

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

MOTHER'S BEACH RESTROOM NON-MOTORIZED BOAT STORAGE

14110 PALAWAN WAY, MARINA DEL REY , CA. 90292

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



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

KEY PLAN

REVISION SCHEDULE

NO	DATE	DESCRIPTION

COVER SHEET

SCALE	SHEET NO.
JOB NO.	19-22
ISSUE	G0.10
DATE	26.JUL.24

ISSUED FOR BID
AUGUST 6, 2024

PROJECT TEAM

OWNER:

COUNTY OF LOS ANGELES, DPW
900 SOUTH FREMONT AVE.
ALHAMBRA, CA. 91803
(626) 300-2361
CONTACT: SALIM SIOUFI

DEPARTMENT OF BEACHES AND HARBORS, DBH
13837 FIJI WAY
MARINA DEL REY, CA 90292
(424) 526-7756

ARCHITECT:

SPARANO + MOONEY ARCHITECTURE, INC.
642 MOULTON AVE. STUDIO W4
LOS ANGELES, CA 90031
(323) 221-6600

STRUCTURAL ENGINEER:

VCA ENGINEERS, INC.
1041 SOUTH GARFIELD AVE. SUITE 210
ALHAMBRA, CA 91801
(323) 729-6098
CONTACT: YOUNG NAM, S.E. P.E.

MECHANICAL ENGINEER:

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

ELECTRICAL ENGINEER:

SILVER, ROTH & ASSOCIATES
511 SOUTH FAIRFAX AVE.
LOS ANGELES, CA 90036
(323) 933-3700
CONTACT: FELIX ROTH P.E.

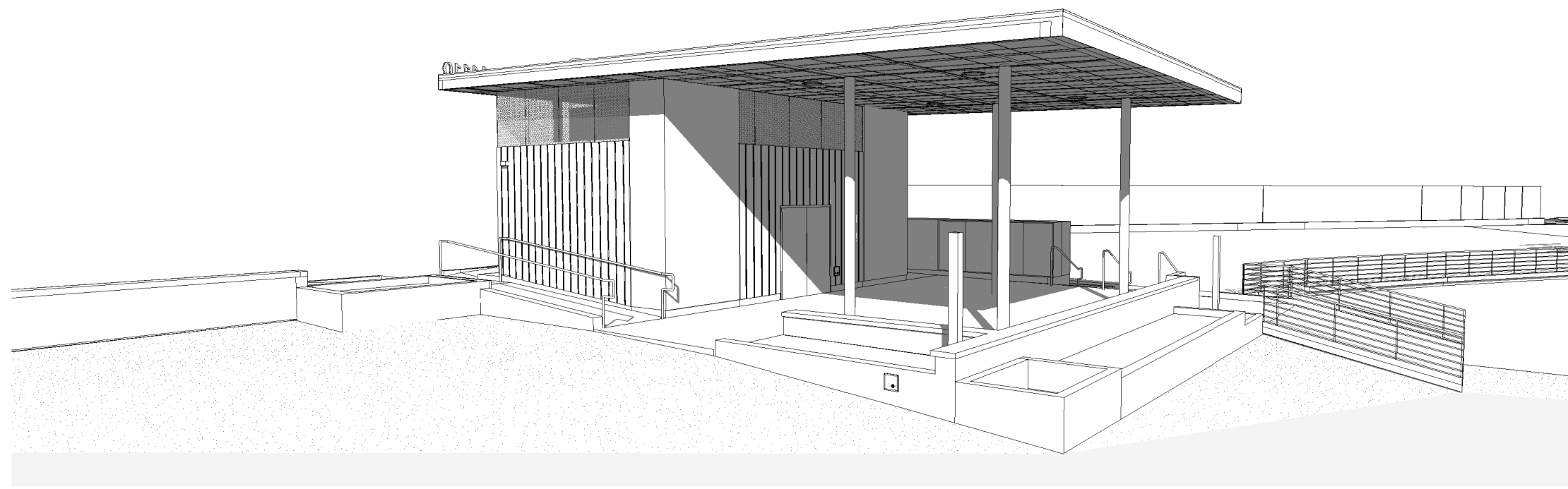
CIVIL ENGINEER:

VCA ENGINEERS, INC.
1041 SOUTH GARFIELD AVE. SUITE 210
ALHAMBRA, CA 91801
(323) 729-6098
CONTACT: AUTUMN WAGGONER.

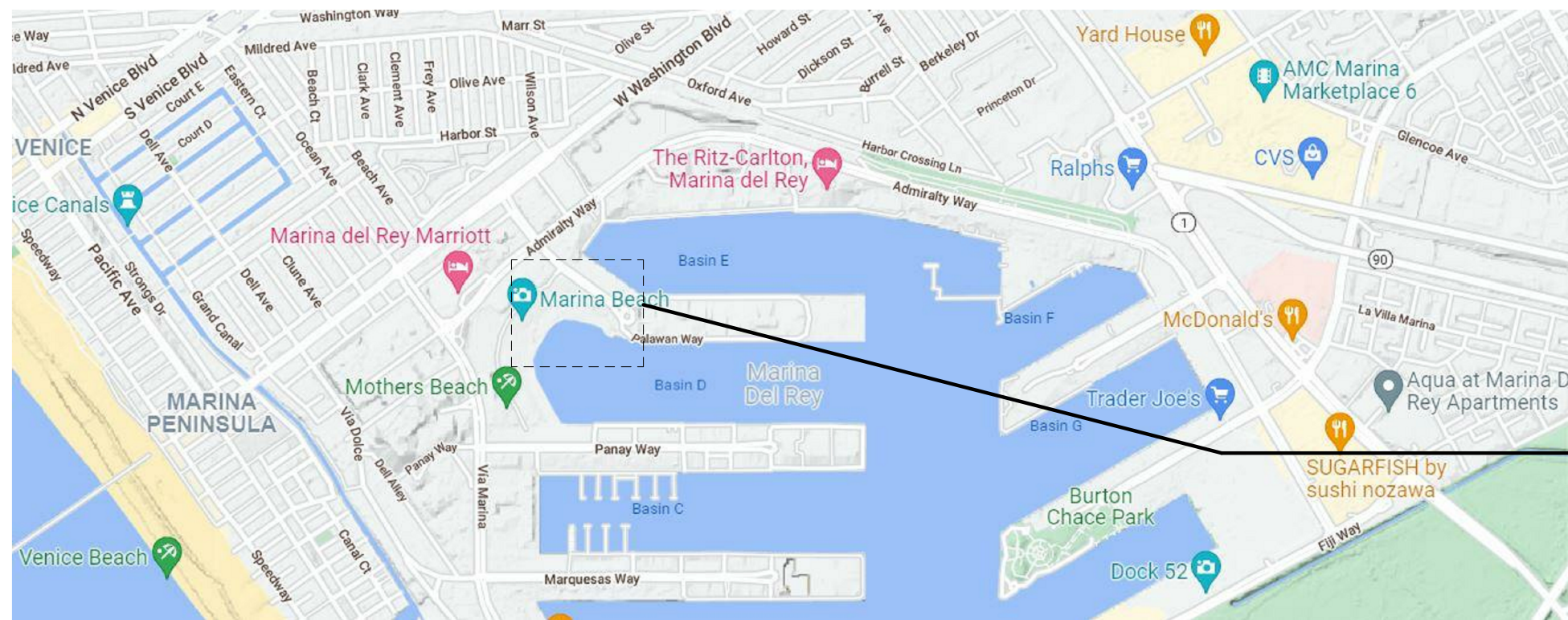
LANDSCAPE ARCHITECT:

WITHERS & SANDGREN, LTD.
20948 TULSA STREET
CHATSWORTH, CA 91311
(818) 291-0200
CONTACT: LACEY WITHERS

PROJECT RENDERING



VICINITY PLAN



PROJECT LOCATION
14110 PALAWAN WAY
MARINA DEL REY, CA 90292

SCOPE OF WORK

THE NON-MOTORIZED BOATER RECREATION BUILDING & PROMENADE PROJECT INVOLVES THE RENOVATION OF THE 700 SF BUILDING LOCATED AT 14110 PALAWAN WAY IN MARINA DEL REY, CA. THIS RENOVATION WILL PROVIDE ADA ACCESSIBLE RESTROOMS, A SHELTERED ACTIVITY AREA FOR STAGING PRIOR TO AND POST SAILING ACTIVITIES WITH DIRECT ORIENTATION TOWARDS THE SHORE OF THE MARINA, AND PERMANENT RENTABLE STORAGE AMENITIES FOR USE BY VARIOUS BOATING CLUBS PRESENT IN THE COMMUNITY. IN ADDITION, A NEW ACCESSIBLE PROMENADE EXTENSION WILL BE CONSTRUCTED TO CONNECT THE MARINA BEACH PROMENADE (NORTH WEST) WITH THE PARCEL 28 PROMENADE. SCOPE INCLUDES THE FOLLOWING:

- PARTIAL DEMOLITION OF THE EXISTING BUILDING AND INSTALLATION OF A NEW BUILDING FACADE.
- SITE ELEMENTS AROUND THE BUILDING PERIMETER WILL BE UPGRADED TO COMPLY WITH THE CURRENT CALIFORNIA TITLE-24 ACCESSIBILITY CODE STANDARDS INCLUDING AN ACCESSIBLE PATH OF TRAVEL CONNECTED TO THE EXISTING PUBLIC RIGHT-OF-WAY.
- PROVIDE TWO PUBLIC RINSE-OFF STATIONS W/ ONE CONFORMING TO ACCESSIBILITY REQUIREMENTS.
- COMPLETE RENOVATION OF THE EXISTING PUBLIC RESTROOMS, PROVIDING CONFORMING DOOR WIDTHS FOR BUILDING ACCESSIBILITY AND PLACEMENTS OF NEW CURBS & GUARDRAILS.
- NEW PLUMBING FIXTURES AND PLUMBING LINES.
- NEW MISCELLANEOUS MECHANICAL VENTILATION SYSTEM.
- NEW BUILDING LIGHTING, RECEPTACLES, AND NEW ELECTRICAL PANEL.
- REPLACEMENT & REARRANGEMENT OF ELEVATED DRY BOAT STORAGE RACKS SERVING THE PUBLIC.
- INCLUSION OF A NEW BOAT RINSE OFF AREA.
- CREATE A 8'-0" WIDE CONTINUOUS ADA PATH OF TRAVEL VIA A NEW PROMENADE LINKING MOTHER'S BEACH PICNIC AREA TO PARCEL 28.
- PROVIDE BIO-FILTRATION PLANTERS ALONG THE PROMENADE TO TREAT THE SURFACE RUNOFF.
- PROVIDE BIO-FILTRATION PLANTERS AT THE BUILDING TO TREAT THE SURFACE & BUILDING ROOF RUNOFF.

SHEET INDEX

GENERAL

G0.10 COVER SHEET
G0.20 SYMBOLS & ABBREVIATIONS
G0.30 CODE ANALYSIS AND GENERAL NOTES
G0.40 ACCESSIBILITY, TYP TOILET LAYOUTS & ACCESSORIES
G0.50 PLOT PLAN
G0.60 EGRESS PLAN

SURVEY

1 TOPOGRAPHIC SURVEY
2 TOPOGRAPHIC SURVEY
3 TOPOGRAPHIC SURVEY
4 TOPOGRAPHIC SURVEY

CIVIL

C1.00 GENERAL NOTES, LEGENDS AND ABBREVIATIONS
C1.01 GENERAL NOTES, LEGENDS AND ABBREVIATIONS
CD1.00 DEMOLITION PLAN
CD1.01 DEMOLITION PLAN
CD1.02 DEMOLITION PLAN
C2.00 SITE PLAN
C2.01 SITE PLAN
C2.02 SITE PLAN
C3.00 GRADING PLAN
C3.01 GRADING PLAN
C3.02 GRADING PLAN
C3.10 GRADING SECTIONS
C3.11 GRADING SECTIONS
C3.12 GRADING SECTIONS
C3.13 GRADING SECTIONS
C3.20 WALL FOUNDATION PLAN
C4.00 UTILITY PLAN
C4.01 UTILITY PLAN
C4.02 UTILITY PLAN
C4.10 LID PLAN
C4.20 STORM DRAIN PROFILE
C4.21 STORM DRAIN PROFILE
C5.00 MISCELLANEOUS DETAILS
C5.01 MISCELLANEOUS DETAILS
C5.02 MISCELLANEOUS DETAILS
C5.03 MISCELLANEOUS DETAILS
C5.04 MISCELLANEOUS DETAILS
C6.00 EROSION CONTROL PLAN
C6.10 EROSION CONTROL DETAILS

LANDSCAPE

L1.01 PLANTING PLAN
L1.02 PLANTING PLAN
L1.50 PLANTING DETAILS & NOTES
L2.01 IRRIGATION PLAN
L2.02 IRRIGATION PLAN
L2.50 IRRIGATION LEGENDS
L2.51 IRRIGATION NOTES
L2.52 IRRIGATION CALCULATIONS
L2.53 IRRIGATION DETAILS
L2.54 IRRIGATION DETAILS
L2.55 IRRIGATION DETAILS
L2.56 IRRIGATION DETAILS

ARCHITECTURAL

A0.01 AS-BUILTS
A0.02 AS-BUILTS
A1.10 ENLARGED SITE PLAN
A1.11 ENLARGED SITE PLAN
A1.12 ENLARGED SITE PLAN
A2.00 ENLARGED DEMO SITE PLAN
A2.01 ENLARGED DEMO SITE PLAN
A2.02 ENLARGED DEMO SITE PLAN
A2.03 DEMO PLAN/SECTION
A2.10 FLOOR PLAN
A2.11 ROOF PLAN
A2.15 SLAB AND CURB CONTROL PLAN
A3.10 REFLECTED CEILING PLAN
A3.50 ENLARGED FLOOR PLAN
A4.10 EXTERIOR ELEVATIONS

A4.11 EXTERIOR ELEVATIONS
A4.20 INTERIOR ELEVATIONS
A5.10 BUILDING SECTIONS
A6.00 WALL SECTIONS
A7.00 WALL TYPES
A7.01 WALL TYPES
A7.10 TYPICAL DETAILS
A7.11 TYPICAL DETAILS
A7.12 TYPICAL DETAILS
A7.13 CABINETRY DETAILS
A7.14 CABINETRY DETAILS
A7.15 FACADE DETAILS
A7.16 EXTERIOR DETAILS
A7.17 BOAT RACK DETAILS
A7.18 BOAT RACK DETAILS
A8.01 DOOR TYPES
A8.10 FINISH SCHEDULE, NOTES, & LEGEND
A8.11 SIGNAGE SCHEDULE
A8.12 PERFORATED PANEL SCHEDULE

STRUCTURAL

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

MECHANICAL

M1.00 LEGENDS, NOTES & SHEET INDEX
M2.10 HVAC FLOOR PLAN
M2.11 HVAC ROOF PLAN
M7.00 DETAILS, CONTROLS AND SCHEDULE

PLUMBING

P0.10 LEGENDS, GENERAL NOTES AND SHEET INDEX
P0.11 SCHEDULES & DETAILS
P0.50 NEW SITE PLAN
P2.10 NEW FLOOR PLAN
P2.11 NEW ROOF PLAN

ELECTRICAL

E0.1 GEN. NOTES AND SPECIFICATIONS, SCHEDULES & NOTES
E1.1 PARTIAL SITE PLAN EAST - ELECTRICAL
E2.1 POWER AND SIGNAL PLAN
E3.1 LIGHTING PLAN
E4.1 TITLE 24
E4.2 TITLE 24

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE
2023 CALIFORNIA PLUMBING CODE
2023 CALIFORNIA MECHANICAL CODE
2023 CALIFORNIA ENERGY CODE
2023 CALIFORNIA GREEN BUILDING STANDARDS CODE
2023 CALIFORNIA FIRE CODE
TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE
TITLE 22 OF THE CALIFORNIA HEALTH AND SAFETY CODE

2023 COUNTY OF LOS ANGELES CODE OF REGULATIONS.

2023 COUNTY OF LOS ANGELES BUILDING CODE
2023 COUNTY OF LOS ANGELES ELECTRICAL CODE
2023 COUNTY OF LOS ANGELES PLUMBING CODE
2023 COUNTY OF LOS ANGELES MECHANICAL CODE
2023 COUNTY OF LOS ANGELES GREEN BUILDING STANDARDS CODE
2023 COUNTY OF LOS ANGELES EXISTING BUILDING CODE



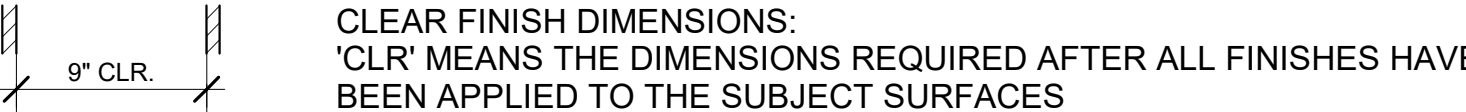
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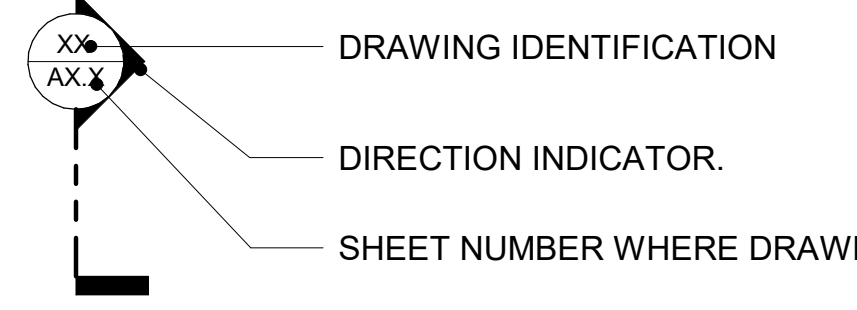
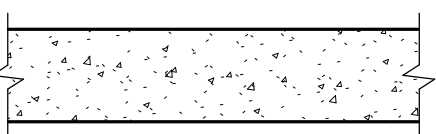
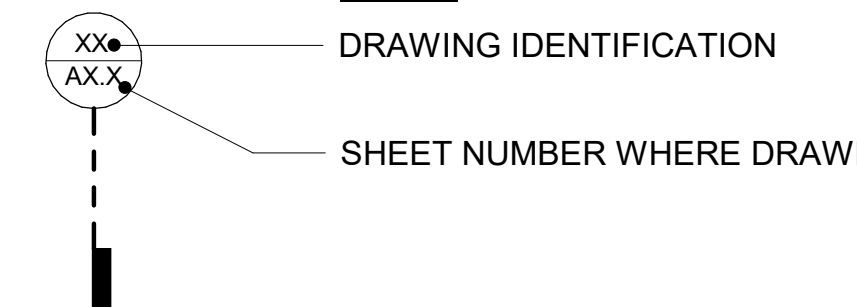
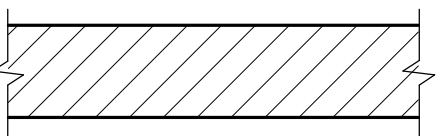
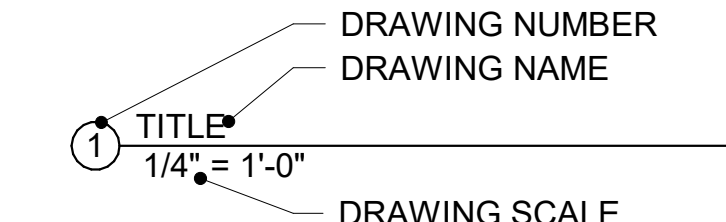
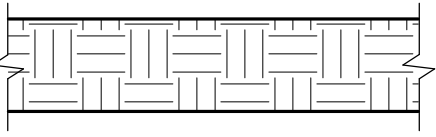
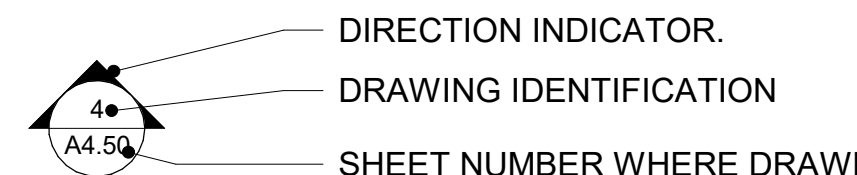
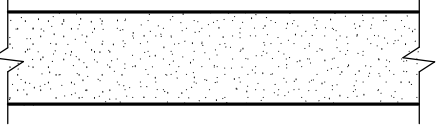
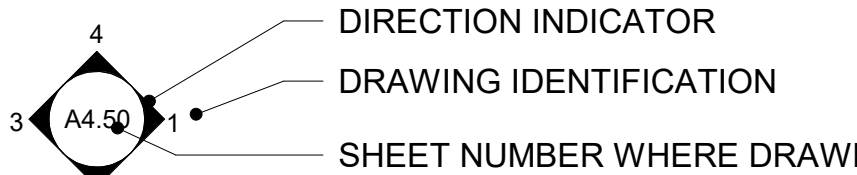
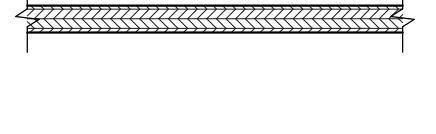
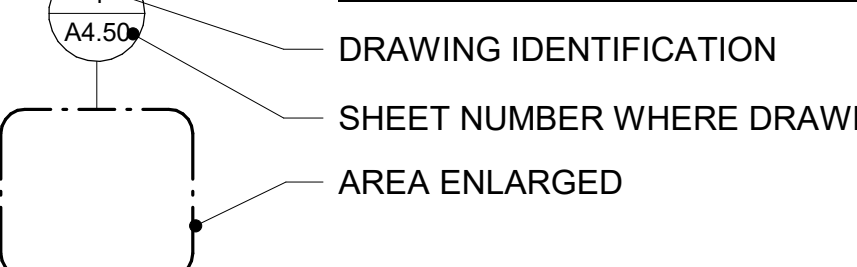
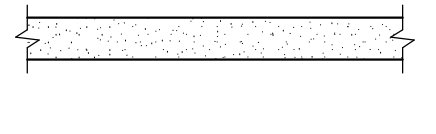
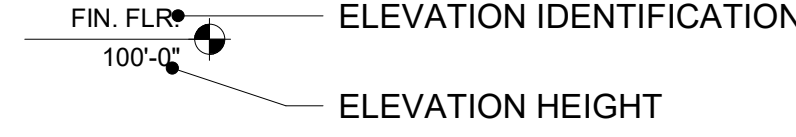
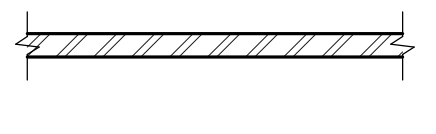
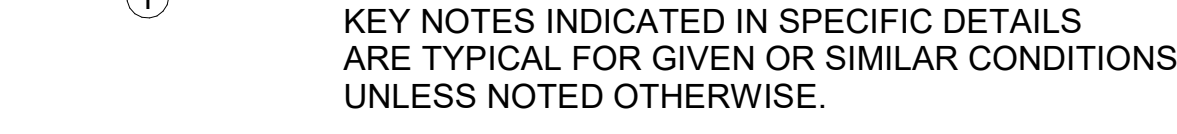
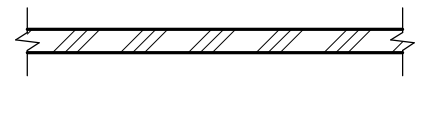
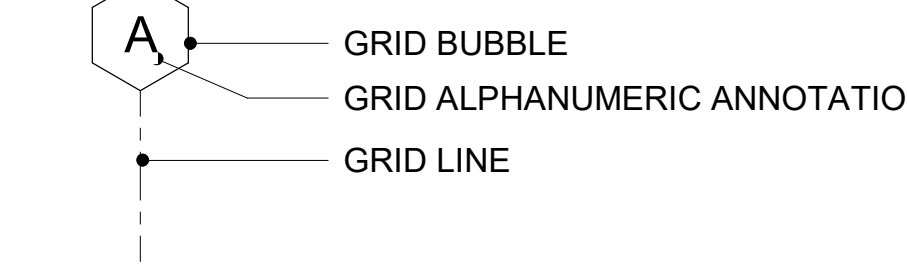
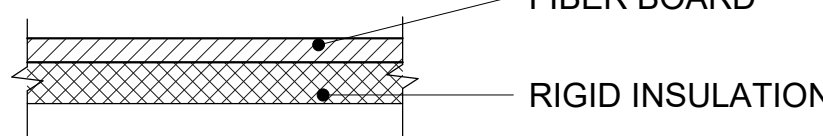
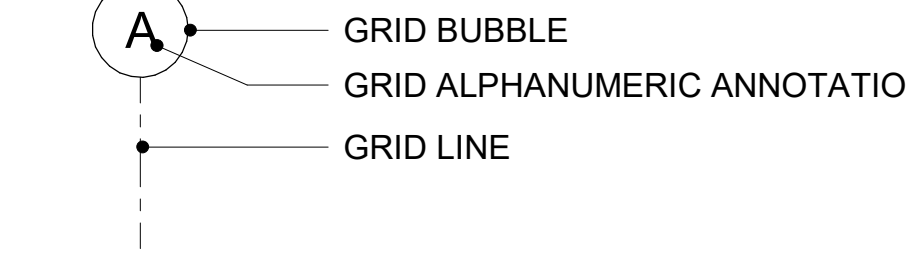
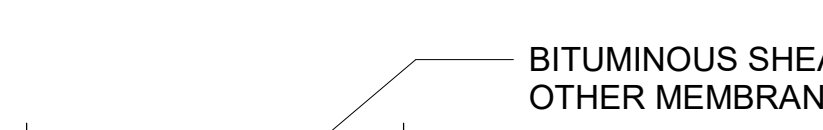
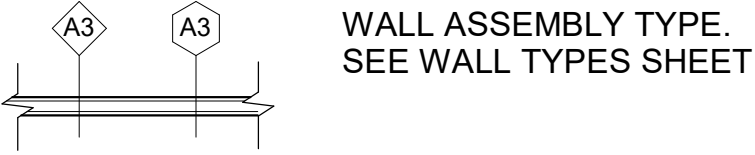

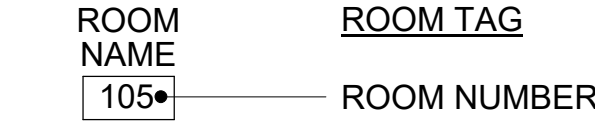
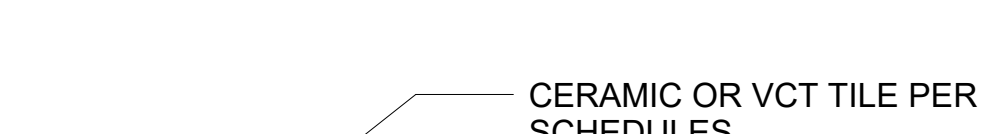
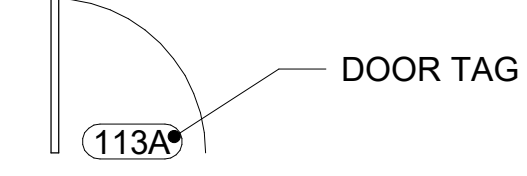


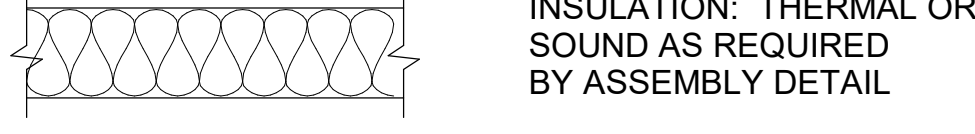
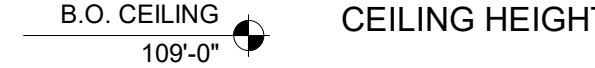
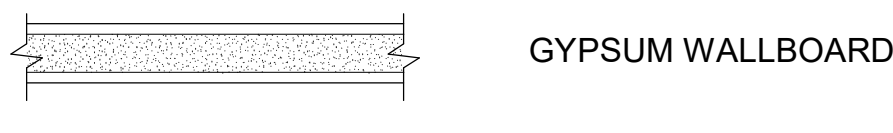
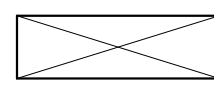
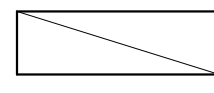
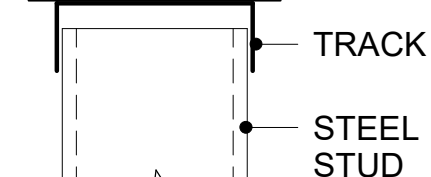
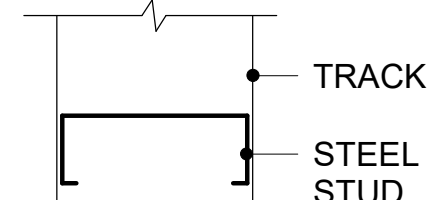
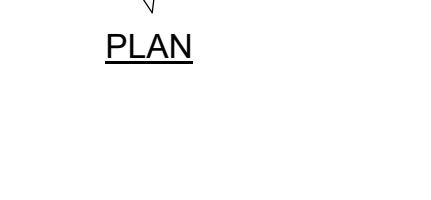
AMERICANS WITH DISABILITY ACT
ACCESSIBILITY GUIDELINES (ADAAG)

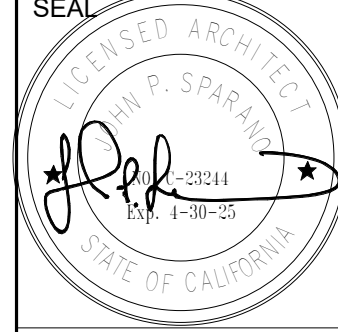
THE CALIFORNIA ACCESS COMPLIANCE LAW
(CCR, TITLE 24)

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY DIMENSIONS AND EXISTING CONDITIONS AT THE PROJECT SITE PRIOR TO BID SUBMITTAL AND START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY SPARANO + MOONEY ARCHITECTURE OF ANY DISCREPANCIES FOR CLARIFICATIONS.
- ALL WORK SHALL CONFORM TO & BE IN FULL & COMPLETE COMPLIANCE WITH ALL **LOS ANGELES COUNTY** STANDARDS, REGULATIONS, ORDINANCES, AND CODES.
- THE CONTRACTOR SHALL IDENTIFY CRITICAL DUE DATES FOR OWNER SELECTIONS TO BE PURCHASED AND INSTALLED BY THE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE PROTECTION DURING CONSTRUCTION INCLUDING WITHOUT LIMITATION IN ACCORDANCE WITH THE CODES & REGULATIONS OF GOVERNING AGENCY.
- CONTRACTOR SHALL CHECK & VERIFY SIZE & LOCATION OF DUCT OPENINGS & PLUMBING RUNS WITH MECHANICAL CONTRACTOR BEFORE POURING CONCRETE SLAB OR FRAMING SAID OPENINGS. DUCT OPENINGS IN FIRE RATED WALLS SHALL HAVE FIRE DAMPERS. SEAL BETWEEN DUCTS & PARTITION WHERE REQUIRED.
- CONTRACTOR SHALL COORDINATE THE INSTALLATION OF OWNER PURCHASED APPLIANCES AND EQUIPMENT WITH ADJACENT AND ASSOCIATED WORK SUCH AS BUT NOT LIMITED TO CABINETRY, FRAMING, LIGHTING, AND WASTE AND DRAINAGE PIPING.

ARCHITECTURAL ABBREVIATIONS				DRAWING SYMBOLS			
A.B. ABV A.C. ACOUS ACT ADJ A.F. AFF ALUM ANOD A.P. ARCH ASPH A.W.P.	ANCHOR BOLT ABOVE ASPHALTIC CONCRETE ACOUSTICAL ACOUSTICAL CEILING TILE ADJUSTABLE, ADJACENT ACCESS FLOORING ABOVE FINISH FLOOR ALUMINUM ANODIZED ACCESS PANEL ARCHITECTURAL ASPHALT ACOUSTICAL WALL PANEL	E.O.C. EQ EQUIP ETC E.W.C. EXH EXP'D EXT	EMERGENCY OPERATIONS CENTER EQUAL EQUIPMENT ET CETERA ELECTRIC WATER COOLER EXHAUST EXPOSED EXTERIOR	M.B. MAT'L MAX MDL MECH MED MFR MFRD MIN MOUNT M.R.G.B. M.S. MTL	MACHINE BOLT MATERIAL MAXIMUM MODEL MECHANICAL MEDIUM MANUFACTURER MANUFACTURED MINIMUM MOUNTED MOISTURE RESISTANT GYP BD MAGNETIC SWITCH METAL	SL S.L.D. S.M. S.M.D. SPEC S.P.D. SQ S.R.F. S.S. S.S.D. ST STD S.T.D. STL STN STOR STRUCT SUSP SW	SLOPE SEE LANDSCAPE DRAWINGS SHEET METAL SEE MECHANICAL DRAWINGS SPECIFICATIONS SEE PLUMBING DRAWINGS SQUARE SHEET RUBBER FLOORING STAINLESS STEEL SEE STRUCTURAL DRAWINGS STONE STANDARD SEE THEATRICAL DRAWINGS STEEL STAIN STORAGE STRUCTURAL SUSPENDED SWITCH
BD BLDG BLK BM BRKT B.U.R. BOT	BOARD BUILDING BLOCK, BLOCKING BEAM BRACKET BUILT UP ROOF BOTTOM	FD F.E. FEC FF F.G. F.H.C. FIN FIXT FL FLG F.O. F.O.C. F.O.S. FRAM'G F.S. FT FTG FURR	FLOOR DRAIN FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISH FLOOR FINISH GRADE FIRE HOSE CABINET FINISH FIXTURE FLOOR FLOORING FACE OF FACE OF CONCRETE FACE OF STUD FRAMING FINISH SURFACE FOOT, FEET FOOTING FURRING	N. N/A N.I.C. N-R	NORTH NOT APPLICABLE NOT IN CONTRACT NON-RATED	T T & B T.C. TEL TEMP T&G T.G. THK TJI T.O. TOC T.O.P. T.O.PL. T.P. T.W. TYP TS UBC UNO UOC UON	TREAD TOP AND BOTTOM TOP OF CURB TELEPHONE TEMPERED TONGUE AND GROOVE TREE GRATE THICK TRUSS JOIST TOP OF TOP OF CONCRETE TOP OF PARAPET TOP OF PLATE TOILET PARTITION TOP OF WALL TYPICAL TUBE STEEL UNIFORM BUILDING CODE UNLESS NOTED OTHERWISE UNLESS OTHERWISE CALLED UNLESS OTHERWISE NOTED
C CAB C.B. CBC CEM C.I. C.I.P. CJ C.L. CLG CLR CLOS CMU COL COMM COMPTR CONC CONT CORR C.P. C.T. C.T.B.	CARPET CABINET CATCH BASIN CALIFORNIA BUILDING CODE CEMENT, CEMENTITIOUS CAST IRON CAST IN PLACE CONTROL JOINT CHAIN LINK CEILING CLEAR CLOSET CONCRETE MASONRY UNIT COLUMN COMMUNICATION COMPUTER CONCRETE CONTINUOUS, CONTROL CORRIDOR CONTROL POINT CERAMIC TILE CERAMIC TILE BASE	G. GA GALV GC G.I. GL GLZ GYP GWB	GAS LINE GAUGE GALVANIZED GENERAL CONTRACTOR GALVANIZED IRON GLASS GLAZING GYPSUM WALLBOARD GYPSUM WALLBOARD	H HC HD H.D.G. HDR HDWD HDWR HM HORIZ H.P. HR HT HTR HYDR	HIGH HOLLOW CORE, HANDICAPPED SURFACE HARDENER HOT DIPPED GALVANIZED HEADER HARDWOOD HARDWARE HOLLOW METAL HORIZONTAL HIGH POINT HOUR HEIGHT HEATER HYDRAULT	R R.A. R.B. RCP RE: REF REING REQ'D REV RI RM R.R. R.T.	RADIUS RETURN AIR RUBBER BASE REFLECTED CEILING PLAN REFER TO REFRIGERATOR REINFORCING REQUIRED REVISION RISER ROOM RUBBER FLG W/ PROFILE RINGS RUBBER TREAD/RISER
DEPT DET D.F. DIA DIAG DIM DIV DN DR DS DWGS	DEPARTMENT DETAIL DRINKING FOUNTAIN DIAMETER DIAGONAL DIMENSION DIVISION(S) DOWN DOOR DOWNSPOUT DRAWINGS	IBC IN INSUL INT INT'L	INTERNATIONAL BUILDING CODE INCH, INCHES INSULATION INTERIOR INTERNATIONAL	S. S.A. S.A.Q.D. S.C. S.C.D. SCHED SEAL SECT S.E.D. SERV SF SGL SHTG SHLV SHT SIM	SOUTH SUPPLY AIR SEE AQUATIC DRAWINGS SOLID CORE SEE CIVIL DRAWINGS SCHEDULE SEALER (CONCRETE OR STONE) SECTION SEE ELECTRICAL DRAWINGS SERVER SQUARE FEET SINGLE SHEATHING SHELVING SHEET SIMILAR	W. WAINS WC WD W/H WDW WM WP W/ WR WRGB WWF WWW	WEST WAINSCOT WATER CLOSET WOOD WATER HEATER WINDOW WIRE MESH WEATHERPROOF WITH WATER RESISTANT WATER RESISTANT GYP BD WELDED WIRE FABRIC WELDED WIRE MESH
EA E. (E) EXIST EXT'G EJ EL ELEC ELEV	EACH EAST EXISTING EXISTING EXISTING EXPANSION JOINT ELEVATION ELECTRICAL ELEVATION	JAN JST KITCH L.A. LAM LAV LBS LIB L.P. LTG	JANITOR JOINT KITCHEN LANDSCAPE AREA LAMINATED LAVATORY POUNDS LIBRARY LOW POINT LIGHTING			Ø # & @ °	DIAMETER POUND OR NUMBER CENTER LINE AND AT DEGREES
DIMENSION GRAPHIC NOTES							
NOTE: GENERAL CONTRACTOR RESPONSIBILITIES FOR DIMENSIONS PROVIDED WITHIN THESE DRAWINGS ARE OUTLINED BELOW:							
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL ARCHITECTURAL DIMENSIONS TO ASSURE PROPER PLACEMENT OF ALL PARTS AND MATERIALS IN CONJUNCTION WITH ALL OTHER DISCIPLINES REPRESENTED IN THESE DOCUMENTS, PRIOR TO COMMENCING WORK.							
2. VERIFY ALL DIMENSIONS INCLUDING SITE CONDITIONS, BEFORE STARTING WORK.							
3. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.							
4. CONTRACTOR SHALL NOT SCALE THE DRAWINGS.							
NOTE: UNLESS NOTED OTHERWISE, DIMENSIONS IN THESE DRAWINGS ARE GENERALLY PLACED AS INDICATED BELOW:							
1. MASONRY: TO UNFINISHED FACE (NOTE @ SPLITE FACE CONDITION THESE DRAWINGS ASSUME STANDARD 8" OR 12" WIDE BLOCK)							
2. CONCRETE: TO UNFINISHED FACE							
3. STRUCTURAL: TO STEEL OR TUBING FACE, OR CENTER LINE							
4. COLUMNS: CENTER LINE							
5. NONBEARING PARTITIONS: TO FACE OF STUD. SEE NOTE 6 BELOW:							
6. DIMENSION GRAPHICS							
				DIMENSION TO CENTER LINE			
				DIMENSION TO FACE OF STUD OR OTHER UNFINISHED SURFACE			
				CLEAR FINISH DIMENSIONS: 'CLR' MEANS THE DIMENSIONS REQUIRED AFTER ALL FINISHES HAVE BEEN APPLIED TO THE SUBJECT SURFACES			

DRAWING SYMBOLS					
BUILDING OR WALL SECTION		GRAPHIC SYMBOLS		DESCRIPTION	
				CONCRETE OR OTHER CEMENTITIOUS MATERIAL	
				MASONRY: (CMU, STONE, OR BRICK, AS INDICATED IN ASSEMBLY DETAILS)	
				EARTH/SOIL	
				GRAVEL OR SAND	
				PLYWOOD	
				CEMENT PLASTER	
				STEEL	
				ALUMINUM	
				FIBER BOARD	
				RIGID INSULATION	
				BITUMINOUS SHEATHING OR OTHER MEMBRANE	
				SUBSTRATE PER ASSEMBLY DETAIL	
				CERAMIC OR VCT TILE PER SCHEDULES	
				INSULATION: THERMAL OR SOUND AS REQUIRED BY ASSEMBLY DETAIL	
				GYPSUM WALLBOARD	
				CONTINUOUS WOOD MEMBER	
				WOOD MEMBER INTERRUPTED AT SHORT INTERVALS OR BLOCKING	
				STEEL STUDS (DRAWINGS AT LARGER SCALES)	
				SECTION	
				PLAN	

SPARANO+MOONEY ARCHITECTURE			
642 MOULTON AVENUE LOS ANGELES, CA 90031-3715 www.sparanomooney.com T 323.221.6600 F 323.221.7600			
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14110 PALAWAN WAY, MARINA DEL REY, CA. 90292			
CONSULTANT			
SEAL  SEAL			
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KEY PLAN			
REVISION SCHEDULE			
NO	DATE	DESCRIPTION	

MOTHER'S BEACH
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NON-MOTORIZED BOAT
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KEY PLAN

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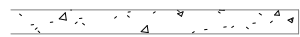
PLOT PLAN

SCALE	As indicated	SHEET NO. G0.50
JOB NO.	19-22	
ISSUE		
DATE	26.JUL.24	

GENERAL NOTES

1. CONTRACTOR TO INSURE UNIFORMITY OF ADA ACCESSIBLE PATH AND VERIFY ALL CROSS SLOPES ARE IN COMPLIANCE WITH APPLICABLE CODES. 48" MINIMUM WIDTH WALKWAY, 5% MAX. SLOPE IN DIRECTION OF TRAVEL, 2% MAX. CROSS-SLOPE PER SECTION 11B-406.3 AND 11B-33.3.5. SEE THIS SHEET FOR ADA PATH OF TRAVEL.
2. PRIOR TO ANY DIGGING, EXCAVATION, OR ANY DESTRUCTIVE SITE WORK, CONTACT APPROPRIATE UTILITY AGENCIES TO IDENTIFY LOCATIONS OF ALL UNDERGROUND UTILITIES.
3. ALL EXCAVATION AND GRADING WORK SHALL COMPLY WITH THE CURRENT BUILDING CODE.
4. 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.
5. CONSTRUCTION IN THE PUBLIC RIGHT OF WAY AND PROJECTION BEYOND THE PROPERTY LINES SHALL COMPLY WITH COUNTY OF LOS ANGELES BUILDING CODE CHAPTER 32.
6. PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY COUNTY OF LOS ANGELES BUILDING CODE CHAPTER 33.
7. TEMPORARY SIGNAGE 7 DAYS OR LESS, SHALL NOT BE REQUIRED TO COMPLY WITH 11B-216 SIGNS.

GRAPHIC LEGEND



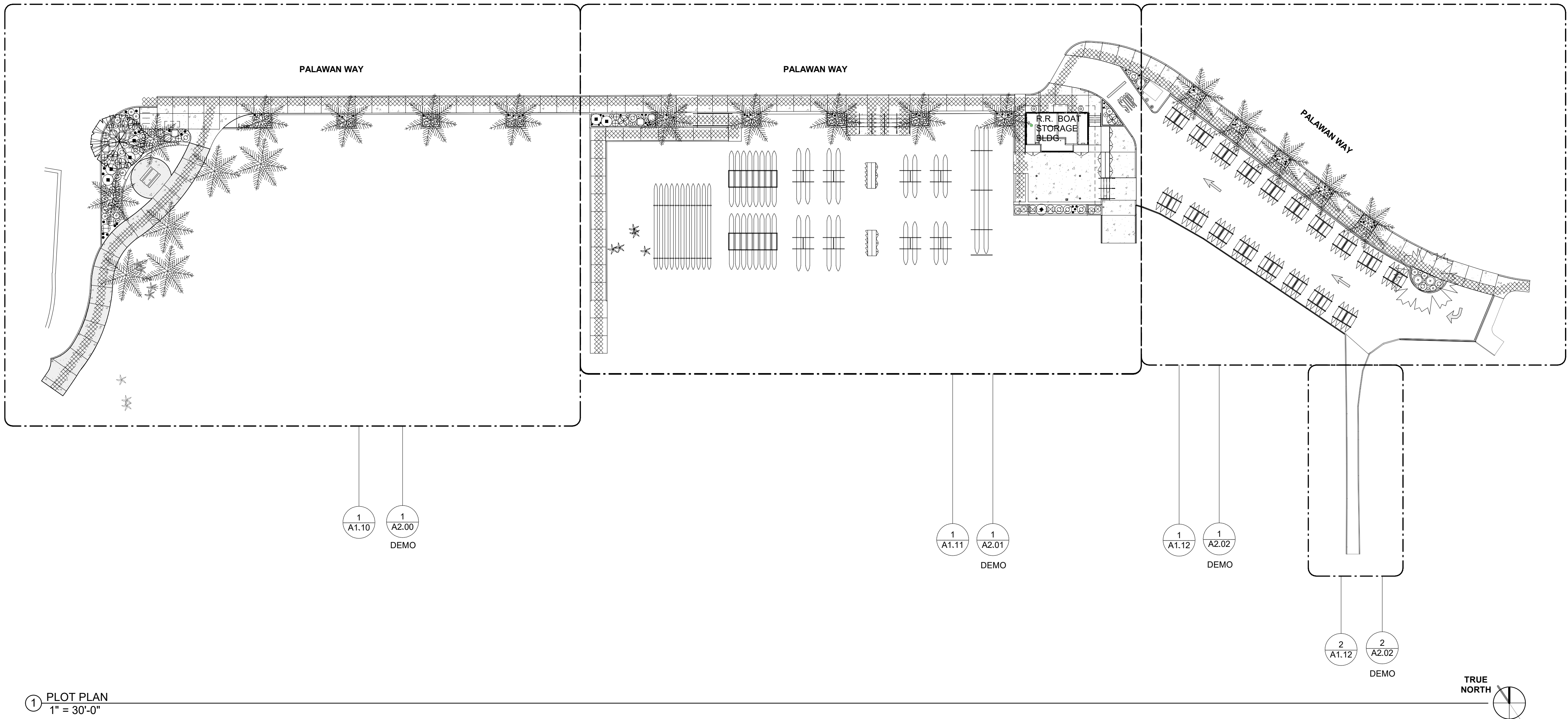
(N) CONCRETE SURFACE



(N) 48" MIN. WIDTH ADA PATH OF TRAVEL

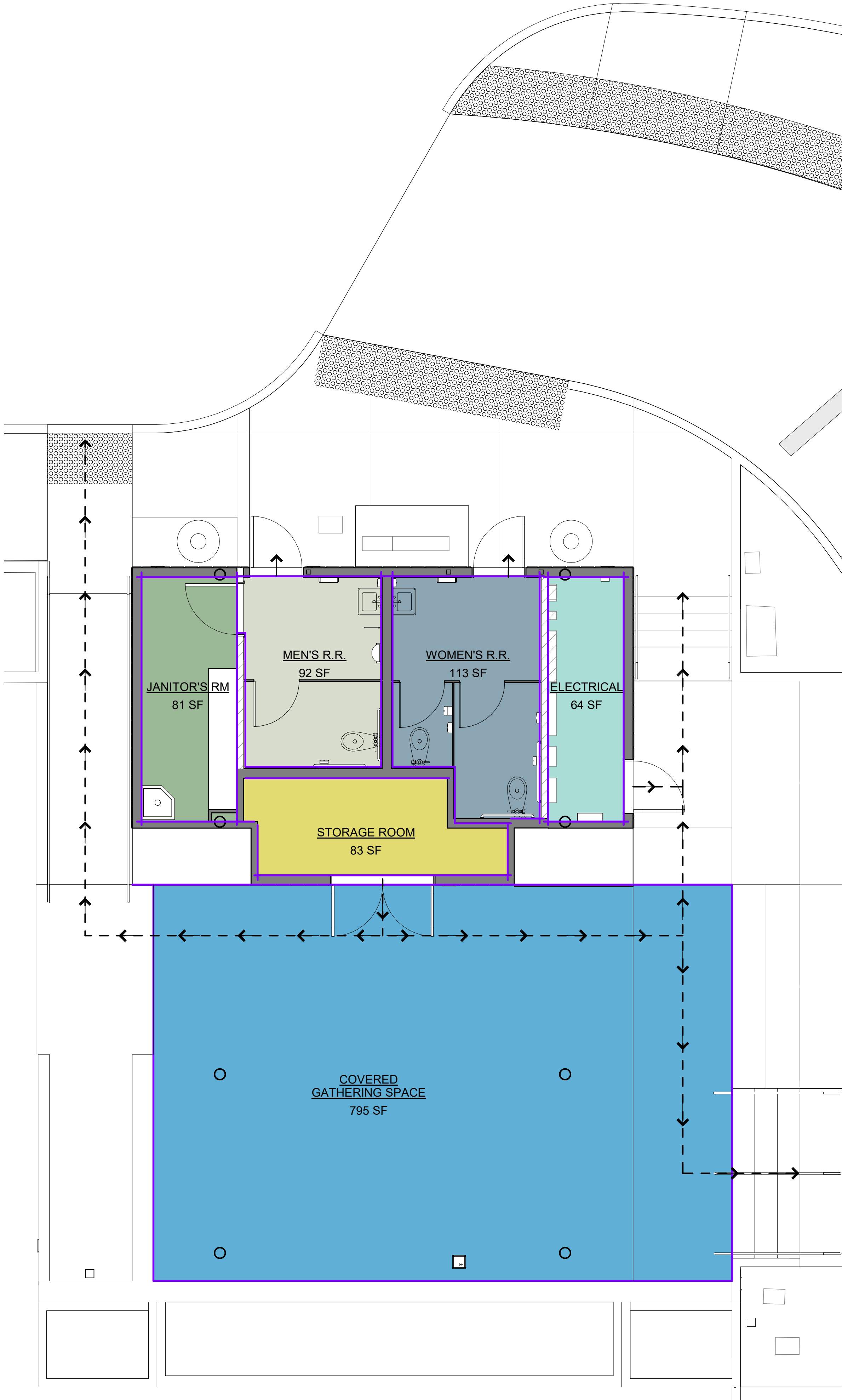


(N) INTEGRAL COLOR CONCRETE 'C1'
MANUFACTURER: TRADEMARK
COLOR: PALOMINO INTEGRAL COLOR
NOTE: 3/8" 75% INYO BRONZE FINISH

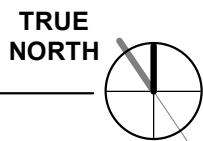


① PLOT PLAN
1" = 30'-0"

TRUE
NORTH



① EGRESS PLAN
1/4" = 1'-0"



EGRESS CALCULATIONS							
NAME	TOTAL AREA	OCCUPANT LOAD	OCCUPANT LOAD FACTOR	DOOR WIDTH FACTOR	EGRESS DOOR WIDTH	STAIR WIDTH FACTOR	EGRESS STAIR WIDTH
COVERED GATHERING SPACE	795 SF	4	200	0.2	40	0.3	60
ELECTRICAL	64 SF	1	300	0.2	60	0.3	90
JANITOR'S RM	81 SF	1	300	0.2	60	0.3	90
MEN'S R.R.	92 SF	1	100	0.2	20	0.3	30
STORAGE ROOM	83 SF	1	300	0.2	60	0.3	90
WOMEN'S R.R.	113 SF	2	100	0.2	20	0.3	30

GENERAL NOTES - EGRESS

- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT IN ACCORDANCE WITH BUILDING CODE 1010.1.19.
- IN THE EVENT OF POWER SUPPLY FAILURE IN ROOMS, SPACES, AND BUILDINGS THAT REQUIRE TWO OR MORE MEANS OF EGRESS, AN EMERGENCY ELECTRICAL SYSTEM FOR A DURATION OF NOT LESS THAN 90 MINUTES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN BUILDING CODE 1008.3.
- THE MEANS OF EGRESS TRAVEL, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE AS REQUIRED BY BUILDING CODE 1008.2.

MOTHER'S BEACH
RESTROOM
NON-MOTORIZED BOAT
STORAGE

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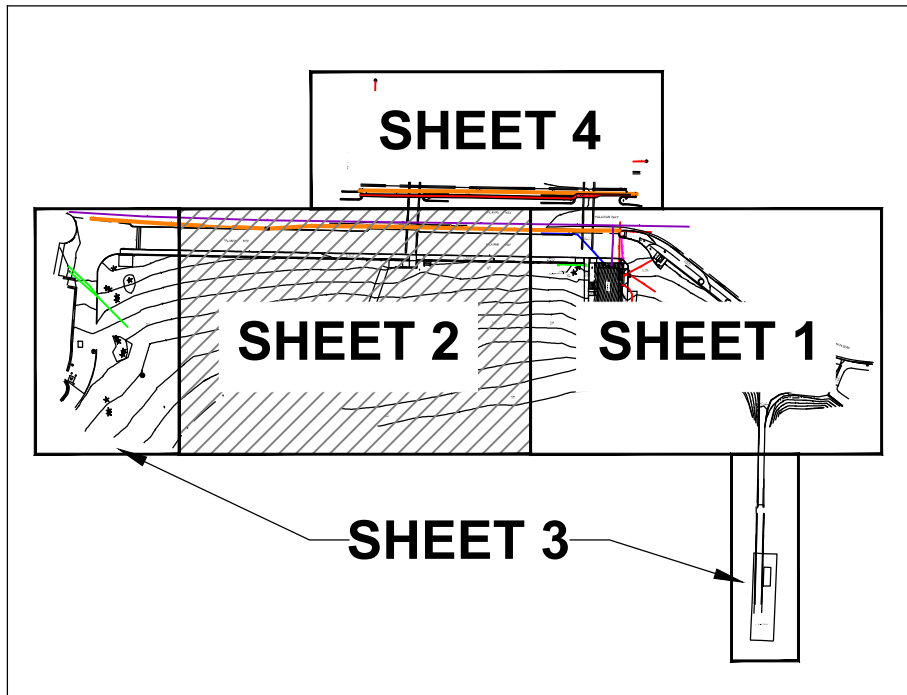
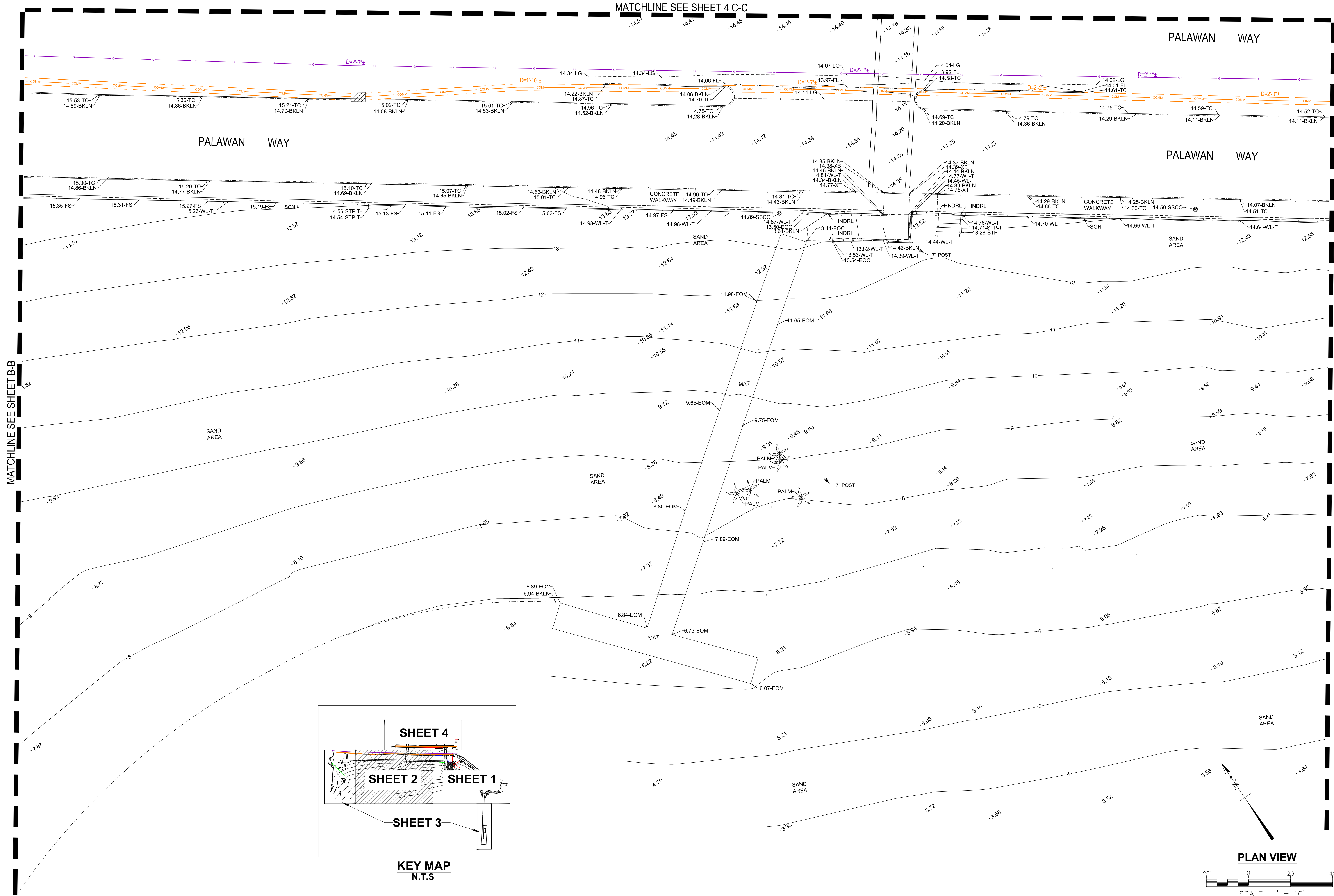
KEY PLAN

REVISION SCHEDULE

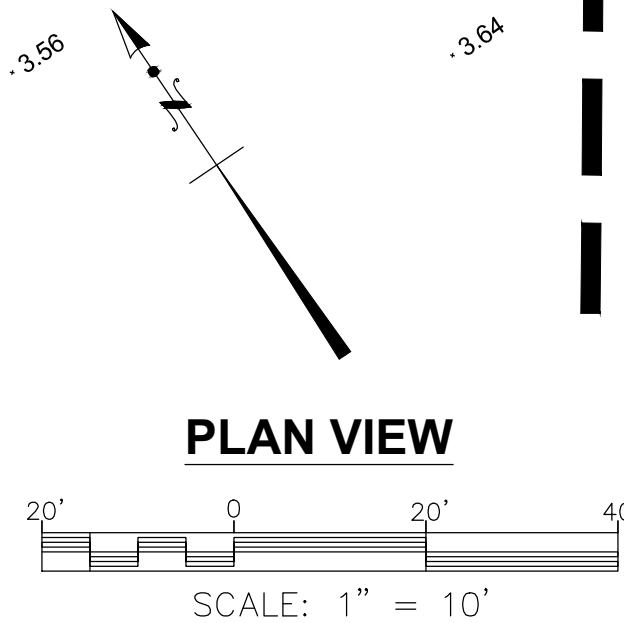
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EGRESS PLAN

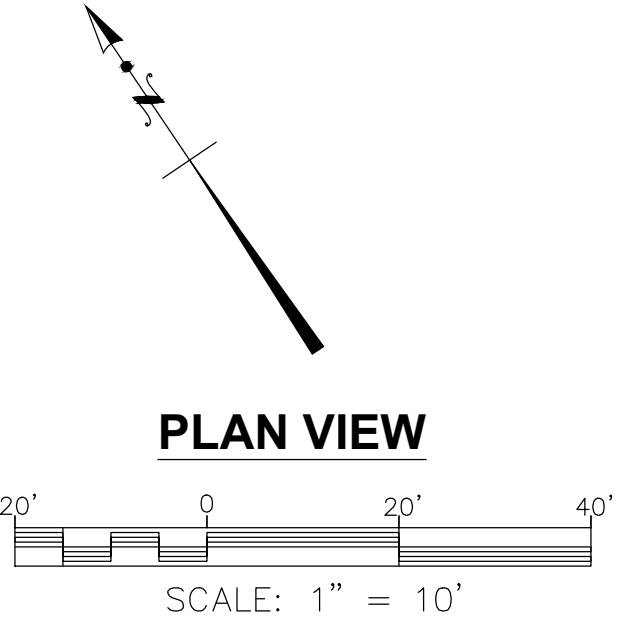
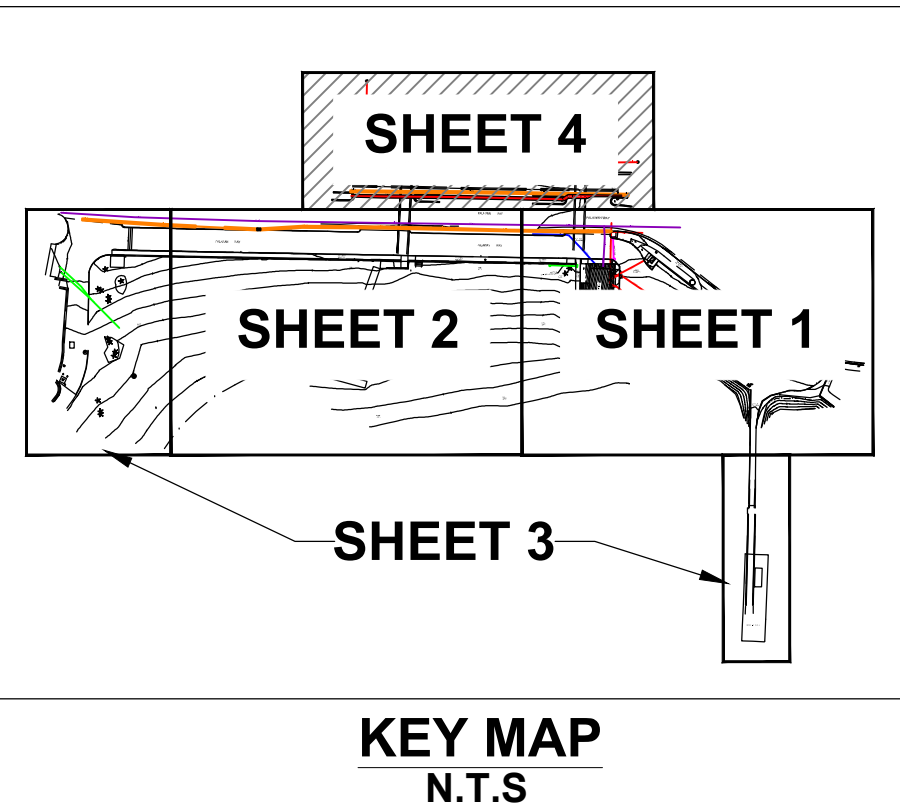
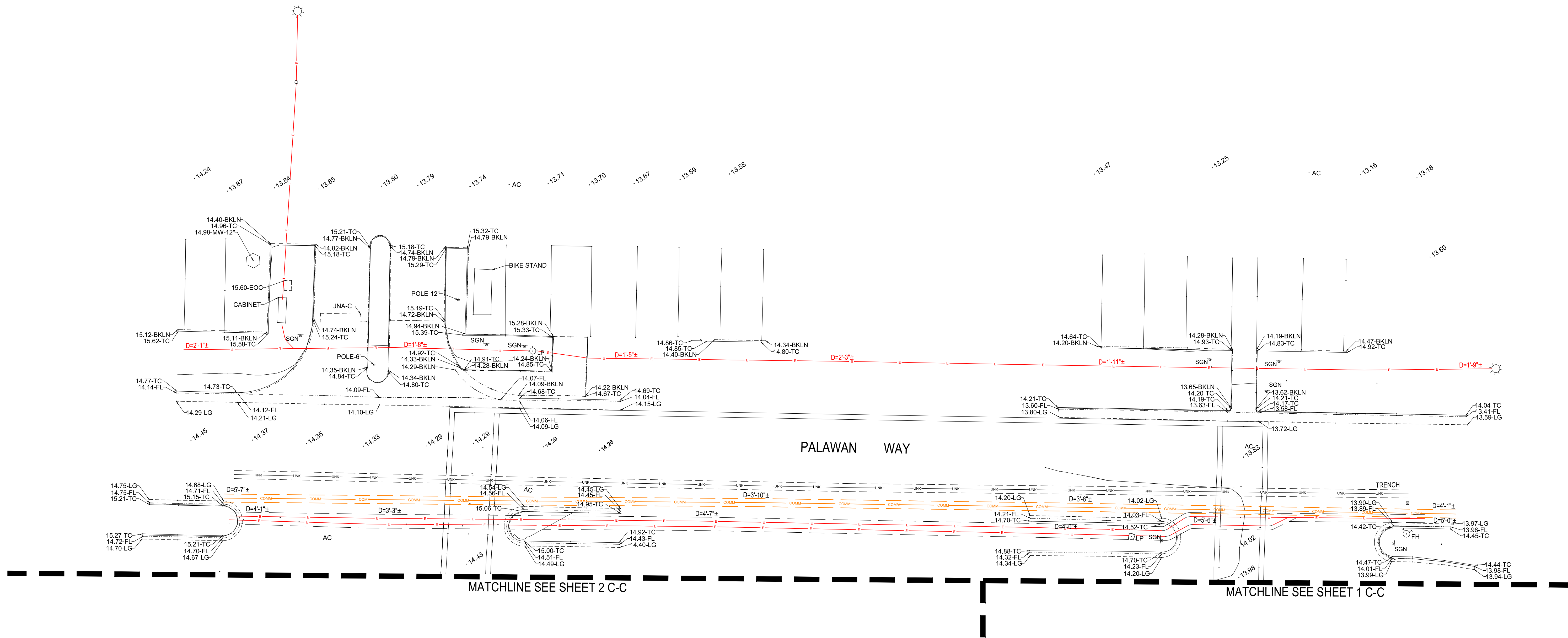
SCALE	As indicated	SHEET NO. G0.60
JOB NO.	19-22	
ISSUE		
DATE	26.JUL.24	



KEY MAP
N.T.S



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS 900 SOUTH FREMONT AVENUE ALHAMBRA, CALIFORNIA, 91803-1331	
MOTHER'S BEACH RESTROOM / BOAT STORAGE RENOVATION 14110 PALAWAN WAY, MARINA DEL REY, CA. 90292 TOPOGRAPHIC SURVEY MAP	
TITLE	
SURVEYED BY KD	
DESIGNED BY SM	
CHECKED BY AA	
IN CHARGE SAW	
DATE 07/13/2023	
PREPARED BY WES WAGNER ENGINEERING & SURVEY, INC.	
17134 DEVONSHIRE STREET • SUITE 200 • NORTHridge • CA • 91325-1619 818.892.6565 • FAX 818.488.9480 • mail@wesinc.org • www.wesinc.org	
JOB NO. 2569-005	REV
DRAWING NO. TOPO-001	
SCALE 1" = 10'	
SHEET NO. SHEET 2	



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA, 91803-1331

MOTHER'S BEACH RESTROOM
/ BOAT STORAGE RENOVATION
14110 PALAWAN WAY,
MARINA DEL REY, CA. 90292
TOPOGRAPHIC SURVEY MAP

TITLE					
SURVEYED BY	DESIGNED BY	CHECKED BY	IN CHARGE	DATE	
KD	SM	AA	SAW	07/13/2023	

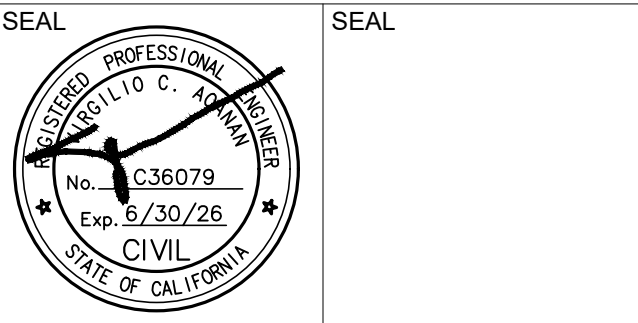
PREPARED BY
WES WAGNER
ENGINEERING
& SURVEY, INC.
17134 DEVONSHIRE STREET • SUITE 200 • NORTHridge • CA • 91325-1619
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JOB NO.	2569-005	REV	
DRAWING NO.	TOPO-001		
SCALE	1" = 10'		
SHEET NO.	SHEET 4		

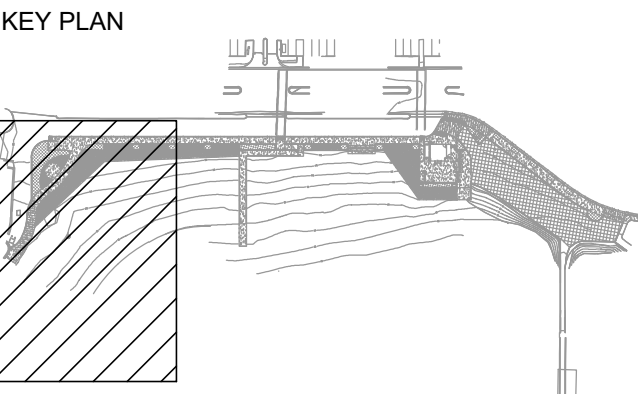
MOTHER'S BEACH
RESTROOM
NON-MOTORIZED BOAT
STORAGE

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

CONSULTANT
VCA ENGINEERS, INC.
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NO	DATE	DESCRIPTION

DEMOLITION PLAN

SCALE	1" = 10'-0"	SHEET NO.
JOB NO.	19-22	CD1.00
ISSUE		
DATE	26.JUL.24	

REMOVAL NOTES:

- 1 REMOVE EXISTING AC PAVEMENT AND BASE MATERIAL, FULL DEPTH.
- 2 SAWCUT AND REMOVE 1' OF EXISTING AC PAVEMENT ADJACENT TO NEW CURB INSTALLATION. REPLACE PER NOTE 5 ON SHEET C2.00
- 3 REMOVE EXISTING CONCRETE PAVEMENT AND BASE MATERIAL, FULL DEPTH.
- 6 REMOVE EXISTING CURB, FULL DEPTH.
- 7 REMOVE EXISTING CURB WALL AND FOOTINGS IN ITS ENTIRETY.
- 9 REMOVE AND/OR REGRADE SAND AREA AS NEEDED TO INSTALL NEW IMPROVEMENTS.
- 12 REMOVE EXISTING TREES AND ROOT BALL.
- 15 REMOVE AND RELOCATE SIGN SEE SHEET C2.00 FOR NEW LOCATION.

PROTECT IN PLACE NOTES:

- 28 PROTECT IN PLACE EXISTING SEWER LINE.
- 30 PROTECT IN PLACE EXISTING BOLLARDS AND HYDRANT.
- 31 PROTECT IN PLACE EXISTING SEWER MANHOLE. ADJUST TO NEW GRADE.
- 32 PROTECT IN PLACE EXISTING TREE.
- 37 PROTECT IN PLACE SEAT WALL AND CURB.

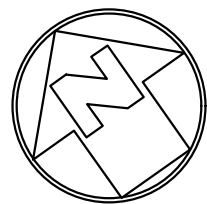
LEGEND

- REMOVE EXISTING CONCRETE PAVEMENT AND BASE MATERIAL
- REMOVE AND REPLACE EXISTING ASPHALT PAVEMENT
- CLEAR, GRUB AND REMOVE EXISTING TURF/PLANTER
- REMOVE EXISTING ASPHALT PAVEMENT AND BASE MATERIAL
- REMOVE/REGRADE SAND AREA
- LIMIT OF WORK

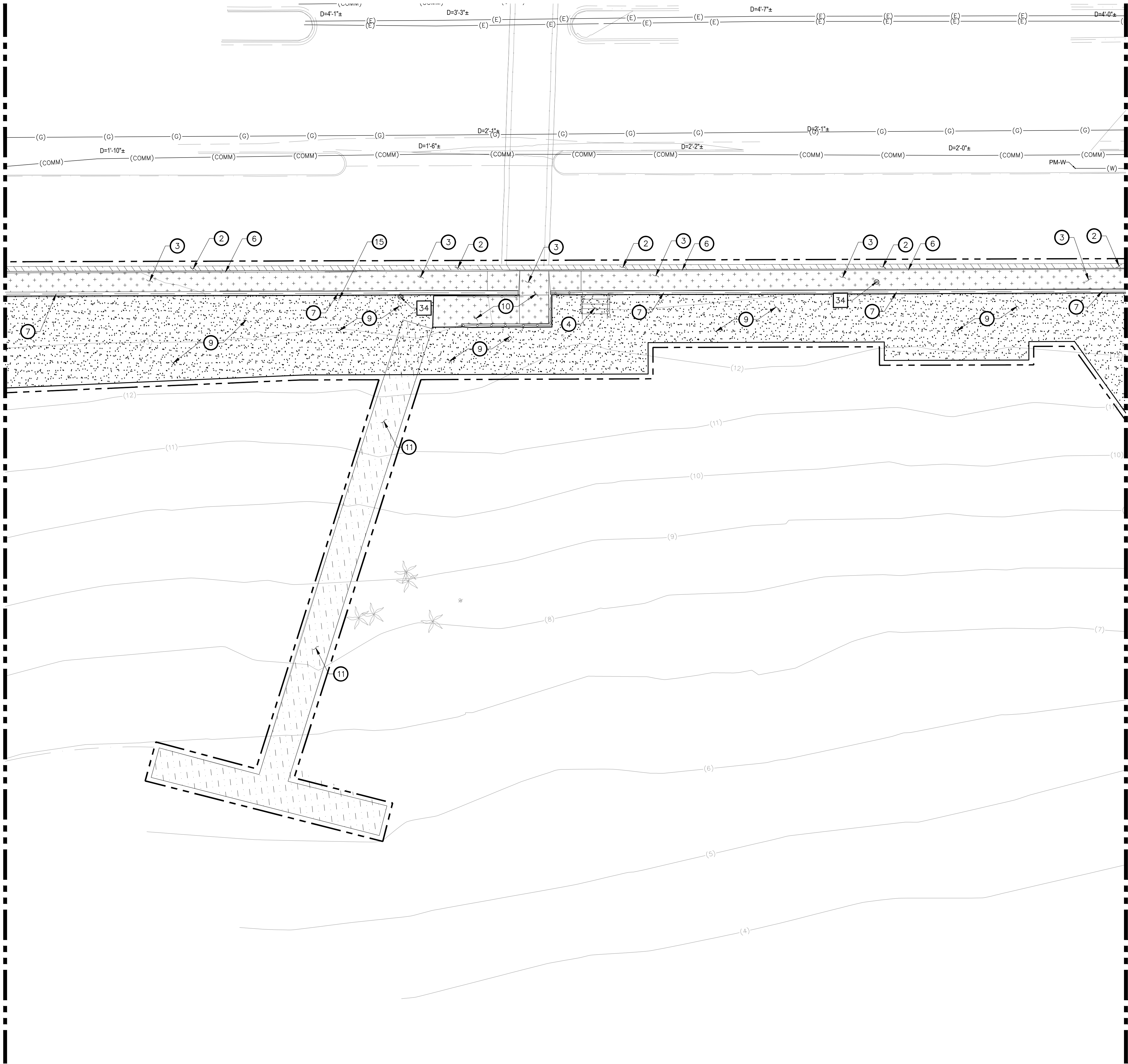
MATCHLINE SEE SHEET CD1.01

GENERAL DEMOLITION NOTES:

1. THE CONTRACTOR SHALL CLEAR THE PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL CAP IN PLACE ALL EXISTING UTILITIES AT THE DEMOLITION LIMIT LINE, UNLESS NOTED ON PLAN. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITY STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTES ON THE PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF DEMOLITION WORK.
4. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
5. DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
6. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
7. DUST CONTROL MEASURES SHALL BE IMPLEMENTED DURING DEMOLITION.
8. ANY GROUND-DISTURBING ACTIVITIES NEEDS TO BE MONITORED BY AN ARCHAEOLOGICAL AND/OR NATIVE AMERICAN MONITOR TO MEET THE REQUIREMENTS OF ASSEMBLY BILL (AB) 52 AND SECTION 21082.3.2(B)(1) OF THE CALIFORNIA PUBLIC RESOURCES CODE. CONTRACTOR IS RESPONSIBLE TO NOTIFY THE COUNTY AT LEAST 48 HOURS PRIOR TO ANY GROUND-DISTURBING ACTIVITIES SO A MONITOR CAN BE ASSIGNED.



MATCHLINE SEE SHEET CD1.00



MATCHLINE SEE SHEET CD1.02

REMOVAL NOTES:

- 2 SAWCUT AND REMOVE 1' OF EXISTING AC PAVEMENT ADJACENT TO NEW CURB INSTALLATION. REPLACE PER NOTE 5 ON SHEET C2.00
- 3 REMOVE EXISTING CONCRETE PAVEMENT AND BASE MATERIAL, FULL DEPTH.
- 4 REMOVE EXISTING STEPS/STAIRS, FOOTINGS AND HANDRAILS IN ITS ENTIRETY.
- 6 REMOVE EXISTING CURB, FULL DEPTH.
- 7 REMOVE EXISTING CURB WALL AND FOOTINGS IN ITS ENTIRETY.
- 9 REMOVE AND/OR REGRADE SAND AREA AS NEEDED TO INSTALL NEW IMPROVEMENTS.
- 10 REMOVE EXISTING RAMP, FOOTING AND HANDRAILS IN ITS ENTIRETY.
- 11 REMOVE EXISTING BEACH ACCESS MAT AND RETURN TO DEPARTMENT OF BEACHES AND HARBORS.
- 15 REMOVE AND RELOCATE SIGN SEE SHEET C2.01 FOR NEW LOCATION.

PROTECT IN PLACE NOTES:

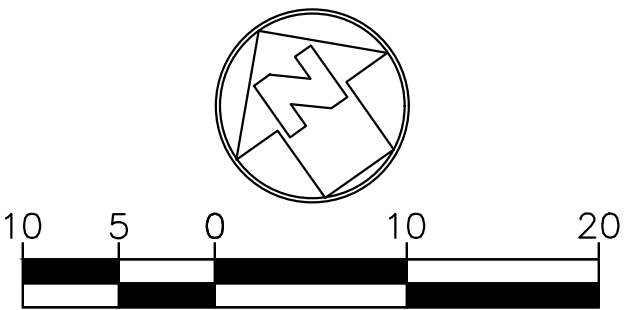
- 34 PROTECT IN PLACE EXISTING SEWER CLEANOUT AND ADJUST TO NEW GRADE.

LEGEND

- +++ REMOVE EXISTING CONCRETE PAVEMENT AND BASE MATERIAL
- REMOVE AND REPLACE EXISTING ASPHALT PAVEMENT
- REMOVE/REGRADE SAND AREA
- REMOVE EXISTING BEACH ACCESS MAT AND RETURN TO DEPARTMENT OF BEACHES AND HARBORS
- LIMIT OF WORK

GENERAL DEMOLITION NOTES:

- THE CONTRACTOR SHALL CLEAR THE PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL CAP IN PLACE ALL EXISTING UTILITIES AT THE DEMOLITION LIMIT LINE, UNLESS NOTED ON PLAN. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITY STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTES ON THE PLAN.
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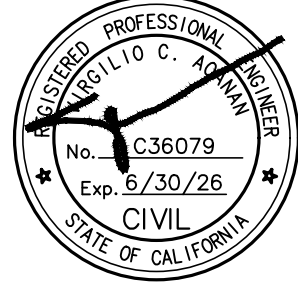
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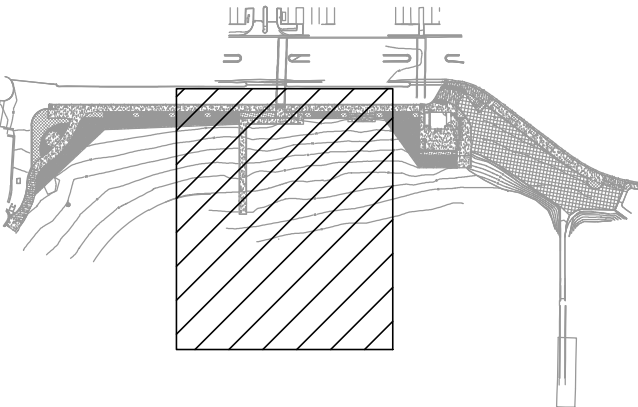
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KEY PLAN



REVISION SCHEDULE

NO	DATE	DESCRIPTION

DEMOLITION PLAN

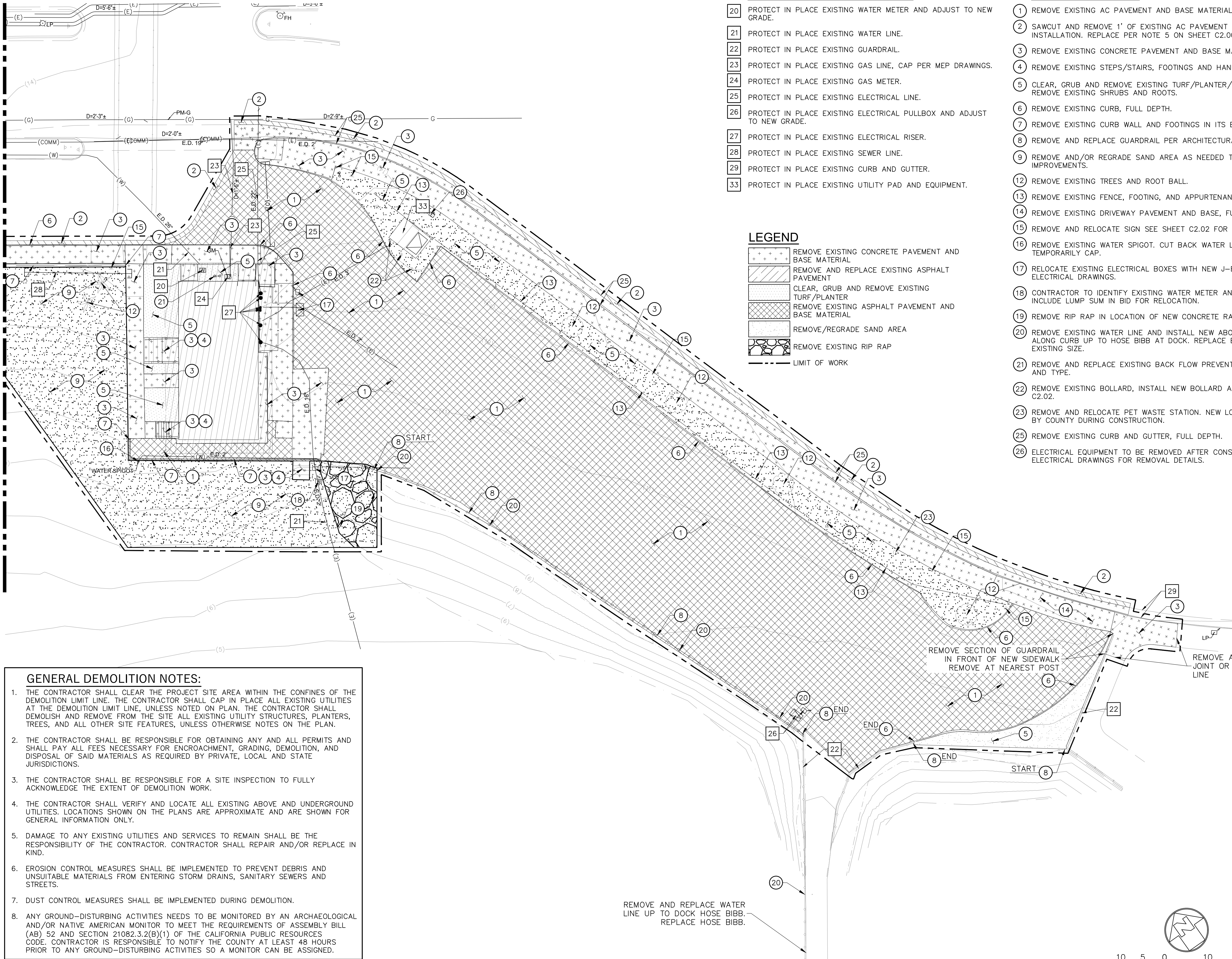
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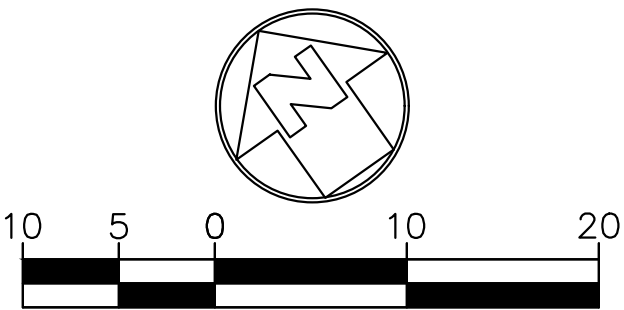
CD1.01

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MATCHLINE SEE SHEET CD1.01



REMOVE AND REPLACE WATER LINE UP TO DOCK HOSE BIBB. REPLACE HOSE BIBB.



GENERAL DEMOLITION NOTES:

1. THE CONTRACTOR SHALL CLEAR THE PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL CAP IN PLACE ALL EXISTING UTILITIES AT THE DEMOLITION LIMIT LINE, UNLESS NOTED ON PLAN. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITY STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTES ON THE PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF DEMOLITION WORK.
4. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
5. DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
6. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
7. DUST CONTROL MEASURES SHALL BE IMPLEMENTED DURING DEMOLITION.
8. ANY GROUND-DISTURBING ACTIVITIES NEEDS TO BE MONITORED BY AN ARCHAEOLOGICAL AND/OR NATIVE AMERICAN MONITOR TO MEET THE REQUIREMENTS OF ASSEMBLY BILL (AB) 52 AND SECTION 21082.3.2(B)(1) OF THE CALIFORNIA PUBLIC RESOURCES CODE. CONTRACTOR IS RESPONSIBLE TO NOTIFY THE COUNTY AT LEAST 48 HOURS PRIOR TO ANY GROUND-DISTURBING ACTIVITIES SO A MONITOR CAN BE ASSIGNED.

PROTECT IN PLACE NOTES:

- | | |
|----|---|
| 20 | PROTECT IN PLACE EXISTING WATER METER AND ADJUST TO NEW GRADE. |
| 21 | PROTECT IN PLACE EXISTING WATER LINE. |
| 22 | PROTECT IN PLACE EXISTING GUARDRAIL. |
| 23 | PROTECT IN PLACE EXISTING GAS LINE, CAP PER MEP DRAWINGS. |
| 24 | PROTECT IN PLACE EXISTING GAS METER. |
| 25 | PROTECT IN PLACE EXISTING ELECTRICAL LINE. |
| 26 | PROTECT IN PLACE EXISTING ELECTRICAL PULLBOX AND ADJUST TO NEW GRADE. |
| 27 | PROTECT IN PLACE EXISTING ELECTRICAL RISER. |
| 28 | PROTECT IN PLACE EXISTING SEWER LINE. |
| 29 | PROTECT IN PLACE EXISTING CURB AND GUTTER. |
| 33 | PROTECT IN PLACE EXISTING UTILITY PAD AND EQUIPMENT. |

LEGEND

- | | |
|--|---|
| | REMOVE EXISTING CONCRETE PAVEMENT AND BASE MATERIAL |
| | REMOVE AND REPLACE EXISTING ASPHALT PAVEMENT |
| | CLEAR, GRUB AND REMOVE EXISTING TURF/PLANTER |
| | REMOVE EXISTING ASPHALT PAVEMENT AND BASE MATERIAL |
| | REMOVE/REGRADE SAND AREA |
| | REMOVE EXISTING RIP RAP |
| | LIMIT OF WORK |

REMOVAL NOTES:

- 1 REMOVE EXISTING AC PAVEMENT AND BASE MATERIAL, FULL DEPTH.
- 2 SAWCUT AND REMOVE 1' OF EXISTING AC PAVEMENT ADJACENT TO NEW CURB INSTALLATION. REPLACE PER NOTE 5 ON SHEET C2.00
- 3 REMOVE EXISTING CONCRETE PAVEMENT AND BASE MATERIAL, FULL DEPTH.
- 4 REMOVE EXISTING STEPS/STAIRS, FOOTINGS AND HANDRAILS IN ITS ENTIRETY.
- 5 CLEAR, GRUB AND REMOVE EXISTING TURF/PLANTER/EXPOSED SUBGRADE AREA. REMOVE EXISTING SHRUBS AND ROOTS.
- 6 REMOVE EXISTING CURB, FULL DEPTH.
- 7 REMOVE EXISTING CURB WALL AND FOOTINGS IN ITS ENTIRETY.
- 8 REMOVE AND REPLACE GUARDRAIL PER ARCHITECTURAL DRAWINGS.
- 9 REMOVE AND/OR REGRADE SAND AREA AS NEEDED TO INSTALL NEW IMPROVEMENTS.
- 12 REMOVE EXISTING TREES AND ROOT BALL.
- 13 REMOVE EXISTING FENCE, FOOTING, AND APPURTENANCES IN ITS ENTIRETY
- 14 REMOVE EXISTING DRIVEWAY PAVEMENT AND BASE, FULL DEPTH.
- 15 REMOVE AND RELOCATE SIGN SEE SHEET C2.02 FOR NEW LOCATION.
- 16 REMOVE EXISTING WATER SPIGOT. CUT BACK WATER LINE TO METER AND TEMPORARILY CAP.
- 17 RELOCATE EXISTING ELECTRICAL BOXES WITH NEW J-BOXES AND WIRING PER ELECTRICAL DRAWINGS.
- 18 CONTRACTOR TO IDENTIFY EXISTING WATER METER AND ASSOCIATED LINES. INCLUDE LUMP SUM IN BID FOR RELOCATION.
- 19 REMOVE RIP RAP IN LOCATION OF NEW CONCRETE RAMP.
- 20 REMOVE EXISTING WATER LINE AND INSTALL NEW ABOVE GROUND WATER LINE ALONG CURB UP TO HOSE BIBB AT DOCK. REPLACE EXISTING HOSE BIB. MATCH EXISTING SIZE.
- 21 REMOVE AND REPLACE EXISTING BACK FLOW PREVENTER, MATCH EXISTING SIZE AND TYPE.
- 22 REMOVE EXISTING BOLLARD, INSTALL NEW BOLLARD AT LOCATIONS INDICATED ON C2.02.
- 23 REMOVE AND RELOCATE PET WASTE STATION. NEW LOCATION TO BE PROVIDED BY COUNTY DURING CONSTRUCTION.
- 25 REMOVE EXISTING CURB AND GUTTER, FULL DEPTH.
- 26 ELECTRICAL EQUIPMENT TO BE REMOVED AFTER CONSTRUCTION COMPLETION. SEE ELECTRICAL DRAWINGS FOR REMOVAL DETAILS.

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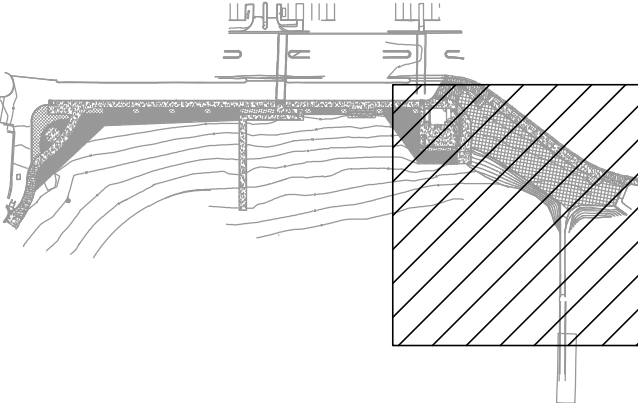
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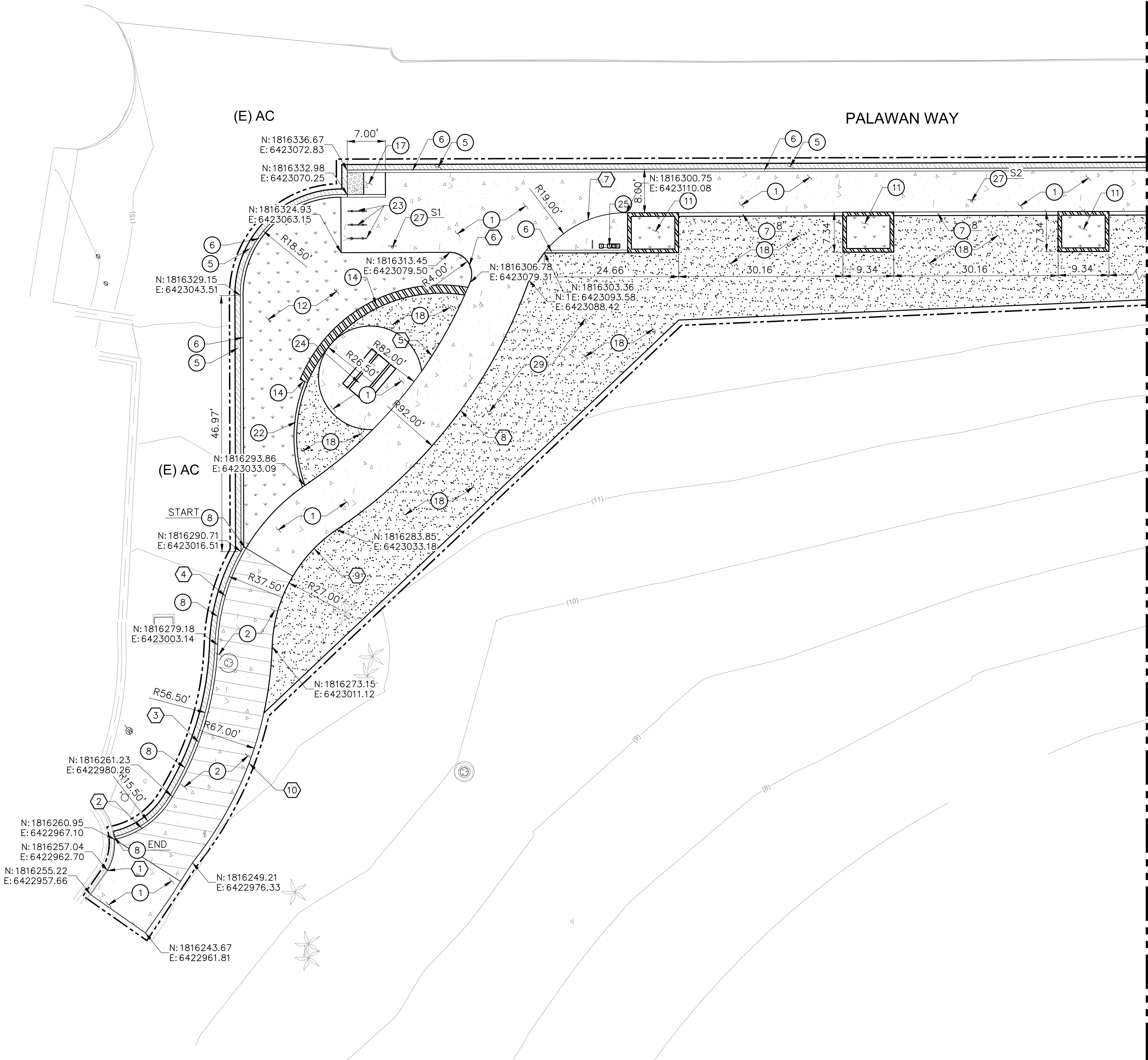
DEMOLITION PLAN

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

SHEET NO.

CD1.02

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CONSTRUCTION NOTES:

1. INSTALL LIGHT DUTY CONCRETE, 5" THICK CONCRETE OVER 4" BASE PER DETAIL 1 ON SHEET C5.00.
2. INSTALL TRAFFIC RATED CONCRETE, 6.5" THICK CONCRETE OVER 4" BASE PER DETAIL 1 ON SHEET C5.00.
5. CONSTRUCT 4" OR EXISTING THICKNESS+1" (WHICHEVER IS GREATER) C2-PG 64-10 ASPHALT OVER 8" 270-E-500 TRENCH BACKFILL SLURRY.
6. INSTALL 6" WIDE 6" CURB PER DETAIL 4 ON SHEET C5.00.
7. INSTALL VARIABLE HEIGHT CURB PER DETAIL 4 ON SHEET C5.00. WIDTH PER PLAN. SEE C3.00 FOR CURB HEIGHTS.
8. INSTALL 5" MOUNTABLE CURB PER DETAIL 5 ON SHEET C5.00.
11. PALM TREE PLANTER PLANTER BOX PER DETAIL 1 ON SHEET C5.02.
12. PLANTER AREA PER LANDSCAPE DRAWINGS.
14. SEAT WALL PER ARCHITECTURAL DRAWINGS.
17. RECONSTRUCT EXISTING CURB RAMP. PROVIDE TRUNCATED DOMES PER DETAIL 1 ON SHEET C5.01.
18. REGRADE SAND TO MEET NEW ELEVATIONS PROVIDED ON C3.00.
22. INSTALL MOWSTRIP PER DETAIL 4 ON SHEET C5.02.
23. BIKE RACKS PER ARCHITECTURAL AND LANDSCAPE DRAWINGS.
24. PICNIC TABLE PER ARCHITECTURAL AND LANDSCAPE DRAWINGS.
25. DRINKING FOUNTAIN AND PEDESTRIAN PROTECTION PER ARCHITECTURAL DRAWINGS.
27. RELOCATED SIGN PER DETAIL 1 ON SHEET C5.03.PROVIDE NEW POST AND FOOTING.
29. PROVIDE PALM TREES, LOCATION AND INSTALLATION PER LANDSCAPE DRAWINGS.

LEGEND

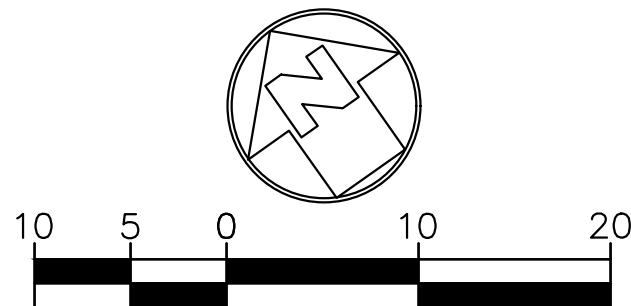
- CONCRETE PAVING
- PLANTER
- SAND AREA
- WALL/CURB WALL
- FENCE/GUARDRAIL
- LIMIT OF WORK

CURVE DATA TABLE

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1	5.96	32°44'11"	10.43	3.064	N: 1816266.47 E: 6422958.24
2	13.57	48°36'16"	16.00	7.225	N: 1816275.67 E: 6422973.37
3	29.41	29°33'41"	57.00	15.039	N: 1816313.57 E: 6422957.69
4	34.91	54°04'00"	37.00	18.880	N: 1816256.86 E: 6423032.65
5	48.38	33°48'24"	82.00	24.919	N: 1816375.84 E: 6423035.09
6	7.84	112°17'20"	4.00	5.963	N: 1816310.15 E: 6423077.15
7	23.04	69°28'41"	19.00	13.175	N: 1816279.08 E: 6423099.08
8	58.77	36°35'39"	92.02	30.429	N: 1816375.84 E: 6423035.09
9	25.48	54°04'00"	27.00	13.777	N: 1816256.86 E: 6423032.65
10	42.96	36°44'30"	67.00	22.250	N: 1816313.57 E: 6422957.69

SHEET NOTES:

1. FOR GENERAL NOTES, LEGENDS AND ABBREVIATIONS, SEE SHEET C100 & C101.
2. SEE ARCHITECTURAL DRAWINGS FOR OTHER SITE RELATED DIMENSIONS NOT SHOWN ON THIS DRAWING.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL SURFACE AND/OR UNDERGROUND UTILITIES IN CONFLICT WITH THE PROPOSED DEMOLITION AND DESIGN ITEMS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES AND/OR CONSTRUCTION RELATED ISSUES TO THE OWNER OR DESIGN TEAM PRIOR TO THE COMMENCEMENT OF WORK.
4. CONTRACTOR TO VERIFY IN FIELD THE JOINING TO EXISTING ELEVATION AND THE CURRENT SITE CONDITION WITH THE DESIGN GRADES. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE OWNER OR DESIGN TEAM PRIOR TO THE COMMENCEMENT OF WORK.
5. TYPICAL SLOPES IN PATH OF TRAVEL SHALL BE A MAXIMUM OF 5% IN DIRECTION OF TRAVEL, EXCEPT WHERE RAMPS OCCUR, AND 2% MAXIMUM CROSS SLOPE.



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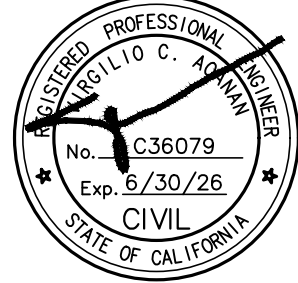
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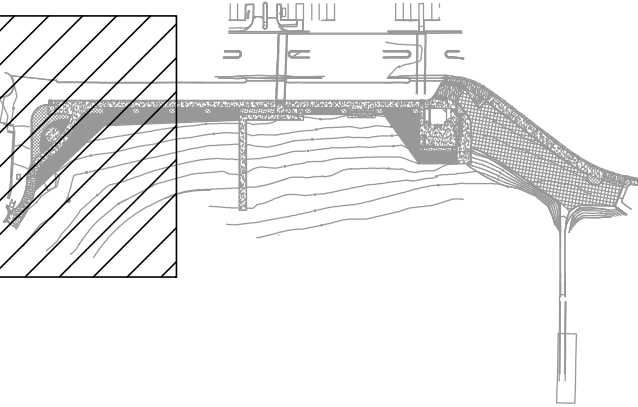
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NO	DATE	DESCRIPTION

SITE PLAN

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

SHEET NO.

C2.00

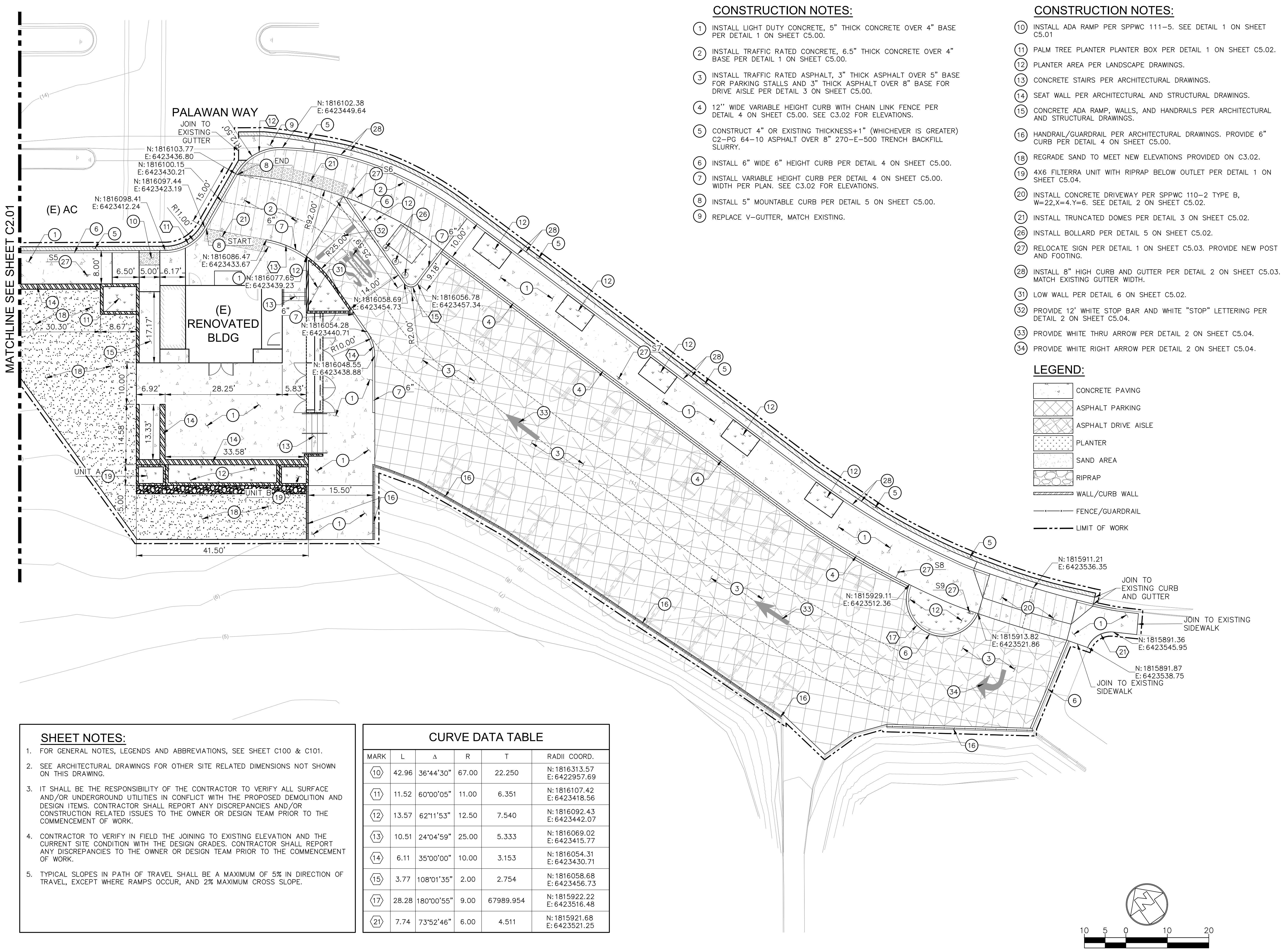
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MATCHLINE SEE SHEET C2.02

C2.01

MATCHLINE SEE SHEET C2.01



CONSTRUCTION NOTES:

1. INSTALL LIGHT DUTY CONCRETE, 5" THICK CONCRETE OVER 4" BASE PER DETAIL 1 ON SHEET C5.00.
2. INSTALL TRAFFIC RATED CONCRETE, 6.5" THICK CONCRETE OVER 4" BASE PER DETAIL 1 ON SHEET C5.00.
3. INSTALL TRAFFIC RATED ASPHALT, 3" THICK ASPHALT OVER 5" BASE FOR PARKING STALLS AND 3" THICK ASPHALT OVER 8" BASE FOR DRIVE AISLE PER DETAIL 3 ON SHEET C5.00.
4. 12" WIDE VARIABLE HEIGHT CURB WITH CHAIN LINK FENCE PER DETAIL 4 ON SHEET C5.00. SEE C3.02 FOR ELEVATIONS.
5. CONSTRUCT 4" OR EXISTING THICKNESS+1" (WHICHEVER IS GREATER) C2-PG 64-10 ASPHALT OVER 8" 270-E-500 TRENCH BACKFILL SLURRY.
6. INSTALL 6" WIDE 6" HEIGHT CURB PER DETAIL 4 ON SHEET C5.00.
7. INSTALL VARIABLE HEIGHT CURB PER DETAIL 4 ON SHEET C5.00. WIDTH PER PLAN. SEE C3.02 FOR ELEVATIONS.
8. INSTALL 5" MOUNTABLE CURB PER DETAIL 5 ON SHEET C5.00.
9. REPLACE V-GUTTER, MATCH EXISTING.

CONSTRUCTION NOTES:

10. INSTALL ADA RAMP PER SPPWC 111-5. SEE DETAIL 1 ON SHEET C5.01.
11. PALM TREE PLANTER PLANTER BOX PER DETAIL 1 ON SHEET C5.02.
12. PLANTER AREA PER LANDSCAPE DRAWINGS.
13. CONCRETE STAIRS PER ARCHITECTURAL DRAWINGS.
14. SEAT WALL PER ARCHITECTURAL AND STRUCTURAL DRAWINGS.
15. CONCRETE ADA RAMP, WALLS, AND HANDRAILS PER ARCHITECTURAL AND STRUCTURAL DRAWINGS.
16. HANDRAIL/GUARDRAIL PER ARCHITECTURAL DRAWINGS. PROVIDE 6" CURB PER DETAIL 4 ON SHEET C5.00.
18. REGRADE SAND TO MEET NEW ELEVATIONS PROVIDED ON C3.02.
19. 4X6 FILTERRA UNIT WITH RIPRAP BELOW OUTLET PER DETAIL 1 ON SHEET C5.04.
20. INSTALL CONCRETE DRIVEWAY PER SPPWC 110-2 TYPE B, W=22,X=4,Y=6. SEE DETAIL 2 ON SHEET C5.02.
21. INSTALL TRUNCATED DOMES PER DETAIL 3 ON SHEET C5.02.
26. INSTALL BOLLARD PER DETAIL 5 ON SHEET C5.02.
27. RELOCATE SIGN PER DETAIL 1 ON SHEET C5.03. PROVIDE NEW POST AND FOOTING.
28. INSTALL 8" HIGH CURB AND GUTTER PER DETAIL 2 ON SHEET C5.03. MATCH EXISTING GUTTER WIDTH.
31. LOW WALL PER DETAIL 6 ON SHEET C5.02.
32. PROVIDE 12' WHITE STOP BAR AND WHITE "STOP" LETTERING PER DETAIL 2 ON SHEET C5.04.
33. PROVIDE WHITE THRU ARROW PER DETAIL 2 ON SHEET C5.04.
34. PROVIDE WHITE RIGHT ARROW PER DETAIL 2 ON SHEET C5.04.

LEGEND:

- CONCRETE PAVING
- ASPHALT PARKING
- ASPHALT DRIVE AISLE
- PLANTER
- SAND AREA
- RIPRAP
- WALL/CURB WALL
- FENCE/GUARDRAIL
- LIMIT OF WORK

SHEET NOTES:

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2. SEE ARCHITECTURAL DRAWINGS FOR OTHER SITE RELATED DIMENSIONS NOT SHOWN ON THIS DRAWING.
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5. TYPICAL SLOPES IN PATH OF TRAVEL SHALL BE A MAXIMUM OF 5% IN DIRECTION OF TRAVEL, EXCEPT WHERE RAMPS OCCUR, AND 2% MAXIMUM CROSS SLOPE.

CURVE DATA TABLE

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10	42.96	36°44'30"	67.00	22.250	N: 1816313.57 E: 6422957.69
11	11.52	60°00'05"	11.00	6.351	N: 1816107.42 E: 6423418.56
12	13.57	62°11'53"	12.50	7.540	N: 1816092.43 E: 6423442.07
13	10.51	24°04'59"	25.00	5.333	N: 1816069.02 E: 6423415.77
14	6.11	35°00'00"	10.00	3.153	N: 1816054.31 E: 6423430.71
15	3.77	108°01'35"	2.00	2.754	N: 1816058.68 E: 6423456.73
17	28.28	180°00'55"	9.00	67989.954	N: 1815922.22 E: 6423516.48
21	7.74	73°52'46"	6.00	4.511	N: 1815921.68 E: 6423521.25

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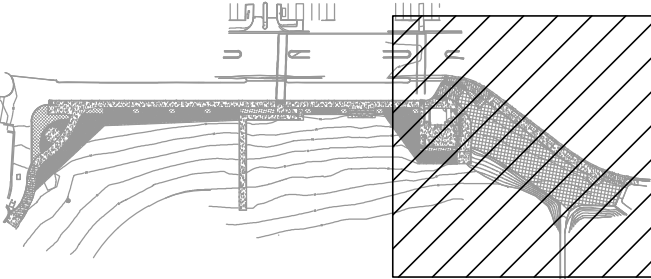
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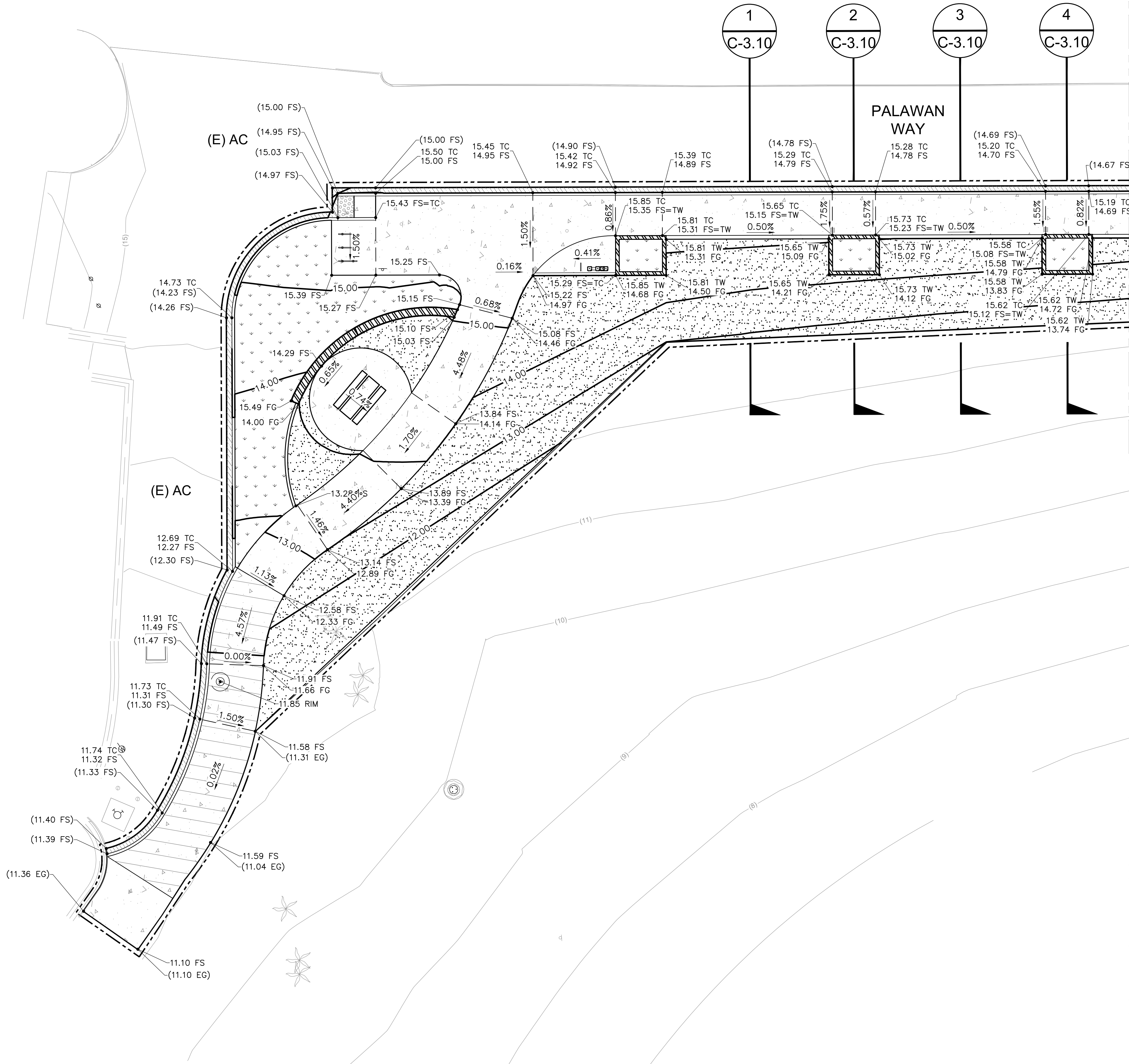


REVISION SCHEDULE

NO	DATE	DESCRIPTION

SITE PLAN

SCALE	1" = 10'-0"	SHEET NO.
JOB NO.	19-22	C2.02
ISSUE		
DATE	26.JUL.24	



ESTIMATED EARTHWORK

1. THE ESTIMATED QUANTITIES PROVIDED ON SHEET C1.00 ARE FOR REFERENCE ONLY TO BE USED FOR JURISDICTIONAL PLAN CHECKING AND PERMITTING PURPOSES ONLY.
2. THE ESTIMATED EARTHWORK QUANTITIES DO NOT INCLUDE SHRINKAGE FACTORS DUE TO COMPACTION OR EXPANSION FACTORS.
3. ESTIMATED EARTHWORK DOES NOT INCLUDE SOIL REMEDIATION OR REMOVALS REQUIRED FOR LANDSCAPING
4. THE CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES NECESSARY FOR HIS BID AND WORK. VCA IS NOT RESPONSIBLE AND LIABLE FOR THE CONTRACTOR'S EARTHWORK CALCULATIONS.
5. ESTIMATED EARTHWORK QUANTITIES ABOVE ASSUME THAT ALL ONSITE MATERIALS ARE SUITABLE FOR BACKFILLING. HOWEVER, ACTUAL EXISTING ONSITE MATERIALS AND IMPORTED MATERIALS MUST FIRST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL, OR REPLACEMENT.

GENERAL FILL NOTES:

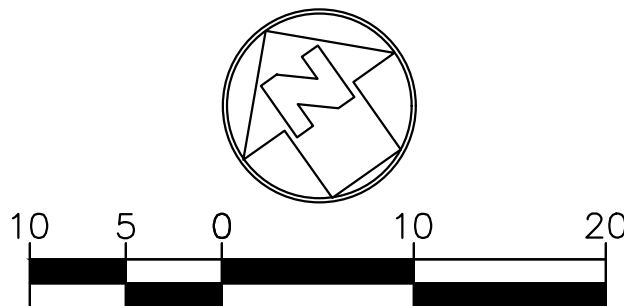
1. ONSITE GRANULAR SOILS ARE SUITABLE FOR REUSE IN THE REQUIRED FILLS.
2. IMPORTED FILL MATERIAL SHOULD BE PREDOMINATELY GRANULAR (CONTAINING NO MORE THAN 40 PERCENT FINES - PORTION PASSING NO. 200 SIEVE) AND NON-EXPANSIVE (E.I. OF 20 OR LESS).
3. GRANULAR FILLS SHOULD BE PLACED AT A MOISTURE CONTENT OF 0 TO 2 PERCENT OVER THE OPTIMUM MOISTURE CONTENT. FILLS CONSISTING OF THE ONSITE SILTS AND CLAYS, IF UTILIZED, SHOULD BE PLACED AT A MOISTURE CONTENT OF 1 TO 3 PERCENT OVER THE OPTIMUM MOISTURE CONTENT.
4. FOR THE PROPOSED FOOTINGS FOR THE BUILDING RENOVATIONS, SOILS BELOW THE FOOTINGS SHALL BE REMOVED AND REPLACED WITH COMPLIANT FILL EXTENDING A MINIMUM DEPTH OF 5 FEET BELOW EXISTING GRADES OR 2 FEET BELOW THE PROPOSED BOTTOM OF THE FOOTINGS, WHICHEVER IS GREATER.
5. FOR FOOTINGS OF MINOR LIGHTLY-LOADED STRUCTURES OUTSIDE OF THE BUILDING, SUCH AS SMALL WALLS, SOILS BELOW THE FOOTINGS SHALL BE REMOVED AND REPLACED WITH COMPLIANT FILL EXTENDING 2 FEET BELOW THE PROPOSED BOTTOM OF FOOTINGS.
6. FOR NEW FLOOR SLAB AREA WITHIN THE EXISTING BUILDING, SOILS BELOW THE NEW SLAB SHALL BE REMOVED AND REPLACED WITH COMPLIANT FILL EXTENDING 3 FEET BELOW EXISTING GRADE OR BOTTOM OF SLAB, WHICHEVER IS GREATER.
7. BELOW THE AREAS TO RECEIVE PAVEMENT, THE UPPER 12 INCHES SHOULD BE COMPACTED TO A MINIMUM OF 95 PERCENT (90 PERCENT FOR CLAYS) OF THE MAXIMUM DRY DENSITY.
8. PRIOR TO PLACING FILLS OR CONSTRUCTING THE PROPOSED AT-GRADE STRUCTURES, THE SUBGRADE SOILS SHOULD BE SCARIFIED TO A DEPTH OF 8 INCHES, MOISTURE CONDITIONED, AND COMPACTED TO DRY DENSITIES EQUAL TO AT LEAST 90 PERCENT (95 PERCENT FOR SANDY SOILS) OF THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D 1557.
9. ALL FILL MUST BE IN COMPLIANCE WITH THE RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL REPORT PREPARED BY GEOTECHNICAL PROFESSIONALS INC. TITLED "GEOTECHNICAL INVESTIGATION PROPOSED OUTDOOR BOAT WASH AND BUILDING RENOVATIONS MOTHER'S BEACH NON-MOTORIZED BOAT FACILITY PROJECT 14010 PALAWAN WAY MARINA DEL REY, CALIFORNIA"

LEGEND

- — — GRADE BREAK
- — — FLOW LINE
- (00) — — — EXISTING CONTOUR
- 00.00 — — — NEW CONTOUR
- (00) — — — EXISTING GRADE
- 00.00 — — — NEW GRADE

SHEET NOTES:

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2. SEE ARCHITECTURAL DRAWINGS FOR OTHER SITE RELATED DIMENSIONS NOT SHOWN ON THIS DRAWING.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL SURFACE AND/OR UNDERGROUND UTILITIES IN CONFLICT WITH THE PROPOSED DEMOLITION AND DESIGN ITEMS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES AND/OR CONSTRUCTION RELATED ISSUES TO THE OWNER OR DESIGN TEAM PRIOR TO THE COMMENCEMENT OF WORK.
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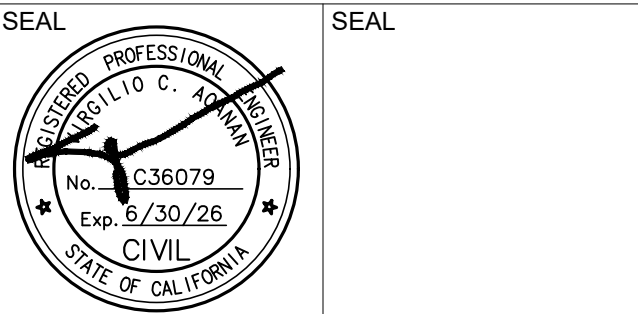
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RESTROOM
NON-MOTORIZED BOAT
STORAGE

14110 PALAWAN WAY,
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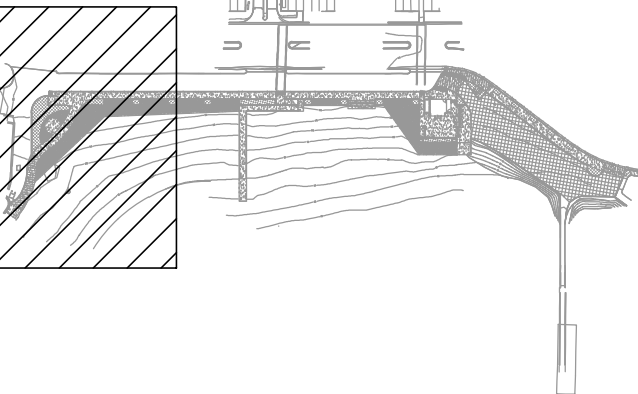
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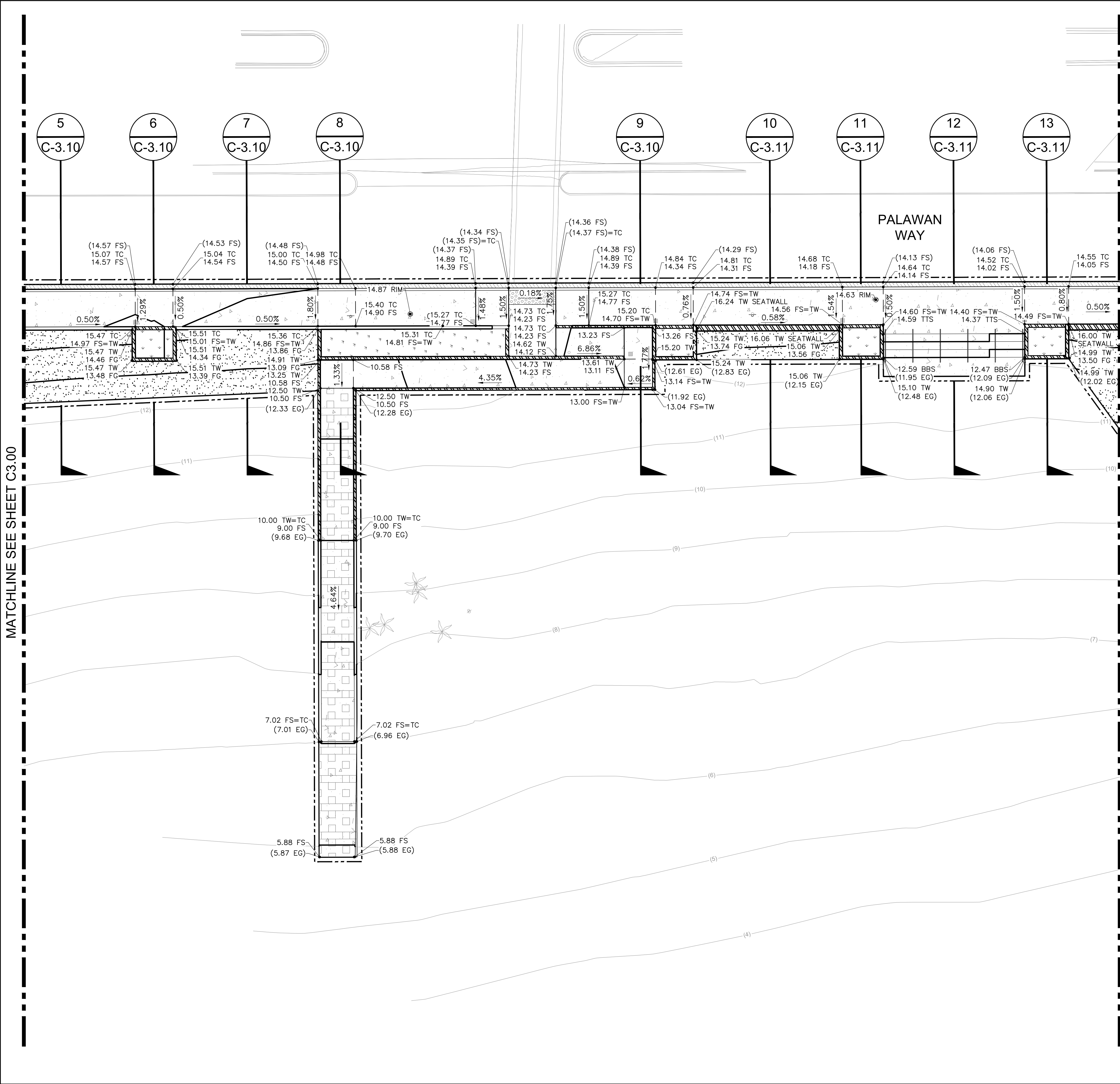


REVISION SCHEDULE

NO	DATE	DESCRIPTION

GRADING PLAN

SCALE	1" = 10'-0"	SHEET NO.
JOB NO.	19-22	C3.00
ISSUE		
DATE	26.JUL.24	



ESTIMATED EARTHWORK

1. THE ESTIMATED QUANTITIES PROVIDED ON SHEET C1.00 ARE FOR REFERENCE ONLY TO BE USED FOR JURISDICTIONAL PLAN CHECKING AND PERMITTING PURPOSES ONLY.
2. THE ESTIMATED EARTHWORK QUANTITIES DO NOT INCLUDE SHRINKAGE FACTORS DUE TO COMPACTION OR EXPANSION FACTORS.
3. ESTIMATED EARTHWORK DOES NOT INCLUDE SOIL REMEDIATION OR REMOVALS REQUIRED FOR LANDSCAPING
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5. ESTIMATED EARTHWORK QUANTITIES ABOVE ASSUME THAT ALL ONSITE MATERIALS ARE SUITABLE FOR BACKFILLING. HOWEVER, ACTUAL EXISTING ONSITE MATERIALS AND IMPORTED MATERIALS MUST FIRST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL, OR REPLACEMENT.

GENERAL FILL NOTES:

1. ONSITE GRANULAR SOILS ARE SUITABLE FOR REUSE IN THE REQUIRED FILLS.
2. IMPORTED FILL MATERIAL SHOULD BE PREDOMINATELY GRANULAR (CONTAINING NO MORE THAN 40 PERCENT FINES - PORTION PASSING NO. 200 SIEVE) AND NON-EXPANSIVE (E.I. OF 20 OR LESS).
3. GRANULAR FILLS SHOULD BE PLACED AT A MOISTURE CONTENT OF 0 TO 2 PERCENT OVER THE OPTIMUM MOISTURE CONTENT. FILLS CONSISTING OF THE ONSITE SILTS AND CLAYS, IF UTILIZED, SHOULD BE PLACED AT A MOISTURE CONTENT OF 1 TO 3 PERCENT OVER THE OPTIMUM MOISTURE CONTENT.
4. FOR THE PROPOSED FOOTINGS FOR THE BUILDING RENOVATIONS, SOILS BELOW THE FOOTINGS SHALL BE REMOVED AND REPLACED WITH COMPLIANT FILL EXTENDING A MINIMUM DEPTH OF 5 FEET BELOW EXISTING GRADES OR 2 FEET BELOW THE PROPOSED BOTTOM OF THE FOOTINGS, WHICHEVER IS GREATER.
5. FOR FOOTINGS OF MINOR LIGHTLY-LOADED STRUCTURES OUTSIDE OF THE BUILDING, SUCH AS SMALL WALLS, SOILS BELOW THE FOOTINGS SHALL BE REMOVED AND REPLACED WITH COMPLIANT FILL EXTENDING 2 FEET BELOW THE PROPOSED BOTTOM OF FOOTINGS.
6. FOR NEW FLOOR SLAB AREA WITHIN THE EXISTING BUILDING, SOILS BELOW THE NEW SLAB SHALL BE REMOVED AND REPLACED WITH COMPLIANT FILL EXTENDING 3 FEET BELOW EXISTING GRADE OR BOTTOM OF SLAB, WHICHEVER IS GREATER.
7. BELOW THE AREAS TO RECEIVE PAVEMENT, THE UPPER 12 INCHES SHOULD BE COMPACTED TO A MINIMUM OF 95 PERCENT (90 PERCENT FOR CLAYS) OF THE MAXIMUM DRY DENSITY.
8. PRIOR TO PLACING FILLS OR CONSTRUCTING THE PROPOSED AT-GRADE STRUCTURES, THE SUBGRADE SOILS SHOULD BE SCARIFIED TO A DEPTH OF 8 INCHES, MOISTURE CONDITIONED, AND COMPACTED TO DRY DENSITIES EQUAL TO AT LEAST 90 PERCENT (95 PERCENT FOR SANDY SOILS) OF THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D 1557.
9. ALL FILL MUST BE IN COMPLIANCE WITH THE RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL REPORT PREPARED BY GEOTECHNICAL PROFESSIONALS INC. TITLED "GEOTECHNICAL INVESTIGATION PROPOSED OUTDOOR BOAT WASH AND BUILDING RENOVATIONS MOTHER'S BEACH NON-MOTORIZED BOAT FACILITY PROJECT 14010 PALAWAN WAY MARINA DEL REY, CALIFORNIA"

LEGEND

- GRADE BREAK
- FLOW LINE
- (00) --- EXISTING CONTOUR
- 00.00 --- NEW CONTOUR
- (00) --- EXISTING GRADE
- 00.00 --- NEW GRADE

SHEET NOTES:

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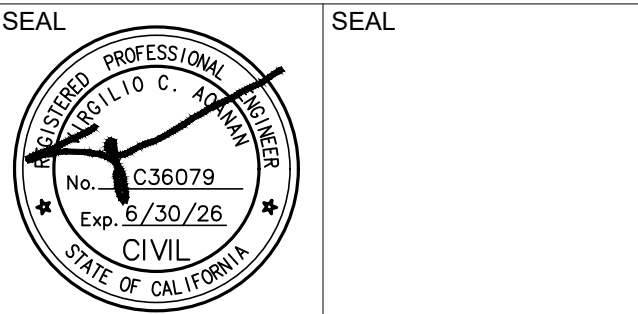
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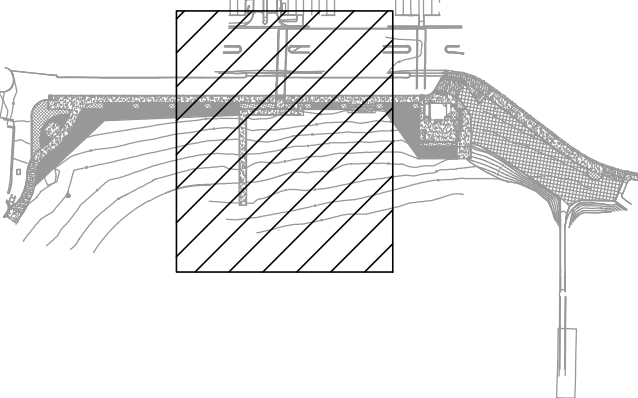
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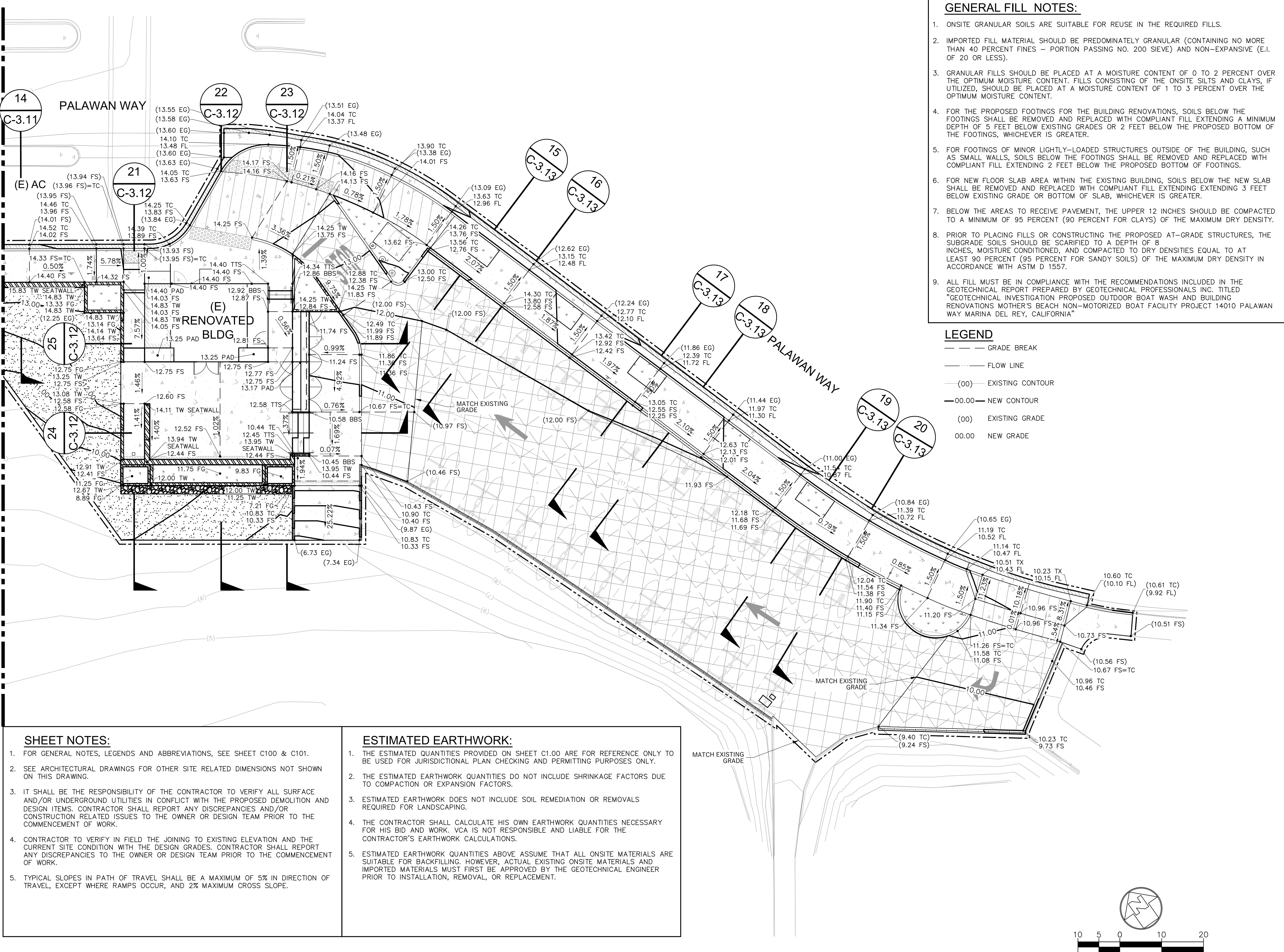


REVISION SCHEDULE

NO	DATE	DESCRIPTION

GRADING PLAN

SCALE	1" = 10'-0"	SHEET NO.
JOB NO.	19-22	C3.01
ISSUE		
DATE	26.JUL.24	



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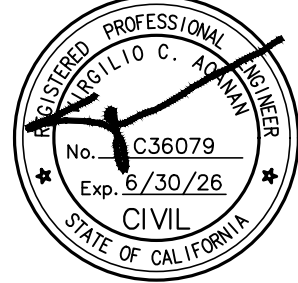
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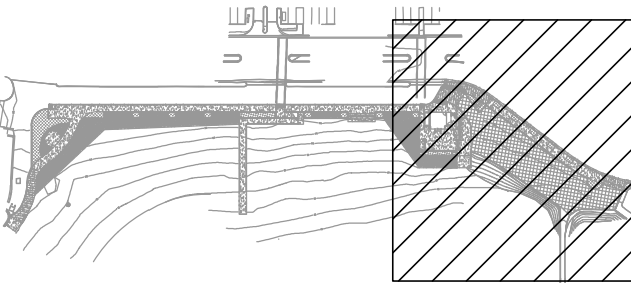
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KEY PLAN



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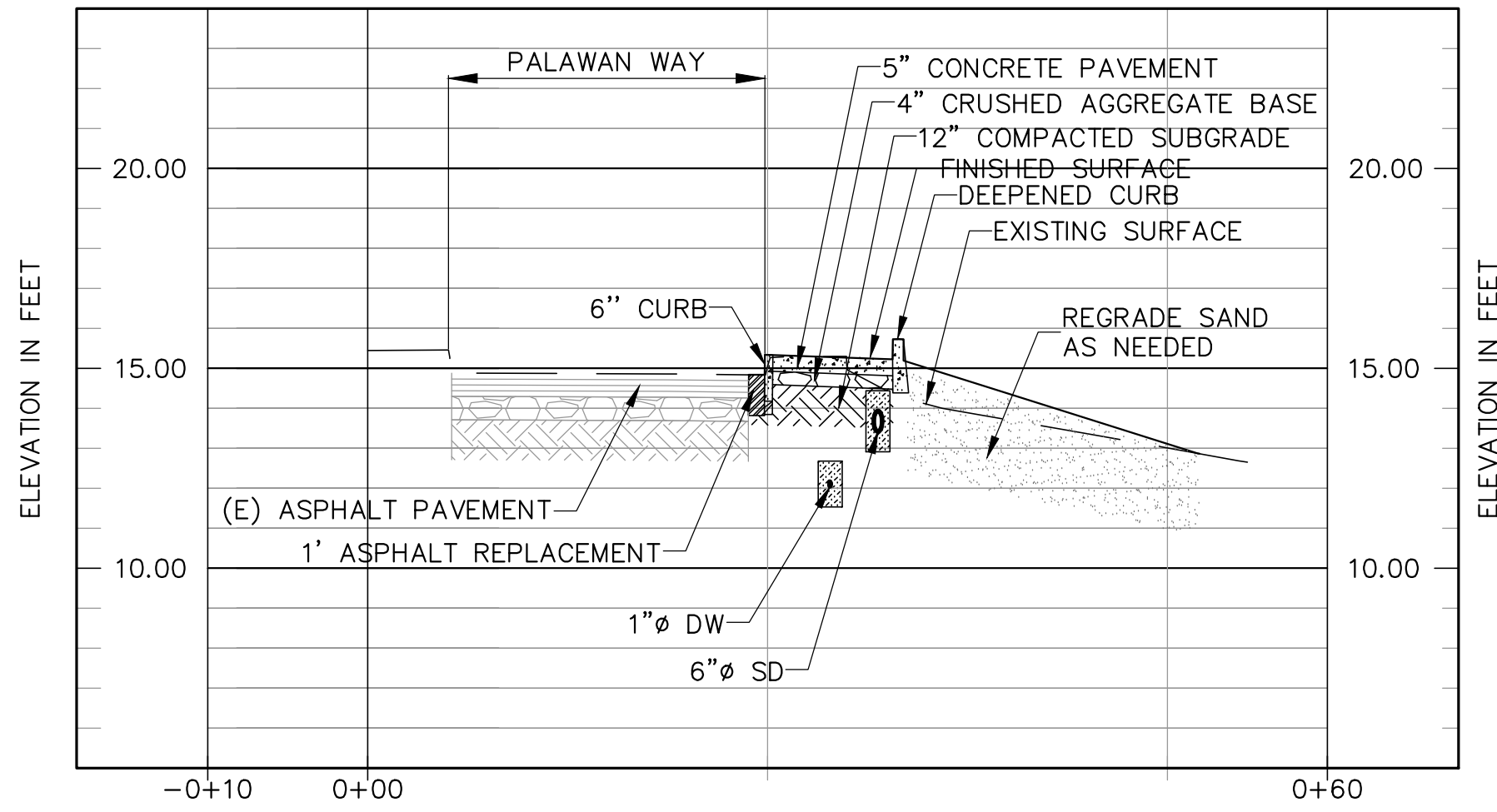
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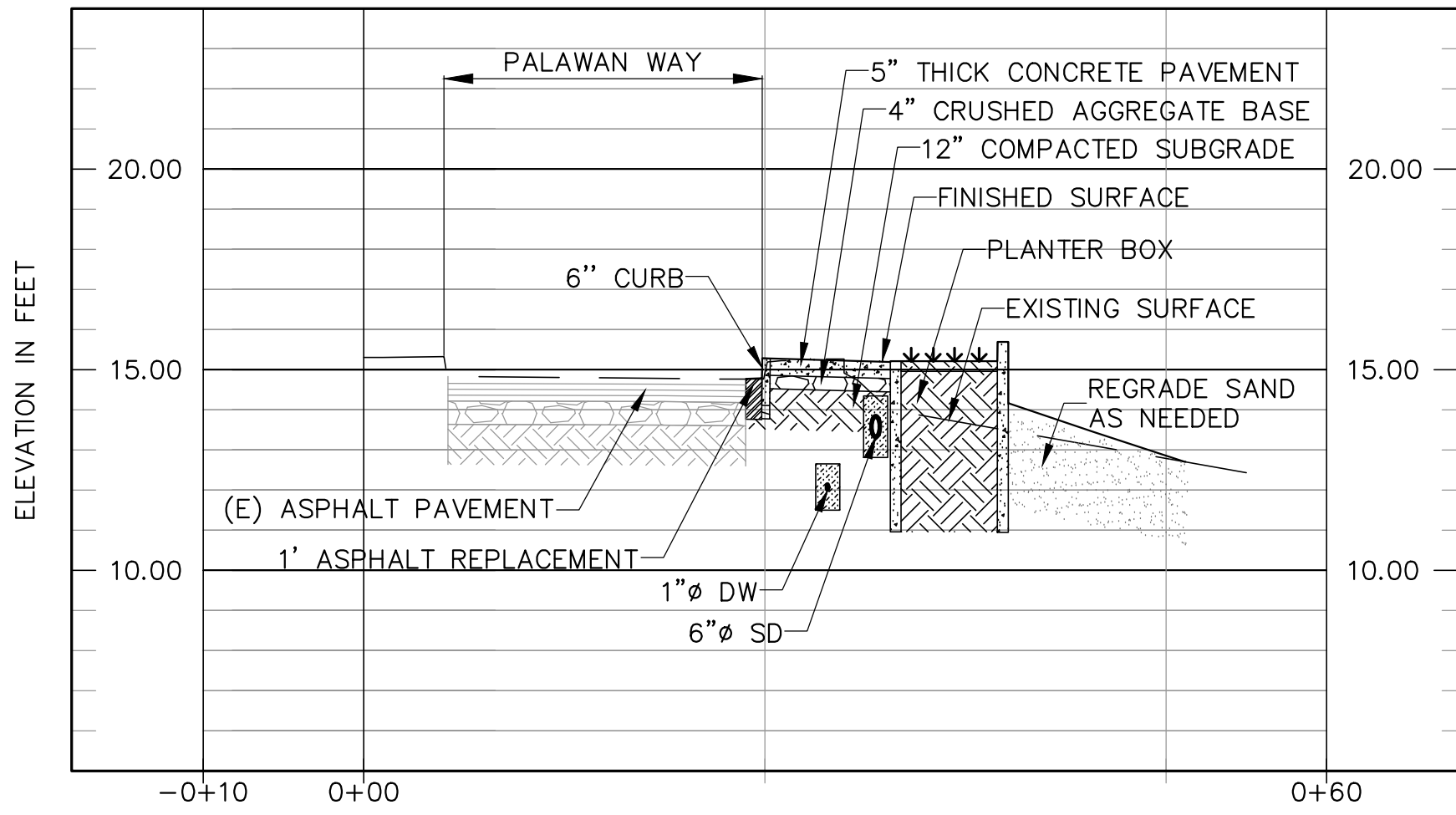
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JOB NO.	19-22
ISSUE	
DATE	26 JUL 24

SHEET NO.

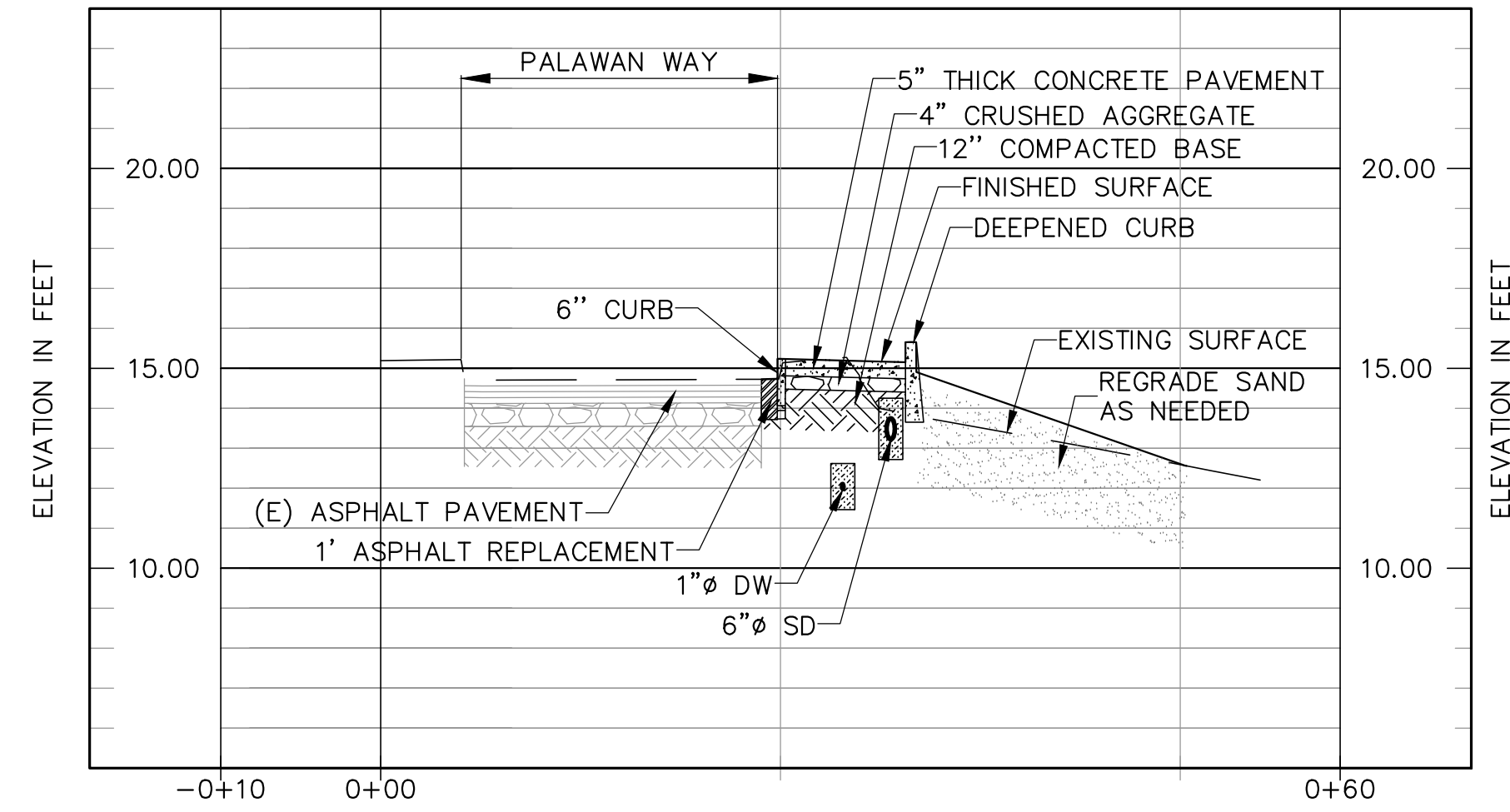
C3.02



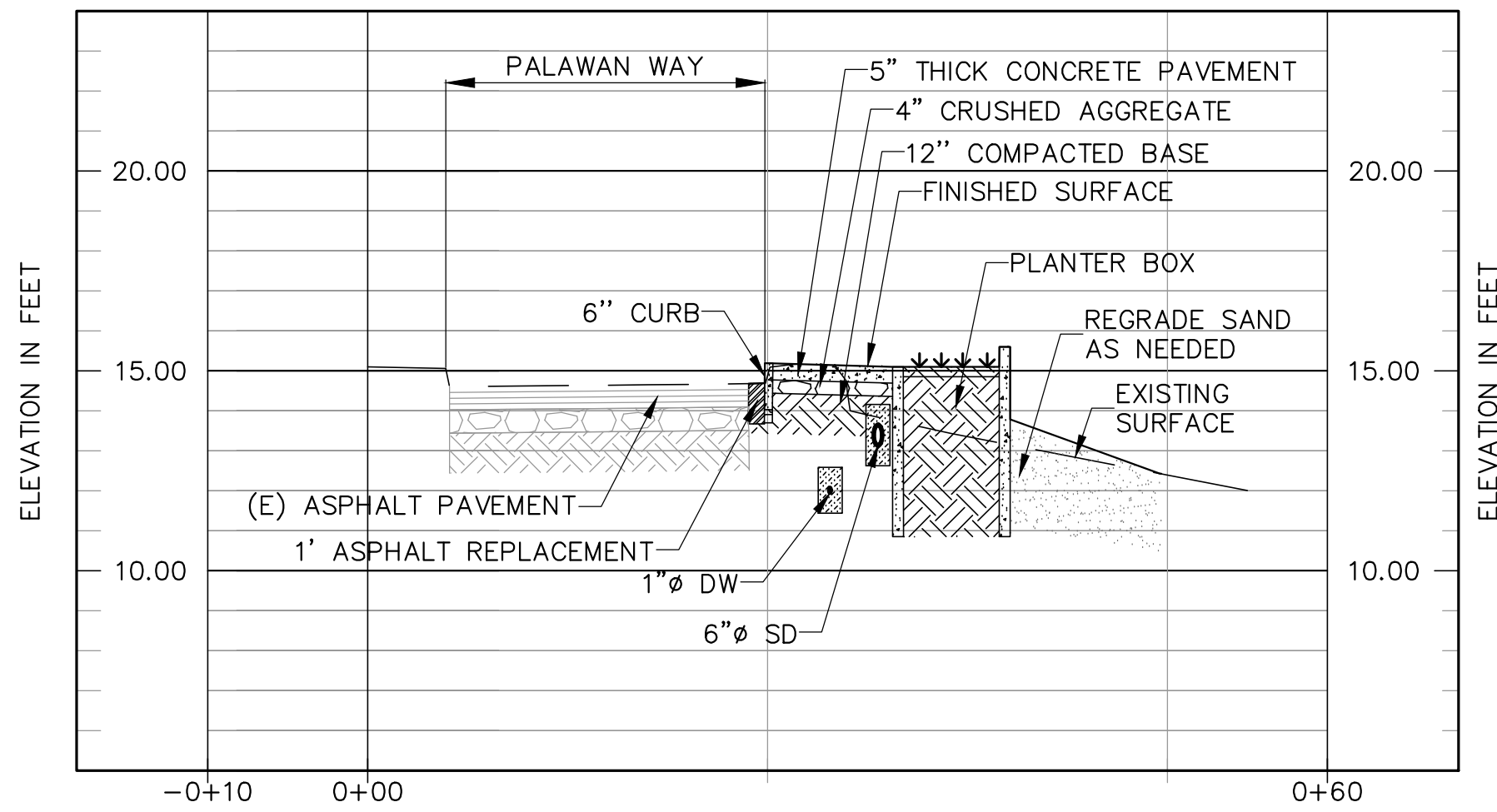
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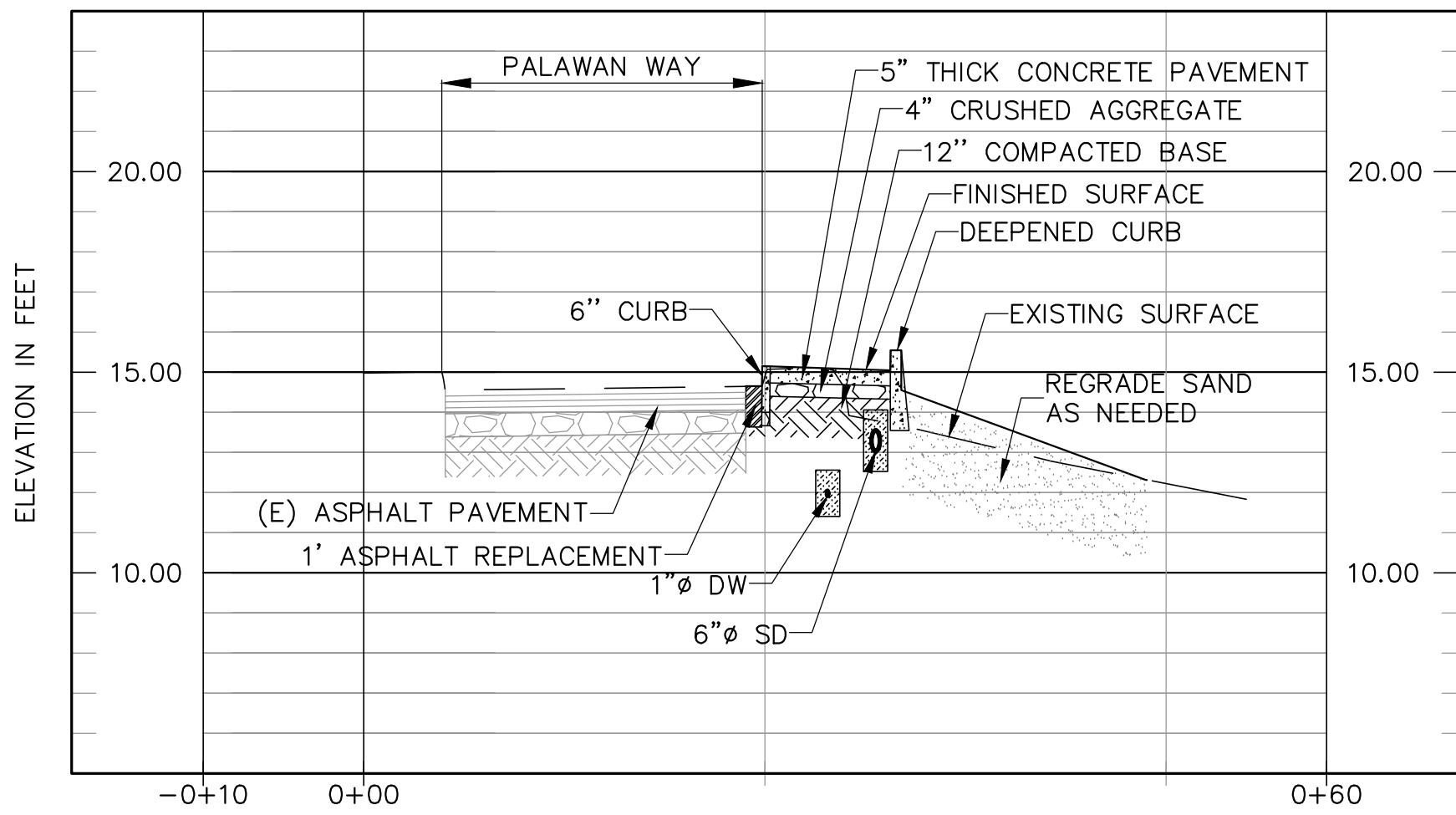
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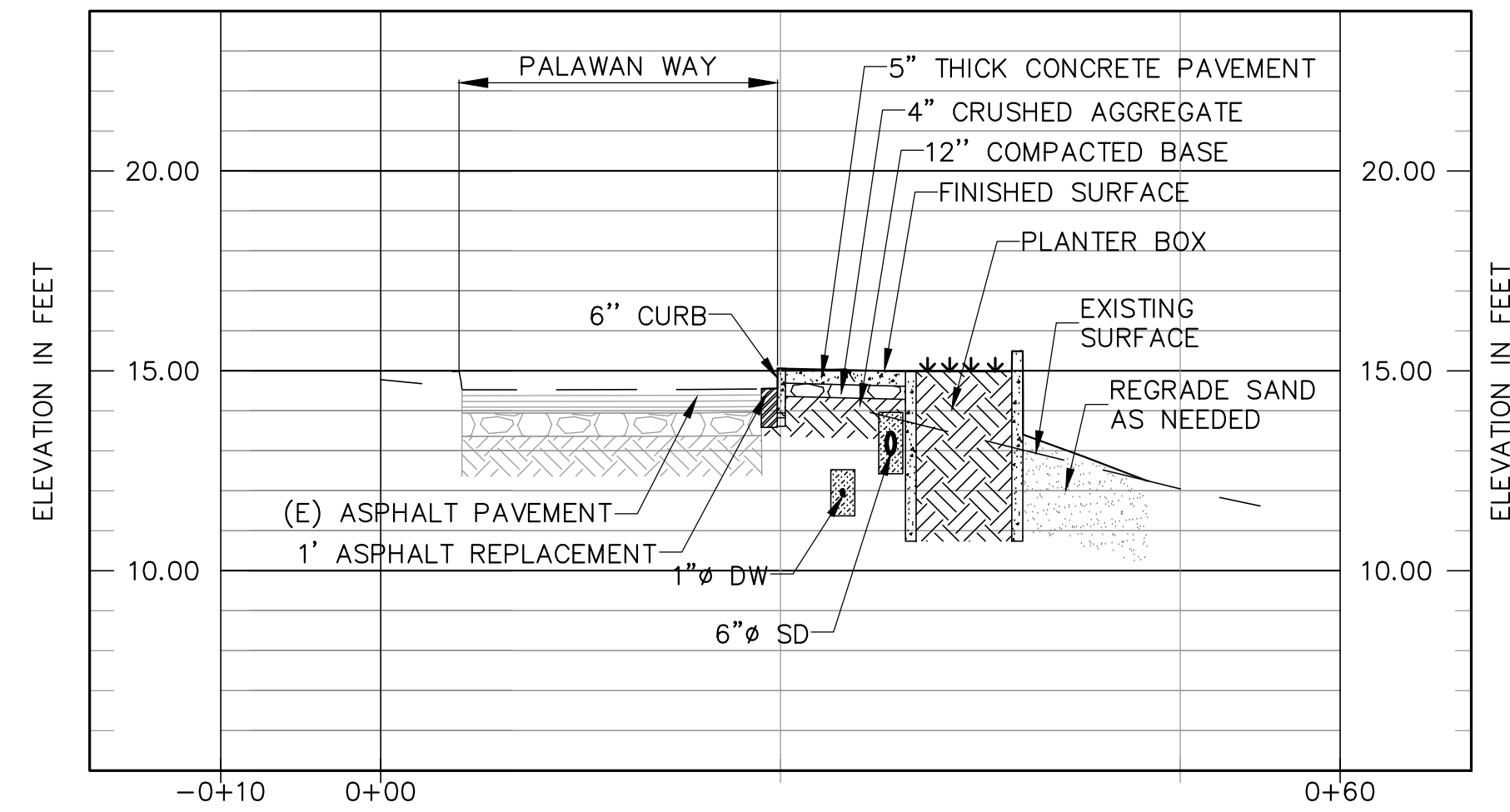
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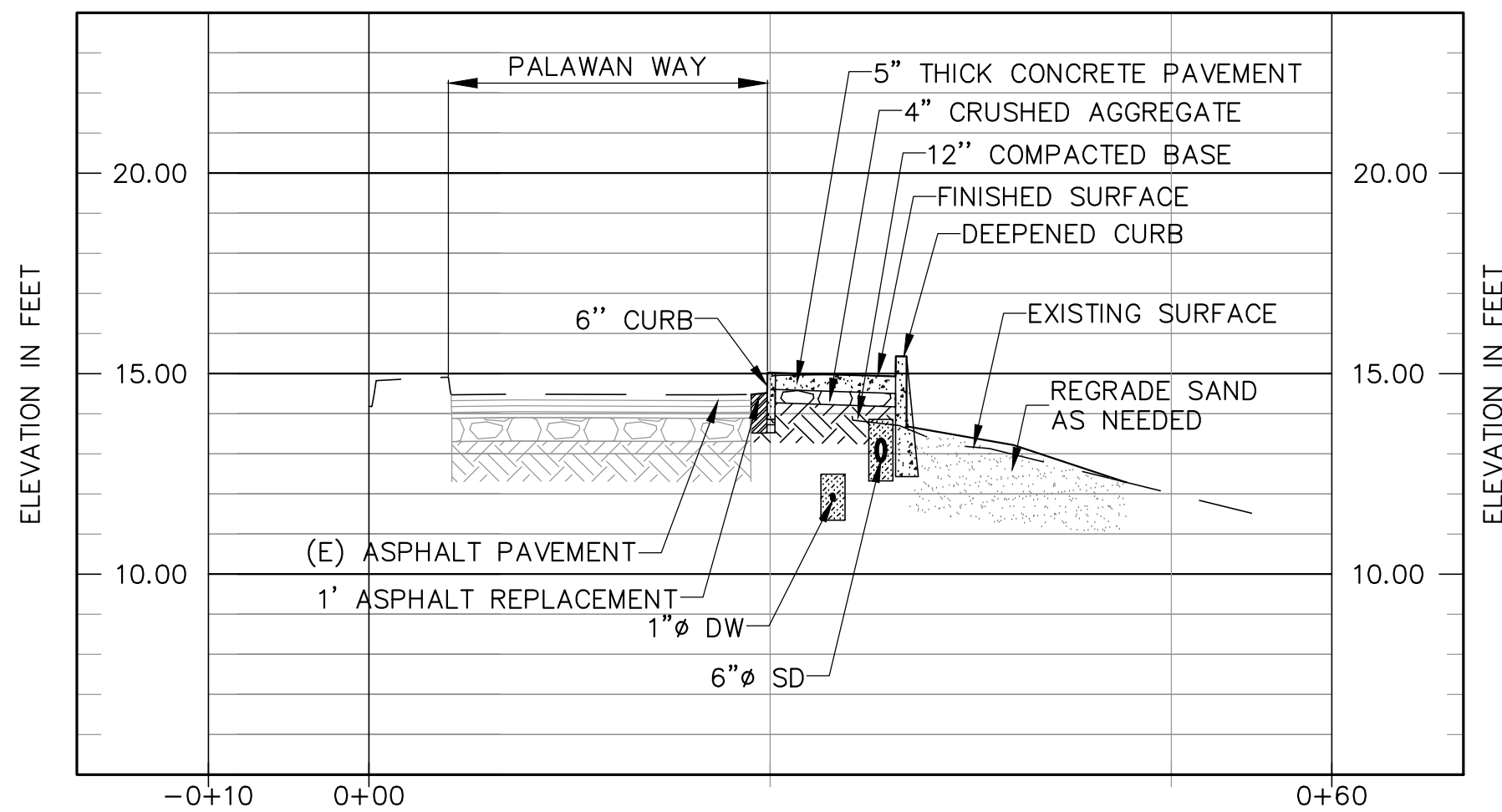
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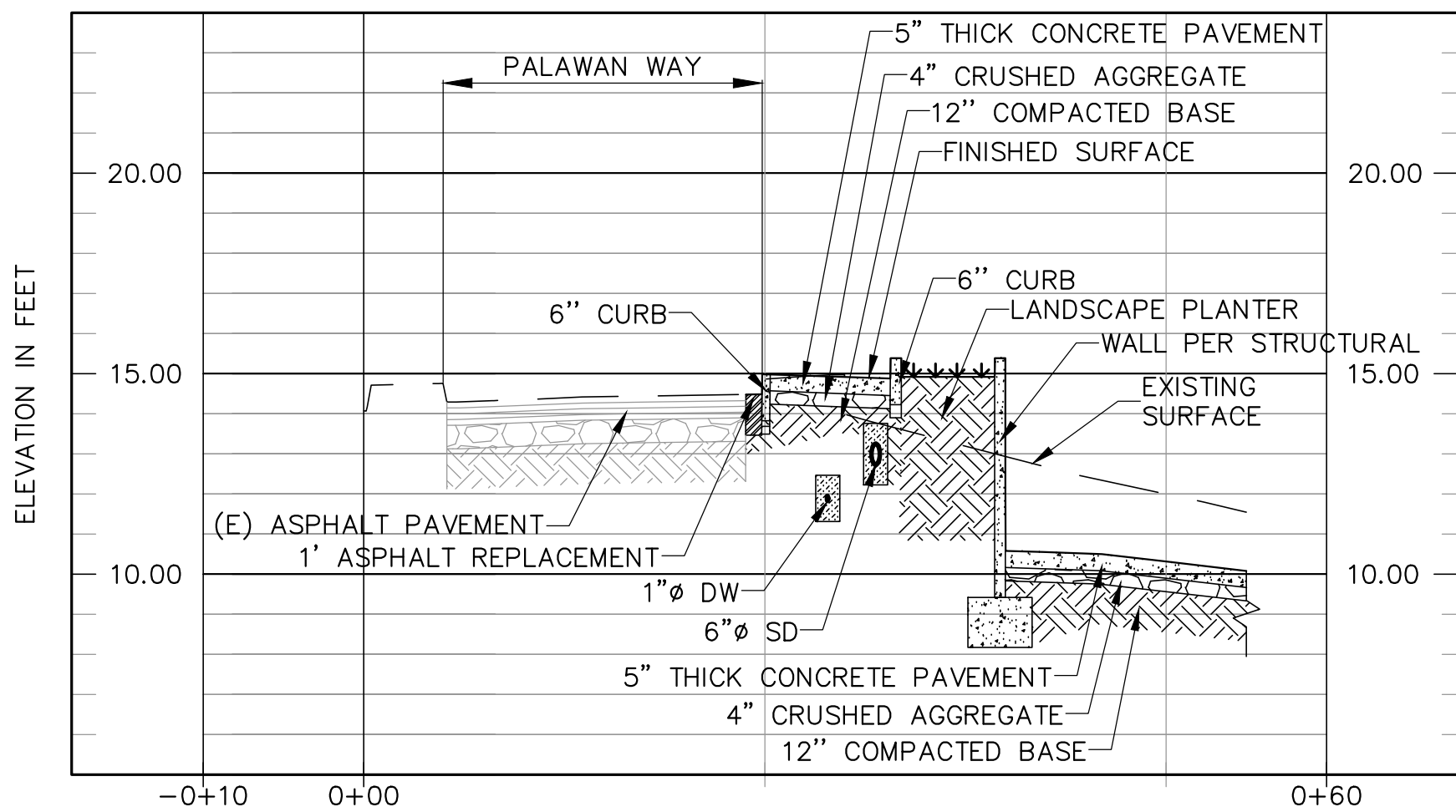
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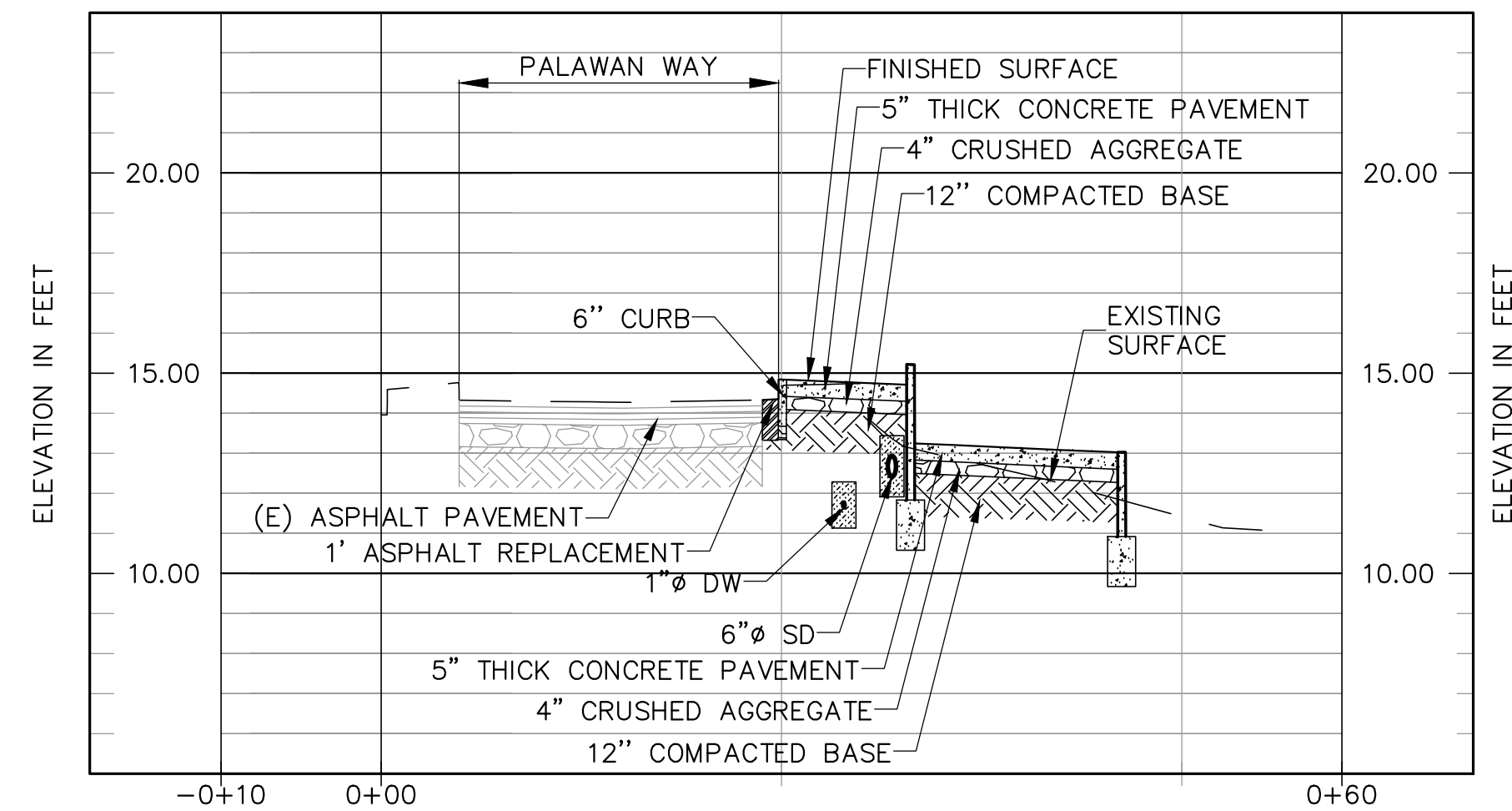
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GRADING SECTION 8
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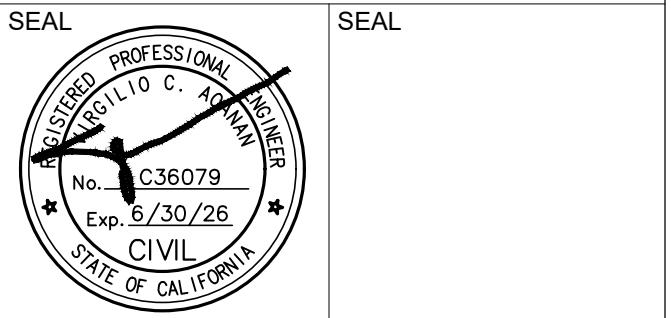


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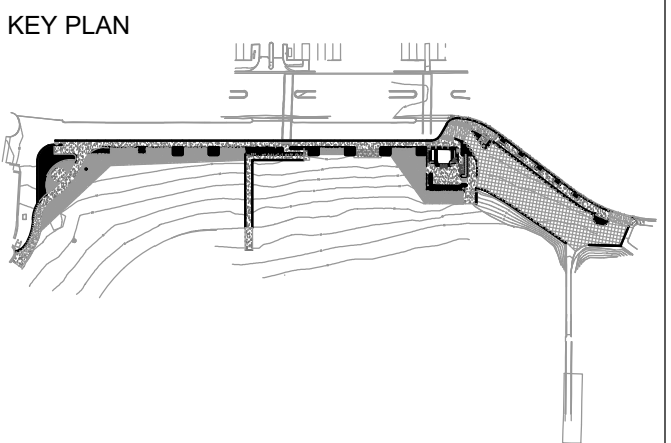
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STORAGE

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90292

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MCA ENGINEERS, INC.
1041 S. GARFIELD AVE., SUITE 210
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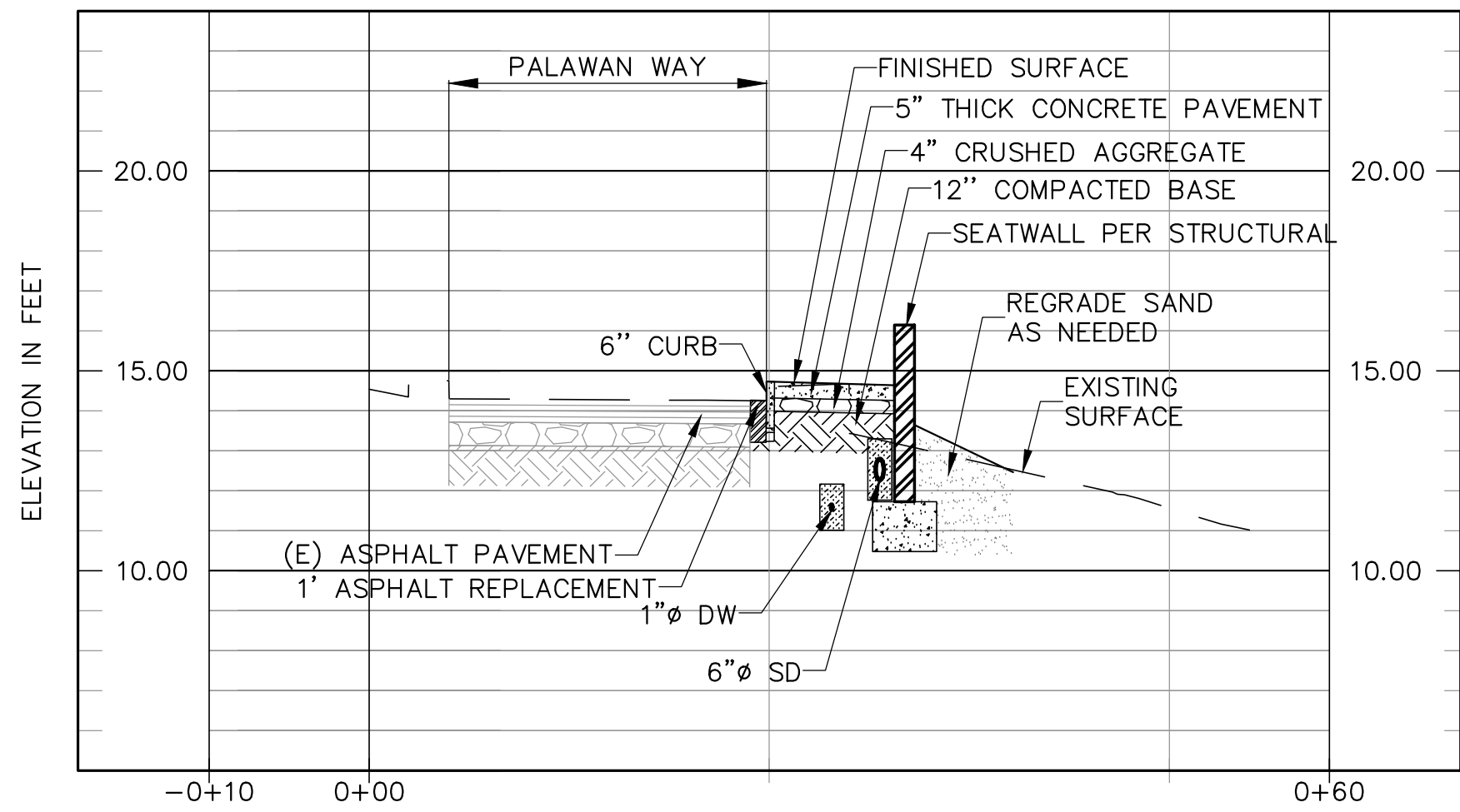
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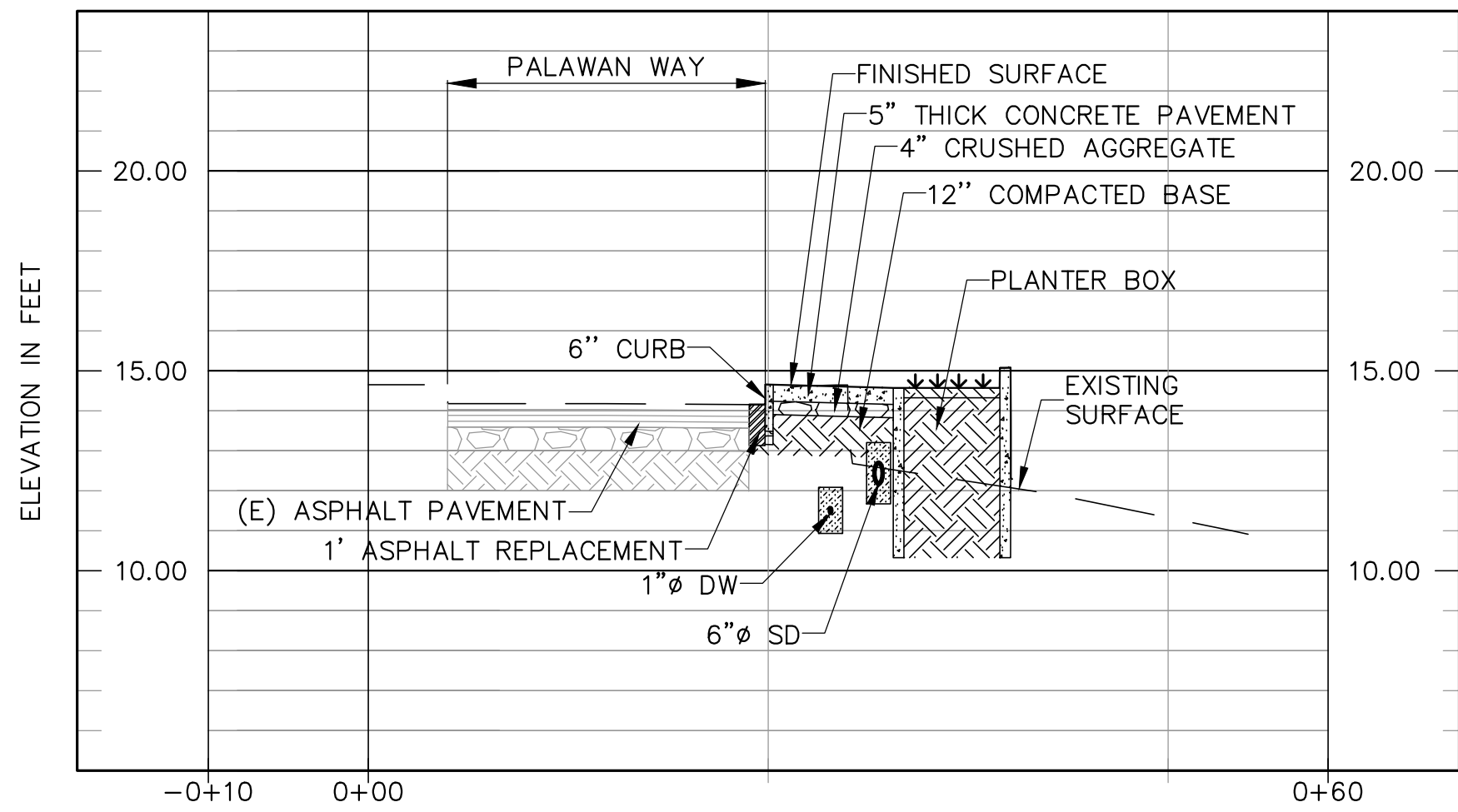
REVISION SCHEDULE		
NO	DATE	DESCRIPTION

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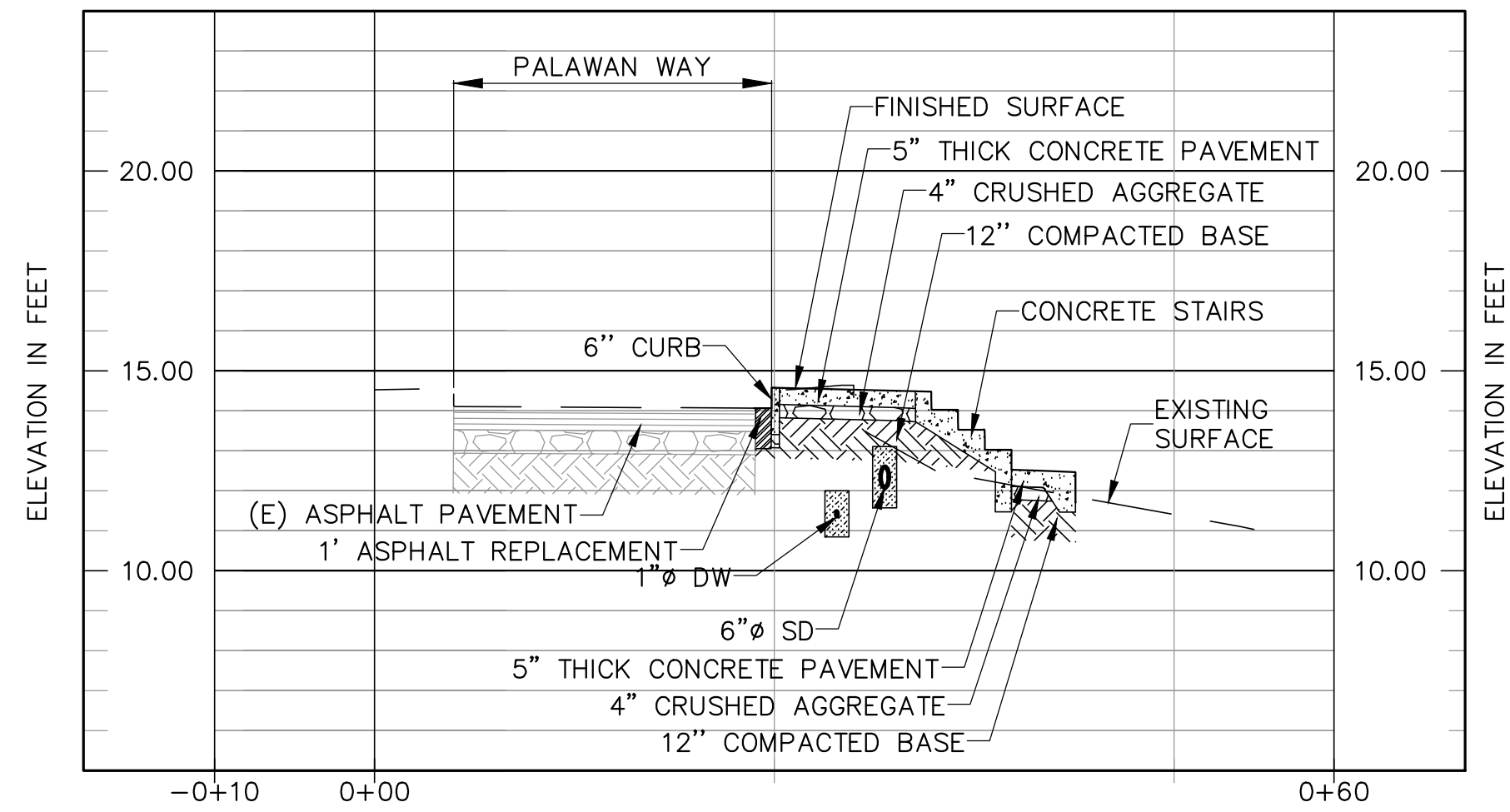
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JOB NO.	19-22	C3.10
ISSUE		
DATE	26 JUL 24	



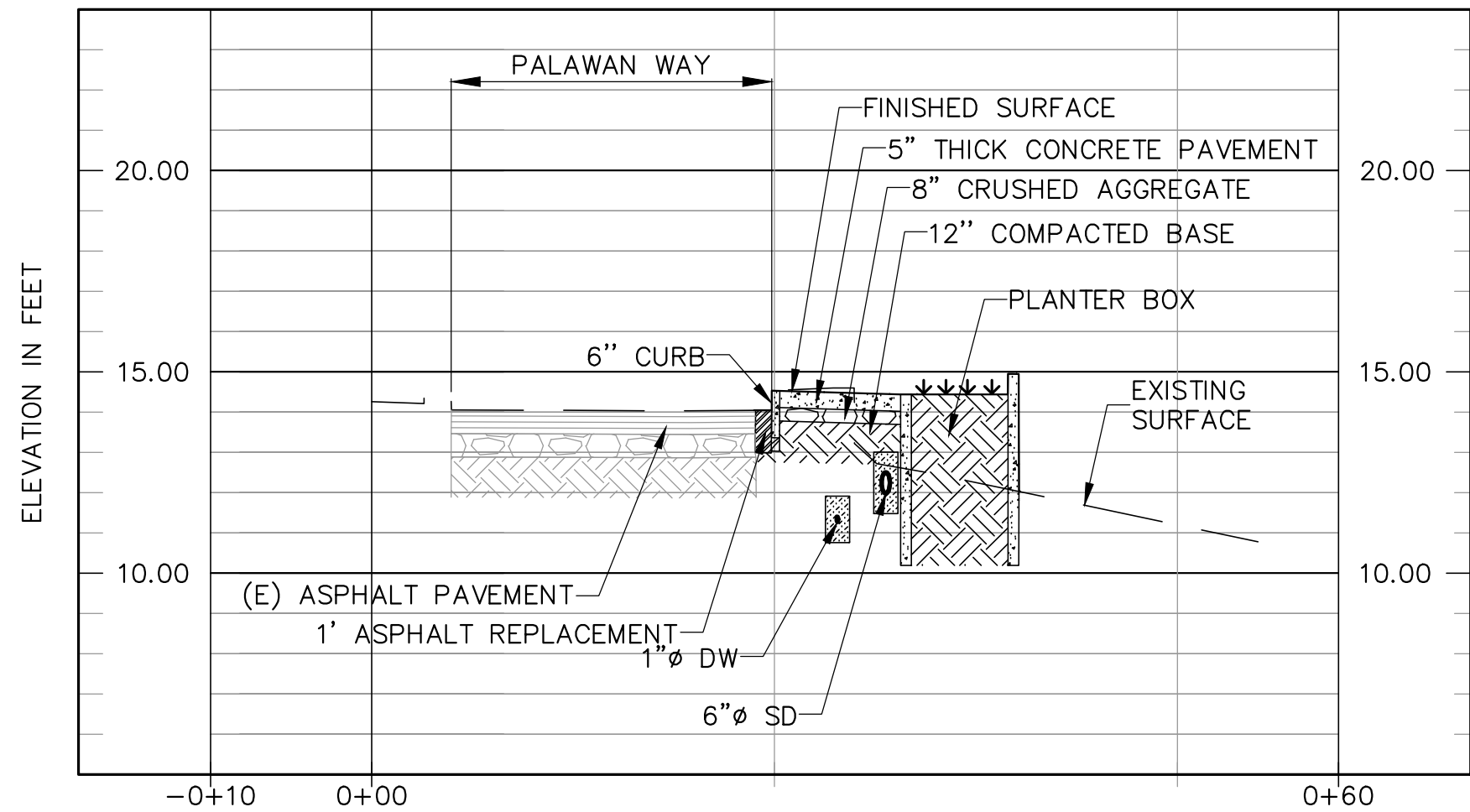
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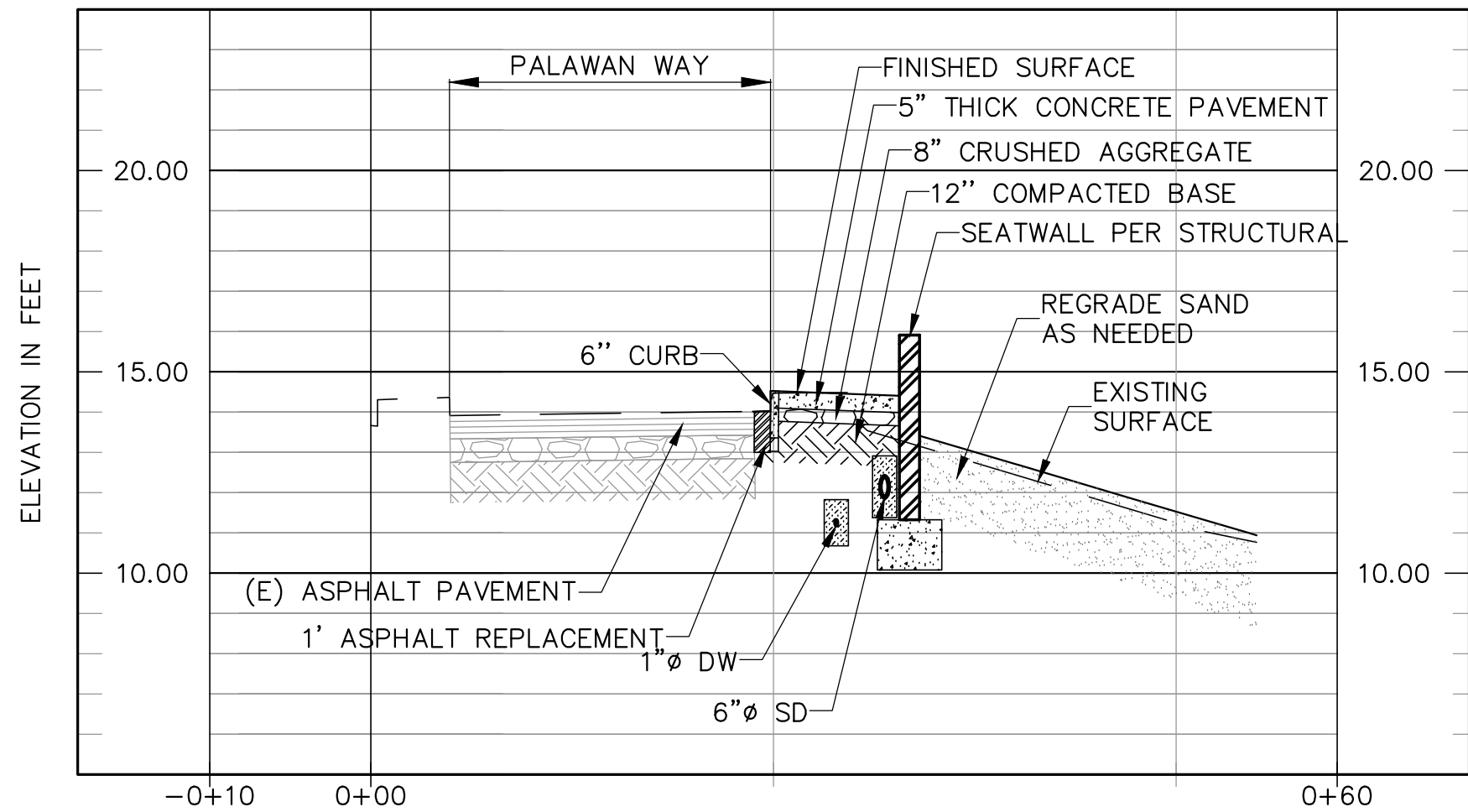
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GRADING SECTION 12
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GRADING SECTION 13
SCALE HOR 1"=10' VER 1"=4' C-3.01

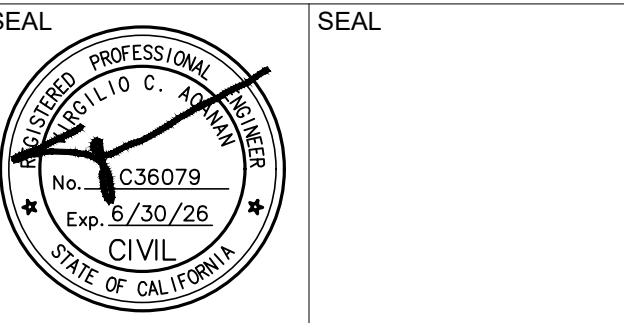


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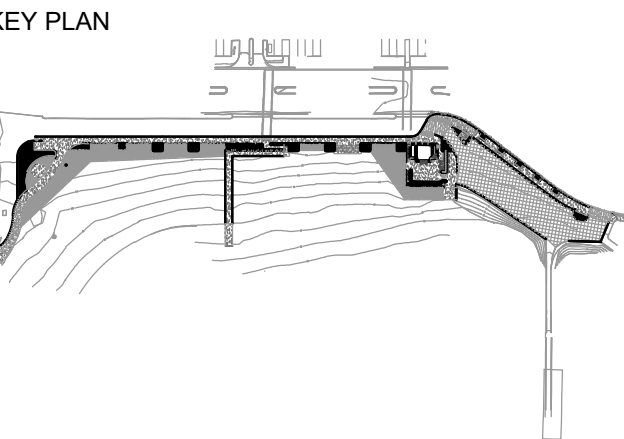
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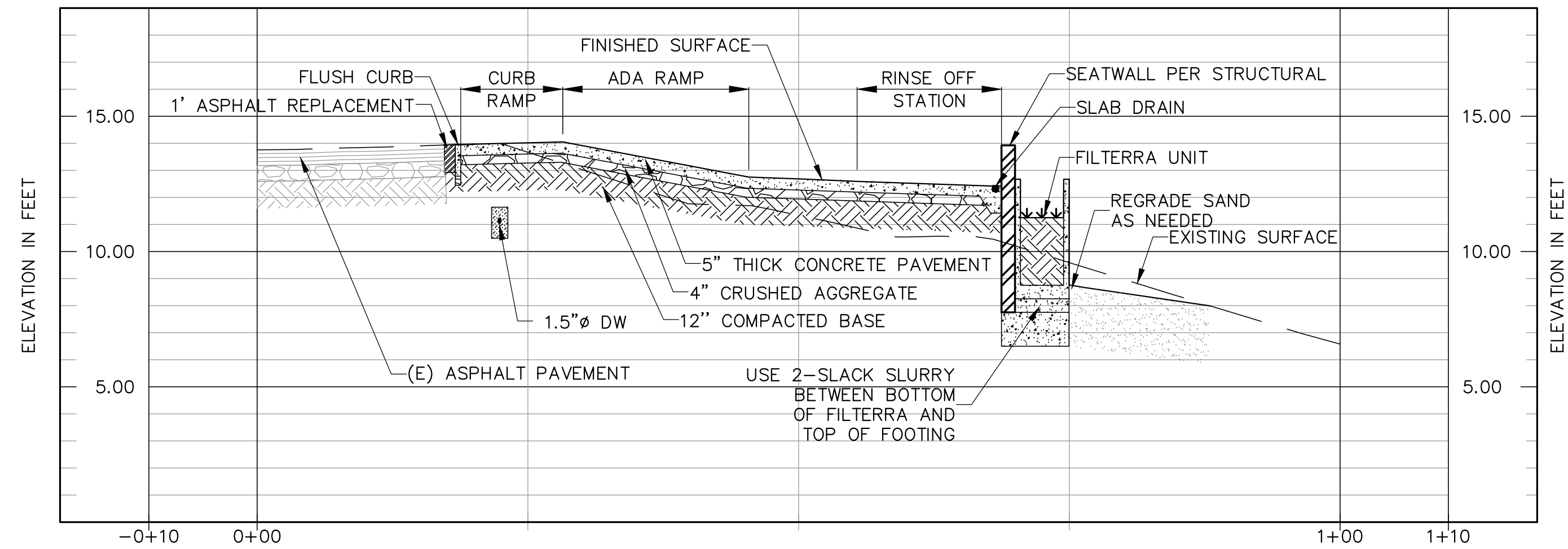
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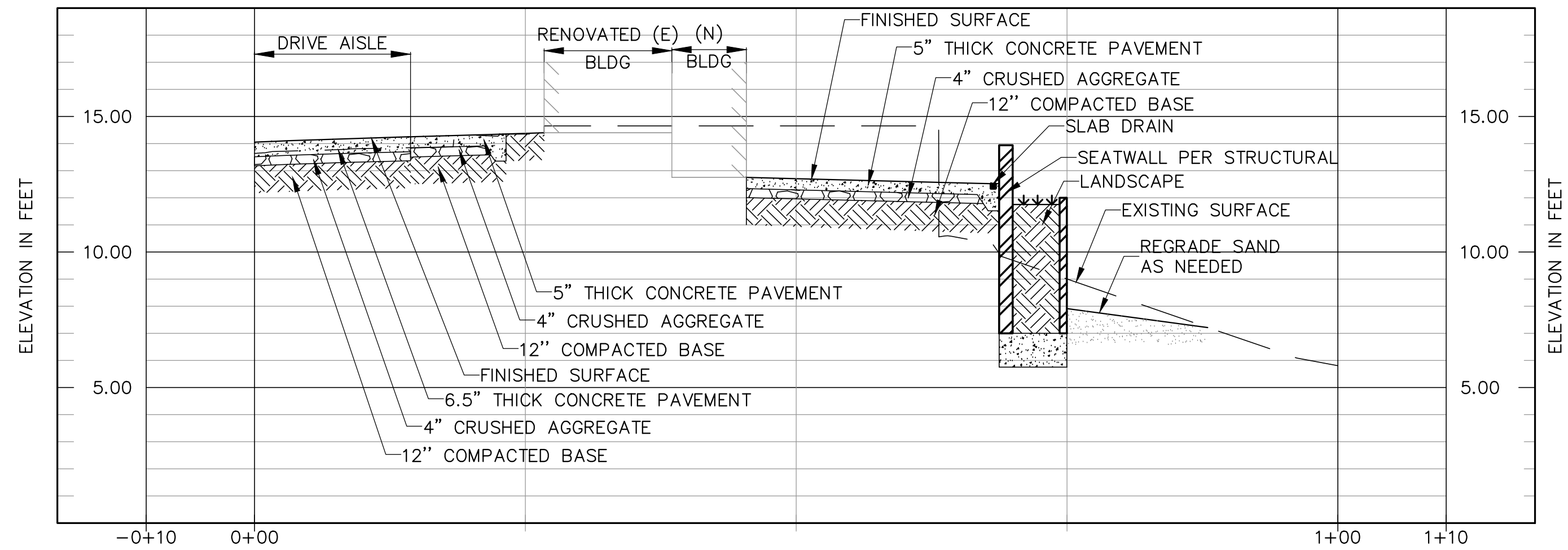
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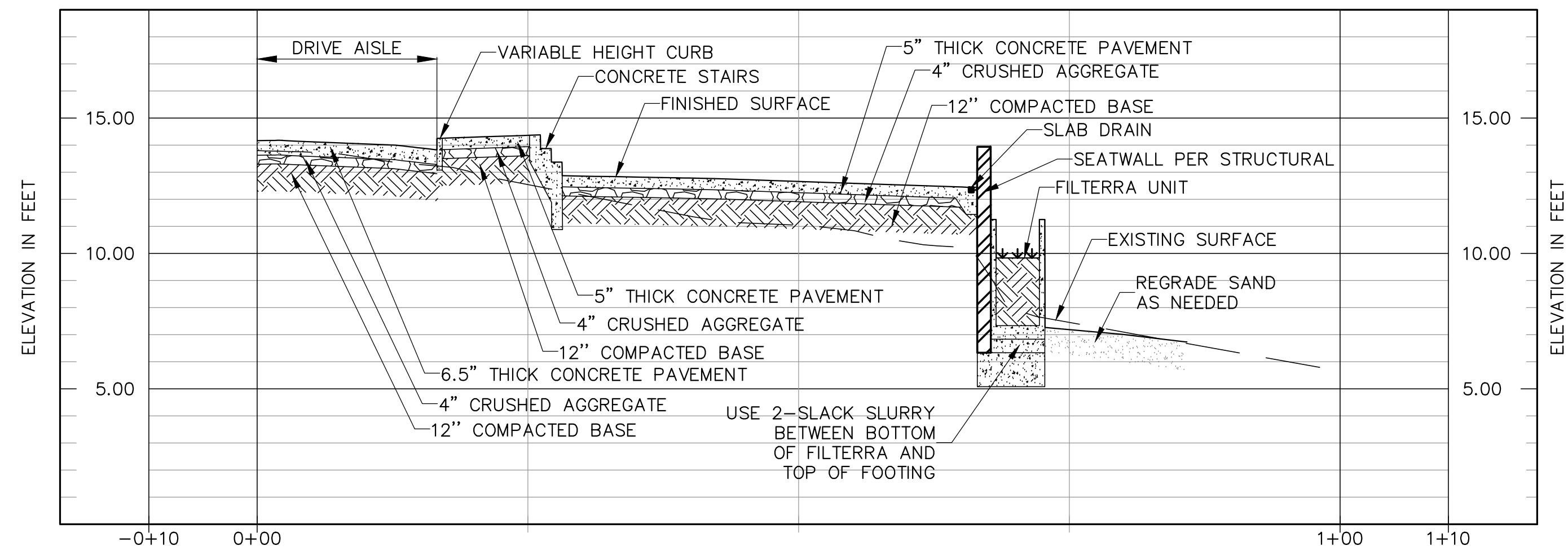
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ISSUE		
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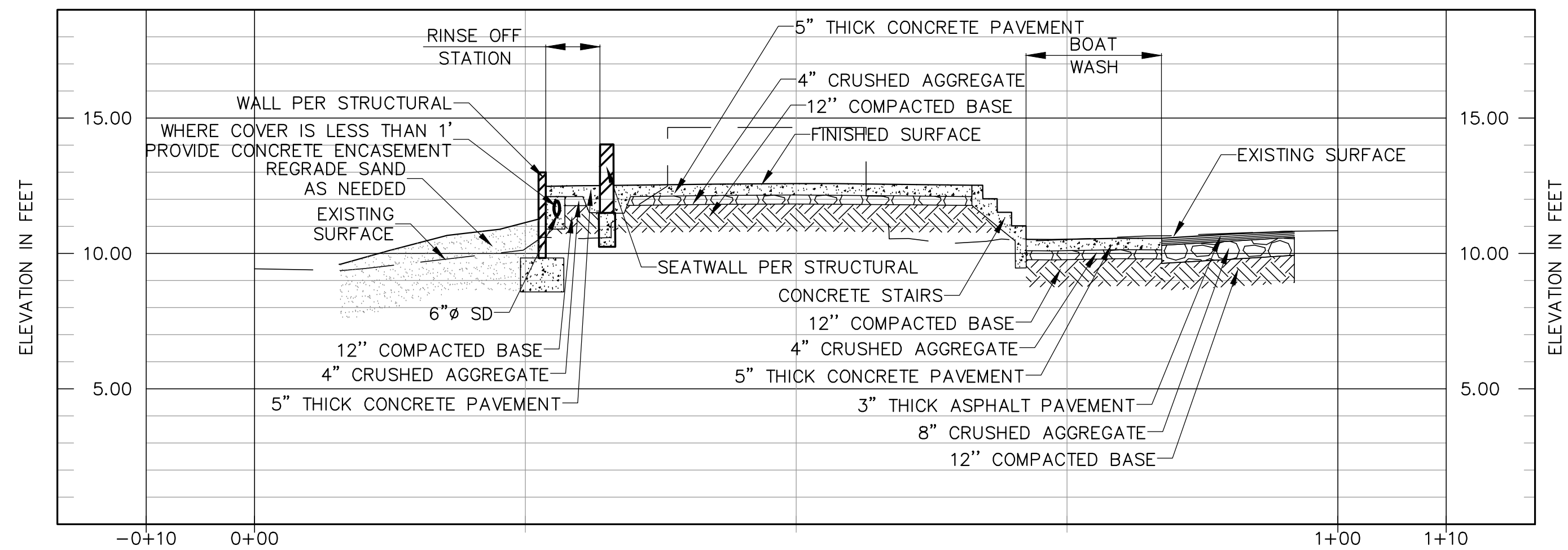
GRADING SECTION 21
SCALE HOR 1"=10' VER 1"=4'
C-3.02



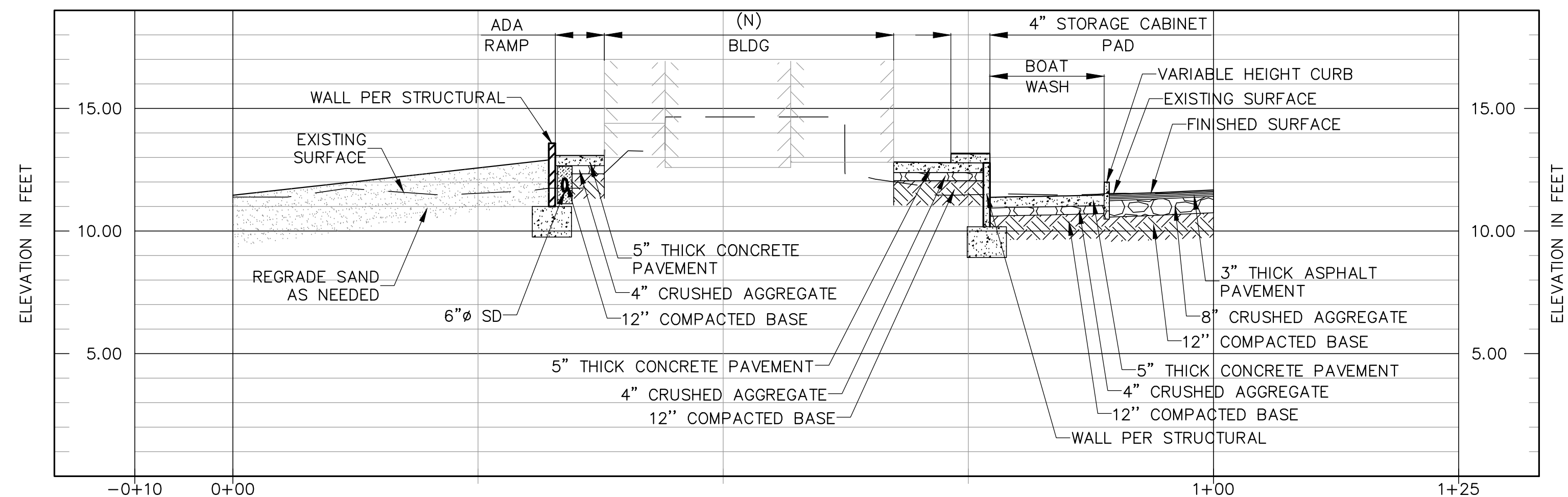
GRADING SECTION 22
SCALE HOR 1"=10' VER 1"=4'
C-3.02



GRADING SECTION 23
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C-3.02



GRADING SECTION 24
SCALE HOR 1"=10' VER 1"=4'
C-3.02

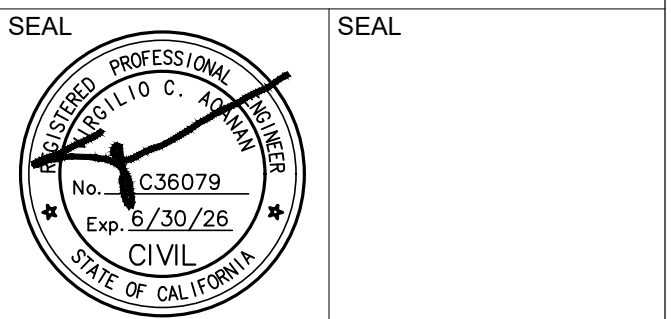


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C-3.02

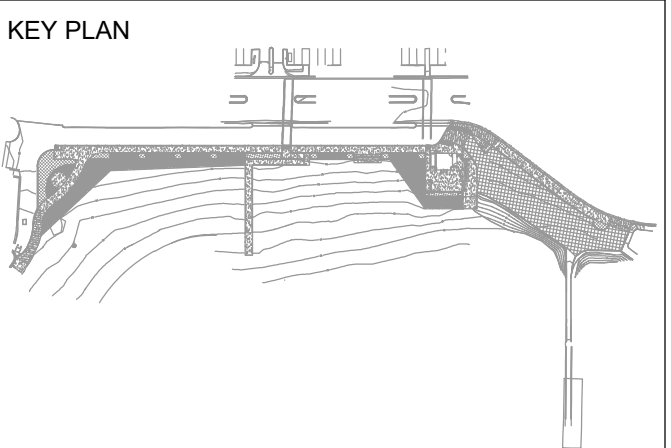
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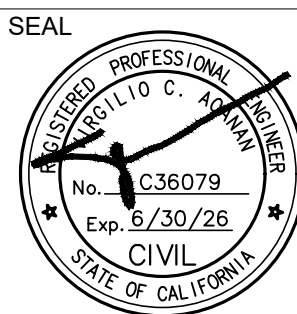
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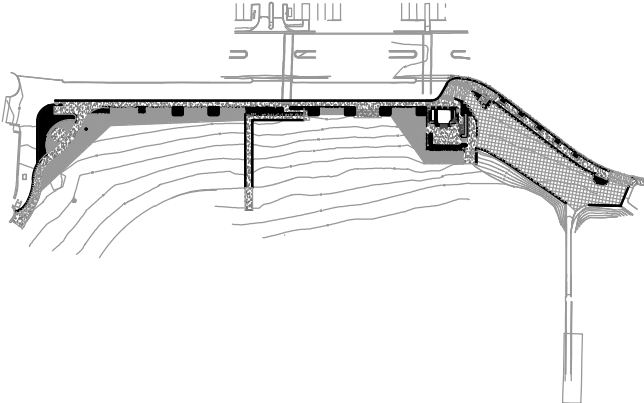
CONSULTANT

IVCA ENGINEERS, INC.
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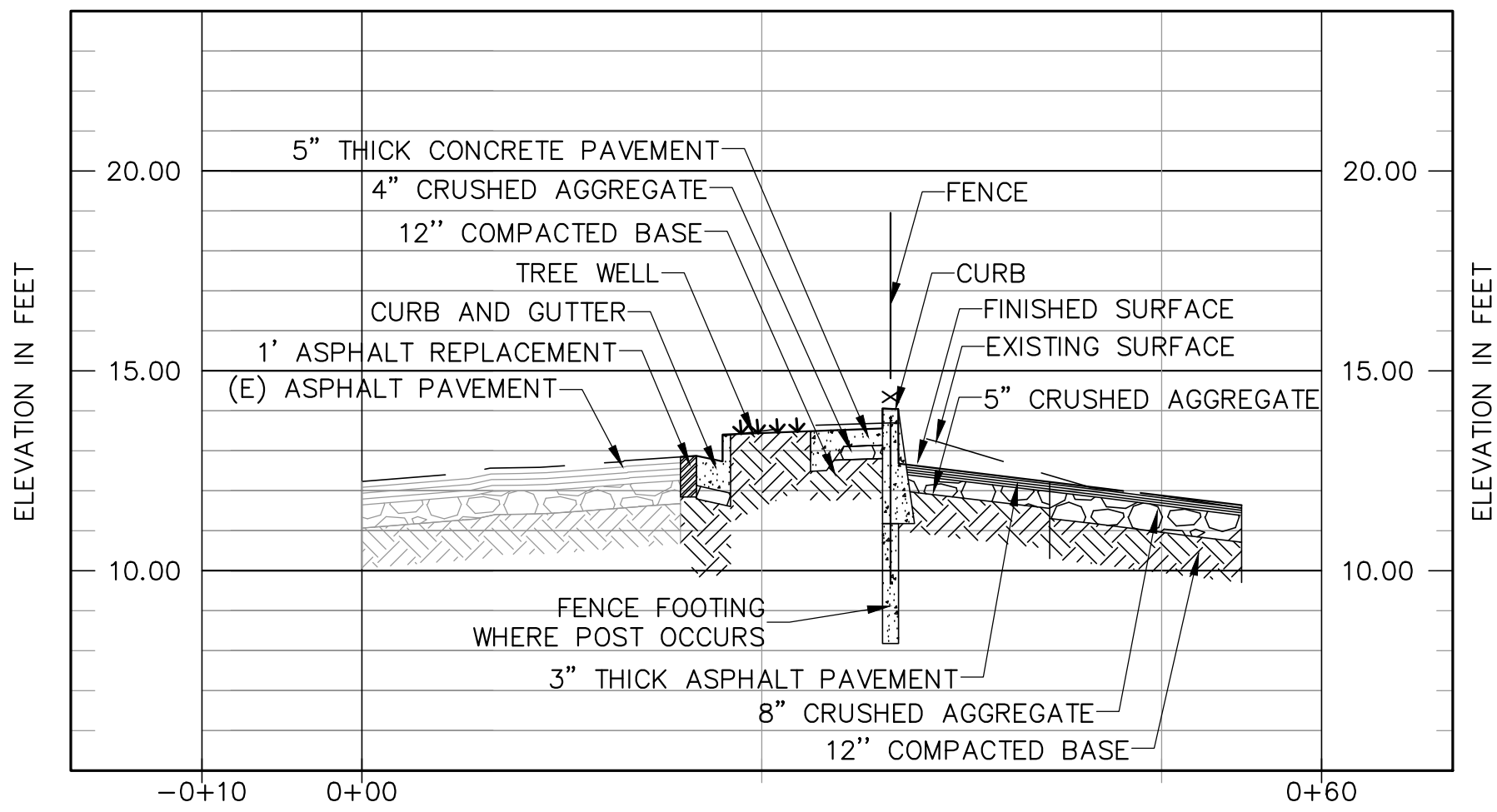


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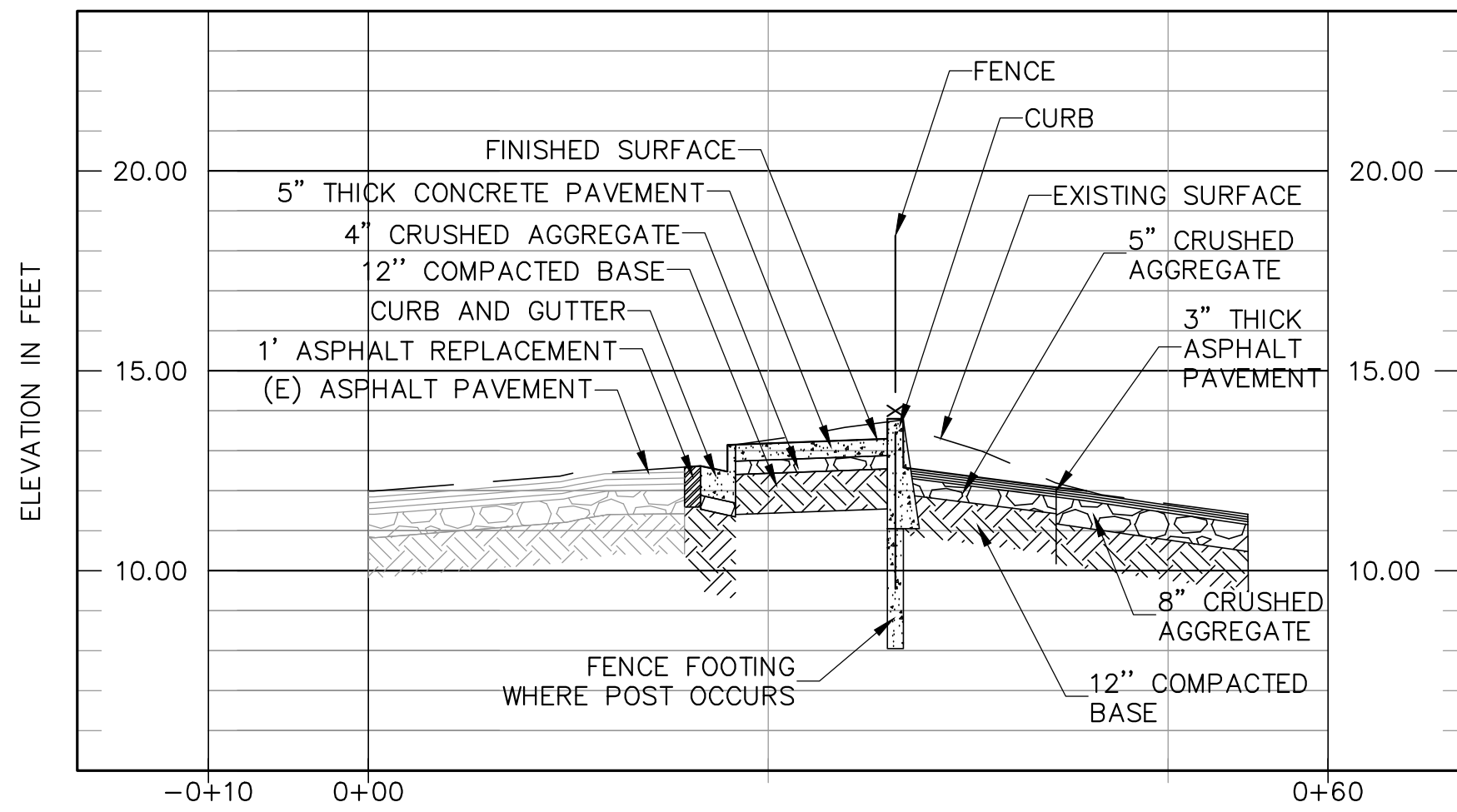
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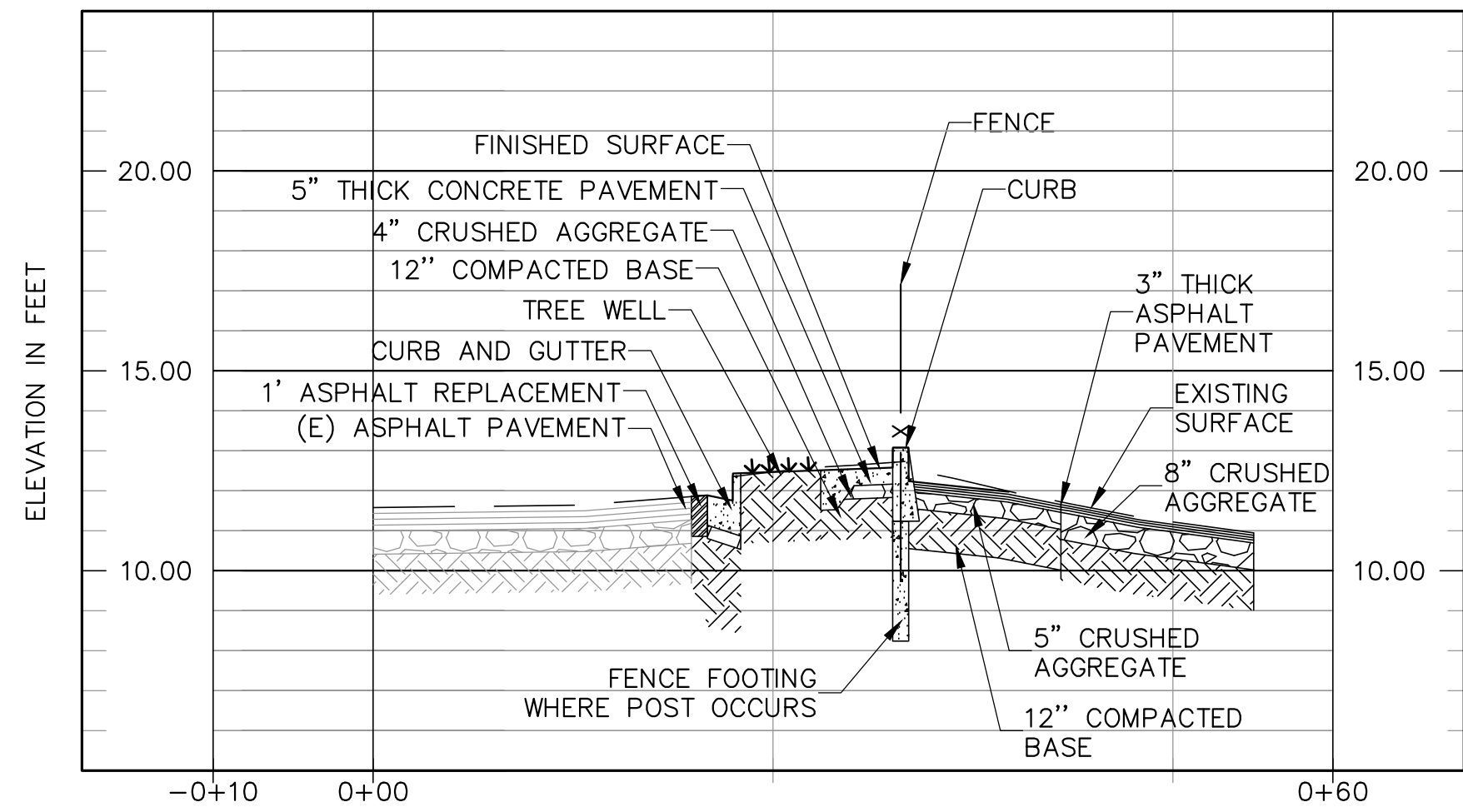
SCALE	1" = 10'-0"	SHEET NO.
JOB NO.	19-22	C3.13
ISSUE		
DATE	26.JUL.24	



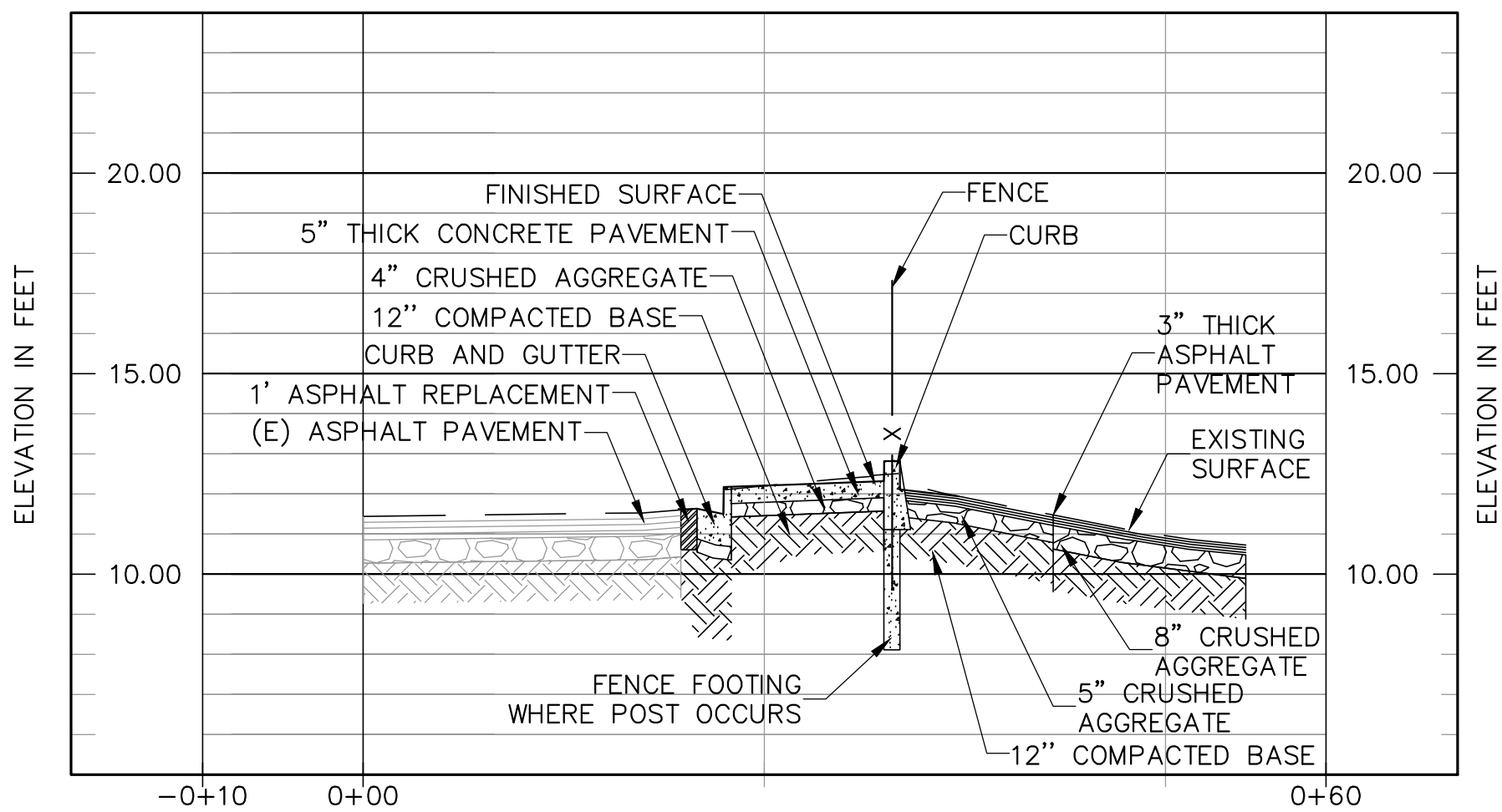
GRADING SECTION 15
SCALE HOR 1"=10' VER 1"=4'
C-3.02



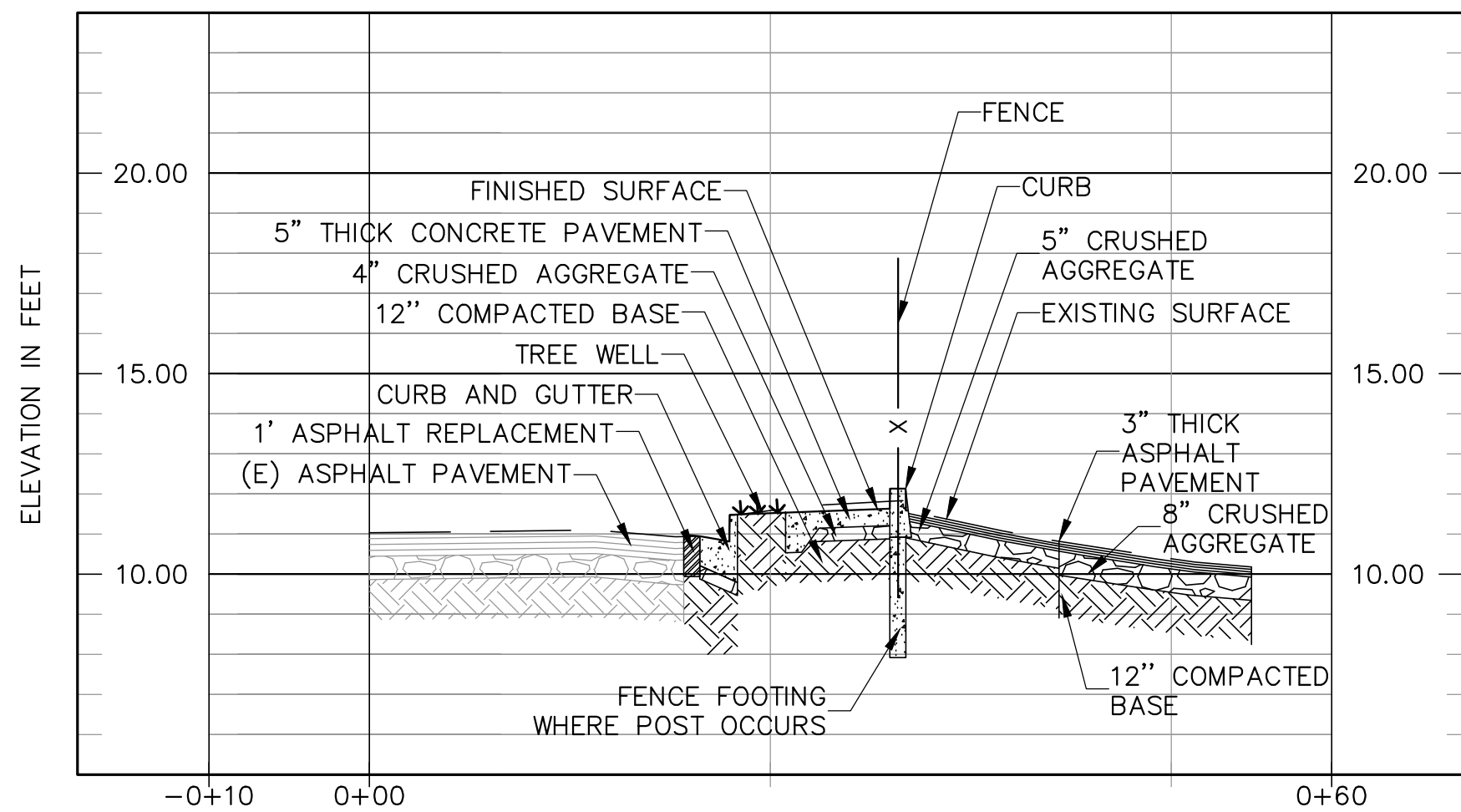
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C-3.02



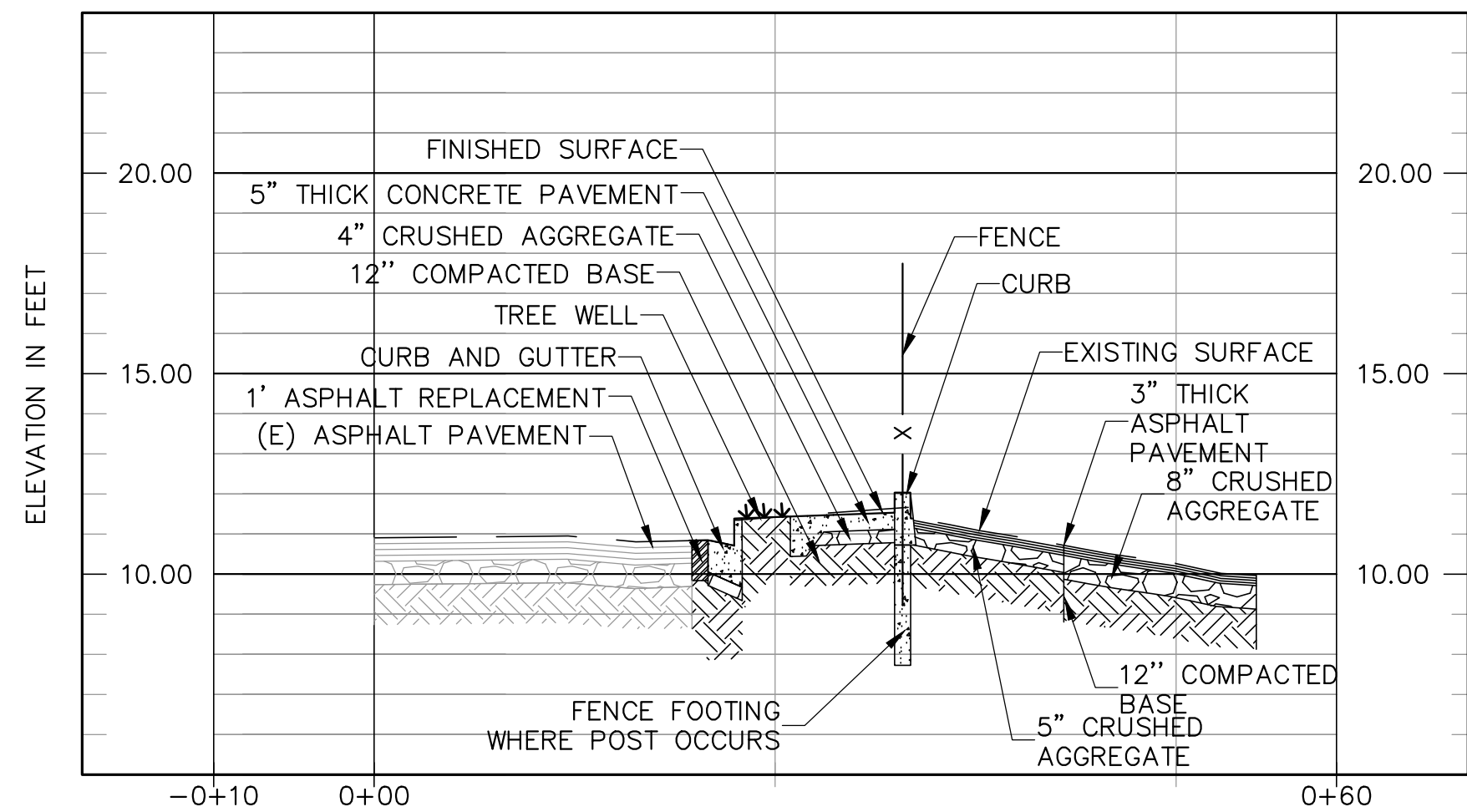
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C-3.02



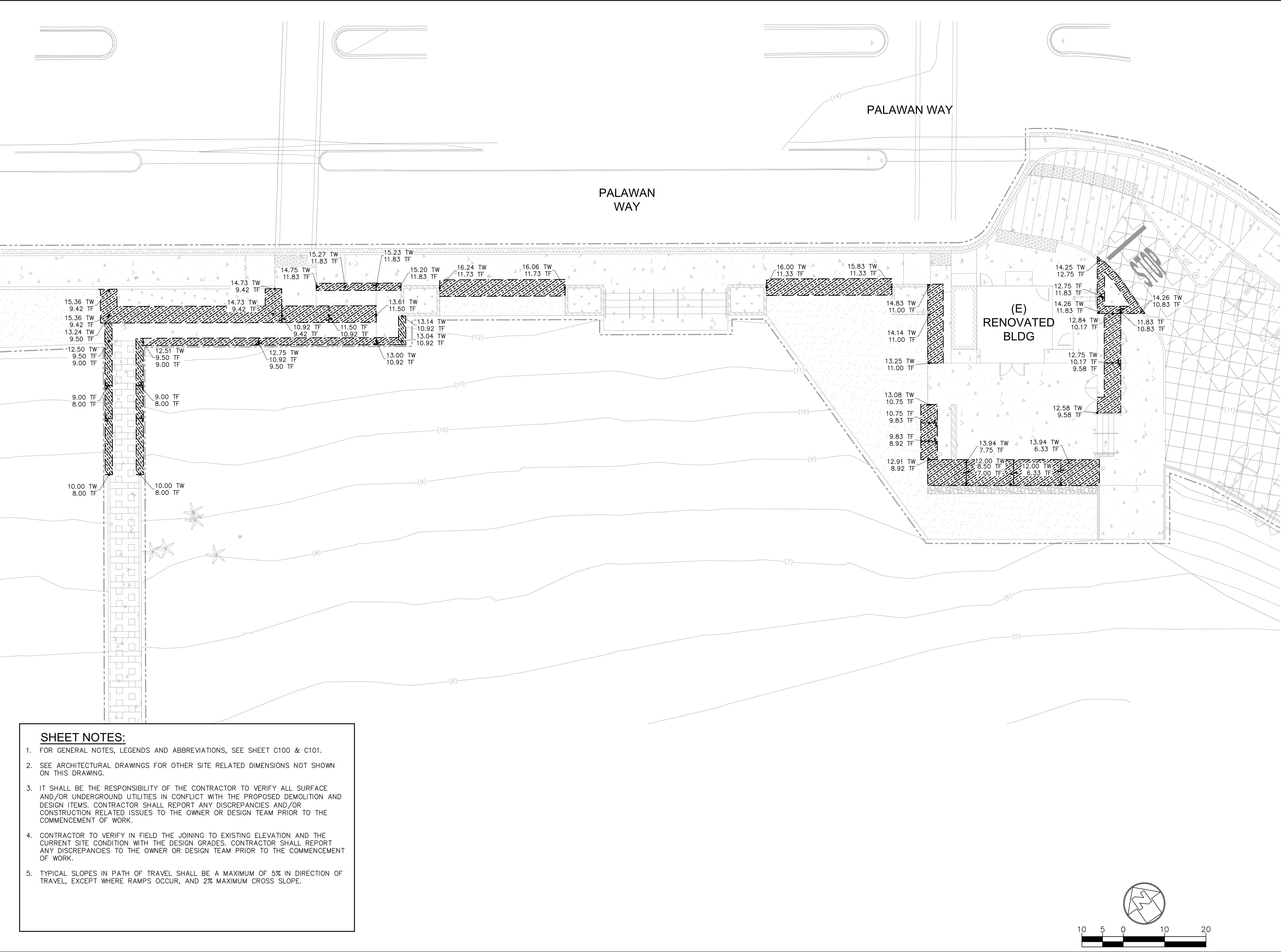
GRADING SECTION 18
SCALE HOR 1"=10' VER 1"=4'
C-3.02



GRADING SECTION 19
SCALE HOR 1"=10' VER 1"=4'
C-3.02



GRADING SECTION 20
SCALE HOR 1"=10' VER 1"=4'
C-3.02



SHEET NOTES:

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- TYPICAL SLOPES IN PATH OF TRAVEL SHALL BE A MAXIMUM OF 5% IN DIRECTION OF TRAVEL, EXCEPT WHERE RAMPS OCCUR, AND 2% MAXIMUM CROSS SLOPE.

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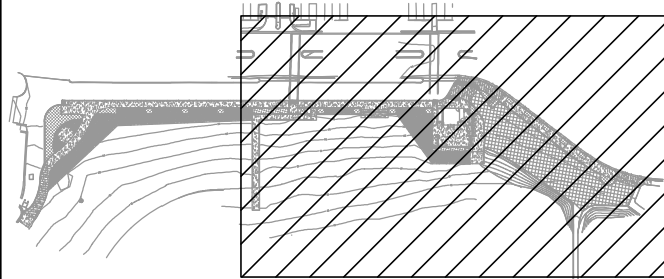
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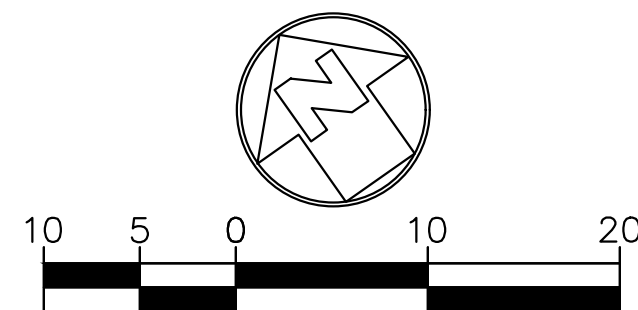
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WALL FOOTING PLAN

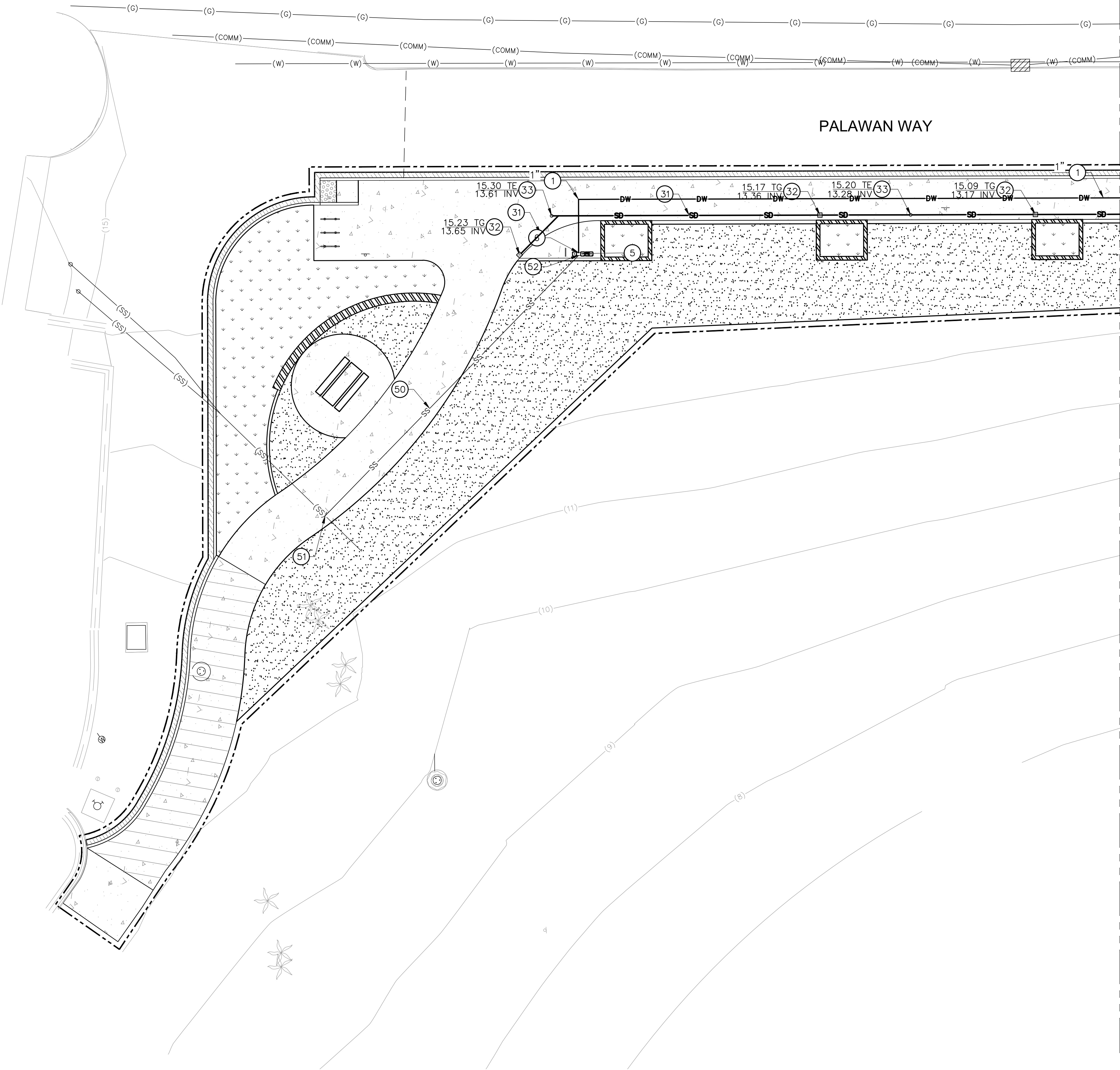
SCALE 1" = 10'-0"
JOB NO. 19-22
ISSUE
DATE 26.JUL.24

SHEET NO.

C3.20



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CONSTRUCTION NOTES:

WATER NOTES:

1. INSTALL COPPER TUBING TYPE L HARD WATER LINE. SEE PLAN FOR SIZE BEDDING PER DETAIL 3 ON SHEET C5.01. PROVIDE CORROSION PROTECTION PER SOILS REPORT.
5. INSTALL DRINKING FOUNTAIN PER ARCHITECTURAL AND PLUMBING PLANS.
6. CONNECT TO DRINKING FOUNTAIN PER PLUMBING DRAWINGS.

STORM DRAIN NOTES:

31. INSTALL 6"Ø SDR 35 STORM DRAIN LINE. BEDDING PER DETAIL 3 ON SHEET C5.01. WHERE PIPE HAS LESS THAN 12" COVER PROVIDE CONCRETE ENCASEMENT.
32. INSTALL 9" AREA DRAIN WITH INTERNAL SEDIMENT BUCKET, ZURN Z675 OR EQUAL.
33. INSTALL STORM DRAIN CLEANOUT PER DETAIL 2 ON SHEET C5.01.

SANITARY SEWER NOTES:

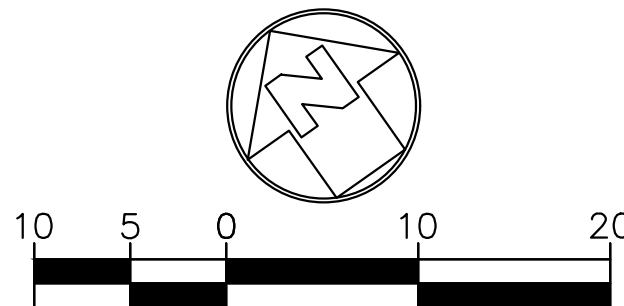
50. INSTALL 4"Ø SDR 35 SEWER LINE. BEDDING PER DETAIL 3 ON SHEET C5.01.
51. CONNECT TO EXISTING SEWER LINE. CONTRACTOR TO VERIFY LOCATION AND INVERT IN FIELD.
52. CONNECT TO DRINKING FOUNTAIN DISCHARGE LINE PER PLUMBING DRAWINGS.

LEGEND

- SD PROPOSED STORM DRAIN LINE
- SS PROPOSED SANITARY SEWER LINE
- DW PROPOSED DOMESTIC WATER LINE
- (COMM) EXISTING COMM LINE
- (E) EXISTING ELECTRICAL LINE
- (G) EXISTING GAS LINE
- (SS) EXISTING GAS LINE
- (W) EXISTING WATER MAIN LINE
- EXISTING FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING WATER METER
- PROPOSED HOSE BIBB/CLEANOUT
- PROPOSED RINSE OFF STATION
- PROPOSED TRENCH DRAIN
- PROPOSED WATER FOUNTAIN
- PROPOSED AREA DRAIN

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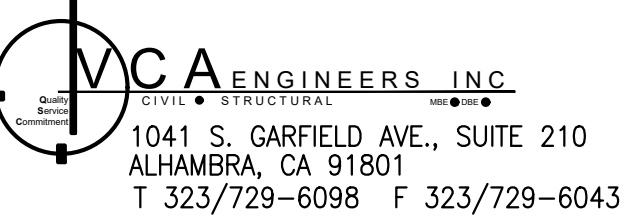
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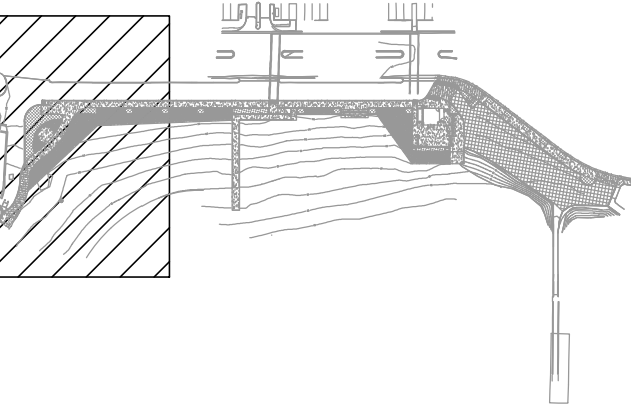


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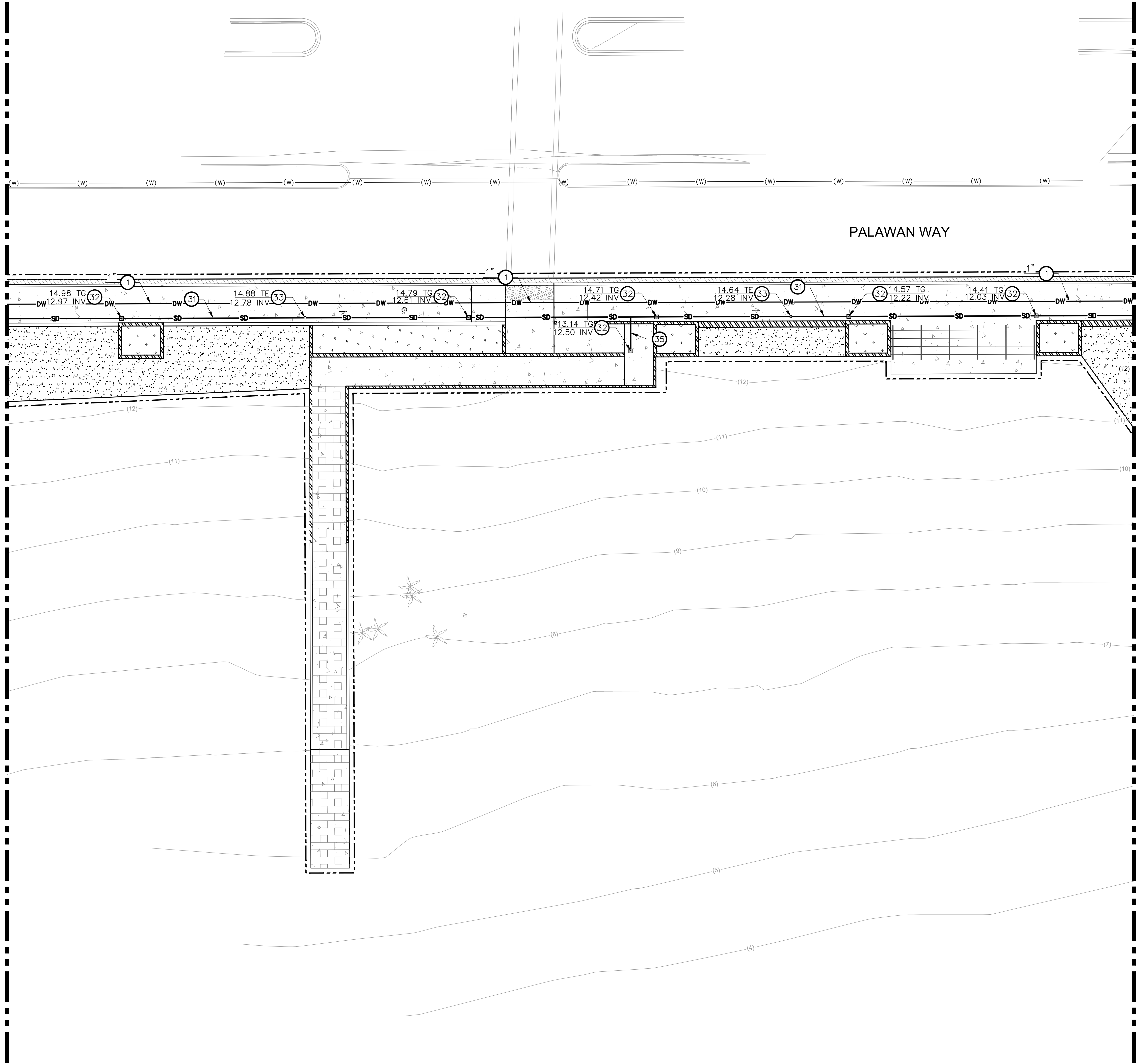
NO	DATE	DESCRIPTION

UTILITY PLAN

SCALE	1" = 10'-0"	SHEET NO.
JOB NO.	19-22	C4.00
ISSUE		
DATE	26.JUL.24	

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MATCHLINE SEE SHEET C4.00



MATCHLINE SEE SHEET C4.02

CONSTRUCTION NOTES:

WATER NOTES:

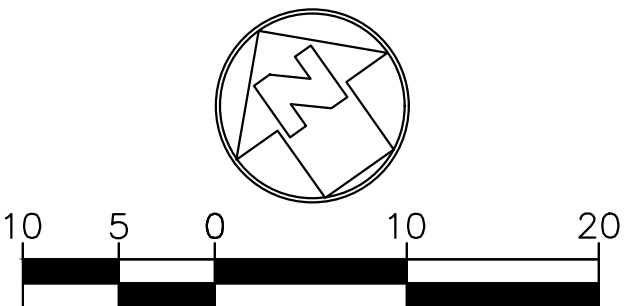
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32. INSTALL 9" AREA DRAIN WITH INTERNAL SEDIMENT BUCKET, ZURN Z675 OR EQUAL.
33. INSTALL STORM DRAIN CLEANOUT PER DETAIL 2 ON SHEET C5.01.
35. INSTALL 4"Ø SDR 35 STORM DRAIN LINE. BEDDING PER DETAIL 3 ON SHEET C5.01. WHERE PIPE HAS LESS THAN 12" COVER PROVIDE CONCRETE ENCASEMENT

LEGEND

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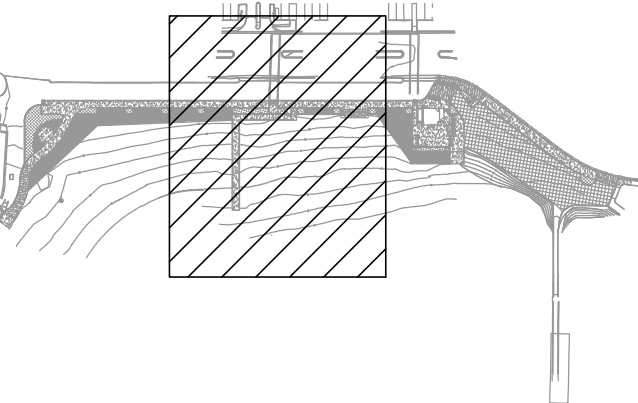
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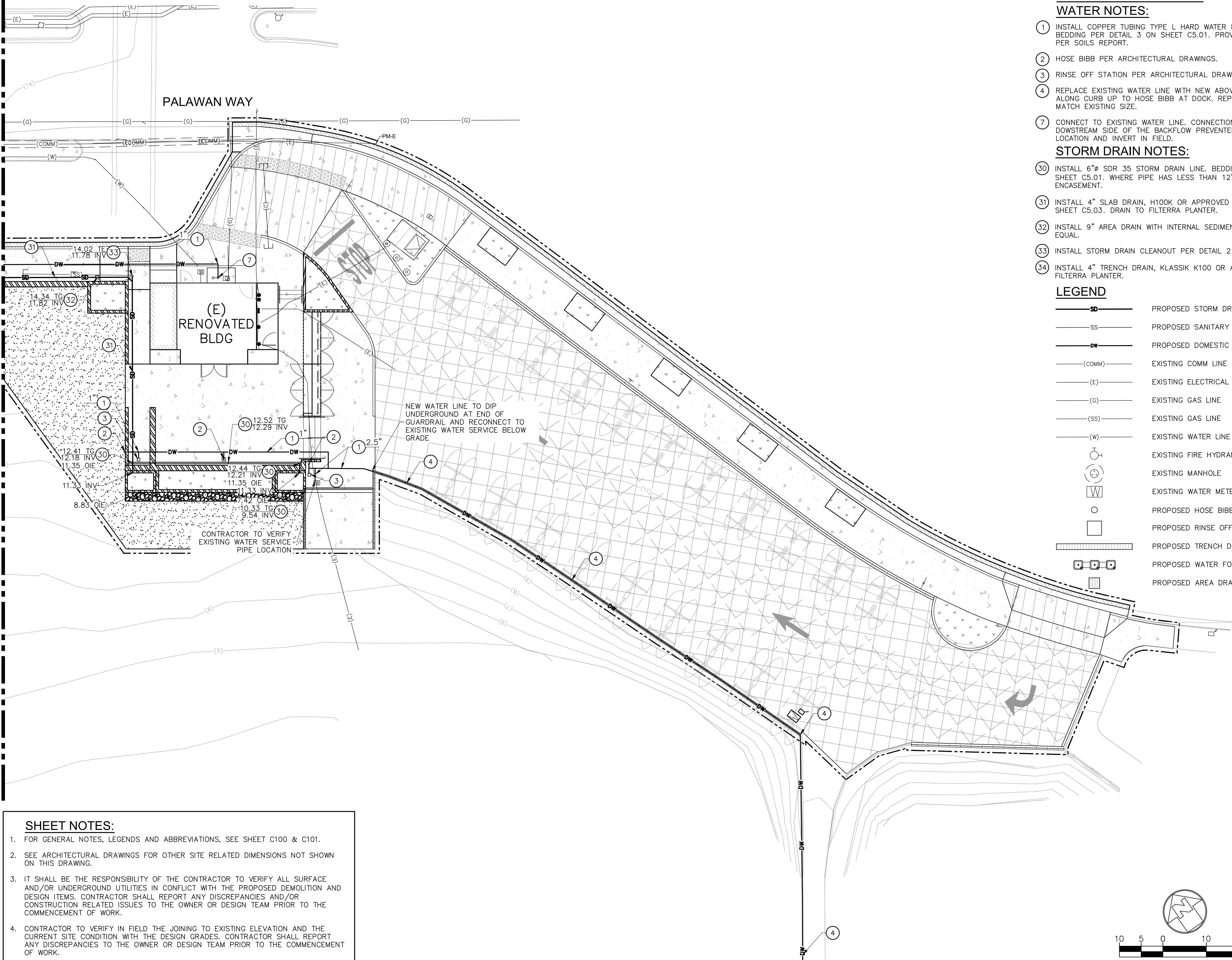
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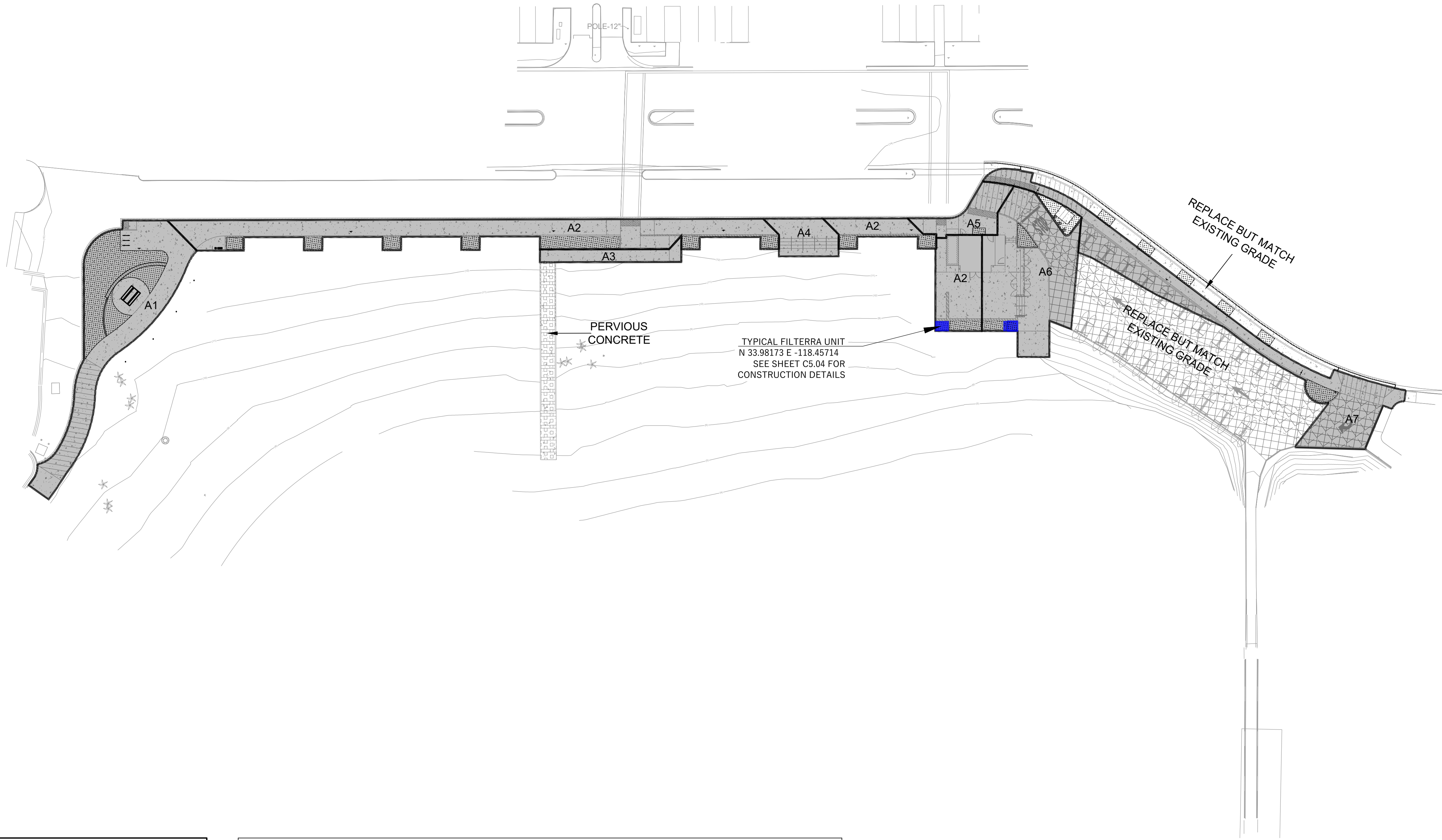
UTILITY PLAN

SCALE	1" = 10'-0"	SHEET NO.
JOB NO.	19-22	C4.01
ISSUE		
DATE	26.JUL.24	

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MATCHLINE SEE SHEET C4.01



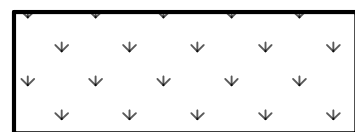




SHEET NOTE:

DATE OF MAINTENANCE AGREEMENT: _____
PROPOSED IMPERVIOUS AREA: 14,645.01 SQ. FT.
DESIGN STORM: (CHECK ONE): ☒ 85TH PERCENTILE ☐ 0.75-INCH
SWQDV: 1,746.79 CUBIC FT. 100 PERCENT TO BE RETAINED ONSITE
LID SOLUTION: (CHECK ONE) ☐ INFILTRATION ☒ BIOFILTRATION

LEGEND:

-  DRAINAGE AREAS
-  FILTERRA SYSTEM AREAS
-  PERVIOUS AREA

LID TABLE							
DMA	TOTAL AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	SWQDV (CU-FT)	SWQDV X 1.5 (CU-FT)	FILTERRA UNIT SIZE REQUIRED	FILTERRA UNIT SIZE PROVIDED
A1	3542.01	2364.24	1177.77	195.92	293.88		
A2	5170.14	4463.64	706.50	356.59	534.89	4'X6'	4'X6'
A3	481.51	481.51	0.00	37.42	56.13		
A4	570.00	570.00	0.00	44.57	66.85		
A5	651.97	629.20	22.77	49.49	74.23		
A6	3149.05	3015.44	133.61	236.58	354.87	4'X6'	4'X6'
A7	3317.63	3208.01	109.62	251.79	377.68		
TOTAL	16,882.31	14,732.04	2,150.27	1,172.36	1,758.53		

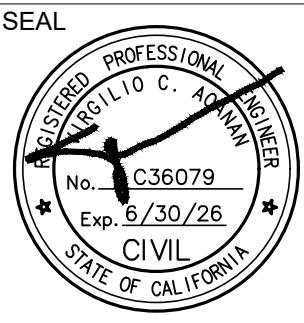
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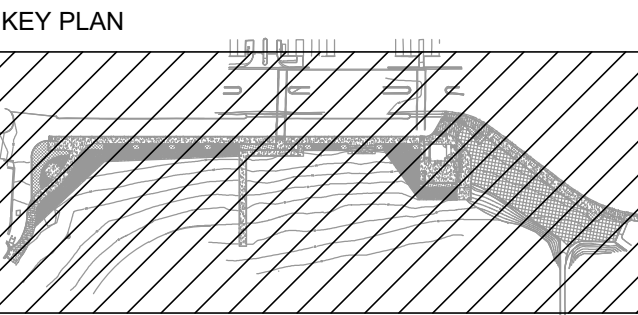
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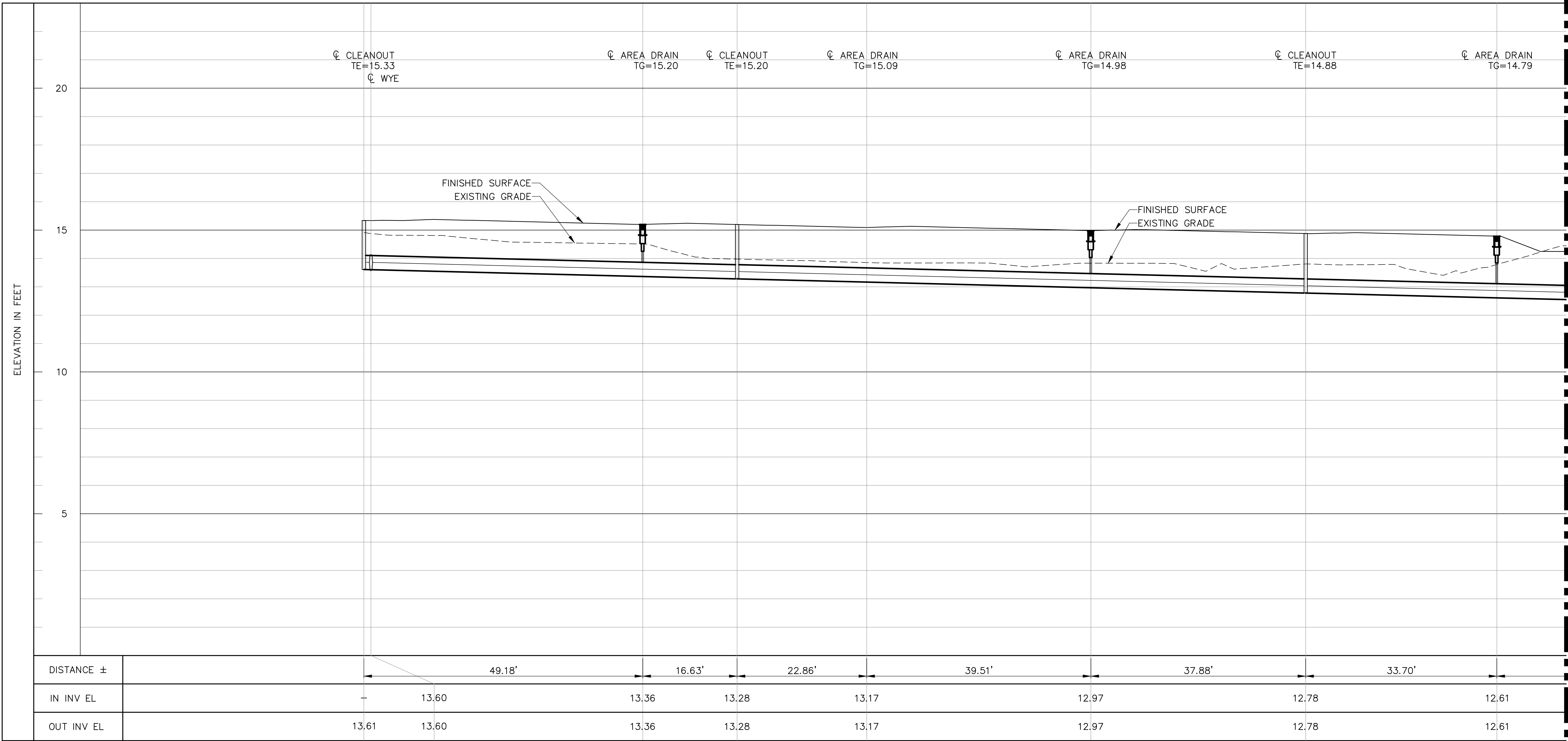
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LID PLAN

SCALE	1" = 30'-0"	SHEET NO. C4.10
JOB NO.	19-22	
ISSUE		
DATE	26.JUL.24	



MATCHLINE SEE SHEET C4.21

STORM DRAIN PROFILE
SCALE HOR 1"=10' VER 1"=2'

1
C4.00
C4.01

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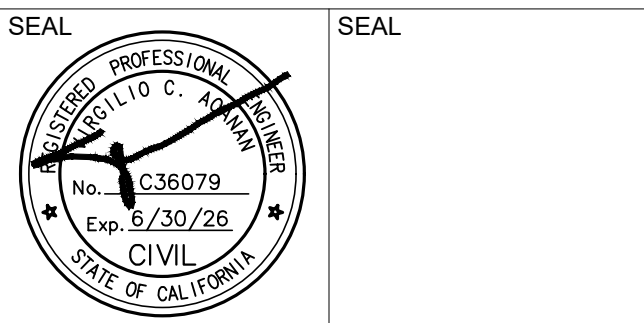
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JOB NO. 19-22
ISSUE
DATE 26.JUL.24

SHEET NO.
C4.20

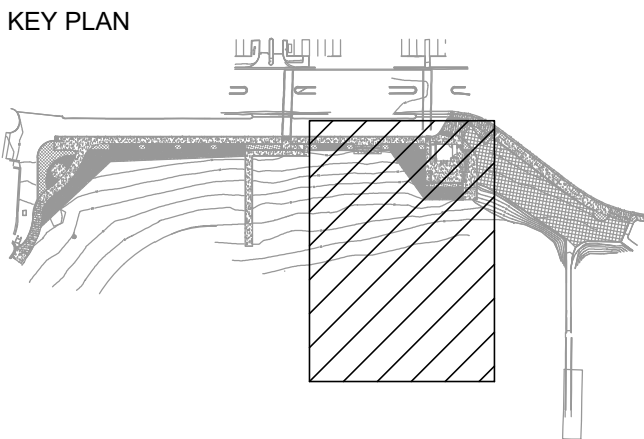
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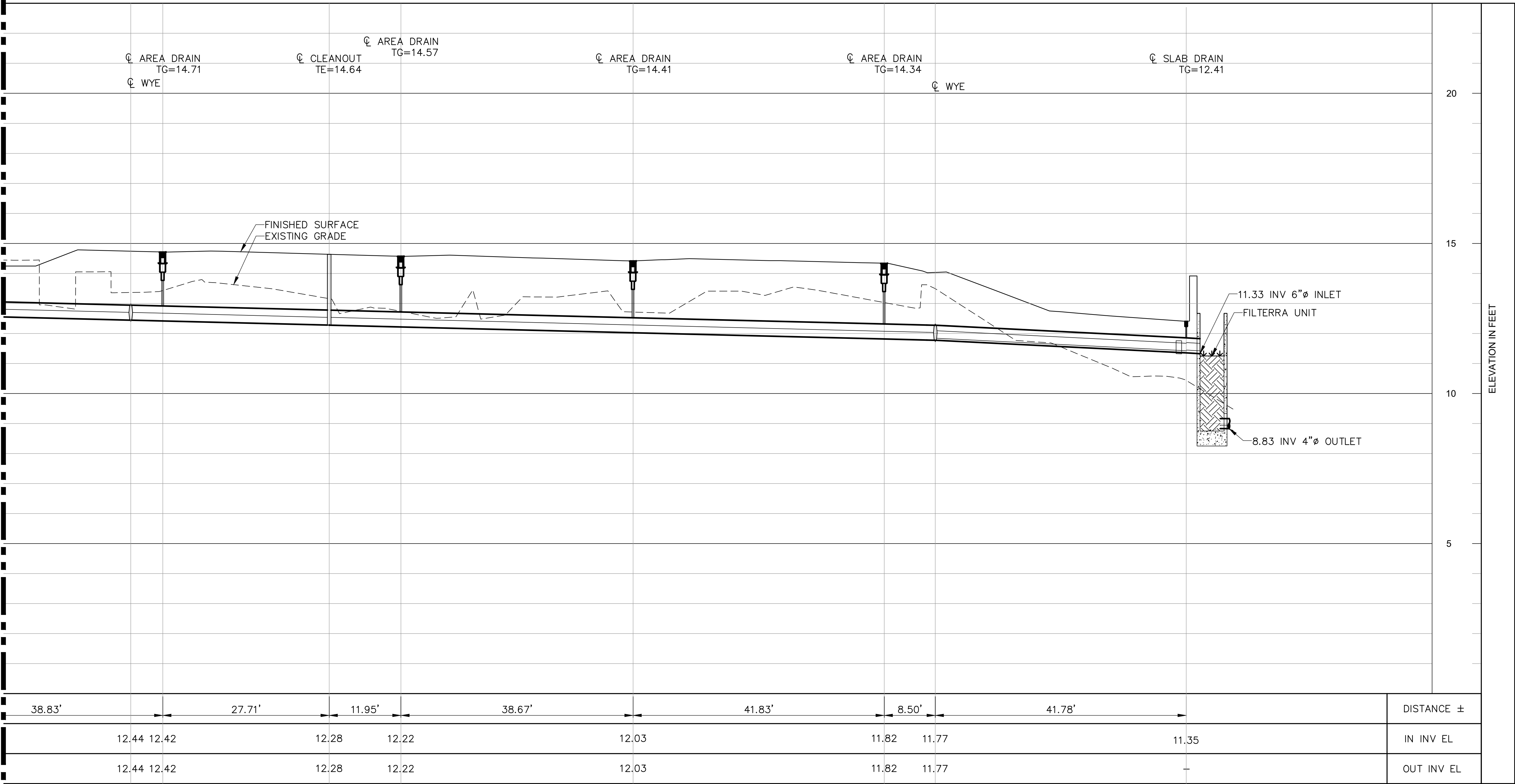
REVISION SCHEDULE

NO	DATE	DESCRIPTION

STORM DRAIN PROFILE

SCALE	AS NOTED	SHEET NO.
JOB NO.	19-22	C4.21
ISSUE		
DATE	26.JUL.24	

MATCHLINE SEE SHEET C4.20



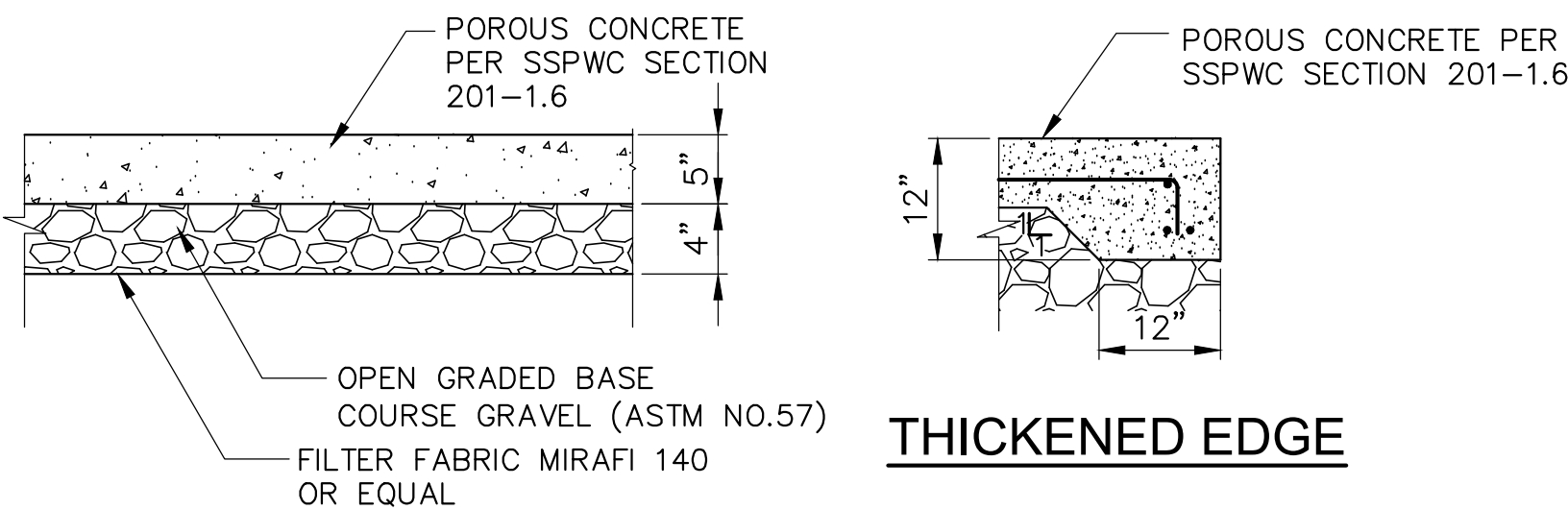
STORM DRAIN PROFILE
SCALE HOR 1"=10' VER 1"=2'

1
C4.01
C4.02



LOCATION	CONCRETE PAVEMENT	CRUSHED AGGREGATE BASE
	THICKNESS "A"	THICKNESS "B"
NON – TRAFFIC	5"	4"
TRAFFIC	6.5"	4"

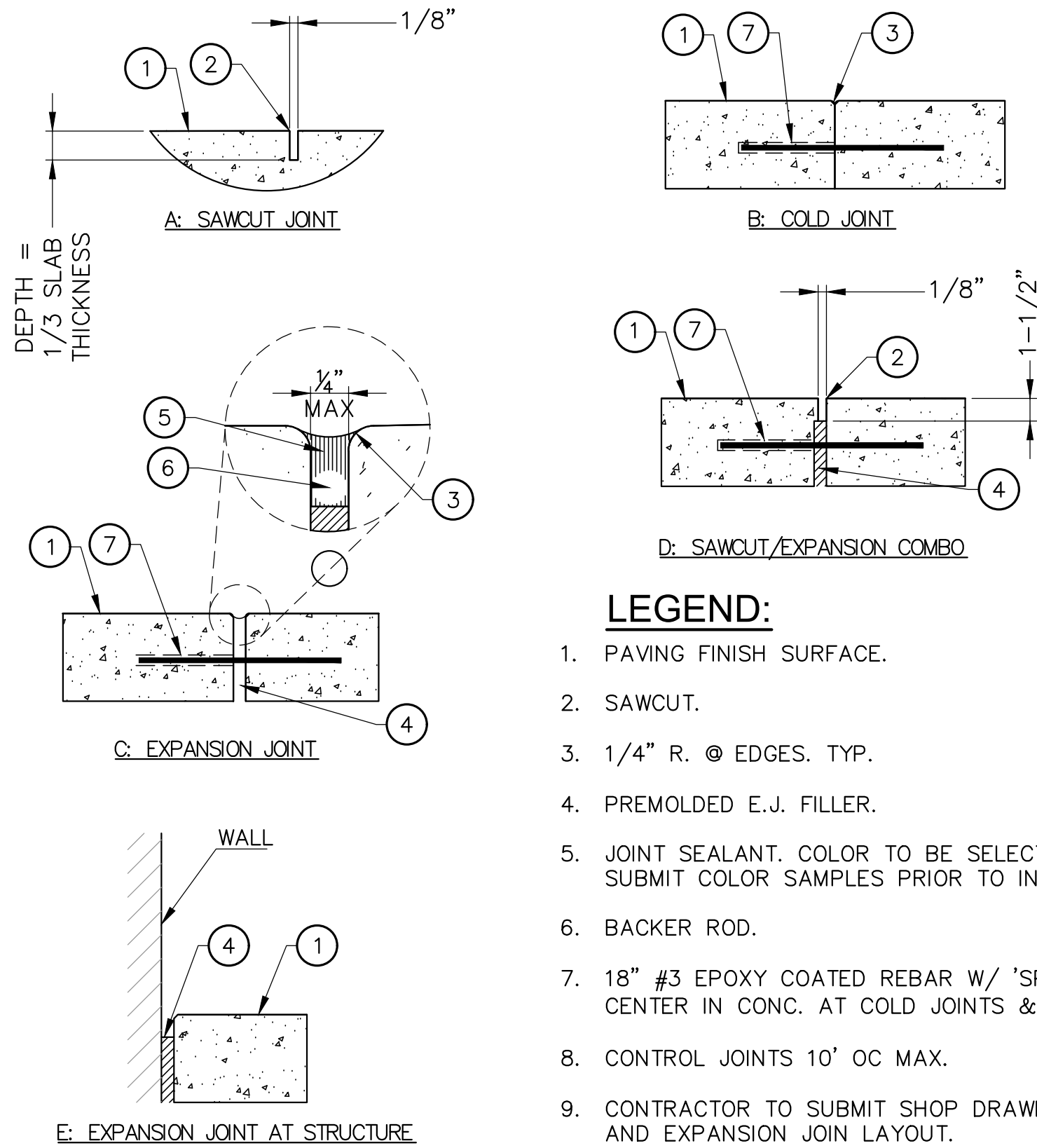
STANDARD CONCRETE



PERVIOUS CONCRETE

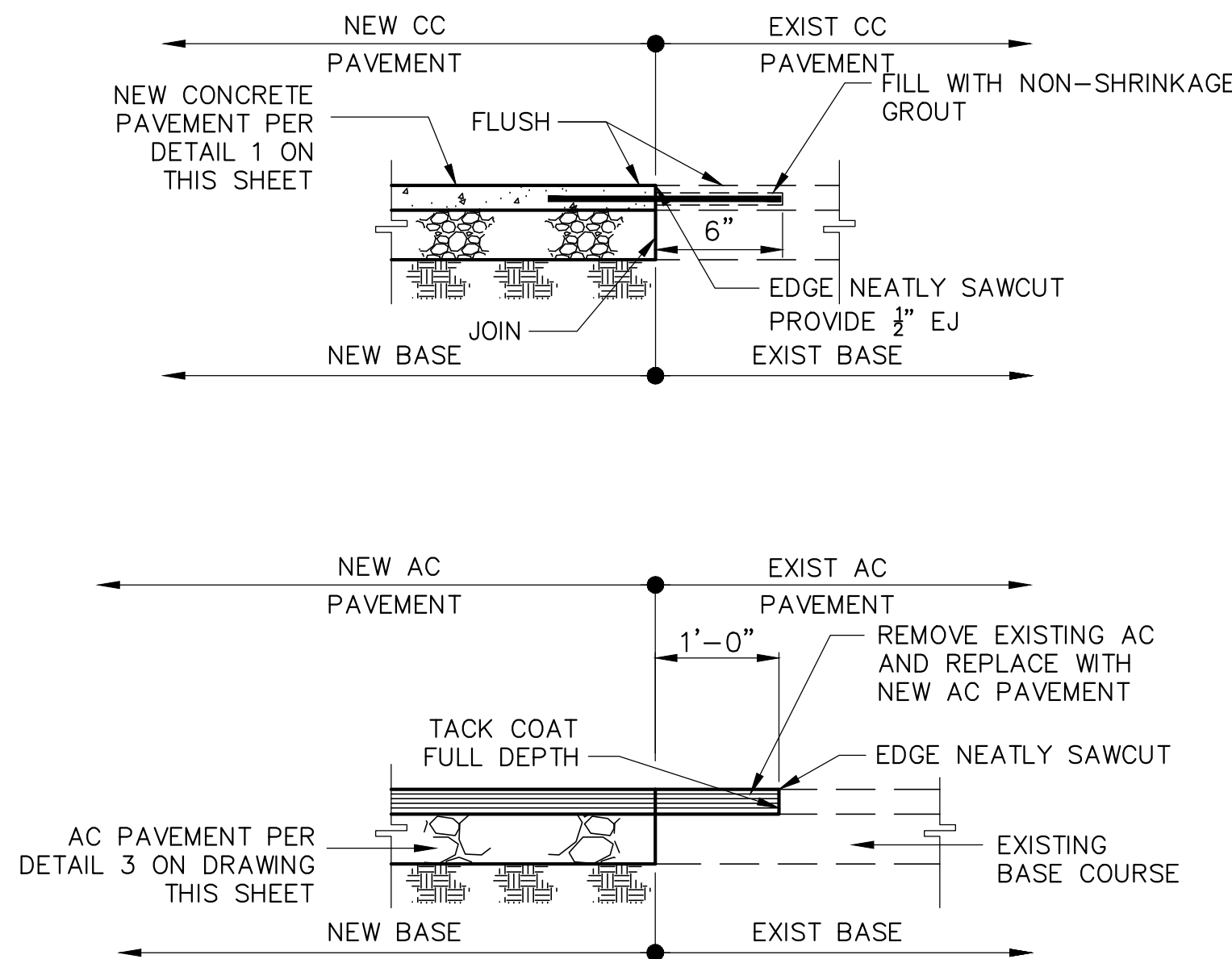
NOTES:

1. REBARS, EPOXY COATED $f_y=60,000$ psi ASTM AG15.
2. PAVING SHALL HAVE A MEDIUM BROOM FINISH ON ALL SURFACES LESS THAN 6% AND A HEAVY BROOM FINISH ON ALL SURFACES GREATER THAN 6%.
3. CONCRETE, $f_c'=2,500$ PSI @ 28 DAYS FOR NON TRAFFIC, AND $f_c'=3,000$ PSI @ 28 DAYS FOR TRAFFIC.
4. CRACK CONTROL JOINTS SHOULD BE SPACED @ INTERVALS NOT GREATER THAN 10' USING SAWCUTS AND EXTEND MINIMUM OF 1/4 THE SLAB THICKNESS.
5. FOR FINISH SURFACES, COLOR INTEGRATION, JOINT/SAWCUT PATTERN AND OTHER PAVEMENT SURFACE FEATURES, SEE ARCHITECTURAL & LANDSCAPE DRAWINGS.

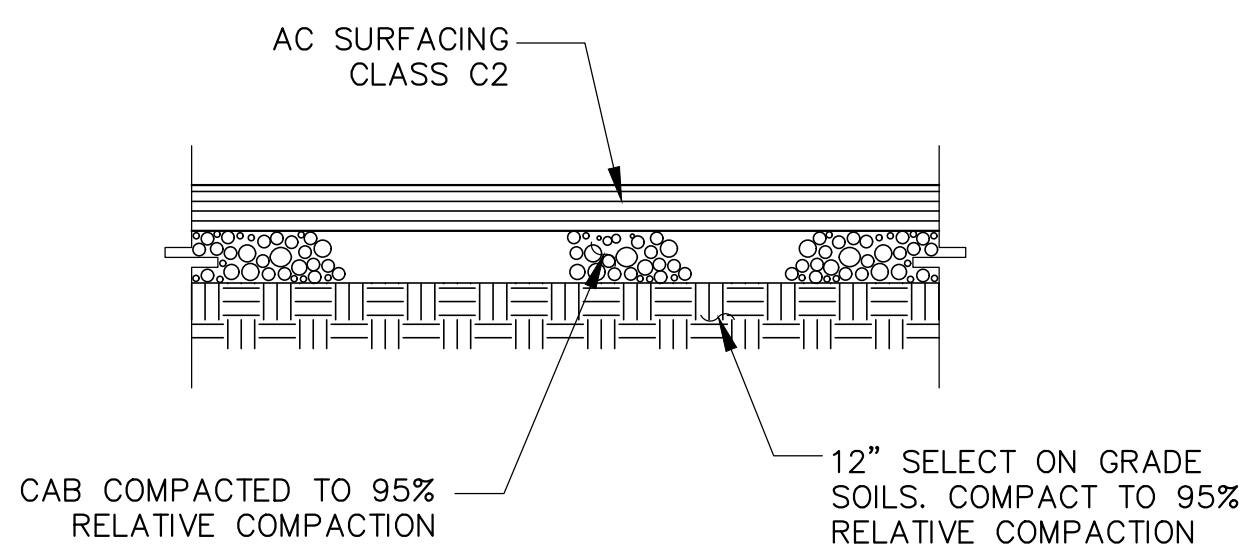


LEGEND:

1. PAVING FINISH SURFACE.
2. SAWCUT.
3. 1/4" R. @ EDGES. TYP.
4. PREMOLDED E.J. FILLER.
5. JOINT SEALANT. COLOR TO BE SELECTED BY ARCHITECT.
SUBMIT COLOR SAMPLES PRIOR TO INSTALLATION.
6. BACKER ROD.
7. 18" #3 EPOXY COATED REBAR W/ 'SPEED DOWEL' @ 36" OC,
CENTER IN CONC. AT COLD JOINTS & E.J.'S.
8. CONTROL JOINTS 10' OC MAX.
9. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF CONTROL JOINTS
AND EXPANSION JOIN LAYOUT.



1 CONCRETE PAVEMENT DETAIL
NOT TO SCALE

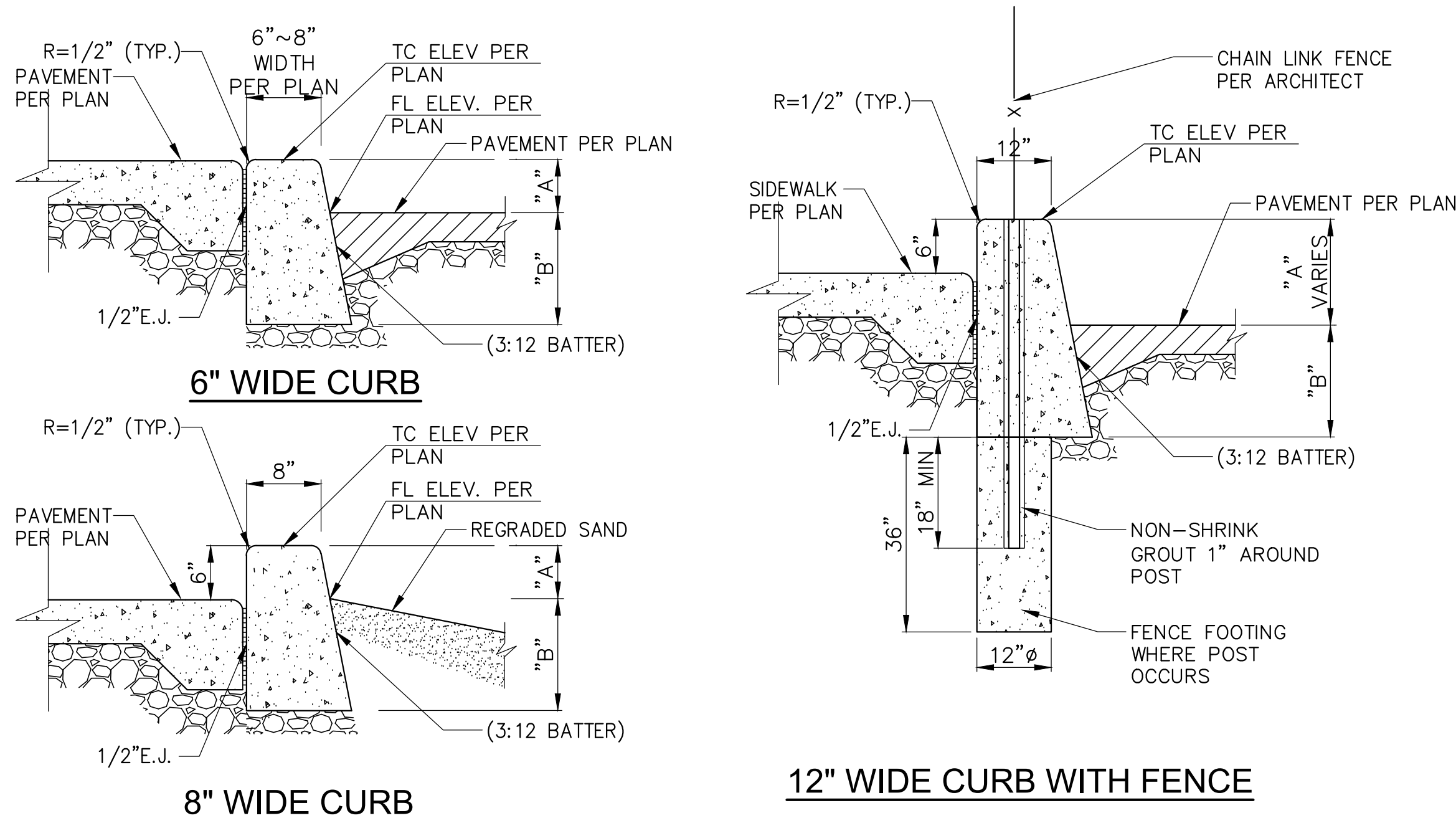


LOCATION	ASPHALT THICKNESS	CRUSHED AGGREGATE BASE
	THICKNESS "A"	THICKNESS "B"
PARKING	3"	5"
DRIVE AISLE	3"	8"

NOTES:

1. FOR PAVEMENT TRANSITION DETAILS, REFER TO DETAIL 2 ON THIS SHEET

2 JOINT AND TRANSITION DETAILS
NOT TO SCALE



NOTES:

1. PROVIDE 1/2" EXPANSION JOINT WITH PREFORMED JOINT FILLER AT ALL ANGLE POINTS AND THE BEGINNING AND END OF ALL CURVES.
2. PROVIDE CONTRACTION JOINTS CONSISTING OF ONE INCH DEEP CUT SCORES AT 10' O.C. MAX.
3. WHERE A WALK IS ADJACENT TO THE CURB, THE JOINTS SHALL LINE WITH JOINTS IN THE WALK.
4. REBARS, EPOXY COATED $f_y=60,000$ psi ASTM AG15.
5. CONCRETE, $f'_c=2,500$ PSI @ 28 DAYS

3 ASPHALT PAVEMENT DETAIL
NOT TO SCALE

4	CURB DETAIL NOT TO SCALE
---	-----------------------------

5 MOUNTABLE CURB DETAIL
NOT TO SCALE

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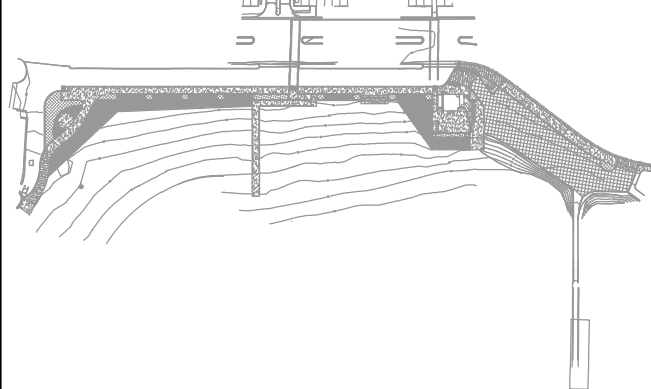
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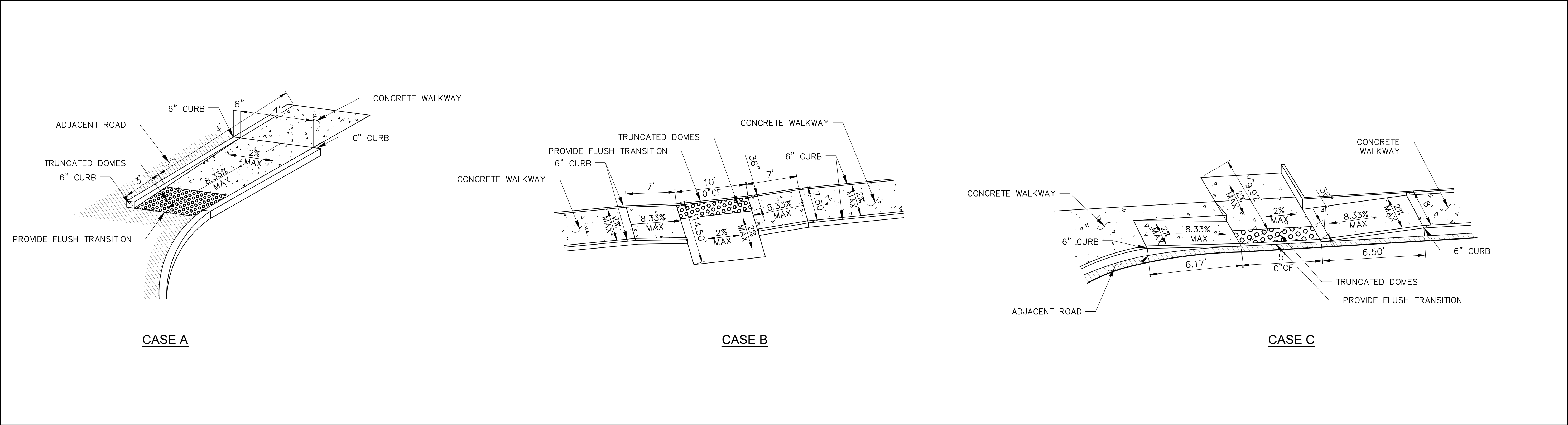


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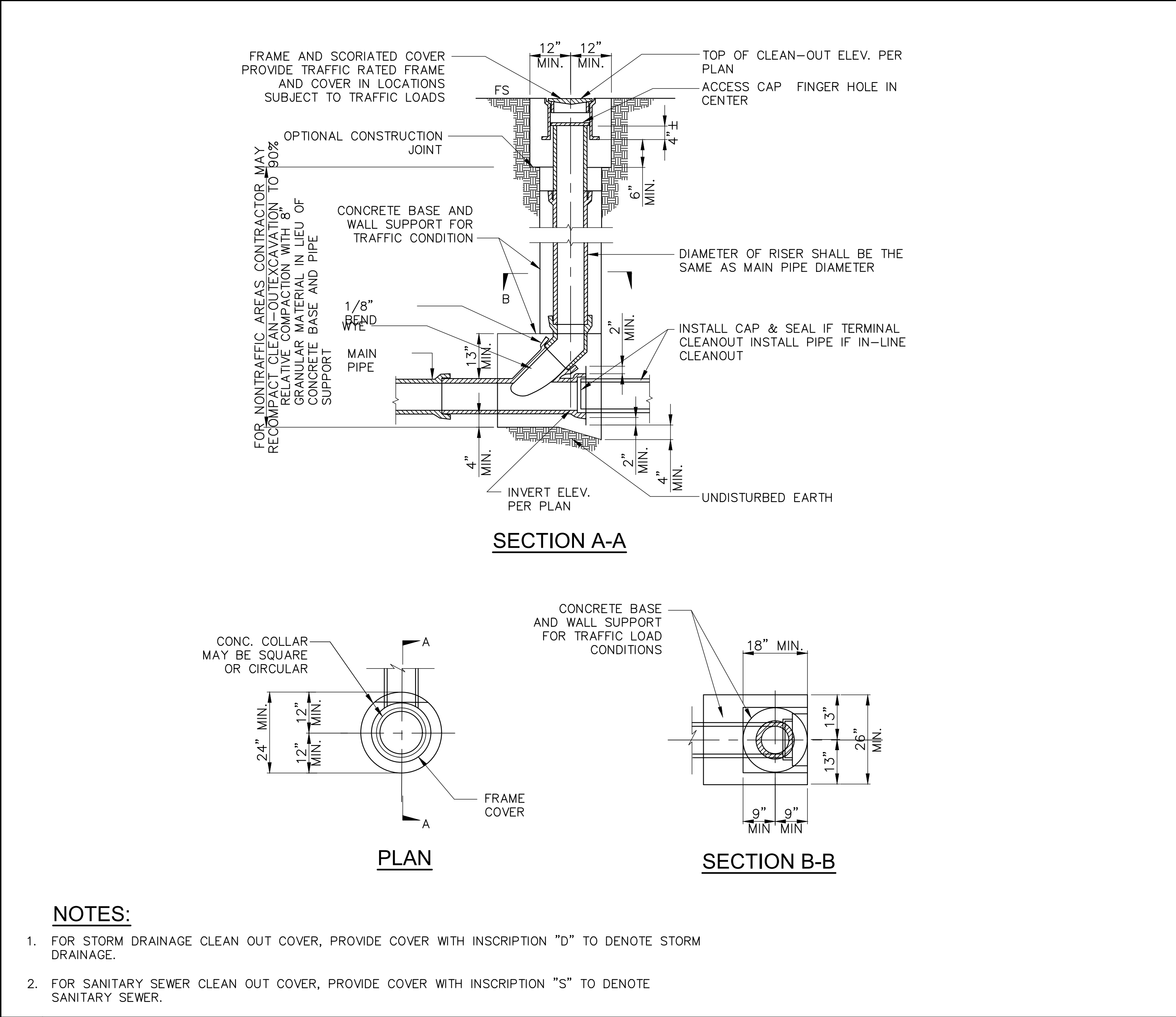
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MISCELLANEOUS DETAILS

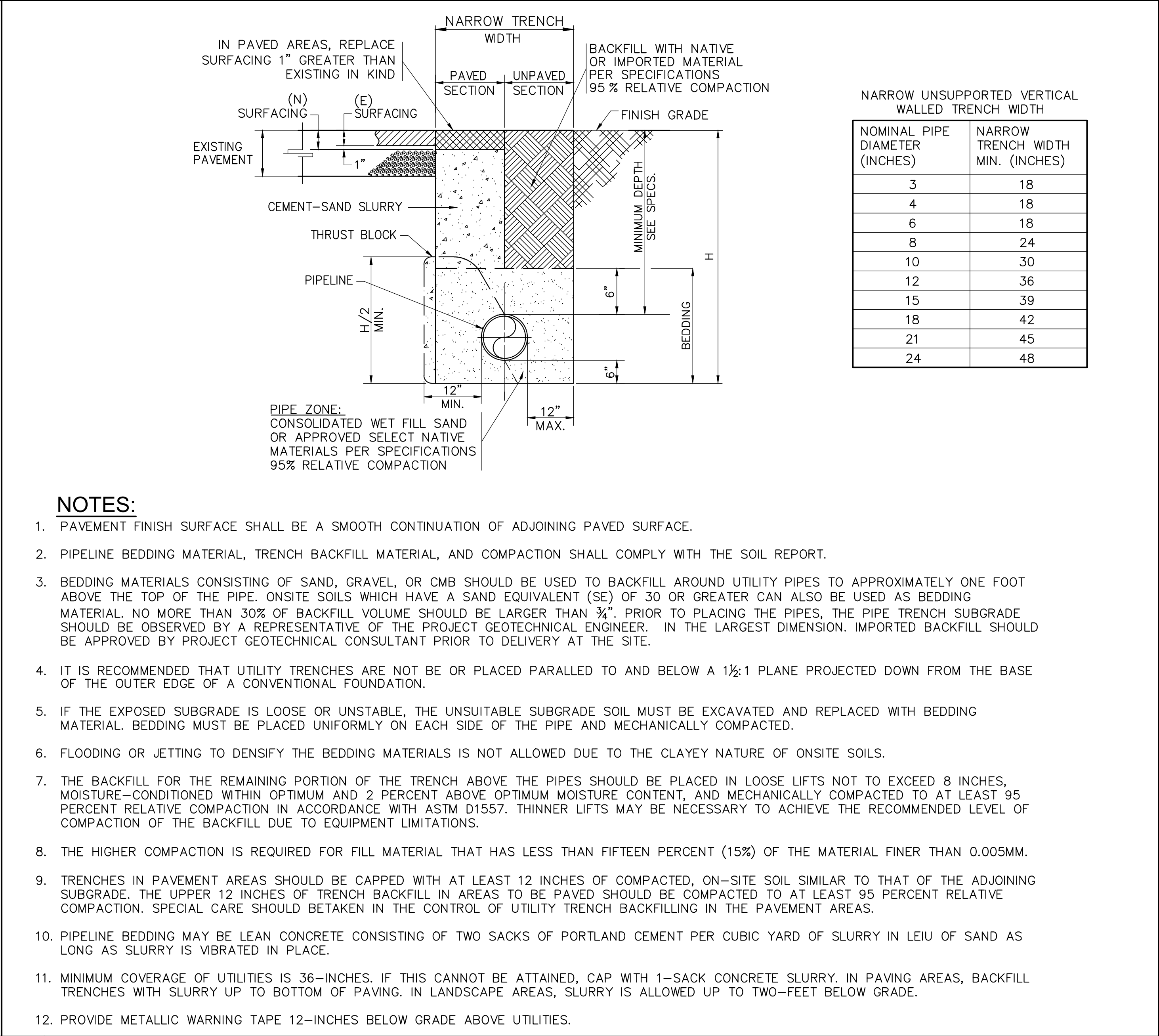
SCALE	AS NOTED	SHEET NO. C5.00
JOB NO.	19-22	
ISSUE		
DATE	26.JUL.24	



1 ADA RAMP PER SPPWC
NOT TO SCALE

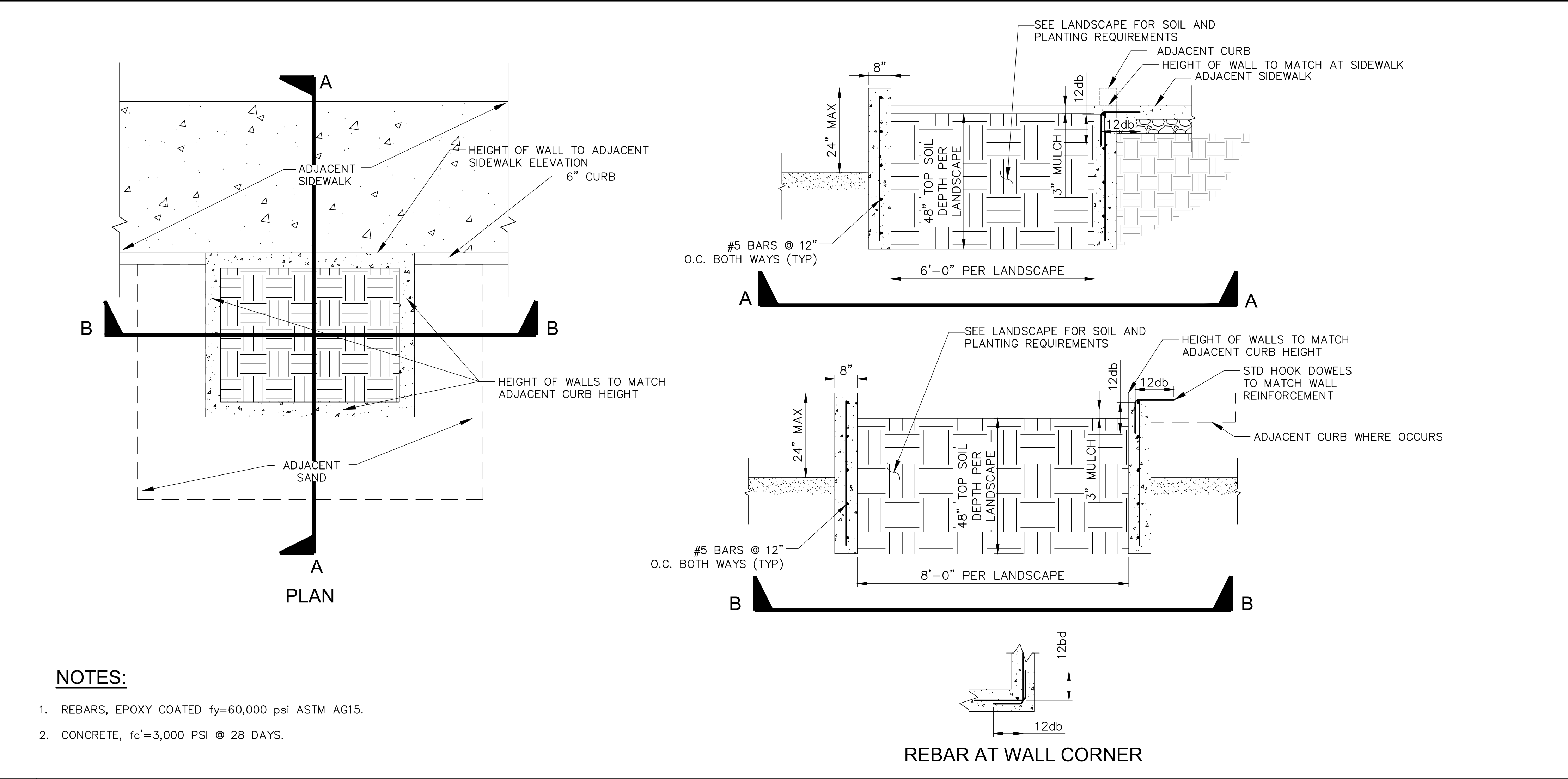


2 CLEANOUT DETAIL
NOT TO SCALE



3 TRENCH BEDDING DETAIL
NOT TO SCALE

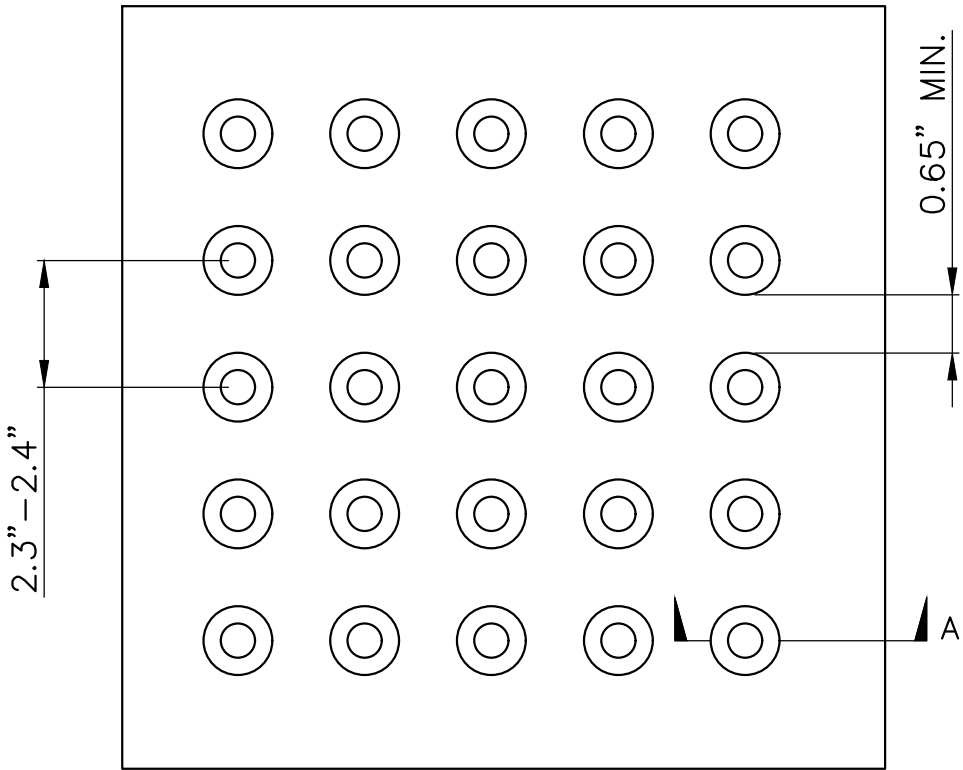
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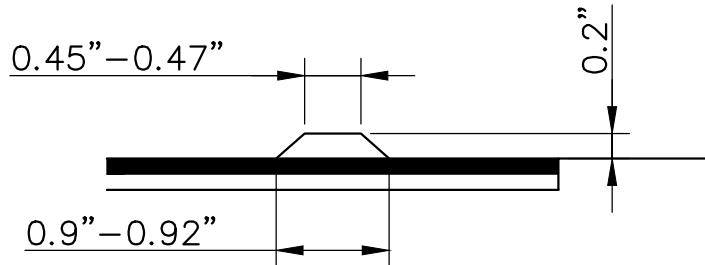
NOTES:

1. REBARS, EPOXY COATED $f_y=60,000$ psi ASTM AG15.
2. CONCRETE, $f_c'=3,000$ PSI @ 28 DAYS.

1 PALM TREE BOX
NOT TO SCALE



PLAN

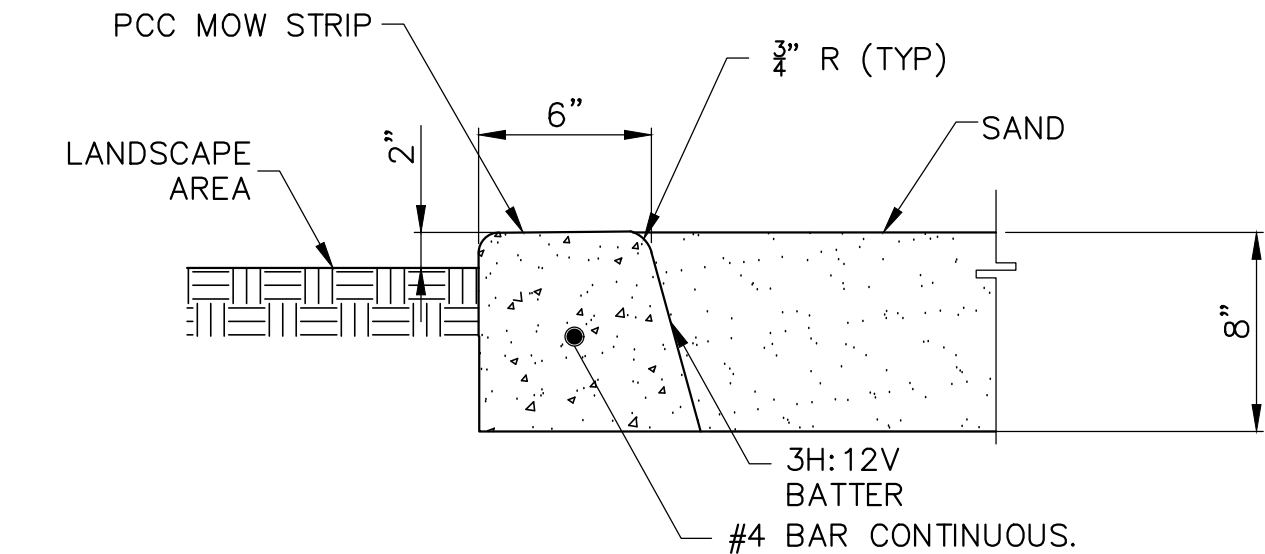


SECTION A

NOTES:

1. DETECTABLE WARNING SURFACES SHALL BE YELLOW.

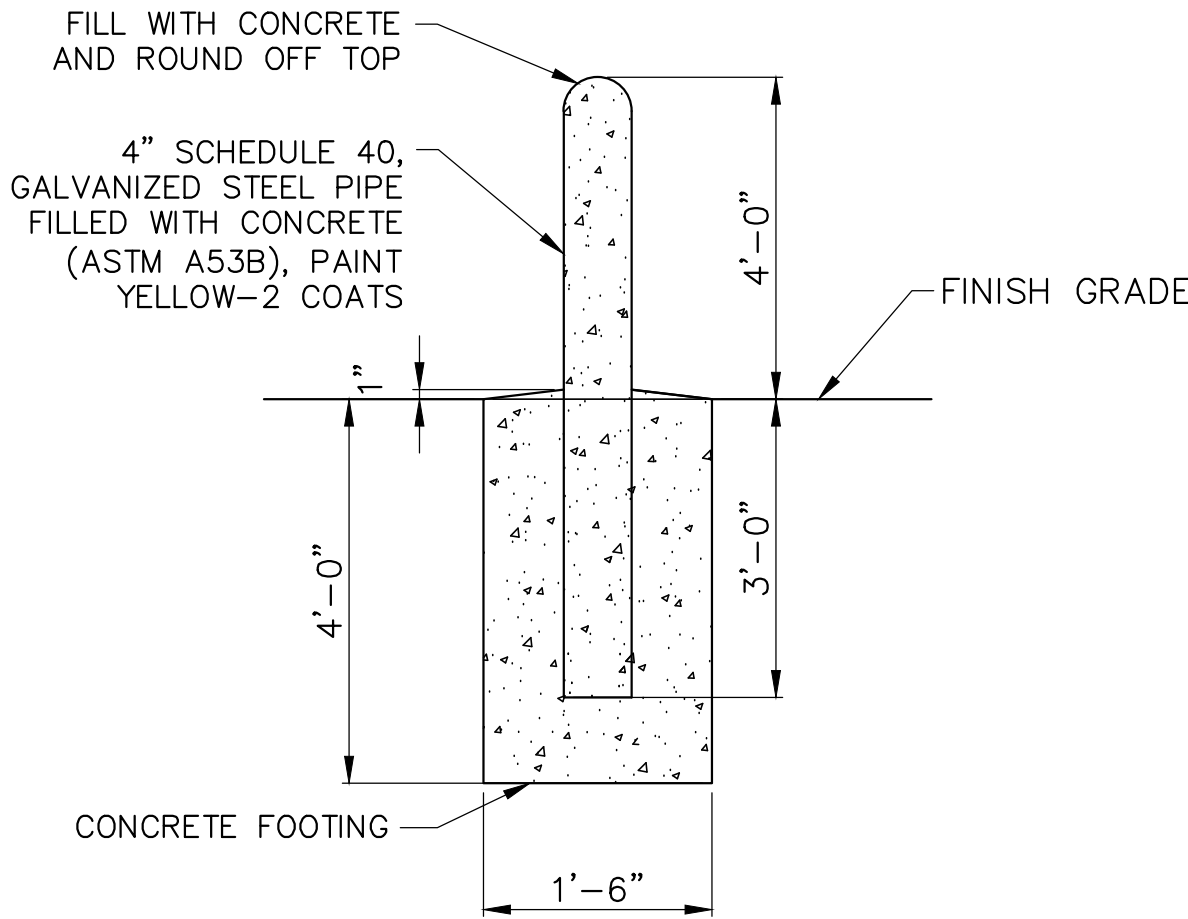
3 TRUNCATED DOME DETAIL
NOT TO SCALE



NOTES:

1. PROVIDE CONTRACTION JOINTS CONSISTING OF ONE INCH DEEP CUT SCORES AT 10' O.C. MAX.
2. REBARS, EPOXY COATED $f_y=60,000$ psi ASTM AG15.
3. CONCRETE, $f_c'=2,500$ PSI @ 28 DAYS

4 MOWSTRIP DETAIL
NOT TO SCALE

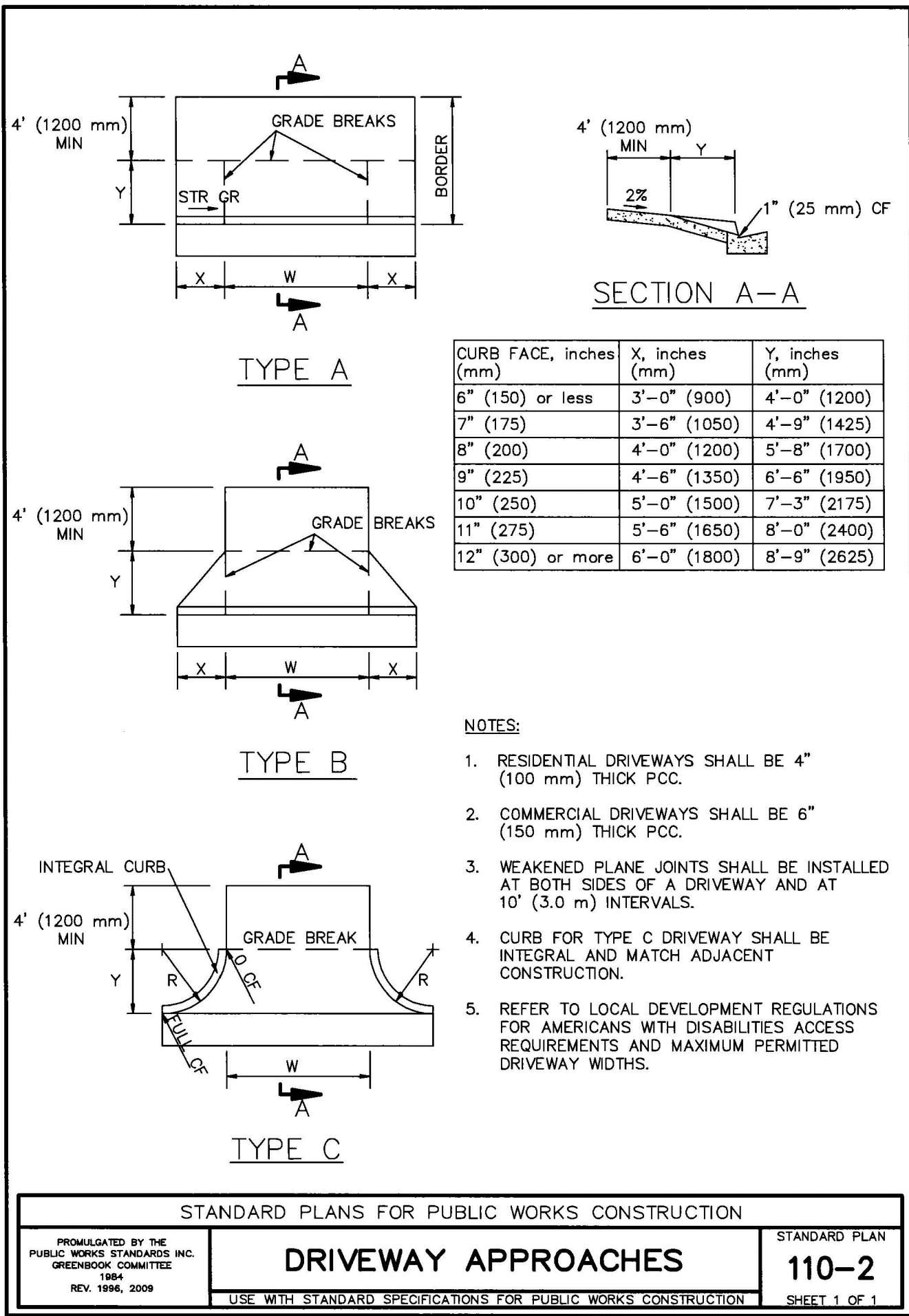


PLAN VIEW

NOTES:

1. CONCRETE, $f_c'=3000$ psi @ 28 DAYS PER SSPWC.
2. THE EXACT LOCATION OF BOLLARD MAY BE CHANGED BY THE INSPECTOR IN THE FIELD.
3. THE STEEL PIPE ABOVE GROUND SHALL BE A MINIMUM OF TWO FIELD COATS OF ZINC CHROMATE PRIMER.

5 BOLLARD DETAIL
NOT TO SCALE

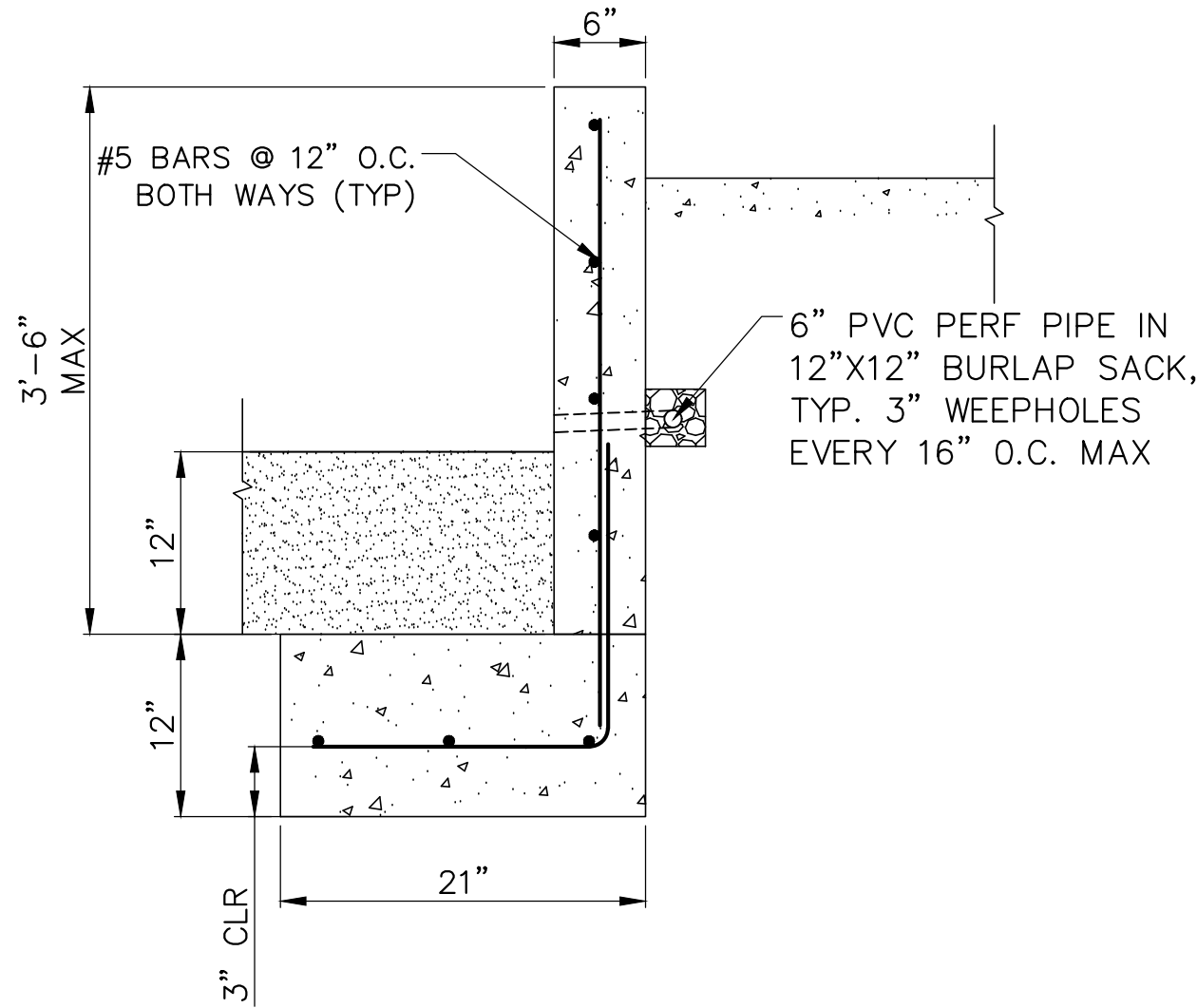


NOTES:

1. RESIDENTIAL DRIVEWAYS SHALL BE 4" (100 mm) THICK PCC.
2. COMMERCIAL DRIVEWAYS SHALL BE 6" (150 mm) THICK PCC.
3. WEAKENED PLANE JOINTS SHALL BE INSTALLED AT BOTH SIDES OF A DRIVEWAY AND AT 10' (3.0 m) INTERVALS.
4. CURB FOR TYPE C DRIVEWAY SHALL BE INTEGRAL AND MATCH ADJACENT CONSTRUCTION.
5. REFER TO LOCAL DEVELOPMENT REGULATIONS FOR AMERICANS WITH DISABILITIES ACCESS REQUIREMENTS AND MAXIMUM PERMITTED DRIVEWAY WIDTHS.

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION		
PROMULGATED BY THE PUBLIC WORKS STANDARDS INC. GREENBOOK COMMITTEE 1984 REV. 1998, 2009	DRIVEWAY APPROACHES	STANDARD PLAN 110-2
USE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION		SHEET 1 OF 1

2 DRIVEWAY SPPWC 110-2
NOT TO SCALE



NOTES:

1. REBARS, EPOXY COATED $f_y=60,000$ psi ASTM AG15.
2. CONCRETE, $f_c'=3,000$ PSI @ 28 DAYS.

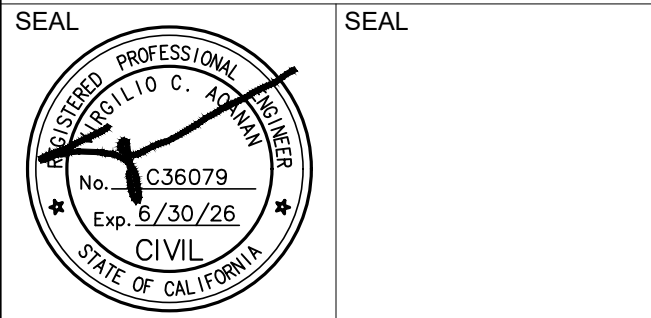
6 LOW WALL DETAIL
NOT TO SCALE

MOTHER'S BEACH
RESTROOM
NON-MOTORIZED BOAT
STORAGE

14110 PALAWAN WAY,
MARINA DEL REY, CA.
90292

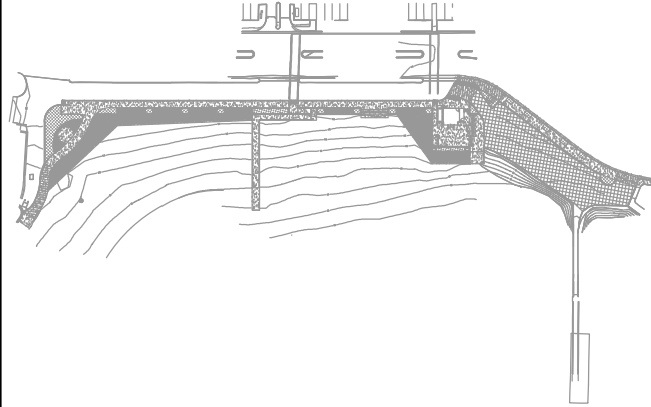
CONSULTANT

MC ENGINEERS, INC.
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ALHAMBRA, CA 91801
T 323/729-6098 F 323/729-6043



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SIGN 1

SIGN 2

SIGN 3

SIGN 4

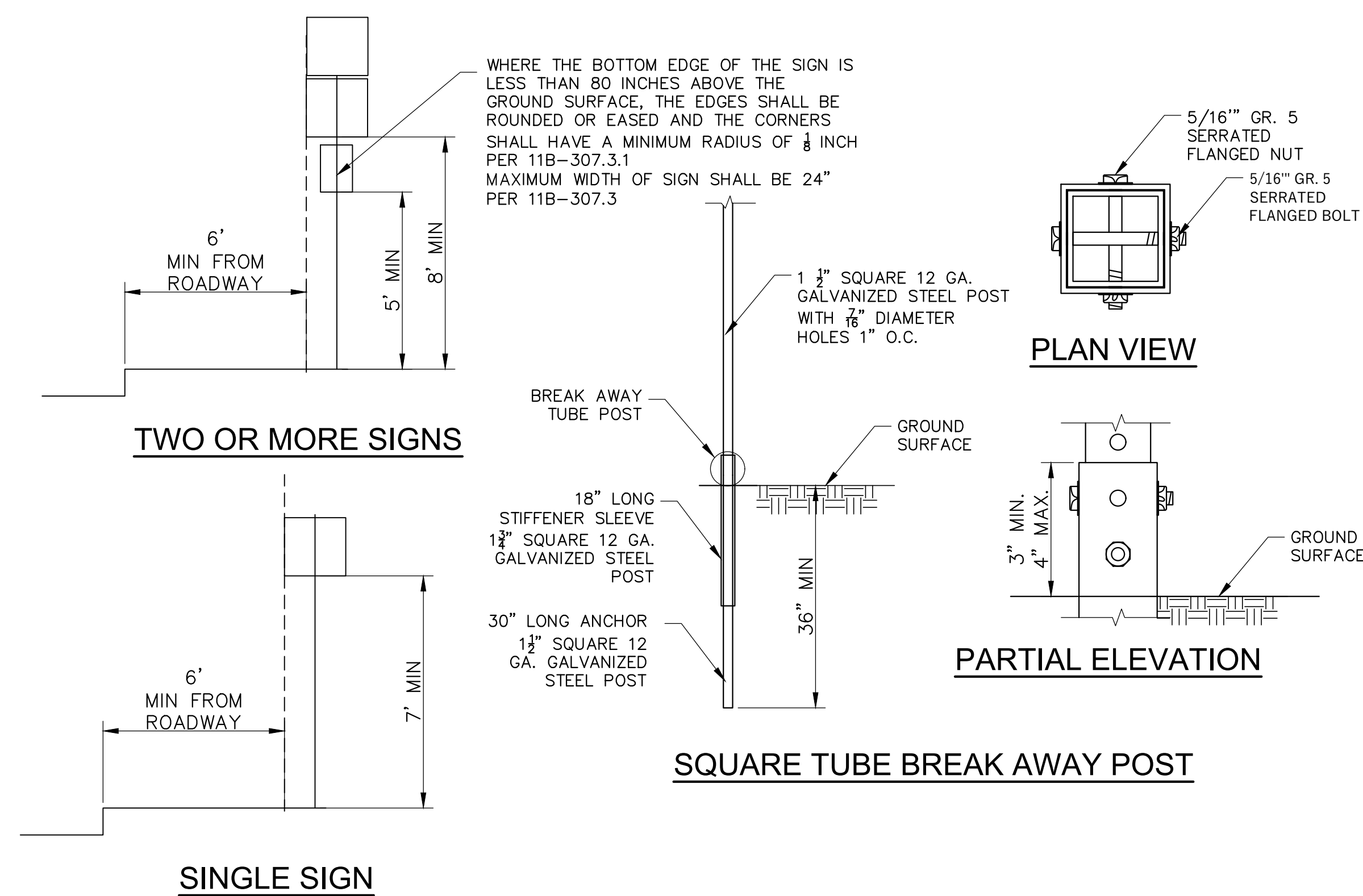
SIGN 5

SIGN 6

SIGN 7

SIGN 8

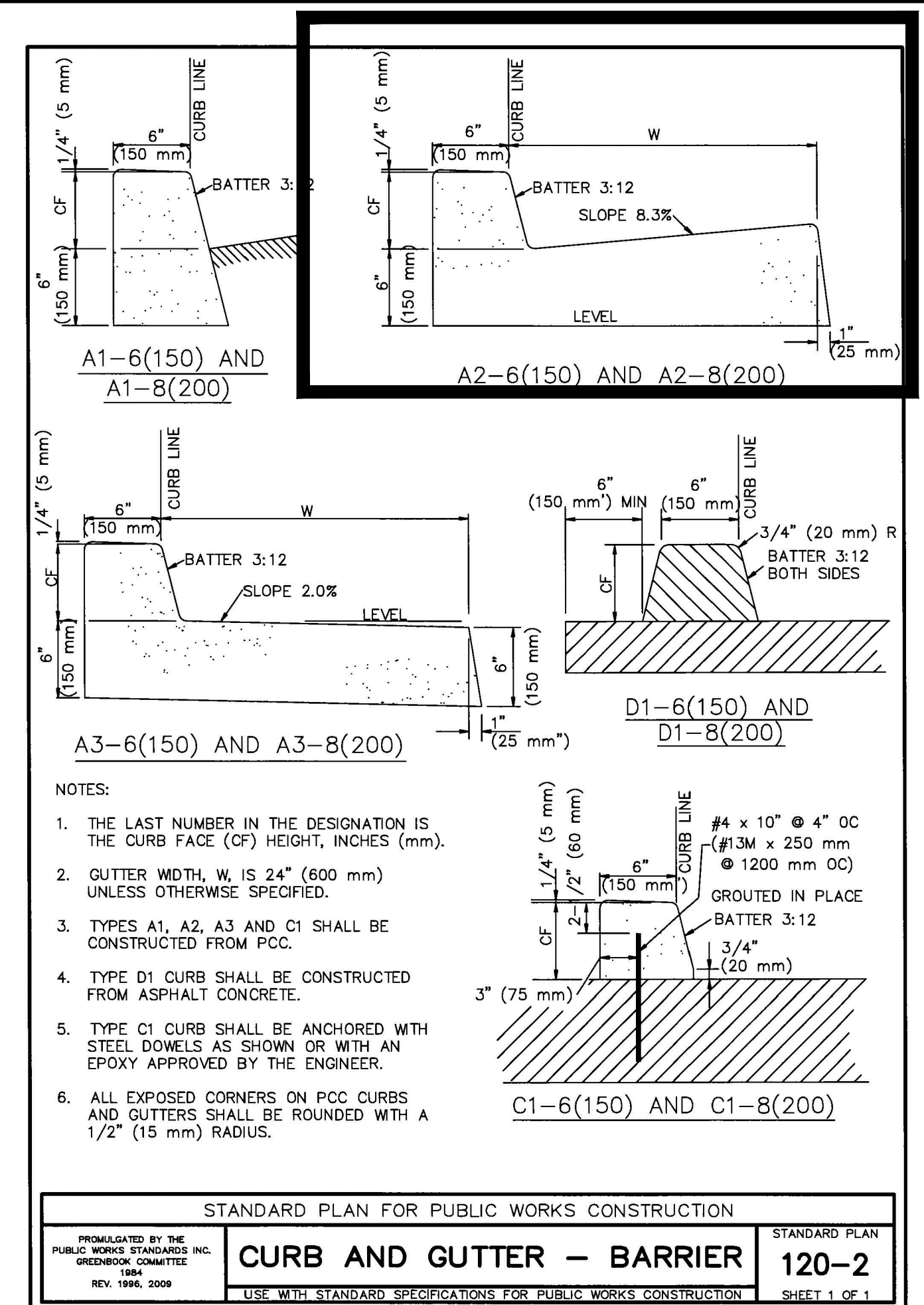
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NOTES:

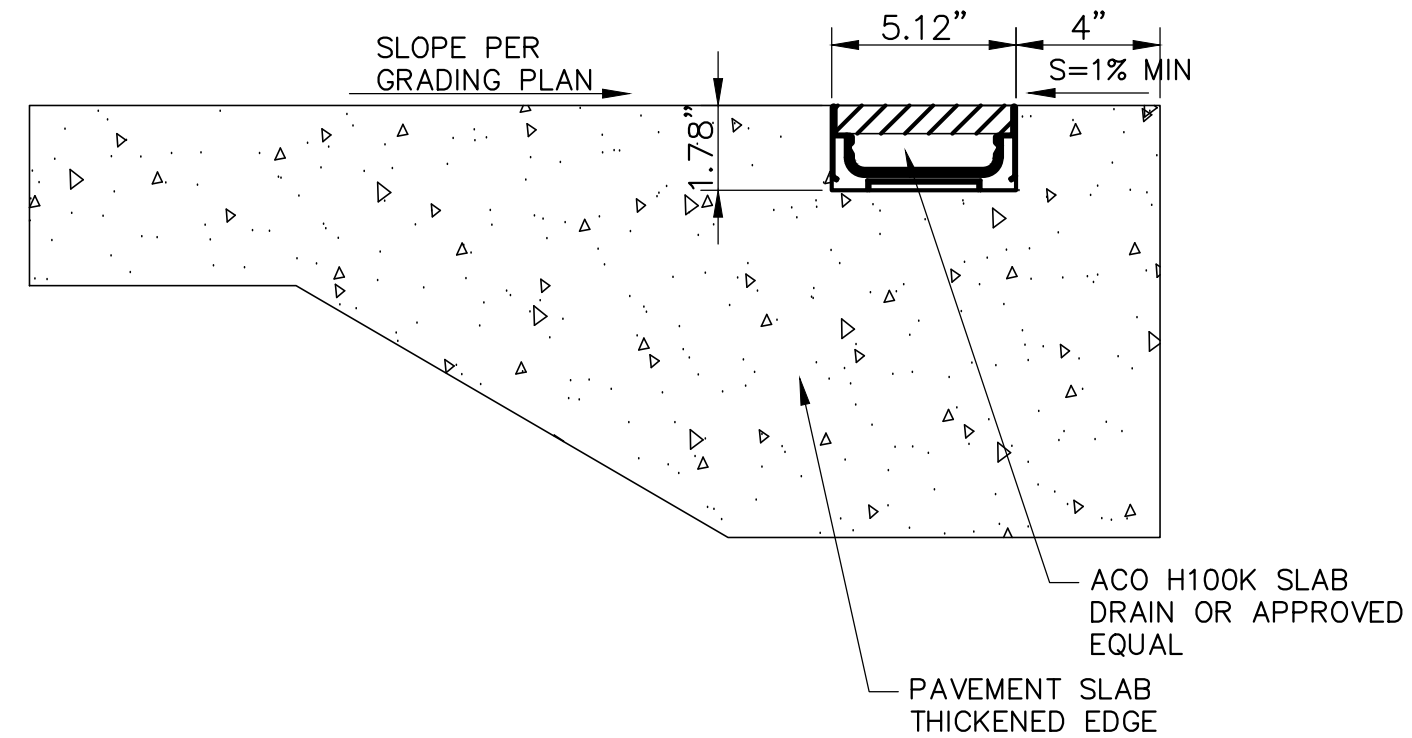
1. GALVANIZED SQUARE TUBE

POST TUBES - 2"x2"x3/16" 14ga
POST TUBE SHALL MEET ASTM A1011 GRADE 50
POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.
2. ANCHOR TUBE - 2-1/4"x2-1/4"x3/16" 14GA
HEAVY DUTY ANCHOR TUBE SHALL MEET ASTM A500 GRADE B.
STRUCTURAL TUBE AND STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123.
3. THE UPPER SIGN POST SHALL TELESCOPE INSIDE THE ANCHOR TUBE A MINIMUM OF 12". THE ANCHOR TUBE SHALL BE A MINIMUM 27" DEEP WITH 3" MIN. 4" MAX. EXPOSED ABOVE FINISH GRADE.

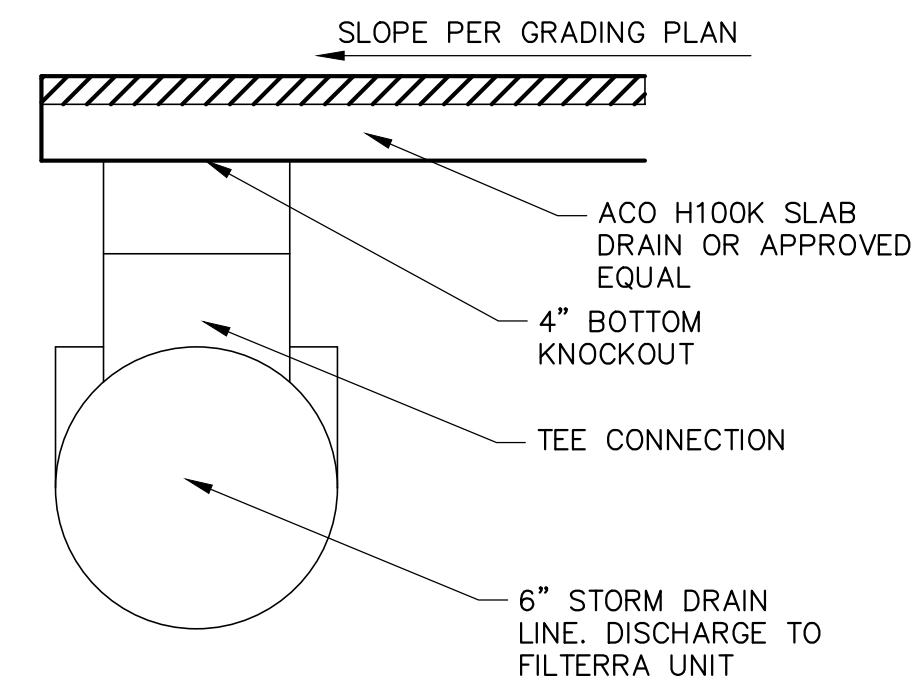


2	CURB AND GUTTER DETAIL
---	------------------------

NOT TO SCALE



DRAIN EMBEDDED IN CONCRETE
SLAB AT THICKENED EDGE



CONNECTION TO STORM DRAIN LINE

3	SLAB DRAIN DETAIL
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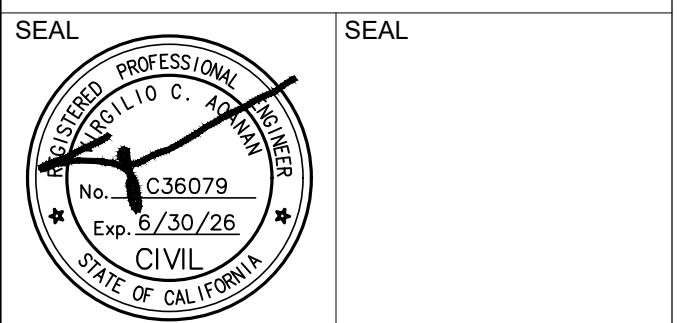
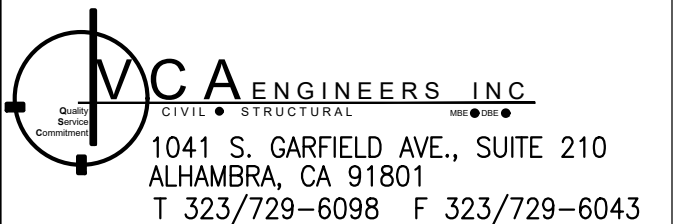
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STORAGE

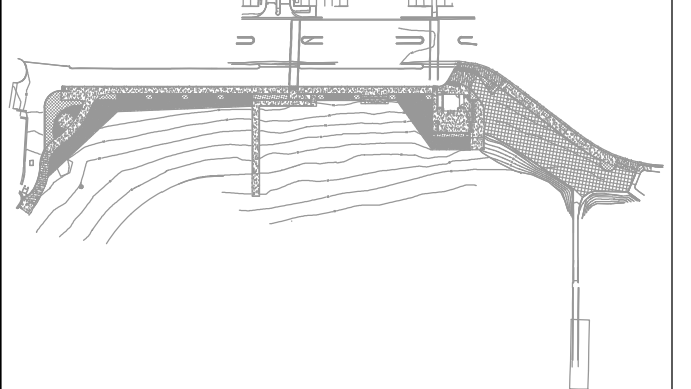
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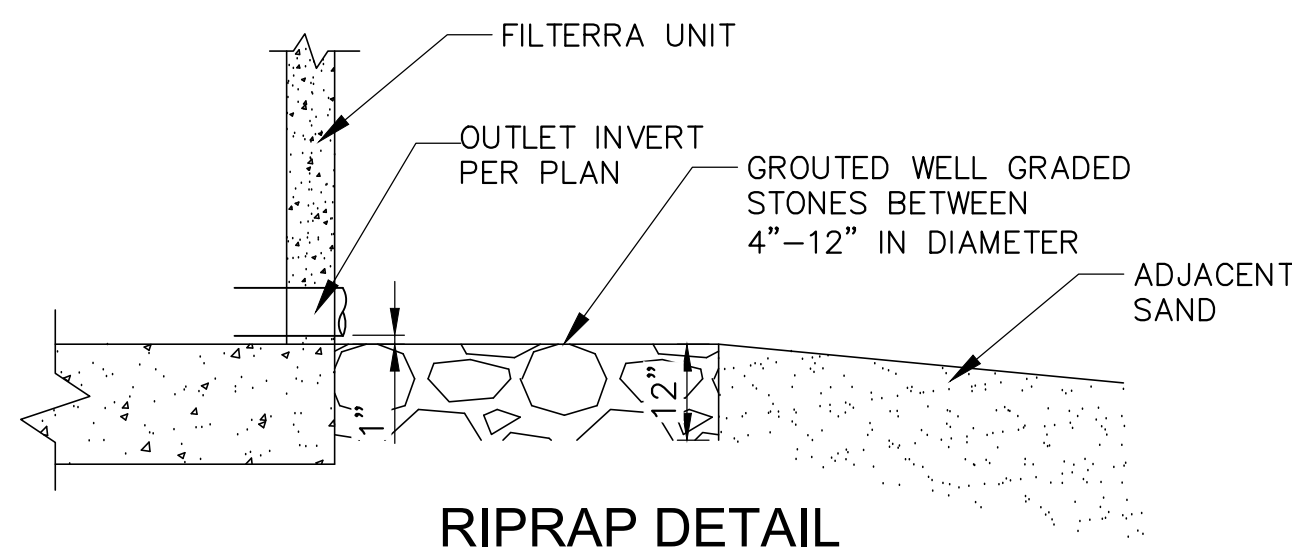
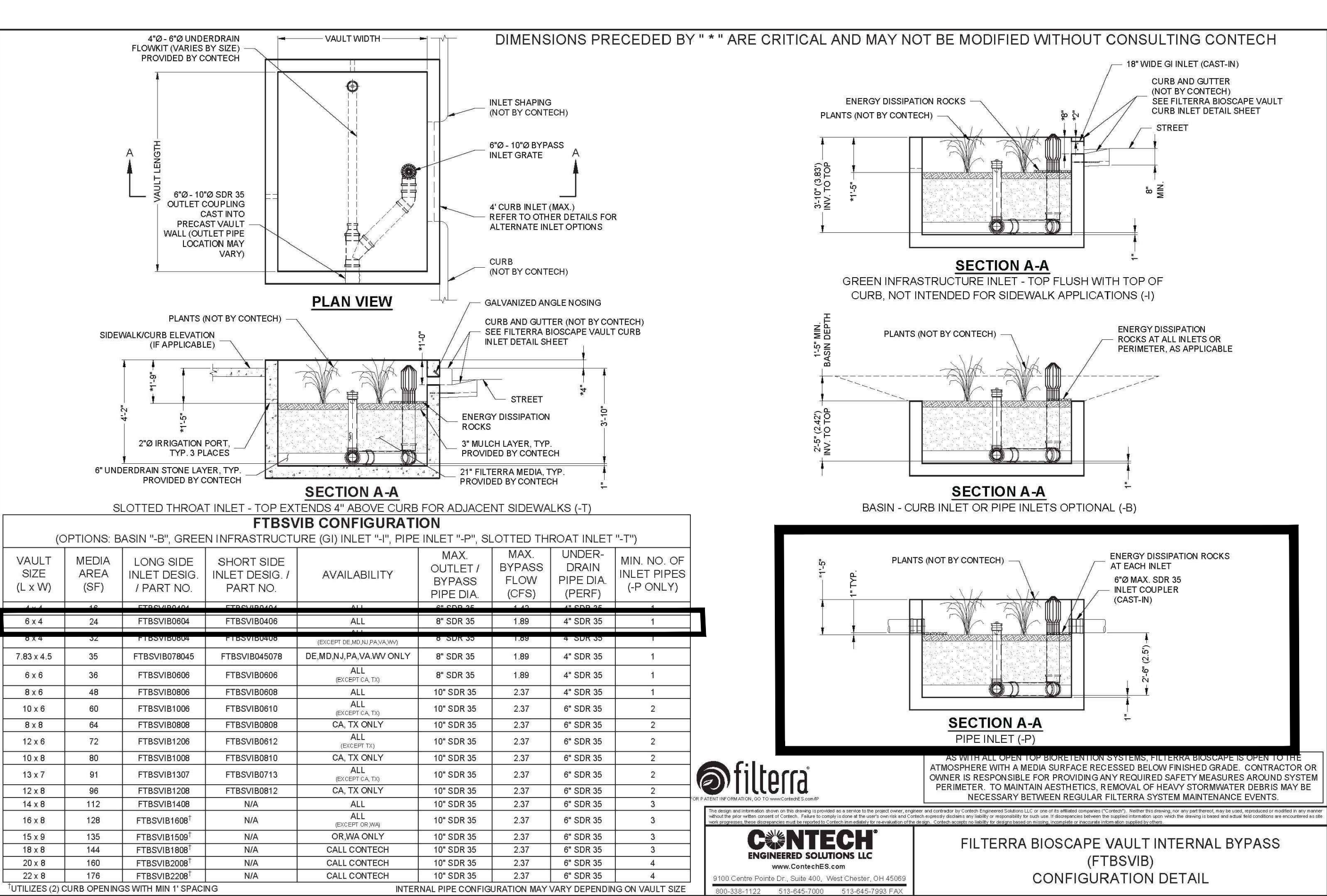


REVISION SCHEDULE

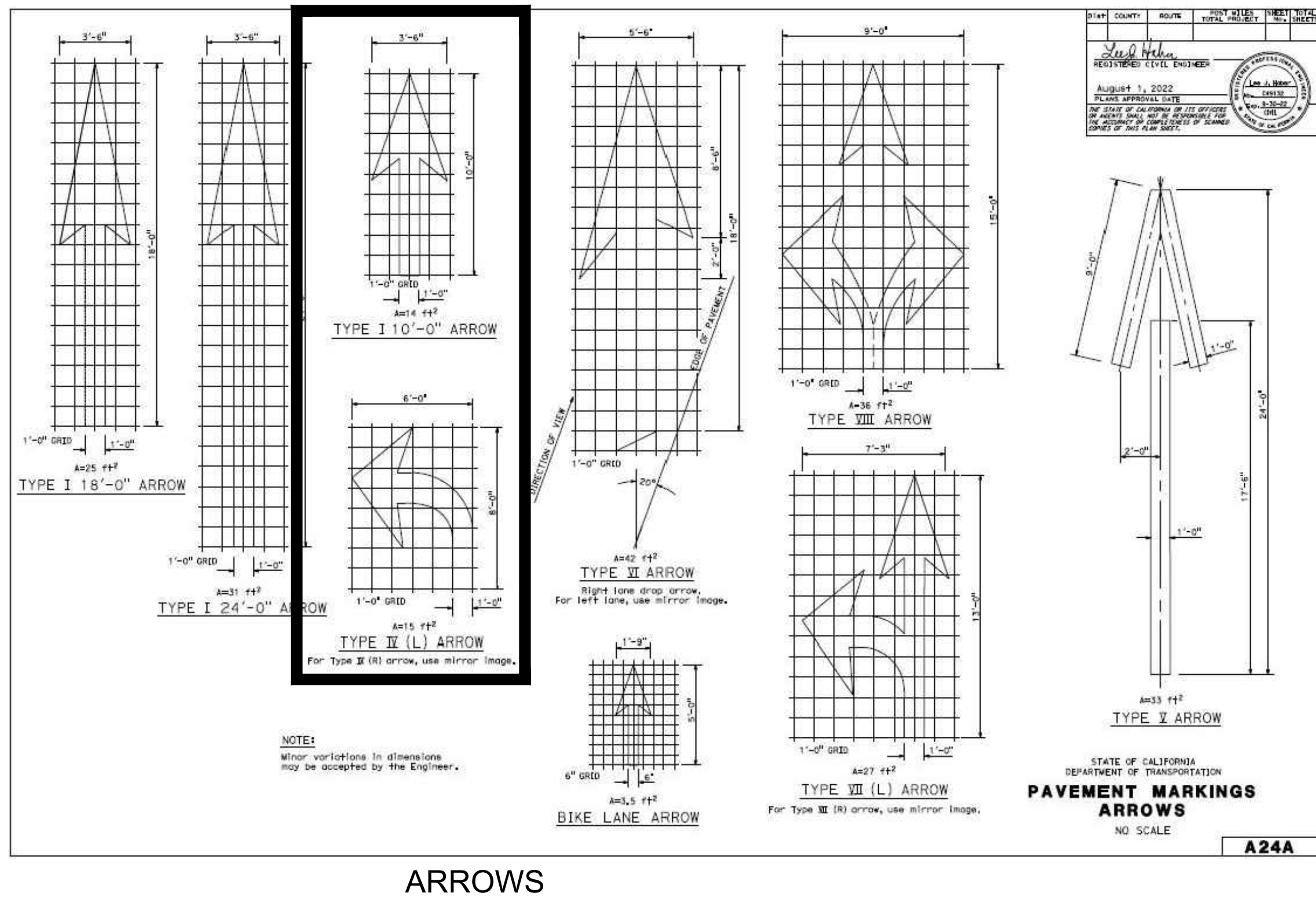
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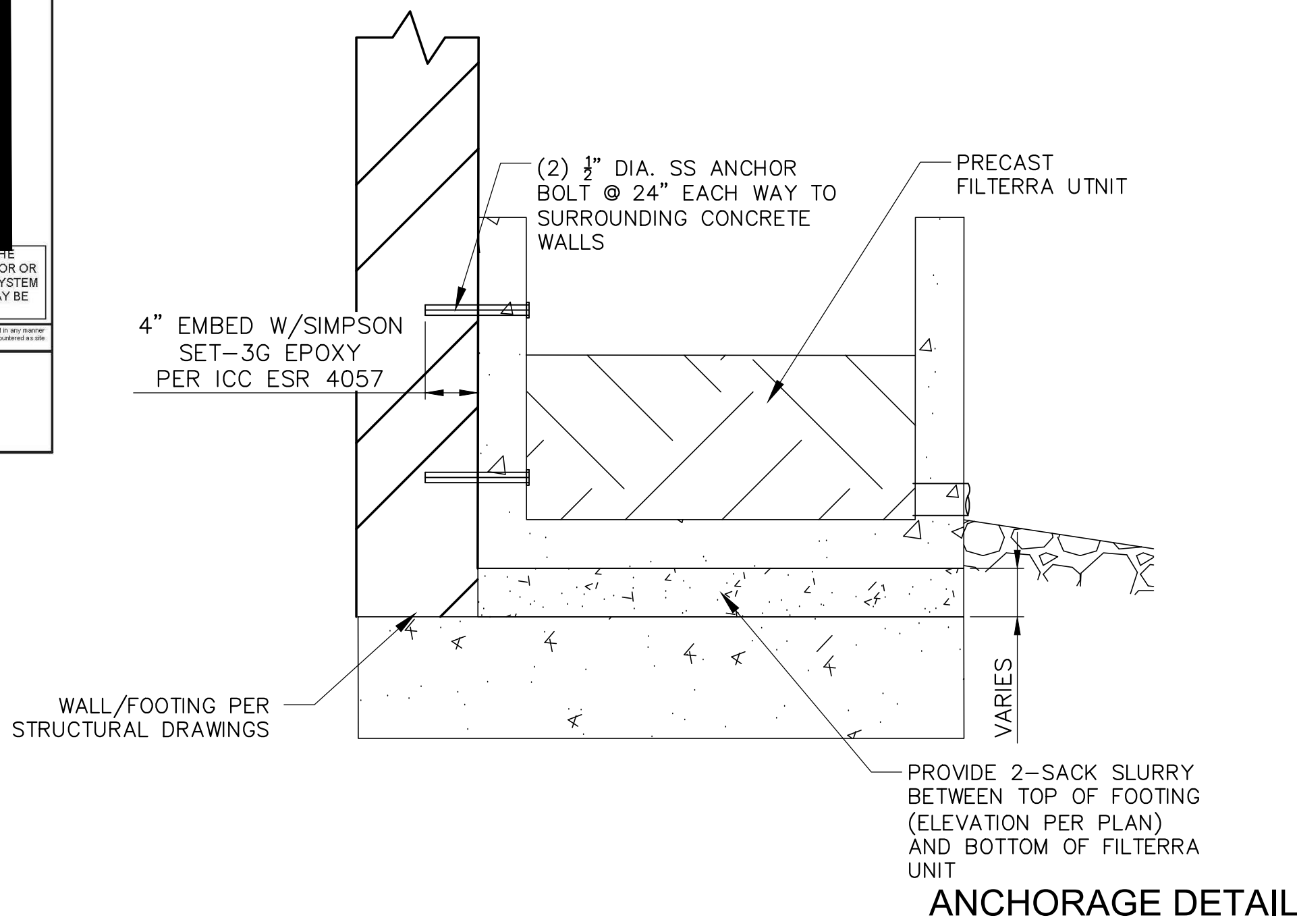
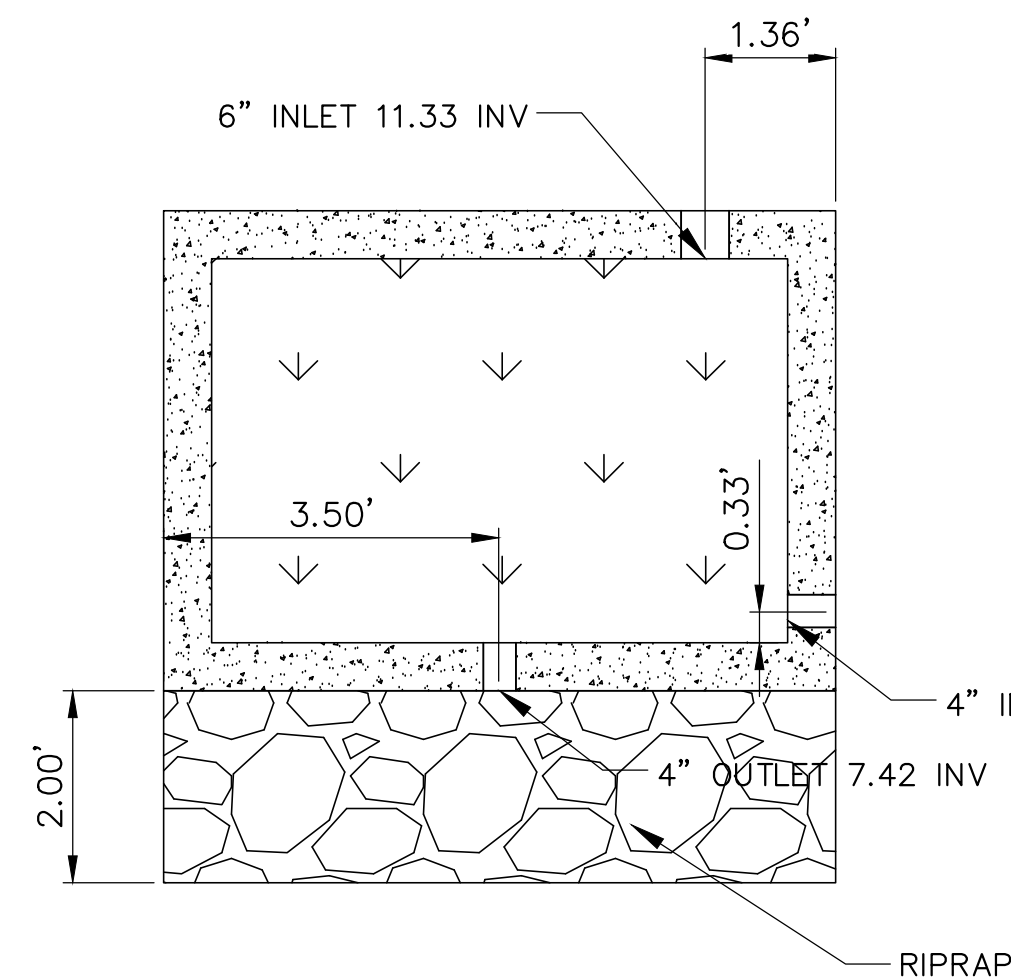
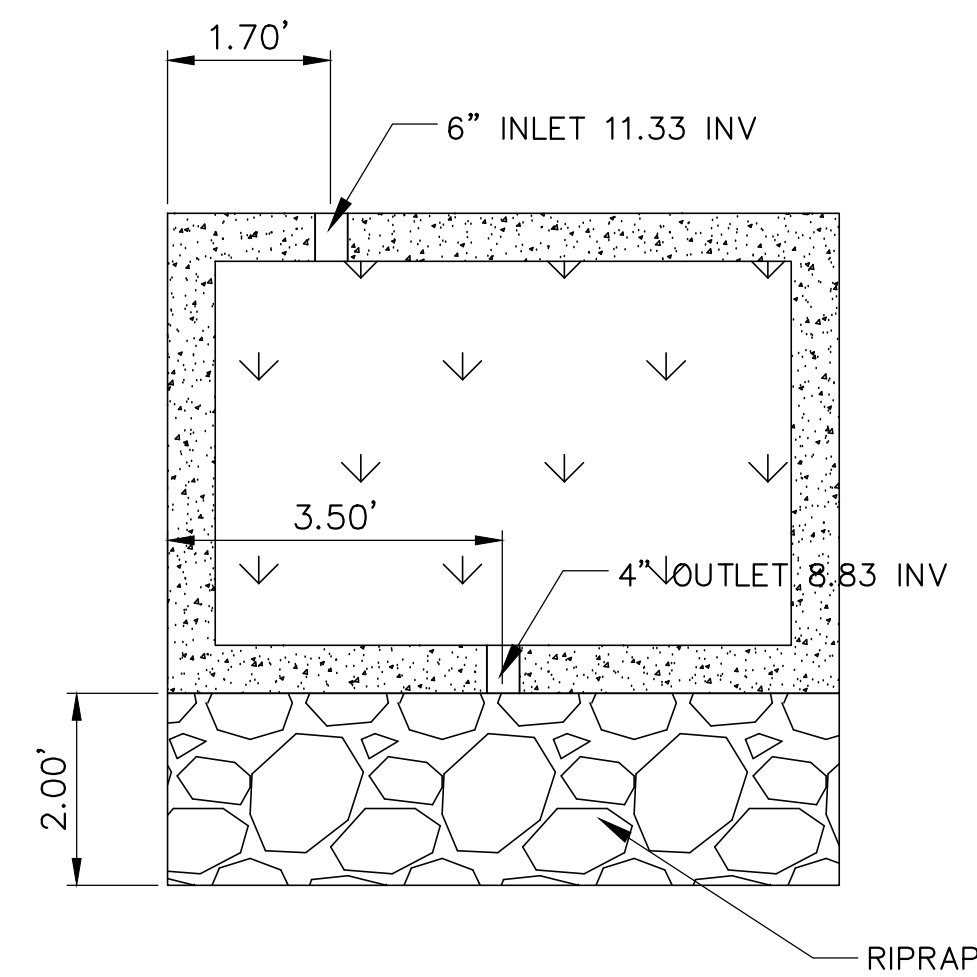
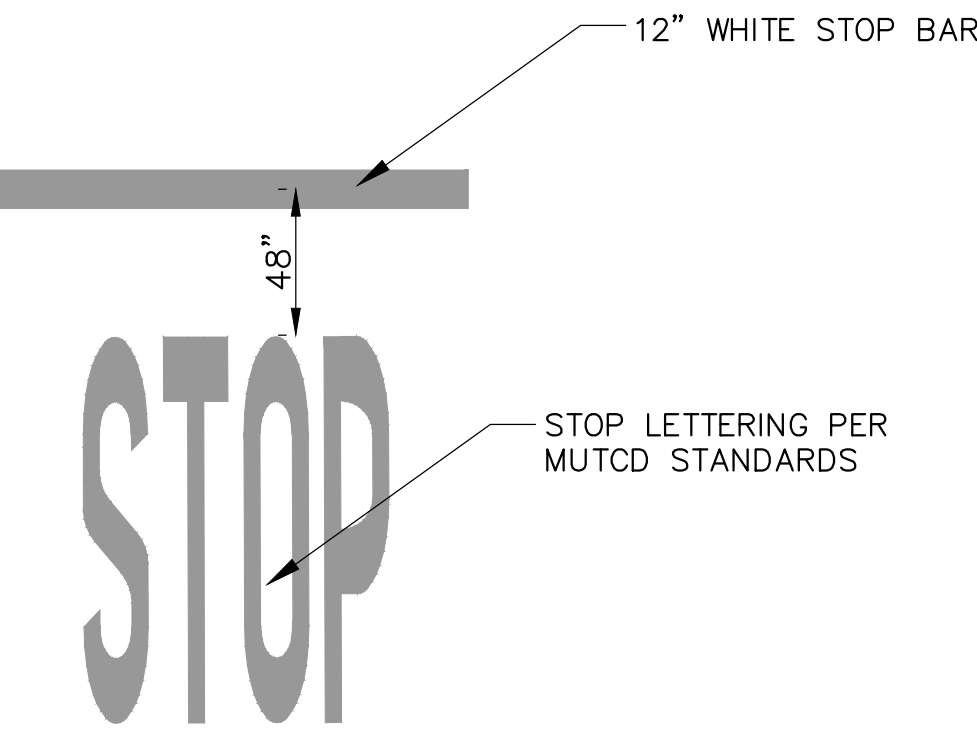
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JOB NO.	19-22	
ISSUE	100% CD	
DATE	26.JUL.24	



1 **4X6 FILTERRA UNIT**
NOT TO SCALE



2 **STRIPING DETAILS**
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ARCHITECTURE

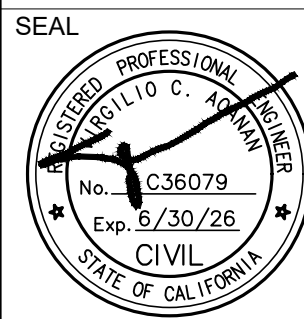
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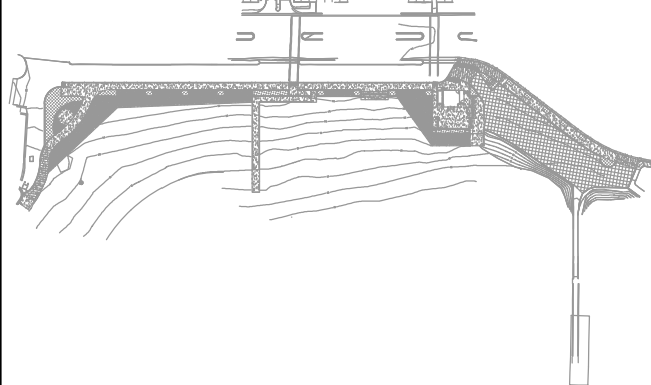
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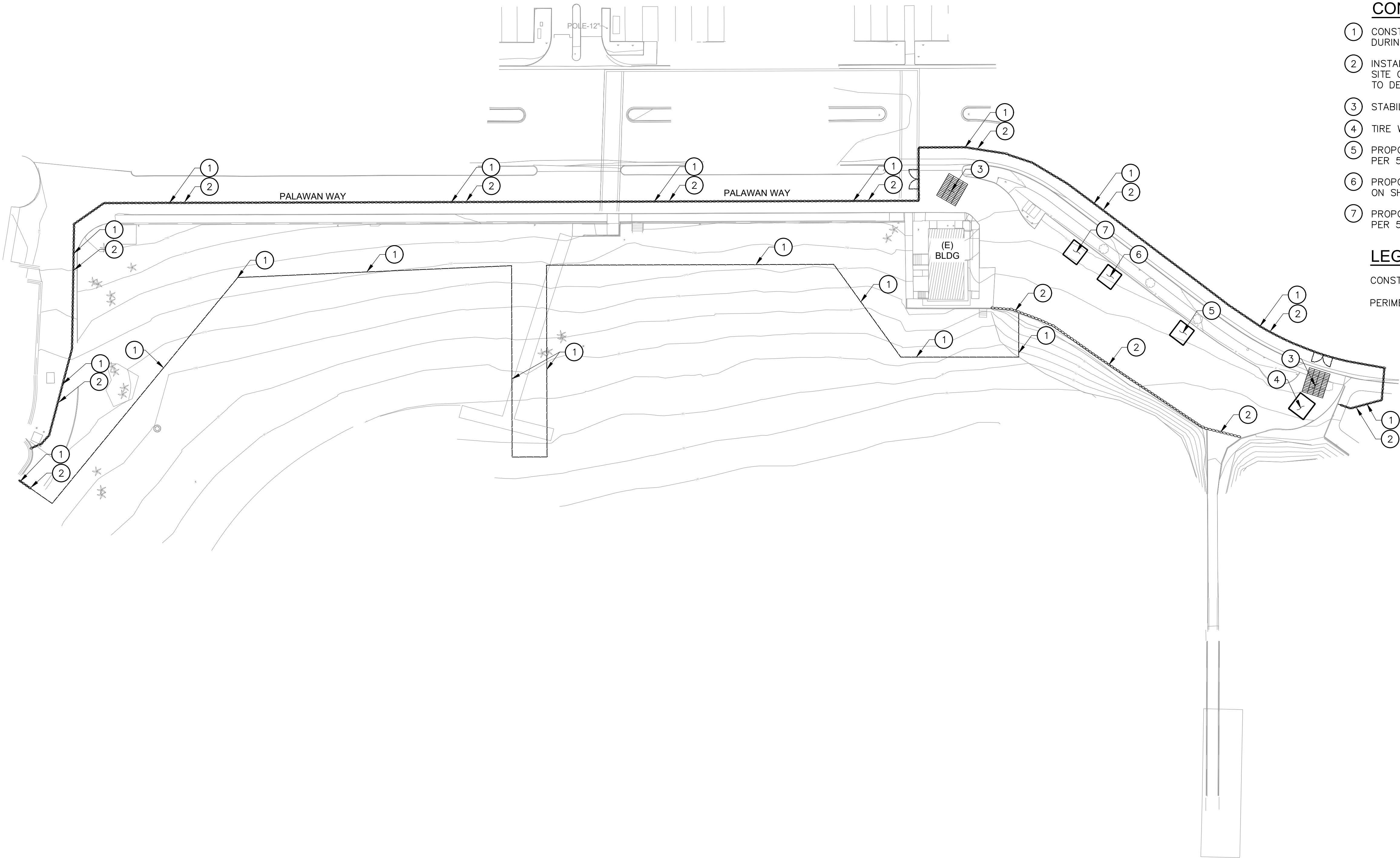


REVISION SCHEDULE

NO	DATE	DESCRIPTION

MISCELLANEOUS DETAILS

SCALE	AS NOTED	SHEET NO.
JOB NO.	19-22	C5.04
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DATE	26.JUL.24	



CONSTRUCTION NOTES:

1. CONSTRUCTION FENCE, CONTRACTOR TO ADJUST FENCING AS NEEDED DURING CONSTRUCTION.
2. INSTALL PERIMETER SEDIMENT CONTROL UNTIL THE COMPLETION OF THE SITE CONSTRUCTION. GRAVEL BAGS, ERTEC PROWATTLE, OR EQUAL. REFER TO DETAIL 2 ON SHEET C6.10.
3. STABILIZED CONSTRUCTION ENTRANCE/EXIT PER DETAIL 3 ON SHEET C6.10.
4. TIRE WASH PER DETAIL 4 ON SHEET C6.10.
5. PROPOSED AREA FOR HAZARDOUS WASTE. PROVIDE STOCKPILE BARRIER PER 5 ON SHEET C6.10.
6. PROPOSED AREA FOR SOLID WASTE PROVIDE STOCKPILE BARRIER PER 5 ON SHEET C6.10.
7. PROPOSED AREA FOR MATERIAL STORAGE PROVIDE STOCKPILE BARRIER PER 5 ON SHEET C6.10.

LEGEND:

CONSTRUCTION FENCE
PERIMETER SEDIMENT CONTROL

GENERAL NOTES:

1. IN CASE OF EMERGENCY, CALL _____ AT _____.
2. TOTAL DISTURBED AREA 0.55
3. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 15 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
4. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
5. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
6. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
7. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.
8. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
9. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN OCTOBER 15 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
10. STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES, THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.
11. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORM WATER FROM THE PROJECT SITES AT ALL TIMES.
12. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
13. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
14. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

GENERAL NOTES CONT.:

15. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
16. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPS ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 50% OR GREATER PROBABILITY OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (COPIES OF THE SELF-INSPECTION CHECK LIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).
17. TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT. CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
18. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
19. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
20. AS THE ENGINEER/QSD OF RECORD, I HAVE SELECTED APPROPRIATE BMPS TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMPS MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS.
21. AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, "I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH THE SYSTEM DESIGNED TO ENSURE THAT A QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT SUBMITTING FALSE AND/ OR INACCURATE INFORMATION, FAILING TO UPDATE THE ESCP TO REFLECT CURRENT CONDITIONS, OR FAILING TO PROPERLY AND/OR ADEQUATELY IMPLEMENT THE ESCP MAY RESULT IN REVOCATION OF GRADING AND/OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW."

CIVIL ENGINEER/QSD SIGNATURE

05/10/2024
DATE

OWNER OR AUTHORIZED REPRESENTATIVE (PERMITTEE)

DATE

22. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPS ARE INSTALLED AND FUNCTIONING PROPERLY AS REQUIRED BY THE STATE CONSTRUCTION GENERAL PERMIT. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL.

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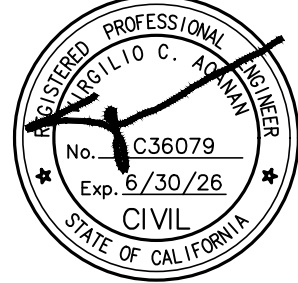
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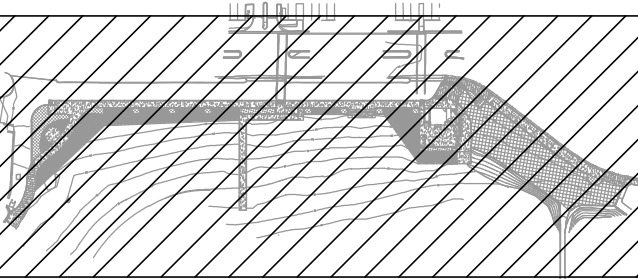
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KEY PLAN



REVISION SCHEDULE

NO	DATE	DESCRIPTION

EROSION CONTROL PLAN

SCALE 1" = 30'-0"

SHEET NO.

JOB NO. 19-22

ISSUE

DATE 26.JUL.24

C6.00

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BMP NOTES:

THE FOLLOWING BMPs AS OUTLINED IN, BUT NOT LIMITED TO, THE CALIFORNIA STORMWATER BMP HANDBOOK DATED AUGUST 2023, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED AS NEEDED:

EROSION CONTROL

- EC1 – SCHEDULING
- EC2 – PRESERVATION OF EXISTING VEGETATION
- EC3 – HYDRAULIC MULCH
- EC4 – HYDROSEEDING
- EC5 – SOIL BINDERS
- EC6 – STRAW MULCH
- EC7 – GEOTEXTILES & MATS
- EC8 – WOOD MULCHING
- EC9 – EARTH DIKES AND DRAINAGE SWALES

- EC10 – VELOCITY DISSIPATION DEVICES
- EC11 – SLOPE DRAINS
- EC12 – STREAMBANK STABILIZATION
- EC13 – RESERVED
- EC14 – COMPOST BLANKETS
- EC15 – SOIL PREPARATION\ROUGHENING
- EC16 – NON-VEGETATED STABILIZATION

TEMPORARY SEDIMENT CONTROL

- SE1 – SILT FENCE
- SE2 – SEDIMENT BASIN
- SE3 – SEDIMENT TRAP
- SE4 – CHECK DAM
- SE5 – FIBER ROLLS
- SE6 – GRAVEL BAG BERM
- SE7 – STREET SWEEPING AND VACUUMING
- SE8 – SANDBAG BARRIER
- SE9 – STRAW BALE BARRIER
- SE10 – STORM DRAIN INLET PROTECTION
- SE11 – ACTIVE TREATMENT SYSTEMS
- SE12 – TEMPORARY SILT DIKE
- SE13 – COMPOST SOCKS & BERMS
- SE14 – BIOFILTER BAGS

WIND EROSION CONTROL

- WE1 – WIND EROSION CONTROL

TEMPORARY TRACKING CONTROL

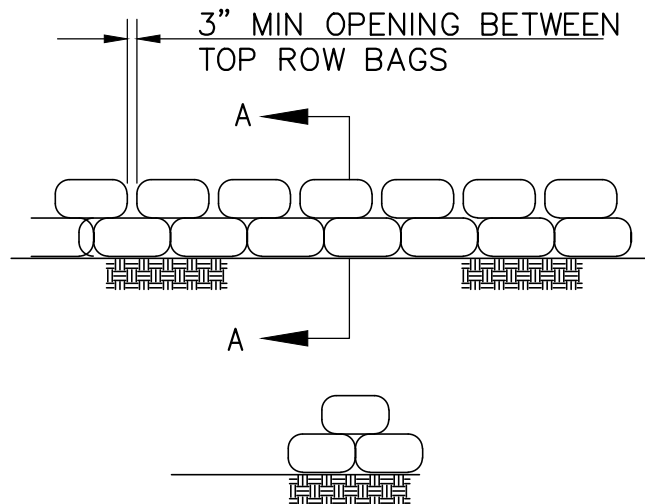
- TC1 – STABILIZED CONSTRUCTION ENTRANCE EXIT
- TC2 – STABILIZED CONSTRUCTION ROADWAY
- TC3 – ENTRANCE/OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT

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

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL

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



SECTION A-A

GRAVEL BAG BARRIER TYPE

NOTES:

- PERIMETER SEDIMENT CONTROL SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK. PROVIDE GRAVEL BAGS, ERTEC PROWATTLE, OR EQUAL.
- GRAVEL BAGS
 - MATERIAL: POLYPROPYLENE, POLYETHYLENE OR POLYIMIDE WOVEN FABRIC, MINIMUM UNIT WEIGHT 4 OUNCES PER SQUARE YARD, MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%
 - GRAVEL BAG SHALL BE FILLED WITH 3/4" ROCK OR 1/4" PEA GRAVEL.
 - PLACE SEVERAL LAYERS OF SAND BAGS (12" MINIMUM HIGH) OVERLAPPING THE BAGS AND PACKING THEM TIGHTLY TOGETHER.
 - LEAVE GAP OF ONE BAG ON THE TOP ROW TO SERVE AS A SPILLWAY.

SWPPP Binder Insert – Slope Stabilization

Installation Details - ERTEC ProWattle™

Figure 1 Slope Stabilization

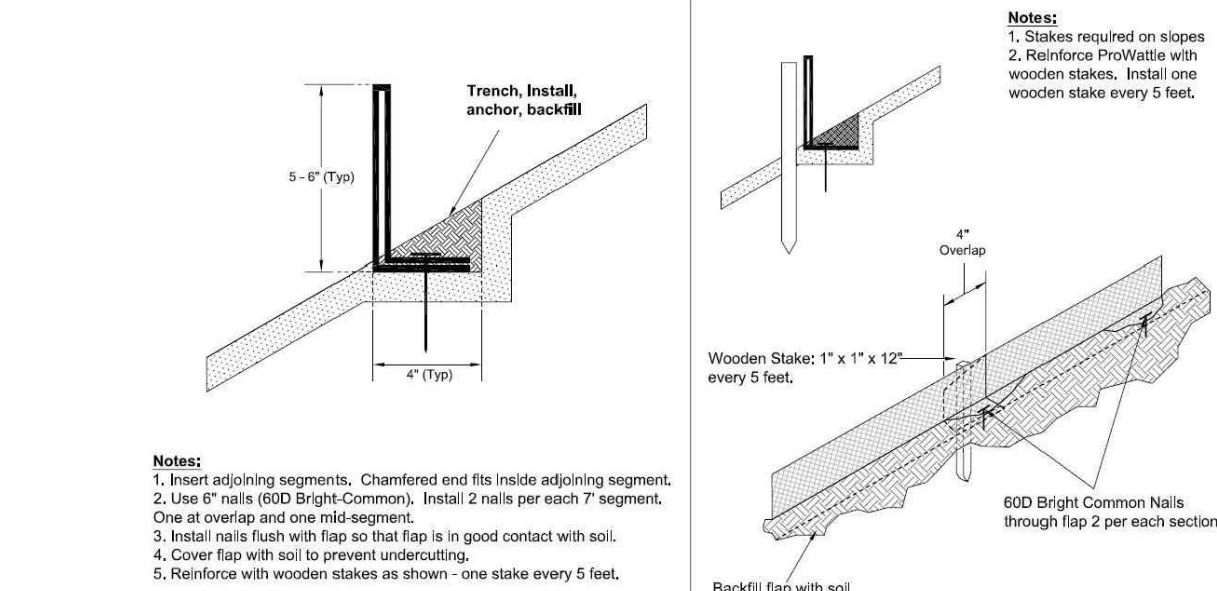
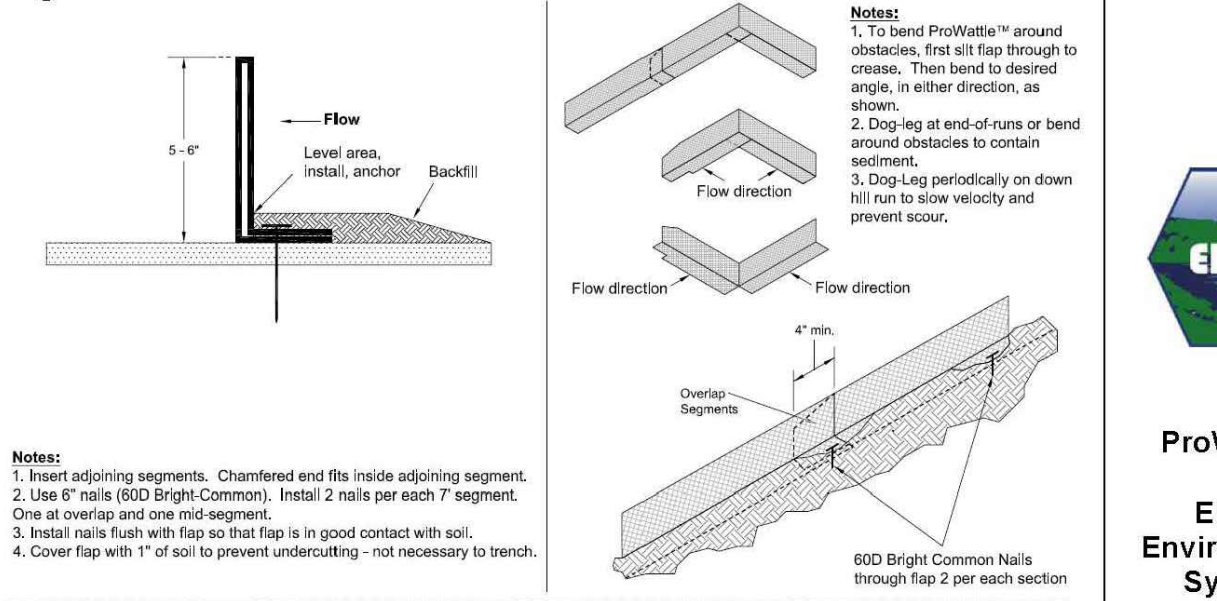


Figure 2 Perimeter Protection



For Slope Installation ProWattle shall be installed as follows:

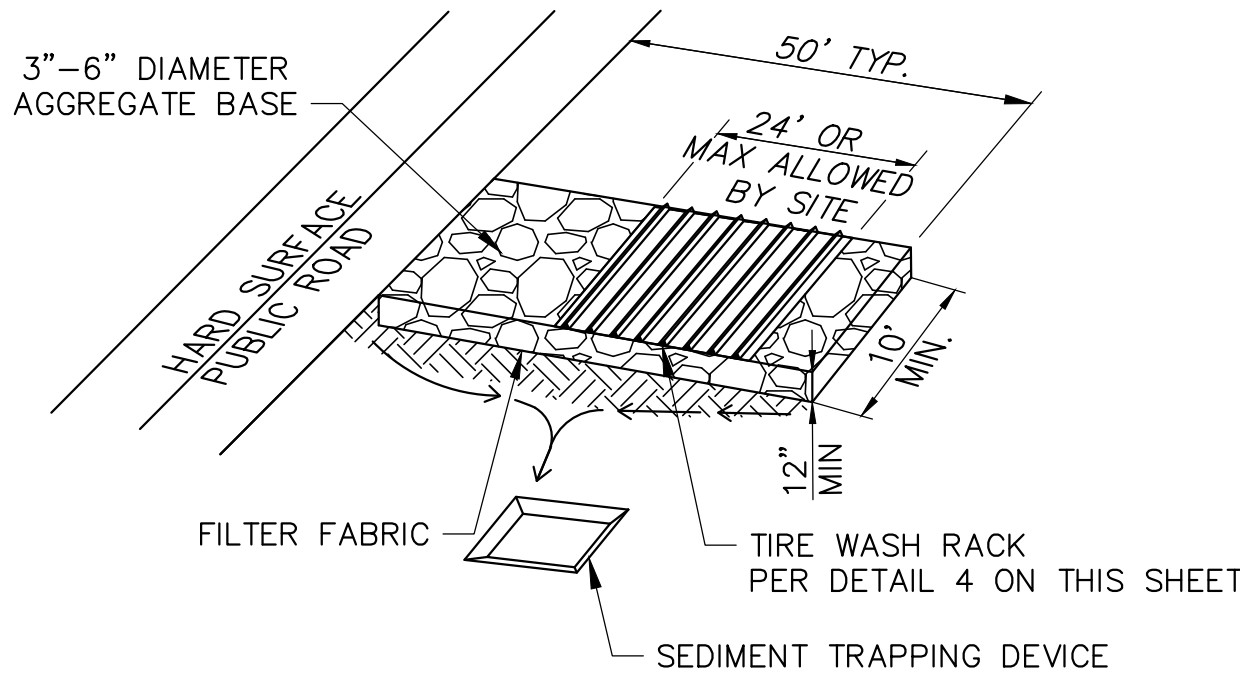
- A shell-out shall be constructed 4" horizontally into the slope.
- Stakes shall be installed on slopes. Install stakes 5 feet apart. Stakes shall be driven flush with the top of the ProWattle. Stakes shall be at minimum: 1" x 1" x 12".
- ProWattle shall be placed as follows:

Feet Apart along the slope	Slope Inclination (vertical:horizontal)
10 feet	1:2 and steeper
15 feet	1:2 to 1:4
20 feet	1:4 and 1:10
50 feet	1:10 and flatter

- The shell-out for ProWattle shall be cleared of obstructions including, but not limited to, rocks, clods, and debris greater than 1" in diameter prior to installation.
- ProWattle shall be installed parallel to the slope contour.
- ProWattle shall be installed prior to the application of other temporary erosion control or soil stabilization materials in the same area.
- When no longer required, ProWattle can be removed and reused.

PROPRIETARY TYPE

ERTEC PROWATTLE OR EQUAL



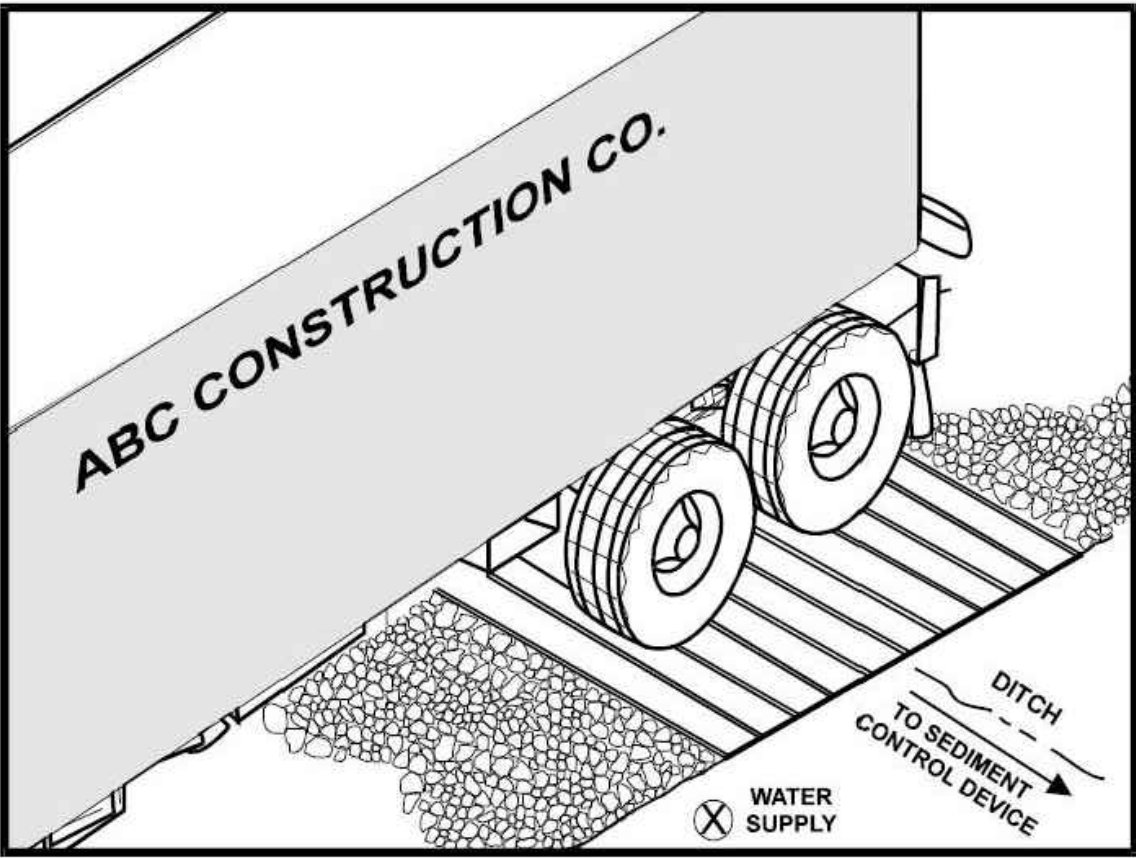
NOTES:

- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

1 BMP NOTES
NOT TO SCALE

2 PERIMETER SEDIMENT CONTROL
NOT TO SCALE

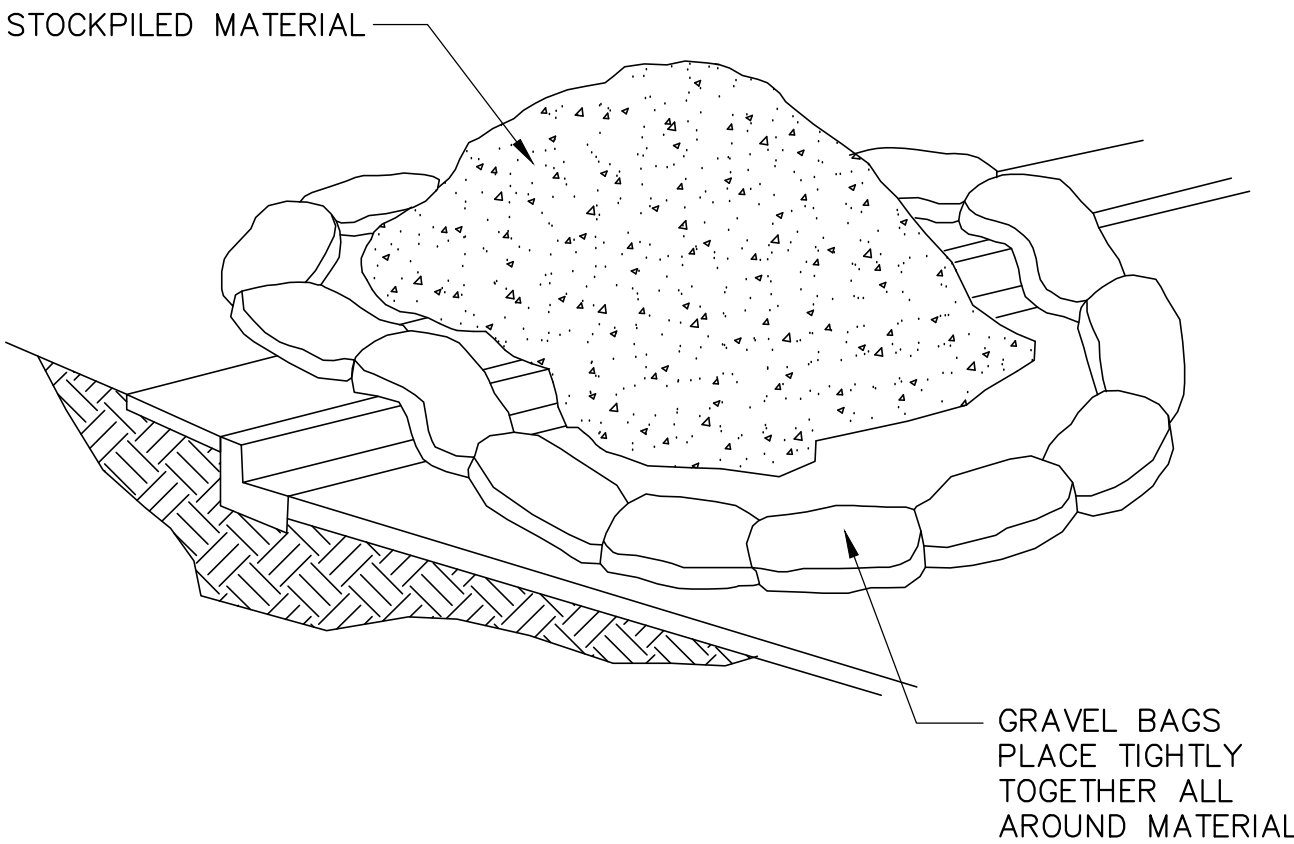
3 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



NOTES:

- THE TIRE WASH REQUIRES A SUPPLY OF WASH WATER.
- A TURNOUT OR DOUBLEWIDE EXIT IS REQUIRED TO AVOID HAVING ENTERING VEHICLES DRIVE THROUGH THE WASH AREA.
- DO NOT USE WHERE WET TIRE TRUCKS LEAVING THE SITE LEAVE THE ROAD DANGEROUSLY SLICK.
- INCORPORATE WITH A STABILIZED CONSTRUCTION ENTRANCE/EXIT.
- CONSTRUCT ON LEVEL GROUND WHEN POSSIBLE, ON A PAD OF COARSE AGGREGATE GREATER THAN 3 IN. BUT SMALLER THAN 6 IN. A GEOTEXTILE FABRIC SHOULD BE PLACED BELOW THE AGGREGATE.
- WASH RACK SHOULD BE DESIGNED AND CONSTRUCTED/MANUFACTURED FOR ANTICIPATED TRAFFIC LOADS.

4 TIRE WASH RACK
NOT TO SCALE



NOTES:

- DIRT AND OTHER CONSTRUCTION RELATED MATERIALS PLACED IN THE STREET OR ON OTHER IMPERVIOUS SURFACES MUST BE CONTAINED WITH SANDBAGS OR OTHER MEASURES TO PREVENT TRANSPORT TO THE STORMDRAIN SYSTEM.
- ANY CONSTRUCTION MATERIAL STORED OR STOCKPILED ON-SITE SHALL BE PROTECTED FROM BEING TRANSPORTED BY THE FORCE OF WIND OR WATER.

5 STOCKPILE BARRIER
NOT TO SCALE

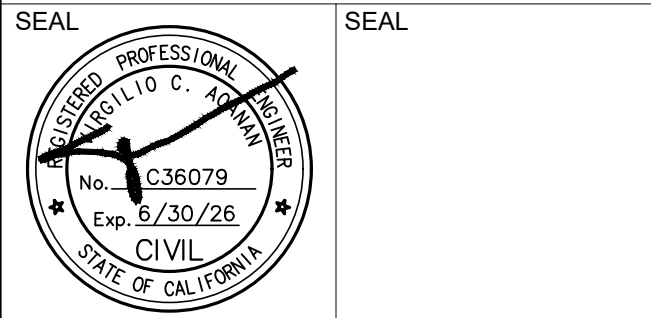
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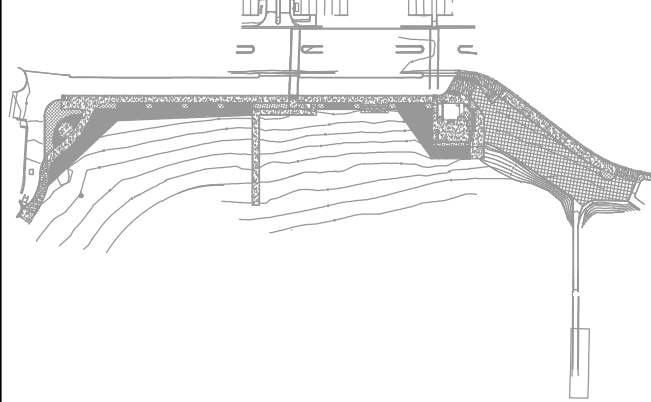
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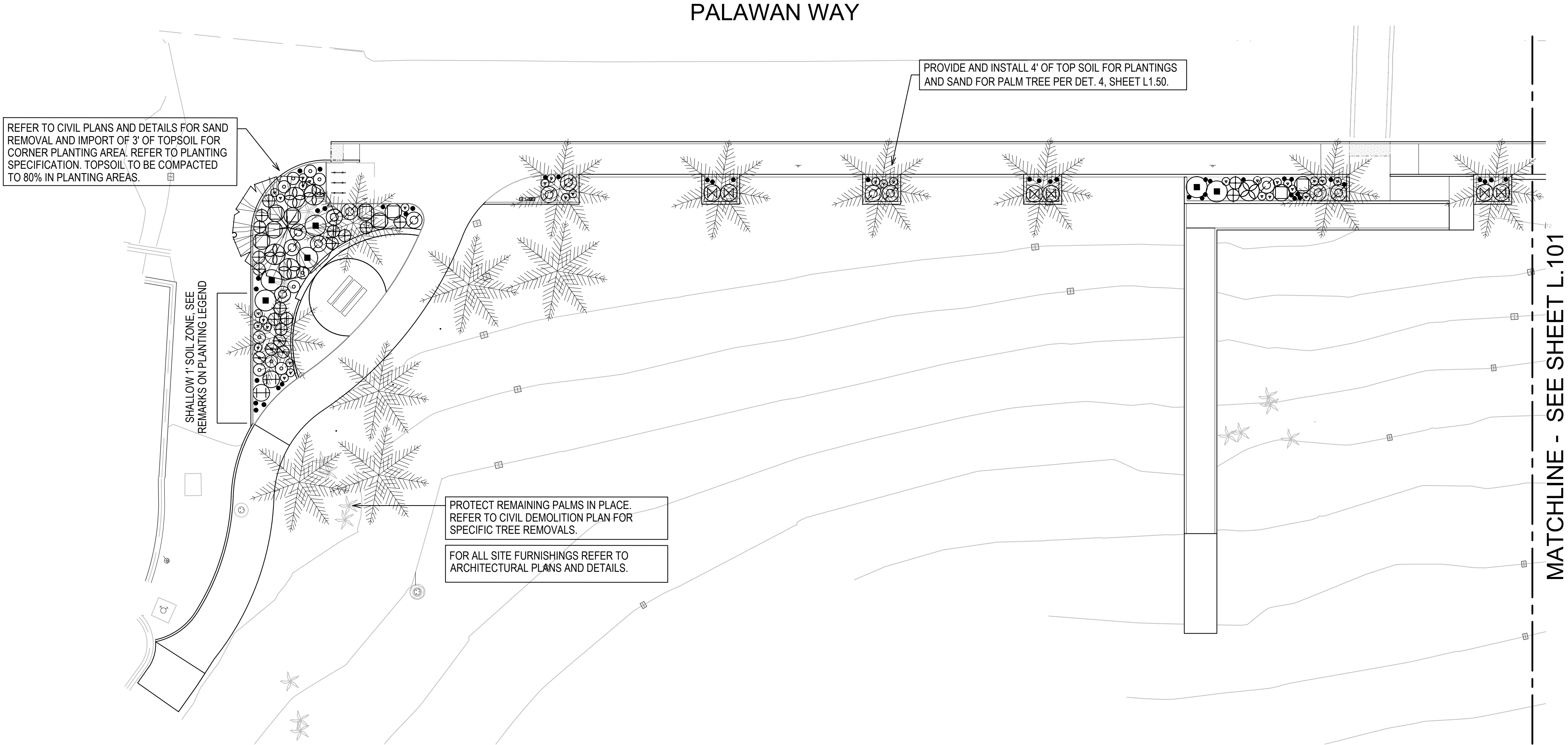


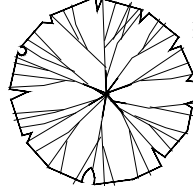
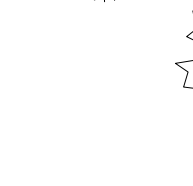







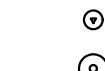
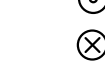






REVISION SCHEDULE

NO	DATE	DESCRIPTION

EROSION CONTROL DETAILS

SCALE	AS NOTED	SHEET NO.
JOB NO.	19-22	C6.10
ISSUE		
DATE	26.JUL.24	



PLANT LEGEND						
BOTANICAL NAME / COMMON NAME	SIZE	QTY	SPACING	WUCOLS	REMARKS	
 PHOENIX DACTYLIFERA 'MEDJOOOL' / MEDJOOOL DATE PALM	BTH	13		L	10' BROWN TRUNK HEIGHT TRIM FRONDS UP FOR PEDESTRIANS	
 METROSIDEROS EXCELSA / NEW ZEALAND CHRISTMAS TREE	24 BOX	1		M		
 PISTACIA CHINENSIS / PISTACHE	24 BOX	--		M		
 EX. MEXICAN FAN PALM	--				PROTECT IN PLACE	
 ALOE FEROX / CAPE ALOE	5 GAL		5'-0" O.C.	L		
 BOUGAINVILLEA 'ROSENKA' / ROSENKA BOUGAINVILLEA	5 GAL	6	5'-0" O.C.	L		
 MUHLENBERGIA DUBIA / PINE MUHLY	5 GAL	5	4'-0" O.C.	L		
 LANTANA 'NEW GOLD' / YELLOW LANTANA	5 GAL	12	4'-0" O.C.	L		
 SALVIA CLEVELANDII 'WINNIFRED GILMAN' / PURPLE SAGE	5 GAL	6	4'-0" O.C.	L		
 ERIOGONUM GRANDE VAR. RUBESCENS / RED BUCKWHEAT	1 GAL	9	3'-0" O.C.	L	INSTALL E. PARVIFOLIUM* FOR 1' TOPSOIL AREAS IN LARGE CORNER PLANTING AREA	
		12/4				
 CRASSULA PERFOLIATA VAR. FALCATA / PROPELLER PLANT	1 GAL		2'-0" O.C.	L		
 CALANDRINIA SPECTABILIS / ROCK PURSLANE	1 GAL	31	2'-0" O.C.	L		
 JUNCUS PATENS 'ELK BLUE' / ELK BLUE GREY RUSH	5 GAL	10	3'-0" O.C.	L		
 ALOE STRIATA / CORAL ALOE	1 GAL	--	1'-6" O.C.	L		
 CEANOTHUS RIGIDUS 'SNOWBALL' / WHITE CALIFORNIA LILAC	5 GAL	43	5'-0" O.C.	L		
 ERICACAMERIA ERICOIDES / MOCK HEATHER*	1 GAL	--	3'-0" O.C.	L		
 ISOMERIS ARBOREA / COASTAL BLADDER POD*	1 GAL	4	4'-0" O.C.	L		
		2				

* AVAILABLE IN CALIFORNIA NATIVE PLANT NURSERIES, SUCH AS THEODORE PAYNE FOUNDATION, FOR LIMITED PERIODS OF THE YEAR.

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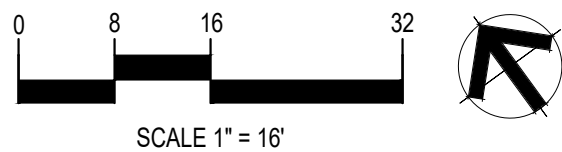
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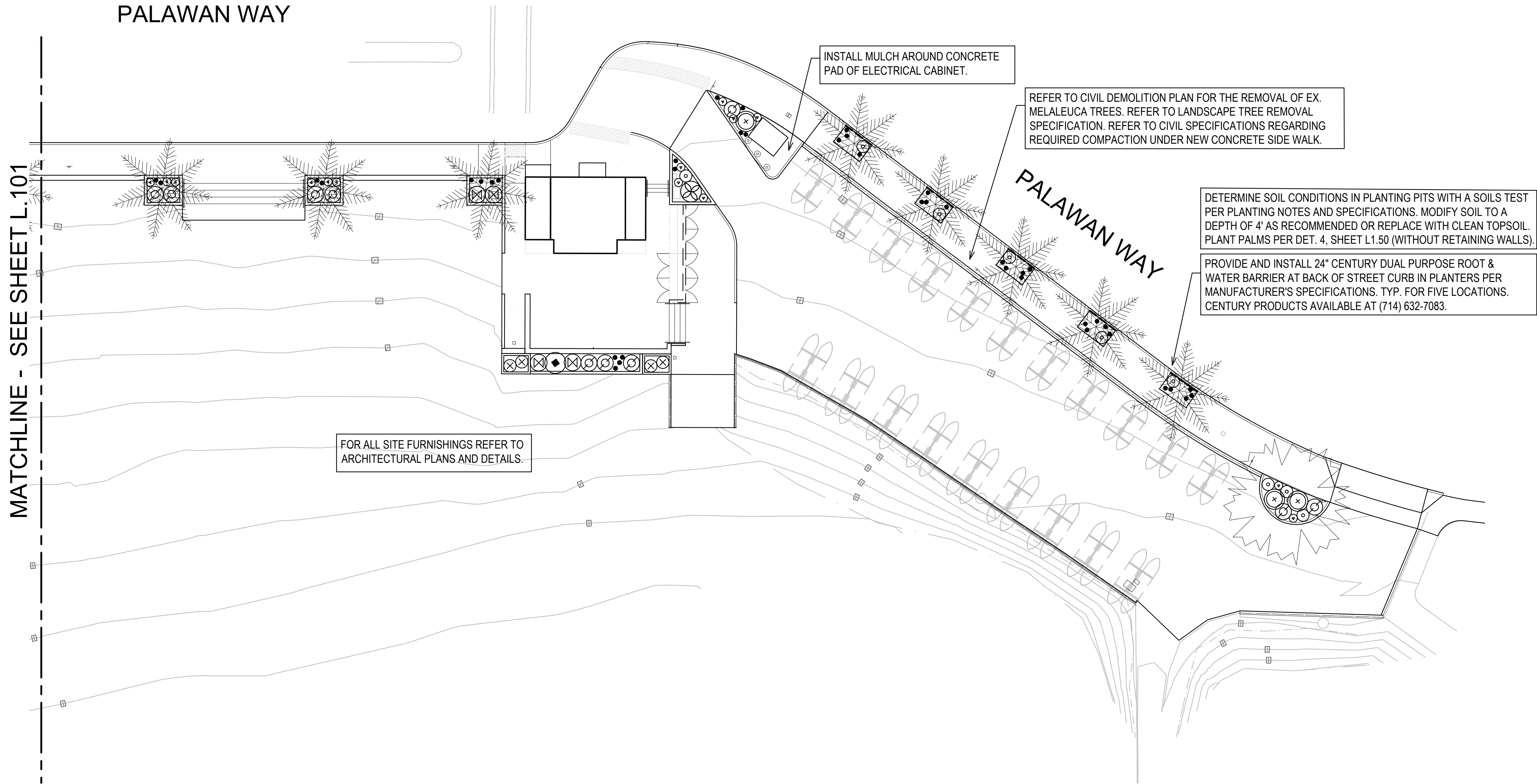
REVISION SCHEDULE


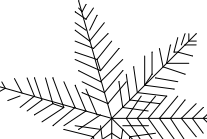


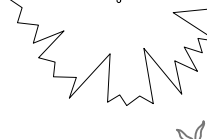
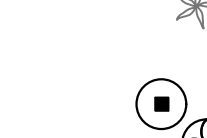







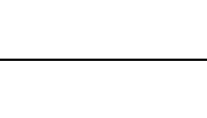
NO	DATE	DESCRIPTION

Planting Plan



SCALE	SHEET NO.
JOB NO. 19-22	L1.01
ISSUE	
DATE 26.JUL.24	



PLANT LEGEND						
BOTANICAL NAME / COMMON NAME	SIZE	QTY	SPACING	WUCOLS	REMARKS	
 PHOENIX DACTYLIFERA 'MEDJOOL' / MEDJOOL DATE PALM	BTH	8		L	10' BROWN TRUNK HEIGHT TRIM FRONDS UP FOR PEDESTRIANS	
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 ALOE FEROX / CAPE ALOE	5 GAL		5'-0" O.C.	L		
 BOUGAINVILLEA 'ROSENKA' / ROSENKA BOUGAINVILLEA	5 GAL	1	5'-0" O.C.	L		
 MUHLENBERGIA DUBIA / PINE MUHLY	5 GAL	1	4'-0" O.C.	L		
 LANTANA 'NEW GOLD' / YELLOW LANTANA	5 GAL	10	4'-0" O.C.	L		
 SALVIA CLEVELANDII 'WINNIFRED GILMAN' / PURPLE SAGE	5 GAL	4	4'-0" O.C.	L		
 ERIOGONUM GRANDE VAR. RUBESCENS / RED BUCKWHEAT	1 GAL	--	3'-0" O.C.	L	INSTALL E. PARVIFOLIUM* FOR 1' TOPSOIL AREAS IN LARGE CORNER PLANTING AREA	
 CRASSULA PERFOLIATA VAR. FALCATA / PROPELLER PLANT	1 GAL		2'-0" O.C.	L		
 CALANDRINIA SPECTABILIS / ROCK PURSLANE	1 GAL	14	2'-0" O.C.	L		
 JUNCUS PATENS 'ELK BLUE' / ELK BLUE GREY RUSH	5 GAL	9	3'-0" O.C.	L		
 ALOE STRIATA / CORAL ALOE	1 GAL	4	1'-6" O.C.	L		
CEANOTHUS RIGIDUS 'SNOWBALL' / WHITE CALIFORNIA LILAC	5 GAL	41	5'-0" O.C.	L		
ERICACAMERIA ERICOIDES / MOCK HEATHER*	1 GAL	3	3'-0" O.C.	L		
ISOMERIS ARBOREA / COASTAL BLADDER POD*	1 GAL	--	4'-0" O.C.	L		

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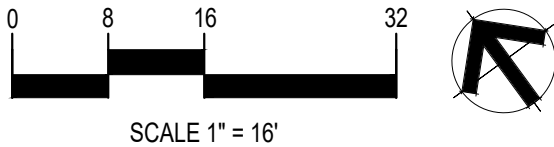


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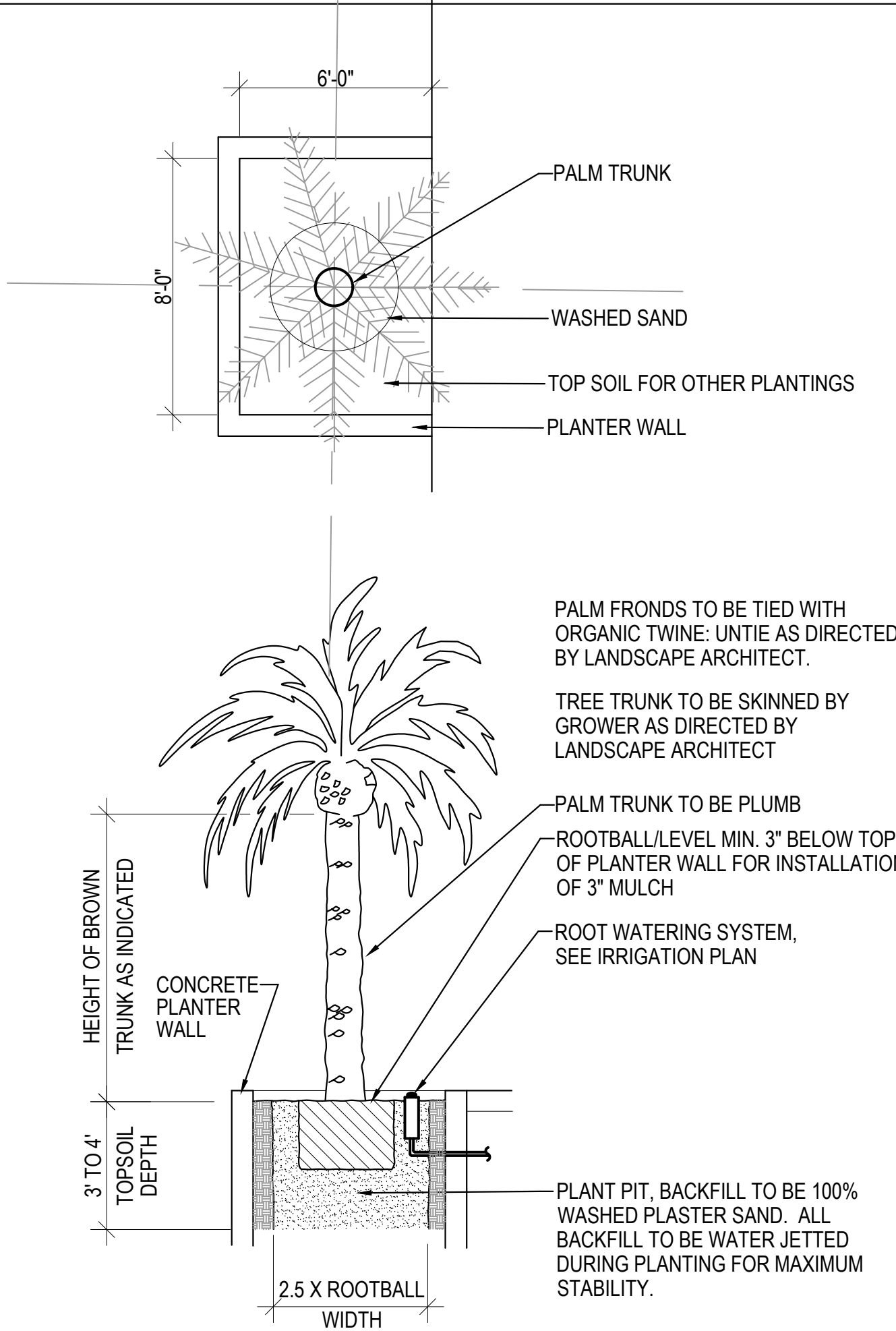
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NO	DATE	DESCRIPTION

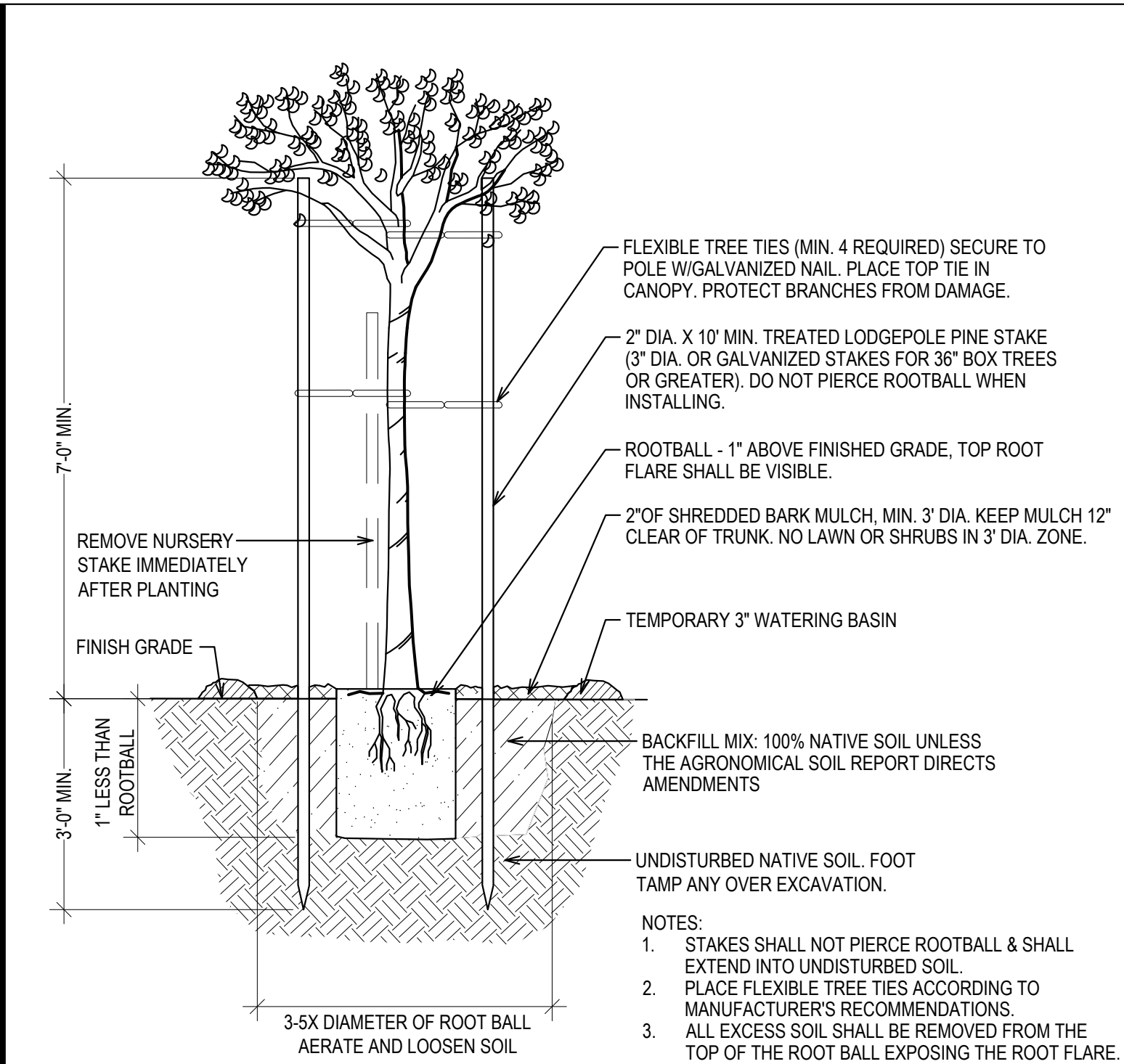
Planting Plan



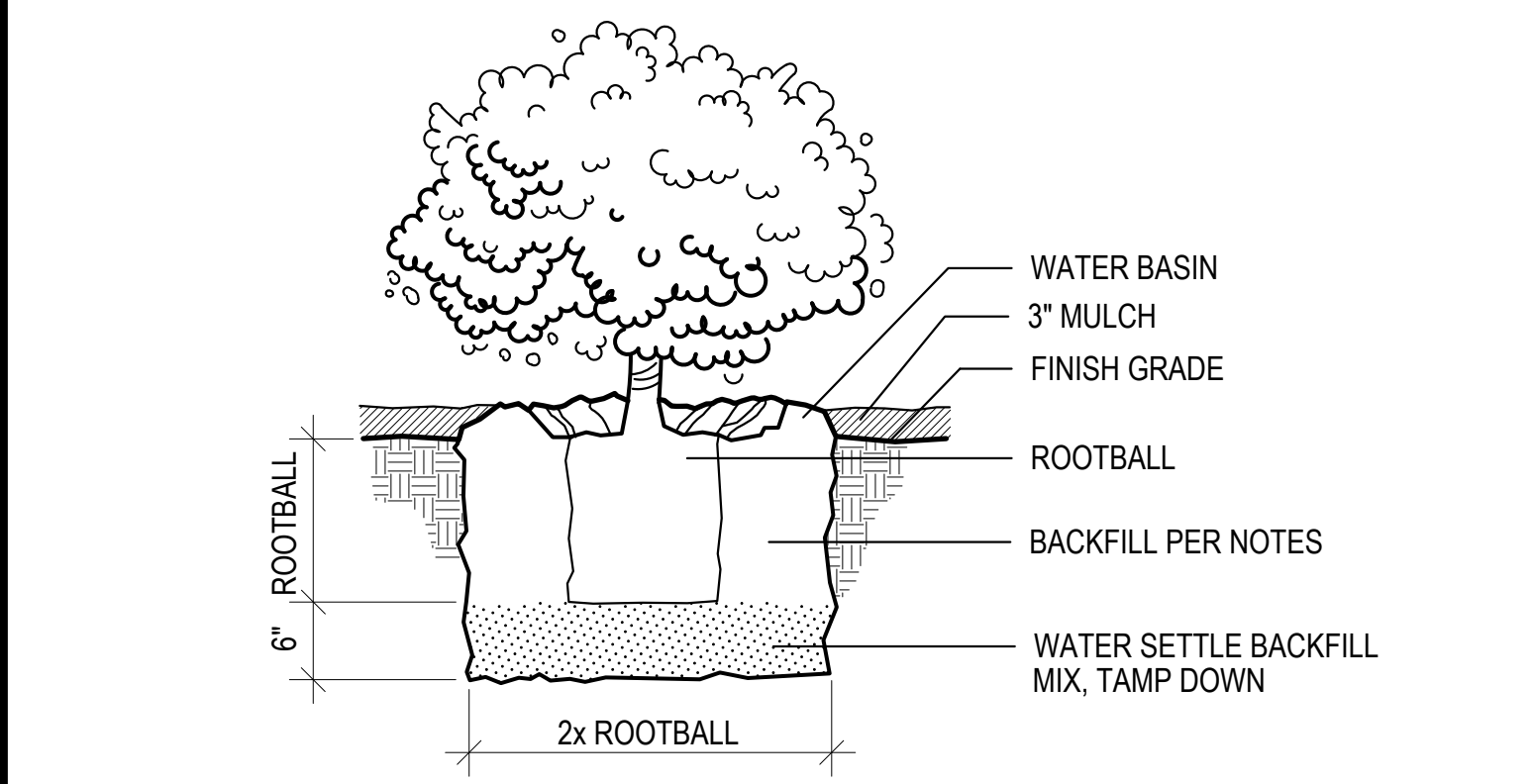
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JOB NO.	19-22	
ISSUE		
DATE	26.JUL.24	



4 PALM PLANTING



2 TREE PLANTING



3 SHRUB PLANTING

- GENERAL REQUIREMENTS**
- THE PLAN(S) ARE DIAGRAMMATIC. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY THE PROJECT MANAGER/LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE START OF WORK.
 - QUANTITIES: PLANT MATERIAL NUMERICAL QUANTITIES SHOWN ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR QUANTITY OF PLANTS SHOWN ON THE DRAWING.
 - PLANT AVAILABILITY: THE ACT OF PROVIDING A BID FOR THIS PROJECT ESTABLISHES THE CONTRACTORS UNDERSTANDING THAT THE PLANTS SPECIFIED HEREIN MAY BE UNUSUAL AND MORE DIFFICULT TO LOCATE THAN THE INDUSTRY STANDARD AND THAT THE CONTRACTOR AGREES TO THE FOLLOWING:
 - THE CONTRACTOR SHALL SEARCH FOR EACH PLANT SPECIFIED. IF ANY CALIFORNIA NURSERY HAS THE SPECIFIED SPECIES THE CONTRACTOR IS OBLIGATED TO PURCHASE HEALTHY CONTAINERS OF THE SPECIES.
 - WITHIN 21 DAYS AFTER THE AWARD OF CONTRACT, THE CONTRACTOR SHALL SUBMIT A PLANT SUBMITTAL WITH NURSERY SOURCES, PLANT QUANTITIES, PLANT SIZES AND PHOTOS OF THE PLANTS BEING SUPPLIED. THE PLANT LIST SHALL INDICATE ALL UNAVAILABLE PLANTS AND WHICH NURSERIES WERE CONTACTED DURING THE CONTRACTOR'S SEARCH.
 - TOPSOIL/SOILS REPORT: THE CONTRACTOR SHALL OBTAIN AN AGRICULTURAL SUITABILITY REPORT FOR THE ON-SITE SOIL AFTER THE COMPLETION OF GRADING. TAKE A MINIMUM OF 3 TEST SAMPLES AS DIRECTED BY THE LANDSCAPE ARCHITECT OR PROJECT MANAGER, PRIOR TO THE INSTALLATION OF IRRIGATION AND PLANTING. THE RECOMMENDATIONS FOR SOIL AMENDMENTS FROM THE REPORT SHALL BE FOLLOWED IF THEY DIFFER FROM THE ONES GIVEN IN THESE PLANTING NOTES. IF IMPORTED SOIL IS REQUIRED, IT SHALL BE CLASS 'A' SOIL OBTAINED FROM A SOURCE DESIGNATED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT OR PROJECT MANAGER. CONTRACTOR SHALL GUARANTEE THE QUALITY OF THE TOPSOIL WITH AN APPROVED AGRICULTURAL SUITABILITY EVALUATION REPORT. SUBMIT THE SOILS REPORT TO THE PROJECT MANAGER FOR APPROVAL 30 DAYS PRIOR TO ANY SOIL PLACEMENT.
 - PERCOLATION TEST: A MINIMUM OF THREE (3) SOILS PERCOLATION TESTS SHALL BE PERFORMED BY FILLING TREE PLANTING PITS WITH WATER, WAITING 12 HOURS AND THEN COMPLETELY REFILLING THE PIT WITH WATER. IF THE WATER IS NOT ABSORBED WITHIN 12 HOURS OF THE SECOND FILLING IT HAS FAILED THE TEST. UPON FAILURE, CONTACT THE PROJECT MANAGER AND LANDSCAPE ARCHITECT FOR REMEDIAL MEASURES. BID PRICE SHALL BE BASED ON STANDARD TREE PLANTING PIT DETAILS.
 - CLEARING AND GRUBBING: THE CONTRACTOR SHALL CLEAR AND GRUB ALL IMPROVEMENT AREAS PRIOR TO THE INSTALLATION OF THE IRRIGATION SYSTEM. SEE SPECIFICATIONS.
 - PROTECTION OF EXISTING PLANT MATERIAL:
 - THE PROJECT MANAGER SHALL IDENTIFY EXISTING TREES AND SHRUBS THAT ARE TO BE PRESERVED AND PROTECTED WITHIN THE PROJECT LIMITS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL PROTECT IN PLACE ALL EXISTING TREES AS NOTED ON THE PLANS OR AS DIRECTED BY THE PROJECT MANAGER. THE CONTRACTOR SHALL NOT STORE ANY CONSTRUCTION MATERIALS INCLUDING EQUIPMENT OR EXCAVATED SOILS NOR OPERATE ANY MACHINERY THAT MIGHT COMPACT THE EXISTING SOIL WITHIN THE DRIP LINE OF A TREE'S CANOPY.
 - THE CONTRACTOR SHALL PROVIDE CONTINUOUS IRRIGATION AND MAINTENANCE TO ALL EXISTING PLANT MATERIALS THAT ARE TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE IN SIZE, KIND, AND TO THE SATISFACTION OF THE PROJECT MANAGER ANY EXISTING PLANT MATERIAL THAT IS TO BE PROTECTED AND IS DAMAGED DURING THE CONSTRUCTION PERIOD.
 - NO PRUNING SHALL BE DONE EXCEPT BY THE APPROVAL OF THE PROJECT MANAGER.

- WEED ABATEMENT**
- THE CONTRACTOR SHALL SUBMIT A WEED ABATEMENT PROGRAM TO THE PROJECT MANAGER FOR APPROVAL 30 DAYS PRIOR TO THE START OF PLANTING OPERATIONS. NO PLANTING OPERATIONS WILL BE ALLOWED UNTIL ALL PLANTING AREAS ARE CLEARED OF WEEDS IN ACCORDANCE WITH THE WEED ABATEMENT PROGRAM AND TO THE SATISFACTION OF THE PROJECT MANAGER / LANDSCAPE ARCHITECT. MAINTAIN ALL PLANTING AREAS FREE OF WEEDS FOR THE DURATION OF THE CONTRACT.
 - EXISTING NATIVE VEGETATION SHALL NOT BE IRRIGATED. IRRIGATION RUN-OFF SHALL NOT SPREAD TO AREAS WITH NATIVE PLANTS.

- FINAL GRADES**
- MINOR MODIFICATIONS TO THE GRADES MAY BE REQUIRED TO ESTABLISH THE FINAL GRADE.
 - CLEAN ALL PLANTING AREAS TO A DEPTH OF TWELVE (12) INCHES, REMOVING ALL TREE ROOTS LARGER THAN 2", WEEDS, DEBRIS, ROCKS, OR OTHER DELETERIOUS MATTER 1" DIAMETER OR LARGER
 - ALL UNDULATIONS AND IRREGULARITIES IN THE PLANTING SURFACES RESULTING FROM TILLAGE, ROTO-TILLING, AND ALL OTHER OPERATIONS SHALL BE LEVELED AND FLOATED OUT BEFORE PLANTING.
 - THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PROTECT AND AVOID DAMAGE TO SPRINKLER HEADS, IRRIGATION LINES, AND OTHER UNDERGROUND UTILITIES DURING GRADING AND CONDITIONING OPERATIONS.
 - CONTRACTOR SHALL COORDINATE ALL DRAINAGE WORK WITH ALL OTHER TRADES. ESTABLISHED SITE DRAINAGE SHALL BE MAINTAINED BY CONTRACTOR DURING ALL PHASES OF LANDSCAPE CONSTRUCTION.
 - FINAL FINISH GRADES SHALL INSURE POSITIVE DRAINAGE OF THE SITE WITH ALL SURFACE DRAINAGE AWAY FROM BUILDINGS, WALLS, AND TOWARD DRAINS AND CATCH BASINS.

- GENERAL PLANTING**
- IF THE MOISTURE CONTENT OF THE SOIL SHOULD REACH SUCH A LEVEL THAT WORKING IT WOULD DESTROY THE SOIL STRUCTURE, SPREADING AND GRADING OPERATIONS SHALL BE SUSPENDED UNTIL THE MOISTURE CONTENT IS INCREASED OR REDUCED TO ACCEPTABLE LEVELS AND THE DESIRED RESULTS ARE LIKELY TO OBTAINED.
 - ACTUAL PLANING SHALL BE PERFORMED DURING THOSE PERIODS WHEN THE WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED HORTICULTURAL PRACTICE AND APPROVED BY THE PROJECT MANAGER.
 - THE CONTRACTOR SHALL ONLY INSTALL AS MANY PLANTS PER DAY AS CAN BE WATERED ON THAT SAME DAY. ALL PLANTS SHALL BE THOROUGHLY WATERED INTO THE FULL DEPTH OF EACH PLANTING HOLE IMMEDIATELY AFTER PLANTING.

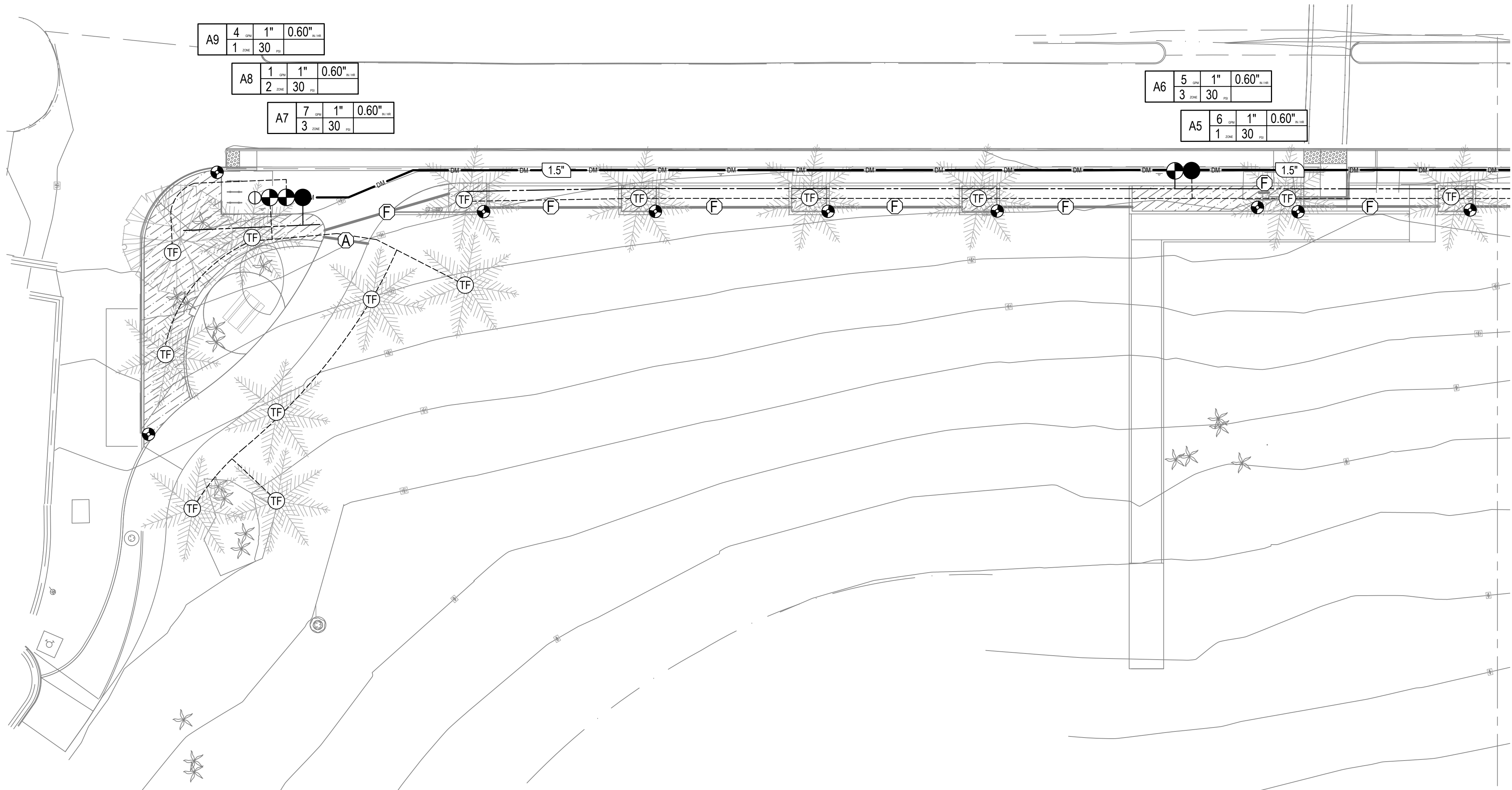
1 PLANTING NOTES

- SOIL CONDITIONING: ALL PLANTING AREAS SHALL HAVE THE FOLLOWING AMENDMENTS TILLED INTO THE TOP 6" OF THE SOIL PER 1000 SQUARE FEET:
 - THREE (3) CUBIC YARDS OF NITROGEN FORTIFIED WOOD COMPOST (TYPE 1 ORGANIC SOIL AMENDMENT)
 - TWO (2) CUBIC YARDS OF ORGANIC FERTILIZER (TYPE 2 ORGANIC SOIL AMENDMENT)
 - 15 POUNDS OF AGRICULTURAL GYPSUM
 - 20 POUNDS OF 12-12-12 QUICK RELEASE COMMERCIAL FERTILIZER THESE QUANTITIES ARE FOR BID BASIS ONLY. REFER TO SOILS REPORTS FOR FINAL QUANTITIES (SEE SPECIFICATIONS).
 - CONTRACTOR SHALL SUBMIT COPIES OF RECEIPTS FOR ALL BULK MATERIALS TO SHOW PROOF OF QUANTITIES.
- BACKFILL MIX: ALL PLANTING HOLES, EXCLUDING PLANTING HOLES SMALLER THAN 1 GALLON SHALL HAVE THE FOLLOWING BACKFILL MIXTURE:
 - 70% EXISTING TOPSOIL
 - 30% NITROGEN FORTIFIED WOOD COMPOST (TYPE 1 ORGANIC SOIL AMENDMENT) 2 POUNDS PER CUBIC YARD OF IRON SULFATE AND THE FOLLOWING AMOUNT OF PLANTING TABLETS:
 - 15 GAL. PLANT = FIVE (5) TABLETS
 - 5 GAL. PLANT = THREE (3) TABLETS
 - 1 GAL. PLANT = ONE (1) TABLET
 - ONE (1) TABLET PER 4" BOX SIZE
- EACH TREE OR SHRUB SHALL BE PLACED IN THE CENTER OF THE HOLE AND SHALL BE SET PLUMB AND HELD RIGIDLY IN POSITION UNTIL THE PLANTING BACK FILL HAS BEEN TAMPED DOWN AROUND EACH ROOT BALL.
- ALL PLANTS SHALL BE SET AT SUCH A LEVEL THAT AFTER SETTLING THEY ARE 1" HIGHER THAN THE SURROUNDING FINISH GRADE, UNLESS OTHERWISE NOTED ON THE PLANTING LEGEND.
- MULCH: APPLY 3" OF SUPREME WALK-ON BARK MULCH IN ALL PLANTING AREAS.
- FERTILIZER: THE CONTRACTOR SHALL APPLY AN 8-8-4 COMMERCIAL SLOW RELEASE FERTILIZER TO ALL PLANTING AREAS AT A RATE OF 20 POUNDS PER 1000 SQUARE FEET UPON COMPLETION OF THE GROUND COVER PLANTING AND AT THIRTY DAY INTERVALS THEREAFTER UNTIL THE END OF THE PLANT ESTABLISHMENT PERIOD. THOROUGHLY WATER ALL PLANTING AREAS FOLLOWING THE APPLICATION OF THE FERTILIZER. ALL FERTILIZER APPLICATIONS SHALL BE PERFORMED UNDER INSPECTION BY THE PROJECT MANAGER.
- ROOT BARRIERS: TREE ROOT CONTROL BARRIERS SHALL BE INSTALLED WHERE INDICATED ON THE PLANTING PLAN. INSTALL ROOT BARRIERS ADJACENT AND PARALLEL TO THE EDGE OF THE HARDSCAPE PER MANUFACTURER'S RECOMMENDATION. ROOT BARRIERS ARE TO BE LINEAR, DO NOT ENCIRCLE THE ROOT BALL. MIN. LENGTH OF BARRIER TO BE 20', CENTERED ON TREE TRUNK.
- INSPECTIONS: ALL WORK AND MATERIALS ARE SUBJECT TO INSPECTION AND APPROVAL IN ADDITION TO INSPECTIONS REQUIRED BY THE STANDARD PLANS SPECIFICATIONS. THE FOLLOWING INSPECTIONS ARE REQUIRED:
 - IRRIGATION SYSTEM PRESSURE TESTING
 - IRRIGATION COVERAGE TEST
 - IRRIGATION SYSTEM OPERATIONS TEST
 - TAGGING OF PLANT MATERIAL 15 GALLON AND LARGER AT THEIR SOURCE.
 - APPROVAL OF ALL PLANT MATERIAL AT THE SITE PRIOR TO PLANTING OPERATIONS.
 - CONFIRMATION AND APPROVAL OF PLANT MATERIAL LOCATION AND SPACING PRIOR TO PLANTING.
 - PRE-MAINTENANCE FINAL LANDSCAPE INSPECTION.
 - POST-MAINTENANCE FINAL LANDSCAPE INSPECTION.
- RECYCLING: THE CONTRACTOR SHALL RECYCLE ON-OR OFF-SITE ALL VEGETATIVE WASTE.

- MAINTENANCE PERIOD**
- PLANT ESTABLISHMENT PERIOD: THE CONTRACTOR SHALL PROVIDE A PLANT ESTABLISHMENT PERIOD FOR A LENGTH OF 90 CALENDAR DAYS. ARRANGE FOR A PRE-MAINTENANCE FINAL INSPECTION TO START THE PLANT ESTABLISHMENT PERIOD BY CONTACTING THE PROJECT MANAGER AND THE LANDSCAPE ARCHITECT.
 - PLANT REPLACEMENT: THE CONTRACTOR SHALL REPLACE AS SOON AS POSSIBLE, ANY PLANT THAT SHOWS SIGNS OF FAILURE TO GROW AT ANY TIME DURING THE CONTRACT PERIOD OR THOSE PLANTS THAT ARE INJURED OR SO DAMAGED AS TO RENDER THEM UNSUITABLE FOR THE PURPOSE INTENDED. PROVIDE REPLACEMENT PLANTS OF THE SAME TYPE AND SIZE, AND INSTALL THEM PER THE PLANTING SPECIFICATION.
 - RESTORATION OF DAMAGED AREAS: THE CONTRACTOR SHALL RESTORE ALL LANDSCAPED AREAS TO THEIR ORIGINAL CONDITION THAT ARE NOT SPECIFICALLY PROVIDED FOR BY THESE PLANS, BUT HAVE BEEN IMPACTED BY CONSTRUCTION. PROVIDE ALL NECESSARY MATERIAL, INCLUDING IRRIGATION EQUIPMENT, SOIL, SOIL AMENDMENTS, PLANTS, TURF GRASS OF THE SAME SPECIES, KINDS, AND SIZED, ETC. TO THE SATISFACTION OF THE PROJECT MANAGER AND THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
 - GUARANTEES: THE CONTRACTOR SHALL WARRANT ALL TREES 15 GALLON SIZED AND LARGER FOR ONE YEAR AND ALL SHRUBS SHALL BE WARRANTED FOR A PERIOD OF SIX MONTHS. THE WARRANTY PERIOD SHALL BEGIN UPON THE DATE OF THE FINAL POST MAINTENANCE ACCEPTANCE. THIS WARRANTY DOES NOT INCLUDE ITEMS DAMAGED DUE TO THE COUNTY'S NEGLIGENCE AND/OR TO ACTS OF GOD.

NO	DATE	DESCRIPTION

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MATCHLINE - SEE SHEET L2.02

LATERAL PIPE SIZING LEGEND	
1/2" PIPE PROHIBITED	3/4" MINIMUM
1"	1"
1-1/4"	1-1/4"
1-1/2"	1-1/2"
2"	2"
2-1/2"	2-1/2"
3"	3"

SLEEVE SIZING LEGEND	
REFER TO IRRIGATION LEGEND FOR SLEEVE SPECIFICATION AND DETAIL FOR BURIAL REQUIREMENTS.	
A (2) 2"	H (2) 4"
B (3) 2"	I (3) 4"
C (4) 2"	J (4) 4"
D (2) 3"	K (5) 4"
E (3) 3"	L (1) 6" + (2) 4"
F (4) 3"	M (1) 6" + (3) 4"
	N (1) 6" + (4) 4"
G GALVANIZED SLEEVE MINIMUM 2X DIAMETER OF PIPE OVER V-DITCH	

- SLEEVING NOTES**
- SLEEVES TO BE MINIMUM TWICE THE DIAMETER OF THE PIPE SLEEVED.
 - REFER TO LEGEND FOR SLEEVE SPECIFICATION AND PLAN FOR SLEEVE SIZE MATRIX.
 - IRRIGATION PIPE AND WIRE / CONDUIT SHALL BE SLEEVED UNDER PAVING.
 - PRESSURE MAINLINE SLEEVES SHALL BE ACCOMPANIED WITH A MINIMUM 2" WIRE / CONDUIT SLEEVE.
 - SEAL ALL SLEEVE ENDS TO PROHIBIT SOIL FROM ENTERING THE BURIED SLEEVE.
 - SLEEVES TO EXTEND MINIMUM 12" BEYOND PAVING.
 - IRRIGATION CONTRACTOR TO COORDINATE SLEEVING WITH THE HARDSCAPE CONTRACTOR AND SITE SUPERINTENDENT PRIOR TO INSTALLATION OF ANY HARDSCAPE.



SPARE WIRE NOTE

TWO (2) CONTINUOUS, SPARE WIRES SHALL BE PROVIDED FOR EACH MAINLINE DIRECTION. ALL SPARE WIRES SHALL BE LOOPED IN EACH VALVE BOX WITH 24" COIL. ALL SPARE WIRE SHALL BE ORANGE IN COLOR. COIL ALL SPARE WIRES IN BOTTOM OF CONTROLLER. TERMINATE SPARE WIRES IN THE LAST VALVE BOX.

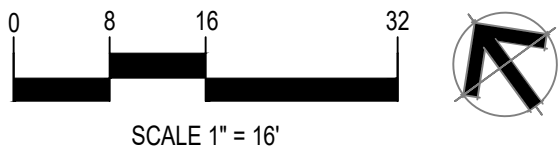
EQUIPMENT LOCATION NOTES

ALL VALVE BOXES, ABOVE GRADE EQUIPMENT AND PIPING SHALL BE LOCATED IN LANDSCAPE AREAS. IRRIGATION EQUIPMENT SHALL NOT BE LOCATED IN HARDSCAPE / PAVED AREAS OR IN TURF AREAS WITHOUT WRITTEN PERMISSION FROM THE IRRIGATION CONSULTANT. LOCATE ALL VALVE BOXES IN SHRUB AREAS ONLY. CONTRACTOR WILL BE RESPONSIBLE TO RE-LOCATE VALVE BOXES INSTALLED IN TURF AREAS AT NO COST TO THE OWNER.

DIGALERT 811

CONTACT DIGALERT BY DIALING 811 A MINIMUM OF (3) WORKING DAYS BEFORE EXCAVATION.



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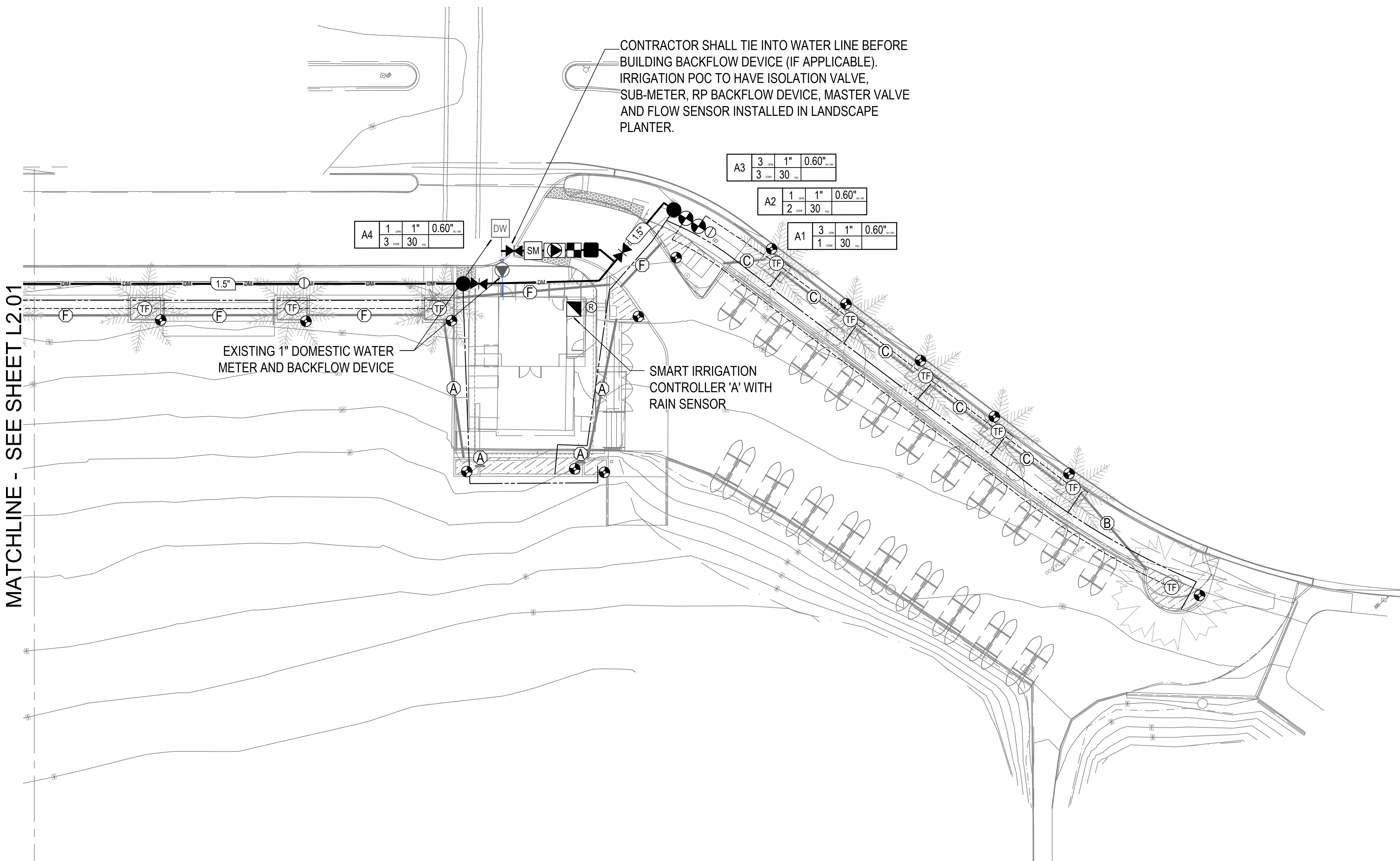
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REVISION SCHEDULE		
NO	DATE	DESCRIPTION

Irrigation Plan

SCALE	JOB NO.	19-22	SHEET NO. L2.01
ISSUE	DATE	26.JUL.24	

MATCHLINE - SEE SHEET L2.01



LATERAL PIPE SIZING LEGEND	
1/2" PIPE PROHIBITED	
	3/4" MINIMUM
	1"
	1-1/4"
	1-1/2"
	2"
	2-1/2"
	3"

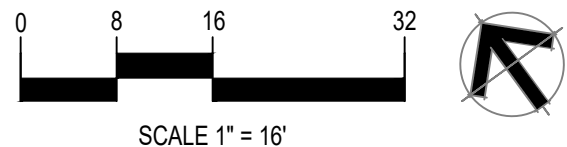
SLEEVE SIZING LEGEND	
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(2) 2"	(2) 4"
(3) 2"	(3) 4"
(4) 2"	(4) 4"
(2) 3"	(5) 4"
(3) 3"	(1) 6" + (2) 4"
(4) 3"	(1) 6" + (3) 4"
	(1) 6" + (4) 4"
	GALVANIZED SLEEVE MINIMUM 2X DIAMETER OF PIPE OVER V-DITCH

SLEEVING NOTES	
<ul style="list-style-type: none">• SLEEVES TO BE MINIMUM TWICE THE DIAMETER OF THE PIPE SLEEVED.• REFER TO LEGEND FOR SLEEVE SPECIFICATION AND PLAN FOR SLEEVE SIZE MATRIX.• IRRIGATION PIPE AND WIRE / CONDUIT SHALL BE SLEEVED UNDER PAVING.• PRESSURE MAINLINE SLEEVES SHALL BE ACCOMPANIED WITH A MINIMUM 2" WIRE / CONDUIT SLEEVE.• SEAL ALL SLEEVE ENDS TO PROHIBIT SOIL FROM ENTERING THE BURIED SLEEVE.• SLEEVES TO EXTEND MINIMUM 12" BEYOND PAVING.• IRRIGATION CONTRACTOR TO COORDINATE SLEEVING WITH THE HARDSCAPE CONTRACTOR AND SITE SUPERINTENDENT PRIOR TO INSTALLATION OF ANY HARDSCAPE.	

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ISSUE	DATE	26.JUL.24	

DOMESTIC WATER

The diagram shows a station code 'A1' followed by a table with two rows and three columns. The first row contains '00', '#', and '0.00'. The second row contains '#', '00', and an empty cell. Arrows point from the following list to the corresponding fields in the table:

- DENOTES STATION NUMBER (points to 'A1')
- DENOTES STATION FLOW (points to the first '00' in the first row)
- DENOTES VALVE SIZE (points to '#' in the first row)
- DENOTES PRECIPITATION RATE (points to '0.00' in the first row)
- DENOTES STATION PRESSURE (points to '#' in the second row)
- DENOTES HYDROZONE NUMBER (points to the empty cell in the second row)

BELOW IS SIZING OF THE POC IRRIGATION EQUIPMENT TO BE
INSTALLED. CONTRACTOR SHALL REFER TO THE IRRIGATION
EQUIPMENT LEGEND FOR SPECIFICATION.

POINT OF CONNECTION 'A'

SERVICE LINE:	N/A	BASKET STRAINER:	N/A
SUB WATER METER:	1"	MASTER VALVE:	1"
BACKFLOW DEVICE:	1"	FLOW SENSOR:	1"
PRESSURE REGULATOR:	N/A		

DOMESTIC WATER

DM	BELOW GRADE PRESSURE MAINLINE	DOMESTIC WATER MAINLINE (DM) WHITE SCHEDULE 40 PVC PRESSURE MAINLINE FOR PIPE 1" THROUGH 1-1/2" WHITE CLASS 315 PVC PRESSURE MAINLINE FOR PIPE 2" THROUGH 3" <ul style="list-style-type: none"> ALL PIPE TO BE SOLVENT WELD REFER TO PLAN FOR SIZE REFER TO TRENCHING DETAIL FOR DEPTHS
	BELOW GRADE LATERAL LINE	WHITE SCHEDULE 40 SOLVENT WELD PVC LATERAL LINE <ul style="list-style-type: none"> REFER TO PLAN FOR SIZE - 3/4" MINIMUM REFER TO TRENCHING DETAIL FOR BURIAL DEPTHS
	TREE IRRIGATION LATERAL	WHITE SCHEDULE 40 SOLVENT WELD PVC LATERAL LINE <ul style="list-style-type: none"> REFER TO PLAN FOR SIZE - 3/4" MINIMUM REFER TO TRENCHING DETAIL FOR BURIAL DEPTHS
	DRIP LATERAL	RAIN BIRD XFS-CV-06-12 SERIES WITH COPPER SHIELD AND CHECK VALVE OPTION <ul style="list-style-type: none"> 0.6 GPH EMITTERS SPACED AT 12" O.C. WITHIN TUBING 18" ROW SPACING AND 3" BURIAL DEPTH INSTALL RAIN BIRD TDS-060 TUBING STAPLES AT 4' O.C. ALL FITTINGS SHALL BE RAIN BIRD BARBED XF SERIES
FS	FLOW SENSOR CABLE	PAIGE ELECTRIC P7162D, #16AWG TWO CONDUCTOR SHIELDED FLOW SENSOR <ul style="list-style-type: none"> INSTALL IN A GRAY SCHEDULE 40 1-1/4" PVC CONDUIT PULL BOXES AT 200' O.C. - NO SPLICES
	SLEEVE	WHITE SCHEDULE 40 PVC <ul style="list-style-type: none"> REFER TO SLEEVING LEGEND FOR QUANTITY AND SIZE
NOT SHOWN	IRRIGATION WIRE	PAIGE P7001D UL LISTED U.F. 600V DIRECT BURIAL <ul style="list-style-type: none"> PILOT WIRE 14 AWG EACH CONTROLLER TO HAVE DIFFERENT COLOR COMMON 14 AWG WHITE WITH STRIPE TO MATCH PILOT WIRE EXTRA WIRE 14 AWG ORANGE
NOT SHOWN	WIRE CONNECTORS	3M DBRY-6 600 VAC WATERPROOF DIRECT BURY CONNECTORS <ul style="list-style-type: none"> FOR USE WITH TWO-WIRE CABLE CONNECTIONS
NOT SHOWN	MAINLINE FITTINGS	PRESSURE MAINLINE FITTINGS TO BE SCHEDULE 40 PVC SOLVENT WELD
	LATERAL FITTINGS	NON-PRESSURE LATERAL LINE FITTINGS TO BE: <ul style="list-style-type: none"> BURIED LATERAL: SCHEDULE 40 PVC SOLVENT WELD ABOVE GRADE LATERAL: UVF SCHEDULE 40 PVC SOLVENT WELD

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[illegible]

Irrigation Legends

SCALE		SHEET NO.
JOB NO.	19-22	L2.50
ISSUE		
DATE	26.JUL.24	



IRRIGATION CONSULTING
27762 ANTONIO PARKWAY L1-308
LADERA RANCH, CA 92694
(949) 430-7030

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90292

KEY PLAN

[illegible]

SCALE		SHEET NO. L2.51
JOB NO.	19-22	
ISSUE		
DATE	26.JUL.24	

DESIGN CLARIFICATIONS:

1. THE IRRIGATION PLANS ARE DIAGRAMMATIC. ALL EQUIPMENT AND PIPING SHOWN WITHIN HARDSCAPED LOCATIONS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN LANDSCAPED LOCATIONS WHEREVER POSSIBLE.
2. THE IRRIGATION CONTRACTOR SHALL BECOME FAMILIAR WITH ALL GRADE DIFFERENCES AND LOCATION OF ALL WALLS, FENCES, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING ALL ITEMS DAMAGED BY THEIR WORK. WORK SHALL BE COORDINATED WITH THE SITE SUPERINTENDENT FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER STREETS, PARKING LOTS, AND PAVING, ETC.
3. THE IRRIGATION SYSTEM DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE AS NOTED ON THE PLANS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE AT THE IRRIGATION POINT OF CONNECTION PRIOR TO START OF CONSTRUCTION. REPORT THE ONSITE MEASURED PRESSURE READING TO THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO START OF WORK.
4. DO NOT PURPOSEFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS WHEN IT IS CLEAR IN THE FIELD THAT UNKNOWN STRUCTURES, UTILITIES, GRADE DIFFERENCES, OR DIFFERENCES IN THE LANDSCAPE AREA EXIST THAT ARE NOT REPRESENTED ON THE PLANS. THE IRRIGATION CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE OF THE OBSTRUCTIONS OR DIFFERENCES. IF A NOTIFICATION IS NOT PROVIDED, THE IRRIGATION CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
5. ALL IRRIGATION EQUIPMENT NOT DETAILED SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

1. THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT SHALL APPROVE THE FINAL LOCATION OF THE IRRIGATION CONTROLLER, BACKFLOW DEVICE, SIGNAGE AND ALL OTHER ABOVE GRADE EQUIPMENT PRIOR TO INSTALLATION.
2. 120 VAC ELECTRICAL SOURCE AT IRRIGATION CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE IRRIGATION CONTROLLER PER LOCAL ELECTRICAL CODES.
3. INSTALL ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE R.P. BACKFLOW DEVICE AS PER LOCAL CODES.
4. ALL MAINLINE / LATERAL LINE PIPING AND WIRES / CONDUITS UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAINLINE / LATERAL LINE SLEEVES SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. WIRE / CONDUIT SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING.
5. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWING. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED PIPE SHALL BE IMMEDIATELY REMOVED FROM THE SITE.
6. ALL SPRINKLER / ROTOR HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.

1. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR VERIFYING ELECTRICAL POWER TYPE (VOLTAGE AND PHASE) FOR IRRIGATION PUMP(S) BEFORE ORDERING / PURCHASING EQUIPMENT. IF ELECTRICAL POWER TYPE DIFFERS FROM THE PUMP SPECIFICATION, THEN IRRIGATION CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE AND IRRIGATION CONSULTANT. IF A NOTIFICATION IS NOT PROVIDED, THE IRRIGATION CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR ALL COSTS.
2. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR VERIFYING STATIC AND DYNAMIC PRESSURE (PSI) OF THE PROJECT BEFORE ORDERING / PURCHASING IRRIGATION PUMPS EQUIPMENT. CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE AND IRRIGATION CONSULTANT OF PRESSURE READINGS. IF A NOTIFICATION IS NOT PROVIDED, THE IRRIGATION CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR ALL COSTS.
3. IF PUMP ASSEMBLY DOES NOT INCLUDE A WAFER CHECK VALVE, CONTRACTOR SHALL INSTALL A LINE SIZE WAFER CHECK VALVE IMMEDIATELY DOWNSTREAM OF PUMP.
4. IF PUMP ASSEMBLY DOES NOT INCLUDE PUMP RELAY, PUMP START WIRING AND/OR TWO-WIRE DECODER, CONTRACTOR SHALL FURNISH AND INSTALL IF REQUIRED.
5. INSTALL ALL ABOVE GRADE PUMP PIPING AS:
 - A. BRASS PIPE WITH PIPE WRAP FOR PIPING UP TO 3" IN SIZE
 - B. DUCTILE IRON PIPE WITH TWO COATS OF PAINT SHALL BE USED FOR PIPING 4"+ IN SIZE

1. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL VALVES, SPRAY HEADS AND ROTORS FOR OPTIMUM COVERAGE WITH NO OVERSPRAY ON WALKS, STREETS, WALLS, ETC.
2. THE IRRIGATION CONTRACTOR SHALL INSTALL CHECK VALVES IN AREAS WHERE FINISH GRADE EXCEEDS 4:1 AND WHERE POST VALVE SHUT-OFF LOW HEAD DRAINAGE OF THE IRRIGATION SYSTEM OCCURS OR AS DIRECTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
3. THE CONTRACTOR SHALL PROVIDE PRESSURE COMPENSATION SCREENS (PCS) AS NECESSARY TO ELIMINATE OVERSPRAY ONTO WALKS, STREETS, WALLS, OR OTHER AREAS AS DIRECTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
4. SHRUB RISER HEADS MAY BE SUBSTITUTED FOR SHRUB POP-UP HEADS IN LANDSCAPE AREAS EXCEPT WHERE ADJACENT TO PUBLIC AREAS SUCH AS WALKS, CURBS, TURF HEADERS, MONUMENTS, FOUNTAINS, OR SIGNAGE. REFER TO INSTALLATION DETAILS.

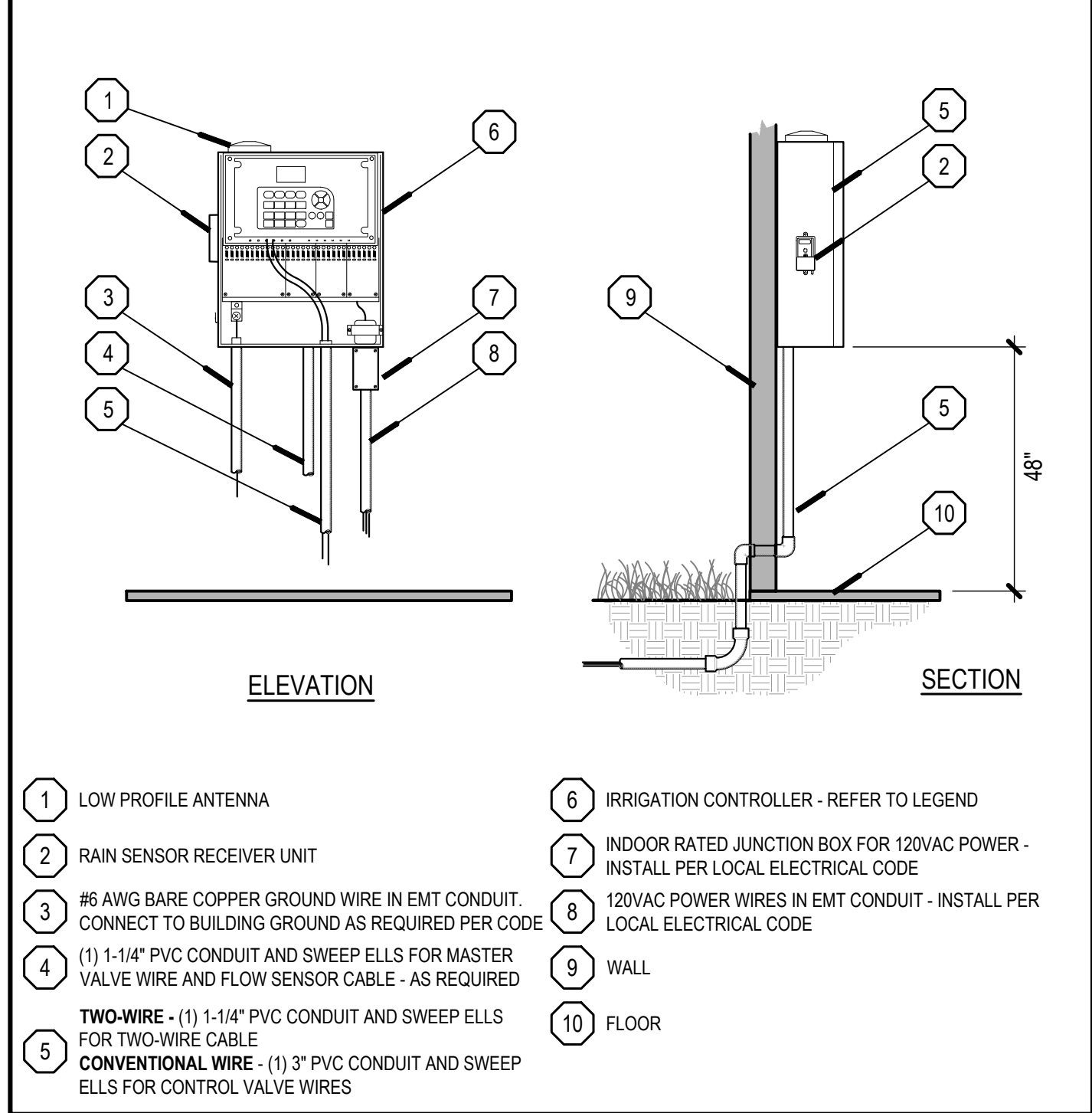
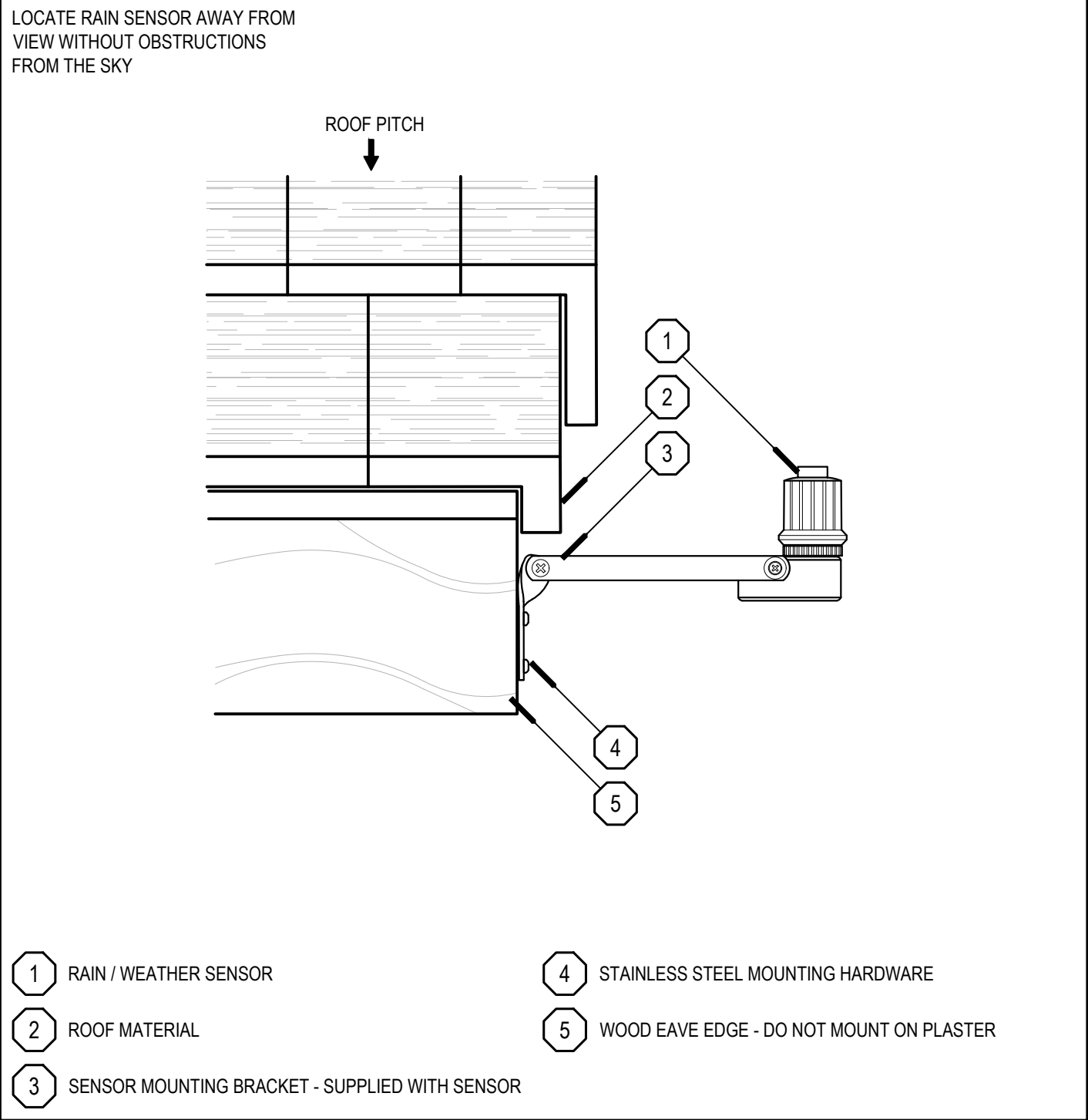
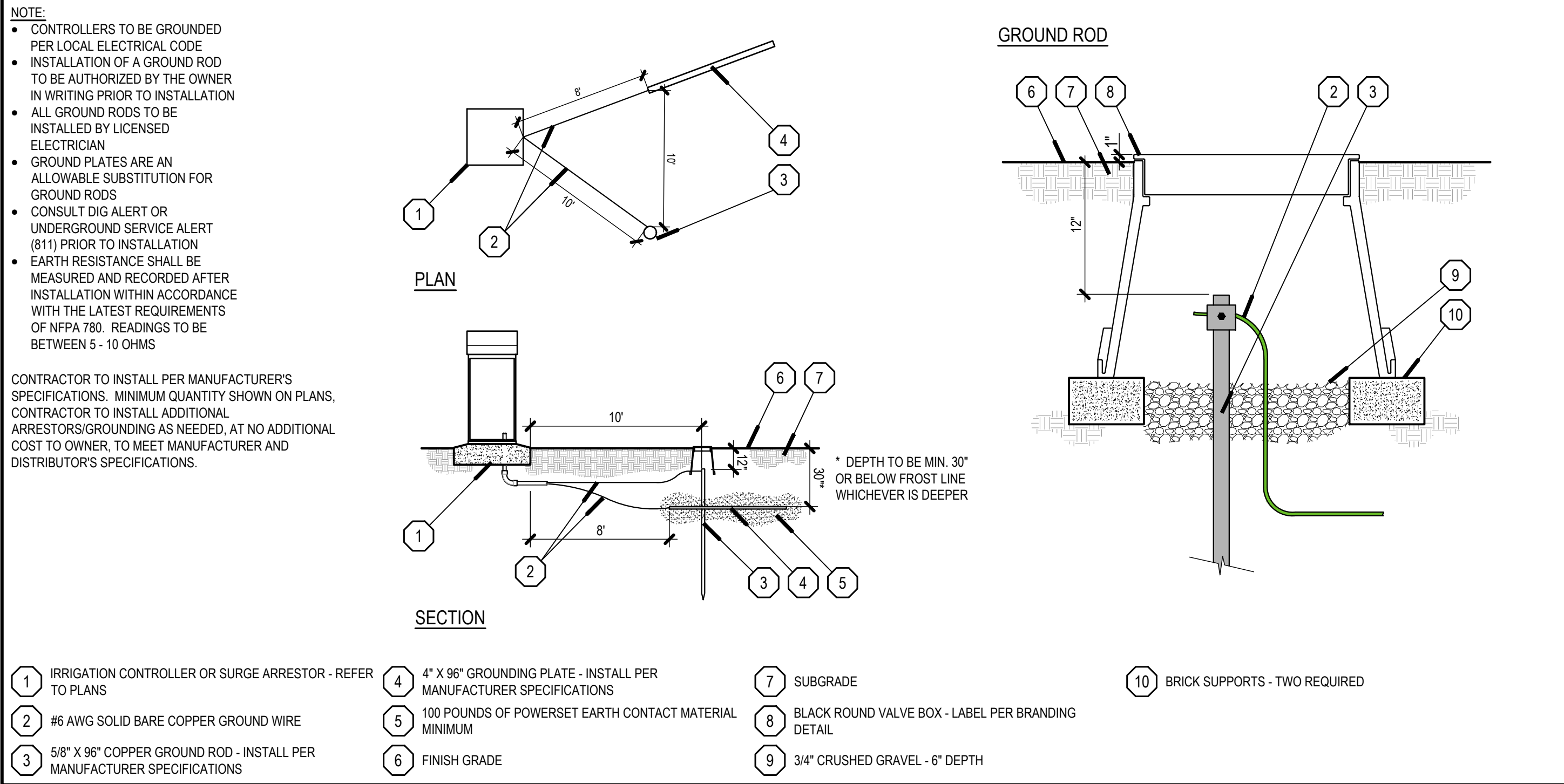
1. AN IRRIGATION AUDIT REPORT PREPARED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR IS REQUIRED AT THE COMPLETION OF INSTALLATION. CONTRACTOR TO HIRE IRRIGATION AUDITOR AT NO COST TO OWNER. THE AUDIT MUST BE CONDUCTED IN A MANNER CONSISTENT WITH THE IRRIGATION ASSOCIATION'S LANDSCAPE IRRIGATION AUDITOR CERTIFICATION PROGRAM OR OTHER US ENVIRONMENTAL PROTECTION AGENCY 'WATERSENSE' LABELED AUDITING PROGRAM. PROOF OF CERTIFICATION MUST BE PROVIDED WITH THE SIGNED AND DATED REPORT. IRRIGATION AUDIT REPORT TO MEET AGENCY REQUIREMENTS FOR CERTIFICATE OF COMPLETION.

1. FLUSH IRRIGATION SYSTEM THOROUGHLY BEFORE INSTALLING DRIP COMPONENTS / SPRINKLER NOZZLES.
2. ADJUST PRESSURE REGULATOR DOWNSTREAM OF WATER METER TO REQUIRED PRESSURE SETTING.
3. ADJUST CONTROL VALVE FLOW / PRESSURE WITH MAXIMUM FLOW OPERATING PER POINT OF CONNECTION.
4. ADJUST PRESSURE DIAL SETTING ON CONTROL VALVES AS FOLLOWS:
 - A. SPRAY HEADS - 35 PSI
 - B. MEDIUM RANGE ROTORS AND ROTATORS - 50 PSI
 - C. LARGE RANGE ROTORS - 65 PSI* INCREASE AS NEEDED FOR ELEVATION CHANGE
5. ACTIVATE VALVE AND ADJUST FLOW CONTROL STEM UNTIL DESIRED FLOW / PRESSURE IS ACHIEVED. VALVE STEM SHALL NOT BE FULLY OPEN PER MANUFACTURER RECOMMENDATIONS.
6. ADJUST SPRAY HEAD PATTERN AND COVERAGE WITH NOZZLE SCREW ADJUSTMENT TO ELIMINATE OVERSPRAY ONTO HARDSCAPE.
7. ADJUST ROTOR PATTERN AND COVERAGE WITH NOZZLE SCREW TO ELIMINATE OVERSPRAY ONTO HARDSCAPE.

1. MAINTENANCE OF THE IRRIGATION SYSTEM IS AN ONGOING PROCESS THAT INVOLVES MONITORING, ADJUSTMENT, AND REPAIR. BY INSTITUTING A MAINTENANCE PROGRAM THAT EMPHASIZES MONITORING AND ADJUSTMENT, YOU CAN MINIMIZE REPAIRS.
2. SEVERAL IRRIGATION SYSTEM MAINTENANCE ACTIVITIES ARE BEST DONE AT REGULAR, PERIODIC INTERVALS; OTHERS REQUIRE PERFORMANCE ON AN AS-NEEDED BASIS. THESE ACTIVITIES ARE SUMMARIZED AS FOLLOWS:
3. **WEEKLY:**
 - A. WET CHECK - BRIEFLY ACTIVATE EACH CONTROL VALVE AND OBSERVE FOR MAJOR LEAKING OR BROKEN PIPES AND/OR TUBING.
 - B. INSPECT EMITTERS FOR PROPER COVERAGE AND OPERATION. IMMEDIATELY REPAIR OR REPLACE ANY EMITTERS WHICH MAY HAVE BECOME DAMAGED OR CLOGGED BY DEBRIS.
 - C. OBSERVE IRRIGATION SYSTEM FOR RUN-OFF AND ADJUST AS NEEDED.
 - D. FLUSH DRIP SYSTEMS BY OPENING UP FLUSH VALVE.
 - E. BASED ON OBSERVED FIELD CONDITIONS ADJUST IRRIGATION PROGRAMMING OF THE AUTOMATIC IRRIGATION CONTROLLERS. ADJUST WATER APPLICATIONS ACCORDING TO CHANGES IN THE WEATHER. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE RESULTING FROM EITHER OVER OR UNDER-WATERING.
 - F. SOIL: AS OFTEN AS NECESSARY THE SOIL SHOULD BE CHECKED WITH A SOIL MOISTURE SENSOR AND/OR AUGER TO EVALUATE SOIL MOISTURE LEVEL IN RESPECT TO THE PLANT MATERIAL'S ROOT ZONE.
 - G. RECORDS: THE CONTRACTOR SHALL ESTABLISH A FORM TO RECORD WATER USAGE, WEATHER DATA, SOIL DATA AND SYSTEM OPERATION.
4. **MONTHLY:**
 - A. PERFORM A PREVENTATIVE MAINTENANCE REVIEW OF ALL IRRIGATION EQUIPMENT, INCLUDING STRAINERS, CONTROLLERS, VALVES AND EMITTERS. IT IS IMPERATIVE THAT THE SYSTEM BE CHECKED PRIOR TO THE INCREASED SEASONAL WATER NEEDS OF SPRING AND SUMMER.
 - B. MAINTAIN AUTOMATIC CONTROLLERS IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS, INCLUDING PERIODIC INSPECTION FOR LOOSE WIRING, ACCUMULATED DEBRIS, AND DETERIORATING HOUSINGS. REPORT ANY MALFUNCTIONS OR NEEDED REPAIRS TO OWNER'S REPRESENTATIVE.
 - C. INSPECT AND FLUSH WYE STRAINERS, BASKET STRAINERS AND DRIP FILTERS.
5. **YEARLY:**
 - A. CERTIFY IRRIGATION BACKFLOW DEVICE (AS APPLICABLE)
 - B. RENEW IRRIGATION CONTROLLER SUBSCRIPTION SERVICE (AS APPLICABLE)
 - C. SERVICE IRRIGATION CONTROLLER AND RAIN SENSOR / WEATHER STATION
 - D. RE-LEARN STATION FLOWS AND ADJUST IRRIGATION PROGRAMMING
6. **AS NEEDED:**
 - A. EXPOSE EMITTERS AS NECESSARY TO ACHIEVE A VISUAL INSPECTION OF OPERATION.
 - B. BEFORE PERIODS OF RAINFALL, CHANGE CONTROLLER SETTINGS TO TEMPORARILY PREVENT IRRIGATION WATERING.
 - C. MAINTAIN ELECTRIC CONTROL VALVES FREE OF DEBRIS AND ACCUMULATED SILT.

CONTRACTOR TO PROTECT AND PRESERVE IN PLACE ALL EXISTING SURVEY MONUMENTS. ANY DISTURBED MONUMENTS SHALL BE RESET BY A LICENSED LAND SURVEYOR AND THE APPROPRIATE CORNER RECORD MUST BE FILED WITH LOS ANGELES COUNTY.

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



GROUNDING

NO SCALE

ARROYO IRRIGATION CONSULTING

RAIN / WEATHER SENSOR

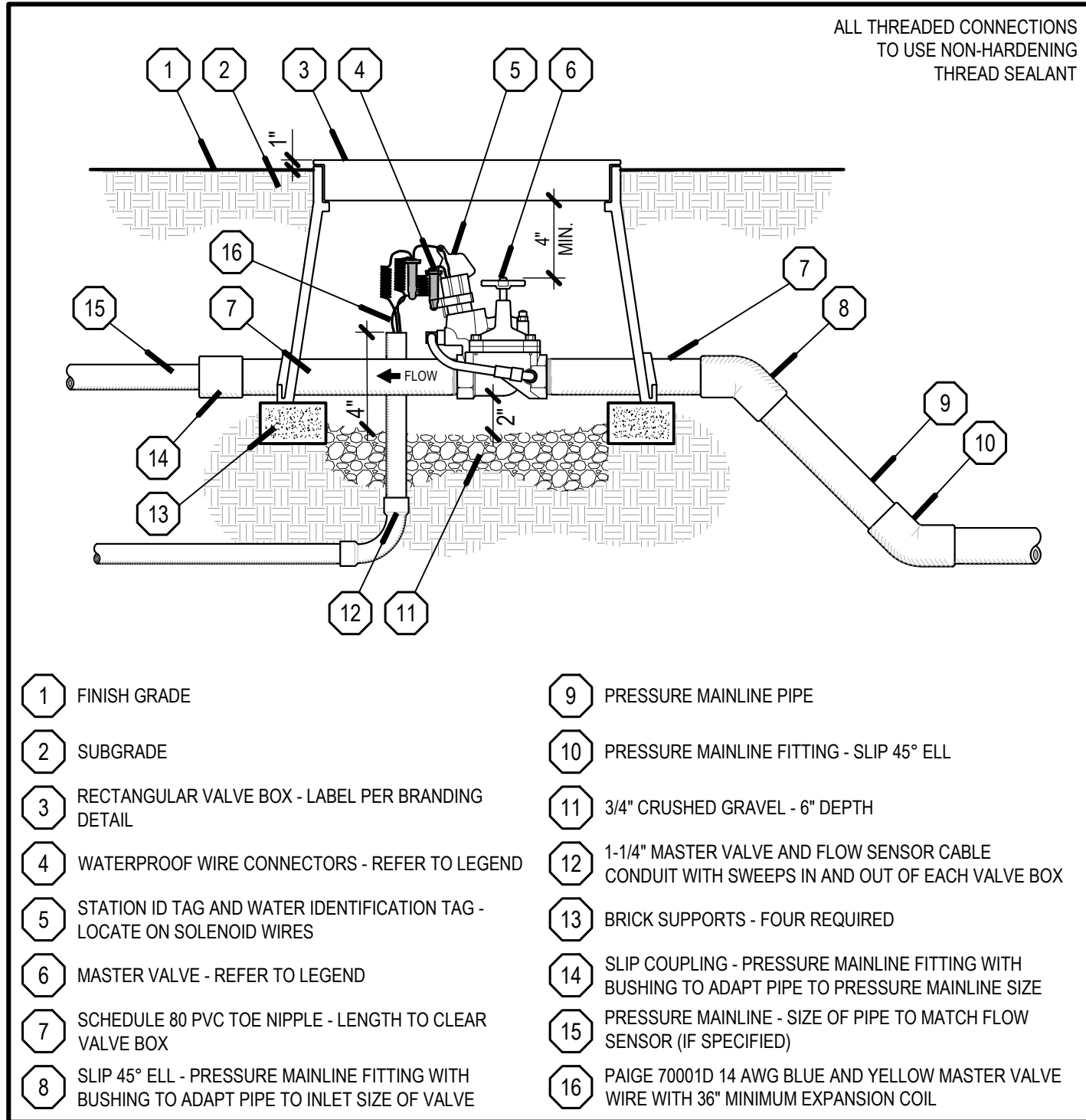
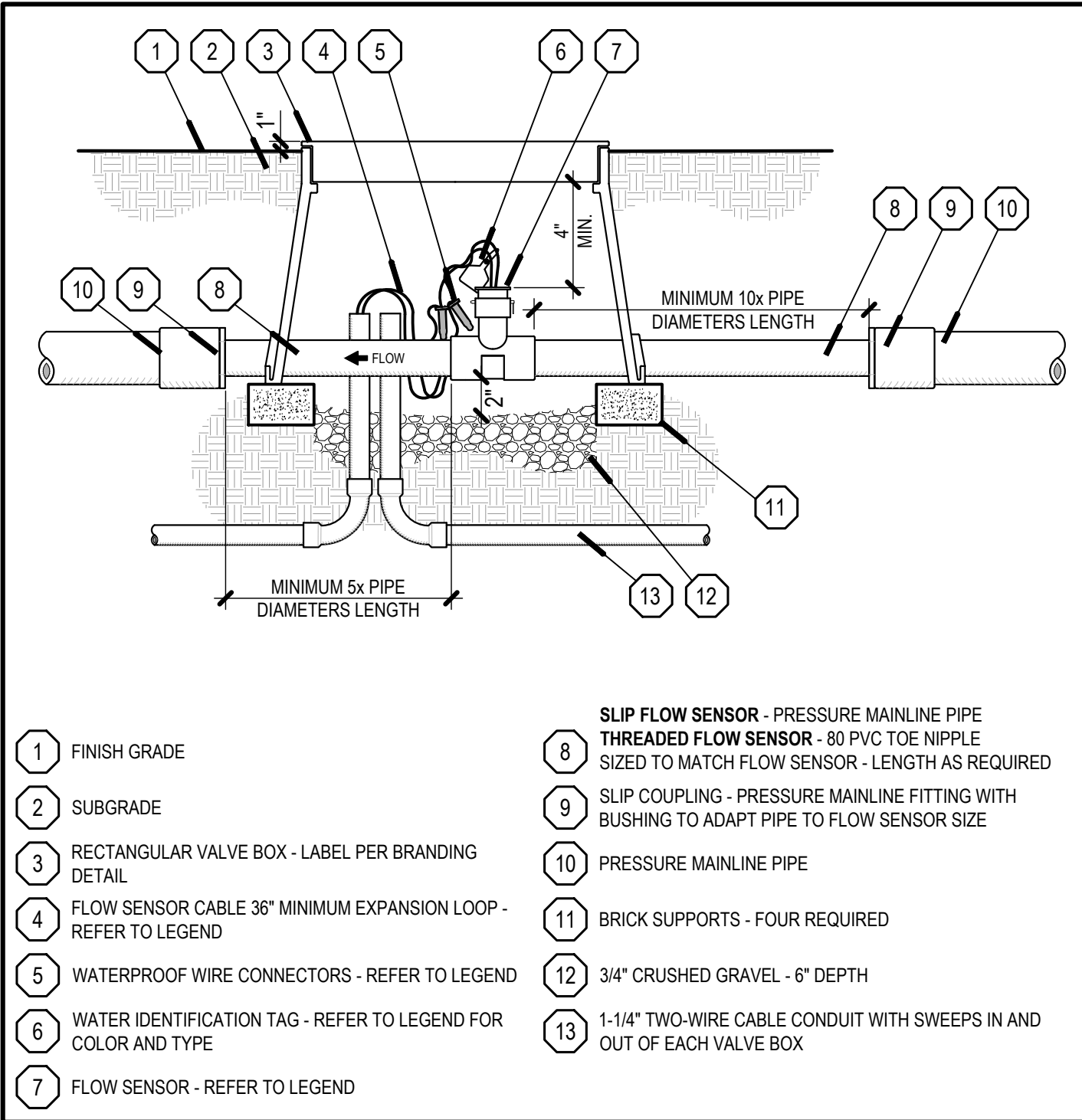
NO SCALE

ARROYO IRRIGATION CONSULTING

WALL MOUNT CONTROLLER - INDOOR

NO SCALE

ARROYO IRRIGATION CONSULTING



FLOW SENSOR

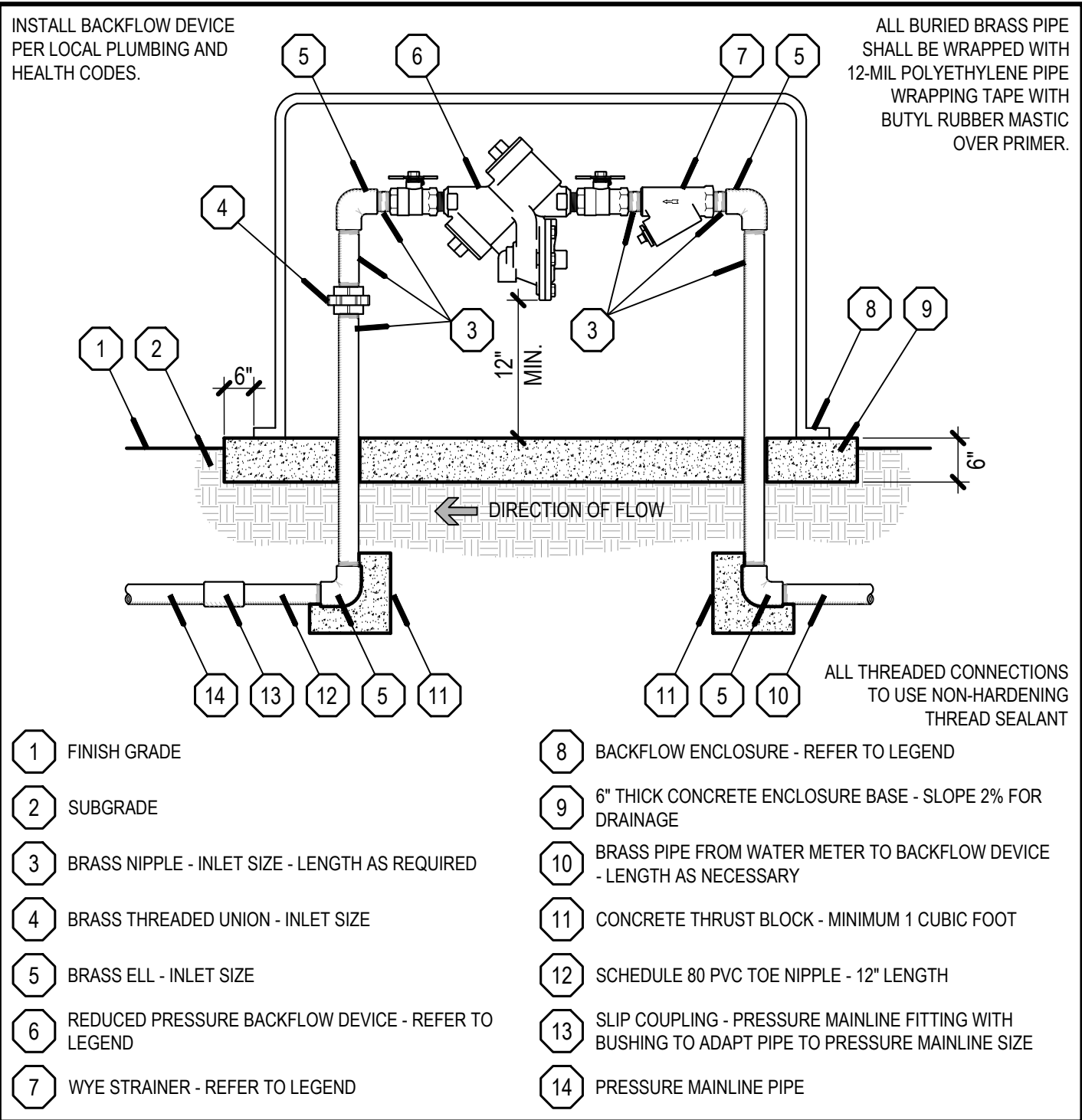
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ARROYO IRRIGATION CONSULTING

MASTER VALVE

NO SCALE

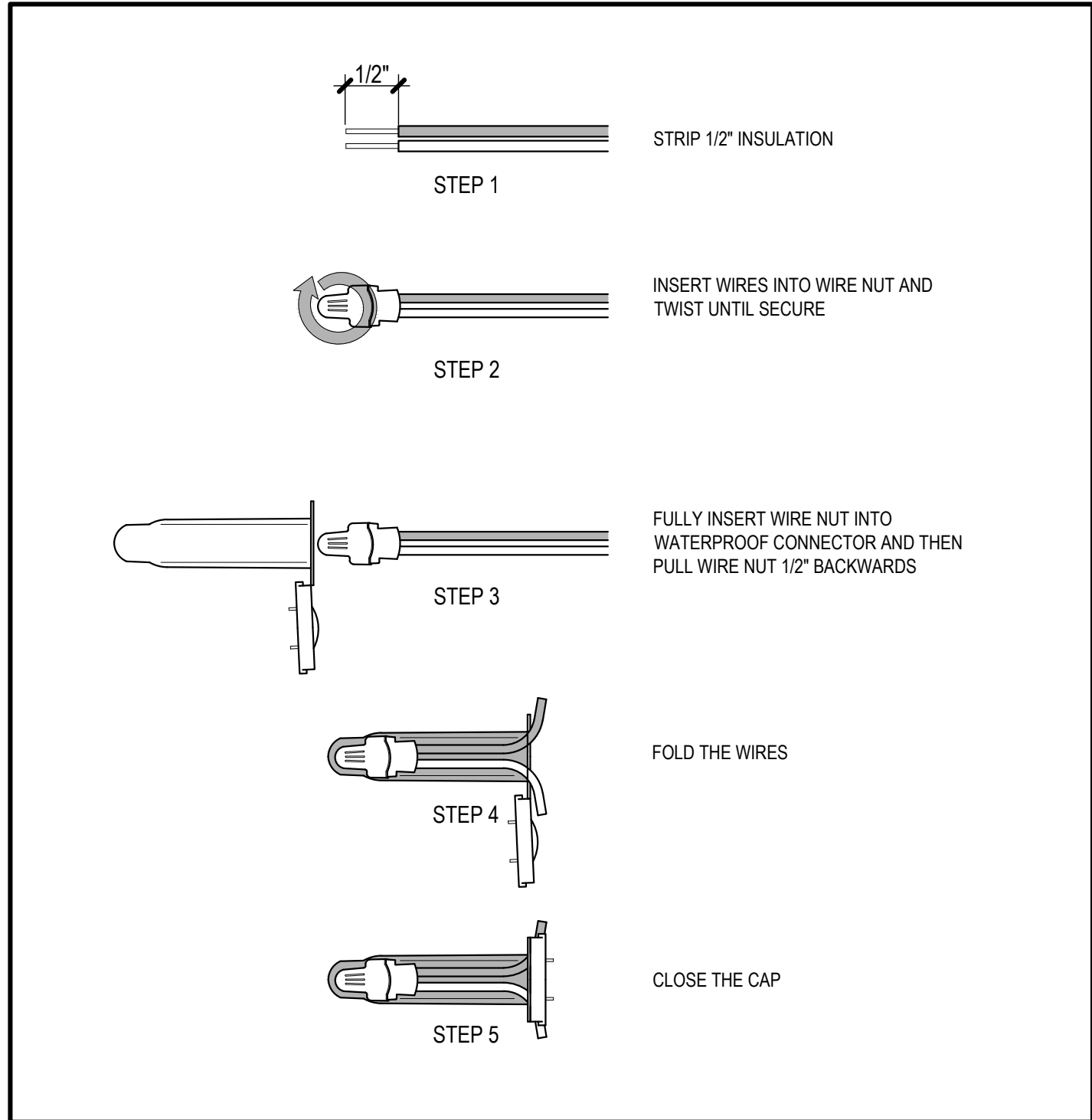
ARROYO IRRIGATION CONSULTING



BACKFLOW WITH ENCLOSURE

NO SCALE

ARROYO IRRIGATION CONSULTING

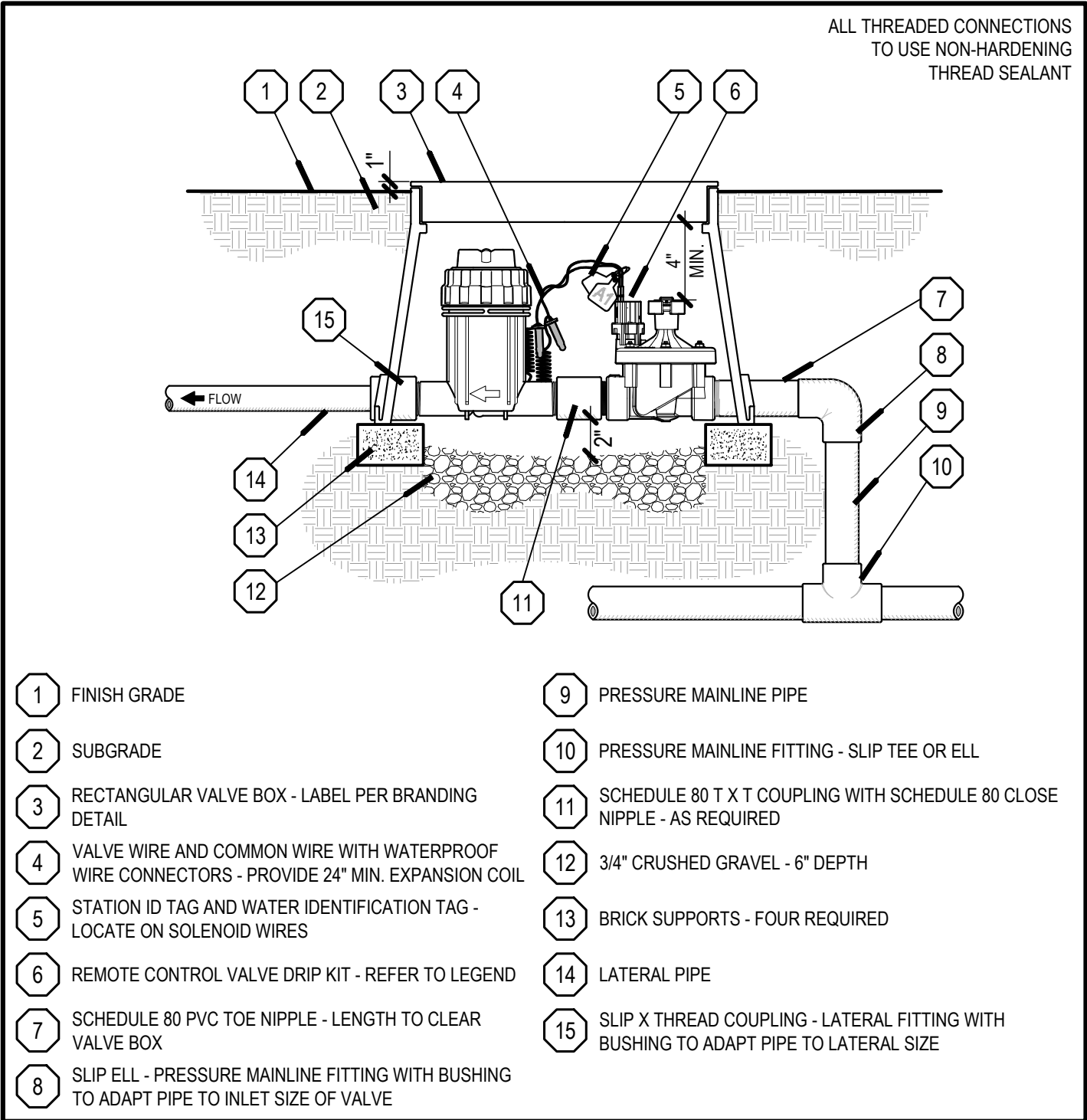


WATERPROOF WIRE CONNECTOR

NO SCALE

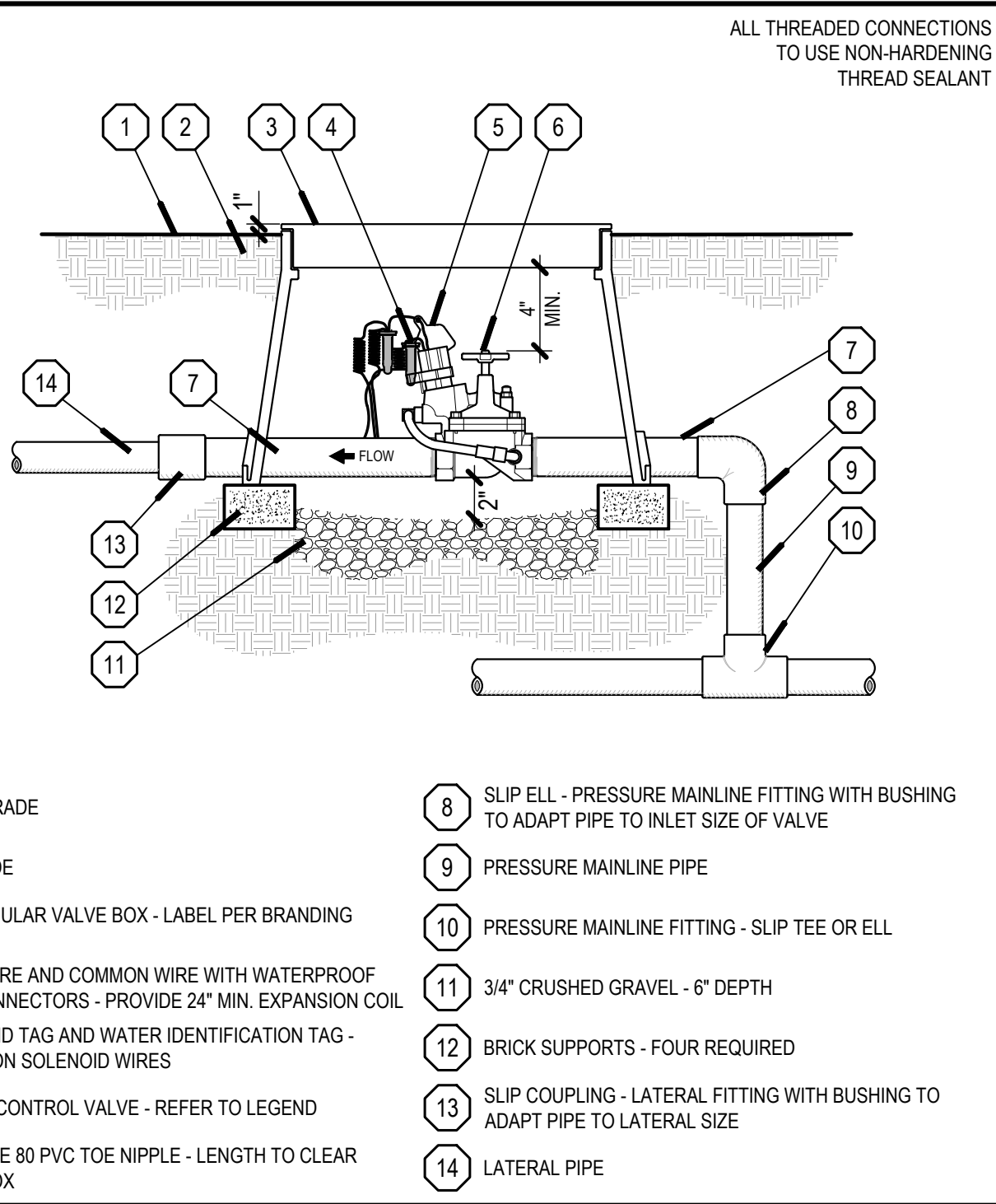
ARROYO IRRIGATION CONSULTING

NO	DATE	DESCRIPTION



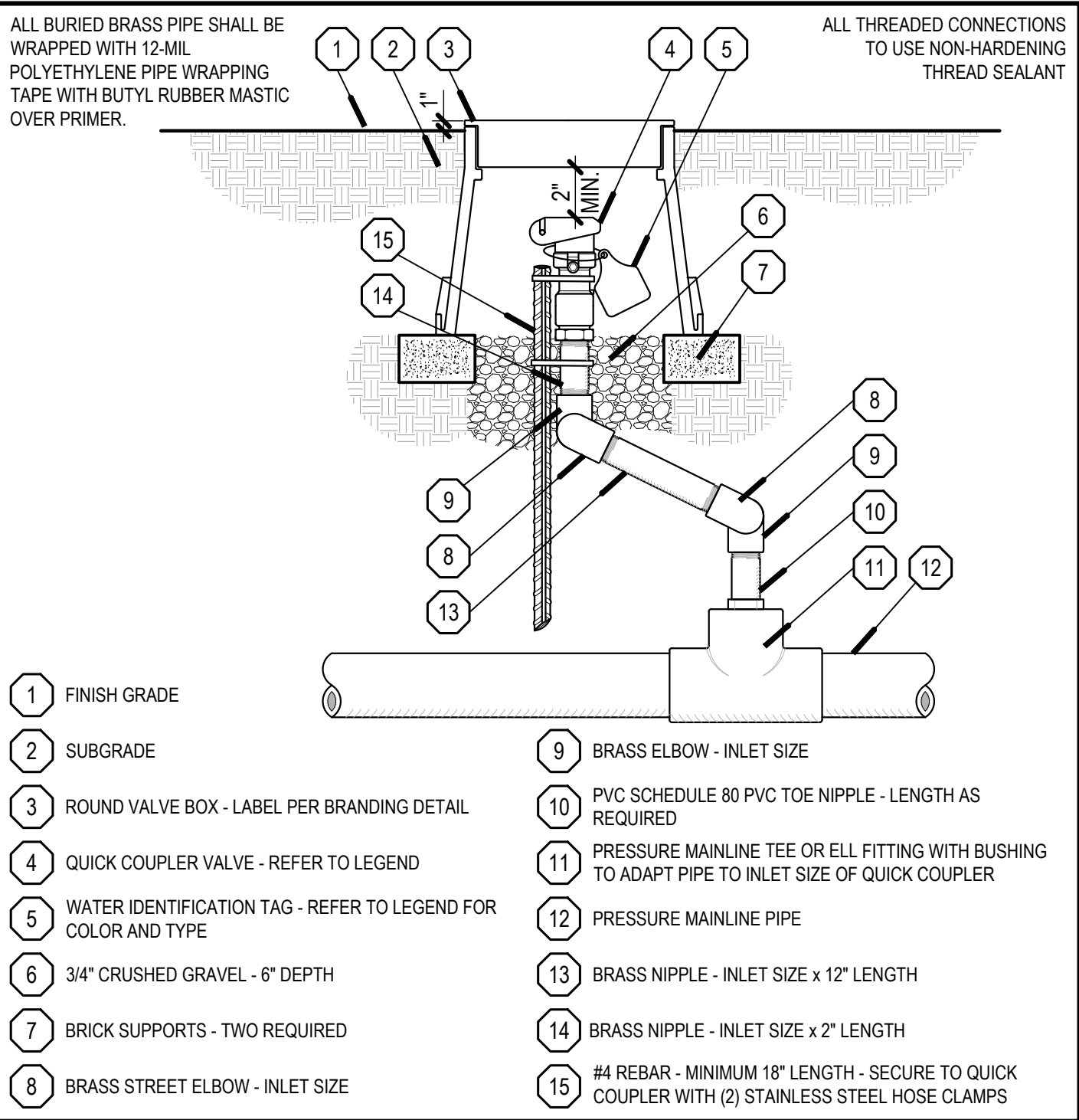
CONTROL VALVE

NO SCALE



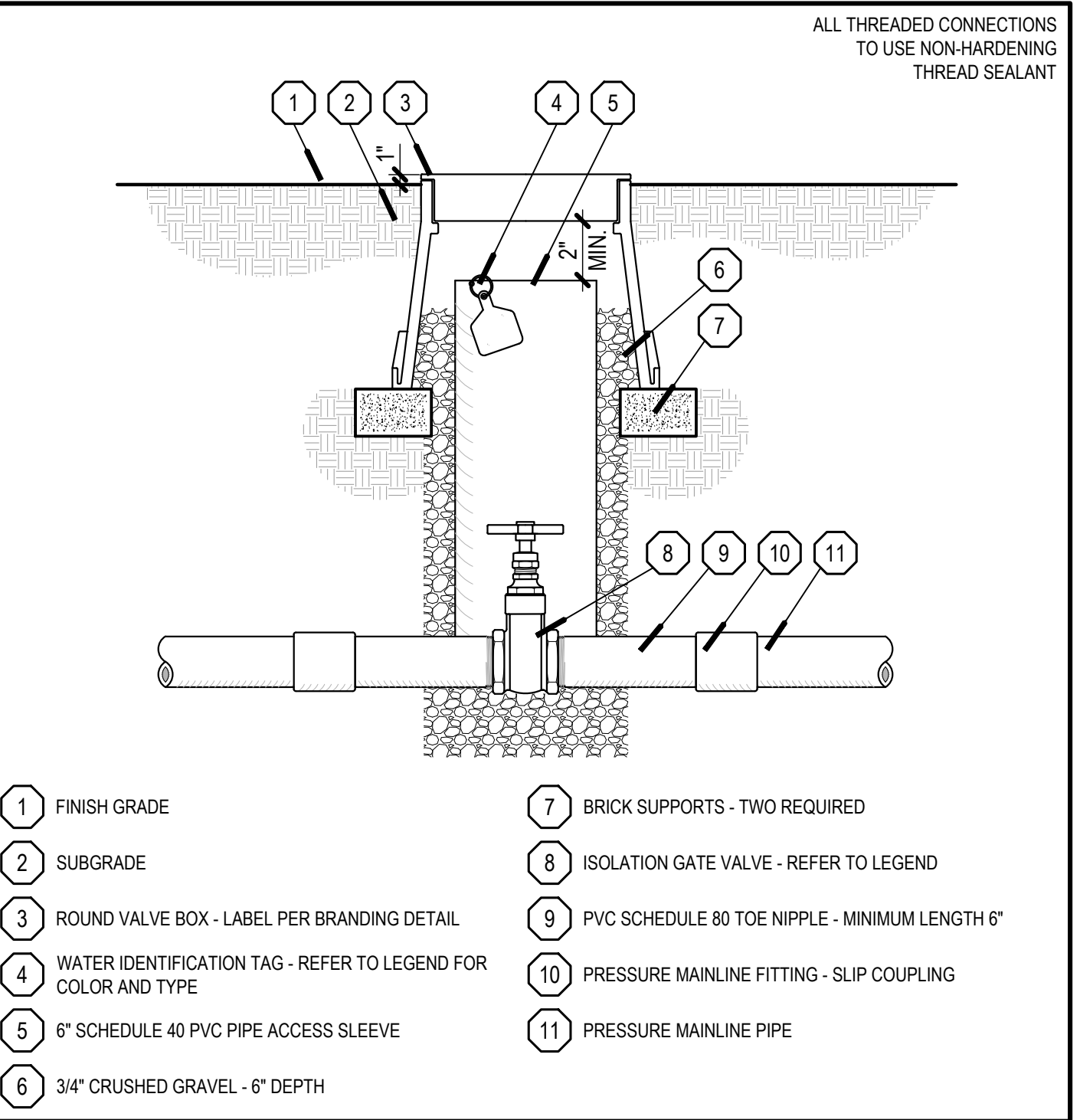
CONTROL VALVE

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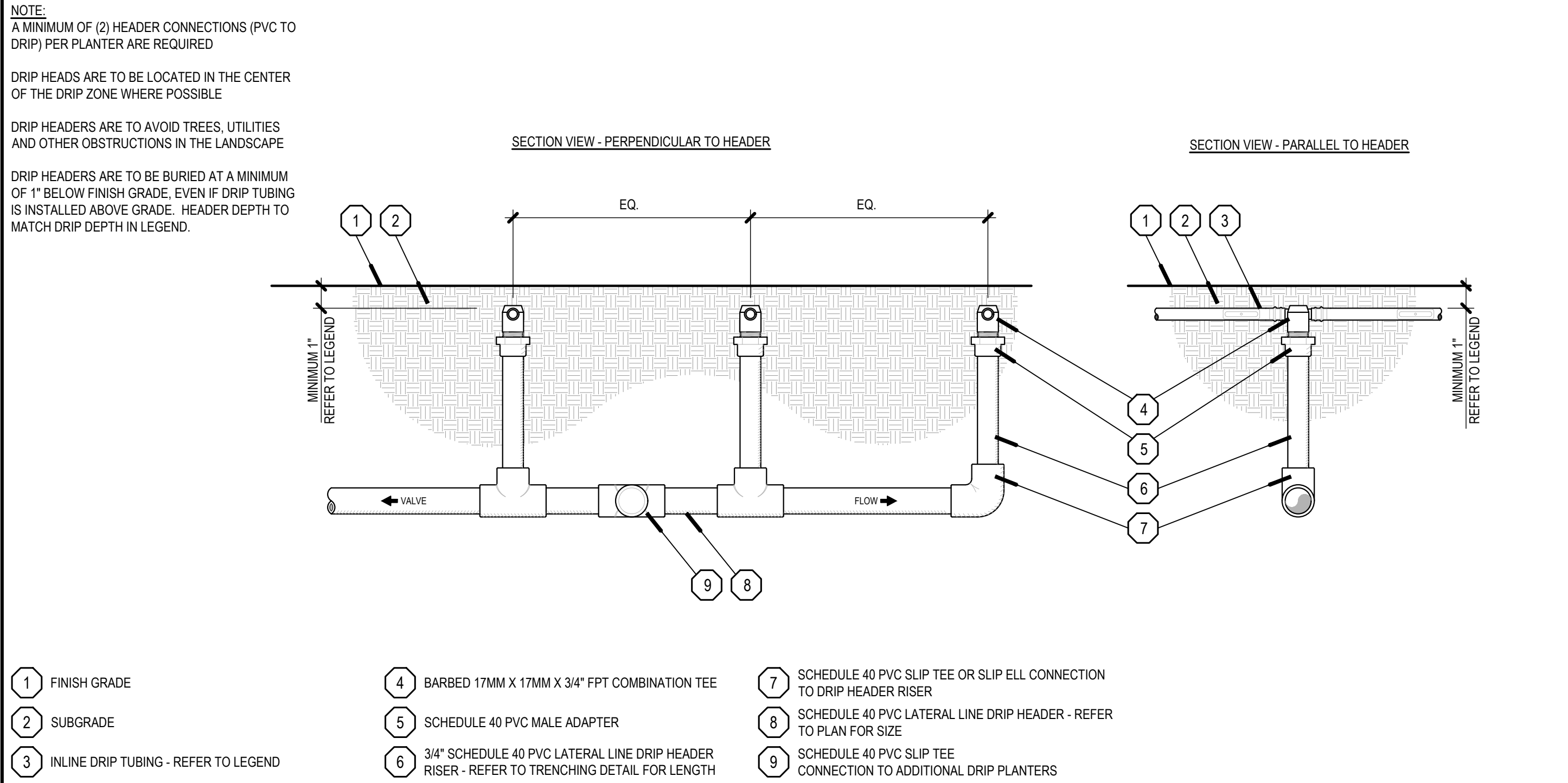
QUICK COUPLER VALVE

NO SCALE



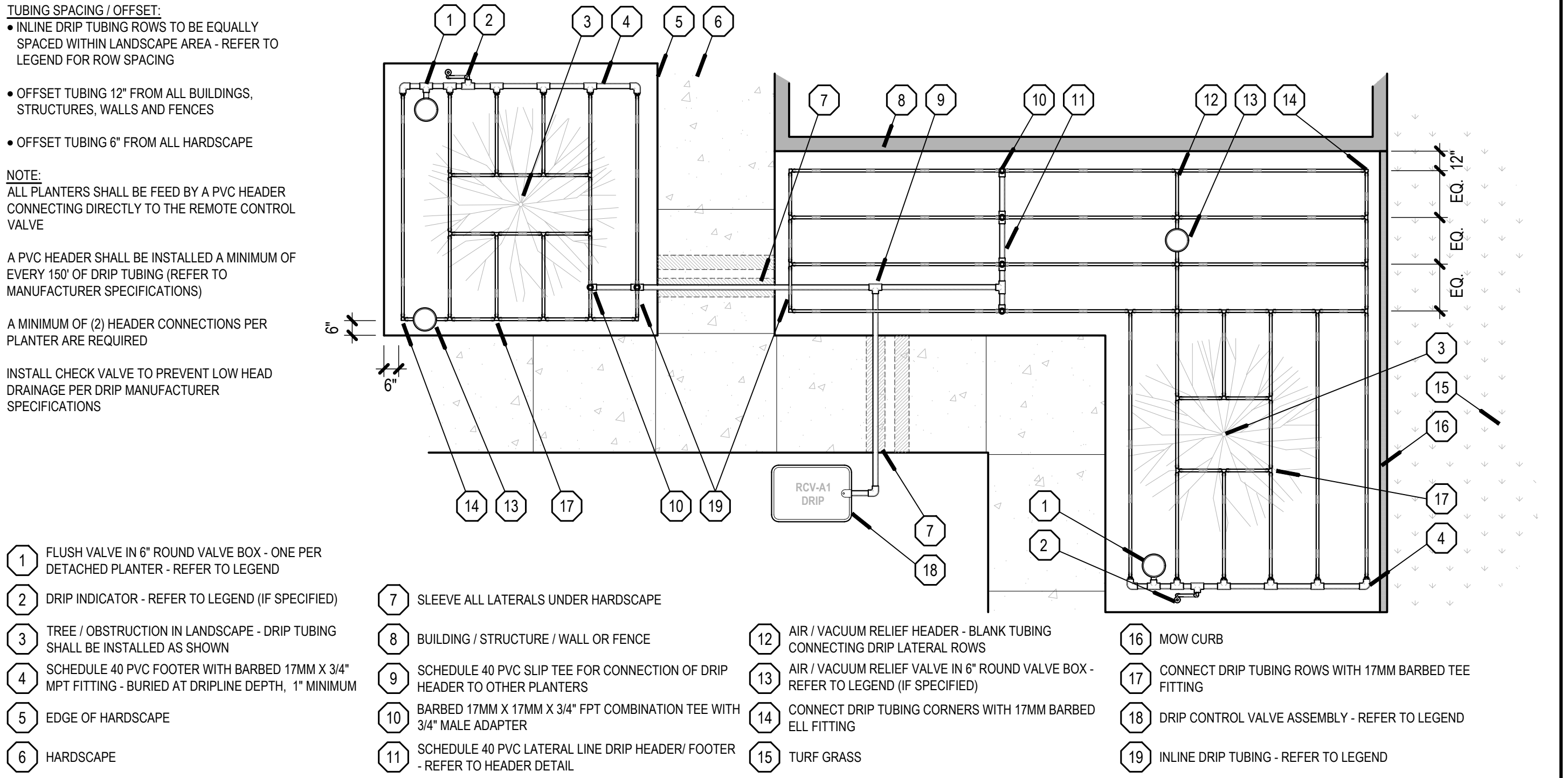
ISOLATION GATE VALVE

NO SCALE



INLINE DRIP HEADER

NO SCALE

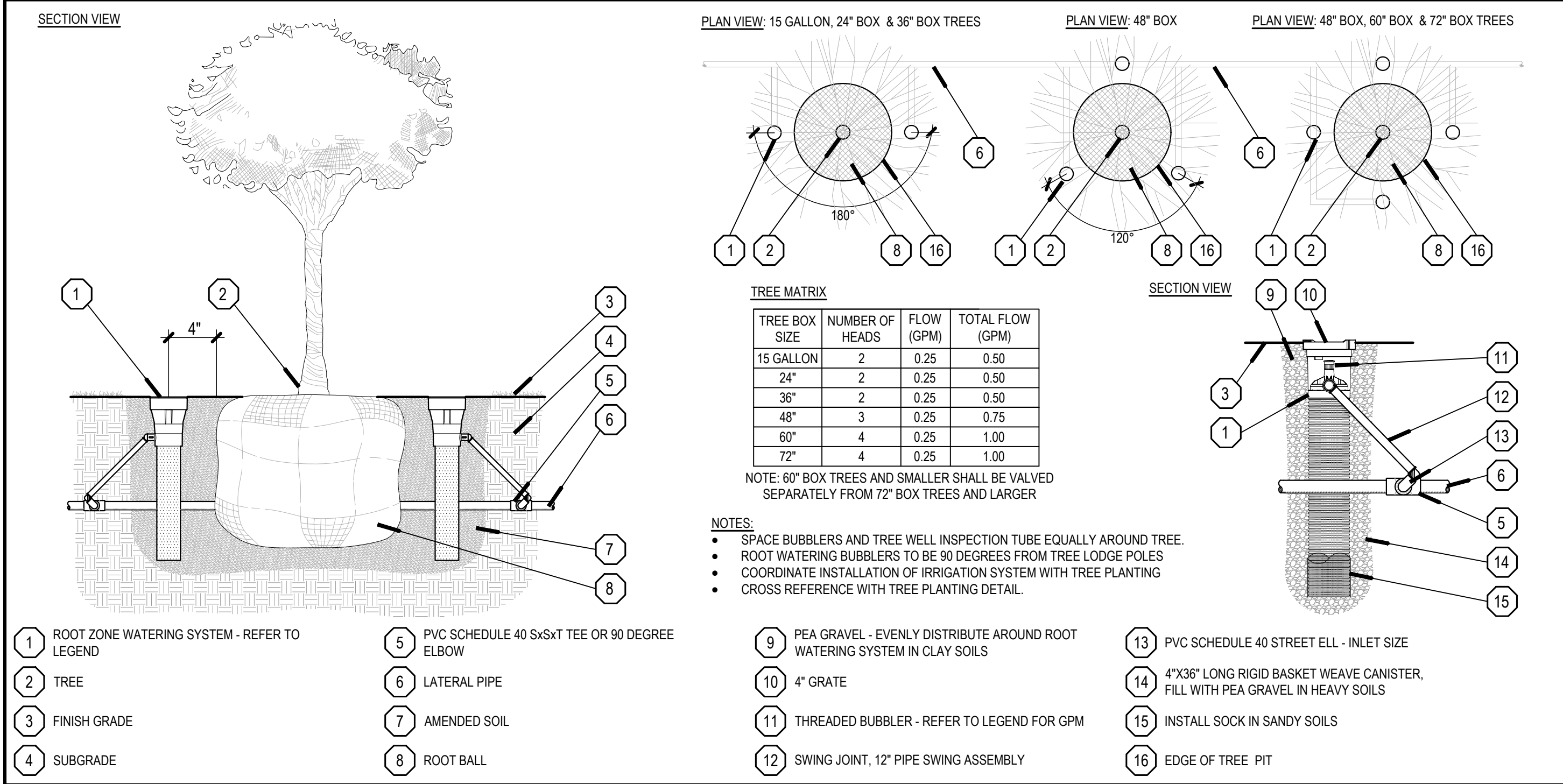


INLINE DRIP IRRIGATION

NO SCALE

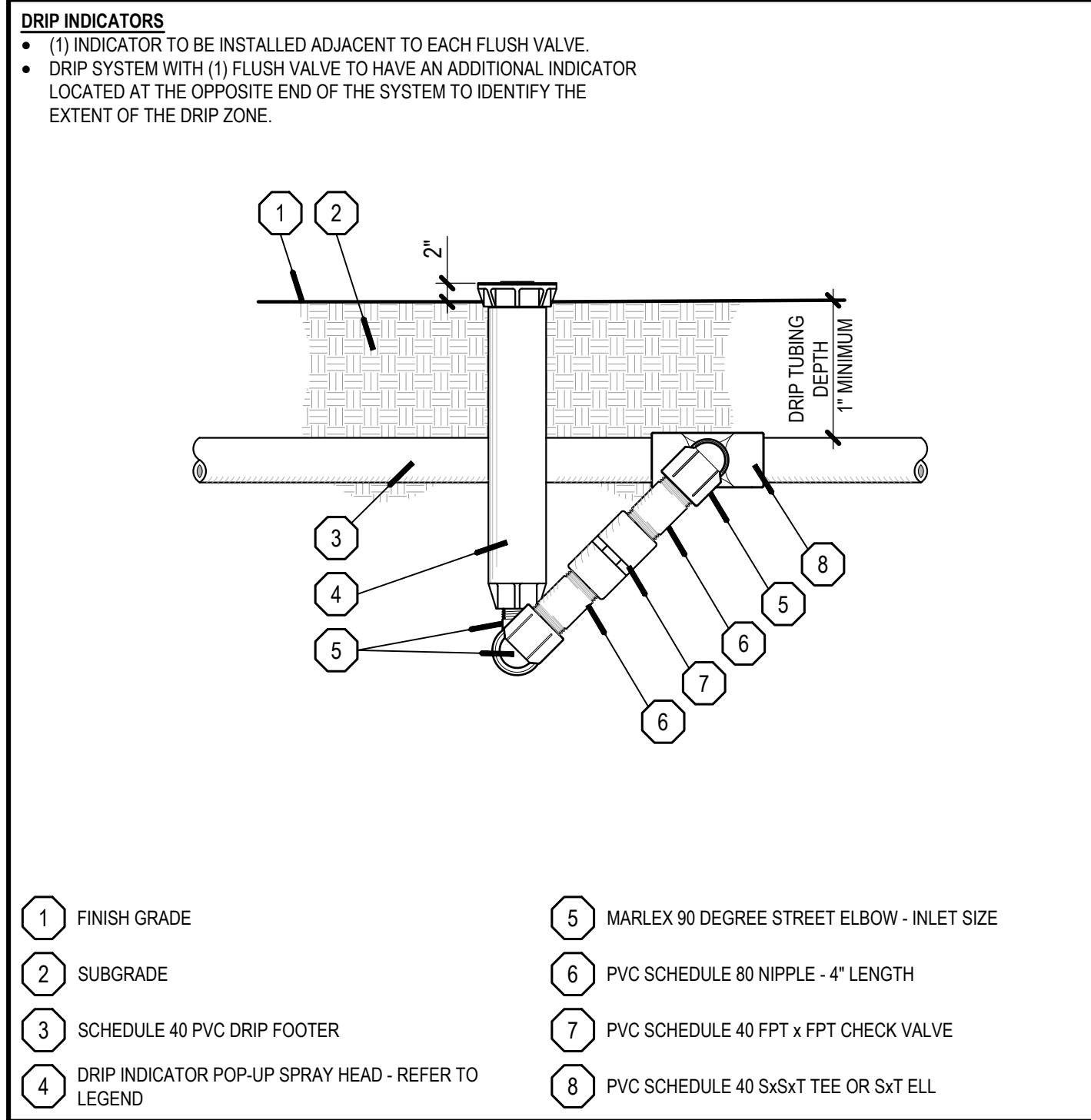


REVISION SCHEDULE		
NO	DATE	DESCRIPTION



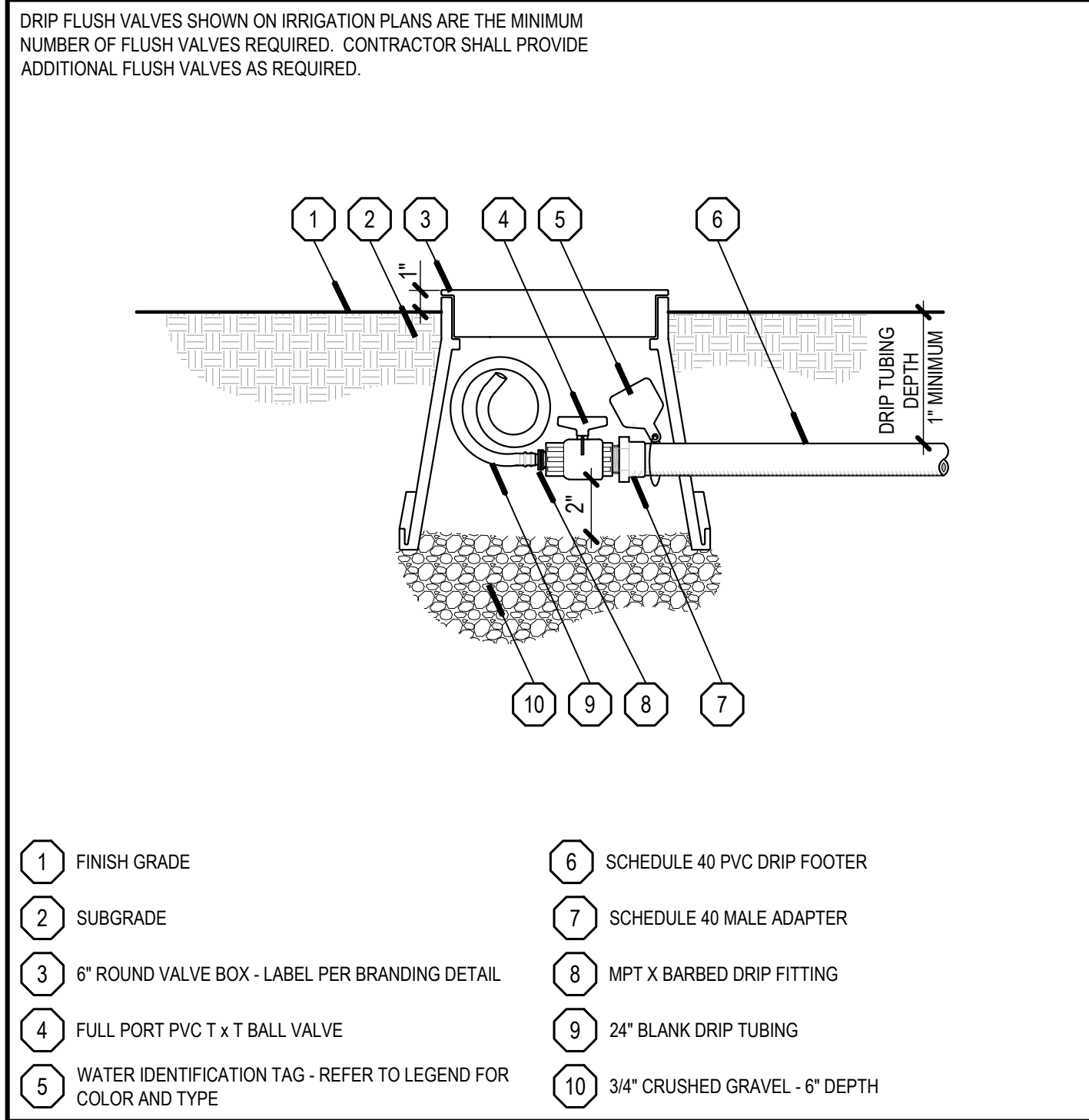
ROOT ZONE WATERING SYSTEM

NO SCALE



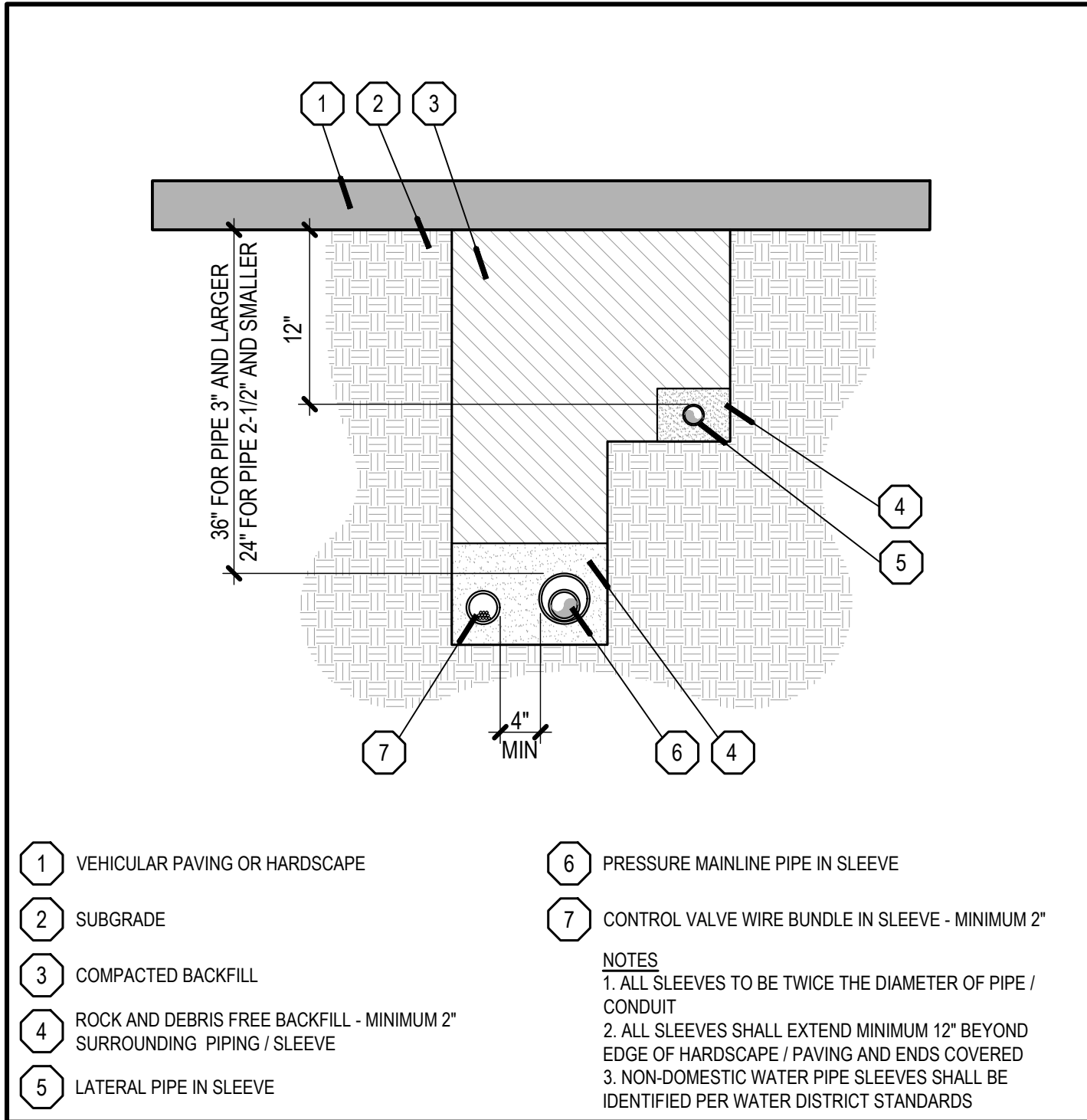
DRIP INDICATOR

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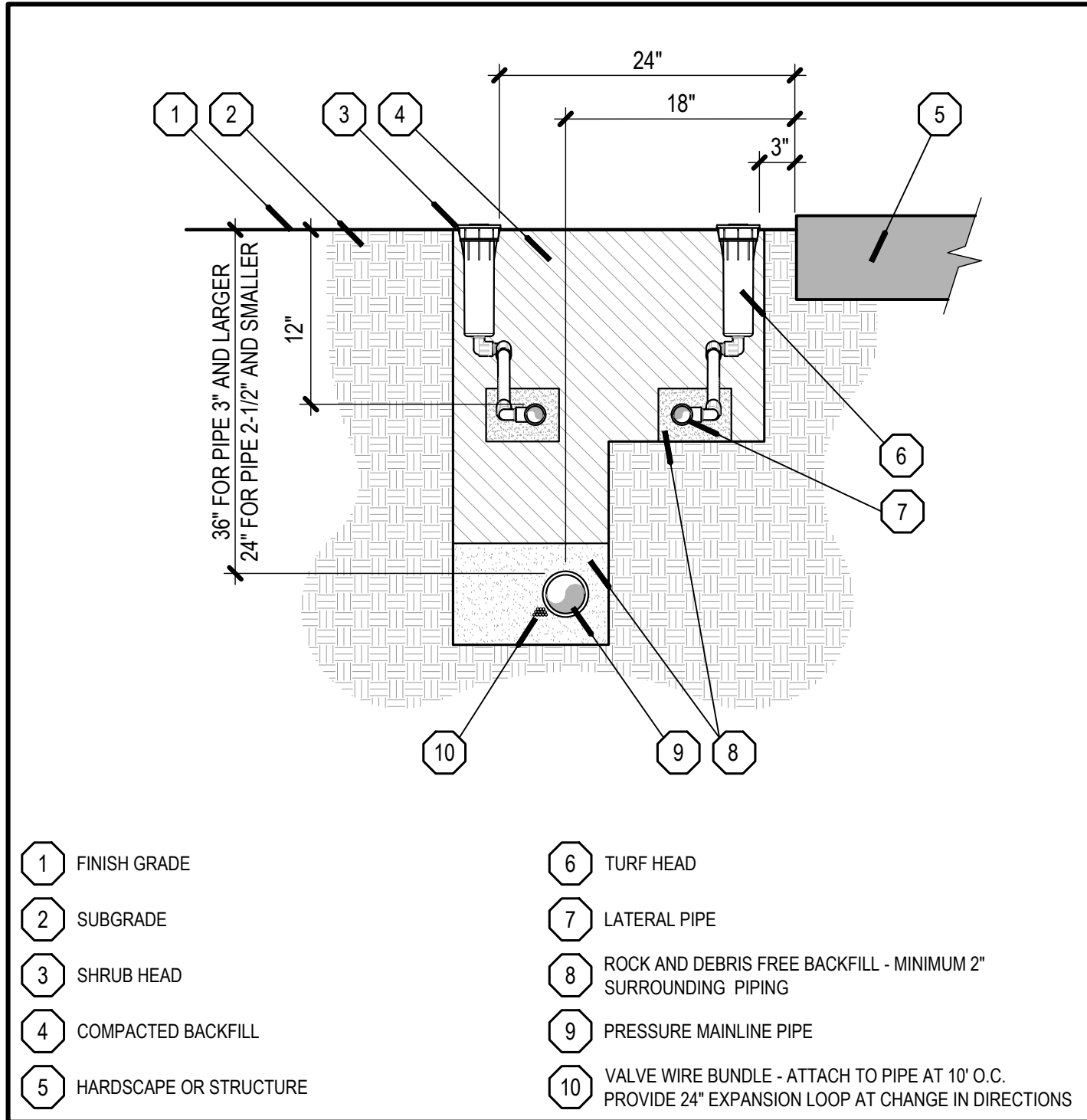
DRIP FLUSH VALVE

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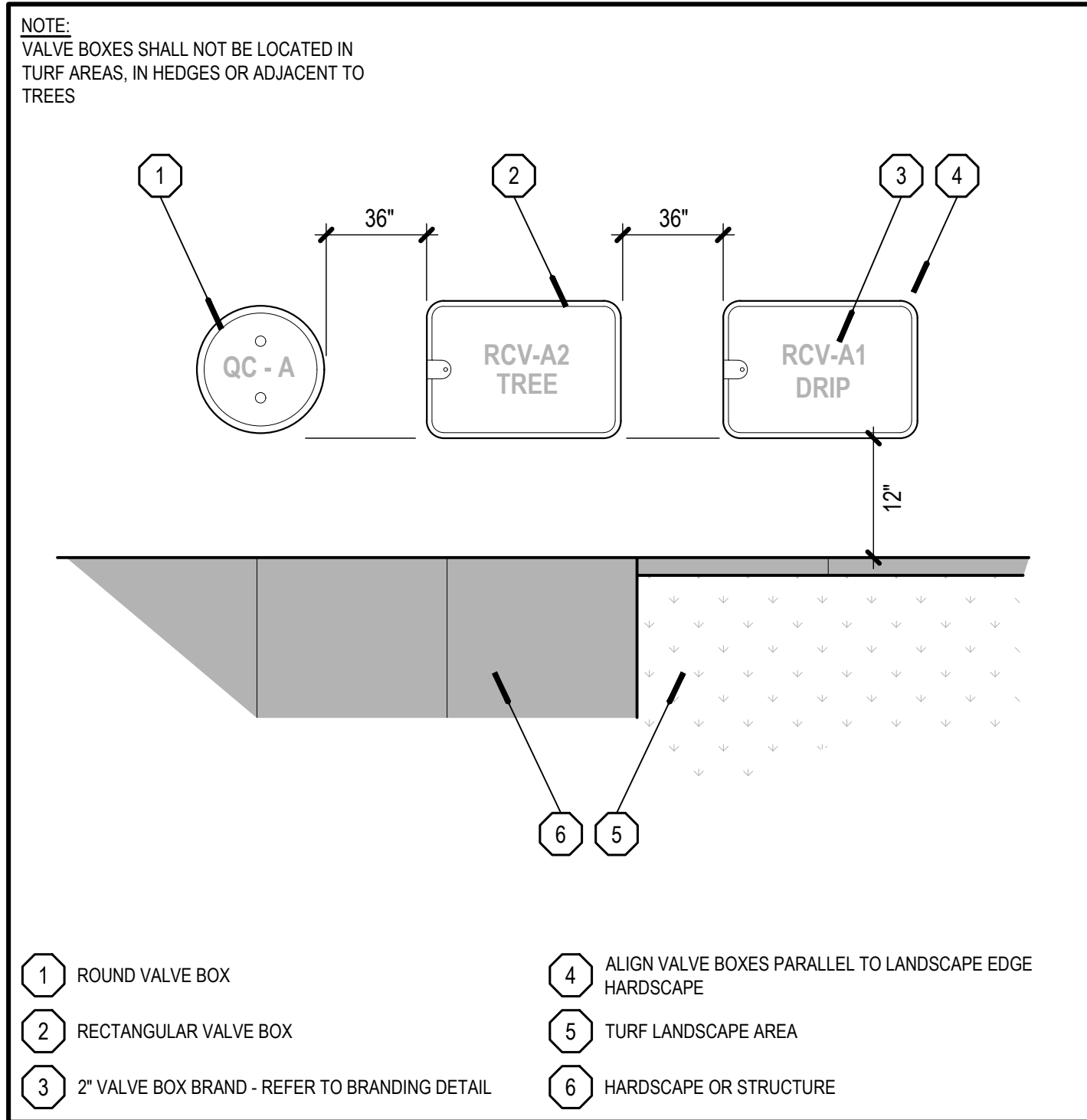
PIPE SLEEVING

NO SCALE



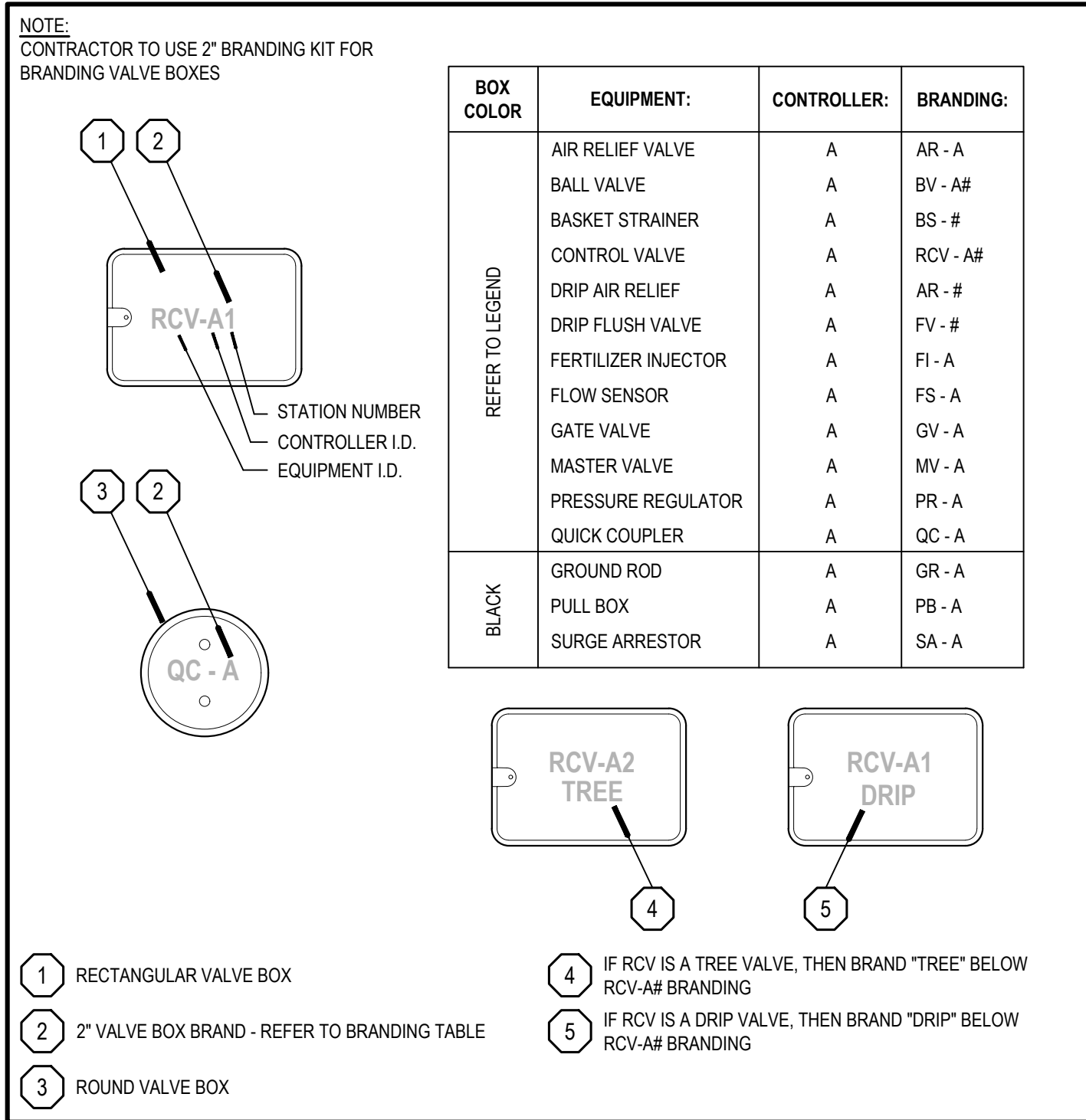
PIPE TRENCHING

NO SCALE



VALVE BOX LAYOUT

NO SCALE



VALVE BOX BRANDING

NO SCALE



MOTHER'S BEACH RESTROOM NON-MOTORIZED BOAT STORAGE

14110 PALAWAN WAY,
MARINA DEL REY, CA.
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KEY PLAN

REVISION SCHEDULE

NO	DATE	DESCRIPTION

Irrigation Details

SCALE		SHEET NO.
JOB NO.	19-22	L2.55
ISSUE		
DATE	26.JUL.24	



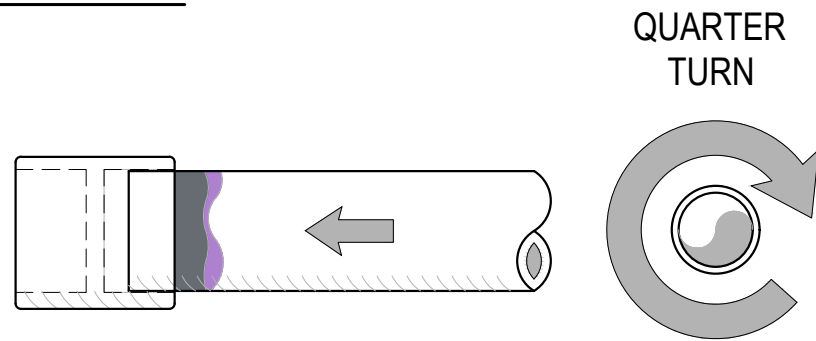
STEP 1



CUTTING PIPE

- CUT PVC PIPE WITH PVC CUTTER OR FINE TOOTH SAW
- REMOVE BURRS FROM INSIDE AND OUTSIDE OF PIPE USING A DEBURRING TOOL OR FILE
- BEVEL END OF PIPE AT A CONSISTENT 10° - 15° ANGLE USING CHAMFERING TOOL
- DRY FIT PIPE AND FITTING

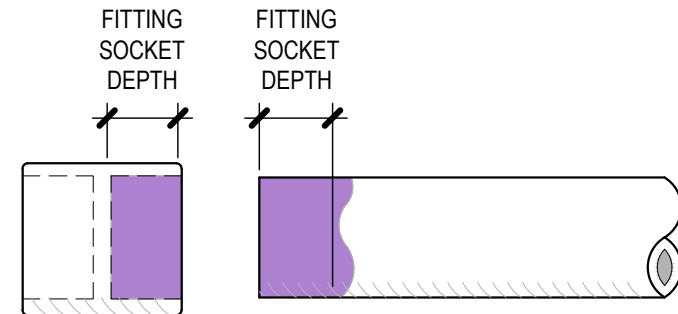
STEP 4



JOINT ASSEMBLY

- IMMEDIATELY AFTER APPLYING SOLVENT CEMENT, INSERT PIPE INTO FITTING SOCKET WHILE ROTATING PIPE QUARTER TURN
- ALIGN FITTING TO PROPER ORIENTATION
- ENSURE PIPE BOTTOMS OUT AT FITTING STOP

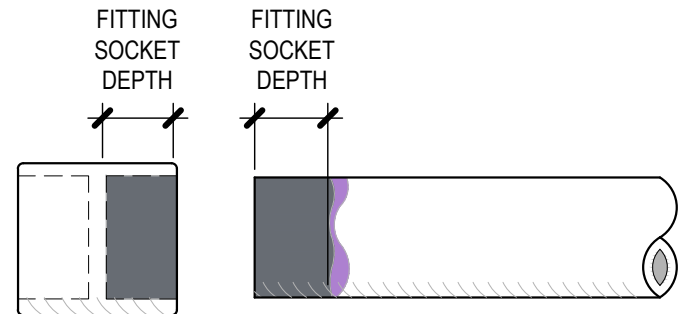
STEP 2



PRIMER

- APPLY PRIMER TO FITTING
- APPLY PRIMER TO PIPE TO MATCH DEPTH OF FITTING SOCKET
- REAPPLY PRIMER TO FITTING
- REPEAT PROCESS 2 - 3 TIMES
- WHILE THE PRIMER IS WET, APPLY SOLVENT CEMENT

STEP 3



SOLVENT CEMENT

- APPLY SOLVENT CEMENT TO PIPE TO MATCH DEPTH OF FITTING SOCKET IN A CIRCULAR MOTION
- APPLY SOLVENT CEMENT TO FITTING - AVOID PUDDLING AND APPLYING CEMENT IN OTHER SOCKET OR THREADS
- REAPPLY SOLVENT CEMENT TO PIPES LARGER THAN 1-1/4" TO THE DEPTH OF THE FITTING SOCKET IN A CIRCULAR MOTION

NOTE:

- APPLY PRIMER AND SOLVENT CEMENT TO PIPE AND FITTING WITH AN APPLICATOR 1/2 THE PIPE DIAMETER

SOLVENT CEMENT JOINTS

NO SCALE



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SEAL



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Irrigation Details

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ISSUE		
DATE	26.JUL.24	