS		
VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	-	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	-	X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	-	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	-
5. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN N PREPARED PROPERLY.	-	X

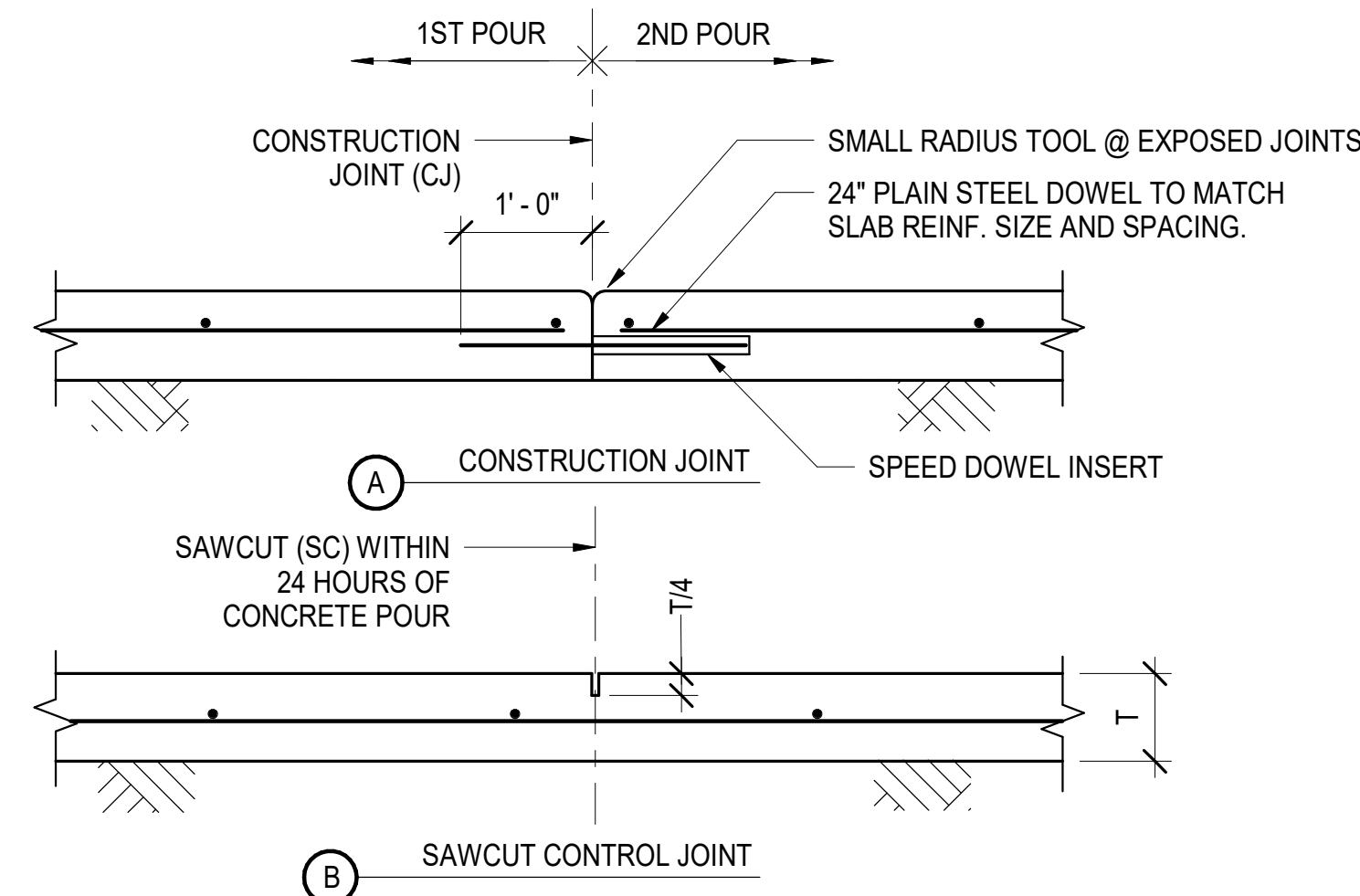
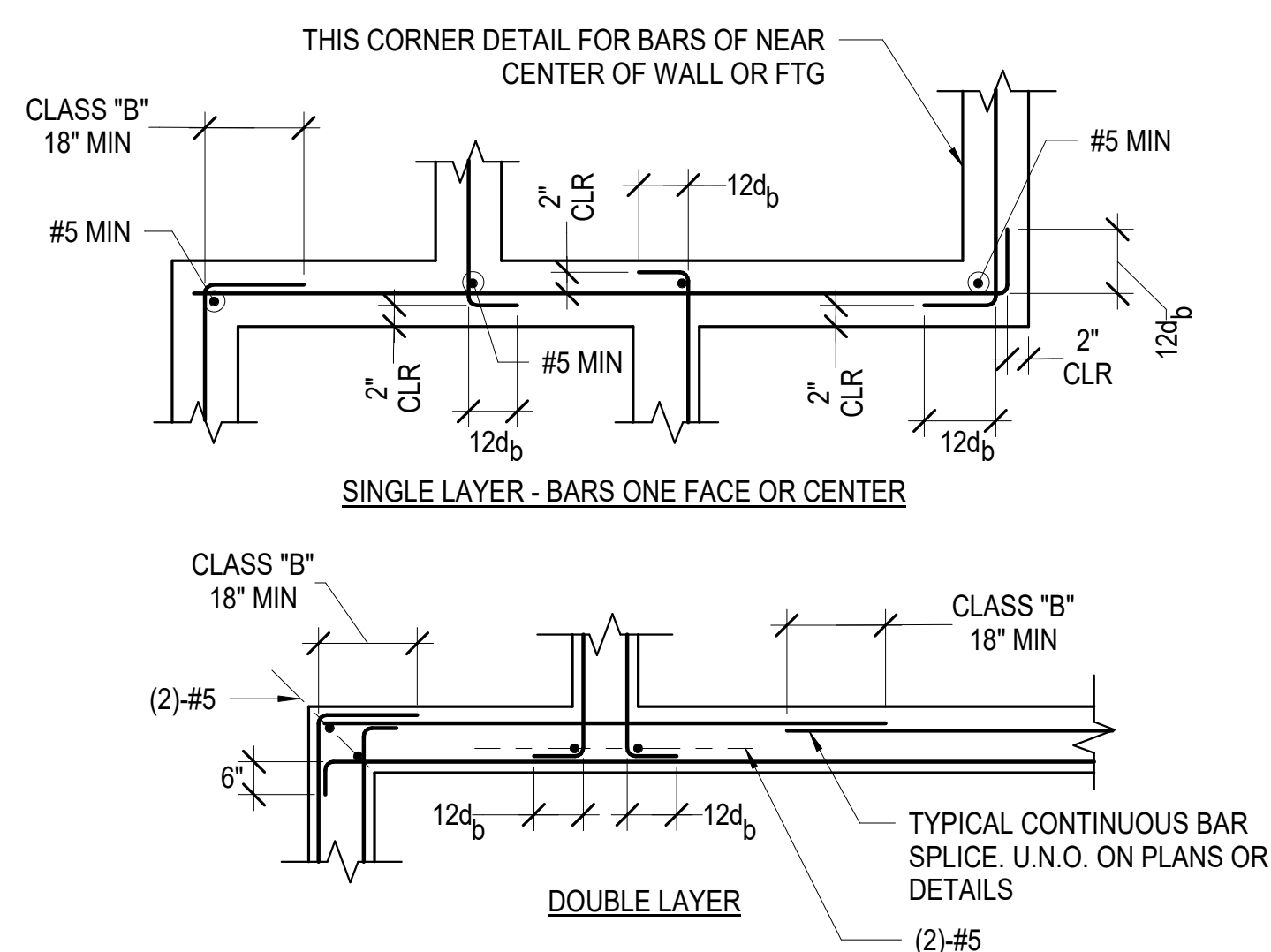
SPARANO+MOONEY ARCHITECTURE		
642 MOULTON AVENUE LOS ANGELES, CA 90031-3715 www.sparanomooney.com T 323.221.6600 F 323.221.7600		
MOTHER'S BEACH RESTROOM NON-MOTORIZED BOAT STORAGE		
14110 PALAWAN WAY, MARINA DEL REY, CA. 90292		
CONSULTANT VCAENGINEERS INC. CIVIL • STRUCTURAL SEE # DBE • SBE 2151 Michelson Dr. #240 Irvine, CA 92612 Tel. 949.679.0870 Fax. 949.679.9370 Project No.: J922		
SEAL	SEAL 	
IF THIS SHEET IS LESS THAN 24"x36" IT IS A REDUCED PRINT, SCALE REDUCED ACCORDINGLY		
KEY PLAN		
REVISION SCHEDULE		
NO	DATE	DESCRIPTION
GENERAL NOTES		
SCALE	12" = 1'-0"	SHEET NO.
JOB NO.	19-22	S0.04
ISSUE		
DATE	26.JUL.24	



BAR SIZE	FINISHED BEND DIAMETER "D" IN INCHES
#3	2 1/4"
#4	3"
#5	3 3/4"
#6	4 1/2"
#7	5 1/4"
#8	8"
#9	9 1/2"
#10	10 3/4"
#11	12"
#14	18 1/4"
#18	24"

- NOTES:**
1. Ldh = HOOK DEVELOPMENT LENGTH.
 2. Ld = DEVELOPMENT LENGTH.
 3. db = REINFORCING BAR DIAMETER
 4. SEE BUILDING CODE AND ACI 318-19 VERSION FOR ALL REQUIREMENTS NOT NOTED.
 5. FOR LIGHTWEIGHT CONCRETE MULTIPLY Ldh AND Ld VALUES SHOWN BY 1.33.
 6. TOP BARS ARE HORIZONTAL WITH MORE THAN 12" OF FRESH CONCRETE CAST BELOW BARS.
 7. ALL OTHER BARS ARE "OTHER" BARS.
 8. STANDARD HOOK Ldh DOES NOT ACCOUNT FOR THE EFFECT OF TIES.
 9. CONFINED HOOK Ldh MAY BE USED WHERE ACI 318-19 25.4.3 APPLIES.
 10. VALUES SHOWN ABOVE ARE FOR GRADE 60 (FY=60 KSI) REINFORCEMENT.
 11. SPLICE LENGTHS SHOWN ARE FOR CLEAR SPACING NOT LESS THAN 2db, CONCRETE COVER NOT LESS THAN db.
 12. **ALL REINF. IS EPOXY-COATED REINFORCEMENT, THE DEVELOPMENT/LAP SPLICE LENGTHS HEREIN SHALL BE MULTIPLIED BY APPLICABLE FACTORS IN ACI 318-19 SECTIONS 25.4.2.4 OR 25.4.3.2.**
 13. IN LIEU OF LAP SPLICES, PROVIDE TYPE 2 COUPLERS PER IAPMO ER 0129.
 14. STAGGER COUPLERS SO THAT COUPLERS DO NOT OCCUR IN ROW.

TYPICAL CONC REINFORCEMENT DETAILS AND DEVELOPMENT LENGTHS



CONSULTANT
VCA ENGINEERS, INC.
CIVIL • STRUCTURAL MBE • DBE • SBE
2151 Michelson Dr. #240
Irvine, CA 92612
Tel. 949.679.0870
Fax. 949.679.9370 Project No.: J922

IF THIS SHEET IS LESS THAN
24"X36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

[illegible]

SCALE	N.T.S.	SHEET NO. S1.01
JOB NO.	19-22	
ISSUE		
DATE	26.JUL.24	

MOTHER'S BEACH
RESTROOM
NON-MOTORIZED BOAT
STORAGE

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT
VCA ENGINEERS, INC.
CIVIL • STRUCTURAL
2151 Michelson Dr. #240
Irvine, CA 92612
Tel. 949.679.0870
Fax. 949.679.9370 Project No.: J922



IF THIS SHEET IS LESS THAN
24"x36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN

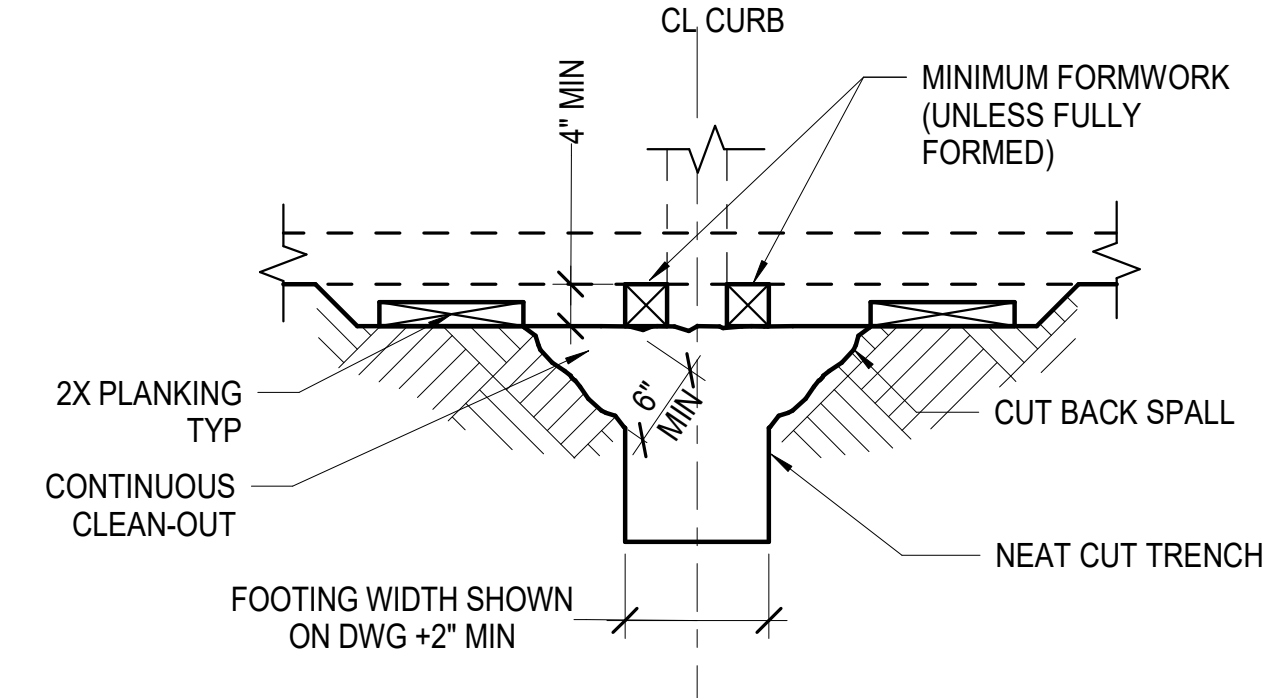
REVISION SCHEDULE

NO	DATE	DESCRIPTION

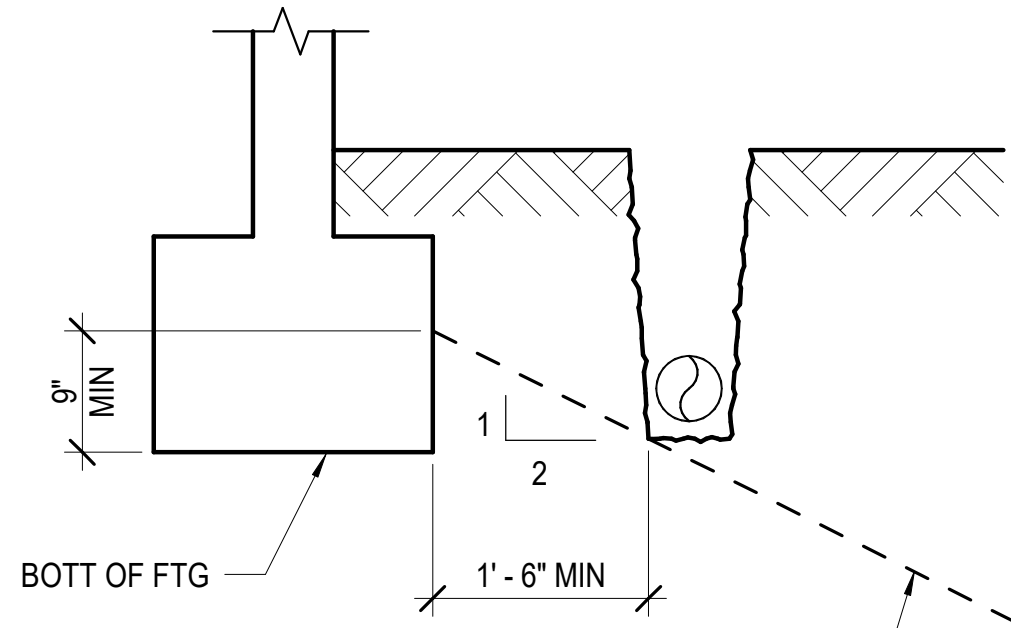
TYPICAL DETAILS

SCALE	N.T.S.	SHEET NO.
JOB NO.	19-22	S1.02
ISSUE		
DATE	26.JUL.24	

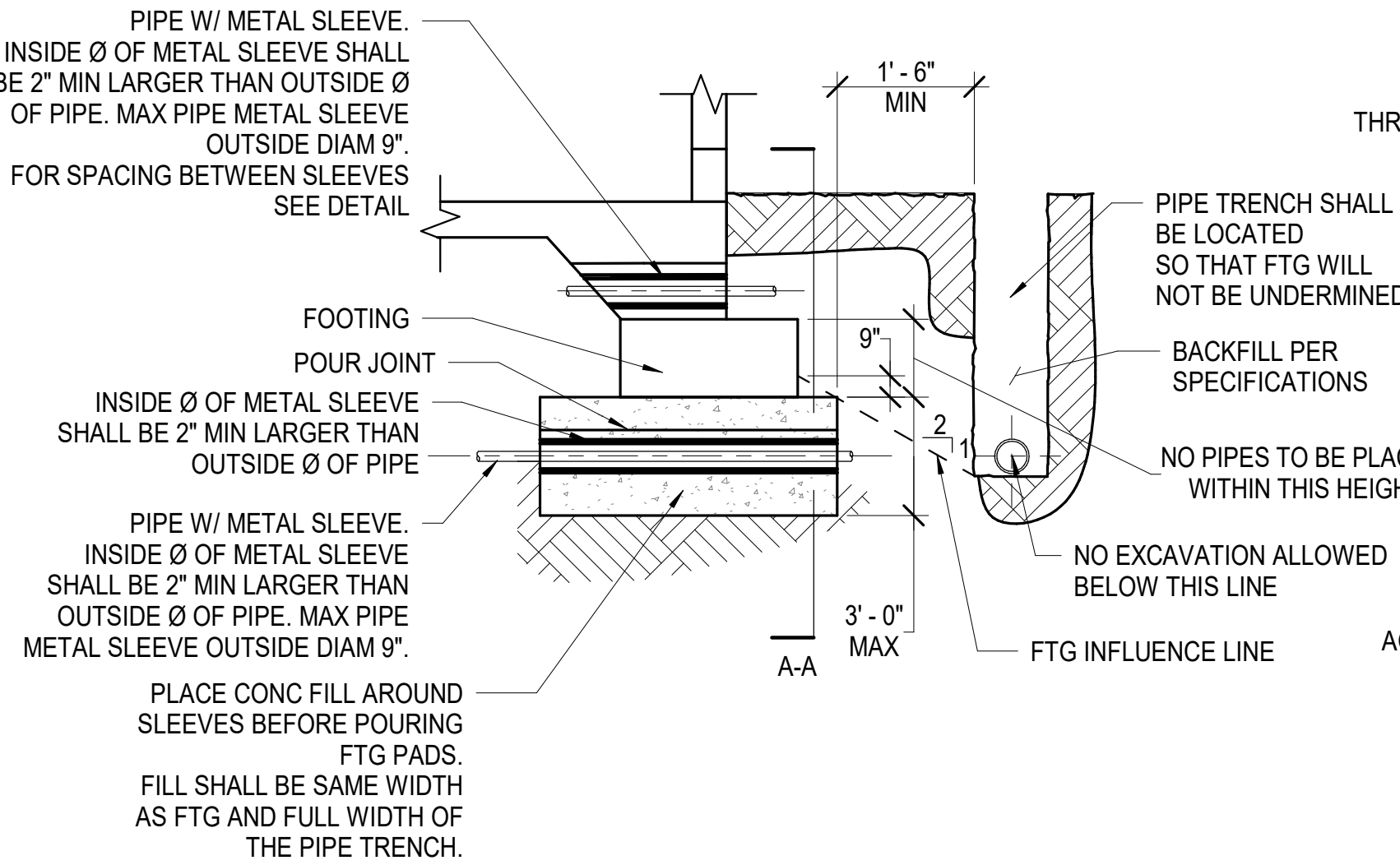
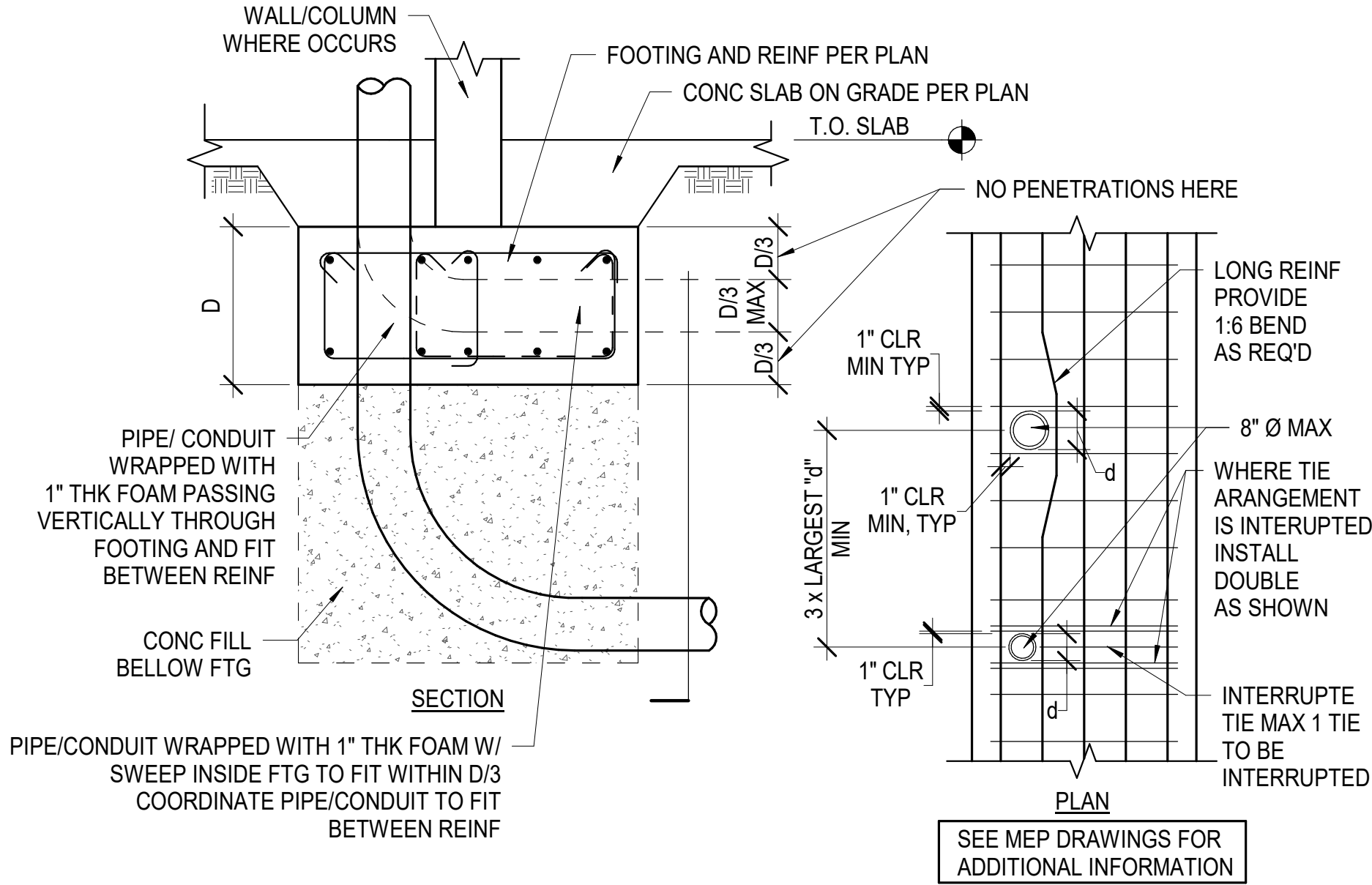
SPARANO + MOONEY (GMA) RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF SIA. NOR ARE THESE DOCUMENTS TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING SAID WRITTEN PERMISSION & CONSENT.



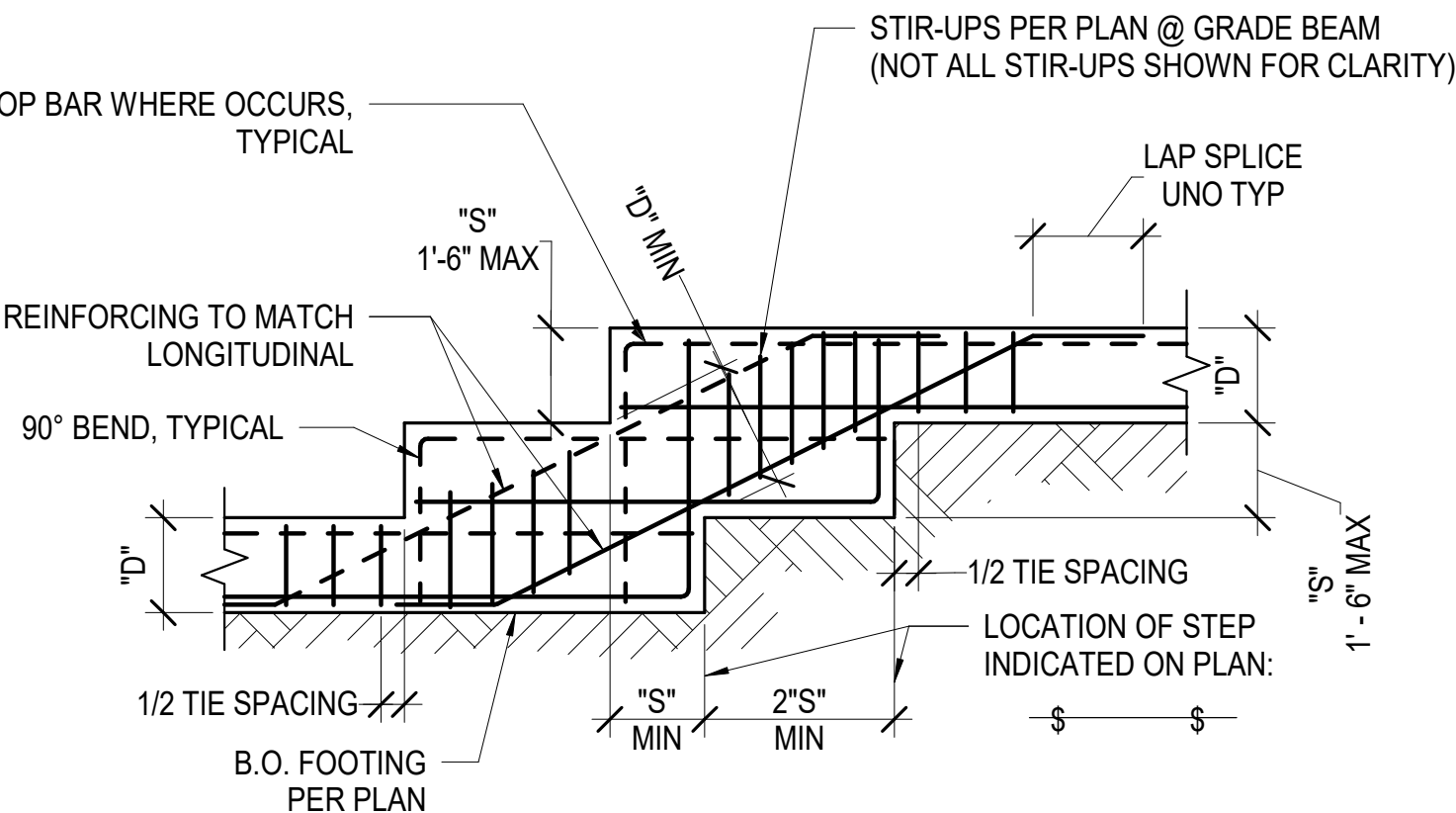
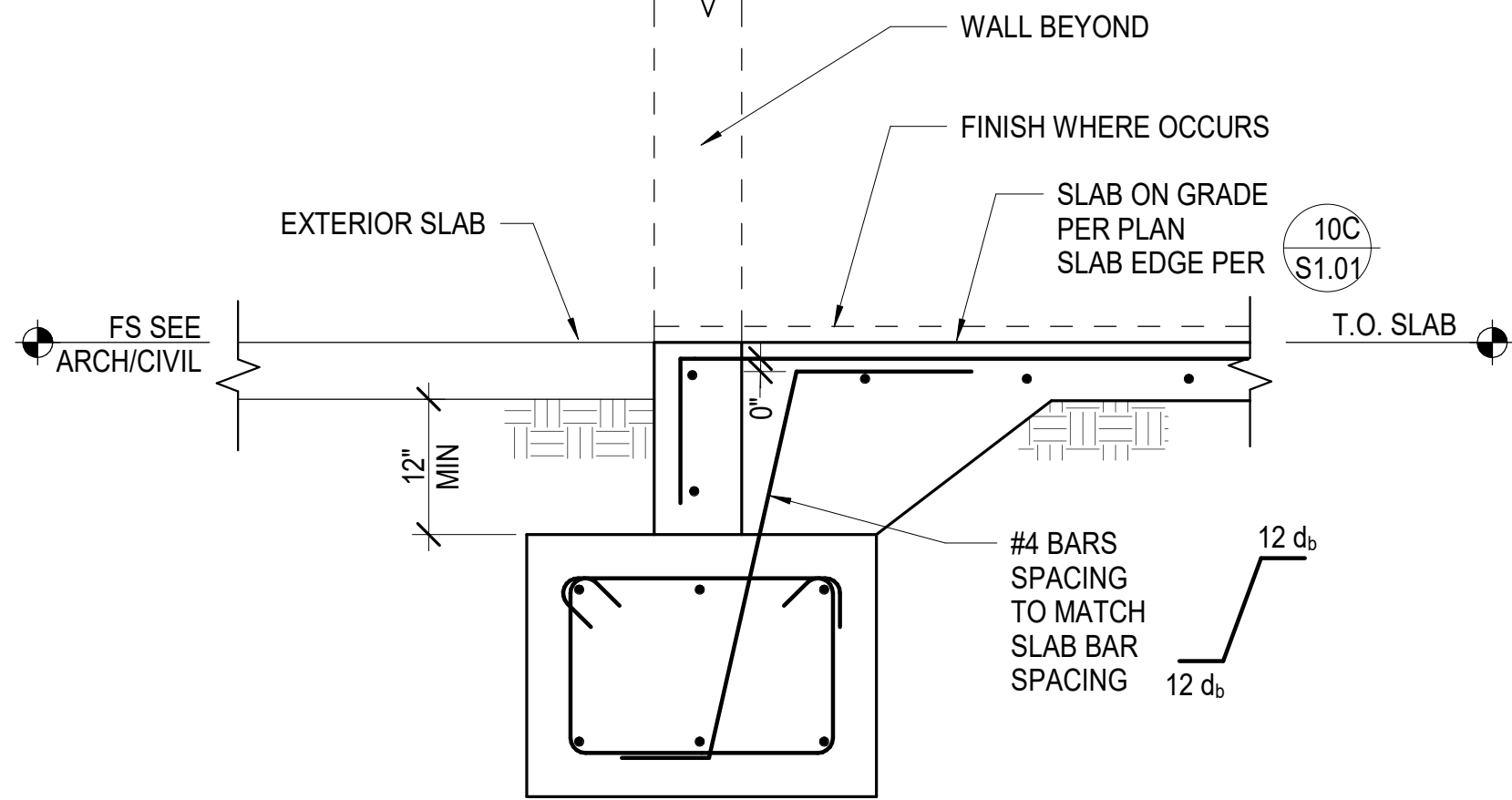
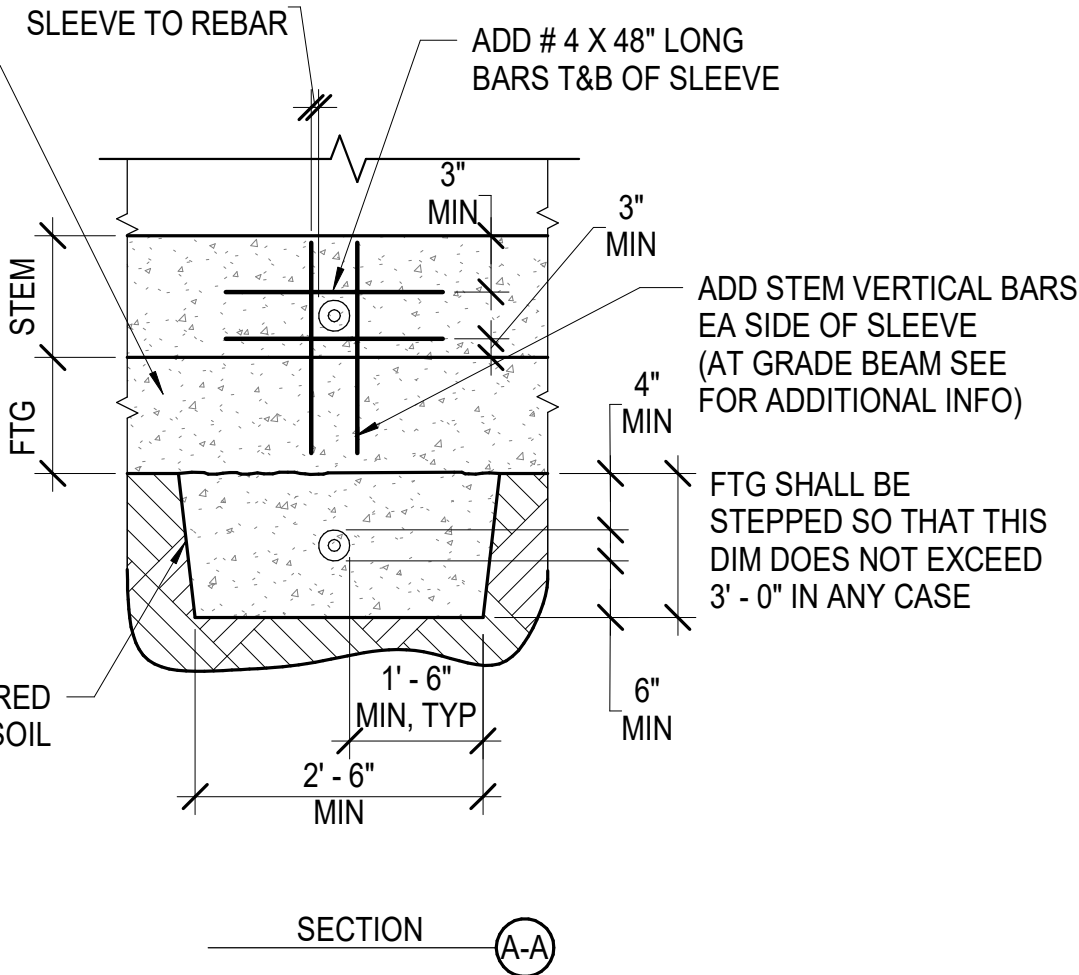
- NOTES:
1. FOOTINGS POURED AGAINST EARTH ARE SUBJECT TO APPROVAL OF GEOTECH. ENGR.
 2. FOOTING WIDTHS SHALL NOT BE MORE THAN 4" WIDER THAN SHOWN ON PLAN.
 3. FORMWORK NOT PERMITTED BELOW GRADE UNLESS FULLY FORMED.
 4. FOUNDATION CONCRETE MAY BE PLACED DIRECTLY INTO NEAT EXCAVATIONS PROVIDED THE FOUNDATION TRENCH WALLS ARE STABLE AS DETERMINED BY THE GEOTECHNICAL ENGINEER. THE MINIMUM FORMWORK SHOWN ON THE DRAWINGS IS MANDATORY TO ENSURE CLEAN EXCAVATIONS IMMEDIATELY PRIOR TO AND DURING THE PLACING OF CONCRETE.
 5. CONT CLEAN-OUT STAKES NOT PERMITTED IN THE FTG AREA.
 6. AFTER CONCRETE HAS SET, REMOVE LAITANCE AND SCUM.



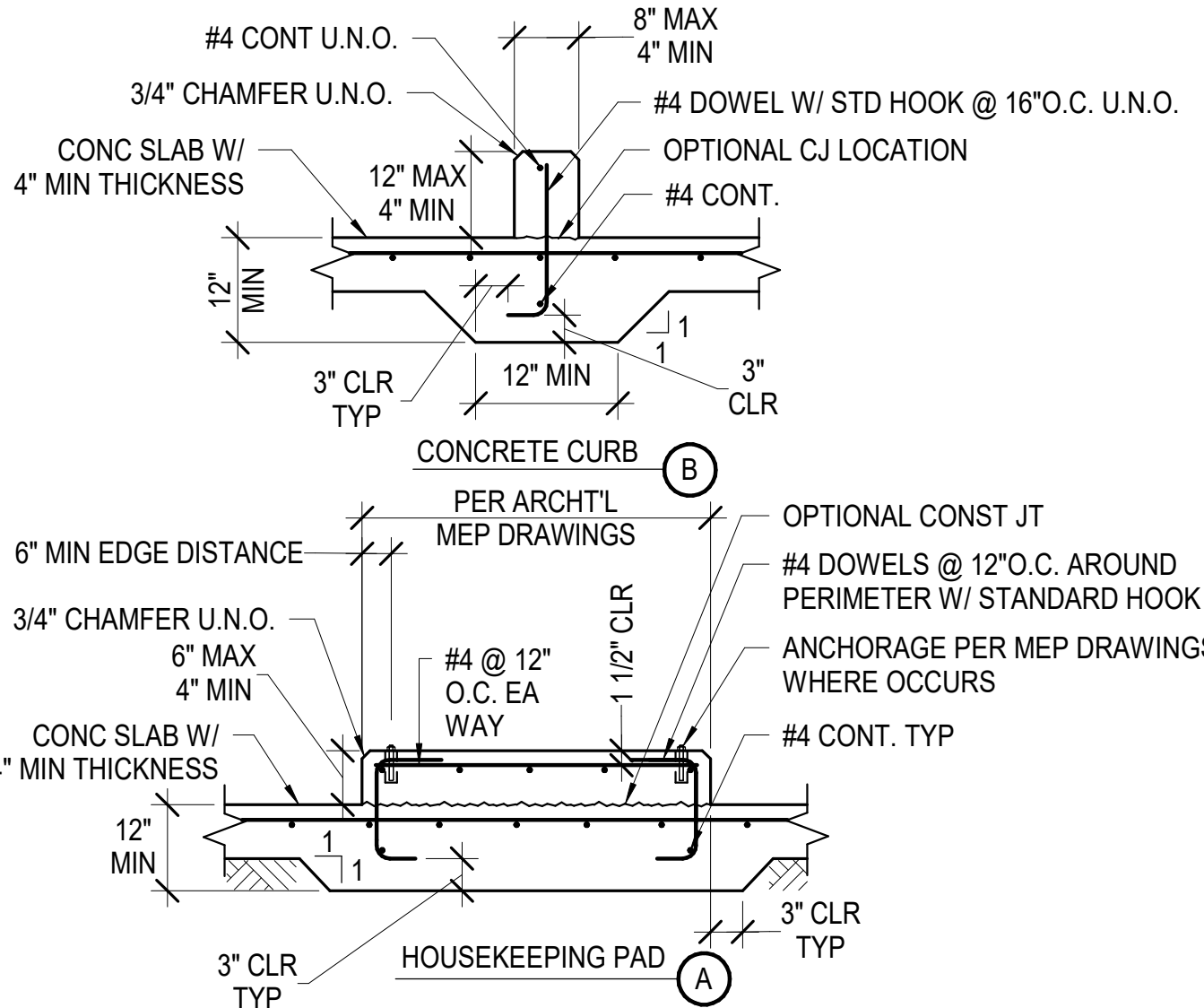
- NOTE:
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING OR OTHERWISE MAINTAINING THE SIDES OF THE EXCAVATION FROM CAVE-INS UNTIL ALL BACKFILL IS COMPLETED PER SPECIFICATIONS AND GEOTECHNICAL REPORT.



- NOTES:
1. CONTRACTOR SHALL COORDINATE ALL PIPE LOCATIONS WITH BUILDING FOUNDATION REQUIREMENTS.
 2. IF REQUIREMENTS AS SHOWN CANNOT BE MET, STEP FOOTING PER TYPICAL 'STEPPED FOOTING' DETAIL.
 3. REFERENCE CBC SECTION 1805A.4.7

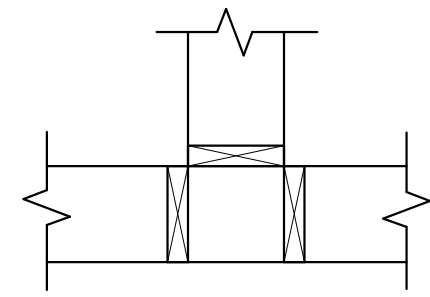
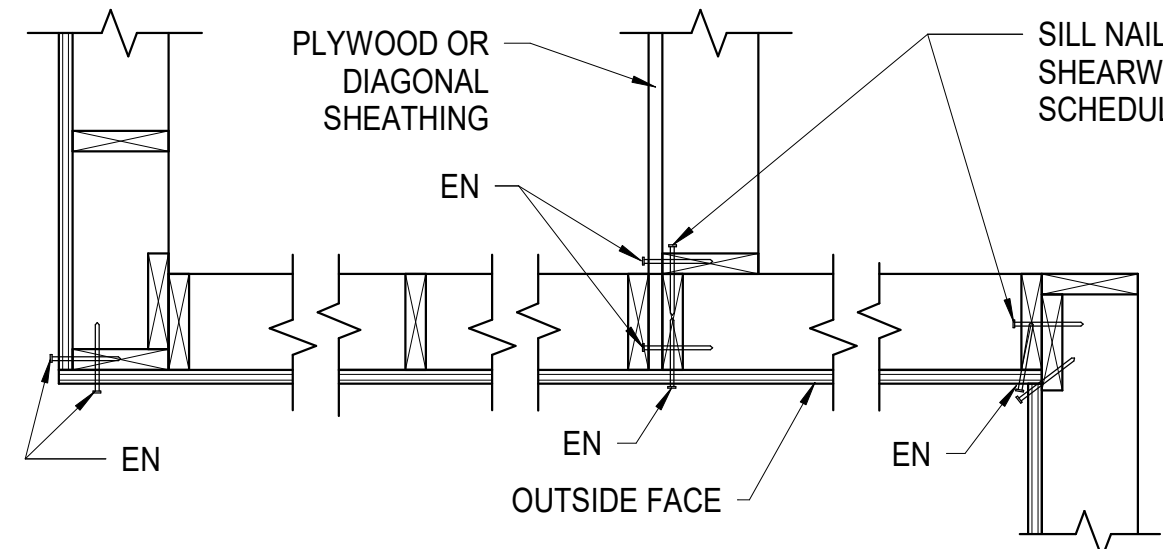
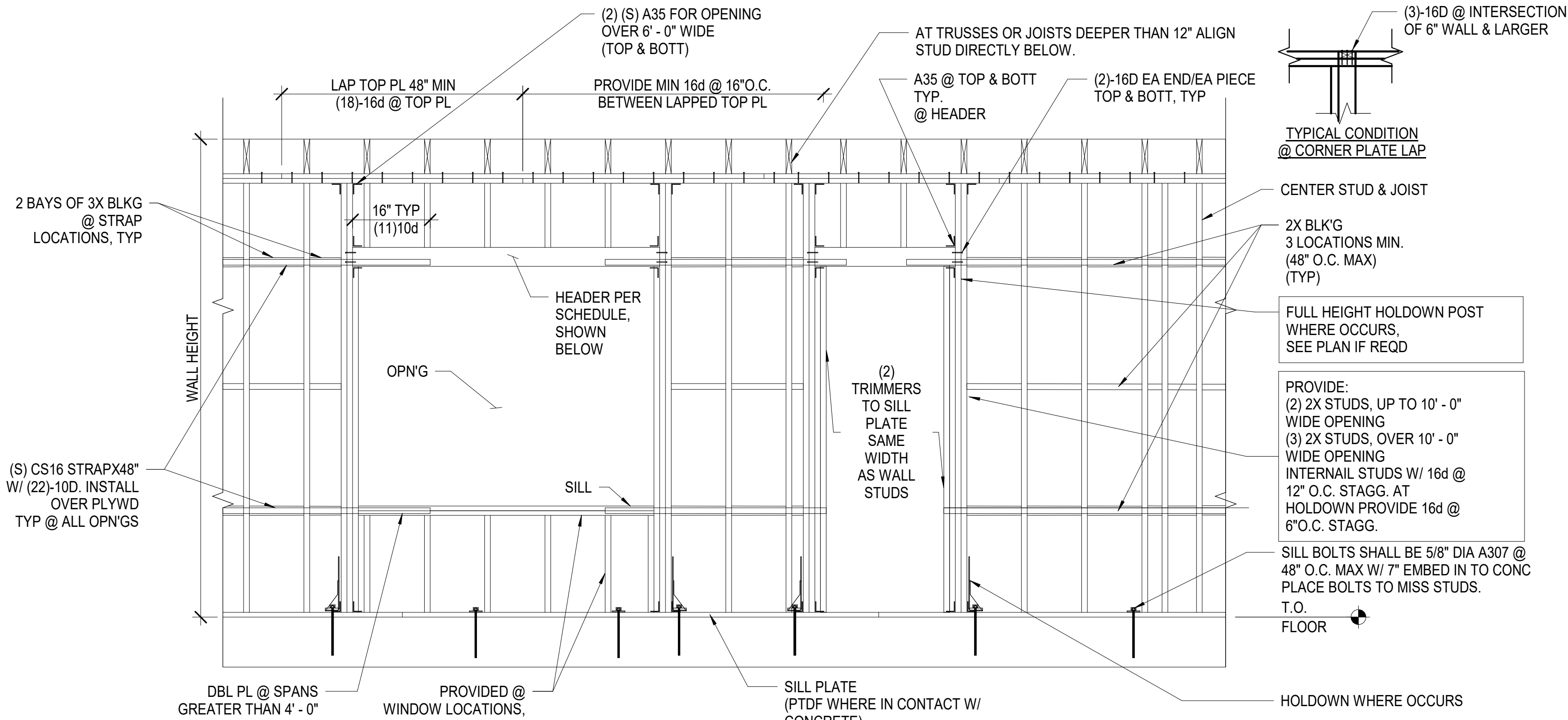


- NOTES:
1. FOR FTG REINFORCING SEE PLANS AND DETAILS.
 2. VERTICAL WALL DOWELS SHALL EXTEND TO BOTTOM OF FOOTING.
 3. TRANSVERSE STEEL NOT SHOWN FOR CLARITY.
 4. TWO STEPS ARE SHOWN, DETAIL FOR SINGLE STEP OR ADDITIONAL STEPS IS SIMILAR.



TYPICAL STEPPED FOOTING GRADE BEAM

TYP CONC PAD AND CURB ON GRADE



STUDS ANGLES AND CORNERS
(UNLESS OTHERWISE SHOWN)

4
S1.03 SCALE: N.T.S.

WALL STUD SCHEDULE			
FLOOR LEVEL	6" EXTERIOR WALL (SPACING @ 16" O.C.)	4" EXTERIOR WALL (SPACING @ 16" O.C.)	NON-BEARING WALL (SPACING @ 16" O.C.)
ROOF - 1ST FLOOR	2X6	2X4	2X4 MIN

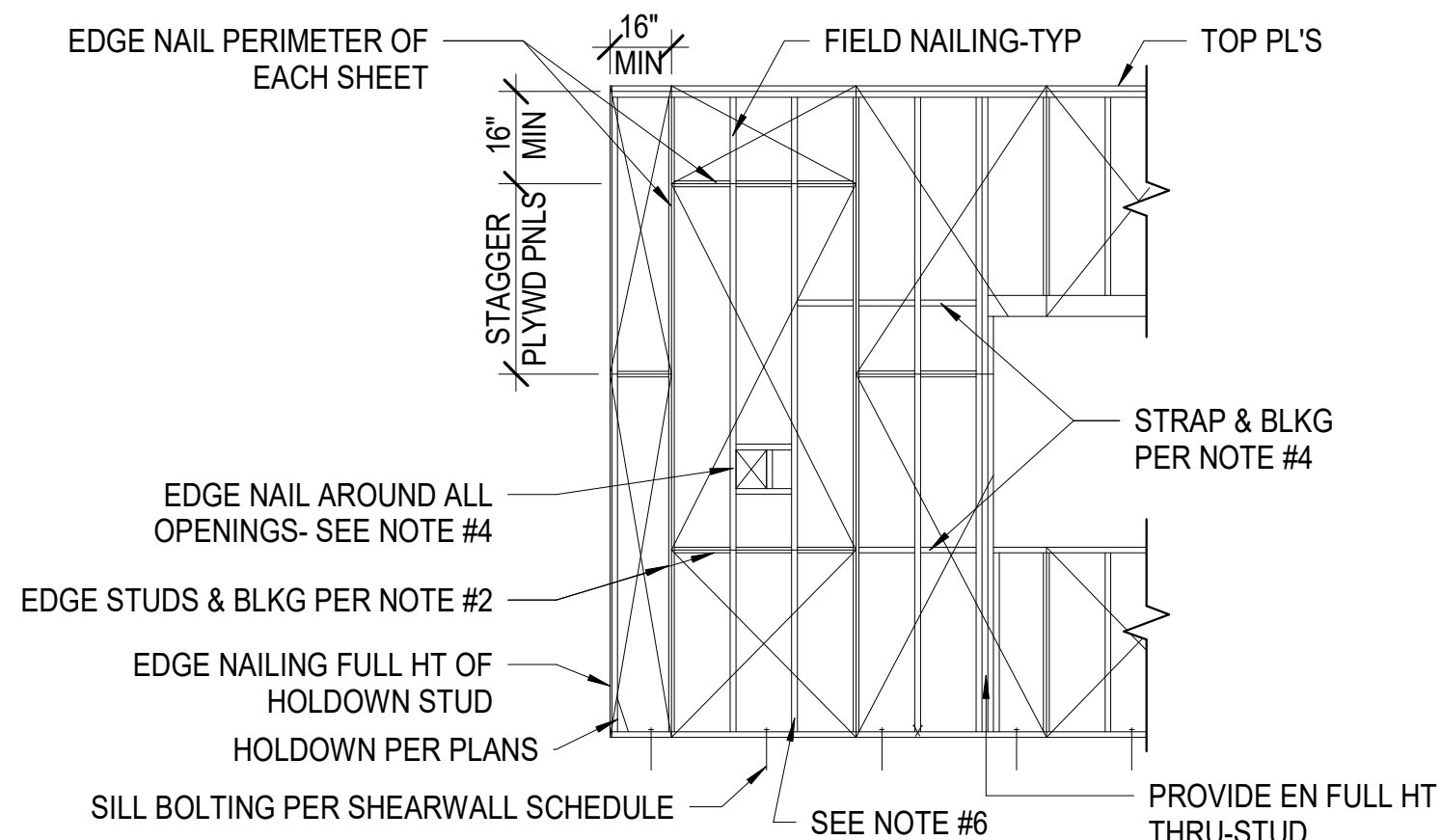
- HEADER NOTES:
- SOLID HEADERS MAY BE USED W/ SAME THICKNESS & DEPTH AS BUILT UP HEADERS STATED ABOVE
 - WHERE DISCREPANCIES BETWEEN THE BEARING WALL HEADER SCHEDULE AND DRAWINGS OCCURS, DRAWINGS TAKE PRECEDENCE

EXTERIOR WALL HEADERS		
SPAN	2X4 STUD WALL	2X6 STUD WALL
UP TO 3' - 6"	4x6	6x6
3' - 7" TO 9' - 0"	4X12	6x10
9' - 1" TO 10' - 6"	SEE PLAN	5 1/8 x 10 1/2 GLB

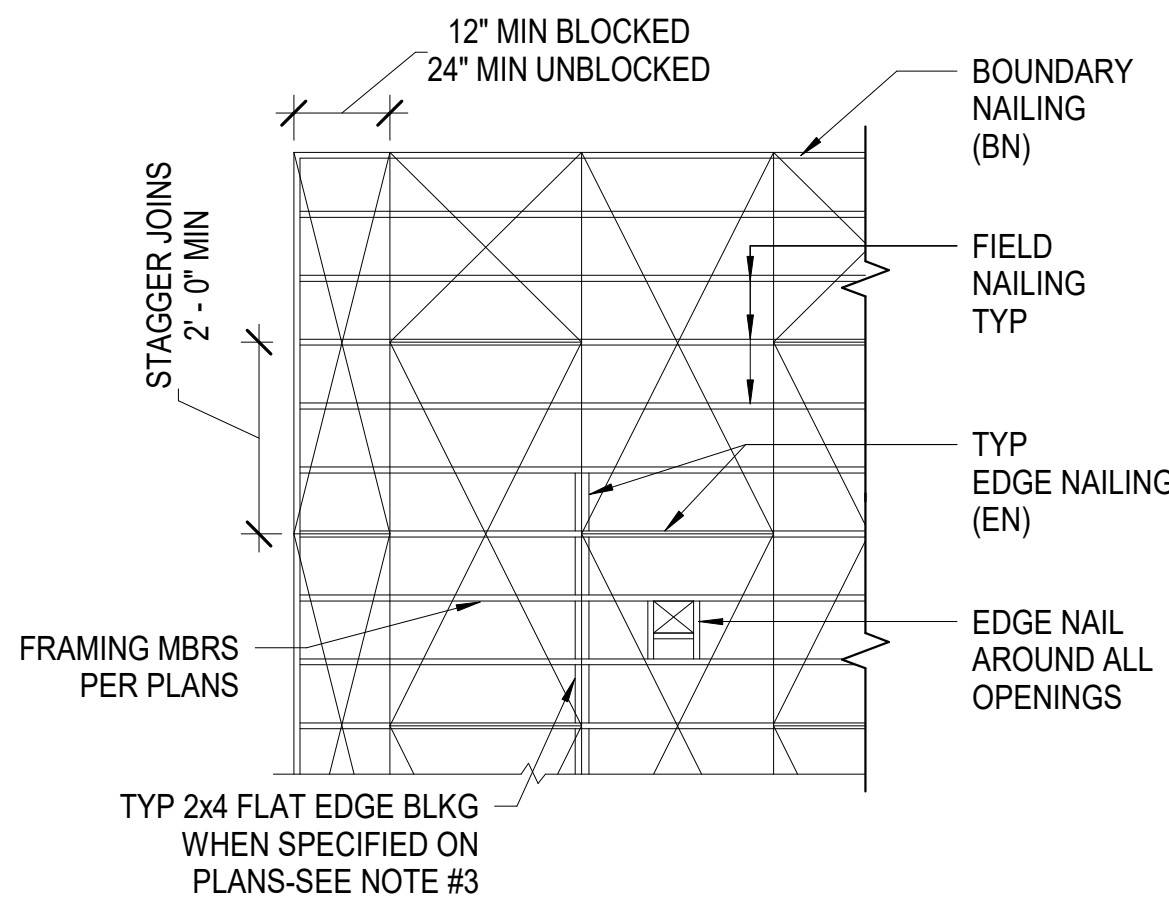
NON-BEARING PARTITION HEADERS		
SPAN	2X4 STUD WALL	2X6 STUD WALL
UP TO 6' - 0"	4X6	6X6
6' - 1" TO 10' - 0"	4X8	6X8
10' - 1" TO 12' - 0"	4X10	6X10

5 TYP WALL AND OPENING FRAMING

S1.03 SCALE: N.T.S.
REF DET: 5/S1.05



- NOTES:
- NAIL EDGE DISTANCE SHALL BE 3/8" FROM EDGE OF PLYWOOD AND EDGE OF 2x STUDS AND BLOCKING.
 - PROVIDE EDGE STUDS AND BLOCKING PER SHEARWALL SCHEDULE.
 - NAIL EDGE DISTANCE SHALL BE 5/8" FROM EDGE OF PLYWOOD AND EDGE OF 3x STUDS AND BLOCKING.
 - PROVIDE EDGE NAILING AROUND ALL OPENINGS. WHERE OPENING WIDTH EXCEEDS ONE STUD SPACE, PROVIDE CS16 COILED STRAP EACH SIDE OF OPENING WITH 10d @ 4" O.C. STRAP LENGTH SHALL EQUAL OPENING WIDTH/3 WITH STRAP CENTER AT JAMB STUD. STRAP LENGTH NEED NOT EXCEED 8' - 0" AND MAY BE OMITTED AT CORNER(END OF WALL) CONDITION. WHERE NON-CONT HEADERS OCCUR AT ADJACENT OPENINGS PROVIDE CS16 ACROSS HEADERS WITH LENGTH BASED ON LARGER OPENING (STRAP NOT REQ'D AT CONTINUOUS HEADERS).
 - ALL DEFECTIVE NAILING SHALL BE REMOVED AND REPLACED BY SOUND NAILING.
 - PROVIDE FULL HEIGHT EDGE NAILING WHERE POST OR STEEL COLUMN WITH NAILERS OCCURS WITHIN WALL.



- NOTES:
- PLACE FACE GRAIN OR PLYWOOD PERPENDICULAR TO FRAMING UNLESS NOTED OTHERWISE.
 - NAIL EDGE DISTANCE SHALL BE 3/8" FROM EDGE OF PLYWOOD & 2x FRAMING MEMBER (3/4" @ 3x OR 4x FRAMING MEMBER).
 - PROVIDE BOUNDARY NAILING(BN) AT DIAPHRAGM BOUNDARIES, CHORDS, STRUT TIES AND WHERE SPECIFIED.
 - WHERE JOIST LAP-SPLICE OCCURS AND PLYWOOD JOINT IS OFFSET ADD 2x4 OR 3x4 NAILER AS SHOWN ABOVE.

9 PLYWOOD SHEARWALL DETAILS

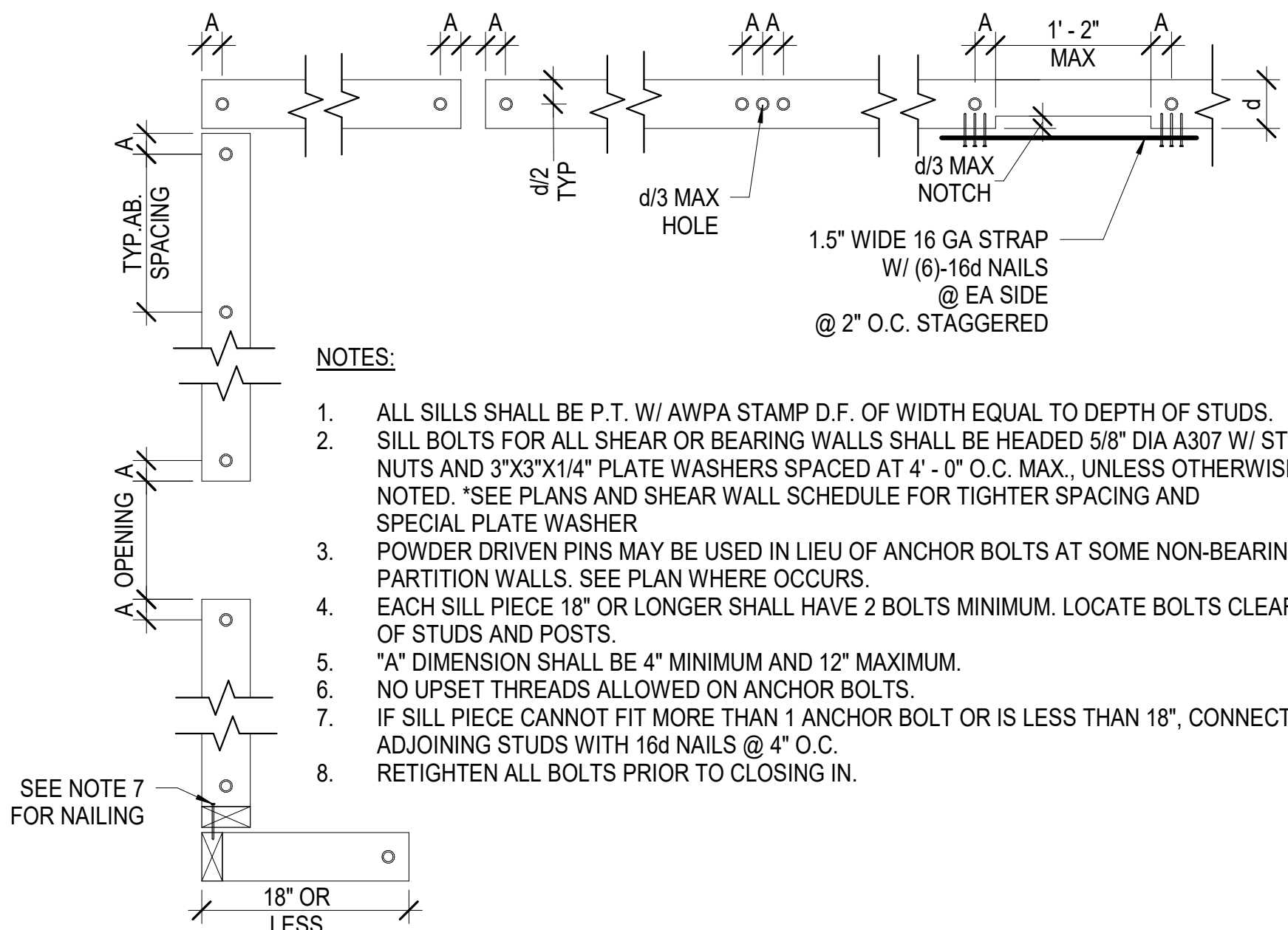
S1.03 SCALE: N.T.S.

10 PLYWOOD ROOF DETAILS

S1.03 SCALE: N.T.S.

11 ANCHOR BOLT AND SILL PLATE

S1.03 SCALE: N.T.S.



- NOTES:
- ALL SILLS SHALL BE P.T. W/ AWP/ STAMP D.F. OF WIDTH EQUAL TO DEPTH OF STUDS.
 - SILL BOLTS FOR ALL SHEAR OR BEARING WALLS SHALL BE HEADED 5/8" DIA A307 W/ STD NUTS AND 3"x3"x1/4" PLATE WASHERS SPACED AT 4' - 0" O.C. MAX., UNLESS OTHERWISE NOTED. *SEE PLANS AND SHEAR WALL SCHEDULE FOR TIGHTER SPACING AND SPECIAL PLATE WASHER
 - POWDER DRIVEN PINS MAY BE USED IN LIEU OF ANCHOR BOLTS AT SOME NON-BEARING PARTITION WALLS. SEE PLAN WHERE OCCURS.
 - EACH SILL PIECE 18" OR LONGER SHALL HAVE 2 BOLTS MINIMUM. LOCATE BOLTS CLEAR OF STUDS AND POSTS.
 - "A" DIMENSION SHALL BE 4" MINIMUM AND 12" MAXIMUM.
 - NO UPSET THREADS ALLOWED ON ANCHOR BOLTS.
 - IF SILL PIECE CANNOT FIT MORE THAN 1 ANCHOR BOLT OR IS LESS THAN 18", CONNECT ADJOINING STUDS WITH 16d NAILS @ 4" O.C.
 - RETIGHTEN ALL BOLTS PRIOR TO CLOSING IN.

MOTHER'S BEACH
RESTROOM
NON-MOTORIZED BOAT
STORAGE

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT
VCA ENGINEERS, INC.
CIVIL • STRUCTURAL
2151 Michelson Dr. #240
Irvine, CA 92612
Tel. 949.679.0870
Fax. 949.679.9370 Project No.: J922



IF THIS SHEET IS LESS THAN
24"x36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

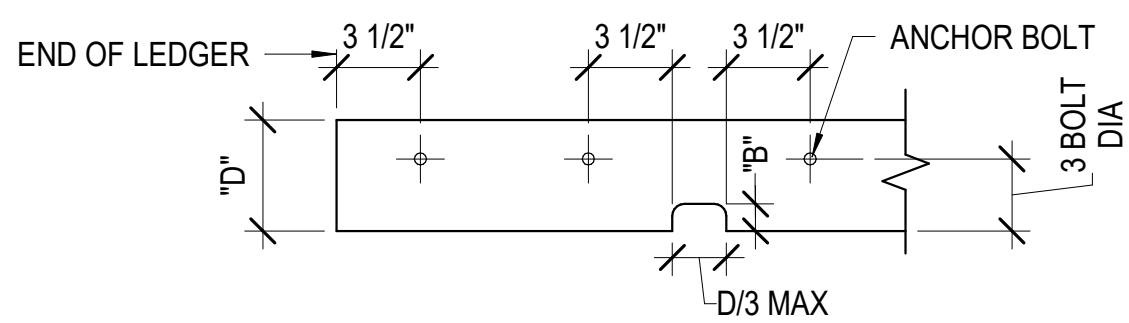
KEY PLAN

REVISION SCHEDULE

NO	DATE	DESCRIPTION

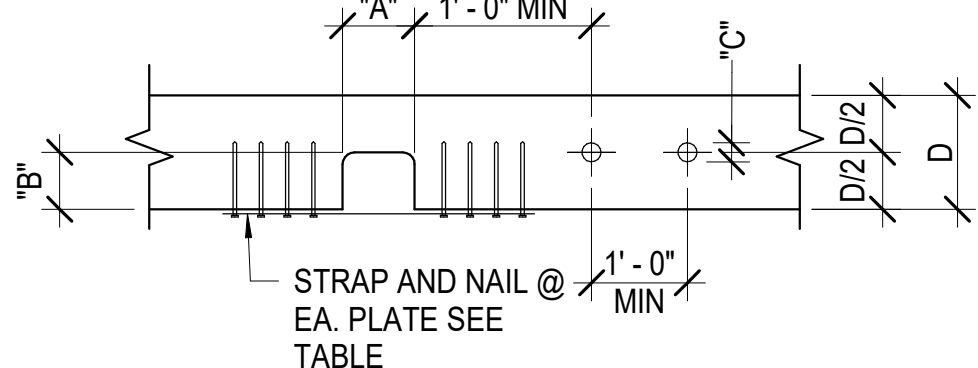
TYPICAL DETAILS

SCALE	N.T.S.	SHEET NO.
JOB NO.	19-22	S1.03
ISSUE		
DATE	26.JUL.24	

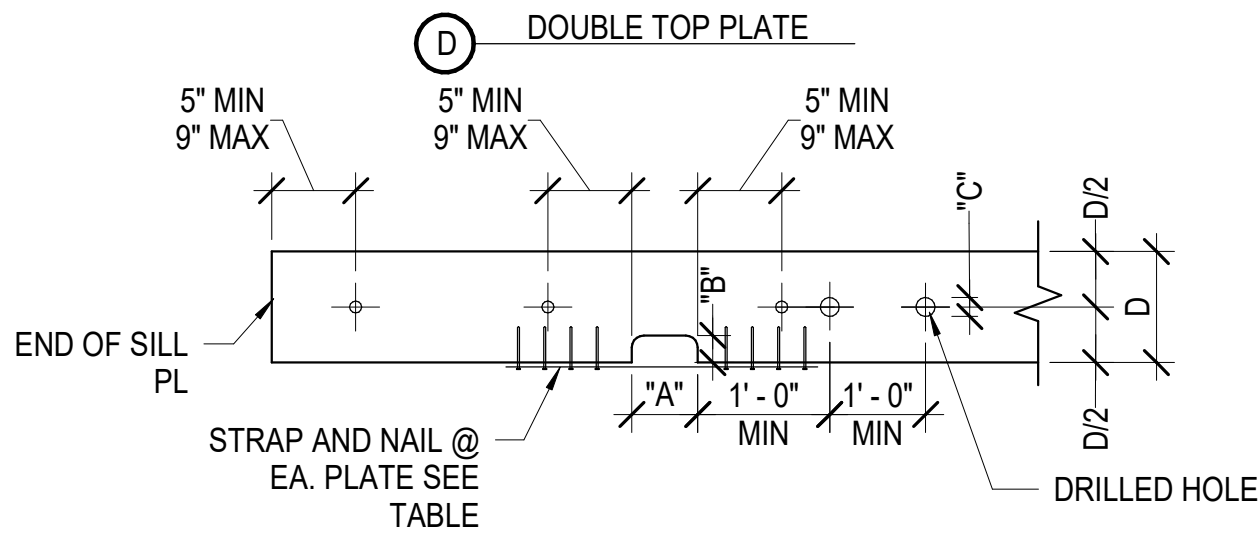


WHERE DEPTH OF NOTCH "B" IS GREATER THAN D/5 PROVIDE ANCHOR BOLT AT EA SIDE OF NOTCH AS SHOWN.

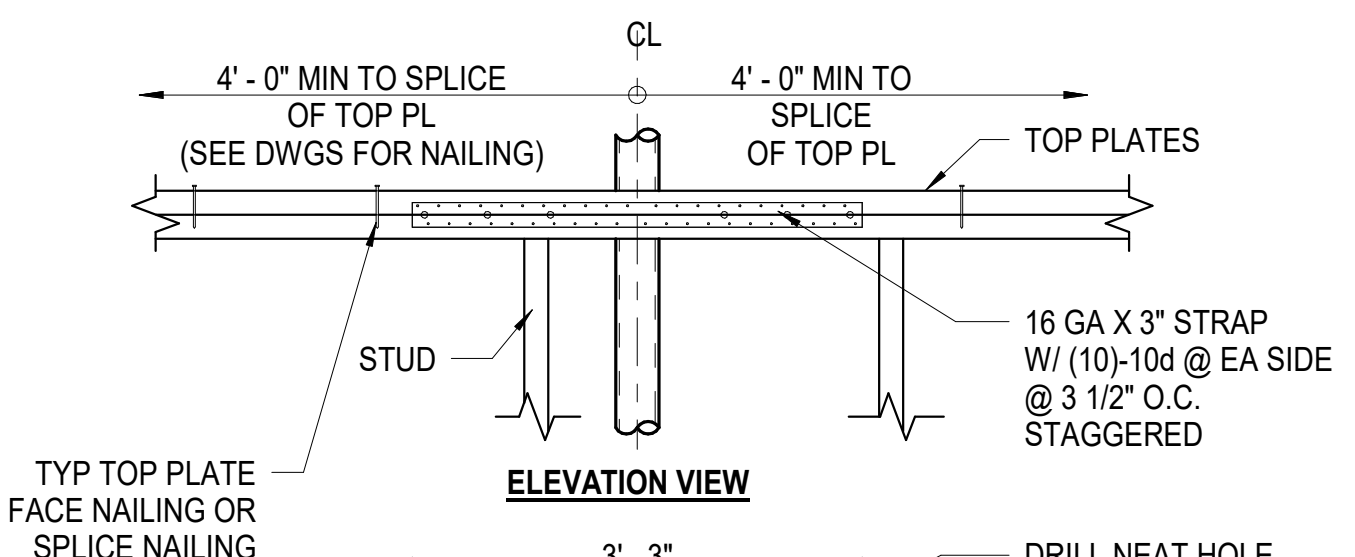
NOTE:
DRILL HOLE IN CORNER PRIOR TO NOTCHING.



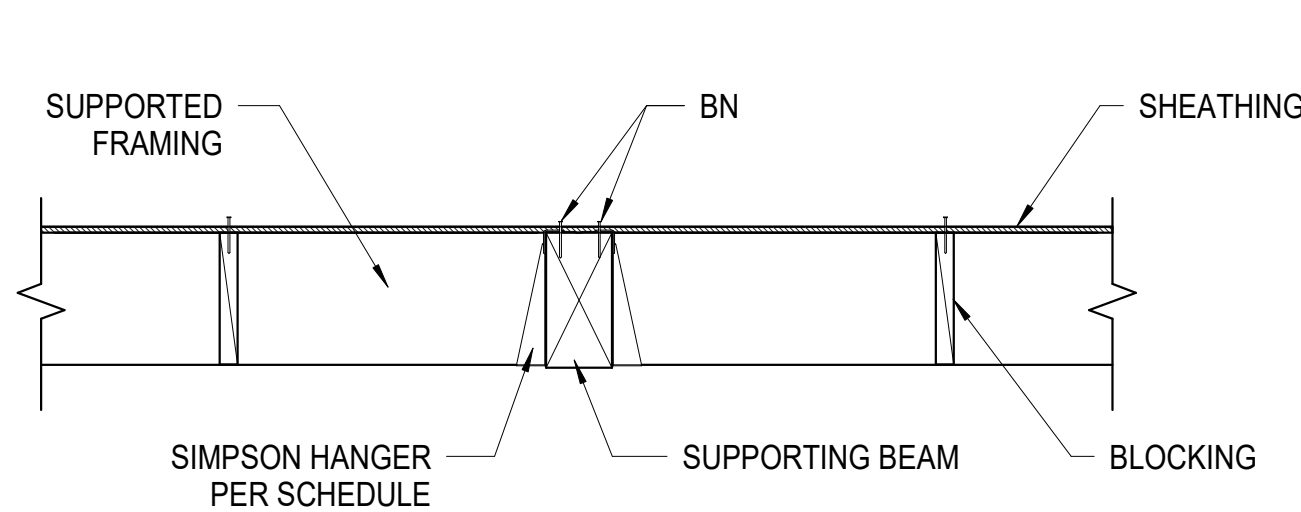
NOTE:
WHERE NOTCH IS GREATER THAN 1" PROVIDE 10 GA STRAP W/ WIDTH SAME AS DBL TOP PL. TOP PL OF SHEAR WALLS SHALL NOT BE NOTCHED UNLESS SPECIFICALLY DETAILED.



NOTE:
WHERE DEPTH OF NOTCH "B" IS GREATER THAN D/5 PROVIDE ANCHOR BOLT EA SIDE OF NOTCH AS PER END REQUIREMENT. NO MORE THAN ONE NOTCH IS PERMITTED IN EVERY 12' - 0" @ SHEAR WALL.



TOP PL SIZE	HOLE DIA @ BEARING/SHEAR WALL	HOLE DIA PARTITION
2X4	1 3/8"	2"
2X6	2 1/8"	3 1/4"
	> 2 1/8" TO 3 1/2" MAX USE SIMPSON'S CTS218 @ EA SIDE OF EA PLATE (IN LIEU OF 16 GA STRAP)	-



RAFTER/JOIST TO WOOD BEAM

SUPPORTED FRAMING	HGR TYPE
2x	"JB/LB"
SKWEDED 2x	"BA"
MULTI 2x	"WP"
3x AND LARGER	"WP"
I-JOIST/ MULTI I-JOIST	"MIT"
I-JOIST W/ STIFF	"HIT"
GLB	"HGLT"

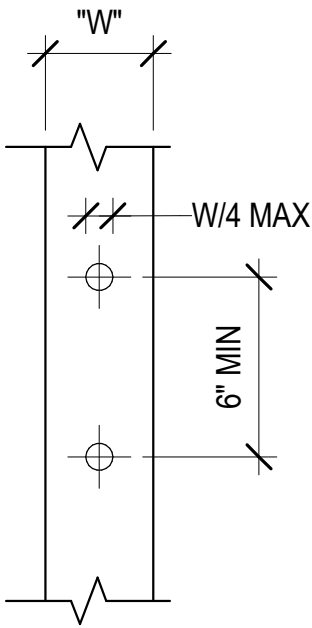
3 TOP PLATE MEP PENETRATION

S1.04 SCALE:N.T.S.

4 HANGER SCHEDULE

S1.04 SCALE:N.T.S.
REF DET:3 S3.01

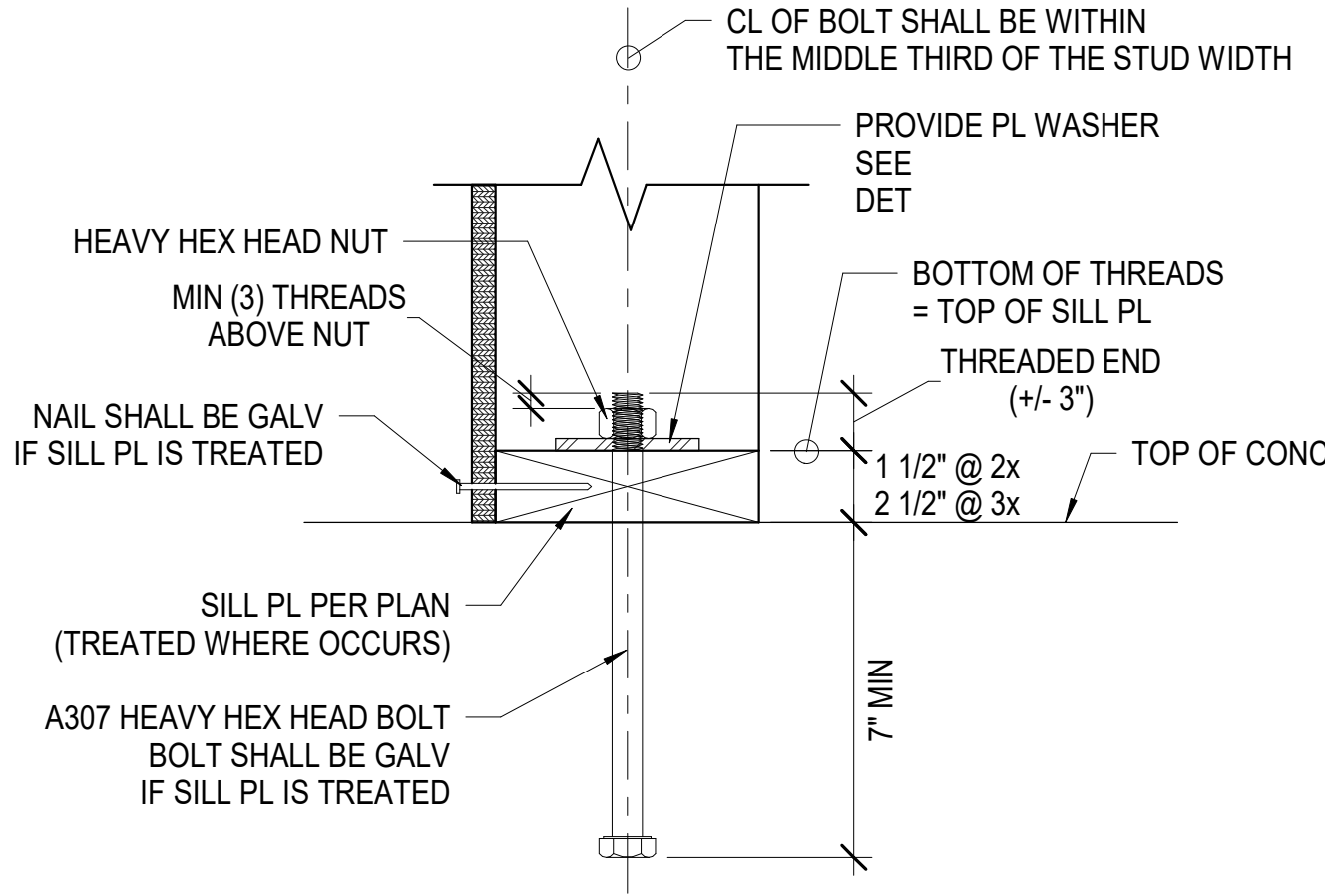
B PURLINS AND BEAMS



NOTE:
WHEN DIA OF HOLE EXCEEDS C/3 IT SHALL BE TREATED AS A NOTCH.

C WOOD STUD

TABLE -- MECHANICAL PENETRATIONS OF TOP AND SILL PLATES OF WOOD SHEAR WALLS				
TOP AND SILL PLATES	A (NOTCH WIDTH)	B (NOTCH DEPTH)	C (BORED HOLE Ø)	STRAP AND NAIL
2x4 DBL TOP PLATE, 2x4 OR 3x4 SILL PLATE	3 1/2" MAX	1 1/2" MAX	1 1/4" MAX	1 1/4" x16 GA. 15" LONG STRAP W/ (6)-10d COMMON NAILS EA. END @EA. PLATE
2x6 DBL TOP PLATE, 2x6 OR 3x6 SILL PLATE	5 1/2" MAX	2" MAX	2" MAX	1 1/4" x16 GA. 21" LONG STRAP W/ (8)-10d COMMON NAILS EA. END @EA. PLATE
2x8 DBL TOP PLATE, 2x8 OR 3x8 SILL PLATE	5 1/2" MAX	3" MAX	3" MAX	1 1/4" x16 GA. 30" LONG STRAP W/ (11)-10d COMMON NAILS EA. END @EA. PLATE

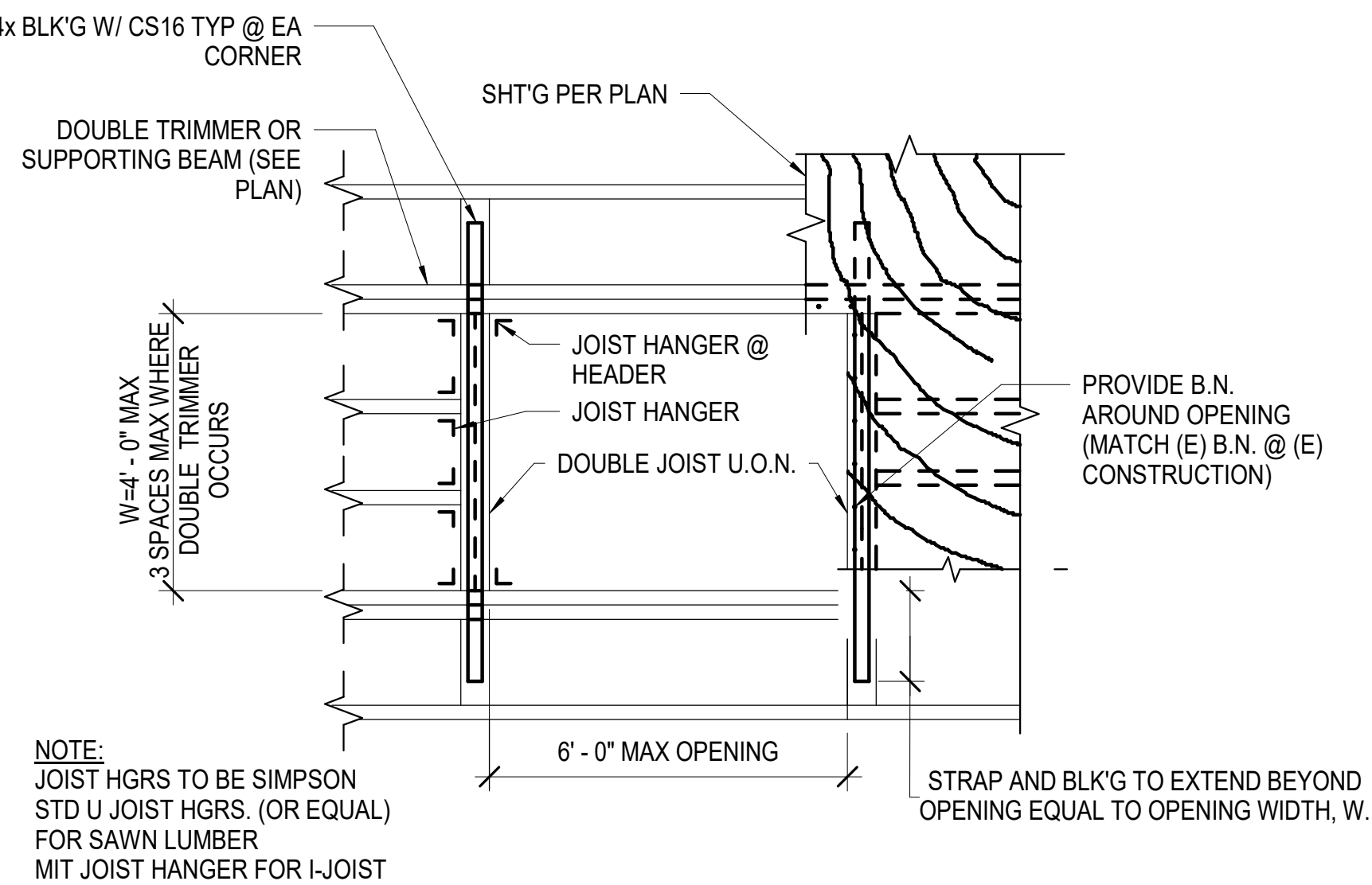
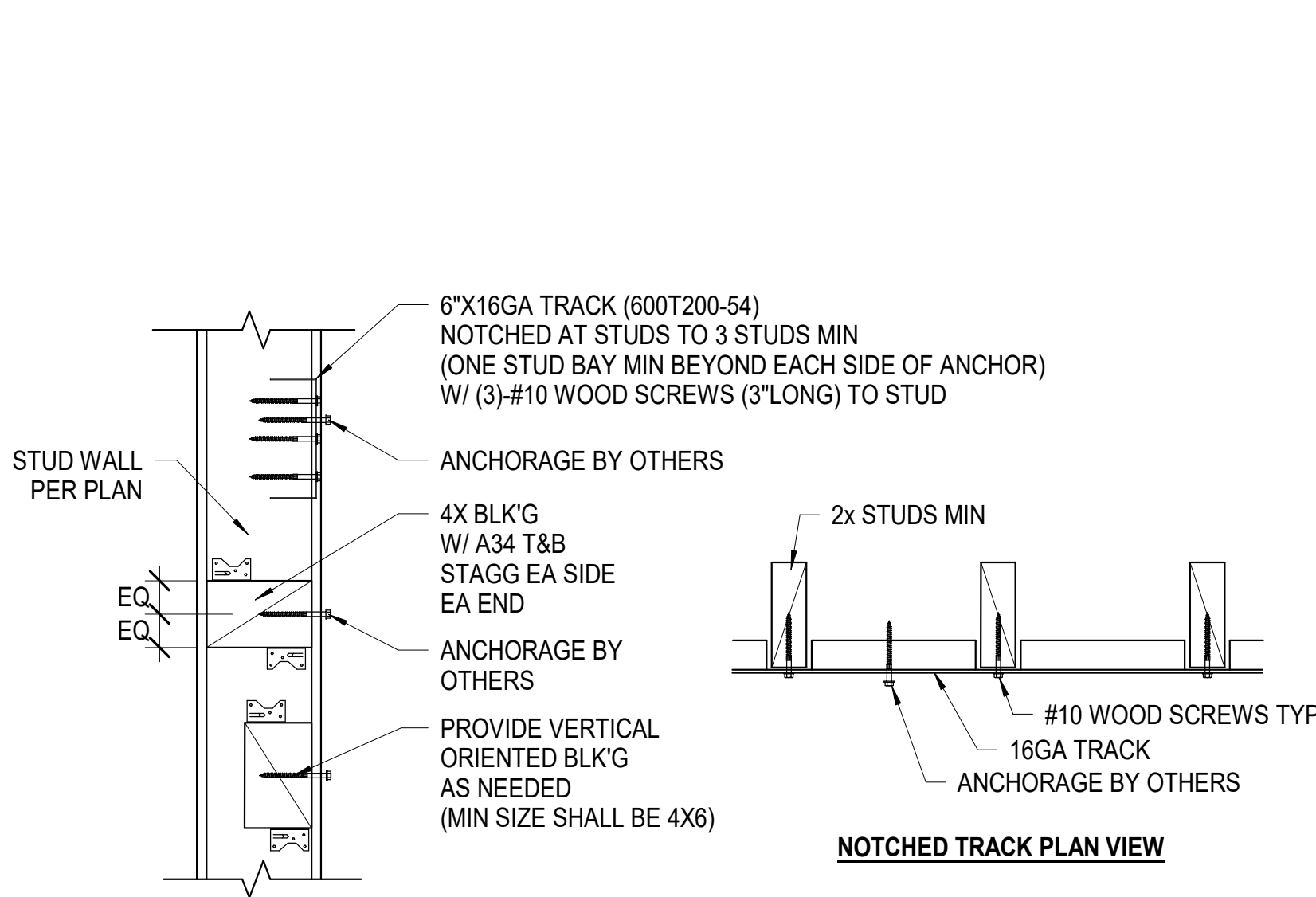


7 TYPICAL SILL BOLT DETAIL

S1.04 SCALE:N.T.S.
REF DET:3 S2.01

5 HOLES AND NOTCHING IN WOOD FRAMING

S1.04 SCALE:N.T.S.



9 TYPICAL BLOCKING/BACKING DETAIL

S1.04 SCALE:N.T.S.

10 TYPICAL ROOF OPENING DETAIL

S1.04 SCALE:N.T.S.

MOTHER'S BEACH RESTROOM NON-MOTORIZED BOAT STORAGE

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT
VCA ENGINEERS, INC.
CIVIL • STRUCTURAL
2151 Michelson Dr. #240
Irvine, CA 92612
Tel. 949.679.0870
Fax. 949.679.9370 Project No.: J922



IF THIS SHEET IS LESS THAN
24"x36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN

REVISION SCHEDULE

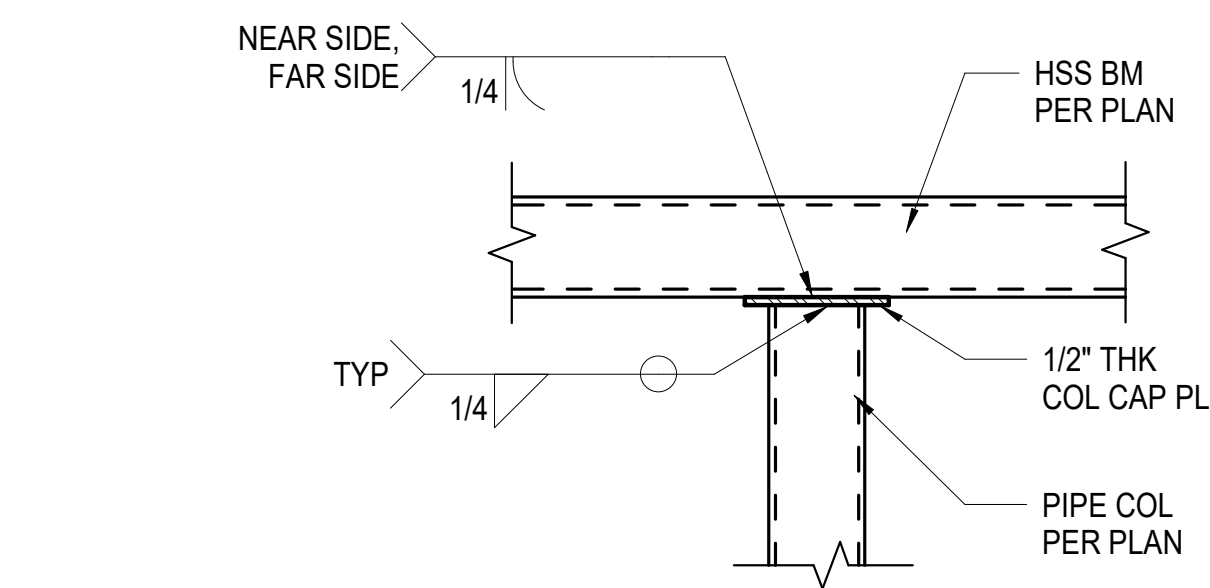
NO	DATE	DESCRIPTION

TYPICAL DETAILS

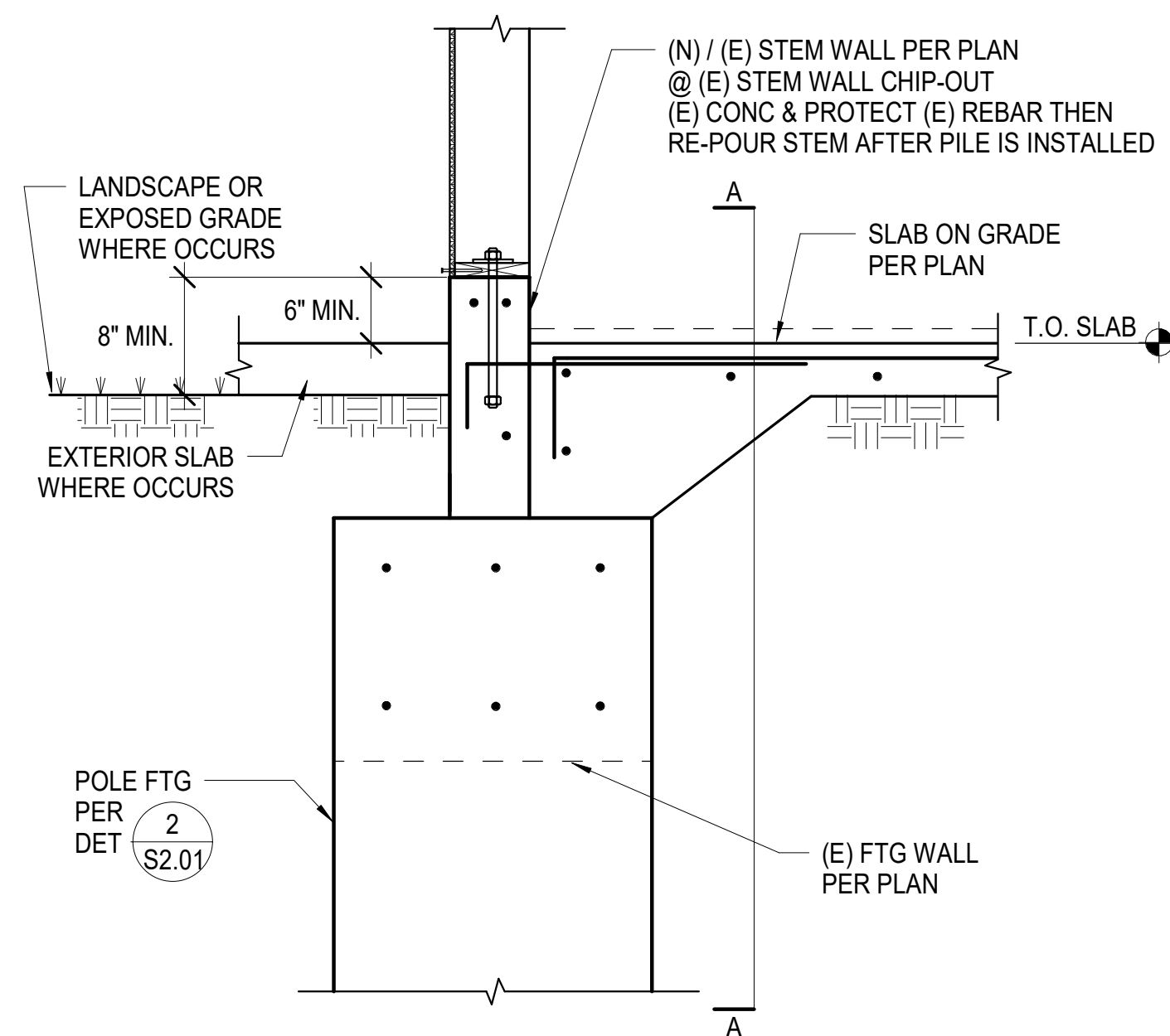
SCALE	As indicated	SHEET NO.
JOB NO.	19-22	S1.04
ISSUE		
DATE	26.JUL.24	



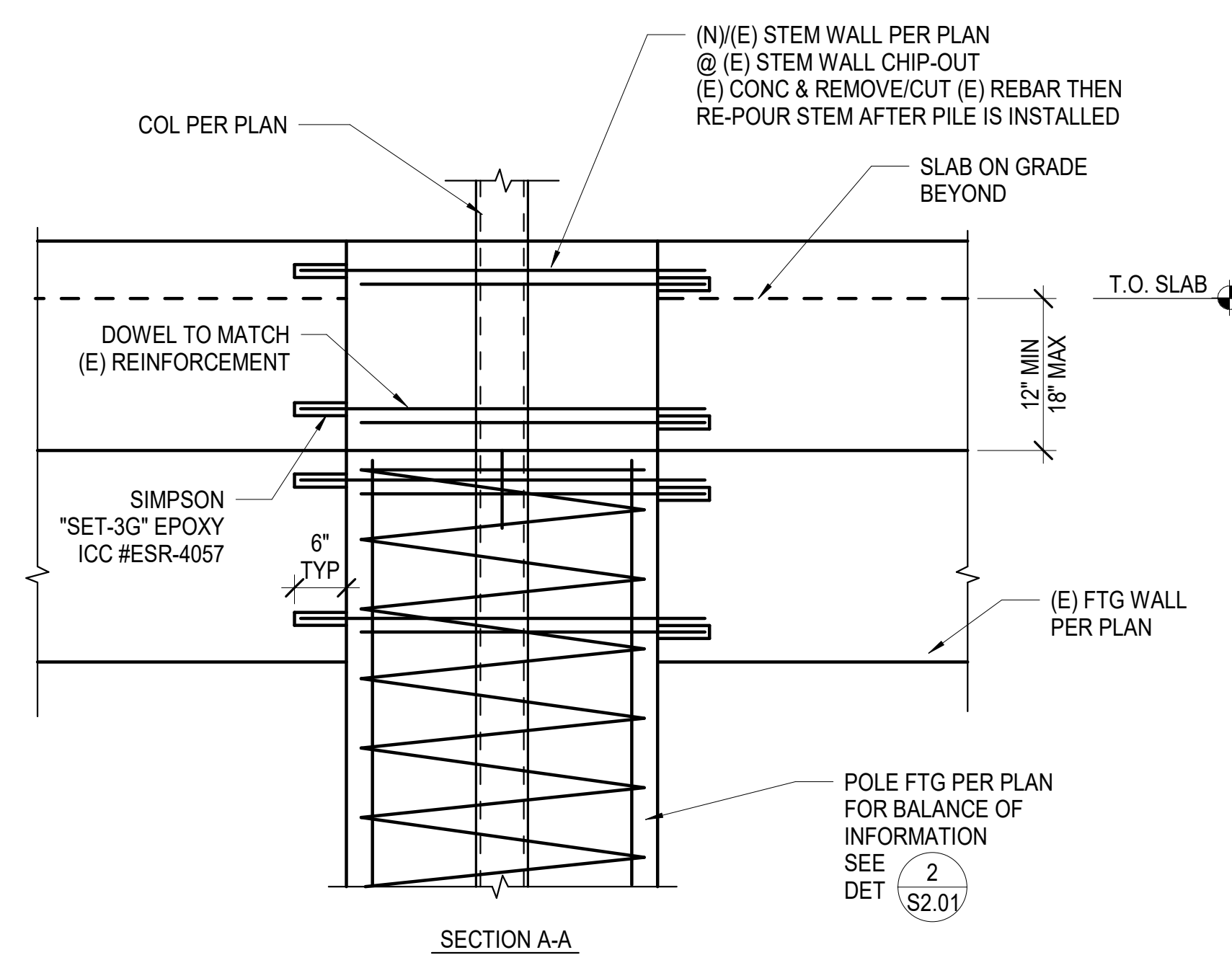
SCALE	N.T.S.	SHEET NO. S1.05
JOB NO.	19-22	
ISSUE		
DATE	26.JUL.24	



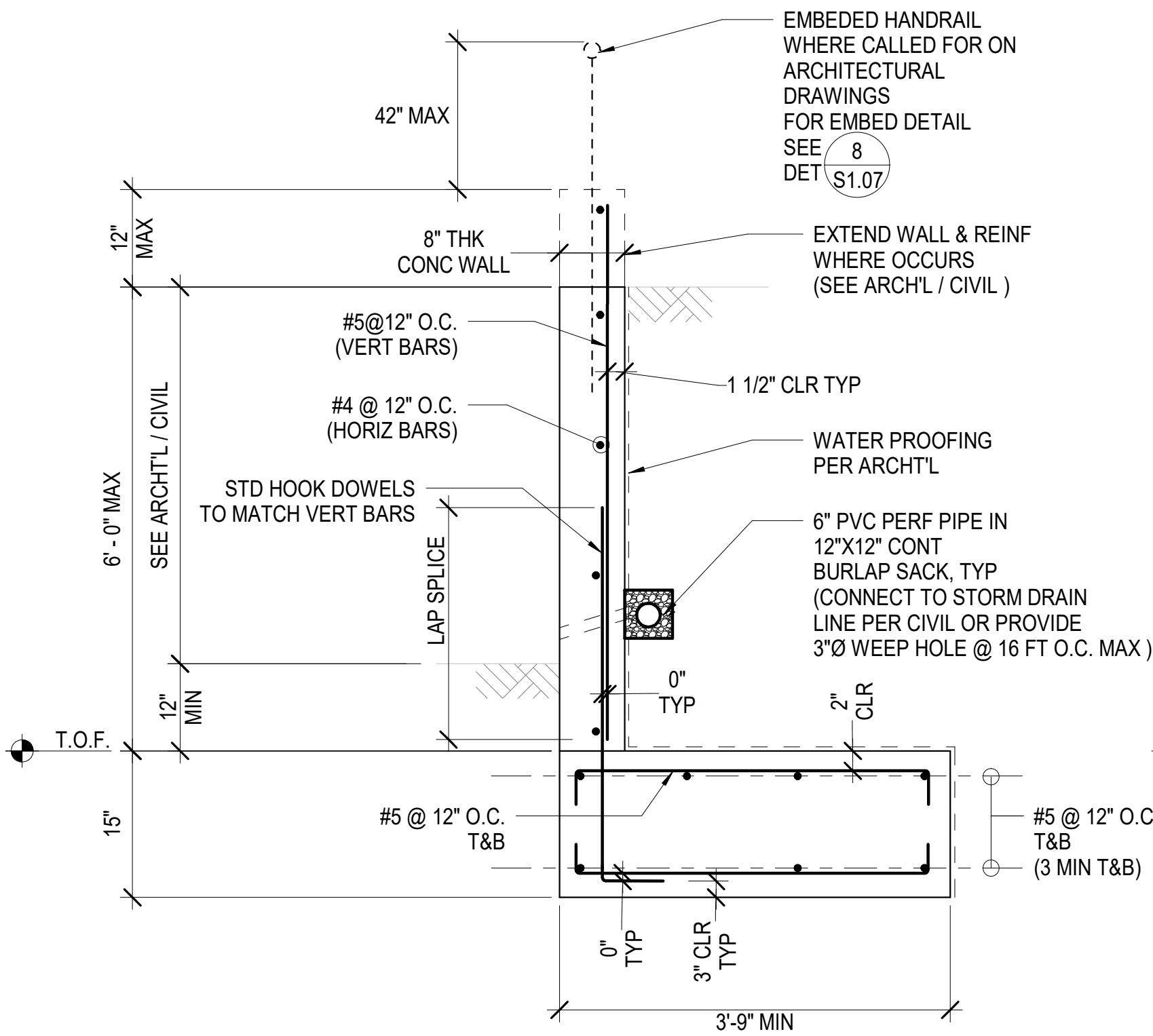
2 TYPE PIPE COL TO BEAM CONNECTION



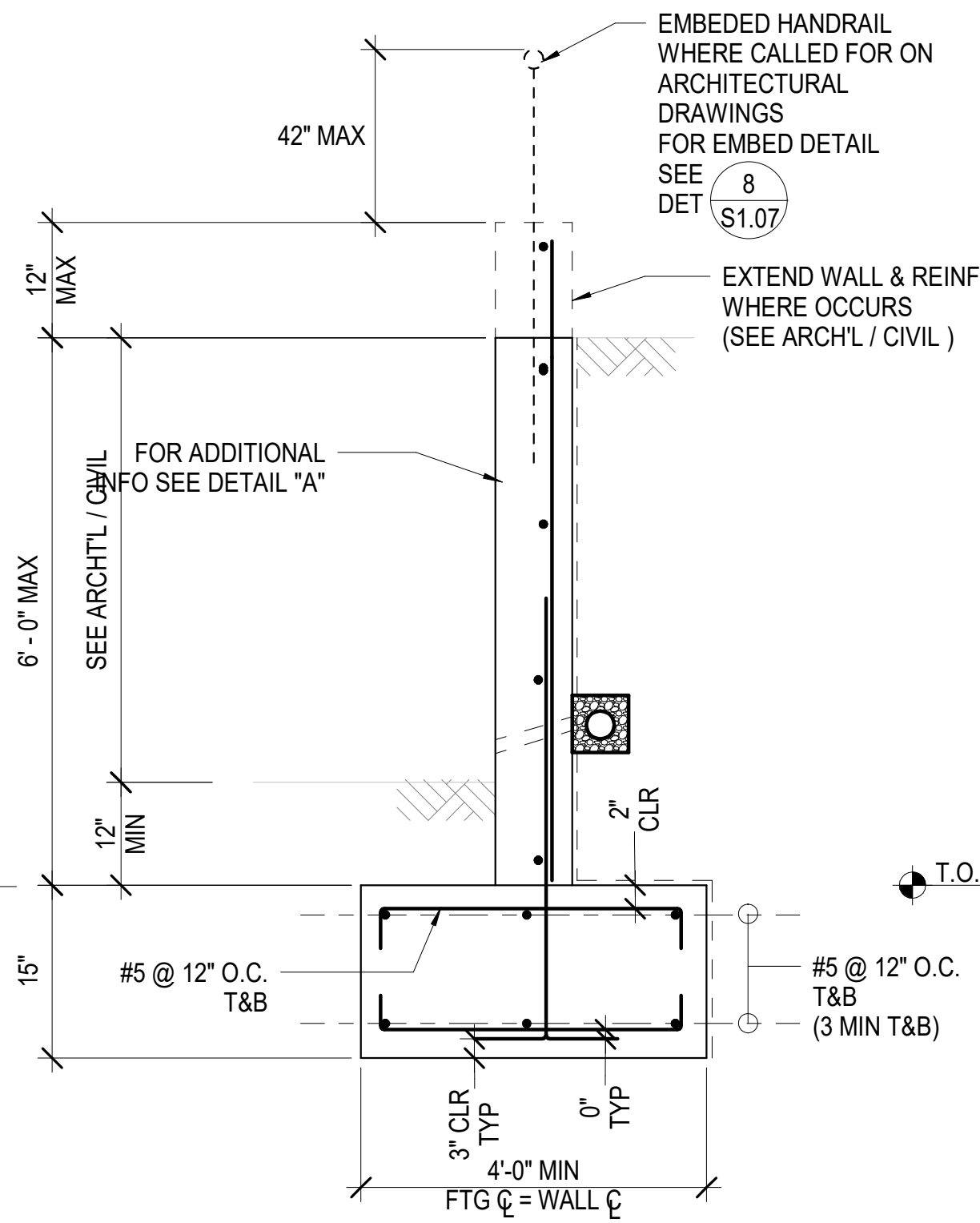
6 POLE FTG @ (E)WALL FTG
S1.06 SCALE:N.T.S.



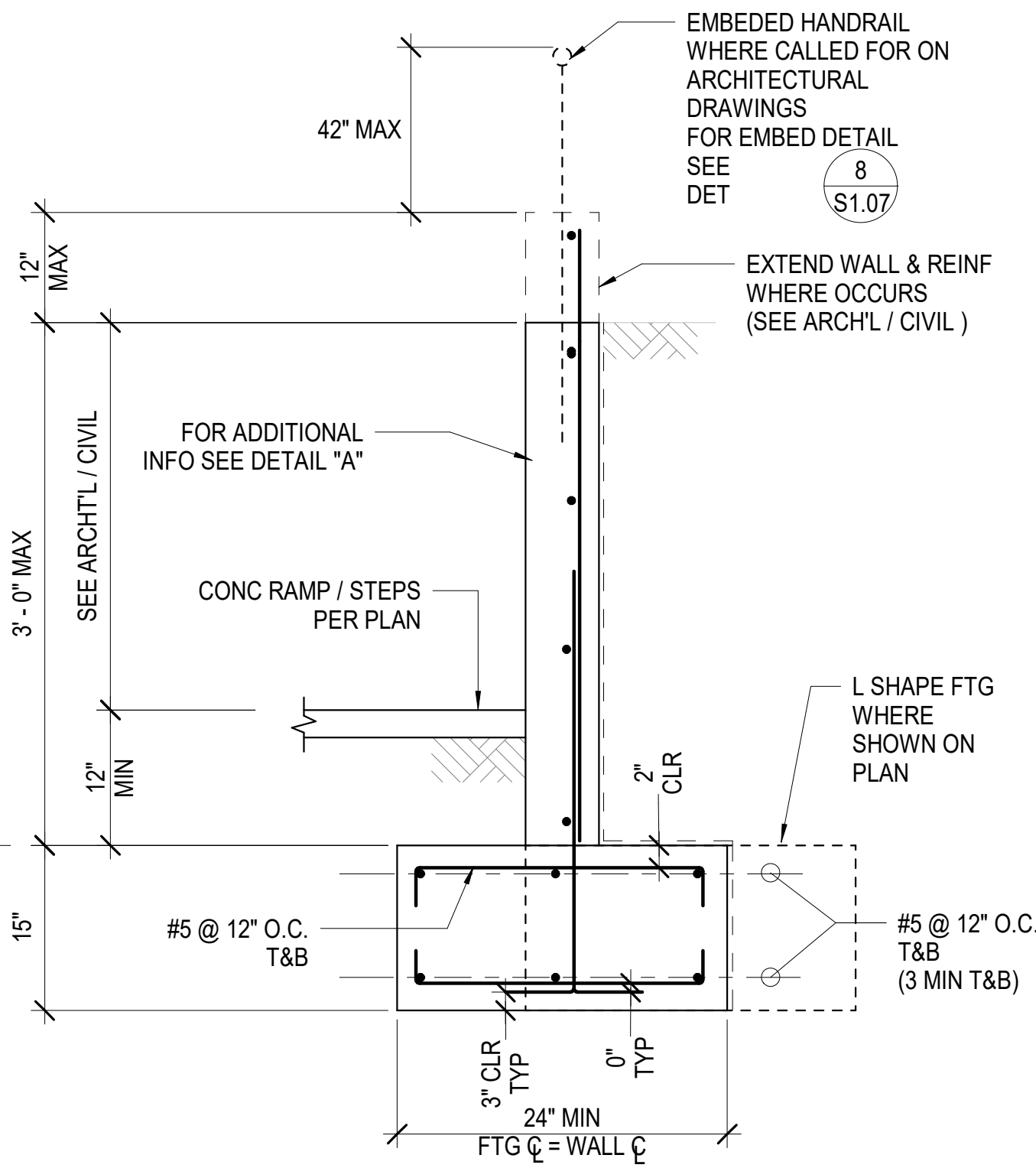
SCALE	3/4" = 1'-0"	SHEET NO. S1.06
JOB NO.	19-22	
ISSUE		
DATE	26.JUL.24	



A TYPICAL HEEL ONLY RETAINING WALL (HT < 6' - 0'')

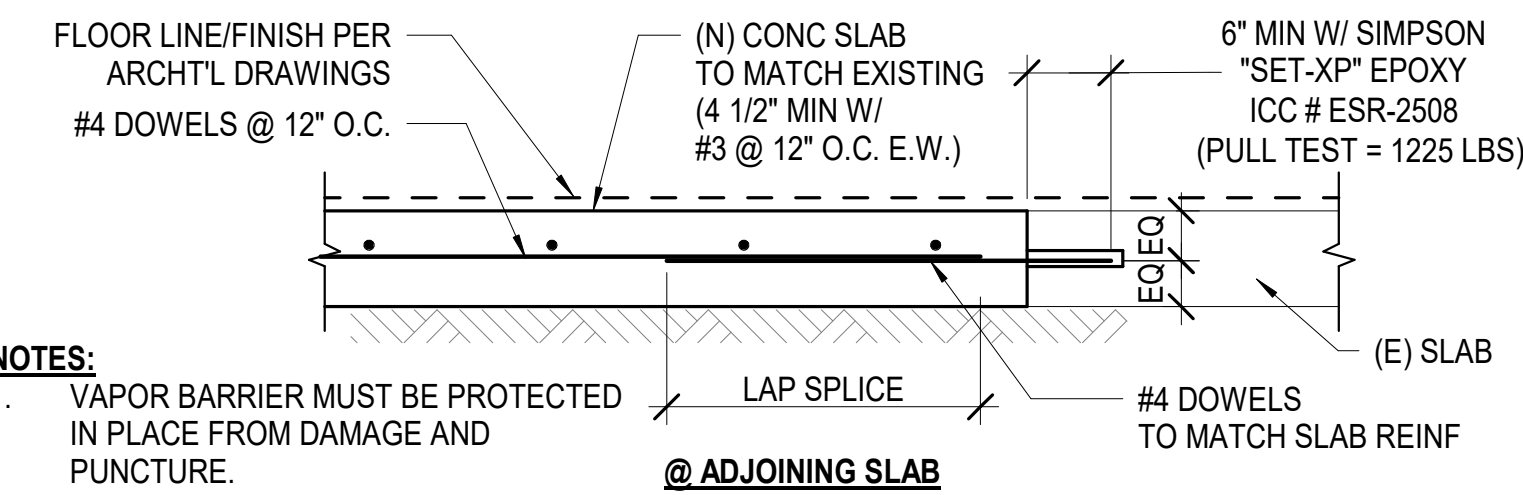
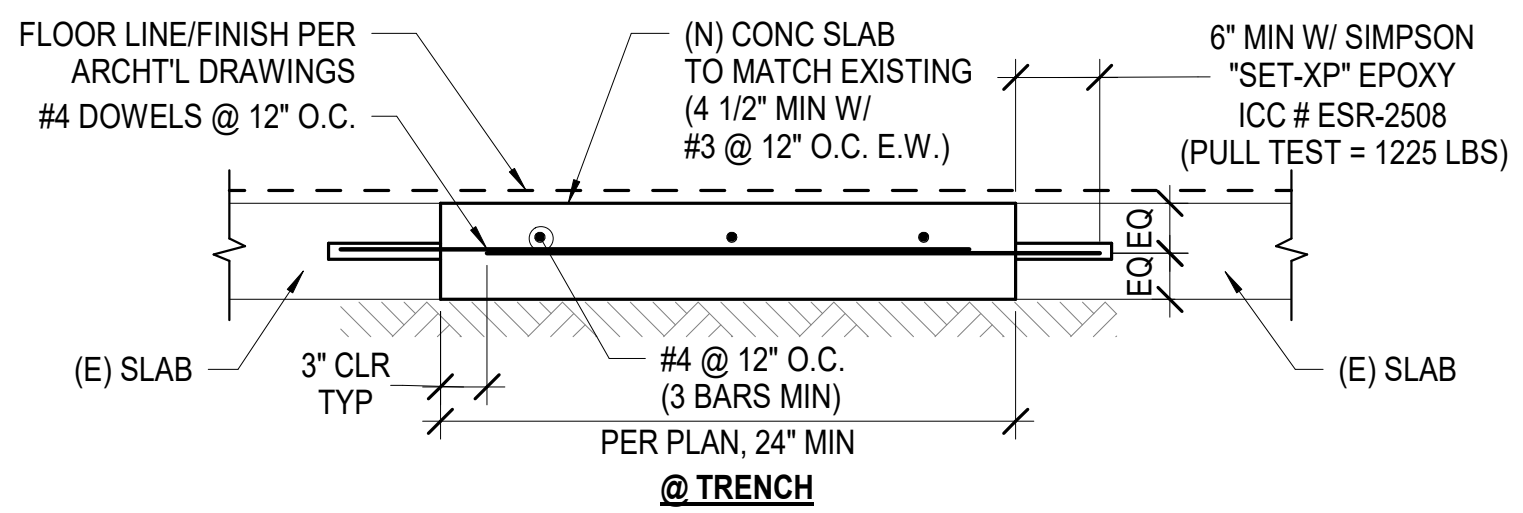


B TYPICAL RETAINING WALL (HT < 6' - 0'')



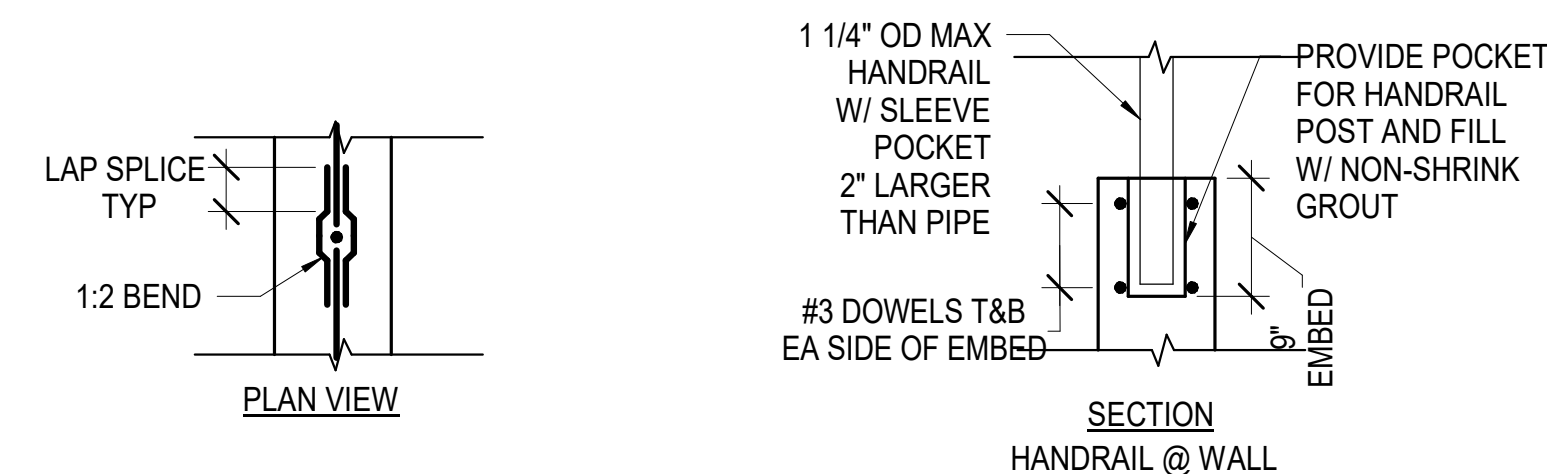
C TYPICAL RETAINING WALL (HT < 3' - 0'')

1 RETAINING WALL DETAIL
S1.07 SCALE: 3/4" = 1'-0"
REF DET: S1.06

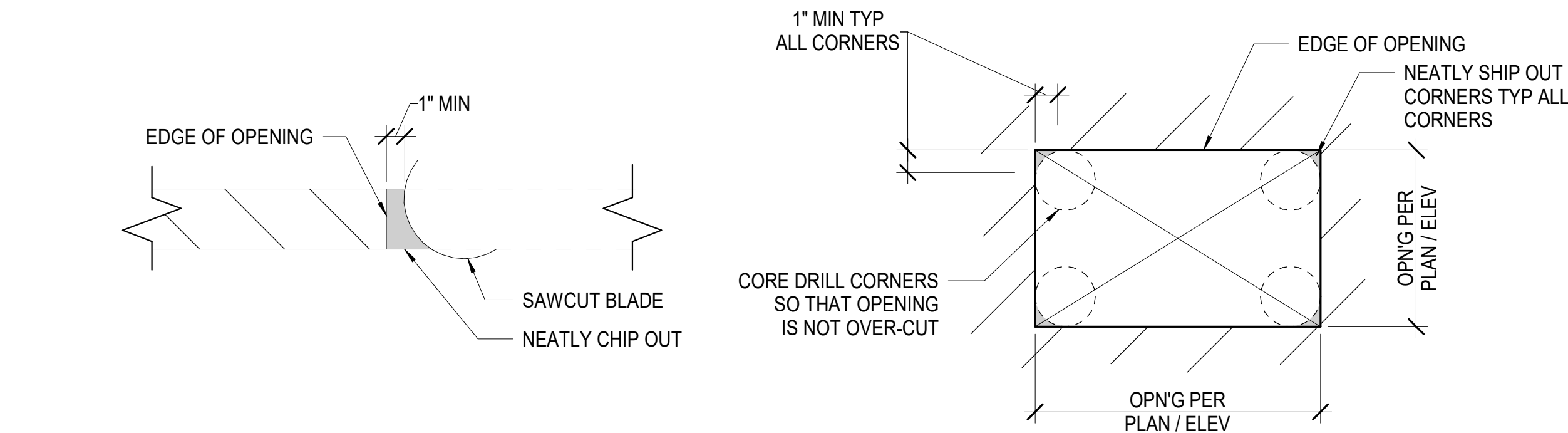


- NOTES:**
- VAPOR BARRIER MUST BE PROTECTED IN PLACE FROM DAMAGE AND PUNCTURE.
 - WHERE VAPOR BARRIER IS DAMAGED, PROVIDE NEW VAPOR BARRIER, OVERLAY THE (E) DAMAGED VAPOR BARRIER 6" MIN OVERLAP ALL AROUND

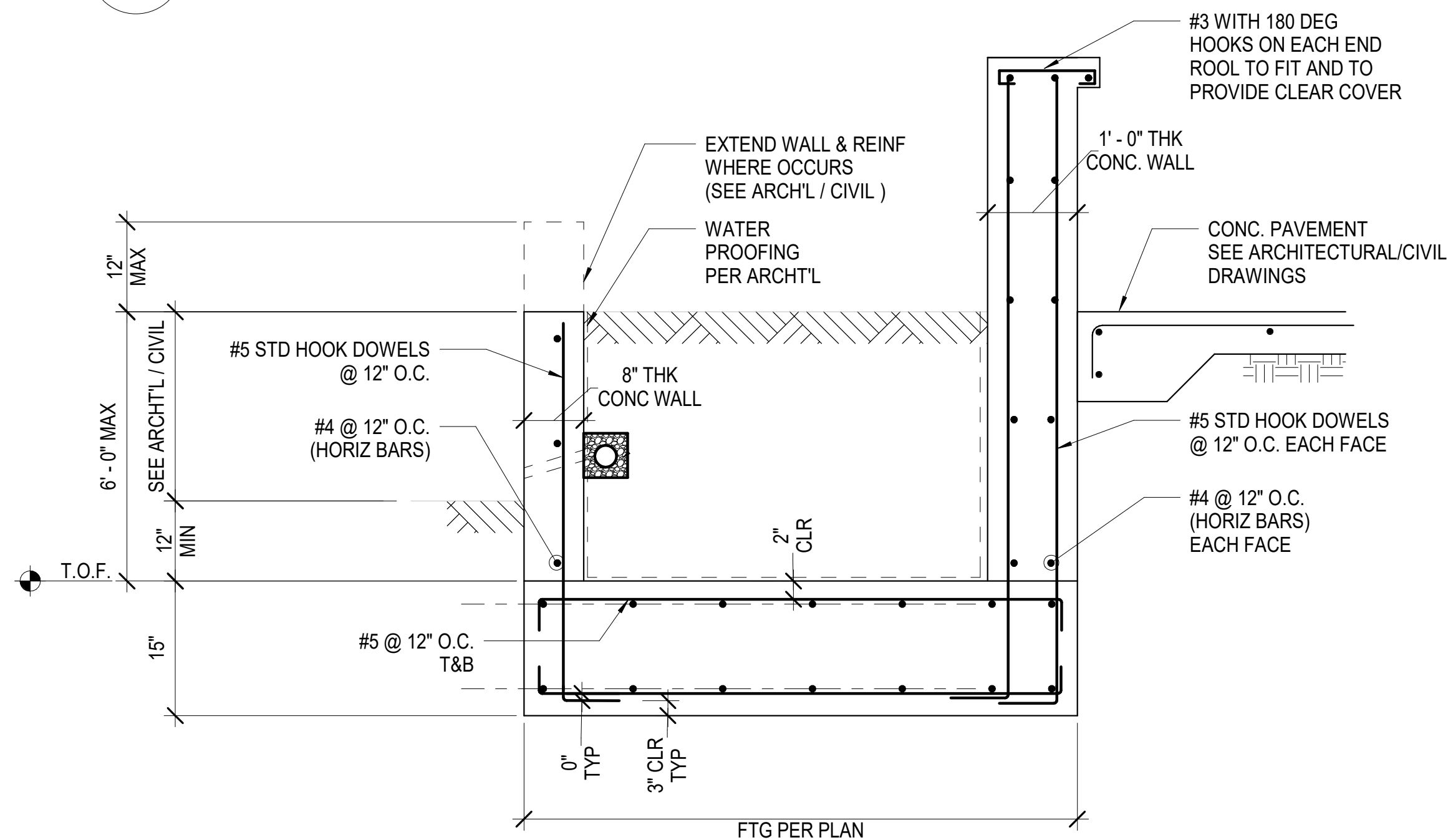
5 SLAB ON GRADE PATCH DETAIL
S1.07 SCALE: 3/4" = 1'-0"



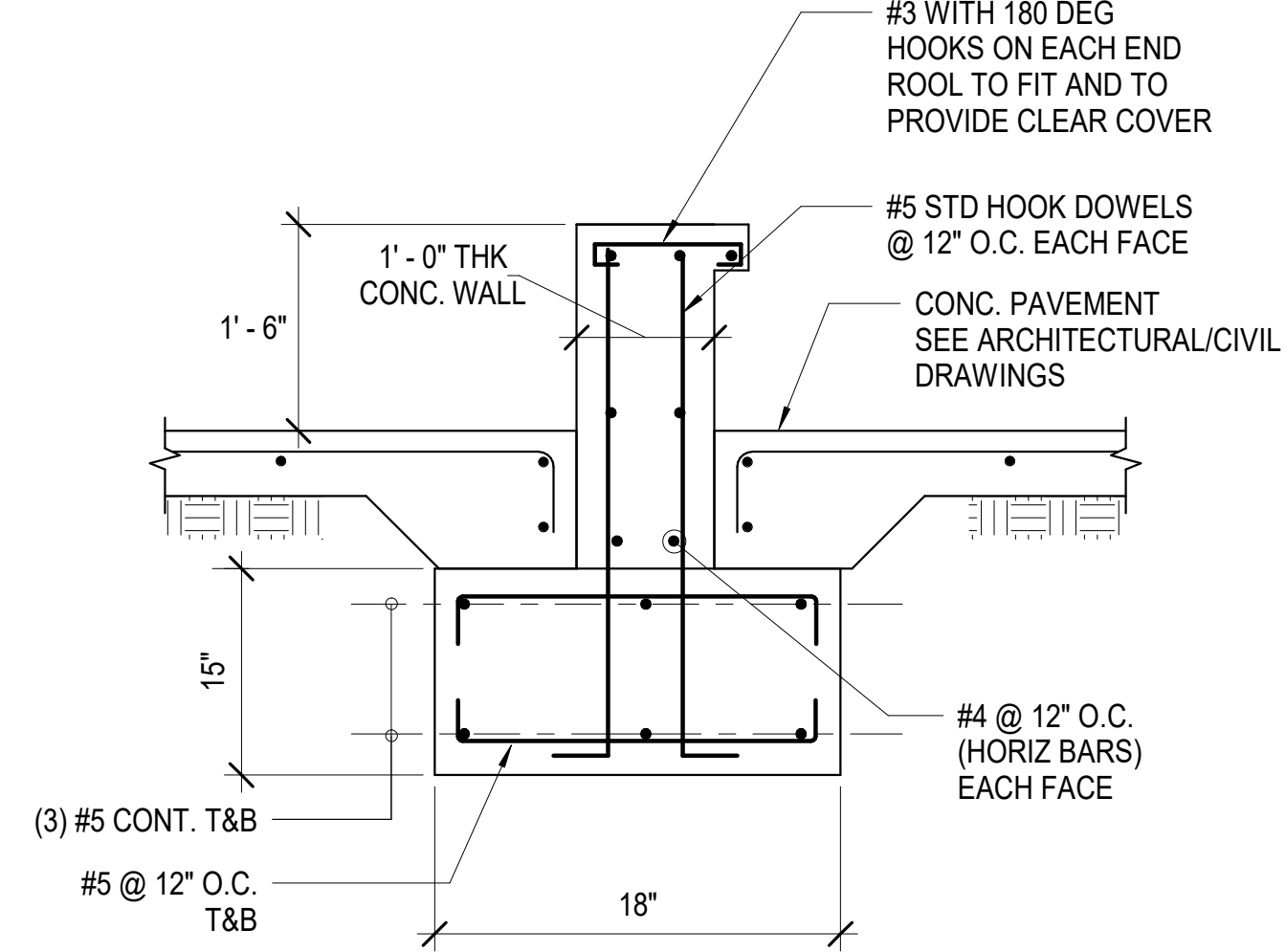
8 EMBEDDED HANDRAIL IN CONC WALL
S1.07 SCALE: N.T.S.
REF DET: S1.07



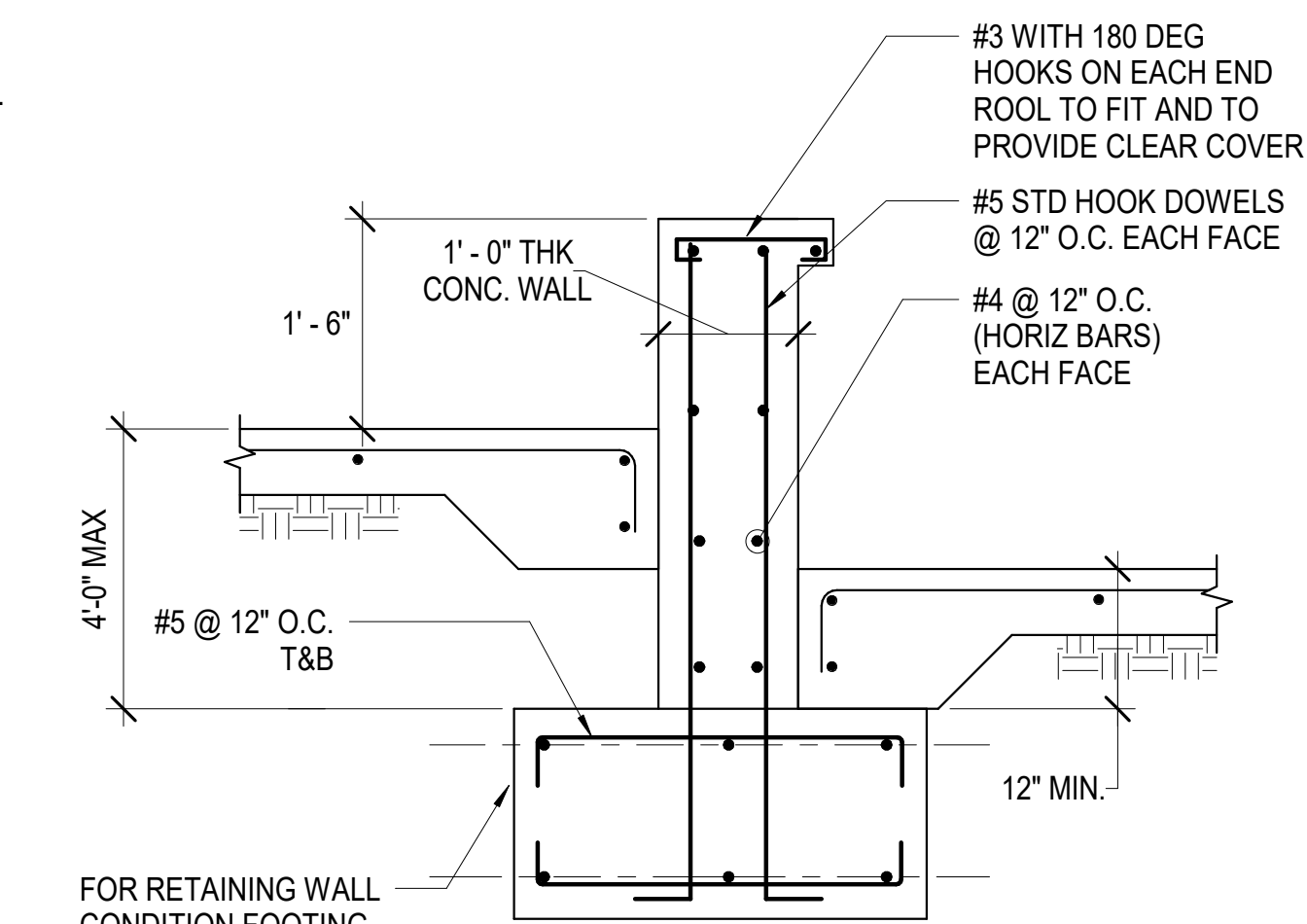
6 TYPICAL WALL / SLAB SAWCUT DETAIL
S1.07 SCALE: N.T.S.



9 PLANTER WITH SEAT WALL DETAIL
S1.07 SCALE: 3/4" = 1'-0"
REF DET: S1.07

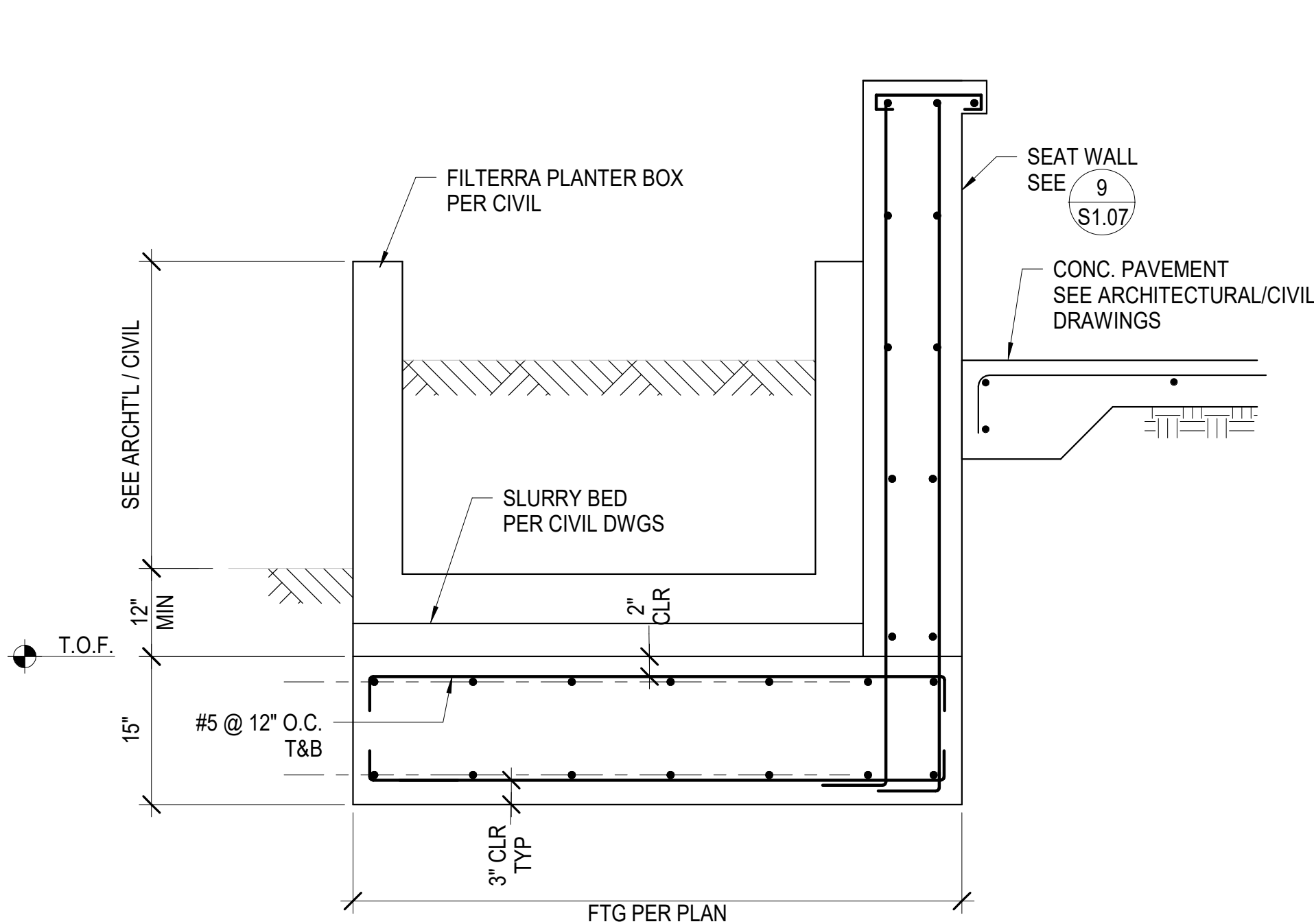


NON-RETAINED CONDITION



RETAINED CONDITION

2 SEAT WALL DETAIL
S1.07 SCALE: 3/4" = 1'-0"
REF DET: S2.01

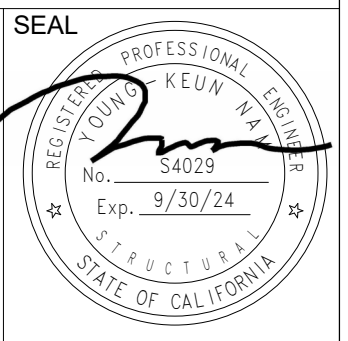


10 FILTERRA PLANTER UNIT W/ SEAT WALL DET
S1.07 SCALE: 3/4" = 1'-0"
REF DET: S2.01

MOTHER'S BEACH
RESTROOM
NON-MOTORIZED BOAT
STORAGE

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT
VCA ENGINEERS, INC.
CIVIL • STRUCTURAL
2151 Michelson Dr. #240
Irvine, CA 92612
Tel. 949.679.0870
Fax. 949.679.9370 Project No.: J922



IF THIS SHEET IS LESS THAN
24"x36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN

REVISION SCHEDULE

NO	DATE	DESCRIPTION

TYPICAL DETAILS

SCALE	As indicated	SHEET NO.
JOB NO.	19-22	S1.07
ISSUE		
DATE	26.JUL.24	

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

SEAL

SEAL



REGISTERED PROFESSIONAL ENGINEER
KEVIN N. [Signature]
No. 84023
Exp. 9/30/24
STATE OF CALIFORNIA

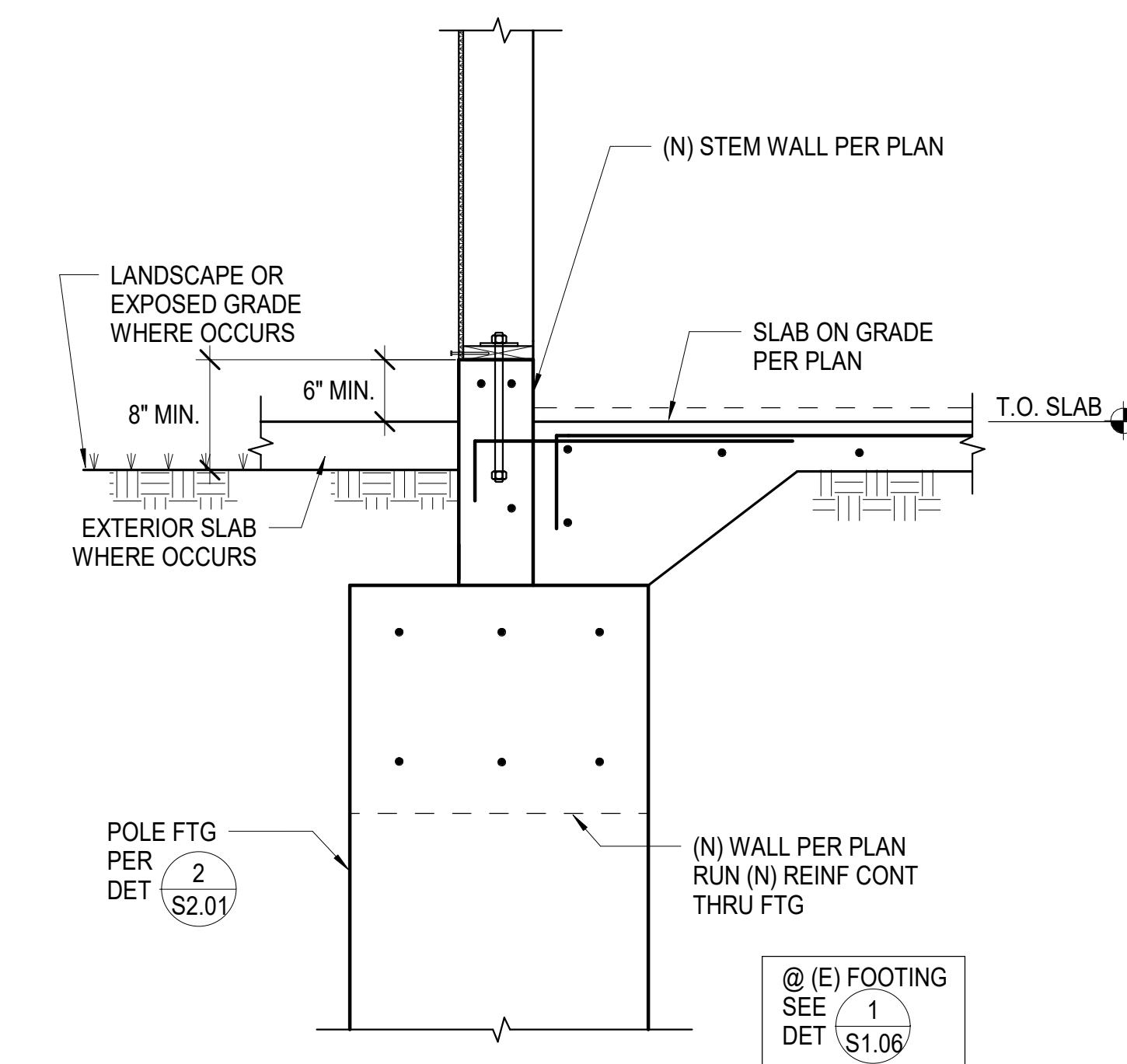
KEY PLAN

[illegible]

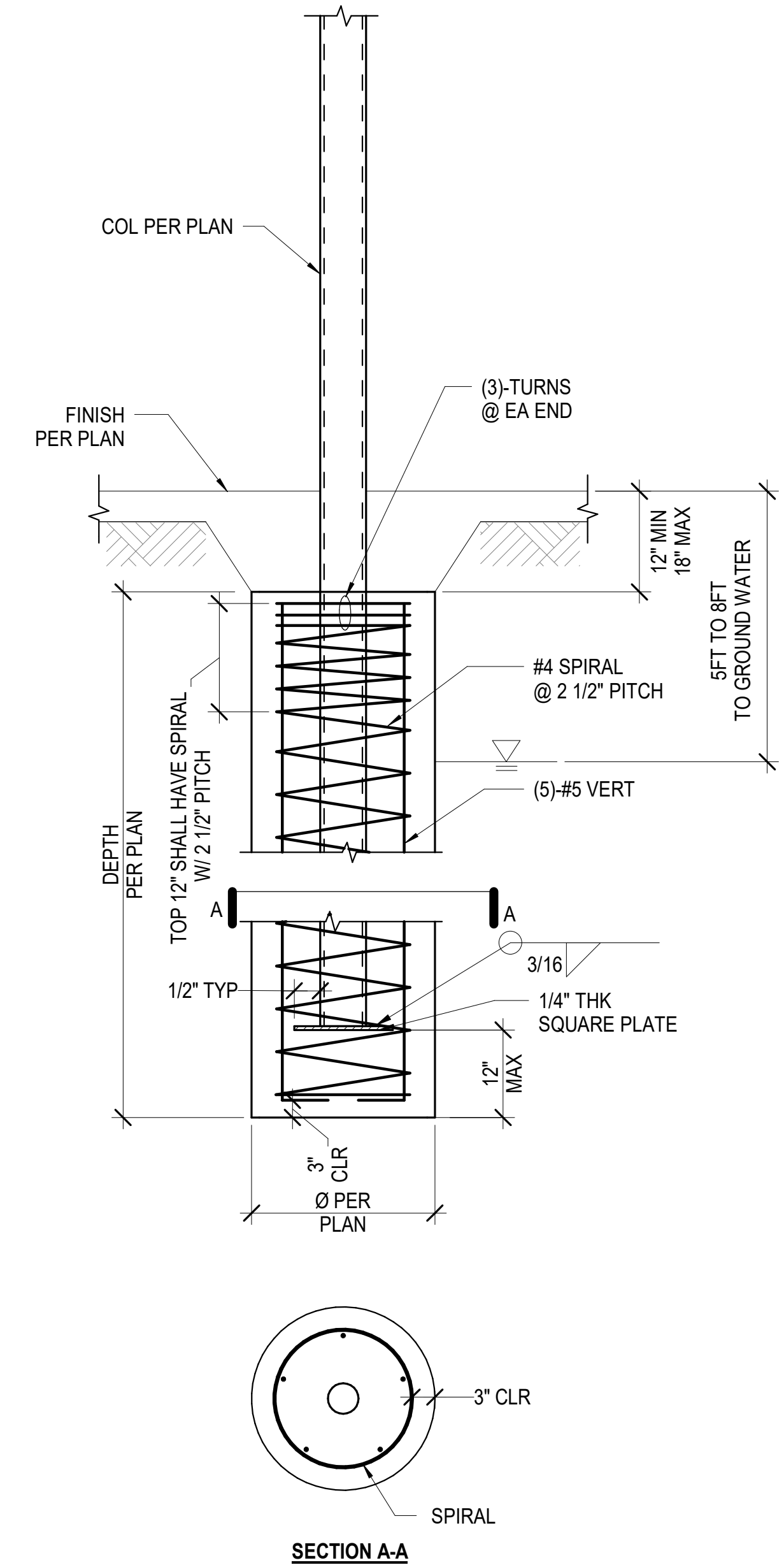
SCALE	As indicated	SHEET NO. S2.01
JOB NO.	19-22	
ISSUE		
DATE	26.JUL.24	



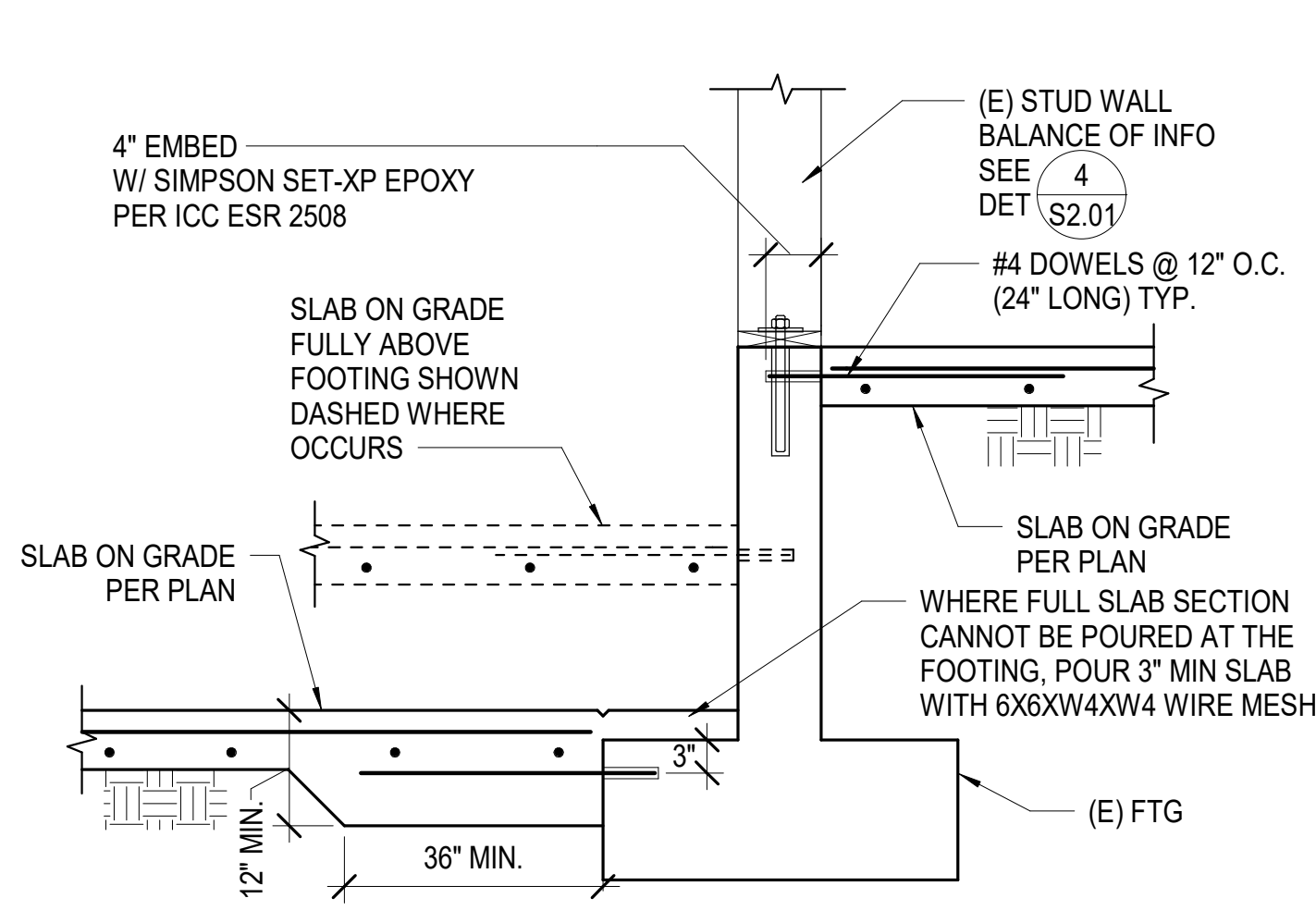
1. FOR GENERAL NOTES, SEE [\[S.01 SERIES\]](#).
2. FOR TYPICAL DETAILS, SEE [\[S1.01 SERIES\]](#).
3. TYPICAL SLAB ON GRADE UNDERLAYMENT:
SLAB SHALL BE UNDERLAIN BY 15 MIL VAPOR BARRIER OVER A MINIMUM OF 12" LAYER OF COMPACTED, CLEAN AGGREGATE BASE OVER GEOGRID MATERIAL PER SOILS REPORT. CONTRACTOR TO PROTECT VAPOR BARRIER FROM PUNCTURE.
4. DRAWING DATUM = 0' - 0": REFERENCE ELEVATION +/- XX.XX' @ GROUND FLOOR FINISH FLOOR (SEE CIVIL & ARCH FOR ACTUAL ELEVATION)
5. TOP OF FOOTING (T.O.F.) = -1' - 0" (U.N.O.) FROM LOWEST ADJACENT GRADES
6. FOR SLAB SAWCUT AND CONTROL JOINT, SEE DETAIL [\[7 / S1.01 \]](#) & [\[11 / S1.01 \]](#)
7.  INDICATES STEP IN FOOTING, SEE DETAIL [\[9 / S1.02 \]](#)
8.  INDICATES STEP IN SLAB PER DETAIL [\[10 / S1.01 \]](#) UNO
9.  INDICATES NEW WOOD STUD WALL SEE DETAIL [\[5 / S1.03 \]](#)
-  INDICATES NON BEARING WOOD STUD WALL SEE DETAIL [\[1 / S1.05 \]](#)
-  INDICATES EXISTING WOOD STUD WALL



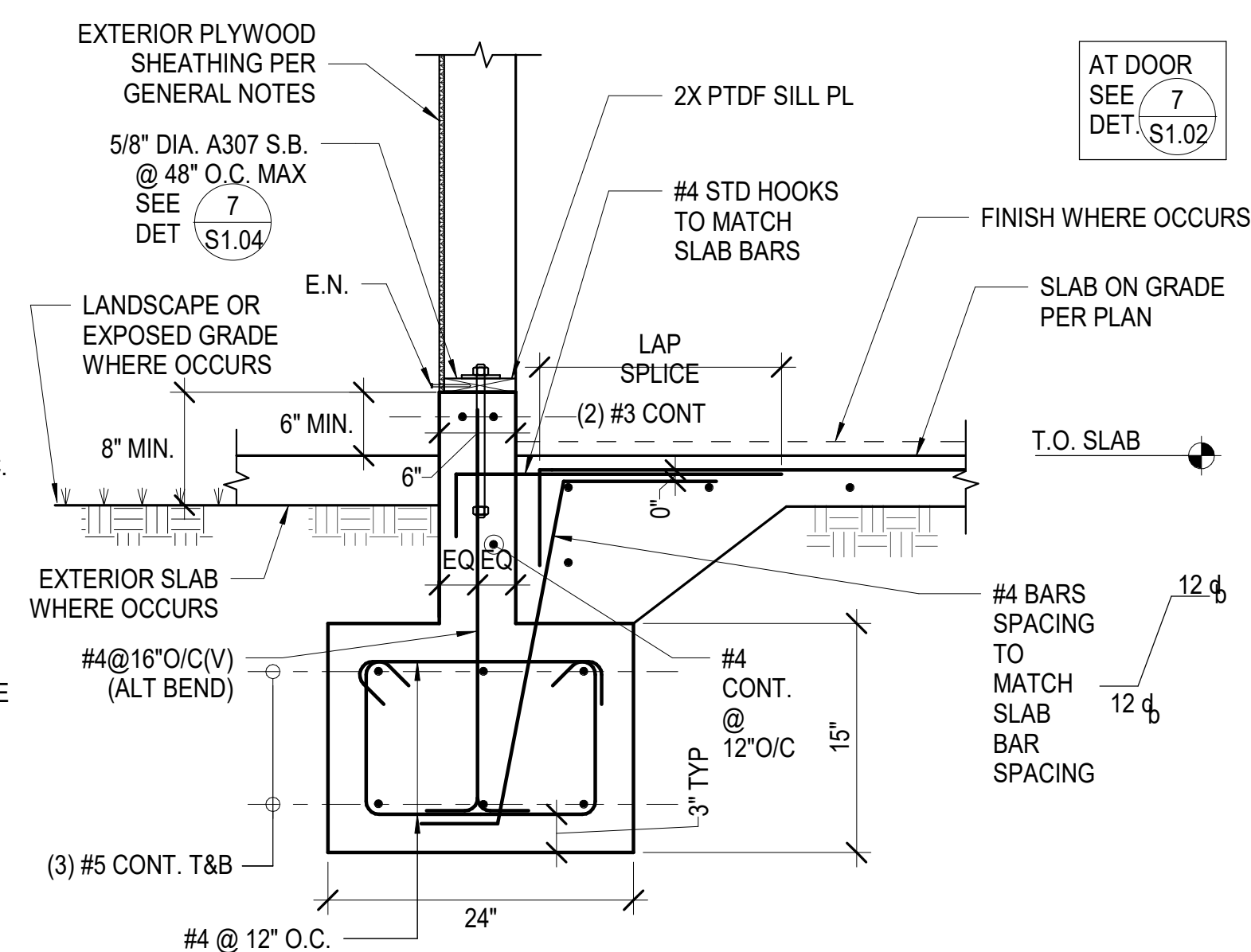
7 POLE FTG @ (N) WALL FTG
S2.01 SCALE:N.T.S.
REF DET:1 S2.01



POLE FOOTING
SCALE: 3/4" = 1'-0"
REF DET: 6 S1.06



5 STEP IN SLAB @ (E) WALL



3 EXTERIOR WALL FTG
S2.01 SCALE:N.T.S.
REF DET:7 S1.02

6 HSS @ (E) FTG
S2.01 SCALE:N.T.S.
REF DET:1 S2.01

4 SLAB AND ANCHORS @ (E) FTG
S2.01 SCALE: N.T.S.
REF DET: 1 S2.01

CONTROL LEGEND

1. ALL ITEMS INDICATED IN THIS LEGEND ARE NOT NECESSARILY USED ON THE DRAWINGS.
2. ALL CONDUIT, LINE VOLTAGE WIRING & DEVICES TO BE PROVIDED UNDER DIVISION 16

SYMBOL & ABBREVIATION	DESCRIPTION
 E	ITEM TO BE FURNISHED AND INSTALLED UNDER ELECTRICAL DIVISION.
 MS	MAGNETIC STARTER
 NO	NORMALLY OPEN ELECTRICAL CONTACT
 NC	NORMALLY CLOSED ELECTRICAL CONTACT
 CR	ELECTRICAL COIL RELAY
 OVL	OVERLOAD PROTECTION
 PL	PILOT LIGHT
	ON - OFF SWITCH
	HAND - OFF - AUTOMATIC SWITCH
 DISC. S	DISCONNECT SWITCH
	ELECTRIC SWITCHING DEVICE
 FS	FLOW SWITCH
 TS	TEMPERATURE SWITCH
	FLOAT SWITCH
 TD	TIME DELAY SWITCH
	SENSOR (TEMPERATURE, HUMIDITY ETC.)
 P	PRESSURE SENSOR
 SD	SMOKE DETECTOR (SWITCH ACTIVATED BY)
 OVL	SINGLE PHASE MOTOR W/ BUILT-IN OVERLOAD PROTECTION
 EM	ON EMERGENCY POWER
 MCC	MOTOR CONTROL CENTER
 CP	CONTROL PANEL
NC.C.NO.	NORMALLY CLOSED. COMMON. NORMALLY OPEN
FMS	FACILITY MANAGEMENT SYSTEM
PC	PROGRAMMABLE CONTROLLER
AO, AI	ANALOG OUTPUT, ANALOG INPUT
DO, DI	DIGITAL OUTPUT, DIGITAL INPUT
	LINE VOLTAGE
	LOW VOLTAGE
	SLASHES INDICATE NO. OF WIRES
 A	ACTUATOR FOR VALVE OR DAMPER
 A	CONTROL AIR
 CB	CIRCUIT BREAKER
U.P.S	UNINTERRUPTED POWER SUPPLY
U.O.N	UNLESS OTHERWISE NOTED

GENERAL NOTES

1. SEE ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF DIFFUSERS, REGISTERS & ACCESS PANELS & OTHER CEILING MOUNTED DEVICES.
2. ARROWS AT CEILING DIFFUSERS INDICATE THE AIR THROW PATTERN.
3. INSTALLATION OF DUCTWORK AND PIPING SHALL BE COORDINATED WITH OTHER TRADES.
4. CONTRACTOR SHALL VISIT JOB SITE AND VERIFY CONDITIONS, LOCATIONS AND DIMENSIONS BEFORE STARTING ANY WORK.
5. DUCTS TO COMPLY WITH THE CURRENT C.M.C GUIDELINES.
6. A/C INSTALLER TO PROVIDE SHOP DRAWINGS FOR EXACT SIZES AND LOCATIONS OF EQUIPMENT BASES, FRAMED OPENINGS, SLEEVED OPENINGS AND EQUIPMENT SUPPORTS OR HANGERS.
7. A/C INSTALLER SHALL BALANCE AIR SYSTEM TO THE CFM CAPACITY AS INDICATED ON FLOOR PLAN.
8. LINED DUCT AND PLENUM SIZES SHOWN ARE NET INSIDE DIMENSIONS. INCREASE OUTSIDE DIMENSIONS TO COMPENSATE FOR LINER.
9. CONCEALED BUILDING SPACES USED AS RETURN AIR PLENUMS SHALL BE IN COMPLIANCE WITH CURRENT C.M.C REQUIREMENTS.
10. APPLIANCES DESIGNED TO BE IN FIXED POSITION SHALL BE SECURELY FASTENED IN PLACE PER SMACNA GUIDE LINES AND GOVERNING CODES.
11. POWER ON SITE SHALL BE VERIFIED BEFORE ORDERING EQUIPMENT.
12. PROVIDE IDENTIFICATION LABELS FOR ALL HVAC EQUIPMENT PER CODE & SPECIFICATIONS.

MECHANICAL LEGEND

- | SYMBOL & ABBREVIATION | | DESCRIPTION |
|---|------------------------|--|
|  | | MATCH LINE |
|  | | EQUIPMENT DESIGNATION |
|  | | DETAIL REFERENCE |
|  | | NOTE REFERENCE |
|  | P.O.C | POINT OF CONNECTION |
|  | P.O.R | POINT OF REMOVAL |
| OA. SA. RA. EXH. | | OUTSIDE AIR. SUPPLY. RETURN. EXHAUST |
|  | | SUPPLY AIR DUCT |
|  | | RA. OR OA. DUCT |
|  | | EXH. DUCT |
|  | | LINED DUCT |
|  | | TURNING VANES |
|  | | TRANSITION |
|  | | FLEXIBLE DUCT |
|  | | FLEXIBLE DUCT CONNECTION |
|  | BD | BACKDRAFT DAMPER |
|  | MVD | MANUAL VOLUME DAMPER |
|  | CD | CONTROL DAMPER |
|  | FD | FIRE DAMPER |
|  | CFSD | AUTOMATIC FIRE DAMPER (COMBINATION SMOKE & FIRE DAMPER) |
|  | SD | SMOKE DETECTOR |
|  | 2.5 # | LOUVER (EX; 2.5 #) |
|  | U | UNDERCUT DOOR 3/4" ABOVE FINISHED FLOOR |
|  | AD.AP. | ACCESS DOOR. ACCESS PANEL. |
|  | 12x12 CD.
CR.CG. | 12x12 CEILING DIFFUSER. REGISTER. GRILLE. . ARROWS INDICATE THROW PATTERN. |
|  | 12x12 TR.
TG.BR.BG. | 12x12 TOP REGISTER. GRILLE. BOTTOM REGISTER. GRILLE. |
| 10'-0"x0'-6" LD.L.G. | | 10 FT. LENGTH x 6 IN. WIDTH LINEAR DIFFUSER, LINEAR GRILLE. |
| LVR. | | LOUVER |
| CONT. | | CONTINUED, CONTINUATION |
| TYP. | | TYPICAL |
| BEL. | | BELOW |
| ABV. | | ABOVE |
| W/ | | WITH |
| CFM | | CUBIC FEET PER MINUTE |
| AFF | | ABOVE FINISHED FLOOR |
| FS | | FLOOR SINK |
| DN. | | DOWN |
| EA. | | EACH |
| E.S.P | | EXTERNAL STATIC PRESSURE |
| HP | | HORSE POWER |
| BHP | | BRAKE HORSE POWER |
| V-ø | | VOLT-PHASE |
| RPM | | REVOLUTIONS PER MINUTE |
| FPM | | FEET PER MINUTE |
| %EFF | | EFFICIENCY (%) |
| ① ④ ⑤ T.H.S. | | ZONE TEMPERATURE SENSOR, HUMIDITY SENSOR, SWITCH |
|  | | EXISTING HVAC DUCTWORK/EQUIPMENT TO BE REMOVED |

THE SEISMIC ANCHORAGE OF MECHANICAL AND ELECTRICAL EQUIPMENT SHALL CONFORM TO C.C.R. TITLE 24, 2002 CBC SECTION 1632A AND TABLE 16A-0. ANCHORAGE DETAILS FOR ROOF/FLOOR MOUNTED EQUIPMENT SHALL BE SHOWN ON PLANS.

WHERE ANCHORAGE DETAILS ARE NOT SHOWN ON THE DRAWINGS, THE FIELD INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER AND THE AUTHORITIES HAVING JURISDICTION.

HVAC SHEET INDEX

NO.	SHEET NO.	SHEET DESCRIPTION
1	M1.00	LEGENDS, NOTES & SHEET INDEX
2	M2.10	HVAC FLOOR PLAN
3	M2.11	HVAC ROOF PLAN
4	M7.00	DETAILS, CONTROLS & SCHEDULES

SPARANO+MOONEY
ARCHITECTURE

642 MOULTON AVENUE
LOS ANGELES, CA 90031-3715
www.sparanomooney.com
T 323.221.6600 F 323.221.7600

MOTHER'S BEACH
RESTROOM
NON-MOTORIZED BOAT
STORAGE

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT

MAROKO & SHWE, INC.
1106-B WEST MAGNOLIA BLVD.
BURBANK, CA 91506
(818) 840-0280

SEAL



SEAL

IF THIS SHEET IS LESS THAN
24"X36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN

REVISION SCHEDULE

[illegible]

LEGENDS, NOTES & SHEET INDEX

SCALE	As indicated	SHEET NO. M1.00
JOB NO.	19-22	
ISSUE		
DATE	26.JUL.24	

SPORANO - MOONEY (S/M) RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF S/M; NOR ARE THESE DOCUMENTS TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING SAID WRITTEN PERMISSION & CONSENT.

V:\2023\16.00 Mother's Beach RR & Boat House Renovation\2024-02-28

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT

MAROKO & SHWE, INC.
1106-B WEST MAGNOLIA BLVD.
BURBANK, CA 91506
(818) 840-0280

SEAL



SEAL

IF THIS SHEET IS LESS THAN
24"X36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

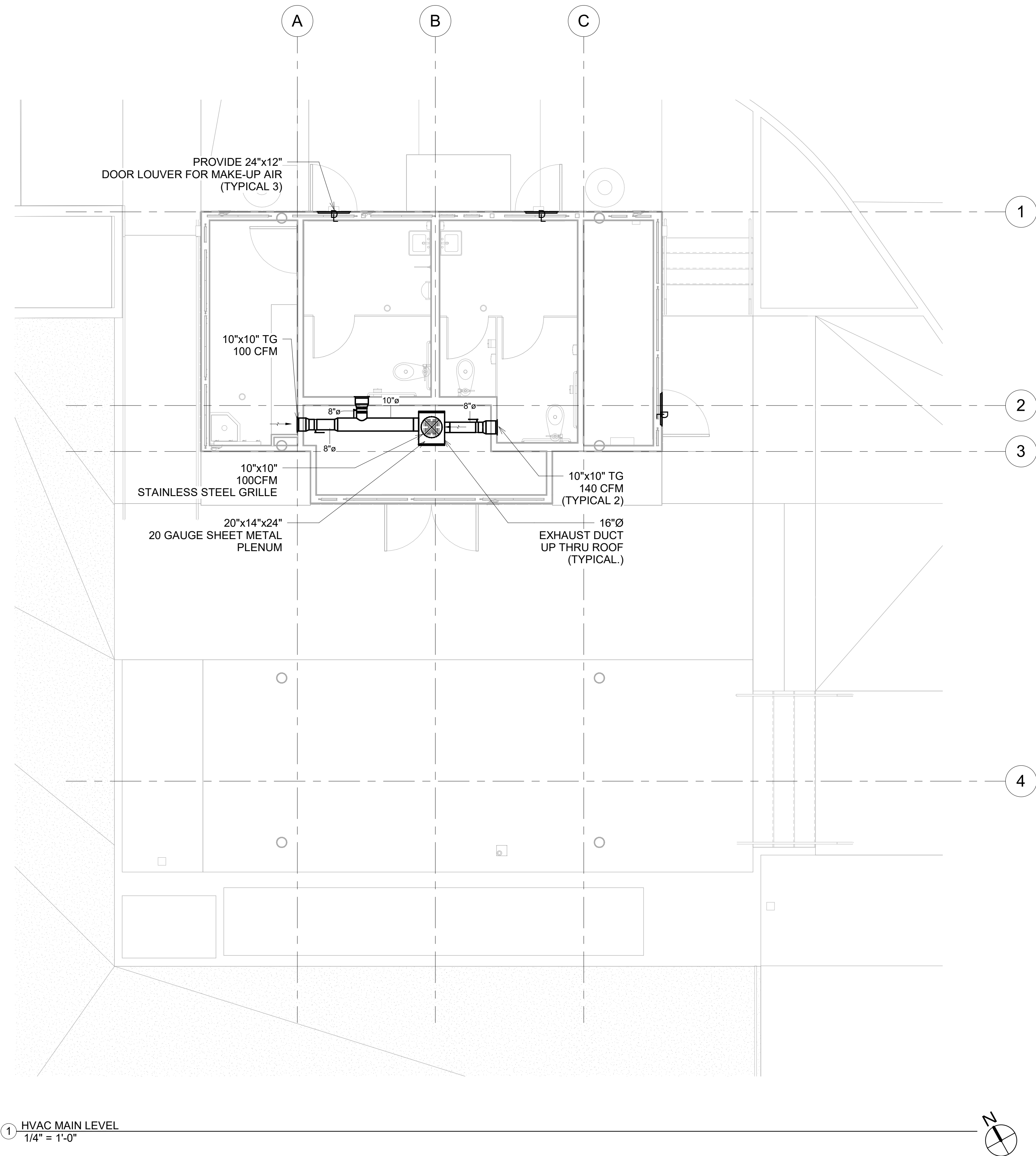
KEY PLAN

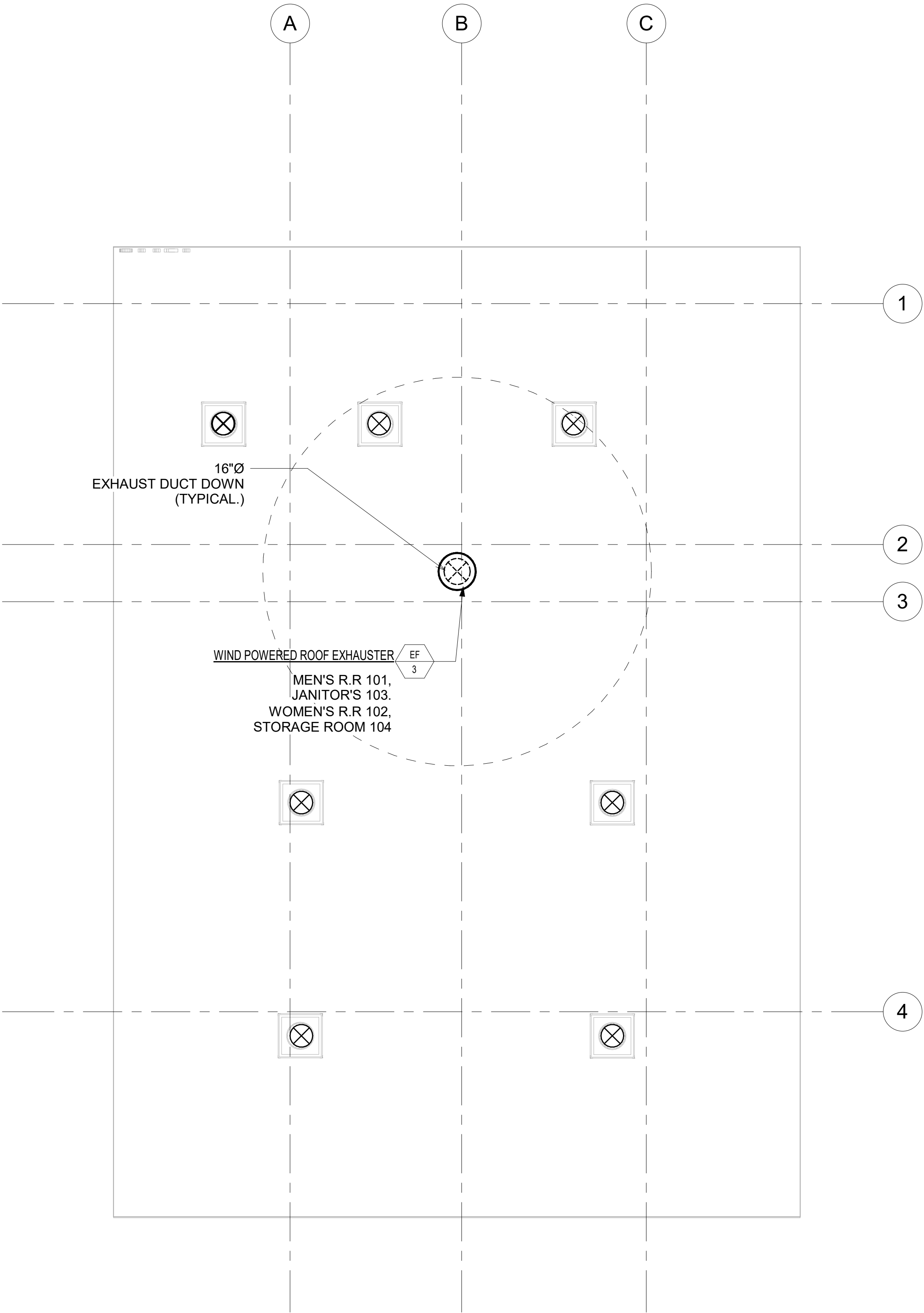
REVISION SCHEDULE

[illegible]

HVAC FLOOR PLAN

SCALE	1/4" = 1'-0"	SHEET NO. M2.10
JOB NO.	19-22	
ISSUE		
DATE	26.JUL.24	





1 HVAC ROOF PLAN
1/4" = 1'-0"



SPARANO+MOONEY
ARCHITECTURE

642 MOULTON AVENUE
LOS ANGELES, CA 90031-3715
www.sparanomooney.com
T 323.221.6600 F 323.221.7600

MOTHER'S BEACH
RESTROOM
NON-MOTORIZED BOAT
STORAGE

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT

MAROKO & SHWE, INC.
1106-B WEST MAGNOLIA BLVD.
BURBANK, CA 91506
(818) 840-0280

SEAL

REGISTERED PROFESSIONAL ENGINEER
MAROKO & SHWE
No. 26903
Renewal: 9/30/24
MECHANICAL
STATE OF CALIFORNIA

IF THIS SHEET IS LESS THAN
24"x36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN

REVISION SCHEDULE

NO	DATE	DESCRIPTION

HVAC ROOF PLAN

SCALE	1/4" = 1'-0"	SHEET NO. M2.11
JOB NO.	19-22	
ISSUE		
DATE	26.JUL.24	

MOTHER'S BEACH
RESTROOM
NON-MOTORIZED BOAT
STORAGE

14100 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT

MAROKO & SHWE, INC.
15815-B WEST MAGNOLIA BLVD.
BURBANK, CA 91506
(818) 840-0280

SEAL



IF THIS SHEET IS LESS THAN
24"X36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN

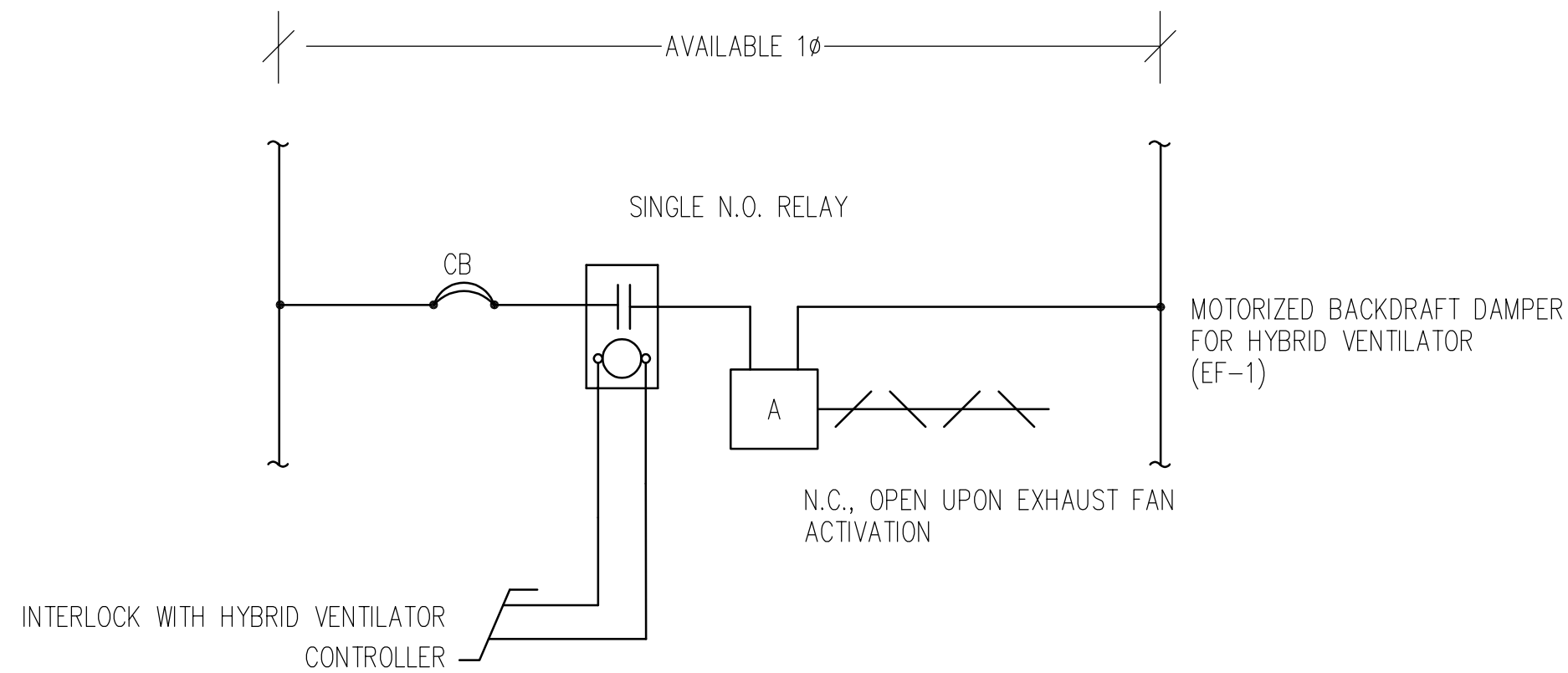
[illegible]

DETAILS, CONTROLS AND SCHEDULE

SCALE	As indicated	SHEET NO. M7.00
JOB NO.	19-22	
ISSUE		
DATE	26.JUL.24	

V:\202316.00 Mother's Beach RR & Boat House Renovation\2024-02-28

NOT USED



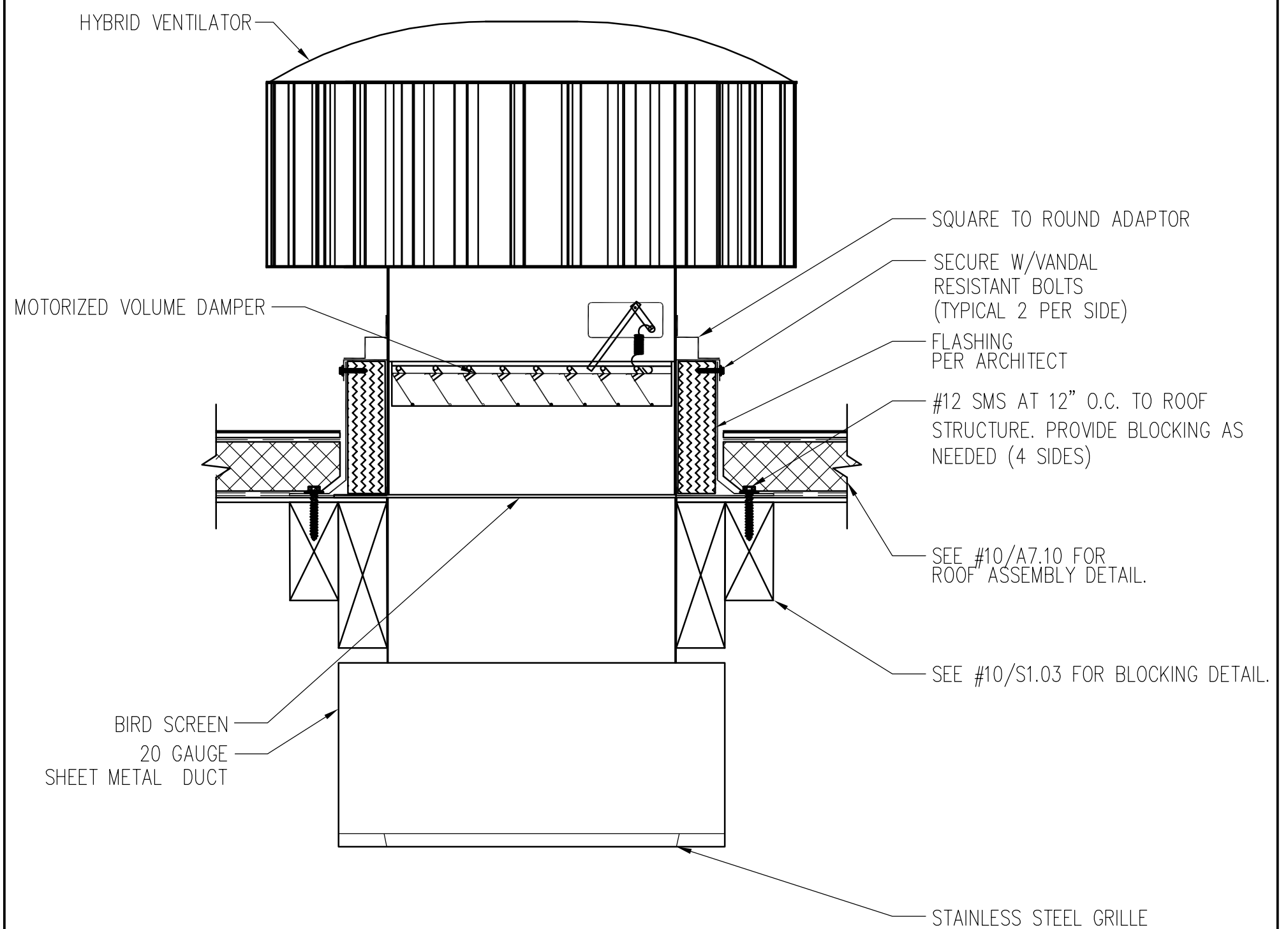
SCALE
NONE

5

MOTORIZED BACKDRAFT DAMPER CONTROL WIRING DIAGRAM

SCALE
NONE

NONE



HYBRID ROOF VENTILATOR (EDMONDS FAN) EF-1

SCALE
NONE

NONE

1

NOTE:

- SEE ARCH. DWG. FOR FLASHING
& COUNTERFLASHING DETAILS
- ① CONTRACTOR IS RESPONSIBLE TO FIELD MEASURE THE ROOF SLOPE AND ORDER
THE TAPERED PITCHED CURB FROM MANUFACTURER.

NOT USED

EXHAUST FANS		
TAG		EF-1
SPEC. REF. & SECTION		23-8000
SERVICE		MEN'S R.R 101, JANITOR'S 103 WOMEN'S R.R 102, STORAGE ROOM 104
LOCATION		BUILDING ROOF
TYPE		WIND POWERED ROOF EXHAUSTER
DESIGN BASE MANUFACTURER & MODEL		EDMONDS EP400
CFM		500
EXT. SP (IN. WG)		0.14
DRIVE		DIRECT
MOTOR	W	68
	HP	-
	VOLT	230
	Ø	1
	Hz	60
RPM		N/A
OPERATING WEIGHT (LBS)		35
VIBRATION ISOLATORS	TYPE	N/A
	DEFLECTION (IN)	N/A
PLBG. REQUIRED		NO
REFERENCE ANCHORAGE DETAIL		#1/M7.00
REFERENCE CONTROL DETAIL		#2,3/M7.00
REMARKS		PROVIDE ROOF CURB, ROUND TO RECTANGULAR ADAPTER & BACKDRAFT DAMPER.

SCALE
NONE

NONE

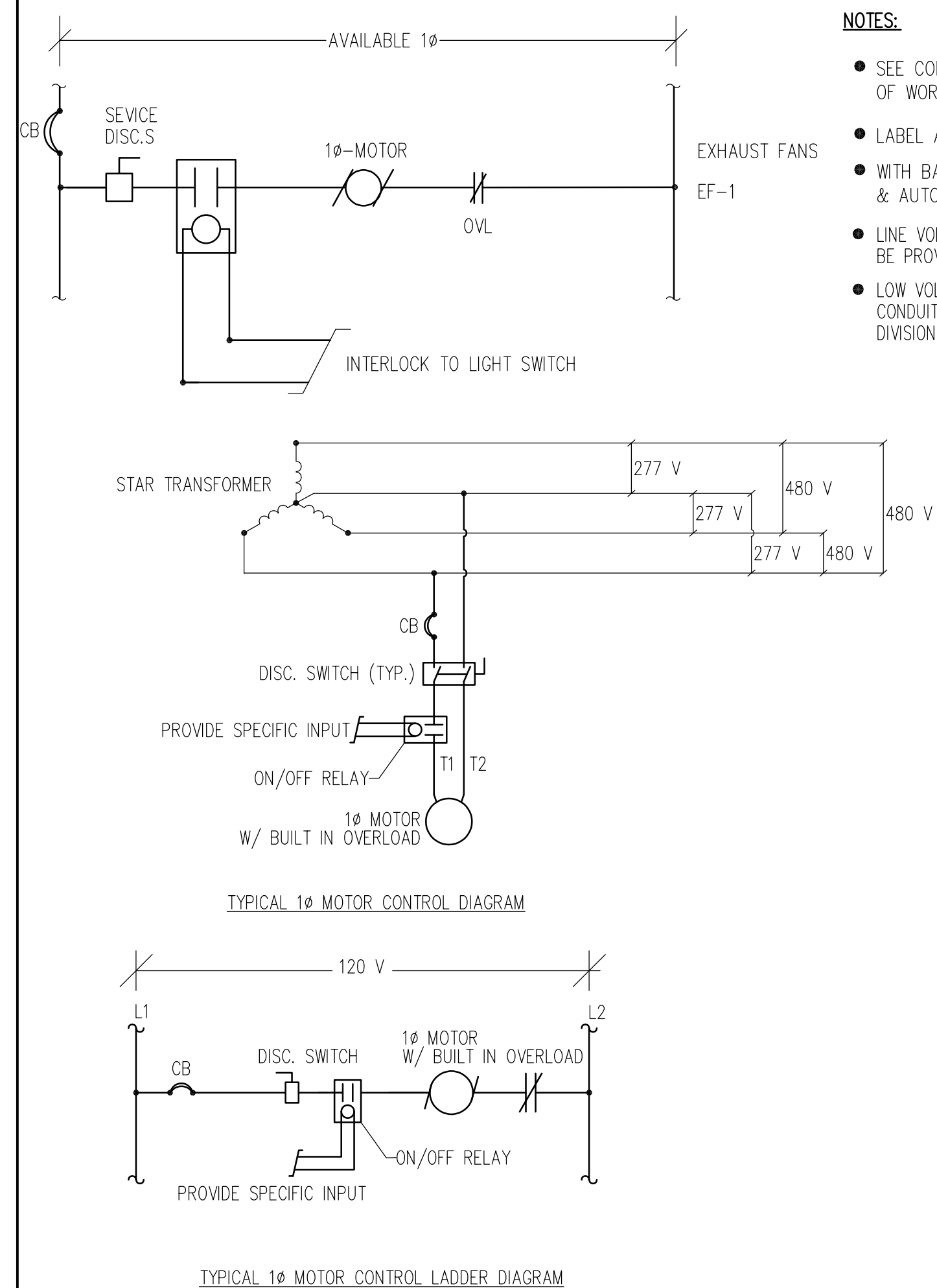
6

EXHAUST FAN SCHEDULE

SCALE
NONE

NONE

4



SCALE
NONE

NONE

2

 $\angle$

EXHAUST FAN CONTROL FOR EF-1

PIPE SCHEDULE						
	DOMESTIC WATER				WASTE PIPE	
	COLD WATER					
TYPE OF FIXTURE	SYM	QUANTITY	FIXTURE UNIT PER FIXTURE	TOTAL FIXTURE UNIT	FIXTURE UNIT PER FIXTURE	TOTAL FIXTURE UNIT
WATER CLOSET	WC-1, WC-2	3	5	15	5	15
URINAL	U-1	1	5	5	5	5
LAVATORY	L-1	2	1	2	1	2
FLOOR DRAIN	FD-1	3	—	—	2	6
HOSE BIBB	HB-1, HB-2 HB-3	8	2.5	20	—	—
RINSE OFF	RO-1	2	2	4		
DRINKING FOUNTAIN	DF-1	1	1	1		
TOTAL SUPPLY				47		28

PLUMBING SHEET INDEX		
	SHEET NO.	SHEET DESCRIPTION
1	P0.10	LEGEND, GENERAL NOTES AND SHEET INDEX
2	P0.11	SCHEDULES & DETAILS
3	P0.50	NEW SITE PLAN
4	P2.10	NEW FLOOR PLAN
5	P2.11	NEW ROOF PLAN

PLUMBING MATERIALS

1. WATER PIPING: TYPE "L" COPPER WITH WROUGHT COPPER FITTINGS, WITH LEAD FREE SOLDER. ALL EXPOSED WATER PIPING SHOULD BE EPOXY COATED.
2. WASTE AND VENT PIPING: SERVICE WEIGHT CAST IRON PIPE WITH STAINLESS STEEL ON-HUB COUPLINGS. VENT PIPING 2" AND SMALLER MAY BE SCHEDULE 40 GALVANIZED STEEL WITH THREADED FITTINGS.

GENERAL NOTES

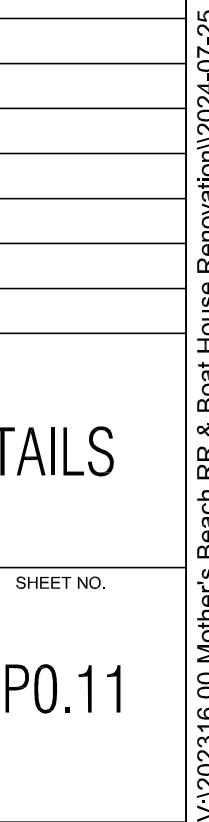
1. FOR EXACT LOCATION AND HEIGHT OF PLUMBING FIXTURES SEE ARCHITECTURAL PLANS AND ELEVATIONS.
2. COMPLY WITH ALL APPLICABLE CODES, PERTINENT REGULATIONS OF ALL AGENCIES HAVING JURISDICTION.
3. SEE CONTRACT SPECIFICATIONS FOR INSTALLATION, MATERIALS, TESTING, CLEANING AND MISCELLANEOUS GENERAL REQUIREMENTS.
4. CONTRACTOR TO COORDINATE ALL WORK WITH OTHER TRADES PRIOR INSTALLATION OF PIPING AND EQUIPMENT.
5. PENETRATIONS THROUGH RATED WALLS AND FLOORS TO BE SEALED WITH MATERIAL CAPABLE OF WITHSTANDING FLAMES AND HOT GASES WHEN SUBJECTED TO THE TESTING STANDARD REQUIREMENT ASTM-E-814 FOR FIRE STOPS.
6. INSTALL CLEAN OUTS AS REQUIRED BY THE 2022 UPC SECTION 707.0 AND 719.0
7. ALL BURIED ENDS OF DOMESTIC WATER PIPING AND TUBING SHALL BE REAMED TO THE FULL BORE OF THE PIPE OR TUBE AND ALL CHIPS SHALL BE REMOVED. TOOLS USED TO CUT OR REAM PIPE SHALL BE KEPT FREE OF OIL OR GREASE AND WHERE SUCH CONTAMINATION HAS OCCURRED THE ITEMS AFFECTED SHALL BE REWORKED AND RINSED.
8. ALL UTILITIES TO TERMINATE 5'-0" FROM BUILDING LINE. FOR CONTINUATION SEE CIVIL DRAWINGS.
9. STORM & OVERFLOW DRAIN PIPE SIZES BASED ON RAINFALL OF 2" PER HOUR.
10. NO CONCEALED SLIP JOINT CONNECTIONS WILL BE PERMITTED AT FIXTURES.
11. PIPE INSTALLED PIERCES OR SWEEPS DOWN THROUGH CONCRETE FOOTING SHALL BE DOUBLE WRAPPED WITH 1/8 THICK SHEET CLOSED CELL POLYETHYLENE.
12. FURNISH & INSTALL MANUFACTURED WATER HAMMER ARRESTOR AT ALL QUICK-CLOSING VALVES, OUTLETS AND DEVICES.
13. ANY DEVIATION FROM DWGS. THAT REQUIRE PENETRATION THROUGH SHEAR WALL SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW. THE ADDITIONAL COST OF ANY REINFORCEMENT TO THE SHEAR WALLS AS A RESULT OF DEVIATIONS FROM THE PLUMBING DWGS. SHALL BE AT THE CONTRACTOR'S EXPENSE.
14. ALL EQUIPMENT ANCHORAGE SHALL BE DETAILED ON DRAWINGS AND SHALL CONFORM TO 2022 CBC SECTION 1604A.8.2 AND TABLE 16 A-0.
15. HEIGHT OF FIXTURE SHALL BE VERIFIED WITH ARCHITECT, THRU PROJECT MANAGER, PRIOR TO INSTALLATION.
16. POTABLE WATER TO ALL HOSE BIBBS. HOSE BIBB SHALL BE PROVIDED WITH VACUUM BREAKER AND SHUTOFF VALVES.
17. PLUMBING MATERIAL AND INSTALLATION SHALL BE ACCORDANCE WITH TITLE 24, CAC PART 5 2022. CALIFORNIA PLUMBING CODE.
18. ALL VALVES, TRAP PRIMER, WATER HAMMER ARRESTOR AND COCKS SHALL BE LOCATED TO BE READILY ACCESSIBLE. WHERE VALVES ARE INSTALLED WITHIN, OR BEHIND WALLS, PARTITIONS OR CEILINGS OR CEILINGS, AN ACCESS PANEL SHALL BE INSTALLED.
19. TRAP PRIMERS SERVING MORE THAN ONE FIXTURE SHALL BE PROVIDE WITH A DISTRIBUTION UNIT AND A SEPARATED LINE SHALL BE PROVIDED TO EACH FIXTURE FROM THE TRAP PRIMER.
20. ALL EXISTING STORM DRAIN LINES SHALL BE CLEANED FOR PROPER FUNCTION.
21. REPLACE ALL EXISTING CLEAN OUT COVER AND CAP.
22. ALL SHUT OFF VALVE (SOV) INSIDE THE BUILDING SHOULD BE BALL VALVE.
23. BEFORE BEGINNING ANY WORK, CONTRACTOR SHALL THOROUGHLY EXAMINE (VERIFY) ALL EXISTING CONDITIONS, POINTS OF CONNECTIONS, SIZES, LOCATION AND AVAILABILITY OF EXISTING UTILITIES.
24. CONTRACTOR SHALL PROVIDE FINAL CONNECTIONS FOR ALL EQUIPMENT AND FIXTURES, INCLUDING TRAPS, TRIM, SHUTOFF VALVES, STOPS, APPROVED BACK FLOW PREVENTERS.
25. COORDINATE AND VERIFY EXACT LOCATION, SIZE, POINTS OF CONNECTION AND INVERT ELEVATIONS OF UTILITY SERVICE PIPING BEFORE TRENCHING OR INSTALLATION.
26. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR WALL AND PARTITION CONSTRUCTION AND THICKNESS WHERE PLUMBING PIPING OR EQUIPMENT IS INDICATED.
27. THE LOCATION AND ELEVATION OF ALL PLUMBING PIPING SHALL BE VERIFIED AND COORDINATED WITH ALL OTHER TRADES, STRUCTURAL CONDITIONS AND BUILDING CONSTRUCTION, PRIOR TO START OF INSTALLATION.
28. ALL PLUMBING FIXTURES SHALL MEET THE FLOW REQUIREMENTS SPECIFIED IN THE LOS ANGELES PLUMBING CODE (LAPC 401.3)
 - a. ALL FIXTURES, EQUIPMENT, PIPING, AND MATERIALS SHALL BE LISTED.
 - b. ALL FAUCETS IN PUBLIC RESTROOMS SHALL BE SELF-CLOSING OR SELF-CLOSING METERING FAUCETS.
 - c. PUBLIC LAVATORIES SHALL HAVE CONTROLS TO LIMIT THE WATER TEMPERATURE TO 110°F.
 - d. WATER PIPE AND FITTINGS WITH A LEAD CONTENT WHICH EXCEEDS 0.25% SHALL BE PROHIBITED IN SYSTEMS CONVEYING POTABLE WATER.
 - e. SHOWERS SHALL BE INSTALLED WITH INDIVIDUAL TEMPERING VALVES.
 - f. NEW PLUMBING FIXTURES AND FITTINGS SHALL NOT BE EXCEED THE MAXIMUM ALLOWABLE FLOW RATES SPECIFIED IN SECTION 5.303.3.

PLUMBING LEGEND		
ALL ITEMS INDICATED IN THIS LEGEND NOT NECESSARILY USED ON THE DRAWINGS		
SYMBOL	ABBREVIATION	DESCRIPTION
		RELIEF VALVE
	TP	TRAP PRIMER
		THERMOMETER
		STRAINER
	G.V./ S.O.V.	GATE VALVE / SHUTOFF VALVE
	C.V.	CHECK VALVE
	B.V.	BALANCING VALVE / GLOBE VALVE
	U.	UNION
	W.H.A.	WATER HAMMER ARRESTOR
	W/S	WASTE OR SOIL ABOVE FLOOR
	W/S	WASTE OR SOIL BELOW FLOOR OR GRADE
	F.C.O.	FLOOR CLEANOUT
	Y.C.O.	YARD CLEANOUT
	W.C.O.	WALL CLEANOUT
	SD	STORM DRAIN ABOVE FLOOR
	OD	OVERFLOW DRAIN ABOVE FLOOR
	CW	DOMESTIC COLD WATER
	HW	DOMESTIC HOT WATER
	HWR	DOMESTIC HOT WATER RETURN
	V	VENT
	G	GAS (8" WATER COLUMN)
	ICW	INDUSTRIAL COLD WATER
	MPG	MEDIUM PRESSURE GAS (5#)
	CD	CONDENSATE DRAIN
		EQUIPMENT DESIGNATION
		DETAIL REFERENCE
	P.O.C.	POINT OF CONNECTION
		DIRECTION OF FLOW
	E__	EXISTING PIPING (CW, TW, HW, HWR, V etc.)
	EW	EXISTING WASTE
	ABV.	ABOVE
	ADA	AMERICANS WITH DISABILITIES ACT COMPLIANCE
	A.P.	ACCESS PANEL
	BEL.	BELOW
	CFH	CUBIC FEET PER HOUR
	CONT.	CONTINUATION
	DN.	DOWN
	DWG.	DRAWING
	(E)	EXISTING
	EQUIP.	EQUIPMENT
	FLR.	FLOOR
	F.T.	FLUSH TANK
	F.U.	FIXTURE UNIT
	F.V.	FLUSH VALVE
	G.P.F.	GALLONS PER FLUSH
	I.E.	INVERT ELEVATION
	ITV.	INSPECTOR TEST DRAIN VALVE
	MECH.	MECHANICAL
	MTD.	MOUNTED
	N.I.C.	NOT IN CONTRACT
	PSIG	POUNDS PER SQUARE INCH GAUGE
	R.I. & C.	ROUGH-IN AND CONNECT
	RM.	ROOM
	SHT.	SHEET
	SQ.FT., (SF)	SQUARE FEET
	TYP.	TYPICAL
	U.O.S.	UNDER OTHER SECTION
	V.B.	VACUUM BREAKER
	V.B.F.	VENT BELOW FLOOR
	V.T.R.	VENT THRU ROOF
	W.C.	WATER COLUMN
	B.F.P.	BACK FLOW PREVENTER
		EXIST PLUMBING TO BE REMOVED

SPARANO+MOONEY ARCHITECTURE		
642 MOULTON AVENUE LOS ANGELES, CA 90031-3715 www.sparanomooney.com T 323.221.6600 F 323.221.7600		
MOTHER'S BEACH RESTROOM NON-MOTORIZED BOAT STORAGE		
14110 PALAWAN WAY, MARINA DEL REY, CA. 90292		
CONSULTANT		
MAROKO & SHWE, INC. 1106-B WEST MAGNOLIA BLVD. BURESBANK, CA 91506 (818) 840-0280		
SEAL	SEAL	
		
IF THIS SHEET IS LESS THAN 24"X36" IT IS A REDUCED PRINT, SCALE REDUCED ACCORDINGLY		
KEY PLAN		
REVISION SCHEDULE		
NO	DATE	DESCRIPTION
LEGEND, GENERAL NOTES AND SHEET INDEX		
SCALE	As indicated	SHEET NO. P0.10
JOB NO.	19-22	
ISSUE		
DATE	26.JUL.24	

PLUMBING ROUGH-IN SCHEDULE, CONNECTIONS & SPECIFICATIONS														
SYM.	DESCRIPTION	FIXTURE UNIT		MIN. BRANCH SIZE (INCH)				TRAP SIZE (INCH)	TYPE	APPLICATION	MANUFACTURER & MODEL	SPECIFICATIONS	REMARKS	
		W/S	CW	W	V	CW	HW							TW
WC-1	WATER CLOSET	5	5	4	2	1-1/2	*	*	INT	FLOOR MOUNTED	REGULAR	ACORN DURA-WARE 2120-T-1.28 OR EQUAL	1. FIXTURE: 14 GAGE, TYPE 304 STAINLESS STEEL. ON FLOOR, FLOOR OUTLET, SIPHON JET TYPE WITH 15" HIGH ELONGATED BOWL. MINIMUM OF 25PSI FLOW PRESSURE AND USE A MINIMUM WATER CONSUMPTION OF 1.28 GPF. TRAP HAS A MINIMUM 3-1/2" SEAL, WILL PASS A 2-1/8" BALL AND IS FULLY ENCLOSED. 1-1/2" NPT FLUSH VALVE CONNECTION AND A GASKETED WASTE OUTLET. 2. SEATS: OLSONITE NO. 95SS OR BENEKE NO. 525WHITE SOLID PLASTIC OPEN FRONT SEAT.	
WC-2	WATER CLOSET	5	5	4	2	1-1/2	*	*	INT	FLOOR MOUNTED	ADA	ACORN DURA-WARE 2120-T-1.28 OR EQUAL	1. FIXTURE: 14 GAGE, TYPE 304 STAINLESS STEEL. ON FLOOR, FLOOR OUTLET, SIPHON JET TYPE WITH MAXIMUM 18" HIGH ELONGATED BOWL. MINIMUM OF 25PSI FLOW PRESSURE AND USE A MINIMUM WATER CONSUMPTION OF 1.28 GPF. TRAP HAS A MINIMUM 3-1/2" SEAL, WILL PASS A 2-1/8" BALL AND IS FULLY ENCLOSED. 1-1/2" NPT FLUSH VALVE CONNECTION AND A GASKETED WASTE OUTLET. 2. SEATS: OLSONITE NO. 95SS OR BENEKE NO. 525WHITE SOLID PLASTIC OPEN FRONT SEAT.	
U-1	URINAL	5	5	2	1-1/2	1-1/2	*	*	INT	WALL HUNG	REGULAR ADA	ACORN PENAL-WARE 1709HEU OR EQUAL	1. FIXTURE: LOW FLUSH URINAL, 1/8 GALLON. WALL HUNG, 16 GAGE TYPE 304 STAINLESS STEEL BOWL. 2. FLUSH VALVE: EXPOSED MANUAL FLUSH VALVE WITH MANUAL HANDLE, 1/8 GALLONS PER FLUSH.	INSTALL FOR ADA HEIGHT, REFER ARCH. DRAWING.
L-1	LAVATORY	1	1	2	1-1/2	3/4	*	*	1/1 X 1/1	WALL HUNG	REGULAR ADA	ACORN 1953 SERIES	1. FIXTURE: 16 GAGE, TYPE 304 STAINLESS STEEL,SIZE 14" X 12"X 5" DEEP. EXTERIOR HAS A SATIN FINISH. 4" CENTER WITH AIR CONTROL PUSHBUTTON VALVES; METERING NON-HOLD OPEN TYPE. 2. FAUCET: CHICAGO NO. 857-E12-665PSHCP WITH MIXING VALVE MODEL# 560-045JKRBF, TEMPERED AND MIXED. 3. SUPPLIES: CHICAGO NO. 1017-MM 1/2" I.P.S. FLEXIBLE SUPPLIES WITH LOOSE KEY ANGLE STOPS. 4. CARRIER: J.R. SMITH NO. 700-M31-Z FLOOR MOUNTED WALL SUPPORT. 5. INSULATION: WATER SUPPLY & ALL DRAINAGE PIPES UNDER LAVATORY WITH TRUEBRO LAV GUARD.	INSTALL FOR ADA HEIGHT, REFER ARCH. DRAWING.
SS-1	SERVICE SINK	3	3	3	1-1/2	3/4	3/4	*	3	WALL MOUNT	-	KOHLER 6710 OR EQUAL	1. FIXTURE: ACID RESISTANT ENAMELED CAST IRON, FLOOR CORNER SERVICE SINK, 28"X28", COATED WIRE RIM GUAED. 2. FAUCET: CHICAGO 897RCP WALL FAUCET WITH VACUUM BREAKER, STOPS IN SHANKS AND THREADED SPOUT WITH PAIL HOOK. 3. DRAIN: KOHLER NO. K-9146 OR AMERICAN STANDARD NO. 7721.038 STRAINER WITH 3" I.P.S. DRAIN.	
FD-1	FLOOR DRAIN	*	*	2	1-1/2	*	*	*	2			J.R. SMITH NO. 2005Y-A-U-P050	1. FLOOR DRAIN WITH DUCO CAST IRON BODY, FLASHING COLLAR, PROTECTOR CAP AND NICKEL BRONZE ADJUSTABLE STRAINER HEAD WITH SECURED SQUARE HOLE AND VANDAL PROOF ROUND GRATE. TRAP PRIMER CONNECTION.	
TP-1	TRAP PRIMER	*	*	*	*	1/2	*	*	*		ALL FLOOR DRAINS AND FLOOR SINK	MIFAB MR-500-NPB OR EQUAL	1. AUTOMATIC, MULTI-TRAP PRIMER, CAST BRONZE WITH ACCESS PANEL. OPERATED WITH PRESSURE DROP OF 3 PSI.	PROVIDE IN ACCESS PANEL.
WHA-1	WATER HAMMER ARRESTOR	*	*	*	*	*	*	*	*			J.R. SMITH, HYROTROLS OR PPP INC.		PROVIDE IN ACCESS PANEL.
HB-1	HOSE BIBB	*	1	*	*	3/4	*	*	*	WALL FLANGE AND DOOR	TOILET ROOM	ACORN NO. 8151 OR EQUAL	1. RECESSED WALL HOSE BOX WITH 16 GAGE STAINLESS STEEL AND SATIN FINISHED WALL FLANGE. SCREWDRIVER STOP, VANDAL RESISTANT LOCK SHIELD BONNET AND REMOVABLE LOOSE KEY HANDLE. VACUUM BREAKER AND CHROME FINISH BRASS CASTING VALVE WITH ONE PIECE CONSTRUCTION BOX WITH VANDAL RESISTANT LOCKING COVER.	
DF-1	DRINKING FOUNTAIN	1	1	2	1-1/2	3/4	*	*	1-1/4 1-1/2	OUTDOOR ADA VANDAL RESISTANT OUTDOOR FILTERED BOTTLE FILLER AND FOUNTAIN	ADA	HAWS MODEL 3612F OR EQUAL	1. OUTDOOR, ADA PEDESTAL BOTTLE FILLER AND DRINKING FOUNTAIN SHALL INCLUDE A HEAVY DUTY STAINLESS STEEL PEDESTAL WITH MATTE SILVER POWDER-COATING, ONE BOTTLE FILLER AND TWO DRINKING FOUNTAINS, FILTER-READY WITH MOUNTING BRACKET AND CONFIGURED WASTE ASSEMBLY, PUSH BUTTON OPERATED STAINLESS STEEL VALVES WITH FRONT ACCESSIBLE CARTRIDGE AND FLOW ADJUSTMENT, POLISHED CHROME-PLATED BRASS VANDAL-RESISTANT SHIELDED BUBBLER HEADS, LARGE-OPENING BOTTLE FILLER WITH QUICK-FILL 1 GPM FLOW RATE, 100% LEAD-FREE WATERWAYS, POLISHED CHROME-PLATED VANDAL-RESISTANT WASTE STRAINERS WITH TOP-DOWN CLEAN-OUT ACCESS ON FOUNTAINS, VANDAL-RESISTANT ACCESS PLATES, INTEGRAL MOUNTING FEET, AND 1-1/2" SLIP WASTE.	
HB-2	HOSE BIBB	*	1	*	*	3/4	*	*	*	IN FLOOR	SITE	ACORN NO. 8171 OR EQUAL	1. VALVE AND STOP BODY IS CAST BRONZE WITH EXPOSED PARTS CHORME-PLATED. VALVE AND STOP FEATURE TAMPER RESISTANT LOCKSHIELD BONNETS AND REPLACEABLE CARTRIDGES CONTAINING ALL WEARING PARTS INCLUDING THE SEAT. THE BODY CASTING IS GASKETED WHERE IT JOINS THE BOX AND IS SECURELY ANCHORED WITH STAINLESS STEEL TAMPER-RESISTANT SCREWS. SPECIAL SPACERS ARE USED BELOW THE HOSE OUTLET WHICH PROVIDES A DRAIN AT THIS POINT. VALVE SHALL BE CARTRIDGE-OPERATED WITH VANDAL-RESISTANT LOCKSHIELD BONNETS AND A REMOVABLE WHEEL HANDLE. HOSE BOX SHALL BE INSTALLED FLUSH WITH FLOOR OVER ONE CUBIC FOOT OF PEA GRAVEL. RECESSED HOSE BOX FOR FLOOR INSTALLATION IS 18 GAGE, TYPE 304 STAINLESS STEEL WITH SATIN FINISH INTERIOR. PROVIDES WITH VACUUM BREAKER.	
HB-3	HOSE BIBB	*	2.5	*	*	3/4	*	*	*	BENT NOSE	DOCK	ACORN NO. 8126 OR EQUAL	1. ROUGH CROME PLATED WITH LOCKSHIELD BONNET AND REMOVAL KEY HANDLE PROVIDE WITH VACUUM BREAKER.	
RO-1	RINSE OFF	*	1	*	*	3/4	*	*	*		SITE	ACORN SHOWER-WARE 900-5-FS-GG OR EQUAL	1. 14 GAGE, TYPE 304 STAINLESS STEEL WITH A SATIN FINISH. FACTORY PRE-PIPED AND HYDROSTATICALLY TESTED TO 150 PSI PYLON SHOWER, ANCHORED BASE SHALL BE HEAVY STEEL PLATE WITH A RUST PREVENTATIVE COATING. SOLID BRASS, TRIPLE CHROME-PLATED SHOWER HEAD AND INCLUDE A 106 GPM FLOW RESTRICTOR AND AN ADJUSTABLE SPRAY PATTERN FROM A COARSE STREAM TO A FINE MIST.	PROVIDE A FOOT SHOWER.

BACKFLOW PREVENTION ASSEMBLIES											
TAG.	SPEC. REF. & SECTION	SERVICE	LOCATION	TYPE	MANUFACTURER & MODEL	SIZE (INCH)	MAX. ALLOWABLE PRESSURE DROP (PSI)	WEIGHT (LBS)	REFERENCE RELEVANT DETAIL	REFERENCE ANCHORAGE DETAIL	REMARK
RPBFP 1	BPV-1 & 22 1000	MAIN DOMESTIC WATER	SITE	REDUCED PRESSURE BACKFLOW PREVENTER	ZURN 975XL3	2	12 PSI @ 75 GPM	22	—	—	PROVIDE WITH "Y" STRAINER AND TWO VALVES ON DUAL ASSEMBLY.



14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT

MAROKO & SHWE, INC.
106-B WEST MAGNOLIA BLVD.
BURBANK, CA 91506
(818) 840-0280

SEAL



SEAL

IF THIS SHEET IS LESS THAN
24"X36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

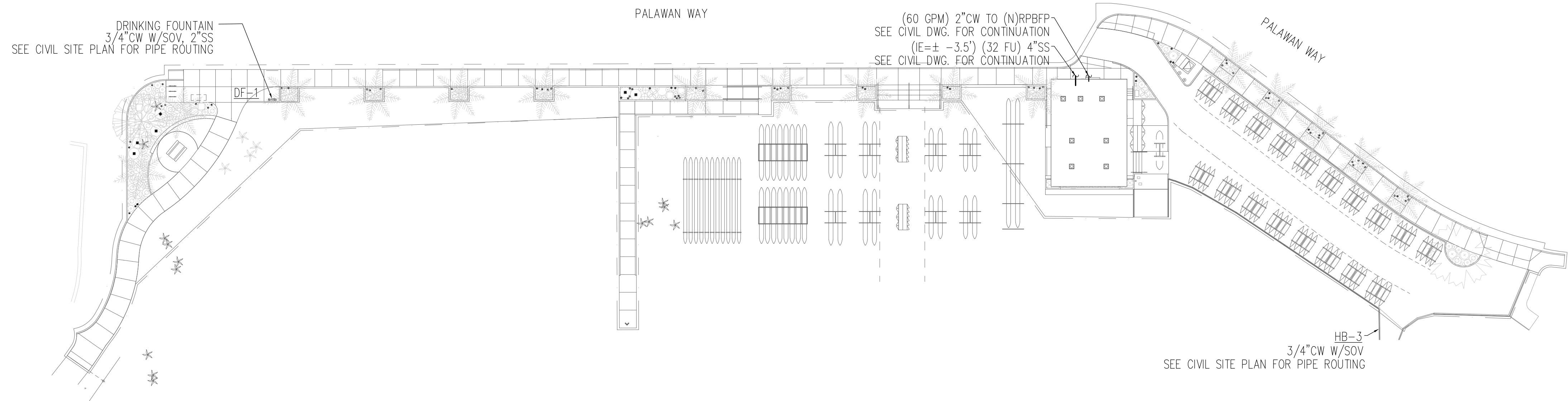
KEY PLAN

REVISION SCHEDULE

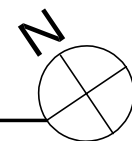
[illegible]

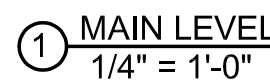
NEW SITE PLAN

SCALE	As indicated	SHEET NO. P0.50
JOB NO.	19-22	
ISSUE		
DATE	26.JUL.24	



① PLUMBING SITE PLAN
1/32" = 1'-0"





- ① 4"SS, 2"V & 1-1/2"CW
- ② 4"SS, 2"V, 1"CW
- ③ 2"SS, 1-1/2"V, 3/4"CW
- ④ 2"SS, 1-1/2"V, 1/2"TP
- ⑤ WHA-1 W/SOV IN AP
- ⑥ TP-1 W/SOV IN AP
- ⑦ CONNECT TO FIXTURE
- ⑧ SOV W/AP (PROVIDE 5-7 FEET FROM THE FINISHED FLOOR)

MOTHER'S BEACH
RESTROOM
NON-MOTORIZED BOAT
STORAGE

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

MAROKO & SHWE, INC.
6-B WEST MAGNOLIA BLVD
BURBANK, CA 91506
(818) 840-0280



IF THIS SHEET IS LESS THAN
24"x36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN

REVISION SCHEDULE

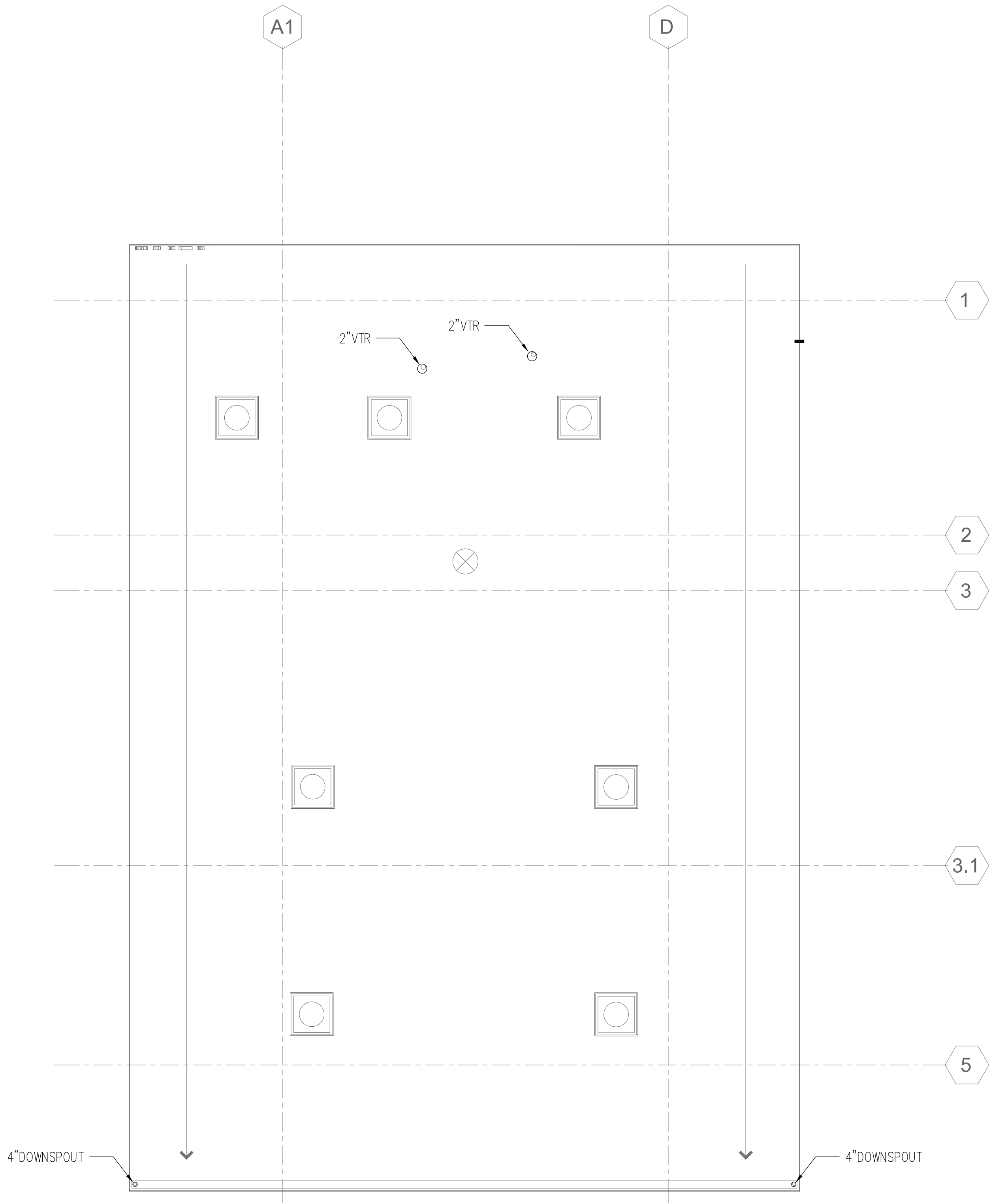
[illegible]

NEW FLOOR PLAN

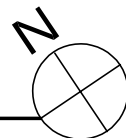
SCALE	As indicated
JOB NO.	19-22
ISSUE	
DATE	26.JUL.24

SHEET NO.

P2.10



① ROOF LEVEL
1/4" = 1'-0"



SPARANO+MOONEY
ARCHITECTURE

642 MOULTON AVENUE
LOS ANGELES, CA 90031-3715
www.sparanomooney.com
T 323.221.6600 F 323.221.7600

MOTHER'S BEACH
RESTROOM
NON-MOTORIZED BOAT
STORAGE

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT

MAROKO & SHWE, INC.
1106-B WEST MAGNOLIA BLVD.
BURBANK, CA 91506
(818) 840-0280

SEAL



SEAL

IF THIS SHEET IS LESS THAN
24"X36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN

REVISION SCHEDULE

NO	DATE	DESCRIPTION

NEW ROOF PLAN

SCALE	As Indicated
JOB NO.	19-22
ISSUE	
DATE	26.JUL.24

SHEET NO.
P2.11

SPARANO + MOONEY (SMA) RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF SMA. NOR ARE THESE DOCUMENTS TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING SAID WRITTEN PERMISSION & CONSENT.

V:\2023\16.00 Mother's Beach RR & Boat House Renovation\2024-07-25

[illegible]

① REFER TO FLOOR PLANS FOR ADDITIONAL FIXTURE TYPES

GENERAL NOTES AND SPECIFICATIONS:

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2022 CALIFORNIA ELECTRICAL CODE AND APPLICABLE LOCAL AND STATE ORDINANCES. SWITCHBOARDS, CIRCUIT BREAKERS, LIGHTING, POWER PANELS AND SWITCHES SHALL BEAR THE LABEL OF UNDERWRITERS LABORATORIES, INC. AND SHALL BE PERMANENTLY SIGNED FOR EASY IDENTIFICATION.
2. OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS WHICH ARE REQUIRED FOR THE ELECTRICAL WORK BY LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION.
3. PERFORM ELECTRICAL WORK REQUIRED FOR DISCONNECTING OF ALL ELECTRICAL APPARATUS NO LONGER REQUIRED AND MOVING OR REMOVING OF ALL EXPOSED CONDUIT RUNS, BOXES, SWITCHES, ECT. THAT IS NECESSARY TO CARRY THE REHABILITATION WORK TO COMPLETION. PULL OUT ALL WIRES TO SOURCE. CONDUITS ABOVE THE CEILING AND CONCEALED IN WALLS SHALL BE ABANDONED IN PLACE.
4. CONTRACTOR SHALL FIELD VERIFY AND TEST THE BRANCH CIRCUITS THAT FEED THE EQUIPMENT SCHEDULED FOR REMOVAL. THE ELECTRICAL CONTRACTOR SHALL THEN DE-ENERGIZE, REMOVE ALL EXISTING DEVICES, SWITCHES, EQUIPMENT, ETC., WHICH MUST BE REMOVED TO ACCOMMODATE DEMOLITION OR NEW REMODELING.
5. WHERE EQUIPMENT, IS TO BE COMPLETELY REMOVED, ALL ASSOCIATED SWITCHES, DEVICES, WIRE, FITTINGS, SUPPORTS AND ALL OTHER ASSOCIATED APPURTENANCES SHALL BE REMOVED. WHERE EQUIPMENT ARE TO BE REPLACED WITH NEW IN SAME PLACE, OR DIFFERENT PLACE, CONTRACTOR MAY RETAIN CONDUITS, AND SHALL RE-CONNECT TO NEW EQUIPMENT, AND SHALL REPLACE WIRES WITH NEW. WHERE CONDUITS ARE EMBEDDED IN CONCRETE FLOORS, THE CONDUITS SHALL BE CUT BACK AND CAPPED BELOW SURFACE. REFINISH SURFACE IN A WORKMANLIKE MANNER TO MATCH EXISTING.
6. CIRCUIT CONTINUITY SHALL BE MAINTAINED UP AND DOWNSTREAM FROM REMOVED DEVICES. EXTEND CIRCUITING TO UP AND DOWNSTREAM DEVICES AND RECONNECT AS REQUIRED. NO EXISTING WIRE IS PERMITTED TO REMAIN. EXISTING CONCEALED CONDUIT AND BOXES MAY BE REUSED, WHERE PRACTICAL.
7. ALL EXPOSED CONDUITS SHALL BE EMT. EMT COUPLINGS AND CONNECTORS SHALL BE TIGHTENED WITH A WRENCH OR CHANNEL LOCKS. MINIMUM CONDUIT SIZE IS 3/4" DIAMETER, U.N.O. CONDUITS UNDERGROUND SHALL BE PVC SCHEDULE 40, SIZE AS INDICATED.
8. PULL LINES IN EMPTY CONDUITS SHALL BE 3/16" POLYROPE.
9. PROVIDE ALL CUTTING AND PATCHING AS REQUIRED.
10. ALL WIRING SHALL BE COPPER TYPE THHN/THWN FOR AWG #6 AND SMALLER AND TYPE XHHW FOR AWG #4 AND LARGER.
11. WITHIN 20 DAYS AFTER ENTERING INTO CONTRACT AND RECEIPT OF THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SUBMIT FOR REVIEW ONE SET OF REPRODUCIBLE AND ONE SET OF PRINTS FOR THE FOLLOWING:
 - a. GENERAL MATERIAL
 - b. LIGHTING FIXTURES
 - c. PANELBOARDS
12. RECEPTACLES SHALL BE U-GROUND TYPE, COMMERCIAL SPECIFICATION GRADE.
13. IN THE PRESENCE OF THE OWNER'S DESIGNATED REPRESENTATIVE, CONDUCTOR IN BOLT TYPE SOLDERLESS CONNECTORS AND LUGS SHALL BE TIGHTENED USING A TORQUE DEVICE TO THE TORQUE RECOMMENDED BY THE MANUFACTURER.
14. CONTRACTOR SHALL HAVE OWNER'S REPRESENTATIVE SIGN A STATEMENT THAT HE HAS WITNESSED SUCH TIGHTENING, FOLLOWED BY A LIST OF CONNECTIONS SO WITNESSED AND SHALL DELIVER SAME TO THE ELECTRICAL ENGINEER.
15. BEFORE CONNECTING SWITCHBOARDS, PANELBOARDS MOTOR CONTROL CENTERS, ETC., CONTRACTOR SHALL RE-TIGHTEN ALL ACCESSIBLE BOLTS IN THE ELECTRICAL CONDUCTIVE PATHS USING A TORQUE DEVICE TO THE TORQUE RECOMMENDED BY THE MANUFACTURERS. HE SHALL DELIVER A COPY OF SAID RECOMMENDATIONS TO THE OWNER'S REPRESENTATIVE AND TO THE ELECTRICAL ENGINEER.
16. CONTRACTOR SHALL HAVE OWNER'S REPRESENTATIVE SIGN A STATEMENT THAT HE HAS WITNESSED SUCH TIGHTENING, FOLLOWED BY A LIST OF EQUIPMENT SO WITNESSED AND SHALL DELIVER SAME TO THE ELECTRICAL ENGINEER.
17. CONTRACTOR SHALL MAKE ALL SPLICES IN #12 OR #10 WIRES BY TWISTING WIRES TOGETHER AND USING PROPER SIZE SCOTCH-LOK CONNECTORS. 18. THE WORK OF THIS PROJECT INVOLVES ALTERATIONS OF EXISTING BUILDING TO ACHIEVE THE ARRANGEMENT INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL VISIT THE JOB SITE TO DETERMINE THE EXTENT OF DEMOLITION WORK REQUIRED BY THE CONSTRUCTION ACTIVITIES. THE ARCHITECTURAL DRAWINGS FOR THESE AREAS SHOW THE CHANGES TO BE MADE. THE ELECTRICAL CONTRACTOR SHALL REVISE, RE-ARRANGE, REROUTE OR REMOVE EXISTING WIRING AS REQUIRED TO ACCOMMODATE THE CHANGES AND ADDITIONS SHOWN AND TO PROVIDE CONTINUING ELECTRICAL SERVICE FOR THOSE EXISTING PORTIONS OF THE PROJECT WHICH WILL REMAIN IN OPERATION.
18. THE REPRESENTATION OF PHYSICAL PLACEMENT OF EXISTING CONDUITS HAS BEEN DEVELOPED FROM THE BEST INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED. THE ENGINEER PROVIDES THIS INFORMATION ONLY AS A GENERAL GUIDELINE FOR THE CONVENIENCE OF BIDDERS/CONTRACTORS AND DOES NOT GUARANTEE OR WARRANT IN ANY WAY, EXPRESSLY OR IMPLIEDLY, THE ACCURACY OF THESE REPRESENTATION. NOTHING IN THIS DISCLAIMER AFFECTS IN ANY WAY THE DUTY OF THE CONTRACTOR TO FURNISH ACCURATE "AS-BUILT" AFTER THE COMPLETION OF THE CONTRACT.
19. THESE DRAWINGS INDICATE FINISHED REQUIREMENT FOR THE ELECTRICAL SYSTEMS, LIGHTING FIXTURES, AND DEVICES. DUE TO STRUCTURAL CONDITIONS, MECHANICAL DUCTS OR PIPING INTERFERENCE RETAINED, EXISTING FACILITIES, OR FOR OTHER REASONED, CONTRACTOR MAY DESIRE TO INSTALL THE WORK IN A MANNER DIFFERENT FROM THAT SHOWN. SUCH CHANGES SHALL BE PRESENTED TO THE OWNERS REPRESENTATIVE FOR APPROVAL BEFORE PROCEEDING. RECORD DRAWINGS SHALL BE ACCURATELY REVISED TO SHOW ALL THE CHANGES AS COMPLETED.
20. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL REQUIRED TEMPORARY POWER AND TEMPORARY LIGHTING DURING THE ENTIRE PROJECT DURATION.
21. ELECTRICAL CONTRACTOR SHALL PROVIDE POWER TO ALL OUTLETS, EQUIPMENT AND LIGHTING DE-ENERGIZED BY DEMOLITION, WHICH ARE NOT IN SCOPE OF THIS PROJECT, OR IN THE SCOPE OF THIS PROJECT, BUT IN A DIFFERENT PHASE.
22. IN AREAS WHERE THERE ARE NO ALTERATIONS INDICATED, THE EXISTING FACILITIES SHALL BE RETAINED IN SERVICE. IN CASE OF DOUBT, ASSUME THAT THE EXISTING ELECTRICAL WIRING IS TO REMAIN IN OPERATION THROUGHOUT THE CONSTRUCTION PERIOD AND THEREAFTER. CONTRACTOR SHALL PROVIDE ALL CONDUIT AND WIRE TO ENERGIZE ALL LIGHTING FIXTURES AND RECEPTACLES DE-ENERGIZED BY DEMOLITION.
23. THE ALTERATION OF THE EXISTING BUILDING IS WORK OF A COMPLEX NATURE WHICH WILL REQUIRE ACCURATE PLANNING, CAREFUL PREPARATION AND EXECUTION, ATTENTION TO DETAIL AND CLOSE SUPERVISION BY THE CONTRACTOR. HE WILL BE REQUIRED TO DO THIS WORK IN FULL COOPERATION WITH THE OTHER CONSTRUCTION TRADES AND SUBJECT TO SCHEDULING WITH OTHER CONSTRUCTION TRADES WHICH MINIMIZED DISRUPTION OF THE NORMAL ACTIVITIES OF THE BUILDING.
24. SINCE THIS IS AN OPERATING FACILITY OUTAGES MUST BE KEPT TO AN ABSOLUTE MINIMUM. ALL OUTAGES MUST BE ARRANGED WITH THE FACILITY ENGINEER GIVING HIM 72-HOURS NOTICE MINIMUM. CONTRACTOR SHALL EXAMINE THE CONTRACT DOCUMENTS AND ESTIMATE THE COST OF ANY OVERTIME LABOR TO ACCOMPLISH THE ABOVE. HE SHALL INDICATE THE AMOUNT OF THIS ALLOWANCE WITH HIS BID SO THAT IT CAN BE CREDITED IF OVERTIME LABOR IS NOT NECESSARY.
25. ALL WIRING AND CONNECTIONS SHALL BE TESTED FOR CONTINUITY, GROUNDS AND SHORT CIRCUITS BEFORE THE FIXTURES, DEVICES AND EQUIPMENT ARE CONNECTED.
26. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL MAKE ANY TESTS NECESSARY TO SATISFY THE OWNER AND THE ARCHITECT OR HIS REPRESENTATIVE THAT THE TRUE INTENT AND MEANING OF THE DRAWINGS AND SPECIFICATIONS HAVE BEEN CARRIED OUT. CONTRACTOR SHALL PROVIDE ALL INSTRUMENTS AND LABOR NECESSARY TO MAKE SUCH TESTS. ANY WORK SHOWING FAULTS UNDER TEST, AND ANY WORK NOT IN ACCORDANCE WITH THE SPECIFICATIONS, SHALL BE MADE GOOD BY THE CONTRACTOR AT HIS OWN EXPENSE.
27. PROVIDE "AS-BUILT" DRAWINGS.
28. GUARANTEE ALL WORK FOR ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE.



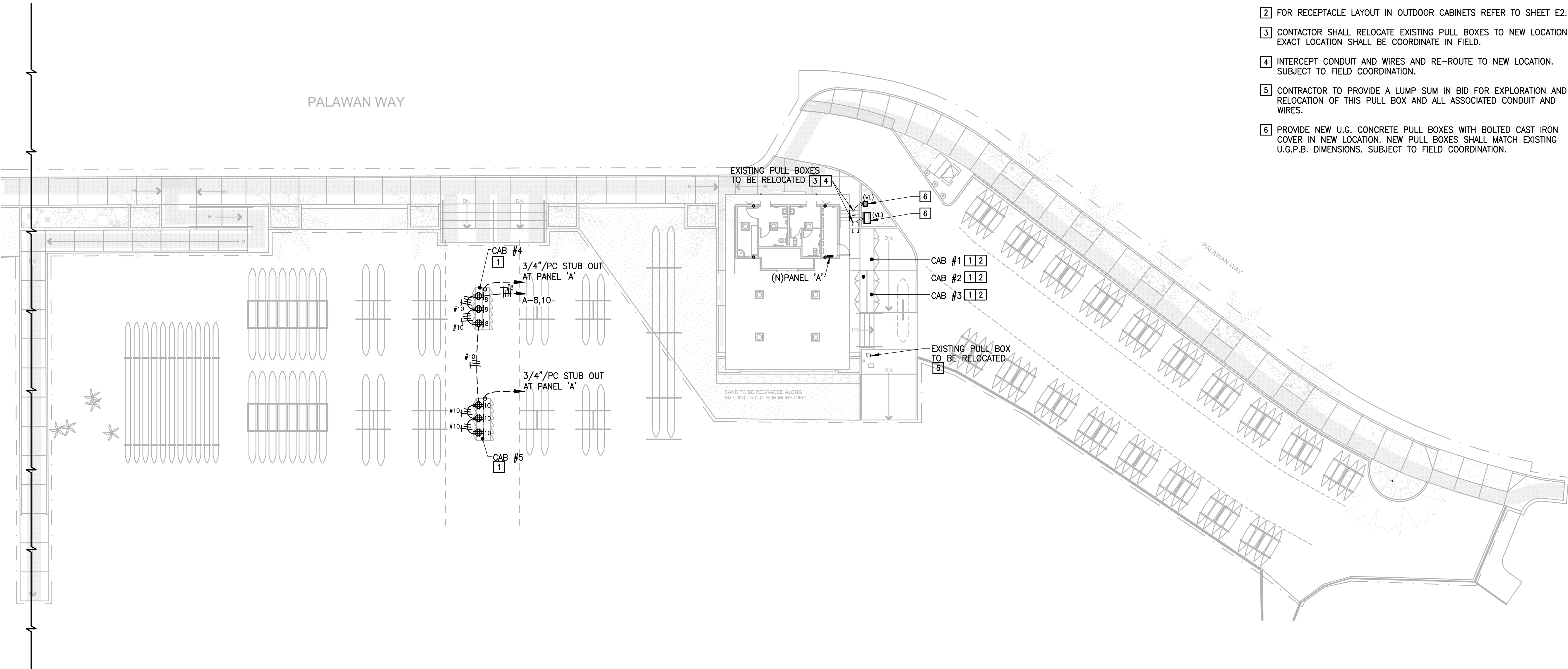
LIGHTING FIXTURE SCHEDULE										
NAME	MOUNTING			LAMPS			LOAD	MANUFACTURER	CATALOG NO.	REMARKS
	RECESSED	SURFACE	PENDANT	NUMBER	WATTAGE	TYPE				
A	•	X	•	1	24	LED	24	LITHONIA	FEM-L48-4000LM-LPAFL-MD-120-GZ10-40K-90CRI	•
B	•	X	•	1	25	LED	25	SOLATUBE	S290DS-DAPB-②-E0-L4-INC-LED-I	SOLAR TUBE
C	•	X	•	1	15	LED	15	ELCON LIGHTING	11226-4-1D-15W-WF60-4K-SL-DS	① OUTDOOR CYLINDER LT
D1	•	X	•	1	6	LED	6	ECOSENSE	L50-1-12-06-22-80-110-ASYM	12" LINEAR LIGHT
D4	•	X	•	1	24	LED	24	ECOSENSE	L50-1-48-06-22-80-110-ASYM	48" LINEAR LIGHT
•	•	•	•	•	•	•	•	•	•	•

NOTES:

① UL LISTED FOR WET LOCATION

② COORDINATE REQUIRED FLASHING WITH ROOF TYPE

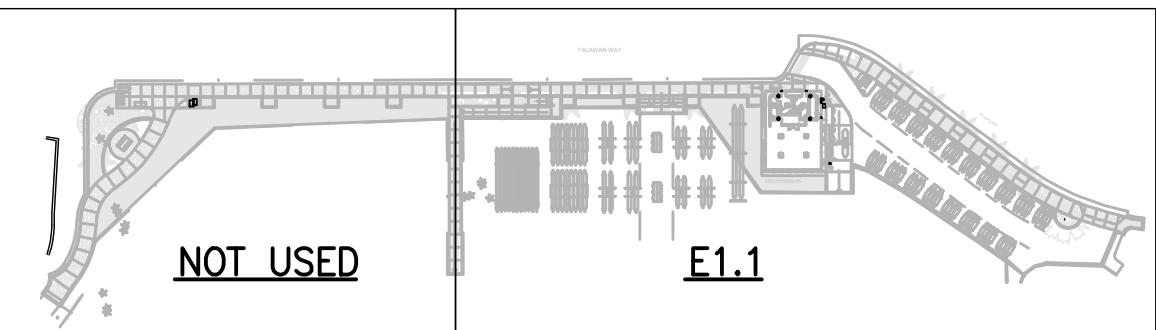
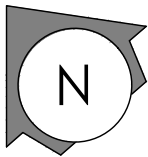
SCALE	AS NOTED
JOB NO.	19-22
ISSUE	
DATE	26.JUL.24



SPECIFIC NOTES:

- [1] ALL OUTLETS IN CABINETS SHALL BE GFCI WEATHER RESISTANT TYPE, MOUNTED IN WEATHERPROOF ENCLOSURE.
- [2] FOR RECEPTACLE LAYOUT IN OUTDOOR CABINETS REFER TO SHEET E2.1
- [3] CONTACTOR SHALL RELOCATE EXISTING PULL BOXES TO NEW LOCATION. EXACT LOCATION SHALL BE COORDINATE IN FIELD.
- [4] INTERCEPT CONDUIT AND WIRES AND RE-ROUTE TO NEW LOCATION. SUBJECT TO FIELD COORDINATION.
- [5] CONTRACTOR TO PROVIDE A LUMP SUM IN BID FOR EXPLORATION AND RELOCATION OF THIS PULL BOX AND ALL ASSOCIATED CONDUIT AND WIRES.
- [6] PROVIDE NEW U.G. CONCRETE PULL BOXES WITH BOLTED CAST IRON COVER IN NEW LOCATION. NEW PULL BOXES SHALL MATCH EXISTING U.G.P.B. DIMENSIONS. SUBJECT TO FIELD COORDINATION.

PARTIAL SITE PLAN EAST – ELECTRICAL
SCALE: 1/16" = 1'-0"



KEY PLAN

SPARANO+MOONEY
ARCHITECTURE

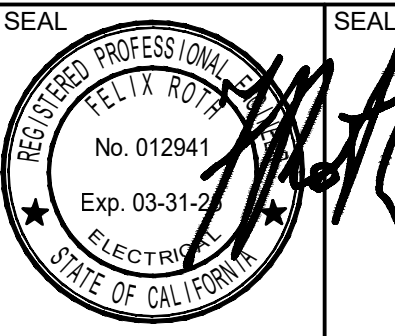
642 MOULTON AVENUE
LOS ANGELES, CA 90031-3715
www.sparanomooney.com
T 323.221.6600 F 323.221.7600

MOTHER'S BEACH
RESTROOM
NON-MOTORIZED BOAT
STORAGE

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT

SILVER, ROTH & ASSOCIATES INC.
CONSULTING ELECTRICAL ENGINEERS
511 SOUTH FAIRFAX AVENUE
LOS ANGELES, CALIFORNIA 90038-3130
TEL: (323) 933-3700 / FAX: (323) 933-3889
EMAIL: sra@silverroth.com



IF THIS SHEET IS LESS THAN
24"X36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN

REVISION SCHEDULE

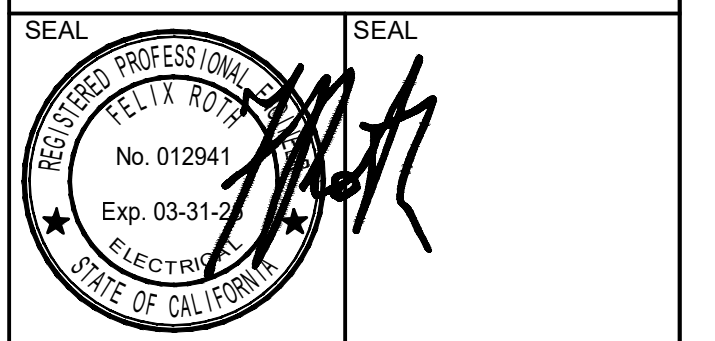
NO	DATE	DESCRIPTION

PARTIAL SITE PLAN EAST
- ELECTRICAL

SCALE	AS NOTED	SHEET NO.
JOB NO.	19-22	E1.1
ISSUE		
DATE	26.JUL.24	

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT



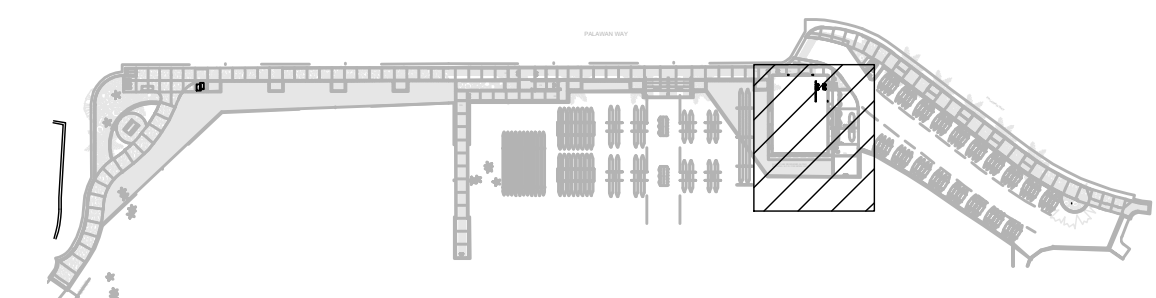
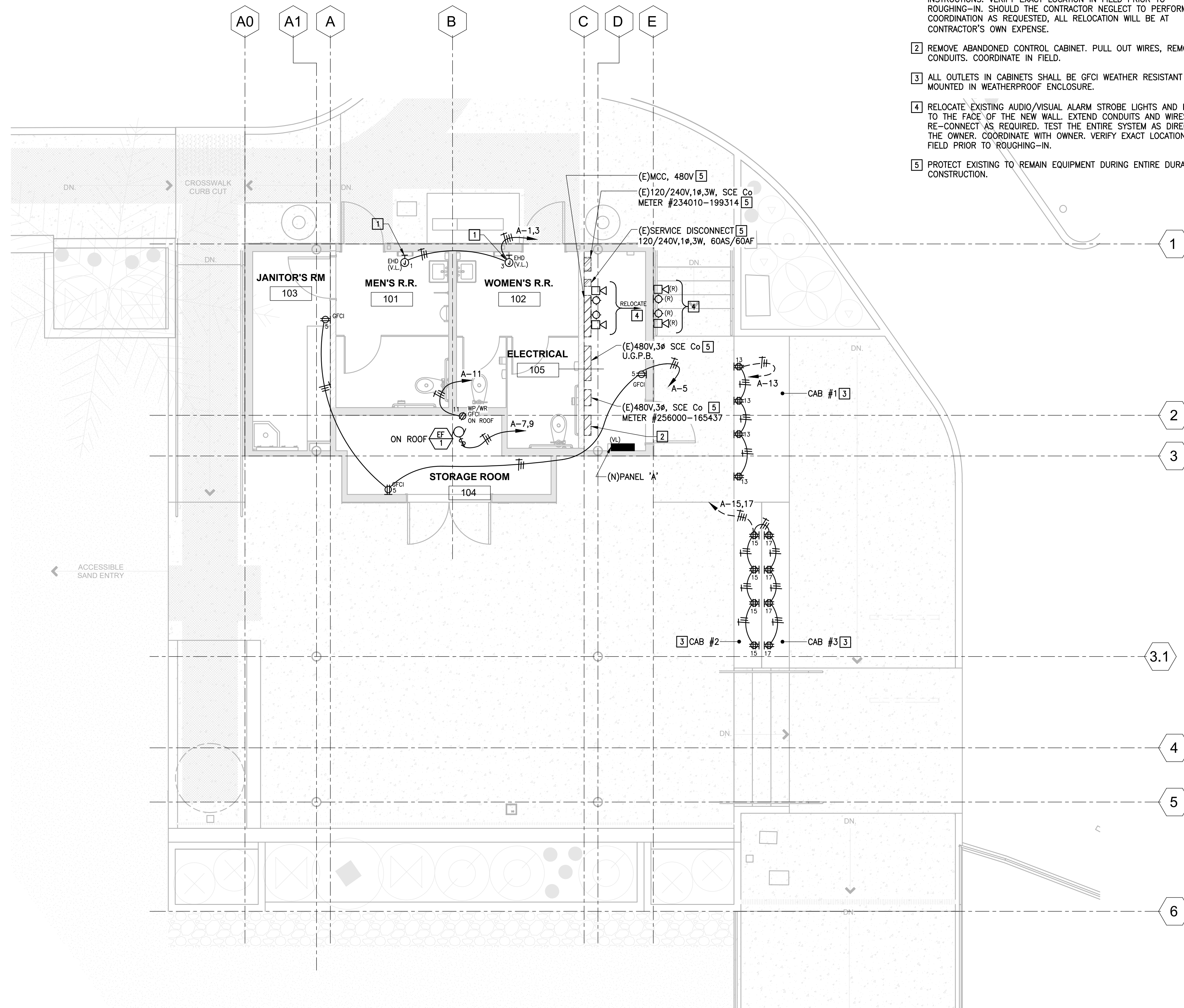
IF THIS SHEET IS LESS THAN
24"X36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN

[illegible]

POWER AND SIGNAL PLAN

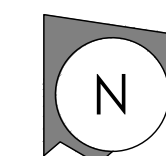
SCALE	AS NOTED	SHEET NO. E2.1
JOB NO.	19-22	
ISSUE		
DATE	26.JUL.24	



KEY PLAN

POWER AND SIGNAL PLAN

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

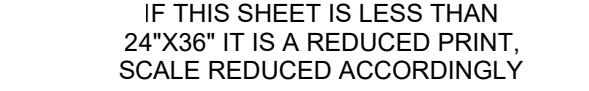


642 MOULTON AVENUE
LOS ANGELES, CA 90031-3715
www.sparanomooney.com
T 323.221.6600 F 323.221.7600

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292



SILVER, ROTH & ASSOCIATES INC.
CONSULTING ELECTRICAL ENGINEERS
511 SOUTH FAIRFAX AVENUE
LOS ANGELES, CALIFORNIA, 90036-3130
TEL: (323) 933-3700 / FAX: (323) 933-3869
EMAIL: sra@silverroth.com



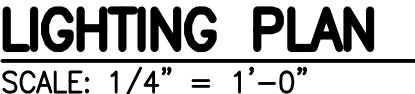
REVISION SCHEDULE

[illegible]

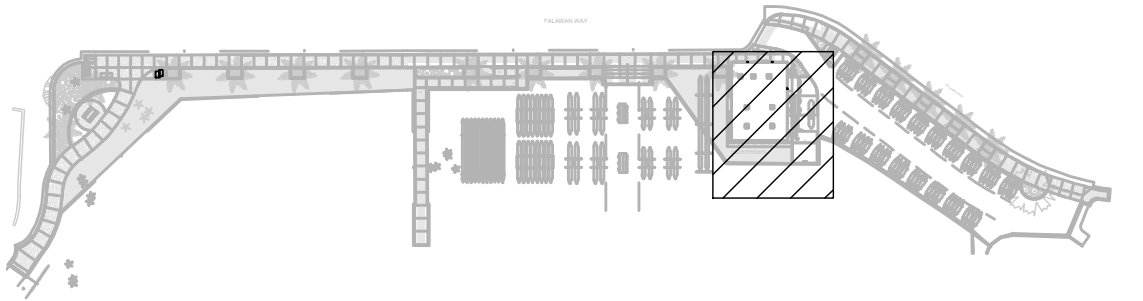
SCALE AS NOTED

SCALE	AS NOTED	SHEET NO. E3.1
JOB NO.	19-22	
ISSUE		
DATE	26.JUL.24	

1. REFER TO SHEET E0.1 FOR NOTES AND SCHEDULES



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



KEY PLAN

Indoor Lighting

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E	
Project Name:	Mothers Beach Restroom	Report Page:	(Page 7 of 7)
Project Address:	14110 Palawan Way	Date Prepared:	7/26/2024

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

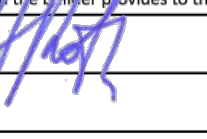
I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Felix Roth	Documentation Author Signature: 
Company: SRA	Signature Date: 2024-07-26
Address: 5111 S. Fairfax Los Angeles CA 90036	CEA/HERS Certification Identification (if applicable): 323-933-3700

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

- The information provided on this Certificate of Compliance is true and correct.
- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
- The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
- I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the designer provides to the building owner at occupancy.

Responsible Designer Name: Felix Roth	Responsible Designer Signature: 
Company: Silver Roth and Associates	Date Signed: 2024-07-26
Address: 5111 S. Fairfax Ave. City/State/Zip: Los Angeles CA 90036	License: 12941 Phone: 323.933.3700

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Generated Date/Time:

Report Version: 2022.0.000
Schema Version: rev 20220101

Documentation Software: EnergyPro

Compliance ID: EnergyPro-30080-0724-0160
Report Generated: 2024-07-26 14:56:37

Indoor Lighting

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E	
Project Name:	Mothers Beach Restroom	Report Page:	(Page 4 of 7)
Project Address:	14110 Palawan Way	Date Prepared:	7/26/2024

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

Area Level Controls		04	05	06	07	08	09	10	11	12	
Area Description	Complete Building or Area Category Primary Function Area	Manual Area Controls 130.1(a) / 160.5(b)4A	Multi-Level Controls 130.1(b) / 160.5(b)4B	Shut-Off Controls 130.1(c) // 160.5(b)4C	Primary/Sky lit Daylighting 130.1(d) / 160.5(b)4D	Secondary Daylighting 130.1(d) / 160.5(b)4D	Interlocked Systems 140.6(a)1/ 170.2(e)2A	Field Inspector	Pass	Fail	
Storage	All Other Space Types	Readily Accessible	Dimmer	See Building Level	NA: Rm < 24sf Glazing	NA: Rm < 24sf Glazing	No				
Restrooms	Restroom	Readily Accessible	NA: Restrooms	See Building Level	NA: Rm < 24sf Glazing	NA: Rm < 24sf Glazing	No				
Electrical Room	Electrical Mechanical Telephone Room	Readily Accessible	Multilevel Switch	See Building Level	NA: Rm < 24sf Glazing	NA: Rm < 24sf Glazing	No				
13											
Plan Sheet Showing Daylit Zones:											

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Each area complying using the Complete Building or Area Category Methods per 140.6(b) are included in this table. Column 06 indicates if additional lighting power allowances per 140.6(c) or adjustments per 140.6(a) are being used.

Conditioned Spaces		01	02	03	04	05	06	
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowance / Adjustment Area Category	PAF		
Janitor 103	All Other Space Types	0.4	101	40.4	No	No		
Mens Restroom 101	Restroom	0.65	105	68.2	No	No		
Womens Restroom 101	Restroom	0.65	134	87.1	No	No		
Electrical Room 105	Electrical Mechanical Telephone Room	0.4	77	30.8	No	No		

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Generated Date/Time:

Report Version: 2022.0.000
Schema Version: rev 20220101

Documentation Software: EnergyPro

Compliance ID: EnergyPro-30080-0724-0160
Report Generated: 2024-07-26 14:56:37

STATE OF CALIFORNIA

Indoor Lighting

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E	
Project Name:	Mothers Beach Restroom	Report Page:	(Page 5 of 7)
Project Address:	14110 Palawan Way	Date Prepared:	7/26/2024

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Conditioned Spaces		01	02	03	04	05	06	
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowance / Adjustment Area Category	PAF		
Storage 104	All Other Space Types	0.4	90	36	No	No		
TOTALS:			507	262.5	See Tables J, or P for detail			

J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

This section does not apply to this project.

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE

This section does not apply to this project.

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY

This section does not apply to this project.

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING

This section does not apply to this project.

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED DECORATIVE / SPECIAL EFFECTS

This section does not apply to this project.

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE

This section does not apply to this project.

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))

This section does not apply to this project.

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Generated Date/Time:

Report Version: 2022.0.000
Schema Version: rev 20220101

Documentation Software: EnergyPro

Compliance ID: EnergyPro-30080-0724-0160
Report Generated: 2024-07-26 14:56:37

STATE OF CALIFORNIA

Indoor Lighting

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E	
Project Name:	Mothers Beach Restroom	Report Page:	(Page 6 of 7)
Project Address:	14110 Palawan Way	Date Prepared:	7/26/2024

Q. RATED POWER REDUCTION COMPLIANCE FOR ONE-FOR-ONE ALTERATIONS

This section does not apply to this project.

R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS

This section does not apply to this project.

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)

This section does not apply to this project.

T. DWELLING UNIT LIGHTING

This section does not apply to this project.

U. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selections have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online.

Form/Title
NRCC-LTI-E - Must be submitted for all buildings

V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no NRCA forms required for this project.

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Generated Date/Time:

Report Version: 2022.0.000
Schema Version: rev 20220101

Documentation Software: EnergyPro

Compliance ID: EnergyPro-30080-0724-0160
Report Generated: 2024-07-26 14:56:37

Indoor Lighting

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E	
Project Name:	Mothers Beach Restroom	Report Page:	(Page 1 of 7)
Project Address:	14110 Palawan Way	Date Prepared:	7/26/2024

A. GENERAL INFORMATION

01 Project Location (city)	Marina Del Rey	04 Total Conditioned Floor Area (ft²)	507
02 Climate Zone	6	05 Total Unconditioned Floor Area (ft²)	0
03 Occupancy Types Within Project (select all that apply):		06 # of Stories (Habitable Above Grade)	1
• Support Areas • All Other Occupancies			

B. PROJECT SCOPE

This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.6 / 170.2(e) or 141.0(b)2 / 180.2(b)4 for alterations.

Scope of Work		Conditioned Spaces		Unconditioned Spaces	
01	My Project Consists of (check all that apply):	02	Calculation Method	03	Area (ft²)
☐ New Lighting System					
☐ New Lighting System - Parking Garage					
☒ Altered Lighting System					
Total Area of Work (ft²)		507		0	

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Generated Date/Time:

Report Version: 2022.0.000
Schema Version: rev 20220101

Documentation Software: EnergyPro

Compliance ID: EnergyPro-30080-0724-0160
Report Generated: 2024-07-26 14:56:37

STATE OF CALIFORNIA

Indoor Lighting

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E	
Project Name:	Mothers Beach Restroom	Report Page:	(Page 2 of 7)
Project Address:	14110 Palawan Way	Date Prepared:	7/26/2024

C. COMPLIANCE RESULTS

If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. for guidance.

Lighting in conditioned and unconditioned spaces must not be combined for compliance per 140.6(b)1 / 170.2(e)	Allowed Lighting Power per 140.6(b) / 170.2(e) (Watts)					Adjusted Lighting Power per 140.6(a) / 170.2(e) (Watts)			Compliance Results	
	01	02	03	04	05	06	07	08	09	
	Complete Building 140.6(c)1	Area Category 140.6(c)2 / 170.2(e)4	Area Category Additional 140.6(c)2G / 170.2(e)4Av (+)	Tailored 140.6(c)3 / 170.2(e)4B (+)	Total Allowed (Watts)	Total Designed (Watts)	PAF Lighting Control Credits 140.6(a)2 / 170.2(e)1B (-)	Total Adjusted (Watts) *Includes Adjustments	05 must be >= 08 140.6 / 170.2(e)	
	(See Table I)	(See Table I)	(See Table J)	(See Table K)	=	(See Table F)	(See Table P)	=		
Conditioned		262.5	0		=	263	=	171	=	171
Unconditioned					=		=		=	
Controls Compliance (See Table H for Details)										COMPLIES
Rated Power Reduction Compliance (See Table Q for Details)										COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Generated Date/Time:

Report Version: 2022.0.000
Schema Version: rev 20220101

Documentation Software: EnergyPro

Compliance ID: EnergyPro-30080-0724-0160
Report Generated: 2024-07-26 14:56:37

STATE OF CALIFORNIA

Indoor Lighting

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E	
Project Name:	Mothers Beach Restroom	Report Page:	(Page 3 of 7)
Project Address:	14110 Palawan Way	Date Prepared:	7/26/2024

F. INDOOR LIGHTING FIXTURE SCHEDULE

This table includes all planned permanent and portable lighting other than dwelling unit/ hotel/ motel room lighting. Multifamily dwelling unit and hotel/motel room lighting is documented in Table T. If using Table T to document lighting in multifamily common use areas providing shared provisions for living, eating, cooking or sanitation, those luminaires are not included here.

Designed Wattage: Conditioned Spaces									
01	02	03	04	05	06	07	08	09	10
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change¹	Watts per luminaire²	How is Wattage determined	Total Number of Luminaires	Excluded per 140.6(a)3 / 170.2(e)2C	Design Watts	Field Inspector
A	A - LED 4' Strip	No	NA	24	Mfr. Spec	4	No	96	☐ Pass ☐ Fail
B	B - LED Solar Tube	No	NA	25	Mfr. Spec	3	No	75	☐ Pass ☐ Fail
Total Designed Watts: CONDITIONED SPACES									171

¹FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per 140.6(a)4B / 170.2(e)2D is adjusted to be 75% / 80% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05.

²Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b). Wattage used must be the maximum rated for the luminaire, not the lamp.

G. MODULAR LIGHTING SYSTEMS

This section does not apply to this project.

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

This table includes lighting controls for conditioned and unconditioned spaces.

Building Level Controls				
01		02		03
Mandatory Demand Response 110.12(c)	Shut-off controls 130.1(c) / 160.5(b)4C	Field Inspector		
		Pass	Fail	
		☐	☐	
NA < 4,000W subject to multilevel	See Area/Space Level Controls			

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Generated Date/Time:

Report Version: 2022.0.000
Schema Version: rev 20220101

Documentation Software: EnergyPro

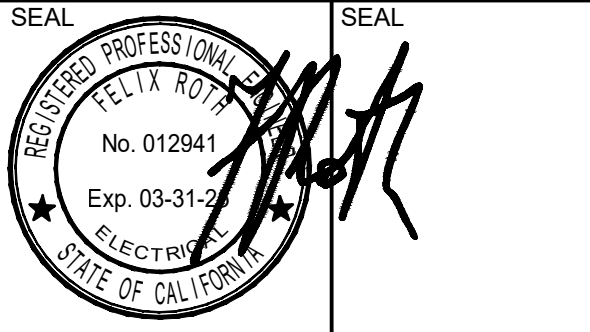
Compliance ID: EnergyPro-30080-0724-0160
Report Generated: 2024-07-26 14:56:37SPARANO+MOONEY
ARCHITECTURE642 MOULTON AVENUE
LOS ANGELES, CA 90031-3715

www.sparanomooney.com

T 323.221.6600 F 323.221.7600

MOTHER'S BEACH
RESTROOM
NON-MOTORIZED BOAT
STORAGE14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT

SILVER, ROTH & ASSOCIATES INC.
CONSULTING ELECTRICAL ENGINEERS
611 SOUTH FAIRFAX AVENUE
LOS ANGELES, CALIFORNIA 90036-3130
TEL: (323) 933-3700 / FAX: (323) 933-3889
EMAIL: sra@silverroth.comIF THIS SHEET IS LESS THAN
24"X36" IT IS A REDUCED PRINT,
SCALE REDUCED ACCORDINGLY

KEY PLAN

REVISION SCHEDULE

NO	DATE	DESCRIPTION

Outdoor Lighting

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E	
Project Name:	Mothers Beach Restroom	Report Page:	(Page 7 of 8)
		Date Prepared:	7/26/2024

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: <http://www.energy.ca.gov/r11e24/atcp/providers.html>

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	Hardscape; Canopy; Facade;

Generated Date/Time:	Documentation Software: EnergyPro
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance	Report Version: 2022.0.000 Schema Version: rev 20220101
Compliance ID: EnergyPro-30080-0724-0160	Report Generated: 2024-07-26 14:56:37

Outdoor Lighting

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E	
Project Name:	Mothers Beach Restroom	Report Page:	(Page 8 of 8)
Project Address:	14110 Palawan Way	Date Prepared:	7/26/2024

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

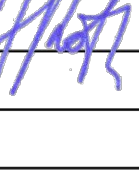
I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Felix Roth	Documentation Author Signature: 
Company: SRA	Signature Date: 2024-07-26
Address: 511 S. Fairfax	CA/HERS Certification Identification (if applicable):
City/State/Zip: Los Angeles CA 90036	Phone: 323-933-3700

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury under the laws of the State of California:

- The information provided on this Certificate of Compliance is true and correct.
- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
- The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
- I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation that is provided to the building owner at occupancy.

Responsible Designer Name: Felix Roth	Responsible Designer Signature: 
Company: Silver Roth and Associates	Date Signed: 2024-07-26
Address: 511 S. Fairfax Ave.	License: 12941
City/State/Zip: Los Angeles CA 90036	Phone: 323-933-3700

Generated Date/Time:	Documentation Software: EnergyPro
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance	Report Version: 2022.0.000 Schema Version: rev 20220101
Compliance ID: EnergyPro-30080-0724-0160	Report Generated: 2024-07-26 14:56:37

Outdoor Lighting

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E	
Project Name:	Mothers Beach Restroom	Report Page:	(Page 4 of 8)
		Date Prepared:	7/26/2024

G. SHIELDING REQUIREMENTS (BUG)

This section does not apply to this project.

H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.

Outdoor lighting for nonresidential buildings, parking garages and common service areas in multifamily buildings must be documented separately from outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit.

Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas in Multifamily Buildings

01	02	03	04	05	
Area Description	Shut-Off 130.2(c)1 / 160.5(c)	Auto-Schedule 130.2(c)2 / 160.5(c)	Motion Sensor 130.2(c)3 / 160.5(c)	Field Inspector	
Hardscape	Photocontrol	Provided	NA: >=24 ft	Pass	Fail
Canopy	Photocontrol	Provided	NA: Each Luminaire <= 40 Watts	☐	☐
Facade	Photocontrol	Provided	NA: Facade, etc. <=24 ft	☐	☐

¹ FOOTNOTE: Text has been abbreviated, please refer to Table 160.5-A to confirm compliance with the specific light source technologies listed.

² Authority having jurisdiction may ask for cutsheets or other documentation to confirm compliance of light source.

³ Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings are exempted from i and iii.

Generated Date/Time:	Documentation Software: EnergyPro
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance	Report Version: 2022.0.000 Schema Version: rev 20220101
Compliance ID: EnergyPro-30080-0724-0160	Report Generated: 2024-07-26 14:56:37

Outdoor Lighting

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E	
Project Name:	Mothers Beach Restroom	Report Page:	(Page 5 of 8)
		Date Prepared:	7/26/2024

I. LIGHTING POWER ALLOWANCE (per 140.7 / 170.2(e))

This table includes areas using allowance calculations per 140.7 / 170.2(e). General Hardscape Allowance is per Table 140.7-A/Table 170.2-R while "Use it or lose it"

Allowances are per Table 140.7-B/Table 170.2-S. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.

Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A for Nonresidential & Hotel/Motel

Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H, and are not included here. All other multifamily outdoor lighting is included here.										Table I (below)	Application Table J	Table K (Sales Frontage)	Table L (Ornamental)	Area Table M	
Calculated General Hardscape Lighting Power Allowance per Table 140.7-A for Nonresidential & Hotel/Motel															
02		03		04		05		06		07		08		09	
Area Description		Area Wattage Allowance (AWA)				Linear Wattage Allowance (LWA)				Total General AWA + LWA (Watts)					
		Illuminated Area (ft²)	Allowed Density (W/ft²)	Area Allowance (Watts)	Perimeter Length (ft)	Allowed Density (W/ft)	Linear Allowance (Watts)								
Exterior Wall Light		488	0.021	10.2	158	0.2	31.6	42							
Total Wattage Allowance for Entire Site (Watts):														250	
Instances of Initial Wattage Allowance (L2 0 only) ¹															
Total General Hardscape Allowance (Watts):														292	