

# APPROVED

04-19-2017

## BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 17-098

DATE April 19, 2017

C.D. 11

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VENICE BEACH ROSE AVENUE RESTROOM – DEMOLITION AND REPLACEMENT (PRJ20882) (W.O. #E170182F) PROJECT – APPROVAL OF FINAL PLANS; CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(11d), CLASS 3(4) AND CLASS 11(3) OF THE CITY CEQA GUIDELINES (DEMOLITION AND REMOVAL OF ACCESSORY STRUCTURES, INSTALLATION OF NEW EQUIPMENT REQUIRED FOR HEALTH AND PUBLIC CONVENIENCE AND CONSTRUCTION OF MINOR STRUCTURES ACCESSORY TO EXISTING FACILITIES)

AP Diaz	_____	V. Israel	_____
<i>for</i> *R. Barajas	<u>LED</u>	N. Williams	_____
H. Fujita	_____		

  
General Manager

Approved ✓ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Approve final plans and specifications, herein included as Attachment 1, for the Venice Beach Rose Avenue Restroom – Demolition and Replacement (PRJ20882) (W.O. #E170182F) Project (Project);
2. Find that the Project is categorically exempt from California Environmental Quality Act (CEQA),
3. Direct Department of Recreation and Parks (RAP) staff to file the Notice of Exemption within (5) five working days of Project approval; and,
4. Authorize the RAP Chief Accounting Employee to prepare a check to the Los Angeles County Clerk in the amount of Seventy-Five Dollars (\$75.00) for the purpose of filing a Notice of Exemption.

BOARD REPORT

PG. 2 NO. 17-098

SUMMARY

The Venice Beach Rose Avenue Restroom is located at 120 Ocean Front Walk, Venice, California, 90291, in the Eleventh Council District. The existing restroom facility serves Venice Beach, a world renowned tourist attraction, which is visited by tens of thousands of visitors each year, including residents, beach users and tourists from all over the world. The restrooms are located directly along the Venice Beach boardwalk area. It has seven toilet stalls in a circular configuration with several heavily used outdoor sinks. The pump and plumbing system is outdated and very costly to maintain. This facility has been breaking down frequently, (approximately five times a year), due to overuse, misuse, and system failure. Port-a-Potties have been rented and placed nearby to ensure the public health needs for sanitary conditions.

The Project submitted for approval herein consists of demolishing this failing and outdated restroom facility at Venice Beach and replacing it with a modern, well-designed facility. The new facility will consist of ten (10) unisex toilets individually accessible, six of which are Americans with Disabilities Act (ADA) compliant, a "Gull Wing" roof, a plaza, two exterior showers, four lavatories with two (2) faucets each, and a one drinking fountain. Other features have been incorporated utilizing materials which are resistant to salt water corrosion and vandalism: a zinc roof, aluminum soffit, stainless steel toilet fixtures, fiber reinforced plastic doors and frames, and concrete block walls with anti-graffiti coating. This is a Proposition K – L.A. for Kid's Program 8<sup>th</sup> Cycle Competitive Grant project.

As required by Proposition K, three (3) Local Volunteer Neighborhood Oversight Committee (LVNOC) meetings were conducted on December 12, 2013; May 1, 2014; and January 22, 2015; respectively, with substantial attendance and participation from the community. An internal design competition was held within the Department of Public Works, Bureau of Engineering (BOE) to identify potential alternate restroom conceptual design options. Of the three (3) options presented, the LVNOC chose the "Gull Wing" design, which has been incorporated into the proposed bid documents. Also, at the request of the Eleventh Council District (CD 11) Office, the Project was presented at the Venice Neighborhood Council. The LVNOC, the Venice Neighborhood Council, and CD 11 Office are in full support of the Project.

BOE Architectural Division prepared the plans and specifications, and obtained all of the necessary approvals for the Project, including Coastal Commission approval. BOE will also be providing the construction management services on the construction of this Project. The City Engineer's estimate for the construction work is One Million, One Hundred Thousand Dollars (\$1,100,000.00).

Funding for this Project is available from the following funds and accounts:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>
Proposition K - Year 17	43K/10/10KM22
Proposition K - Year 18	43K/10/10LM22
Quimby	302/89/89460K-VE



## BOARD REPORT

PG. 3 NO. 17-098

### TREES AND SHADE

There is an existing Palm Tree Grove at the north border of this Project that will not be impacted. No new trees are planned for this Project.

### ENVIRONMENTAL IMPACT STATEMENT

The proposed Project involves demolition and removal of small accessory structures, installation of new equipment required for health and public convenience involving negligible or no expansion of use and construction of minor structures accessory to existing facilities. Therefore, Staff recommends that the Board determine that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1 (11)(d), Class 3 (4) and Class 11 (3) of the City CEQA Guidelines. A Notice of Exemption will be filed with the Los Angeles County Clerk upon approval by the Board.

### FISCAL IMPACT STATEMENT

There is no immediate fiscal impact to RAP's General Fund. However, based on the final shortfall amount, Quimby or other funds will have to be identified and expended to cover the shortfall. This may reduce funding which could have been used for other projects at this or nearby facilities.

The assessments of the future operations and maintenance costs have yet to be determined and will be addressed in future budget requests.

This Report was prepared by Richard Campbell, Project Manager, BOE Architectural Division, and reviewed by Neil Drucker, Program Manager, Mahmood Karimzadeh, Architectural Division Manager; Deborah Weintraub, BOE, Chief Deputy City Engineer; and Cathie Santo Domingo, Superintendent, Planning, Construction and Maintenance Branch.

### LIST OF ATTACHMENTS:

1. Venice Beach/Rose Avenue Restroom Replacement (W.O. #E170182F) Project plans and specifications

BUREAU OF ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
CITY OF LOS ANGELES

**VENICE BEACH ROSE AVENUE RESTROOM REPLACEMENT**  
210 OCEAN FRONT WALK LOS ANGELES, CALIF 90291



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DATE: 06/01/2016 10:59:01 AM

**CLIENT: DEPARTMENT OF RECREATION AND PARKS**  
MICHAEL A. SHELL  
GENERAL MANAGER  
221 NORTH FIGUEROA ST., SUITE 1500  
LOS ANGELES, CA 90015

**PROJECT MANAGEMENT: PROPOSITION - K**  
NEIL DRUCKER,  
PROGRAM MANAGER  
1149 SOUTH BROADWAY ST., SUITE 800  
LOS ANGELES, CA 90015  
RICHARD R. CAMPBELL  
PROJECT MANAGER

**ARCHITECTURAL: ARCHITECTURAL DIVISION**  
SHAWHOOD KARRIMADON, RA  
PRINCIPAL ARCHITECT  
1149 S. BROADWAY ST., SUITE 800  
LOS ANGELES, CA 90015  
1149 S. BROADWAY ST., SUITE 800  
LOS ANGELES, CA 90015  
FAX (323) 405-4838  
CONTACT - ROBERT LOMELIN  
ARCHITECT

**SURVEY: SURVEY DIVISION**  
JIM LANTIER  
CHIEF SURVEYOR  
201 N. FIGUEROA ST., 11TH FLOOR  
LOS ANGELES, CA 90012

**CONSTRUCTION MANAGEMENT: CONSTRUCTION MANAGEMENT GROUP**  
JONAE FRIEDTAL, P.E.  
GROUP MANAGER  
1149 SOUTH BROADWAY ST., SUITE 800  
LOS ANGELES, CA 90015  
CONTACT - NAME  
CONSTRUCTION MANAGER

**PROJECT TEAM**  
JOHN HUBBELL  
PROJECT ARCHITECT  
SAJID DERRABOJAN, P.E.  
ELECTRICAL ENGINEER  
RHAWEIB GHANTWALA  
ELECTRICAL ENGINEER  
SHANARAB FARZAN, P.E.  
MECHANICAL ENGINEER  
RAYMOND HANG, P.E.  
MECHANICAL ENGINEER  
NABBER RAZEPOOR  
STRUCTURAL ENGINEER  
JANE ADRIAN  
LANDSCAPE ARCHITECT

**GEOTECHNICAL: GEOTECHNICAL ENGINEERING DIVISION**  
CHRISTOPHER F. JOHNSON, P.E., G.E.  
GROUP MANAGER  
1149 S. BROADWAY ST., SUITE 100  
LOS ANGELES, CA 90015

**BID AND AWARD: QUALITY AND STANDARDS GROUP**  
JAKE SAUTER, P.E.  
PROGRAM MANAGER  
1149 S. BROADWAY ST., 1ST FLOOR  
LOS ANGELES, CA 90015  
CONTACT - NAME  
GROUP MANAGER

**ENVIRONMENTAL: ENVIRONMENTAL GROUP**  
MARIA MARTIN  
GROUP MANAGER  
1149 S. BROADWAY ST., 4TH FLOOR  
LOS ANGELES, CA 90015  
NORMAN BUNNEY  
ENVIRONMENTAL SPECIALIST



**ENGINEERING**  
CITY OF LOS ANGELES

**BUREAU OF ENGINEERING**

NO. DATE BY  
REVISION DESCRIPTION

PROJECT NO. BUILDING NO.  
MF 300450

**DEPARTMENT OF PUBLIC WORKS**

GARY LEE MOORE, P.E., ENV SP, CITY ENGINEER  
ACCEPTED BY: *Gary Lee Moore*  
DATE: 03/02/2017

WORK ORDER NO. E170182A  
PLAN FILE NO.  
DRAWING NO. **G001**  
SHEET 01 OF 72

**CITY OF LOS ANGELES**  
PROJECT STATUS

SHEET TITLE: COVER SHEET  
PROJECT: VENICE BEACH ROSE AVENUE RESTROOM REPLACEMENT  
ADDRESS: 210 OCEAN FRONT WALK VENICE BEACH, LOS ANGELES, 90291



Storm Water Pollution Control Requirements for Construction Activities Minimum Water Quality Protection Requirements for All Construction Projects

The following items shall be incorporated in the approved set of construction plans and submitted to the authority having jurisdiction...

- 1. Erosion control and sediment control shall be installed on the site and shall be maintained from the start to the end of construction... 2. Storm water runoff from the site by wind or water...

MANDATORY REQUIREMENTS CHECKLIST NEWLY CONSTRUCTED NON-RESIDENTIAL BUILDINGS

Table with columns: ITEM #, CODE SECTION, REQUIREMENT, REFERENCE SHEET, COMMENTS. Includes sections for Planning and Design, Energy Efficiency, Water Efficiency & Conservation, and Material Conservation & Resource Efficiency.

GENERAL NOTES - GREEN BUILDING CODE

Table with columns: ITEM #, CODE SECTION, REQUIREMENT, REFERENCE SHEET, COMMENTS. Lists various requirements for building systems, energy efficiency, and material conservation.

VOC AND FORMALDEHYDE LIMITS

Table with columns: CONCENTRATION, CURRENT VOC LIMIT, FORMALDEHYDE LIMIT. Lists various materials and their corresponding limits.

SECTION 3.03.2 FIXTURE FLOW RATES

Table with columns: FIXTURE TYPE, MAXIMUM ALLOWABLE FLOW RATE. Lists various fixtures like showerheads, lavatories, and toilets with their flow rate limits.

1. Showerheads shall not exceed 2.0 gpm @ 80 psi... 2. Lavatory faucets, residential shall not exceed 1.5 gpm @ 80 psi...

GREEN BUILDING CODE PLAN CHECK NOTES

- 1. The applicant shall submit the following building systems that are required to be installed... 2. The applicant shall submit the following building systems that are required to be installed...

Professional Engineer seal for Gary Lee Moore, PE, ENV SP, No. 13333, State of California. Includes project information for Green Building Code Plan Check Notes.























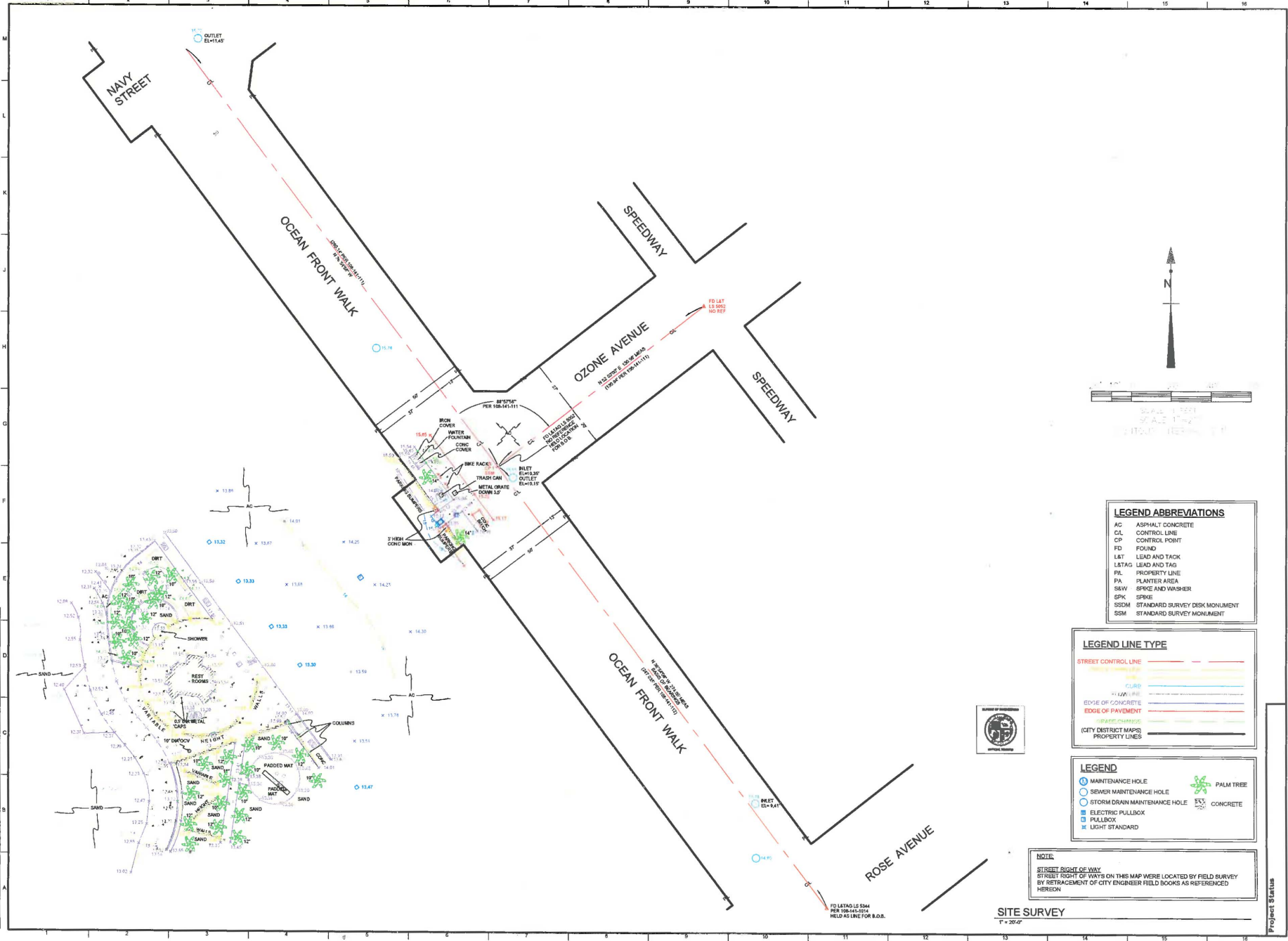








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**LEGEND ABBREVIATIONS**

AC	ASPHALT CONCRETE
CL	CONTROL LINE
CP	CONTROL POINT
FD	FOUND
LAT	LEAD AND TACK
LAT&T	LEAD AND TAG
PL	PROPERTY LINE
PA	PLANTER AREA
S&W	SPIKE AND WASHER
SPK	SPIKE
SSM	STANDARD SURVEY DISK MONUMENT
SSM	STANDARD SURVEY MONUMENT

**LEGEND LINE TYPE**

STREET CONTROL LINE	---
CURB LINE	---
EDGE OF CONCRETE	---
EDGE OF PAVEMENT	---
CITY DISTRICT MAPS	---
PROPERTY LINES	---

**LEGEND**

○	MAINTENANCE HOLE	🌴	PALM TREE
○	SEWER MAINTENANCE HOLE	🏠	CONCRETE
○	STORM DRAIN MAINTENANCE HOLE		
○	ELECTRIC PULLBOX		
□	PULLBOX		
⊙	LIGHT STANDARD		

**NOTE:**  
 STREET RIGHT OF WAY  
 STREET RIGHT OF WAYS ON THIS MAP WERE LOCATED BY FIELD SURVEY  
 BY RETRACEMENT OF CITY ENGINEER FIELD BOOKS AS REFERENCED  
 HEREON

**SITE SURVEY**  
 1" = 20'-0"

**Project Status**

**CITY OF LOS ANGELES**  
 CLIENT: DEPARTMENT OF RECREATION AND PARKS  
 MANAGER: MICHAEL A. SHULL

**DEPARTMENT OF PUBLIC WORKS**  
 SURVEY DIVISION

**GARY LEE MOORE, PE, ENV SP** CITY ENGINEER

SURVIVOR: DAN MICHAEL  
 FIELD SURVEYOR: PAUL MORRISON  
 DRAWN BY: BRIAN KELLY  
 CHECKED BY: PAUL MORRISON  
 APPROVED BY:

DATE: \_\_\_\_\_  
 REVISION DESCRIPTION: \_\_\_\_\_

INDEX NO: \_\_\_\_\_  
 BUILDING NO: \_\_\_\_\_  
 M/F: 300450

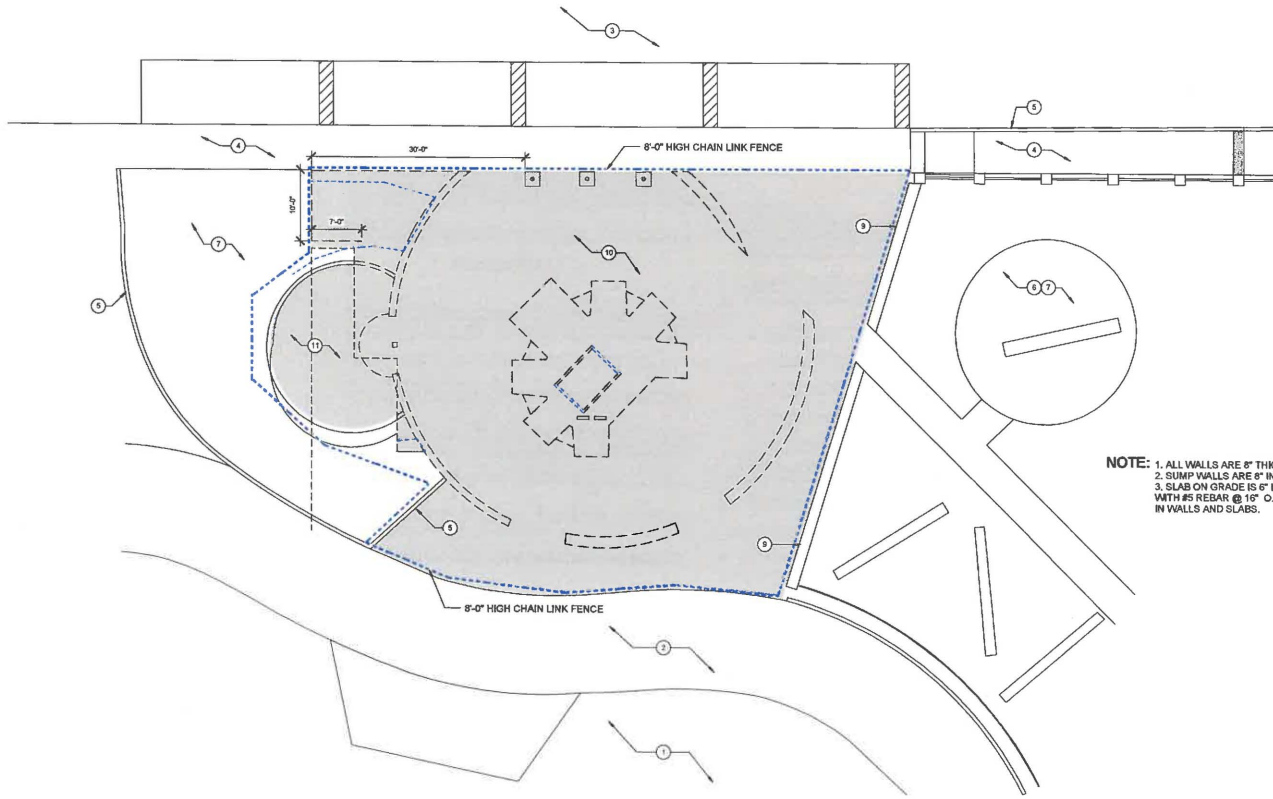
WORK ORDER NO. \_\_\_\_\_  
 STREET FILE NO. E170192A  
 PLAN FILE NO. \_\_\_\_\_  
 DRAWING NO. \_\_\_\_\_  
**C101**  
 SHEET 19 OF 74

PROJECT: VENEZUELA BEACH ROSE AVENUE RESTROOM  
 REPAIR/RECONSTRUCTION  
 ADDRESS: 210 OCEAN FRONT WALK  
 LOS ANGELES, 90021

## DEMOLITION NOTES

CONTRACTOR TO COMPLY WITH THE FOLLOWING NOTES:

1. ALL DEBRIS SHOULD BE WET AT TIME OF HANDLING TO PREVENT DUST.
2. NO STRUCTURAL MEMBERS IN ANY STORY SHALL BE DEMOLISHED UNTIL THE STORY ABOVE IS COMPLETELY REMOVED.
3. THERE WILL BE NO FREE FALL DUMPING OVER EXTERIOR WALL FOR A HEIGHT OF MORE THAN 25 FT.
4. CALL FOR INSPECTION AT LEAST 24 HOURS BEFORE STARTING WORK.
5. APPROVAL OF PROTECTION FENCES AND CANOPIES IS REQUIRED PRIOR TO DEMO.
6. ALL BASEMENT FILLS SHALL BE CLEAN AND UNIFORM.
7. STORAGE OF MATERIALS ON FLOORS SHALL NOT EXCEED 50 P.S.F. LIVE LOAD.
8. AN 8'-0" HIGH CHAIN LINK FENCE MUST BE PROVIDED AND INSTALLED TO PREVENT UNAUTHORIZED ENTRY TO THE VACANT LOT AFTER DEMOLITION. (CONTRACTOR MUST OBTAIN A STREET USE PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF STREET SERVICES).
9. CONTRACTOR MUST OBTAIN A SEWER CAPPING PLUMBING PERMIT.
10. APPROVED METHOD OF DEMOLITION AS PER (B) P/B/C 2014-0359, "HANDWRECKING" - USE OF SMALL WHEEL MOUNTED PNEUMATIC TOOLS WILL BE PERMITTED IF FIRST APPROVED BY BUILDING INSPECTOR.



DEMOLITION SITE PLAN

1/8" = 1'-0"



## KEYNOTES

- 1 EXISTING BEACH SAND TO REMAIN
- 2 EXISTING BIKE PATH TO REMAIN
- 3 EXISTING PARKING LOT TO REMAIN
- 4 EXISTING WALKWAY TO REMAIN
- 5 EXISTING CONCRETE CURB TO REMAIN
- 6 EXISTING PLAYGROUND AREA TO REMAIN AND OPEN DURING CONSTRUCTION
- 7 EXISTING LANDSCAPED TO REMAIN
- 8 EXISTING CONCRETE SEAT WALL TO REMAIN
- 9 EXISTING SAND AND TREE TO REMAIN
- 10 DEMOLISH AND DISPOSE OF EXISTING CMU RESTROOM BUILDING STRUCTURE, ROOFING, DOORS AND FRAMES, PLUMBING FIXTURES AND PIPING, GRINDER PUMP CONCRETE VAULT AND EQUIPMENTS, LIGHT FIXTURES, EQUIPMENTS, DRINKING FOUNTAIN, WALL-MOUNTED LAVATORY WITH PIPING, HAND DRYER BLOWER, CONCRETE DECORATIVE WALL WITH FOUNDATION AND REBAR, OUTDOOR SHOWER WITH PIPING, CONCRETE HANDSCAPE/PAVING, AND ALL UNDERGROUND PLUMBING PIPING AND ELECTRICAL CONDUITS. SEE PLUMBING AND ELECT DWGS. FOR LOCATION FOR CAP OFF.
- 11 EXISTING SAND AND TREE TO REMAIN

ALL ITEMS THAT ARE TO REMAIN MUST BE PROTECTED IN PLACE, AND SHALL NOT BE DAMAGED DURING CONSTRUCTION.

## STORM WATER POLLUTION CONTROL

1. ERODED SEDIMENTS AND POLLUTANTS SHALL BE RETAINED ON SITE AND SHALL NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE OR WIND.
2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS SHALL BE COVERED AND/OR PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY WIND OR WATER.
3. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND SHALL NOT CONTAMINATE THE SOIL NOR THE SURFACE WATERS. ALL APPROVED TOXIC STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY AND SHALL NOT BE WASHED INTO THE DRAINAGE SYSTEM.
4. NON-STORM WATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED ON THE SITE.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO PUBLIC WAY OR ANY DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTE ON-SITE UNTIL IT CAN BE APPROPRIATELY DISPOSED OF OR RECYCLED.
6. TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF STORM WATER AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS SHALL 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 STREET/PUBLIC WAYS. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR BY OTHER MEANS.
8. SEE SHEET 0003 OF THIS SET FOR (FORM GRN-1) NOTES.

## LEGAL DESCRIPTION:

TRACT: GOLDEN BAY TRACT  
 SUBDIVISION NO. 1  
 MAP REFERENCE: M 8-2-15  
 BLOCK: 1028  
 LOT: LT 8 - THE STRAND  
 LOT SIZE: 3.18 ACRES  
 ZONE: OS - VL - O  
 PARCEL ID NUMBER: 109 - SA141 155



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 TITLE TEMPLATE REVISION DATE: 03/2013  
 SHEET ISSUE DATE: 03/2010

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<b>ENGINEERING</b> BUREAU OF ENGINEERING	DATE: _____ REVISION DESCRIPTION: _____ NO. _____ BUILDING NO. _____ MODEL NO. _____
<b>DEPARTMENT OF PUBLIC WORKS</b> GARY LEE MOORE, P.E., ENV SP ARCHITECTURAL DIVISION ARCHITECT: RICHARD CAMPBELL DESIGNED BY: JOHN MARTEL DRAWN BY: JOHN MARTEL / MARCO VEE CHECKED BY: RICHARD CAMPBELL APPROVED BY: HARWOOD KARIMADASHI, AIA, PRINCIPAL ARCHITECT	
PROJECT: VENICE BEACH ROSE AVENUE RESTROOM ADDRESS: 210 OCEAN FRONT WALK LOS ANGELES, 90081	WORK ORDER NO.: E170182A PLAN FILE NO.: _____ DRAWING NO.: <b>D101</b> SHEET <b>21</b> OF <b>71</b>

**ABBREVIATIONS**

ABOVE	ABV.	EXTRUDED	EXTR.	PAINTED	PTD.
ABOVE FINISH FLOOR	A.F.F.	EXTERIOR GRADE	EXT. GR.	PARTITION	PART.
ACOUSTICAL CEILING TILE	ACT.	EYE WASH	EWK	PERFORATED	PERF.
ACCESS PANEL	ACP	FABRIC WALL COVERING	F.W.C.	PENNY	PEN.
AGGREGATE	AGG.	FABRIC WALL PANEL	F.W.P.	PICKET FENCE	P.F.
AIR CONDITION	AC	FACE OF CONCRETE	F.O.C.	PIECE	PC.
ALUMINUM	ALUM.	FACE OF MASONRY	F.O.M.	PIPE BOLLARD	P.B.
ANKER BOLT	AB	FACTORY	FACT.	PLASTER	PLAS.
AMERICAN CONCRETE INSTITUTE	ACI	FLUOROCARBON RESINUS COATED	FCRC	PLASTIC LAMINATE	PLAM.
AMERICAN INSTITUTE OF STEEL CONSTRUCTION	AISC or A.I.S.C.	FLOOR	F.L.	PLATE	PL.
AMERICAN NATIONAL STANDARDS INSTITUTE	ANSI	FEET / FOOT	FT.	PLATE	PL.
AMERICAN SOCIETY OF CIVIL ENGINEERS	ASCE	FIGURE	FIG.	POINT	PNT.
AMERICAN SOCIETY OF TESTING AND MATERIALS	ASTM	FINISH	FIN.	PORTLAND CEMENT CONCRETE	P.C.C.
AMERICAN WELDING SOCIETY	AWS	FINISH FACE	F.F.	POUND	LB. or #
AMOUNT	AMT.	FIRE ALARM PULL	F.A.P.	POWER POLE	P.P.
AND	&	FIRE EXTINGUISHER	F.E.	PRECAST	PRECAST.
ANCHOR BOLT	A.B.	FIRE HOES CABINET	F.H.C.	PREFABRICATED	PREFAB.
ANGLE	ANG.	FIRE HYDRANT	F.H.	PREFAB. PROP.	PREFAB. PROP.
APPROX	APPROX.	FIREMANS PHONE JACK	F.P.J.	PROPERTY LINE	P.L.
ARCHITECT OR ARCHITECTURAL ASSISTENT	ARCH. ASS.	FLANGE	FLG.	P.V.C.	P.V.C.
ASPHALT	ASPHL.	FLATHEAD WOOD SCREWS	F.W.S.	FLOOR	F.L.
ASPHALTIC CONCRETE	A.C.	FLOOR DRAIN	F.D.	FLOOR SINK	F.S.
ASSOCIATION	ASSOC.	FOOTING	F.T.	FOUNDATION	F.D.
AT	AT	GALVANIZED	GA.	GALVANIZED IRON	GA.
AUTOMATIC	AUTO	GLASS	GL.	GLASS	GL.
AVENUE	AVE.	BASEMENT	BM.	BETWEEN	BET.
BASIN	BSMT.	BLOCK	BLK.	BLOCKING	BLKNG.
BETWEEN	BET.	BOARD	BD.	BOTH WAYS	B.W.
BLOCK	BLK.	BOTTOM	BTM.	BOTTOM OF JOINT	BOJ.
BLOCKING	BLKNG.	BOTTOM OF MULLION	BOJM.	BOULEVARD	BLVD.
BOARD	BD.	BRACKET	BRK.	BRICK	BRK.
BOTH WAYS	B.W.	BRONZE	BRZ.	BRITISH THERMAL UNITS	BTU
BOTTOM	BTM.	BRTU	BRTU	BULB TUBE	BLT.
BOTTOM OF JOINT	BOJ.	BUILDING	BLDG.	CABINET	CAB.
BOTTOM OF MULLION	BOJM.	CAST IRON	C.I.	CAST IRON PIPE	C.I.P.
BOULEVARD	BLVD.	CATCH MAIN	C.M.	CEILING	CLG.
BRACKET	BRK.	CEILING	CLG.	CENTER	CTR.
BRICK	BRK.	CENTER	CTR.	CENTERLINE	CL
BRITISH THERMAL UNITS	BTU	CENTER TO CENTER	C.T.C.	CERAMIC TILE	CT
BULB TUBE	BLT.	CHAIRBOARD	CHB.	CHANGE	CHG.
BUILDING	BLDG.	CHANNEL	CHAN.	CLEAN OUT	C.O.
CABINET	CAB.	CLEAR	CL.	COLUMN	COL.
CAST IRON	C.I.	COLUMN	COL.	COMMON	COM.
CAST IRON PIPE	C.I.P.	COMMON	COM.	COMMUNICATION	COMM.
CATCH MAIN	C.M.	COMMUNICATION	COMM.	COMPANY	CO.
CEILING	CLG.	COMPANY	CO.	CONCRETE	CONC.
CENTER	CTR.	CONCRETE	CONC.	CONCRETE BLOCK	CONC. BLK.
CENTERLINE	CL	CONCRETE MASONRY UNIT	CMU	CONNECTION	CONN.
CENTER TO CENTER	C.T.C.	CONNECTION	CONN.	CONTRACTOR OF CONSTRUCTION	CONSTR.
CERAMIC TILE	CT	CONTRACTOR OF CONSTRUCTION	CONSTR.	CONTINUOUS or CONTINUE	CONTR.
CHAIRBOARD	CHB.	CONTINUOUS or CONTINUE	CONTR.	CONTRACT or CONTRACTOR	CONTR.
CHANGE	CHG.	CONTRACT or CONTRACTOR	CONTR.	CONTROL JOINT	C.J.
CHANNEL	CHAN.	CONTROL JOINT	C.J.	CORNER	COR.
CLEAN OUT	C.O.	CORNER	COR.	CORRIDOR	CORR.
CLEAR	CL.	CORRIDOR	CORR.	COUNTERSINK	CSK.
COLUMN	COL.	COUNTERSINK	CSK.	CARPET	CP.
COMMON	COM.	CARPET	CP.	CERAMIC TILE	CT.
COMMUNICATION	COMM.	CERAMIC TILE	CT.	CUBIC	CU.
COMPANY	CO.	CUBIC	CU.	CUBIC FOOT PER MINUTE	CU. FT.
CONCRETE	CONC.	CUBIC INCH	CU. IN.	CUBIC YARD	CU. YD.
CONCRETE BLOCK	CONC. BLK.	CUBIC YARD	CU. YD.	CURB FACE	CF.
CONCRETE MASONRY UNIT	CMU	CURB FACE	CF.	DEGREE	DEG. or
CONNECTION	CONN.	DEGREE	DEG. or	DEPARTMENT	DEPT.
CONTRACTOR OF CONSTRUCTION	CONSTR.	DEPARTMENT	DEPT.	DETAIL	DET.
CONTINUOUS or CONTINUE	CONTR.	DETAIL	DET.	DIRECTIONAL	DIR.
CONTRACT or CONTRACTOR	CONTR.	DIRECTIONAL	DIR.	DIAMETER	DL.
CONTROL JOINT	C.J.	DIAMETER	DL.	DIMENSION	DM.
CORNER	COR.	DIMENSION	DM.	DISPENSER	DISP.
CORRIDOR	CORR.	DISPENSER	DISP.	DISTANCE	DIS.
COUNTERSINK	CSK.	DISTANCE	DIS.	DIVISION	DRV.
CARPET	CP.	DIVISION	DRV.	DR	DR
CERAMIC TILE	CT.	DR	DR	DOUBLE	DBL.
CUBIC	CU.	DOUBLE	DBL.	DOWEL	DWL.
CUBIC FOOT PER MINUTE	CU. FT.	DOWEL	DWL.	DOWN	DN.
CUBIC INCH	CU. IN.	DOWN	DN.	DOWNSPOUT	D.S.
CUBIC YARD	CU. YD.	DOWNSPOUT	D.S.	DRAINING	DRNG.
CURB FACE	CF.	DRAINING	DRNG.	DRINKING FOUNTAIN	DF.
DEGREE	DEG. or	DRINKING FOUNTAIN	DF.	EACH	EA.
DEPARTMENT	DEPT.	EACH	EA.	EAST	E.
DETAIL	DET.	EAST	E.	ELECTRIC or ELECTRICAL	ELEC.
DIRECTIONAL	DIR.	ELECTRIC or ELECTRICAL	ELEC.	ELEVATION	BL.
DIAMETER	DL.	ELEVATION	BL.	ELEVATOR	ELEV.
DIMENSION	DM.	ELEVATOR	ELEV.	ELECTROMERIC MEMBRANE	EM.
DISPENSER	DISP.	ELECTROMERIC MEMBRANE	EM.	EMERGENCY	EMER.
DISTANCE	DIS.	EMERGENCY	EMER.	EXPOSED CONSTRUCTION	EX.
DIVISION	DRV.	EXPOSED CONSTRUCTION	EX.	EXTERNAL CURVE	EX.C.
DR	DR	EXTERNAL CURVE	EX.C.	ENAMEL	EN.
DOUBLE	DBL.	ENAMEL	EN.	ENGINEER	ENGR. ENG.
DOWEL	DWL.	ENGINEER	ENGR. ENG.	EQUIPMENT	E.Q.
DOWN	DN.	EQUIPMENT	E.Q.	EQUAL	EQ.
DOWNSPOUT	D.S.	EQUAL	EQ.	EST.	EST.
DRAINING	DRNG.	EST.	EST.	ESTIMATE	EST.
DRINKING FOUNTAIN	DF.	ESTIMATE	EST.	EXCAVATE	EX.
EACH	EA.	EXCAVATE	EX.	EXISTING	EXST.
EAST	E.	EXISTING	EXST.	EXPANSION BOLT	E.B.
ELECTRIC or ELECTRICAL	ELEC.	EXPANSION BOLT	E.B.	EXPANSION JOINT	E.J.
ELEVATION	BL.	EXPANSION JOINT	E.J.	EXT.	EXT.
ELEVATOR	ELEV.	EXT.	EXT.		
ELECTROMERIC MEMBRANE	EM.				
EMERGENCY	EMER.				
EXPOSED CONSTRUCTION	EX.				
EXTERNAL CURVE	EX.C.				
ENAMEL	EN.				
ENGINEER	ENGR. ENG.				
EQUIPMENT	E.Q.				
EQUAL	EQ.				
EST.	EST.				
ESTIMATE	EST.				
EXCAVATE	EX.				
EXISTING	EXST.				
EXPANSION BOLT	E.B.				
EXPANSION JOINT	E.J.				
EXT.	EXT.				

**MATERIALS KEY**

	EARTHWORK		POROUS FILL/GRAVEL		ROCK
	CAST-IN-PLACE/PRECAST CONCRETE		LIGHTWEIGHT CONCRETE		SAND/MORTAR/PLASTER/CUT STONE
	ADORNED EARTH		COMMON FACE		FIRE BRICK
	CONCRETE BLOCK		GYPSUM BLOCK		STRUCTURAL FACING TILE
	MASONRY		RUBBLE		MARBLE
	STONE		BLUESTONE/SLATE/FLAGGING		QUARRY TILE
	METAL		ALUMINUM		BRASS/BRONZE
	FINISH		ROUGH		BLOCK/NO.
	HARDBOARD		PLYWOOD - LARGE SCALE		PLYWOOD - SMALL SCALE
	GLASS		STRUCTURAL GLASS		GLASS BLOCK
	INSULATION		BAT/CEILING FILL		ROCK INSULATION
	ACOUSTICAL TILE		CERAMIC TILE - LARGE SCALE		CERAMIC TILE - SMALL SCALE
	CARPET AND PAD		GYPSUM WALLBOARD		METAL LATH AND PLASTER
	FIBERGLASS INSULATION		RESILIENT FLOORING/PLASTIC LAMINATE		TERRAZZO
	BRICK		CONCRETE MASONRY BLOCK		METAL WOOD STUD
	PARTITION INCLUSIONS		CERAMIC TILE		CONCRETE PLASTER
	ELEVATION INDICATIONS		SHEET METAL		SHINGLE/SIDING

**SYMBOL KEY**

	VIEW TITLE MARK		DETAIL TITLE MARK
	VIEW NAME		SECTION NUMBER
	EXTERIOR ELEVATION		INTERIOR ELEVATION
	SECTION ELEVATION		SECTION ELEVATION
	DETAIL REFERENCE		BLOWUP DETAIL REFERENCE
	VERTICAL ELEVATION		CONTROL POINT
	ROLL-UP DOOR SYM.		DOOR IDENTIFICATION
	ROOM IDENTIFICATION		CEILING HEIGHT
	WALL TAG		KEYNOTE
	NOTE CALL-OUTS		NORTH ELEVATION (FOR REFER. ONLY)
	EXIT SIGN		FIRE ALARM PULL
	DOOR TYPE		FIRE EXTINGUISHER CABINET
	WINDOW TYPE		GRAPHIC SCALE
	SECTION LINE		PROPERTY LINE

**BUREAU OF ENGINEERING**

**DEPARTMENT OF PUBLIC WORKS**

**GARY LEE MOORE, PE, ENV SP** CITY ENGINEER

**ROBERT LOMELIN** ARCHITECTURAL DIVISION

**JOHANNA MARIAN** LIC. NO. 20333

**JOHANNA MARIAN** LIC. NO. 20333

**APPROVED BY: WAMMOOD KARAMZADEH, AIA, PRINCIPAL ARCHITECT**

**PROJECT: VENICE BEACH ROSE AVENUE RESTROOM**

**ADDRESS: 210 OCEAN FRONT WALK VENICE BEACH, LOS ANGELES, 90291**

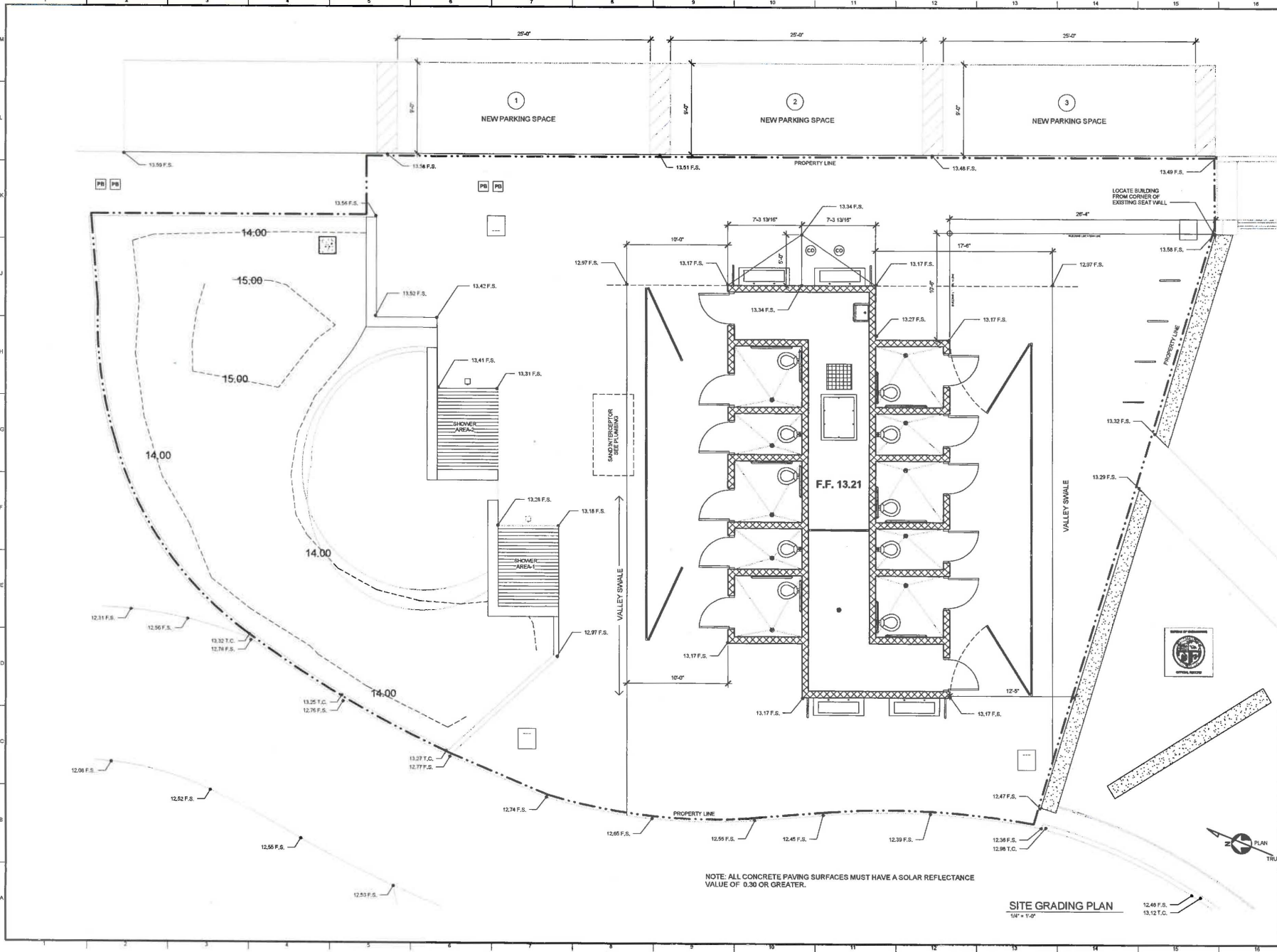
**WORK ORDER NO. E17012A**

**PROJECT NO. A002**

**SHEET 23 OF 72**



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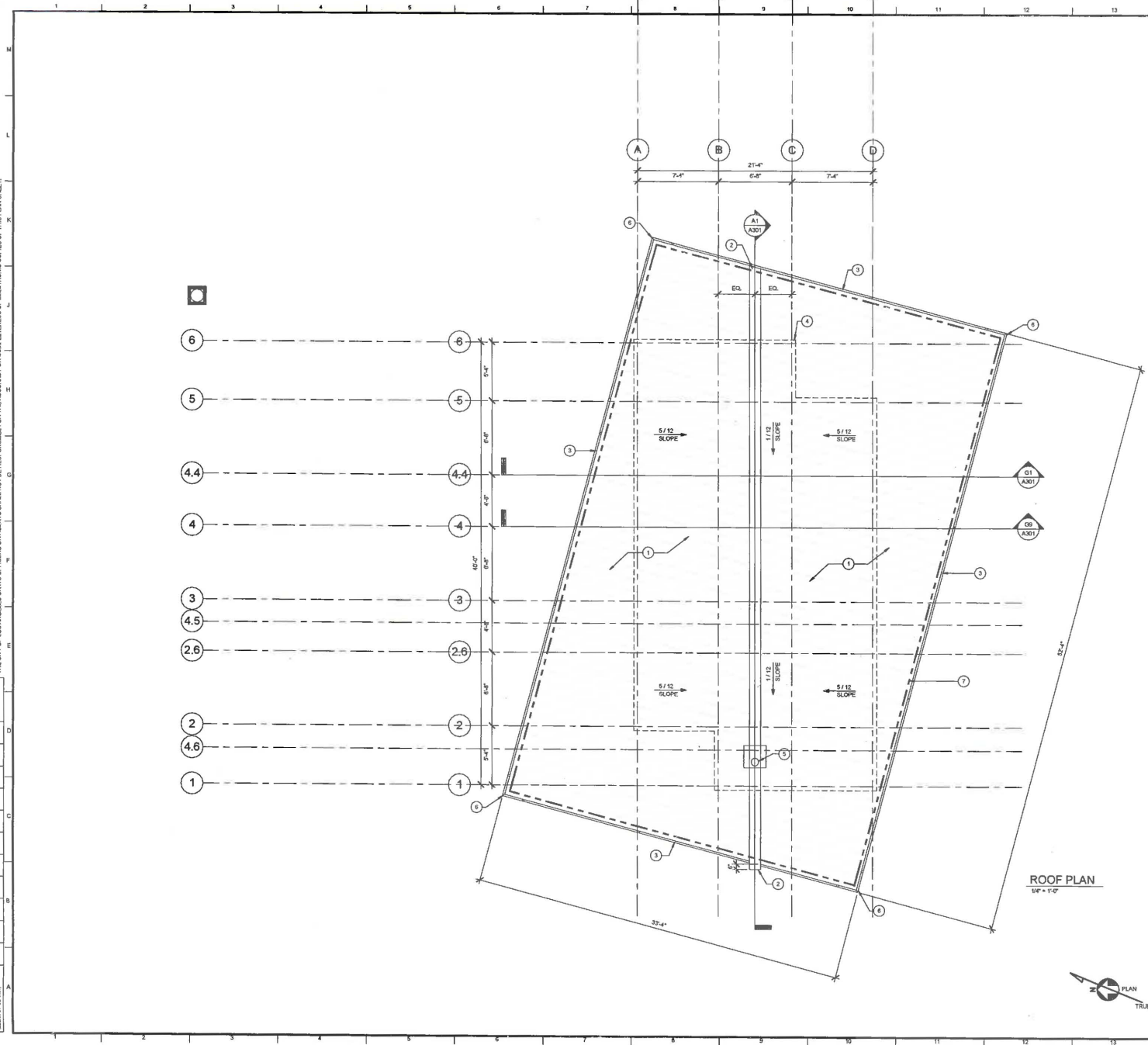


NOTE: ALL CONCRETE PAVING SURFACES MUST HAVE A SOLAR REFLECTANCE VALUE OF 0.30 OR GREATER.

SITE GRADING PLAN  
 1/4" = 1'-0"

<b>ENGINEERING</b> BUREAU OF ENGINEERING CITY OF LOS ANGELES	
NO.	DATE
REVISION DESCRIPTION	DATE
PROJECT NO.	ISSUE NO.
PROJECT NO. MF 300450	
DEPARTMENT OF PUBLIC WORKS GARY LEE MOORE, PE, ENV SP CITY ENGINEER ARCHITECTURAL DIVISION ARCHITECT: ROBERT LOMLIN, LIC. NO. 2333 DESIGNED BY: JOHN MANUEL DRAWN BY: JOHN MANUEL / AMADOR YEE CHECKED BY: ROBERT LOMLIN APPROVED BY: MAHMOUD HANAWAZEN, P.E., PRINCIPAL ARCHITECT	
CLIENT: DEPARTMENT OF RECREATION AND PARKS MANAGER: MICHAEL S. SHILL SHEET TITLE: SITE GRADING PLAN	
PROJECT: VENCE BEACH ROSE AVENUE RESTROOM ADDRESS: 210 OCEAN FRONT WALK VENCE BEACH, LOS ANGELES, 90281	
WORK ORDER NO. PLAN FILE NO.	PROJECT STATUS DATE
<b>A101.1</b> SHEET 25 OF 12	

THE CITY OF LOS ANGELES DEPT OF PUBLIC WORKS AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.



**KEYNOTES**

- 1 RHEINZINK STANDING SEAM METAL ROOFING PER MANUFACTURERS RECOMMENDED INSTALLATION INSTRUCTIONS
- 2 24GA 316 STAINLESS STEEL VALLEY FLASHING AND GUTTER
- 3 PEAK FLASHING w/ ELECTRIC BIRD DETERRENT @ FLASHING PERIMETER
- 4 BUILDING OUTLINE BELOW
- 5 ROOF DRAIN, SEE SECTION DETAIL
- 6 OUTSIDE CORNER FLASHING (RHEINZINK)
- 7 BIRD BARRIER ELECTRIC BIRD DETERRENT (BIRD BARRIER, BIRD SHOCK).



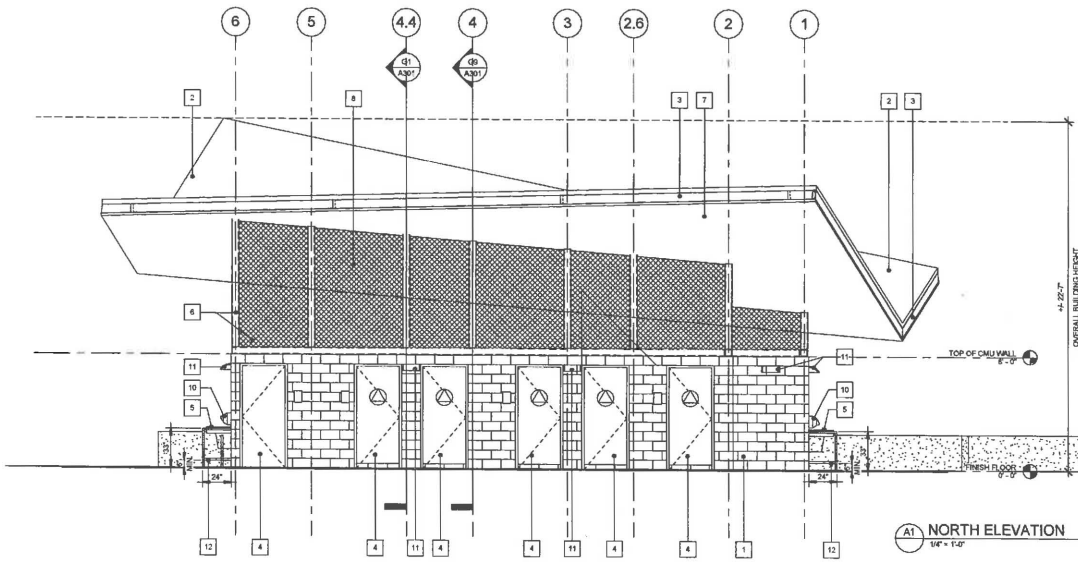
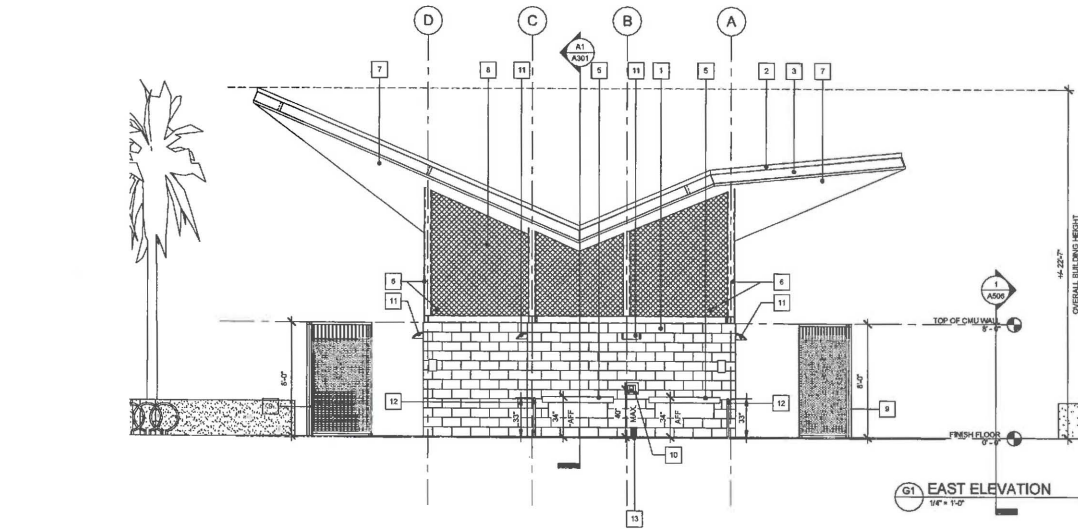
**ROOF PLAN**  
1/4" = 1'-0"



<b>CITY OF LOS ANGELES</b>		<b>DEPARTMENT OF PUBLIC WORKS</b>		<b>BUREAU OF ENGINEERING</b>	
CLIENT: DEPARTMENT OF RECREATION AND PARKS MANAGER: MICHAEL S. SHUL		ARCHITECTURAL DIVISION		DATE: _____	
SHEET TITLE: ROOF PLAN		ARCHITECT: ROBERT LOMELIN		NO. _____	
PROJECT: VENICE BEACH ROSE AVENUE RESTROOM REPAIR/REPLACEMENT		DESIGNED BY: APHA AMBREL		LIC. NO. 33333	
ADDRESS: 210 OCEAN FRONT WALK VENICE BEACH, LOS ANGELES, 90291		DRAWN BY: APHA AMBREL / MARCO VERA		CHECKED BY: ROBERT LOMELIN	
PROJECT STATUS: _____		APPROVED BY: MAHMOUD KARMAWAZEL, AIA, PRINCIPAL ARCHITECT		BUILDING NO. MF 300450	
DRAWING NO. A103		WORK ORDER NO. E170182A		SHEET 27 OF 72	
PLAN FILE NO. _____		DATE: _____		REVISION DESCRIPTION: _____	



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**KEYNOTES**

- 1 CMU WALL
- 2 STANDING SEAM ROOF (BY RHEINZINK)
- 3 FLASHING FASICA, SEE ROOFING DETAILS
- 4 FIBERGLASS DOOR AND FRAME, SEE DOOR SCHEDULE
- 5 WALL-MOUNTED LAVATORY (TRUEFORM CONCRETE SINK)
- 6 STRUCTURAL POST & BEAM, SEE STRUCTURAL DWG
- 7 METAL SOFFIT PANEL (PAC-CLAD .040 ALUM SOFFIT)
- 8 DECORATIVE WALL SCREEN (AREA OF HATCH) BOK METAL (AXON) CS SCREENS
- 9 STAINLESS STEEL SECURITY FENCE w/ BOLT LOCK SWING GATE
- 10 WALL-MOUNTED HAND DRYER, SEE ELECT'L DWGS
- 11 WALL-MOUNTED LIGHT FIXTURE, SEE ELECT'L DWGS
- 12 ADA 316 STAINLESS STEEL POLISHED BARRIER PIPE RAIL
- 13 4" WIDE x 8" HIGH CMU OPENING AS PER FLOOD CONTROL REQUIREMENTS, PROVIDE WIRE MESH SCREEN OVER OPENING, SEE DETAIL J11AS01

**FLOOD NOTES:**

- 1. MINIMUM FLOOD VENT AREA REQUIRED 955 SQUARE INCHES.
- 2. BOTTOM OF VENTS SHALL NOT BE HIGHER THAN 12" MAXIMUM ABOVE ADJACENT GRADE.
- 3. ALL MECH. AND ELEG. EQUIPMENT INCLUDING DUCTS, SWITCHES ARE TO BE ABOVE MINIMUM LOWEST FINISH LEVEL.
- 4. SURVEYOR TO VERIFY ELEVATION DURING FOUNDATION FORMWORK.
- 5. AT COMPLETION OF CONSTRUCTION ELEVATION (E.C.) CERTIFICATE SIGNED BY INSPECTOR IS REQUIRED.

**LEGEND**

- SKINAGE, SEE SIGNAGE SCHEDULE AND DETAIL ON SHEET A801
- SKINAGE, SEE SIGNAGE SCHEDULE AND DETAIL ON SHEET A801

**Project Status**

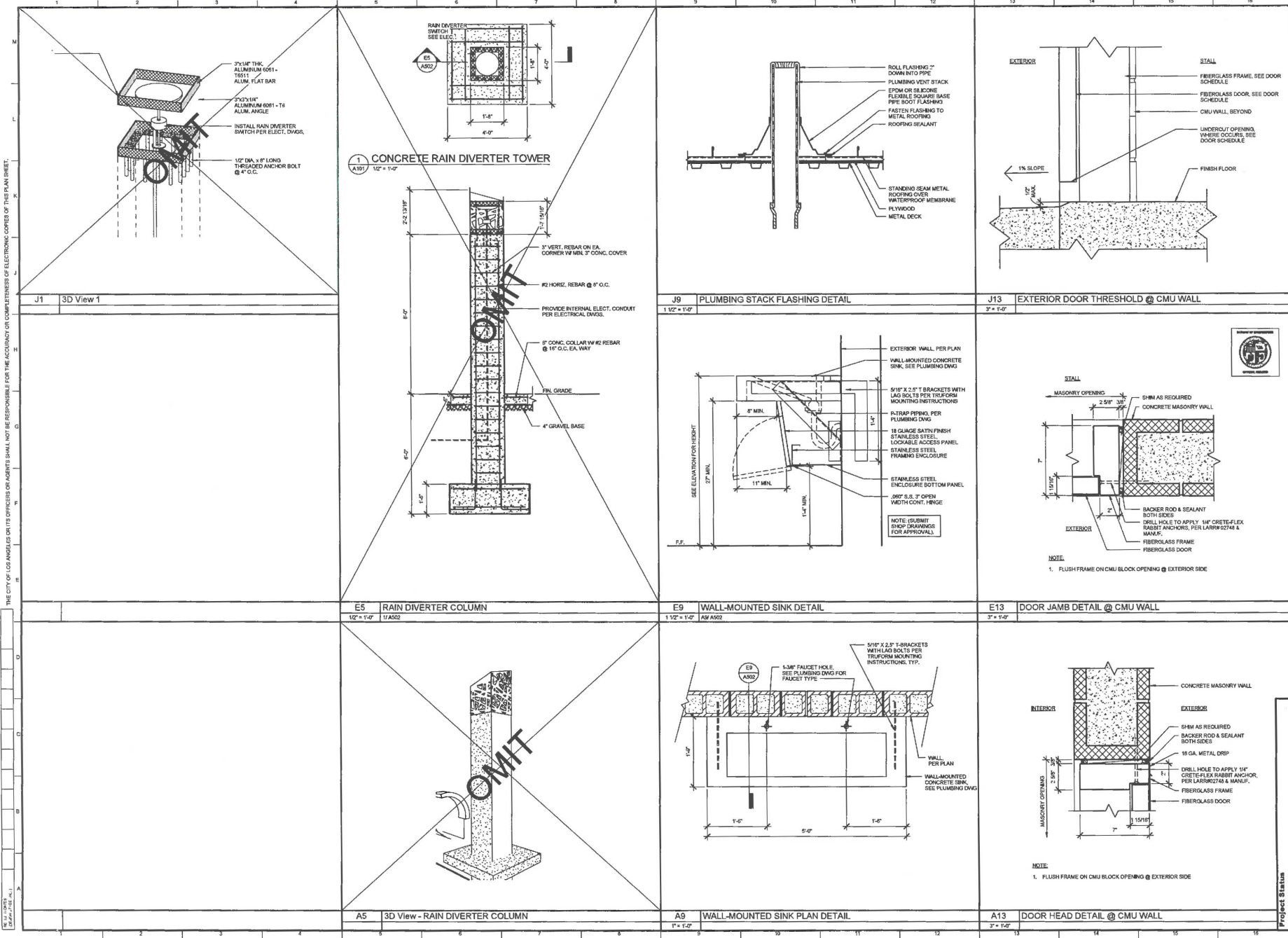
**CITY OF LOS ANGELES**  
 DEPARTMENT OF PUBLIC WORKS  
 GARY LEE MOORE, PE ENV SP CITY ENGINEER  
 ARCHITECTURAL DIVISION  
 ARCHITECT: ROBERT LOMELIN  
 DESIGNED BY: JOHN MARTEL  
 DRAWN BY: JOHN MARTEL  
 CHECKED BY: ROBERT LOMELIN  
 APPROVED BY: MAHMOUD KARMAKCH, AIA, PRINCIPAL ARCHITECT

**ENGINEERING**  
 BUREAU OF ENGINEERING  
 DATE: \_\_\_\_\_  
 REGION DESCRIPTION: \_\_\_\_\_  
 NO.: \_\_\_\_\_  
 BUREAU NO.: MF 300450  
 INDEX NO.: \_\_\_\_\_

**CITY OF LOS ANGELES**  
 CLIENT: DEPARTMENT OF RECREATION AND PARKS  
 MANAGER: MICHAEL L. SMILL  
 STREET TITLE: NORTH & EAST ELEVATIONS  
 PROJECT: VENICE BEACH ROSE AVENUE RESTROOM REPAIR/RECON  
 ADDRESS: 210 OCEAN FRONT WALK VENICE BEACH, LOS ANGELES, 90281

WORK ORDER NO. E170182A  
 PLAN FILE NO. \_\_\_\_\_  
 DRAWING NO. A201  
 SHEET 29 OF 72





**BUREAU OF ENGINEERING**

**PROJECT DESCRIPTION**

**NO.**

**DATE**

**ENGINEER**

**PROJECT**

**CITY ENGINEER**

**DATE**

**ARCHITECT**

**DESIGNED BY**

**DRAWN BY**

**CHECKED BY**

**APPROVED BY**

**PROJECT STATUS**

**CITY OF LOS ANGELES**

**CLIENT: DEPARTMENT OF RECREATION AND PARKS**

**MANAGER: MICHAEL A. SHUL**

**SHEET TITLE: DOOR AND PLUMBING DETAILS**

**PRODUCT: VENICE BEACH ROSE AVENUE RESTROOM REPLACEMENT**

**ADDRESS: VENICE WALK, VENICE BEACH, LOS ANGELES, 90231**

**WORK ORDER NO. E170162A**

**PLAN FILE NO.**

**DRAWING NO. A502**

**SHEET 33 OF 74**

**PROJECT NO. MF 300450**

**ENGINEERING**

**CITY OF LOS ANGELES**

**BUILDING**

**ENGINEER**

**DATE**

**PROJECT**

**CITY ENGINEER**

**DATE**

**ARCHITECT**

**DESIGNED BY**

**DRAWN BY**

**CHECKED BY**

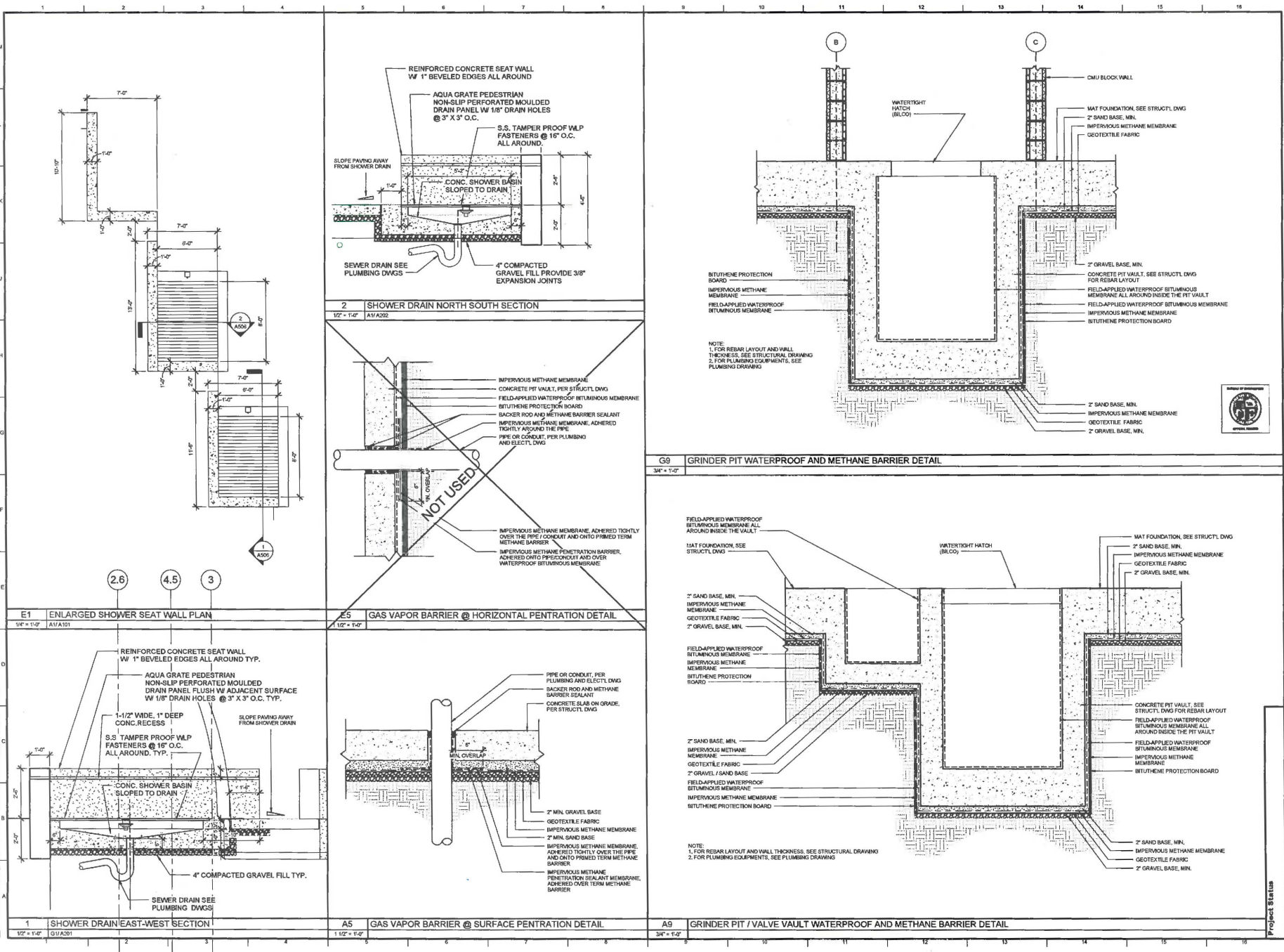
**APPROVED BY**





TITLE BLOCK DATE: 02/20/15  
 SHEET BLOCK DATE: 04/17/15  
 FILE PATH: C:\Users\235656\Documents\1509\_Rev\_A500\_Covering\_25185.rvt

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**CITY OF LOS ANGELES**  
 DEPARTMENT OF PUBLIC WORKS  
 BUREAU OF ENGINEERING

PROJECT: VENICE BEACH ROSE AVENUE RESTROOM REPLACEMENT  
 ADDRESS: VENICE BEACH, LOS ANGELES, 90231

PROJECT STATUS: **Project Status**

DATE: 02/20/15  
 SHEET: 37 OF 72

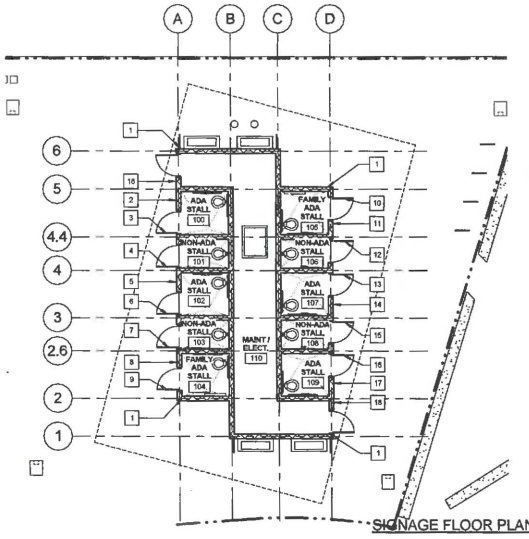
ENGINEERING  
 CITY OF LOS ANGELES  
 BUREAU OF ENGINEERING  
 PROJECT NO. MF 300450  
 SHEET NO. 37 OF 72



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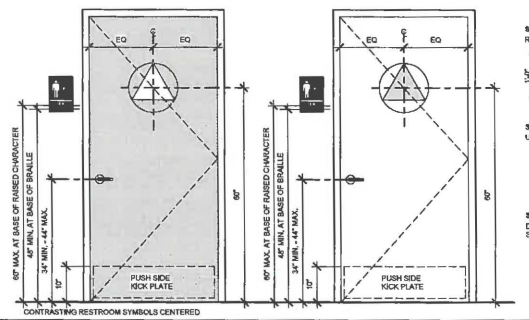
### SIGNAGE SCHEDULE

KEYNOTE	ROOM NO.	SIGN TYPE	MESSAGE	MOUNTING HEIGHT	LETTER COLOR	BACKGROUND COLOR (SFA)	TEXT SIZE	BRAILLE	REMARKS
1	110	3	ACCESSIBLE DIRECTIONAL	48" BOT. OF BRAILLE	ALUM	DRYLAC KOKO BROWN	1-1/2"	YES	ON THE WALL
2	109	4	UNISEX / FAMILY RESTROOM WALL SIGN	48" BOT. OF BRAILLE	ALUM	DRYLAC KOKO BROWN	1-1/2"	YES	ON THE WALL
3	109	2	UNISEX / FAMILY RESTROOM DOOR SIGN	80" CENTER	ALUM	DRYLAC KOKO BROWN	-	-	ON THE DOOR
4	101	1	UNISEX DOOR SIGN	80" CENTER	ALUM	DRYLAC KOKO BROWN	-	-	ON THE DOOR
5	102	3	UNISEX WALL SIGN	48" BOT. OF BRAILLE	ALUM	DRYLAC KOKO BROWN	1-1/2"	YES	ON THE WALL
6	102	1	UNISEX DOOR SIGN	80" CENTER	ALUM	DRYLAC KOKO BROWN	-	-	ON THE DOOR
7	103	1	UNISEX DOOR SIGN	80" CENTER	ALUM	DRYLAC KOKO BROWN	-	-	ON THE DOOR
8	104	3	UNISEX WALL SIGN	48" BOT. OF BRAILLE	ALUM	DRYLAC KOKO BROWN	1-1/2"	YES	ON THE WALL
9	104	1	UNISEX DOOR SIGN	80" CENTER	ALUM	DRYLAC KOKO BROWN	-	-	ON THE DOOR
10	105	1	UNISEX DOOR SIGN	80" CENTER	ALUM	DRYLAC KOKO BROWN	-	-	ON THE DOOR
11	105	3	UNISEX WALL SIGN	48" BOT. OF BRAILLE	ALUM	DRYLAC KOKO BROWN	1-1/2"	YES	ON THE WALL
12	106	1	UNISEX DOOR SIGN	80" CENTER	ALUM	DRYLAC KOKO BROWN	-	-	ON THE DOOR
13	107	1	UNISEX DOOR SIGN	80" CENTER	ALUM	DRYLAC KOKO BROWN	-	-	ON THE DOOR
14	107	3	UNISEX WALL SIGN	48" BOT. OF BRAILLE	ALUM	DRYLAC KOKO BROWN	1-1/2"	YES	ON THE WALL
15	108	1	UNISEX DOOR SIGN	80" CENTER	ALUM	DRYLAC KOKO BROWN	-	-	ON THE DOOR
16	109	1	UNISEX / FAMILY RESTROOM DOOR SIGN	80" CENTER	ALUM	DRYLAC KOKO BROWN	-	-	ON THE DOOR
17	109	3	UNISEX / FAMILY RESTROOM WALL SIGN	48" BOT. OF BRAILLE	ALUM	DRYLAC KOKO BROWN	1-1/2"	YES	ON THE WALL
18	110	6	MECHANICAL ROOM	48" BOT. OF BRAILLE	ALUM	DRYLAC KOKO BROWN	1-1/2"	YES	ON THE WALL



### SIGNAGE NOTES:

- ALL PLACKETS/CAST ALUMINUM SIGNS 5/16" THICK IS SIGHTED IN THIS DRAWING. OBTAIN ALL PRODUCTS UNDER SINGLE MANUFACTURER.
- SIGNS MUST COMPLY WITH THE TITLE 24 DISABLED ACCESS REQUIREMENTS AND LATEST EDITION OF THE IBC.
- SUBMIT SHOP DRAWINGS OF SIGNAGE AND OBTAIN APPROVAL FROM THE ARCHITECT PRIOR TO ANY FABRICATION.
- ALL TEXT SHALL BE IN UPPER CASE LETTERS.
- RESTROOM DOOR SIGNAGE SHALL BE MOUNTED CENTERED TO THE WIDTH OF THE DOOR AND THE MOUNTING HEIGHT MEASURED FROM THE FINISH FLOOR.
- ROOM IDENTIFICATION SIGNAGE ON DOORS SHALL BE CENTERED TO THE WIDTH OF THE DOOR.
- ALL SIGNAGE SHALL BE CAST ALUMINUM WITH RAISED CHARACTERS AND SYMBOLS. TEXTURED AND PAINTED BACKGROUND SECURELY MOUNTED WITH HEAVY DUTY TAMPER-PROOF SCREWS OR FASTENERS. U.S.G.
- SIGNS WITH RAISED CHARACTERS AND BRAILLE SHALL BE LOCATED 48 INCHES (1200 mm) MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS. MOUNTING LOCATIONS SHALL BE ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR, HAVING 18 IN. MINIMUM CLEARANCE IN FRONT OF THE SIGN BEFORE THE SWING OF THE DOOR UNDO.



### SIGN TYPES

- SIGN TYPE 1** RESTROOM UNISEX DOOR SIGN
- SIGN TYPE 2** RESTROOM UNISEX / FAMILY DOOR SIGN
- SIGN TYPE 3** UNISEX WALL SIGN
- SIGN TYPE 4** UNISEX / FAMILY WALL SIGN
- SIGN TYPE 5** DIRECTIONAL WALL SIGN
- SIGN TYPE 6** ELECTRICAL ENCLOSURE QUALIFIED PERSONNEL ONLY

### ROOM FINISH SCHEDULE

NO.	ROOM NAME	PERIMETER	AREA	FLOOR	BASE	NORTH	EAST	SOUTH	WEST	REMARKS	CEILING	FINISH	REMARKS
100	ADA STALL	25'-0"	40 SF										
101	NON-ADA STALL	21'-0"	27 SF										
102	ADA STALL	25'-0"	40 SF										
103	NON-ADA STALL	21'-0"	27 SF										
104	FAMILY ADA STALL	25'-0"	40 SF										
105	FAMILY ADA STALL	25'-0"	40 SF										
106	NON-ADA STALL	21'-0"	27 SF										
107	ADA STALL	25'-0"	40 SF										
108	NON-ADA STALL	21'-0"	27 SF										
109	ADA STALL	25'-0"	40 SF										
110	MAINT / ELECT.	120'-2"	308 SF										

### ROOM FINISH LEGEND

- (MANUFACTURE NAME FOR REFERENCE ONLY)
- CONC: SEALED CONCRETE - SMOOTH TROWEL FINISH
- EP: EPOXY GROUT
- EG: EPOXY PAINT
- EK: EXPOSED
- EX: EXPOSED STRUCTURE ABOVE
- FP: PAINT TO MATCH (TIGER DRY LAC: COLOR TO BE DETERMINED BY ARCHITECT)
- SC: SEALED CONCRETE SLAB
- SS: STAINLESS STEEL
- UC: UNFINISHED CONCRETE
- VF: VINYL FLOORING

### ROOM FINISH NOTES

- THE CONTRACTOR SHALL SUBMIT ALL FINISH COLOR SAMPLES FOR REVIEW AND APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION.
- PAIN ALL EXPOSED STRUCTURAL BEAMS, DECKS, A/C DUCTS, PIPES, ELECTRICAL CONDUITS AND COMPONENTS ETCETERA WITH COLOR #2. PAINT ALL EXPOSED STRUCTURAL COLUMNS AND BRACES WITH COLOR #2 UNLESS NOTED OTHERWISE. AND PAINT ALL AIR DEFUSERS AND CEILING ACCESS DOORS TO MATCH WITH ADJACENT SURFACES. TYPICAL FOR ALL INTERIOR OF THE BUILDING.
- ALL INTERIOR FINISH MATERIALS APPLIED TO WALLS AND CEILING SHALL BE TESTED AS SPECIFIED IN SECTION 9.02 OF THE LOS ANGELES BUILDING CODE. FOR EXITSWAYS, HALLWAYS AND CORRIDORS MUST HAVE MAXIMUM FLAME SPREAD OF CLASS A. ALL OTHER ROOMS MUST HAVE MAXIMUM FLAME SPREAD OF CLASS-B.
- REFERENCE POINT FOR WALL AND FLOOR TILE INSTALLATION SHALL START FROM THE CENTER OF THE FLOOR OR WALL SURFACE.
- PROVIDE SECURE RECESSED VALVE OUTLETS FOR WATER AND UTILITY LINES AS NEEDED.

### DOOR SCHEDULE

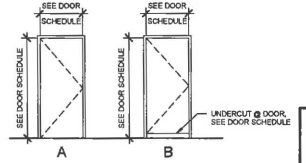
NO.	TYPE	DIMENSIONS		THICKNESS	MATERIAL	FRAME	GLASS	TEMP. CL.	DETAILS SHEET NO.		DOOR SCHEDULE	DOOR LOCK	KICK PLATE	REMARKS
		WIDTH	HEIGHT						HEAD	JAMB				
100	B	3'-0"	7'-2"	0'-1 3/4"	FG	FF	HC	FF	A13A502	E13A502				PROVIDE 4" UNDERCUT - CHEM PROOF DOORS MODEL CP15
101	B	3'-0"	7'-2"	0'-1 3/4"	FG	FF	HC	FF	A13A502	E13A502				PROVIDE 4" UNDERCUT - CHEM PROOF DOORS MODEL CP15
102	B	3'-0"	7'-2"	0'-1 3/4"	FG	FF	HC	FF	A13A502	E13A502				PROVIDE 4" UNDERCUT - CHEM PROOF DOORS MODEL CP15
103	B	3'-0"	7'-2"	0'-1 3/4"	FG	FF	HC	FF	A13A502	E13A502				PROVIDE 4" UNDERCUT - CHEM PROOF DOORS MODEL CP15
104	B	3'-0"	7'-2"	0'-1 3/4"	FG	FF	HC	FF	A13A502	E13A502				PROVIDE 4" UNDERCUT - CHEM PROOF DOORS MODEL CP15
105	B	3'-0"	7'-2"	0'-1 3/4"	FG	FF	HC	FF	A13A502	E13A502				PROVIDE 4" UNDERCUT - CHEM PROOF DOORS MODEL CP15
106	B	3'-0"	7'-2"	0'-1 3/4"	FG	FF	HC	FF	A13A502	E13A502				PROVIDE 4" UNDERCUT - CHEM PROOF DOORS MODEL CP15
107	B	3'-0"	7'-2"	0'-1 3/4"	FG	FF	HC	FF	A13A502	E13A502				PROVIDE 4" UNDERCUT - CHEM PROOF DOORS MODEL CP15
108	B	3'-0"	7'-2"	0'-1 3/4"	FG	FF	HC	FF	A13A502	E13A502				PROVIDE 4" UNDERCUT - CHEM PROOF DOORS MODEL CP15
109	B	3'-0"	7'-2"	0'-1 3/4"	FG	FF	HC	FF	A13A502	E13A502				PROVIDE 4" UNDERCUT - CHEM PROOF DOORS MODEL CP15
110A	A	3'-0"	7'-2"	0'-1 3/4"	FG	FF	HC	FF	A13A502	E13A502				PROVIDE 4" UNDERCUT - CHEM PROOF DOORS MODEL CP15
110B	A	3'-0"	7'-2"	0'-1 3/4"	FG	FF	HC	FF	A13A502	E13A502				PROVIDE 4" UNDERCUT - CHEM PROOF DOORS MODEL CP15

### LEGEND

- FG: FIBERGLASS
- FF: FACTORY FINISH
- HC: HOLLOW CORE W/ CORROSION RESISTANT

### NOTES

- ALL SECURITY OPENINGS SHALL COMPLY WITH DIVISION 07 OF THE LOS ANGELES CURRENT BUILDING CODE INCLUDING THE FOLLOWING:
  - ALL OPEN TYPE BRIGGS MONROE ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS.
  - DEADBOLTS SHALL CONTAIN HARDENED INSERTS.
  - STRAIGHT DEADBOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF 1/4".
  - A HOOK SHAPED OR AN EXPANDING LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 1/4".
  - CYLINDER GUARDS SHALL BE INSTALLED IN ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEFORE THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.
  - ALL GLASS DOORS SHALL HAVE FULLY TEMPERED GLASS.
  - PROVIDE DEADLOCKING LATCH KEY OPERATED LOCKS ON EXTERIOR.
  - ALL GLAZING WITHIN 40" OF DOOR LOCK SHALL BE TEMPERED GLASS.
  - DOOR STOPS OF IN-SWINGING EXTERIOR DOORS SHALL BE ONE PIECE CONSTRUCTION.



DOOR TYPE  
14" x 14"

**ENGINEERING**  
 BUREAU OF ENGINEERING  
 CITY OF LOS ANGELES

PROJECT NO. \_\_\_\_\_  
 SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_

DATE: \_\_\_\_\_

REVISION DESCRIPTION: \_\_\_\_\_

PROJECT: DOOR FINISH AND SIGNAGE SCHEDULE AND NOTES  
 LOCATION: VEHICLE BEACH ROSE AVENUE RESTROOM  
 ADDRESS: 1000 VEHICLE BEACH BLVD, WALK, LOS ANGELES, 90023

DESIGNED BY: JOHN MARTEL  
 DRAWN BY: JOHN MARTEL / MARCOUS YET  
 CHECKED BY: ROBERT LOMELIN  
 APPROVED BY: MARCOUS YET / JOHN MARTEL

PROJECT STATUS: \_\_\_\_\_

WORK ORDER NO. E170182A  
 DRAWING NO. A601  
 SHEET 39 OF 73

**GENERAL:**

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES:
  - CITY OF LOS ANGELES BUILDING CODE, 2014 EDITION.
  - STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION "SSPWC", ADOPTED BY THE BOARD OF PUBLIC WORKS OF THE CITY OF LOS ANGELES AS MODIFIED BY THE LATEST ISSUE OF THE BROWN BOOK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL THE CONTRACT DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO STARTING ANY WORK. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES BEFORE PROCEEDING FURTHER WITH THE WORK.
- THE ENGINEER DOES NOT WARRANT THE ACCURACY OF SCALED DIMENSIONS ON ANY PLAN. ALL DIMENSIONS SHALL BE AS DESIGNATED ON THE PLANS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AT THE SITE PRIOR TO COMMENCING WORK AND/OR FABRICATION AND PROCUREMENT OF ANY ITEM.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NOTES AND DETAILS ON DRAWINGS AND THESE GENERAL NOTES AND TYPICAL DETAILS ARE IN CONFLICT WITH THE CONTRACT SPECIFICATIONS, THE MOST STRINGENT SHALL APPLY. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
- A STAMPED SET OF PLANS AND SPECIFICATIONS SHALL BE KEPT AT THE JOBSITE AT ALL TIMES. THE CONTRACTOR SHALL ALSO MAINTAIN A SEPARATE FULL SIZE SET AND UPDATE WITH RECORD (I.E. AS-BUILT) INFORMATION. BOTH SETS SHALL BE MADE AVAILABLE TO THE INSPECTOR, BUILDING OFFICIAL OR CITY ENGINEER AT ALL TIMES.
- MANUFACTURED MATERIALS SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO THEIR USE. ALL REQUIREMENTS OF THOSE APPROVALS SHALL BE FOLLOWED.
- SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
  - SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS.
  - SIZE AND LOCATION OF ALL NON-BEARING PARTITIONS.
  - SIZE AND LOCATION OF ALL CONCRETE CURBS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGES IN LEVEL, CHANGES, GROVES, INSERTS, ETC.
  - SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS.
  - DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.
- SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
  - PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL, ROOF AND FLOOR OPENINGS, ETC.
  - ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS.
  - ANCHORAGE AND BRACING FOR ELECTRICAL, MECHANICAL OR EQUIPMENT.
  - ANCHOR BOLTS FOR MOTOR MOUNTS.
  - SIZE AND LOCATION OF MACHINE AND EQUIPMENT BASES.
- PIPE SLEEVES, CONDUITS, DUCTS, INSERTS, AND OTHER SIMILAR EMBEDDED ITEMS SHALL BE IN PLACE PRIOR TO PLACEMENT OF CONCRETE.
- NO PIPES, DUCTS, SLEEVES, OR OTHER MECHANICAL, PLUMBING, AND ELECTRICAL TRADE ITEMS SHALL PASS THROUGH STRUCTURAL MEMBERS UNLESS SHOWN ON THE STRUCTURAL PLANS OR APPROVED BY THE CITY ENGINEER.
- SEWER AND UTILITY LINES ARE NOT SHOWN ON THE STRUCTURAL DRAWINGS. REFER TO PLUMBING, ELECTRICAL AND CIVIL DRAWINGS FOR LOCATION. THE CONTRACTOR SHALL COORDINATE ALL SEWER AND UTILITY LINES WITH THE FOUNDATION DRAWINGS. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES BEFORE PROCEEDING FURTHER WITH THE WORK.
- THE STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED WORK. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL THE MEASURES NECESSARY TO PROTECT THE SAFETY OF THE STRUCTURE, EMPLOYEES, AND THE PUBLIC DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO AND SAFETY OF BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION LOADING AND EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE CITY ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS AND DOES NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM HIS/HER RESPONSIBILITIES FOR THE ABOVE ITEMS.
- THE CONTRACTOR SHALL NOT STACK CONSTRUCTION MATERIAL ON ANY ELEVATED ROOF OR FLOOR. THE MATERIAL SHALL BE SPREAD OUT AND THE LOAD SHALL NOT BE ALLOWED TO EXCEED 80% OF THE DESIGN LIVE LOAD. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH OR WHERE OVERLOAD IS ANTICIPATED.
- REVIEW OF SUBMITTALS AND SHOP DRAWINGS WILL BE FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT AND CONTRACT DOCUMENTS. NOTED MARKINGS OR COMMENTS SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM COMPLIANCE WITH THE PROJECT PLANS AND SPECIFICATIONS OR DEPARTURES THEREFROM. THE CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS AND ACCURACY FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS FOR SELECTING FABRICATION PROCESSES, FOR TECHNIQUES OF ASSEMBLY FOR PERFORMING WORK IN A SAFE AND SATISFACTORY MANNER.
- THE CONTRACTOR SHALL OBTAIN AND ARRANGE FOR ALL REQUIRED PERMITS AND INSPECTIONS.
- THE CONTRACTOR SHALL PROVIDE PROTECTION FOR PEDESTRIANS AND VEHICLES ADJACENT TO THE PROJECT SITE DURING CONSTRUCTION.
- CONTRACTORS RESPONSIBLE FOR CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM (COMPONENT LISTED IN THE "STATEMENT OF SPECIAL INSPECTION" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LADS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SEC. 1709.1.

**EARTHWORK & FOUNDATION:**

- ALL EXCAVATIONS, SHORING, AND CUT SLOPES SHALL COMPLY WITH CALIFORNIA CONSTRUCTION SAFETY ORDERS AND THE REQUIREMENTS OF THE CITY OF LOS ANGELES, DEPARTMENT OF BUILDING & SAFETY.
- THE CONTRACTOR SHALL NOTIFY THE PROJECT GEOTECHNICAL ENGINEER, OR ITS DESIGNEE, TO MONITOR, INSPECT, AND APPROVE ANY EXCAVATIONS, SHORING INSTALLATION, FOUNDATIONS, AND THE PLACEMENT OF COMPACTED FILL. THE PROJECT GEOTECHNICAL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF INSPECTION CAN BE REACHED AT (213) 487-0476 OR (213) 847-0485.
- THE CONTRACTOR SHALL ARRANGE FOR INSPECTION BY THE CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY, AT LEAST 48 HOURS IN ADVANCE. THE DEPARTMENT CAN BE REACHED AT (888) 524-2845 OR (213) 482-0000.
- THE CONTRACTOR SHALL SECURE AND PAY FOR ALL THE NECESSARY PERMITS FOR ALL TRENCHES AND EXCAVATIONS FIVE FEET OR MORE IN DEPTH FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO ISSUANCE OF A BUILDING OR GRADING PERMIT BY THE CITY OF LOS ANGELES, DEPARTMENT OF BUILDING & SAFETY.
- UNSURCHARGED VERTICAL CUTS INTO APPROVED NATURAL SOIL ARE ALLOWED TO A MAXIMUM DEPTH OF 5 FEET. UNSURCHARGED EXCAVATION DEEPER THAN 5 FEET TO A MAXIMUM 20 FEET SHALL BE SLOPED AT A 1.5:1 OR FLATTER INCLINATION FROM THE GROUND SURFACE TO THE BOTTOM OF THE EXCAVATION OR SHOULD BE SHORED. ALL EXCAVATIONS SHALL PROCEED IN SUCH A MANNER THAT NO VOIDS ARE DEVELOPED BETWEEN THE BACK OF THE SOIL-RETAINING ELEMENT, SUCH AS SHEETING, AND THE SUPPORTED SOIL.
- UNLESS UNDERPINNING IS NOTED ON THE PLANS, SHORING SHALL BE PROVIDED WHERE THE PROPOSED EXCAVATION CUTS BELOW A PLANE PROJECTED OUTWARD AND DOWNWARD FROM THE EDGE OF ANY BUILDING FOOTINGS AT A SLOPE OF 1:1. ALL SHORING SHALL CONFORM TO SSPWC SECTION 306-1.1.
- PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL FURNISH THE CITY ENGINEER AND A WRITTEN DESCRIPTION OF THE CALCULATIONS PREPARED, SIGNED, PROPOSED PROCEDURES AND REGISTERED CIVIL OR STRUCTURAL AND SEALED BY A CALIFORNIA ENGINEER FOR INFORMATION ONLY. NEVERTHELESS, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL SHORING WORK AND SUBMITTAL TO SHALL NOT RELIEVE THE CONTRACTOR OF HIS/HER THE CITY ENGINEER OBLIGATIONS.
- ALL EXCAVATIONS OF FOOTINGS SHALL FIRST BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER AND THE DEPARTMENT OF BUILDING & SAFETY PRIOR TO PLACEMENT OF THE REINFORCEMENT STEEL AND CONCRETE.
- ALL SOIL TO BE IMPORTED FOR FILL SHALL BE APPROVED AT THE BORROW SITE BY THE GEOTECHNICAL ENGINEER PRIOR TO IMPORT. THREE WORKING DAYS NOTIFICATION TO THE PROJECT GEOTECHNICAL ENGINEER IS REQUIRED PRIOR TO IMPORTING SOIL.
- STRUCTURAL BACKFILL SHALL CONFORM TO THE REQUIREMENTS OF THE GEOTECHNICAL REPORT AND SSPWC SECTION 300-3.5.1. ALL UNSUITABLE MATERIAL SHALL BE REMOVED AND HAULED AWAY FROM THE SITE.
- ALL RECOMMENDATION CONDITIONS OF THE GEOTECHNICAL ENGINEERING REPORT BY THE CITY OF LOS ANGELES, DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING, GEOTECHNICAL ENGINEERING GROUP (GEO FILE # 13-098) DATED JUNE 4, 2014, THE SOIL REPORT APPROVAL LETTER FROM THE DEPARTMENT OF BUILDING AND SAFETY (LADBS) AND ANY SUPPLEMENTAL GEOTECHNICAL REPORTS THEREAFTER SHALL BE PART OF THE PLANS AND A COPY OF THIS REPORT SHALL BE KEPT AT THE JOB SITE AT ALL TIME.

**REINFORCING STEEL:**

- ALL REINFORCING STEEL SHALL BE DEFORMED BARS, CONFORMING TO ASTM A615-60. ALL GRADE BEAM REBARS SHALL BE A-706 GRADE 60.
- WELDED WIRE REINFORCEMENT SHALL CONFORM TO ASTM A-185. MESH SHALL BE LAPPED (2" MINIMUM).
- ALL BARS SHALL BE CLEAN OF LOOSE FLAKY RUST, GREASE OR OTHER MATERIALS LIKELY TO IMPAIR BOND.
- ALL BENDS SHALL BE MADE COLD.
- REINFORCING BARS SHALL BE SPLICED AND BENT IN STRICT ACCORDANCE WITH THE C.R.S.I. PUBLICATION AND DETAIL DRAWINGS. NO KINKS SHALL BE PERMITTED.
- FOR BARS #7 THROUGH #11, THE CITY ENGINEER SHALL APPROVE LAP SPLICE LENGTH NOT SHOWN. BARS SHOWN SPLICED SHALL BE CONTIGUOUS AT ALL OTHER LOCATIONS. SPLICES IN ADJACENT BARS SHALL BE STAGGERED AT LEAST ONE SPLICE LENGTH. ALL DOWELS SHALL HAVE THE SAME SIZE AND SPACING AS THAT OF THE REINFORCING STEEL TO WHICH THEY ARE SPLICED.
- ALL STRUCTURAL REBARS SHALL BE EPOXY COATED.

**CONCRETE:**

- UNLESS OTHERWISE INDICATED, CONCRETE SHALL CONFORM TO SECTION 201 OF THE SSPWC.
- ALL CEMENT SHALL CONFORM TO ASTM C-150, PORTLAND CEMENT TYPE II, UNLESS OTHERWISE NOTED.
- FINE AND COARSE AGGREGATE SHALL BE NONREACTIVE AND CONFORM TO ASTM C-33 AND SECTION 201-1.2.2 OF THE SSPWC.
- UNLESS OTHERWISE NOTED, ALL STRUCTURAL CONCRETE SHALL BE HARD ROCK - 145 LBS/CU.FT. CONCRETE STRENGTH SHALL CONFORM TO THE FOLLOWING:
 

SLAB ON GRADE	2500 PSI
FOOTINGS, FOUNDATION WALLS	2500 PSI
RETAINING WALL	3000 PSI (SPECIAL INSPECTION REQUIRED)
- STATEMENTS OF MIX DESIGN SHALL BE AS PER THE BUILDING CODE AND SHALL BE PREPARED BY A CALIFORNIA REGISTERED CIVIL OR STRUCTURAL ENGINEER AND BE PROVIDED BY AN APPROVED LABORATORY. COPIES OF THE STATEMENT SHALL BE IN THE OFFICE OF THE BUILDING INSPECTOR, AT THE BATCH PLANT PRIOR TO BATCHING OF CONCRETE, AND AT THE JOB SITE PRIOR TO PLACING OF CONCRETE. MIX DESIGN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL OF THE PROJECT STRUCTURAL ENGINEER PRIOR TO PLACING OF CONCRETE.
- CONTINUOUS INSPECTION OF CONCRETE BY A DEPUTY INSPECTOR IS REQUIRED FOR CONCRETE STRENGTHS OVER 2500 PSI, TO BE PROVIDED BY THE CITY.
- ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE 2014 EDITION OF THE LOS ANGELES CITY BUILDING CODE AND THE LATEST EDITION OF A.C.I. BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318), INCLUDING BAR BENDS AND HOOKS, UNLESS DETAILED OTHERWISE.
- ANCHOR BOLTS, DOWELS, REINFORCING STEEL, INSERTS, ETC. SHALL BE SECURELY TIED IN PLACE PRIOR TO POURING CONCRETE. CONCRETE BLOCKS SHALL ONLY BE USED TO SUPPORT REINFORCING OFF GROUND.
- THE LOCATION OF CONSTRUCTION JOINTS OR POUR JOINTS SHALL BE AS SHOWN ON PLANS OR AS APPROVED BY THE CITY ENGINEER PRIOR TO POURING CONCRETE.
- NOTIFY THE CITY ENGINEER 48 HOURS PRIOR TO ALL POURS.
- ALL EXISTING CONCRETE SURFACES IN CONTACT WITH NEW CONCRETE AND ALL CONSTRUCTION JOINTS SHALL BE ROUGHENED TO 1/4" AMPLITUDE MINIMUM.
- ALL FOUNDATIONS AND PILES SHALL BE POURED AGAINST UNDISTURBED NATURAL SOIL, OR COMPACTED FILL. THE PROJECT GEOTECHNICAL ENGINEER SHALL INSPECT ALL FOUNDATIONS, PILES, AND SOIL PRIOR TO PLACING REINFORCING STEEL. THE PROJECT GEOTECHNICAL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF INSPECTION.
- ALL EXPOSED EDGES AND CORNERS SHALL BE CHAMFERED 3/4", OR RADIUSED TO 1/2" R.
- ALL CONCRETE SHALL BE CURED IN ACCORDANCE WITH SECTION 303-1.10 OF THE SSPWC UNLESS OTHERWISE NOTED. THE CITY ENGINEER MUST FIRST APPROVE THE USE OF MEMBRANE CURING COMPOUNDS. IF APPROVED FOR USE, THE CONTRACTOR SHALL SUBMIT SAMPLES OF MATERIALS AND LOCATION OF USE FOR FINAL APPROVAL BY THE CITY ENGINEER.
- BEFORE CONCRETE IS POURED, CHECK ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURBS, CONDUITS, EMBEDDED MATERIALS, ETC. RELATING TO THE WORK.
- ANCHOR BOLTS, DOWELS, REINFORCING STEEL, INSERTS, ETC. SHALL BE SECURELY TIED IN PLACE PRIOR TO POURING CONCRETE. CONCRETE BLOCKS SHALL ONLY BE USED TO SUPPORT REINFORCING OFF GROUND.
- THE CONTRACTOR SHALL COORDINATE FOR CONTINUOUS INSPECTION FOR ANCHOR BOLTS OR HEADED STUDS EMBEDDED IN CONCRETE PRIOR TO AND DURING THE PLACEMENT OF CONCRETE TO BE PROVIDED BY THE CITY.
- ALL SLEEVES NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE LOCATED BY THE TRADES INVOLVED AND SHALL BE APPROVED BY THE CITY ENGINEER.
- NO STAKE, STEEL OR WOOD WILL BE PERMITTED IN ANY CONCRETE POUR, UNLESS OTHERWISE SHOWN ON THE PLANS TO REMAIN. SUSPEND FORMS FROM ABOVE THE POUR.
- FINAL SLABS SHALL BE LEVEL TO WITHIN 1/8" WHEN MEASURED WITH A 10 FEET STRAIGHT EDGE AND WITHIN 1/2" IN ANY 30 FEET BAY.
- NON-SHRINK GROUT SHALL HAVE A MINIMUM 28 DAYS STRENGTH OF 2,000 PSI. CONTRACTOR TO SUBMIT MIX DESIGN FOR APPROVAL TO THE CITY ENGINEER, PRIOR TO PLACEMENT.

**SPECIAL INSPECTION:**

- WHEN EPOXY IS USED SPECIAL INSPECTION IS REQUIRED
- ALL CONCRETE WITH FC > 2500 PSI REQUIRES SPECIAL INSPECTION
- ALL MASONRY WALL CONSTRUCTION REQUIRES CONTINUOUS SPECIAL INSPECTION
- FIELD WELDING REQUIRES CONTINUOUS SPECIAL INSPECTION



**ENGINEERING**  
BUREAU OF ENGINEERING  
CITY OF LOS ANGELES

NO. \_\_\_\_\_ DATE \_\_\_\_\_  
REVISION/DESCRIPTION \_\_\_\_\_  
SCALE \_\_\_\_\_  
PROJECT \_\_\_\_\_  
SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_  
DRAWING NO. \_\_\_\_\_  
SHEETS \_\_\_\_\_ OF \_\_\_\_\_

PROJECT STATUS: \_\_\_\_\_  
WORK ORDER NO. E170182A  
PLAN FILE NO. \_\_\_\_\_  
DRAWING NO. S001  
SHEET 41 OF 72

ENGINEER: GARY LEE MOORE, P.E., ENV SP  
ARCHITECTURAL DIVISION  
DESIGNED BY: MASER BUILDGROUP  
DRAWN BY: JOHN WHELAN, MARCHUS YEE  
CHECKED BY: MASER BUILDGROUP  
APPROVED BY: AMARWOOD RAMADAN, A.A., PRINCIPAL ARCHITECT

DATE: 12/19/15  
DATE: 12/19/15  
DATE: 12/19/15  
DATE: 12/19/15

PROJECT: VENICE BEACH ROSE AVENUE RESTROOM  
ADDRESS: 210 OCEAN FRONT WALK  
LOS ANGELES, 90021



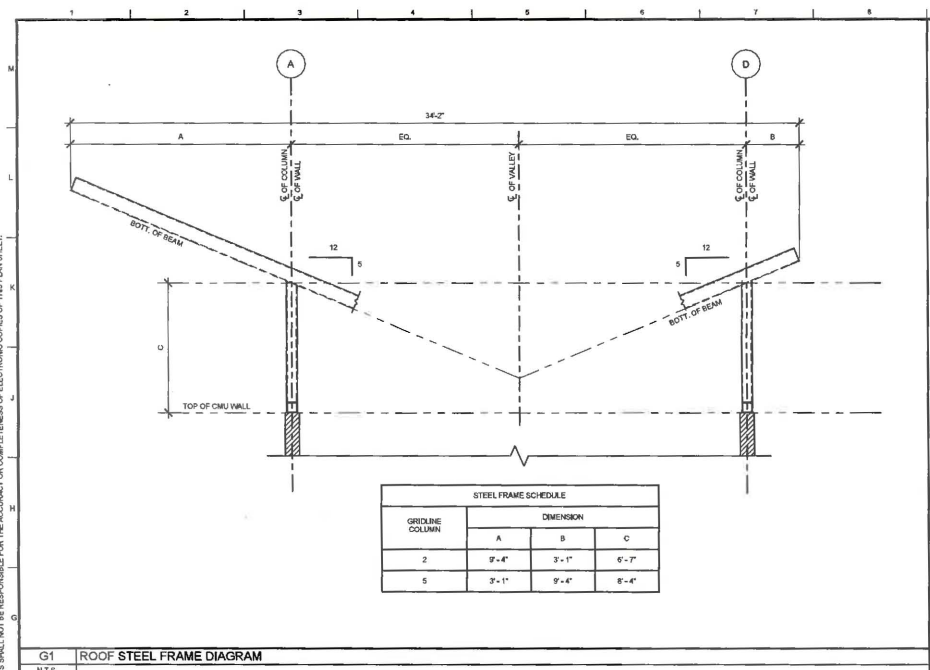






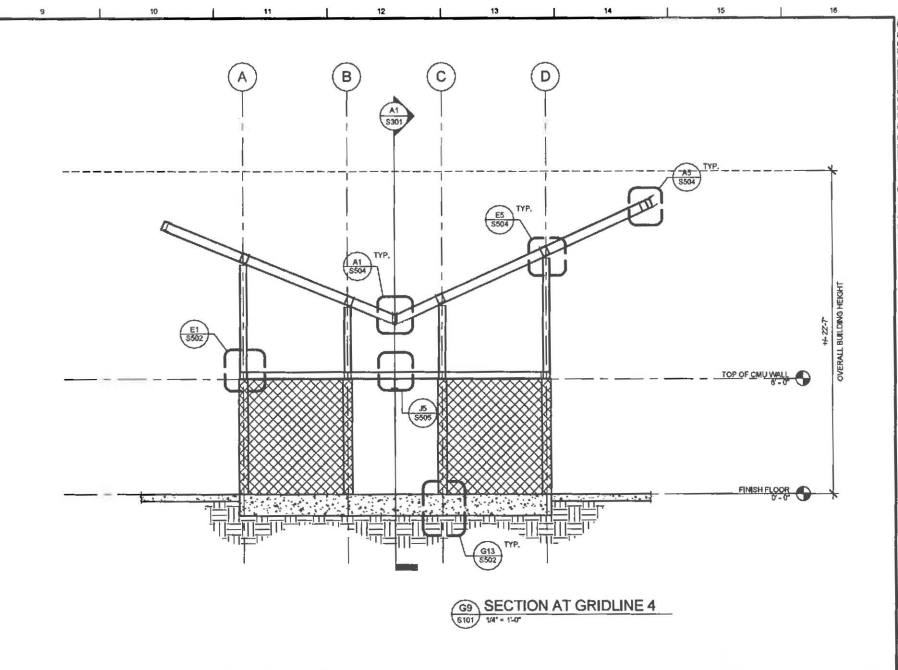
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 SHEET REVISION DATE: 02/21/15

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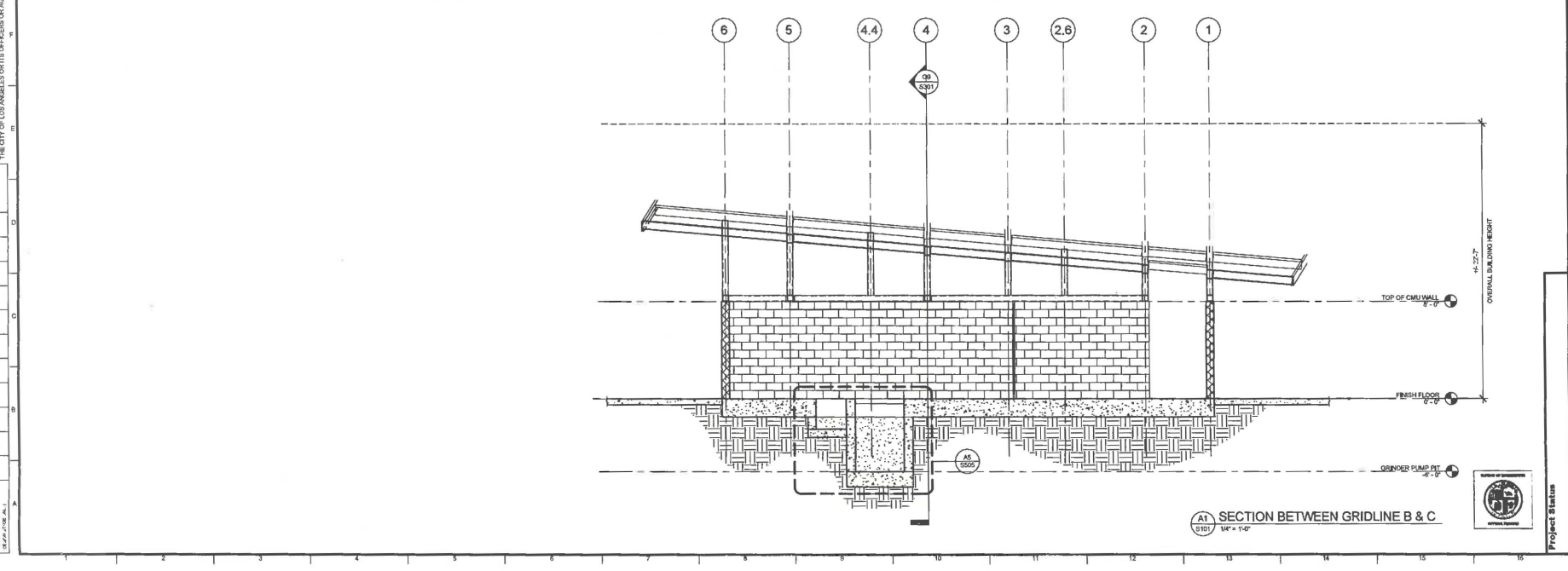


STEEL FRAME SCHEDULE			
GRIDLINE COLUMN	DIMENSION		
	A	B	C
2	9'-4"	3'-1"	6'-7"
5	3'-1"	9'-4"	6'-4"

G1 ROOF STEEL FRAME DIAGRAM  
 N.T.S.



G9 SECTION AT GRIDLINE 4  
 1/4" = 1'-0"



A1 SECTION BETWEEN GRIDLINE B & C  
 1/4" = 1'-0"

**DEPARTMENT OF PUBLIC WORKS**  
**CITY OF LOS ANGELES**

**ENGINEERING**  
 CITY OF LOS ANGELES

**PROJECT:** VENICE BEACH ROSE AVENUE RESTROOM REPLACEMENT  
**ADDRESS:** VENICE WALK, VENICE BEACH, LOS ANGELES, 90291

**PROJECT STATUS:** PROJECT STATUS

**WORK ORDER NO.:** E170182A  
**PLAN FILE NO.:**

**DRAWING NO.:** S301  
**SHEET:** 47 OF 72

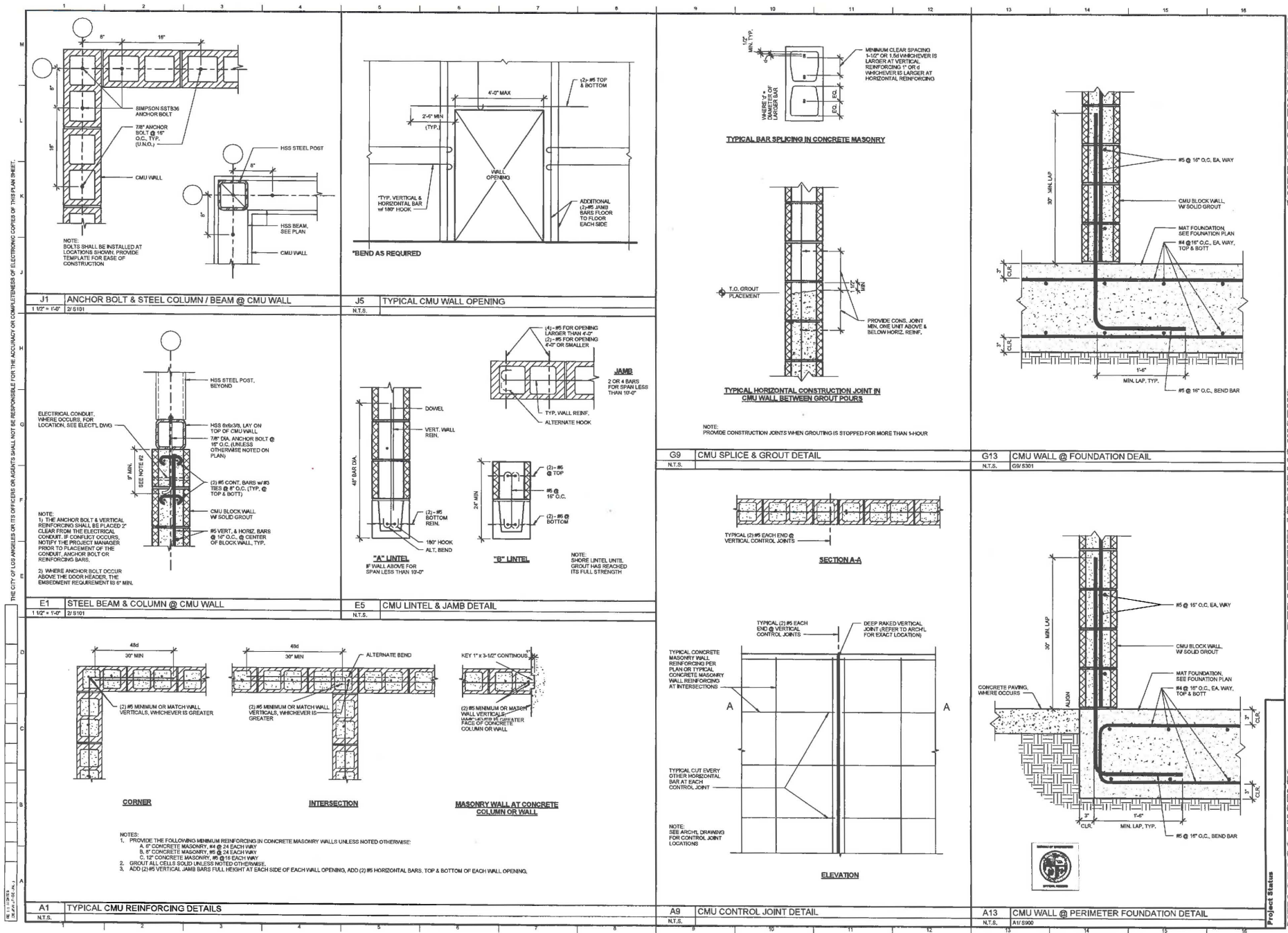
**ENGINEER:** GARY LEE MOORE, PE, ENV SP  
**ARCHITECTURAL DIVISION:** L.C. NO. 3394  
**ENGINEER:** MASSER RAEDEFOOR  
**DESIGNED BY:** MASSER RAEDEFOOR  
**DRAWN BY:** JOHN MARTEL / MARCUIR YEE  
**CHECKED BY:** MASSER RAEDEFOOR  
**APPROVED BY:** MAHMOOD HADJIOZDZI, AIA, PRINCIPAL ARCHITECT

**DATE:** 12/19/15  
**DATE:** 12/19/15  
**DATE:** 12/19/15  
**DATE:** 12/19/15

**INDEX NO.:** MF 300450  
**BUILDING NO.:** 8-21

FILE PATH: C:\Users\20250505\Documents\9\_Brow\_AFC\_Corner\_202504

TITLE SHEET REVISION DATE: 06/20/20  
SHEET ISSUE DATE: 02/26/21



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**REVISIONS**

NO.	DATE	BY	REVISION DESCRIPTION

**PROJECT INFORMATION**

PROJECT: VENICE BEACH ROSE AVENUE RESTROOM REPLACEMENT  
ADDRESS: 210 OCEAN FRONT WALK VENICE BEACH, LOS ANGELES, 90281

**ENGINEERING**  
BUREAU OF ENGINEERING  
CITY OF LOS ANGELES  
BUILDING NO. B-21  
INDEX NO. MF 300450

**DESIGNER:** GARY LEE MOORE, PE, ENV.P  
**CITY ENGINEER:** [Signature]  
**ARCHITECTURAL DIVISION:** [Signature]  
**ENGINEER:** WASSER RAUPOOR  
**DESIGNED BY:** WASSER RAUPOOR  
**DRAWN BY:** JAPHANIEL AMARUJA YEE  
**CHECKED BY:** WASSER RAUPOOR  
**APPROVED BY:** WAMMOOD GARGANDESI, AIA, P. [Signature]

**WORK ORDER NO.:** E170182A  
**PLAN FILE NO.:** S502  
**SHEETS:** 49 OF 72



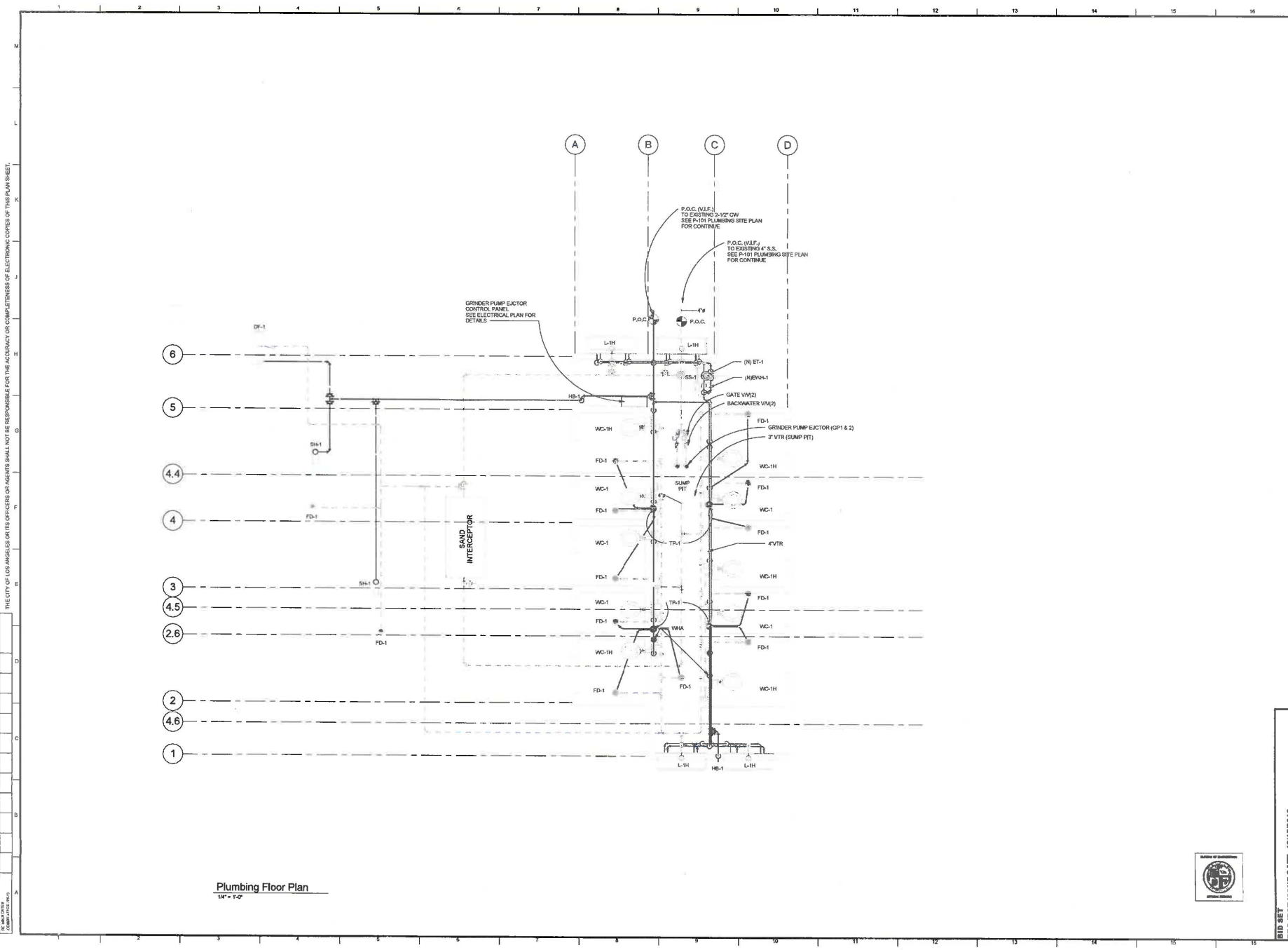






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Plumbing Floor Plan  
1/4" = 1'-0"



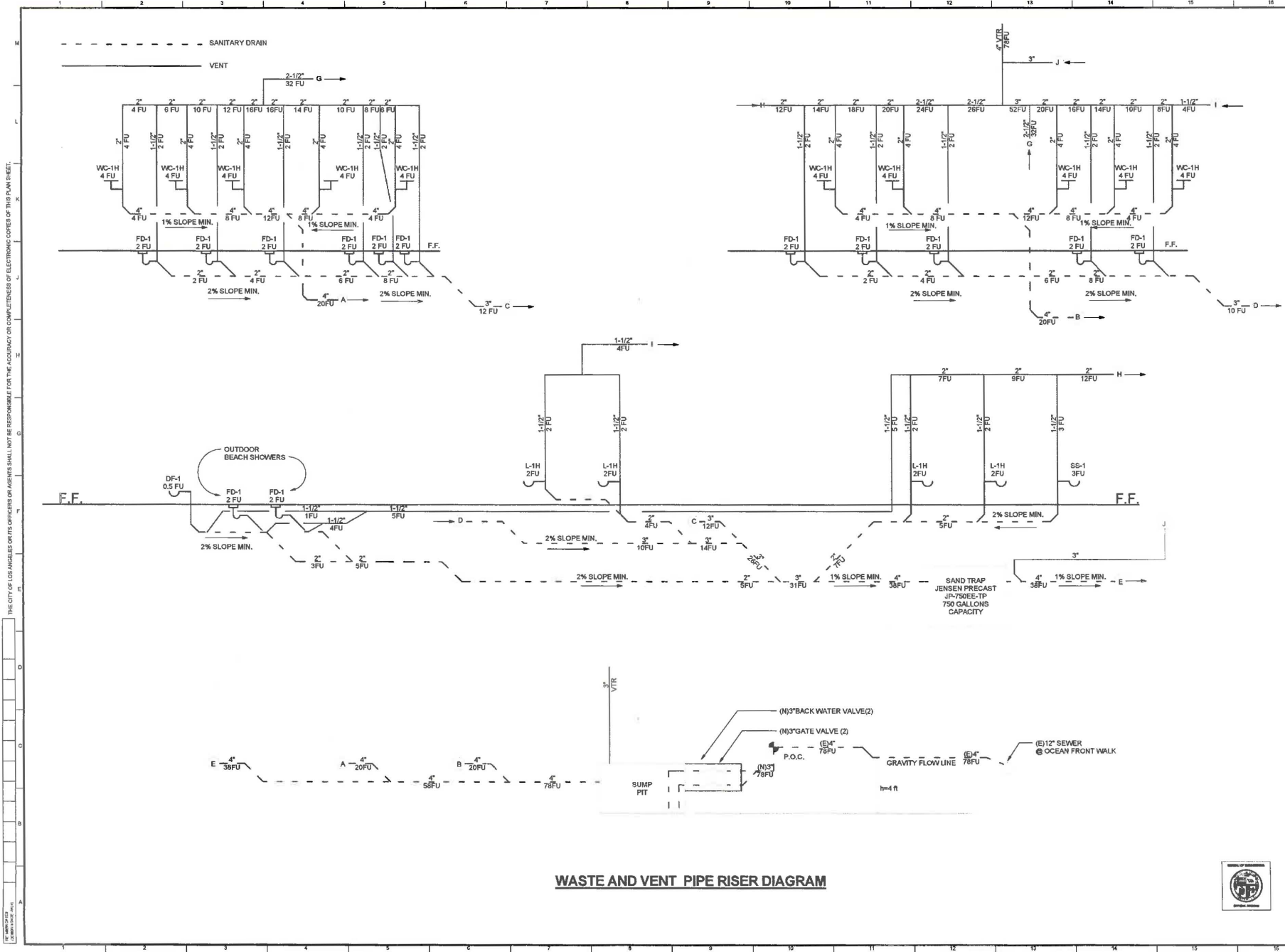
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**PROJECT** ISSUE DATE: 12/15/2016  
**CITY OF LOS ANGELES**  
 VERTICAL CONTROL  
 HORIZONTAL CONTROL  
**WORK ORDER NO.** E170182A  
**PLAN FILE NO.**  
**DRAWING NO.** P102  
**SHEET** 55  
**OF** 72  
**SHEETS**

**PROJECT** PLUMBING FLOOR PLAN  
**VENICE BEACH ROSE AVENUE RESTROOM IMPROVEMENT**  
**ADDRESS:** 210 OCEAN FRONT WALK VENICE BEACH, LOS ANGELES, CA 90501

**DEPARTMENT OF PUBLIC WORKS**  
**GARY LEE MOORE PE ENV SP**  
 ARCHITECTURAL DIVISION  
**ENGINEER:** SHARAH FAZAN P.E., L.C. No. 124972 | 12/15/2016  
**DESIGNED BY:** ILLUMIN BAYWOOD HUANG P.E., EIT | 12/15/2016  
**DRAWN BY:** ILLUMIN BAYWOOD HUANG P.E., EIT | 12/15/2016  
**CHECKED BY:** SHARAH FAZAN P.E., S.F. | 12/15/2016  
**APPROVED BY:** SHARAH FAZAN P.E., S.F., PRINCIPAL ARCHITECT | 12/15/2016



**BUREAU OF ENGINEERING**  
**ENGINEERING**  
 CITY OF LOS ANGELES  
**ESTIMATOR DESCRIPTION**  
**DATE**  
**BY**  
**INDEX NO.** MF 300450  
**BUILDING NO.**



**WASTE AND VENT PIPE RISER DIAGRAM**



**BID SET**  
**PROJECT ISSUE DATE: 12/15/2016**  
**CITY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**  
**BUREAU OF ENGINEERING**

**WORK ORDER NO. E170182A**  
**PLAN FILE NO. P202**  
**DRAWING NO. 57 OF 72 SHEETS**

**ENGINEER:** GARY LEE MOORE, P.E. ENV. SP. No. 12152016  
**CHECKED BY:** SHARMAH HAZRA, P.E. No. 617  
**DESIGNED BY:** ISHLENDU KUMAR MANSUR, P.E. No. 617  
**CREATED BY:** SHARMAH HAZRA, P.E. No. 617  
**APPROVED BY:** SHARMAH HAZRA, P.E. No. 617

**PROJECT TITLE:** PLUMBING RISER PLAN - WASTE AND VENT IMPROVEMENT  
**PROJECT:** VENICE BEACH ROSE AVENUE RESTROOM IMPROVEMENT  
**ADDRESS:** 210 OCEAN FRONT WALK VENICE BEACH, LOS ANGELES, CA 90291

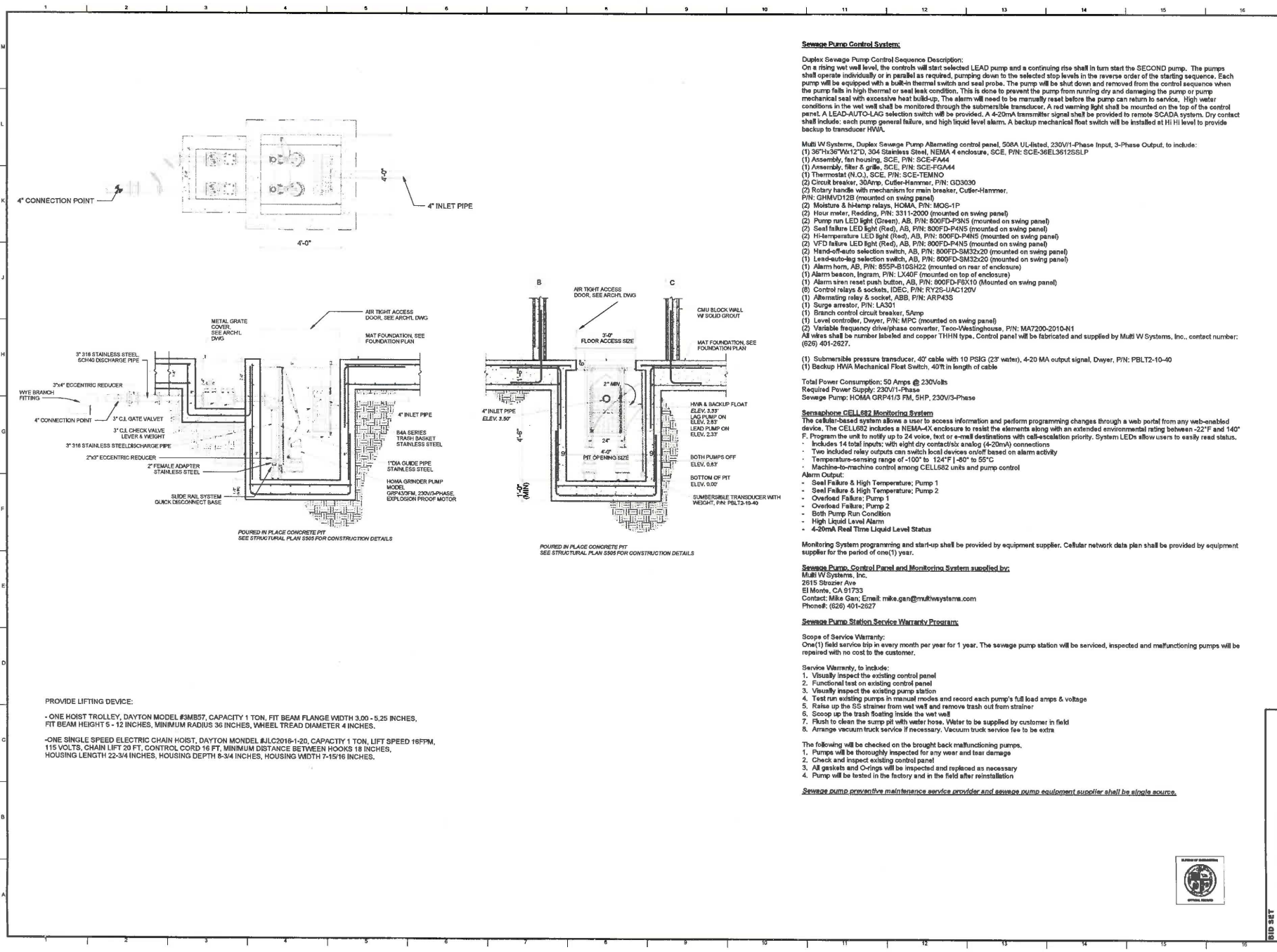
**ENGINEERING**  
 CITY OF LOS ANGELES  
 BUILDING NO. MF 300450



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SHEET DATE: 02/10/15

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRIC COPIES OF THIS PLAN SHEET.



**Duplex Pump Control System:**

**Multi W Systems, Duplex Sewage Pump Alternating control panel, 508A UL-listed, 230V/1-Phase Input, 3-Phase Output, to include:**

- (1) 36"x36"x1/2", 304 Stainless Steel, NEMA 4 enclosure, SCE, P/N: SCE-36EL36125SLP
- (1) Assembly, fan housing, SCE, P/N: SCE-FAM44
- (1) Assembly, filter & grille, SCE, P/N: SCE-FGA44
- (1) Thermostat (N.O.), SCE, P/N: SCE-TEMNO
- (2) Circuit breaker, 30Amp, Cutler-Hammer, P/N: QD3030
- (2) Rotary handle with mechanism for main breaker, Cutler-Hammer, P/N: GHMVD12B (mounted on swing panel)
- (2) Moisture & leakage relay, HOMA, P/N: MOS-1P
- (2) Hour meter, Redding, P/N: 3311-2000 (mounted on swing panel)
- (2) Pump run LED light (Green), AB, P/N: 800FD-P3N5 (mounted on swing panel)
- (2) Seal failure LED light (Red), AB, P/N: 800FD-P4N5 (mounted on swing panel)
- (2) Hi-temperature LED light (Red), AB, P/N: 800FD-P4N5 (mounted on swing panel)
- (2) VFD failure LED light (Red), AB, P/N: 800FD-P4N5 (mounted on swing panel)
- (2) Hand-off-auto selection switch, AB, P/N: 800FD-SM32x20 (mounted on swing panel)
- (1) Lead-to-leg selection switch, AB, P/N: 800FD-SM32x20 (mounted on swing panel)
- (1) Alarm horn, AB, P/N: 855P-B10SH22 (mounted on rear of enclosure)
- (1) Alarm beacon, Ingram, P/N: LX40F (mounted on top of enclosure)
- (1) Alarm siren reset push button, AB, P/N: 800FD-FSX10 (Mounted on swing panel)
- (8) Control relays & sockets, IDEC, P/N: RY2S-UAC120V
- (1) Alternating relay & socket, ABB, P/N: ARP43S
- (1) Surge arrester, P/N: LA321
- (1) Branch control circuit breaker, 5Amp
- (1) Level controller, Dwyer, P/N: MPC (mounted on swing panel)
- (2) Variable frequency drive/phase converter, Two-Westinghouse, P/N: MA7200-2010-N1

All wires shall be number labeled and copper THHN type. Control panel will be fabricated and supplied by Multi W Systems, Inc., contact number: (626) 401-2627.

Total Power Consumption: 50 Amps @ 230Volts  
Required Power Supply: 230V/1-Phase  
Sewage Pump: HOMA GRP41/3 FM, SHP, 230V/3-Phase

**Submersible CELL682 Monitoring System**  
The cellular-based system allows a user to access information and perform programming changes through a web portal from any web-enabled device. The CELL682 includes a NEMA-4X enclosure to resist the elements along with an extended environmental rating between -22°F and 140°F. Program the unit to notify up to 24 voice, text or e-mail destinations with call-escalation priority. System LEDs allow users to easily read status.

Includes 14 total inputs, with eight dry contacts: analog (4-20mA) connections  
Two isolated relay outputs can switch local devices on/off based on alarm activity  
Temperature-sensing range of -100° to 124°F (-60° to 55°C)  
Machine-to-machine control among CELL682 units and pump control

Alarm Output:  
- Seal Failure & High Temperature; Pump 1  
- Seal Failure & High Temperature; Pump 2  
- Overload Failure; Pump 1  
- Overload Failure; Pump 2  
- Both Pump Run Condition  
- High Liquid Level Alarm  
- 4-20mA Real Time Liquid Level Status

Monitoring System programming and start-up shall be provided by equipment supplier. Cellular network data plan shall be provided by equipment supplier for the period of one(1) year.

**Sewage Pump Control Panel and Monitoring System supplied by:**  
Multi W Systems, Inc.  
2615 Strozier Ave  
El Monte, CA 91733  
Contact: Mike Gan; Email: mike.gan@multiwsystems.com  
Phone#: (626) 401-2627

**Sewage Pump Station Service Warranty Program:**  
Scope of Service Warranty:  
One(1) field service trip in every month per year for 1 year. The sewage pump station will be serviced, inspected and malfunctioning pumps will be replaced with no cost to the customer.

Service Warranty, to include:  
1. Visually inspect the existing control panel  
2. Functional test on existing control panel  
3. Visually inspect the existing pump station  
4. Test run existing pumps in manual modes and record each pump's full load amps & voltage  
5. Raise up the SS strainer from wet well and remove trash out from strainer  
6. Scoop up the trash floating inside the wet well  
7. Flush to clean the sump pit with water hose. Water to be supplied by customer in field  
8. Arrange vacuum truck service if necessary. Vacuum truck service fee to be extra

The following will be checked on the brought back malfunctioning pumps.  
1. Pumps will be thoroughly inspected for any wear and tear damage  
2. Check and inspect existing control panel  
3. All gaskets and O-rings will be inspected and replaced as necessary  
4. Pump will be tested in the factory and in the field after installation

**Sewage pump preventive maintenance service provider and sewage pump equipment supplier shall be single source.**

**PROVIDE LIFTING DEVICE:**

- ONE HOIST TROLLEY, DAYTON MODEL #3MB57, CAPACITY 1 TON, FIT BEAM FLANGE WIDTH 3.00 - 5.25 INCHES, FIT BEAM HEIGHT 5 - 12 INCHES, MINIMUM RADIUS 36 INCHES, WHEEL TREAD DIAMETER 4 INCHES.
- ONE SINGLE SPEED ELECTRIC CHAIN HOIST, DAYTON MONDEL #JLC2018-1-20, CAPACITY 1 TON, LIFT SPEED 16FT/M, 115 VOLTS, CHAIN LIFT 20 FT, CONTROL CORD 16 FT, MINIMUM DISTANCE BETWEEN HOOKS 18 INCHES, HOUSING LENGTH 22-3/4 INCHES, HOUSING DEPTH 6-3/4 INCHES, HOUSING WIDTH 7-15/16 INCHES.

**DEPARTMENT OF PUBLIC WORKS**

**BUREAU OF ENGINEERING**

ENGINEER: GARY LEE MOORE, PE, ENV SP, CIVIL ENGINEER  
 CHECKED BY: SHARAH FAZAN, P.E., U.C. NO. 14872 (12/03/04)  
 DRAWN BY: ISHLEANE SUWANDI HANNO, B.E., U.C. NO. 13152 (03/02/04)  
 CHECKED BY: SHARAH FAZAN, P.E., U.C. NO. 14872 (12/03/04)  
 APPROVED BY: ISHLEANE SUWANDI HANNO, B.E., U.C. NO. 13152 (03/02/04)

SHEET TITLE: SEWAGE PUMP STATION DETAIL  
 PROJECT: VENICE BEACH ROSE AVENUE RESTROOM IMPROVEMENT  
 ADDRESS: 210 OCEAN FRONT WALK VENICE BEACH, LOS ANGELES, CA 90291

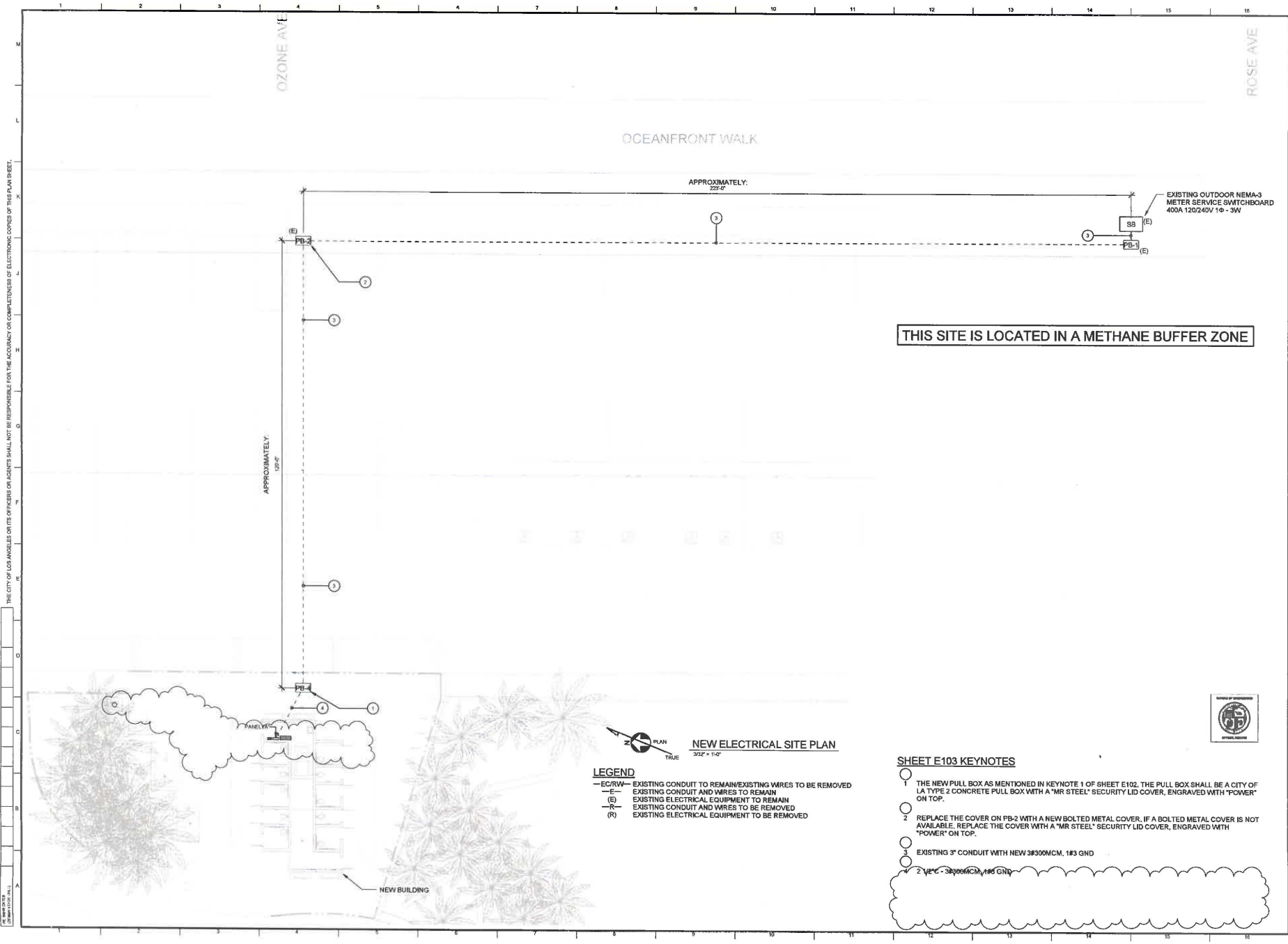
WORK ORDER NO. E170182A  
 PLAN FILE NO.  
 DRAWING NO. P302  
 SHEET 59 OF 72

DATE: 02/10/15





TITLE: TEMPLATE: REV: 04/2017 DATE: 02/2023  
 FILE PATH: C:\Users\25735656\Documents\New\_Bldg\_MFD\_Central\_25356.rvt  
 SHEET ISSUE DATE: 03/05/15



**THIS SITE IS LOCATED IN A METHANE BUFFER ZONE**

**LEGEND**  
 —EC/RW— EXISTING CONDUIT TO REMAIN/EXISTING WIRES TO BE REMOVED  
 —E— EXISTING CONDUIT AND WIRES TO REMAIN  
 (E) EXISTING ELECTRICAL EQUIPMENT TO REMAIN  
 —R— EXISTING CONDUIT AND WIRES TO BE REMOVED  
 (R) EXISTING ELECTRICAL EQUIPMENT TO BE REMOVED

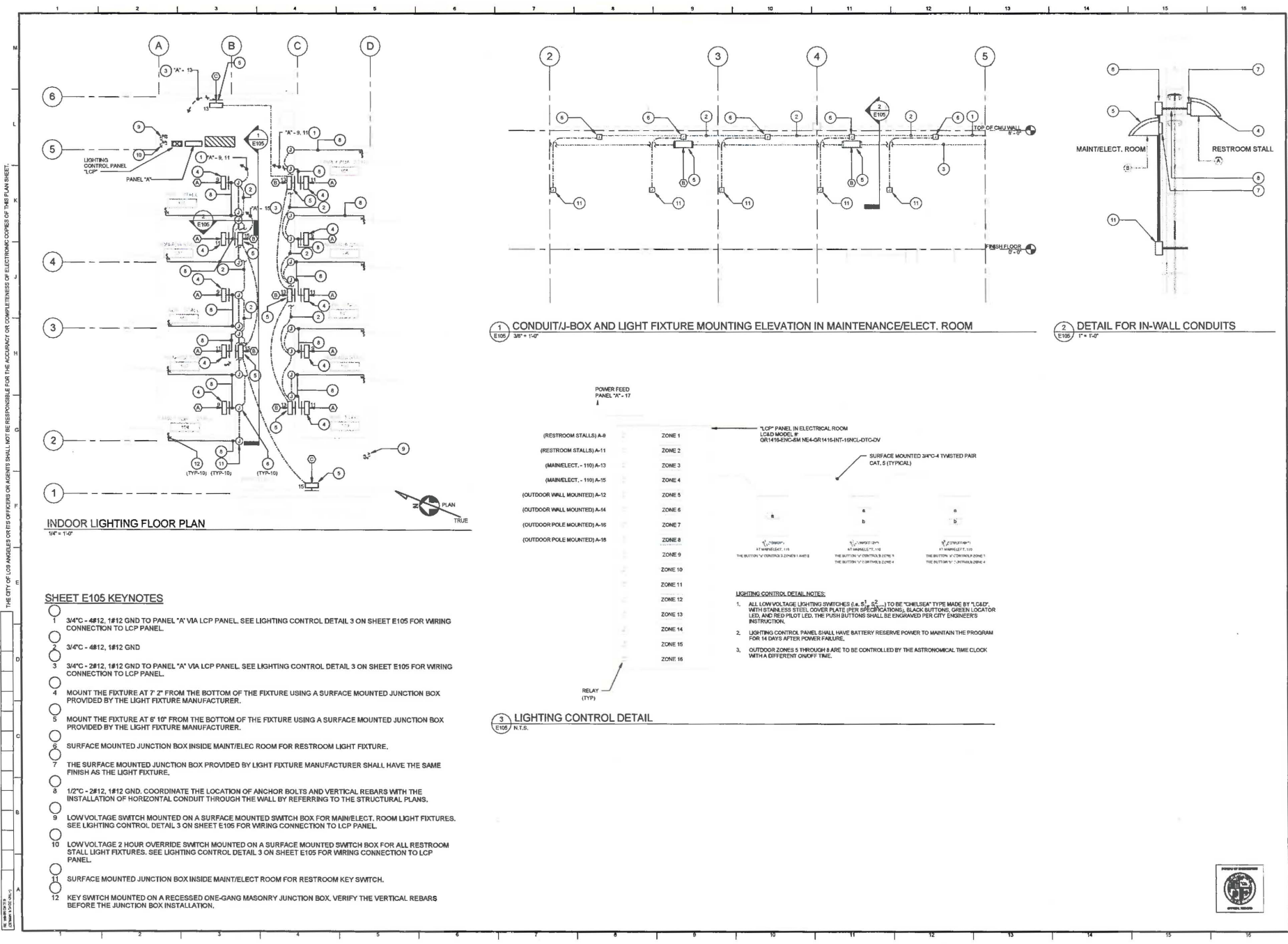
**SHEET E103 KEYNOTES**

- 1 THE NEW PULL BOX AS MENTIONED IN KEYNOTE 1 OF SHEET E102, THE PULL BOX SHALL BE A CITY OF LA TYPE 2 CONCRETE PULL BOX WITH A "MR STEEL" SECURITY LID COVER, ENGRAVED WITH "POWER" ON TOP.
- 2 REPLACE THE COVER ON PB-2 WITH A NEW BOLTED METAL COVER. IF A BOLTED METAL COVER IS NOT AVAILABLE, REPLACE THE COVER WITH A "MR STEEL" SECURITY LID COVER, ENGRAVED WITH "POWER" ON TOP.
- 3 EXISTING 3" CONDUIT WITH NEW 3#300MCM, 1#3 GND
- 4 2 1/2" - 3#300MCM, 1#5 GND

<b>DEPARTMENT OF PUBLIC WORKS</b> <b>GARY LEE MOORE, PE, ENV SP</b> ARCHITECTURAL DIVISION LIC. NO. 61221	
CITY ENGINEER DATE: 12/15/16	ENGINEER SAURO DEBSARDON, S, C DATE: 12/15/16
DESIGNED BY: BHAVESH GHANTWALA DRAWN BY: BHAVESH GHANTWALA CHECKED BY: SAURO DEBSARDON, S, C APPROVED BY: ANAND MOOD FARMANZADEH, A.I.A., PRINCIPAL ARCHITECT, 12/15/16	PROJECT: VENICE BEACH ROSE AVENUE RESTROOM LOCATION: VENICE BEACH RESTROOM WALK VENICE BEACH ADDRESS: 2711 VENICE BLVD., LOS ANGELES, CA 90023
WORK ORDER NO. E170182A	PLAN FILE NO.
DRAWING NO. <b>E103</b>	SHEET NO. <b>63</b> OF <b>72</b> SHEETS
BUREAU OF ENGINEERING NO. 1 REVISION DESCRIPTION 1 MECHANICAL SYSTEM TO CONSER REQUIRED PERFORMER ENGINEER DATE: 12/22/16 BY:	
RECORD NO. <b>MF 300450</b>	BUILDING NO.

11/10/10 07:48:14 (GMT-8)

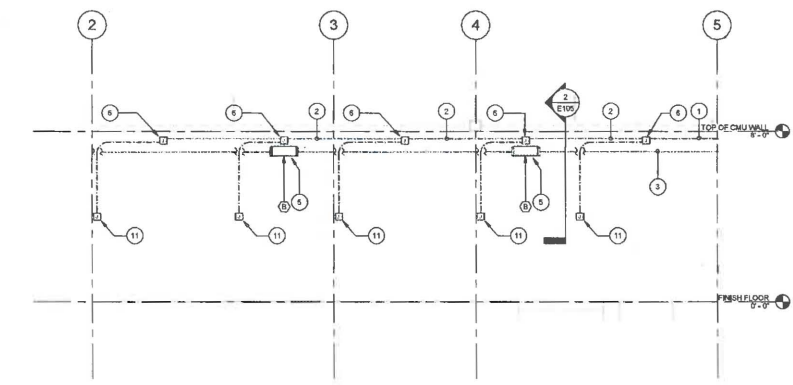
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 SHEET RELEASE DATE: 10/20/14



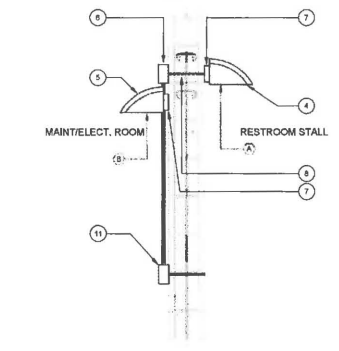
**INDOOR LIGHTING FLOOR PLAN**  
 1/4" = 1'-0"

**SHEET E105 KEYNOTES**

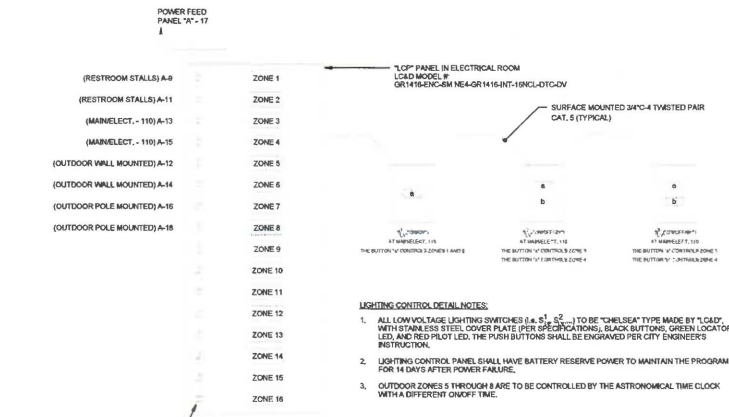
- 1 3/4" - 4#12, 1#12 GND TO PANEL "A" VIA LCP PANEL. SEE LIGHTING CONTROL DETAIL 3 ON SHEET E105 FOR WIRING CONNECTION TO LCP PANEL.
- 2 3/4" - 4#12, 1#12 GND
- 3 3/4" - 2#12, 1#12 GND TO PANEL "A" VIA LCP PANEL. SEE LIGHTING CONTROL DETAIL 3 ON SHEET E105 FOR WIRING CONNECTION TO LCP PANEL.
- 4 MOUNT THE FIXTURE AT 7' 2" FROM THE BOTTOM OF THE FIXTURE USING A SURFACE MOUNTED JUNCTION BOX PROVIDED BY THE LIGHT FIXTURE MANUFACTURER.
- 5 MOUNT THE FIXTURE AT 8' 10" FROM THE BOTTOM OF THE FIXTURE USING A SURFACE MOUNTED JUNCTION BOX PROVIDED BY THE LIGHT FIXTURE MANUFACTURER.
- 6 SURFACE MOUNTED JUNCTION BOX INSIDE MAINT/ELECT ROOM FOR RESTROOM LIGHT FIXTURE.
- 7 THE SURFACE MOUNTED JUNCTION BOX PROVIDED BY LIGHT FIXTURE MANUFACTURER SHALL HAVE THE SAME FINISH AS THE LIGHT FIXTURE.
- 8 1/2" - 2#12, 1#12 GND. COORDINATE THE LOCATION OF ANCHOR BOLTS AND VERTICAL REBARS WITH THE INSTALLATION OF HORIZONTAL CONDUIT THROUGH THE WALL BY REFERRING TO THE STRUCTURAL PLANS.
- 9 LOW VOLTAGE SWITCH MOUNTED ON A SURFACE MOUNTED SWITCH BOX FOR MAINELECT. ROOM LIGHT FIXTURES. SEE LIGHTING CONTROL DETAIL 3 ON SHEET E105 FOR WIRING CONNECTION TO LCP PANEL.
- 10 LOW VOLTAGE 2 HOUR OVERRIDE SWITCH MOUNTED ON A SURFACE MOUNTED SWITCH BOX FOR ALL RESTROOM STALL LIGHT FIXTURES. SEE LIGHTING CONTROL DETAIL 3 ON SHEET E105 FOR WIRING CONNECTION TO LCP PANEL.
- 11 SURFACE MOUNTED JUNCTION BOX INSIDE MAINT/ELECT ROOM FOR RESTROOM KEY SWITCH.
- 12 KEY SWITCH MOUNTED ON A RECESSED ONE-GANG MASONRY JUNCTION BOX. VERIFY THE VERTICAL REBARS BEFORE THE JUNCTION BOX INSTALLATION.



**1 CONDUIT/J-BOX AND LIGHT FIXTURE MOUNTING ELEVATION IN MAINTENANCE/ELECT. ROOM**  
 3/8" = 1'-0"



**2 DETAIL FOR IN-WALL CONDUITS**  
 1" = 1'-0"



**3 LIGHTING CONTROL DETAIL**  
 1/8" = 1'-0"

- LIGHTING CONTROL DETAIL NOTES:**
1. ALL LOW VOLTAGE LIGHTING SWITCHES (S.A. S1, S2) TO BE "CHelsea" TYPE MADE BY T.CALIT, WITH STAINLESS STEEL COVER PLATE (PER SPECIFICATIONS), BLACK BUTTONS, GREEN LOCATOR LED, AND RED PULL LED. THE PUSH BUTTONS SHALL BE ENGRAVED PER CITY ENGINEER'S INSTRUCTION.
  2. LIGHTING CONTROL PANEL SHALL HAVE BATTERY RESERVE POWER TO MAINTAIN THE PROGRAM FOR 14 DAYS AFTER POWER FAILURE.
  3. OUTDOOR ZONES 5 THROUGH 8 ARE TO BE CONTROLLED BY THE ASTRONOMICAL TIME CLOCK WITH A DIFFERENT ON/OFF TIME.

**BUREAU OF ENGINEERING**  
 CITY OF LOS ANGELES  
 DEPARTMENT OF PUBLIC WORKS  
 GARY LEE MOORE, PE, ENVSP  
 ARCHITECTURAL DIVISION  
 ENGINEER: SAAD DESHMUKH, S.E.  
 CHECKED BY: SAAD DESHMUKH, S.E.  
 APPROVED BY: MAMMOOD AHMADZADEH, AIA, PRINCIPAL ARCHITECT

**ENGINEERING**  
 CITY OF LOS ANGELES  
 PROJECT: VENTURE BEACH ROSE AVENUE RESTROOM DETAILS  
 PRODUCT: IMPROVEMENTS AT VENTURE BEACH  
 ADDRESS: 1515 VENTURE BEACH, LOS ANGELES, CA 90021

WORK ORDER NO. E170182A  
 PLAN FILE NO.  
 DRAWING NO. E105  
 SHEETS 65 OF 72









