CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
APPROVED
This construction document MUST be at the job site during construction. It is unlawful to alter, change or deviate from this construction document without approval from the appropriate agency or department. This approval is subject to field inspection for acceptance of the completed work or installation. The approval of this construction document SHALL NOT be held to permit or to be an approval of the violation of any provisions of the municipal code or other ordinances of the City or laws and statutes of the State.
PRINTED PLANS MUST BE ON SITE FOR ALL INSPECTIONS
04/18/2024 by: Guillermo Hobelman

CIP 689 - CLARK BUILDING RENOVATIONS

CONSTRUCTION DOCUMENTS

PROJECT SYMBOLS

- SLOPE ARROWS
- SLOPE ARROWS
- ELEVATION CALLOUTS
- GRID BUBBLE
- BUILDING ELEVATION SHEET NUMBER
- INTERIOR ELEVATIONS SHEET NUMBER
- BUILDING SECTION SHEET NUMBER
- WALL SECTION SHEET NEUMBER
- DETAIL NUMBER SHEET NUMBER
- DETAIL TICK
- MATCHLINE
- BREAK LINE
- ROOM FINISH TAG
- SUSMP AREA ALLOCATION
- POINT ELEVATION
- STEP IN SLAB
- FACADE ELEVATION MARKER
- WALL TYPE
- REVISION CALLOUT
- DOOR CALLOUT
- WINDOW CALLOUT
- ROOM NUMBER
- CEILING HEIGHT
- NORTH ARROW
- KEYNOTES

PHASING LEGEND

- DEMOLISH
- EXISTING
- NEW

AREA MAP

ARCHITECTURAL ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	GA.	GUAGE	PL.	PROPERTY LINE
A.F.S.	ABOVE FINISH SURFACE	GALV.	GALVANIZED	PART'N	PARTITION
		G.I.	GALVANIZED IRON	PLAS.	PLASTER
BD	BOARD	GL.	GLASS	PLYWD.	PLYWOOD
BLK	BLOCK	GR.	GRADE	PR.	PAIR
BLKG	BLOCKING	GYP.BD.	GYPSUM BOARD	P.L.	PLASTIC LAMINATE
BM	BEAM	G.D.	GARBAGE DISPOSAL		
BOT	BOTTOM			R.	RISER
BLDG	BUILDING	H.B.	HOSE BIBB	RAD.	RADIUS
BET	BETWEEN	HWD.	HARDWOOD	REINF.	REINFORCING
		HGT.	HEIGHT	RESIL.	RESILIENT
C.L.	CENTER LINE	H.PT.	HIGH POINT	RD.	ROOF DRAIN
C.B.	CATCH BASIN	HDR.	HEADER	RM.	ROOM
CEM.	CEMENT	HTR.	HEATER	R.O.	ROUGH OPENING
CER.	CERAMIC	H.W.	HOT WATER	REF.	REFRIGERATOR
C.I.P.	CAST IRON PIPE	HORIZ.	HORIZONTAL	REQ'D	REQUIRED
CLG.	CEILING	H.C.	HOLLOW CORE		
CLO.	CLOSET			S.C.	SOLID CORE
CLR.	CLEAR	I.D.	INSIDE DIAMETER	SHT.	SHEET
C.O.	CLEAN OUT	INT.	INTERIOR	SIM.	SIMILAR
COL.	COLUMN	INSUL.	INSULATION	SHTG.	SHEATHING
COM.	COMMON	INV.	INVERT	SQ.	SQUARE
CONC.	CONCRETE	I.P.S.	IRON PIPE SIZE	STD.	STANDARD
CONT.	CONTINUOUS	I.I.C.	IMPACT INSULATION CLASS	STL.	STEEL
C.W.	COLD WATER			STRUCT.	STRUCTURAL
C.T.	CERAMIC TILE			S.S.	STAINLESS STEEL
C.YD.	CUBIC YARD	LAV.	LAVATORY	SUSP.	SUSPENDED
		LGTH.	LENGTH	SPECS.	SPECIFICATIONS
DET.	DETAIL	LKR.	LOCKER	STOR.	STORAGE
D.F.	DRINKING FOUNTAIN			S.T.C.	SOUND TRANSMISSION CLASS
D.D.	DOOR DIMENSION	MIN.	MINIMUM		
DIA.	DIAMETER	MAS.	MASONRY	S.F.	SQUARE FOOT
DWG.	DRAWING	MAX.	MAXIMUM	SSD	SEE STRUCTURAL DRAWINGS
D.S.	DOWNSPOUT	MECH.	MECHANICAL		
D.W.	DISHWASHER	MEMB.	MEMBRANE		
DR.	DOOR	MTL.	METAL	TEL.	TELEPHONE
DIM.	DIMENSION	M.H.	MANHOLE	TERR.	TERRAZZO
		MISC.	MISCELLANEOUS	T&G	TONGUE AND GROOVE
EA.	EACH	M.O.	MASONRY OPENING	T.O.C.	TOP OF CURB
ELEC.	ELECTRICAL	M.R.	MOISTURE RESISTANT	T.O.W.	TOP OF WALL
ELEV.	ELEVATION	MFG.	MANUFACTURER	TYP.	TYPICAL
ENCL.	ENCLOSURE			THRU.	THROUGH
EXH.	EXHAUST	N.I.C	NOT IN CONTRACT	TEMP.	TEMPERED
EXIST.	EXISTING	NO.	NUMBER	T.O.P.	TOP OF PARAPET
EXP.	EXPANSION	NOM.	NOMINAL	T.	TREAD
EXT.	EXTERIOR	N.T.S.	NOT TO SCALE	T.O.PL	TOP OF PLATE
E.J.	EXPANSION JOINT				
		OBSC.	OBSCURE	U	URINAL
F.D.	FLOOR DRAIN	O.C.	ON CENTER	U.O.N.	UNLESS OTHERWISE NOTED
F.E.C.	FIRE EXTINGUISHER CABINET	O.D.	OUTSIDE DIIAMETER		
		OFF.	OFFICE		
FIN.	FINISH	OPG.	OPENING	VERT.	VERTICAL
FLR.	FLOOR	OV.	OVEN	VEST.	VESTIBULE
FLRG.	FLOORING	OVFL.	OVERFLOW	V.C.T.	VINYLE COMPOSITION TILE
F.GL.	FIXED GLASS	OPP.	OPPOSITE		
F.S.	FLOOR SINK			VIF	VERIFY IN FEILD
FLUOR.	FLUORESCENT	PL	PROPERTY LINE		
F.O.C.	FACE OF CONCRETE	PART'N	PARTITION	W/	WITH
F.O.M.	FACE OF MASONRY	PLAS.	PLASTER	WAINS.	WAINSCOT
F.O.S.	FACE OF STUD	PLYWD.	PLYWOOD	W.C.	WATER CLOSET
F.O.F.	FACE OF FINISH	PR.	PAIR	WD.	WOOD
F.F.	FINISH FLOOR	P.L.	PLASTIC LAMINATE	WH	WATER HEATER
F.J.	FLOOR JOIST			WP.	WATERPROOF

DIRECTORY

OWNER
COMPANY: CITY OF HERMOSA BEACH DEPARTMENT OF PUBLIC WORKS
CONTACT: JONATHAN PASCUAL
EMAIL: jpascual@hermosabeach.gov
TELEPHONE: 310.318.0252
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MEP ENGINEER
COMPANY: A & N DESIGN GROUP INC.
CONTACT: ARASH NAZARI, PE
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ADDRESS: 21550 OXNARD STREET #300 WOODLAND HILLS, CA 91367

KITCHEN CONSULTANT
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TELEPHONE: 813.948.9100
ADDRESS: 16502 N. DALE MABRY HWY TAMPA, FL 33618

PUBLIC WORKS STANDARD NOTES

GENERAL NOTES:

1. CONSTRUCTION WORK HOURS ARE LIMITED TO 8:00AM TO 6:00 PM, MONDAY THROUGH FRIDAY. WORK IS PROHIBITED ON SATURDAYS, SUNDAYS, AND HOLIDAYS AS DEFINED IN THE SPECIAL PROVISIONS.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ("GREENBOOK"), CITY OF HERMOSA BEACH PUBLIC WORKS STANDARDS, AND ALL OTHER CONTRACTUAL REQUIREMENTS.
3. ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE BY A LICENSED CONTRACTOR WITH A CLASS A LICENSE.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS FROM THE CITY AND ANY OTHER JURISDICTIONAL AGENCIES REQUIRED TO ACCOMPLISH ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. NO WORK SHALL START UNTIL ALL NECESSARY PERMITS ARE OBTAINED.
5. ALL WORK IS SUBJECT TO THE REQUIREMENTS OF THE PERMIT(S) OF THE CITY OF HERMOSA BEACH INCLUDING, BUT NOT LIMITED TO, BARRICADES, TRAFFIC CONTROL, BACKFILL COMPACTION, PAVEMENT REPAIRS, ETC.
6. ALL CONTRACTORS WORKING ON PUBLIC WORKS PROJECTS MUST HAVE A CURRENT CITY OF HERMOSA BEACH BUSINESS LICENSE.
7. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO THE PUBLIC WORKS DEPARTMENT ON A CITY-PROVIDED PUBLIC NOTICE FORM FOR APPROVAL THEN, UPON APPROVAL, DISTRIBUTE THE NOTICE TO ALL AFFECTED PROPERTIES AT LEAST 72 HOURS IN ADVANCE OF START OF CONSTRUCTION. NOTICE SHALL INFORM THE PUBLIC OF ALL CONSTRUCTION OPERATIONS INCLUDING ANY STREET CLOSURE OR PARKING RESTRICTION.
8. THE CONTRACTOR SHALL NOTIFY BUS COMPANIES OF ANY STREET CLOSURES AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL COORDINATE THE TEMPORARY RELOCATION OF ANY BUS STOP IMPACTED BY CONSTRUCTION; SEE AGENCY CONTACTS FOR CONTACT INFORMATION.
9. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PLANS PRIOR TO COMMENCING WORK. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH THE WORK IN QUESTION.
10. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD INCLUDING DIMENSIONS AND SOIL CONDITIONS. IF THE FIELD CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED AND ADDRESSED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY APPLICABLE CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE CITY.
11. NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
12. THE CONTRACTOR SHALL SUPPLY ALL EQUIPMENT, LABOR, AND MATERIALS NECESSARY TO PERFORM THE WORK SHOWN ON THE PLAN. THE CONTRACTOR SHALL USE ADEQUATE NUMBERS OF SKILLED WORKERS WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS REQUIRED PRIOR TO PERFORMANCE OF THE WORK.
13. THE CONTRACTOR SHALL COORDINATE ALL WORK, INCLUDING SUBCONTRACTORS' WORK, SO AS TO ELIMINATE CONFLICTS AND WORK TOWARD THE GENERAL COMPLETION OF THE ENTIRE PROJECT WITHIN THE CONTRACT PERIOD.
14. THE CONTRACTOR SHALL REPLACE ALL EXISTING IMPROVEMENTS (PAVEMENT, STRIPING, RAISED MARKERS, ETC.) DAMAGED DURING CONSTRUCTION IN KIND AND TO THE SAME OR BETTER CONDITION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR EXCESSIVE WEAR AND TEAR TO ROADS, OR ADJACENT PUBLIC OR PRIVATE PROPERTY CAUSED BY CONSTRUCTION-RELATED WORK AND SHALL BE RESPONSIBLE TO IMPLEMENT MEASURES TO PREVENT SUCH DAMAGE.
16. ANY ASPHALT OR CONCRETE PAVEMENT WITHIN THE PROPERTY LIMITS THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED TO MEET CURRENT CITY STANDARDS.
17. ALL EXISTING SURFACE FEATURES SHALL BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES DURING CONSTRUCTION.
18. ANY PUBLIC PROPERTY DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN KIND OR BETTER TO THE SATISFACTION OF THE PUBLIC WORKS INSPECTOR OR ENGINEER. THE CITY SHALL, AT ITS DISCRETION AND IN THE INTEREST OF PUBLIC SAFETY, MAKE ANY REPAIRS DEEMED NECESSARY; THE COST OF SUCH REPAIRS SHALL BE DEDUCTED FROM THE CONTRACT COST.
19. GRAFFITI IN FRESHLY POURED CONCRETE SHALL BE REMOVED BY WHATEVER MEANS NECESSARY UP TO AND INCLUDING REMOVAL AND REPLACEMENT.
20. UNLESS OTHERWISE NOTED, ALL TRAFFIC SIGNS SHALL BE PROTECTED IN PLACE BY THE CONTRACTOR.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AN APPROVED COPY OF CONSTRUCTION PLANS AT THE PROJECT SITE DURING CONSTRUCTION. ALL DRAWINGS ARE CONSIDERED PART OF THE CONTRACT DOCUMENTS.
22. THE CONTRACTOR SHALL MAKE AVAILABLE FOR THE INSPECTOR'S REVIEW, ON A DAILY BASIS, AS-BUILT DRAWINGS FOR WORK PERFORMED UP TO AND INCLUDING THE PREVIOUS DAY'S ACTIVITIES. WORK SHALL NOT BE CONSIDERED COMPLETE UNTIL AS-BUILT DRAWINGS ARE SUBMITTED AND ACCEPTED BY THE PUBLIC WORKS DIRECTOR.

NOTES CONTINUED ON A0.01

DEFERRED SUBMITTALS

1. MECHANICAL, ELECTRICAL, & PLUMBING
2. HEALTH DEPARTMENT
3. PROJECTOR BASE ATTACHMENT

ADDITIONAL REFERENCES

1. SPECIFICATION BOOK

INCLUDED IN SET (BEYOND LISTED CONSULTANT DRAWINGS):
1. UNDERGROUND FIBEROPTIC UTILITY PLAN - A0.20
2. SOUTHERN CALIFORNIA EDISION SERVICE UPGRADE - A0.21-A0.22
3. GREENBELT TRAIL ADA RAMP IMPROVEMENTS (CURRENT ONGOING PROJECT) - A0.24
4. LEAD AND ASBESTOS ABATEMENT - A0.25

PROJECT DATA

PROJECT DESCRIPTION

RENOVATION OF THE CLARK BUILDING CONSISTING OF ACCESSIBILITY UPGRADES, COMMERCIAL KITCHEN, RENOVATED RESTROOMS, HVAC, LIGHTING, AND MATERIAL AND FINISH UPGRADES THROUGHOUT.

PROPERTY INFORMATION

SITE ADDRESS: CLARK BUILDING, 861 VALLEY DRIVE, HERMOSA BEACH, CA 90254

OCCUPANCY: A3
CONSTRUCTION: IIIB*
*PER PUBLIC WORKS SUPERINTENDENT- ORIGINAL COO NOT ON RECORD

ZONING INFORMATION

UNDERLYING ZONE: OPEN SPACE
ZONING INFORMATION: COSTAL ZONE

SHEET LIST

	GENERAL		
1	A0.00	TITLE SHEET	
2	A0.01	GENERAL NOTES	
3	A0.10	CODE COMPLIANCE	
4	A0.20	UNDERGROUND UTILITY PLAN	
5	A0.21	SOCAL EDISON	
6	A0.22	SOCAL EDISON	
	A0.23	FIBER OPTIC- OMIT	2
7	A0.24	CURB RAMP DETAIL	
8	A0.25	LEAD & ASBESTOS ABATEMENT	
	CIVIL		
9	C-1.0	GENERAL NOTES, LEGENDS, AND ABBREVIATIONS	
10	CD-1.0	SITE DEMOLITION PLAN	
11	C-2.0	SITE CONTROL PLAN	
12	C-3.0	SITE GRADING PLAN	
13	C-4.0	SITE UTILITY PLAN	
14	C-5.0	MISCELLANEOUS DETAILS	
15	C-5.1	MISCELLANEOUS DETAILS	
16	C-6.0	EROSION CONTROL PLAN	
17	C-6.1	EROSION CONTROL DETAILS	
	LANDSCAPE		
18	L1.01	PLANTING PLAN	
19	L1.02	PLANTING NOTES	
20	I1.00	IRRIGATION PLAN	
21	I1.01	IRRIGATION LEGEND	
22	I1.02	IRRIGATION DETAILS	
23	I1.03	IRRIGATION DETAILS	2
	ARCHITECTURAL		
24	A1.00	SITE PLAN	
25	A1.10	DEMO PLAN	
26	A2.00	PROPOSED PLAN	
27	A2.01	PROPOSED REFLECTED CEILING PLAN	
28	A2.10	ENLARGED RAMPS & STAIRS	
29	A2.11	ENLARGED RESTROOMS AND KITCHEN	
30	A3.00	BUILDING ELEVATIONS	
31	A3.01	BUILDING ELEVATIONS	
32	A3.02	BUILDING ELEVATIONS	
33	A3.10	INTERIOR ELEVATIONS- BALLROOM	
34	A3.11	INTERIOR FINISHES- BALLROOM	
35	A3.12	INTERIOR ELEVATIONS- KITCHEN	
36	A3.13	INTERIOR ELEVATIONS- RESTROOM	
37	A7.00	SCHEDULES	
38	ACC.1	ACCESSIBILITY DETAILS	
39	ACC.2	ACCESSIBILITY DETAILS	
40	AD.10	ARCHITECTURAL DETAILS- WALLS & CEILING	
41	AD.50	ARCHITECTURAL DETAILS- DOORS	
42	AD.70	ARCHITECTURAL DETAILS- STAIRS & RAILING	
43	AD.80	ARCHITECTURAL DETAILS- FINISHES	
44	AD.90	ARCHITECTURAL DETAILS- SITE	
45	GRN.1	GREEN BUILDING REQUIREMENTS	
	KITCHEN		
46	K-101	FLOOR PLAN	
47	K-201	EQUIPMENT SCHEDULE	
48	K-301	ELECTRICAL PLAN	
49	K-401	PLUMBING DRAIN PLAN	
50	K-402	PLUMBING PLAN	
51	K-501	BUILDING FLOOR CONDITIONS PLAN	
52	K-601	ELEVATIONS AND SECTIONS	
53	K-701	GENERAL DETAILS	
	STRUCTURAL		
54	S-0.1	GENERAL NOTES	
55	S-0.2	GENERAL NOTES	
	STRUCTURAL		
56	S-0.3	GENERAL NOTES	
57	S-1.1	TYPICAL DETAILS	
58	S-1.2	TYPICAL DETAILS	
59	S-1.3	TYPICAL DETAILS	
60	S-2.1	FOUNDATION PLAN	
61	S-3.1	CEILING FRAMING PLAN	
62	S-4.1	FOUNDATION DETAILS	
63	S-6.1	WALL ELEVATIONS	
	MECHANICAL		
64	M0.1	MECHANICAL EQUIPMENT SCHEDULES	
65	M0.2	MECHANICAL NOTES	
66	M1.1	MECHANICAL DEMOLITION PLAN	
67	M2.1	MECHANICAL FLOOR PLAN	
68	M3.1	MECHANICAL ROOF PLAN	
69	M4.1	MECHANICAL DETAILS	
70	M4.2	MECHANICAL DETAILS	
71	M5.1	T-24 FORMS	
72	M5.2	T-24 FORMS	
73	M5.3	T-24 FORMS	
74	M6.1	KITCHEN HOOD SHEET	
75	M6.2	KITCHEN HOOD SHEET	
76	M6.3	KITCHEN HOOD SHEET	
77	M6.4	KITCHEN HOOD SHEET	
	ELECTRICAL		
78	E0.00	GENERAL NOTES SHEET INDEX AND SYMBOLS LIST	
79	E0.01	ELECTRICAL SPECIFICATIONS	
80	E0.02	TITLE-24 INDOOR	
81	E0.03	TITLE-24 OUTDOOR	
82	E2.01	SINGLE LINE DIAGRAM AND PANEL SCHEDULE	
83	E4.01	SITE ELECTRICAL PLAN	
84	E5.01	FIRST FLOOR POWER PLAN	
85	E5.02	ROOF POWER PLAN	
86	E6.01	FIRST FLOOR LIGHTING PLAN	
87	E8.01	EGRESS PHOTOMETRIC CALCULATIONS	
88	E9.01	SCE DRAWING	
	PLUMBING		
89	P1.1	PLUMBING LEGEND NOTES & SCHEDULES	
90	P1.2	PLUMBING SCHEDULES, CALCULATIONS & SPECIFICATIONS	
91	P2.1	WASTE AND VENT PLUMBING FLOOR PLAN	
92	P3.1	WATER AND GAS PLUMBING FLOOR PLAN	
93	P4.1	PLUMBING ROOF PLAN	
94	P5.1	ISOMETRIC PIPING DIAGRAM	
95	P6.1	PLUMBING DETAILS	
96	P6.2	PLUMBING DETAILS	
	AUDIO VISUAL		
97	AV1.00	J-BOX LOCATIONS	
98	AV1.01	AV RCP	
99	AV2.00	INTERIOR ELEV. DETAIL	
100	AV3.00	PROJECTOR RIGGING DETAIL	
101	AV3.01	AV SINGLE LINE DIAGRAM	2

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE
2	REBID SET	3/26/24

Albert Group
ARCHITECTS
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310.820.8863
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PLANS PREPARED BY:

LICENSED ARCHITECT STEPHEN M. ALBERT NO. C 9412 REN. 5/31/25 STATE OF CALIFORNIA

ARCHITECT NAME, RCE LICENSE No. — DATE
STEPHEN ALBERT, C9412 — 5/31/25

SHEET INFORMATION			
PROJECT #:	2017	SHEET ISSUE DATE:	11/14/2023
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	TITLE SHEET
DRAWING SET:	PERMIT SET	SCALE:	As indicated

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

TITLE SHEET

FILE NUMBER 24-001

SHEET #: A0.00

SHT. 01 OF 101

SHEET SIZE: 30"X 42" ARCH E1
DO NOT SCALE

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
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04/18/2024 by: Guillermo Hobelman

PUBLIC WORKS STANDARD NOTES : CONTINUED

UTILITIES:

23. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA) AT (800) 227-2600 AT LEAST 72 HOURS BEFORE PERFORMING ANY DIGGING. SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES THAT A DIGALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. THE CONTRACTOR SHALL PROVIDE THE DIGALERT NUMBER TO THE CITY, AND UPON EXPOSING ANY UNDERGROUND FACILITY, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THAT UTILITY COMPANY.
24. EXISTING UTILITIES AND STRUCTURES (UNDERGROUND, SURFACE, OR OVERHEAD) ARE INDICATED ONLY TO THE EXTENT THAT SUCH INFORMATION WAS KNOWN, MADE AVAILABLE TO, OR DISCOVERED BY THE DESIGNER IN PREPARING THE DRAWINGS. THE LOCATIONS, CONFIGURATIONS, AND PLAN VIEW ELEVATIONS OF SUBSURFACE FACILITIES ARE APPROXIMATE AND NOT ALL UTILITIES AND FACILITIES MAY BE INDICATED.
25. THE CONTRACTOR SHALL DETERMINE THE LOCATIONS, DEPTH, MATERIAL, CONDITIONS, ROUNDNESS, AND SIZE OF ALL UTILITIES, AND SUBSTRUCTURES INCLUDING SERVICE CONNECTIONS AND LATERALS WITHIN THE ALIGNMENT AND WORK LIMITS OF THE PROPOSED IMPROVEMENTS.
26. THE CONTRACTOR SHALL BEAR THE COST OF REPAIRING OR REPLACING ANY OF SAID STRUCTURES DAMAGED BY THEM DURING THE PROSECUTION OF THE WORK. ALL REPAIRS AND REPLACEMENTS SHALL BE DONE IN THE PRESENCE OF THE INSPECTOR. ALL LOCATIONS SHOWN ON THE PLANS FOR UTILITIES HAVE BEEN TAKEN FROM AVAILABLE RECORDS AND THEIR COMPLETENESS AND CORRECTNESS ARE IN NO WAY GUARANTEED.
27. BEFORE CONSTRUCTION IS STARTED, CONTRACTOR SHALL COORDINATE WITH THE OWNER OF EACH UTILITY AND DEFINE THE REQUIREMENTS AND METHODS TO ACCOMMODATE THE PROTECTION, TEMPORARY SUPPORT, ADJUSTMENT, OR RELOCATION OF ANY UTILITIES AFFECTED BY THE PROPOSED WORK. THE CONTRACTOR SHALL EXERCISE CARE WHEN WORKING NEAR EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ALL DAMAGE, BREAKAGE, OR LEAKS CAUSED BY THEIR WORK.
28. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED IN PLACE BY THE CONTRACTOR UNLESS OTHERWISE NOTED. EXISTING UTILITIES AND/OR NEW IMPROVEMENTS SHALL BE SUPPORTED AS REQUIRED BY THE ENGINEER IN ACCORDANCE WITH SSPWC STANDARD PLAN 224-3.
29. ALL FIRE HYDRANTS, WATER CONTROL VALVES, AND MAINTENANCE HOLES SHALL BE KEPT FREE FROM OBSTRUCTIONS AND AVAILABLE FOR USE.
30. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ADJUST TO FINISHED GRADE EXISTING SEWER AND STORM DRAIN MAINTENANCE MANHOLES AND COVERS AND ALL OTHER UTILITY BOX AND VALVE COVERS. WHERE APPLICABLE, CONCRETE COLLARS SHALL BE INSTALLED TO MATCH FINISHED GRADE WHETHER INDICATED ON THE PLANS OR NOT.
31. SEPARATION OF SEWER AND WATER FACILITIES SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE STATE OF CALIFORNIA DEPT OF HEALTH SERVICES.
32. SEWER LATERALS SHALL BE CONNECTED TO THE SEWER MAIN WITH WYES.
33. SEWER LINES SHALL BE TESTED PRIOR TO MAKING PERMANENT SERVICE CONNECTIONS.
34. IN ADDITION TO ITEMS LISTED IN THESE PLANS, THE CONTRACTOR SHALL FURNISH ALL NECESSARY ADAPTORS, COUPLINGS, BOLTS, GASKETS, CAULKING MATERIALS, AND REPAVING MATERIALS AS REQUIRED TO COMPLETE THE WORK.
35. PIPES SHALL BE CONSTRUCTED SO AS TO PROVIDE THE FOLLOWING MINIMUM CLEARANCES TO EXISTING OR OTHER PROPOSED UNDERGROUND CONDUITS OR STRUCTURES (UNLESS OTHERWISE NOTED ON PLANS OR IN SPECS):
    a. HORIZONTAL: 24-INCHES OUTSIDE DIAMETER TO OUTSIDE DIAMETER
    b. VERTICAL: 12-INCHES OUTSIDE DIAMETER TO OUTSIDE DIAMETER
36. CONTRACTOR SHALL ADJUST SEWER MAIN ALIGNMENTS AS REQUIRED TO MAINTAIN MINIMUM CLEARANCE BETWEEN WATER MAIN AND OTHER EXISTING UTILITIES, VAULTS, MANHOLES, STRUCTURES, AND SUBSURFACE FACILITIES AT NO ADDITIONAL COST TO THE CITY. PIPELINE CONSTRUCTION IN THE VICINITY OF WATER MAINS SHALL, AT A MINIMUM, CONFORM TO THE LOS ANGELES COUNTY WATERWORKS DISTRICTS STD. PLAN W-50.
37. ALL CROSSING UTILITIES SHALL HAVE A MINIMUM 12-INCH CLEARANCE UNLESS OTHERWISE NOTED.
38. CONTRACTOR SHALL POTHOLE AND VERIFY DEPTH, LOCATION, AND DIMENSIONS OF EXISTING FACILITIES AND CONNECTION POINTS PRIOR TO CONSTRUCTION OF MAINS.
39. LOCATIONS OF EXISTING SEWER, GAS, AND WATER SERVICE LATERALS ARE NOT SHOWN ON THE PLANS. CONTRACTOR SHALL PROTECT IN PLACE ALL EXISTING SERVICES UNLESS OTHERWISE NOTED
40. BACKFILL OF TRENCHES SHALL BE DONE IN LIFTS OF NO MORE THAN 8-INCHES WITH WATER AND APPROPRIATE COMPACTION TOOLS USED BETWEEN EACH LIFT. ONE SACK SLURRY MIX CAN BE USED IN PLACE OF NATIVE SOIL. AFTER BACKFILLING THE TRENCH, A TEMPORARY ASPHALT PATCH SHALL BE PLACED OVER THE TRENCH AND REMAIN FOR NO MORE THAN TWO WEEKS. THE FINAL PATCH SHALL BE A MINIMUM OF 5" THICK OR 1" THICKER THAN THE EXISTING PAVEMENT. THE CONTRACTOR SHALL FOLLOW THE LATEST HERMOSA BEACH PUBLIC WORKS STANDARD DETAILS 115 – 117.
41. THE FINAL PATCH ON ASPHALT STREETS SHALL BE PER THE LATEST HERMOSA BEACH PUBLIC WORKS STANDARD PLANS 115 AND 116.
42. THE FINAL PATCH ON CONCRETE STREETS SHALL BE PER THE LATEST HERMOSA BEACH PUBLIC WORKS STANDARD PLAN 115.

TRAFFIC CONTROL:

43. THE CONTRACTOR MAY PROHIBIT PARKING WITHIN THE CONSTRUCTION LIMITS AND AS NECESSARY TO COMPLETE THE WORK, SUBJECT TO THE APPROVAL OF THE ENGINEER. ACCESS TO ALL RESIDENCES AND BUSINESSES SHALL BE MAINTAINED AT ALL TIMES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO POST "NO PARKING" SIGNS WITH SPECIFIC TIME FRAMES ON CITY-APPROVED SIGNS AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF WORK.
44. TRAFFIC CONTROL DEVICES AND METHODS SHALL CONFORM TO THE REQUIREMENTS OF THE STATE OF CALIFORNIA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (CAMUTCD), LATEST REVISION, AND WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH MANUAL), LATEST EDITION.
45. ALL STREET CLOSURES REQUIRE A TRAFFIC CONTROL PLAN TO BE REVIEWED AND APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.

SITE CONTROL / SAFETY:

46. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL SOUND CONTROL AND NOISE LEVEL RULES, REGULATIONS, AND ORDINANCES WHICH APPLY TO ANY WORK PERFORMED PURSUANT TO THE CONTRACT.
47. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE REGULATIONS OF CAL-OSHA.
48. ANY WALLS, FENCES, STRUCTURES, AND/OR APPURTENANCES ADJACENT TO THIS PROJECT EITHER IN THE PUBLIC RIGHT-OF-WAY OR ON PRIVATE PROPERTY SHALL BE PROTECTED IN PLACE, UNLESS OTHERWISE NOTED. IF THE CONTRACTOR'S ACTIVITIES DAMAGE OR ADVERSELY AFFECT SAID ITEMS IN ANY WAY, THE CONTRACTOR IS RESPONSIBLE FOR WORKING OUT AN ACCEPTABLE SOLUTION TO THE SATISFACTION OF THE AFFECTED PROPERTY OWNERS AT THE CONTRACTOR'S COST.
49. THE CONTRACTOR SHALL BE RESPONSIBLE DURING ALL PHASES OF THE WORK FOR PROVIDING PUBLIC SAFETY AND CONVENIENCE.
50. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION, AND UNTIL THE DATE OF THE NOTICE OF COMPLETION. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO WORKING HOURS DESCRIBED IN THE PROJECT SPECIFICATIONS.
51. IN THE CASE OF SUSPENSION OF THE WORK FOR ANY CAUSE WHATSOEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND SHALL PROPERLY STORE THEM IF NECESSARY AND SHALL ERECT TEMPORARY STRUCTURE(S) WHERE NECESSARY. THE CITY WILL NOT BE HELD RESPONSIBLE FOR THE CARE OR PROTECTION OF ANY MATERIAL OR PARTS OF THE WORK PRIOR TO FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED.
52. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN THEIR OWN STAGING AREA FOR ALL TOOLS, EQUIPMENT, MATERIAL, AND PARKING. AT THE END OF EACH DAY, THE CONTRACTOR SHALL REMOVE ALL MATERIALS, DEBRIS, FOREIGN MATERIAL, AND EQUIPMENT FROM THE JOB SITE UNLESS OTHERWISE APPROVED BY THE ENGINEER.
53. THE PUBLIC RIGHT-OF-WAY SHALL NOT BE USED FOR A STAGING AREA AS DESCRIBED ABOVE UNLESS OTHERWISE AUTHORIZED BY THE CITY.
54. WATER SHALL BE PROVIDED ON SITE AND USED TO CONTROL DUST DURING CONSTRUCTION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A HYDRANT METER FROM CAL WATER (CALL (310) 420-7730) AND PAY FOR CONSTRUCTION WATER.
55. AS REQUIRED BY THE ENGINEER, THE CONTACTOR SHALL FURNISH AND OPERATE A SELF-LOADING MOTOR SWEEPER WITH SPRAY NOZZLES AT LEAST TWICE EACH WORKING DAY TO KEEP PAVED AREAS ACCEPTABLY CLEAN WHEREVER CONSTRUCTION, INCLUDING RESTORATION, IS INCOMPLETE.
56. PROPER BARRICADES SHALL BE PLACED AROUND ANY CONSTRUCTION SITE WITHIN THE PUBLIC RIGHT-OF-WAY. THESE BARRICADES SHALL COMPLY WITH THE REQUIREMENTS OF THE WATCH MANUAL.
57. ALL VEHICLES THAT INTRUDE INTO A NORMAL TRAFFIC LANE MUST HAVE PROPER SIGNAGE AND BARRICADES AS REQUIRED BY THE WATCH MANUAL.
58. ALL WORK VEHICLES ARE SUBJECT TO ALL APPLICABLE PARKING RESTRICTIONS.
59. FLAGMEN ARE REQUIRED FOR ANY VEHICLES THAT BLOCK THE TRAVEL LANE AND REQUIRE TRAFFIC TO USE THE OPPOSING LANE TO PASS.

SURVEY / LAYOUT:

60. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SURVEY MONUMENTS INCLUDING PROPERTY CORNER MARKERS, UNLESS OTHERWISE NOTED ON THE PLANS. PRIOR TO COMMENCEMENT OF WORK ALL SURVEY MONUMENTS IN THE PROJECT AREA SHALL BE LOCATED AND TIED OUT. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR REPLACING ANY SURVEY MONUMENTS THAT ARE DISTRIBUTED DURING CONSTRUCTION. PROPERTY CORNER MARKERS AND SURVEY MONUMENTS DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RE-ESTABLISHED BY A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF CALIFORNIA.
61. CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF CALIFORNIA.
62. ALL SURVEY POINTS AND MONUMENTS SHALL BE PROTECTED IN PLACE OR RESET AND RECORDED IF THEY ARE REMOVED OR DESTROYED DURING CONSTRUCTION.

LANDSCAPE:

63. TREES AND FOLIAGE (TO DRIP LINE), SIGNS, PARKING METERS, AND OTHER IMPROVEMENTS SHALL BE PROTECTED IN PLACE, UNLESS OTHERWISE NOTED, AND ANY DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPAIRED OR THE IMPROVEMENTS REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
64. TREES WITHIN THE PUBLIC RIGHT-OF-WAY MAY NOT BE REMOVED WITHOUT AUTHORIZATION FROM THE ENGINEER AND ARE TO BE PROTECTED FROM INJURY OR DAMAGE DURING CONSTRUCTION.
65. THE CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY TRIMMING, REMOVING, OR RELOCATING OF AN EXISTING STREET TREE.
66. FOR ANY TREE REMOVED DURING THE COURSE OF CONSTRUCTION, THE TREE SHALL BE REPLACED BY TWO IN KIND IN LOCATIONS DETERMINED BY THE ENGINEER.
67. IF STREET TREES ARE REQUIRED IN THE PARKWAY, NEWLY INSTALLED TREES SHALL BE INSTALLED PER THE GREENBOOK TO THE SATISFACTION OF THE INSPECTOR OR ENGINEER. CONTACT THE PUBLIC WORKS DEPARTMENT FOR TYPE(S), SIZE(S), AND LOCATION(S) OF TREES.
68. PLANTED AND IRRIGATED PARKWAY(S), IF REQUIRED, SHALL HAVE MATERIALS AND PLANTS APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.

EROSION CONTROL:

69. THE CONTRACTOR SHALL MAINTAIN AND CLEAN, IF NECESSARY, ALL EXISTING ON-SITE AND ADJACENT STORM DRAIN INLETS DURING THE COURSE OF CONSTRUCTION AND UNTIL THE WORK IS FORMALLY ACCEPTED BY THE CITY.
70. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED DISPOSAL SITE. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE. THE REMOVAL AND DISPOSAL OF DEMOLITION ITEMS (TREES, PAVEMENT, SOIL, ETC.) SHALL BE AT THE CONTRACTOR'S EXPENSE.
71. THE CONTRACTOR IS ADVISED THAT ALL MATERIAL AND DEBRIS CREATED BY REMOVAL OPERATIONS SHALL BECOME THE CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM THE JOB SITE IN A MANNER AND AT A LOCATION ACCEPTABLE TO ALL AGENCIES AFFECTED BY THE WORK UNLESS INSTRUCTED BY THE ENGINEER OTHERWISE. THE CITY SHALL HAVE RIGHT OF FIRST REFUSAL FOR SALVAGEABLE PARTS, AND IF INSTRUCTED BY THE ENGINEER THE CONTRACTOR SHALL DELIVER SUCH PARTS TO THE CITY YARD.
72. THE CONTRACTOR SHALL PROTECT IN PLACE ALL EXISTING CURB DRAINS AND PARKWAY CULVERTS WHETHER SPECIFIED ON THE PLANS OR NOT. THE CONTRACTOR SHALL ENSURE DRAINS AND CULVERTS REMAIN FUNCTIONAL AT ALL TIMES.
73. THE CONTRACTOR SHALL PROVIDE INLET PROTECTION FOR ALL INLETS DOWNSTREAM OF THE WORK AREA IN ACCORDANCE WITH CASQA BMP SE-10.
74. PRIOR TO STORM EVENTS SOIL BINDER, STRAW WATTLE, OR OTHER EROSION CONTROL DEVICES MAY BE APPLIED AND SECURED TO DISTURBED OPEN AREAS DURING GRADING OPERATIONS IF DETERMINED NECESSARY BY THE CONTRACTOR OR ENGINEER.
75. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, OR ANY HAZARDOUS SUBSTANCE OVER ANY PUBLIC STREET, ALLEY, OR OTHER PUBLIC PLACE. SHOULD ANY MATERIAL BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC PLACE OR ADJACENT PRIVATE PROPERTY, IMMEDIATE CLEAN UP SHALL OCCUR.
76. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY EROSION CONTROL MEASURES AS DIRECTED BY THE ENGINEER TO CONTROL DRAINAGE WHICH HAS BEEN AFFECTED BY GRADING AND/OR TRENCHING OPERATIONS.

CONSTRUCTION / MATERIALS:

77. UNLESS OTHERWISE SPECIFICALLY MENTIONED ON THE PLANS, THE CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS, CURB RAMPS, AND STREET CROSSINGS IN COMPLIANCE WITH ADA STANDARDS AND REQUIREMENTS.
78. ALL FORMS AND COMPACTION SHALL BE INSPECTED PRIOR TO ANY CONCRETE POUR OR ASPHALT BEING PLACED.
79. ALL EXISTING PAVEMENT TO BE REMOVED SHALL BE SAW-CUT OR WHEEL-CUT AND REMOVED TO CLEAN STRAIGHT LINES WITH NO OVERCUT.
80. ALL CONCRETE CURB AND GUTTER FLOW LINES WITH LESS THAN 1% GRADE SHALL BE WATER TESTED PRIOR TO FINAL FINISHING TO ENSURE PROPER DRAINAGE WITHOUT UNACCEPTABLE HIGH OR LOW SPOTS.
81. AT ALL LOCATIONS WHERE NEW PAVEMENT JOINS EXISTING, THE EXISTING PAVEMENT SHALL BE COATED WITH AN ASPHALTIC EMULSION.
82. WHERE EXISTING PAVEMENT OR SUBGRADE IS FOUND TO BE UNSTABLE, THE CONTRACTOR SHALL REMOVE AND REPLACE A MINIMUM OF 1 FOOT OF SUBGRADE WITH CRUSHED MISCELLANEOUS BASE (CMB) AND COMPACT TO 95% OF MAXIMUM DRY DENSITY OBTAINABLE AS MEASURED BY ASTM D-1557. IF SHALLOW UTILITIES PREVENT REMOVAL OF SUBGRADE SOIL, A WOVEN GEOFABRIC SHALL BE USED TO PROVIDE STRENGTH TO THE SUBGRADE.
83. EXPANSION JOINTS PERPENDICULAR TO THE CURB SHALL BE INSTALLED IN COMBINED CURB AND GUTTER AT THE BCR, ECR, BC, EC, AND AT LOCATIONS WHERE THE CURB JOINS EXISTING STRUCTURES. LONGITUDINAL EXPANSION JOINTS SHALL BE INSTALLED WHERE THE CURB BUTTS AGAINST ANY EXISTING STRUCTURE.
84. THE EXACT LOCATIONS AND LIMITS FOR THE REMOVAL AND CONSTRUCTION OF SIDEWALKS AND CURB AND GUTTER SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
85. PRIOR TO FINAL ACCEPTANCE OF STREET IMPROVEMENTS, ALL PAVEMENT, STRIPING, AND STENCILING WITHIN THE PROJECT AREA SHALL BE RESTORED TO LIKE NEW CONDITION TO THE SATISFACTION OF THE ENGINEER. PAVEMENT MARKING MATERIAL FOR TRAFFIC STRIPING ON PUBLIC ROADS SHALL CONFORM TO SECTIONS 210 AND 214 OF THE LATEST VERSION OF THE GREENBOOK.
86. ALL TRAFFIC MARKING AND STRIPING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE LATEST EDITION OF THE CAMUTCD, THE GREENBOOK, AND CALTRANS STANDARD PLANS.
87. AT LEAST 72 HOURS SHALL ELAPSE FROM THE TIME CONCRETE IS PLACED BEFORE VEHICULAR TRAFFIC IS PERMITTED TO TRAVEL ON IT, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
88. ALL UTILITY BOXES SHALL BE ADJUSTED TO THE NEW FINISHED GRADE. DAMAGED BOXES SHALL BE REPLACED. KEEP ALL UTILITY BOXES OUT OF DRAINAGE FLOW LINES, CURB RETURNS, DRIVEWAY APPROACHES, AND CURB RAMPS UNLESS APPROVED BY THE CITY ENGINEER.
89. ALL FILL SOILS OR SOILS DISTURBED OR OVER-EXCAVATED DURING CONSTRUCTION SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY ASTM SOIL COMPACTION TEST D-1557.
90. ALL PORTLAND CEMENT CONCRETE (PCC) AND ASPHALTIC CONCRETE (AC) SHALL BE REMOVED TO A SAWCUT, COLD JOINT, OR SCORE MARK. NO FLOATER SLABS LESS THAN THE MINIMUM INDICATED IN THE LATEST HERMOSA BEACH PUBLIC WORKS STANDARD PLANS 115 - 117. PCC AND AC REMOVALS SHALL BE SAWCUT A MINIMUM OF 2 INCHES IN THE NECESSARY WORK AREA. SAWCUT SLURRY SHALL BE REMOVED WITH THE VACUUM MACHINE AND DISPOSED OF PROPERLY. NO SLURRY SHALL BE ALLOWED TO ENTER THE STORM DRAIN SYSTEM.
91. SHOULD ANY LINEAR OR AREA TRENCH JOINT BE LOCATED WITHIN 2 FEET (AC PAVEMENT) OR 3 FEET (PCC PAVEMENT) OF AN EXISTING PAVEMENT PATCH AND/OR CURB AND GUTTER ALIGNMENT, THE ADJACENT PAVEMENT SECTION/PATCH SHALL BE REMOVED AND REPAVED ALONG WITH THE TRENCH PAVEMENT RESTORATION.
92. ALL DAMAGED AND/OR REMOVED DRIVEWAY APPROACH, PCC SIDEWALK, OR CURB AND GUTTER SHALL BE RECONSTRUCTED TO GREENBOOK STANDARDS.
93. RAMP ASPHALT AT EXISTING DRIVEWAYS, GUTTERS, ETC. FOLLOWING MILLING OPERATIONS TO PROVIDE ACCESS IF PAVING IS NOT SCHEDULED FOR THE SAME DAY.
94. ALL EXCAVATIONS SHALL BE APPROPRIATELY SHORED AND PLATED OR BACKFILLED AT THE END OF EACH WORKING DAY AND ROADS OPENED TO VEHICULAR TRAFFIC UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. PLATES SHALL BE TACK WELDED, PINNED, AND/OR SECURED IN PLACE BY ANOTHER METHOD APPROVED BY THE INSPECTOR OR ENGINEER.
95. TRAFFIC PLATES ON EXCAVATED AREAS SHALL BE SKID RESISTANT, WITH MINIMUM COEFFICIENT OF FRICTION EQUIVALENT TO 0.35 PER CALIFORNIA TEST METHOD 342. STEEL PLATES BRIDGING SHALL BE STEEL OF MINIMUM A36 GRADE FOR HS20 TRUCK LOADING PER CALTRANS BRIDGE DESIGN SPECIFICATION MANUAL.
96. TRAFFIC STRIPING, MARKINGS, AND RAISED PAVEMENT MARKERS DAMAGED DURING CONSTRUCTION SHALL BE REINSTALLED IN KIND OR AS DIRECTED BY THE ENGINEER AND NOTED IN THE SPECIAL PROVISIONS. ALL NEW STRIPING AND MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED AND APPROVED.

TREE PROTECTION REQUIREMENTS

THE CONTRACTOR IS RESPONSIBLE FOR PROTECTIVE MEASURES FOR THE TREE DURING CONSTRUCTION.

1. FENCE AROUND THE TREE TRUNK (PLASTIC IS OK)
2. INSTALL A THICK LAYER (SIX INCHES DEPTH) OF WOOD CHIP MULCH TO HELP MITIGATE SOIL COMPACTION WHERE WORK IS TO OCCUR WITHIN THE TREE DRIPLINE.
3. PLACE PLYWOOD OVER THE MULCH TO DISPERSE LOADS AND REDUCE COMPACTION.
4. HAND EXCAVTE TRENCHING 1 1/2" DIAMETER ADN LARGER, WITHIN DRIPLINE, TO PRESERVE ROOTS
5. COMPRESSED AIR EXCAVATION IS ALSO ACCEPTABLE TO TUNNEL UNDER ROOTS.
6. PRESERVE LARGER ROOTS BY TUNNELING BENEATH THEM. FIT NEW PIPES UNDER ROOT.
7. STORE SOIL AWAY FROM THE TREE, NOT CLOSE TO THE TRUNK, DURING EXCAVATION.
8. MONITOR TRENCHING IN ROOT ZONE WITH A PROJECT ARBORIST OR QUALIFIED CITY REPRESENTATIVE (TO BE PROVIDED BY THE CITY).

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS		
No.	DESCRIPTION	DATE
2	REBID SET	3/26/24

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PLANS PREPARED BY:

LICENSED ARCHITECT
STEPHEN M. ALBERT
NO. C 9412
REN. 5/31/25
STATE OF CALIFORNIA

ARCHITECT NAME, RCE LICENSE No.	DATE
STEPHEN ALBERT, C9412	5/31/25

SHEET INFORMATION

PROJECT #:	2017	SHEET ISSUE DATE:	11/14/2023
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	GENERAL NOTES
DRAWING SET:	PERMIT SET	SCALE:	12" = 1'-0"

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

GENERAL NOTES

FILE NUMBER 24-001

SHEET #: A0.01

SHT. 02 OF 101

SHEET SIZE: 30" X 42" ARCH E1
DO NOT SCALE

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
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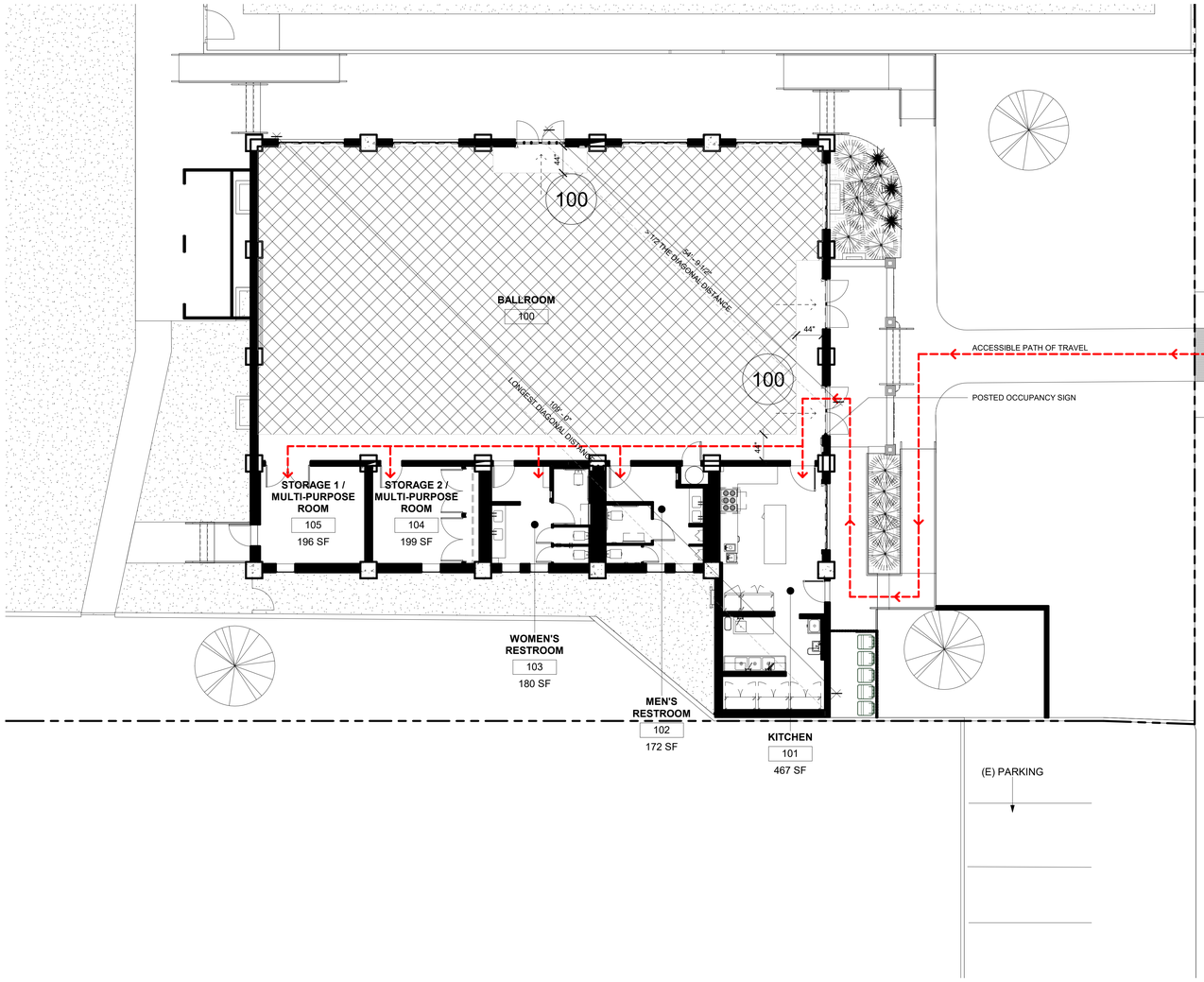
PRINTED PLANS MUST BE ON SITE FOR ALL INSPECTIONS
04/18/2024 by: Guillermo Hobelman



CODE SUMMARY

APPLICABLE BUILDING CODE:
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA CODE OF REGULATIONS TITLE 24
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE

NOTES

EMERGENCY POWER AND LIGHTING NOTES:

1. Any time a building or a portion of a building is occupied, the means of egress serving the occupied portion shall be illuminated at an intensity of not less than 1-footcandle (11 lux) at the walking surface level."(1008)
2. The power supply for means of egress illumination shall be provided by the premise's electrical supply. In the event of power supply failure, illumination shall be automatically provided from an emergency system for the following areas:(1008.3)
   A. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress.
   B. Corridors, interior exit stairways and ramps, and exit passageways in buildings required to have two or more exits.
   C. Exterior egress components at other than the level of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.
   D. Interior exit discharge elements, as permitted in Section 1028.1, in buildings required to have two or more exits.
   E. Exterior landings, as required by Section 1010.1.6, for exit discharge doorways in buildings required to have two or more exits.
3. The emergency power system shall also be connected to an emergency electrical system which is to provide continued illumination for a duration of not less than 1-1/2 hr. in case of primary power loss. Continued illumination is to be provided from storage batteries, unit equipment, or an on-site generator and the installation of the emergency power system shall be installed in accordance with Chapter 27. (1008.3.4)
4. Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of 1-footcandle (11 lux) and a minimum at any point of 0.1-footcandle (1 lux) measured along the path of egress at floor level. A maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded.(1008.3.5)

FLOOR PLAN- OCCUPANCY, EGRESS & ACCESS

SCALE: 1/8" = 1'-0"

1

OCCUPANCY CALCULATIONS

ROOM	AREA	OCCUPANCY TYPE [1]	FLOOR AREA CALC.[1]	OCCUPANCY
MAIN BALLROOM	2,951 SF	ASSEMBLY (UNCONCENTRATED)	15 NET	196 PERSONS
KITCHEN	467 SF	KITCHEN	200 SF GROSS	2 PERSONS
MEN'S RESTROOM	171 SF	N/A	N/A	N/A
WONEN'S RESTROOM	188 SF	N/A	N/A	N/A
STORAGE 1	145 SF	ACCESSORY STORAGE	300 SF GROSS	1 PERSON
STORAGE 2	199 SF	ACCESSORY STORAGE	300 SF GROSS	1 PERSON
TOTAL	4,121 SF			200 PERSONS

1. PER TABLE 1004.1.2 CBC 2016

NOTE: POST OCCUPANCY SIGN @ MAIN EXIT DOOR (SEE PLAN ABOVE) PER CBC SECTION 1004.9

PLUMBING FIXTURE REQUIREMENTS

TOTAL BUILDING OCCUPANCY: 200 PERSONS
OCCUPANCY TYPE: ASSEMBLY A-3

FIXTURE TYPE	CALCULATION	FIXTURE COUNT REQUIRED	FIXTURE COUNT EXISTING	FIXTURE COUNT PROVIDED	ADA FIXTURES PROVIDED
WATER CLOSETS	MALE: 1: 1-100 FEMALE: 3: 51-100	MALE: 1 FEMALE: 3	MALE: 2 FEMALE: 3	MALE: 2 FEMALE: 3	MALE: 1 FEMALE: 1
URINALS	1: 1-100	1	2	2	1
LAVATORIES	MALE: 1: 1-200 FEMALE: 1: 1-100	MALE: 1 FEMALE: 1	MALE: 1 FEMALE: 2	MALE: 2 FEMALE: 3	MALE: 1 FEMALE: 2

1. FIXTURE REQUIREMENTS PER CPC 2019 TABLE 422.1
2. 201 PERSONS ASSUMED 50% GENDER SPLIT. FOR THE PERPOSES OF THIS CALCULATION THERE ARE 100 MALES AND 100 FEMALES.

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PLANS PREPARED BY:

LICENSED ARCHITECT STEPHEN M. ALBERT No. C 9412 REN. 5/31/25 STATE OF CALIFORNIA

ARCHITECT NAME, RCE LICENSE No. — STEPHEN ALBERT, C9412

DATE 5/31/25

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PROJECT #: 2017
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SHT. 03 OF 101

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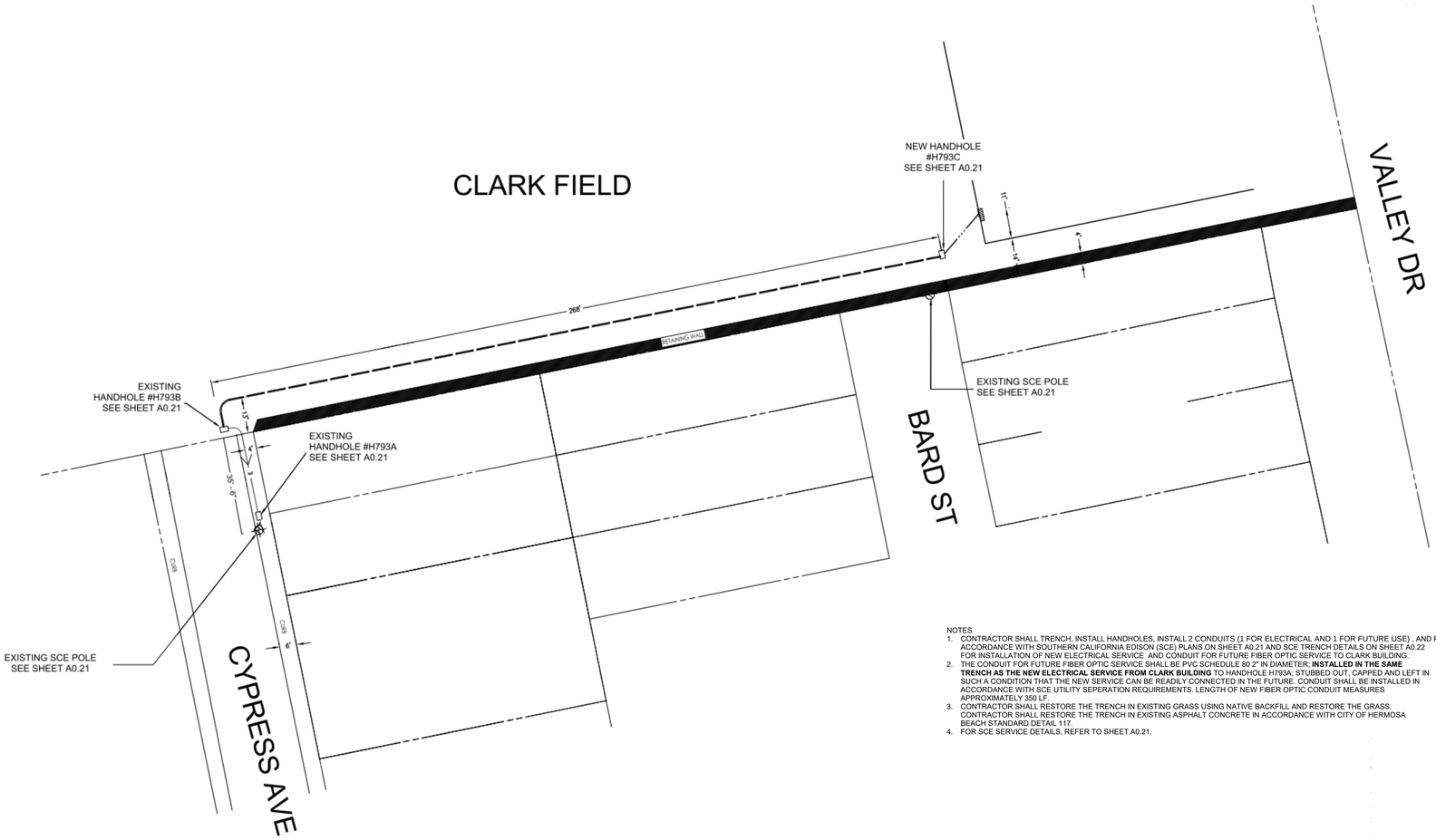

NOTES
1. CONTRACTOR SHALL TRENCH, INSTALL HANDHOLES, INSTALL 2 CONDUITS (1 FOR ELECTRICAL AND 1 FOR FUTURE USE) , AND PERFORM OTHER RELATED WORK IN ACCORDANCE WITH SOUTHERN CALIFORNIA EDISON (SCE) PLANS ON SHEET A0.21 AND SCE TRENCH DETAILS ON SHEET A0.22 FOR INSTALLATION OF NEW ELECTRICAL SERVICE AND CONDUIT FOR FUTURE FIBER OPTIC SERVICE TO CLARK BUILDING.
2. THE CONDUIT FOR FUTURE FIBER OPTIC SERVICE SHALL BE PVC SCHEDULE 80 2" IN DIAMETER; **INSTALLED IN THE SAME TRENCH AS THE NEW ELECTRICAL SERVICE FROM CLARK BUILDING** TO HANDHOLE H793A; STUBBED OUT, CAPPED AND LEFT IN SUCH A CONDITION THAT THE NEW SERVICE CAN BE READILY CONNECTED IN THE FUTURE. CONDUIT SHALL BE INSTALLED IN ACCORDANCE WITH SCE UTILITY SEPERATION REQUIREMENTS. LENGTH OF NEW FIBER OPTIC CONDUIT MEASURES APPROXIMATELY 350 LF.
3. CONTRACTOR SHALL RESTORE THE TRENCH IN EXISTING GRASS USING NATIVE BACKFILL AND RESTORE THE GRASS. CONTRACTOR SHALL RESTORE THE TRENCH IN EXISTING ASPHALT CONCRETE IN ACCORDANCE WITH CITY OF HERMOSA BEACH STANDARD DETAIL 117.
4. FOR SCE SERVICE DETAILS, REFER TO SHEET A0.21.

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No. C-9412
REN. 5/31/25
STATE OF CALIFORNIA

ARCHITECT NAME, RCE LICENSE No. DATE

STEPHEN ALBERT, C9412 5/31/25

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PROJECT PHASE:	CONSTRUCTION DOCUMENTS
DRAWING SET:	PERMIT SET
SHEET ISSUE DATE:	11/14/2023
SHEET NAME:	REFERENCE-UNDERGROUND UTILITY PLAN
SCALE:	

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

UNDERGROUND UTILITY PLAN

FILE NUMBER
24-001

SHEET #:
A0.20

SHT. 04 OF 101

SHEET SIZE: 30" X 42" ARCH E1
DO NOT SCALE

CUSTOMER CONTACT: JONATHAN PASCUAL 310-318-0252
SERVICE PLANNER: JASON YAMAUCHI-310-738-6760
PRE-CONSTRUCTION INSPECTOR: RON WHITTAKER-310-710-9606

CITY OF HERMOSA BEACH
2SN- COMM/INDUST M&S UG
KING 16KV
VICTORIA SUB

UNDERGROUND SERVICE ALERT
Contact USA
Dial 811 or 800-422-4133
www.digalert.org/contact
For Underground Locating
Two Working Days Before You Dig
D16: Rev. 05/28/20

CUSTOMER NOTE

- CUSTOMER TO REPLACE CUSTOMER OWNED HANDHOLE H793B
- CUSTOMER TO INSTALL NEW HANDHOLE H793C FOR CABLE PULLING PURPOSES

T.L.M. DATA: 1909793E

	SIZE	KVA	CUST	% LOAD
EXIST.	75	33	34	44%
PROP.	75	87	35	116%

VOLTAGE DROP: 4.42
FLICKER FACTOR: 4.16
PRI. CIRCUIT: KING 16KV
D27: REV: 12/10/21

CUSTOMER AND CREW MAP
TD1986426

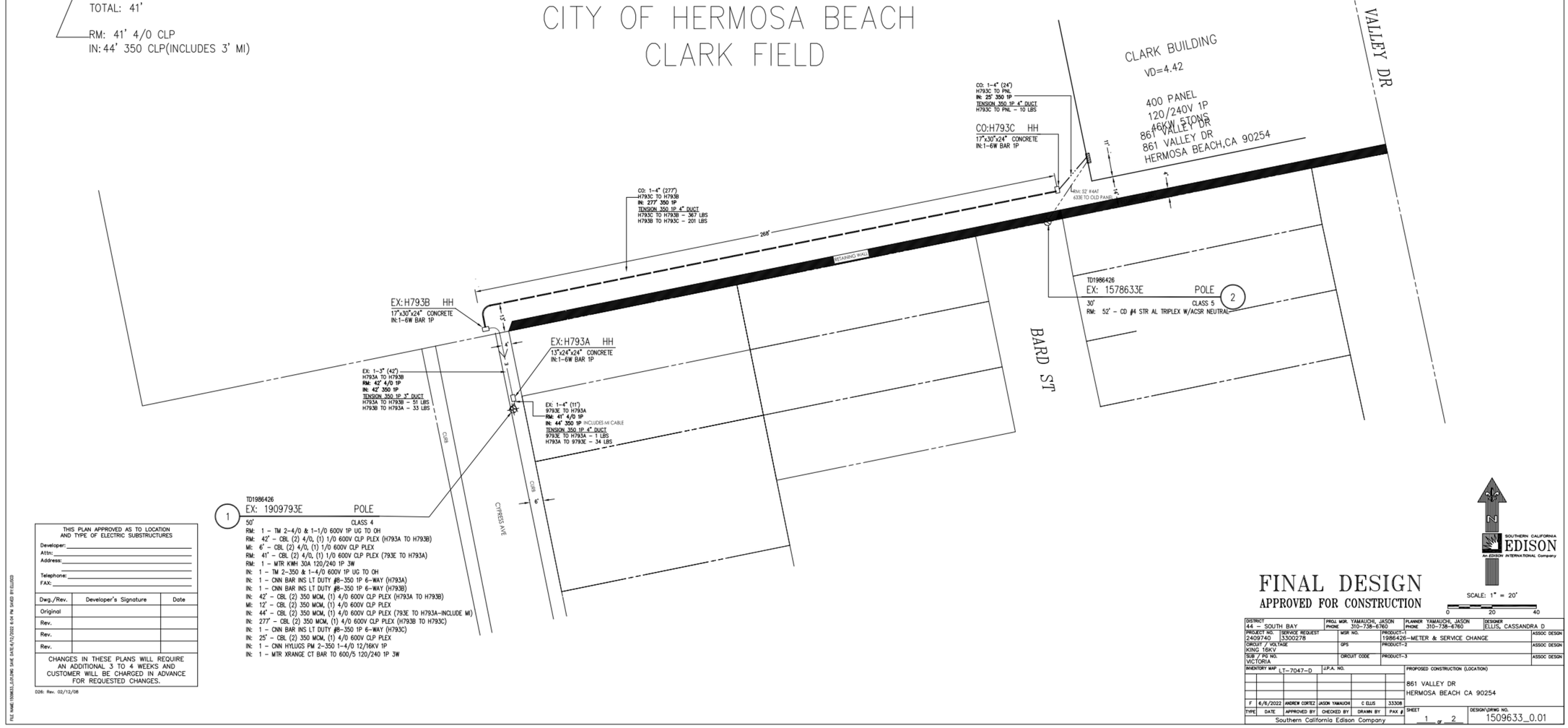
PROJECT REQUIREMENTS (Y/N)	
EDISON EASEMENT REQUIRED	N
PWRD 88 REQUIRED	N
UG CIVIL ONLY WORK ORDER	N
PERMIT REQUIRED	Y
PERMIT TYPE: ENCROACHMENT	
OUTAGE REQUIRED	Y
OUTAGE DATE: TBD TIME: TBD	
TRAFFIC CONTROL REQUIRED	N
PED. TRAFFIC CONTROL REQ'D	N
CONVEYANCE LETTER REQ'D	N
ENVIRONMENTAL REQUIREMENTS DOCUMENT (ERD) REQUIRED	N
CSD 140 (TLM) REQ'D	Y
DIG ALERT APP	Y
VERIFIED ACTIVE AND CONFIRMED USA TICKETS	☐
UTILIQUEST NOTIFIED	☐

STANDARD ADHERENCE: 2ND Q/ 2022 Y
D124: Rev. 10/12/21

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
APPROVED
This construction document MUST be at the job site during construction. It is unlawful to alter, change or deviate from this construction document without approval from the appropriate agency or department. This approval is subject to field inspection for acceptance of the completed work or installation. The approval of this construction document SHALL NOT be held to permit or to be an approval of the violation of any provisions of the municipal code or other ordinances of the City or laws and statutes of the State.
PRINTED PLANS MUST BE ON SITE FOR ALL INSPECTIONS
04/18/2024 by: Guillermo Hobelman

RISER DETAIL 1909793E
EX: 3" RISER UNISTRUT
SW QUAD
N
RISE: 30'
RUN: 11'
TOTAL: 41'
RM: 41' 4/0 CLP
IN: 44' 350 CLP(INCLUDES 3' MI)

CITY OF HERMOSA BEACH
CLARK FIELD



THIS PLAN APPROVED AS TO LOCATION AND TYPE OF ELECTRIC SUBSTRUCTURES
Developer: _____
Attn: _____
Address: _____
Telephone: _____
FAX: _____

Dwg./Rev.	Developer's Signature	Date
Original		
Rev.		
Rev.		
Rev.		

CHANGES IN THESE PLANS WILL REQUIRE AN ADDITIONAL 3 TO 4 WEEKS AND CUSTOMER WILL BE CHARGED IN ADVANCE FOR REQUESTED CHANGES.
D26: Rev. 02/12/08

FILE NAME:1509633_0.DWG SAVE DATE:4/4/2022 6:04 PM SAVED BY:ELLISCD

SOUTHERN CALIFORNIA EDISON
An EDISON INTERNATIONAL Company
SCALE: 1" = 20'
0 20 40

FINAL DESIGN
APPROVED FOR CONSTRUCTION

DISTRICT: 44 – SOUTH BAY		PROJ. MGR. YAMAUCHI, JASON PHONE 310-738-6760		PLANNER YAMAUCHI, JASON PHONE 310-738-6760	DESIGNER ELLIS, CASSANDRA D
PROJECT NO. 2409740	SERVICE REQUEST 3300278	MSR NO.		PRODUCT-1 1986426-METER & SERVICE CHANGE	ASSOC DESGN
CIRCUIT / VOLTAGE KING 16KV		GPS		PRODUCT-2	ASSOC DESGN
SUB / PG NO. VICTORIA		CIRCUIT CODE		PRODUCT-3	ASSOC DESGN
INVENTORY MAP LT-7047-D		J.P.A. NO.		PROPOSED CONSTRUCTION (LOCATION) 861 VALLEY DR HERMOSA BEACH CA 90254	
F 6/6/2022	ANDREW CORTEZ	JASON YAMAUCH	C ELLIS	33308	
TYPE DATE	APPROVED BY	CHECKED BY	DRAWN BY	PAX #	SHEET 1 or 2
Southern California Edison Company					DESIGN\DRWG NO. 1509633_0.01

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE

Albert Group ARCHITECTS
www.albertgroup.la
310.820.8863
@albertgrouparchitects

PLANS PREPARED BY:
LICENSED ARCHITECT STEPHEN M. ALBERT NO. C 9412 REN. 5/31/25 STATE OF CALIFORNIA

ARCHITECT NAME, RCE LICENSE No. DATE
STEPHEN ALBERT, C9412 5/31/25

SHEET INFORMATION			
PROJECT #:	2017	SHEET ISSUE DATE:	11/14/2023
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	REFERENCE- SOCAL EDISON
DRAWING SET:	PERMIT SET	SCALE:	

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

SOCAL EDISON

FILE NUMBER 24-001

SHEET #: **A0.21**

SHT. 05 OF 101

SHEET SIZE: 30" X 42" ARCH E1
DO NOT SCALE

CITY OF HERMOSA BEACH
2SN- COMM/INDUST M&S UG
KING 16KV
VICTORIA SUB

CONSTRUCTION NOTES:

Unless otherwise specified on the working drawing which forms a part of the specification, the Contractor/Developer shall furnish the following items at no cost to the Edison Company.

Southern California Edison Company has attempted to correctly show all existing utilities and substructures in the vicinity of the work, but does not guarantee there are no other substructures in the area. Failure of SCE to show all substructures in their correct location will not be a basis for a claim for extra work, and the contractor shall be responsible for all damages to substructures whether shown or not.

1. FOR GENERAL SPECIFICATIONS SEE UGS GI 001.

2. CONDUIT:
   a. Minimum cover in street or parkway is 30" below gutter grade, unless noted otherwise.
   b. Minimum cover on private property is 30" below finished grade, unless noted otherwise.
   c. Contractor is to furnish and install approved conduit to Edison specifications per UGS CD 100.1, 110 AND 120.
   d. For the type of conduit for this job, See UGS CD 110.1.
   e. Install all risers per UGS CD 160, 161, 162 and 170.
   f. Cap all mainline conduits per UGS CD 148 and service conduits per UGS CD 150.
   g. Install blank conduit plugs in all conduits terminating into Vaults, Manhole's, PMH's, SCE's & all cap locations, per UGS CD 180.1 & UGS CD 180.2
   h. Install pull rope in all conduit runs. Pull rope to be at least 3/8" polypropylene rope, braided or twisted. For specifications, approved makes, and suppliers, see UGS GI 040.
   i. All conduit must be mandrelled with the approved mandrel UGS CD 197.

3. CONDUIT RADIUS REQUIREMENTS:
   a: The minimum radius for bends are:
      36" for conduits 3" in diameter or smaller
      48" for conduits 4" and 5" in diameter
      60" for 6" diameter conduit
   b: The minimum radius for all sweeps of all mainline conduits is 12'-6" (unless noted otherwise).

4. EXCAVATION AND BACKFILL:
   a. Work area shall be cleared and rough graded to within four inches of final grade prior to installation of Edison conduit or structures.
   b. All excavations shall be in accordance with the California State Construction Safety Orders (when applicable), Edison specifications, and all governing local ordinances.
   c. Each trench to be a uniform depth below final grade prior to installation of Edison conduit or structures.
   d. Backfill shall be provided by the Contractor for all excavations and shall include crushed rock, concrete, and/or imported backfill, when required.
   e. Backfill with a MINIMUM of one sack per yard sand cement slurry around and over vaults and manholes per UGS GI 030, section 6.4 and around PMH's within one foot of finished grade, per UGS SS 590.1.
   f. Backfill, per Edison specifications, shall immediately follow conduit or substructure installation. At no time shall conduit be left exposed over 24 hours.
   g. No rocks are allowed within 12 inches of direct-buried cables or any conduit without concrete encasement. Native backfill capable of passing through a one-half inch mesh screen shall be considered to be "rock free". If existing backfill does not pass through a 1/2" screen, place imported sand 2" below and 12" above Edison cables. After this point, no rocks larger than 12" diameter are permitted.
   h. All backfill shall be compacted to meet or exceed local ordinances or other requirements. It shall be placed in a manner that will not damage the conduit or substructure or allow future subsidence of the trench or structures.

5. PAVING:
   Repaving, where required, shall be placed in such a manner that interference with traffic, including pedestrian traffic, will be kept to a minimum. The Contractor shall establish a program of repaving acceptable to the Municipality, County, or other authority having jurisdiction and which is acceptable to Edison.

6. STRUCTURES:
   a. All substructures shall be constructed or installed to Edison specifications.
   b. Install protection barriers per UGS MS 830 when required in areas exposed to traffic, per Edison Inspector.
   c. All conduit lines and concrete floored substructures shall be water tight.
   d. All grounding materials shall be furnished and installed by the Contractor.

7. RETAINING WALLS:
   When required, retaining walls shall be provided by the Developer. Walls are required wherever grade rises more than 18 inches above the structure or 24" above the pad surface at a distance of 5 feet from the same, or in areas subject to erosion. Design and installation must comply with local building ordinances. Refer to Edison Inspector for typical space requirements.

8. PERMITS:
   All permits necessary for excavation shall be provided by the Contractor/Developer.

9. ACCESS:
   Heavy truck access shall be maintained to equipment locations. Structures must be clear of all appurtenances that would obstruct the loading or unloading of equipment.

10. SERVICES:
    a. Meters and services shall comply with Edison Electrical Services Requirements.
    b. Wiring must be in accordance with applicable local ordinances and approved by local Inspection Authorities.

11. LOCATION:
    a. The location of excavations and structures for Edison shall be as shown on the working drawing. No deviation from the planned locations will be permitted unless approved by the Edison Inspector. See UGS GI 001, section 2.2.
    b. Actual location of obstructions, storm drains, and/or other foreign utilities to be the responsibility of the Contractor. See UGS GI 001, section 2.3.

12. Contractor is to verify location and widths of all sidewalks and driveways prior to street light installation. See UGS CD 175.1, UGS CD 175.2 and UGS CD 175.3.

13. SURVEY:
    Surveying of street improvements, property corners, lot lines, finished grade, etc., necessary for the installation of underground facilities must be completed and markers or stakes placed prior to the start of the installation. In addition, Developer shall maintain the markers during the installation and inspection by Edison. Grade and property line stakes must show any offset measurements.

14. COORDINATION AND SUPERVISION:
    The Developer shall provide supervision over and coordination among the various contractors working within the development in order to prevent damage to Edison facilities. He is responsible for the cost of repairs, replacement, relocation, or other corrections to Edison facilities made necessary by his failure to provide supervision or to otherwise comply with these specifications.

15. TELEPHONE AND OTHER UTILITY REQUIREMENTS:
    The drawing prepared for this job may also cover the facilities to be installed for the telephone company and/or other utility. Any questions concerning details of their installation should be referred to the company concerned.

16. OWNERSHIP:
    Developer is to deed to the Edison Company all structures shown hereon except those shown as customer owned.

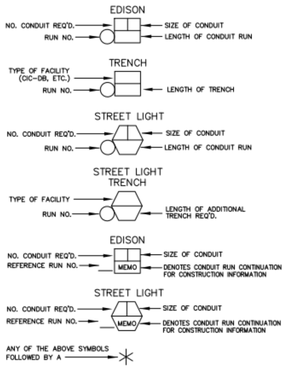
17. WARRANTY:
    Applicants expressly represent and warrant that all work performed and all material used in meeting Applicants' obligations herein are free from defects in workmanship and are in conformity with Southern California Edison Company's requirements. This warranty shall commence on Applicant's or Applicants of Company's final acceptance and shall expire one year from that date. Applicants agree to promptly correct to the Company's satisfaction and that of any governmental agency having jurisdiction and at Applicant's expense any breach of this warranty which may become apparent through inspection or operation of underground electric system by Company during this warranty period.

18. INSPECTION:
    Inspection is required during the construction period. A 48 hour advance notice of intent to start construction is required from the contractor to the Southern California Edison Company. Standards of Edison construction requirements are available upon request.

Duct and Structure Inspector: RON WHITTAKER Phone: 310-710-9606
Cabling Construction Coordinator: Phone:

D05: Rev. 07/21/16

LEGEND OF CONDUIT SYMBOLS
(CONVENTIONAL U. G.)



DENOTES THE FOLLOWING:

DB CONDUIT WITHOUT ENCASEMENT IS ACCEPTABLE FOR PORTIONS OF TRENCH WITH ONLY ONE OR TWO CONDUITS

SEMI-ENCASEMENT IS REQUIRED FOR PORTIONS OF TRENCH WITH ONLY THREE OR FOUR CONDUITS

FULL ENCASEMENT IS REQUIRED FOR MORE THAN FOUR CONDUITS

D18: Rev. 5/08/2006

CONCRETE PRODUCTS

Precast concrete item complete with neck. Cover and inserts may be obtained from any of the following listed and approved manufacturers:

JENSEN PRECAST
14221 San Bernardino Ave., Fontana, Calif. 92335
Phone: (909) 350-4111
(800) 257-6100

OLDCASTLE PRECAST
10650 Hemlock Ave., Fontana, Calif. 92337
Phone: (909) 428-3700
(800) 626-3860

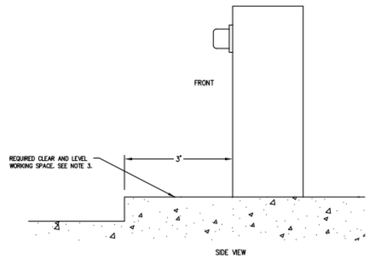
FOR HANDHOLE AND PULLBOX MANUFACTURERS, SEE UGS HP 200.

D41: Rev. 01/21/09

TIE-IN MADE INTO A SECONDARY HANDHOLE

If PVC conduit is used, riser bend installation may be made by the customer with prior SCE approval. Customer not to remove handhole cover. If metallic conduit is used or handhole cover needs to be removed, a SCE Qualified Person must be present.

PANEL CLEARANCE
UNDERGROUND SERVICE CONNECTIONS 0-600 VOLTS
SEE ESR 3-16



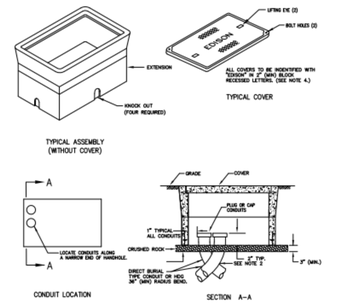
NOTES:
1. A MINIMUM OF THREE (3) FEET OF CLEAR, LEVEL WORK SPACE IS REQUIRED IN FRONT OF ALL TERMINATION, METERING, AND SERVICE EQUIPMENT.
2. SEE ESR-5 FOR METER-MOUNTING HEIGHT REQUIREMENTS. METER MOUNTING HEIGHT WILL BE MEASURED FROM THE STANDING AND WORKING SPACE TO THE CENTERLINE OF THE METER(S).
3. WHEN SERVICE EQUIPMENT IS INSTALLED ON AN ELEVATED PORTION OF THE FLOOR/GROUND, OR HOUSEKEEPING PAD, THE PAD SHALL BE FLUSH WITH AND EXTEND A MINIMUM OF THREE (3) FEET, THIS IS MEASURED FROM THE FRONT OF THE SERVICE EQUIPMENT OR THE OUTER DOOR(S) OF THE SWITCHBOARD NEMA 3R ENCLOSURE WHEN INSTALLED. IN NO CASE SHALL THE MAXIMUM METER HEIGHT OF SIX (6) FEET THREE (3) INCHES BE EXCEEDED.
4. TO MAINTAIN A SAFE, CLEAR, AND LEVEL WORKING AREA IN FRONT OF NEW OR EXISTING METER AND SERVICE EQUIPMENT, A CONCRETE SLAB OR OTHER SUITABLE PERMANENT HARD SURFACE, ACCEPTABLE TO THE COMPANY, MUST BE USED.
5. FOR SWITCHBOARDS ABOVE 600V, FIVE-FOOT MINIMUM OF CLEAR AND LEVEL STANDING AND WORKING SPACE IS REQUIRED IN THE FRONT, REAR, AND SIDE OF ANY SECTION WHERE SUCH PART SUPPORTS OR PROVIDES ACCESS TO METERING, TESTING EQUIPMENT, OR SERVICE CABLE TERMINATION SECTIONS.

16.12 PROTECTIVE BARRIERS FOR SERVICE EQUIPMENT

BARRIER POSTS ARE USED TO PROTECT THE METER AND SERVICE EQUIPMENT, AS WELL AS PERSONNEL, FROM VEHICULAR CONTACT, AND TO PROHIBIT ENCROACHMENT INTO THE WORKING SPACE. (FOR EXAMPLE: LOADING ZONES, DRIVEWAYS, CONGESTED AREAS, OFF STREET PARKING, AND SO ON). THE CUSTOMER SHALL PROVIDE AND INSTALL "NON-REMOVABLE" BARRIERS TO PROVIDE THE PROPER SAFE WORKING CLEARANCES WHERE THE WORKSPACE IS EXPOSED TO VEHICULAR OR OTHER HAZARDOUS CONDITIONS. METERS WILL NOT BE SET UNTIL THE BARRIERS HAVE BEEN INSTALLED.

D99: 10/26/20

TYPICAL HANDHOLE INSTALLATION
SEE UGS HP 205



NOTES:
1. SEE UGS HP 200 FOR DIMENSIONS OF VARIOUS SIZE HANDHOLES AVAILABLE.
2. RADIUS ANGLE MAY BE REDUCED TO LESS THAN 90° PROVIDING THE PROJECTED CENTER LINE OF THE CONDUIT CLEARS HANDHOLE OPENING.
3. TWO HOLD DOWN DEVICES TO BE SUPPLIED WITH EACH HANDHOLE.
4. COVER SHALL BE IDENTIFIED WITH "EDISON" IN MINIMUM 2-INCH LETTERS OR LABELS PERMANENTLY SECURED TO THE LID.
5. FOR MAINTENANCE ON 10-1/2" X 17" CONCRETE HANDHOLES USE SWINGBOLT WITH SAP 10204721.

D75 REV. 03/18/19

LEGEND OF DRAFTING SYMBOLS

TRENCH

- EDISON CONDUIT (DIST. & SL.)
- CUST. OWNED CONDUIT
- RESIDENTIAL SERVICE CABLE
- EXISTING CONDUIT

STRUCTURES

- VAULT
- MANHOLE
- PME 3-5
- PME 6-12
- PULL BOX
- HANDHOLE
- SOE
- PAD
- 4'x4' BURD SWITCH ENCLOSURE
- 36" BURD SWITCH ENCLOSURE
- BURD TRANSFORMER ENCLOSURE
- STREET LIGHT ELECTROLIER
- C/L METER PANEL
- FIRE HYDRANT

D12B: Rev. 11/10/20

LEGEND CODE DEFINITIONS

CI – CUSTOMER CONTRACTOR INSTALLED: MATERIALS FURNISHED AND INSTALLED BY APPLICANT AT EDISON'S EXPENSE AND ARE DEEDED TO EDISON. (EXCEPTION: STREET LIGHT ELECTROLIERS WILL BE INSTALLED BY EDISON'S CONTRACTOR.)

CO – CUSTOMER CONTRACTOR OWNED: MATERIALS FURNISHED, INSTALLED, OWNED, AND MAINTAINED BY APPLICANT.

CF – CUSTOMER CONTRACTOR FURNISHED: MATERIALS FURNISHED AND INSTALLED BY APPLICANT AT APPLICANT'S EXPENSE THAT MAY BE DEEDED TO EDISON.

IN – INSTALL: MATERIALS FURNISHED AND INSTALLED BY APPLICANT IF APPLICANT INSTALLED PROJECT OR BY EDISON IF EDISON INSTALLED PROJECT. (EXCEPTION: FOR AN APPLICANT INSTALLED LINE EXTENSION, STATION NOR. HAVING AN ASTERISK ADJACENT TO AN "N" LEGEND CODE REPRESENTS MATERIALS TO BE PROVIDED BY APPLICANT AND INSTALLED BY EDISON IN ALL CASES, REFER TO DPB 8258, PROJECT MATERIAL LIST BY ASSEMBLY WITHIN A STATION.)

M – MEMO INSTALL: SAME AS IN-INSTALL.

MR – MEMO REMOVE: MATERIALS REMOVED BY EDISON.

RM – MEMO REMOVED: MATERIALS REMOVED BY EDISON.

SI – SHOPLY IN: MATERIALS FURNISHED AND INSTALLED BY EDISON FOR TEMPORARY CONSTRUCTION.

SR – SHOPLY REMOVE: MATERIALS REMOVED BY EDISON FOR TEMPORARY CONSTRUCTION.

TR – TRANSFER: EDISON LABOR REQUIRED TO TRANSFER EXISTING FACILITIES.

D31: Rev. 11/85

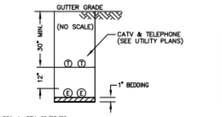
CONNECTING TO EXISTING SCE STRUCTURES

- Per SCE requirements, customers are not allowed to enter, intercept or tie-in to existing SCE facilities; e.g. structures, equipment, multi-conduit runs/banks, or conductors. These facilities may be energized and the work will only be performed by SCE. Contact the appropriate SCE Inspector to schedule an appointment. Customers may connect to an existing conduit stub without a SCE Inspector present.
- Multi-conduit runs/banks are runs of conduit in close proximity to each other and other SCE facilities. A conduit stub is a single empty conduit stub that is not in close proximity to other SCE owned facilities. Refer to the work order map for details.
- Per CPUC/SCE's Rule 15 B.1.A and Rule 16 D.1.A., the customer will provide all necessary excavations (with the exception of excavation under pads and primary splice boxes), material (including conduit and structures) and encasement, to be utilized in the intercept/tie-in process.
- The customer must adhere to all applicable Cal-OSHA, local, city, state and federal regulations, (including, but not limited to, all necessary shoring and traffic control in place to perform the intercept/tie-in work by SCE's underground civil contractor(s)).
- Intercept/tie-in work must be coordinated with SCE's civil contractors through the Division Inspector/P-Spec to limit exposure of excavation(s). Customer is responsible for securing excavation(s).

D08: 11/13/18

FILE NAME:\DGN\SLD_LOADING SHAE (2).dgn 6/4/2022 9:54 AM SHARED BY:ELLISCD

TYPICAL CONDUIT SECTION
JOINT WITH CATV & TELE
SEE UGS CD 120



D81-J REV. 09/23/09

NOTE:
ALL ELECTRICAL DUCTS AND STRUCTURES WILL CONFORM TO GENERAL ORDER #128 (RULES FOR CONSTRUCTION OF UNDERGROUND ELECTRICAL SUPPLY AND COMMUNICATION PRESCRIBED BY THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA, JANUARY 2006).

CONDUIT RADIUS REQUIREMENTS:
A: The minimum radius for bends are:
36" for conduits 3" in diameter or smaller
48" for conduits 4" and 5" in diameter
60" for 6" diameter conduit
B: The minimum radius for sweeps are:
36" for conduits 3" in diameter or smaller
12'-6" for conduits 4" in diameter and larger, unless otherwise noted.

WARNING
THE EXCAVATOR MUST TAKE ALL STEPS NECESSARY TO AVOID CONTACT WITH UNDERGROUND FACILITIES WHICH MAY RESULT IN INJURY TO PERSONS OR DAMAGE TO FACILITIES IN THE AREA. THE INDICATED LOCATIONS OF EDISON UNDERGROUND FACILITIES, AS PROVIDED, ARE BELIEVED TO BE ACCURATE, HOWEVER, THE FINAL DETERMINATION OF EXACT LOCATIONS AND THE COST OF REPAIR TO DAMAGED FACILITIES IS THE RESPONSIBILITY OF THE EXCAVATOR.

FOR PLASTIC PRODUCTS:

Plastic structures shown on this drawing are available from one or more of the following companies

Armorcast Products Co.
13230 Saticoy Street
North Hollywood, CA 91605
(818) 982-3600

Associated Plastics, Inc.
2626 Kansas Avenue
Riverside, CA 92507
(909) 787-0600

Brooks Products, Inc.
1850 Parco Avenue
Ontario, CA 91761
(909) 947-7470

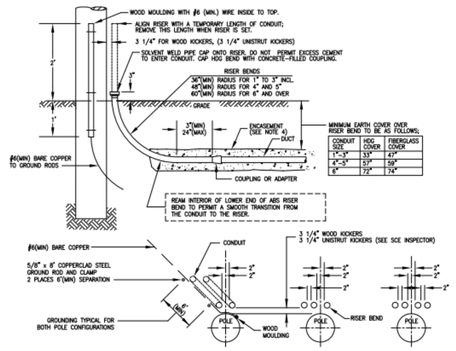
Carson Industries, Inc.
1925 "A" Street
La Verne, CA 91750
(909) 596-1988

CDR Systems Corp.
533 N. Nova Road, Suite 208
Ormond Beach, FL 32174
(800) 929-8207

Quazite Corp.
615 North King Road
San Jose, CA 95133
(408) 923-5333 / (310) 225-5500

D130: Rev. 11/10/20

POLE RISER BEND FOR RISER ON KICK BLOCKS
SEE UGS CD 161



1. APPROVED RISER BENDS ARE SHOWN ON FOLLOWING TABLE:

MATERIAL	SIZE							
	1"	1-1/2"	2"	3"	4"	5"	6"	
PVC	-	-	-	-	X	X	X	-
FIBERGLASS	-	-	-	-	X	X	X	-
HDG	X	X	X	X	X	X	X	X

NOTE: 6" HDG OR FIBERGLASS RISER BEND SHALL BE USED WHEN SPECIFIED ON THE WORKING DRAWING. SEE UGS AC 702 FOR GROUNDING HDG RISER BENDS.

2. THE TOP AND BOTTOM OF 3", 4", 5" OR 6" FIBERGLASS BENDS ARE FURNISHED WITH PERMANENTLY ATTACHED PVC COUPLINGS. ALSO INCLUDED IS A 6" LONG 3", 4", 5" OR 6" SCHEDULE 80 PVC STUB-OUT, SOLVENT WELDED INTO THE TOP COUPLING. SEE UGS CD 168 FOR FIBERGLASS RISER BEND MATERIAL INFORMATION AND SUPPLIERS.
3. TWO GROUND RODS ARE REQUIRED AT ALL PRIMARY RISER POLES. DRIVE RODS IN TRENCH BOTTOM WITH 6" MINIMUM SEPARATION IN UNDISTURBED EARTH. LEAVE THE ROD TOPS 3" ABOVE THE TRENCH BOTTOM AND ATTACH CONTINUOUS GROUND WIRE WITH CLAMPS. EXTEND WIRE TO INDICATED LOCATION ON POLE AND STUB UP 2' ABOVE GRADE IN WOOD MOULDING. ALL GROUNDING MATERIALS FURNISHED BY THE CONTRACTOR. SEE UGS AC 703 FOR APPROVED GROUNDING MATERIALS.
4. ENCASEMENT REQUIRED ONLY WHEN CALLED OUT ON WORKING DRAWING.
5. SCHEDULE 80 PVC BENDS MAY BE SUBSTITUTED FOR FIBERGLASS BENDS FOR STRAIGHT RUNS OF 150' OR LESS IN CONDUIT SIZES 4" AND UNDER.

D78A: REV. 01/08/12

CUSTOMER AND CREW MAP
TD1986426

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
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PRINTED PLANS MUST BE ON SITE FOR ALL INSPECTIONS
04/18/2024 by: Guillermo Hobelman

UNDERGROUND SERVICE ALERT
Contact USA
Dial 811 or 800-422-4133
www.digalert.org/contact
For Underground Locating
Two Working Days Before You Dig

D16: Rev. 05/28/20

RUN NUMBER CALL-OUTS AS FOLLOWS:

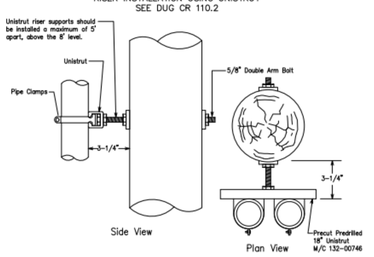
(1) - (199) MAINLINE CONDUIT
(200) - (599) SERVICE CONDUIT
(600) - (799) STREET LIGHT CONDUIT

D84: Rev. 10/26/20

CUSTOMER-OWNED CONDUIT MATERIAL* AND CONCRETE ENCASEMENT ARE TO BE INSTALLED IN ACCORDANCE WITH EDISON ELECTRICAL SERVICE REQUIREMENTS.
*SUBJECT TO APPROVAL BY LOCAL INSPECTION AUTHORITIES

D14: Rev. 01/85

RISER INSTALLATION USING UNISTRUT
SEE DUG CR 110.2



CONVENTIONAL RISER INSTALLATION

NOTE(S): NOT TO SCALE
1. All notes pertaining to Figure CR 110-1.1 (Sheet 1) construction on scope CR 110.1 also apply to risers supported by a unistrut.
1.0 APPLICATION
The unistrut shown in Figure CR 110-5 (Sheet 3) is the preferred method where multiple risers are required.
2.0 MATERIAL

TABLE CR 110-2: Unistrut Pipe Clamps

Conduit Size (in)	Material Code
1	622-04052
2	133-48248
2.5	133-48214
3	133-00025
4	133-00017
5	132-48008
6	132-00746

REF.: DUG CR 110.2
D38: REV. 02/18/11

DISTRICT: 44 – SOUTH BAY		PROJ. MGR. YAMAUCHI, JASON PHONE 310-738-6760		PLANNER YAMAUCHI, JASON PHONE 310-738-6760		DESIGNER ELLIS, CASSANDRA D	
PROJECT NO. 2409740	SERVICE REQUEST NO. 3300278	MSR NO.		PRODUCT-1 1986426-METER & SERVICE CHANGE			ASSOC DESGN
CIRCUIT / VOLTAGE KING 16KV		GPS		PRODUCT-2			ASSOC DESGN
SUB / PG NO. VICTORIA		CIRCUIT CODE		PRODUCT-3			ASSOC DESGN
INVENTORY MAP LT-7047-D		A.P.A. NO.		PROPOSED CONSTRUCTION (LOCATION) 861 VALLEY DR HERMOSA BEACH CA 90254			
F	6/8/2022	ANDREW CORTEZ	JASON YAMAUCHI	C ELLIS	33308		
TYPE	DATE	APPROVED BY	CHECKED BY	DRAWN BY	PAX #	SHEET 2 OF 2	DESIGN/DRWG NO. 1509633_0.01
Southern California Edison Company							

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE

Albert Group ARCHITECTS
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PLANS PREPARED BY:

LICENSED ARCHITECT STEPHEN M. ALBERT NO. C 9412 REN. 5/31/25 STATE OF CALIFORNIA

ARCHITECT NAME, RCE LICENSE No. DATE
STEPHEN ALBERT, C9412 5/31/25

SHEET INFORMATION

PROJECT #: 2017
PROJECT PHASE: CONSTRUCTION DOCUMENTS
DRAWING SET: PERMIT SET
SHEET ISSUE DATE: 11/14/2023
SHEET NAME: REFERENCE- SOCAL EDISON
SCALE:

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

SOCAL EDISON

FILE NUMBER 24-001

SHEET #: A0.22

SHT. 06 OF 101

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BUILDING & SAFETY DIVISION
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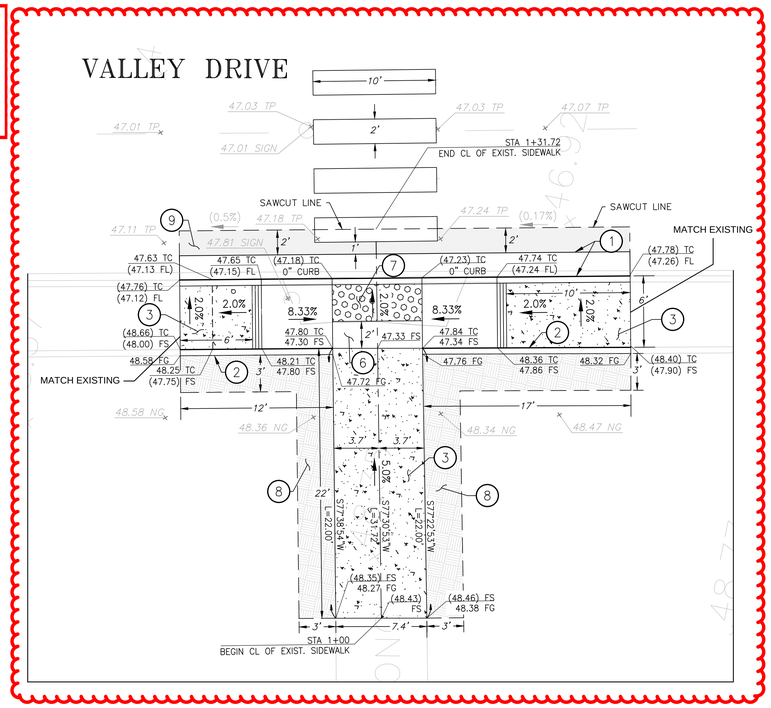

DETAIL A

CONSTRUCTION NOTES

1. CONSTRUCT 6" CONCRETE CURB AND GUTTER PER SPPWC STD. 120-3 TYPE A3-6. W=24"
2. CONSTRUCT 6" CONCRETE CURB PER SPPWC STD. 120-3 TYPE A1-6
3. CONSTRUCT SIDEWALK PER SPPWC STD. 113-2
6. CONSTRUCT NEW CURB RAMP PER SPPWC STD. 111-5, CASE B, TYPE 1 (X.UP=6.12', X.DOWN=5.77', Y=6.0')
7. CONSTRUCT CAST IN PLACE DETECTABLE WARNING SURFACE PER SPPWC STD. 111-5
8. GRADE TO MATCH PROPOSED FINISHED GRADE AT TOP OF CURB/RAMP
9. CONSTRUCT 3" AC OVER 5" BASE STRUCTURAL PAVEMENT SECTION WITH 2" GRIND AND CAP 1' OUTSIDE WITH SAWCUT

LEGEND

XX.XX FG	PROPOSED GRADE
(XX.XX) FG	EXISTING GRADE
	GRADING LIMITS
	DG SURFACE PER LANDSCAPE PLANS
	ADA DETECTABLE WARNING SURFACE
	PROPOSED PCC
	PROPOSED AC
	GRADED NATURAL GROUND
	PROPOSED SOIL FILL

ABBREVIATION LEGEND

BOC	BACK OF CURB
CPAT	AERIAL TARGET
CPCX	CONTROL POINT
CPECH	ELEVATION CHECK
CPFCH	FORESIGHT CHECK
CPSPW	SPIKE & WASHER
CPTBM	BENCHMARK
CP2X2	HUB 2X2 TACKED
EPT	EDGE OF PAVEMENT
FL	FLOWLINE
FS	FINISHED SURFACE
HDW	DRIVEWAY
HCR	HANDICAP RAMP
HPD	PAD
LIP	GUTTER
MFSPW	SPIKE AND WASHER
NG	NATURAL GROUND
PVCO	TOP OF CONCRETE
PWPB	POWER PULLBOX
SIGN	SIGN
SWK	SIDEWALK
TC	TOP OF CURB
TCMH	TELECOMMUNICATION MANHOLE
TCPB	TELECOMMUNICATION PULLBOX
TCVLT	TELECOMMUNICATION VAULT
TP	TOP OF ASPHALT PAVEMENT
TREE	TREE
TSSG	TRAFFIC SIGNAL
RWT	RETAINING WALL TOP
WTBO	BLOW-OFF
WTFH	FIRE HYDRANT
WTICB	IRRIGATION CONTROL BOX

BENCH MARK:

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REVISIONS		
No.	DESCRIPTION	DATE

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PLANS PREPARED BY:

ARCHITECT NAME, RCE LICENSE No. DATE
STEPHEN ALBERT, C9412 5/31/25

SHEET INFORMATION

PROJECT #:	2017	SHEET ISSUE DATE:	11/14/2023
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	REFERENCE-SIDEWALK PROJECT
DRAWING SET:	PERMIT SET	SCALE:	

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PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

CURB RAMP DETAIL

FILE NUMBER 24-001

SHEET #: A0.24

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LEAD AND ASBESTOS ABATEMENT WORK

SEE SHEET A1.10 AND REFER TO PHASE 1 ASSESSMENT REPORT "ASBESTOS AND LEAD SURVEY" PREPARED BY ELLIS ENVIRONMENTAL MANAGEMENT INC. INCLUDED IN SPECIAL PROVISIONS OF THE PROJECT'S SPECIFICATIONS BEGINING WITH PAGE SP-21. ALSO REFER TO SECTIONS 22600, 28333, AND 24119 OF THE PROJECT'S SPECIFICATIONS.

D01 – Remove fireplace flue, brick façade and pad per structural drawings during construction and roof repair
- Roofing mastics on this structure contain asbestos. Abatement of any roofing mastics around the brick/fireplace and in the locations of roof repair is required to be performed by a licensed abatement contractor.
- Waste generated during non-friable mastic abatement is to be disposed of as asbestos-containing waste material.

D02 – Remove drywall/plaster on ceiling between structural bays
- All interior grey, green, yellow, and beige paint on plaster substrate in this structure is lead-based. Any demolition of plaster coated with these paints is required to be performed by a licensed abatement contractor.
- All interior white paint on plaster substrate is lead-containing (0.041% lead by weight, just below the 0.06% "lead-based" cutoff point noted in Cal- OSHA's Title 8 1532.1). Because "demolition" is a listed lead exposure trigger task in Cal-OSHA's Title 8 1532.1, and even when the coating is below the "lead-based" distinction, the regulation requires that exposure monitoring MUST BE performed to indicate that no lead exposures exist above the Permissible Exposure Limit (PEL) prior to demo activities being performed by non-protected workers/general contractors. Because the exposure monitoring must be performed while the activity is taking place, it is always performed on a trained worker wearing a respirator/appropriate PPE (i.e. we would perform personal air monitoring on an abatement contractor while they performed demolition of plaster coated with white paint).Exposure data collected during that 8-hr monitoring period would then be analyzed to see if the activity produced exposures above or below the PEL to see if the task could be performed by a general contractor, or if it must fall within the abatement contractor's scope (as they are trained, medically cleared, and respirator protected).
- Because other interior paints on original plaster are known to be lead-based (requiring the use of an abatement contractor), and because an abatement contractor would need to perform the demolition on white painted plaster for at least an 8-hr work period, it is highly recommended that any interior plaster demolition be performed by a licensed abatement contractor on this project. This also ensures that the generated debris is drummed and profiled (DTSC, RCRA requirement) and correctly manifested prior to transport. Exposure sampling (what we've already performed with the Flame AA analysis on the samples collected from the building), is different than waste profile sampling, which analyzes the entire waste stream of plaster, button board, paint, and its potential leachability in a ladfill.

D07 – Remove vanity counter and sink
- Any ceramic items (sinks, urinals, toilets, etc) MUST BE set aside for waste profile sampling prior to disposal.

D08 – Remove door and frame
- Original interior door paint, trim paint, and plaster paint in the kitchen, restrooms, auditorium of this building is lead-based. Any removal of these items is required to be performed by a licensed abatement contractor.

D09 – Remove sink
- Any ceramic items (sinks, urinals, toilets, etc) MUST BE set aside for waste profile sampling prior to disposal.

D10 – Remove toilet / urinal
- Any ceramic items (sinks, urinals, toilets, etc) MUST BE set aside for waste profile sampling prior to disposal.

D14 – Remove existing water heater
- Asbestos is present in heater vent pipes and any mastic sealing them through the roof penetration at this building. Removal of the vent pipe and mastic prior to heater demo is required to be performed by a licensed abatement contractor.

D18 – Remove baseboards throughout ballroom
- Baseboard paint in the auditorium/ballroom is lead-based; wall plaster is lead containing. Any removal of these items is required to be performed by a licensed abatement contractor; see also note in D02 above.

D20 – Remove passthrough window and trim
- Original interior door paint, trim paint, and plaster paint in the kitchen, restrooms, auditorium of this building is lead-based. Any removal of these items is required to be performed by a licensed abatement contractor.

D21 – Remove window trim moulding
- Original interior door paint, trim paint, and plaster paint in the kitchen, restrooms, auditorium of this building is lead-based. Any removal of these items is required to be performed by a licensed abatement contractor.

D22 – Kitchen, complete demo
- Original interior door paint, trim paint, and plaster paint in the kitchen, restrooms, auditorium of this building is lead-based. Any removal of these items is required to be performed by a licensed abatement contractor.

D24 – Remove existing built-in stage and side storage cabinets
- Original interior door paint, trim paint, and plaster paint in the kitchen, restrooms, auditorium of this building is lead-based. If disturbance is anticipated, any removal of these items is required to be performed by a licensed abatement contractor.

D25 – Remove carpet, clean subfloor debris
- Original 9" x 9" flooring in the buildings is asbestos-containing. It is recommended that the abatement contractor perform exploratory work to ensure no tiles are present under carpet. IF any hidden tiles are discovered during carpet removal, halt activities and turn over to abatement contractor.

2

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

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2	REBID SET	3/26/24

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ARCHITECT NAME, RCE LICENSE No. DATE
STEPHEN ALBERT, C9412 5/31/25

SHEET INFORMATION

PROJECT #:	2017	SHEET ISSUE DATE:	11/14/2023
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	REFERENCE- LEAD & ASBESTOS
DRAWING SET:	PERMIT SET	SCALE:	

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

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CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

LEAD & ASBESTOS ABATEMENT

FILE NUMBER 24-001

SHEET #: **A0.25**

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GENERAL NOTES:

1. ALL WORK PERFORMED IN THIS CONTRACT SHALL CONFORM TO:
   - A. THE LATEST STANDARD PLANS AND SPECIFICATIONS OF THE CITY OF HERMOSA BEACH.
   - B. WORK WITHIN PUBLIC RIGHT OF WAY AND ON SITE IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION AND SUPPLEMENTS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) AND AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND THE CITY OF HERMOSA BEACH PUBLIC WORKS DEPARTMENT.
   - C. THE PROJECT SPECIFICATIONS AND ALL SAFETY REGULATIONS, CODES, AND REQUIREMENTS PERTINENT TO THE PROJECT CONSTRUCTION.
2. UNLESS OTHERWISE STATED, THE CONTRACTOR SHALL PERFORM ALL THE WORK SPECIFIED ON THE DRAWINGS AND WITHIN THE VARIOUS NOTES SHOWN HEREIN.

PROTECTION AND RESTORATION OF EXISTING IMPROVEMENTS:

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PUBLIC AND PRIVATE PROPERTIES ADJACENT TO THE WORK PER STANDARD SPECIFICATIONS.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES IN THE AREA OF WORK WHICH ARE NOT INCLUDED IN THIS CONSTRUCTION. ANY DAMAGE RESULTING FROM THIS WORK SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE AGENCY.
5. THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN DIAGRAMMATICALLY ON THESE PLANS HAVE BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL MAKE REASONABLE INFERENCES AS TO EXISTING UNDERGROUND UTILITIES FROM OBSERVATION OF VISIBLE CONDITIONS AND APPURTENANCES AND TAKE APPROPRIATE MEASURES TO PROTECT UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH THE DISRUPTION OF OBSERVABLE CONDITIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE JOB SITE AND VERIFY THE EXACT EXISTING CONDITIONS UNLESS CONCEALED BEFORE SUBMITTING HIS BID. ANY DISCREPANCY SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER USING THE PROPER REQUEST FOR INFORMATION FORMS PRIOR TO SUBMITTING HIS BID FOR PROPER ACTION.
6. THE CONTRACTOR SHALL OBTAIN INFORMATION FROM BOE/CITY FOR THE EXISTING SITE UNDERGROUND UTILITY DISTRIBUTION SYSTEM. THESE EXISTING LINES AND THEIR DEPTH OF INSTALLATION MAY OR MAY NOT BE SHOWN ON THE SITE PLANS. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY AT HIS EXPENSE TO POTHOLE UTILITY LINES TO VERIFY THEIR LOCATION AND DEPTH.
7. THE LOCATION AND PROTECTION OF ALL UTILITIES WITHIN THE PROJECT SITE IS THE RESPONSIBILITY OF THE CONTRACTOR.
8. IF EXISTING UTILITIES ARE EXPOSED OR DETERMINED TO EXIST DURING GRADING, CONTRACTOR SHALL PROVIDE A FLAGGED STAKE THAT INDICATES THEIR LOCATION, TYPE OF UTILITY, SIZE, PIPE MATERIAL AND DEPTH. STAKES SHALL BE INSTALLED NO LESS THAN 50' ON CENTER ON STRAIGHT LINES AND AT BENDS.
9. CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS BOTH IN PRIVATE PROPERTY AND IN PUBLIC RIGHT OF WAY BEFORE EXISTING LATERALS ARE REMOVED OR EXPOSED.

UNDERGROUND SERVICE ALERT:

10. BEFORE COMMENCING ANY EXCAVATION, THE CONTRACTOR SHALL OBTAIN AN UNDERGROUND SERVICE ALERT INQUIRY I.D. NUMBER BY CALLING 1-800-422-4133. TWO WORKING DAYS SHALL BE ALLOWED AFTER THE I.D. NUMBER IS OBTAINED AND BEFORE THE EXCAVATION WORK IS STARTED SO THAT UTILITY OWNERS CAN BE NOTIFIED.
11. ALL EXISTING STREET IMPROVEMENTS, UNLESS OTHERWISE INDICATED HEREIN TO BE REMOVED, SHALL BE PROTECTED IN PLACE. THESE ITEMS INCLUDE LIGHT POLES, POWER POLES, SIGNAL POLES AND APPURTENANCES.

REMOVALS:

12. EXISTING STRUCTURES AND SUBSTRUCTURES WHICH ARE INDICATED TO BE REMOVED IN THIS CONSTRUCTION DOCUMENTS SHALL BE TOTALLY REMOVED AND DISPOSED OF OFFSITE, UNLESS OTHERWISE INDICATED. EXISTING FACILITIES WHICH ARE DISCOVERED DURING CONSTRUCTION (INCLUDING WALLS, FOOTINGS AND FOUNDATIONS) SHALL BE REPORTED TO AND COORDINATED WITH THE AGENCY AS TO THEIR REMOVAL. CONTRACTOR WILL NOTIFY THE AGENCY IN WRITING PRIOR TO COMMENCING THE WORK.
13. VOIDS RESULTING FROM REMOVAL OF STRUCTURES SHALL BE FILLED WITH SUITABLE MATERIALS APPROVED BY THE ENGINEER AND COMPACTED TO 95% MAXIMUM DENSITY PER ASTM D-1557.
14. ON SITE OR IMPORT FILL SOIL TO BE PLACED IN AREAS OF FOUNDATION OF THE FREE STANDING BRICK WALL AND OF THE CRIB WALL SHALL BE PLACED TO LOOSE LIFTS NOT EXCEEDING 8-INCHES IN THICKNESS, MOISTURE CONDITIONED AND COMPACTED TO AT LEAST 95-PERCENT OF THE MAXIMUM DRY DENSITY AS PER ASTM D-1557. ON SITE FILL OR IMPORT SOIL TO BE PLACED IN OTHER AREAS SHALL BE PLACED IN LIFTS NOT EXCEEDING 8-INCHES, MOISTURE CONDITIONED AND COMPACTED TO AT LEAST 90-PERCENT OF THE MAXIMUM DRY DENSITY AS PER ASTM D-1557.
15. ALL SITE PREPARATION AS INDICATED SHALL BE MADE UNDER THE CONTINUOUS INSPECTION OF THE AGENCY INSPECTORS. SECURE THE REQUIRED PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY FOR THE CONSTRUCTION OF TRENCHES, SHORING OR EXCAVATIONS WHICH ARE 5 FEET OR DEEPER OR WORK THAT MAY JEOPARDIZE THE WORKERS. SHORING CALCULATIONS SHALL BE PREPARED AND PROVIDED BY THE CONTRACTOR, AS REQUIRED FOR APPROVAL AND PERMITTING.
16. THE CONTRACTOR SHALL KEEP THE CONSTRUCTION AREA SUFFICIENTLY DAMPENED TO CONTROL DUST CAUSED BY CONTRACTOR'S OPERATIONS.
17. UPON COMPLETION OF PROJECT, CONTRACTOR SHALL REMOVE EXISTING CONSTRUCTION FENCING, APPURTENANCES AND OFFICE TRAILERS FROM THE SITE. PAVEMENT SHALL BE PATCHED AND REPAIRED TO MATCH ADJACENT PAVEMENT AND APPROVED BY THE INSPECTOR.
18. ANY ADDITIONAL SURVEYS OR TESTING AS A RESULT OF CONTRACTOR'S ERROR OR MISINFORMATION WILL BE CHARGED TO THE CONTRACTOR UNLESS CONTRACTOR HAS REQUESTED INFORMATION OR CLARIFICATION IN WRITING PRIOR TO START OF SPECIFIC WORK IN QUESTION.
19. ABANDON EXISTING IRRIGATION SYSTEM. REMOVE AND DISPOSE OF EXISTING IRRIGATION LINES, SPRINKLER HEAD SYSTEM, ETC. THAT ARE EXPOSED DURING CONSTRUCTION. CAP EXISTING LINES AS NECESSARY.
20. APPROVAL OF THESE PLANS REFLECT SOLELY THE REVIEW OF PLANS IN ACCORDANCE WITH THE CITY OF HERMOSA BEACH BUILDING CODE AND DOES NOT REFLECT ANY POSITION BY THE CITY OF LOS HERMOSA BEACH OR THE DEPARTMENT OF PUBLIC WORKS REGARDING THE STATUS OF ANY TITLE ISSUES RELATING TO THE LAND ON WHICH THE IMPROVEMENTS MAY BE CONSTRUCTED. ANY DISPUTES RELATING TO TITLE ARE SOLELY A PRIVATE MATTER NOT INVOLVING THE CITY OF HERMOSA BEACH OR THE DEPARTMENT OF PUBLIC WORKS.

GENERAL NOTES (cont.):

21. WHERE NEW PAVEMENT IS TO BE CONSTRUCTED UNDER A FENCE, UNITE AND REMOVE FENCE FABRIC TO PERMIT CONSTRUCTION, (1) REMOVE TOP OF CONCRETE FOOTING TO MAINTAIN 4" MINIMUM CONCRETE BASE, AND (2) REMOVE SIDE OF CONCRETE FOOTING TO MAINTAIN 2" MINIMUM CONCRETE CLEARANCE, AS NECESSARY. AFTER CONSTRUCTION, ADD OR CUT AND KNUCKLE FABRIC TO FIT NEW SURFACE AND REINSTALL ADJUST, MODIFY OR REPLACE GATES, IF ANY, TO CLEAR NEW GRADES. CLEARANCE SHOULD NOT EXCEED 3" ABOVE SURFACE AT THE GATE OPENING.
22. NO GRADING SHALL BE STARTED WITHOUT FIRST NOTIFYING THE INSPECTOR. A PRE-GRADING MEETING AT THE SITE IS REQUIRED BEFORE THE START OF THE GRADING WITH THE FOLLOWING PEOPLE PRESENT: AGENCY, GRADING CONTRACTOR, ENGINEER, AND WHEN REQUIRED THE ARCHEOLOGIST OR OTHER JURISDICTIONAL AGENCIES. PERMITTEE OR HIS AGENT ARE RESPONSIBLE FOR ARRANGING PRE-GRADE MEETING AND MUST NOTIFY THE BUILDING OFFICIAL AT LEAST TWO BUSINESS DAYS PRIOR TO PROPOSED PRE-GRADE MEETING.
23. CALIFORNIA PUBLIC RESOURCES CODE (SECTION 5097.98) AND HEALTH AND SAFETY CODE (SECTION 7050.5) ADDRESS THE DISCOVERY AND DISPOSITION OF HUMAN REMAINS. IN THE EVENT OF DISCOVERY OR RECOGNITION OF ANY HUMAN REMAINS IN ANY LOCATION OTHER THAN A DEDICATED CEMETERY, THE LAW REQUIRES THAT GRADING IMMEDIATELY STOPS AND NO FURTHER EXCAVATION OF DISTURBANCE OF THE SITE, OR ANY NEARBY AREA WHERE HUMAN REMAINS MAY BE LOCATED, OCCUR UNTIL THE FOLLOWING MEASURES HAVE BEEN TAKEN:
   - A. THE CITY HAS BEEN INFORMED AND HAS DETERMINED THAT NO INVESTIGATION OF THE CAUSE OF DEATH IS REQUIRED AND,
   - B. IF THE REMAINS ARE OF NATIVE AMERICAN ORIGIN, THE DESCENDANTS FROM THE DECEASED NATIVE AMERICANS HAVE MADE A RECOMMENDATION FOR THE MEANS OF TREATING OR DISPOSING, WITH APPROPRIATE DIGNITY, OF THE HUMAN REMAINS AND ANY ASSOCIATED GRAVE GOODS.
24. SITE BOUNDARIES, EASEMENTS, DRAINAGE DEVICES, RESTRICTED USE AREAS SHALL BE LOCATED PER CONSTRUCTION STAKING BY A LICENSED LAND SURVEYOR. PRIOR TO GRADING, AS REQUESTED BY THE BUILDING OFFICIAL, ALL PROPERTY LINES, EASEMENTS, AND RESTRICTED USE AREAS SHALL BE STAKED.
25. THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING AROUND THE PERIMETER OF THE CONSTRUCTION SITE AND STAGING AREA. FENCING SHALL BE MINIMUM 6' HIGH AND SHALL HAVE A DUST/VISION BARRIER ALONG THE FULL LENGTH. THE DUST/VISION BARRIER SHALL EXTEND THE LENGTH OF THE CONSTRUCTION SITE. THE FENCING SHALL BE ANCHORED TO THE SURFACE AND SHALL BE ABLE TO WITHSTAND A 200-POUND HORIZONTAL POINT LOAD IN ANY DIRECTION. WORK AREA AND STAGING AREA ALONG RIVER SHALL BE SECURE AT ALL TIMES.
26. NO CRUSHING OF EXISTING ASPHALTIC CONCRETE PAVEMENT IS ALLOWED ON SITE.
27. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, INCLUDING NPDES, FROM THE APPROPRIATE AGENCIES FOR DISCHARGE OF GROUND WATER THAT MAY BE NECESSARY TO ACCOMPLISH EXCAVATIONS SHOWN ON THESE PLANS.
28. UNCLOG, CLEAN AND FLUSH THE ENTIRE SITE DRAINAGE SYSTEM AFTER PAVING AND IMMEDIATELY BEFORE A RAIN FORECAST. FLOW TEST FOR WORKABILITY AND LEAKAGE.
29. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL JOIN CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING USING THE PROPER FORMS AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
30. STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
31. CONSTRUCT STRAIGHT GRADES BETWEEN CONTOUR LINES AND SPOT ELEVATIONS AS SHOWN ON PLAN, UNLESS INTERRUPTED BY A GRADE CHANGE LINE. ANY DEVIATION FROM THE GRADING PLAN MUST HAVE PRIOR APPROVAL FROM THE ENGINEER.
32. ADJACENT LANDSCAPED AND IRRIGATION AREAS DAMAGED BY THE CONTRACTOR AS PART OF THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR PRIOR TO PROJECT COMPLETION AT NO EXTRA COST TO THE AGENCY.
33. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
34. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE AGENCY.
35. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE ONE WHO PREPARED THESE PLANS.
36. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
37. THE PROPOSED GRADE IS THE FINAL GRADE AND NOT THE ROUGH GRADE. THE CONTRACTOR SHALL SUBTRACT THE THICKNESS OF THE PAVED SECTION AND/OR LANDSCAPE TOPSOIL SECTION TO ARRIVE AT THE ROUGH GRADE ELEVATION OR SUBGRADE.
38. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE. THE CONTRACTOR SHALL OBTAIN AND PAY ALL REQUIRED PERMITS FROM THE JURISDICTIONAL AGENCIES TO PERFORM THE TASK.
39. CONSTRUCTION STAKING AND ADJUSTMENTS FOR IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR PAID FOR BY THE CONTRACTOR AND INCLUDED IN THE CONTRACT.
40. CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
41. CONTRACTOR SHALL RE-ROUTE PEDESTRIAN TRAFFIC AND PROVIDE TEMPORARY FENCING AND SIGNAGE AS REQUIRED. ALL WORK SHALL BE APPROVED BY THE ENGINEER OR THE AGENCY WHERE APPLICABLE. THE CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS, IF REQUIRED.

GENERAL NOTES (cont.):

42. REMOVE EXISTING STORM DRAIN LINES, CLEANOUTS, AND MANHOLES WITHIN THE WALL CONSTRUCTION LIMITS, UNLESS OTHERWISE NOTED TO REMAIN IN PLACE. CUT PIPE AND PLUG AND ABANDON IN PLACE BY FILLING WITH SAND OR LEAN CONCRETE, SEE UTILITY PLAN FOR DETAILS.
43. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES AT THE EXPENSE OF THE CONTRACTOR.
44. NO CONCRETE SHALL BE PLACED UNTIL THE FORMS AND REINFORCING STEEL HAVE BEEN PLACED, INSPECTED AND APPROVED BY THE INSPECTOR AND/OR ENGINEER.
45. REFER TO APPENDIX I IN SITE INFORMATION FOR DATA OF BORING LOGS AND TEST PITS. THE GEOTECHNICAL REPORT CAN BE REVIEWED AT THE ENGINEER'S OFFICE UPON REQUEST.
46. THE CONTRACTOR SHALL PROVIDE HIS/HER OWN MEANS AND METHODS TO TEMPORARILY PROTECT THE EXISTING UNDERGROUND UTILITIES WHILE PIPE COVER, PIPE SLEEVES, AND/OR CONCRETE BLANKET ARE BEING CONSTRUCTED AND INSTALLED.
47. CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE HIMSELF WITH THE NUMBER OF BUILDINGS OR STRUCTURES, SOILS RESTRAINTS (MINIMUM ONE EACH @ 10' ON CENTER AROUND BUILDING PERIPHERY), AND UTILITY CONNECTIONS TO BE REMOVED, CAPPED OR PATCHED AS REQUIRED.
48. UTILITIES TO BE VERIFIED IN FIELD TO ENSURE NOT SERVING EXISTING FACILITIES TO REMAIN. COORDINATE RELOCATION IF REQUIRED.
49. UNLESS OTHERWISE SPECIFIED ON PLANS, CUT PIPE, AND ABANDON IN PLACE BY FILLING WITH SLURRY.
50. DEMOLITION AND REMOVAL OF EXISTING GAS SYSTEM, ELECTRICAL, POWER, TELEPHONE, AND COMMUNICATIONS SYSTEMS ON SITE WILL BE BY THE CONTRACTOR. THE CONTRACTOR SHALL COORDINATE WITH AGENCY REPRESENTATIVE AND CERTIFIED PROJECT MANAGER (CPM) FOR THE PRIOR DEMOLITION.
51. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS OR REQUIREMENTS OF PERMITS APPLICABLE TO THIS PROJECT.
52. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND LOCATING ALL SUBSTRUCTURES THAT MAY BE AFFECTED ON THIS DEMOLITION.
53. UNLESS OTHERWISE NOTED REMOVE ONSITE TREES/SHRUBS AND ROOTS, IN ITS ENTIRETY WITHIN THE AREA OF REMOVAL.
54. MAINTENANCE TO BE DETERMINED PER USE AGREEMENT.

LEGENDS:

- REMOVE EXISTING CONCRETE PAVEMENT AND BASE MATERIAL, FULL DEPTH.
- REMOVE EXISTING WALL
- CLEAR, GRUB AND REMOVE EXISTING TURF/PLANTER/SHRUBS/EXPOSED SUBGRADE AREA. REMOVE EXISTING SHRUBS AND ROOTS IN THEIR ENTIRETY.
- CONCRETE PAVEMENT
- WALL
- PLANTER AREA

IRR	IRR
SMH	
TR	
VLT	
WM	W
WV	WV
WALL	
STORM DRAIN	— — — SD — — — SD —
SANITARY SEWER	— — — SS — — — SS —
OVERHEAD ELECTRIC	— — — OHE — — — OHE —
MAJOR CONTOUR	—(50)—
MINOR CONTOUR	—(49)—
STREET CENTERLINE	
CHAIN LINK FENCE	— X —
R/W	
BLOCK WALL	
CURB LINE	
EDGE OF GUTTER	
BACK OF WALK	

ABBREVIATIONS:

AC	ASPHALT
BW	BACK OF WALK
C&G	CURB AND GUTTER
CB	CATCH BASIN
C/L	CENTERLINE
CLF	CHAIN LINK FENCE
CONC	CONCRETE PAVEMENT
CTRL	CONTROL
EG	EDGE OF GUTTER
EP	EDGE OF PAVEMENT
EL	ELEVATION
EX.	EXISTING
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
GM	GAS METER
GV	GAS VALVE
HCP	HANDICAP PARKING
IRR	IRRIGATION CONTROL VALVE
SDMH	STORMDRAIN MANHOLE
SMH	SEWER MANHOLE
POST	POST
PP	POWER POLE
P/L	PROPERTY LINE
R/W	RIGHT OF WAY
S	SLOPE
SD	STORMDRAIN
SL	STREET LIGHT
SP	SIGN POST
TC	TOP OF CURB
TG	TOP OF GRATE
TR	TREE
TW	TOP OF WALL
VLT	VAULT
WM	WATER METER
WV	WATER VALVE

SHEET INDEX:

SHEET NO.	SHEET TITLE
C-1.0	GENERAL NOTES, LEGENDS, AND ABBREVIATIONS
CD-1.0	SITE DEMOLITION PLAN
C-2.0	SITE CONTROL PLAN
C-3.0	SITE GRADING PLAN
C-4.0	SITE UTILITY PLAN
C-5.0	MISCELLANEOUS DETAILS
C-5.1	MISCELLANEOUS DETAILS
C-6.0	EROSION CONTROL PLAN
C-6.1	EROSION CONTROL DETAILS

VICINITY MAP
NOT TO SCALE

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE

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SHEET INFORMATION

PROJECT #:	2017	SHEET ISSUE DATE:	11/06/2023
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	GENERAL NOTES LEGENDS AND ABBREVIATIONS
DRAWING SET:	PERMIT SET	SCALE:	1" = 5'

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

GENERAL NOTES, LEGENDS, AND ABBREVIATIONS

FILE NUMBER 24-001

SHEET #: C-1.0

SHT. 09 OF 101

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
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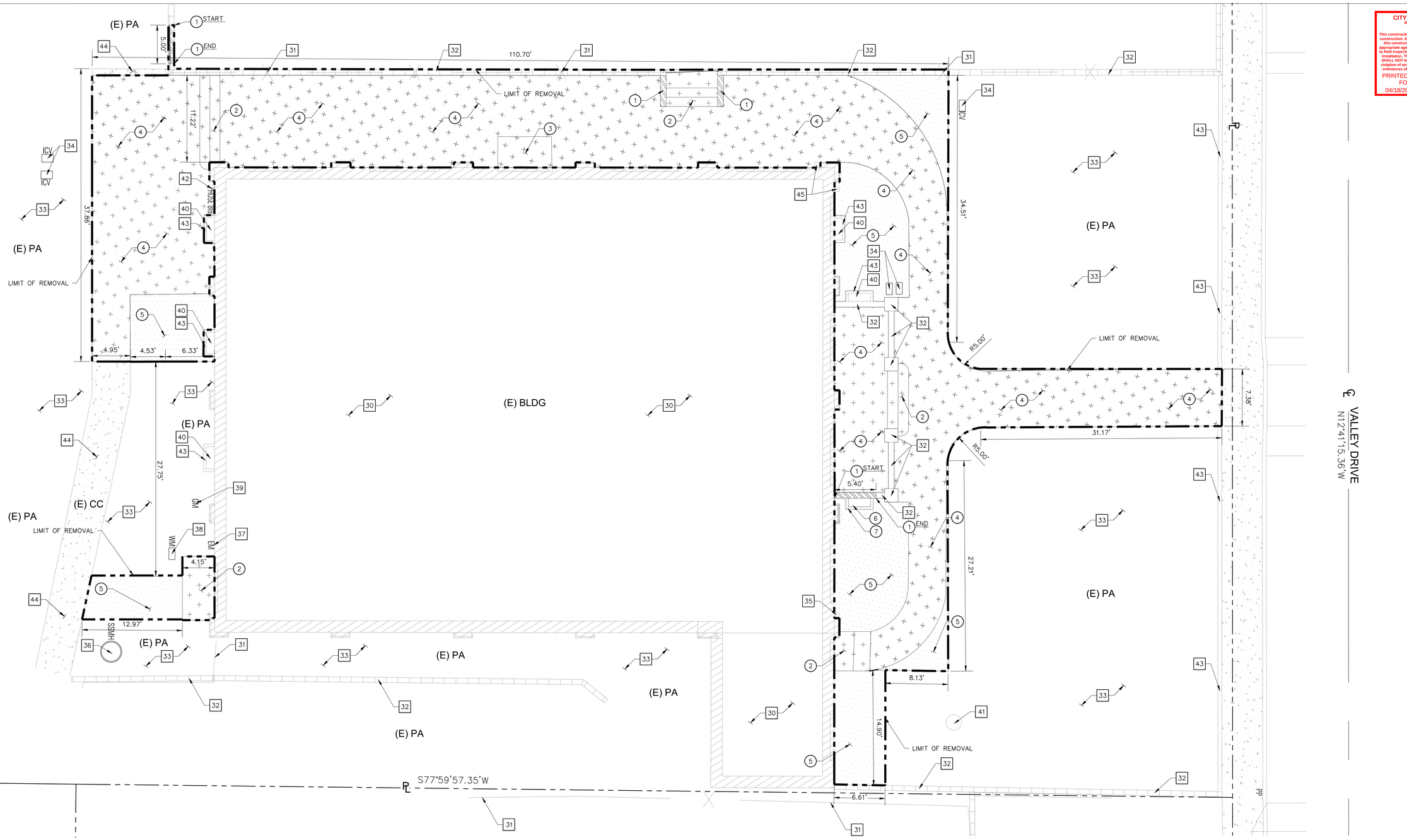
04/18/2024 by: Guillermo Hobelman



REMOVAL NOTES:

1. REMOVE EXISTING WALL AND FOOTINGS IN ITS ENTIRETY.
2. REMOVE EXISTING STEPS/STAIRS, FOOTINGS AND HANDRAILS IN ITS ENTIRETY.
3. REMOVE EXISTING CONCRETE RAMP, FOOTINGS AND HAND RAILS IN ITS ENTIRETY.
4. REMOVE EXISTING CONCRETE WALKWAY AND BASE FULL DEPTH.
5. CLEAR, GRUB AND REMOVE EXISTING TURF/PLANTER/EXPOSED SUBGRADE AREA. REMOVE EXISTING SHRUBS AND ROOTS.
6. REMOVE EXISTING VENT.
7. REMOVE EXISTING CURB.

PROTECT-IN-PLACE NOTES:

30. PROTECT IN PLACE EXISTING BUILDING, FOOTINGS, AND ALL APPURTENANCES IN ITS ENTIRETY.
31. PROTECT IN PLACE EXISTING GATE/CHAIN LINK/WOOD FENCE.
32. PROTECT IN PLACE EXISTING WALL AND FOOTINGS IN ITS ENTIRETY.
33. PROTECT IN PLACE EXISTING TURF/PLANTER/EXPOSED SUBGRADE AREA. REMOVE EXISTING SHRUBS AND ROOTS.
34. PROTECT IN PLACE EXISTING IRRIGATION CONTROL VALVE.
35. PROTECT IN PLACE EXISTING DOWNSPOUT. BOTTOM TO BE CUT AS NEEDED. REFER TO ARCHITECTURAL DRAWINGS.
36. PROTECT IN PLACE EXISTING SEWER MANHOLE.
37. PROTECT IN PLACE EXISTING ELECTRIC METER.
38. PROTECT IN PLACE EXISTING WATER METER.
39. PROTECT IN PLACE EXISTING GAS METER.
40. PROTECT IN PLACE EXISTING VENT.
41. PROTECT IN PLACE EXISTING TREES. SEE SHEET A0.01
42. PROTECT IN PLACE EXISTING HOSE BIBB.
43. PROTECT IN PLACE EXISTING CURB.
44. PROTECT IN PLACE EXISTING CONCRETE PAVEMENT.
45. PROTECT IN PLACE EXISTING DOWNSPOUT. TO BE CONNECT AT STORM DRAIN PIPE. SEE SHEET C-4.0.

REMOVAL LEGENDS

- REMOVE EXISTING CONCRETE PAVEMENT AND BASE MATERIAL, FULL DEPTH.
- REMOVE EXISTING WALL
- CLEAR, GRUB AND REMOVE EXISTING TURF/PLANTER/SHRUBS/EXPOSED SUBGRADE AREA. REMOVE EXISTING SHRUBS AND ROOTS IN THEIR ENTIRETY.

SHEET NOTES:

1. FOR GENERAL NOTES, LEGENDS AND ABBREVIATIONS, SEE SHEET C-1.0.
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 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.

SITE DEMOLITION PLAN

GRAPHIC SCALE
5 2.5 0 5 10
SCALE: 1" = 5'

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE

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SHEET INFORMATION			
PROJECT #:	2017	SHEET ISSUE DATE:	11/06/2023
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	SITE DEMOLITION PLAN
DRAWING SET:	PERMIT SET	SCALE:	1" = 5'

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

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CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

SITE DEMOLITION PLAN

FILE NUMBER 24-001

SHEET #: **CD-1.0**

SHT. 10 OF 101

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
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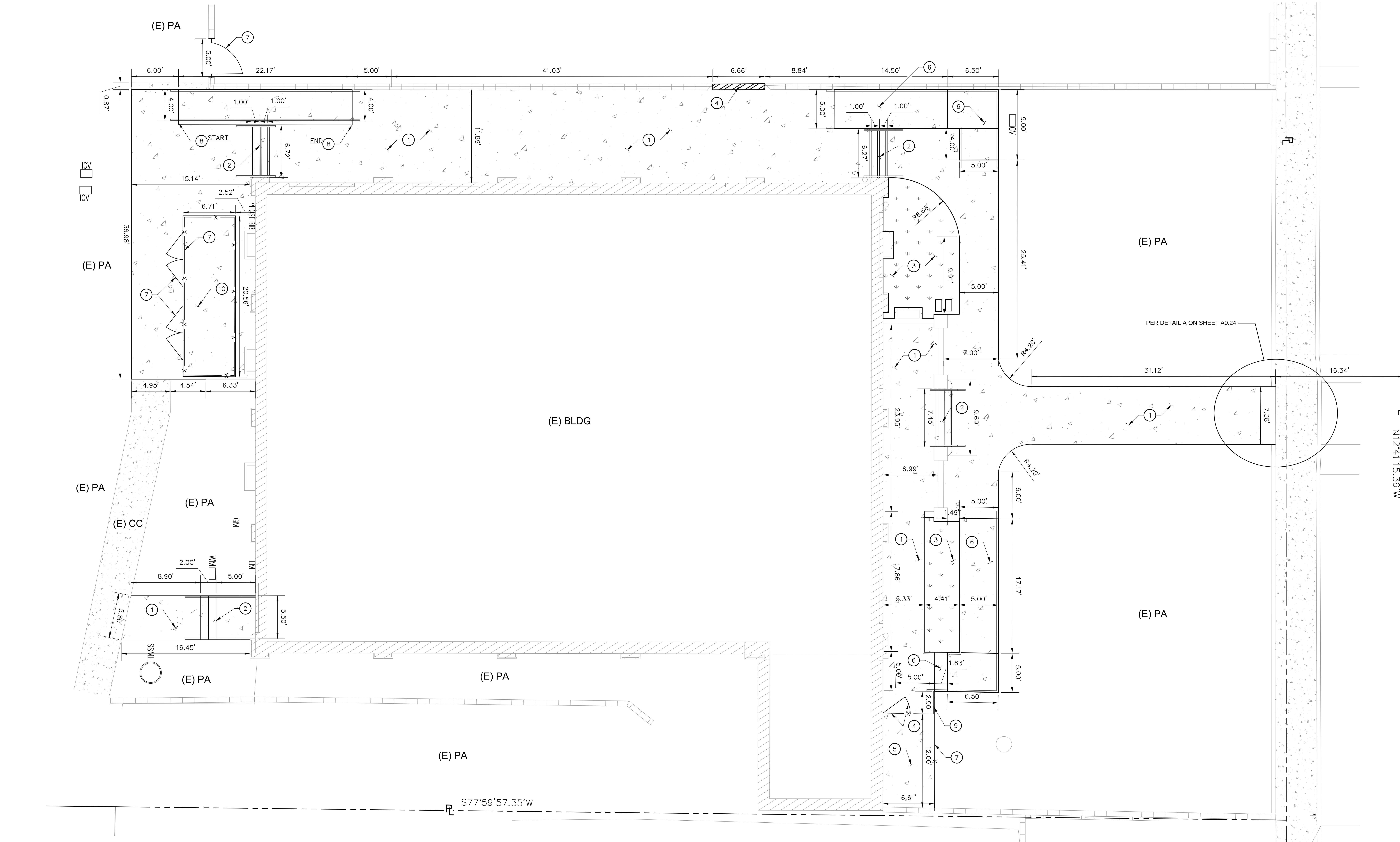
04/18/2024 by: Guillermo Hobelman



CONSTRUCTION NOTES:

1. CONSTRUCT CONCRETE PAVEMENT PER DETAIL 1 ON SHEET C-5.0.
2. CONSTRUCT STAIRS WITH HANDRAILS/GUARDRAIL AND STRIPING PER ARCHITECTURAL DRAWINGS. REFER TO ARCHITECTURAL DRAWING SHEET AD.70.
3. NEW PLANTER AREA PER ARCHITECTURAL AND LANDSCAPE DRAWINGS.
4. CONSTRUCT NEW WALL PER ARCHITECTURAL DRAWINGS. REFER TO ARCHITECTURAL DRAWING SHEET A2.00.
5. CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL DRAWINGS.
6. CONSTRUCT 4" THICK CONCRETE ACCESSIBLE RAMP AND HANDRAILS/GUARDRAIL PER ARCHITECTURAL DRAWINGS. REFER TO ARCHITECTURAL DRAWING SHEET A2.00 AND AD.70.
7. INSTALL NEW GATE/FENCE PER ARCHITECTURAL DRAWINGS.
8. CONSTRUCT CONCRETE CURB PER DETAIL 3 ON SHEET C-5.0.
9. CONSTRUCT HANDRAILS PER ARCHITECTURAL DRAWINGS.
10. CONCRETE PAD PER PER STRUCTURAL DRAWINGS.

LEGENDS:

- CONCRETE PAVEMENT
- WALL
- PLANTER AREA

SHEET NOTES:

1. FOR GENERAL NOTES, LEGEND AND ABBREVIATIONS, SEE SHEETS C-1.0.
2. REFER TO ARCHITECTURAL DRAWINGS FOR OTHER SITE DIMENSIONS AND IMPROVEMENTS NOT SHOWN ON THIS DRAWING.

SITE CONTROL PLAN

5 2.5 0 5 10
GRAPHIC SCALE
SCALE: 1" = 5'

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

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No.	DESCRIPTION	DATE

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SHEET INFORMATION

PROJECT #:	2017	SHEET ISSUE DATE:	11/06/2023
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	SITE CONTROL PLAN
DRAWING SET:	PERMIT SET	SCALE:	1" = 5'

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

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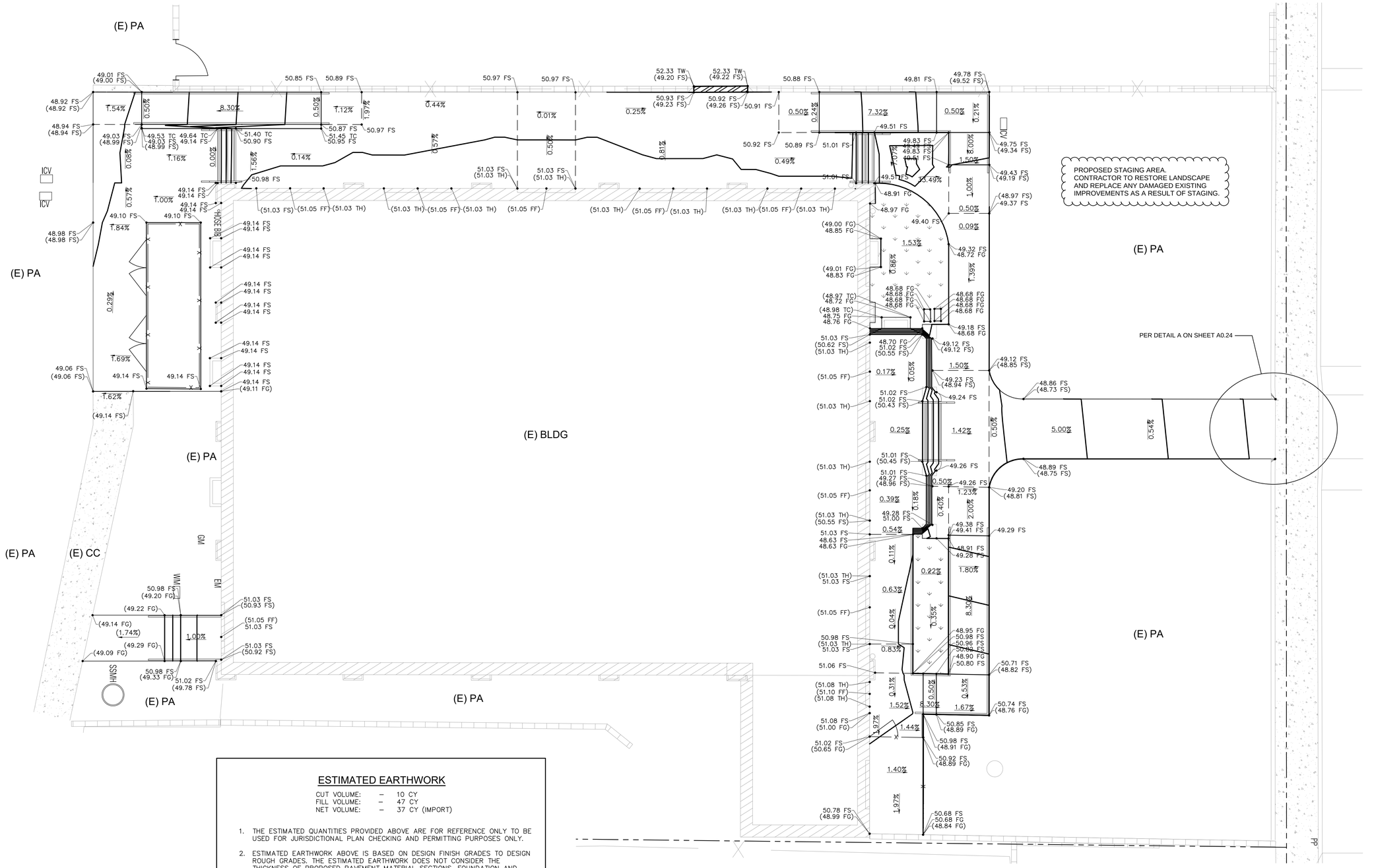
PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

SITE CONTROL PLAN

FILE NUMBER 24-001

SHEET #: C-2.0



ESTIMATED EARTHWORK

CUT VOLUME: – 10 CY
FILL VOLUME: – 47 CY
NET VOLUME: – 37 CY (IMPORT)

1. THE ESTIMATED QUANTITIES PROVIDED ABOVE ARE FOR REFERENCE ONLY TO BE USED FOR JURISDICTIONAL PLAN CHECKING AND PERMITTING PURPOSES ONLY.
2. ESTIMATED EARTHWORK ABOVE IS BASED ON DESIGN FINISH GRADES TO DESIGN ROUGH GRADES. THE ESTIMATED EARTHWORK DOES NOT CONSIDER THE THICKNESS OF PROPOSED PAVEMENT MATERIAL SECTIONS, FOUNDATION AND SLAB ON GRADE VOLUMES, THE REMOVAL OF ANY UNSUITABLE MATERIAL, AND TOP SOIL OR VEGETATION FROM CLEARING AND GRUBBING.
3. THE ESTIMATED EARTHWORK QUANTITIES DO NOT INCLUDE SHRINKAGE FACTORS DUE TO COMPACTION OR ANY OVER EXCAVATION QUANTITIES.
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 ON-SITE MATERIALS ARE SUITABLE FOR BACKFILLING. HOWEVER, ACTUAL EXISTING ON-SITE MATERIALS AND IMPORTED MATERIALS MUST FIRST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL, OR REPLACEMENT.
6. FILL MATERIAL SHALL COMPLY WITH THE GEOTECHNICAL INVESTIGATION, AND BE APPROVED BY THE GEOTECHNICAL ENGINEER.
7. THE ESTIMATED EARTHWORK QUANTITIES DO NOT INCLUDE OVEREXCAVATION.
8. For Earthwork, and other Sitework, please refer to the Greenbook Section 300.

SITE GRADING PLAN

5 2.5 0 5 10
GRAPHIC SCALE
SCALE: 1" = 5'

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BUILDING & SAFETY DIVISION
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04/18/2024 by: Guillermo Hobelman

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SHEET INFORMATION			
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PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	SITE GRADING PLAN
DRAWING SET:	PERMIT SET	SCALE:	1" = 5'

CITY OF HERMOSA BEACH
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PROJECT ADDRESS
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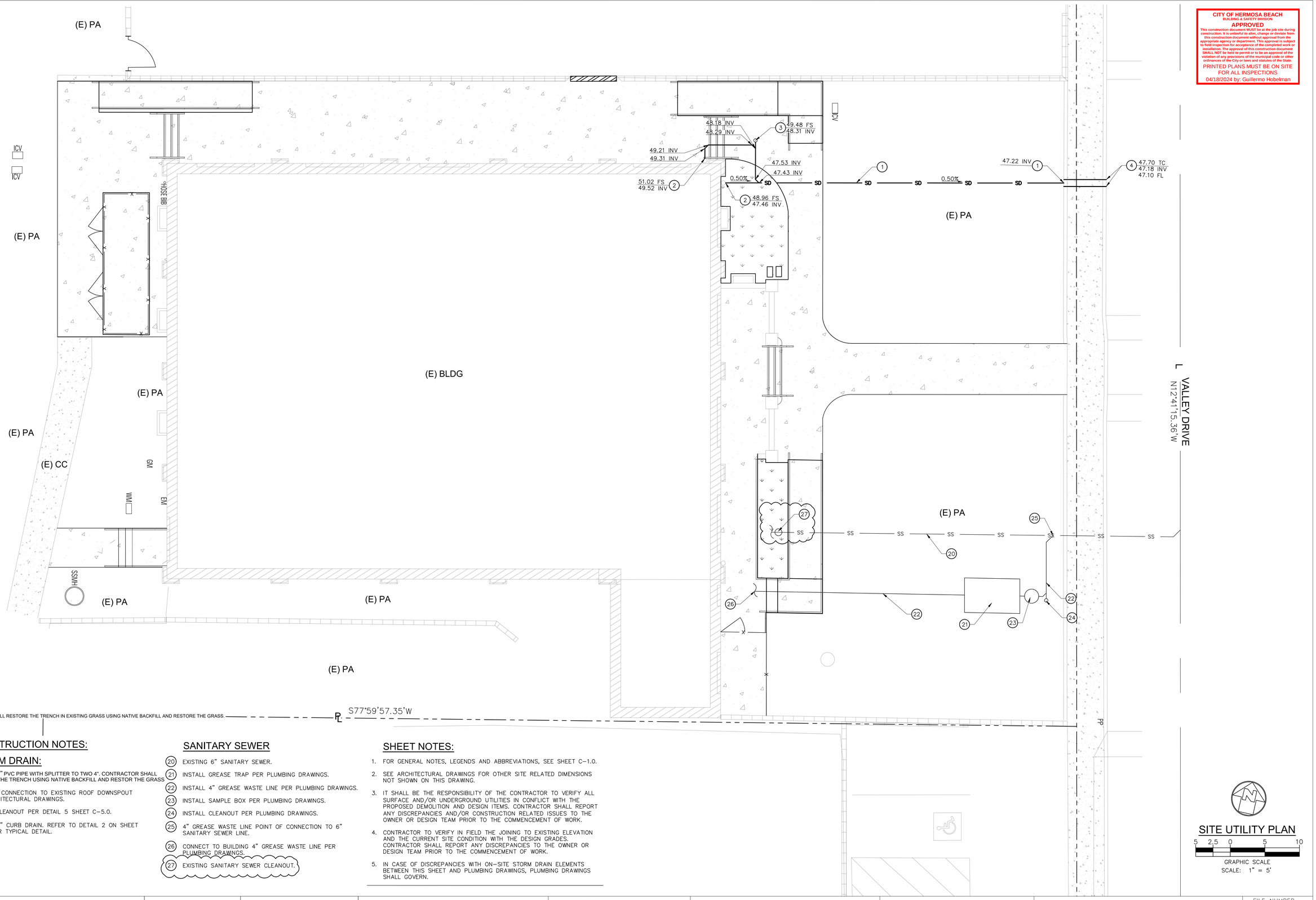
HERMOSA BEACH, CA 90254

SITE GRADING PLAN

FILE NUMBER 24-001

SHEET #: C-3.0

SHT. 12 OF 101



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04/18/2024 by: Guillermo Hobelman

CONSTRUCTION NOTES:

STORM DRAIN:

1. INSTALL 6" PVC PIPE WITH SPLITTER TO TWO 4". CONTRACTOR SHALL RESTORE THE TRENCH USING NATIVE BACKFILL AND RESTOR THE GRASS
2. POINT OF CONNECTION TO EXISTING ROOF DOWNSPOUT PER ARCHITECTURAL DRAWINGS.
3. INSTALL CLEANOUT PER DETAIL 5 SHEET C-5.0.
4. INSTALL 4" CURB DRAIN. REFER TO DETAIL 2 ON SHEET C-5.1 FOR TYPICAL DETAIL.

SANITARY SEWER

20. EXISTING 6" SANITARY SEWER.
21. INSTALL GREASE TRAP PER PLUMBING DRAWINGS.
22. INSTALL 4" GREASE WASTE LINE PER PLUMBING DRAWINGS.
23. INSTALL SAMPLE BOX PER PLUMBING DRAWINGS.
24. INSTALL CLEANOUT PER PLUMBING DRAWINGS.
25. 4" GREASE WASTE LINE POINT OF CONNECTION TO 6" SANITARY SEWER LINE.
26. CONNECT TO BUILDING 4" GREASE WASTE LINE PER PLUMBING DRAWINGS.
27. EXISTING SANITARY SEWER CLEANOUT.

SHEET NOTES:

1. FOR GENERAL NOTES, LEGENDS AND ABBREVIATIONS, SEE SHEET C-1.0.
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. IN CASE OF DISCREPANCIES WITH ON-SITE STORM DRAIN ELEMENTS BETWEEN THIS SHEET AND PLUMBING DRAWINGS, PLUMBING DRAWINGS SHALL GOVERN.

SITE UTILITY PLAN

5 2.5 0 5 10
GRAPHIC SCALE
SCALE: 1" = 5'

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

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Tel. 323.729.6098
Fax. 323.729.6043

SHEET INFORMATION			
PROJECT #:	2017	SHEET ISSUE DATE:	11/06/2023
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	SITE UTILITY PLAN
DRAWING SET:	PERMIT SET	SCALE:	1" = 5'

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

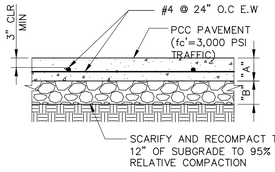
SITE UTILITY PLAN

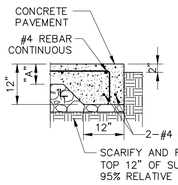
FILE NUMBER 24-001

SHEET #: C-4.0

SHT. 13 OF 101

LOCATION	CONCRETE PAVEMENT THICKNESS "A"	CRUSHED AGGREGATE BASE THICKNESS "B"
NON-TRAFFIC	4"	4"



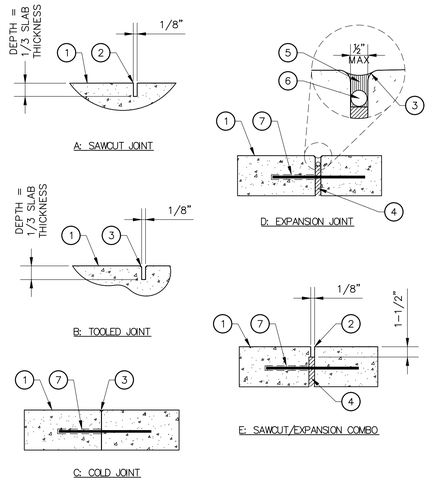


THICKENED EDGE

NOTES:

1. CONCRETE, fc'=3000 psi @ 28 DAYS, FOR TRAFFIC ONLY.
2. REBARS, fy=60,000 psi ASTM AG15.
3. FOR WPJ CONSTRUCTION JOINTS AND PATTERN, REFER TO ARCHITECTURAL AND LANDSCAPE DRAWINGS AND SPECIFICATIONS.
4. PAVING SHALL HAVE A MEDIUM BROOM FINISH ON ALL SURFACES LESS THAN 6% AND A HEAVY BROOM FINISH
5. ON ALL SURFACES GREATER THAN 6%.
6. CONCRETE, fc'=2500 PSI @ 28 DAYS, FOR NON TRAFFIC.
7. CRACK CONTROL JOINTS SHOULD BE SPACED @ INTERVALS NOT GREATER THAN 10' USING SAWCUTS AND EXTEND MINIMUM OF 1/4 THE SLAB THICKNESS.
8. FOR FINISH SURFACES, COLOR INTEGRATION, EXPANSION JOINTS AND OTHER PAVEMENT SURFACE FEATURES, SEE ARCHITECTURAL & LANDSCAPE DRAWINGS.
9. PROVIDE ½" EXPANSION JOINT AT THE BUILDING.
10. FOR PAVEMENT SUBJECT TO VEHICULAR TRAFFIC, OVEREXCAVATE THE UPPER 2FT OF EXISTING SUBGRADE OR TO A DEPTH THAT PROVIDES 2FT OF COMPACTED FILL BENEATH PAVEMENT SECTION, WHICHEVER IS DEEPER.

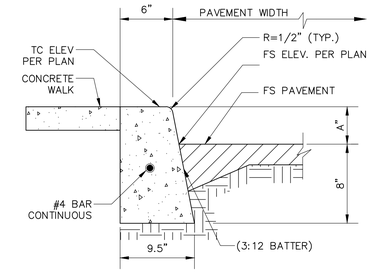
1 CONCRETE PAVEMENT DETAIL
NOT TO SCALE



LEGENDS:

1. PAVING FINISH SURFACE.
2. SAWCUT.
3. 1/8" 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" #4 REBAR W/ 'SPEED DOWEL' @ 36" O.C., CENTER IN CONC. AT COLD JOINTS & E.J.'S.
8. CONTROL JOINTS 20 O.C MAX.COORDINATE WITH LANDSCAPE DRAWING FOR JOINT LOCATIONS.
9. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF CONTROL JOINT AND EXPANSION JOINT LAYOUT.

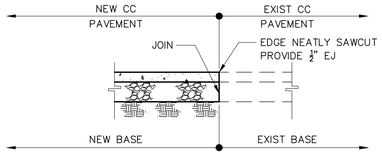
2 JOINT DETAIL
NOT TO SCALE



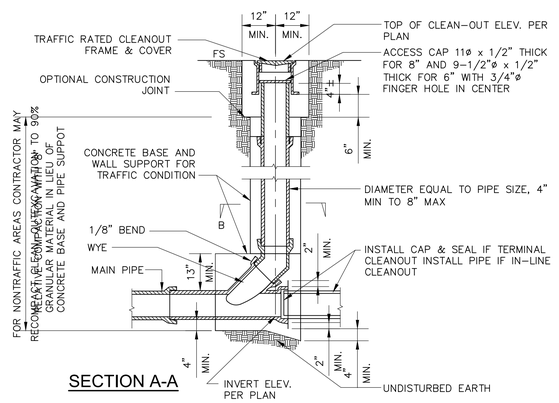
NOTES:

1. PROVIDE 1/4" 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 INCHDEEP CUT SCORES AT 20' O.C. MAX.
3. WHERE A WALK IS ADJACENT TO THE CURB, THE JOINTSSHALL LINE WITH JOINTS IN THE WALK.
4. A = 6" UNLESS OTHERWISE NOTED. NO REBAR REQUIRED FOR 6" CURB.

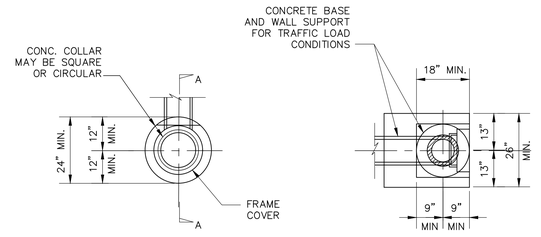
3 CONCRETE CURB DETAIL
NOT TO SCALE



4 PAVEMENT JOINT DETAIL
NOT TO SCALE



SECTION A-A



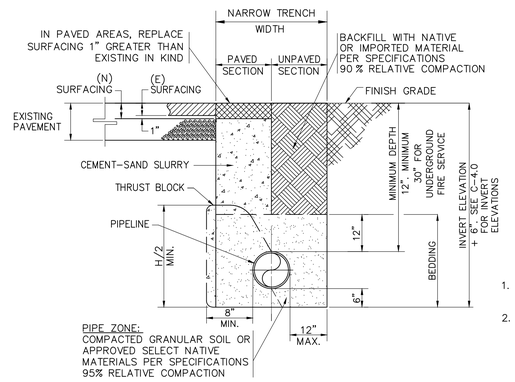
PLAN

SECTION B-B

NOTES:

1. FOR STORM DRAINAGE CLEAN OUT COVER, PROVIDE COVER WITH INSCRIPTION "D" TO DENOTE STORM DRAINAGE
2. FOR SANITARY SEWER CLEAN OUT COVER, PROVIDE COVER WITH INSCRIPTION "S" TO DENOTE SANITARY SEWER.

5 CLEANOUT DETAIL
NOT TO SCALE



WALLED TRENCH WIDTH

NOMINALPIPE DIAMETER (INCHES)	NARROW TRENCH WIDTH MIN. (INCHES)
3	18
4	18
6	18
8	24
10	30
12	36
15	39
18	42
21	45
24	48

NOTES:

1. PAVEMENT FINISH SURFACE SHALL BE A SMOOTH CONTINUATION OF ADJOINING PAVED SURFACE.
2. COORDINATE WITH SHORING PLANS FOR MINIMAL DISTANCE AND CLEARANCE.

6 BEDDING DETAIL
NOT TO SCALE

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE

Albert Group ARCHITECTS
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SHEET INFORMATION			
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CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

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DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

MISCELLANEOUS DETAILS

FILE NUMBER 24-001

SHEET #: **C-5.0**

SHT. 14 OF 101

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
APPROVED
This construction document MUST be at the job site during construction. It is unlawful to alter, change or deviate from this construction document without approval from the appropriate agency or department. This approval is subject to all conditions and requirements noted on the approved installation. The approval of this construction document SHALL NOT be held to permit or to be an approval of the violation of any provisions of the municipal code or other ordinances of the City or laws and statutes of the State.
PRINTED PLANS MUST BE ON SITE FOR ALL INSPECTIONS
04/18/2024 by: Guillermo Hobelman

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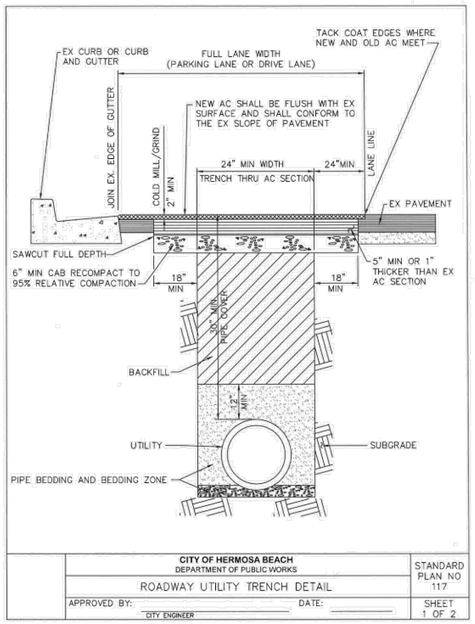


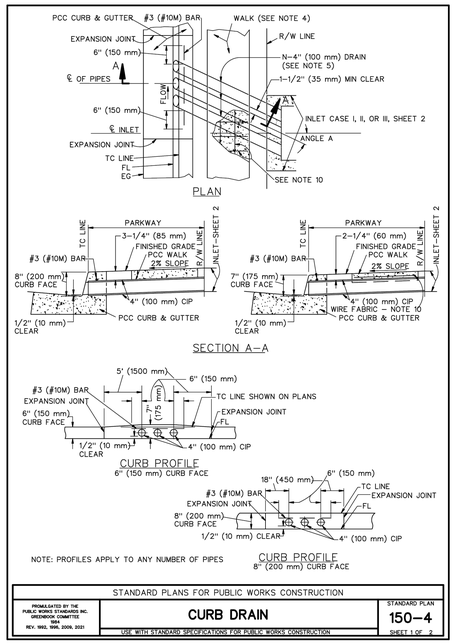
CITY OF HERMOSA BEACH DEPARTMENT OF PUBLIC WORKS	STANDARD PLAN NO 117
ROADWAY UTILITY TRENCH DETAIL	
APPROVED BY: _____ CITY ENGINEER DATE: _____	SHEET 1 OF 2

NOTES:

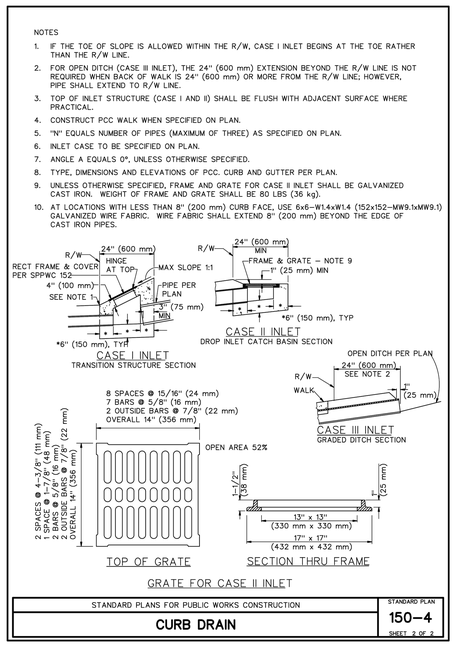
1. STREETS/ALLEYS RECENTLY (LAST 5 YEARS) SLURRIED/RESURFACED/BUILT, SHALL REQUIRE EXTENSIVE PAVEMENT RESTORATION TO BE DETERMINED BY THE FIELD ENGINEER.
2. IF THE UTILITY TRENCH IS WITHIN TWO FEET OF CURB AND GUTTER, CURB AND/OR ANOTHER REPAIR, THE AC BETWEEN SHALL BE REMOVED AT FULL DEPTH.
3. BEDDING MATERIAL SHALL BE SAND, GRAVEL, CRUSHED AGGREGATE, OR NATIVE FREE-DRAINING GRANULAR MATERIAL CONFORMING TO SSPWC SECTION 306-6.
4. BACKFILL ABOVE BEDDING ZONE AND BELOW BASE SECTION SHALL BE NATIVE OR IMPORT, COMPACTED TO A MINIMUM 90% RELATIVE COMPACTION OR 100-E-100 SLURRY AS APPROVED BY THE CITY ENGINEER.
5. A MINIMUM OF 6-INCHES BELOW THE AC SECTION SHALL BE CLASS II CRUSHED AGGREGATE BASE (CAB) COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION.
6. COMPACTION TESTING SHALL BE PERFORMED BY A LICENSED GEOTECHNICAL ENGINEER. COMPACTION TESTS SHALL BE A MINIMUM OF EVERY TWO HORIZONTAL FEET AND ONE TEST EVERY 50 LINEAR FEET OR AS DIRECTED BY CITY PRIOR TO AC OR PCC PAVING. JETTING IS PERMITTED WHEN APPROVED BY THE CITY AND CONFORMING TO SSPWC 306-12.4.
7. UPON COMPLETION OF BACKFILL, EXISTING AC SHALL BE SAW-CUT AT FULL DEPTH A MINIMUM OF 18-INCHES OUTSIDE TRENCH OR AS DIRECTED BY CITY. THE EXISTING AC SHALL BE COLD PLANED (2-INCHES MIN DEPTH) A MINIMUM OF 6-INCHES OUTSIDE NEW AC SECTION.
8. AC SHALL BE REPLACED WITH PG64-10, 3/4-INCH BASE COURSE AND CAPPED WITH 2-INCH OF 1/2-INCH FINE COURSE AC. THICKNESS OF AC SHALL BE A MINIMUM OF 5-INCHES OR 1-INCH GREATER THAN EXISTING, WHICHEVER IS GREATER.
9. AC CAP SHALL BE FINISHED EVEN WITH EXISTING AC.
10. THE CONTRACTOR SHALL REPLACE TRAFFIC STRIPING, STREET MARKINGS, AND CURB MARKINGS REMOVED OR DAMAGED BY THE WORK WITH LIKE KIND MATERIALS TO MATCH EXISTING STRIPING.
11. TRENCH REPAIR MUST BE UNIFORM AND SQUARE. ZIG ZAG TRENCHES ARE NOT ALLOWED.

CITY OF HERMOSA BEACH DEPARTMENT OF PUBLIC WORKS	STANDARD PLAN NO. 117
ROADWAY UTILITY TRENCH DETAIL	
APPROVED BY: _____ CITY ENGINEER DATE: _____	SHEET 2 OF 2

1 HERMOSA BEACH CITY TYPICAL TRENCH DETAIL
NOT TO SCALE



STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION		
PROMULGATED BY THE PUBLIC WORKS STANDARDS INC. GREENBOOK COMMITTEE REV. 1951, 1968, 2006, 2021	CURB DRAIN USE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION	STANDARD PLAN 150-4 SHEET 1 OF 2



STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION	
CURB DRAIN	STANDARD PLAN 150-4 SHEET 2 OF 2

2 CURB DRAIN TYPICAL DETAIL STANDARD PLAN
NOT TO SCALE

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE

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PLANS PREPARED BY:
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MCA ENGINEERS INC
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CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

MISCELLANEOUS DETAILS

FILE NUMBER 24-001

SHEET #: C-5.1

SHT. 15 OF 101

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
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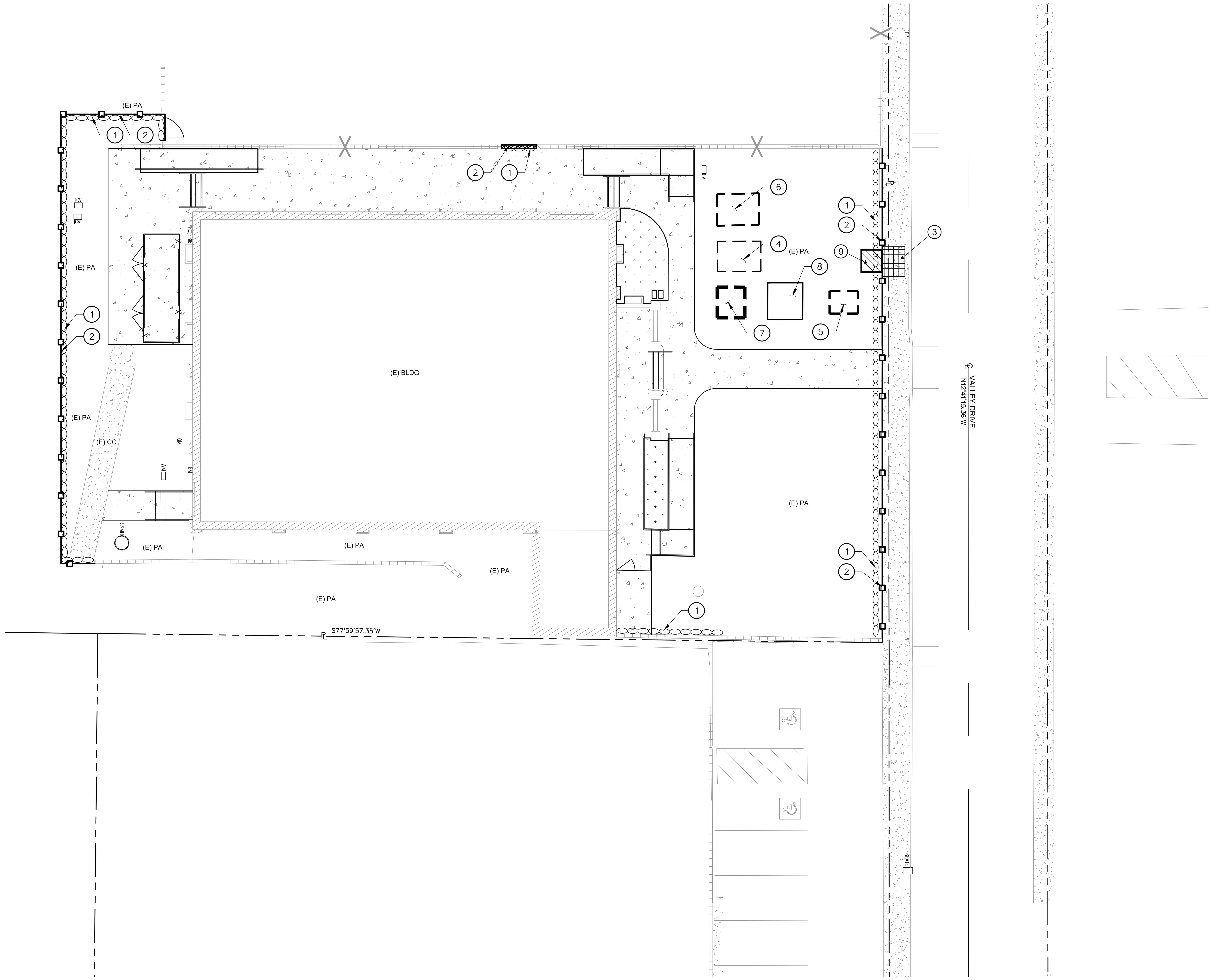


CONSTRUCTION NOTES:

1. INSTALL GRAVEL BAGS UNTIL THE COMPLETION OF THE SITE CONSTRUCTION. REFER TO DETAIL 5 ON SHEET C–6.1.
2. SILT FENCE PER DETAIL 4 ON SHEET C–6.1.
3. STABILIZED CONSTRUCTION ENTRANCE/EXIT PER DETAIL 8 ON SHEET C–6.1.
4. PROPOSED AREA FOR EQUIPMENT STAGING. CONTRACTOR TO VERIFY EXACT LOCATION AND COORDINATE WITH THE CONTRACTOR PROJECT MANAGER.
5. PROPOSED AREA FOR FUELING/OILING. CONTRACTOR TO VERIFY ACTUAL AREA NEEDED AND COORDINATE WITH THE CPM. REFER TO DETAIL 3 ON SHEET C–6.1.
6. PROPOSED AREA FOR LOADING. CONTRACTOR TO VERIFY EXACT LOCATION AND COORDINATE WITH THE CONTRACTOR PROJECT MANAGER.
7. PROPOSED AREA FOR TEMPORARY TOILETS. CONTRACTOR TO VERIFY EXACT LOCATION AND COORDINATE WITH THE CONTRACTOR PROJECT MANAGER.
8. PROPOSED AREA FOR VEHICLE AND EQUIPMENT CLEANING. CONTRACTOR TO VERIFY EXACT LOCATION AND COORDINATE WITH THE CONTRACTOR PROJECT MANAGER.
9. TIRE WASH PER DETAIL 6 ON SHEET C–6.1.

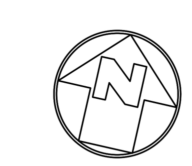
LEGENDS:

SILT FENCE

GRAVEL BAGS

SHEET NOTES:

1. LOCATION FOR ANY DESIGNATED STOCKPILES SHALL BE COORDINATED AND DETERMINED BY THE CONTRACTOR ON–SITE. CONTRACTOR SHALL APPLY ALL APPLICABLE BMP'S TO PROTECT THE STOCKPILE AS OUTLINED IN DETAIL 2 ON SHEET C–6.1.
2. INSTALL 2" OF TEMPORARY CAB GRAVEL ON ALL ON–SITE CONSTRUCTION ROADWAYS TO STABILIZED AND CONTROL EROSION.
3. CONTRACTOR SHALL FROM TIME TO TIME MONITOR THE CONSTRUCTION SITE TO CLEAN AND SWEEP MATERIALS TRACKED OFF SITE.
4. ALL BMP'S, SILT FENCES, ETC., SHALL BE MONITORED AND MAINTAINED BY THE NTP1 CONTRACTOR FOR THE ENTIRE DURATION OF THE CONTRACT.
5. CONTRACTOR SHALL MONITOR WASTEWATER DISCHARGE (INCLUDING STORM RUNOFF) TO ENSURE IT MEETS STANDARDS SET BY APPROPRIATE LAWS, CODES, REGULATIONS, ORDINANCES AND PERMITS. PROVIDE A SETTLING BASIN AND OIL SEPARATOR PRIOR TO ITS DISCHARGE TO CITY OR COUNTRY SEWERS. PROVIDE A WATER SAMPLING STATION DOWNSTREAM OF BASIN FOR MONITORING OF WASTE WATER. DISPOSE OF WASTEWATER IN CLOSED CONDUITS SO AS NOT TO DAMAGE PUBLIC OR PRIVATE PROPERTY NOR CREATE A NUISANCE OR HEALTH HAZARD.
6. CONTRACTOR SHALL NOT DISCHARGE POLLUTANTS DOWNSTREAM OF THE SETTLING BASIN/OIL SEPARATOR. THESE POLLUTANTS INCLUDE LUBRICANTS, FUELS, CHEMICALS, AND BITUMENS. CONTROL USE OF LUBRICATING OILS, HYDRAULIC FLUIDS, GREASES, AND OTHER SUCH PRODUCTS. PROMPTLY CLEAN UP AND PROPERLY DISPOSE OF MATERIALS CONTAMINATED BY SPILLAGE OR LEAKAGE OF PRODUCTS.
7. THE CONTRACTOR SHALL MODIFY AS REQUIRED THE CURRENT APPROVED SWPPP/EROSION CONTROL PLANS FOR EACH PHASE OF THE PROJECT OR AS CONSTRUCTION ACTIVITIES PROGRESS THROUGH THE DURATION OF THE CONTRACT. THESE MODIFICATIONS SHALL BE REPORTED AND COORDINATED WITH BOTH THE QSD AND THE QSP. ANY MODIFICATIONS TO THE OVERALL DURATION OF CONSTRUCTION SCHEDULE FROM THAT AS SHOWN ON THE CURRENT SWPPP, SHALL ALSO BE REPORTED TO THE QSD. THE QSD SHALL THAN BE REQUIRED TO FILE AN EXTENSION OF CONSTRUCTION OR COI, (CHANGE OF INFORMATION), WITH THE STATE WATER RESOURCE CONTROL BOARD. ALL BMP'S SHALL BE MAINTAINED YEAR ROUND TO THE SATISFACTION OF THE QSD AND QSP.
8. CONTRACTOR SHALL PROTECT ALL EXISTING DRAIN INLETS WITHIN A 500–FT RADIUS FROM THE CENTER OF THE SITE TO PREVENT NON–STORMWATER RUNOFF FROM ENTERING THE STORM DRAIN SYSTEM.
9. FOR EROSION CONTROL GENERAL NOTES, AND MISCELLANEOUS REQUIREMENTS, SEE SHEET C–6.1.



EROSION CONTROL PLAN

10 5 0 10 20

GRAPHIC SCALE
SCALE: 1" = 10'

BENCH MARK:

No. QY–8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS		
No.	DESCRIPTION	DATE

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CITY OF HERMOSA BEACH
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PROJECT ADDRESS

861 VALLEY DR.
HERMOSA BEACH, CA 90254

EROSION CONTROL PLAN

FILE NUMBER 24-001

SHEET #: C-6.0

GENERAL NOTES:

1. IN CASE OF EMERGENCY, CALL: CONTRACTOR NAME _____. PHONE NUMBER: _____.
2. A STAND–BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 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.
3. 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.
4. 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.
5. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
6. A GUARD SHALL BE POSTED ON SITE WHEREVER 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 WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.
7. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE QSP. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
8. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
9. 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.
10. EVERY EFFORT MUST BE MADE TO ELIMINATE THE DISCHARGE OF NONSTORM WATER FROM THE PROJECT SITE AT ALL TIMES.
11. 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.
12. STOCKPILES OF EARTH AND OTHER CONSTRUCTION–RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
13. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTINGS 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.
14. EXCESS OR WASTE CONCRETE MAY NOT BE WASTED 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.
15. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMP's ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 40% CHANCE OF 0.25 INCHES OR GREATER 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 SELF–INSPECTION CHECKLIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST). AT HIS/HER EXPENSE THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A QUALIFIED SWPPP PRACTITIONER FOR THE DURATION OF THE PROJECT.
16. TRASH AND CONSTRUCTION–RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
17. 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 SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
18. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
19. AS THE ENGINEER 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. THE BMPs NOT SELECTED FOR IMPLEMENTATION ARE REDUNDANT OR DEEMED NOT APPLICABLE TO THE PROPOSED CONSTRUCTION QUALITY."
20. THE FOLLOWING BMPs AS OUTLINED IN, BUT NOT LIMITED TO, THE "CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICES HANDBOOK" – JANUARY 2003, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE PROJECT ENGINEER OR THE BUILDING OFFICIAL). _____

BUILDING OFFICIAL SIGNATURE

EROSION CONTROL

EC1 – SCHEDULING
EC2 – PRESERVATION OF EXISTING VEGETATION
EC3 – HYDRAULIC MULCH
EC4 – HYDROSEEDING
EC5 – SOIL BINDERS
EC6 – STRAW MULCH
EC7 – GEOTEXTILES AND 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 – GRAVEL BAG BARRIER
SE9 – STRAW BALE BARRIER
SE10 – STORM DRAIN INLET PROTECTION
SE11 – ACTIVE TREATMENT SYSTEMS
SE12 – TEMPORARY SILT DIKE
SE13 – COMPOST SOCKS & BERMS
SE14 – BIOFILTERS BAGS

WIND EROSION CONTROL

WE1 – WIND EROSION CONTROL

EQUIPMENT TRACKING CONTROL

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

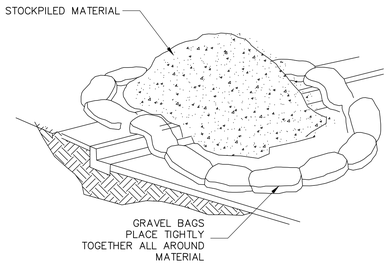
NON–STORMWATER MANAGEMENT

NS1 – WATER CONSERVATION PRACTICES
NS2 – DEWATERING OPERATIONS
NS3 – PAVING AND GRINDING OPERATIONS
NS4 – TEMPORARY STREAM CROSSING
NS5 – CLEARWATER 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

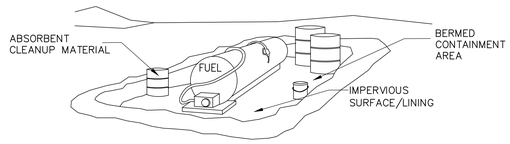
1 GENERAL NOTES



NOTES:

1. 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.
2. ANY CONSTRUCTION MATERIAL STORED OR STOCKPILED ON–SITE SHALL BE PROTECTED FROM BEING TRANSPORTED BY THE FORCE OF WIND OR WATER.

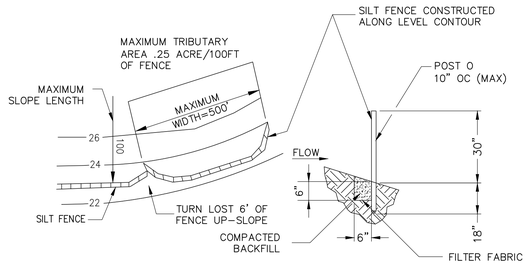
2 MATERIAL STORAGE



NOTE:

FUELING SHALL BE PERFORMED IN A DESIGNATED AREA, AWAY FROM COURSES. ABSORBENT CLEANUP MATERIAL SHALL BE ON SITE AND USED IMMEDIATELY IN THE EVENT OF A SPILL.

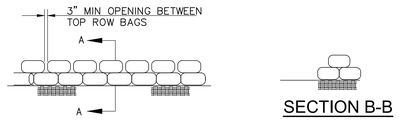
3 VEHICLE/EQUIPMENT FUELING



NOTES:

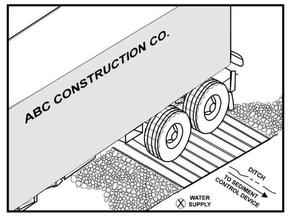
1. CONSTRUCT THE SILT FENCE ALONG A LEVEL CONTOUR.
2. SILT FENCES SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. PROVIDE SUFFICIENT ROOM FOR RUNOFF TO POND BEHIND THE FENCE AND ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND TOE OF SLOPE OR OTHER OBSTRUCTIONS. ABOUT 1200 SQ. FT. OF PONDING AREA SHALL BE PROVIDED FOR EVERY ACRE DRAINING TO THE FENCE.
4. TURN THE ENDS OF THE FILTER FENCE UPHILL TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE.
5. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE.
6. DO NOT PLACE IN LIVE STREAM OR INTERMITTENTLY FLOWING CHANNELS.
7. WHEN STANDARD FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY–DUTY WIRE STAPLES AT LEAST 1 INCH LONG. TIE WIRES OR HOG RINGS.

4 SILT FENCE



SECTION B-B

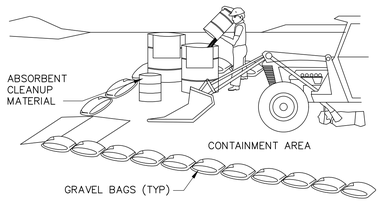
5 GRAVEL BAG DETAIL



NOTES:

1. THE TIRE WASH REQUIRES A SUPPLY OF WASH WATER.
2. A TURNOUT OR DOUBLEWIDE EXIT IS REQUIRED TO AVOID HAVING ENTERING VEHICLES DRIVE THROUGH THE WASH AREA.
3. DO NOT USE WHERE WET TIRE TRUCKS LEAVING THE SITE LEAVE THE ROAD DANGEROUSLY SLICK.
4. INCORPORATE WITH A STABILIZED CONSTRUCTION ENTRANCE/EXIT.
5. 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.
6. WASH RACK SHOULD BE DESIGNED AND CONSTRUCTED/MANUFACTURED FOR ANTICIPATED TRAFFIC LOADS.

6 ENTRANCE/OUTLET TIRE WASH



NOTES:

1. LEAKING VEHICLES AND EQUIPMENT SHALL NOT BE ALLOWED ON–SITE. EQUIPMENT AND VEHICLES. SHALL BE INSPECTED FREQUENTLY FOR LEAKS AND SHALL BE REPAIRED IMMEDIATELY. CLEAN UP SPILLS AND LEAKS PROMPTLY WITH ABSORBENT; DO NOT FLUSH WITH WATER.
2. VEHICLES AND EQUIPMENT SHALL BE MAINTAINED AND REPAIRED ON–SITE ONLY IN DESIGNATED AREAS. PREVENT RUN–ON AND RUN–OFF FROM DESIGNATED AREAS. CONTAINMENT DEVICES SHALL BE PROVIDED AND AREAS SHALL BE COVERED IF NECESSARY.
3. DESIGNATE ON–SITE VEHICLE AND EQUIPMENT MAINTENANCE AREAS, WAY FROM STORM DRAIN INLETS AND WATERCOURSES.
4. ALWAYS USE SECONDARY CONTAINMENT, SUCH AS A DRAIN PAN OR DROP CLOTH, TO CATCH SPILLS AND LEAKS WHEN REMOVING OR CHANGING FLUIDS.
5. LEGALLY DISPOSE OF USED OILS, FLUIDS, AND LUBRICANTS.
6. PROVIDE SPILL CONTAINMENT DIKES OR SECONDARY CONTAINMENT AROUND STORED OIL, FUEL, AND CHEMICAL DRUMS.
7. MAINTAIN ON ADEQUATE SUPPLY OF ABSORBENT SPILL CLEANUP MATERIALS IN DESIGNATED AREA.

7 EQUIPMENT REPAIR / MAINTENANCE

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
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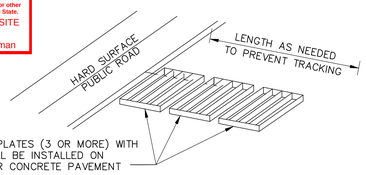
PRINTED PLANS MUST BE ON SITE FOR ALL INSPECTIONS
04/18/2024 by: Guillermo Hobelman



A SERIES OF STEEL PLATES (3 OR MORE) WITH RUMBLE STRIPS SHALL BE INSTALLED ON EXISTING ASPHALT OR CONCRETE PAVEMENT

NOTES:

1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
   A. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE RD OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
   B. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN 4" COARSE AGGREGATE WITH LENGTH, WIDTH & THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

STREET MAINTENANCE

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

8 STABILIZED CONSTRUCTION ENTRANCE / EXIT

OWNER STATEMENT OF UNDERSTANDING:

AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I HAVE READ AND UNDERSTAND THE REQUIREMENTS TO CONTROL STORM WATER POLLUTION FROM SEDIMENTS, EROSION, AND CONSTRUCTION MATERIALS, AND I CERTIFY THAT I WILL COMPLY WITH THESE REQUIREMENTS. I, OR MY REPRESENTATIVE, CONTRACTOR, DEVELOPER, OR ENGINEER, WILL MAKE CERTAIN THAT ALL BMP SHOWN ON THIS PLAN WILL BE FULLY IMPLEMENTED, AND ALL EROSION CONTROL DEVICES WILL BE KEPT CLEAN AND FUNCTIONING. PERIODIC INSPECTIONS OF THE BMPs WILL BE CONDUCTED AND A CURRENT LOG, SPECIFYING THE EXACT NATURE OF THE INSPECTION AND ANY REMEDIAL MEASURES, WILL BE KEPT AT THE CONSTRUCTION SITE AT ALL TIMES AND WILL BE AVAILABLE FOR THE REVIEW BY THE BUILDING OFFICIAL.

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 A SYSTEM DESIGNED TO ASSURE THAT 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 LOCAL SWPPP TO REFLECT CURRENT CONDITIONS, OR FAILING TO PROPERLY AND/OR ADEQUATELY IMPLEMENT THE LOCAL SWPPP MAY RESULT IN REVOCATION OF GRADING AND/OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY THE LAW."

_____ _____
OWNER OR AUTHORIZED REPRESENTATIVE (PERMITEE) DATE

9 STATEMENT OF UNDERSTANDING

BENCH MARK:

No. QY–8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE

Albert Group ARCHITECTS
www.albertgroup.la
310.820.8863
@albertgrouparchitects

PLANS PREPARED BY:
REGISTERED PROFESSIONAL ENGINEER CONSTANTINO C. [illegible] No. C36079 Exp. 6/30/24 CIVIL STATE OF CALIFORNIA
MCA ENGINEERS INC
CIVIL • STRUCTURAL
1041 S. Garfield Avenue, Suite 210
Alhambra, CA 91801
Tel. 323.729.6098
Fax. 323.729.6043

SHEET INFORMATION			
PROJECT #:	2017	SHEET ISSUE DATE:	11/06/2023
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	MISCELLANEOUS DETAILS
DRAWING SET:	PERMIT SET	SCALE:	1" = 5'

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

EROSION CONTROL DETAILS

FILE NUMBER 24-001

SHEET #: **C-6.1**

SHT. 17 OF 101

SHEET SIZE: 30" X 42" ARCH E1
DO NOT SCALE

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BUILDING & SAFETY DIVISION
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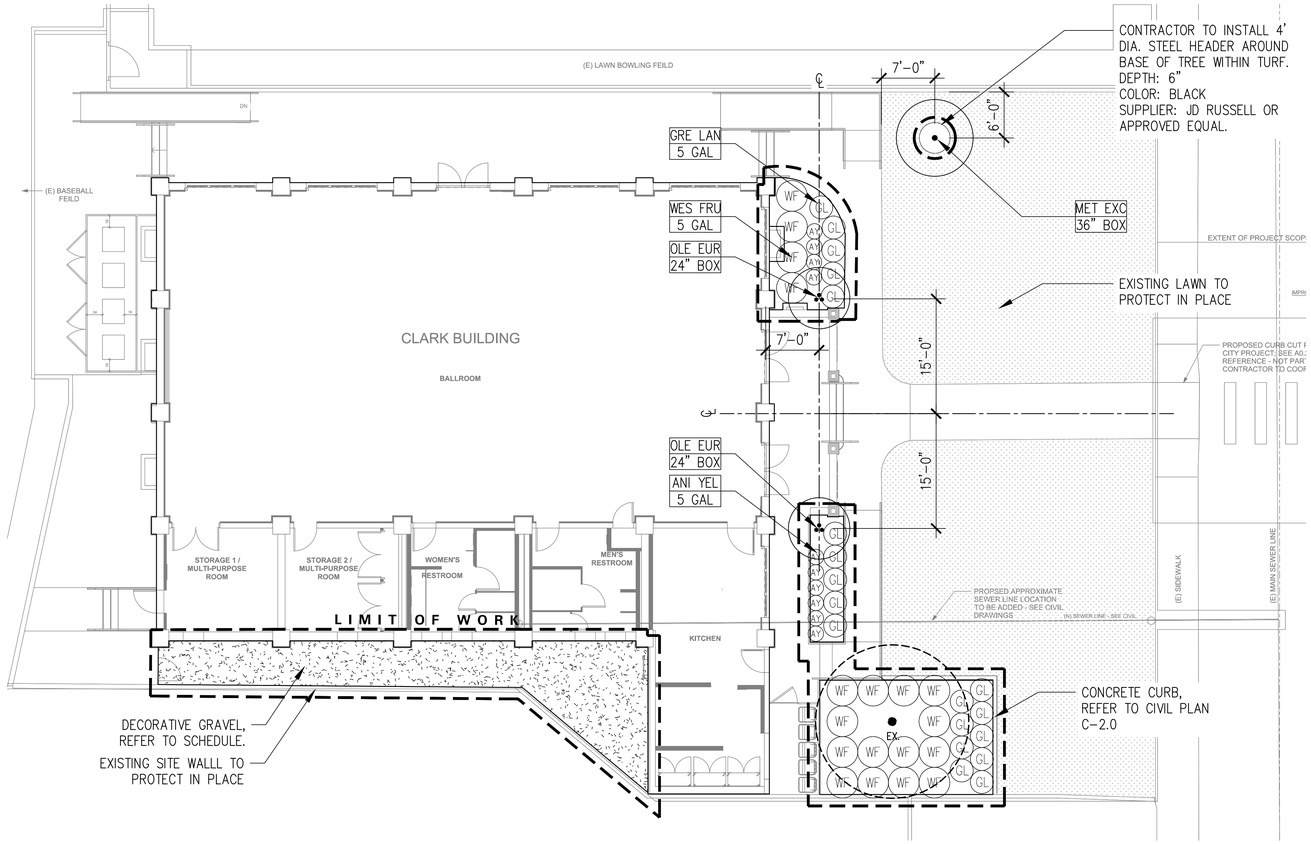
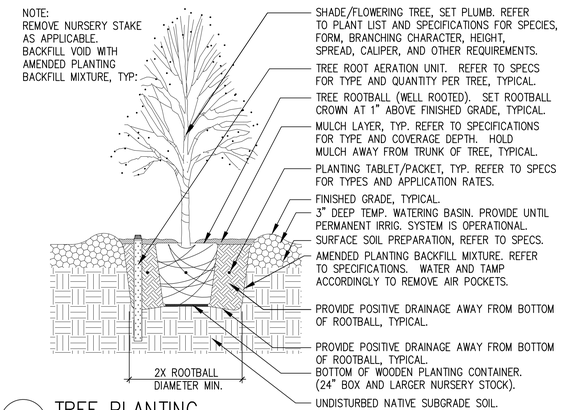
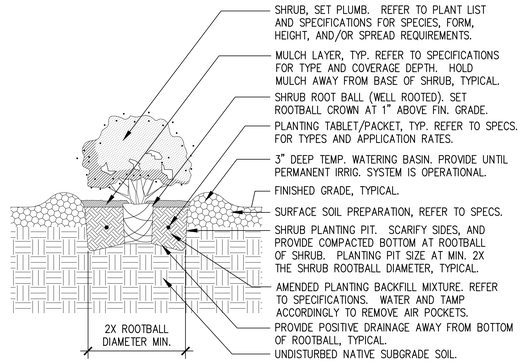
04/18/2024 by: Guillermo Hobelman





A TREE PLANTING
1" = 1'-0"



B SHRUB PLANTING
1" = 1'-0"

PLANTING SCHEDULE

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	MATURE SIZE	INSTALL SIZE	SPACING	WATER USE	QTY.	DTL.
EX.	EX.	EXISTING TREET TO PROTECT IN PLACE							
	MET EXC	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	30" H X 30' W	36" BOX	N/A	MODERATE	1	A
	OLE EUR	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	24" H X 8' W	24" BOX	N/A	LOW	2	A
WF	WES FRU	WESTRINGIA FRUTICOSA 'SMOKEY'	COAST ROSEMARY	5' H X 4' W	5 GAL	48" O.C.	LOW	18	B
AY	ANI YEL	ANIGOZANTHOS 'YELLOW GEM'	RED-YELLOW KANGAROO PAW	4' H X 2' W	5 GAL	24" O.C.	LOW	10	B
GL	GRE LAN	GREVILLEA LANIGERA 'COASTAL GEM'	COASTAL GEM GREVILLEA	1' H X 3' W	5 GAL	36" O.C.	LOW	19	B
	EXISTING TURF GRASS TO PROTECT IN PLACE								
	LIMIT OF WORK								

N

0 4' 8'
1/8" = 1'-0"

GRAVEL SCHEDULE (G)

SYMBOL	DESCRIPTION	SUPPLIER	COLOR	DEPTH	SIZE	QTY.
	DECORATIVE GRAVEL	LOCALLY SOURCED	BAJA CRESTA GREY	4"	3/4" GRAVEL	485 SF

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE

swa
811 W 7th Street, 8th Floor
Los Angeles, California
90017-3419
United States
www.swagroup.com
+1.213.236.9090 o

PLANS PREPARED BY:

LICENSED LANDSCAPE ARCHITECT — YING-YU HUNG NO. 4374 — 01/31/26 — STATE OF CALIFORNIA

ARCHITECT NAME, RCE LICENSE No. — DATE
YING-YU HUNG, CA #4374 — 04/08/24

SHEET INFORMATION

PROJECT #:	2017	SHEET ISSUE DATE:	04/08/2024
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	PLANTING PLAN
DRAWING SET:	PERMIT SET	SCALE:	AS NOTED

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

PLANTING PLAN

FILE NUMBER 24-001

SHEET #: L1.01

SHT. 18 OF 101

P:\HRB\HRBT202 HB Clark Bldg and Field\4 Drawings\Graphics\AutoCAD\Sheets\CLARK BUILDING\PLANTING\L1.01 PLANTING PLAN.dwg | RMCKAY |ARCH E1 (30.00 X 42.00 INCHES) | 4/9/2024

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BUILDING & SAFETY DIVISION
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PRINTED PLANS MUST BE ON SITE FOR ALL INSPECTIONS
04/18/2024 by: Guillermo Hobelman

PLANTING NOTES

1. AGRONOMIC SOIL FERTILITY ANALYSIS: CONTRACTOR SHALL, AT NO ADDITIONAL COST TO THE OWNER, PERFORM REQUIRED AGRONOMIC SOIL FERTILITY ANALYSIS AND PERCOLATION TESTING OF THE NATIVE SITE SOILS PRIOR TO EXTERIOR PLANTING INSTALLATION. FERTILITY ANALYSIS SHALL INCLUDE RECOMMENDATIONS FOR PREPARATION OF THE SITE'S SURFACE SOILS, AND FOR PREPARATION OF THE AMENDED SOIL BACKFILL FOR LANDSCAPE PLANTING. REFER TO SOIL PREPARATION SPECIFICATIONS FOR REQUIREMENTS. WHERE NATIVE SITE SOIL IS INSUFFICIENT, OR AS DIRECTED UNDER THE SPECIFICATIONS, PROVIDE APPROVED IMPORTED AMENDED TOPSOIL FILL IN QUANTITY AS REQUIRED. REFER TO SPECIFICATIONS.

2. FINISH GRADING: FINISH GRADING OF LANDSCAPE PLANTING AREAS SHALL BE REVIEWED AND APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT FOLLOWING INSTALLATION AND BACKFILL OF SUB-SURFACE IRRIGATION SYSTEM COMPONENTS, REQUIRED SURFACE SOIL PREPARATION, AND PRIOR TO INSTALLATION OF EXTERIOR PLANTS. REMOVE ALL TRASH, ROCKS, AND CONSTRUCTION DEBRIS PRIOR TO PLANT MATERIAL INSTALLATION. SMOOTH, EVEN, CONSISTENT SURFACE GRADIENT TRANSITIONS IN ALL PLANTING AREAS IS THE DESIGN INTENT. AS REQUIRED, PROVIDE ADDITIONAL FILL FOR LOW SPOTS AND SHAVE SURFACE AREAS ACCORDINGLY TO ELIMINATE HIGH SPOTS.

3. FINISH GRADING ELEVATIONS: PRIOR TO PLANTING INSTALLATION, CONTRACTOR SHALL COMPACT THE FINISHED GRADIENTS OF DESIGNATED PLANTING AREAS TO ESTABLISH A FIRM BUT NOT OVERLY COMPACTED FINISHED SOIL LEVEL THAT IS HORTICULTURALLY-ACCEPTABLE FOR LANDSCAPE PLANTING THAT WILL NOT PIT, RUT, OR DEPRESS UNDER FOOT-TRAFFIC DURING PLANTING OPERATIONS. CONTRACTOR SHALL VERIFY WITH LANDSCAPE ARCHITECT THAT FINISHED SURFACE ELEVATION OF ADJOINING WALKS, PAVEMENTS, ETC. (WHICH ALLOW FOR MULCH TO BE APPLIED ON GRADIENTS). REFER TO SPECIFICATIONS FOR FURTHER REQUIREMENTS.

4. MODIFICATIONS: EXACT LOCATIONS OF PLANT MATERIALS SHALL BE FLAGGED/STAKED, REVIEWED, AND APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION OF PLANT MATERIALS. ORIENT PLANT MATERIALS TO SUIT FIELD CONDITIONS OR PER THE DESIGNER'S PREFERENCE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE MODIFICATIONS TO PLANT MATERIAL LAYOUT, LOCATION, OR ORIENTATION AT ANY TIME DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BUDGET A MINIMUM OF EIGHT (8) WORKER DAYS FOR THIS TASK.

5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION OF PLANT MATERIALS AS SHOWN ON THE DRAWINGS.

6. PLANTING LAYOUT: UNLESS OTHERWISE NOTED ON THE DRAWINGS, PLANT MATERIALS SHALL BE PROPERLY ALIGNED AND EQUALLY-SPACED. REFER TO PLANTING DETAILS FOR ALIGNMENT AND SPACING REQUIREMENTS. THE DESIGN INTENT IS TO PROVIDE DESIGNATED PLANTING AREAS THAT ARE FULL, DENSE, AND COMPLETE WITH NO VOIDS DUE TO MISSING PLANT MATERIALS.

7. UTILITY, IRRIGATION, AND PLANT MATERIAL CONFLICTS: EVERY EFFORT HAS BEEN MADE TO AVOID CONFLICTS BETWEEN THE PLANT MATERIAL LOCATIONS AND LOCATIONS OF MAJOR SITE UTILITIES OR IRRIGATION SYSTEM COMPONENTS. CONTRACTOR IS ADVISED THAT LOCATIONS OF PLANT MATERIALS AS SHOWN ON THE DRAWINGS TAKES PRECEDENCE OVER LOCATIONS OF ANY IRRIGATION SYSTEM COMPONENT (PIPING, VALVES, BACKFLOWS, ETC.). NOTE THAT IRRIGATION SYSTEM DRAWINGS ARE DIAGRAMMATIC. SHOULD CONFLICTS BECOME EVIDENT BETWEEN THE PLANTING DESIGN CONCEPT (I.E. TREE LOCATIONS, HEDGES, SHRUB MASSINGS, ETC.) AND THE IRRIGATION SYSTEM COMPONENTS, CONTRACTOR SHALL FIELD-ADJUST TO ELIMINATE ANY CONFLICTS WITH THE DESIGN INTENT OF PLANT MATERIAL LOCATIONS, AS DIRECTED BY THE LANDSCAPE ARCHITECT. ANY REQUIRED CHANGES SHALL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

8. CONTRACT GROWING REQUIREMENTS: UNLESS OTHERWISE DIRECTED BY OWNER WITHIN 30 DAYS AFTER AWARD OF BID, CONTRACTOR SHALL ARRANGE FOR AND SECURE VIA CONTRACT-GROWING AGREEMENTS WITH NURSERY SUPPLIERS ALL PLANT MATERIALS AS SPECIFIED FOR THIS PROJECT.

9. QUALITY: CONTRACTOR SHALL FURNISH AND INSTALL ONLY SUPERIOR-QUALITY PREMIUM-GRADE PLANT MATERIALS FOR THIS PROJECT. FULL IN CONTAINER, SYMMETRICAL, WELL-BALANCED, DENSELY FOLIATED, WELL-ROOTED, VIGOR IN GROWTH, PEST AND DISEASE-FREE PLANT MATERIALS MEETING THE MINIMUM SIZES INDICATED FOR EACH SPECIES IS THE DESIGN INTENT. ANY PLANT MATERIALS FOUND TO NOT CONFORMING TO THIS INTENT WILL BE REJECTED BY THE LANDSCAPE ARCHITECT AND SHALL BE REMOVED IMMEDIATELY FROM THE SITE.

10. MATCHING STOCK: PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREE INSTALLED ON GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ADJUST SPACING AS NECESSARY, SUBJECT TO REVIEW BY THE LANDSCAPE ARCHITECT. PROVIDE MATCHING SIZES AND FORMS FOR ALL SHRUB/GROUNDCOVER PLANTINGS. SPACE EQUALLY TRIANGULARLY AS SHOWN UNLESS NOTED.

11. SELECTION AND TAGGING OF PLANT MATERIAL STOCK: ONCE NURSERY SOURCES ARE IDENTIFIED, CONTRACTOR SHALL ARRANGE FOR FIELD-SELECTION AND TAGGING OF PLANT MATERIALS BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY. CONTRACTOR SHALL ARRANGE FOR REVIEW AND APPROVAL OF ALL PLANT MATERIALS DELIVERED TO THE SITE AND PRIOR TO INSTALLATION. SELECTION AND TAGGING OF PLANT MATERIALS AT THE NURSERY OR PLACE OF GROWTH DOES NOT CANCEL THE RIGHT OF THE LANDSCAPE ARCHITECT TO REJECT PLANT MATERIALS THAT ARE DELIVERED AT THE PROJECT SITE IF DAMAGED OR UNACCEPTABLE CONDITIONS ARE FOUND THAT WERE NOT DETECTED AT THE NURSERY, PLACE OF GROWTH, OR DURING THE SUBMITTAL PROCESS.

12. INSTALLER QUALIFICATIONS: EXECUTION OF WORK HEREIN SHALL BE PERFORMED BY A VALID CONTRACTOR LICENSE FOR THE PERFORMED WORK SCOPE.

13. PLANT QUANTITIES: CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT COUNTS AND AREA REQUIREMENTS AS INDICATED ON THE DRAWINGS. PLANT MATERIAL QUANTITIES, IF PROVIDED, ARE FOR THE OWNER'S INFORMATION ONLY. PLANT SPACING IS AS INDICATED ON THE PLANT LEGEND. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE NECESSARY QUANTITY OF PLANT MATERIALS NEEDED TO PROVIDE FULL COVERAGE OF PLANTING AREAS AS INDICATED ON THE DRAWINGS, AT THE SPECIFIED SPACING AND PATTERN LAYOUT REQUIREMENTS.

14. HANDLING OF PLANT MATERIALS: ONLY HANDLE PLANT MATERIALS BY HORTICULTURALLY-ACCEPTED PRACTICES. FOR CONTAINER-GROWN STOCK, ONLY HANDLE PLANT MATERIALS BY THEIR CONTAINERS. DO NOT HANDLE PLANT MATERIALS BY THEIR TRUNKS OR STEMS. PROTECT PLANT MATERIALS FROM DAMAGE DURING MOVING OR TRANSPORT.

15. PRUNING OF PLANT MATERIALS: CONTRACTOR SHALL ONLY PRUNE INSTALLED PLANT MATERIALS AT THE WRITTEN DIRECTION OF THE LANDSCAPE ARCHITECT. PLANT MATERIALS THAT HAVE BEEN PRUNED, TOPPED, THINNED, OR LACED PRIOR TO OR WITHOUT THIS DIRECTION, BY EVIDENCE OF FRESH CUTS, SHALL BE SUBJECT TO REJECTION BY THE LANDSCAPE ARCHITECT. ALL PRUNING OPERATIONS SHALL BE UNDER THE DIRECT PRESENCE OF AN APPROVED CERTIFIED ARBORIST, AND WORK PERFORMED THROUGH ANSI A300 PRUNING REQUIREMENTS.

16. PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT LIST FOR KEY AND CLASSIFICATION.

17. REFER TO SHEETS L1.02 FOR PLANTING PLANS AND REFER TO SHEET L1.02 FOR PLANTING DETAILS.

18. PLANT MATERIAL SELECTION: (SHRUBS AND GROUNDCOVER) PHOTOS OF PLANTS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR REVIEW

19. PLANT MATERIAL SELECTION: (TREE SELECTION) LANDSCAPE ARCHITECT SHALL BE AFFORDED THE OPPORTUNITY TO SELECT TREES FROM NURSERY.

20. ALL PLANT MATERIAL MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO DELIVERY.

21. IRRIGATION: PLANT MATERIALS SHALL BE THOROUGHLY IRRIGATED IMMEDIATELY AFTER PLANTING. MANUALLY IRRIGATE OR ACTIVATE IRRIGATION SYSTEMS NECESSARY TO APPLY SUFFICIENT WATER REQUIRED TO ADEQUATELY SUSTAIN VEGETATION ONCE INSTALLED.

22. CONDITION OF PLANT MATERIALS: CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL INSTALLED PLANT MATERIALS IN A HEALTHY, THRIVING, VIGOROUS, PEST AND DISEASE-FREE CONDITION THROUGHOUT INSTALLATION AND DURING THE SPECIFIED LANDSCAPE ESTABLISHMENT PERIOD. ANY PLANT MATERIALS FOUND TO BE MISSING, DEAD, DYING, BROKEN, DISEASED, OR OTHERWISE DAMAGED DURING THE DURATION OF THE CONTRACT SHALL BE REMOVED AND REPLACED ACCORDINGLY WITH ACCEPTABLE NURSERY STOCK MEETING THE SAME SPECIFIED SPECIES, VARIETY, SIZE, AND QUALITY.

23. EXISTING VEGETATION: AS APPLICABLE, EXISTING VEGETATION DESIGNATED TO REMAIN SHALL BE PROTECTED-IN-PLACE UNLESS OTHERWISE NOTED, PER SPECIFICATION REQUIREMENTS. ANY DAMAGE TO EXISTING VEGETATION DESIGNATED TO REMAIN SHALL BE REPLACED BY THE CONTRACTOR AT THE SAME SIZE OF THE DAMAGED MATERIAL, AT NO ADDITIONAL COST TO THE OWNER.

24. LANDSCAPE ESTABLISHMENT PERIOD: FOLLOWING SUBSTANTIAL COMPLETION, FOR THE SPECIFIED DURATION INDICATED IN THE SPECIFICATIONS, CONTRACTOR SHALL PERFORM ALL NECESSARY MAINTENANCE REQUIREMENTS FOR THE VIABLE ESTABLISHMENT OF LANDSCAPE PLANTING AND OTHER INSTALLED EXTERIOR IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, FULLY-OPERATIONAL AND FUNCTIONING IRRIGATION SYSTEM, TRASH REMOVAL, WEED ABATEMENT, PEST AND DISEASE CONTROL, REMEDIAL GRADING, EROSION CONTROL, MULCH DRESSINGS, PAVEMENT AND SURFACE CLEANING, FREE-FLOW DRAINAGE, OR OTHER FUNCTIONS.

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE

swa
811 W 7th Street, 8th Floor
Los Angeles, California
90017-3419
United States
www.swagroup.com
+1.213.236.9090 o

PLANS PREPARED BY:

LICENSED LANDSCAPE ARCHITECT — YING-YU HUNG NO. 4374 — 01/31/26 — REGISTRATION DATE 04/08/24 — STATE OF CALIFORNIA

ARCHITECT NAME, RCE LICENSE No. — DATE
YING-YU HUNG, CA #4374 — MM/DD/YY

SHEET INFORMATION

PROJECT #:	2017	SHEET ISSUE DATE:	11/14/2023
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	
DRAWING SET:	PERMIT SET	SCALE:	

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

PLANTING NOTES

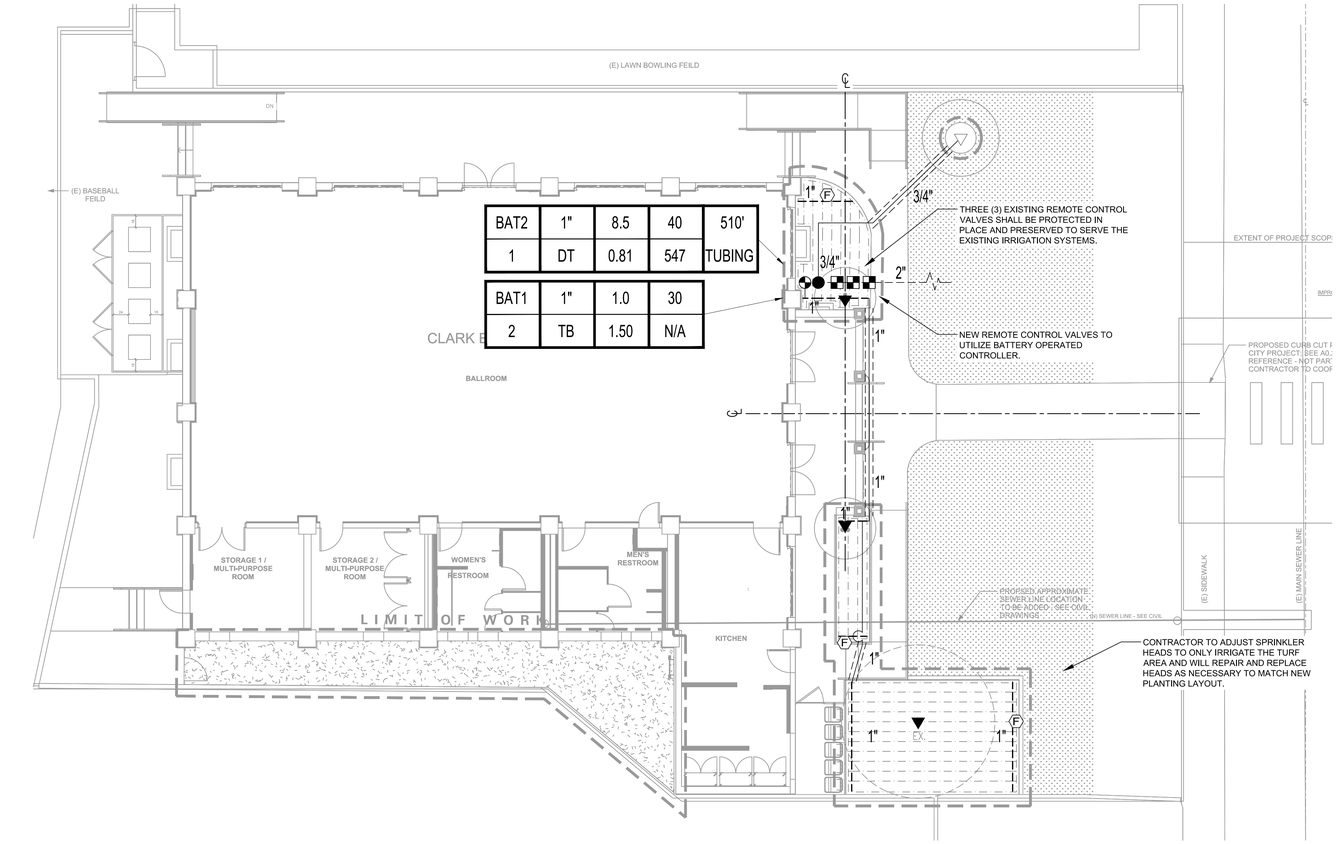
FILE NUMBER 24-001

SHEET #: L1.02

SHT. 19 OF 101

SHEET SIZE: 30" X 42" ARCH E1
DO NOT SCALE

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
APPROVED
This construction document MUST be at the job site during construction. It is unlawful to alter, change or deviate from this construction document without approval from the appropriate agency or department. This approval is subject to field inspection for acceptance of the completed work or installation. The approval of this construction document SHALL NOT be held to permit or to be an approval of the violation of any provisions of the municipal code or other ordinances of the City or laws and statutes of the State.
PRINTED PLANS MUST BE ON SITE FOR ALL INSPECTIONS
04/18/2024 by: Guillermo Hobelman



N

0 4' 8'
⅛" = 1'-0"

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

sweeney + associates
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BENCH MARK:

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DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS		
No.	DESCRIPTION	DATE

swa
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PLANS PREPARED BY:

LICENSED LANDSCAPE ARCHITECT · YING-YU HUNG NO. 4374 · STATE OF CALIFORNIA · SIGNATURE · 01/31/26 · RENEWAL DATE · 04/08/24 · DATE

ARCHITECT NAME, RCE LICENSE No. DATE
YING-YU HUNG, CA #4374 04/08/24

SHEET INFORMATION			
PROJECT #:	2017	SHEET ISSUE DATE:	04/08/2024
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	IRRIGATION PLAN
DRAWING SET:	PERMIT SET	SCALE:	AS NOTED

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

IRRIGATION PLAN

FILE NUMBER
24-001

SHEET #:
I1.00

SHT. 20 OF 101

P:\HRB\HRBT202 HB Clark Bldg and Field\1 Incoming\240408_Sweeney_RevisedIL1.0 CLARK BUILDING IRRIGATION PLANS.dwg | KELSEY | ARCH E1 (30.00 X 42.00 INCHES) | 4/8/2024

SHEET SIZE: 30" X 42" ARCH E1
DO NOT SCALE

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
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PRINTED PLANS MUST BE ON SITE FOR ALL INSPECTIONS
04/18/2024 by: Guillermo Hobelman

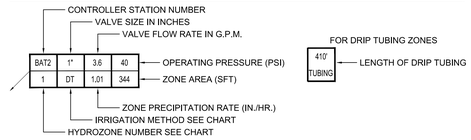
IRRIGATION MATERIAL LEGEND

SYMBOL	MANUFACTURER	MODEL NO. / DESCRIPTION	FLOW RATE	PSI	RADIUS	PR. RATE	DETAIL
▽	RAIN BIRD	RD-06-S 6" POP-UP BUBBLER HEAD WITH A HUNTER MSBN-25Q STREAM BUBBLER NOZZLE EACH SYMBOL REPRESENTS TWO (2) BUBBLER TO PROVIDE A TOTAL OF TWO (2) BUBBLERS PER TREE OR PALM. PLACE THE BUBBLER HEADS SIX (6) INCHES FROM THE ROOT BALL OF THE TREE OR PALM AND ON OPPOSITE SIDES OF TREE OR PALM. ADJUST BUBBLER STREAMS TO WET THE ROOT BALL AND ADJACENT AMENDED SOIL WITHOUT HITTING THE TRUNK OF THE TREE OR PALM.	.50 (1.00 TOTAL)	30	1.5 FT	1.50 IN./HR.	A,B
▼	RAIN BIRD	XB-10PC 1 GPH, PRESSURE COMPENSATING DRIP EMITTER. EACH SYMBOL REPRESENTS SIX (6) EMITTERS TO PROVIDE A TOTAL OF SIX (6) EMITTERS PER TREE. DRIP EMITTERS SHALL BE PUNCHED INTO THE INLINE DRIP TUBING FOR THE SHRUBS AND GROUND COVER. EMITTERS SHALL BE INSTALLED WITH A XERIMAN TOOL ONLY. EACH EMITTER SHALL BE INSTALLED WITH A PC-DIFFUSER CAP. LOCATE EMITTERS EVENLY OVER THE TOP OF THE TREE ROOT BALL.	1.0 GPH (0.1 GPM TOTAL)	30	N/A	0.70 IN./HR.	C,D
	NETAFIM	SUB-SURFACE DRIP TUBING AS DESCRIBED BELOW: TLHCVXR5-CS-12 SUBSURFACE DRIP TUBING (BROWN EXTERIOR COLOR WITH A COPPER OXIDE STRIPE) WITH 0.53 GPH, PRESSURE COMPENSATING EMITTERS INTERNALLY INSTALLED IN THE DRIP TUBING AT 12" O.C. SPACING. DRIP TUBING SHALL BE EQUIPPED WITH A CONTINUOUS EXTERIOR CUPRON STRIPE, COPPER OXIDE INFUSED EMITTERS AND A PHYSICAL BARRIER TO PREVENT ROOT INTRUSION INTO THE DRIP EMITTER. DRIP EMITTERS SHALL BE CONTINUOUS FLUSHING TYPE AND EQUIPPED WITH A CHECK VALVE AND ANTI-SIPHON FEATURE. DRIP TUBING SHALL BE INSTALLED 2" BELOW THE FINISHED SOIL GRADE (NOT COUNTING MULCH) AND IN PARALLEL ROWS A MAXIMUM OF 16" ON CENTER. THE PERIMETER ROW OF DRIP TUBING SHALL BE INSTALLED A MAXIMUM OF 4" FROM THE EDGE OF ANY HARDSCAPE OR TURF EDGE. ALL SUBSEQUENT INTERIOR ROWS SHALL BE ADJUSTED TO PROVIDE AN EVEN SPACING ACROSS THE PLANTER WITHOUT EXCEEDING 16" MAXIMUM SPACING. INSTALL 9" PVC COATED GALVANIZED TUBING STAKES A MAXIMUM OF FIVE (5) FEET ON CENTER ALONG THE LENGTH OF THE TUBING. TUBING STAKES SHALL BE MODEL #GDTS140900 AS MANUFACTURED BY GPH IRRIGATION PRODUCTS (866) 582-9684. THE LINES SHOWN ON THE PLANS REPRESENT THE APPROXIMATE DIRECTION AND SPACING OF THE DRIP TUBING ROWS, SEE SPACING REQUIREMENTS ABOVE AND IN DETAILS.	0.53 GPH / EMITTER	30	N/A	0.70 IN./HR.	C,D
NO SYMBOL	NETAFIM	CONNECTION BETWEEN DRIP TUBING AND PVC SUPPLY AND DISCHARGE HEADERS SHALL BE MADE USING SCH. 40 PVC SXT FITTINGS, TL BARBED DRIP TUBING FITTINGS AND BLANK DRIP TUBING. USE A SCH. 40 PVCVLATERAL X LATERAL X 1/2" SxSxT TEE (OR A LATERAL X 1/2" SxT 90° ELBOW) FITTING ON THE PVC LATERAL LINE HEADER, A TL050MA BARB X 1/2" MALEVADAPTER, A SHORT LENGTH OF BLANK DRIP TUBING, AND A TLTEE BARBED TEE FITTING. ALL END RUNS OF TUBING SHALL BE CONNECTED WITH A PVC DISCHARGE HEADER. NO HEATING OF TUBING SHALL BE ALLOWED FOR ASSEMBLY.					C,D
NO SYMBOL	NETAFIM	TL SERIES 17mm BARBED FITTINGS FOR CONNECTIONS BETWEEN DRIP TUBING (TUBING-TO-TUBING ONLY). NO HEATING OF TUBING SHALL BE ALLOWED.					C,D
— — — — — —	AS APPROVED	PVC SUPPLY AND DISCHARGE HEADERS SHALL BE PVC LATERAL LINE PIPE (AS SHOWN BELOW), 1 1/4" MINIMUM SIZE WITH SCH. 40 PVC FITTINGS.					C,D,J
Ⓕ	GPH IRRIGATION/ RAIN BIRD	GDFN-R DRIP FLUSH / INDICATOR NOZZLE, PURPLE IN COLOR, INSTALLED ONTO A RAIN BIRD RD-12-S-P-30-NP 12" POP-UP SPRINKLER BODY. THE FLUSH NOZZLE SHALL BE CLOSED FOR NORMAL OPERATION OF THE DRIP SYSTEM.					C,E
Ⓟ	P.O.C.	IRRIGATION WATER CONNECTION TO THE EXISTING 2" PVC RECYCLED WATER MAINLINE.					N/A
⋈	LASCO	V17101N-SC 1 1/2" SLO-CLOSE SCH. 80 PVC, TRUE-UNION BALL VALVE WITH SOLVENT WELD SOCKET CONNECTIONS, LINE SIZE PER MAINLINE. INSTALL INSIDE A 10" ROUND VALVE BOX.					F
◉	RAIN BIRD	44-NP ACME 1" RECYCLED WATER QUICK COUPLER VALVE WITH LOCKING VINYL COVER AND A ACME QUILL OUTLET. INSTALL WITH A LASCO G13S-218 SWING JOINT. INSTALL INSIDE A 10" ROUND VALVE BOX.					G
●	RAIN BIRD	100-PESB-R-PRS-D PRESSURE REGULATING, RECYCLED WATER PLASTIC REMOTE CONTROL VALVE (RCV), 1" SIZE, SET PRS-D PRESSURE REGULATOR TO PROVIDE THE OPERATING PRESSURE OF THE SPRINKLER / BUBBLER HEAD AT THE HIGHEST OR FARTHEST HEAD ON THE CONTROL VALVE ZONE (MEASURE PSI AT HEAD). INSTALL THE RCV INSIDE A STANDARD RECTANGULAR VALVE BOX.					H
◔	RAIN BIRD	100-PESB-R 1" RECYCLED WATER, PLASTIC DRIP REMOTE CONTROL VALVE (DRCV). INSTALL A PRB-QKCHK PRESSURE REGULATING, 200 MESH BASKET FILTER ON THE DOWNSTREAM SIDE OF THE REMOTE-CONTROL VALVE. INSTALL THE RCV WITH A SCH 80 PVC BALL VALVE ON THE UPSTREAM SIDE OF THE DRIP REMOTE-CONTROL VALVE AND INSIDE A STANDARD RECTANGULAR VALVE BOX.					I

IRRIGATION MATERIAL LEGEND

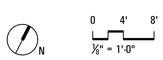
SYMBOL	MANUFACTURER	MODEL NO. / DESCRIPTION	DETAIL
NO SYMBOL	RAIN BIRD	EACH REMOTE-CONTROL VALVE SHALL BE RETROFITTED WITH A TBOS POTTED LATCHING 9V SOLENOID TO ENABLE USE WITH THE BATTERY OPERATED CONTROLLER.	N/A
NO SYMBOL	K-RAIN	BL-KR1 BATTERY POWERED BLUETOOTH CONTROLLER. EACH REMOTE-CONTROL VALVE SHALL BE INSTALL WITH A SINGLE STATION BATTERY OPERATED CONTROLLER. MOUNT BATTERY OPERATED CONTROLLER ONTO THE INTERIOR WALL OF THE VALVE BOX.	N/A
◘	EXISTING	EXISTING REMOTE CONTROL VALVE TO PROTECTED IN PLACE SERVING THE EXISTING LANDSCAPED AREAS, SEE THE NOTES ON THE PLANS.	N/A
— — — — — —	EXISTING	EXISTING 2" PVC MAINLINE SERVED BY RECYCLED WATER. CONTRACTOR TO CONNECT THE NEW 1 1/2" IRRIGATION MAINLINE TO THE EXISTING 2" MAINLINE AS SHOWN.	N/A
	AS APPROVED	RECYCLED WATER, PURPLE COLOR CODED PVC PIPE 3/4" - 1 1/4" SCH. 40, SOLVENT WELD WITH SCH. 40 PVC FITTINGS, AS LATERAL LINES INSTALLED 12" BELOW FINISHED SOIL GRADE	J
	AS APPROVED	RECYCLED WATER, PURPLE COLOR CODED PVC PIPE 1 1/2" SCH. 40, SOLVENT WELD WITH SCH. 80 PVC FITTINGS, AS MAINLINES INSTALLED 18" BELOW FINISHED SOIL GRADE	J
	AS APPROVED	RECYCLED WATER, PURPLE COLOR CODED PVC PIPE SCH. 40 AS SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED (2" MINIMUM SIZE) INSTALL ALL PIPE AND WIRE UNDER PAVING, HARDSCAPE, ETC. (OR AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE) INSIDE SLEEVES. SLEEVES UNDER PEDESTRIAN PAVING SHALL BE INSTALLED 24" BELOW FINISHED GRADE. SLEEVES UNDER VEHICULAR PAVING SHALL BE INSTALLED 36" BELOW FINISHED GRADE.	K
NO SYMBOL	LASCO	ALL FITTINGS USED WITH SOLVENT WELD MAINLINE PIPE SHALL BE SCH. 80 PVC FITTINGS, GRAY IN COLOR, AND SIZED TO MATCH THE MAINLINE PIPE. ALL FITTINGS USED WITH SOLVENT WELD LATERAL LINE PIPE SHALL BE SCH. 40 PVC, WHITE IN COLOR, AND SIZED TO MATCH THE LATERAL LINE PIPE. ALL THREADED PVC NIPPLES SHALL BE SCH. 80 PVC PIPE, DARK GRAY IN COLOR, WITH MOLDED THREADS.	N/A
NO SYMBOL	WELD-ON	ALL SOLVENT WELD CONNECTIONS FOR BOTH MAINLINE AND LATERAL LINE SHALL BE MADE USING THE TWO-STEP PROCESS OF PRIMER AND SOLVENT CEMENT. PRIMER SHALL BE P-68 LOW VOC "PURPLE PRIMER". SOLVENT CEMENT SHALL BE 705 LOW VOC, GRAY COLORED "MEDIUM BODIED" CEMENT. USE DAUBERS SIZED AT LEAST ONE-HALF THE SIZE OF THE LARGEST PIPE BEING JOINED. ALL SOLVENT CEMENTED JOINTS SHALL BE MADE PER THE PIPE AND FITTING MANUFACTURER'S RECOMMENDATIONS.	N/A
NO SYMBOL	3M	DBR/Y-6 DIRECT BURIAL, WATER-PROOF WIRE CONNECTORS FOR USE ON ALL WIRE SPLICES AND CONNECTIONS	L
NO SYMBOL	CARSON	ALL VALVE BOXES SHALL BE CARSON PROFESSIONAL SERIES PLASTIC TYPE, PURPLE IN COLOR FOR USE WITH RECYCLED WATER.	M

VALVE CALLOUT LEGEND



HYDROZONE DESCRIPTION CHART			
NUMBER	DESCRIPTION OF THE HYDROZONE	WUCOLS	PLANT FACTOR
HZ 1	LOW WATER USE PLANTINGS	L	0.30
HZ 2	LOW WATER USE TREES	L	0.30

IRRIGATION METHOD DESCRIPTION CHART			
LETTERS	DESCRIPTION OF THE IRRIGATION	TYPE	IR. EFFICIENCY
DT	DRIP TUBING	DRIP	0.81
TB	TREE BUBBLERS	BUBBLER	0.81



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

sweeney + associates
IRRIGATION DESIGN AND CONSULTING
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BENCH MARK:

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REVISIONS

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swa
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PLANS PREPARED BY:

LICENSED LANDSCAPE ARCHITECT — YING-YU HUNG NO. 4374 — 01/31/26 — REGISTRATION DATE 04/08/24 — STATE OF CALIFORNIA

ARCHITECT NAME, RCE LICENSE No. DATE

YING-YU HUNG, CA #4374 04/08/24

SHEET INFORMATION

PROJECT #:	2017	SHEET ISSUE DATE:	04/08/2024
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	IRRIGATION LEGEND
DRAWING SET:	PERMIT SET	SCALE:	AS NOTED

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

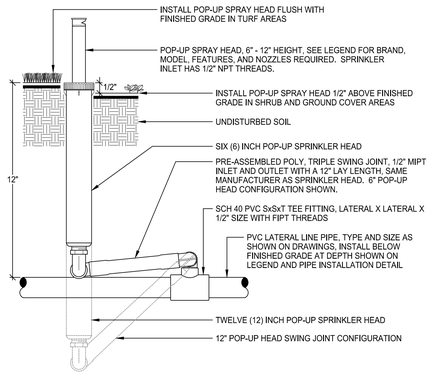
PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

IRRIGATION LEGEND

FILE NUMBER
24-001

SHEET #:
I1.01
SHT. 21 OF 101

P:\HRB\HRBT202 HB Clark Bldg and Field\1 Incoming\240408_Sweeney_RevisedTL1.0 CLARK BUILDING IRRIGATION PLANS.dwg | KELSEY | ARCH E1 (30.00 X 42.00 INCHES) | 4/8/2024



NOTE:
INSTALL SPRAY HEADS 4" FROM PAVING EDGE IN TURF AREAS.
INSTALL SPRAY HEADS 6" FROM PAVING EDGE IN SHRUB AND GROUND COVER AREAS.
INSTALL SPRAY HEADS 12" FROM THE FACE OF BUILDING WALLS OR WINDOWS.

INSTALL SPRAY HEADS PLUMB. ADJUST NOZZLE STREAM TO COVER THE LANDSCAPE AREA WITHOUT OVERSPRAY ONTO PAVING, FENCES, WALLS OR BUILDINGS.

SECTION VIEW - N.T.S.

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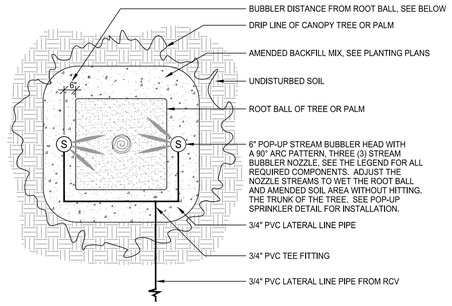
A POP-UP BUBBLER HEAD



PLAN VIEW - N.T.S.

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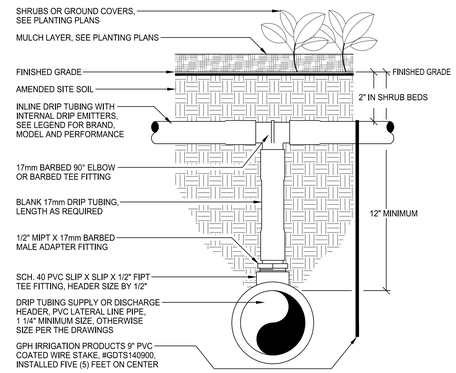
B TREE BUBBLER LAYOUT



NOTE:
DRIP TUBING CONNECTION REQUIRED FOR ALL CONNECTIONS BETWEEN DRIP TUBING AND PVC HEADERS.
FOR CONNECTIONS AT END RUNS OF TUBING, USE A 90° ELL FITTING AND ONE ADAPTER FITTING FOR CONNECTION.
FOR CONNECTIONS IN THE MIDDLE OF RUNS OF TUBING, USE A TEE FITTING AND ONE ADAPTER FITTING FOR THE CONNECTION.

SECTION VIEW - N.T.S.

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C DRIP TUBING CONNECTION

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

sweeney + associates
IRRIGATION DESIGN AND CONSULTING
38730 Sky Canyon Drive, Suite C
Murrieta, Ca 92563
e: info@sweeneyassoc.com t: (951) 461-6830
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CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
APPROVED
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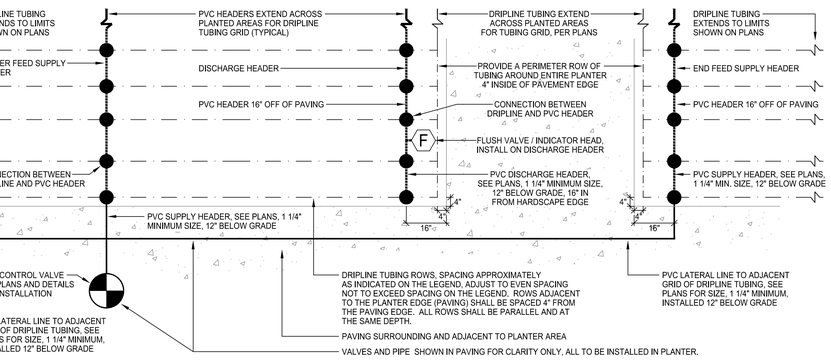
PRINTED PLANS MUST BE ON SITE FOR ALL INSPECTIONS
04/18/2024 by: Guillermo Hobelman



NOTE:
PVC SUPPLY AND DISCHARGE HEADERS SHALL BE INSTALLED AT END RUNS OF TUBING, NO MORE THAN 16" FROM THE EDGE OF THE HARDSCAPE. WHERE A TUBING END RUN HAS ONLY TWO (2) OR THREE (3) ROWS, A PVC DISCHARGE HEADER IS NOT NEEDED AND THE PERIMETER ROW OF TUBING SHALL BE USED FOR THE DISCHARGE. WHERE FOUR (4) OR MORE TUBING ROWS END RUN, A PVC DISCHARGE HEADER IS REQUIRED.

PVC PIPE FOR LATERALS, SUPPLY HEADERS AND DISCHARGE HEADERS SHALL BE MINIMUM 1 1/4" SIZE, OR SIZED AS SHOWN ON THE PLANS.

ENTIRE PERIMETER OF PLANTING AREA SHALL HAVE A ROW OF DRIP TUBING INSTALLED 4" OFF OF THE EDGE OF THE HARDSCAPE AS SHOWN ABOVE.

PLAN VIEW - N.T.S.

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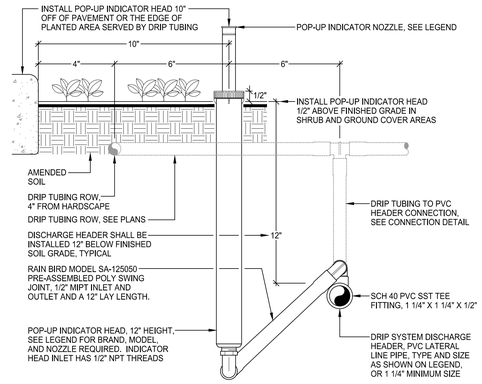
D DRIP TUBING LAYOUT



NOTE:
INSTALL INDICATOR HEAD 10" FROM THE EDGE OF PAVING OR THE PLANTER EDGE.

INSTALL ORANGE COLORED INDICATOR NOZZLE ON POP-UP HEAD AND ADJUST TO FULLY CLOSED.

SECTION VIEW - N.T.S.

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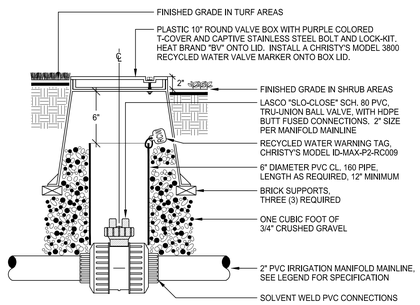
E DRIP INDICATOR HEAD



NOTE:
PROVIDE ONE (1) 30" LONG STEEL "VALVE KEY" FOR EACH TEN (10) BALL VALVES INSTALLED ON THE PROJECT.

SECTION VIEW - N.T.S.

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F BALL VALVE

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE

swa
811 W 7th Street, 8th Floor
Los Angeles, California
90017-3419
United States
www.swagroup.com
+1.213.236.9090 o

PLANS PREPARED BY:

LICENSED LANDSCAPE ARCHITECT — YING-YU HUNG No. 4374 — SIGNATURE 01/31/26 — REGISTRATION DATE 04/08/24 — DATE — STATE OF CALIFORNIA

ARCHITECT NAME, RCE LICENSE No. — DATE
YING-YU HUNG, CA #4374 — 04/08/24

SHEET INFORMATION			
PROJECT #:	2017	SHEET ISSUE DATE:	04/08/2024
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	IRRIGATION DETAILS
DRAWING SET:	PERMIT SET	SCALE:	AS NOTED

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

IRRIGATION DETAILS

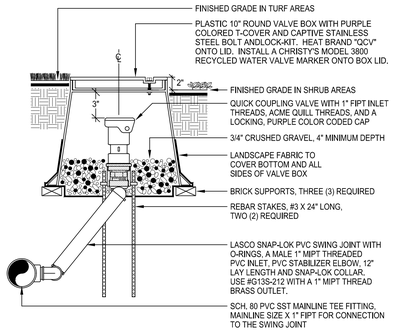
FILE NUMBER
24-001

SHEET #:
I1.02

SHT. 22 OF 101

P:\HRB\HRBT202 HB Clark Bldg and Field\1 Incoming\240408_Sweeney_RevisedTL1.0 CLARK BUILDING IRRIGATION PLANS.dwg | KELSEY | ARCH E1 (30.00 X 42.00 INCHES) | 4/8/2024

SHEET SIZE: 30" X 42" ARCH E1
DO NOT SCALE



NOTE:
WHEN QCV IS LOCATED ON A MANIFOLD, USE A SCH. 80 SxT 90° ELBOW IN PLACE OF THE TEE FITTING. SIZE THE ELBOW AS MANIFOLD MAINLINE SIZE X 1" FIPT.

WHEN USING A 3/4" QUICK COUPLER VALVE, USE A LASCO G13T-212 SWING JOINT WITH A 3/4" BRASS OUTLET FOR CONNECTION TO THE QCV INLET. ALL OTHER PARTS OF SWING JOINT SHALL REMAIN 1" SIZE.

USE A NON-HARDENING, TEFLON ASSEMBLY PASTE ON ALL THREADED FITTINGS.

SECTION VIEW - N.T.S.

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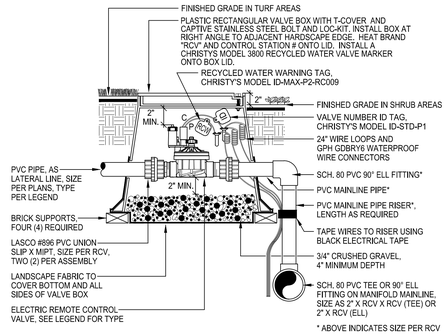
G QUICK COUPLER VALVE



NOTE:
USE AN APPROVED, NON-HARDENING, TEFLON ASSEMBLY PASTE ON ALL THREADED FITTINGS.
USE STANDARD BOX OPENINGS FOR ALL PIPING INTO THE BOX. DO NOT CUT THE BOX.

SECTION VIEW - N.T.S.

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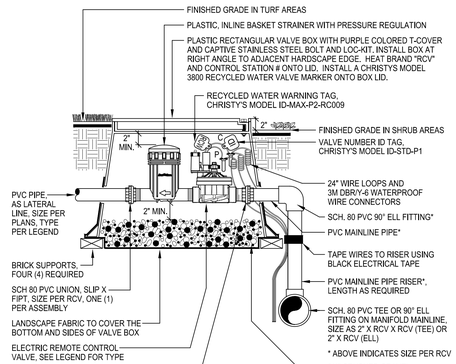
H REMOTE CONTROL VALVE



NOTE:
USE AN APPROVED, NON-HARDENING, TEFLON ASSEMBLY PASTE ON ALL THREADED FITTINGS.
USE STANDARD BOX OPENINGS FOR ALL PIPING INTO THE BOX. DO NOT CUT THE BOX.

SECTION VIEW - N.T.S.

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I DRIP VALVE ASSEMBLY

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

sweeney + associates
IRRIGATION DESIGN AND CONSULTING
38730 Sky Canyon Drive, Suite C
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BUILDING & SAFETY DIVISION
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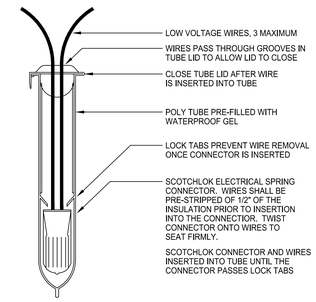
04/18/2024 by: Guillermo Hobelman



NOTE:
WIRE CONNECTOR SHALL BE A 3M DBR/Y-6 DIRECT BURY SPLICE KIT (U.L. APPROVED).

KIT SHALL INCLUDE A SCOTCHLOK Y SPRING CONNECTOR, A POLYPROPYLENE TUBE AND A WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PREFILLED WITH GEL.

DIRECT BURY SPLICE KIT SHALL BE USED TO ELECTRICALLY CONNECT 2 - 3 #14 OR 2 #12 PRE-STRIPPED COPPER WIRES. LARGER WIRES OR GREATER QUANTITIES OF WIRES SHALL REQUIRE A LARGER APPROVED WIRE CONNECTION.

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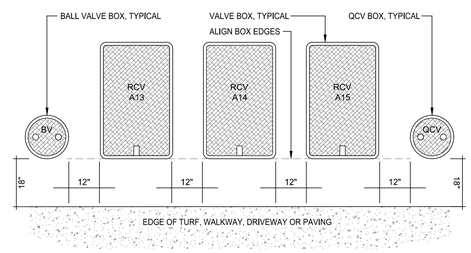
L WIRE CONNECTOR

NOTE:
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE OR DRIP ASSEMBLY TO FACILITATE SERVICING OF THE VALVE OR EQUIPMENT.
2. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER OR SHRUB AREAS WHERE EVER POSSIBLE. VALVES IN TURF AREAS TO BE APPROVED BY LANDSCAPE ARCHITECT.
3. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO ADJACENT PAVING EDGE.
4. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT THE COLLAPSE AND / OR DEFORMATION OF VALVE BOXES.
5. BOX LOCATIONS SHALL BE STAKED IN THE FIELD PRIOR TO MAINLINE INSTALLATION FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.



NOTE:
VALVE BOXES SHALL BE INSTALLED IN SHRUB AND GROUND COVER AREAS. NO VALVES SHALL BE INSTALLED IN TURF AREAS WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.

PLAN VIEW - N.T.S.

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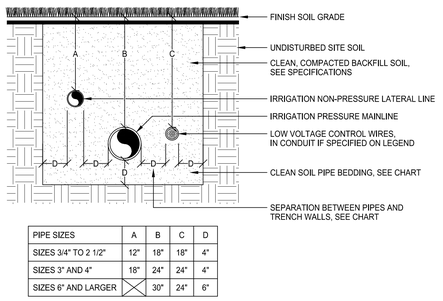
M VALVE BOX LAYOUT



PIPE SIZES	A	B	C	D
SIZES 3/4" TO 2 1/2"	12"	18"	18"	4"
SIZES 3" AND 4"	18"	24"	24"	4"
SIZES 6" AND LARGER	X	30"	24"	6"

NOTE:
CONTRACTOR IS REQUIRED TO CONTACT 811 OR DIGALERT A MINIMUM OF TWO (2) DAYS PRIOR TO ANY EXCAVATION ON THE PROJECT. DIAL 811 OR LOG ONTO WWW.DIGALERT.ORG.

SECTION VIEW - N.T.S.

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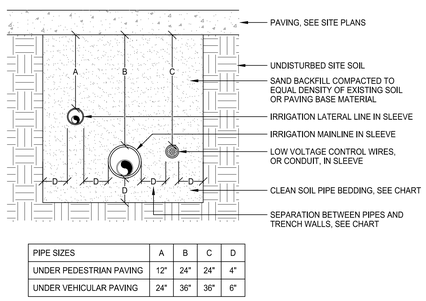
J PIPE INSTALLATION



PIPE SIZES	A	B	C	D
UNDER PEDESTRIAN PAVING	12"	24"	24"	4"
UNDER VEHICULAR PAVING	24"	36"	36"	6"

NOTE:
CONTRACTOR IS REQUIRED TO CONTACT 811 OR DIGALERT A MINIMUM OF TWO (2) DAYS PRIOR TO ANY EXCAVATION ON THE PROJECT. DIAL 811 OR LOG ONTO WWW.DIGALERT.ORG.

SLEEVES SHALL BE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE CARRIED WITHIN, EXCEPT WHEN USING BELL AND GASKET PIPING WHERE MAINLINE SLEEVES SHALL BE 2.5 TIMES THE SIZE OF THE PIPE.

SLEEVES SHALL EXTEND 12" PAST THE EDGE OF PAVING INTO THE PLANTER.

SECTION VIEW - N.T.S.

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K SLEEVE INSTALLATION

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS		
No.	DESCRIPTION	DATE

swa
811 W 7th Street, 8th Floor
Los Angeles, California
90017-3419
United States
www.swagroup.com
+1.213.236.9090 o

PLANS PREPARED BY:

LICENSED LANDSCAPE ARCHITECT — YING-YU HUNG No. 4374 — SIGNATURE 01/31/26 — REGISTRATION DATE 04/08/24 — DATE — STATE OF CALIFORNIA

ARCHITECT NAME, RCE LICENSE No. — DATE
YING-YU HUNG, CA #4374 — 04/08/24

SHEET INFORMATION			
PROJECT #:	2017	SHEET ISSUE DATE:	04/08/2024
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	IRRIGATION DETAILS
DRAWING SET:	PERMIT SET	SCALE:	AS NOTED

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

IRRIGATION DETAILS

FILE NUMBER 24-001

SHEET #: **I1.03**

SHT. 23 OF 101

P:\HRB\HRBT202 HB Clark Bldg and Field\1 Incoming\240408_Sweeney_RevisedTL1.0 CLARK BUILDING IRRIGATION PLANS.dwg | KELSEY | ARCH E1 (30.00 X 42.00 INCHES) | 4/8/2024

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BUILDING & SAFETY DIVISION
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04/18/2024 by: Guillermo Hobelman

(E) LAWN BOWLING FEILD

DN

(E) BASEBALL FEILD

49' - 7" V.I.F.
FACE OF BUILDING TO PL

APPROX. 10' - 7"
VARIES

EXTENT OF PROJECT SCOPE

NOT A PART OF PROJECT SCOPE-
IMPROVEMENTS PER "GREENBELT TRAIL PROJECT"-
SEE A0.24 FOR REFERENCE

PROPOSED CURB CUT PER SEPERATE CITY PROJECT; SEE A0.24 FOR REFERENCE - NOT PART OF SCOPE- CONTRACTOR TO COORDINATE

32' - 0"

(E) CROSSWALK

(E) PARKING

(E) ACCESSIBLE VAN STALL

(E) ACCESSIBLE STALL

(E) PARKING

CLARK BUILDING

BUILDING TOTAL = 5,119 SF

BALLROOM
100
3,366 SF

STORAGE 1 / MULTI-PURPOSE ROOM
105
196 SF

STORAGE 2 / MULTI-PURPOSE ROOM
104
199 SF

WOMEN'S RESTROOM
103
180 SF

MEN'S RESTROOM
102
172 SF

KITCHEN
101
467 SF

(E) ELECTRICAL PANEL
(E) ELECTRICAL METER LOCATION
W

CONECT TO THE EXISTING SEWER LINE

(E) CLEAN OUT

(E) CLEAN OUT
2

(E) SEWER LINE
2

(E) SEWER LATERAL
2

(E) SIDEWALK

(E) MAIN SEWER LINE

VALLEY DRIVE

(E) GUTTER

OLD SEWER LINE

S

PP

(E) PARKING

BUILDING ELECTRICAL UPGRADE NOTES:

METER AND SERVICE CHANGE TO BE INCLUDED IN THIS PROJECT. SEE FINAL DESIGN BY SOUTHERN CALIFORNIA EDISON PROVIDED A0.21-A0.22

CONTRACTOR INSTRUCTIONS PER SOCAL EDISION
1. CONTRACTOR TO REPLACE EXISITNG CUTOMER OWNED HANDHOLE W/ SCE APPROVED HANDHOLE
2. CONTRACTOR TO INSTALL ALL UNDERGROUND CONDUIT AND STRUCTURES
3. CONTRACTOR TO GET SCE INSPECTION ON CONDUIT / STRUCTURES (SCE INSPECTOR- RON WHITTAKER)
4. CONTRACTOR TO RUN A MANDREL THROUGH THE CONDUITS (SCE INSPECTOR TO OBSERVE)
5. CONTRACTOR TO REPLACE PANEL
6. CONTRACTOR TO GET CITY INSPECTION ON PANEL AND HAVE CITY RELEASE IT TO SCE

FIBER OPTIC NOTES:

FIBER OPTIC CABLE TO BE ADDED AS A PART OF PROJECT SCOPE. SEE A0.20 FOR INFORMATION.

2 OMIT

N

SITE PLAN SCALE: 3/16" = 1'-0" 1

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS		
No.	DESCRIPTION	DATE
2	REBID SET	3/26/24

Albert Group
ARCHITECTS
www.albertgroup.la
310.820.8863
@albertgrouparchitects

PLANS PREPARED BY:

LICENSED ARCHITECT STEPHEN M. ALBERT NO. C 9412 REN. 5/31/25 STATE OF CALIFORNIA

ARCHITECT NAME, RCE LICENSE No. — DATE
STEPHEN ALBERT, C9412 — 5/31/25

SHEET INFORMATION

PROJECT #:	2017	SHEET ISSUE DATE:	11/14/2023
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	SITE PLAN
DRAWING SET:	PERMIT SET	SCALE:	3/16" = 1'-0"

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

SITE PLAN

FILE NUMBER 24-001

SHEET #: **A1.00**

SHT. 24 OF 101

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
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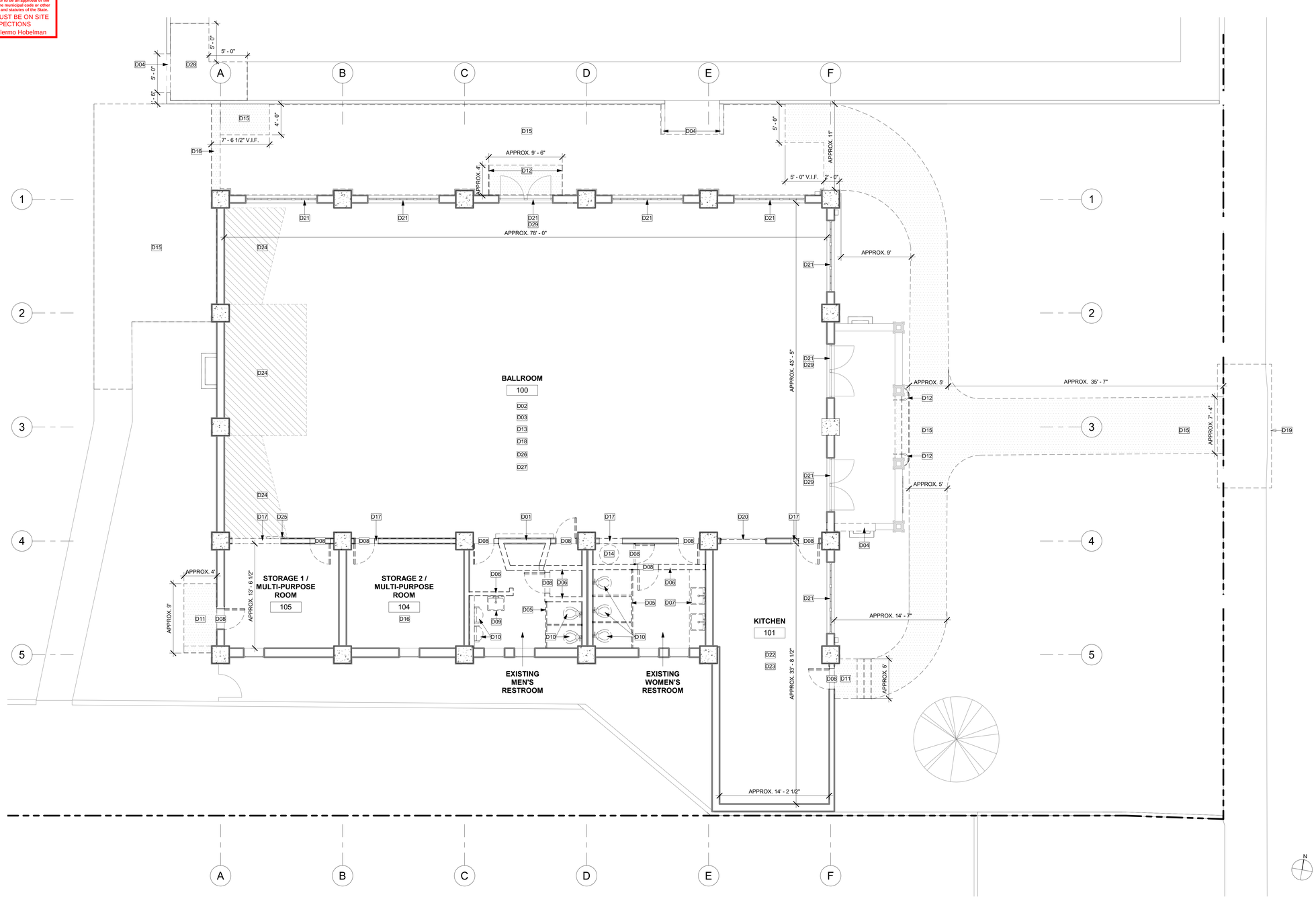
04/18/2024 by: Guillermo Hobelman



KEYNOTES

- D01 REMOVE FIREPLACE, FLUE, BRICK FACADE AND PAD PER STRUCTURAL DRAWINGS. PROTECT OPENING DURING CONSTRUCTION AND ROOF REPAIR.
- D02 REMOVE DRYWALL / PLASTER ON CEILING BETWEEN STRUCTURAL BAYS- PROTECT BEAMS / STRUCTURAL BAYS AND EXISTING FRAMING, LEAVE FRAMING SYSTEM INTACT. SEE DEMO NOTE 6.
- D03 REMOVE INTERIOR LIGHT FIXTURES THROUGHOUT
- D04 DEMOLISH PORTION OF CONCRETE WALL- SEE CIVIL DRAWINGS FOR DETAILS; REFINISH CUT EDGE OF WALL TO MATCH EXISTING TEXTURE AND PAINT ON BOTH SIDES
- D05 REMOVE STALL PARTITIONS
- D06 REMOVE PARTITION WALL (OR PORTION OF WALL)
- D07 REMOVE VANITY COUNTER AND SINK
- D08 REMOVE DOOR AND FRAME
- D09 REMOVE SINK
- D10 REMOVE TOILET / URINAL
- D11 DEMOLISH EXISTING CONCRETE LANDING AND STAIRS PER CIVIL DRAWINGS.
- D12 REMOVE EXISTING HANDRAILS
- D13 CLEAN AND EVEN OUT EXISTING WOOD FLOOR SURFACE FOR NEW SUBFLOORING THROUGHOUT
- D14 REMOVE EXISTING WATER HEATER- SEE PLUMBING PLANS FOR DEATILS AND REPLACEMENT
- D15 SEE CIVIL DRAWIGNS FOR FLATWORK DEMOLITION.
- D16 REMOVE CARPET- CLEAN SUBFLOOR OF DEBRIS
- D17 DEMOLISH PORTION OF CONCRETE WALL @ NEW DOOR OPENINGS PER STRUCTURAL DRAWINGS
- D18 REMOVE BASEBOARDS THROGHOUT BALLROOM
- D19 REMOVE EXISTING CURBS, GUTTERS, CONCRETE. EXISTING SUB-BASE TO REMAIN
- D20 REMOVE PASS THROUGH WINDOW AND TRIM
- D21 REMOVE WINDOW / DOOR TRIM MOULDING
- D22 KITCHEN HAS BEEN PARTIALLY DEMOLISHED BY CITY. CONTRACTOR TO COMPLETE DEMO AND CLEAR ALL DEBRIS BEFORE CONSTRUCTION. SEE DEMO NOTE 6.
- D23 SLAB ON GRADE IN KITCHEN HAS BEEN PARTIALLY DEMOLISHED. AREA TO BE CLEARED. SLAB TO BE PATCHED / REPAIRED DURINS CONSTRUCTION PER DETAIL 6|S-1.1
- D24 REMOVE EXISTING BUILT-IN STAGE AND SIDE STORAGE CABINETS
- D25 EXISTING SURFACE MOUNTED BOXES FOR SUBPANEL, WINDOW MOTOR, ETC. TO BE PROTECTED DURING CONSTRUCTION AND MOVED INTO STORAGE ROOM FOR DOOR OPENING. SEE KEYNOTE 34 ON PROPOSED PLAN FOR NEW LOCATION.
- D26 BALLROOM WALL PLASTER TO REMAIN- WALLS TO BE FURRED OUT
- D27 SURFACE MOUNTED CONDUIT AND SWITCHES FOR EXISTING LIGHTING TO BE REMOVED. ALL OTHER CONDUIT AND BOXES FOR OUTLETS, WINDOWS, ETC., TO REMAIN AND BE BURRIED IN FURRING WALL.
- D29 REMOVE PORTION OF SLAB FOR RESLOPING
- D29 REMOVE EXISTING LIGHTED EXIT SIGNS.

DEMO NOTES

1. PROTECT AND PRESERVE EXISTING TREE AT SOUTH-EAST CORNER OF BUILDING DURING CONSTRUCTION.
2. EXISTING LANDSCAPING IN PLANTERS TO BE REMOVED PER LANDSCAPE PLANS.
3. PRESSURE WASH/ SANDBLAST EXTERIOR AND INTERIOR OF BUILDING TO REMOVE ALL PAINT AND DEBRIS. PATCH CONCRETE / PLASTER SURFACES TO PROVIDE A SMOOTH SURFACE BEFORE PAINTING OR APLICATION OF NEW MATERIAL.
4. PRESSURE WASH RETAINING WALLS @ NORTH AND SOUTH OF SUBJECT SITE.
5. ALL SURFACES TO BE CLEAR OF DEBRIS AND ANY SURFACE TO REMAIN TO BE PROTECTED DURING CONSTRUCTION.
6. PROVIDE HAZARDOUS MATERIAL ABATEMENT AS NECESSARY PER CALOSHA STANDARDS. SEE A0.25 FOR LEAD AND ASBESTOS REFERENCE SHEETS OUTLINING PROBABLE SCOPE OF WORK. CONTRACTOR IS RESPONSIBLE FOR VERIFYING SCOPE OF WORK.
7. PROTECT IN PLACE CONDUIT AND MOTOR MECHANISMS FOR UPPER OPERABLE WINDOWS IN BALLROOM AND KITCHEN.
8. SURFACE MOUNTED CONDUIT AND LIGHT SWITCHES FOR EXISTING LIGHTING TO BE REMOVED WITH LIGHT FIXTURES. ALL OTHER SURFACE MOUNTED CONDUIT AND BOXES TO REMAIN UNLESS NOTED OTHERWISE.
9. EXISTING ELECTRICAL OUTLET BOXES IN BALLROOM TO REMAIN AND BE BURRIED IN FURRING WALL. IF EXISTING BOX IS MORE THAN 2" DEEP, THEN NEW BOX WILL NEED TO BE USED IN FURRING WALL AND OLD BOX WIL NEED TO BE REMOVED.
10. REMOVE PIPES AND OTHER BURIED PLUMBING AND UTILITY APPURTENANCES ONLY WHERE EXISTING CONFLICTS WITH NEW, UNLESS OTHERWISE NOTED.

DEMO LEGEND

STAGE AND STORAGE TO BE REMOVED

CONCRETE SLAB / STRUCTURE TO BE REMOVED

EXISTING / DEMO PLAN

SCALE: 3/16" = 1'-0"

1

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS		
No.	DESCRIPTION	DATE
2	REBID SET	3/26/24

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PLANS PREPARED BY:

LICENSED ARCHITECT STEPHEN M. ALBERT NO. C 9412 REN. 5/31/25 STATE OF CALIFORNIA

ARCHITECT NAME, RCE LICENSE No. — DATE
STEPHEN ALBERT, C9412 — 5/31/25

SHEET INFORMATION

PROJECT #:	2017	SHEET ISSUE DATE:	11/14/2023
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	DEMO PLAN
DRAWING SET:	PERMIT SET	SCALE:	As indicated

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

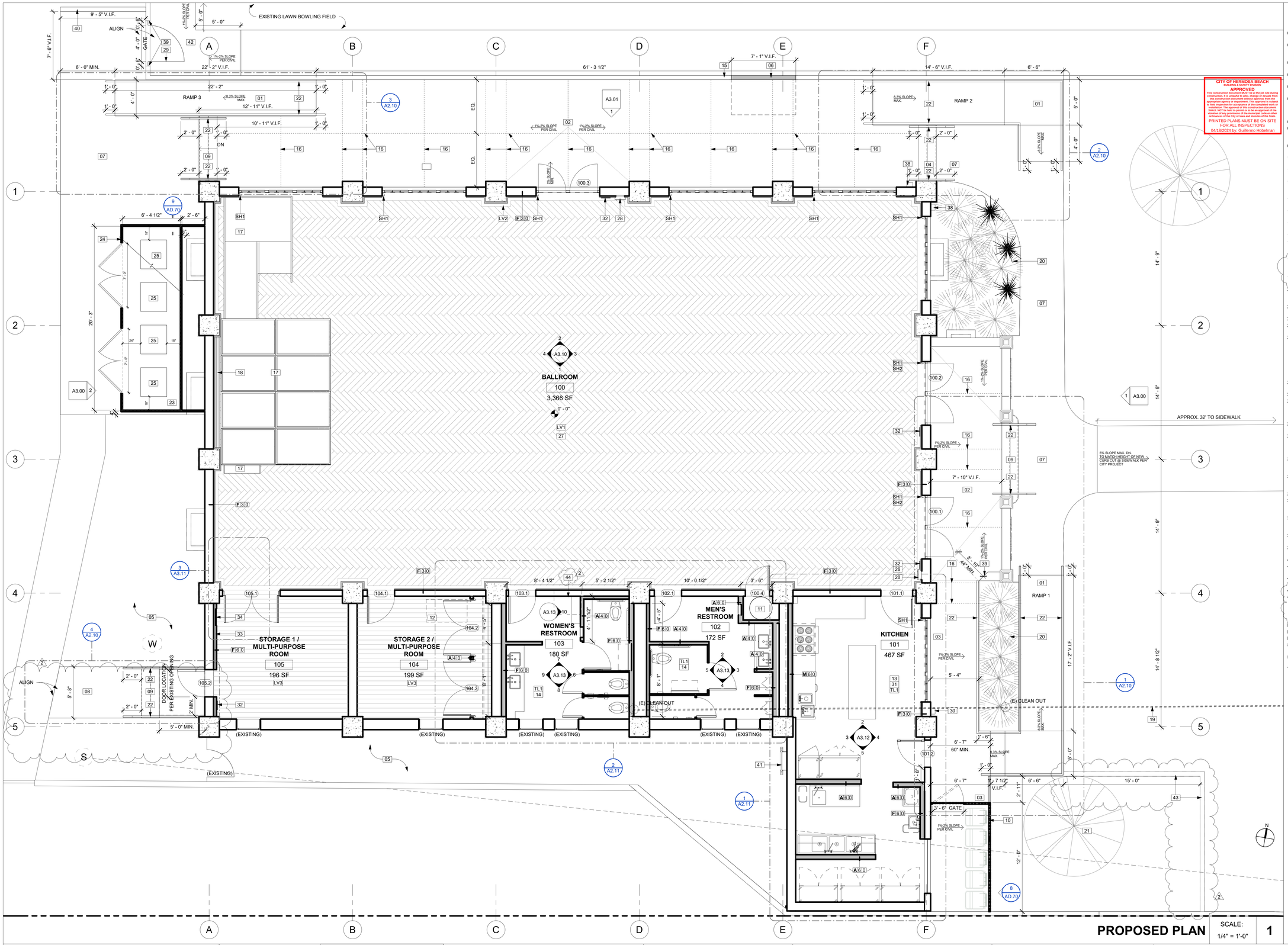
PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

DEMO PLAN

FILE NUMBER 24-001

SHEET #: A1.10

SHT. 25 OF 101



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PRINTED PLANS MUST BE ON SITE FOR ALL INSPECTIONS
04/18/2024 by: Guillermo Hebelman

KEYNOTES

01 ACCESSIBLE CONCRETE RAMP AND METAL HANDRAIL, SEE A2.10 AND CIVIL DRAWINGS
02 CONCRETE PAD TO BE PROVIDED FOR AN ACCESSIBLE TRANSITION @ ENTRY DOOR- 2% SLOPE MAX. FOR DRAINAGE- SEE CIVIL DRAWINGS FOR DETAILS
03 CONCRETE WALKWAY AND METAL HANDRAIL, SEE A2.10 AND CIVIL DRAWINGS
04 CONCRETE STAIRS AND METAL HANDRAIL, SEE A2.10 AND CIVIL DRAWINGS
05 CONVERT COMPACTED DIRT TO LANDSCAPED AREA PER LANDSCAPE PLANS
06 PROVIDE NEW RETAINING WALL, HEIGHT TO MATCH EXISTING FOR CONTINUOUS SURFACE- INSERT CHAIN LINK FENCE SECTION ABOVE RETAINING WALL TO MATCH EXISTING- SEE 1|AD.90 AND CIVIL DRAWINGS
07 NEW CONCRETE SLAB ON GRADE PER CIVIL DRAWINGS
08 CONCRETE LANDING PER SHEET A2.10 AND CIVIL- ALIGN LANDING W/ ADJACENT WALKING SURFACE FOR ACCESSIBLE TRANSITION
09 CONCRETE STAIRS AND METAL HANDRAIL, SEE A2.10 AND CIVIL DRAWINGS
10 POWDER COATED BLACK METAL TRASH ENCLOSURE W/ SWINGING GATES, DESIGN PER DETAIL 8|AD.70
11 WATER HEATER CLOSET- SEE PLUMBING DRAWIGNS FOR DETAILS
12 ATTIC ACCESS PULL DOWN LADDER- VERIFY EXACT LOCATION IN FEILD. SEE 7|AD.10 FOR ADDITIONAL INFORMATION.
13 NEW KITCHEN LAYOUT AND FIXTURES PER ENLARGED PLAN, A2.11 AND KITCHEN SHEETS
14 NEW RESTROOM LAYOUT AND FIXTURES PER ENLARGED PLAN, A2.11
15 POWERWASH AND PAINT SOUTH SIDE AND TOP OF EXISTING WALL, PAINT PG1
16 CONCRETE CONTROL JOINT, TYP.
17 MOVABLE STAGE; SICO 1800 SERIES (2)6'x8', 12" HIGH MAX. W/ PORTABLE STAIR & ADA RAMP OPTION W/ SKIRT OR APPROVED EQ.
18 MOTORIZED ROLL DOWN PROJECTION SCREEN AND PROJECTOR- WHITE; SEE A/V PLANS FOR EQUIPMENT INFORMATION.
19 EXISTING SEWER LINE. NEW PLUMBING LINE TO CONNECT OUTSIDE OF BUIDING- SEE PLUMBING PLANS
20 LANDSCAPING IN PLANTERS TO BE REPLACED PER LANDSCAPE PLANS. NEW IRRIGATION VALVE BOX AND SPRINKLERS TO BE ADDED PER LANDSCAPE PLANS.
21 PRESERVE EXISTING TREE PER ARBORIST RECOMMENDATIONS ON SHEET A0.01
22 POWDER COATED BLACK METAL RAILING; SEE 4-7|AD.70
23 POURED CONCRETE PAD / SLAB ON GRADE FOR A/C ENCLOSURE; SEE STRUCTURAL PLANS FOR DETAILS
24 POWDER COATED BLACK METAL VERTICAL POST A/C ENCLOSURE W/ SWINGING GATES AND CAGE TOP; GATE AND CAGE TOP TO HAVE PADLOCKS; INTERIOR WALLS LINED W/ ACOUSTICAL SOLUTIONS AUDIOSEAL ABBC-13EXT EXTERIOR SOUND BLANKET 2" BLACK OR APPROVED EQ.- EXACT INCLOSURE SIZE TO COMPLY WITH HVAC CLEARANCE REQUIREMENTS. SEE 9|AD.70, 11|AD.70, 2|S-4.1, 6|S-4.1
25 NEW A/C UNITS, SEE MECHANICAL DRAWINGS FOR DETIALS
26 POSTED OCCUPANCY SIGN
27 FUR OUT WALLS THROUGHOUT BALLROOM, DRYWALL FINISH FOR A CONSISTANT LEVEL 4 FINISH. ANY ELECTRICAL CONDUIT CURENTLY SURFACE MOUNTED SHALL BE BURRIED IN THE FURRED WALL.
28 PROVIDE SEMI-RECESSED FIRE EXTINGUISHER CABINET; MAXIMM PROJECTION FROM WALL OF 4"- WHITE
29 PROVIDE NEW CHAIN LINK GATE FOR LAWN BOWLING ACCESS- GATE TO MATCH EXISTING CHAIN LINK FENCE AT LAWN BOWLING FIELD; GATE HEIGHT TO MATCH EXISTING FENCE HEIGHT - SEE 2|AD.90 FOR STANDARD DETAILS
30 EXISTING ROOF DRAIN TO REMAIN- BOTTOM OF DRAIN TO BE CUT AS NECESSARY TO ACCOMODATE NEW CONCRETE.
31 CONSTRUCT / REPAIR SLAB ON GRADE PER DETAIL 6|S-1.1 FOR A LEVEL SUBSURFCE FOR FINISH FLOOR. DOWEL INTO EXISTING SLAB TO CONNECT NEW POUR.
32 TACTILE EGRESS SIGN- SEE 6|ACC.1
33 FURRED WALL- TYPE PER WALL TAG. COVER CONDUIT AROUND ELECTRICAL PANEL AND UNEVEN WALL SURFACES WITH EXPOSED MASONRY / PLYWOOD
34 PROPOSED LOCATAION FOR SURFACE MOUNTED BOXES FOR SUBPANEL AND WINDOW MOTOR MOVED FROM BALLROOM WALL FOR DOOR OPENING.
38 EXISTING ROOF DRAIN TO REMAIN- SEE CIVIL FOR BOTTOM CONNECTION.
39 REFINISH CUT EDGE OF WALL TO MATCH EXISTING WALL TEXTURE AND PAINT ON BOTH SIDES.
40 CONSTRUCT 6" CONCRETE CURB
41 ROOF ACCESS LADDER- O'KEEFFE'S INC. 504 WALL MOUNT, OR APPROVED EQ.
42 NEW CONCRETE SLAB ON GRADE SLOPED FOR LEVEL TRANSITION @ GATE.
43 NEW 6" CONCRETE HEADER PER LANDSCAPE PLANS
44 ROOF TO BE REPAIRED AT PREVIOUS CHIMNEY OPENING. ROOFING PLYWOOD SUBSTRATE TO MATCH THICKNESS OF EXISTING SUBSTRATE. ROOFING MATERIAL AND WATERPROOFING PATCH PER MANUFACTURER'S SPECIFICATIONS TO MATCH EXISTING ROOF TYPE.

LV1 LVT 1, PER MATERIAL SCHEDULE ON SHEET A7.00
LV2 LVT 2, PER MATERIAL SCHEDULE ON SHEET A7.00
LV3 LVT 3, PER MATERIAL SCHEDULE ON SHEET A7.00
SH1 WINDOW / DOOR SHADE 1, PER MATERIAL SCHEDULE ON SHEET A7.00
SH2 WINDOW / DOOR SHADE 2, PER MATERIAL SCHEDULE ON SHEET A7.00
TL1 TILE 1, PER MATERIAL SCHEDULE ON SHEET A7.00

PLAN NOTES

1. CONCRETE CONTROLE JOINTS TO BE PLACED APPROX. EVERY 6' ON WALKWAYS- SEE PLAN FOR JOINT PLACEMENT @ FRONT ENTRY AND NORTH SIDE DECK.
2. EXTERIOR CONCRETE TO BE TROWL FINISH- MUST MEET ADA SLIP RESISTANCE REQUIREMENTS FOR FLAT SURFACES AND RAMPS.
3. FINISH WALLS THROUGHOUT TO HAVE A LEVEL 4 FINISH / SMOOTH PLASTER. NO ELECTRICAL CONDUIT IS TO BE EXPOSED.
4. EXISTING ELECTRICAL OUTLETS / BOXES IN BALLROOM MORE THAN 2" IN DEPTH, TO BE REPLACED W/ 2" BOX FOR FLUSH FINISH IN NEW FURRING WALL.
5. NEW WALL MOUNTED ELECTRICAL OUTLETS PER ELECTRICAL SHEETS TO BE INSTALLED AT HEIGHT TO MATCH EXISTING OUTLETS, UNLESS OUTLET IS ABOVE COUNTERTOP OR FOR DESIGNATED EQUIPMENT SUCH AS MOTORIZED SHADES. SEE MANUF. SPECIFICATIONS FOR EQUIPMENT OUTLET LOCATIONS.

PROPOSED PLAN

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

1

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE
2	REBID SET	3/26/24

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NO. C 9412
REN. 5/31/25
STATE OF CALIFORNIA

ARCHITECT NAME, RCE LICENSE No. — DATE
STEPHEN ALBERT, C9412 — 5/31/25

SHEET INFORMATION			
PROJECT #:	2017	SHEET ISSUE DATE:	11/14/2023
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	PROPOSED PLAN
DRAWING SET:	PERMIT SET	SCALE:	1/4" = 1'-0"

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

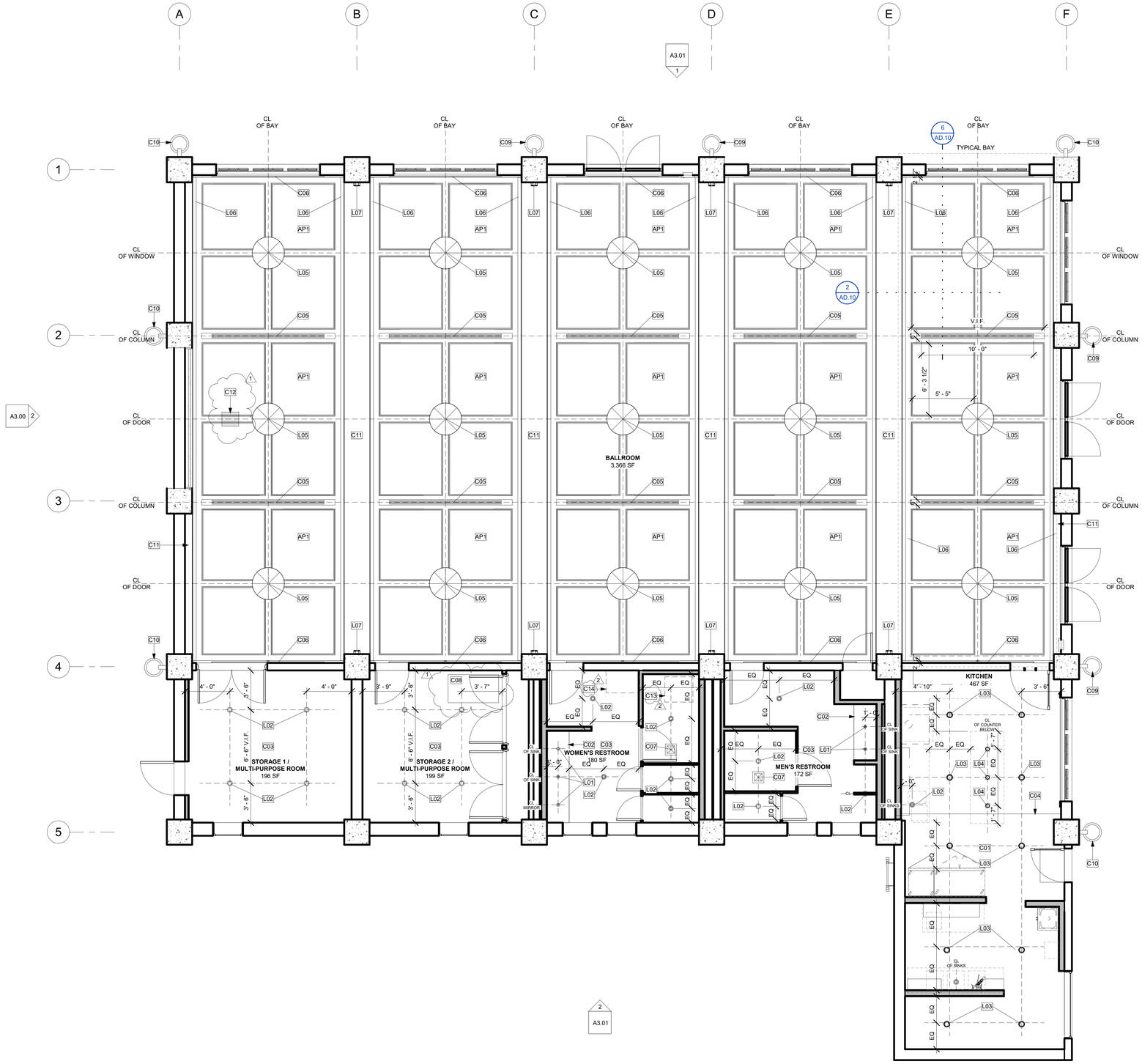
PROPOSED PLAN

FILE NUMBER 24-001

SHEET #: **A2.00**

SHT. 26 OF 101

SHEET SIZE: 30" X 42" ARCH E1
DO NOT SCALE



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04/18/2024 by: Guillermo Hobelman

KEYNOTES

AP1	ACOUSTIC PANEL 1, PER MATERIAL SCHEDULE ON SHEET A7.00
C01	PATCH EXISTING DRYWALL CEILING- HT. PER INTERIOR ELEVATIONS
C02	DRYWALL SOFFIT @ 1'-0" BELOW MAIN CEILING
C03	EXISTING CEILING TO REMAIN, PATCH FOR LIGHTING UPGRADES
C04	EXISTING STEP IN CEILING TO REMAIN
C05	10'x6" SDS LINEAR SLOT DIFFUSER, WHITE, FREELY SUSPENDED; OR APPROVED EQ.
C06	10'x2 1/2" SDS LINEAR SLOT DIFFUSER, WHITE, FREELY SUSPENDED, OR APPROVED EQ.
C07	EXHAUST FAN PER MECH. DRAWINGS- VENTS TO BE DUCTED TO THE EXTERIOR PER MECHANICAL
C08	ATTIC ACCESS PULL DOWN LADDER- VERIFY EXACT LOCATION IN FEILD. SEE 7/AD.10 FOR ADDITIONAL INFORMATION.
C09	EXISTING EXTERIOR LIGHT TO BE REPLACED- SEE ELECTRICAL PLANS FOR INFORMATION
C10	ADDED EXTERIOR LIGHT PER ELECTRICL PLANS
C11	EXISTING PLASTER BEAM TO BE TROWEL FINISHED TO MATCH WALL LEVEL 4 SMOOTH FINISH
C12	CEILING MOUNTED PROJECTOR. EXACT LOCATION AND EQUIPMENT PER A/V PLANS. SEE #AD.10 FOR SUPPORT INFORMATION.
C13	EXISTING 28"x28" ATTIC ACCESS OPENING TO BE INFILLED.
C14	EXISTING CHIMNEY OPENING TO BE INFILLED.
L01	RECESSED 1, PER LIGHTING FIXTURE SCHEDULE ON SHEET A7.00- SEE ELECTRICAL PLANS FOR DETAILS
L02	RECESSED 2, PER LIGHTING FIXTURE SCHEDULE ON SHEET A7.00- SEE ELECTRICAL PLANS FOR DETAILS
L03	RECESSED 3, PER LIGHTING FIXTURE SCHEDULE ON SHEET A7.00- SEE ELECTRICAL PLANS FOR DETAILS
L04	PENDANT 1, PER LIGHTING FIXTURE SCHEDULE ON SHEET A7.00- SEE ELECTRICAL PLANS FOR DETAILS
L05	PENDANT 2, PER LIGHTING FIXTURE SCHEDULE ON SHEET A7.00- SEE ELECTRICAL PLANS FOR DETAILS
L06	LINEAR 1, PER LIGHTING FIXTURE SCHEDULE ON SHEET A7.00- SEE ELECTRICAL PLANS FOR DETAILS
L07	SCONCE 1, PER LIGHTING FIXTURE SCHEDULE ON SHEET A7.00- SEE ELECTRICAL PLANS FOR DETAILS

RCP NOTES

1. PATCH AND REFINISH BEAMS & CEILINGS THROUGHOUT W/ LEVEL 4 FINISH / SMOOTH PLASTER. NO ELECTRICAL CONDUIT IS TO BE EXPOSED ON CEIING. ANY EXISTING ELECTRICAL CONDUIT CURENTLY RUNNING ON CEILING SHALL BE REMOVED / REPLACED.
2. EXISTING EMERGENCY EGRESS SIGNS ABOVE EXIT DOORS TO BE REPLACED WITH NEW ILLUMINATED SIGNS- STYLE PER ARCHITECT'S APPROVAL- GREEN ILLUMINATION
3. BALLROOM, BATHROOM AND STORAGE CEILING TO BE PAINTED WITH PW1 PER SCHEDULE ON A7.00
4. BALLROOM DROP BEAMS TO BE PAINTED PG5 PER SCHEDULE ON A7.00
5. KITCHEN CEILING TO BE PAINTED WITH PW2 PER SCHEDULE ON A7.00

RCP LEGEND

SOFFIT- SEE KEYNOTES FOR DETAILS

PROPOSED REFLECTED CEILING PLAN

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

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS		
No.	DESCRIPTION	DATE
1	BID SET	12/14/23
2	REBID SET	3/26/24

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PLANS PREPARED BY:

LICENSED ARCHITECT STEPHEN M. ALBERT NO. C 9412 REN. 5/31/25 STATE OF CALIFORNIA

ARCHITECT NAME, RCE LICENSE No. | DATE
STEPHEN ALBERT, C9412 | 5/31/25

SHEET INFORMATION

PROJECT #:	2017
PROJECT PHASE:	CONSTRUCTION DOCUMENTS
DRAWING SET:	PERMIT SET
SHEET ISSUE DATE:	11/14/2023
SHEET NAME:	PROPOSED REFLECTED CEILING PLAN
SCALE:	1/4" = 1'-0"

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

PROPOSED REFLECTED CEILING PLAN

FILE NUMBER 24-001

SHEET #: **A2.01**

SHT. 27 OF 101

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BUILDING & SAFETY DIVISION
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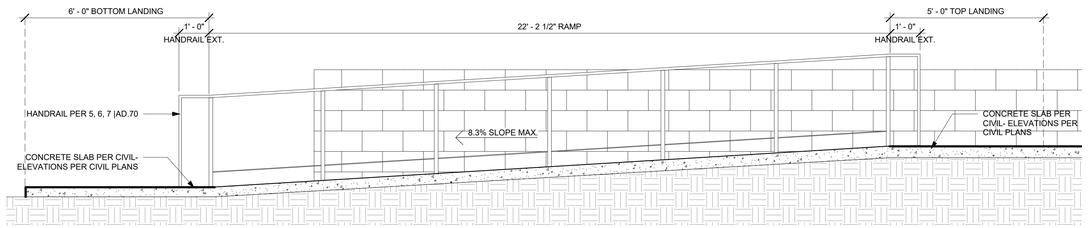
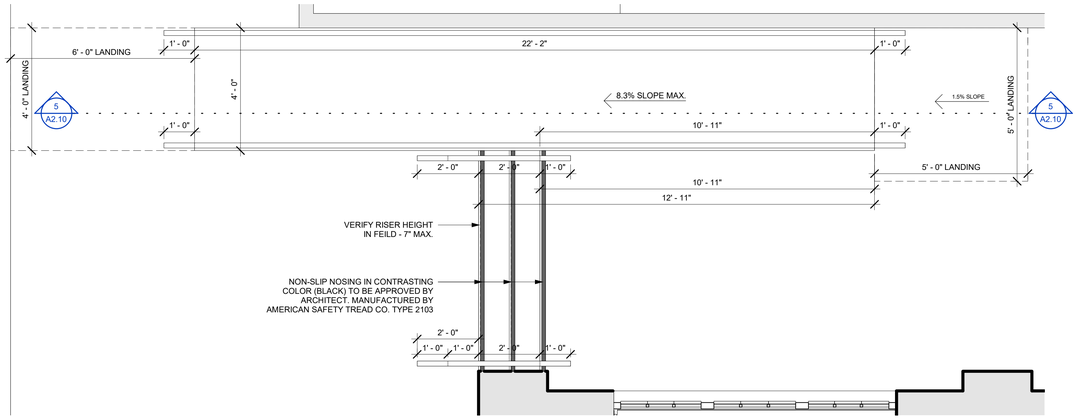
04/18/2024 by: Guillermo Hobelman



RAMP 3 SECTION

SCALE: 1/2" = 1'-0" | 5



ENLARGED RAMP 3

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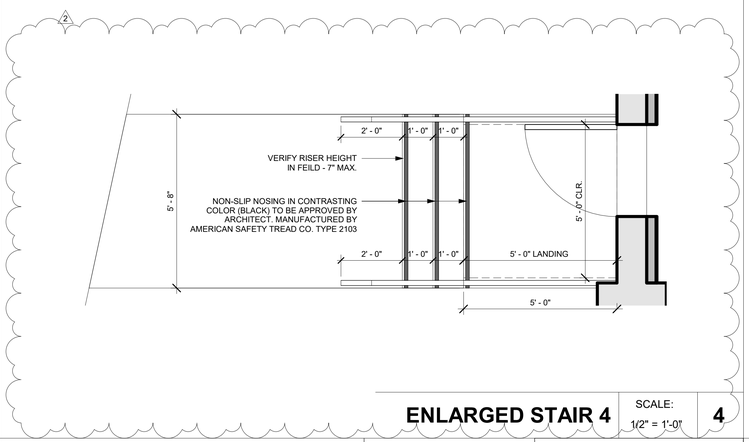

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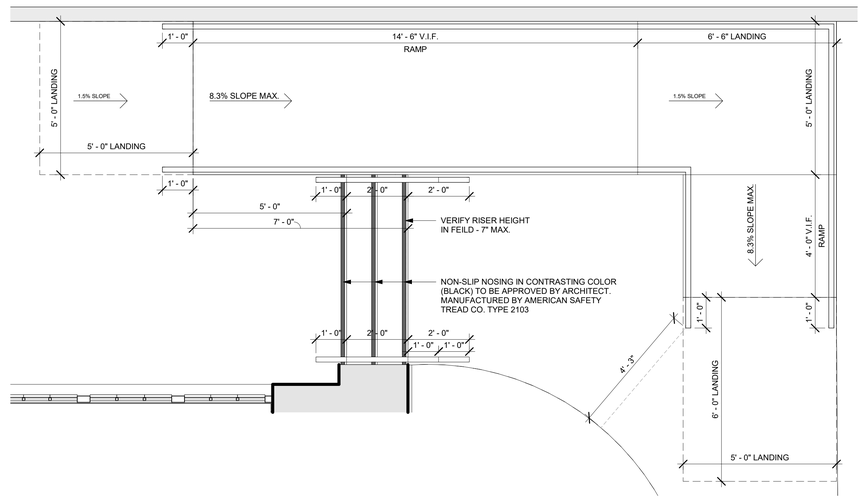

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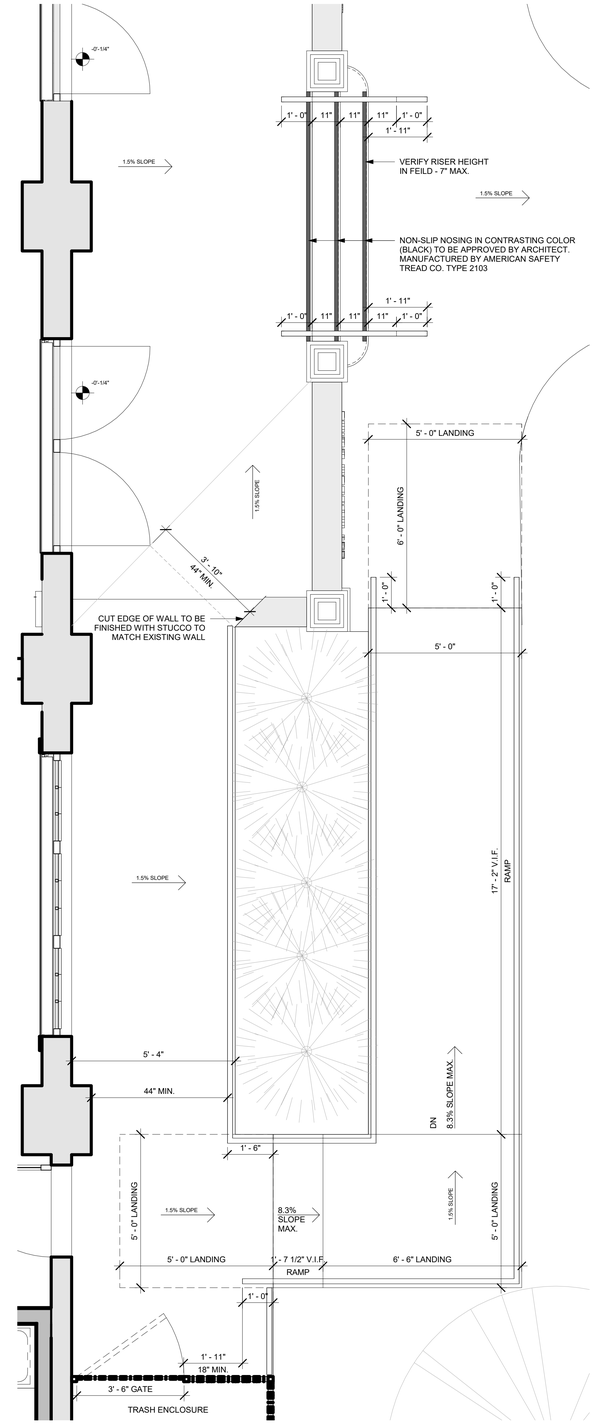

ENLARGED RAMP 1

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

BENCH MARK:

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DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS		
No.	DESCRIPTION	DATE
2	REBID SET	3/26/24

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PLANS PREPARED BY:

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NO. C 9412
REN. 5/31/25
STATE OF CALIFORNIA

ARCHITECT NAME, RCE LICENSE No. | DATE
STEPHEN ALBERT, C9412 | 5/31/25

SHEET INFORMATION

PROJECT #:	2017
PROJECT PHASE:	CONSTRUCTION DOCUMENTS
DRAWING SET:	PERMIT SET
SHEET ISSUE DATE:	11/14/2023
SHEET NAME:	ENLARGED RAMPS & STAIRS
SCALE:	1/2" = 1'-0"

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

ENLARGED RAMPS & STAIRS

FILE NUMBER 24-001

SHEET #: A2.10

SHT. 28 OF 101

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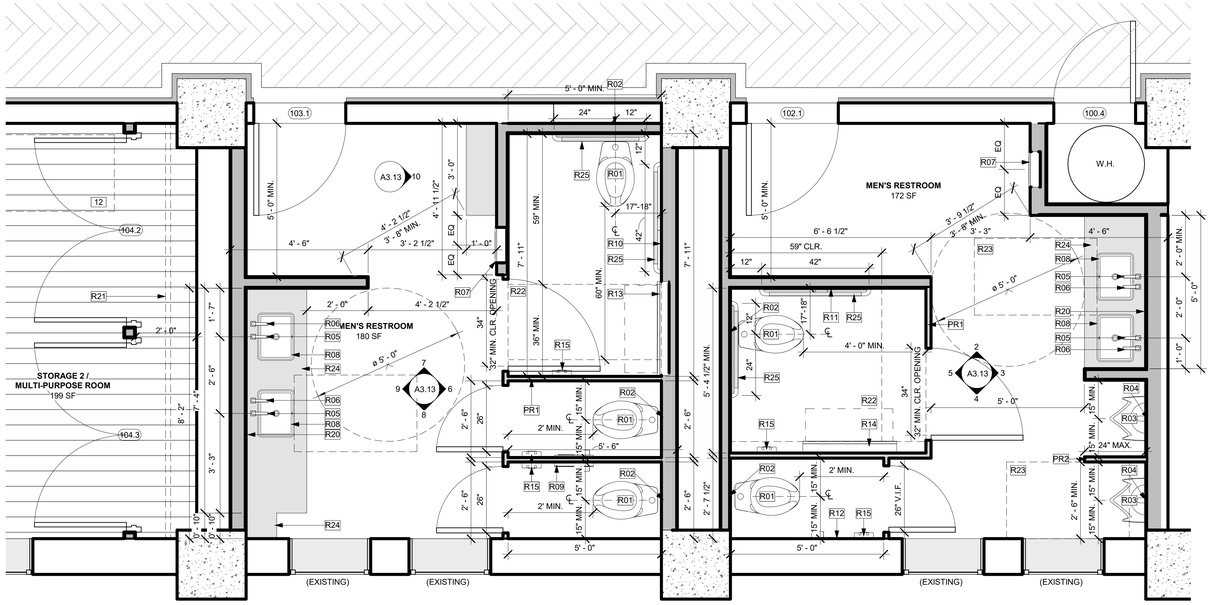
04/18/2024 by: Guillermo Hobelman

KEYNOTES

12	ATTIC ACCESS PULL DOWN LADDER- VERIFY EXACT LOCATION IN FEILD. SEE 7/AD.10 FOR ADDITIONAL INFORMATION.
41	ROOF ACCESS LADDER- O'KEEFFE'S INC. 504 WALL MOUNT, OR APPROVED EQ.
CN1	COUNTER TOP 1, PER MATERIAL SCHEDULE ON SHEET A7.00
K01	STONE TOP COUNTER @ 36" HIGH
K02	STONE COUNTERTOP WATERFALL OVER EDGE
K03	30" WIDE x 48" APPROACH TO APPLIANCES, TYPICAL
K04	30" WIDE ADA COMPLIANT WORK SPACE W/ NO BASE CABINET FOR KNEE & TOE CLEARANCE
PR1	STALL PARTITION, PER MATERIAL SCHEDULE ON SHEET A7.00
PR2	URINAL PARTITION, PER MATERIAL SCHEDULE ON SHEET A7.00
R01	WATER CLOSET, PER APPLIANCE / FIXTURE SCHEDULE ON SHEET A7.00, ADA COMPLIANT, SEE 2/ACC.3 "ULTRA LOW FLUSH" TYPE TOILET: MAX 1.28 GAL/FLUSH, 29" DEEP MAX
R02	FLUSH VALVE 1, PER APPLIANCE / FIXTURE SCHEDULE ON SHEET A7.00- ADA COMPLIANT
R03	URINAL, PER APPLIANCE / FIXTURE SCHEDULE ON SHEET A7.00, "ULTRA HIGH EFFICIENCY" TYPE URINAL: MAX. 0.125 GAL/FLUSH
R04	FLUSH VALVE 2, PER APPLIANCE / FIXTURE SCHEDULE ON SHEET A7.00- ADA COMPLIANT
R05	LAVATORY FAUCET, PER APPLIANCE / FIXTURE SCHEDULE ON SHEET A7.00- ADA COMPLIANT, SEE 7/ACC.1
R06	SOAP DISPENSER, PER APPLIANCE / FIXTURE SCHEDULE ON SHEET A7.00- ADA COMPLIANT, SEE 7/ACC.1.
R07	HAND DRYER, PER APPLIANCE / FIXTURE SCHEDULE ON SHEET A7.00- ADA COMPLIANT, SEE 7,8/ACC.1
R08	UNDERMOUNT LAVATORY SINK, PER APPLIANCE / FIXTURE SCHEDULE ON SHEET A7.00- ADA COMPLIANT, SEE 2/ACC.2
R09	DISPENSER 1, PER APPLIANCE / FIXTURE SCHEDULE ON SHEET A7.00- SEAT-COVER DISPENSER, SANITARY NAPKIN DISPOSAL, TOILET TISSUE DISPENSER
R10	DISPENSER 2, PER APPLIANCE / FIXTURE SCHEDULE ON SHEET A7.00- SEAT-COVER DISPENSER, SANITARY NAPKIN DISPOSAL, TOILET TISSUE DISPENSER, ADA COMPLIANT
R11	DISPENSER 3, PER APPLIANCE / FIXTURE SCHEDULE ON SHEET A7.00- SEAT-COVER DISPENSER, TOILET TISSUE DISPENSER, ADA COMPLIANT
R12	DISPENSER 4, PER APPLIANCE / FIXTURE SCHEDULE ON SHEET A7.00- SEAT-COVER DISPENSER, TOILET TISSUE DISPENSER
R13	BABY CHANGING STATION 1, PER APPLIANCE / FIXTURE SCHEDULE ON SHEET A7.00- ADA COMPLIANT
R14	BABY CHANGING STATION 2, PER APPLIANCE / FIXTURE SCHEDULE ON SHEET A7.00- ADA COMPLIANT
R15	HOOK, PER APPLIANCE / FIXTURE SCHEDULE ON SHEET A7.00
R20	FRAMELESS MIRROR; SIZE AND HEIGHT PER INTERIOR ELEVATIONS
R21	SHELF AND POLE, SEE 6/AD.80
R22	59" x 60" CLEAR SPACE AT WATER CLOSET, AND 48" X 60" MANEUVERING SPACE IN FRONT OF WATER CLOSET, PER 11B-604.3
R23	30" WIDE x 48" APPROACH TO FIXTURES, TYP.
R24	34" HIGH ADA COMPLIANT COUNTERTOP, MIN 27" KNEE CLR A.F.F.
R25	HANDICAP GRAB BAR, ICC 11B COMPLIANT, SEE 3,5/ACC.2

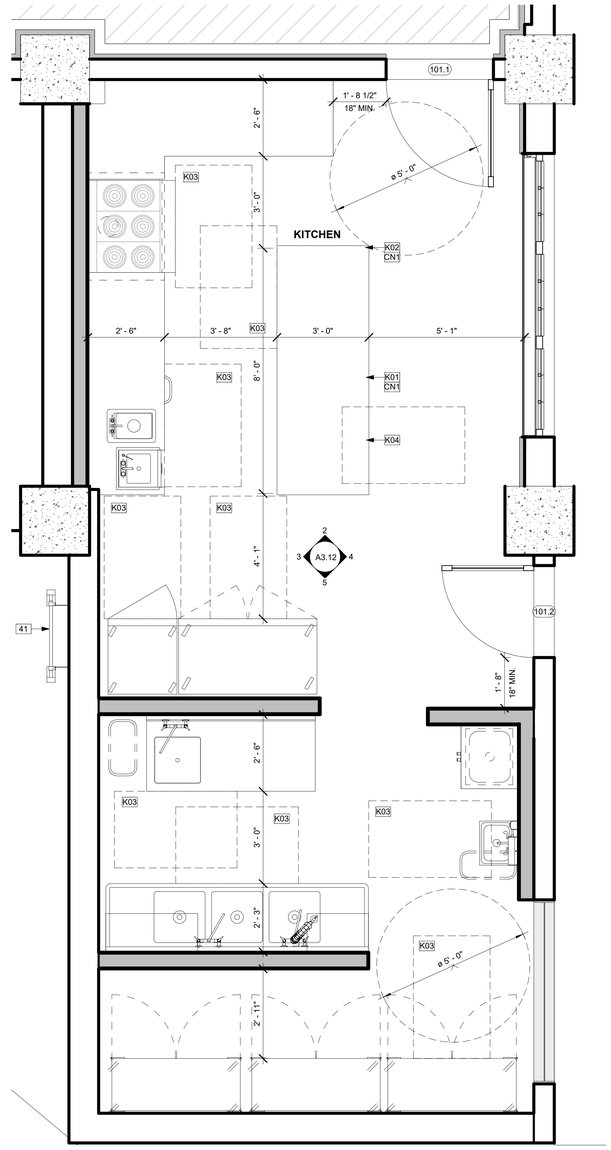
GENERAL NOTES
1. FLOOR DRAINS AND OTHER PLUMBING ITEMS NOT SHOWN FOR CLARITY. SEE PLUMBING SHEETS.
2. SEE 3/AD.80 FOR TRANSITION AT DIFFERENT FLOORING TYPES FOR RESTROOMS AND KITCHENS.

NOTE: SEE KITCHEN CONSULTANT DRAWINGS FOR EQUIPMENT AND LAYOUT DETAILS



ENGLARGED RESTROOM PLAN

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



ENLARGED KITCHEN PLAN

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

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS		
No.	DESCRIPTION	DATE
2	REBID SET	3/26/24

Albert Group ARCHITECTS
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PLANS PREPARED BY:

LICENSED ARCHITECT STEPHEN M. ALBERT NO. C 9412 REN. 5/31/25 STATE OF CALIFORNIA

ARCHITECT NAME, RCE LICENSE No. — DATE
STEPHEN ALBERT, C9412 — 5/31/25

SHEET INFORMATION

PROJECT #:	2017
PROJECT PHASE:	CONSTRUCTION DOCUMENTS
DRAWING SET:	PERMIT SET
SHEET ISSUE DATE:	11/14/2023
SHEET NAME:	ENLARGED RESTROOMS AND KITCHEN
SCALE:	1/2" = 1'-0"

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

ENLARGED RESTROOMS AND KITCHEN

FILE NUMBER 24-001

SHEET #: A2.11

SHT. 29 OF 101

SHEET SIZE: 30" X 42" ARCH E1
DO NOT SCALE

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
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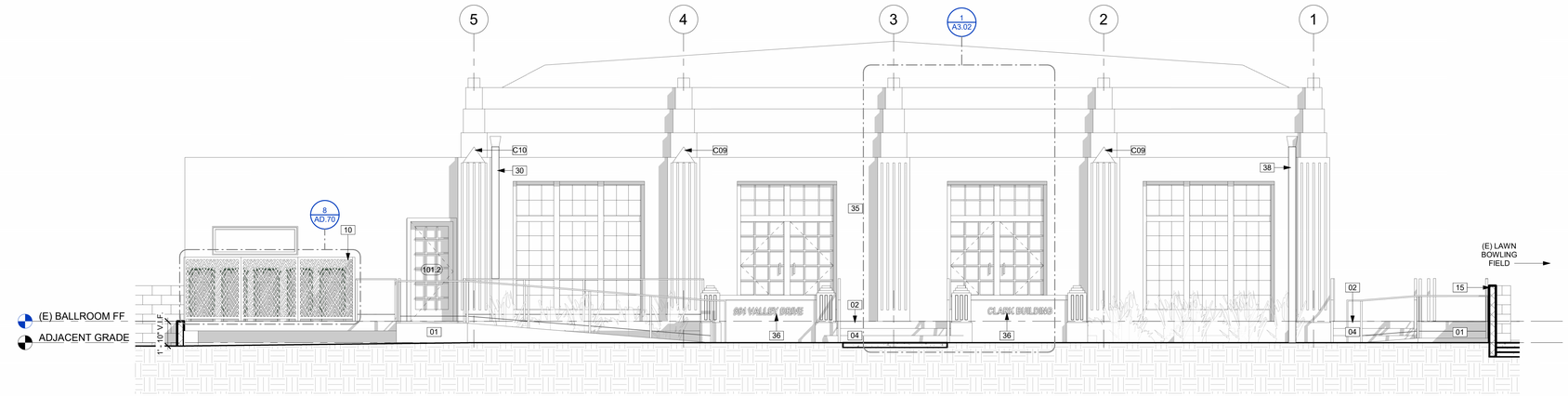
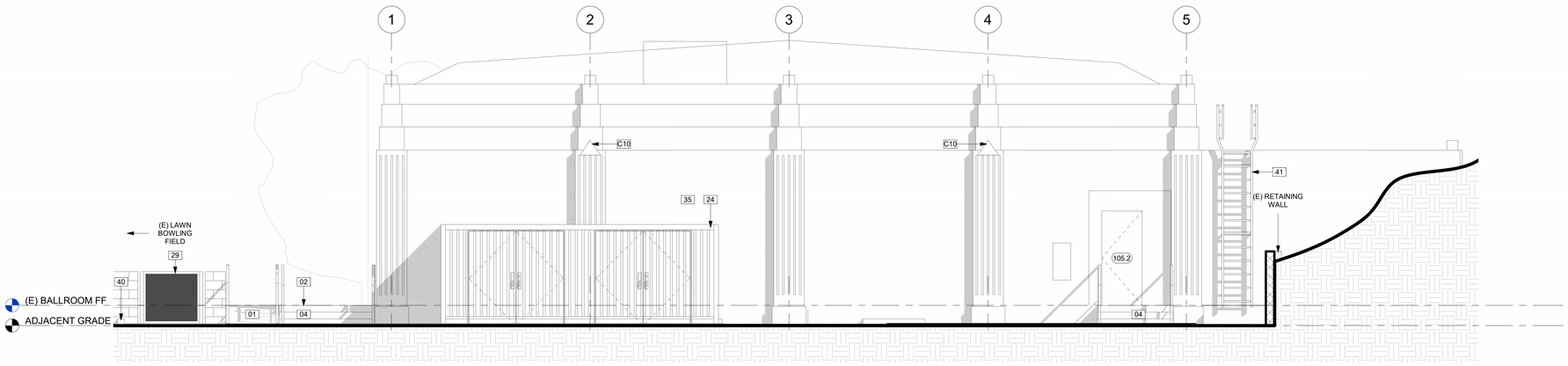
PRINTED PLANS MUST BE ON SITE FOR ALL INSPECTIONS
04/18/2024 by: Guillermo Hobelman



EAST FRONT ELEVATION | SCALE: 1/4" = 1'-0" | 1



WEST REAR ELEVATION | SCALE: 1/4" = 1'-0" | 2

KEYNOTES

01	ACCESSIBLE CONCRETE RAMP AND METAL HANDRAIL, SEE A2.10 AND CIVIL DRAWINGS
02	CONCRETE PAD TO BE PROVIDED FOR AN ACCESSIBLE TRANSITION @ ENTRY DOOR- 2% SLOPE MAX. FOR DRAINAGE- SEE CIVIL DRAWINGS FOR DETAILS
04	CONCRETE STAIRS AND METAL HANDRAIL, SEE A2.10 AND CIVIL DRAWINGS
10	POWDER COATED BLACK METAL TRASH ENCLOSURE W/ SWINGING GATES. DESIGN PER DETAIL 8|AD.70
15	POWERWASH AND PAINT SOUTH SIDE AND TOP OF EXISTING WALL, PAINT PG1
24	POWDER COATED BLACK METAL VERTICAL POST A/C ENCLOSURE W/ SWINGING GATES AND CAGE TOP; GATE AND CAGE TOP TO HAVE PADLOCKS; INTERIOR WALLS LINED W/ ACOUSTICAL SOLUTIONS AUDIOSEAL ABBC-13EXT EXTERIOR SOUND BLANKET 2" BLACK OR APPROVED EQ.- EXACT INCLOSURE SIZE TO COMPLY WITH HVAC CLEARANCE REQUIREMENTS. SEE 9|AD.70, 11|AD.70, 2|S-4.1, 6|S-4.1
29	PROVIDE NEW CHAIN LINK GATE FOR LAWN BOWLING ACCESS- GATE TO MATCH EXISTING CHAIN LINK FENCE AT LAWN BOWLING FIELD. GATE HEIGHT TO MATCH EXISTING FENCE HEIGHT - SEE 2|AD.90 FOR STANDARD DETAILS
30	EXISTING ROOF DRAIN TO REMAIN- BOTTOM OF DRAIN TO BE CUT AS NECESSARY TO ACCOMODATE NEW CONCRETE.
35	PRESSURE WASH & PAINT EXTERIOR- FINISHES PER PER 1|A3.02
36	EXISTING SIGNAGE TO REMAIN- STRIP AND RE-POWDER COAT METAL LETTERING- BLACK TO MATCH HANDRAILS
38	EXISTING ROOF DRAIN TO REMAIN- SEE CIVIL FOR BOTTOM CONNECTION
40	CONSTRUCT 6" CONCRETE CURB
41	ROOF ACCESS LADDER- O'KEEFFE'S INC. 504 WALL MOUNT, OR APPROVED EQ.
C09	EXISTING EXTERIOR LIGHT TO BE REPLACED- SEE ELECTRICAL PLANS FOR INFORMATION
C10	ADDED EXTERIOR LIGHT PER ELECTRICL PLANS

ELEVATION NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREP ALL SURFACES FOR NEW PAINT, INCLUDING STRIPPING OR SANDING WHEN NECESSARY.

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE

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PLANS PREPARED BY:

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ARCHITECT NAME, RCE LICENSE No. — DATE
STEPHEN ALBERT, C9412 — 5/31/25

SHEET INFORMATION

PROJECT #:	2017	SHEET ISSUE DATE:	11/14/2023
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	BUILDING ELEVATIONS
DRAWING SET:	PERMIT SET	SCALE:	1/4" = 1'-0"

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

BUILDING ELEVATIONS

FILE NUMBER 24-001

SHEET #: **A3.00**

SHT. 30 OF 101

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
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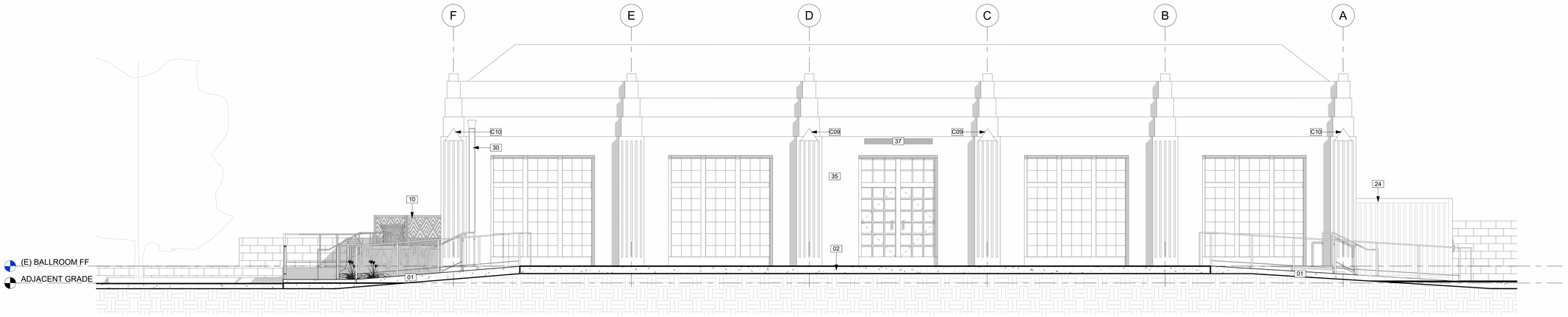
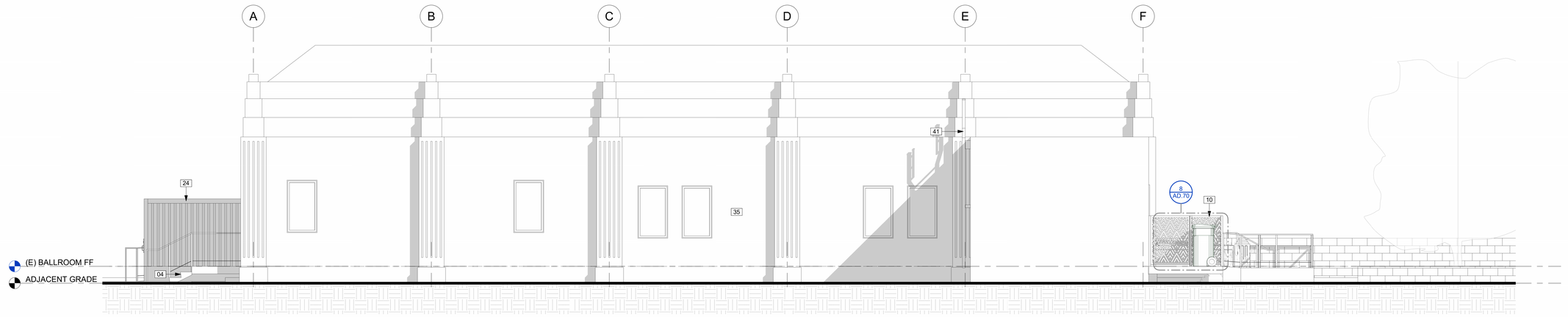
04/18/2024 by: Guillermo Hobelman



NORTH ELEVATION

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

1



SOUTH ELEVATION

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

2

KEYNOTES

01	ACCESSIBLE CONCRETE RAMP AND METAL HANDRAIL, SEE A2.10 AND CIVIL DRAWINGS
02	CONCRETE PAD TO BE PROVIDED FOR AN ACCESSIBLE TRANSITION @ ENTRY DOOR- 2% SLOPE MAX. FOR DRAINAGE- SEE CIVIL DRAWINGS FOR DETAILS
04	CONCRETE STAIRS AND METAL HANDRAIL, SEE A2.10 AND CIVIL DRAWINGS
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30	EXISTING ROOF DRAIN TO REMAIN- BOTTOM OF DRAIN TO BE CUT AS NECESSARY TO ACCOMODATE NEW CONCRETE.
35	PRESSURE WASH & PAINT EXTERIOR- FINISHES PER PER 1|A3.02
37	NEW VENT PER MECHANICAL PLANS M2.1- SEE STRUCTURAL DRAWINGS 1|S-6.1 FOR MORE INFORMATION; WHITE
41	ROOF ACCESS LADDER- O'KEEFFE'S INC. 504 WALL MOUNT, OR APPROVED EQ.
C09	EXISTING EXTERIOR LIGHT TO BE REPLACED- SEE ELECTRICAL PLANS FOR INFORMATION
C10	ADDED EXTERIOR LIGHT PER ELECTRICL PLANS

ELEVATION NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREP ALL SURFACES FOR NEW PAINT, INCLUDING STRIPPING OR SANDING WHEN NECESSARY.

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE

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NO. C 9412
REN. 5/31/25
STATE OF CALIFORNIA

ARCHITECT NAME, RCE LICENSE No. — DATE
STEPHEN ALBERT, C9412 — 5/31/25

SHEET INFORMATION

PROJECT #:	2017	SHEET ISSUE DATE:	11/14/2023
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	BUILDING ELEVATIONS
DRAWING SET:	PERMIT SET	SCALE:	1/4" = 1'-0"

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

BUILDING ELEVATIONS

FILE NUMBER 24-001

SHEET #: A3.01

SHT. 31 OF 101

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
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04/18/2024 by: Guillermo Hobelman

KEYNOTES

36	EXISTING SIGNAGE TO REMAIN- STRIP AND RE-POWDER COAT METAL LETTERING- BLACK TO MATCH HANDRAILS
PG1	PAINT GREEN 1, PER MATERIAL SCHEDULE ON SHEET A7.00
PG2	PAINT GREEN 2, PER MATERIAL SCHEDULE ON SHEET A7.00
PG3	PAINT GREEN 3, PER MATERIAL SCHEDULE ON SHEET A7.00
PG4	PAINT GREEN 4, PER MATERIAL SCHEDULE ON SHEET A7.00
PY1	PAINT GREY 1, PER MATERIAL SCHEDULE ON SHEET A7.00

ELEVATION NOTES

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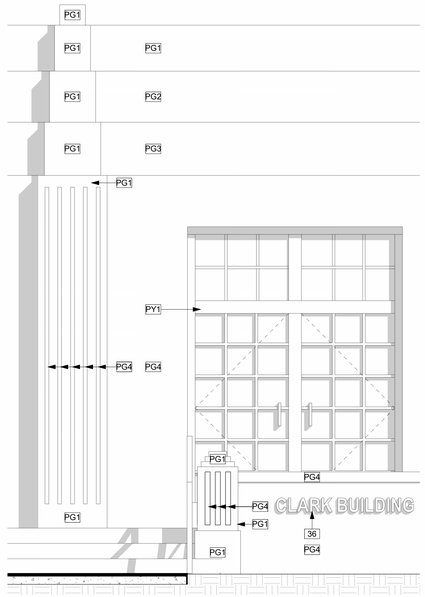

TYPICAL ELEVATION FINISHES

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

1

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS		
No.	DESCRIPTION	DATE

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STATE OF CALIFORNIA

ARCHITECT NAME, RCE LICENSE No. — DATE
STEPHEN ALBERT, C9412 — 5/31/25

SHEET INFORMATION

PROJECT #:	2017	SHEET ISSUE DATE:	11/14/2023
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	BUILDING ELEVATIONS
DRAWING SET:	PERMIT SET	SCALE:	As indicated

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

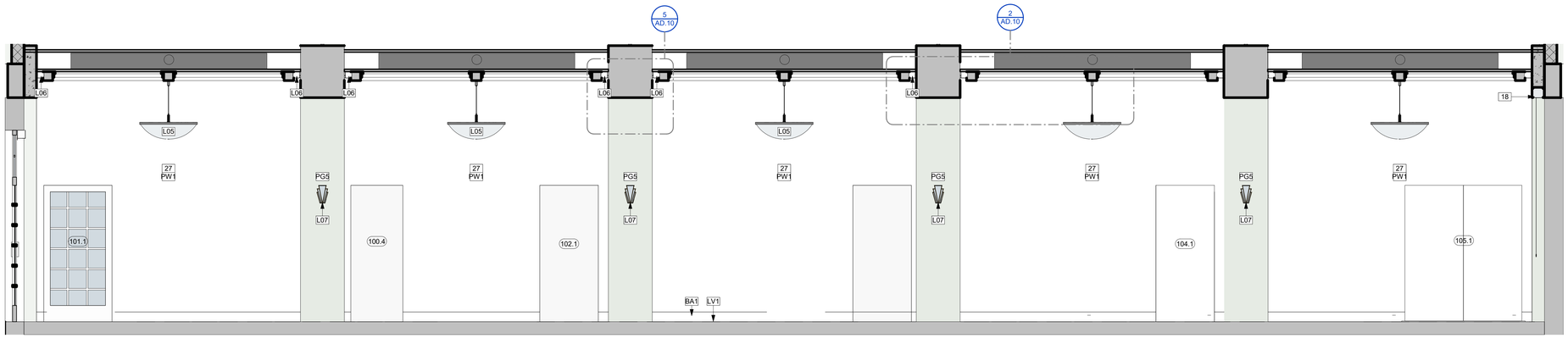
PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

BUILDING ELEVATIONS

FILE NUMBER 24-001

SHEET #: A3.02

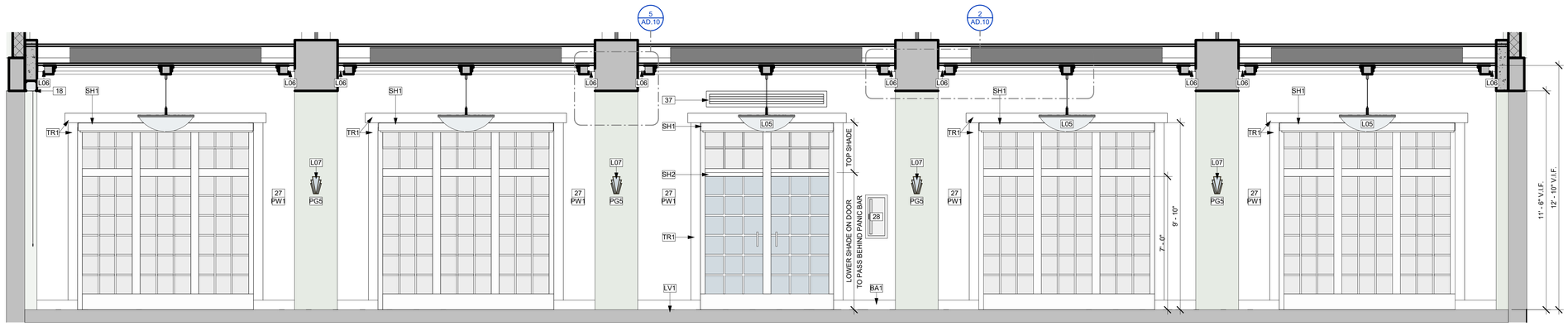
SHT. 32 OF 101



BALLROOM SOUTH

SCALE: 3/8" = 1'-0"

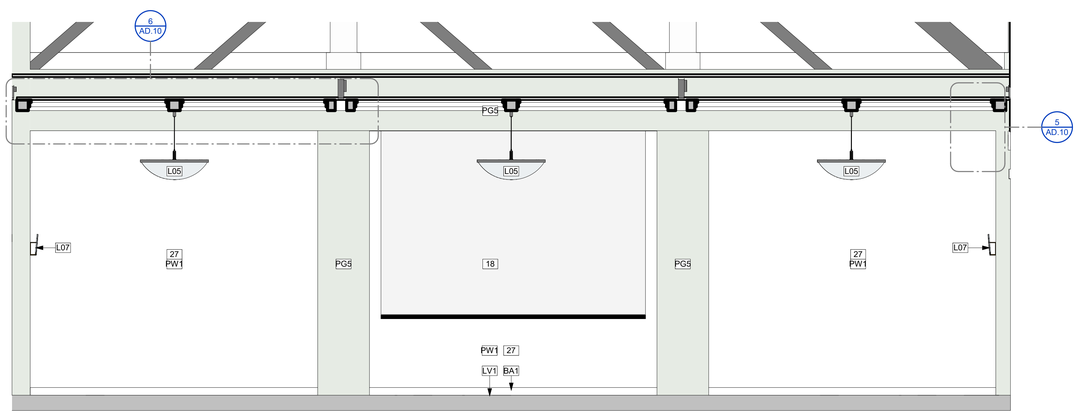
1



BALLROOM NORTH

SCALE: 3/8" = 1'-0"

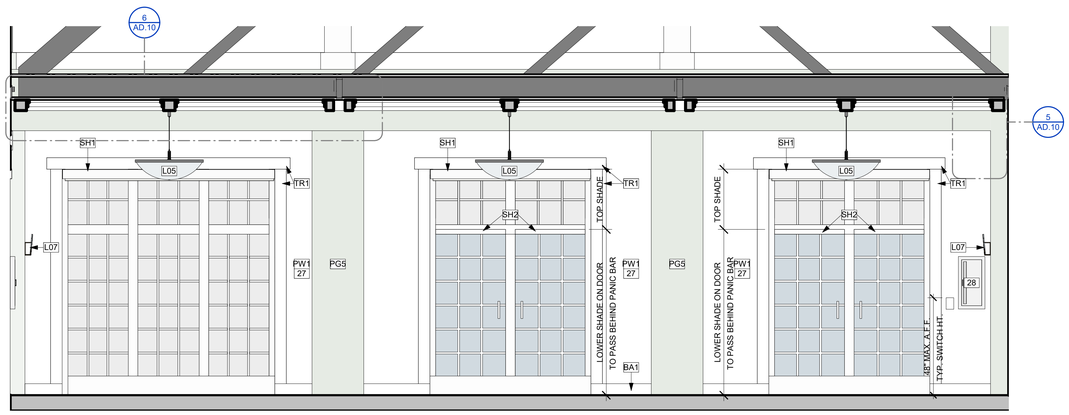
2



BALLROOM WEST

SCALE: 3/8" = 1'-0"

4



BALLROOM EAST

SCALE: 3/8" = 1'-0"

3

KEYNOTES

18	MOTORIZED ROLL DOWN PROJECTION SCREEN AND PROJECTOR- WHITE; SEE A/V PLANS FOR EQUIPMENT INFORMATION.
27	FUR OUT WALLS THROUGHOUT BALLROOM, DRYWALL FINISH FOR A CONSISTANT LEVEL 4 FINISH. ANY ELECTRICAL CONDUIT CURENTLY SURFACE MOUNTED SHALL BE BURRIED IN THE FURRED WALL.
28	PROVIDE SEMI-RECESSED FIRE EXTINGUISHER CABINET; MAXIMIM PROJECTION FROM WALL OF 4"- WHITE
37	NEW VENT PER MECHANICAL PLANS M2.1- SEE STRUCTURAL DRAWINGS 1|S-6.1 FOR MORE INFORMATION; WHITE
BA1	BASEBOARD BASE 1, PER MATERIAL SCHEDULE ON SHEET A7.00
L05	PENDANT 2, PER LIGHTING FIXTURE SCHEDULE ON SHEET A7.00- SEE ELECTRICAL PLANS FOR DETAILS
L06	LINEAR 1, PER LIGHTING FIXTURE SCHEDULE ON SHEET A7.00- SEE ELECTRICAL PLANS FOR DETAILS
L07	SCONCE 1, PER LIGHTING FIXTURE SCHEDULE ON SHEET A7.00- SEE ELECTRICAL PLANS FOR DETAILS
LV1	LVT 1, PER MATERIAL SCHEDULE ON SHEET A7.00
PG5	PAINT GREEN 5, PER MATERIAL SCHEDULE ON SHEET A7.00
PW1	PAINT WHITE 1, PER MATERIAL SCHEDULE ON SHEET A7.00
SH1	WINDOW / DOOR SHADE 1, PER MATERIAL SCHEDULE ON SHEET A7.00
SH2	WINDOW / DOOR SHADE 2, PER MATERIAL SCHEDULE ON SHEET A7.00
TR1	TRIM 1, PER MATERIAL SCHEDULE ON SHEET A7.00

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
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04/18/2024 by: Guillermo Hobelman

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

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REN. 5/31/25
STATE OF CALIFORNIA

ARCHITECT NAME, RCE LICENSE No.	DATE
STEPHEN ALBERT, C9412	5/31/25

SHEET INFORMATION

PROJECT #:	2017	SHEET ISSUE DATE:	11/14/2023
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	INTERIOR ELEVATIONS- BALLROOM
DRAWING SET:	PERMIT SET	SCALE:	3/8" = 1'-0"

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

INTERIOR ELEVATIONS- BALLROOM

FILE NUMBER 24-001

SHEET #: **A3.10**

SHT. 33 OF 101

KEYNOTES

LV1 LVT 1, PER MATERIAL SCHEDULE ON SHEET A7.00
LV2 LVT 2, PER MATERIAL SCHEDULE ON SHEET A7.00
LV3 LVT 3, PER MATERIAL SCHEDULE ON SHEET A7.00

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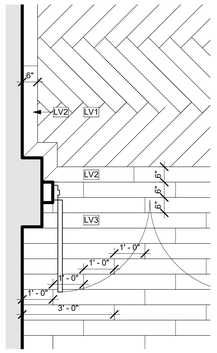
BALLROOM PERSPECTIVE | SCALE: 1



FLOOR PATTERN DETAIL- TYP. | SCALE: 1/2" = 1'-0" | 3

3D MODEL VIEW- BAY | SCALE: | 2

BENCH MARK:

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ARCHITECT NAME, RCE LICENSE No. | DATE
STEPHEN ALBERT, C9412 | 5/31/25

SHEET INFORMATION

PROJECT #: 2017
PROJECT PHASE: CONSTRUCTION DOCUMENTS
DRAWING SET: PERMIT SET
SHEET ISSUE DATE: 11/14/2023
SHEET NAME: INTERIOR FINISHES- BALLROOM
SCALE: 1/2" = 1'-0"

CITY OF HERMOSA BEACH
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PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

INTERIOR FINISHES- BALLROOM

FILE NUMBER 24-001

SHEET #: **A3.11**

SHT. 34 OF 101

SHEET SIZE: 30" X 42" ARCH E1
DO NOT SCALE

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
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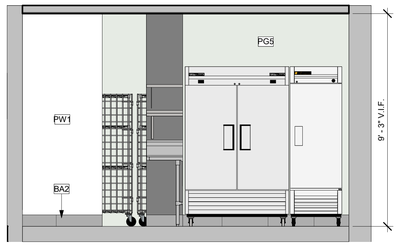
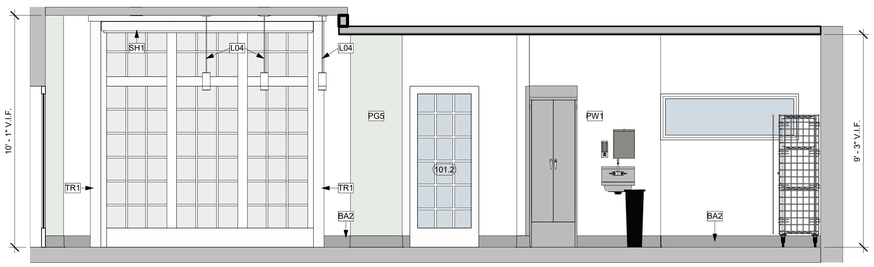
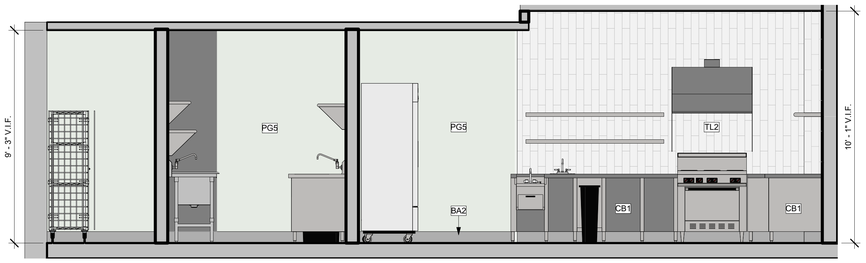


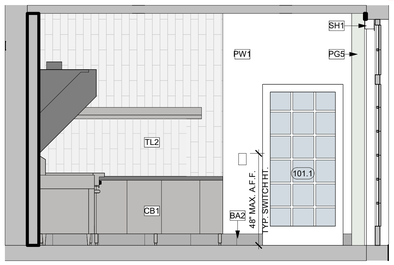
KITCHEN SOUTH | SCALE: 3/8" = 1'-0" | 5



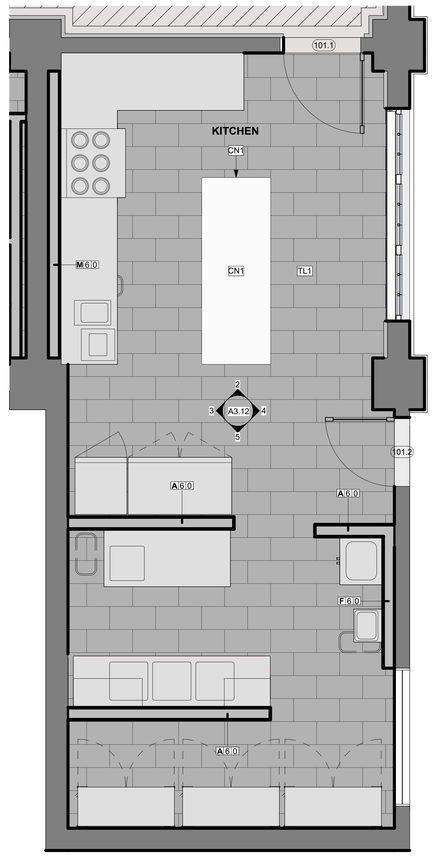
KITCHEN EAST 1 | SCALE: 3/8" = 1'-0" | 4



KITCHEN WEST | SCALE: 3/8" = 1'-0" | 3



KITCHEN NORTH | SCALE: 3/8" = 1'-0" | 2



KITCHEN MATERIAL PLAN | SCALE: 3/8" = 1'-0" | 1

KEYNOTES

BA2	BASEBOARD BASE 2, PER MATERIAL SCHEDULE ON SHEET A7.00
CB1	CABINET FACE 1, CABINET FACE PANEL PER DETAIL 7|K-601 AND PER MATERIAL SCHEDULE ON SHEET A7.00
CN1	COUNTER TOP 1, PER MATERIAL SCHEDULE ON SHEET A7.00
L04	PENDANT 1, PER LIGHTING FIXTURE SCHEDULE ON SHEET A7.00- SEE ELECTRICAL PLANS FOR DETAILS
PG5	PAINT GREEN 5, PER MATERIAL SCHEDULE ON SHEET A7.00
PW1	PAINT WHITE 1, PER MATERIAL SCHEDULE ON SHEET A7.00
SH1	WINDOW / DOOR SHADE 1, PER MATERIAL SCHEDULE ON SHEET A7.00
TL1	TILE 1, PER MATERIAL SCHEDULE ON SHEET A7.00
TL2	TILE 2, PER MATERIAL SCHEDULE ON SHEET A7.00
TR1	TRIM 1, PER MATERIAL SCHEDULE ON SHEET A7.00

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE

Albert Group
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PLANS PREPARED BY:

LICENSED ARCHITECT STEPHEN M. ALBERT NO. C 9412 REN. 5/31/25 STATE OF CALIFORNIA

ARCHITECT NAME, RCE LICENSE No. — DATE
STEPHEN ALBERT, C9412 — 5/31/25

SHEET INFORMATION

PROJECT #:	2017	SHEET ISSUE DATE:	11/14/2023
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	INTERIOR ELEVATIONS- KITCHEN
DRAWING SET:	PERMIT SET	SCALE:	3/8" = 1'-0"

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

INTERIOR ELEVATIONS- KITCHEN

FILE NUMBER 24-001

SHEET #: **A3.12**

SHT. 35 OF 101

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
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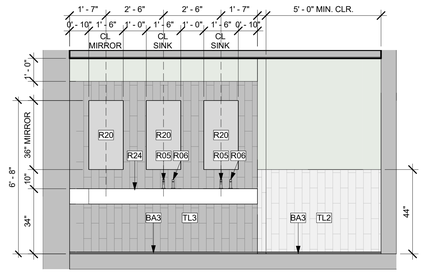
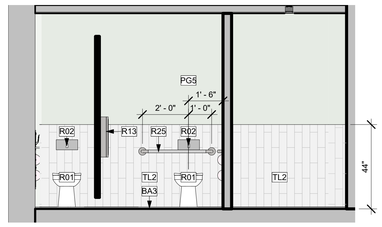
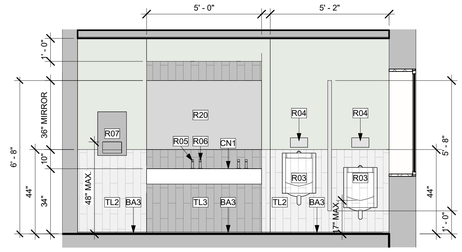
PRINTED PLANS MUST BE ON SITE FOR ALL INSPECTIONS
04/18/2024 by: Guillermo Hobelman



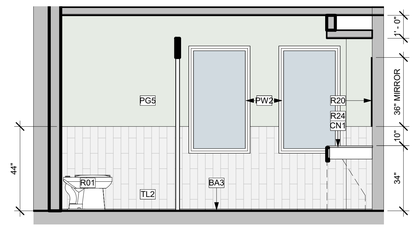
WOMEN'S RESTROOM WEST | SCALE: 3/8" = 1'-0" | 9



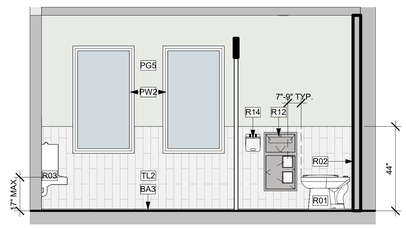
MEN'S RESTROOM WEST | SCALE: 3/8" = 1'-0" | 5



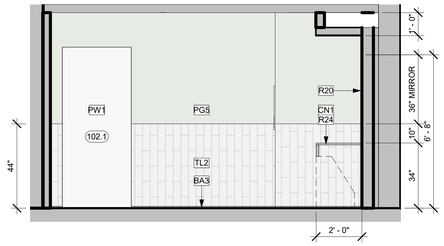
MEN'S RESTROOM EAST | SCALE: 3/8" = 1'-0" | 3



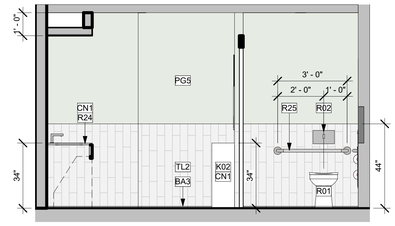
WOMEN'S RESTROOM SOUTH | SCALE: 3/8" = 1'-0" | 8



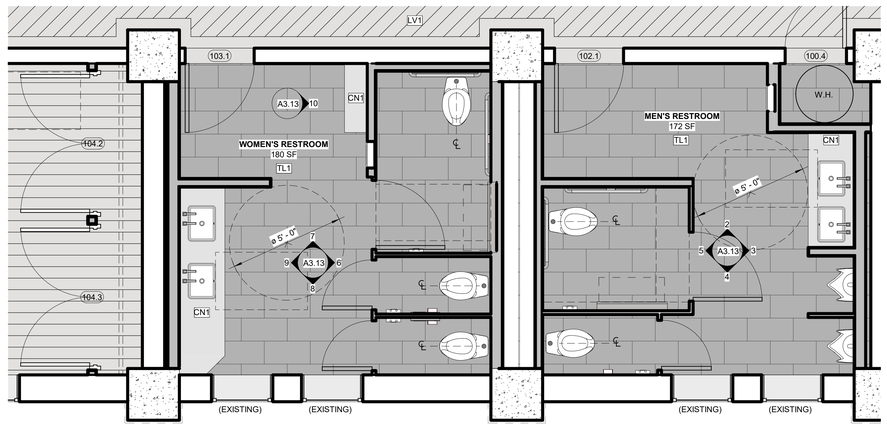
MEN'S RESTROOM SOUTH | SCALE: 3/8" = 1'-0" | 4



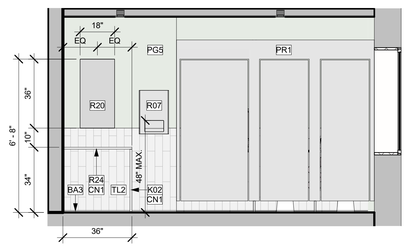
MEN'S RESTROOM NORTH | SCALE: 3/8" = 1'-0" | 2



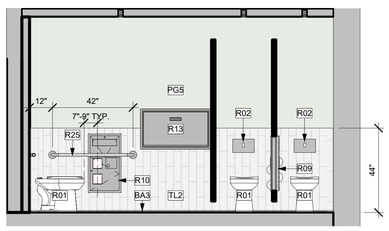
WOMEN'S RESTROOM NORTH | SCALE: 3/8" = 1'-0" | 7



ENGLARGED RESTROOM MATERIAL PLAN | SCALE: 3/8" = 1'-0" | 1



WOMEN'S RESTROOM EAST 2 | SCALE: 3/8" = 1'-0" | 10



WOMEN'S RESTROOM EAST 1 | SCALE: 3/8" = 1'-0" | 6

KEYNOTES

BA3	BASEBOARD BASE 3, PER MATERIAL SCHEDULE ON SHEET A7.00
CN1	COUNTER TOP 1, PER MATERIAL SCHEDULE ON SHEET A7.00
K02	STONE COUNTERTOP WATERFALL OVER EDGE
LV1	LVT 1, PER MATERIAL SCHEDULE ON SHEET A7.00
PG5	PAINT GREEN 5, PER MATERIAL SCHEDULE ON SHEET A7.00
PR1	STALL PARTITION, PER MATERIAL SCHEDULE ON SHEET A7.00
PW1	PAINT WHITE 1, PER MATERIAL SCHEDULE ON SHEET A7.00
PW2	PAINT WHITE 2, PER MATERIAL SCHEDULE ON SHEET A7.00
R01	WATER CLOSET, PER APPLIANCE / FIXTURE SCHEDULE ON SHEET A7.00- ADA COMPLIANT, SEE 2|ACC.3 "ULTRA LOW FLUSH" TYPE TOILET: MAX 1.28 GAL/FLUSH, 29" DEEP MAX
R02	FLUSH VALVE 1, PER APPLIANCE / FIXTURE SCHEDULE ON SHEET A7.00- ADA COMPLIANT
R03	URINAL, PER APPLIANCE / FIXTURE SCHEDULE ON SHEET A7.00, "ULTRA HIGH EFFICIENCY" TYPE URINAL: MAX. 0.125 GAL/FLUSH
R04	FLUSH VALVE 2, PER APPLIANCE / FIXTURE SCHEDULE ON SHEET A7.00- ADA COMPLIANT
R05	LAVATORY FAUCET, PER APPLIANCE / FIXTURE SCHEDULE ON SHEET A7.00- ADA COMPLIANT, SEE 7|ACC.1
R06	SOAP DISPENSER, PER APPLIANCE / FIXTURE SCHEDULE ON SHEET A7.00- ADA COMPLIANT, SEE 7|ACC.1,
R07	HAND DRYER, PER APPLIANCE / FIXTURE SCHEDULE ON SHEET A7.00- ADA COMPLIANT, SEE 7.8|ACC.1
R09	DISPENSER 1, PER APPLIANCE / FIXTURE SCHEDULE ON SHEET A7.00- SEAT-COVER DISPENSER, SANITARY NAPKIN DISPOSAL, TOILET TISSUE DISPENSER
R10	DISPENSER 2, PER APPLIANCE / FIXTURE SCHEDULE ON SHEET A7.00- SEAT-COVER DISPENSER, SANITARY NAPKIN DISPOSAL, TOILET TISSUE DISPENSER, ADA COMPLIANT
R12	DISPENSER 4, PER APPLIANCE / FIXTURE SCHEDULE ON SHEET A7.00- SEAT-COVER DISPENSER, TOILET TISSUE DISPENSER
R13	BABY CHANGING STATION 1, PER APPLIANCE / FIXTURE SCHEDULE ON SHEET A7.00- ADA COMPLIANT
R14	BABY CHANGING STATION 2, PER APPLIANCE / FIXTURE SCHEDULE ON SHEET A7.00- ADA COMPLIANT
R20	FRAMELESS MIRROR; SIZE AND HEIGHT PER INTERIOR ELEVATIONS
R24	34" HIGH ADA COMPLIANT COUNTERTOP, MIN 27" KNEE CLR A.F.F.
R25	HANDICAP GRAB BAR, ICC 11B COMPLIANT, SEE 3.5|ACC.2
TL1	TILE 1, PER MATERIAL SCHEDULE ON SHEET A7.00
TL2	TILE 2, PER MATERIAL SCHEDULE ON SHEET A7.00
TL3	TILE 3, PER MATERIAL SCHEDULE ON SHEET A7.00

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE

Albert Group
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PLANS PREPARED BY:

LICENSED ARCHITECT — STEPHEN M. ALBERT — NO. C 9412 — REN. 5/31/25 — STATE OF CALIFORNIA

ARCHITECT NAME, RCE LICENSE No. | DATE
STEPHEN ALBERT, C9412 | 5/31/25

SHEET INFORMATION

PROJECT #:	2017	SHEET ISSUE DATE:	11/14/2023
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	INTERIOR ELEVATIONS- RESTROOM
DRAWING SET:	PERMIT SET	SCALE:	3/8" = 1'-0"

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

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CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

INTERIOR ELEVATIONS- RESTROOM

FILE NUMBER 24-001

SHEET #: A3.13

SHT. 36 OF 101

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
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04/18/2024 by: Guillermo Hobelman

MATERIAL SCHEDULE

	KEYNOTE	NAME	DESCRIPTION
PAINT	PG1	GREEN 1	BENJAMIN MOORE; 442- JACK AND THE BEANSTALK, ACRYLIC- EGGSHELL FINISH
	PG2	GREEN 2	BENJAMIN MOORE; 443- DESERT GREEN, ACRYLIC- EGGSHELL FINISH
	PG3	GREEN 3	BENJAMIN MOORE; 444- CEDAR GROVE, ACRYLIC- EGGSHELL FINISH
	PG4	GREEN 4	BENJAMIN MOORE; 445- GREENWICH VILLAGE, ACRYLIC- EGGSHELL FINISH
	PG5	GREEN 5	BENJAMIN MOORE; 464- THORNTON SAGE, EGGSHELL FINISH
	PW1	WHITE 1	BENJAMIN MOORE; 869- OXFORD WHITE, EGGSHELL FINISH
	PW2	WHITE 2	BENJAMIN MOORE; 869- OXFORD WHITE, SATIN FINISH
	PY1	GREY 1	BENJAMIN MOORE; 1616- STORMY SKY, ACRYLIC- EGGSHELL FINISH
TILE	TL1	TILE 1	PORCELANOSA TILE; CONCRETE GREY NATURE- 12"x24" STAGGERED
	TL2	TILE 2	ANN SACKS ARCILLA RECTANGLE TILE; BLANCO IN MATTE-.5"x15.5", VERTICLE STAGGERED W/ 1"x5" BULLNOSE
	TL3	TILE 3	ANN SACKS ARCILLA RECTANGLE TILE; GRIS IN GLOSS-.3"x12" HERRINGBONE 2
OTHER	LV1	LVT 1	KARNDEAN COMMERCIAL; BLEACHED GREY WALNUT- 36"x6" HERRINGBONE*
	LV2	LVT 2	KARNDEAN COMMERCIAL; BLEACHED GREY WALNUT- 36"x6" BOARDER LAYOUT PER PLAN*
	LV3	LVT 3	KARNDEAN COMMERCIAL; BLEACHED GREY WALNUT- 36"x6" STAGGERED**
	BA1	BASEBOARD 1	6" x 1" MDF SQUARE EDGE BASEBOARD; PAINTED WHITE 2
	BA2	BASEBOARD 2	NEW AGE INDUSTRIAL; 5" COVE ALUMINUM BASEBOARD
	BA3	BASEBOARD 3	SCHLUTER; DILEX-EHK- STAINLESS STEEL
	TR1	TRIM 1	6" x 1" MDF SQUARE EDGE TRIM; PAINTED WHITE 2
	CN1	COUNTERTOP 1	CAESARSTONE; EMPIRA WHITE
	CB1	CABINET FACE 1	KARMAN; FORTE, ULTRA MATTE ACRYLIC, METALIC GREY
	PR1	STALL PARTITION	BOBRICK; EVOLVE MAX CUBICLES- BRUSHED ALUMINUM
	PR2	URINAL PARTITION	BOBRICK; EVOLVE URINAL SCREENS- BRUSHED ALUMINUM
	SH1	SHADE 1	MOTORIZED MECHO SHADE, ACOUSTIVEIL 0890 SERIES; PEARL GREY
	SH2	SHADE 2	AUTOMATED MECHO SHADE, ACOUSTIVEIL 0890 SERIES; PEARL GREY
	AP1	ACOUSTIC PANEL 1	ARMSTRONG ACOUSTIBUILT CEILING, MIN. NRC OF 0.08, WHITE; INSTALLED PER MANUFACTURER'S SPECIFICATIONS

*SEE 7/AD.80 FOR FLOOR ASSEMBLY 2
**SEE 8/AD.80 FOR FLOOR ASSEMBLY

APPLIANCE / FIXTURE SCHEDULE

	KEYNOTE	NAME	MODEL	DESCRIPTION
RESTROOM	R01	WATER CLOSET	CT705ULN(G)	TOTO; COMMERCIAL FLUSHOMETER ADA, FLOOR MOUNTED TOILET W/ FLUSH VALVE 1
	R02	FLUSH VALVE 1	TET3LA32#SS	TOTO; ECOPOWER CONCEALED 4"x4" FLUSH VALVE
	R03	URINAL	UT445U(V)	TOTO; 0.125 GPF HIGH-EFFICIENCY WASHOUT URINAL W/ FLUSH VALVE 2
	R04	FLUSH VALVE 2	TEU3UA11#SS	TOTO; ECOPOWER ULTA HIGH-EFFICIENCY URINAL FLUSH VALVE, CONCEALED 4"x4"
	R05	LAVATORY FAUCET	SS3-3700	BRADLEY; VERGE FAUCET, ZEN SERIES- BRUSHED STAINLESS
	R06	SOAP DISPENSER	6-3700	BRADLEY; VERGE DECK-MOUNTED SOAP DISPENSER, ZEN SERIES- BRUSHED STAINLESS
	R07	HAND DRYER	HDR111#SS	TOTO; CLEAN DRY HIGH SPEED HAND DRYER- STAINLSS STEEL
	R08	LAVATORY SINK	K-2882	KOHLER; VERTICYL RECTANGLE, UNDER-MOUNT BATHROOM SINK- WHITE
	R09	DISPENSER 1	B-357	BOBRICK; CLASSIC SERIES PARTITION-MOUNTED DISPENSER AND DISPOSAL
	R10	DISPENSER 2	B-3574	BOBRICK; CLASSIC SERIES RECESSED DISPENSER AND DISPOSAL- ADA COMPLIANT
	R11	DISPENSER 3	B-34745	BOBRICK; CLASSIC SERIES RECESSED DISPENSER AND DISPOSAL- ADA COMPLIANT
	R12	DISPENSER 4	B-3474	BOBRICK; CLASSIC SERIES RECESSED DISPENSER AND DISPOSAL
	R13	BABY CHANGING STATION	962	BRADLEY; BABY CHANGING STATION, RECESS-MOUNTED- STAINLESS STAINLESS
	R14	BABY CHANGING STATION	962-11	BRADLEY; BABY CHANGING STATION, SURFACE-MOUNTED- STAINLESS STAINLESS
	R15	HOOK	B-635	BOBRICK; KLUTCH MOBILE DEVICE HOLDER & HOOK- STAINLESS STEEL

FINISH SCHEDULE

Room	Name	Floor Finish	Base Finish	Wall Finish				Ceiling Finish
				North	East	South	West	
100	BALLROOM	LV1, LVT2	WALL: BA1; COLUMN: -	WALL: PW1; COLUMN: PG5	WALL: PW1; COLUMN: PG5	WALL: PW1; COLUMN: PG5	WALL: PW1; COLUMN: PG5	BEAM: PG5; ALL OTHER: PW1
101	KITCHEN	TL1	BA2	PG5	PG5, PW1, TL2	PG5, PW1, TL2	PW1, TL2	DRYWALL: PW1
102	MEN'S RESTROOM	TL1	BA3	PG5, TL2	PG5, TL2, TL3	PG5, TL2	PG5, TL2	DRYWALL: PW1
103	WOMEN'S RESTROOM	TL1	BA3	PG5, TL2	PG5, TL2	PG5, TL2	PG5, TL2, TL3	DRYWALL: PW1
104	STORAGE 2 / MULTI-PURPOSE ROOM	LV3	BA1	PW1	PW1	PW1	PW1	DRYWALL: PW1
105	STORAGE 1 / MULTI-PURPOSE ROOM	LV3	BA1	PW1	PW1	PW1	PW1	DRYWALL: PW1

NOTES:
1. ALL INTERIOR DOORS TO BE PAINTED PW2
2. INTERIOR SIDE OF EXTERIOR DOORS AND WINDOWS TO BE PAINTED PW2
3. EXTERIOR SIDE OF EXTERIOR DOORS AND WINDOWS TO BE PAINTED PY1

LIGHTING FIXTURE SCHEDULE

KEYNOTE	NAME	IMAGE	DESCRIPTION
L01	RECESSED 1		2" RECESSED CAN LED LIGHT FIXTURE- 3500K; SEE ELECTRICAL PLANS FOR MORE DETAIL
L02	RECESSED 2		4" RECESSED CAN LED LIGHT FIXTURE- 3500K; SEE ELECTRICAL PLANS FOR MORE DETAIL
L03	RECESSED 3		6" RECESSED CAN LED LIGHT FIXTURE- 3000K, DIMMABLE; SEE ELECTRICAL PLANS FOR MORE DETAIL
L04	PENDANT 1		LUMENWERX; 2" VOILA PENDANT, 9" HT FIXTURE- 3500K; SEE ELECTRICAL PLANS FOR MORE DETAIL
L05	PENDANT 2		ABRAMS; AIP815S3 30", BRUSHED SOLID BRASS / MATTE ACRYLIC DIFFUSER LENS; SEE ELECTRICAL PLANS FOR MORE DETAIL
L06	LINEAR 1		ALCON; LINEAR RECESSED WALL WASH PERIMETER LED; SEE ELECTRICAL PLANS FOR MORE DETAIL
L07	SCONCE 1		ROBERT ABBEY; EMPIRE WALL SCONSE; MODERN BRASS; SEE ELECTRICAL PLANS FOR MORE DETAIL

DOOR SCHEDULE

Mark	Type Mark	Height	Width	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	Fire Rating	DOOR THRESHOLD DETAIL	JAMB DETAIL	HEAD DETAIL	HARDWARE NOTE	NOTE
100.1	A	7' - 0"	7' - 0" '	EXISTING	PF	EXISTING	PF	-	EXISTING	EXISTING	EXISTING	1, 2, 3, 7	
100.2	A	7' - 0"	7' - 0" '	EXISTING	PF	EXISTING	PF	-	EXISTING	EXISTING	EXISTING	1, 2, 3, 7	
100.3	A	7' - 0"	3' - 0" '	EXISTING	PF	EXISTING	PF	-	EXISTING	EXISTING	EXISTING	1, 2, 3.	
100.4	E	7' - 0"	2' - 8"	SC WD	PF	WD	PF	-	4|AD.50	5|AD.50	5|AD.50	5	
101.1	B	7' - 0"	3' - 6"	GL/WD	PF	WD	PF	-	4|AD.50	5|AD.50	5|AD.50	3, 5	FROSTED GLASS
101.2	C	7' - 0"	3' - 0"	GL/WD	PF	WD	PF	-	1|AD.50	2|AD.50	2|AD.50	1, 3	
102.1	D	7' - 0"	3' - 0"	SC WD	PF	WD	PF	-	4|AD.50	5|AD.50	5|AD.50	5	
103.1	D	7' - 0"	3' - 0"	SC WD	PF	WD	PF	-	4|AD.50	5|AD.50	5|AD.50	5	
104.1	D	7' - 0"	3' - 0"	SC WD	PF	WD	PF	-	4|AD.50	5|AD.50	5|AD.50	5	
104.2	G	6' - 8"	6' - 0"	SC WD	PF	WD	PF	-	4|AD.50	5|AD.50	5|AD.50	6	
104.3	G	6' - 8"	6' - 0"	SC WD	PF	WD	PF	-	4|AD.50	5|AD.50	5|AD.50	6	
105.1	E	7' - 0"	6' - 0"	SC WD	PF	WD	PF	-	4|AD.50	5|AD.50	5|AD.50	5	
105.2	H	7' - 0"	3' - 0"	SC WD	PF	WD	PF	-	1|AD.50	2|AD.50	2|AD.50	5	

DOOR NOTES

DOOR HARDWARE

1. MORTISE ENTRY WITH DEADBOLT.
2. PROVIDE CODE COMPLIANT HARDWARE FOR EXITING.
3. AUTOMATIC CLOSER
4. MAGNETIC HOLD-OPEN.
5. KEYED T-HANDLE
6. CYLINDER PASSAGE
7. REPLACE EXISTING PUSH BAR WITH NEW CROSS BAR- FALCON 1990 SERIES OR APPROVED EQ.
8. VERIFY HARDWARE REQUIREMENTS W/ SPECIFCATIONS

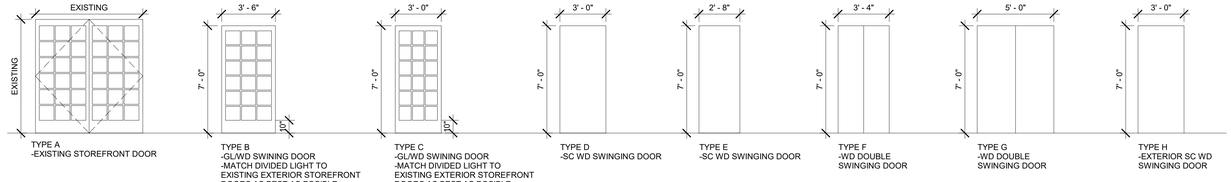
DOOR & WINDOW ABBREVIATIONS

*	DENOTES EGRESS	PC	POWDER COATED
ALUM	ALUMINUM	PF	PAINTED FINISH
BF	BI-FOLDING	RG	REEDED GLASS
CA	CASEMENT	SC	SOLID CORE
CLR	CLEAR ANODIZED	SF	STORE FRONT
GL	GLASS	SG	SINGLE GLAZED
DG	DUAL GLAZED	SGD	SLIDING GLASS DR.
ENT	ENTRY	SH	SINGLE HINGE
EXT	EXTERIOR	SL	SLIDER
FX	FIXED	STL	STEEL
HC	HOLLOW CORE	SWG	SWING
HM	HOLLOW METAL	TG	TEMPERED GLASS
INT	INTERIOR	WD	WOOD
MI	MIRRORED		

DOOR NOTES

1. EXTERIOR DOORS, PROVIDE AND INSTALL WEATHER STRIPPING
2. INTERIOR DOORS, FLUSH, WITHOUT PANELS, TYPICAL U.N.O.
3. PROVIDE PANIC HARDWARE @ SECURITY OPENING.
4. SELF CLOSER, ("S" RATED) SMOKE GASKETED / DRAFT CONTROLS
5. ALL DOORS & MOISTURE PROTECTION SHALL BE INSTALLED PER DOOR MANUFACTURERS SPECIFICATIONS.
6. TOTALS IN THE DOOR SCHEDULE ARE NOT DEFINITE, TO BE CONFIRMED BY CONTRACTOR.
7. SEE SPECIFICATION BOOK FOR DETAILS.
8. ALL INTERIOR DOORS TO BE PAINTED PW2- WHITE PAINT 2
9. INTERIOR SIDE OF EXTERIOR DOORS AND WINDOWS TO BE PAINTED PW2- WHITE PAINT 2

DOOR SCHEDULE ELEVATIONS



TYPE A
-EXISTING STOREFRONT DOOR

TYPE B
-GL/WD SWINING DOOR
-MATCH DIVIDED LIGHT TO EXISTING EXTERIOR STOREFRONT DOORS AS BEST AS POSIBLE
-FROSTED GLASS

TYPE C
-GL/WD SWINING DOOR
-MATCH DIVIDED LIGHT TO EXISTING EXTERIOR STOREFRONT DOORS AS BEST AS POSIBLE

TYPE D
-SC WD SWINGING DOOR

TYPE E
-SC WD SWINGING DOOR

TYPE F
-WD DOUBLE SWINGING DOOR

TYPE G
-WD DOUBLE SWINGING DOOR

TYPE H
-EXTERIOR SC WD SWINGING DOOR

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS		
No.	DESCRIPTION	DATE
2	REBID SET	3/26/24

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PLANS PREPARED BY:

LICENSED ARCHITECT
STEPHEN M. ALBERT
NO. C 9412
REN. 5/31/25
STATE OF CALIFORNIA

ARCHITECT NAME, RCE LICENSE No. DATE
STEPHEN ALBERT, C9412 5/31/25

SHEET INFORMATION

PROJECT #:	2017
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DRAWING SET:	PERMIT SET
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SHEET NAME:	SCHEDULES
SCALE:	1/4" = 1'-0"

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

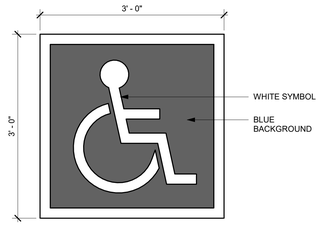
PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

SCHEDULES

FILE NUMBER
24-001

SHEET #:
A7.00

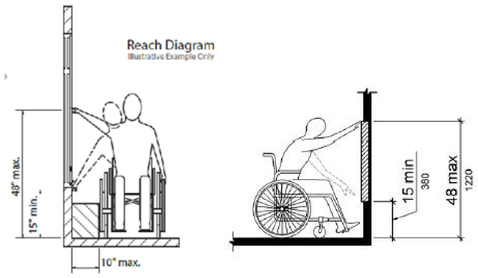
SHT. 37 OF 101



ACCESSIBILITY LOGO OCCURS AT EACH DISABLED PARKING STALL. SEE PLAN FOR LOCATIONS AND AT ACCESSIBLE ENTRANCES STRIPING FOR DISABLED STALL TO BE BLUE.

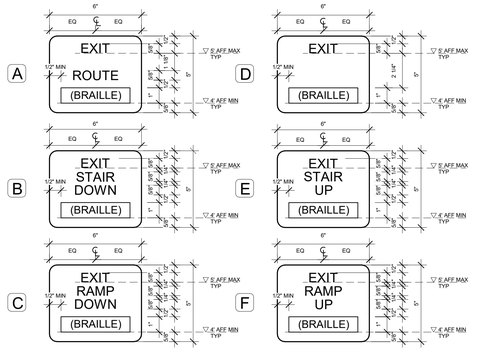
SYMBOL OF ACCESSIBILITY

SCALE: 1" = 1'-0" | 12



ACC. WINDOW OPERABLE PARTS

SCALE: 12" = 1'-0" | 9

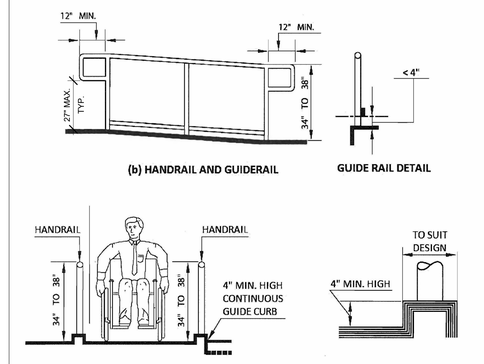


NOTE: THE CHARACTERS SHALL BE SANS SERIF UPPERCASE ACCOMPANIED BY GRADE 2 BRAILLE, BOTH SIZED PER CBC 1117B.5.5 AND 1117B.5.6

NOTE: ALL SIGNS TO BE STAINLESS STEEL PLAQUE W/ BLACK LETTERING, IMAGE & BRAIL

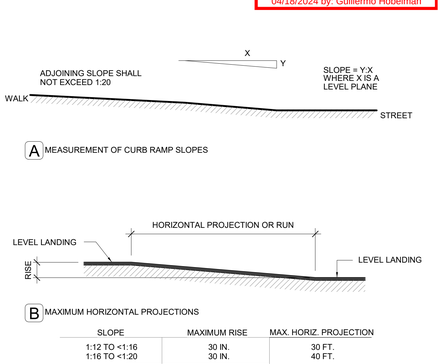
TACTILE EXIT SIGNS

SCALE: 3" = 1'-0" | 5



ACCESSIBLE RAMP HANDRAIL

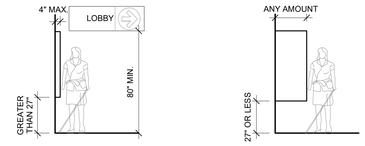
SCALE: 1/2" = 1'-0" | 4

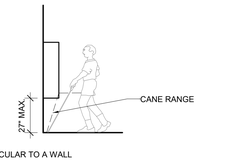


SLOPE	MAXIMUM RISE	MAX. HORIZ. PROJECTION
1:12 TO <1:16	30 IN.	30 FT.
1:16 TO <1:20	30 IN.	40 FT.

ACCESSIBILITY RAMP SLOPES

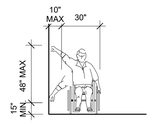
SCALE: 1/4" = 1'-0" | 2

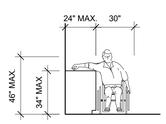




PROTRUTION CLEARANCES

SCALE: 1/4" = 1'-0" | 11



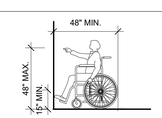


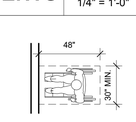
ACC. SIDE REACH EXTENTS

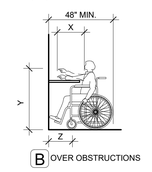
SCALE: 1/4" = 1'-0" | 8

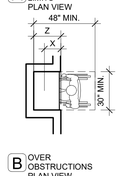
DOOR CONSTRUCTION

SCALE: 1/2" = 1'-0" | 10





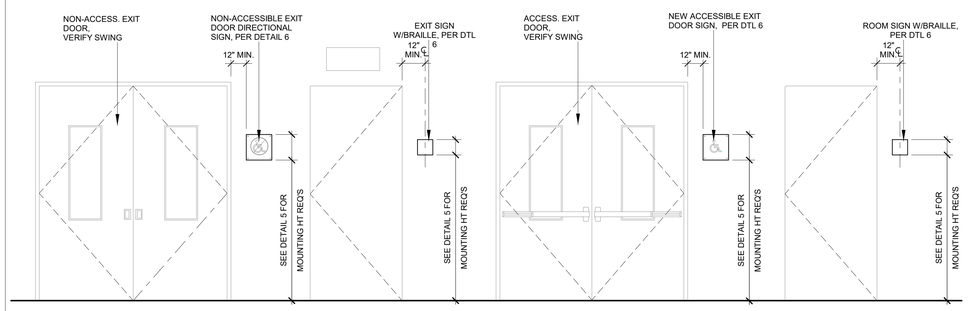




NOTE: X ≤ 25". Z ≥ X.
WHEN X < 20", THEN Y≤ 48".
WHEN X = 20" - 25", THEN Y≤ 44".

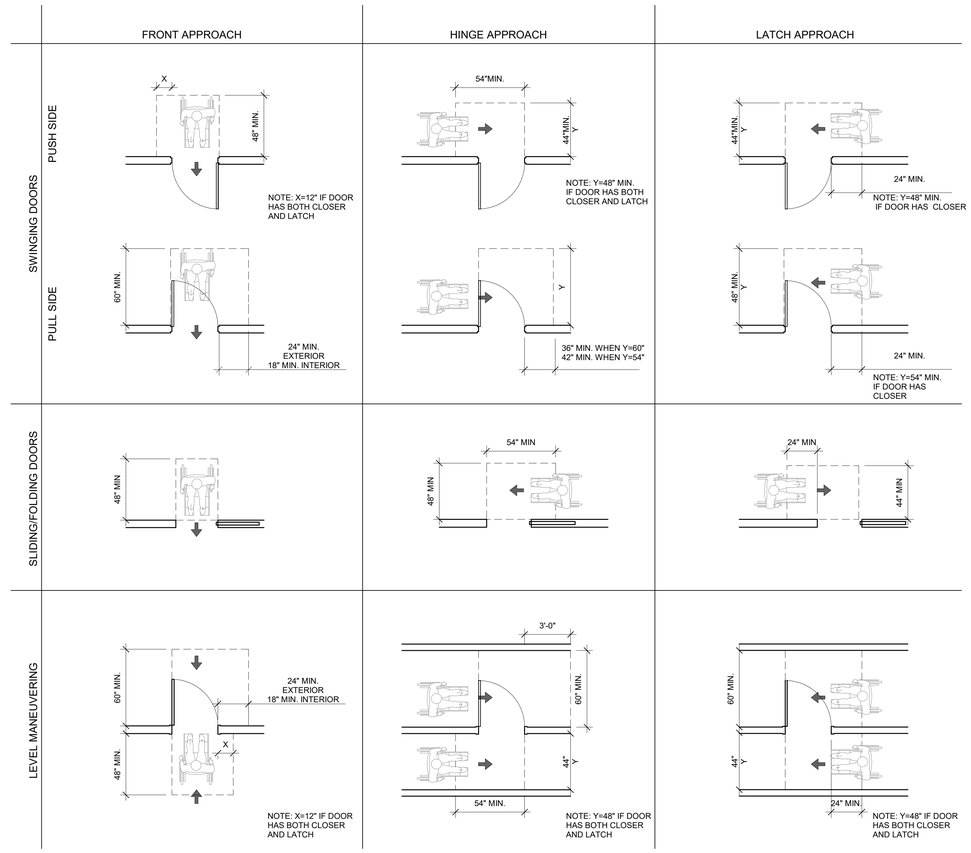
ACC. FORWARD REACH EXTENTS

SCALE: 1/4" = 1'-0" | 7



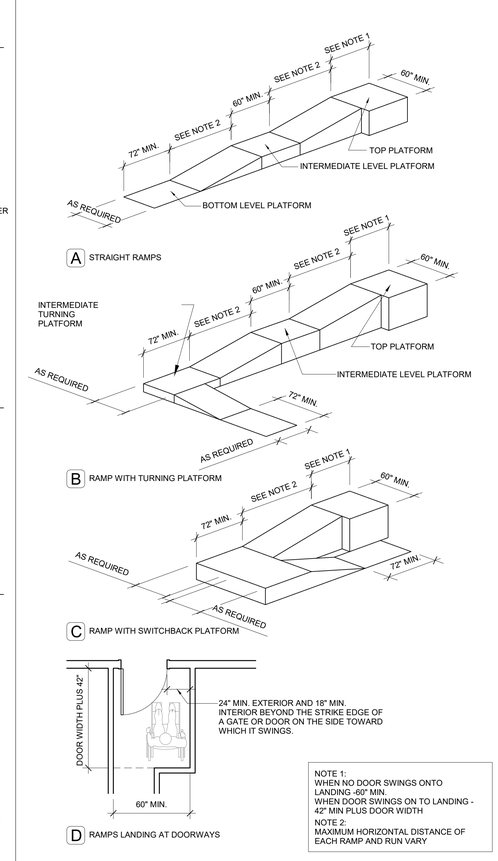
ACCESSIBLE EXIT DOOR SIGNAGE MOUNTING HEIGHT

SCALE: 1/2" = 1'-0" | 6



DOOR CLEARANCES

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



NOTE 1:
WHEN NO DOOR SWINGS ONTO LANDING -60" MIN.
WHEN DOOR SWINGS ON TO LANDING - 42" MIN PLUS DOOR WIDTH

NOTE 2:
MAXIMUM HORIZONTAL DISTANCE OF EACH RAMP AND RUN VARY

ACCESSIBILITY RAMPS

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

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
APPROVED
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PRINTED PLANS MUST BE ON SITE FOR ALL INSPECTIONS
04/18/2024 by: Guillermo Hobelman

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE

Albert Group ARCHITECTS
www.albertgroup.la
310.820.8863
@albertgrouparchitects

PLANS PREPARED BY:

LICENSED ARCHITECT STEPHEN M. ALBERT No. C 9412 REN. 5/31/25 STATE OF CALIFORNIA

ARCHITECT NAME, RCE LICENSE No. — DATE
STEPHEN ALBERT, C9412 — 5/31/25

SHEET INFORMATION

PROJECT #:	2017	SHEET ISSUE DATE:	11/14/2023
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	ACCESSIBILITY DETAILS
DRAWING SET:	PERMIT SET	SCALE:	As indicated

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

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CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

ACCESSIBILITY DETAILS

FILE NUMBER 24-001

SHEET #: ACC.1

SHT. 38 OF 101

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
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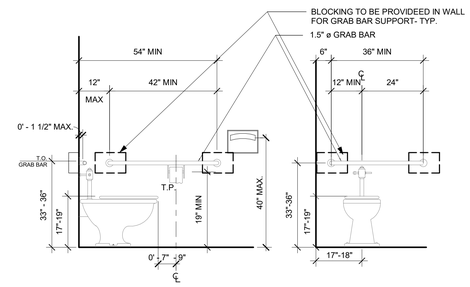


A SIDE WALLS

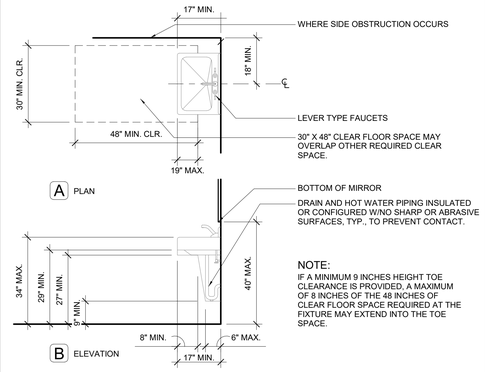
B REAR WALLS

NOTE: DIMENSIONS APPLY TO BOTH WALL AND FLOOR MOUNTED TOILETS.

TOILET MOUNTING DIMENSIONS

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

3



A PLAN

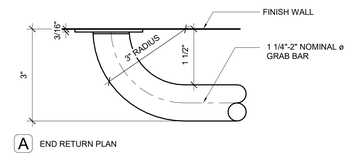
B ELEVATION

NOTE:
IF A MINIMUM 9 INCHES HEIGHT TOE CLEARANCE IS PROVIDED, A MAXIMUM OF 8 INCHES OF THE 48 INCHES OF CLEAR FLOOR SPACE REQUIRED AT THE FIXTURE MAY EXTEND INTO THE TOE SPACE.

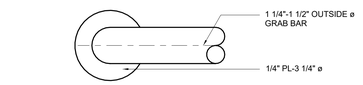
ACC. SINK CLEARANCES

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

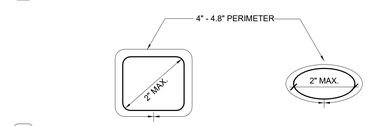
2



A END RETURN PLAN



B ELEVATION

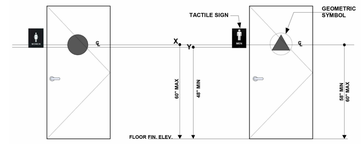


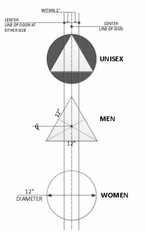
C NON-CIRCULAR CROSS SECTIONS

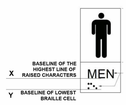
GRAB BAR DETAIL

SCALE: 6" = 1'-0"

4







TACTILE / RAISED CHARACTER & GD-II BRAILLE SIGN

11B-703.4.1 Height above finish floor or ground.

Tactile characters on signs shall be located 48 inches (1219 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest Braille cells and 60 inches (1524 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest line of raised characters. Exception: Tactile characters for elevator car controls shall not be required to comply with Section 11B- 703.4.1

VARIABLE MESSAGE SIGNS

Variable message signs shall comply with 11B-703.8

NOTE: ALL SIGNS TO BE STAINLESS STEEL PLAQUE W/ BLACK LETTERING, IMAGE & BRAIL

RESTRM. GEOMETRIC SYMBOLS

SCALE: 12" = 1'-0"

1

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE

Albert Group
ARCHITECTS
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310.820.8863
@albertgrouparchitects

PLANS PREPARED BY:

LICENSED ARCHITECT STEPHEN M. ALBERT NO. C 9412 REN. 5/31/25 STATE OF CALIFORNIA

ARCHITECT NAME, RCE LICENSE No. — DATE
STEPHEN ALBERT, C9412 — 5/31/25

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PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

ACCESSIBILITY DETAILS

FILE NUMBER 24-001

SHEET #: **ACC.2**

SHT. 39 OF 101

CITY OF HERMOSA BEACH
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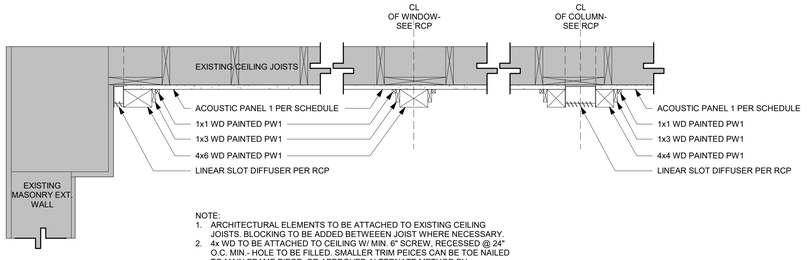
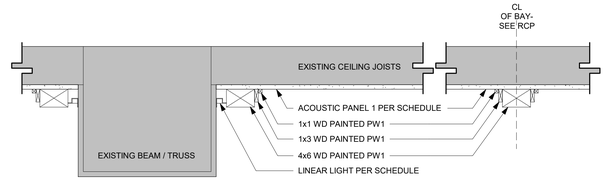


NOTE:
1. ARCHITECTURAL ELEMENTS TO BE ATTACHED TO EXISTING CEILING JOISTS. BLOCKING TO BE ADDED BETWEEN JOIST WHERE NECESSARY.
2. 4x WD TO BE ATTACHED TO CEILING W/ MIN. 6" SCREW, RECESSED @ 24" O.C. MIN.- HOLE TO BE FILLED. SMALLER TRIM PEICES CAN BE TOE NAILED TO MAIN FRAME PIECE. OR APPROVED ALTERNATE METHOD BY CONTRACTOR.

BALLROOM CEILING SECTION

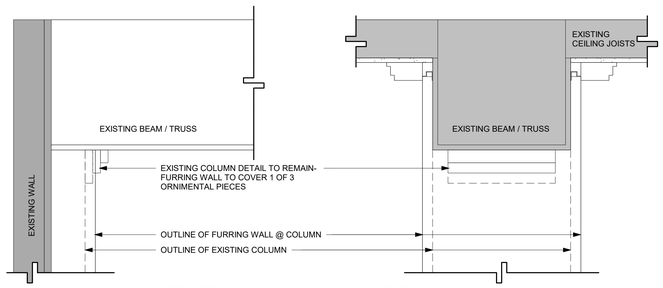
SCALE: 1" = 1'-0" | 6



NOTE:
1. ARCHITECTURAL ELEMENTS TO BE ATTACHED TO EXISTING CEILING JOISTS. BLOCKING TO BE ADDED BETWEEN JOIST WHERE NECESSARY.
2. 4x WD TO BE ATTACHED TO CEILING W/ MIN. 6" SCREW, RECESSED @ 24" O.C. MIN.- HOLE TO BE FILLED. SMALLER TRIM PEICES CAN BE TOE NAILED TO MAIN FRAME PIECE. OR APPROVED ALTERNATE METHOD BY CONTRACTOR.

BALLROOM CEILING CROSS SECTION

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



NOTE: FURRED WALL @ COLUMN, EXISTING BEAM AND EXISTING ORNAMENTAL PIECE TO BE PAINTED PG5 PER FINISH SCHEDULE

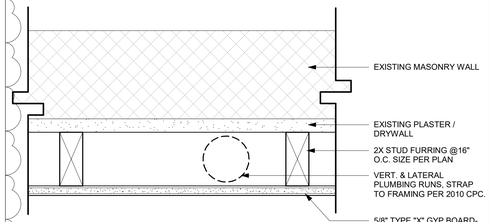
BALLROOM COLUMN DETAIL

SCALE: 1" = 1'-0" | 5

NOTE:
1. DETAIL HAS BEEN REVIEWED BY PROJECT STRUCTURAL ENGINEER.
2. DESIGN BASED ON 70 LBS. MAX. PROJECTOR, HANGER & ALL OTHER PARTS WIGHT. IF EQUIPMENT CHANGES IN FEILD, CONTRACTOR TO PROVIDE REVISED ACCUMULATIVE WEIGHT TO BE SUPPORTED FOR STRUCTRAL ENGINEER TO REVIEW.

PROJECTOR CEILING SUPPORT

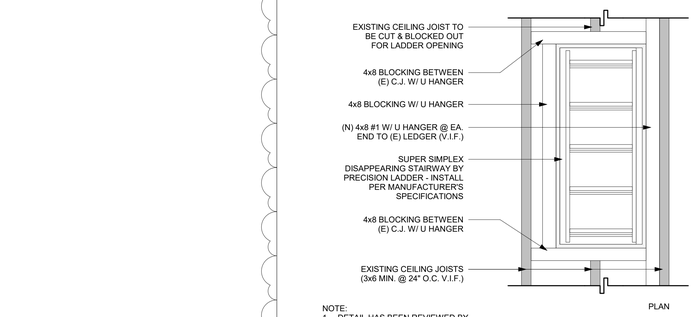
SCALE: 1" = 1'-0" | 8



NOTE: TO BE USED IN FURRING LOCATIONS @ KITCHEN & RESTROOMS

PLUMBING WALL

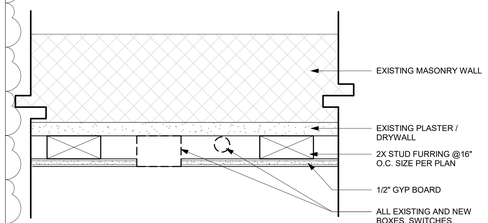
SCALE: 3" = 1'-0" | 4



NOTE:
1. DETAIL HAS BEEN REVIEWED BY PROJECT STRUCTURAL ENGINEER.

ATTIC ACCESS

SCALE: 3/4" = 1'-0" | 7

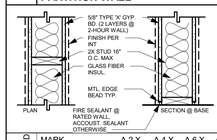


NOTE: TO BE USED IN FURRING LOCATIONS @ BALLROOM & MULTI-PURPOSE ROOM

FURRING WALL @ BALLROOM

SCALE: 3" = 1'-0" | 3

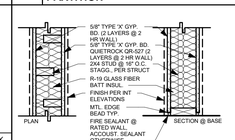
A — INTERIOR WOOD STUD PARTITION WALL



HR. RATED	MARK	A 2 X	A 4 X	A 6 X	A 8 X
	STUD SIZE	2 1/2"	4"	6"	8"
0	BASIC PART. TH.	3 3/4"	5 1/4"	7 1/4"	9 1/4"
	STC	46	47	48	49
	INSUL. THICK	2"	3"	5 1/2"	5 1/2"
1 U305	BASIC PART. TH.	3 3/4"	5 1/4"	7 1/4"	9 1/4"
	STC	46	47	48	49
	INSUL. THICK	2"	3"	5 1/2"	5 1/2"
2 U301	BASIC PART. TH.	5"	6 1/2"	8 1/2"	10 1/2"
	STC	49	50	51	52
	INSUL. THICK	2"	3"	5 1/2"	5 1/2"

NOTES:
1. ALL GYP.BD. TYPE 'X' 5/8" THICK
2. STC ASSUMES GYP. BD. CONTINUES TO STRUCTURE TOP AND BOTTOM
3. INSULATION TO CONFORM TO ALL UL DESIGN REQUIREMENTS

B — INTERIOR ACOUSTICAL PARTITION

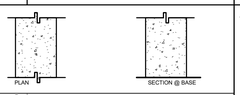


STC REPORT # TL 10-123

HR. RATED	MARK	B 6 X
	STUD SIZE	6"
1	BASIC PART. TH.	6 3/4"
	U.L. DESIGN	U305
	STC	57
	INSUL. THICK.	6 1/4"
2	BASIC PART. TH.	8"
	U.L. DESIGN	WP-360
	STC	60
	INSUL. THICK.	6 1/4"

NOTES:
1. ALL GYP.BD. TYPE 'X' 5/8" THICK
2. STC ASSUMES GYP. BD. CONTINUES TO STRUCTURE TOP AND BOTTOM
3. INSULATION TO CONFORM TO ALL UL DESIGN REQUIREMENTS

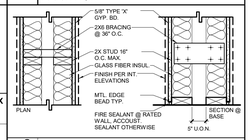
C — POURED CONCRETE WALL



HR. RATED	MARK	C 6 X	C 8 X	C T X	C W X	C S X
	WALL SIZE	6"	8"	10"	12"	16"
	MARK	C E X	C Y X	C F X		
	WALL SIZE	18"	20"	24"		

NOTES
1. ALL POURED CONCRETE WALLS MIN. 3HR RATED, EXCEPT 6" WHICH IS 2 HR RATED.

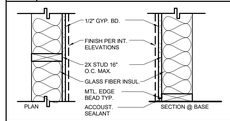
D — DOUBLE FRAMED INTERIOR PARTITION



HR. RATED	MARK	D 4 X
	STUD SIZE	4"
0	BASIC PART. TH.	14 1/4"
	STC	57
	INSUL. THICK.	3"
1	BASIC PART. TH.	
	U.L. DESIGN	U305
	STC	48
	INSUL. THICK.	

NOTES
1. ALL GYP. BD. TYPE 'X' 5/8" THICK.
2. STC ASSUMES GYP. BD. CONTINUES TO STRUCTURE, TOP AND BOTTOM
3. INSULATION TO CONFORM TO UL DESIGN REQUIREMENTS
4. MAX. THICKNESS FOR 1HR. WALL IS 9 1/2" W/ 3" AIRSPACE

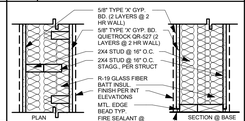
F — INTERIOR SINGLE SIDE/ FURRING WALL



HR. RATED	MARK	F 3 X	F 4 X	F 6 X
	STUD SIZE	3"	4"	6"
0	BASIC PART. TH.	3"	4"	6"
	STC	-	-	-
	INSUL. THICK.	-	-	-

NOTES
1. GYP. BD. TYPE 'X' 5/8" THICK WHEN NEEDED FOR FIRE RATING .

G — INTERIOR ACOUSTICAL PARTITION WITH FURRING WALL

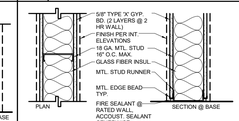


STC REPORT # TL 10-123

HR. RATED	MARK	G 10 X
	STUD SIZE	10"
1	BASIC PART. TH.	10 1/4"
	U.L. DESIGN	U305
	STC	57
	INSUL. THICK.	6 1/4"
2	BASIC PART. TH.	11 1/2"
	U.L. DESIGN	WP-360
	STC	60
	INSUL. THICK.	6 1/4"

NOTES:
1. ALL GYP.BD. TYPE 'X' 5/8" THICK
2. STC ASSUMES GYP. BD. CONTINUES TO STRUCTURE TOP AND BOTTOM
3. INSULATION TO CONFORM TO ALL UL DESIGN REQUIREMENTS

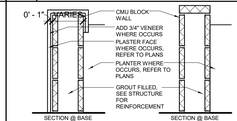
M — INTERIOR METAL STUD PARTITION WALL



HR. RATED	MARK	M 2 X	M 4 X	M 6 X	M 8 X
	STUD SIZE	2 1/2"	4"	6"	8"
1	BASIC PART. TH.	3 3/4"	5 1/4"	7 1/4"	9 1/4"
	U.L. DESIGN	U465	U465	U465	U465
	STC	46	47	48	49
	INSUL. THICK.	2"	3"	5 1/2"	5 1/2"
2	BASIC PART. TH.	-	6 1/8"	-	-
	U.L. DESIGN	-	U412	-	-
	STC	-	50	-	-
	INSUL. THICK.	-	1 1/2"	-	-

NOTES
1. ALL GYP. BD. TYPE 'X' 5/8" THICK.
2. STC ASSUMES GYP. BD. CONTINUES TO STRUCTURE, TOP AND BOTTOM
3. INSULATION TO CONFORM TO UL DESIGN REQUIREMENTS

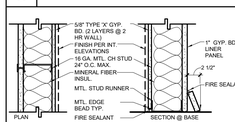
N — CMU BLOCK WALL



HR. RATED	MARK	N 4 2	N 6 2	N 8 2
	BLOCK SIZE	4"	6"	8"
2	BASIC PART. TH.	3 5/8"	5 5/8"	7 5/8"
	STC	-	-	-
	INSUL. THICK.	-	-	-

NOTES
1. ALL CMU WALLS MIN. 2 HR. RATED.

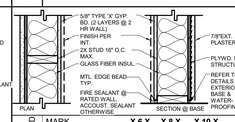
S — SHAFT WALL



HR. RATED	MARK	S2X
	STUD SIZE	2 1/2"
1	BASIC PART. TH.	3 1/8"
	U.L. DESIGN	U415
	STC	-
	INSUL. THICK.	1"
2	BASIC PART. TH.	4 3/4"
	U.L. DESIGN	U415
	STC	50
	INSUL. THICK.	1"

NOTES
1. ALL GYP. BD. TYPE 'X' 5/8" THICK.
2. INSULATION R-13 U.N.O.

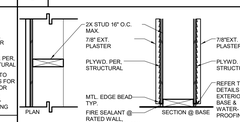
X — EXTERIOR STUD WALL



HR. RATED	MARK	X 6 X	X 8 X	X 10 X
	STUD SIZE	6"	8"	10"
1 U305	BASIC PART. TH.	7 5/8"	9 5/8"	11 5/8"
	STC	50	50	50
	INSUL. THICK.	5 1/2"	5 1/2"	5 1/2"
2 U301	BASIC PART. TH.	8 7/8"	10 7/8"	11 7/8"
	STC	50	50	50
	INSUL. THICK.	5 1/2"	5 1/2"	5 1/2"

NOTES
1. ALL GYP. BD. TYPE 'X' 5/8" THICK.
2. 2 HR. CONSTRUCTION REQUIRED FOR TYPE III BUILDINGS.

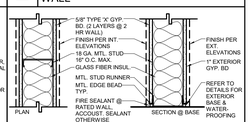
Y — EXTERIOR STUD WALL



HR. RATED	MARK	Y 6 X
	STUD SIZE	6"
0	BASIC PART. TH.	7 5/8"
	STC	-
	INSUL. THICK.	5 1/2"

NOTES

Z — EXTERIOR METAL STUD WALL WALL



HR. RATED	MARK	X 6 X
	STUD SIZE	6"
1 U465	BASIC PART. TH.	7 5/8"
	INSUL. THICK.	5 1/2"
2 U411	BASIC PART. TH.	8 7/8"
	INSUL. THICK.	5 1/2"

NOTES
1. ALL GYP. BD. TYPE 'X' 5/8" THICK.

WALL TYPES

SCALE: 1" = 1'-0" | 1

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE
1	BID SET	12/14/23

Albert Group
ARCHITECTS
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@albertgrouparchitects

PLANS PREPARED BY:

LICENSED ARCHITECT
STEPHEN M. ALBERT
NO. C 9412
REN. 5/31/25
STATE OF CALIFORNIA

ARCHITECT NAME, RCE LICENSE No.	DATE
STEPHEN ALBERT, C9412	5/31/25

SHEET INFORMATION

PROJECT #:	2017
PROJECT PHASE:	CONSTRUCTION DOCUMENTS
DRAWING SET:	PERMIT SET
SHEET ISSUE DATE:	11/14/2023
SHEET NAME:	ARCHITECTURAL DETAILS- WALLS & CEILING
SCALE:	As indicated

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

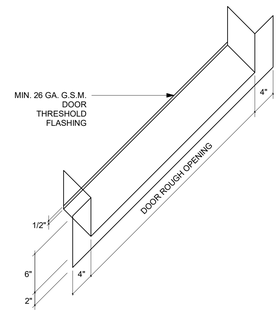
ARCHITECTURAL DETAILS- WALLS & CEILING

FILE NUMBER 24-001

SHEET #: **AD.10**

SHT. 40 OF 101

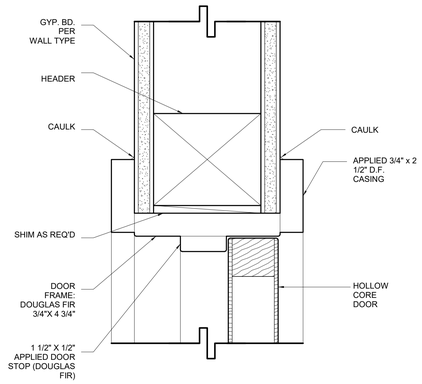
CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
APPROVED
This construction document MUST be at the job site during construction. It is unlawful to alter, change or deviate from this construction document without approval from the appropriate agency or department. This approval is subject to field inspection for acceptance of the completed work or installation. The approval of this construction document SHALL NOT be held to permit or to be an approval of the violation of any provisions of the municipal code or other ordinances of the City or laws and statutes of the State.
PRINTED PLANS MUST BE ON SITE FOR ALL INSPECTIONS
04/18/2024 by: Guillermo Hobelman



EXT. DR THRESHOLD FLASHING

SCALE: N.T.S.

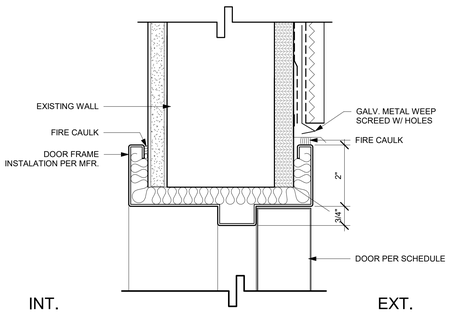
3



INT. WD DOOR HEAD/JAMB

SCALE: 6" = 1'-0"

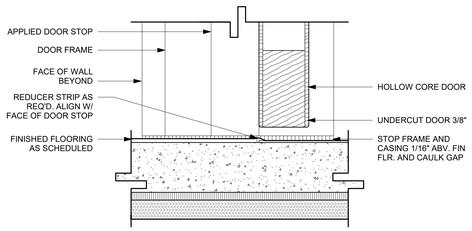
5



EXTERIOR DOOR HEAD/JAMB

SCALE: 6" = 1'-0"

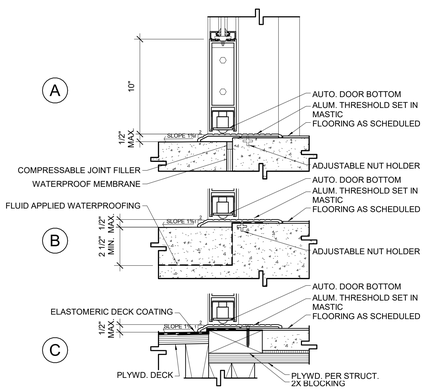
2



INT. WD DOOR THRESHOLD

SCALE: 6" = 1'-0"

4



EXT. DR THRESHOLDS

SCALE: 3" = 1'-0"

1

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE

Albert Group
ARCHITECTS
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PLANS PREPARED BY:

LICENSED ARCHITECT STEPHEN M. ALBERT No. C 9412 REN. 5/31/25 STATE OF CALIFORNIA

ARCHITECT NAME, RCE LICENSE No. DATE

STEPHEN ALBERT, C9412 5/31/25

SHEET INFORMATION

PROJECT #:	2017	SHEET ISSUE DATE:	11/14/2023
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	ARCHITECTURAL DETAILS- DOORS
DRAWING SET:	PERMIT SET	SCALE:	As indicated

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

ARCHITECTURAL DETAILS- DOORS

FILE NUMBER 24-001

SHEET #: **AD.50**

SHT. 41 OF 101

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
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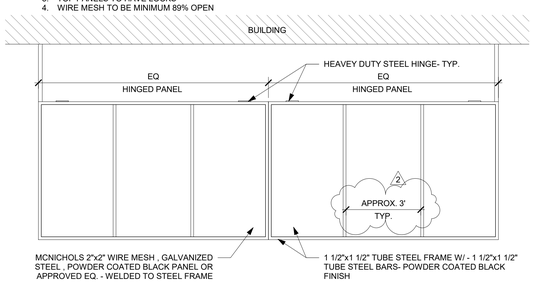
This construction document MUST be at the job site during construction. It is unlawful to alter, change or deviate from this construction document without approval from the appropriate agency or department. This approval is subject to field inspection for acceptance of the completed work or installation. The approval of this construction document SHALL NOT be held to permit or to be an approval of the violation of any provisions of the municipal code or other ordinances of the City or laws and statutes of the State.
PRINTED PLANS MUST BE ON SITE FOR ALL INSPECTIONS
04/18/2024 by: Guillermo Hobelman

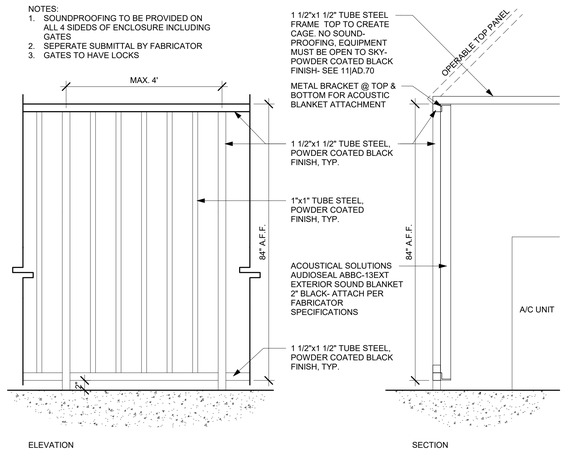
NOTES:
1. DESIGN TO BE VERIFIED BY FABRICATOR
2. SEPERATE SUBMITTAL BY FABRICATOR
3. TOP PANELS TO HAVE LOCKS
4. WIRE MESH TO BE MINIMUM 89% OPEN



HVAC ENCLOSURE TOP

SCALE: 3/8" = 1'-0" | 11

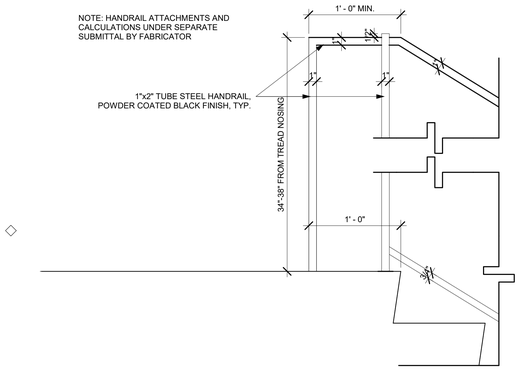
NOTES:
1. SOUNDPROOFING TO BE PROVIDED ON ALL 4 SIDEDS OF ENCLOSURE INCLUDING GATES
2. SEPERATE SUBMITTAL BY FABRICATOR
3. GATES TO HAVE LOCKS



HVAC ENCLOSURE

SCALE: 1" = 1'-0" | 9

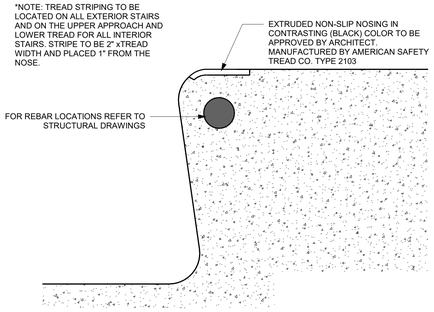
NOTE: HANDRAIL ATTACHMENTS AND CALCULATIONS UNDER SEPARATE SUBMITTAL BY FABRICATOR



HANDRAIL EXTENSION @ T.O. STAIR / RAMP

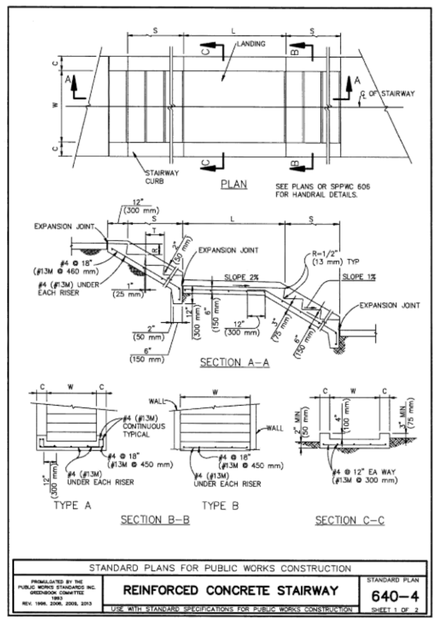
SCALE: 1 1/2" = 1'-0" | 6

*NOTE: TREAD STRIPING TO BE LOCATED ON ALL EXTERIOR STAIRS AND ON THE UPPER APPROACH AND LOWER TREAD FOR ALL INTERIOR STAIRS. STRIPE TO BE 2" xTREAD WIDTH AND PLACED 1" FROM THE NOSE.



CONCRETE TREAD & WARNING STRIPE

SCALE: 6" = 1'-0" | 3



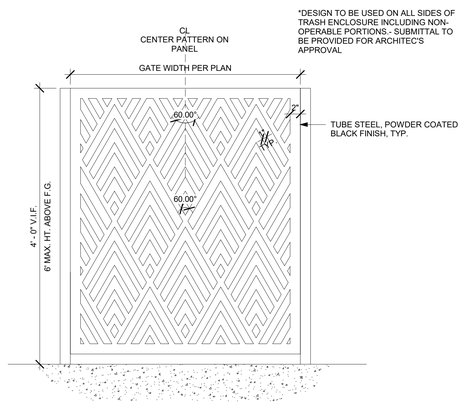
NOTES:
1. SEE THE PLANS FOR THE FOLLOWING INFORMATION:
   TYPE OF STAIRWAY AND LOCATION
   W = WIDTH OF STAIRWAY
   L = LENGTH OF LANDINGS
   T = LENGTH OF TREAD, 11" (280 mm) MIN
   R = HEIGHT OF RISER, 4" TO 7" (100 TO 180 mm)
   C = WIDTH OF CURB
   S = LENGTH OF STAIRWAY FLIGHT
2. CONCRETE FINISH FOR EXPOSED SURFACES SHALL BE CLASS L EXCEPT THAT TREADS AND LANDINGS SHALL BE TROWELLED SMOOTH AND GIVEN A FINE BROOM FINISH IN A DIRECTION PERPENDICULAR TO THE CENTERLINE OF THE STAIRWAY. THE BROOM FINISH SHALL BE BROUGHT TO THE NOSE OF THE TREADS AND LANDINGS.
3. ONE HANDRAIL ON EACH SIDE IS REQUIRED FOR STAIRWAYS 4' (1.22 m) WIDE OR LESS. THREE HANDRAILS ARE REQUIRED FOR WIDER STAIRWAYS.

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
REINFORCED CONCRETE STAIRWAY
STANDARD PLAN 640-4
SHEET 2 OF 2

CONCRETE STAIR STANDARD DETAILS

SCALE: N.T.S. | 10

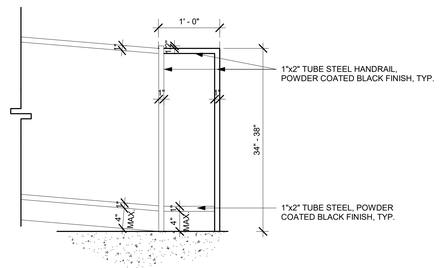
*DESIGN TO BE USED ON ALL SIDES OF TRASH ENCLOSURE INCLUDING NON-OPERABLE PORTIONS.- SUBMITTAL TO BE PROVIDED FOR ARCHITEC'S APPROVAL



TRASH ENCLOSURE GATE DESIGN

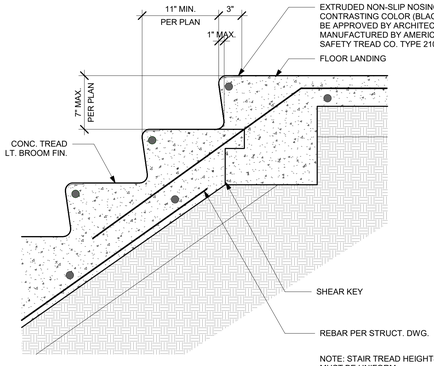
SCALE: 1" = 1'-0" | 8

NOTE: HANDRAIL ATTACHMENTS AND CALCULATIONS UNDER SEPARATE SUBMITTAL BY FABRICATOR



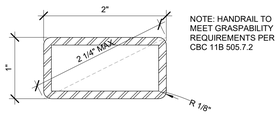
HANDRAIL EXTENSION @ RAMP BASE

SCALE: 1" = 1'-0" | 5



CONCRETE STAIR @ UPPER LANDING

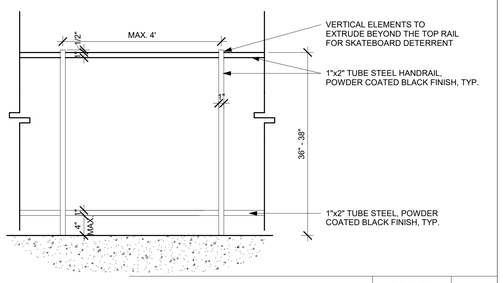
SCALE: 1 1/2" = 1'-0" | 2



TYP. HANDRAIL CROSS-SECTION
SCALE: 12" = 1'-0"

NOTE: HANDRAIL TO MEET GRASPABILITY REQUIREMENTS PER CBC 11B 505.7.2

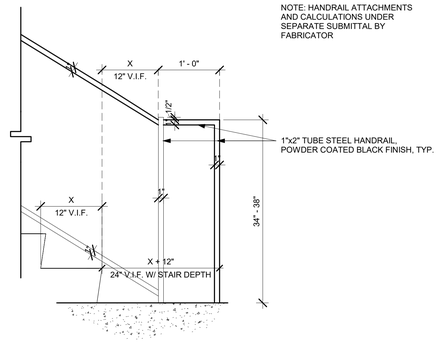
NOTE: HANDRAIL ATTACHMENTS AND CALCULATIONS UNDER SEPARATE SUBMITTAL BY FABRICATOR



RAILING- TYP.

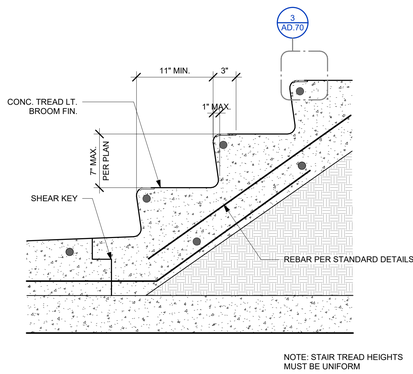
SCALE: 1" = 1'-0" | 7

NOTE: HANDRAIL ATTACHMENTS AND CALCULATIONS UNDER SEPARATE SUBMITTAL BY FABRICATOR



HANDRAIL EXTENSION @ STAIR BASE

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



CONCRETE STAIR @ BOTT. LANDING

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

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS		
No.	DESCRIPTION	DATE
2	REBID SET	3/26/24

Albert Group ARCHITECTS
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PLANS PREPARED BY:

LICENSED ARCHITECT STEPHEN M. ALBERT NO. C 9412 REN. 5/31/25 STATE OF CALIFORNIA

ARCHITECT NAME, RCE LICENSE No. | DATE
STEPHEN ALBERT, C9412 | 5/31/25

SHEET INFORMATION

PROJECT #:	2017	SHEET ISSUE DATE:	11/14/2023
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	ARCHITECTURAL DETAILS- STAIRS & RAILING
DRAWING SET:	PERMIT SET	SCALE:	As indicated

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

ARCHITECTURAL DETAILS- STAIRS & RAILING

FILE NUMBER 24-001

SHEET #: **AD.70**

SHT. 42 OF 101

Chevron Gluedown

Installation Guidelines

Karndean Designflooring

Chevron hints and tips

1. Open several boxes of material.
2. Separate the lefts and rights into stacks.
3. Ensure a staggered laying pattern when installing your floor.

NOTE:
- The chevron pieces within the plank are not intended to align on either the short or the long edges.
- If installed alongside our corresponding non-chevron plank product, standard colour batch variation rules apply.

Gluedown floors should be installed in accordance with these instructions as well as the applicable national standards and building codes for the installation of resilient flooring at the time of installation, to ensure a quality fit. These floors are not suitable for installation outdoors or in rooms that will be continually wet. They are suitable for use in traditional residential bathrooms, kitchens, laundry / utility rooms.

Failure to observe and follow these installation guidelines and / or current national standards and building codes at time of installation may result in any potential warranty claim being void.

National standards and building codes

United States and Canada: ASTM F710 and ASTM F1482.

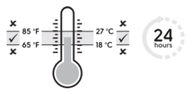
Pre-installation

It is the responsibility of the installer to visually inspect all materials in optimal lighting to confirm it is the correct design, color, batch, quality, free from defects and quantity as ordered. If the material or batching is incorrect or where defects are apparent, the store of purchase must be contacted before the material is installed. Complaints and claims regarding clearly identifiable defects will not be accepted after installation. Preparation and installation should not begin until all other trades have completed their work.

Acclimation of material

Flooring materials should be removed from packaging at least 24 hours prior to installation and allowed to condition in the room where installation is to take place (tiles / planks may be stacked but must be rested flat). HVAC systems, where available, should be in operation during the acclimation period (at least 24 hours prior to, during, and 24 hours after installation of floor coverings). Exposure to direct sunlight should be avoided during the acclimation and installation process by means of window coverings or temporary measures.

For optimum performance, room temperature should always be maintained between 65-85°F (USA) or 18-27°C (Canada).



Subfloor preparation

Subfloor preparation must comply with ASTM F710 or ASTM F1482 and in strict accordance with these installation guidelines.

The subfloor must be firm, hard, flat, level, smooth, dry, clean and dust-free and should be prepared dependent on your subfloor type.

See section **Types of subfloor** for specific preparation guidelines.

Moisture in subfloors

Moisture of the base subfloor (e.g. concrete) must be measured according to ASTM F1869 (Calcium Chloride) or ASTM F2170 (RH). The moisture limits for Karndean gluedown floors are mandated by the limits of the adhesive used. Our adhesive limits are as follows:

- Karndean K-99 HM 11lbs. (Calcium Chloride) 99% (RH)
- Karndean DrySet 8lbs. (Calcium Chloride) 95% (RH)
- Karndean K-Spray 10lbs. (Calcium Chloride) 98% (RH)
- Karndean 2-part Epoxy 8lbs. (Calcium Chloride) 90% (RH)

NOTE: Wood subfloors should be checked and measured for moisture not to exceed 13%.

Arranging the planks / tiles

The design on this product is randomly distributed and can be heavier on some tiles / planks than others. To prevent heavy and light color shading areas, the tiles/planks should be unboxed and shuffled.

Installation procedure

1. Lay the tiles and planks into adhesive that has fully tacked, without exceeding adhesive open time, to ensure maximum bond strength and minimize the risk of peaking and gapping.
2. Use a hand roller for each small section immediately as you progress. Wipe excess adhesive off immediately with a damp cloth.
3. The whole area should be rolled in both directions after installation using a 100 lb roller or a hand roller in confined areas, paying particular attention to the edges.
4. Refer to selected adhesive instructions for proper cure time and any traffic restrictions.
5. Clean-up surplus adhesive following manufacturer guidelines. For most adhesives, it is recommended that they are removed while still wet, using a damp cloth. Dry adhesive can be removed using detergent and water or mineral spirits.
6. Maintain climate conditions as per acclimation process after installation.

Use of adhesives

NOTE: the company will not be liable for any loss, damage or complaint if the incorrect installation method or adhesive system is adopted for the installation, and / or the adhesive manufacturer's instructions are not strictly followed.

Types of subfloor

1. Solid subfloors ASTM F710

Concrete / sand cement screeds

These subfloors must comply with ASTM F710.

New and old

For all concrete floors, mechanically abrade the floor to remove contamination (laitance, paint, plaster, adhesive etc). Prepare the floor to ASTM F710. If necessary apply a suitable damp proof membrane system in accordance with the product manufacturer's instructions.

Power floated concrete

After using a water drop test (per ASTM F3191) to determine porosity (beading of water droplets), mechanical abrasive preparation either via diamond grinding, scarification or light shot blasting may be necessary to remove laitance and allow adhesive to disperse into the substrate. Where moisture values exceed the above limits, these surfaces must still be abraded before the application of a suitable damp proof membrane / moisture suppression system.

Gypsum (Anhydrite)

Gypsum must be sealed / primed with a product manufactured to seal / prime gypsum in order to accept resilient adhesives.

Painted floors

Mechanically remove all paint back to the original base. Assess and treat as per the exposed subfloor.

2. Wood subfloors ASTM F1482

All chipboard / particleboard / Weyroc / MDF / OSB

Overlay with a ¼" underlayment / flooring grade plywood or panels manufactured as underlayment for resilient flooring. Plywood joints should be smoothed over using cement-based skim coat / patch or using an appropriate primer and cement-based levelling compound by consulting your underlayment supplier. Plywood must be fixed according according to manufacturer's instruction and ASTM F1482 to eliminate potential movement later from changing climatic conditions.

Underlayment grade plywood floors

Plywood joints should be smoothed over using cement-based skim coat / patch or using an appropriate primer and cement-based levelling compound. For any plywood floors with thickness less than ¼", treat as chipboard.

Standard floorboards / OSB

Floorboards should be well secured, loose boards firmly fastened, and worn / broken boards replaced. Install a minimum ¼" underlayment / flooring grade plywood, fixed according to manufacturer's instruction and to ASTM F1482. Plywood joints should be smoothed over using a cement-based skim coat / patch or alternatively a suitable primer and cement-based levelling compound.

Undulating wood plank floors

These should first be levelled, by sanding or planing to remove undulations. Then overlay with flooring grade ¼" plywood, using a cement-based floor patch, fill in the plywood seams and fasteners.

Alternatively, a suitable primer and cement-based self levelling compound may be used for patch-filling prior to installation of plywood.

Wood mosaic panel, woodblock, wood strip

Any wood products directly adhered to concrete must be removed prior to installation of any resilient flooring. Wood products attached to a wood substrate can be overlaid with flooring grade ¼" plywood. Using a cement-based floor patch, fill in the plywood seams and fasteners per patch manufacturer's instructions.

Laminate, click together, or any floating floor

These floor coverings must be removed together with any underlay and flooring accessories. The subfloor should be treated appropriately.

3. Other existing subfloors

Asbestos

Some older resilient tiles and adhesives can contain asbestos. Asbestos and asbestos adhesive residue must be mechanically removed by a professional abatement company prior to installing any LVT. In case of doubt contact the relevant authority for advice on removal and disposal.

Metal floors

The metal surface should be cleaned, degreased and then mechanically abraded to remove contamination / rust and provide a surface key. Where this gives a level surface, the floor covering should be adhered with Karndean's 2-part epoxy.

Quarry tile / mosaic / terrazzo / porcelain / ceramics

Test floor for evidence of damp. If dampness is detected consult your supplier.

In most cases these substrates will not be sufficiently absorbent for the adhesive to disperse into the substrate. These should either be removed, and the subfloor prepared and treated as per the exposed subfloor, or mechanically prepare the surface by thoroughly cleaning, rinsing and abrading the surface, taking extra care to ensure that the surface is firm, dry and free of wax, oil, dust and loose tiles / fragments and that all holes are repaired with a suitable fast-set repair mortar. Apply an appropriate primer & levelling compound by consulting your underlayment supplier, ensuring that all grout lines are filled with no show-through. A second topcoat of primer and levelling compound may be required to smooth over old tile grout lines.

Resilient floor coverings e.g. linoleum, PVC, thermoplastic

If you have one layer of well adhered, non-cushioned, stable, existing flooring VCT, vinyl, LVT, ceramic tile, stone or terrazzo, you may install directly over these properly prepared floors. All sealers or waxers must be removed, and any necessary floor preparation must be performed prior to installation of LVT.

Cork, carpet

Remove existing floor covering and all traces of adhesive residues. Then treat the subfloor appropriately.

Extreme temperature fluctuations and high spillage areas

(Sunrooms / Conservatories / areas adjacent to panoramic or floor to ceiling glazing / unheated rooms / high spillage wet areas).

Where surface temperatures up to 122°F (50°C) are expected, our recommended adhesive must be used. In areas where a surface temperature more than 122°F (50°C) is possible, or high spillages and repeated wet conditions, the floor must be installed with Karndean 2-part epoxy. It is necessary to keep the ambient temperature in these areas at 65-85°F (18-27°C) for 24 hours prior to, during, and 24 hours after installation. Shade windows prior to and at least 48 hours after installation.

Underfloor heating

Planks / tiles may be installed over underfloor heating systems, but these must be constructed so that the temperature at the adhesive interface does not exceed 85°F (27°C) ensuring the correct adhesive is used. The underfloor heating must be commissioned before installation commences. It should then be switched off 48 hours before, during, and 48 hours after installation. The temperature can then be gradually increased to 85°F (27°C) at no more than 4°F (2°C)per day to the desired temperature.

Electrical underfloor heating: please consult manufacturer to ensure their system is compatible with this flooring. Mesh / wire systems must be bedded into a base coat of appropriate primer & levelling compound to cover the wires or mesh by consulting your underlayment supplier.

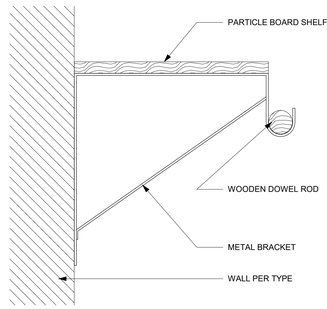
The room temperature must be between 65-85°F (18°C- 27°C) prior to and during installation, for both concrete and wood subfloors.

For underfloor heating pipes set into concrete, prime the surface before applying a compatible levelling compound as per the manufacturer's instructions.

IMPORTANT: Care must be taken to avoid damage to the floor caused by localized "hot spots / thermal blocks". Consideration must be given in placing rugs, and items of furniture which do not allow hot air circulation. No responsibility for damage to floor tiles can be accepted under these circumstances.

Maintenance

- Use entrance mats to protect against grit and moisture
- Ensure mats and rugs are not rubber-backed (of a non-staining variety) to prevent any discoloration of the floor.
- Avoid sliding or dragging furniture or other objects across the floor - use floor protector pads to prevent scratching.
- Use large castor cups or other means to protect against indentation from heavy furniture.
- Regularly sweep the floor to remove loose dirt or grit as these can cause fine scratches.
- For a thorough clean, a range of pH neutral cleaning materials are available. Avoid the use of household cleaners and bleach-based detergents. These could make the floor slippery or cause discoloration.
- Always mop up spills as soon as possible to reduce the risk of slipping and possible staining.
- Do not subject this flooring to standing water. This will present a slip hazard.
- Floor care guides are available from your supplier or the website.



SHELF AND POLE | SCALE: 3" = 1'-0" | 6

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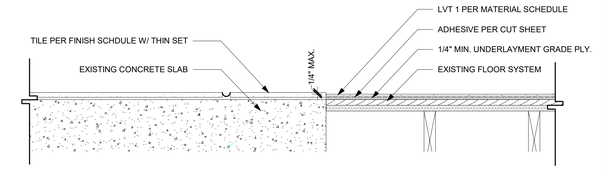
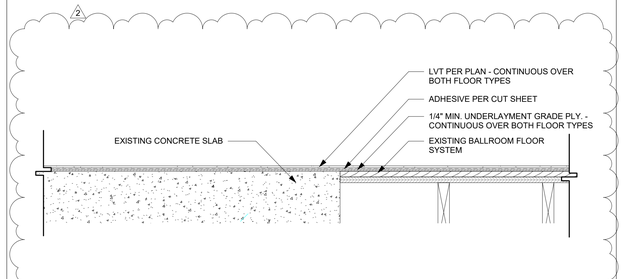
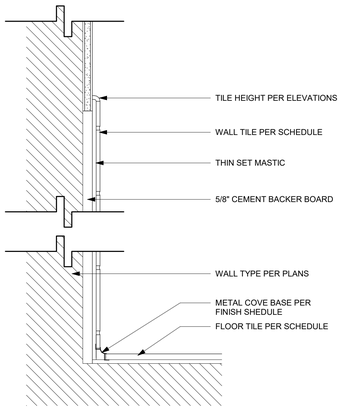


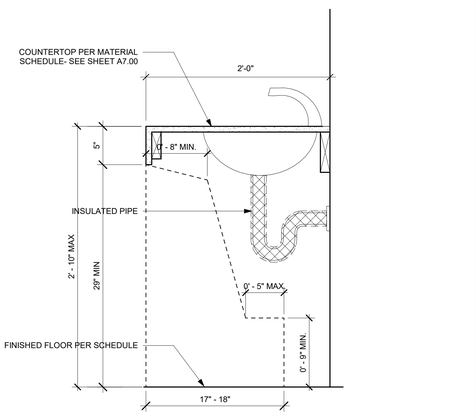
FLOORING TRANSITIONS | SCALE: 1 1/2" = 1'-0" | 3



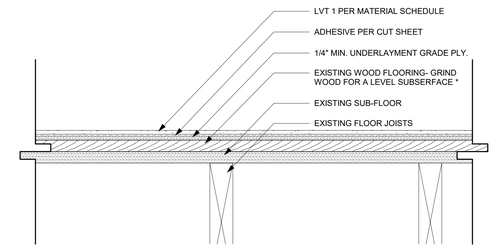
FLOORING @ FRAMING TRANSITIONS | SCALE: 1 1/2" = 1'-0" | 8



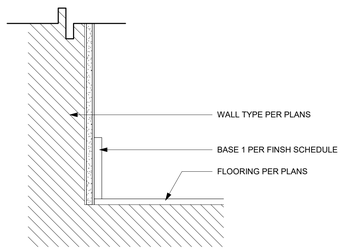
TILE COVE DETAIL | SCALE: 3" = 1'-0" | 5



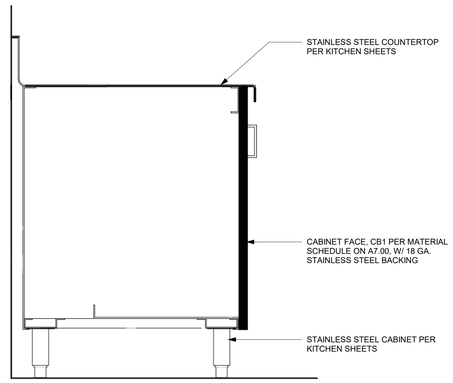
SINK AND COUNTER | SCALE: 1 1/2" = 1'-0" | 2



LVT FLOORING | SCALE: 3" = 1'-0" | 7



BASE BOARD DETAIL | SCALE: 3" = 1'-0" | 4



KITCHEN CABINET SECTION | SCALE: 1 1/2" = 1'-0" | 1

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS		
No.	DESCRIPTION	DATE
2	REBID SET	3/26/24

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ARCHITECT NAME, RCE LICENSE No. — DATE
STEPHEN ALBERT, C9412 — 5/31/25

SHEET INFORMATION			
PROJECT #:	2017	SHEET ISSUE DATE:	11/14/2023
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	ARCHITECTURAL DETAILS- FINISHES
DRAWING SET:	PERMIT SET	SCALE:	As indicated

CITY OF HERMOSA BEACH PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

ARCHITECTURAL DETAILS- FINISHES

FILE NUMBER 24-001

SHEET #: **AD.80**

SHT. 43 OF 101

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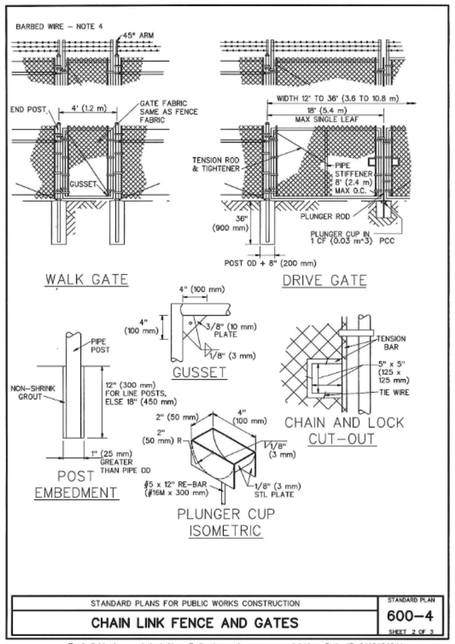

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION	STANDARD PLAN
CHAIN LINK FENCE AND GATES	600–4 SHEET 2 OF 3

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NOTES:

1. SECURE DRIVE–FIT GALVANIZED CAP TO POST WITH 1/4" (6 mm) ROUND–HEAD RIVET.
2. H DENOTES FABRIC WIDTH AND NOMINAL FENCE HEIGHT. H = 5' (1.5 m) UNLESS OTHERWISE NOTED.
3. IF FENCE WITH TOP RAIL IS SPECIFIED, DELETE STEEL TENSION WIRE AT TOP, AND PIPE RAILS AT INTERMEDIATE, SLOPE, END AND CORNER POSTS. EXTEND TENSION ROD TO TOP RAIL.
4. BARBED WIRE SHALL BE USED ONLY WHEN SPECIFIED.
5. POST SPACING IS MAXIMUM 10' (3.0 m).
6. FILL CLEAR OPENINGS GREATER THAN 3" (75 mm) WITH FABRIC. FOR OPENINGS LESS THAN 18" (450 mm), TIE FABRIC TO POSTS.
7. USE ONE POST FOR COMBINED SLOPE AND CORNER POST IF TOP OF CHANNEL WALL IS CONSTRUCTED AS SHOWN FOR "ALTERNATE".
8. STEEL BANDS AT TENSION BARS SHALL BE 1/8" x 1" (3 x 25 mm), MINIMUM, SPACED AT MAXIMUM 16" (400 mm).
9. SECURE TENSION WIRES TO EACH LINE POST WITH TIE WIRES.

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION	STANDARD PLAN
CHAIN LINK FENCE AND GATES	600–4 SHEET 3 OF 3

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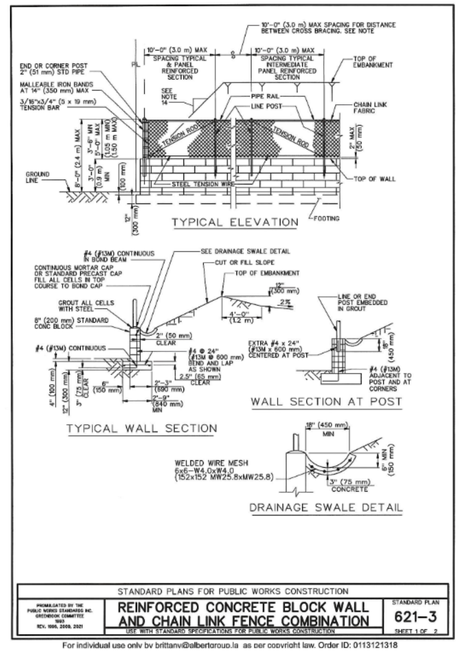
STANDARD CHAIN-LINK GATE

SCALE: N.T.S. | 2



STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION	STANDARD PLAN
REINFORCED CONCRETE BLOCK WALL AND CHAIN LINK FENCE COMBINATION	621–3 SHEET 1 OF 3

PROMULGATED BY THE PUBLIC WORKS STANDARDS, INC. GREENBOOK COMMITTEE
2021
REV: 1995, 2000, 2021

USE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION

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NOTES:

1. THE BLOCK WALL SHALL BE CONSTRUCTED IN ACCORDANCE WITH SSPWC 303–4.1.
2. USE STANDARD 8" (200 mm) WIDE NORMAL WEIGHT CONCRETE BLOCK PER SSPWC 202–2.
3. USE CONCRETE BOND BEAM BLOCK WHERE HORIZONTAL STEEL IS CALLED FOR.
4. MORTAR, GROUT AND WATER SHALL CONFORM TO SSPWC 202–2.
5. REINFORCING STEEL SHALL BE GRADE 40 (GRADE 300) PER SSPWC 201–2.
6. ALL BLOCKS SHALL BE LAID UP IN MORTAR HEAD AND BED JOINTS FOR FULL THICKNESS OF FACE SHELLS. WEBS OF EACH COURSE SHALL CENTER ON WEBS OF COURSES BELOW. OMIT HEAD JOINT IN GRADE COURSE.
7. PLACE A MINIMUM 4" (100 mm) LAYER OF NO. 4 CONCRETE AGGREGATE BETWEEN THE SOIL BACKFILL AND THE OPEN HEAD JOINT.
8. ALL CELLS IN WHICH STEEL IS PLACED SHALL BE FILLED WITH GROUT.
9. CONCRETE SHALL BE 520–A–2500 (310–A–17) PER SSPWC 201–1.1.2.
10. POUR FOOTING AGAINST UNDISTURBED NATURAL SOIL OR SOIL THAT HAS BEEN COMPACTED TO 90% OPTIMUM DENSITY PER ASTM D1557–78.
11. CHAIN LINK FENCING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SSPWC 304–3.
12. PROVIDE OPEN HEAD JOINTS AT INTERVALS NO GREATER THAN 48" (1.2 m). WHERE WALL IS LOCATED ADJACENT TO A SIDEWALK, PROVIDE 2" ø (50 mm ø) WEEP HOLES UNDER SIDEWALK.
13. WELDED WIRE MESH SHALL CONFORM TO SSPWC 201–2.2.3.

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION	STANDARD PLAN
REINFORCED CONCRETE BLOCK WALL AND CHAIN LINK FENCE COMBINATION	621–3 SHEET 2 OF 3

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STANDARD CMU / CHAIN-LINK WALL

SCALE: N.T.S. | 1

BENCH MARK:

No. QY–8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS		
No.	DESCRIPTION	DATE

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ARCHITECT NAME, RCE LICENSE No. — DATE

STEPHEN ALBERT, C9412 — 5/31/25

SHEET INFORMATION			
PROJECT #:	2017	SHEET ISSUE DATE:	11/14/2023
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	ARCHITECTURAL DETAILS- SITE
DRAWING SET:	PERMIT SET	SCALE:	N.T.S.

CITY OF HERMOSA BEACH
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PROJECT ADDRESS
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ARCHITECTURAL DETAILS- SITE

FILE NUMBER 24-001

SHEET #: **AD.90**

SHT. 44 OF 101

VOC AND FORMALDEHYDE LIMITS

2019 California Green Building Code
(Incorporate this form into the plans)

FORM GRN 11

Green Building Code Tables 4.504.1, 4.504.2, 4.504.3, 4.504.5, 5.504.4.1, 5.504.4.2, 5.504.4.3, 5.504.4.5

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS [1,3]
Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds

COATING CATEGORY [2,3]	CURRENT LIMIT
Flat coatings	50
Nonflat coatings	50
Nonflat-high gloss coatings	50
Specialty Coatings	
Aluminum roof coatings	100
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	100
Concrete curing compounds, Roadways & Bridges	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	50
Faux finishing coatings	
Clear Top Coat	100
Decorative Coatings	350
Glazes	350
Japan	350
Trowel Applied Coatings	50
Fire resistive coatings	150
Floor coatings	50
Form-release compounds	100
Graphic arts coatings (sign paints)	200
High temperature coatings	420
Industrial maintenance coatings	100
Low solids coatings[1]	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	150
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Roof coatings, aluminum	100
Rust preventative coatings	100
Shellacs	
Clear	730
Opaque	550
Specialty primers, sealers and undercoaters	100
Stains	100
Stains, Interior	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	100
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	100

[1] Grams of VOC per liter of coating, including water and including exempt compounds.
[2] The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
[3] Some values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 5, 2016. More information is available from the Air Resources Board.

FORMALDEHYDE LIMITS[1]
Maximum Formaldehyde Emissions in Parts per Million.

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

[1] Values in this table are derived from those specified by the California Air Resources Board, Air Toxic Control Measure for Composite Wood as amended by Executive Order G-16-062. For additional information, see California Code of Regulations, Title 17, Sections 93120 through 93120.12.
[2] Thin medium density fiberboard has a maximum thickness of 5/16 inches (8 mm).

SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
Architectural	50
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural	
Nonporous	250
Porous	775
Modified bituminous 500	500
Marine deck	760
Other	750

Note: For additional information regarding methods to measure the VOC content specified in three tables, see South Coast Air Quality Management District Rule 1168.

ADHESIVE VOC LIMIT 1,2
Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	100
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

[1] If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
[2] For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168, http://www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

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STORM WATER POLLUTION CONTROL

2019 California Green Building Code

FORM GRN 1

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

The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects.

Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work; or sign permit work. (Order No. 01-182, NPDES Permit No. CAS004001 – Part 5: Definitions)

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 project site.
5. Excess or waste concrete may not be washed into the 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 swept up immediately and may not be washed down by rain or by any other means.
8. Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
9. Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

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(Rev. 01/01/20)

2019 California Green Building Code

FORM GRN 15

GREEN BUILDING CODE PLAN CHECK NOTES

NON-RESIDENTIAL BUILDINGS

1. State on plans that the outdoor lighting systems shall be designed and installed to comply with all of the following:
   a. The minimum requirements in California Energy Code for Lighting Zones 1-4
   b. Backlight, Uplight and Glare (BUG) ratings as defined in IESNA TM-15-11
   c. Allowable BUG ratings not exceeding those shown in on Table 5.106.8. (5.106.8)
2. Separate submeters shall be installed in any building or new space within a building that is projected to consume more than 1,000 gal/day. (5.303.1.2)
3. New plumbing fixtures and fittings shall not exceed the maximum allowable flow rate specified in Section 5.303.3. (5.303.3)
4. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80psi, or the shower shall be designed to only allow one showerhead to be in operation at a time. (5.303.3.3)
5. For projects that include landscape work, the *Landscape Certification*, Form GRN 12, shall be completed prior to final inspection approval. (State Assembly Bill No. 1881)
6. Installed automatic irrigation system controllers are weather- or soil-based controllers. (WMELO, § 492.7)
7. Weather-resistant exterior wall and foundation envelope shall be detailed in conformance with Los Angeles Building Code Section 1403.2 and California Energy Code Section 150. (5.407.1)
8. Automatic landscape irrigators shall be installed such that it doesn't spray on the structure. (5.407.2.1)
9. New exterior entries and openings subject to foot traffic shall be protected against water intrusion using features such as overhangs, awnings and/or recesses for a combined depth over the entry of at least 4 feet. (5.407.2.2.1)
10. Nonabsorbent interior floor and wall finishes shall be used within at least two feet around and perpendicular to new exterior entries and/or opening subject to foot traffic. (5.407.2.2.1)
11. Exterior entries shall have flashing integrated with the drainage plane. (5.407.2.2.2)
12. Only a City of Los Angeles certified hauler will be used for hauling of construction waste. (5.408.1)
13. 100% of excavated soil and vegetation resulting from land clearing shall be reused or recycled. (5.408.3)
14. A final report for the testing and adjusting of all new systems shall be completed and provided to the field inspector prior to final approval. This report shall be signed by the individual responsible for performing these services. (5.410.4.4)
15. For all new equipment, an *Operation & Systems Manual* shall be provided to the owner and the field inspector at the time of final inspection. (5.410.4.5)
16. All new gas fireplaces must be direct-vent, sealed combustion type. Wood burning fireplaces are prohibited per AQMD Rule 445. (5.503.1, AQMD Rule 445)
17. If the new HVAC system is used during construction, use return air filters with a MERV of 8. Replace all filters immediately prior to occupancy. (5.504.1.3)
18. All new ducts and other new related air distribution components openings shall be covered with tape, plastic, or sheet metal until the final startup of the heating, cooling and ventilating equipment. (5.504.3)
19. Architectural paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 5.504.4.1-5.504.4.3. (5.504.4.1- 5.504.4.3)
20. The *VOC Content Verification Checklist*, Form GRN 2, shall be completed and verified prior to final inspection approval. The manufacturer's specifications showing VOC content for all applicable products shall be readily available at the job site and be provided to the field inspector for verification. (5.504.4.3.2)
21. All new carpet installed in the building interior meets the testing and product requirements of one of the following:
    a. Carpet and Rug Institute's Green Label Plus Program
    b. California Department of Public Health's Specification 01350
    c. NSF/ANSI 140 at the Gold level
    d. Scientific Certifications Systems Indoor Advantage™ Gold (5.504.4.4)
22. All new carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program. (5.504.4.4.1)
23. New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the interior or exterior of the building shall meet the formaldehyde limits. (5.504.4.5, 10.504.4.5)
24. The *Formaldehyde Emissions Verification Checklist,* Form GRN 3, shall be completed prior to final inspection approval. The manufacturer's specifications showing formaldehyde content for all applicable wood products shall be readily available at the job site and be provided to the field inspector for verification. (5.504.4.5)
25. 80% of the total area receiving new resilient flooring shall comply with one or more of the following:
    a. VOC emission limits defined in the CHPS High Performance Products Database
    b. Certified under UL GREENGUARD Gold
    c. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program
    d. Meet the California Department of Public Health's Specification 01350 (5.504.4.6)
26. Mechanically ventilated buildings shall have air filter with a Minimum Efficiency Reporting Value (MERV) of 13 or higher. Filters shall be installed prior to occupancy and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. (5.504.5.3)
27. Designated outdoor smoking area shall be at least 25 feet from an outdoor air intake or openable windows. (5.504.7)
28. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2 Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2. (5.505.1)
29. Buildings that use Demand Control Ventilation shall have CO_2 sensors and ventilation controls installed in accordance with the requirements of the current edition of the California Energy Code, CCR, Title 24, Part 6, Section 121(c). (5.506.2)
30. The HVAC, refrigeration, and fire suppression equipment shall not contain CFC or Halons. (5.508.1)
31. Retail food stores of 8,000 sq. ft. or more of conditioned area that have a commercial refrigeration system with a global warming potential (GWP) of 150 or greater shall have leak reduction measures in accordance with LAGBC Section 5.508.2. Separate mechanical plan check is required. (5.508.2)

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PLUMBING FIXTURE FLOW RATES

Non-Residential Occupancies
2019 California Green Building Code
(Incorporate this form into the plans)

FORM GRN 17

SECTION 5.303.2
WATER REDUCTION FIXTURE FLOW RATES

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
Showerheads	1.8 gpm @ 80 psi
Lavatory faucets, residential	1.2 gpm @ 60 psi[1,3]
Lavatory Faucets, nonresidential	0.4 gpm @ 60 psi[1,3]
Kitchen faucets	1.5 gpm @ 60 psi[2,4,5]
Wash fountains	1.8 gpm for every 20 in. of rim space @60 psi
Metering faucets	0.2 gallons/cycle
Metering faucets for wash fountains	0.2 gpm for every 20 in. of rim space @ 60 psi
Gravity tank type water closets	1.28 gallons/flush[6]
Flushometer tank water closets	1.28 gallons/flush[6]
Flushometer valve water closets	1.28 gallons/flush[6]
Urinals	0.125 gallons/flush
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified

[1] Lavatory faucets shall not have a flow rate less than 0.8 gpm at 20 psi.
[2] Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi and must default to a maximum flow rate of 1.8 gpm @ 60psi.
[3] Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
[4] Kitchen faucets with a maximum 1.8 gpm flow rate may be installed in buildings that have water closets with a maximum flush rate of 1.06 gallons/flush installed throughout
[5] This requirement does not apply to faucets in commercial kitchens.
[6] Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.
Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.
Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.

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2019 California Green Building Code

FORM GRN 18N

WATER CONSERVATION ORDINANCE NOTES

NON-RESIDENTIAL BUILDINGS

1. For new buildings or additions exceeding 50,000 ft², install a separate water meter or sub-meter for the following areas:
   A. For each individual leased, rented, or other tenant space within the building projected to consume more than 100 gpd (380 L/day).
   B. Where potable water is used for industrial/process uses, for water supplied to the following subsystems:
      a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
      b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
      c. Steam and hot-water boilers with energy input more than 500,000 Btu/h (147 kW).
   C. For each building that uses more than 100 gpd on a parcel containing multiple buildings. (5.303.1.1)
2. Provide a 20% reduction in the overall potable water use for each building. The reduction shall be based on the maximum allowable water use per plumbing fixture and fittings as required by the Los Angeles Plumbing Code. New projects having a water supply of 2" or less and additions and alterations projects may use the prescriptive method outlined in this section. (5.303.2)
3. A water budget for landscape irrigation use that conforms to the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) is required for new landscape areas of 500 sqft or more. The following methods to reduce potable water use in landscape areas include, but are not limited to, use of captured rainwater, recycled water, graywater, or water treated for irrigation purposes and conveyed by a water district or public entity. (5.304.1, 5.304.2)
4. New buildings on a site with 1,000 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use. (5.304.4)
5. Additions and alterations on a site with 1,000 square feet of cumulative landscape area which require water service upgrade shall have separate meters or submeters for outdoor water use. (5.304.4)
6. Locks shall be installed on all publicly accessible exterior faucets and hose bibs. (5.304.5)
7. Except as provided in this section, for sites with over 500 square feet of landscape area, alternate waste piping shall be installed to permit discharge from the clothes washer, bathtub, showers, and bathroom/restrooms wash basins to be used for a future graywater irrigation system (5.305.1)
8. Except as provided in this section, where City-recycled water is available within 200 feet of the property line, water closets, urinals, floor drains, and process cooling and heating in the building shall be supplied from recycled water and shall be installed in accordance with the Los Angeles Plumbing Code. (5.305.2)
9. Cooling towers shall comply with one of the following:
   A. Shall have a minimum of 6 cycles of concentration (blowdown)
   B. A minimum of 50% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (5.305.3)
10. Develop and construct a system for onsite reuse of the groundwater where groundwater is being extracted and discharged. Alternatively, the groundwater may be discharged to the sewer. (5.305.4)
11. Provide a hot water system complying with one of the following:
    A. The hot water system shall not allow more than 0.6 gallons of water to be delivered to any fixture before hot water arrives.
    B. Where a hot water recirculation or electric resistance heat trace wire system is installed, the branch from the recirculating loop or electric resistance heat trace wire to the fixture shall contain a maximum of 0.6 gallons. (Los Angeles Plumbing Code Section 610.4.1)

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(Rev. 01/01/20)

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
APPROVED
This construction document MUST be at the job site during construction. It is unlawful to alter, change or deviate from this construction document without approval from the appropriate agency or department. This approval is subject to field inspection for acceptance of the completed work or installation. The approval of this construction document SHALL NOT be held to permit or to be an approval of the violation of any provisions of the municipal code or other ordinances of the City or laws and statutes of the State.
PRINTED PLANS MUST BE ON SITE FOR ALL INSPECTIONS
04/18/2024 by: Guillermo Hobelman

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE

Albert Group
ARCHITECTS
www.albertgroup.la
310.820.8863
@albertgrouparchitects

PLANS PREPARED BY:

LICENSED ARCHITECT STEPHEN M. ALBERT NO. C 9412 REN. 5/31/25 STATE OF CALIFORNIA

ARCHITECT NAME, RCE LICENSE No. DATE
STEPHEN ALBERT, C9412 5/31/25

SHEET INFORMATION

PROJECT #:	2017	SHEET ISSUE DATE:	11/14/2023
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	GREEN BUILDING REQUIREMENTS
DRAWING SET:	PERMIT SET	SCALE:	

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

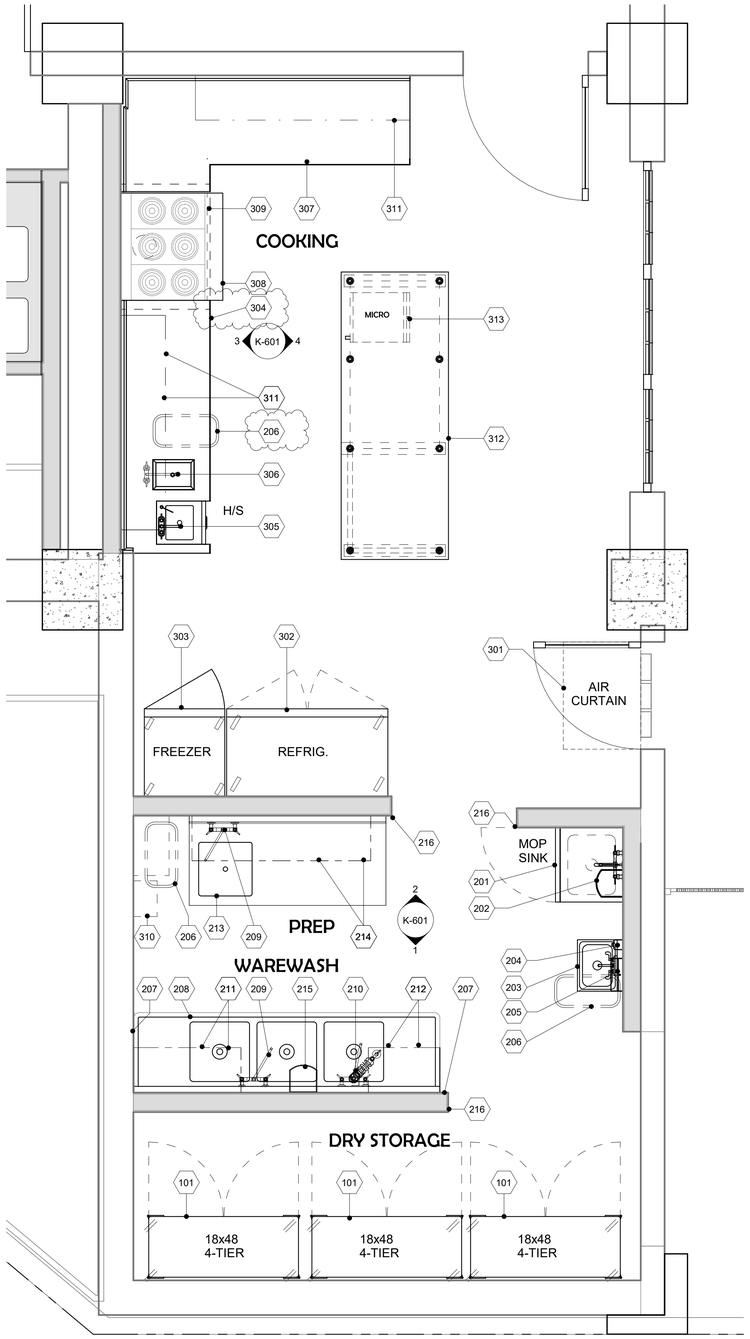
PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

GREEN BUILDING REQUIREMENTS

FILE NUMBER 24-001

SHEET #: **GRN.1**

SHT. 45 OF 101



1 LEVEL 1 EQUIPMENT PLAN
1/2" = 1'-0"

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
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PRINTED PLANS MUST BE ON SITE FOR ALL INSPECTIONS
04/18/2024 by: Guillermo Hobelman

GENERAL LEGEND:

K.E.C. - KITCHEN EQUIPMENT CONTRACTOR
G.C. - GENERAL CONTRACTOR
E.C. - ELECTRICAL CONTRACTOR
P.C. - PLUMBING CONTRACTOR
M.C. - MECHANICAL CONTRACTOR
N.I.K.E.C. - NOT IN KITCHEN EQUIP. CONTRACT

GENERAL NOTES AND CONDITIONS:

1. THE LGM DESIGN GROUP INC., DOES NOT REPRESENT ITSELF AS ARCHITECTS, CONTRACTORS OR ENGINEERS. THESE DRAWINGS ARE PROVIDED FOR INFORMATION ONLY TO THE ARCHITECT, CONTRACTOR AND/OR SUBCONTRACTORS TO SHOW THE GENERAL PLACEMENT OF EQUIPMENT, FIXTURES, FURNISHINGS AND/OR MATERIALS AND WERE MADE FROM AVAILABLE INFORMATION AT THE TIME THEY WERE COMPLETED.

2. ALL ELECTRICAL, PLUMBING, VENTILATION AND REFRIGERATION SERVICE ROUGH-IN WORK AND FINAL CONNECTIONS TO ALL KITCHEN EQUIPMENT AND FIXTURES MUST BE PROVIDED BY EACH TRADES SUBCONTRACTOR.

3. WORK BY ANY TRADE INDICATED ON THESE PLANS DOES NOT NECESSARILY REFLECT CODES, ORDINANCES AND REGULATIONS AND THEREFORE DOES NOT RELIEVE THEM OF THEIR RESPONSIBILITY TO ASSURE SUCH.

4. ALL DIMENSIONS AND CONDITIONS MUST BE FIELD VERIFIED AT THE JOB SITE, DETAILS SHOWN ARE TYPICAL.

5. ALL DIMENSIONS WHEN SUCH IN PLAN ARE TO FACE OF FINISHED SURFACES UNLESS OTHERWISE NOTED. INSTALLER MUST VERIFY ALL FIELD DIMENSIONS AND RELAY ANY DISCREPANCIES AND PROBLEMS TO THE DESIGNER AND PROJECT MANAGER FOR RESOLUTION IN A TIMELY MANNER.

6. CONTRACTORS, SUBCONTRACTORS, SHEET METAL FABRICATORS AND TRADES SHALL PROVIDE AND SUBMIT THEIR OWN NECESSARY ROUGH-IN PLANS, ELEVATIONS, AND DRAWINGS.

7. GENERAL CONTRACTOR SHALL PROVIDE ALL CEILING, WALL AND FLOOR PENETRATIONS AND ALL SLEEVES FOR PLUMBING, ELECTRICAL, REFRIGERATION AND CO2 LINES AND VENTILATION DUCTS AS REQUIRED. ALL PENETRATIONS AND REMOTE LOCATION SITES MUST BE VERIFIED AND APPROVED BY PROJECT ENGINEERS.

8. A FIRE SUPPRESSION SYSTEM CONFORMING TO ALL LOCAL CODES AND SPECIFICATIONS SHALL BE FITTED TO ALL REQUIRED EQUIPMENT AND HOODS AND SHALL BE SPECIFIED AND SHOWN ON A SEPARATE DRAWING BY KITCHEN EQUIPMENT CONTRACTOR.

9. PLUMBING CONTRACTOR SHALL PROVIDE AND LOCATE CORRECTLY, FLOOR SINKS, DRAINS AS REQUIRED AND COORDINATE THE INSTALLATION OF THESE TO COMPLY WITH THE REQUIREMENTS AS SPECIFIED BY THE KITCHEN EQUIPMENT CONTRACTOR.

10. ANY ERRORS, OMISSIONS OR CONFLICT FOUND IN THE VARIOUS PARTS OF THE SCHEMATIC DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR PROJECT MANAGER BEFORE PROCEEDING WITH THE WORK.

11. KITCHEN EQUIPMENT CONTRACTOR WARRANTS ALL STANDARDS, FABRICATIONS AND DESIGNS MEET REGULATIONS. ANY OR EXCEED LOCAL ENVIRONMENTAL HEALTH, FIRE AND SAFETY CODES AND ISSUE, DESIGN OR STANDARD OF MANUFACTURER FOUND TO NOT MEET THESE CODES AND REGULATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR PROJECT MANAGER BEFORE PROCEEDING WITH THE WORK.

NOTE:
IT IS THE RESPONSIBILITY OF THE K.E.C. TO VERIFY, COORDINATE AND CORRECT ANY EQUIPMENT ROUGH-INS IN THIS DRAWING SET AND TO RESPOND TO CHANGES DUE TO SUBSTITUTIONS, FIELD CONDITIONS AND MOUNTING HEIGHT REQUIREMENTS.
BY EMPLOYING THE USE OF THIS SET, THE K.E.C. TAKES OWNERSHIP OF THIS INFORMATION CONTAINED, AND WILL PERFORM DUE DILIGENCE TO ENSURE THE PROPER LOCATION AND VALUES OF ALL ROUGH-INS PERTAINING TO THE FOODSERVICE EQUIPMENT ON THIS PROJECT.

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT
RECOMMENDED FOR PERMIT ISSUANCE:
DATE
04/22/2024

Revision Number	Revision Description	Issued by	Revision Date
1	Revision 1		Date 1

9	8	7	6	5	4	3	2	1	DATE
									ISSUED FOR

LGM DESIGN GROUP
COMMERCIAL KITCHEN PLANNING & DESIGN

1555 N. DALE MABRY HWY
SUITE 103
TAMPA, FLORIDA 33619
PHONE: (813)949-4010
FAX: (813)949-4010
www.LGMDESIGN.com

NOTICES:
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KEY PERSONS AND APPROVALS
PROJECT MANAGER:
PROJECT ARCHITECT:
INTERIOR DESIGNER:
APPROVED: JM
CHECKED: JM
DATE: 07/05/23
DRAWN: JM

PROJECT:
CLARK BUILDING RENO

CUSTOMER:
CITY OF HERMOSA BEACH

TYPE OF DRAWING: FLOOR PLAN
SHT. 46 OF 101
SCALE: As indicated
DRAWING NO:
K-101

12/7/2024 8:47:32 PM

FULL EQUIPMENT SCHEDULE

ITEM NO	QTY	BY OWNER	BUYOUT (K.E.C.)	EXISTING	FABRICATION (F.E.C.)	BY G.C.	EQUIPMENT CATEGORY	MANUFACTURER	MODEL NUMBER	VOLTS	PHASE	KW	AMPS	NEMA	COLD WATER SIZE (IN)	HOT WATER SIZE (IN)	DIRECT DRAIN SIZE (IN)	INDIRECT DRAIN SIZE (IN)
101	3		X				MOBILE SECURITY SHELVING UNIT	ULINE	H2657									
201	1		X				MOP SINK CABINET	ADVANCE TABCO	9-OPC-84						1/2"	1/2"	2"	
202	1	X					MOP SINK CHEMICAL DISPENSER	BY VENDOR							1/2"			
203	1		X				HAND SINK	ADVANCE TABCO	7-PS-40						1/2"	1/2"	1 1/2"	
204	1		X				SOAP DISPENSER	ADVANCE TABCO	7-PS-12									
205	1		X				PAPER TOWEL DISPENSER	ADVANCE TABCO	7-PS-35									
206	3		X				TRASH RECEPTACLE	RUBBERMAID	FG354060GRAY									
207	2				X		SS WALL-FLASHING	CUSTOM FABRICATION	CUSTOM									
208	1		X				3-COMPARTMENT SINK	ADVANCE TABCO	94-23-60-18RL								2"	
209	2		X				FAUCET, SPLASH MOUNT	T & S BRASS	B-0231						1/2"	1/2"		
210	1		X				PRE-RINSE FAUCET W/ ADD ON FAUCET	T & S BRASS	B-0133-10CRBJST						1/2"	1/2"		
211	2		X				WALL SHELF	ADVANCE TABCO	WS-15-36-16									
212	2		X				WALL SHELF	ADVANCE TABCO	WS-15-24-16									
213	1				X		SS WORK COUNTER W/ SINK	CUSTOM FABRICATION	CUSTOM									1 1/2"
214	2		X				WALL SHELF	ADVANCE TABCO	WS-15-60-16									
215	1	X					DETERGENT DISPENSER	ECOLAB	APEX						1/2"	1/2"		
216	3				X		SS CORNER GUARD	CUSTOM FABRICATION	CUSTOM									
301	1		X				AIR CURTAIN, CEILING MOUNTED	MARS AIR	PH1036	115V	1		9.0 A	J-BOX				
302	1		X				REFRIGERATOR, 2-DOOR REACH-IN	TRUE FOOD SERVICE EQUIPMENT, INC.	TS-49-HC	115V	1	529 VA	4.6 A	5-15P				
303	1		X				FREEZER, SINGLE DOOR	TRUE FOOD SERVICE EQUIPMENT, INC.	T-23F-HC	115V	1	426 VA	3.7 A	5-15P				
304	1				X	X	SS WORK COUNTER W/ MILLWORK DOOR FRONTS	CUSTOM SS FABRICATION/ MILLWORK	CUSTOM		0	0 VA	0.0 A					
305	1		X				HAND SINK FAUCET, DECK MOUNTED	T&S BRASS	B-1110						1/2"	1/2"		
306	1		X				FAUCET, DECK MOUNTED	T&S BRASS	B-0226						1/2"	1/2"		
307	1				X		SS WORK COUNTER W/ MILLWORK DOOR FRONTS	CUSTOM SS FABRICATION/ MILLWORK	CUSTOM									
308	1		X				6-BURNER RANGE W/ OVEN	GARLAND	S686	208V	1	14976 VA	72.0 A	J-BOX				
309	1					X	EXHAUST HOOD	CAPTIVE AIRE (BY MECHANICAL)	3044	120V	1		5.4 A	J-BOX				
310	1					X	EXHAUST HOOD ANSUL CABINET	CAPTIVE AIRE (BY MECHANICAL)	ANSUL	120V	1		15.0 A	J-BOX				
311	3					X	MILLWORK WALLSHELF	MILLWORK FABRICATION	CUSTOM									
312	1				X	X	MILLWORK TOP/ SS WORKTABLE	MILLWORK/ CUSTOM SS FABRICATION	CUSTOM									
313	1		X				MICROWAVE OVEN	PANASONIC	NE-1064F	120V	1	0 VA	13.4 A	5-15P				

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
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PRINTED PLANS MUST BE ON SITE FOR ALL INSPECTIONS
04/18/2024 by: Guillermo Hobelman

Revision Number	Revision Description	Issued by	Revision Date
1	Revision 1		Date 1

LGM DESIGN GROUP
COMMERCIAL KITCHEN PLANNING & DESIGN

1533 N. HALE AVENUE, SUITE 101
ALTA LOMA, CA 91701
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NOTES:
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KEY PERSONS AND APPROVALS

PROJECT MANAGER:			APPROVED:	JM	
PROJECT ARCHITECT:			CHECKED:	JM	DRAWN: JM
INTERIOR DESIGNER:			DATE:	07/05/23	

PROJECT: CLARK BUILDING RENO

CUSTOMER: CITY OF HERMOSA BEACH

TYPE OF DRAWING: EQUIPMENT SCHEDULE
SHT. 47 OF 101

SCALE:

DRAWING NO: K-201

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT
RECOMMENDED FOR PERMIT ISSUANCE:
DATE 04/22/2024

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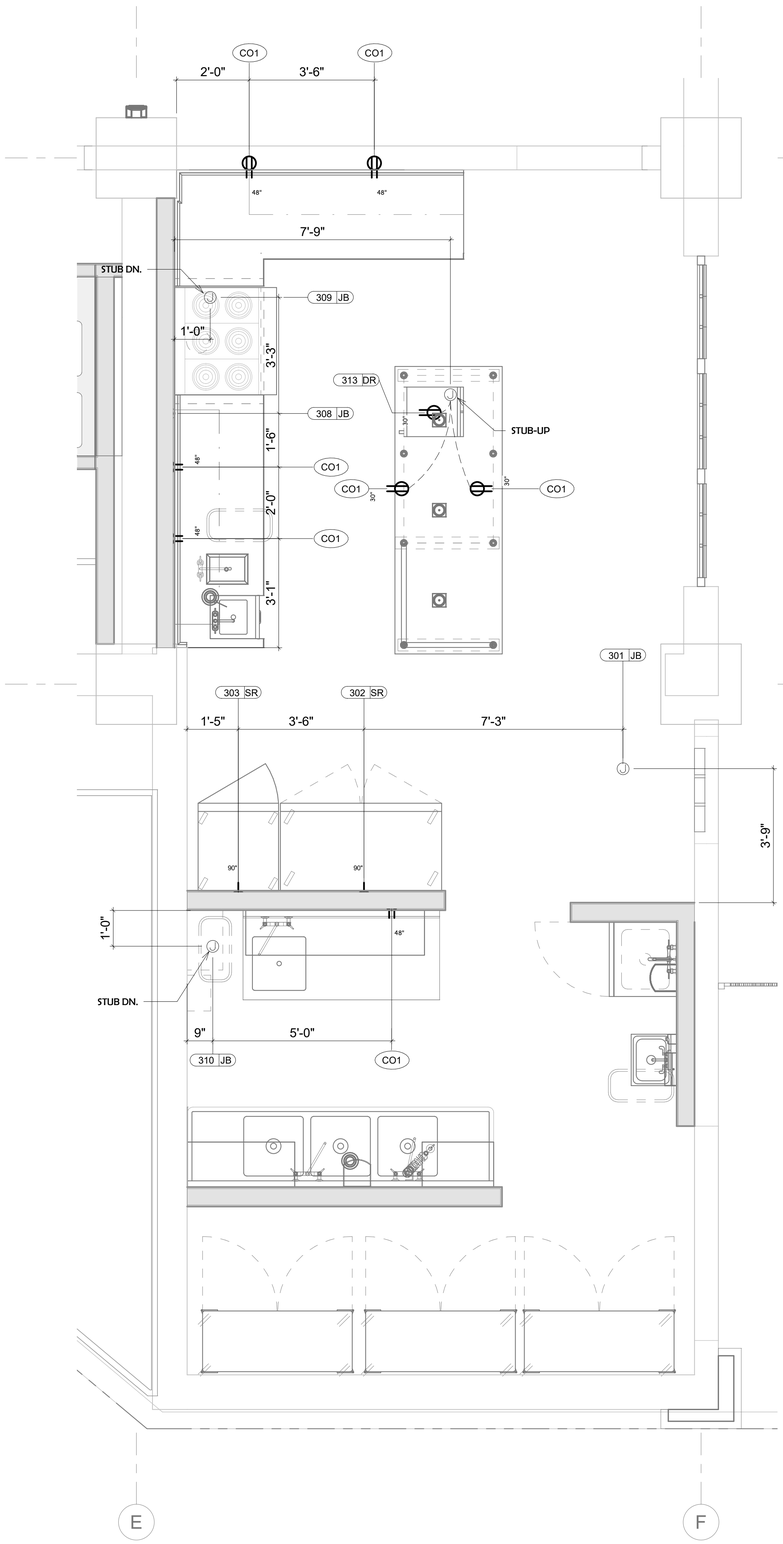

1 LEVEL 1 ELECTRICAL PLAN
1/2" = 1'-0"

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
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04/18/2024 by: Guillermo Hobelman

ELECTRICAL SYMBOLS/ABBREVIATION

TAG LEGEND (ITEM #)

SYMBOLS	ABBREVIATIONS	
JUNCTION BOX (JB)	CP	CORD & PLUG
DATA CONNECTION	EL	ELEVATION ABOVE FINISHED FLOOR
QUAD RECEPTACLE (QR)	A	AMPERES
DUPLEX RECEPTACLE OUTLET (DR)	V	VOLTS
SINGLE RECEPTACLE OUTLET (SR)	W	WATTS
	PH	PHASE
POS RECEPTACLE (DEDICATED)	AFF	ABOVE FINISHED FLOOR
DISCONNECT	DFA	DOWN FROM ABOVE
FLOOR RECEPTACLE	BTC	BRANCH TO CONNECTION POINT AND CONNECT EQUIP.
LIGHT INDICATION	SU	STUB UP ABOVE FINISHED FLOOR
BREAKER PANELBOARD	HP	HORSE POWER
SWITCH AS NOTED	KW	KILLOWATTS
FLORESCENT LIGHT FIXTURE	DC	DIRECT CONNECTION
HEATING ELEMENT	FEC	FOOD SERVICE EQUIPMENT CONTRACTOR
	EX	EXISTING

NOTES

1. ALL ELECTRICAL OUTLETS SHOWN ON THIS PLAN ARE FOR FIXTURES SPECIFIED AS FURNISHED BY THE KITCHEN EQUIPMENT CONTRACTOR. FOR FURTHER BUILDING ELECTRICAL REQUIREMENTS (TELEPHONES, CLOCKS, SIGNS, EXHAUST FAN SWITCHING, ETC.) SEE OTHER PLANS
2. ALL DIMENSIONS GIVEN ARE IN FEET AND INCHES AND ARE FROM CENTERLINES AND/OR FINISHED WALLS. ELEVATIONS GIVEN ARE FROM FINISHED FLOOR TO CENTERLINE OF OUTLET. ALL ROUGH-INS SHOWN ARE TO BE RUN INSIDE WALLS (EXCEPT STUB-UPS). LOCATION INDICATES POINT OF EXIT FROM WALLS, CEILINGS OR FLOORS. ALL 120 VOLT OUTLETS NOT DESIGNATED WITH SPECIFIC LOADS TO BE RATED AT 20.0 AMPS.
3. ELECTRICIAN TO CONNECT ALL ELECTRICAL EQUIPMENT AND FIXTURES AND DO ANY INTERNAL WIRING REQUIRED IN THE FIXTURES AS REQUIRED BY THE SPECIFICATIONS. ALL ELECTRICAL OUTLET COVER PLATES ARE TO BE STAINLESS STEEL AND ARE TO BE FURNISHED BY THE ELECTRICIAN, AS WELL AS THE RECEPTACLE, UNLESS OTHERWISE SPECIFIED IN THE ITEM SPECIFICATIONS. KITCHEN EQUIPMENT SUPPLIER TO FURNISH A GALVANIZED JUNCTION BOX IN THE FIXTURE CUTOUT TO RECEIVE THE RECEPTACLE, UNLESS OTHERWISE NOTED. ALL DISCONNECT SWITCHES REQUIRED ARE TO BE FURNISHED AND INSTALLED BY THE ELECTRICIAN AT TIME OF INSTALLATION
4. ALL WORK TO BE PERFORMED IN FULL ACCORDANCE WITH ALL APPLICABLE CODES RELATING TO HOOK-UP, INSTALLATION AND WIRING OF EQUIPMENT. OMISSIONS OR ERRORS ON THE SCHEDULE DO NOT RELIEVE THE ELECTRICIAN FROM COMPLETE FINAL CONNECTION RESPONSIBILITY.
5. IF ELECTRICAL OUTLETS AND/OR RECEPTACLES ARE CHANGED FROM "STUB-UP" TO "WALL-MOUNTED", THE "WALL-MOUNTED" OUTLETS AND/OR RECEPTACLES ARE TO BE SET AT 12" A.F.F.
6. ELECTRICAL CONDUIT TO BE PROVIDED & INSTALLED BY ELECTRICAL CONTRACTOR
7. WALK-IN LIGHTING FIXTURES ON DRAWINGS TO BE FURNISHED BY THE KITCHEN EQUIPMENT CONTRACTOR. WIRING AND INSTALLATION BY ELECTRICAL CONTRACTOR
8. ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL DISCONNECT FOR EQUIPMENT MOUNTED AT 72" A.F.F.
9. ELECTRICAL CONTRACTOR TO INTERLOCK DISHMACHINE W/ EXHAUST SYSTEM FAN
10. ELECTRICAL CONTRACTOR TO PROVIDE A WALL SWITCH FOR LIGHTS IN HOOD

ELECTRICAL SCHEDULE

ITEM NO	VOLTS	PHASE	KW	AMPS	HP	CONN TYPE	CONN PLUG NEMA	ELECTRICAL A.F.F. (IN)	EQUIPMENT CATEGORY	ELECTRICAL REMARKS
301	115V	1		9 A	1	JB	J-BOX	86"	AIR CURTAIN, CEILING MOUNTED	
302	115V	1	529 VA	5 A	1/4	SR	5-15P	90"	REFRIGERATOR, 2-DOOR REACH-IN	
303	115V	1	426 VA	4 A	1/2	SR	5-15P	90"	FREEZER, SINGLE DOOR	
308	208V	1	14976 VA	72 A		JB	J-BOX	24"	6-BURNER RANGE W/ OVEN	
309	120V	1		5 A		JB	J-BOX	96"	EXHAUST HOOD	
310	120V	1		15 A		JB	J-BOX	96"	EXHAUST HOOD ANSUL CABINET	
313	120V	1	0 VA	13 A		DR	5-15P	30"	MICROWAVE OVEN	STUB UP UNDER WORKTABLE

ELECTRICAL CONVENIENCE OUTLET KEY NOTES

CO1	115 VOLT, 1 PHASE, 15.0 AMP - 48"AFF. FACEPLATE MOUNTED VERTICALLY.

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT
RECOMMENDED FOR PERMIT ISSUANCE:
DATE
04/22/2024

Revision Number	Revision Description	Issued by	Revision Date

9	8	7	6	5	4	3	2	1	DATE
									ISSUED FOR

LGM DESIGN GROUP
COMMERCIAL KITCHEN PLANNING & DESIGN

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KEY PERSONS AND APPROVALS
PROJECT MANAGER:
PROJECT ARCHITECT:
INTERIOR DESIGNER:
APPROVED: Approver
CHECKED: Checker
DRAWN: Author
DATE: 07/05/23

PROJECT: CLARK BUILDING RENO
CUSTOMER: CITY OF HERMOSA BEACH

TYPE OF DRAWING: ELECTRICAL PLAN
SHT. 48 OF 101
SCALE: As indicated
DRAWING NO: K-301

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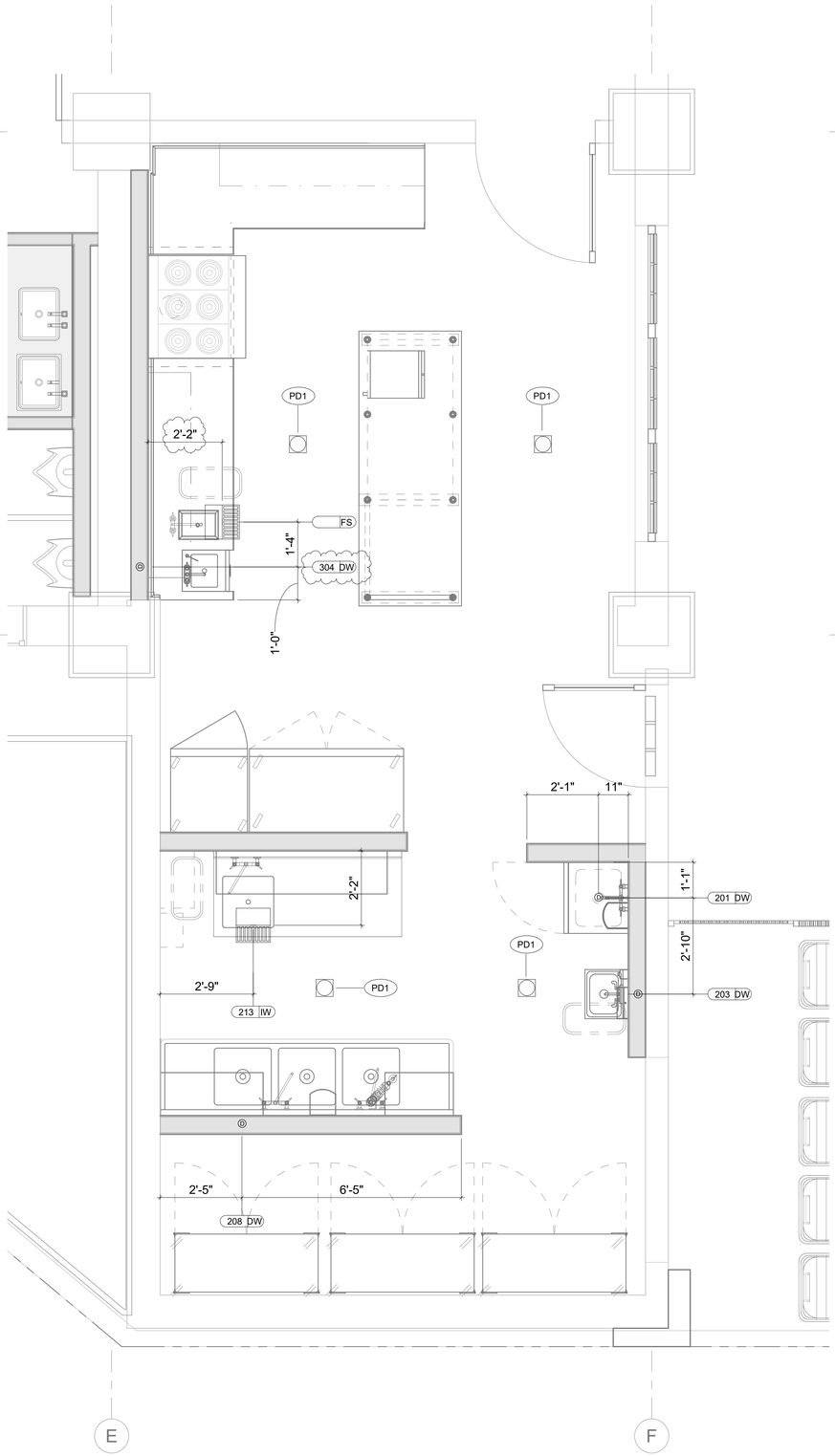

1 LEVEL 1 PLUMBING DRAIN PLAN
1/2" = 1'-0"

PLUMBING DRAIN SCHEDULE					
ITEM NO	DIRECT WASTE SIZE	DIRECT WASTE A.F.F.	DIRECT DRAIN REMARKS	INDIRECT WASTE SIZE	INDIRECT DRAIN REMARKS
201	2"	2"	CONNECT TO MOP SINK DRAIN		
203	1 1/2"	15"	CONNECT TO HAND SINK DRAIN		
208	2"	12"	CONNECT TO DRAIN		
213				1 1/2"	PLUMB TO FLOOR SINK

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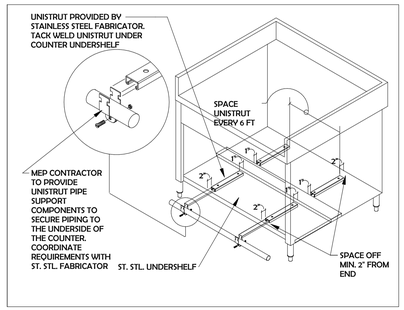

2 PLUMBING DRAIN DETAIL
1/8" = 1'-0"

PLUMBING DRAIN PLAN KEY NOTES	
PD1	AREA DRAINS SHOWN ARE IN FOOD SERVICE AREAS ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR FLOOR SLOPE, ACTUAL LOCATIONS AND ANY ADDITIONAL AREA DRAINS.

PLUMBING SYMBOLS/ABBREVIATIONS

TAG LEGEND (ITEM #/UTILITY)

SYMBOLS			
H	HOT WATER	HW	HOT WATER
C	COLD WATER	CW	COLD WATER
D	DRAIN	DW	DIRECT WASTE
	GAS	G	GAS
	FLOOR DRAIN	FD	FLOOR DRAIN
	HUB DRAIN	HD	HUB DRAIN
	FLOOR SINK	FS	FLOOR SINK
	FLOOR SINK	FS	FLOOR SINK
CS	CHILLED WATER SUPPLY	CS	CHILLED WATER SUPPLY
CR	CHILLED WATER RETURN	CR	CHILLED WATER RETURN
S	STEAM SUPPLY	IW	INDIRECT WASTE
R	STEAM RETURN	AFF	ABOVE FINISHED FLOOR
	PIPE ROUTING	DFA	DOWN FROM ABOVE
		EX	EXISTING

WATER SUPPLY REQUIREMENTS
ALL WATER SUPPLIED KITCHEN EQUIPMENT SYSTEMS ARE SUBJECT TO CONTAMINATIN AND FAILURE DUE TO MINERAL CONTENT FOUND IN MOST WATER SUPPLIES, TO MINIMIZE SERVICE PROBLEMS AND TO MEET WARRANTY REQUIREMENTS A WATER TREATMENT (SOFTENING) SYSTEM IS RECOMMENDED WHEN WATER QUALITY IS FOUND TO EXCEED LIMITS STATED BELOW AND IN OPERATORS MANUALS. RECOMMENDED MINIMUM WATER QUALITY STANDARDS ARE TOTAL DISSOLVED SOLIDS (TDS) CONTENT SHOULD NOT EXCEED 30 PARTS PER MILLION; AND WATER PH SHOULD BE 7.0 OR HIGHER

GENERAL PLUMBING NOTES

1. PLUMBER TO PROVIDE BACKFLOW PREVENTER IN SUPPLY LINE TO ALL EQUIPMENT NEEDED PER LOCAL CODES
2. PLUMBER TO SPECIFY AND LOCATE EQUIPMENT AND UTILITIES FOR THESE LOCATIONS
3. PLUMBER TO CONNECT ALL WATER LINES, GAS LINES, WASTE LINES, ETC. TO FULLY CONNECT ALL EQUIPMENT AND RUN CONDENSATE LINES IN SOLID MATERIAL (NO FLEX HOSES) FROM UNITS TO DRAINS AND THESE LINES TO BE NO SMALLER THAN THE STUB-OUT OF THE FIXTURE. PLUMBER TO PROVIDE GATE VALVES ON ALL WATER AND GAS LINES, ALL VALVES, CUT-OFFS, TRAPS, HYDROSTATIC SHOCK ELIMINATORS PRESSURE REGULATORS AND MATERIALS NECESSARY TO CONNECT ALL LINES, UNLESS OTHERWISE SPECIFIED IN THE ITEM SPECIFICATIONS. FAUCETS, DRAIN OUTLET FITTINGS IN FIXTURES AND SPECIALTY ITEMS ARE TO BE FURNISHED BY THE KITCHEN EQUIPMENT CONTRACTOR AS OUTLINED IN THE ITEM SPECIFICATIONS. ALL WORK TO BE PERFORMED IN FULL ACCORDANCE WITH ALL APPLICABLE CODES RELATING TO INSTALLATION AND HOOKUP OF EQUIPMENT OMISSIONS OR ERRORS ON THE SCHEDULE DO NOT RELIEVE THE PLUMBING CONTRACTOR FROM COMPLETE FINAL PLUMBING RESPONSIBILITY
4. ALL OUTLETS AND CONNECTIONS SHOWN RELATE TO KITCHEN EQUIPMENT ONLY. REFER TO ARCHITECTURAL/ENGINEERING PLANS FOR ADDITIONAL REQUIREMENTS
5. ALL DIMENSIONS GIVEN ARE FROM COLUMN CENTERLINES AND/OR FINISHED WALLS AND ARE IN FEET AND INCHES. ELEVATIONS GIVEN ARE FROM FINISHED FLOORS. ALL ROUGH-INS SHOWN ARE TO BE RUN INSIDE WALLS (EXCEPT STUB-UPS) LOCATIONS INDICATE POINT OF EXIT FROM WALLS, CEILINGS OR FLOORS
6. ALL FLOOR DRAINS TO SET 1/2" BELOW FINISHED FLOOR UNLESS OTHERWISE NOTED. DO NOT SLOPE FLOORS SO CLOSE TO DRAINS AS TO CREATE "PITS" OR "DIPS" IN FLOOR. MINIMUM RADIUS OF SLOPE TO BE 24" FROM CENTERLINE OF DRAIN
7. ALL DRAINS ARE FOR REFERENCE ONLY SEE PLUMBING DRAWINGS FOR TYPE AND LOCATION REQUIRED
8. FLOOR DRAINS AND AREA DRAINS SHOWN ARE FOR REFERENCE ONLY. SEE ARCHITECTURAL FLOOR SLOPING PLAN FOR EXACT LOCATION AND QUANTITY
9. MINIMUM 140 DEGREE HOT WATER FEED TO DISHMACHINE REQUIRED
10. SOFT WATER CONNECTION REQUIRED TO DISHMACHINE

NOTE:
NO DRAIN PIPING SHALL LAY ON FINISHED FLOOR. MEP CONTRACTOR TO PROVIDE UNISTRUT PIPE SUPPORTS AND SECURE PIPING TO UNDERSIDE OF COUNTER, COORDINATE REQUIREMENTS WITH ST. STL. FABRICATOR. UNISTRUT TO BE SPACED EVERY 6'-0" UNDER COUNTER AND OFFSET 2" MIN. FROM END.

NOTE:
FLOOR DRAINS AND AREA DRAINS SHOWN ARE FOR REFERENCE ONLY. SEE ARCHITECTURAL FLOOR SLOPING PLAN FOR EXACT LOCATION AND QUANTITY

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT
RECOMMENDED FOR PERMIT ISSUANCE:
DATE
04/22/2024

Revision Number	Revision Description	Issued by	Revision Date
1	Revision 1		Date 1

ISSUED FOR

DATE	1	2	3	4	5	6	7	8	9

LGM DESIGN GROUP
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KEY PERSONS AND APPROVALS
PROJECT MANAGER:
PROJECT ARCHITECT:
INTERIOR DESIGNER:
APPROVED: Approver
CHECKED: Checker
DATE: 07/05/23
DRAWN: Author

PROJECT: CLARK BUILDING RENO
CUSTOMER: CITY OF HERMOSA BEACH

TYPE OF DRAWING: PLUMBING DRAIN PLAN
SHT. 49 OF 101
SCALE: As indicated
DRAWING NO: K-401

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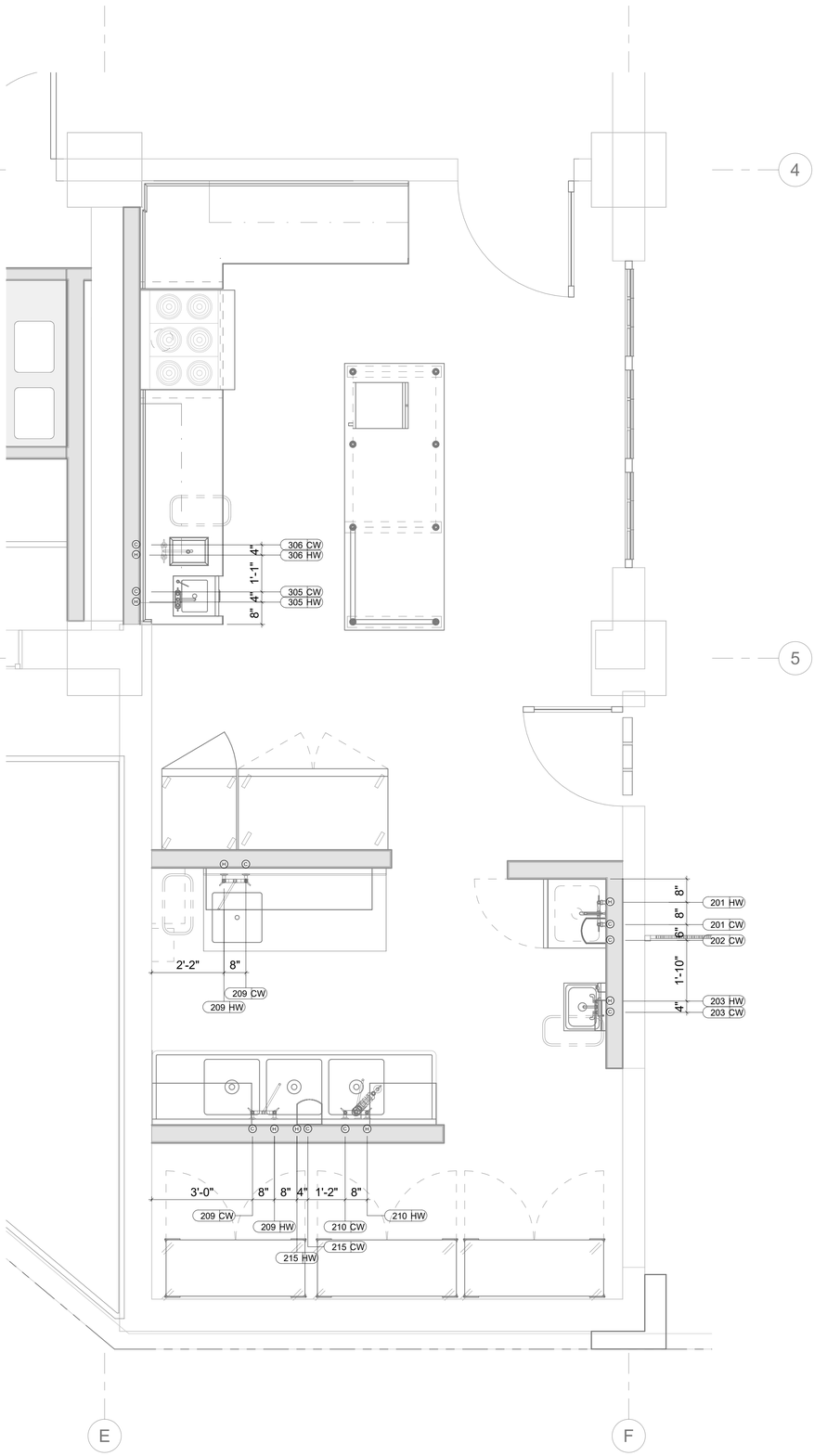

1 LEVEL 1 PLUMBING PLAN
1/2" = 1'-0"

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
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04/18/2024 by: Guillermo Hobelman

PLUMBING SYMBOLS/ABBREVIATIONS

TAG LEGEND (ITEM #/UTILITY)

SYMBOLS			
(H)	HOT WATER	HW	HOT WATER
(C)	COLD WATER	CW	COLD WATER
(D)	DRAIN	DW	DIRECT WASTE
	GAS	G	GAS
	FLOOR DRAIN	FD	FLOOR DRAIN
	HUB DRAIN	HD	HUB DRAIN
	FLOOR SINK	FS	FLOOR SINK
	FLOOR SINK	FS	FLOOR SINK
(CS)	CHILLED WATER SUPPLY	CS	CHILLED WATER SUPPLY
(CR)	CHILLED WATER RETURN	CR	CHILLED WATER RETURN
(S)	STEAM SUPPLY	IW	INDIRECT WASTE
(R)	STEAM RETURN	AFF	ABOVE FINISHED FLOOR
	PIPE ROUTING	DFA	DOWN FROM ABOVE
		EX	EXISTING

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GENERAL PLUMBING NOTES

1. PLUMBER TO PROVIDE BACKFLOW PREVENTER IN SUPPLY LINE TO ALL EQUIPMENT NEEDED PER LOCAL CODES
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3. PLUMBER TO CONNECT ALL WATER LINES, GAS LINES, WASTE LINES, ETC., TO FULLY CONNECT ALL EQUIPMENT AND RUN CONDENSATE LINES IN SOLID MATERIAL (NO FLEX HOSES) FROM UNITS TO DRAINS AND THESE LINES TO BE NO SMALLER THAN THE STUB-OUT OF THE FIXTURE. PLUMBER TO PROVIDE GATE VALVES ON ALL WATER AND GAS LINES. ALL VALVES, CUT-OFFS, TRAPS, HYDROSTATIC SHOCK ELIMINATORS PRESSURE REGULATORS AND MATERIALS NECESSARY TO CONNECT ALL LINES, UNLESS OTHERWISE SPECIFIED IN THE ITEM SPECIFICATIONS. FAUCETS, DRAIN OUTLET FITTINGS IN FIXTURES AND SPECIALTY ITEMS ARE TO BE FURNISHED BY THE KITCHEN EQUIPMENT CONTRACTOR AS OUTLINED IN THE ITEM SPECIFICATIONS. ALL WORK TO BE PERFORMED IN FULL ACCORDANCE WITH ALL APPLICABLE CODES RELATING TO INSTALLATION AND HOOKUP OF EQUIPMENT OMISSIONS OR ERRORS ON THE SCHEDULE DO NOT RELIEVE THE PLUMBING CONTRACTOR FROM COMPLETE FINAL PLUMBING RESPONSIBILITY
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7. ALL DRAINS ARE FOR REFERENCE ONLY SEE PLUMBING DRAWINGS FOR TYPE AND LOCATION REQUIRED
8. FLOOR DRAINS AND AREA DRAINS SHOWN ARE FOR REFERENCE ONLY. SEE ARCHITECTURAL FLOOR SLOPING PLAN FOR EXACT LOCATION AND QUANTITY
9. MINIMUM 140 DEGREE HOT WATER FEED TO DISHMACHINE REQUIRED
10. SOFT WATER CONNECTION REQUIRED TO DISHMACHINE

PLUMBING WATER SCHEDULE

ITEM NO	COLD WATER SIZE	COLD WATER AFF	HOT WATER SIZE	HOT WATER AFF	CHILLED WATER SUPPLY SIZE	CHILLED WATER SUPPLY AFF	CHILLED WATER RETURN SIZE	CHILLED WATER RETURN AFF	GAS SIZE	MBTUH	GAS AFF	PLUMBING REMARKS
201	1/2"	36"	1/2"	36"								CONNECT TO FAUCET
202	1/2"	60"										CONNECT TO CHEMICAL DISPENSER
203	1/2"	18"	1/2"	18"								CONNECT TO HAND SINK FAUCET
209	1/2"	12"	1/2"	12"								CONNECT TO FAUCET
210	1/2"	12"	1/2"	12"								CONNECT TO FAUCET
215	1/2"	72"	1/2"	72"								CONNECT TO CHEMICAL DISPENSER
305	1/2"	18"	1/2"	18"								CONNECT TO FAUCET
306	1/2"	0"	1/2"	0"								CONNECT TO FAUCET

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT
RECOMMENDED FOR PERMIT ISSUANCE:
DATE: 04/22/2024

Revision Number	Revision Description	Issued by	Revision Date
9			
8			
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1	ISSUED FOR		DATE

LGM DESIGN GROUP
COMMERCIAL KITCHEN PLANNING & DESIGN

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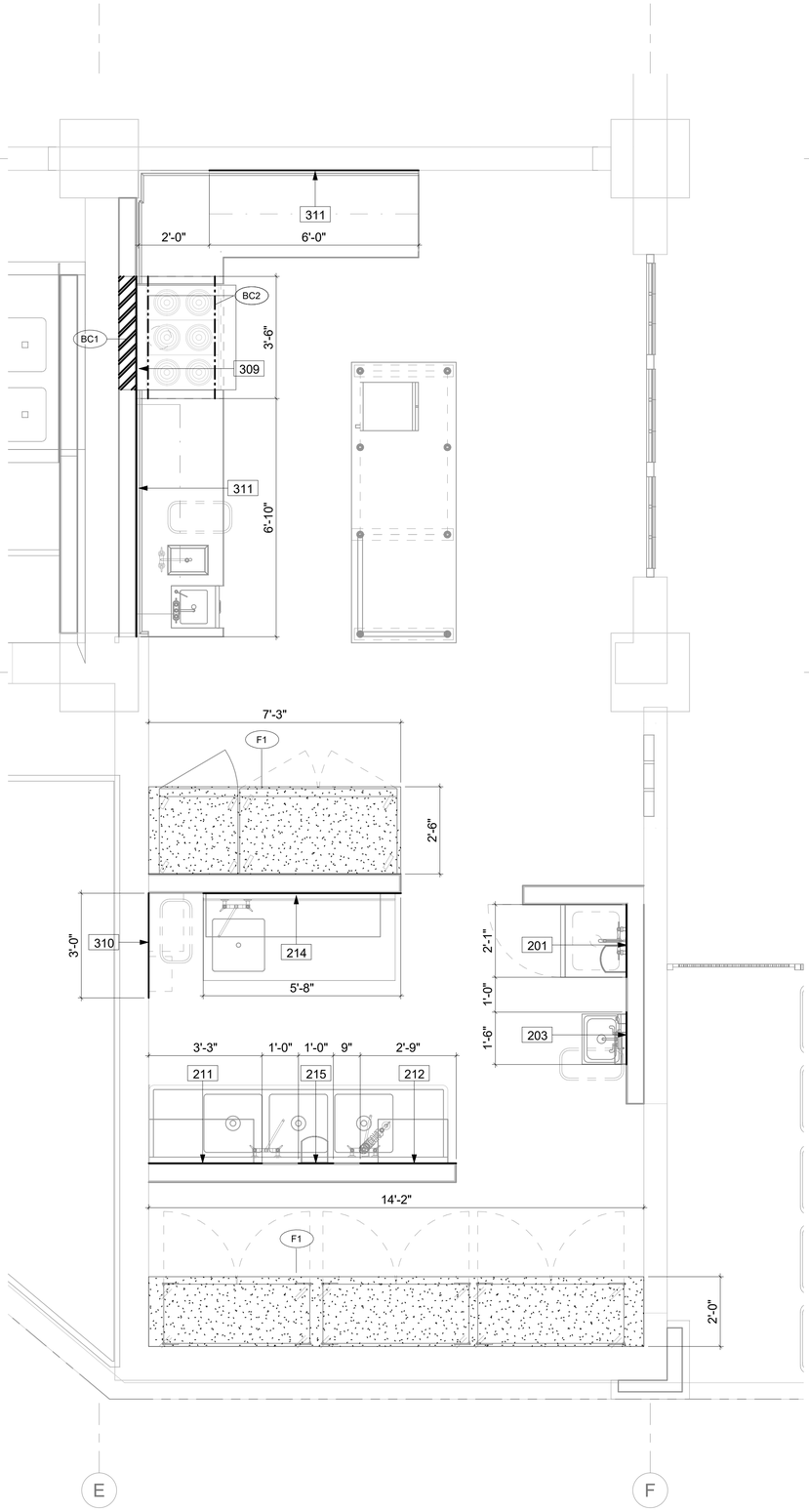
KEY PERSONS AND APPROVALS
PROJECT MANAGER:
PROJECT ARCHITECT:
INTERIOR DESIGNER:
APPROVED: Approver
CHECKED: Checker
DRAWN: Author
DATE: 07/05/23

PRODUCT: CLARK BUILDING RENO
CUSTOMER: CITY OF HERMOSA BEACH

TYPE OF DRAWING: PLUMBING PLAN
SHT. 50 OF 101
SCALE: As indicated
DRAWING NO: K-402

3/7/2024 4:47:34 PM



1 LEVEL 1 BUILDING CONDITIONS PLAN
1/2" = 1'-0"

WALL BACKING SCHEDULE	
ITEM NO	WALL BACKING DESCRIPTION
201	WALL BACKING FROM 6" TO 72" FOR CABINET
202	WALL BACKING FROM 44" TO 84" FOR CHEMICAL DISPENSER
203	WALL BACKING FROM 12" TO 60" FOR HAND SINK
211	WALL BACKING FROM 44" TO 72" FOR OVERSHELVES
212	WALL BACKING FROM 44" TO 72" FOR OVERSHELVES
214	WALL BACKING FROM 44" TO 72" FOR OVERSHELVES
215	WALL BACKING FROM 48" TO 84" FOR CHEMICAL DISPENSER
309	WALL BACKING FROM 36" TO 90" FOR HOOD
310	WALL BACKING FROM 80" TO 108" FOR ANSUL CABINET
311	WALL BACKING FROM 60" TO 84" FOR WALL SHELVES

CITY OF HERMOSA BEACH
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04/18/2024 by: Guillermo Hobelman

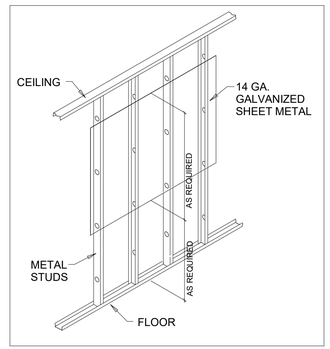
BUILDING WALL BACKING LEGEND	
———	14 GA. GALVANIZED SHEET METAL WALL BACKING
– – –	SOLID STRUCTURAL FIRE RATED WOOD SUPPORT BLOCKING 2" X ___

WALL BACKING GENERAL NOTES	
1	THE GENERAL CONTRACTOR SHALL PROVIDE WOOD BACKING OF SUFFICIENT SIZE TO ANCHOR ALL TOILET PARTITIONS LAVATORIES, TABLE TOPS, DECOR FIXTURES, ETC.
2	CONTRACTOR TO USE THIS DRAWING IN CONJUNCTION WITH KITCHEN EQUIPMENT CONTRACTOR DRAWINGS TO DETERMINE EXACT BACKING LOCATIONS AND DIMENSIONS
3	WALL BACKING FROM 60" TO 96" A.F.F. FOR DISCONNECTS

BUILDING FLOOR CONDITION NOTES	
1	ALL DIMENSIONS SHOWN ON THIS PLAN ARE INTENDED TO BE TAKEN FROM FINISHED SURFACES INCLUDING FURRING, WALL FACES, AND BASES. CONTRACTOR SHALL MAKE ALLOWANCE WHEN FORMING UP BASES SUCH THAT WHEN FINISH MATERIAL IS APPLIED TO VERTICAL AND HORIZONTAL SURFACES, THE FINAL DIMENSIONS CONFORM TO THIS PLAN
2	PROVIDE SMOOTH AND LEVEL FLOOR FOR ENTIRE AREA OF COLD STORAGE ROOMS AND SPACE BELOW EXHAUST HOODS

BUILDING FLOOR PLAN KEY NOTES	
F1	PROVIDE A SMOOTH AND LEVEL AREA.

BUILDING WALL PLAN KEY NOTES	
BC1	NON-COMBUSTIBLE WALL.PROVIDE NON-COMBUSTIBLE WALL CONSTRUCTION AT THIS AREA (AREA OF TYPE I EXHAUST HOODS).
BC2	STRUCTURAL CONTRACTOR TO PROVIDE SHOP DRAWING FOR STRUCTURAL SUPPORT & CROSS-BRACING. (HOOD).



2 WALL BACKING DETAIL
NTS

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT
RECOMMENDED FOR PERMIT ISSUANCE:
DATE
04/22/2024

SHT. 51 OF 101

Revision Number	Revision Description	Issued by	Revision Date
1	Revision 1		Date 1

9	8	7	6	5	4	3	2	1	
									DATE
									ISSUED FOR

LGM DESIGN GROUP
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DRAWN:	Author
DATE:	07/05/23

PROJECT:
CLARK BUILDING RENO

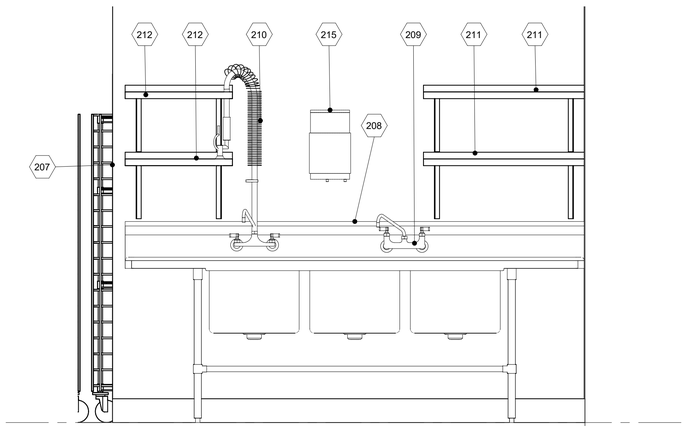
CUSTOMER:
CITY OF HERMOSA BEACH

TYPE OF DRAWING:
BUILDING FLOOR CONDITIONS PLAN

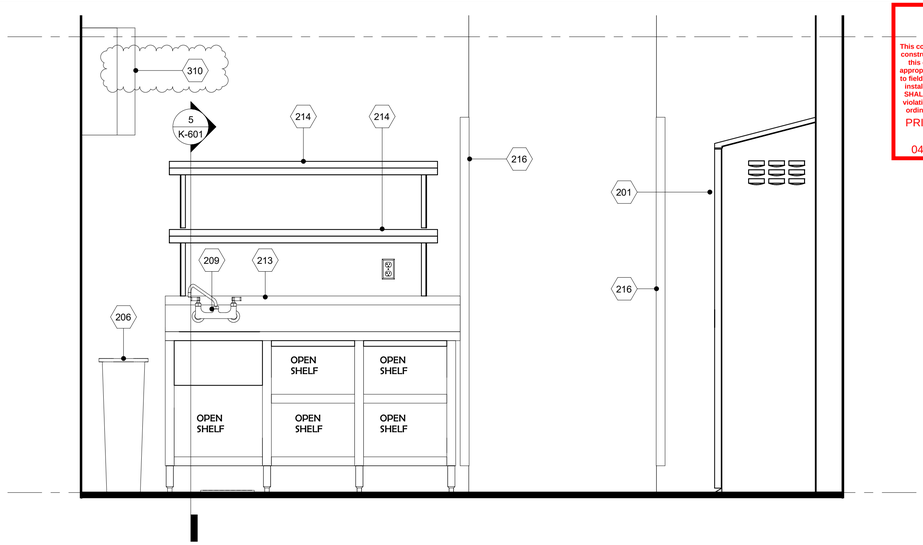
SCALE: As indicated

DRAWING NO:
K-501

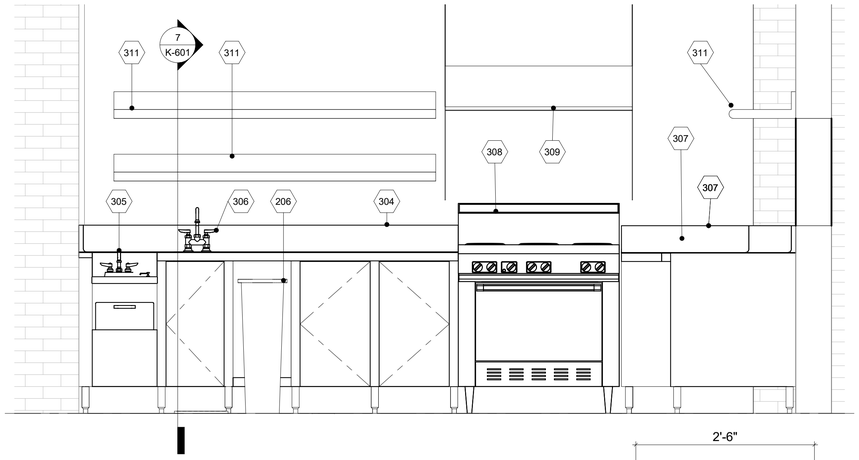
2/1/2024 9:47:34 PM



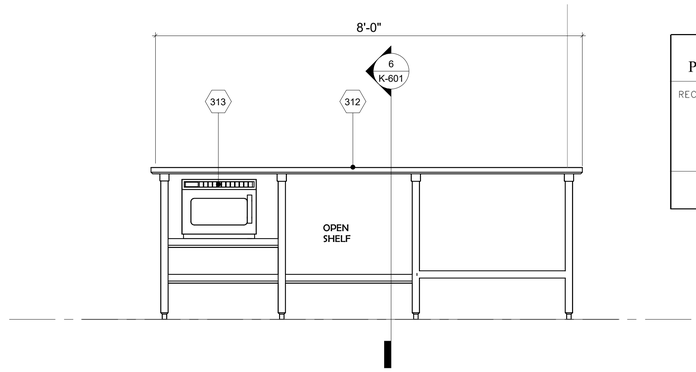
1 ELEVATION - 3-COMPARTMENT SINK
3/4" = 1'-0"



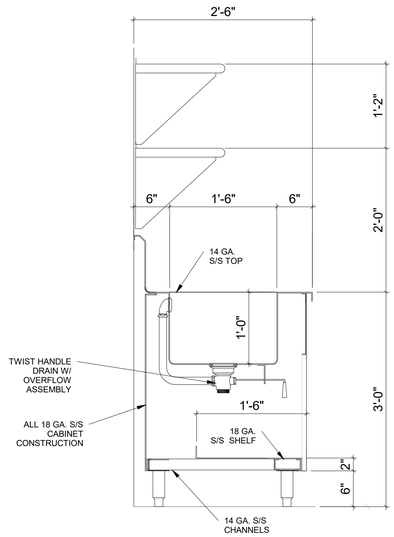
2 ELEVATION - PREP TABLE
3/4" = 1'-0"



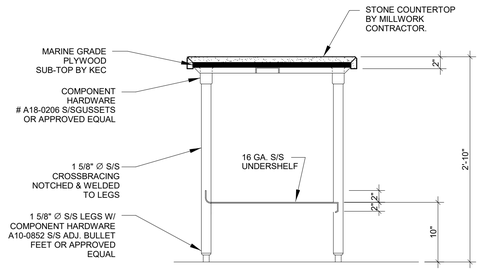
3 ELEVATION - COOKLINE
3/4" = 1'-0"



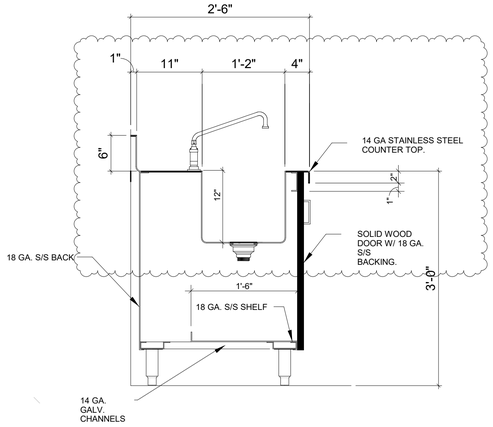
4 ELEVATION - WORKTABLE
3/4" = 1'-0"



5 SECTION - PREP COUNTER
1" = 1'-0"



6 SECTION - WORKTABLE
1" = 1'-0"



7 SECTION - COOKLINE COUNTER
1" = 1'-0"

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION

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PRINTED PLANS MUST BE ON SITE FOR ALL INSPECTIONS

04/18/2024 by: Guillermo Hobelman

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE
04/22/2024

Revision Number	Revision Description	Issued by	Revision Date
1	Revision 1		Date 1

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DATE: 07/05/23
DRAWN: Author

PROJECT:
CLARK BUILDING RENO

CUSTOMER:
CITY OF HERMOSA BEACH

TYPE OF DRAWING:
ELEVATIONS AND SECTIONS
SHT. 52 OF 101

SCALE: As indicated

DRAWING NO:
K-601

4/22/2024 8:47:35 PM

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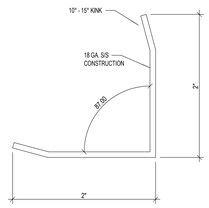
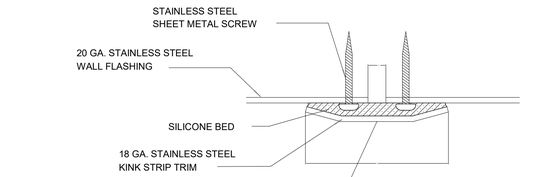
04/18/2024 by: Guillermo Hobelman

NOTE:
5'-6" HEIGHT

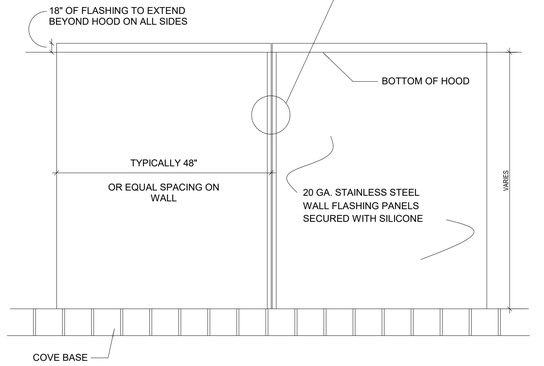


OUTSIDE CORNER GUARD

3 CORNER GUARD DETAIL
NTS



SECTION DETAIL
FULL SCALE



4 WALL FLASHING DETAIL
NTS

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT
RECOMMENDED FOR PERMIT ISSUANCE:
DATE
04/22/2024

Revision Number	Revision Description	Issued by	Revision Date
1	Revision 1		Date 1

9	8	7	6	5	4	3	2	1	
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DRAWN:	Author

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CLARK BUILDING RENO

CUSTOMER:
CITY OF HERMOSA BEACH

TYPE OF DRAWING:
GENERAL DETAILS
SHT. 53 OF 101

SCALE: NTS

DRAWING NO:
K-701

2/1/2024 9:47:35 PM

GENERAL NOTES:

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

STRUCTURAL DESIGN CRITERIA:

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

	LOAD
ROOF	20 PSF
FLOOR	100 PSF

3. WIND DESIGN INFORMATION

RISK CATEGORY = II	Kz = 0.9	Kd =0.85	Kzt = 1.0
BASIC WIND SPEED V = 94 MPH (3 SEC GUST)			EXPOSURE = C
INTERNAL PRESSURE COEFF. = +/- 0.18			

4. SEISMIC DESIGN INFORMATION

I = 1.0	RISK CATEGORY = II			SITE CLASS = D
S_S = 1.924	S1 = 0.687	SDS = 1.531	SD1 = 0.779	
SEISMIC DESIGN CATEGORY = D				
ANALYSIS PROCEDURE = EQUIV. LATERAL FORCE PROCEDURE OR LINEAR DYNAMIC PROCEDURE (RESPONSE SPECTRUM)				
HORIZONTAL IRREGULARITIES = N/A				
VERTICAL IRREGULARITIES = N/A				
INTERIOR NON-STRUCTURAL WALLS				
ap = 1.0	Rp = 2.5	Ω = 2.5		
A/C UNIT				
ap = 2.5	Rp = 3.0	Ω = 1.5		

FOUNDATION NOTES (NO SOILS REPORT):

1. NO SOILS REPORT AVAILABLE; THEREFORE, MINIMUM PRESUMPTIVE LOAD-BEARING VALUES FOR CLASS OF MATERIALS 5 (CLAY, SANY CLAY, SILTY CLAY, CLAYEY SILT, SILT AND SANDY SILT) ARE USED PER *2022 CBC*.
2. ALLOWABLE VERTICAL BEARING PRESSURE = 1500 PSF
   ALLOWABLE LATERAL BEARING PRESSURE = 100 PSF PER FT OF DEPTH
3. THE CONTRACTOR SHALL CONFORM TO ALL RECOMMENDATIONS AND CONDITIONS INDICATED IN THE *2022 CBC*.
4. WHERE THE BUILDING OFFICIAL HAS REASON TO DOUBT THE CLASSIFICATION, STRENGTH OR COMPRESSIBILITY OF THE SOIL OR WHERE A LOAD-BEARING VALUE SUPERIOR TO THAT SPECIFIED IN THIS CODE IS CLAIMED, THE BULIDNG OFFICIAL SHALL BE PERMITTED TO REQUIRE THAT A GEOTECHNICAL INVESTIGATION BE CONDUCTED.
5. PRESUMPTIVE LOAD-BEARING VALUES SHALL APPLY TO MATERIALS WITH SIMILAR PHYSICAL CHARACTERISTICS AND DISPOSITIONS.
   MUD, ORGANIC SILT, ORGANIC CLAYS, PEAT OR UNPREPARED FILL SHALL NOT BE ASSUMED TO HAVE A PRESUMPTIVE LOAD-BEARING CAPACITY UNLESS DATA TO SUBSTANIATE THE USE OF SUCH A VALUE ARE SUBMITTED.

   - EXCEPTION: A PRESUMPTIVE LOAD-BEARING CAPACITY SHALL BE PERMITTED TO BE USED WHERE THE BUILDING OFFICIAL DEEMS THE LOAD-BEARING CAPACITY OF MUD, ORGANIC SILT OR UNPREPARED FILL IS ADEQUATE FOR THE SUPPORT OF LIGHTWEIGHT OR TEMPORARY STRUCTURES.

6. THE BOTTOM OF FOUNDATION SHALL BE CLEARED AND COMPACTED TO 90 PERCENT OF THE MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT DETERMINED IN ACCORDANCE WITH ASTM D1557.
7. SPREAD FOOTINGS ARE CENTERED UNDER WALLS AND COLUMNS, UNO.
8. FOOTING ELEVATIONS ARE NOTED ON THE PLANS AND DETAILS AND SHALL BE USED FOR BIDDING. IN ANY CASE, FOOTINGS SHALL BEAR ON FIRM UNDISTURBED SOIL OR ENGINEERED FILL, IN ACCORDANCE WITH THE *2022 CBC* AND DETAILS SHOWN.
9. CONTRACTOR SHALL PROTECT ALL UTILITY LINES, ETC. ENCOUNTERED DURING EXCAVATION AND BACKFILLING.
10. ALL EXCAVATION SHALL COMPLY WITH APPLICABLE OSHA REQUIREMENTS.
11. PRIOR TO REINFORCEMET FOR FOUNDATIONS BEING PLACED, THE CONTRACTOR SHALL SUBMIT A REPORT INDICATES THE ITEMS 5, 6, 7, 8, 9 AND 10 ARE VERIFIED.

    THE REPORT SHALL ALSO STATE THAT:
    A. THE BUILDING PAD WAS PREPARED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.
    B. THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED AND COMPACTED.
    C. THE FOUNDATION EXCAVATIONS COMPLY WITH THE INTENT OF THE APPROVED CONSTRUCTION DOCUMENTS.

EXISTING CONDITIONS NOTES:

1. FIELD VERIFY ALL CONDITIONS & DIMENSIONS PRIOR TO SHOP DRAWING PRODUCTION AND FABRICATION OF STRUCTURAL ELEMENTS.
2. WHERE ALL OTHER EXISTING CONDITIONS VARY SIGNIFICANTLY FROM THOSE SHOWN ON THESE DRAWINGS, THE STRUCTURAL ENGINEER SHALL BE NOTIFIED PRIOR TO CONTINUED CONSTRUCTION RELATED TO SUBJECT CONDITIONS.
3. SHORE ALL EXISTING CONSTRUCTION AS REQUIRED.
4. ALL EXISTING (E) CONNECTIONS AT ELEMENTS TO BE REPLACED SHALL BE REPLACED OR RE-ATTACHED TO MATCH EXISTING CONDITIONS.
5. VERIFY LOCATION OF EXISTING (E) REBAR BEFORE FABRICATION USING NON-DESTRUCTIVE TESTING.
6. SPECIAL INSPECTION IS REQUIRED FOR ALL WORK.
7. SEE "AS BUILT" DRAWINGS FOR EXISTING BUILDING DESIGN FOR ITEMS NOT SHOWN OR NOTED.
8. ALL EXISTING (E) WOOD ELEMENTS TO REMAIN SHALL BE FIELD INSPECTED DURING CONSTRUCTION AND TREATED FOR DRYROT REMOVAL / CONTROL. WHERE EXISTING GLB'S TO REMAIN ARE FOUND TO HAVE EXTENSIVE DRYROT DEEPER THAN THE TOP TWO LAMINATIONS (3"), THE STRUCTURAL ENGINEER SHALL BE NOTIFIED PRIOR TO CONTINUED CONSTRUCTION RELATED TO SUBJECT GLB'S.
9. CORE DRILLS REQUIRED SHALL NOT CUT ANY REINFORCING. THE CONTRACTOR IS TO COORDINATE WORK OF ALL TRADES TO ENSURE COMPLIANCE. ALL CORE DRILLS ARE TO BE PRESENTED TO THE IOR FOR VERIFICATION. THE IOR IS TO DOCUMENT CORES EXAMINED INDICATING AN ABSENCE OF REINFORCING.

EXISTING UNDERGROUND UTILITY NOTES:

1. THE ARCHITECT AND ENGINEERS ARE NOT RESPONSIBLE FOR THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES WHETHER OR NOT SHOWN ON THE DRAWINGS. THE LOCATION OF ANY EXISTING UNDERGROUND UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER SHOULD ANY SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES WHICH MAY RESULT FROM HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ALL EXISTING UNDERGROUND UTILITIES.

STRUCTURAL CONCRETE NOTES:

1. CONCRETE SHALL BE MIXED, PLACED AND CURED IN ACCORDANCE WITH ACI 318, 2019 EDITION, AND PROJECT SPECIFICATIONS.
2. CONCRETE SHALL NOT BE DROPPED THROUGH REINFORCING STEEL (AS IN WALLS) SO AS TO CAUSE SEGREGATION OF AGGREGATES. IN SUCH CASES, HOPPERS AND VERTICAL CHUTES OR TRUNKS SHALL BE USED. CHUTES OR TRUNKS SHALL BE OF VARIABLE LENGTHS SO THAT FREE UNCONFINED FALL OF CONCRETE SHALL NOT EXCEED SIX FEET. A SUFFICIENT NUMBER OF CHUTES OR TRUNKS SHALL BE USED TO ENSURE THE CONCRETE IS KEPT LEVEL AT ALL TIMES.
3. CONSTRUCTION JOINTS SHALL BE CLEANED AND ROUGHENED BY REMOVING THE ENTIRE SURFACE TO EXPOSE CLEAN AGGREGATE SOLIDLY EMBEDDED IN THE MORTAR MATRIX. SLUSH WITH A COAT OF NEAT CEMENT BEFORE PLACING CONCRETE. SEE PLANS AND DETAILS FOR LOCATION AND TYPE OF CONSTRUCTION JOINT. LOCATIONS OF ADDITIONAL CONSTRUCTION JOINTS NOT SHOWN ON THESE PLANS SHALL BE SUBMITTED FOR APPROVAL BY THE EOR PRIOR TO PLACING ANY CONCRETE.
4. STRUCTURAL CONCRETE SHALL MEET THE FOLLOWING DESIGN CRITERIA:

LOCATION	MIN 28-DAY COMP STRENGTH	CONC TYPE[a]	MAX AGGR. SIZE	MAX W/C RATIO	MAX SLUMP[b]	CEMENT TYPE
FOUNDATIONS STEM WALLS	4000 PSI	NWC	1 1/2"	0.45	4"	II / V
SLAB ON GRADE	4000 PSI	NWC	1"	0.45	4"	II / V
CONCRETE WALLS	4000 PSI	NWC	1 1/2"	0.45	4"	II / V
ALL OTHER STRUCTURAL CONCRETE NO NOTED..	4000 PSI	NWC	1"	0.50	6"	II / V

   a. MAXIMUM DRY WEIGHT OF LIGHTWEIGHT CONCRETE SHALL BE 110 PCF.
   b. SLUMP MEASURED PRIOR TO SUPERPLASTICIZER, WHERE OCCURS.

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

REINFORCING STEEL NOTES:

1. REINFORCING GRADES FOR CONCRETE OR MASONRY:

ALL BARS EXCEPT THOSE TO BE WELDED	ASTM A615, GRADE 60
TIES AND STIRRUPS	ASTM A615, GRADE 60
WELDED WIRE FABRIC	ASTM A1064
ALL BARS TO BE WELDED	ASTM A706, GRADE 60
ALL BARS IN THE CONCRETE SHEARWALL INDICATED ON WALL ELEVATION INCLUDING SUPPORTING WALL FOOTING LONGITUDINAL BARS (WF), AND ALL GRADE BEAMS (GB)	A706, GRADE 60

2. MAINTAIN MINIMUM CONCRETE COVER FROM FACE OF CONCRETE TO EDGE OF ALL REINFORCEMENT AS FOLLOWS (U.N.O.):
   (SEE PLAN/ SECTION FOR CONCRETE W/ FIRE RATING.)

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

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

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
APPROVED
This construction document MUST be at the job site during construction. It is unlawful to alter, change or deviate from this construction document without approval from the appropriate agency or department. This approval is subject to field inspection for acceptance of the completed work or installation. The approval of this construction document SHALL NOT be held to permit or to be an approval of the violation of any provisions of the municipal code or other ordinances of the City or laws and statutes of the State.
PRINTED PLANS MUST BE ON SITE FOR ALL INSPECTIONS
04/18/2024 by: Guillermo Hobelman

TYPICAL ABBREVIATIONS

A.B.	ANCHOR BOLT	KLF	KIPS PER LINEAR FOOT
ABV	ABOVE	KSL	KIPS PER SQUARE FOOT
ADDT'L	ADDITIONAL	KSI	KIPS PER SQUARE INCH
ADJ	ADJACENT	L	ANGLE
A.F.F.	ABOVE FINISH FLOOR	LBS	POUND
ALT	ALTERNATE	LFRS	LATERAL FORCE RESISTING SYSTEM
ARCH	ARCHITECT(URAL)		
A.T.R.	ALL THREADED ROD	LLBB	LONG LEG BACK TO BACK
BLDG	BUILDING	LLH	LONG LEG HORIZONTAL
BLKG	BLOCKING	LLV	LONG LEG VERTICAL
BLW	BELOW	LONG.	LONGITUDINAL
BM	BEAM	LP	LOW POINT
BN	BOUNDARY NAILING	LWC	LIGHTWEIGHT CONCRETE
B.O.	BOTTOM OF	MAX	MAXIMUM
BOT	BOTTOM	M.B.	MACHINE BOLT
BRG	BEARING	MECH	MECHANICAL
B.S.	BOTH SIDES	MFR	MANUFACTURER
BTWN	BETWEEN	MIN	MINIMUM
C	CAMBER OR C-CHANNEL	MTL	METAL
		(N)	NEW
C.I.P.	CAST IN PLACE	NOM.	NOMINAL
CJ	CONTROL/ CONSTRUCTION JOINT	NS	NEAR SIDE OR NON-SHRINK
		NTS	NOT TO SCALE
CL	CENTERLINE	NWC	NORMAL WEIGHT CONCRETE
CLR	CLEAR	OD	OUTSIDE DIAMETER
CMU	CONCRETE MASONRY UNIT	O.C.	ON CENTER
COL	COLUMN	O.F.	OUTSIDE FACE
CONC	CONCRETE	OH	OPPOSITE HAND
CONN	CONNECTION	OPM	OSHPD PRE APPROVAL OF MANUFACTURER'S CERTIFICATION
CONT	CONTINUOUS		
CP	COMPLETE PENETRATION		
CSK	COUNTERSINK	OPN'G	OPENING
CTR(D)	CENTER(ED)	PDF	POWDER DRIVEN FASTENER
DB	BAR OR BOLT DIAMETER	PENE	PENETRATION
DBL	DOUBLE	PERF	PERFORATED
DC	DEMAND CRITICAL	PJ	PANEL JOIST
DEMO	DEMOLITION	PL	PLATE
DET	DETAIL	PLC(S)	PLACE(S)
DIA	DIAMETER	PLF	POUND PER LINEAR FOOT
DIAG	DIAGONAL	PLYWD	PLYWOOD
DIM	DIMENSION	PREFAB	PREFABRICATED
DIST	DISTANCE	PSF	POUND PER SQUARE FOOT
DO	DITTO	PSI	POUND PER SQUARE INCH
DWG	DRAWING	PT	PRESSURE TREATED OR POST TENSION
(E)	EXISITNG		
EA	EACH	QTY	QUNATITY
E.F.	EACH FACE	RAD, R	RADIUS
EJ	EXPANSION JOIST	REF	REFERENCE
EMBED	EMBEDMENT	REINF	REINFORCING
ELEC	ELECTRICAL	REQ'D	REQUIRED
ELEV	ELEVATION	RJ	ROOF JOIST
EN	EDGE NAILING	R.O.	ROUGH OPENING
E.O.	EDGE OF	SB	SILL BOLT
EOR	ENGINEER OF RECORD	SC	SAW CUT OR SLIP CRITICAL
EQ	EQUAL	SCHED	SCHEDULE
EQUIP	EQUIPMENT	SEOR	STRUCTURAL ENGINEER ON RECORD
E.S.	EACH SIDE/ EDGE SCREW		
E.W.	EACH WAY	SF	SPREAD FOOTING
EXP	EXPANSION	SHT'G	SHEATHING
EXT	EXTERIOR	SIM	SIMILAR
FIN	FINISH	SLRS	SEISMIC LOAD RESISTING SYSTEM
FJ	FLOOR JOIST		
FLR	FLOOR	SMS	SHEET METAL SCREW
FN	FIELD NAILING	SN	SILL NAIL
FN HT	FINISH HEIGHT	S.O.G.	SLAB ON GRADE
FND	FOUNDATION	SQ	SQUARE
F.O.	FACE OF	SS	STAINLESS STEEL
FS	FAR SIDE OR FIELD SCREW	STD	STANDARD
	FINISH SURFACE	STAGG.	STAGGERED
FRM'G	FRAMING	STIFF	STIFFENER
FT	FOOT OR FEET	STL	STEEL
FTG	FOOTING	STRUCT	STRUCTURAL
G	GIRDER	T&B	TOP AND BOTTOM
GA	GAUGE	THK	THICK
GALV	GALVANIZED	T.O.	TOP OF
GB	GRADE BEAM	T.O.M.	TOP OF MASONRY
H.A.B.	HEADED ANCHOR BOLT	T.O.S.	TOP OF STEEL
HD	HOLDOWN	TRANS.	TRANSVERSE
HDR	HEADER	TYP	TYPICAL
HGR	HANGER	U.N.O.	UNLESS NOTED OTHERWISE
HK	HOOK	VERT	VERTICAL
HORIZ	HORIZONTAL	W/	WITH
HP	HIGH POINT	W/O	WITHOUT
HS	HIGH STRENGTH	WF	WIDE FLANGE/WALL FOOTING
HSS	HOLLOW STRUCTURAL SECTION	WLD	WELDED
		WO	WHERE OCCURS
HT	HEIGHT	WP	WORK POINT
IN	INCH	W.S.	WELDED STUD
INT	INTERIOR	WT	WEIGHT
JST	JOIST	WWF	WELDED WIRE FABRIC
	REFERENCE ELEVATION OR	WWM	WELDED WIRE MESH
	WORK POINT	⌀	DIAMETER

SCOPE OF WORK:

(E)BRICK BLDG INTERIOR RENOVATION
INCLUDING EXTERIOR FLOOR MOUNTED UNIT PAD.

SHEET LIST

S-0.1	GENERAL NOTES
S-0.2	GENERAL NOTES
S-0.3	GENERAL NOTES
S-1.1	TYPICAL DETAILS
S-1.2	TYPICAL DETAILS
S-1.3	TYPICAL DETAILS
S-2.1	FOUNDATION PLAN
S-3.1	CEILING FRAMING PLAN
S-4.1	FOUNDATION DETAILS
S-6.1	WALL ELEVATIONS

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Project No.: J851

REGISTERED PROFESSIONAL ENGINEER KEVIN M. ALBERT No. S4029 Exp. 9/30/24 STRUCTURAL STATE OF CALIFORNIA

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE

Albert Group ARCHITECTS
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PLANS PREPARED BY:

LICENSED ARCHITECT STEPHEN M. ALBERT NO. C 9412 REN. 5/31/23 STATE OF CALIFORNIA

ARCHITECT NAME, RCE LICENSE No.	DATE
STEPHEN ALBERT, C9412	5/31/23

SHEET INFORMATION

PROJECT #:		SHEET ISSUE DATE:	08/16/2022
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	GENERAL NOTES
DRAWING SET:	PERMIT SET	SCALE:	12" = 1'-0"

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

GENERAL NOTES

FILE NUMBER 24-001

SHEET #: S-0.1

SHT. 54 OF 101

STRUCTURAL STEEL NOTES:

1. DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE SPECIFICATIONS AND STANDARD OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), AS CONTAINED IN THE 15TH EDITION OF "AISC MANUAL OF STEEL CONSTRUCTION".

2. ALL STRUCTURAL STEEL SHALL BE ERECTED PLUMB AND TRUE TO LINE. TEMPORARY BRACING SHALL BE INSTALLED AND SHALL BE LEFT IN PLACE UNTIL OTHER MEANS IS PROVIDED TO ADEQUATELY BRACE THE STRUCTURE.

3. PROVIDE THE FOLLOWING MATERIALS FOR STRUCTURAL STEEL U.N.O.:

STRUCTURAL STEEL GRADES:		
A.	ALL WIDE FLANGE SECTIONS	ASTM A992
B.	SQUARE OR RECTANGULAR HOLLOW STRUCTURAL SECTIONS (HSS)	ASTM A500, GRADE C (F_y= 50 KSI)
C.	ROUND HOLLOW STRUCTURAL SECTION (HSS)	ASTM A500,GRADE C (F_y= 46KSI)
C.	PIPES	ASTM A53 TYPE E OR S, GRADE B (F_y=35 KSI)
E.	PLATES, ANGLES, CHANNELS & TEES	ASTM A36
F.	ALL PLATES PART OF SLRS	ASTM A572, GRADE 50
G.	MACHINE BOLTS (MB)	ASTM A307
H.	HIGH STRENGTH BOLTS (HSB)	ASTM F3125 GRADE A325 GRADE A490
I.	WELDED HEADED STUDS	ASTM A29
J.	THREADED RODS FOR ANCHOR BOLTS	ASTM F1554, GRADE 36

4. 1/8" THICK PLATES AND THICKER SHALL BE GAS CUT OR SAW CUT EXCEPT AS OTHERWISE NOTED, ALL BOLTS SHALL BE HIGH STRENGTH BOLTS. EXCEPT OTHERWISE NOTED, ALL BOLT HOLES SHALL BE STANDARD HOLES.

5. ALL CONNECTIONS NOT SHOWN SHALL CONFORM TO THE "AISC MANUAL OF STEEL CONSTRUCTION" AND SHALL BE SUBMITTED ON SHOP DRAWINGS FOR REVIEW BY SEOR PRIOR TO FABRICATION.

6. ALL WELDED HEADED STUDS, THREADED STUDS, AND DEFORMED BARS SHALL BE NELSON, OR EQUIVALENT, AND WELDED (IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS BY CERTIFIED WELDERS) SO AS TO FULLY DEVELOP THE TENSILE CAPACITY OF THE CONNECTOR.

7. BOLTS WITH UPSET THREADS ARE NOT ALLOWED. USE THE APPROPRIATE NUT AND WASHER TYPE FOR THE SPECIFIED BOLT.

8. ALL STEEL FABRICATION SHALL BE PERFORMED BY A AISC OR CITY OF LOS ANGELES CERIFIED FABRICATOR.

9. ALL STRUCTURAL STEEL AND MISCELLANEOUS STEEL PERMANENTLY EXPOSED TO THE ELEMENTS SHALL BE HOT DIP GALVANIZED AFTER FABRICATION UNLESS A WEATHER PROOF COATING IS SPECIFIED BY THE ARCHITECT U.N.O. STAINLESS AND WEATHERING STEELS ARE EXCEPTED WHERE SPECIFIED.

10. SEE ARCHITECTURAL DRAWINGS FOR NAILER HOLES, WELDED STUDS OR OTHER ITEMS NOT SHOWN IN THESE DRAWINGS. WHERE STEEL IS EMBEDDED IN CONCRETE OR MASONRY, PROVIDE HOLES AS REQUIRED FOR PASSAGE OF CONTINUOUS REINFORCING BARS WHERE INDICATED ON DRAWINGS. DO NOT CUT HOLES IN STRUCTURAL STEEL WITHOUT PRIOR APPROVAL OF SEOR.

11. ALL ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS) SHALL COMPLY WITH AISC CODE OF STANDARD PRACTICE, SECTION 10.

12. PLACE NON-SHRINK OR DRYPACK GROUT UNDER ALL BASE PLATES AND ALLOW TO CURE BEFORE APPLYING LOADS.

13. ALL OPEN HSS ENDS SHALL BE CAPPED. MIN 1/4" STEEL CAP. PROVIDE SQUARE WELD ALL AROUND, CAP PLATE TO HSS.

14. FOR STRUCTURAL STEEL, IN ADDITION TO THE REQUIREMENTS OF SPECIFICATION SECTION A3.1c, HOT ROLLED SHAPES WITH FLANGES 1 1/2" THICK AND THICKER SHALL HAVE MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20 FT-LB AT 70°F. PLATES 2" THICK AND THICKER SHALL HAVE A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20FT-LB AT 70°F.

WELDING NOTES:

1. WELDING PROCEDURES, ELECTRODES AND WELDER QUALIFICATIONS SHALL CONFORM TO THE "CODE FOR WELDING IN BUILDING CONSTRUCTION", AMERICAN WELDING SOCIETY (AWS), D1.1, D1.8 AND THE AISC "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".

2. ALL WELDERS SHALL HAVE EVIDENCE OF PASSING THE AWS STANDARD QUALIFICATION TESTS, AND SHALL BE CERTIFIED FOR THE WORK THEY ARE PERFORMING.

3. PROJECT WELDING SHALL BE PERFORMED ONLY IN ACCORDANCE WITH WELDING PROCEDURE SPECIFICATIONS (WPS) SUBMITTED BY THE CONTRACTOR AND REVIEWED BY THE SEOR AND PROJECT WELDING INSPECTOR. THE WPS SHALL BE IN ACCORDANCE WITH AWS D1.1-D1.4 & D1.8 CURRENT EDITION.

4. ALL WELDS WITHIN MEMBERS DESIGNATED AS PART OF THE SEISMIC LOAD RESISTING SYSTEM (SLRS) SHALL CONFORM TO THE DETAILING, MATERIALS, WORKMANSHIP, TESTING, AND INSPECTION REQUIREMENTS PER AWS D1.8 AND MUST HAVE A MIN. CVN TOUGHNESS OF 20 FT-LB @ 0°F PER AISC 341 A3.4B.

5. WHERE WELDS ARE DESIGNATED AS DEMAND CRITICAL, THEY SHALL BE MADE WITH A FILLER METAL CAPABLE OF PROVIDING A MINIMUM CHARPY V-NOTCH (CVN) TOUGHNESS OF 20 FT-LB AT 0°F AND 40 FT-LB AT 70°F. SEE AISC 341-16 SECTION A3.4B FOR ADDITIONAL REQUIREMENTS.

6. WELDING OF STRUCTURAL STEEL SHALL BE PERFORMED PER AWS D1.1 & D1.8 USING E70XX ELECTRODES UNLESS OTHERWISED NOTED.

7. WELDING OF REINFORCING BARS SHALL BE PERFORMED PER AWS D1.4 USING E80XX ELECTRODES.

8. WELDING OF METAL DECK AND LIGHT GAGE STEEL SHALL BE IN ACCORDANCE WITH AWS D1.3.

9. ALL GROOVE OR BUTT WELDS SHALL BE COMPLETE PENETRATION WELDS. ALL EXPOSED BUTT WELDS SHALL BE GROUND SMOOTH.

10. ALL EXPOSED WELDS ON ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS) SHALL COMPLY WITH AISC CODE OF STANDARD PRACTICE, SECTION 10.

11. FIELD WELDS HAVE BEEN INDICATED WHERE THEY ARE EXPECTED TO OCCUR. THE CONTRACTOR SHALL DETERMINE THE ACTUAL FIELD WELDING NECESSARY TO COMPLETE THE PROJECT AND INCLUDE ALL ASSOCIATED COSTS WITHIN THE BASE BID.

12. ALL WELDS (SHOP AND FIELD) REQUIRE SPECIAL INSPECTION.

13. ALL FULL PENETRATION WELDS SHALL BE ULTRA-SONIC TESTED PER AWS D1.1 & AISC 341 J6.2.

ROUGH CARPENTRY/ WOOD NOTES:

1. ALL GRADES SPECIFIED ARE MINIMUM GRADES REQUIRED.

2. DOUGLAS FIR (DF) SHALL BE GRADED BY THE WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES, AND ASTM D245.

3. REDWOOD SHALL BE GRADED BY THE CALIFORNIA REDWOOD ASSOCIATION, REDWOOD INSPECTION SERVICE.

4. SILL PLATES SHALL BE PRESSURE-TREATED (PT) DOUGLAS FIR #1. REDWOOD IS PERMITTED WITH SEOR APPROVAL.

5. TOP PLATES, SILL PLATES, STUDS SHALL BE.....DF #1
JOISTS, RAFTERS, PURLINS, BEAMS & POSTS SHALL BE .....DF #1 (U.N.O.)
LOAD BEARING STUDS SHALL BE.....DF #1

6. MOISTURE CONTENT OF SAWN LUMBER SHALL NOT EXCEED 18% WHEN FRAMING STARTS OR SHEATHING IS APPLIED. ANY NONCOMPLIANT WORK SHALL BE REJECTED AND REFRAMED WITH ACCEPTABLE LUMBER.

7. TIMBERS 4" NOMINAL IN THE LEAST DIMENSION SHALL NOT CONTAIN BOXED HEART.

8. SILL PLATES SHALL BE PRESSURE-TREATED AND SHALL BE BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS AT 48" O.C. MAX, U.N.O. WITH A BOLT BETWEEN 4" TO 12" FROM THE END OF EACH PIECE OF SILL (2 BOLTS MIN EACH PIECE). PIECE OF SILL SHALL BE CONSIDERED ENDED WHERE PLATE IS CUT OUT OVER ONE-THIRD OF CROSS-SECTION.

9. ANCHOR BOLTS FOR STRUCTURAL WALLS SHALL HAVE 12" EMBEDMENT (U.N.O.)
MEASURED FROM TOP OF SLAB.

10. STUD BEARING WALLS AND PARTITIONS SHALL HAVE DOUBLE TOP PLATES LAPPED AT WALL AND PARTITION INTERSECTIONS. JOINTS IN UPPER AND LOWER MEMBERS OF DOUBLE TOP PLATES SHALL BE STAGGERED AT LEAST 4' - 0".

11. HOLES IN WOOD AND STEEL MEMBERS FOR BOLTS SHALL BE THE NOMINAL BOLT DIAMETER PLUS 1/16".

12. ALL BOLTS IN WOOD SHALL BE ASTM A307 STANDARD BOLTS, U.N.O. BOLTS AND SCREWS SHALL BE TIGHTENED AT TIME OF ERECTION AND RETIGHTENED BEFORE CLOSING IN OR AT THE COMPLETION OF THE JOB.

13. HOLES IN WOOD FOR LAG SCREW SHANK SHALL BE BORED TO THE SAME DIAMETER AND DEPTH AS THE SHANK, AND FOR THE THREADED PORTION BORED WITH A BIT NOT LARGER THAN 40% TO 70% OF THE SHANK DIAMETER.

14. LAG SCREWS AND SCREWS SHALL BE SCREWED AND NOT DRIVEN INTO PLACE. BOLT HOLES SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM 1/16" LARGER THAN THE BOLT DIAMETER. HOLES SHALL BE ACCURATELY ALIGNED IN MAIN MEMBERS AND SIDE PLATES. BOLTS SHALL NOT BE FORCIBLY DRIVEN.

15. METAL FRAMING CONNECTORS SHALL BE MANUFACTURED BY SIMPSON STRONG TIE COMPANY (CURRENT CATALOG), OR "USP" WITH EQUIVALENT ICC PUBLISHED VALUES AND SHALL BE INSTALLED PER SPECIFICATIONS, NO EXCEPTIONS.

16. INSTALL WINDOWS AND DOORS IN STUD WALLS AFTER DEAD LOADS ARE APPLIED, AND PROVIDE A 1/2" SHIM SPACE AT THE HEAD CONDITION.

17. STEEL WASHERS SHALL BE PROVIDED UNDER HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS WHICH BEAR ON WOOD. STANDARD CUT WASHERS MAY BE USED IN ALL CASES EXCEPT SILL PLATES AND WOOD LEDGERS AGAINST CONCRETE OR MASONRY. NOTE, WASHERS UNDER CARRIAGE BOLT HEADS SHALL BE LARGE ENOUGH TO ALLOW FOR SQUARE SHOULDERS.

18. ONLY LOAD BEARING AND/OR SHEAR WALLS ARE SHOWN
SEE ARCHITECTURAL DRAWINGS FOR ALL OTHER PARTITIONS.

19. ELEVATIONS SHOWN ON PLANS ARE FROM FINISHED FIRST FLOOR, DATUM ELEVATION = 0' - 0".

20. ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS ARE 2x6 STUDS @ 16" O.C. TYPICAL, U.N.O.

21. ALL EXTERIOR STUD WALLS SHALL BE COMPLETELY SHEATHED WITH 15/32" APA RATED SHEATHING, EXPOSURE-1 (32/16).

22. INTERIOR STRUCTURAL SHEATHED WALLS ARE SHOWN ON PLANS AND SHALL HAVE 15/32" APA RATED SHEATHING EXPOSURE-1, (32/16),TYPICAL U.N.O.

23. ALL STRUCTURAL WALL SHEATHING IS SPLICED ON 2" NOMINAL BLOCKING AT HORIZONTAL JOINTS, U.N.O.

24. STRUCTURAL FLOOR AND ROOF SHEATHING SHALL BE AS ON PLAN AND SHALL BE APA RATED SHEATHING (32/16).
NOTE: 1/8" GAP SHALL BE PROVIDED BETWEEN ADJACENT PANELS. PANELS WITH GRADE STAMP INDICATION "SIZED FOR SPACING" MAY BE USED TO FACILITATE THIS REQUIREMENT. SEE PLANS FOR REQUIRED BOUNDARY AND EDGE NAILING NOT LISTED BELOW. FLOOR SHEATHING SHALL BE GLUED AND NAILED PER PLAN.

(* - SHEATHING @ EXTERIOR DECKS SHALL BE EXTERIOR RATED PLYWOOD.)

BN = BOUNDARY NAILING
EN = EDGE NAILING
FN = FIELD NAILING

25. SEE PLANS FOR LOCATION OF NOMINAL 2X FLAT BLOCKING AT ROOF SHEATHING PANEL JOINTS. SEE THIS SHEET FOR PLY CLIP REQUIREMENTS AT UNBLOCKED ROOF PANEL JOINTS. T&G SHEATHING IS NOT REQUIRED WHERE JOINTS ARE BLOCKED.

26. (S) INDICATES METAL FRAMING CONNECTORS MANUFACTURED BY SIMPSON STRONG TIE COMPANY (CURRENT CATALOG) OR "USP" WITH EQUIVALENT ICC PUBLISHED VALUES AND SHALL BE INSTALLED PER SPECIFICATIONS, NO EXCEPTIONS.

27. FASTENERS, INCLUDING NAILS, NUTS AND WASHERS, IN CONTACT WITH PRESERVATIVE - TREATED WOOD SHALL BE OF HOT-DIPPED ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL.

NAILING SCHEDULE

(UNLESS OTHERWISE NOTED ON PLANS)

NAIL SPACING TO BE NOT LESS THAN REQUIRED PENETRATION. EDGE AND END DISTANCES SHALL BE NOT LESS THAN HALF THIS SPACING. ALL SPACING AND EDGE AND END DISTANCES SHALL BE SUCH AS TO AVOID SPLITTING OF THE WOOD. HOLES FOR NAILS, WHERE NECESSARY TO PREVENT SPLITTING, SHALL BE BORED OF A DIAMETER SMALLER THAN THAT OF THE NAILS. COMMON NAILS SHALL BE USED FOR NAILING AT TYPICAL CONNECTIONS NOTED BELOW (U.N.O.). FOR ALL CONNECTIONS OTHERWISE NOTED OR DETAILED ON PLANS, COMMON NAILS SHALL BE USED (SEE SCHEDULE BELOW).

NAIL TYPES		
SIZE	DIAMETER (IN)	LENGTH (IN)
8d	0.131	2 1/2
10d	0.148	3
12d	0.148	3 1/4
16d	0.162	3 1/2
20d	0.192	4

SHORTENED 10d COMMON NAILS MAY BE USED TO FASTEN WOOD STRUCTURAL PANELS UNO. USE THE FOLLOWING MINIMUM LENGTHS:
10d x 2 1/4" FOR 15/32" OR THINNER PANELS,
10d x 2 3/8" FOR 19/32" PANELS, AND FULL LENGTH FOR 5/8" OR THICKER PANELS.

TABLE 2304.10.1
FASTENING SCHEDULE

	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
	ROOF		
1	BLOCKING BETWEEN CEILING JOISTS, RAFTER OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	(3)-8d	EACH END, TOENAIL
1	BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS	(2)-8d	EACH END, TOENAIL
1		(2)-16d	END NAIL
1	FLAT BLOCKING TO TRUSS AND WEB FILLER	16d	16" O.C. FACE NAIL
2	CEILING JOISTS TO TOP PLATE	(3)-8d	EACH JOIST, TOENAIL
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (NOT THRUST) (SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)	(3)-16d	FACE NAIL
4	CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTION 2308.7.3.1, TABLE 2308.7.3.1)	PER TABLE 2308.7.3.1	FACE NAIL
5	COLLAR TIE TO RAFTER	(3)-10d	FACE NAIL
6	RAFTER OR ROOF TRUSS TO TOP PLATE (SEE SECTION 2308.7.5, TABLE 2308.7.5)	(3)-10d	TOENAIL[c]
7	ROOF RAFTER TO RIDGE VALLEY OR HIP RAFTERS; OR ROOF RAFTER TO 2-INCH RIDGE BEAM	(2)-16d	END NAIL
7		(3)-10d	TOENAIL
	WALL		
8	STUD TO STUD (NOT A BRACED WALL PANELS)	16d	24" O.C. FACE NAIL
9	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d	16" O.C. FACE NAIL
10	BUILT-UP HEADER (2" TO 2" HEADER)	16d	16" O.C. EACH EDGE, FACE NAIL
11	CONTINUOUS HEADER TO STUD	(4)-8d	TOENAIL
12	TOP PLATE TO TOP PLATE	16d	16" O.C. FACE NAIL
13	TOP PLATE TO TOP PLATE, AT END JOINT	(8)-16d	EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d	16" O.C. FACE NAIL
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING AT BRACED WALL PANELS	(2)-16d	16" O.C. FACE NAIL
16	STUD TO TOP OR BOTTOM PLATE	(4)-8d	TOENAIL
16		(2)-16d	END NAIL
17	TOP OR BOTTOM PLATE TO STUD	(2)-16d	END NAIL
18	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	(2)-16d	FACE NAIL
19	1" BRACE TO EACH STUD AND PLATE	(2)-8d	FACE NAIL
20	1"x6" SHEATHING TO EACH BEARING	(2)-8d	FACE NAIL
21	1"x8" AND WIDER SHEATHING TO EACH BEARING	(3)-8d	FACE NAIL
	FLOOR		
22	JOIST TO SILL, TOP PLATE, OR GIRDER	(3)-8d	TOENAIL
23	RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	8d	6" O.C., TOENAIL
24	1"x6" SUBFLOOR OR LESS TO EACH JOIST	(2)-8d	FACE NAIL
25	2" SUBFLOOR TO JOIST OR GIRDER	(2)-16d	FACE NAIL
26	2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	(2)-16d	EACH BEARING, FACE NAIL
27	BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20d	32" O.C., FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
27		AND: (2)-20d	ENDS AND AT EACH SPLICE, FACE NAIL
28	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	(3)-16d	EACH JOIST OR RAFTER, FACE NAIL
29	JOIST TO BAND JOIST OR RIM JOIST	(3)-16d	END NAIL
30	BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	(2)-8d	EACH END, TOENAIL

a. NAILS SPACED AT 6 INCHES AT INTERMEDIATE SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING

b. SPACING SHALL BE 6 INCHES ON CENTER ON THE EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS FOR NONSTRUCTURAL APPLICATIONS. PANEL SUPPORTS AT 16 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).

c. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE AND THE CEILING JOIST IS FASTENED TO THE TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE, THE NUMBER OF TOENAILS IN THE RAFTER SHALL BE PERMITTED TO BE REDUCED BY ONE NAIL.

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04/18/2024 by: Guillermo Hobelman

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BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE

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ARCHITECT NAME, RCE LICENSE No. — DATE
STEPHEN ALBERT, C9412 — 5/31/23

SHEET INFORMATION

PROJECT #:
PROJECT PHASE: CONSTRUCTION DOCUMENTS
DRAWING SET: PERMIT SET
SHEET ISSUE DATE: 08/16/2022
SHEET NAME: GENERAL NOTES
SCALE: 12" = 1'-0"

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

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PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

GENERAL NOTES

FILE NUMBER 24-001

SHEET #: S-0.2

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LARR TABLE:

SIMPSON HARDWARE	
PRODUCT	LARR #
SCREW STYLE HOLD DOWN CONNECTORSHDU, HDQ8, HHDQ &PHD	25720
POST BASE CONNECTORS	25712
LTT AND HTT HOLDOWN	25818
EMBEDDED COLUMN BASES IN CONCRETE	25985
TOP FLANGE HANGERS FOR ENGINEERED WOOD PRODUCTS AND GLULAM BEAMS.	25803
ADJUSTIBLE HANGERS FOR WOOD FRAMMING.	25804
FACE-MOUNT HANGERS FOR WOOD FRAMING - LU, U,HU, LUS, MUS, HUS, HHUS, SUR/L, HSUR/L, HTU, AND LUCZ SERIES HANGERS	25807
FACE MOUNT HANGERS FOR COMPOSITE LUMBER AND PREFABRICATED WOOD I-JOISTS.	25801
LBV, B, HB, AND BA SERIES HNAGERS FOR PREFABRICATED WOOD I-JOIST, STRUCTURAL COMPOSITE LUMBER, AND SAWN LUMBER.	25802
TOP FLANGE HANGERS FOR SAWN LUMBER.	25800
BOLT STYLE HOLD DOWN CONNECTORSHD2A, HD5, HD7, HND9 AND HD12 AND HD19	25828
MISCELLANEOUS CONNECTORS	25962
HURRICANE & SEISMIC STRAPS AND TIES FOR WOOD FRAMING	25718
FA, UFP10, FJA, FSA, GH, GLB & HGLB CONNECTORS FOR WOOD MEMBERS SUPPORTED BY CONCRETE OR MASONRY CONSTRUCTION	25726
METAL CONNECTOR PLATES FOR WOOD TRUSSES: AS-20 & AS-18HS	25950
A34, A35, DSP, SSP, FC, FSC, GA, H2A, H2.5T, H8, H10A, H10A-2, H10S, H14, HH, L, LCE4, LS, LP4, LTP5, LS, RBC, RBCP, AND TJC37 ANGLES, Z CLIPS, AND TIES	25814
COLUMN CAPS	25714
FHA, HST,LSTA, LSTI, MST, MSTA, MSTC, MSTI & ST SERIES STRAIGHT TIE STRAPS; & CMST & CS SERIES COILED TIE STRAPS; & CMST C 16 COILED TIE STRAP	25713
FAP FOUNDATION ANCHOR PLATE, FA6 FOUNDATION ANCHOR, HTT22 TENSION TIE, CMST12, 14 COILED STRAPS, BP¯1/2, 5/8, 3/4, 7/8 BEARING PLATES, LTP4 LATERAL TIE PLATE.	25293
NELSON	
PRODUCT	LARR #
NELSON STUDS	02725
HILTI	
PRODUCT	LARR #
X-U POWDER DRIVER FASTENER	25675
REDBUILD	
PRODUCT	LARR #
RED-I™ PREFABRICATED WOOD I-JOISTS	25538
WEYERHAEUSER	
PRODUCT	LARR #
WEYERHAEUSER PARALLAM	25202

PRODUCT APPROVALS:

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

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

POST INSTALLED ANCHORS NOTES:

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

STRUCTURAL OBSERVATIONS:

1. VISUAL OBSERVATIONS WILL BE PERFORMED AT THE DISCRETION OF THE OWNER, ARCHITECT, SEOR, AND AS REQUIRED BY THE BUILDING OFFICIAL IN ACCORDANCE WITH THE BUILDING CODE.
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY THE STRUCTURAL ENGINEER AS TO WHEN EACH MAJOR PHASE OF CONSTRUCTION IS READY FOR OBSERVATION A MINIMUM OF FIVE (5) WORKING DAYS IN ADVANCE.
3. THE FOLLOWING MAJOR PHASES OF CONSTRUCTION REQUIRE A SITE VISIT AND STRUCTURAL OBSERVATION REPORT FROM THE SEOR:
   - ☐ FOUNDATION REBAR AND ANCHORS - PRIOR TO POUR OF CONCRETE.
   - ☐ NEW OPENING & REINFORCEMENT AT EXISTING CONCRETE WALL.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT NAILING, REINFORCEMENT, WELDS, CONNECTIONS, ETC. ARE VISIBLE FOR OBSERVATION WHEN THE SEOR IS ON SITE AND FOR ANY SCHEDULING DELAYS DUE TO NONCOMPLIANT ITEMS FOUND DURING THE OBSERVATION.

STATEMENT OF SPECIAL INSPECTIONS:

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

TABLE 1705.3
REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD[a]	CBC REFERENCE
1. INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS, AND PLACEMENT	-	X	ACI 318: 3.5, 7.1-7.7	-
2. INSPECTION OF REINFORCING STEEL WELDING IN ACCORDANCE WITH TABLE 1705A.2.1, ITEM 5B.	-	-	AWS D1.4; ACI 318: 3.5.2	-
3. INSPECTION OF ANCHORS TO BE INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED OR WHERE STRENGTH DESIGN IS USED.	X	-	ACI 318: 8.1.3, 21.2.8	1908.5, 1909.1
4. INSPECTION OF ANCHORS POST-INSTALLED IN HARDENED CONCRETE.[b]	-	X	ACI 318: 3.8.6, 8.1.3, 21.2.8	1909.1
5. VERIFYING USE OF REQUIRED DESIGN MIX.	-	X	ACI 318: CH 4, 5.2-5.4	1904.2, 1910.2, 1910.3
6. AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE	X	-	ASTM C172 ASTM C31; ACI 318: 5.6, 5.8	1910.10
7. INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	-	ACI 318: 5.9, 5.10	1910.6, 1910.7, 1910.8
8. INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES	-	X	ACI 318: 5.11-5.13	1910.9
9. INSPECTION OF PRESTRESSED CONCRETE:				
A. APPLICATION OF PRESTRESSING FORCES.	X	-	ACI 318: 18.20	-
B. GROUTING OF BONDED PRESTRESSING TENDONS IN THE SEISMIC-FORECE-RESISTING SYSTEM	X	-	ACI 318: 18.18.4	-
10. ERECTION OF PRECAST CONCRETE MEMBERS.	-	X	ACI 318: CH 16	-
11. VERIFICATION OF IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POSTTENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	-	X	ACI 318: 6.2	-
12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.[c]	-	X	ACI 318: 6.1.1	-

FOR SI: 1 INCH = 25.4 MM
a. WHERE APPLICABLE, SEE ALSO SECTION 1705A.11, SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE.
b. SPECIFIC REQUIREMENTS FOR SPECIAL INSPECTIONS SHALL BE INCLUDED IN THE RESEARCH REPORT FOR THE ANCHOR ISSUED BY AN APPROVED SOURCE IN ACCORDANCE WITH ACI 355.2 OR SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO COMMENCEMENT OF THE WORK.
c. INSTALLATION OFF ALL ADHESIVE ANCHORS IN THE HORIZONTAL AND UPWARDS INCLINED POSITIONS SHALL BE PERFORMED BY AN ACI/CRSI CERTIFIED ANCHOR INSTALLER

TABLE 1705.2.1
REQUIRED VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD	CBC REFERENCE
1. MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS:				
A. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.	-	X	AISC 360, SECTION A3.3 AND APPLICABLE ASTM MATERIAL STANDARDS	-
B. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.	-	X	-	-
2. INSPECTION OF HIGH-STRENGTH BOLTING:				
A. SNUG-TIGHT JOINTS.	-	X	AISC 360, SECTION M2.5	-
B. PRETENSIONED AND SLIP-CRITICAL JOINTS USING TURN-OF-NUT WITH MATCH MARKING, TWIST-OFF BOLT OR DIRECT TENSION INDICATOR METHODS OF INSTALLATION.	-	X		
C. PRETENSIONED AND SLIP-CRITICAL JOINTS USING TURN-OF-NUT WITHOUT MATCH MARKING OR CALIBRATED WRENCH METHODS OF INSTALLATION.	X	-		
3. MATERIAL VERIFICATION OF STRUCTURAL STEEL AND COLD-FORMED STEEL DECK:				
A. FOR STRUCTURAL STEEL, IDENTIFICATION MARKINGS TO CONFORM TO AISC 360.	-	X	AISC 360, SECTION A3.1	2203.1
B. FOR OTHER STEEL. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.	-	X	APPLICABLE ASTM MATERIAL STANDARDS	-
C. MANUFACTURER'S CERTIFIED TEST REPORTS.	-	X	-	-
4. MATERIAL VERIFICATION OF WELD FILLER MATERIALS:				
A. IDENTIFICATION MARKINGS TO CONFORM TO AWS SPECIFICATION IN THE APPROVED CONSTRUCTION DOCUMENTS.	-	X	-	-
B. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.	-	X	-	-
5. INSPECTION OF WELDING:				
A. STRUCTURAL STEEL AND COLD-FORMED STEEL DECK:				
1) COMPLETE AND PARTIAL JOINT PENETRATION GROOVE WELDS.	X	-	AWS D1.1	1705.2.2
2) MULTIPASS FILLET WELDS.	X	-		
3) SINGLE-PASS FILLET WELDS > 5/16"	X	-		
4) PLUG AND SLOT WELDS.	X	-		
5) SINGLE-PASS FILLET WELDS < 5/16"	-	X		
6) FLOOR AND ROOF DECK WELDS.	-	X	AWS D1.3	-
B. REINFORCING STEEL.				
1) VERIFICATION OF WELDABILITY OF REINFORCING STEEL OTHER THAN ASTM A 706.	-	X	AWS D1.4 ACI318: SECTION 3.5.2	-
2) REINFORCING STEEL RESISTING FLEXURAL AND AXIAL FORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAMES, AND BOUNDARY ELEMENTS OF SPECIAL STRUCTURAL WALLS OF CONCRETE AND SHEAR REINFORCEMENT.	X	-		
3) SHEAR REINFORCEMENT.	X	-		
4) OTHER REINFORCING STEEL.	-	X		
6. INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE.				
A. DETAILS SUCH AS BRACING AND STIFFENING.	-	X	-	1705.2.2
B. MEMBER LOCATIONS.	-	X		
C. APPLICATION OF JOINT DETAILS AT EACH CONNECTION.	-	X		

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BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE

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SHEET INFORMATION

PROJECT #:		SHEET ISSUE DATE:	08/16/2022
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	GENERAL NOTES
DRAWING SET:	PERMIT SET	SCALE:	12" = 1'-0"

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

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GENERAL NOTES

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SHEET #: S-0.3

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CITY OF HERMOSA BEACH
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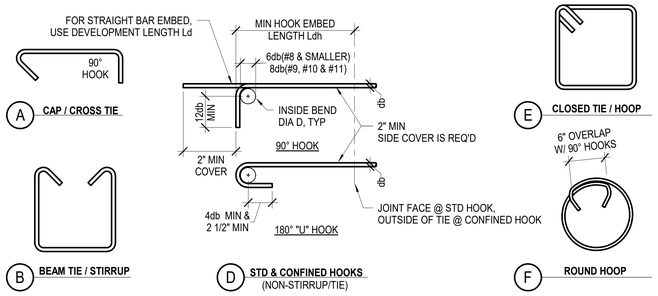
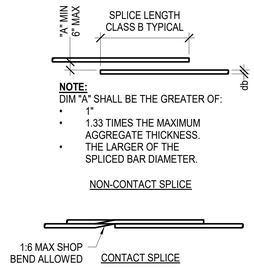
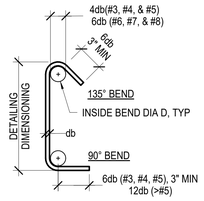
PRINTED PLANS MUST BE ON SITE FOR ALL INSPECTIONS
04/18/2024 by: Guillermo Hobelman







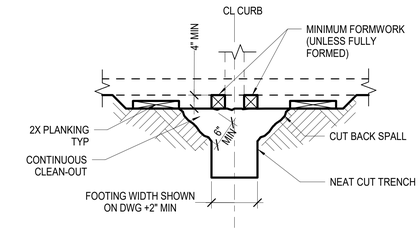
BAR SIZE	FINISHED BEND DIAMETER "D" IN INCHES
#3	2 1/4"
#4	3"
#5	3 3/4"
#6	4 1/2"
#7	5 1/4"
#8	8"
#9	9 1/2"
#10	10 3/4"
#11	12"
#14	18 1/4"
#18	24"

STANDARD HOOKS

	BAR SIZE	L_{dh}(in) STD HOOK	LAP SPLICE (in) CLASS B TOP	LAP SPLICE (in) CLASS B OTHER	L_d(in) DEVELOPMENT LENGTH TOP	L_d(in) DEVELOPMENT LENGTH OTHER
3000 PSI NWC	#3	6	29	23	22	17
	#4	8	38	29	29	22
	#5	10	47	37	36	28
	#6	12	56	43	43	33
	#7	14	82	63	63	48
	#8	16	94	72	72	55
	#9	18	106	81	81	62
	#10	20	119	91	91	70
	#11	22	132	102	101	78
4000 PSI NWC	#3	6	25	20	19	15
	#4	7	33	25	25	19
	#5	9	41	32	31	24
	#6	10	49	38	37	29
	#7	12	71	55	54	42
	#8	14	81	63	62	48
	#9	15	91	71	70	54
	#10	17	103	80	79	61
	#11	19	114	88	87	67
5000 PSI NWC	#3	6	23	17	17	13
	#4	6	30	23	23	17
	#5	8	37	29	28	22
	#6	9	45	34	34	26
	#7	11	64	50	49	38
	#8	12	73	56	56	43
	#9	14	82	63	63	48
	#10	16	93	71	71	54
	#11	17	102	78	78	60

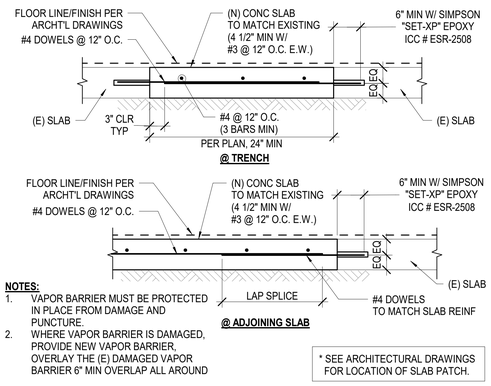
NOTES:
1. Ldh = HOOK DEVELOPMENT LENGTH.
2. Ld = DEVELOPMENT LENGTH.
3. db = REINFORCING BAR DIAMETER
4. SEE BUILDING CODE AND ACI 318-14 VERSION FOR ALL REQUIREMENTS NOT NOTED.
5. FOR LIGHTWEIGHT CONCRETE MULTIPLY Ldh AND Ld VALUES SHOWN BY 1.33.
6. TOP BARS ARE HORIZONTAL WITH MORE THAN 12" OF FRESH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

5 S-1.1 TYPICAL CONC REINFORCEMENT DETAILS AND DEVELOPMENT LENGTHS
SCALE:N.T.S.



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

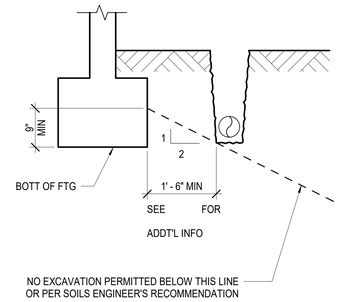
3 S-1.1 FOOTING POURED AGAINST EARTH
SCALE:N.T.S.



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

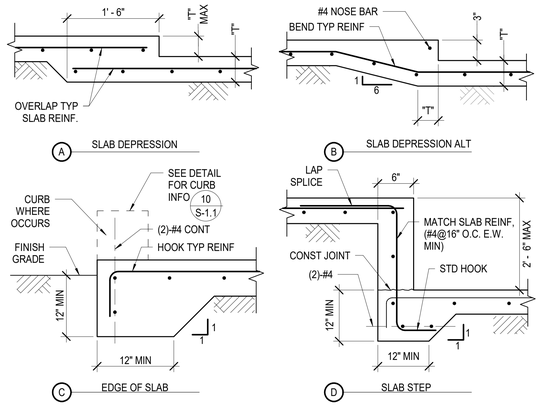
* SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF SLAB PATCH.

6 S-1.1 SLAB ON GRADE PATCH DETAIL
SCALE: 3/4" = 1'-0"

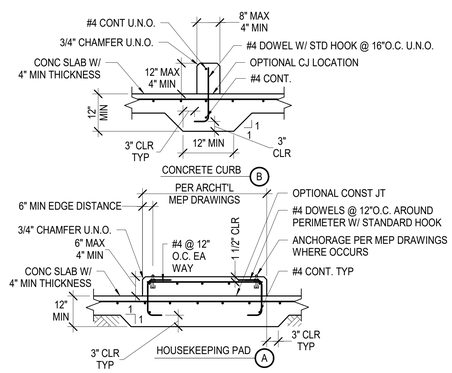


NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING OR OTHERWISE MAINTAINING THE SIDES OF THE EXCAVATION FROM CAVE-INS UNTIL ALL BACKFILL IS COMPLETED PER SPECIFICATIONS AND GEOTECHNICAL REPORT.

4 S-1.1 TYPICAL EXCAVATION PARALLEL TO FTG
SCALE:N.T.S.



9 S-1.1 TYPICAL SLAB ON GRADE DETAILS
SCALE:N.T.S.



10 S-1.1 TYPICAL CONCRETE PAD AND CURB ON GRADE
SCALE:N.T.S.
REF DET:9 S-1.1

VCA ENGINEERS INC
CIVIL • STRUCTURAL
2151 Michelson Dr. #240
Irvine, CA 92612
Tel. 949.679.0870
Fax. 949.679.9370
Project No.: J851

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS		
No.	DESCRIPTION	DATE

Albert Group ARCHITECTS
www.albertgroup.la
310.820.8863
@albertgrouparchitects

PLANS PREPARED BY:
LICENSED ARCHITECT STEPHEN M. ALBERT NO. C 9412 REN. 5/31/23 STATE OF CALIFORNIA
ARCHITECT NAME, RCE LICENSE No. DATE
STEPHEN ALBERT, C9412 5/31/23

SHEET INFORMATION

PROJECT #:		SHEET ISSUE DATE:	08/16/2022
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	TYPICAL DETAILS
DRAWING SET:	PERMIT SET	SCALE:	N.T.S.

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

TYPICAL DETAILS

FILE NUMBER 24-001

SHEET #: S-1.1

SHT. 57 OF 101

SHEET SIZE: 30" X 42" ARCH E1
DO NOT SCALE

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
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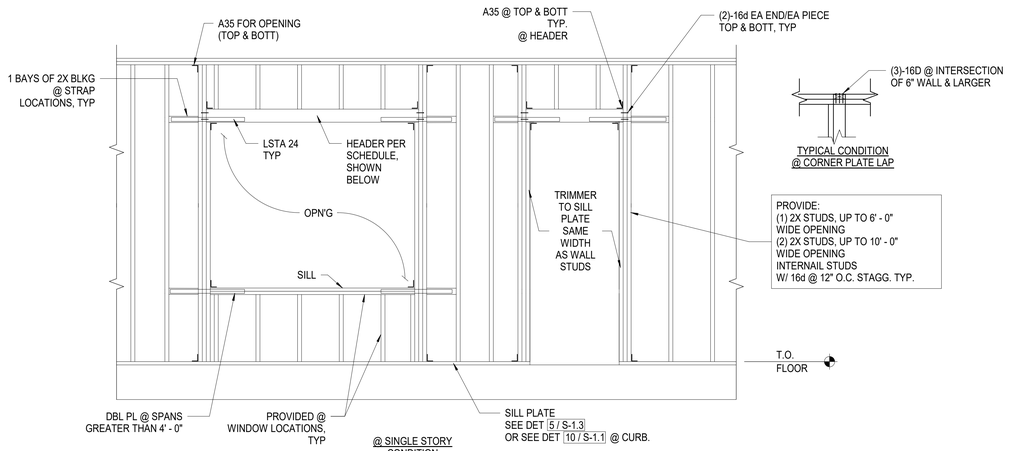


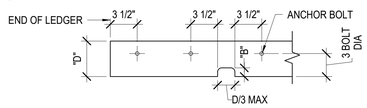
@ SINGLE STORY CONDITION

NON-BEARING PARTITION HEADERS		
SPAN	2X4 STUD WALL	2X6 STUD WALL
UP TO 6' - 0"	4X6	6X6
6' - 1" TO 10' - 0"	4X8	6X8
10' - 1" TO 15' - 0"	4X10	6X10

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

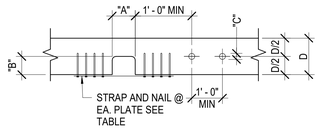
1 S-1.2 TYP NON-BEARING WALL AND OPENING FRAMING

SCALE:N.T.S.
REF DET:7 S-1.2

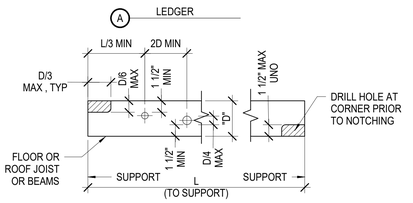


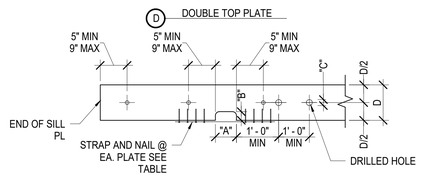
WHERE DEPTH OF NOTCH "B" IS GREATER THAN D/5 PROVIDE ANCHOR BOLT AT EA SIDE OF NOTCH AS SHOWN.

NOTE:
DRILL HOLE IN CORNER PRIOR TO NOTCHING.



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

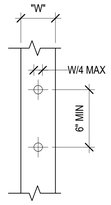




NOTES:
1. NOTCHES AND DRILLED HOLES AS SHOWN ABOVE MAY BE USED ONLY WITH THE APPROVAL OF THE STRUCTURAL ENGINEER ON RECORD.
2. DO NOT PLACE NOTCH BETWEEN SUPPORTS.

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

B PURLINS AND BEAMS



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

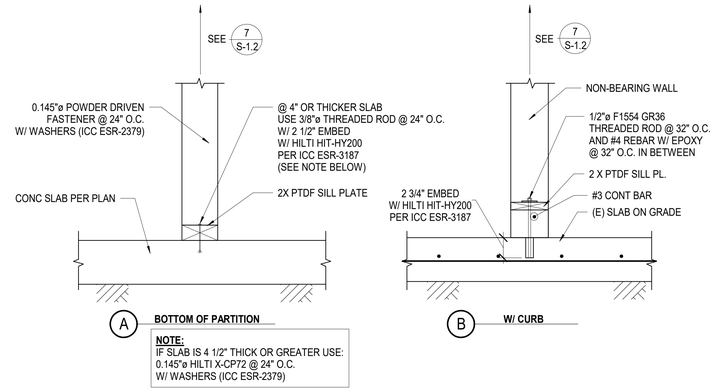
C WOOD STUD

E SILL PLATE

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

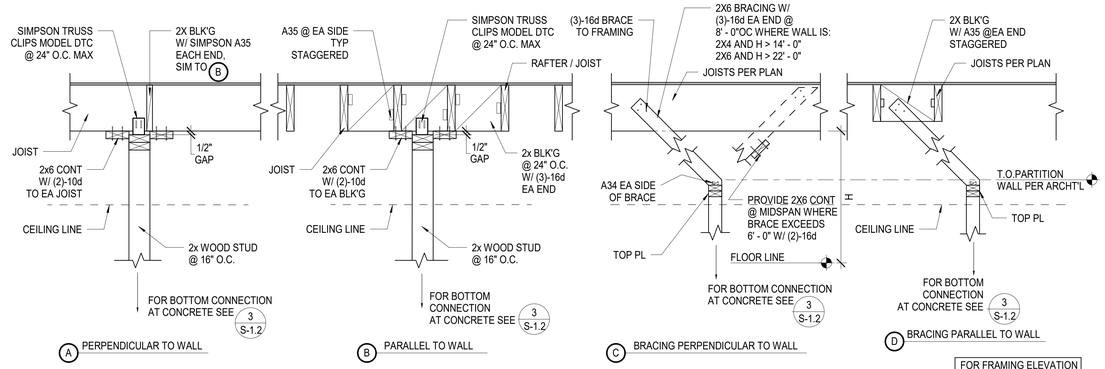
9 S-1.2 HOLES AND NOTCHING IN WOOD FRAMING

SCALE:N.T.S.



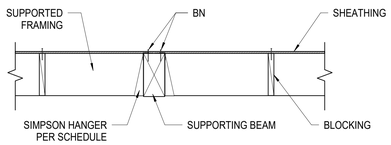
3 S-1.2 BOTTOM OF NON-BEARING PARTITIONS

SCALE: 3/4" = 1'-0"
REF DET:7 S-1.2



7 S-1.2 NON-BEARING WALL TO SAWN LUMBER

SCALE:N.T.S.
REF DET:3 S-1.2

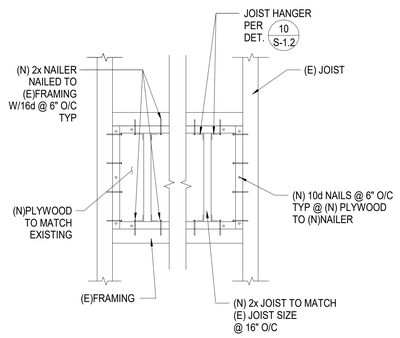


RAFTER/JOIST TO WOOD BEAM

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

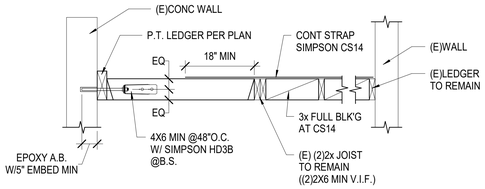
10 S-1.2 HANGER SCHEDULE

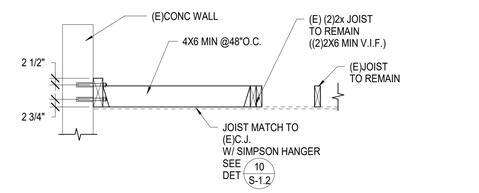
SCALE:N.T.S.
REF DET:11 S-1.2



11 S-1.2 ROOF INFILL DETAIL

SCALE:N.T.S.
REF DET:1 S-3.1





12 S-1.2 (N) FRAMING TO (E) CONC WALL

SCALE:N.T.S.
REF DET:1 S-3.1

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Fax. 949.679.9370
Project No.: J851

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE

Albert Group ARCHITECTS
www.albertgroup.la
310.820.8863
@albertgrouparchitects

PLANS PREPARED BY:

LICENSED ARCHITECT STEPHEN M. ALBERT NO. C 9412 REN. 5/31/23 STATE OF CALIFORNIA

ARCHITECT NAME, RCE LICENSE No. DATE

STEPHEN ALBERT, C9412 5/31/23

SHEET INFORMATION

PROJECT #:		SHEET ISSUE DATE:	08/16/2022
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	TYPICAL DETAILS
DRAWING SET:	PERMIT SET	SCALE:	N.T.S.

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

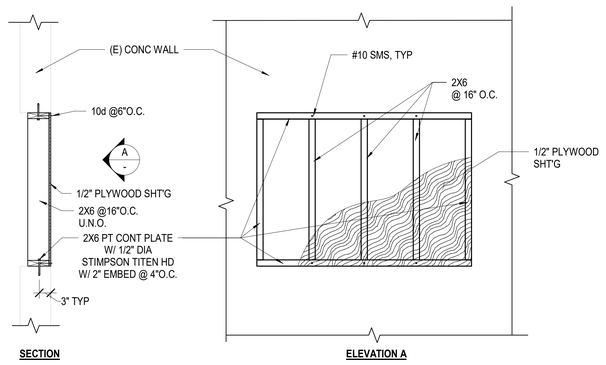
PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

TYPICAL DETAILS

FILE NUMBER 24-001

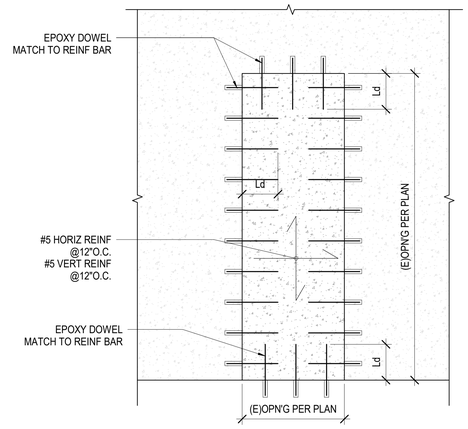
SHEET #: S-1.2

SHT. 58 OF 101



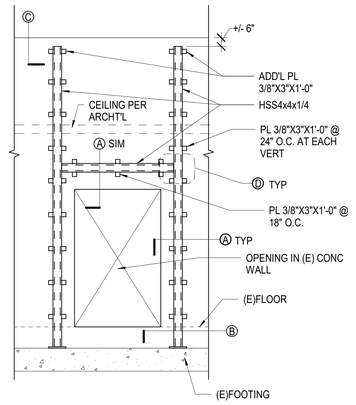
1 S-1.3 CONC WALL INFILL W/ METAL STUDS

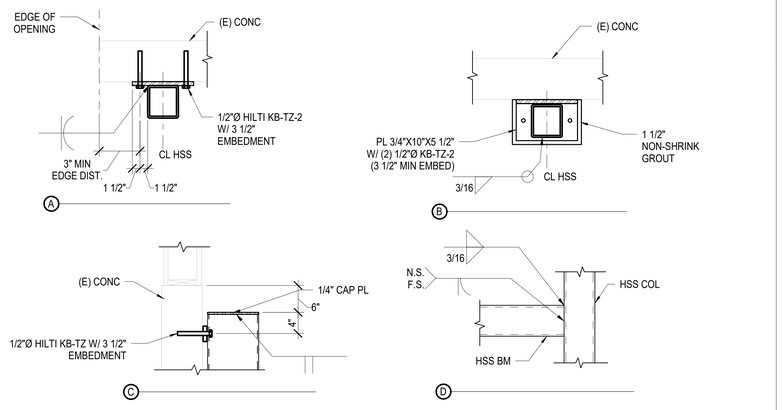
SCALE:N.T.S.
REF DET:2 S-6.1



2 S-1.3 CON WALL INFILL

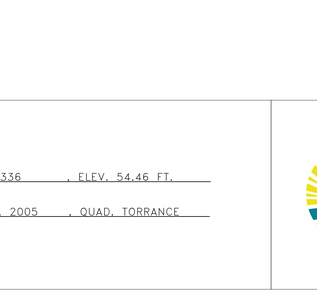
SCALE:N.T.S.
REF DET:2 S-6.1





3 S-1.3 (N) HSS REINF @ (N) OPENING

SCALE: 3/4" = 1'-0"
REF DET:1 S-6.1

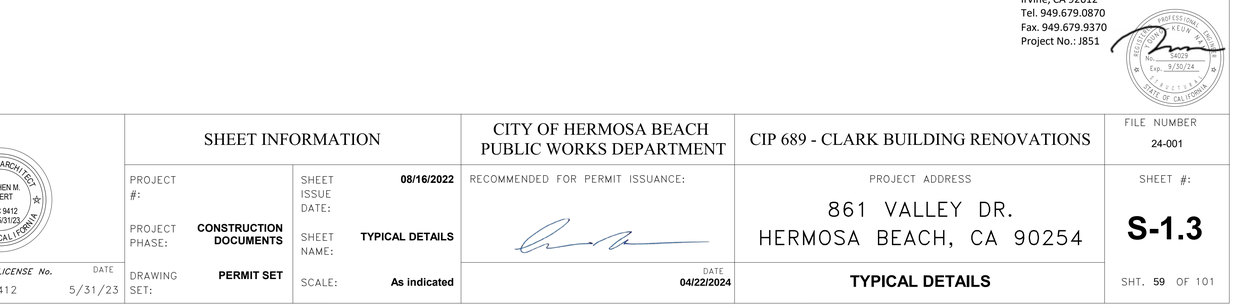


4 S-1.3 HSS TO (E)CONC COL

SCALE: 1" = 1'-0"
REF DET:1 S-3.1

5 S-1.3 (N) CHANNEL REINF @ (N) OPENING

SCALE: 3/4" = 1'-0"
REF DET:2 S-6.1



6 S-1.3 HSS TO (E)CONC COL

SCALE: 1" = 1'-0"
REF DET:1 S-6.1

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KEVIN KEUN KIM
No. 34029
Exp. 9/30/24
STRUCTURAL
STATE OF CALIFORNIA

BENCH MARK:

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DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE

Albert Group
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310.820.8863
@albertgrouparchitects

PLANS PREPARED BY:

LICENSED ARCHITECT
STEPHEN M. ALBERT
NO. C 9412
REN. 5/31/23
STATE OF CALIFORNIA

ARCHITECT NAME, RCE LICENSE No. DATE
STEPHEN ALBERT, C9412 5/31/23

SHEET INFORMATION

PROJECT #:
PROJECT PHASE: CONSTRUCTION DOCUMENTS
DRAWING SET: PERMIT SET
SHEET ISSUE DATE: 08/16/2022
SHEET NAME: TYPICAL DETAILS
SCALE: As indicated

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

TYPICAL DETAILS

FILE NUMBER 24-001

SHEET #: S-1.3

SHT. 59 OF 101

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
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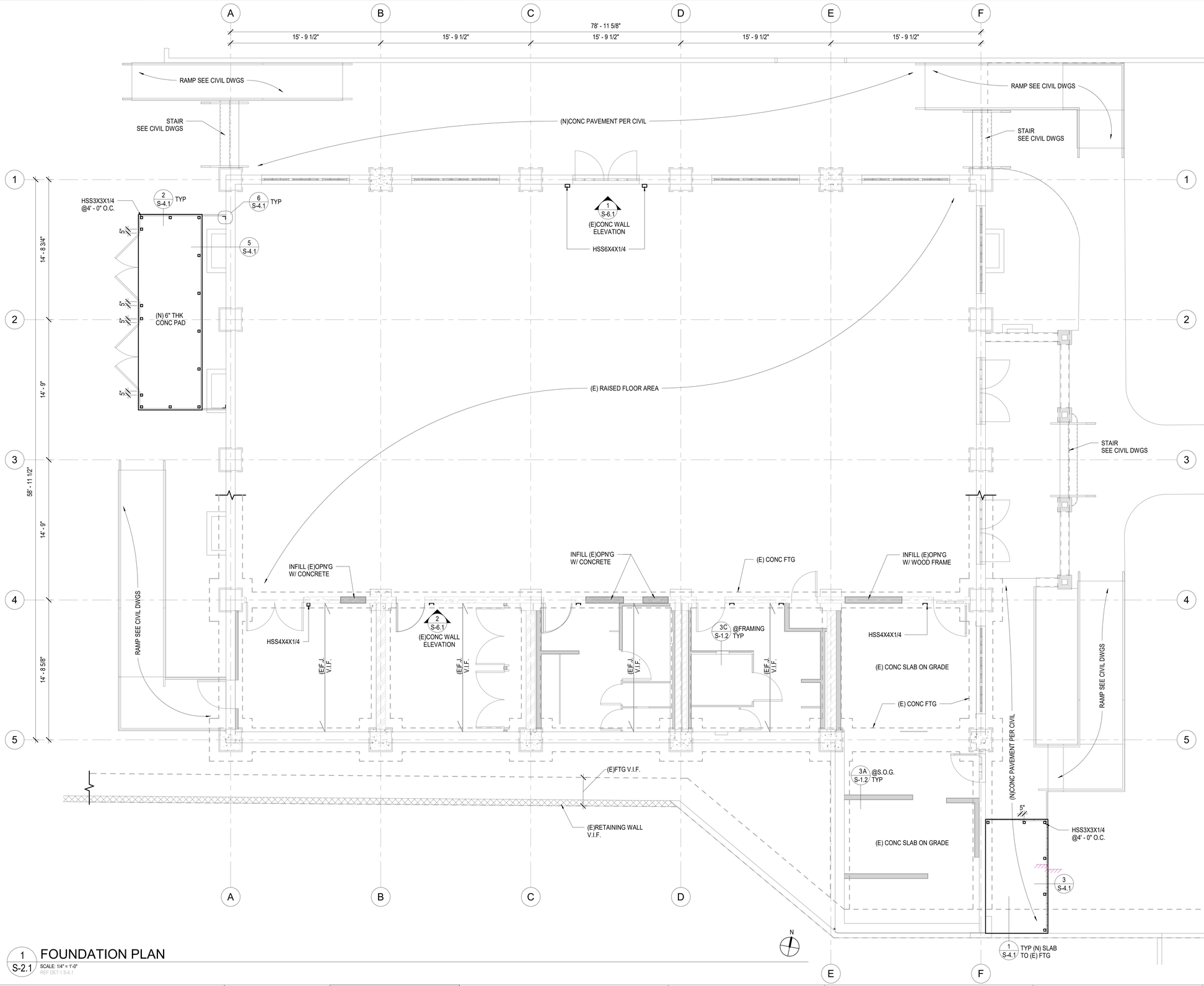

FOUNDATION NOTES:

1. FOR GENERAL NOTES, SEE S-0.# SERIES.
2. FOR TYPICAL DETAILS, SEE S-1.# SERIES.

WALL LEGEND:

1. : (E) BRICKWALL TO REMAIN.
2. : (E) 12" THK CMU WALL TO REMAIN.
3. : (E) CONC WALL TO REMAIN.
4. : (E) WOOD FRAME WALL TO REMAIN.
5. : (N) NON-BEARING PARTITIONS.

1 S-2.1 FOUNDATION PLAN

SCALE: 1/4" = 1'-0"
REF DET: 1 S-6.1

VCA ENGINEERS INC
CIVIL • STRUCTURAL
2151 Michelson Dr. #240
Irvine, CA 92612
Tel. 949.679.0870
Fax. 949.679.9370
Project No.: J851

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS		
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STEPHEN ALBERT, C9412	5/31/23

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PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	FOUNDATION PLAN
DRAWING SET:	PERMIT SET	SCALE:	As indicated

CITY OF HERMOSA BEACH
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HERMOSA BEACH, CA 90254

FOUNDATION PLAN

FILE NUMBER 24-001

SHEET #: S-2.1

SHT. 60 OF 101

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BUILDING & SAFETY DIVISION
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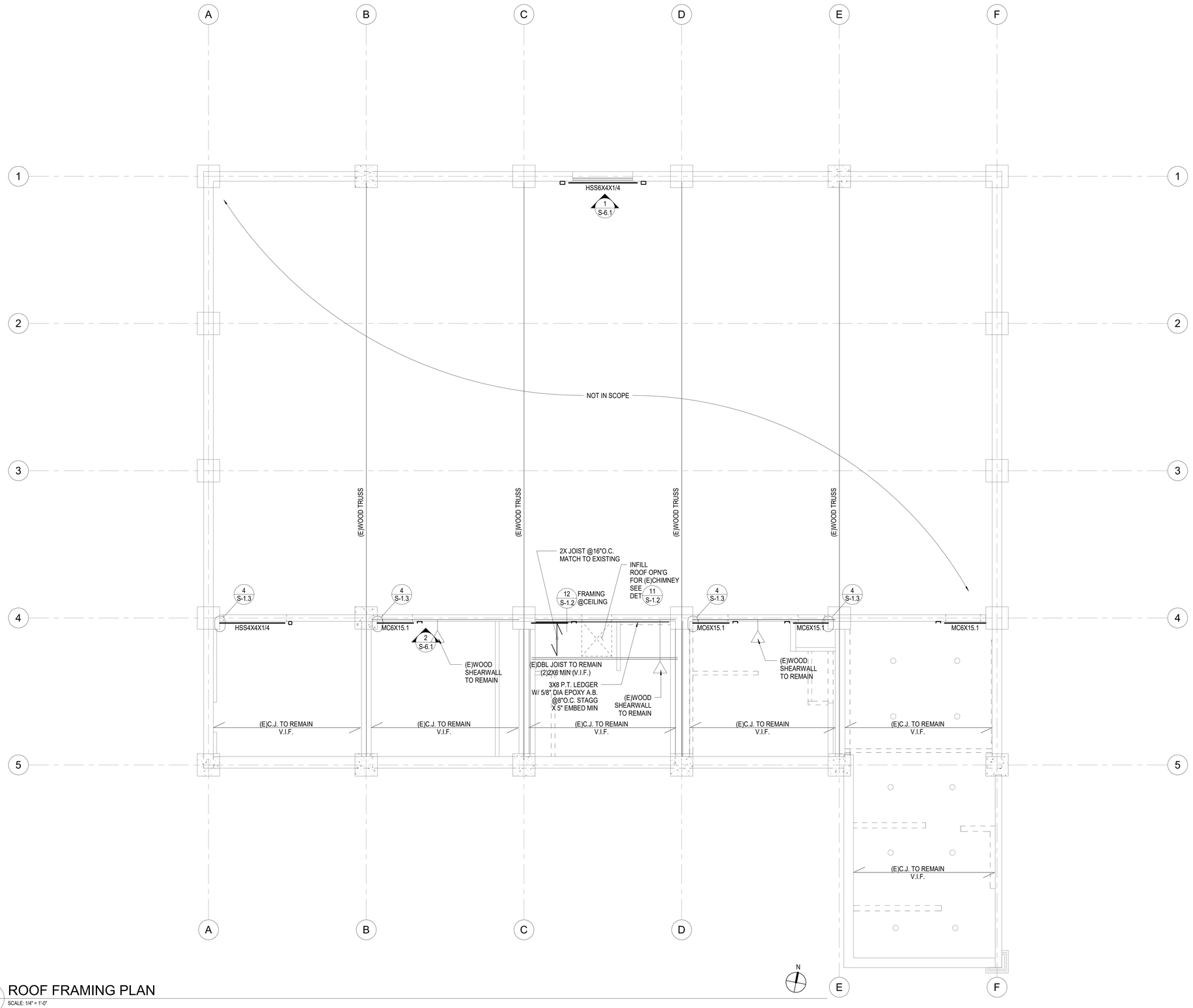
ROOF FRAMING NOTES:

1. FOR GENERAL NOTES, SEE S-0.# SERIES.
2. FOR TYPICAL DETAILS, SEE S-1.# SERIES.



1 S-3.1 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

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STATE OF CALIFORNIA

ARCHITECT NAME, RCE LICENSE No. DATE
STEPHEN ALBERT, C9412 5/31/23

SHEET INFORMATION

PROJECT #:	
PROJECT PHASE:	CONSTRUCTION DOCUMENTS
DRAWING SET:	PERMIT SET
SHEET ISSUE DATE:	08/16/2022
SHEET NAME:	CEILING FRAMING PLAN
SCALE:	As indicated

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

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CIP 689 - CLARK BUILDING RENOVATIONS

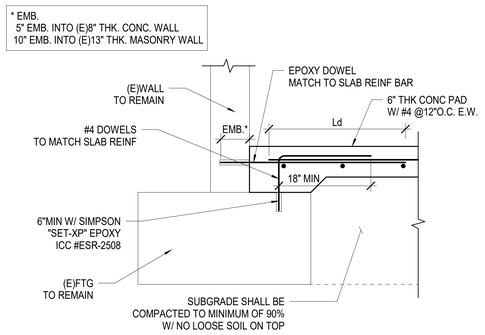
PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

CEILING FRAMING PLAN

FILE NUMBER
24-001

SHEET #:
S-3.1

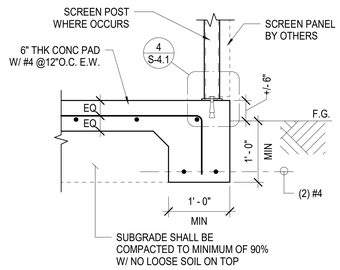
SHT. 61 OF 101



1 S-4.1 (N) CONC SLAB TO (E) FOUNDATION

SCALE: 1" = 1'-0"

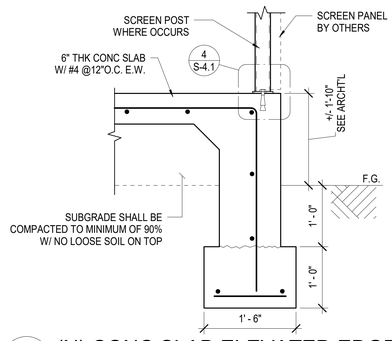
REF DET-1 S-2.1



2 S-4.1 (N) CONC SLAB EDGE

SCALE: 1" = 1'-0"

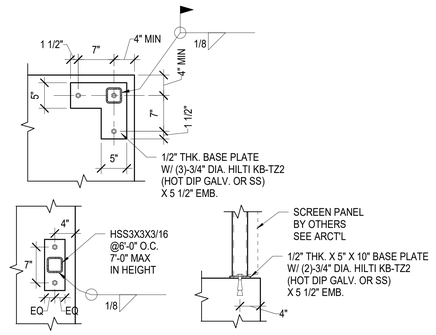
REF DET-1 S-2.1



3 S-4.1 (N) CONC SLAB ELEVATED EDGE

SCALE: 1" = 1'-0"

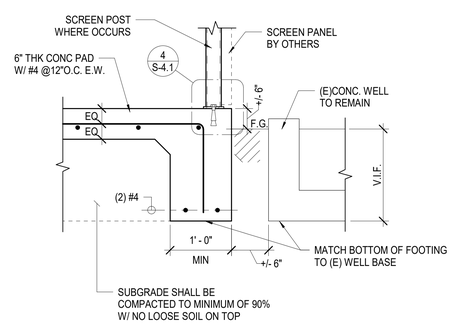
REF DET-1 S-2.1



4 S-4.1 (N) SCREEN POST BASE

SCALE: 1" = 1'-0"

REF DET-1 S-2.1



5 S-4.1 (N) CONC SLAB EDGE AT (E) WELL

SCALE: 1" = 1'-0"

REF DET-1 S-2.1

PLAN VIEW

6 S-4.1 SCREEN WALL CONNECTION TO (E) MASONRY WALL

SCALE: 1" = 1'-0"

REF DET-1 S-2.1

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
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STATE OF CALIFORNIA

ARCHITECT NAME, RCE LICENSE No. DATE

STEPHEN ALBERT, C9412 5/31/23

SHEET INFORMATION

PROJECT #:		SHEET ISSUE DATE:	08/16/2022
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DRAWING SET:	PERMIT SET	SCALE:	1" = 1'-0"

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

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CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

FOUNDATION DETAILS

FILE NUMBER
24-001

SHEET #:
S-4.1

SHT. 62 OF 101

SHEET SIZE: 30" X 42" ARCH E1
DO NOT SCALE

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BUILDING & SAFETY DIVISION
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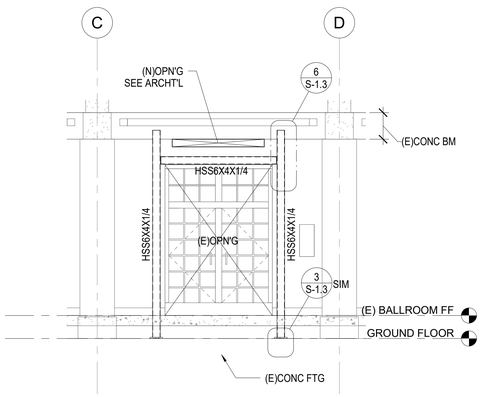
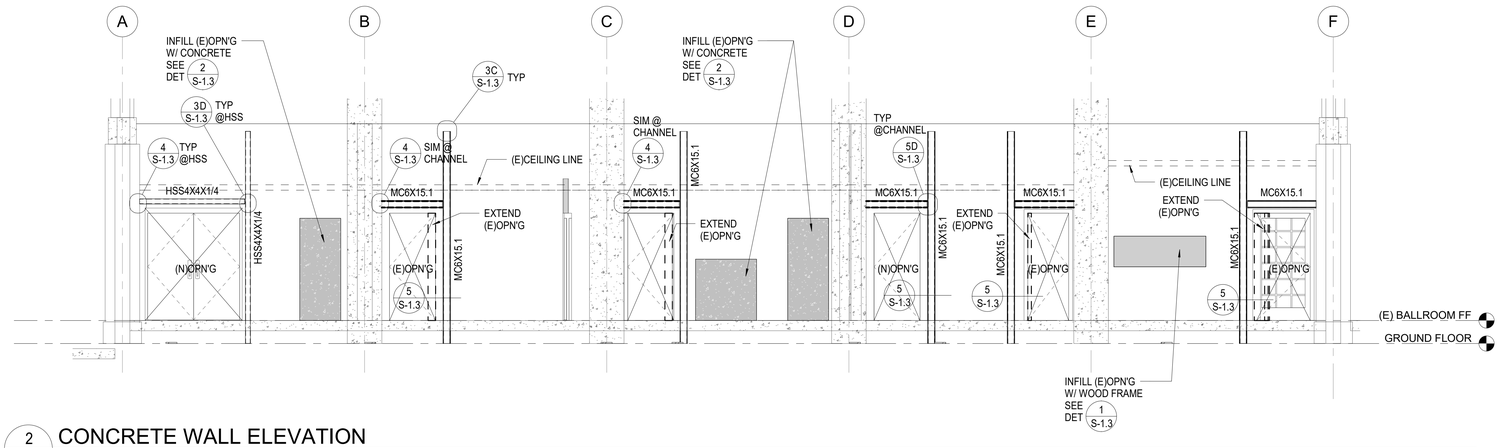


1 S-6.1 CONCRETE WALL ELEVATION

SCALE: 1/4" = 1'-0"
REF DET:1 S-2.1



2 S-6.1 CONCRETE WALL ELEVATION

SCALE: 1/4" = 1'-0"
REF DET:1 S-2.1

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KEVIN KUNZ
No. 54029
Exp. 9/30/24
STRUCTURAL
STATE OF CALIFORNIA

BENCH MARK:

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ARCHITECT NAME, RCE LICENSE No. — DATE
STEPHEN ALBERT, C9412 — 5/31/23

SHEET INFORMATION

PROJECT #:		SHEET ISSUE DATE:	08/16/2022
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	WALL ELEVATIONS
DRAWING SET:	PERMIT SET	SCALE:	1/4" = 1'-0"

CITY OF HERMOSA BEACH
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SHEET #:
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SHT. 63 OF 101

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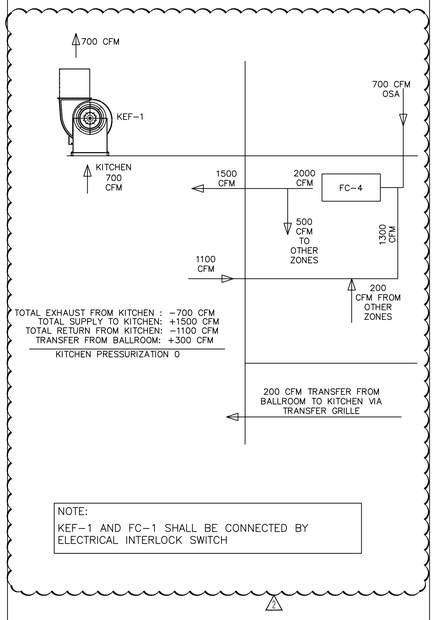
DUCT SMOKE DETECTOR SCHEDULE

SYMBOL	MANUAFACTURE & MODEL	VELOCITY MIN.	VELOCITY MAX.	POWER	REMARKS
SD	INNOVAIR–DH100ACDCI OR APPROVED EQUAL	500	4,000	24 VAC / DC 120 VAC 240 VAC	CSFM LISTING* 3240–1653:119

* COORDINATE POWER REQUIREMENTS W / ELECTRICAL.

KITCHEN AREA AIR DIAGRAM



OUTDOOR SPLIT SYSTEM HEAT PUMP UNIT SCHEDULE

EQUIP. TAG	MAKE	MODEL	COOLING NOMINAL TONS	COOLING TOTAL MBH	COOLING SENS. MBH	EER/SEER	AMB. TEMP(°F)	REF.	HEATING TOTAL MBH	HEATING HSPF	HEATING AMB. TEMP(°F)	ELECTRICAL DATA V	PH	Hz	MCA	MOCP	DIMENSIONS AND WEIGHT H (in)	L (in)	W (in)	WEIGHT (LBS.)	ACCESSORIES
HP 1	YORK	YZT60B21S	5.0	56.5	42.7	13/16.5	95	R410	56.5	9.6	38	208	1	60	31.4	50	46.5	34.5	38.2	305	1 2 3 4
HP 2	YORK	YZT60B21S	5.0	56.5	42.7	13/16.5	95	R410	56.5	9.6	38	208	1	60	31.4	50	46.5	34.5	38.2	305	1 2 3 4
HP 3	YORK	YZT60B21S	5.0	56.5	42.7	13/16.5	95	R410	56.5	9.6	38	208	1	60	31.4	50	46.5	34.5	38.2	305	1 2 3 4
HP 4	YORK	YZT48B21S	5.0	56.5	42.7	13/16.5	95	R410	56.5	9.6	38	208	1	60	31.4	50	46.5	34.5	38.2	305	1 2 3 4

ACCESSORIES:
1. VIBRATION ISOLATION AND SEISMIC RESTRAINT.
2. PROVIDE FACTORY RECOMENDED ACCESSORIES INCLUDING BUT NOT LIMITED TO SIGHT FILTER DRYER, TXV AND COMPRESSOR CRANKCASE HEATER.
3. PROVIDE LOW AMBIENT CONTROL.
4. PROVIDE AND INSTALL LINE SET PER MANUFACTURER RECOMMENDATION.

FAN COIL UNIT SCHEDULE

EQUIP. TAG	MAKE	MODEL	SERVICE	INDOOR FAN CFM	INDOOR FAN ESP IN–WG	INDOOR FAN RPM	INDOOR FAN HP	INDOOR FAN OSA	ELECTRICAL DATA V	PH	Hz	MCA	MOCP	AUXILIARY HEATER	DIMENSIONS AND WEIGHT H (in)	D (in)	W (in)	WEIGHT (LBS.)	ACCESSORIES
FC 1	ADP	AX60	BALLROOM	2000	0.5	–	1	980	240	1	60	5.8	15	0 KW	48	26	22	155	1 2 3 4 5 6
FC 2	ADP	AX60	BALLROOM	2000	0.5	–	1	980	240	1	60	5.8	15	0 KW	48	26	22	155	1 2 3 4 5 6
FC 3	ADP	AX60	BALLROOM	2000	0.5	–	1	980	240	1	60	5.8	15	0 KW	48	26	22	155	1 2 3 4 5 6
FC 4	ADP	AX48	KITCHEN, STORAGE, RESTROOMS	2000	0.5	–	1	700	240	1	60	5.8	15	0 KW	48	26	22	155	1 2 3 4 5

ACCESSORIES:
1. PROVIDE IONIZATION SYSTEM, ATMOSAIR, MATTERHORN 1000.
2. PROVIDE AND INSTALL LINE SET PER MANUFACTURER RECOMMENDATION.
3. 1" LINES SA AND RA PLENUMS.
4. PROVIDE 2" FILTER RACK MERV–13 RATED.
5. PROVIDE ECONOMIZER, PROVENT, MODEL MB–ADP–AX3030EN.
6. PROVIDE CO2 SENSOR, HONEYWELL, MODEL C7232A.

FAN SCHEDULE

EQUIP. TAG	MAKE	MODEL	SERVICE	LOCATION	AIR FLOW (CFM)	EXT. STATIC PRESSURE (inWC)	REVOL./ MINUTE (RPM)	MOTOR HORSE–POWER (BHP)	MOTOR SIZE (HP)	ELECTRICAL DATA V	PH	Hz	WEIGHT (LBS.)	QTY	ACCESSORIES
EF 1	GREENHECK	BSQ–80–4	RESTROOMS	IN–LINE	540	0.5	1,695	0.15	1/4	208	60	1	80	1	1 2 3 4 5

ACCESSORIES:
1. BACKDRAFT DAMPER.
2. CONTROLLED BY TIME CLOCK.
3. FLEXIBLE DUCT CONNECTION.
4. DISCONNECT SWITCH.
5. SPRING ISOLATORS.
6. PROVIDE RUBBER IN SHEAR ISOLATION AND ALL–THREAD HANGING RODS.

KITCHEN EXHAUST FAN SCHEDULES

EXHAUST FAN INFORMATION – JOB#6066636

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	MANUFACTURER	CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	DISCHARGE VELOCITY	WEIGHT (LBS)	SONES
1		1	USBI11DD–RM	CAPTIVEAIRE	700	1.200	1647	TEAO–ECM	0.500	0.2850	1	230	3.5	747 FPM	200	10.3

FAN OPTIONS

FAN UNIT NO	TAG	QTY	DESCRIPTION
1		1	BI11 – INLET SERVICE DUCT CONNECTION. USED TO CONNECT TO STANDARD 12" GREASE DUCT OR FIELD WELDED DUCT. INCLUDES (2) 7" RISERS BOLTED TO STANDARD INLET RISER
		1	UTILITY SET GREASE CUP
		1	BI11 – 24" DISCHARGE EXTENSION
		1	BI – DISCHARGE ORIENTATION VERTICAL UPPER LEFT – CW INLET SIDE
		1	BI11 – INLET CONNECTION STANDARD 12" FLANGED GREASE DUCT
		1	UTILITY SET – SPRING VIBRATION ISOLATORS – BI11 THRU BI15 / EQUIVALENT SIZED UTILITY SET – INDOOR/OUTDOOR USE
		1	ECM WIRING PACKAGE – PWM SIGNAL FROM ECPM03 PREWIRE (TELCO MOTOR), CCW ROTATION
		1	2 YEAR PARTS WARRANTY

FAN ACCESSORIES

FAN UNIT NO	TAG	EXHAUST GREASE CUP	EXHAUST GRAVITY DAMPER	EXHAUST WALL MOUNT	SUPPLY SIDE DISCHARGE	SUPPLY GRAVITY DAMPER	SUPPLY MOTORIZED DAMPER	SUPPLY WALL MOUNT
1		YES						

AIR DEVICE SCHEDULE

EQUIP. TAG	MAKE	MODEL	TYPE	SIZE	CFM RANGE	ACCESORIES
SD–1	TITUS	FL–15	LINEAR SLOT DIFFUSER, TWO SLOTS HIGHTHROW	SEE PLANS	660–670	BORDER TYPE 22 LINDED PLENUM BOX PBPI
SG–1	TITUS	300RS	CEILING MOUNTED SUPPLY GRILLE	SEE PLANS	SEE PLANS	
RD–1	TITUS	FL–20	LINEAR SLOT DIFFUSER, TWO SLOTS JETTHROW	SEE PLANS	2000	BORDER TYPE 22 LINDED PLENUM BOX PBPI
RG–1	TITUS	300RS	CEILING MOUNTED RETURN GRILLE	SEE PLANS	SEE PLANS	
EG–1	TITUS	350RS	CEILING MOUNTED EXHAUST GRILLE	SEE PLANS	SEE PLANS	
TG–1	TITUS	FL–20	LINEAR SLOT DIFFUSER, TWO SLOTS JETTHROW	SEE PLANS	–	BORDER TYPE 22 LINDED PLENUM BOX PBPI
TG–2	TITUS	300RS	CEILING MOUNTED TRANSFER GRILLE	24"x12"	–	

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH 2019 THE CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA ENERGY EFFICIENCY STANDARD, 2019 CALIFORNIA GREEN BUILDING STANDARDS AND ANY CITY OF BEVERLY HILLS AMENDMENTS TO THE CODES.
2. WHOLE HOUSE FAN ENVIRONMENTAL AIR VENTILATION REQUIREMENT'S PER 2019 CALIFORNIA GREEN CODE CALCULATIONS.
3. EXTERIOR LOUVERS (OR OTHER EXTERIOR FEATURES) MUST BE APPROVED BY ARCHITECTURAL COMMISSION AND SHOWN ON APPROVED ARCHITECTURAL PLANS.
4. ALL OCCUPIED AREAS OF THE BUILDING THAT ARE MECHANICALLY VENTILATED PROVIDE FILTERS FOR ALL OUTSIDE AND RETURN AIR HAVING A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF AT LEAST 8.
5. PROVIDE PROTETION FOR DUCTS EXPOSED TO MECHANICAL DAMAGE PER SECTION 604.3 OF THE CALIFORNIA MECHANICAL CODE.
6. EXHAUST FANS SHALL BE ENERGY RATED AND HAVE HUMIDISTAT CONTROLS.
7. DUCT SYSTEMS USED WITH BLOWER TYPE EQUIPMENT WHICH IS A PORTION OF A HEATING, COOLING, ABSORPTION, EVAPORATIVE COOLING OR OUTDOOR AIR VENTILATION SYSTEM SHALL BE SIZED IN ACCORDANCE WITH STANDARDS LISTED IN CHAPTER 17 OF THE 2019 CALIFORNIA MECHANICAL CODE.
8. PRIOR TO PERMIT BEING FINAL INSPECTION, HERS RATING AND OR A COMPLETE REPORT OF THE TESTING AND ADJUSTING SHALL BE PROVIDED TO THE OWNER/ OWNER'S REPRESENTATIVE AND TO THE INSPECTOR.
9. AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL START UP OF THE HEATING, COOLING, VENTILATION EQUIPMENT ALL DUCTS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER ACCEPTANCE METHODES TO REDUCE THE AMOUNT OF DUCT, WATER AND DEBRIES WHICH MAY ENTER THE SYSTEM. CGB 5.714.4.
10. REFRIGERANT SERVICE PORTS LOCATED OUTDOORS SHALL BE FITTED WITH LOCKING TYPE RESISTANT CAPS AND SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS BY AN ACCEPTABLE MEANS.
11. ROOF EQUIPMENT MUST BE SCREENED FROM VIEW IN A HORIZONTAL PLANE. REQUIRED SCREENING MUST BE OF SAME MATERIAL AS EXTERIOR MATERIAL AS EXTERIOR WALLS OF BUILDING AND SHOWN, ALONG WITH EQUIPMENT PLAN, INCLUDING CURB.
12. ROOF EQUIPMENT MUST BE BELOW MAXIMUM ALLOWABLE HEIGHT OF BUILDING.
13. CONDENSERS OR OTHER MECHANICAL EQUIPMENT CANNOT BE LOCATED WITHIN REQUIRED SIDE OR FRONT YARDS.
14. MECHANICAL EQUIPMENT CANNOT GENERATE NOISE IN EXCESS OF 5dB ABOVE AMBIENT MEASURED AT ANY PROPERTY LINE.
15. PRIMARY CONDENSATE PIPING TO TERMINATE AT TAILPIECE OF LAVATORY/SINK IN THE UNIT IT SERVES, MOP/FLOOR SINK OR OTHER BUILDING DEPARTMENT APPROVED DEDICATED RECEPTOR.
16. SECONDARY CONDENSATE PIPING TO TERMINATE AT EXTERIOR OBSERVABLE LOCATION, INTERIOR OVER A LAVATORY/SINK OR USE A LISTED WET/FLOAT SWITCH APPROVED BY CITY OF B.H. BUILDING DEPARTMENT.
17. HEATING AND AIR–CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:
    1. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ACCA MANUAL J, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
    2. DUCT SYSTEMS ARE SIZED ACCORDING TO ACCA 29–D MANUAL D, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHOD.
    3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36–S MANUAL S OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
18. ALL AIR DISTRIBUTION SYSTEM DUCTS AND PLENUMS, INCLUDING, BUT NOT LIMITED TO, BUILDING CAVITIES, MECHANICAL CLOSETS, AIR–HANDLER BOXES AND SUPPORT PLATFORMS USED OR PLENUMS, SHALL BE INSTALLED, SEALED AND INSULATED TO MEET THE REQUIREMENTS OF THE 2019 CMC. SUPPLY–AIR AND RETURN–AIR DUCTS CONVEYING HEATED OR COOLED AIR SHALL BE INSULATED TO A MINIMUM INSTALLED LEVEL OF R–8 UNLESS DUCTS ARE IN CONDITIONED SPACE.
19. CONTRACTOR AT THE TIME OF FINAL INSPECTION SHALL PLACE IN THE BUILDING A MANUAL, COMPACT DISC, WEB–BASED REFERENCE OR OTHER MEDIA WHICH INCLUDES ALL OF THE FOLLOWING:
    1. DIRECTIONS TO THE OWNER OR OCUPANT THAT THE MANUAL SHALL REMAIN WITH THE FOLLOWING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
    2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR EQUIPMENT AND APPLIANCES, INCLUDING WATER–SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER–HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
    3. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS OR METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
    4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
    5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30–60% AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
    6. INFORMATION ABOUT WATER–CONSERVING LANDSCAPE AND IRRIGATION ANT CONTROLLERS WHICH CONSERVE WATER.
    7. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
    7. INFORMATION ON REQUIRED ROUTINE MAINTENANCE, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
    9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE (4.410.1)

H.V.A.C. LEGEND

SYMBOL	ABBREV.	DESCRIPTION
R		DUCT RISER
D		DUCT DROP
		DUCT SECTION (SUPPLY)
		DUCT SECTION (RETURN)
		DUCT SECTION (EXHAUST)
	C.D.	CEILING DIFFUSER
	R.A.R.	RETURN AIR REGISTER
	E.G.	EXAUST AIR GRILLE
	S.W.S.	SIDE WALL SUPPLY
	S.W.R.	SIDE WALL RETURN
	S.W.E.	SIDE WALL EXHAUST
		GOOSE NECK FOR OA INTAKE
	R.G.	RELIEF GRILLE
	M.V.D.	MANUAL VOLUME DAMPER
	A.F.D.	AUTOMATIC FIRE DAMPER
	A.V.D.	AUTOMATIC VOLUME DAMPER
SG–1 CFM		AIR OUTLET/INLET DEVICE DESIGNATION S–SUPPLY, R–RETURN, E–EXHAUST AIR QUANTITY IN CFM
	D.L.	DOOR LOUVER
T	T'STAT	ROOM THERMOSTAT
	D.H.	DUCT HEATER
	U.C.	UNDER–CUT
CWS	C.W.S.	COND. WATER SUPPLY
CWR	C.W.R.	COND. WATER RETURN
HWS	H.W.S.	HOT WATER SUPPLY
HWR	H.W.R.	HOT WATER RETURN
CHWS	CH.W.S.	CHILLED WATER SUPPLY
CHWR	CH.W.R.	CHILLED WATER RETURN
		DIRECTION OF FLOW
	G.V.	GATE VALVE
	G.L.V.	GLOBE VALVE
	C.V.	CHECK VALVE
	B.V.	BUTTERFLY VALVE
	RED.	REDUCER
	STR.	STRAINER
	U	UNION
	P.G.	PRESSURE GAUGE
	TH.	THERMOSTAT
	A.D.	ACCESS DOOR
	A.P.	ACCESS PANEL
	S.A.	SUPPLY AIR
	R.A.	RETURN AIR
	E.A.	EXHAUST AIR
	C.A.	COMBUSTION AIR
	O.S.A.	OUTSIDE AIR
	DN.	DOWN
	CLG.	CEILING
	S.W.S.	SIDEWALL SUPPLY
	S.W.R.	SIDEWALL RETURN
	N.C.	NORMALLY CLOSED
	N.O.	NORMALLY OPEN
	N.I.C.	NOT IN CONTRACT
	P.O.C.	POINT OF CONNECTION
	G.C.	GENERAL CONTRACTOR
	P.C.	PLUMBING CONTRACTOR
	E.C.	ELECTRICAL CONTRACTOR
	U.T.R.	UP THRU ROOF
		FLEX. CONN. IN DUCT
		TURNING VANES
		EXTRACTORS
E		FURN. & INST. BY ELEC.
M		FURN. & INST. BY MECH.
		EXPANSION VALVE
	C.A.	CONTROL AIR
		DUCT LINING
	M.C.A.	MAX. CIRCUIT AMPACITY
	T.S.P.	TOTAL STATIC PRESSURE
	F.L.A.	FULL LOAD AMP
	B.D.D.	BACK DRAFT DAMPER
	M.BH	THOUSAND BTUH
	E.R.	EXHAUST REGISTER
	UTR	UP THROUGH ROOF
	DTR	DOWN THROUGH ROOF
	SAD	SUPPLY AIR DUCT
	RAD	RETURN AIR DUCT
	EAD	EXHAUST AIR DUCT

DRAWING SCHEDULES

SHEET #	DESCRIPTION
M0.1	MECHANICAL EQUIPMENT SCHEDULES
M0.2	MECHANICAL NOTES
M1.1	MECHANICAL DEMOLITION FLOOR PLAN
M2.1	MECHANICAL FLOOR PLAN
M3.1	MECHANICAL ROOF PLAN
M4.1	MECHANICAL DETAILS
M4.2	MECHANICAL DETAILS
M5.1	T–24 FORMS
M5.2	T–24 FORMS
M5.3	T–24 FORMS
M6.1	KITCHEN HOOD SHEET
M6.2	KITCHEN HOOD SHEET
M6.3	KITCHEN HOOD SHEET
M6.4	KITCHEN HOOD SHEET

BENCH MARK:

No. QY–8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE

REGISTERED PROFESSIONAL ENGINEER ARASH NAZARI No. M–34638 EXP. 12–31–23 STATE OF CALIFORNIA

Albert Group ARCHITECTS
www.albertgroup.la
310.820.8863
@albertgrouparchitects

A & N DESIGN GROUP
MECHANICAL - PLUMBING - ELECTRICAL
21550 OXNARD STREET #300
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PLANS PREPARED BY:

ENGINEER NAME, RCE LICENSE No. DATE

ARASH NAZARI, M–34638 12/31/23

SHEET INFORMATION

PROJECT #:	2017	SHEET ISSUE DATE:	08/16/2022
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	TITLE SHEET
DRAWING SET:	PERMIT SET	SCALE:	As indicated

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

MECHANICAL EQUIPMENT SCHEDULES

FILE NUMBER 24-001

SHEET #: M0.1

SHT. 64 OF 101

SHEET SIZE: 30" X 42" ARCH E1
DO NOT SCALE

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
APPROVED
This construction document MUST be at the job site during construction. It is unlawful to alter, change or deviate from this construction document without approval from the appropriate agency or department. This approval is subject to field inspection for acceptance of the completed work or installation. The approval of this construction document SHALL NOT be held to permit or to be an approval of the violation of any provisions of the municipal code or other ordinances of the City or laws and statutes of the State.
PRINTED PLANS MUST BE ON SITE FOR ALL INSPECTIONS
04/18/2024 by: Guillermo Hobelman

GENERAL NOTES

GENERAL NOTES:

1. CODES, RULES AND REGULATIONS– DESIGN OF SYSTEM

   A) ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CITY OF BEVERLY HILLS LAWS, ORDINANCES AND CODES.

   B) WHEN THE DRAWINGS CALL FOR MATERIALS OR CONSTRUCTION OF A BETTER QUALITY OR LARGER SIZES THAN REQUIRED BY THE ABOVE MENTIONED CODES AND RULES, WORK SHALL BE AS SPECIFIED OR SHOWN RATHER THAN AS REQUIRED BY CODE. ALL ITEMS OR FEATURES OF THE MECHANICAL SYSTEMS REQUIRED BY CODE SHALL BE INCLUDED, EVEN THOUGH NOT SPECIFIED HEREIN.

   C) INSTALLATION OF THE SYSTEMS SHALL BE IN ACCORDANCE WITH THE ABOVE MENTIONED CODES AND REGULATIONS AND ALSO SHALL CONFORM TO GOOD, ACCEPTED MECHANICAL PRACTICES.

2. VOLUME DAMPERS IN ALL BRANCH DUCTS.
3. FLEXIBLE CONNECTIONS AT SUPPLY AND RETURN AIR OPENINGS OF ALL AIR CONDITIONING UNITS.
4. FLEXIBLE DUCTS TO BE GLASS–FLEX 8'–0", MAXIMUM IN LENGTH, WHERE APPLICABLE.
5. COORDINATE EXACT LOCATION OF ALL AIR OUTLETS AND INLETS (DIFFUSERS, REGISTERS AND GRILLES) WITH APPROPRIATE ARCHITECTURAL PLAN, AND VERIFY THEIR LOCATION WITH ARCHITECT ON THE JOB BEFORE INSTALLTION. COLOR AS DIRECTED BY ARCHITECT.
6. PROVIDE DUCT LINING TO SUPPLY & RETURN DUCTS OF EACH AC UNIT FOR MINIMUM OF 10 FT FROM AC INLETS DUCT LINING TO BE EQUAL TO JOHNS–MANVILLE, 1" THICK x 1–1/2 PCF DENSITY DUCT LINER. DUCTWORK TO BE INCREASED IN EACH DIMENSION TO INCORPORATE THICKNESS OF LINING.
7. DUCT INSULATION TO CONFORM TO CALIFORNIA ENERGY CONSERVATION STANDARDS (TITLE 24)
8. WIRING DIAGRAM IS INTENDED TO INDICATE SEQUENCE OF CONTROL AND DOES NOT NECESSARILY SHOW ALL CONNECTIONS REQUIRED BY LOCAL CODES.
9. AUTOMATIC TEMPERATURE CONTROL DEVICE FOR REGULATION OF SPACE TEMPERATURE SHALL BE CAPABLE OF BEING SET FROM 55 TO 85°F, AND HAVE THE ABILITY TO OPERATE THE HEATING AND COOLING IN SEQUENCE. CONTROL SHALL BE ADJUSTABLE TO PROVIDE A RANGE OF UP TO 5°F BETWEEN FULL HEATING AND FULL COOLING AND HAVE CAPABILITY OF TERMINATING ALL HEATING AT A TEMPERATURE NO MORE THAN 70°F, AND COOLING AT A TEMPERATURE NOT LESS THAN 78°F.
10. APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE FASTENED IN PLACE.
11. PROVIDE SEISMIC BRACING FOR ALL MECHANICAL EQUIPMENT STRUCTURE MOUNTED, 400 LBS. OR HEAVIER.
12. A MAINTENANCE LABEL SHALL BE AFFIXED TO MECHANICAL EQUIPMENT AND A MAINTENANCE MANUAL SHALL BE PROVIDED FOR THE OWNERS USE.
13. CONCEALED BUILDING SPACES USED AS RETURN AIR PLENUMS SHALL BE OF NON–COMBUSTIBLE MATERIAL.
14. PROVIDE ACCESS PANEL FOR ALL CEILING MOUNTED EQUIPMENT & VOLUME DAMPERS.
15. PROVIDE MIN. 10'–0" SEPARATION BETWEEN POINT OF EXHAUST AND ANY FRESH AIR INTAKE, OR A/C UNIT OSA INTAKE.
16. PROVIDE FIRE DAMPER OR SMOKE AND FIRE DAMPER WHERE DUCT PENETRATES FIRE RATED CEILING OR WALL IF APPLICABLE. CEILING OR WALL IF APPLICABLE.
17. PROVIDE GALVANIZED SHEET METAL DUCTS FABRICATED AND INSTALLED TO CMC CHAPTER 6, 2019 EDITION.
18. TRANSVERSE JOINTS FOR ALL AIR SUPPLY DUCTS INSTALLED WHERE AIR LEAKAGE WOULD BE NON–BENEFICIAL TO THE OCCUPIED AREA, TEMPERATURE REQUIREMENTS SHALL BE SEALED WITH APPROVED MASTIC OR TAPE.
19. RECTANGULAR DUCTS CAN BE SUBSTITUTED WITH EQUIVALENT ROUND DUCTS WHERE APPLICABLE PER FOLLOWING SCHEDULE:

CFM	DUCT SIZE
0–110	6"ø
110–240	8"ø
240–420	10"ø
420–675	12"ø
675–1050	14"ø
1050–1500	16"ø
1500–2000	18"ø
2000–2600	20"ø

20. THE MECHANICAL CONTRACTOR SHALL SHALL SECURE AND PAY FOR ALL REQUIRED PERMITS AND FEES.
21. THE PROJECT SHALL BE AIR BALANCED AND A COPY OF THE FINAL REPORT SHALL BE PRESENTED TO THE TENANT AND OWNER.
22. MECHANICAL CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BID AND VERIFY EXISTING LOCATION OF ALL EQUIPMENT AND THEIR WORKING CONDITION PRIOR TO WORK. ANY DISCREPANCY SHALL BE REPORTED TO ARCHITECT.
23. ALL DUCT SIZES SHOWN ON THE FLOOR PLANS ARE CLEAR INSIDE DIMENSIONS.CONTRACTOR SHALL ENLARGE THE DUCT IN ORDER TO ACCOMODATE LINING INSIDE OF DUCT IF REQUIRED.
24. ALL FIRE DAMPERS INSTALLED IN HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS INTENDED TO OPERATE WITH FAN ON (NO SMOKE DUCT DETECTOR) SHALL BE DYNAMIC TYPE AND SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTING.
25. ENERGY CONSERVATION STANDARDS FOR NEW NON–RESIDENTIAL BUILDINGS HAVE BEEN REVIEWED AND DESIGN SUBSTANTIALLY CONFORMS TO THEM.

GENERAL NOTES

DUCTWORK:

1. INSTALLATION OF DUCTWORK SHALL BE COORDINATED WITH OTHER TRADES. DUCTS INSTALLED IN LOCATIONS WHERE THEY ARE SUBJECT TO PHYSICAL DAMAGE SHALL BE PROTECTED BY SUITABLE GUARDS.
2. ALL AIR CONDITIONING DUCTS TO COMPLY WITH CHAPTER 6 (2019 EDITION) OF THE CALIFORNIA MECHANICAL CODE. ALL TRANSVERSE JOINTS TO BE SUBSTANTIALLY AIRTIGHT WITH TAPE, MASTIC, GASKETING OR OTHER MEANS; ALL LOW PRESSURE DUCTWORK SIZED EQUAL TO OR LESS THAN 0.1" W.G./100 FT. ALL DUCTS FOR VENTILATION SHALL COMPLY WITH 2019 THE CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA ENERGY EFFICIENCY STANDARD, 2019 CALIFORNIA GREEN BUILDING STANDARDS & WITH CITY OF BEVERLY HILLS AMENDMENTS TO THE 2019 CBC
3. DUCT SUPPORTS AND ANCHORAGE SHALL COMPLY WITH 2019 CMC 604.0 AND TABLE 6–7.
4. MANUAL VOLUME DAMPERS TO BE INSTALLED IN ALL BRANCH TAKE–OFFS. ALL DAMPERS TO HAVE LOCKING QUADRANTS.
5. DUCT SIZES SHOWN ARE NET SIZES REQUIRED. LINED DUCTS SHALL BE INCREASED IN SIZE TO ACCOMMODATE LINING WITHOUT LOSS OF AREA.
6. PROVIDE MASTIC OR DUCT TAPE JOINT SEALANT TO SEAL TRANSVERSE JOINTS ON AIR SUPPLY DUCTS INSTALLED IN LOCATIONS WHERE AIR LEAKAGE THROUGH THE JOINTS WOULD BE NON–BENEFICIAL TO THE OCCUPIED AREA TEMPERATURE REQUIREMENTS. AND, SEAL LONGITUDINAL JOINTS ON LOW–PRESSURE SUPPLY DUCTS WHERE INTERNAL STATIC PRESSURE EXCEED 0.75" OF WATER PRESSURE.
7. FLEX DUCT SHALL BE ATTACHED TO ALL REGISTERS, GRILLS, COLLARS AND FITTINGS ACCORDING TO ITS LISTINGS. I.E. A MINIMUM OF TWO WRAPS OF UL 181 TAPE AND A PANDUIT STRAP ON THE INSIDE LINER AND A MINIMUM OF TWO WRAP OF UL 181 TAPE OR A PANDUIT STRAP OR BOTH ON THE OUTSIDE COVER.
8. ALL FLEX DUCT SPLICES SHALL BE SLEEVED.
9. ALL AFD SPLICES SHALL BE SLEEVED.
10. MATERIALS EXPOSED WITHIN DUCTS OR PLENUMS SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE–DEVELOPED RATING OF NOT MORE THAN 50 PER CBC 2019
11. FLEXIBLE DUCTS TO BE GLASS–FLEX FOR STRAIGHT RUNS ONLY 8'–0", MAXIMUM IN LENGHT. ALL ELBOWS AND TURNS SHALL BE SHEET METAL GALVANIZED.
12. PROVIDE DUCT LINING TO SUPPLY DUCT OF EACH AC UNIT FOR MINIMUM OF 10 FT. DUCT LINING TO BE EQUAL TO JOHNS–MANVILLE, 1" THICK x 1–1/2 PCF DENSITY DUCT LINER. DUCTWORK TO BE INCREASED IN EACH DIMENSION TO INCORPORATE THICKNESS OF LINING.
13. VOLUME DAMPERS IN ALL BRANCH DUCTS.
14. PROVIDE GALVANIZED SHEET METAL DUCTS FABRICATED AND INSTALLED TO UMC 2019 EDITION.

AIR DEVICES:

1. ARROWS AT CEILING DIFFUSERS INDICATE THE AIR THROW PATTERN.
2. COORDINATE WITH ARCHITECTURAL DRAWINGS AND REFLECTED CEILING PLANS FOR EXACT LOCATION OF ALL DIFFUSERS AND REGISTERS AND LOUVERS.
3. SUPPLY DIFFUSERS AND REGISTERS TO BE TITUS MODEL: TDX–AA, PAS–AA (KITCHEN ONLY) FOR CEILING INSTALLATION AND/OR TITUS FLOWBAR FOR SIDE–WALL INSTALLATION OR APPROVED EQUAL WITH KEY OPERATED OPPOSED BLADE DAMPER UNIT.
4. RETURN AND EXHAUST AIR REGISTERS TO BE TITUS MODEL: 50F–NT FOR CEILING INSTALLATION AND/OR TITUS FLOWBAR FOR SIDE–WALL INSTALLATION OR APPROVED EQUAL WITH KEY OPERATED OPPOSED BLADE DAMPER UNIT.
5. ALL REGISTERS AND GRILLS INSTALLED IN T–BAR CEILINGS SHALL BE ATTACHED AT EACH CORNER TO THE MAIN RUNNERS WITH APPROVED CLIPS OR SM SCREWS.

INSULATION:

1. MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOINT SPACES WHENEVER A PLUMBING PIPE OR DUCT PENETRATES A FLOOR–CEILING ASSEMBLY OR WHERE SUCH PIPE OR DUCT PASSES THROUGH THE PLANE OF FLOOR–CEILING ASSEMBLY FROM WITHIN A WALL. THE INSULATION SHALL BE INSTALLED TO A POINT 12" BEYOND THE PIPE OR DUCT.
2. COMBUSTION AIR, KITCHEN AND BATHROOM EXHAUST DUCTS WITHIN SOUND SEPARATION ASSEMBLIES SHALL BE WRAPPED WITH TYPE "C" INSULATION AS SHOWN IN TABLE NO. 6–4, UNIFORM MECHANICAL CODE.
3. CEILING CONCEALED SUPPLY AND RETURN DUCTS TO BE COVERED ALL SIDES WITH 2" THICK 3/4 LB./CU. FT. OR WITH 1" THICK 1.5 LB./CU. FT. DENSITY FIBERGLASS INSULATION, OR 1" THICK 3 LB./CU. FT. MINERAL FIBER BOARD, OR MATERIAL WITH A CONDUCTANCE OF 0.30 OR LESS, APPLIED WITH 2" LAPPED JOINTS SECURELY AND NEATLY WIRED AND FASTENED TO DUCT; THE INSULATION TO BE CERTIFIED BY CALIFORNIA ENERGY COMMISSION; (JOHN MANSVILLE IS ACCEPTED) WHEN DUCTWORK PENETRATE INSULATED WALLS OR ROOF, THE HOLE MUST BE SEALED WITH AN APPROVED POLY SEAL MATERIAL.
4. INSULATION INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER AND BUILDER STATING THAT THE INSULATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, CHAPTER 2–53 AND THAT THE MATERIAL INSTALLED CONFORMS WITH THE REQUIREMENTS OF TITLE 20, CHAPTER 2, SUB–CHAPTER 4, ARTICLE 3.
6. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARD FOR INSULATION MATERIAL.
7. INSULATION APPLIED TO THE EXTERIOR SURFACE OF DUCTS LOCATED IN THE BUILDINGS SHALL HAVE A FLAME SPREAD OF NOT MORE THAN 25 AND A SMOKE–DENSITY NOT EXCEEDING 50 PER CBC 2010.

PIPING:

1. PROVIDE A 3/4" MINIMUM CONDENSATE DRAIN FROM EACH AC UNIT TO AN APPROVED DISPOSAL AREA. CONDENSATE WATER SHALL NOT DRAIN OVER A PUBLIC WAY. THE DRAIN SHALL HAVE A SLOPE OF NOT LESS THAN 1/8 INCH PER FOOT AND SHALL BE OF APPROVED CORROSION–RESISTANT PIPE. (THIS WORK IS UNDER PLUMBING SECTION, REFER TO PLUMBING DRAWINGS).
2. FOR COOLING EQUIPMENT LOCATED IN AN ATTIC OR FURRED SPACE, AN ADDITIONAL WATER–TIGHT PAN OF CORROSION–RESISTANT METAL SHALL BE INSTALLED BENEATH THE COOLING COIL TO CATCH THE OVERFLOW CONDENSATE DUE TO CLOGGED PRIMARY CONDENSATE DRAIN. THE ADDITIONAL PAN SHALL BE PROVIDED WITH A DRAIN PIPE, 3/4 INCH NOMINAL PIPE SIZE, DISCHARGING AT A POINT WHICH CAN BE READILY OBSERVED. (THIS WORK IS UNDER PLUMBING SECTION REFER TO PLUMBING DRAWINGS).

CODE:

1. MOUNT WALL MOUNTED THERMOSTATS 4' – 0" ABOVE FINISHED FLOOR.
2. EACH SINGLE SYSTEM WITH ONE OR MORE AIR CONDITIONING UNITS PROVIDING HEATING OR COOLING IN EXCESS OF 2000 CFM OR AIR SERVING MORE THAN ONE OCCUPANCY, SHALL HAVE SMOKE DETECTORS (PRODUCT OF COMBUSTION) AND SHALL BE INSTALLED IN THE MAIN SUPPLY DUCT DOWNSTREAM OF THE FILTERS. ACTIVATION OF THE SMOKE SHALL CAUSE THE UNIT TO SHUT DOWN AND ACTIVATE THE FIRE ALARM SYSTEM. (WHERE FIRE DETECTION & ALARM SYSTEMS ARE PROVIDED) (2010 CMC, 609). IF THERE ARE A NUMBER OF AIR CONDITIONING UNITS SERVING ONE AREA, OR THERE IS A COMMON RETURN AIR PLENUM FOR A NUMBER OF AIR CONDITIONING UNITS, ALL SMOKE DETECTORS MUST BE INTERCONNECTED TO SHUT–OFF ALL EQUIPMENT EVEN WHEN SMOKE IS DETECTED BY ONLY ONE SMOKE DETECTOR. DUCT VELOCITY AND PRESSURE DIFFERENTIAL MAY HAVE TO BE VERIFIED FOR EACH DUCT SMOKE DETECTOR LOCATION IN ACCORDANCE WITH U.L. LISTING AND EC110–3(B). AUTOMATIC SHUTOFFS NEED NOT BE INSTALLED WHEN ALL ROOMS HAVE DIRECT EXIT TO THE EXTERIOR OF THE BUILDING.
3. ALL WORK SHALL COMPLY WITH REQUIREMENTS OF ALL APPLICABLE CODES, LAWS, ORDINANCES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION. THIS CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, ADDITIONAL PLAN CHECK FEES, INSPECTIONS, ETC. AND FURNISH SIGNED, CERTIFIED AND ACCEPTABLE COPIES TO THE OWNER FOR HIS RECORD.
4. CONTRACTOR SHALL PROVIDE FIRE DAMPERS AT FIRE RATED PENETRATIONS.
5. DUCTS OPENING INTO CORRIDOR SHALL HAVE INSTALLED A COMBINATION FIRE/SMOKE DAMPER CONFORMING TO CBC STANDARD SECTION 716 (J) WITH A MINIMUM LEAKAGE CLASSIFICATION OF III. CBC, 4306. FIRE DAMPER DETAIL SHOWN IS FOR REFERENCE ONLY. FIRE DAMPERS SHALL BE OSHPD FIRE MARSHAL APPROVED AND INSTALLED STRICTLY PER MANUFACTURER'S PRINTED INSTRUCTIONS. MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE MADE AVAILABLE TO THE INSPECTING AUTHORITIES.
6. DUCT VELOCITY AND PRESSURE DIFFERENTIAL SHALL BE VERIFIED FOR EACH DUCT SMOKE DETECTOR LOCATION IN ACCORDANCE WITH U.L. LISTING AND EC110–3(B). DUCT SMOKE DETECTORS SHALL BE MAGNEHELIC TESTED TO THE LISTED SPECIFICATIONS IN THE PRESENCE OF THE CITY BUILDING INSPECTOR PRIOR TO FINAL APPROVAL.
7. ACCESS TO INSPECT, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION TO ALL EQUIPMENT SHALL BE PROVIDED. UNLESS OTHERWISE SPECIFIED, NOT LESS THAN 30 INCHES OF WORKING SPACE AND PLATFORM SHALL BE PROVIDED.
8. TOILET ROOMS WITHOUT WINDOWS OR WINDOW AREA LESS THAN 5% OF TOILET FLOOR AREA, SHALL HAVE A MECHANICALLY OPERATED EXHAUST SYSTEM CAPABLE OF PROVIDING A COMPLETE CHANGE OF AIR EVERY 10 MINUTES (6 AIR CHANGE PER HOUR). TOILET EXHAUST DUCTS SHALL BE DIRECTLY CONNECTED TO THE OUTSIDE AND SHALL BE OF SMOOTH, NON–ABSORBENT AND NON–COMBUSTIBLE SURFACE MATERIAL.
9. ALL OSA INTAKES MUST BE 10 FEET MINIMUM AWAY FROM ALL PLUMBING OR APPLIANCE VENTS (OR 3'–0" MINIMUM BELOW APPLIANCE VENTS). OSA INLETS SHALL BE COVERED WITH SCREEN HAVING 1/4" OPENING.
10. ENVIRONMENTAL EXHAUST, SUCH AS BATHROOM, DRYER VENT, ETC. SHALL TERMINATE AT LEAST 3 FEET FROM PROPERTY LINE, ANY OPERABLE WINDOW, AND 10 FEET AWAY FROM ANY FRESH AIR INTAKE. PRODUCT CONVEYING EXHAUST, SUCH AS GARAGE VENTILATION, COMMERCIAL KITCHEN HOOD, ETC. SHALL TERMINATE AT LEAST 10 FEET FROM PROPERTY LINE, OPENINGS INTO THE BUILDING, FRESH AIR INTAKE OPENING, ABOVE ADJOINING GRADE, AND 3 FEET FROM EXTERIOR WALL OR ROOF.
11. ALL PENETRATIONS IN FIRE WALLS AND FLOOR–AND ROOF–CEILING ASSEMBLIES REQUIRING PROTECTED OPENING SHALL BE FIRE–STOPPED PROVIDE FIRE STOPPING SPECIFICATIONS INCLUDING MANUFACTURER AND REPORT OF APPROVED TESTING AGENCY.
12. ALL PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING, HEATING, VENTILATING OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED RATINGS.
13. ALL RIGID DUCTS, PIPES, AND APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS, OR MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL. (EXCEPTION: GAS PIPING NEED NOT BE LINED).
14. CLOTHES DRYER EXHAUST DUCTS MUST BE OF METAL.
15. ALL GAS FIRED HEATING EQUIPMENT SHALL BE "IID" (PILOT–LESS) TYPE.
16. PROVIDE A 6" CLEARANCE ON FRONT, SIDES AND BACK OF THE FURNACE.
17. SEAL THE CEILING MOUNTED EXHAUST FAN HOUSING TO THE CEILING MEMBRANE. USE U.L. APPROVED FIRE STOPPING SEALANT.
18. THIS PROJECT SHALL COMPLY W/ THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE (T–24), WHICH ADOPTS THE 2019 IBC, 2019 UMC, 2019 UPC. & CITY OF B.H. AMENDMENTS
19. WHEN MORE THAN ONE HEATING, COOLING, VENTILATING OR REFRIGERATING SYSTEM IS INSTALLED ON THE ROOF OF A BUILDING OR WITHIN A BUILDING, IT SHALL BE PERMANENTLY IDENTIFIED AS TO THE AREA OR SPACE SERVED BY THE EQUIPMENT. 2019 CALIFORNIA GREEN ENERGY CODE.

ENERGY:

1. BACK–DRAFT DAMPERS FOR ALL EXHAUST AND FAN SYSTEMS SHALL BE PROVIDED. EXCEPTION: NO BACK–DRAFT DAMPERS IN GREASE DUCTS.
2. ALL WATER HEATING AND AIR CONDITIONING EQUIPMENT, SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED.
3. AUTOMATIC TEMPERATURE CONTROL DEVICE FOR REGULATION OF SPACE TEMPERATURE SHALL BE EQUIPPED WITH NIGHT SET BACK AND HAVE THE ABILITY TO OPERATE THE HEATING AND THE COOLING IN SEQUENCE. CONTROL SHALL BE ADJUSTABLE TO PROVIDE A RANGE OF UP TO 10 DEGREES F BETWEEN FULL HEATING AND FULL COOLING AND HAVE A CAPABILITY OF TERMINATING ALL HEATING AT A TEMPERATURE NO MORE THAN 70 DEGREES F AND COOLING AT A TEMPERATURE NO LESS THAN 78 DEGREES F.
4. AT LEAST ONE AUTOMATIC SPACE TEMPERATURE CONTROL DEVICE (THERMOSTAT) SHALL BE PROVIDED FOR EACH ZONE AND/OR EACH SEPARATE HVAC SYSTEM. (NOT MORE THAN ONE FLOOR OF BUILDING SHALL BE INCLUDED).
5. ALL AIR CONDITIONING UNITS TO BE FURNISHED WITH MAINTENANCE MANUALS, SCHEDULES AND TAGS.
6. ALL AIR CONDITIONING UNITS TO BE EQUIPPED WITH A READILY ACCESSIBLE MANUALLY ADJUSTABLE AUTOMATIC MEANS OF REDUCING THE ENERGY USED FOR HVAC DURING PERIOD OF NON USE OR ALTERNATE USE OF THE BUILDING SPACE OR ZONES SERVED BY THE SYSTEM, SUCH AS A TIME CLOCK OR TIME SWITCH.
7. EACH MECHANICAL OR GRAVITY VENTILATING UNIT, EXCEPT ATTIC VENTILATORS SHALL BE EQUIPPED WITH AN AUTOMATIC TYPE NORMALLY CLOSED OUTSIDE AIR DAMPER TO SERVE AS A MEANS OF PROVIDING AIR VOLUME REDUCTION AND/OR SHUT–OFF WHEN VENTILATION IS NOT REQUIRED. (DOES NOT APPLY TO COMBUSTION AIR OPENINGS).

QUALITY CONTROL:

1. PROVIDE AS BUILT DRAWINGS AND SUBMIT COPIES TO THE OWNER.
2. CONTRACTOR SHOULD SUBMIT SHOP DRAWINGS. EQUIPMENT HANGERS, ANCHOR BOLTS AND METHODS OF INSTALLATION MUST HAVE CITY APPROVAL AND MAY BE SUPPLIED BY HILTI OR EQUAL.
3. IT IS THE SPECIFIC INTENT OF THIS DESIGN CONDITIONS THAT THE ENTIRE SYSTEM INCLUDING EQUIPMENT, DUCTWORK, AIR OUTLETS/INLETS AND ALL OTHER PARTS BE NOISELESS AND FREE OF VIBRATION TRANSMISSION. PROVIDE AND INSTALL VIBRATION ISOLATORS OR DAMPERS, SOUND INSULATION PADS, FLEXIBLE CONNECTORS AND SIMILAR MATERIAL AS REQUIRED. INSTALL VOLUME DAMPERS ON ALL DUCTS AS FAR AS POSSIBLE FROM AIR INLET/OUTLET. MAKE THE NECESSARY NOISE OR VIBRATION CORRECTIONS BY INSTALLING THESE ITEMS AT NO COST TO THE OWNER.
4. THE DRAWINGS ARE IN PART DIAGRAMMATIC AND ARE INTENDED TO CONVEY THE SCOPE OF THE WORK; THEY INDICATE THE GENERAL ARRANGEMENT AND APPROXIMATE SIZES OF EQUIPMENT, DUCTWORK, PIPING, OUTLETS, ETC. FOLLOW THE DRAWINGS AS CLOSELY AS PRACTICAL IN LAYING OUT THE WORK, BE GUIDED BY THE CONDITIONS AT THE JOB

   AND CONSULT THE CONSTRUCTION DRAWINGS OF THE OTHER TRADES TO BECOME FAMILIAR WITH ALL CONDITIONS AFFECTING THE WORK.
5. UPON COMPLETION OF AND AFTER CLEANING OF SYSTEM AND EQUIPMENT, CAREFULLY ADJUST FOR NORMAL OPERATION OF THE AUTOMATIC PARTS OF HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS.
6. EQUIPMENT AND DUCTWORK EXPOSED TO WEATHER MUST BE WEATHERPROOFED.
7. ROOF MOUNTED EQUIPMENT SHALL BE LABELED AS TO THE SPACE IT SERVES. (WHEN MORE THAN ONE HEATING OR COOLING UNIT SERVES DIFFERENT OCCUPANTS.)
8. CONTRACTOR SHALL BALANCE AIR SYSTEM TO THE CFM CAPACITY AS SHOWN ON FLOOR
9. ALL APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED IN PLACE PER 2019 CMC, 304.4 (FOR SECURED FASTENING AND SUPPORT OF APPLIANCES)
10. FURNISHING AND INSTALLATION OF ALL LOW VOLT. WIRING FOR MECHANICAL SYSTEMS SHALL BE BY THE MECHANICAL CONTRACTOR.
11. ALL NECESSARY EQUIPMENT CURBS, RUNNERS, PLATFORMS, ROOFING, PATCHING, CUTTING, RATING SHAFTS, FURRING, FLASHING AND PAINTING SHALL BE BY THE GENERAL CONTRACTOR.
12. ALL NECESSARY DRAINS, GAS, CONDENSATE DRAINS WITH TRAPS, MAKE–UP WATER, INCLUDING FINAL CONNECTIONS SHALL BE BY THE PLUMBING CONTRACTOR.
13. FURNISHING AND INSTALLATION OF ALL LINE VOLT. WIRING, ALL LOW AND LINE VOLT CONDUITS AND AUXILIARIES FOR MECHANICAL SYSTEMS SHALL BE BY THE ELECTRICAL CONTRACTOR. THE CONDUIT FOR LOW VOLTAGE WIRING OF MECHANICAL SYSTEM EXPOSED TO THE WEATHER SHALL BE APPROVED FOR EXTERIOR USE AND BE BY THE ELECTRICAL CONTRACTOR.
14. ALL COMBINATION SMOKE/ FIRE DAMPERS SHALL INTERLOCKED FOR GLOBAL SHUTDOWN WITH ALL DUCT SMOKE DETECTORS, SMOKE AREA DETECTORS, ALL AIR HANDLING EQUIPMENT AND THE ALARM SYSTEM IF PROVIDED.
15. ALL DUCT DETECTORS SHALL BE MAGNEHELIC TESTED TO THE MANUFACTURERS SPECIFICATIONS IN THE PRESENCE OF THE CITY OF BEVERLY HILLS BUILDING INSPECTOR PRIOR TO THE FINAL APPROVAL.
16. ALL EXTERIOR MOUNTED DUCT DETECTORS SHALL BE RATED AT 150 DEGRESS F. OR HIGHER AND BE MOUNTED IN A NEMA RATED ENCLOSURE OF 3–R OR HIGHER.
17. ALL ROOFTOP EQUIPMENT REQUIRES EXTERNAL DISCONNECTS.
18. ALL EQUIPMENT SHALL BE LABELED OR LISTED BY A RECOGNIZED APPROVAL AGENCY.
19. A RETURN AIR PLENUMS ARE NOT PERMITTED ON THIS JOB WITHOUT PLAN CHECK APPROVAL.
20. ALL MECHANICAL EQUIPMENT DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED IN PLACE. OTHER EQUIPMENT THAT IS OVER 5 FEET IN HEIGHT, IT SHALL BE SECURED IF ONE OF THE FOLLOWING APPLY: (T–16–P)
    a. EXCEEDS HEIGHT TO WIDTH RATIO OF 1–1/2 : 1.
    b. CENTER OF GRAVITY IS LOCATED ABOVE MID–HEIGHT.
21. ALL APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED IN PLACE PER BUILDING CODE REQUIREMENTS.
22. ROOF MOUNTED EQUIPMENT SHALL BE LABELED AS TO THE SPACE IT SERVES.
23. MATERIALS EXPOSED WITHIN DUCTS OR PLENUMS SHALL HAVE FLAMESPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE–DEVELOPED RATING OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH CBC SECTION 703.4.2
24. NO ANALYSIS HAS BEEN MADE WITH REGARD TO SOURCES OR POTENTIAL SOURCES OF INDOOR OR OUTDOOR AIR CONTAMINANTS OR LEVELS OF CONTAMINATION.
25. IT IS THE RESPONSIBILITY OF THE GENERAL AND MECHANICAL CONTRACTOR TO INFORM THE TENANT'S REPRESENTATIVE, LANDLORD AND TENANT'S ARCHITECT IF ANY SOURCE OR POTENTIAL SOURCE OF INDOOR AIR CONTAMINATION IS IDENTIFIED.
26. PRIOR TO ENCLOSING SPACES SUCH AS PLUMBING CHASES, AIR SHAFTS AND RETURN AIR PLENUMS CLEAN ALL AREAS THOROUGHLY. THE CONTRACTOR SHALL GUARANTEE THAT THE PLENUM CHAMBER USED FOR RECIRCULATING OF AIR WILL BE OF TIGHT CONSTRUCTION AND THAT ALL SOURCES OF CONTAMINATION FROM TRAPS, SOIL STACKS, DOWNSPOUTS, VENTS, EXHAUST DISCHARGES AND OTHER SOURCES WILL BE ENCLOSED SO THAT NO CONTAMINATED AIR WILL BE RECIRCULATED.
27. PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES SHUT OFF THE HVAC SYSTEM, BLOCK OFF AIR GRILLS, DIFFUSERS AND OTHER OPENINGS OUTSIDE THE IMMEDIATE CONSTRUCTION AREA. OPENINGS TO ADJACENT TENANT SPACES SHALL BE COVERED WITH FILTER MEDIA TO PREVENT DUST AND OTHER AIRBORNE CONTAMINANTS FROM PASSING TO ADJOINING SPACES.
28. CONTRACTORS TO INSTALL TEMPORARY EXHAUST SYSTEM TO VENTILATE CONSTRUCTION SITE AND KEEP SITE UNDER SLIGHT NEGATIVE PRESSURE DURING ALL HOURS OF CONSTRUCTION, EVEN IF AFTER NORMAL BUSINESS HOURS.
29. CONTRACTORS TO INSTALL TEMPORARY BARRIERS TO PROTECT ADJACENT SPACES FROM DUST, PARTICULATES, VAPORS AND NOISE. WHERE TEMPORARY BARRIERS ARE INSTALLED ALWAYS MAINTAIN FIRE EXITS AND EXITWAYS.

EXISTING EQUIPMENT

1.) PRESSURE WASH INDOOR AND OUTDOOR COILS AFTER ALL DUST PRODUCING CONSTRUCTION WORK IS COMPLETED.
2.) FURNISH AND INSTALL NEW DRIVE BELT.
3.) CLEAN CONDENSATE PAN AND DRAIN LINES.
4.) CHECK AND RECORD ALL CURRENTS DRAWN BY MOTORS AND COMPRESSORS AND ALL OPERATING PRESSURES.
5.) FULL DIAGNOSTIC CHECK OF ALL EQUIPMENT AND REPORT ANY DEFICIENCIES.
6.) LUBRICATE ALL BEARINGS.
7.) FURNISH AND INSTALL NEW 2" AIR FILTERS.
8.) PROVIDE TEST AND BALANCE REPORT PERFORMED BY CERTIFIED INDEPENDENT TEST AND BALANCE CONTRACTOR.

BENCH MARK: 1

No. QY–8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE

REGISTERED PROFESSIONAL ENGINEER
ARASH NAZARI
No. M–34638
EXP. 12–31–23
MECHANICAL
STATE OF CALIFORNIA

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PLANS PREPARED BY:

ENGINEER NAME, RCE LICENSE No. DATE
ARASH NAZARI, M–34638 12/31/23

SHEET INFORMATION

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CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

MECHANICAL NOTES

FILE NUMBER 24-001

SHEET #: M0.2

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04/18/2024 by: Guillermo Hobelman

DEMOLITION NOTES:

1. EXISTING FAU TOO BE REMOVED.
2. EXISTING 14"ø SUPPLY AIR REGISTER TO BE REMOVED.
3. EXISTING 12"X6" SUPPLY AIR REGISTER TO BE REMOVED.
4. EXISTING 24"X14 RETURN AIR GRILLE TO BE REMOVED.
5. EXISTING THERMOSTAT TO BE REMOVED.
6. EXISTING SUPPLY AIR DUCT TO BE REMOVED.
7. EXISTING RETURN AIR DUCT TO BE REMOVED.

MECHANICAL DEMOLITION FLOOR PLAN

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

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

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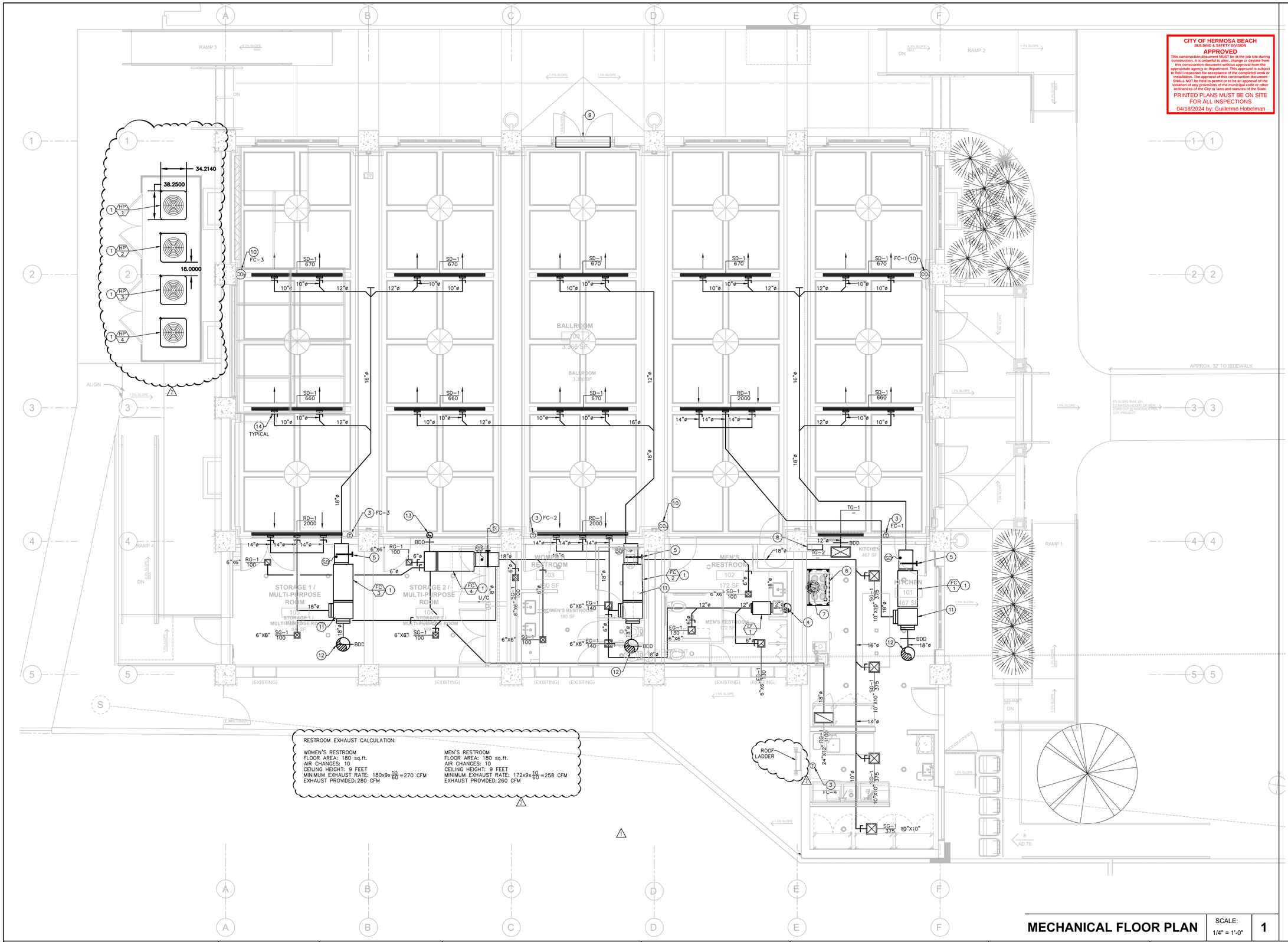
HERMOSA BEACH, CA 90254

MECHANICAL DEMOLITION FLOOR PLAN

FILE NUMBER 24-001

SHEET #: **M1.1**

SHEET SIZE: 30" X 42" ARCH E1
DO NOT SCALE



RESTROOM EXHAUST CALCULATION:

WOMEN'S RESTROOM
FLOOR AREA: 180 sq.ft.
AIR CHANGES: 10
CEILING HEIGHT: 9 FEET
MINIMUM EXHAUST RATE: $180 \times 9 \times \frac{10}{60} = 270$ CFM
EXHAUST PROVIDED: 280 CFM

MEN'S RESTROOM
FLOOR AREA: 180 sq.ft.
AIR CHANGES: 10
CEILING HEIGHT: 9 FEET
MINIMUM EXHAUST RATE: $172 \times 9 \times \frac{10}{60} = 258$ CFM
EXHAUST PROVIDED: 260 CFM

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GENERAL NOTES

1. THIS MECHANICAL PLAN IS DIAGRAMMATIC IN NATURE. MECHANICAL CONTRACTOR TO ENSURE MECHANICAL SYSTEM FITS WITHIN THE AVAILABLE CEILING SPACE. ANY DISCREPANCIES NOTED BETWEEN THE MECHANICAL SYSTEM AND THE AVAILABLE CEILING SPACE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITEC/ENGINEER IN THE FORM OF RFI.
2. PROVIDE MANUAL VOLUME DAMPER AT EVERY DUCT BRANCH.
3. FINAL LOCATION OF ALL T'STATS AND REMOTE TEMPERATURE SENSORS TO BE VERIFIED WITH ARCHITECT AND FURNITURE LAYOUT PRIOR TO INSTALLATION.
4. CONTRACTOR TO FIELD VERIFY ALL CEILING CLEARANCES PRIOR TO ANY FABRICATION.
5. OUTDOOR AIR INTAKE SHALL BE AT LEAST 10 FEET ABOVE GRADE, 10 FEET FROM ANY EXHAUST TERMINATION..
6. EXHAUST OUTLETS SHALL TERMINATE NOT LESS THAN 3 FEET FROM PROPERTY LINE, 3 FEET FROM EXTERIOR ROOF/WALL, 3 FEET FROM OPENINGS INTO BUILDING, AND 10 FEET ABOVE GRADE.
7. CONDENSATE DRAIN WATERTIGHT PAN PROVIDED WITH THE FC UNITS ABOVE CEILING. THE SECONDARY DRAIN SHALL TERMINATE IN A VISIBLE LOCATION. REFER TO PLUMBING SHEETS.
8. VERIFY EXACT LOCATION OF ALL SUPPLY, RETURN GRILLES AND EXHAUST FAN WITH ARCHITECT.
9. VERIFY EXACT LOCATION OF EXHAUST DUCT PENETRATION THROUGH ROOF WITH ARCHITECT.
10. PROVIDE YOUNG REGULATORS WHERE CEILING IS NOT ACCESSIBLE.
11. REFRIGERANT PIPES AND CONTROL WIRING SHALL BE ROUTED IN THE FIELD

SHEET NOTES:

1. OUTDOOR HEAT PUMP UNIT MOUNTED ON CONCRETE PAD.
2. STRUCTURE SUSPENDED FAN COIL UNIT. PROVIDE FLEXIBLE DUCT CONNECTIONS AND VIBRATION ISOLATORS. SEE PLUMBING DRAWINGS FOR CONDENSATE DRAIN ROUTING. PROVIDE SMOKE DETECTOR. PROVIDE MERV-13 AIR FILTER.
3. WALL MOUNTED THERMOSTAT AT 48" A.F.F. TYPICAL.
4. 12"ø EAD UTR. PROVIDE ROOF CAP AT TERMINATION.
5. PROVIDE IONIZATION SYSTEM, ATMOSAIR MATTERHORN 1000 IONIZATION SYSTEM. SEE #1/M4.2. THE CONTRACTOR TO PROVIDE ALTERNATIVE BID AS SEPARATE LINE ITEM TO THE CLIENT.
6. TYPE I HOOD. FURNISHED BY KITCHEN EQUIPMENT SUPPLIER.
7. DOUBLE WALL DUCT – 12" INNER DUCT – 2 LAYERS REDUCED CLEARANCE – 16" STAINLESS STEEL. UP THROUGH ROOF. PROVIDE DUCT TRANSITION AT THE HOOD COLLAR.
8. CONTROL PANEL. VERIFY EXACT LOCATION WITH KITCHEN EQUIPMENT SUPPLIER.
9. PROVIDE 72"X6" BAROMETRIC RELIEF ABOVE THE DOOR. MANUFACTURER: GREENHECK, MODEL BR-30.
10. WALL MOUNTED CO2 SENSOR AT 48" A.F.F. HONEYWELL, MODEL C7232A
11. PROVIDE ECONOMIZER. PROVENT, MB-ADP-AX3030EN. OSA CFM SHALL BE SET WITH MINIMUM POSITION OF 150 CFM & 980 CFM MAXIMUM
12. 18"ø OSA DUCT UP THROUGH ROOF. PROVIDE BACKDRAFT DAMPER. PROVIDE GOOSE NECK AT TERMINATION.
13. 8"ø OSA DUCT UP THROUGH ROOF. PROVIDE BACKDRAFT DAMPER. PROVIDE GOOSE NECK AT TERMINATION.
14. PROVIDE YOUNG REMOTE VOLUME DAMPER. MODEL 800-AWR. TYPICAL FOR NOT ACCESSIBLE CEILING.

MECHANICAL FLOOR PLAN

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

1

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

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No.	DESCRIPTION	DATE

REGISTERED PROFESSIONAL ENGINEER ARASH NAZARI No. M-34638 EXP. 12-31-23 STATE OF CALIFORNIA

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PLANS PREPARED BY:

ENGINEER NAME, RCE LICENSE No. — DATE
ARASH NAZARI, M-34638 — 12/31/23

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PROJECT ADDRESS
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HERMOSA BEACH, CA 90254

MECHANICAL FLOOR PLAN

FILE NUMBER 24-001

SHEET #: **M2.1**

SHT. 67 OF 101

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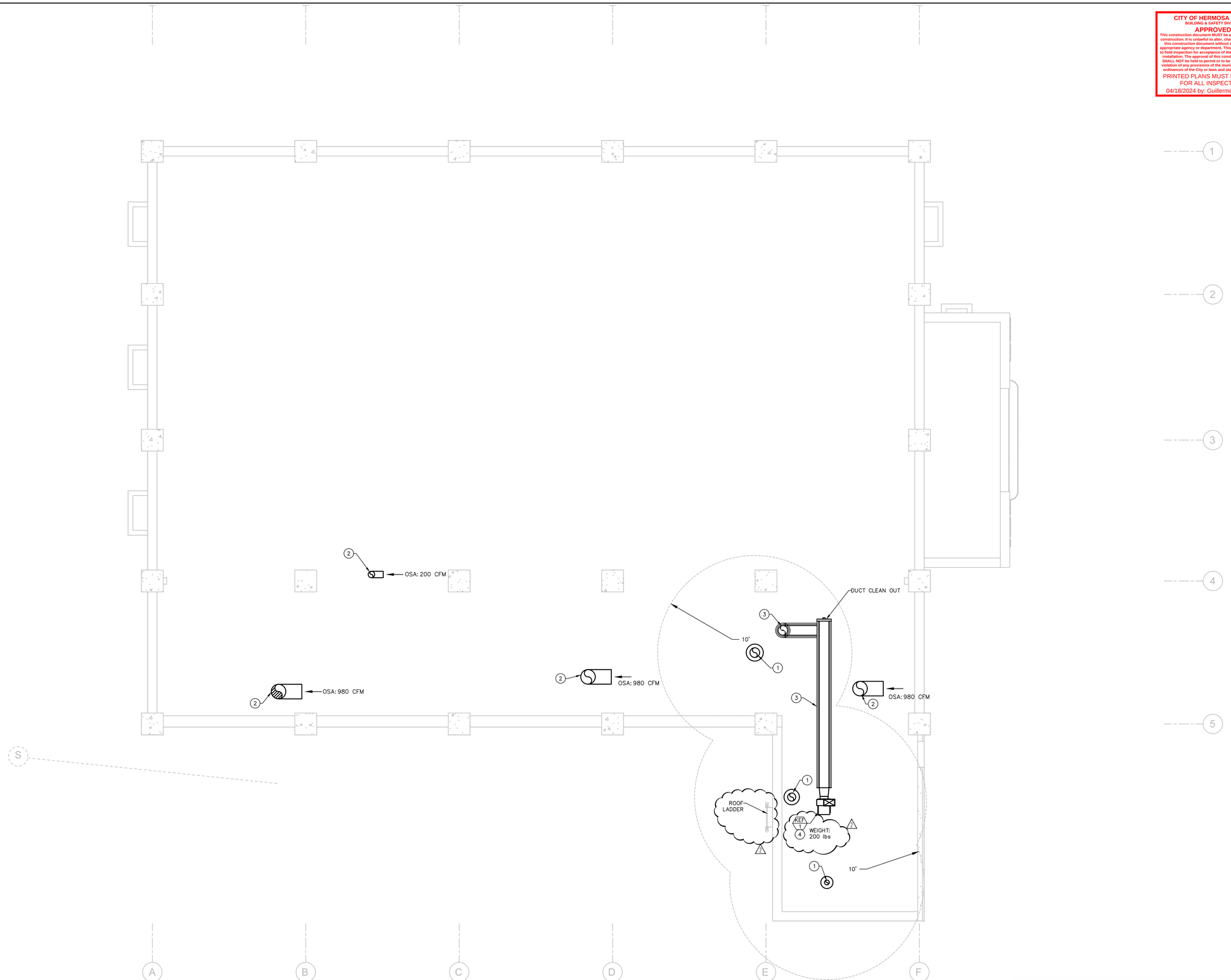

SHEET NOTES:

1. ROOF CAP.
2. GOOSE NECK FOR OUTSIDE AIR INTAKE.
3. 12"ø INNER (16"ø OUTER) GREASE EXHAUST DUCT DOWN THROUGH ROOF TO KITCHEN EXHAUST HOOD.
4. NEW UTILITY EXHAUST FAN. EXHAUST OUTLET SERVING GREASE DUCT SYSTEMS TERMINATING ABOVE THE ROOF SURFACE SHALL TERMINATE 10 FEET FROM PROPERTY LINE, 10 FEET FROM AIR INTAKE OPENING, 10 FEET FROM ADJACENT BUILDING, 3 FEET ABOVE ANY AIR INTAKE WITHIN 3 FEET HORIZONTAL DISTANCE, 5 FEET HORIZONTALLY FROM COMBUSTIBLE STRUCTURE. BASE OF FAN SHALL BE 40 INCHES ABOVE ROOF SURFACE.
5. 12"ø INNER (16"ø OUTER) IN ABOVE ROOF. PROVIDE WEATHER PROOFING JACKET FOR ALL EXPOSED DUCTWORK

MECHANICAL ROOF PLAN

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

BENCH MARK:

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MECHANICAL ROOF PLAN

FILE NUMBER 24-001

SHEET #: **M3.1**

SHT. 68 OF 101

SHEET SIZE: 30" X 42" ARCH E1
DO NOT SCALE

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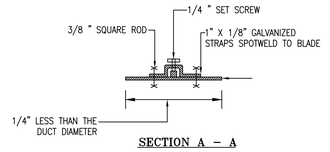
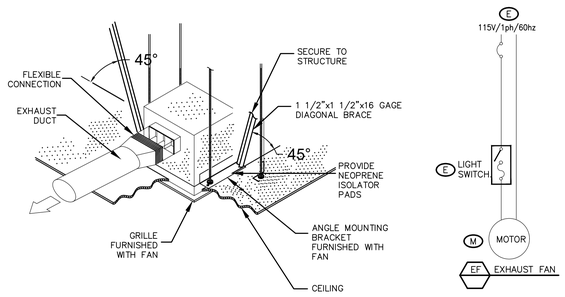
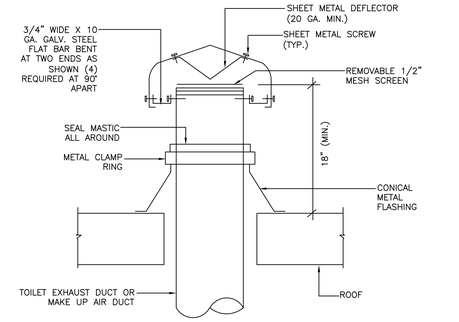


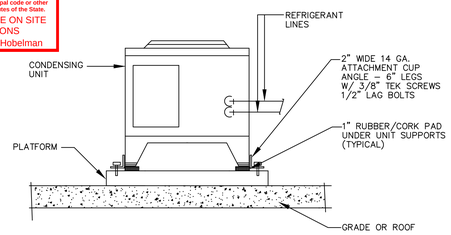
ROUND VOLUME DAMPER DETAIL — N.T.S. — 10



CEILING EXHAUST FAN DETAIL — N.T.S. — 7



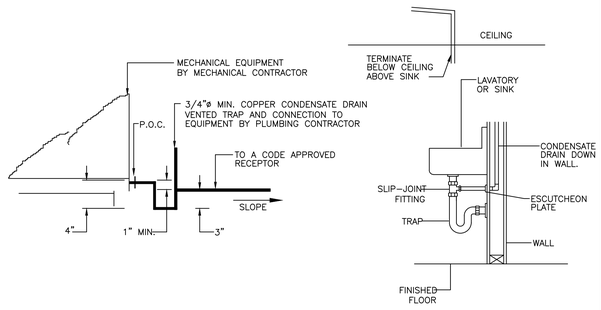
ROOF CAP — N.T.S. — 4



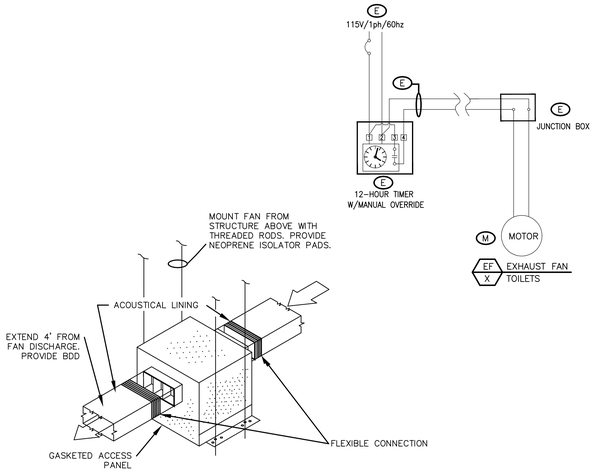
NOTES:
1. PIPE CONDENSING UNIT IN ACCORDANCE W/ UNIT MANUFACTURER INSTRUCTIONS.
2. CONCRETE PAD TO BE MINIMUM 6" WIDER THAN UNIT BASE AT EACH END.

CONDENSING UNIT INSTALLATION DETAIL — N.T.S. — 1

NOTE: WHEN A COOLING COIL OR COOLING UNIT IS LOCATED IN AN ATTIC OR FURRED SPACE WHERE DAMAGE MAY RESULT FROM CONDENSATE OVERFLOW, AN ADDITIONAL WATER-TIGHT PAN OF CORROSION-RESISTANT METAL SHALL BE INSTALLED BENEATH THE COOLING COIL OR UNIT TOP TO CATCH THE OVERFLOW CONDENSATE DUE TO A CLOGGED PRIMARY CONDENSATE DRAIN, OR ONE PAN DRAIN MAY BE PROVIDED IN LIEU OF THE SECONDARY DRAIN PAN. AN ADDITIONAL PAN OR THE STANDING OVERFLOW SHALL BE PROVIDED WITH A DRAIN PIPE, MINIMUM 3/4" NOMINAL PIPE SIZE, DISCHARGING AT A POINT WHICH CAN BE READILY OBSERVED.

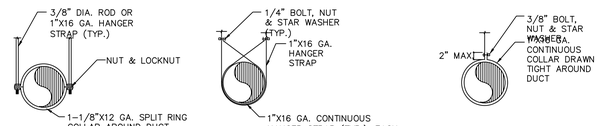


CONDENSATE DRAIN TERMINATION — N.T.S. — 11



IN-LINE EXHAUST FAN DETAIL — N.T.S. — 8

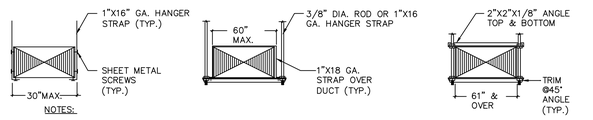
ROUND DUCT HANGER



* THESE TWO HANGERS ARE FOR DUCTS 25" & LARGER (MAY BE USED ON SMALLER DUCTS)

* THIS HANGER IS FOR DUCTS 24" DIA. & SMALLER

OVAL/RECTANGULAR DUCT HANGER



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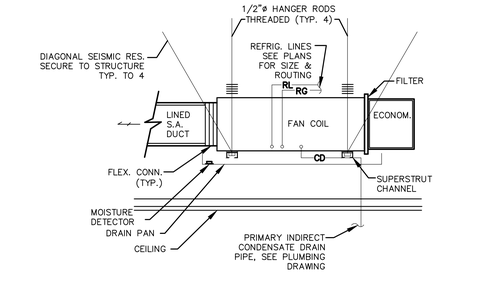
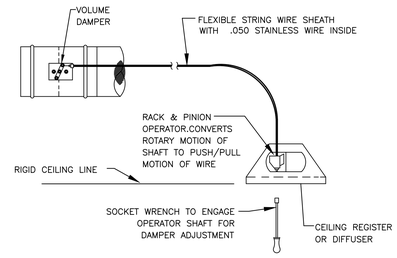
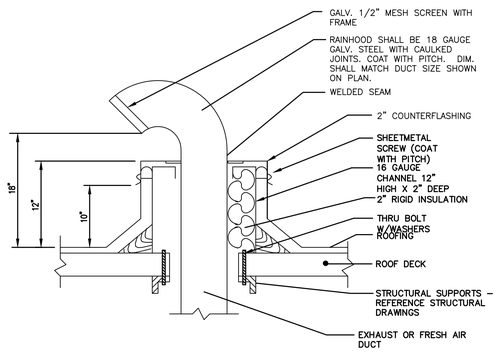
DUCT SUPPORT DETAILS — N.T.S. — 5



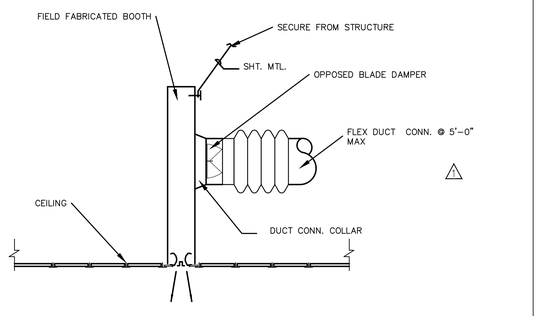
FCU SUPPORT DETAIL — N.T.S. — 2



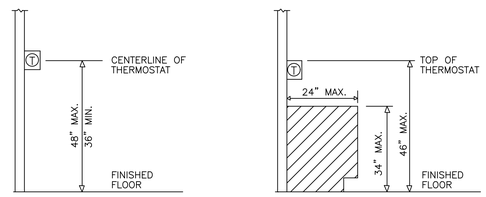
TYPICAL VOLUME DAMPER INSTALLATION OVER NON-ACCESSIBLE CEILING CABLE CONTROL (YOUNGS REGULATOR) — N.T.S. — 12



GOOSE NECK HOOD — N.T.S. — 9



FLOWBAR DIFFUSER DETAIL — N.T.S. — 6



THERMOSTAT MOUNTING DETAIL — N.T.S. — 3

BENCH MARK:

No. QY–8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE

REGISTERED PROFESSIONAL ENGINEER ARASH NAZARI No. M–34638 EXP. 12-31-23 STATE OF CALIFORNIA

Albert Group ARCHITECTS
www.albertgroup.la
310.820.8863
@albertgrouparchitects

A & N DESIGN GROUP
MECHANICAL · PLUMBING · ELECTRICAL
21550 OXNARD STREET #300
WOODLAND HILLS, CA 91367
TEL: (818)-288-4361
FAX: (818)-758-0067

PLANS PREPARED BY:

ENGINEER NAME, RCE LICENSE No. — DATE

ARASH NAZARI, M–34638 — 12/31/23

SHEET INFORMATION

PROJECT #:	2017
PROJECT PHASE:	CONSTRUCTION DOCUMENTS
DRAWING SET:	PERMIT SET
SHEET ISSUE DATE:	08/16/2022
SHEET NAME:	TITLE SHEET
SCALE:	As indicated

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

MECHANICAL DETAILS

FILE NUMBER 24-001

SHEET #: **M4.1**

SHT. 69 OF 101

GREENHECK
Building Value in Air.

Printed Date: 02/06/2020
Job: Quick select
Mark: BR
Model: BR-30

BR-30 No Flange Barometric Relief Damper

APPLICATION & DESIGN

The BR-30 is an eccentrically pivoted backdraft damper for low velocity systems. This model is a vertical mounted damper designed to allow horizontal airflow and prevent reverse airflow.

RATINGS

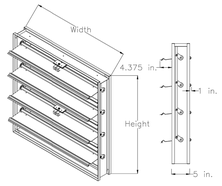
Max. Pressure:	2 in. wg
Max. Velocity:	Up to 2,000 ft/min
Temperature:	180 F

PRODUCT DETAILS

Frame:	Galvanized
Frame Thickness:	16
Blade:	Aluminum
Blade Seal Material:	TPE
Blade Thickness:	0.063 in.
Axle Material:	Plated Steel
Axle Bearings:	Galvanized Ball
Start Open Pressure:	0.05 in. wg
Linkage Material:	Galvanized Steel
Jamb Seal Material:	None
Operation:	Counterbalanced
Sizing:	Nominal

OPTIONS & ACCESSORIES

Clean Wrap:	No
Union Label:	No Preference



• This drawing shows a general damper configuration and is not intended to depict the exact configuration of all dampers in this submittal.
• Width and Height furnished approximately 0.25 in. under size.
• Installation instructions available at www.greenheck.com.
• Pressure drop data applies to units with minimum start open pressure. Higher start open pressure will result in different performance.

SUMMARY

ID #	TAG	QTY	W (in.)	H (in.)	SECTIONS WIDE	SECTIONS HIGH	SHIP SECTIONS
2-1		1	72.000	6.000	2	1	2

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
APPROVED
This construction document MUST be at the job site during construction. It is unlawful to alter, change or deviate from this construction document without approval from the appropriate agency or department. This approval is subject to field inspection or acceptance of the completed work or installation. The approval of this construction document SHALL NOT be held to permit or to be an approval of the violation of any provisions of the municipal code or other ordinances of the City or laws and statutes of the State.
PRINTED PLANS MUST BE ON SITE FOR ALL INSPECTIONS
04/18/2024 by: Guillermo Hobelman

CAPS 4.31.1712

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Page 1 of 1

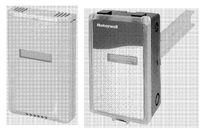
BAROMETRIC RELIEF DAMPER | N.T.S. | 7

Honeywell

C7232A,B Sensor and Controller

CARBON DIOXIDE SENSOR

PRODUCT DATA



C7232A C7232B

FEATURES

- **Used for CO_2 based ventilation control.**
- **Models available with LCD that provides sensor readings and status information.**
- **Non-Dispersion-Infrared (NDIR) technology used to measure carbon dioxide gas.**
- **Gold-plated sensor provides long-term calibration stability.**
- **Device provides voltage or current output based on CO_2 levels.**
- **Models available with SPST relay output.**
- **Automatic Background Calibration (ABC) algorithm based on long-term evaluation reduces required typical zero-drift check maintenance.**

APPLICATION

The C7232 Sensor and Controller is a stand-alone carbon dioxide (CO_2) sensor for use in determining ventilation necessity with HVAC controllers. The C7232 measures the CO_2 concentration in the ventilated space or duct. The C7232 is used in ventilation and air conditioning systems to control the amount of fresh outdoor air supplied to maintain acceptable levels of CO_2 in the space.

Contents

Application 1
Features 1
Specifications 2
Ordering Information 2
Installation 3
Wiring 4
Checkout 5
Appendix 6

63-2571-08

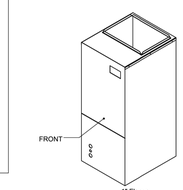
CO2 SENSOR | N.T.S. | 5

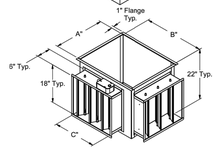
FEATURES:

- **CA Title 24 Compliant.**
- Factory assembled.
- Galvanized steel construction.
- **AMCA certified CD-60 Airfoil damper blades.**
- **Meets leakage as required by ASHRAE 90.1**
- Fully insulated.
- Direct coupled actuator.
- Controls package:
  - Includes dry bulb or enthalpy fully modulating controls. w/relay signal switch.
  - Specify control type. Add the two digits below to the Part Number
    - **DB** For dry bulb control.
    - **EN** For enthalpy control.

DAMPER MIXING BOXES FOR ADP AX SERIES AIR HANDLERS

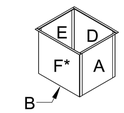
UNIT SIZE	PART NUMBER	CONTROL TYPE	A	B	C	EST. WT
AX240 AX361	MB-ADP-AX24364AC-**	ACTUATOR ONLY	22"	18-1/2"	14"	79 LBS.
	MB-ADP-AX24360DB-**	DRY BULB				
	MB-ADP-AX24360EN-**	ENTHALPY				
AX241	MB-ADP-AX24144C-**	ACTUATOR ONLY	22"	15"	11"	66 LBS.
	MB-ADP-AX2410DB**	DRY BULB				
	MB-ADP-AX2410EN-**	ENTHALPY				
AX300, AX360 AX420, AX480 AX481, AX600	MB-ADP-AX30606AC-**	ACTUATOR ONLY	26"	21-7/8"	18"	99 LBS.
	MB-ADP-AX30606DB**	DRY BULB				
	MB-ADP-AX30606EN-**	ENTHALPY				





Example Shown
P/N: MB-ADP-AX3060**-FA

Damper Locations
A, B, F, D, or E
First position as Return.
(Added to end of part #)



* F Position represents front of Mixing Box which will always match to front of Air Handler.

ProVent

3847 WABASH DR.
MIRA LOMA, CA 91725

PHONE (951) 685-1101
FAX (619) 872-9799

SUBMITTED TO:
COMPANY:
JOB NAME:
EQUIPMENT:
NOTES:

FORM NO: -
PART NUMBER: MB-ADP-AX SERIES
DATE: 4/12/2016
REV: -
DRAWN BY: CNG

ECONOMIZER SPEC | N.T.S. | 3

PRODUCT SUBMITTAL
Matterhorn 1000

AtmosAir SOLUTIONS

APPLICATION

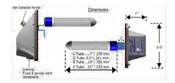
The Matterhorn 1000 ionization system is intended to be mounted in the supply duct or air handler of a heating, cooling, or ventilating system. The unit is intended to operate only when air flow is present, thus, power to the ionization unit should be interlocked with fan operation, or controlled via an air pressure switch. The size and number of ionization systems is dependent upon the airflow, size of the space , and severity of the pollution and odors. Ionization can be adjusted with a 5-step knob.

Optional: Air Pressure Switch; Mounting Bracket; Timer; Remote Monitoring Panel

Figure 1

Tube Size	Tube Number	Flowrate (CFM)	Inches of WG	Pascals (Pa)	Steady State mW
C	(1)	1000	0.0004	11.05	34.00
D	(1)	1500	0.0040	1.00	35.00
E	(1)	2000	0.0040	1.00	35.00
F	(1)	2500	0.0120	2.99	37.00

Figure 2



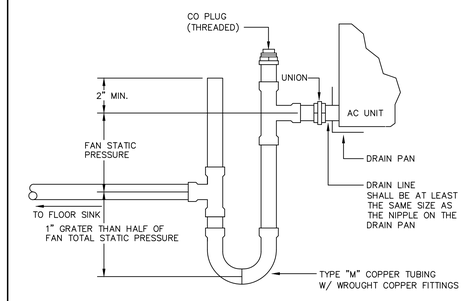
SPECIFICATIONS

General Product Information	
Air Flow Rating	Up to 2500 CFM
Pressure Drop	See Figure 1
Housing Material	Flame-Rated, High Impact ABS (Underwriters Laboratories Inc. pending as plenum-rated per UL 1995, 867; file # 313742. Energy Star Certified.)
Weight	6.0 lbs
Max Operation Temp.	200°F (~93°C)
Electrical	
Rated Voltage	115 – 120 VAC
Frequency	50/60 Hz
Power Consumption	6 Watts
Current Draw	37 mA
Internal Fuse	1.0 Amp FST Class 5mm x 20mm
Field Electrical Connection	Field Electrical Connection; 3-Wire to Jct. Box or Country Specific Cord-Set
Ionization Tube	
Material	Mono-Core Composite
Max Quantity	Up to Two (2)
Compatible Tube Sizes	C, D, E, & F
Estimated Tube Life	2 Years or 17,600 Hours
Dimensions	
8.75" x 8.5" x 4"	See Figure 2 for more details
Approvals	
Underwriters Laboratories Inc. pending as plenum-rated per UL 1995, 867; file # 313742. Energy Star Certified.	

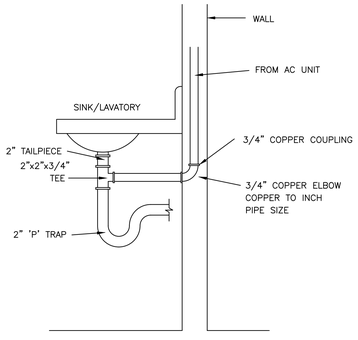
AtmosAir Solutions™
CAC-07-19-001

418 Meadow Street, Suite 204 Fairfield, CT 06824 | 2115 East Cedar Street, Suite 6 Tempe, AZ 85281
P: 203-338-3700 (CT) / 203-364-8424 (AZ) | F 203.338.1078 | AtmosAir.com

IONIZATION SYSTEM | N.T.S. | 1

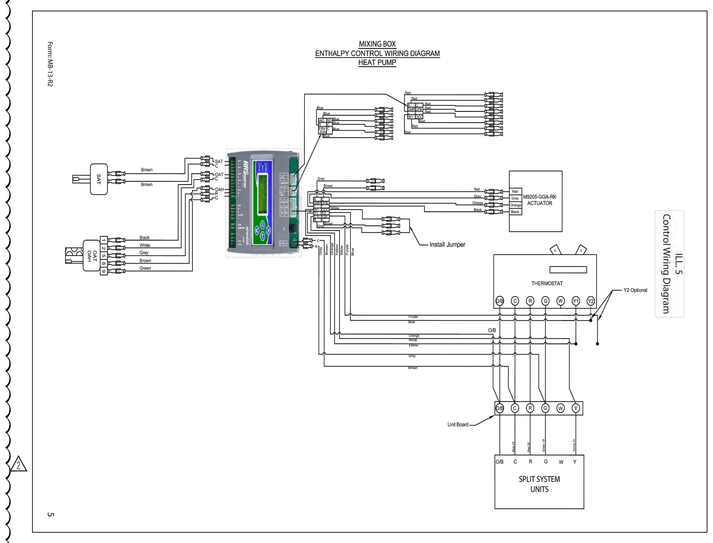


CONDENSATE DRAIN TRAP DETAIL



LAVATORY TAILPIECE DETAIL

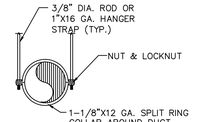
CONDENSATE DRAIN TRAP AND LAVATORY TAILPIECE DETAIL | N.T.S. | 6



SPLIT SYSTEM CONTROLS | N.T.S. | 4

1

ROUND DUCT HANGER



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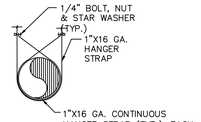

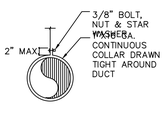

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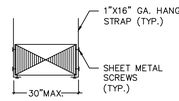
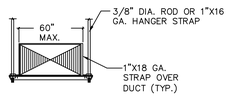
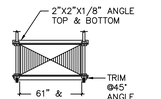
OVAL/RECTANGULAR DUCT HANGER







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DUCT SUPPORT DETAILS | N.T.S. | 2

BENCH MARK:

No. QY-8336 . ELEV. 54.46 FT.

DATE ADJ. 2005 . QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE

REGISTERED PROFESSIONAL ENGINEER
ARASH NAZARI
No. M-34638
EXP. 12-31-23
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21550 OXNARD STREET #300
WOODLAND HILLS, CA 91367
TEL: (818)-288-4361
FAX: (818)-758-0087

PLANS PREPARED BY:

ENGINEER NAME, RCE LICENSE No. DATE
ARASH NAZARI, M-34638 12/31/23

SHEET INFORMATION

PROJECT #:	2017	SHEET ISSUE DATE:	08/16/2022
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	TITLE SHEET
DRAWING SET:	PERMIT SET	SCALE:	As indicated

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

MECHANICAL DETAILS

FILE NUMBER 24-001

SHEET #: M4.2

SHT. 70 OF 101

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
APPROVED
This construction document MUST be at the job site during construction. It is unlawful to alter, change or deviate from this construction document without approval from the appropriate agency or department. This approval is subject to field inspection for acceptance of the completed work or installation. The approval of this construction document SHALL NOT be held to permit or to be an approval of the violation of any provisions of the municipal code or other ordinances of the City or laws and statutes of the State.
PRINTED PLANS MUST BE ON SITE FOR ALL INSPECTIONS
04/18/2024 by: Guillermo Hobelman

STATE OF CALIFORNIA
Envelope Component Approach
NRCC-ENV-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — **NRCC-ENV-E**
Project Name: CIP 689 - Clark Building Renovations — **Report Page:** (Page 1 of 10)
Project Address: 861 Valley Dr. — **Date Prepared:** 4/5/2022

A. GENERAL INFORMATION

01	Project Location (city)	Hermosa Beach	05	# of Stories (Habitable Above Grade)	1
02	Zipcode	90254	06	Total Conditioned Floor Area (ft²)	5119
03	Climate Zone	6	07	Total Unconditioned Floor Area (ft²)	0
04	Occupancy Types Within Project: (select all that apply): If one occupancy constitutes >= 80% of the conditioned floor area, the entire building envelope may be designed to comply with the provisions of that occupancy per §100.0(f).		08	☐ Project includes unconditioned enclosed space(s) > 5,000 ft² under a roof with a ceiling height of at least 15 ft.[1]	
	☒ All Nonresidential, including Relocatable Public School Building certified for use in one climate zone Occupancy: A / B / E / F / H / M / S / U ☐ Relocatable Public School Building for use in all climate zones Occupancy: E ☐ High-Rise Residential Occupancy: R-2 / R-3 ☐ Hotel/Motel Guest Rooms Occupancy: R-1				

[1] *FOOTNOTE: Enclosed spaces > 5,000 ft² directly under roof with ceiling height > 15 ft in climate zones 2 through 15 are required to meet the minimum daylighting requirements defined in §140.3(c). Compliance with §140.3(c) is documented in Table L. This is the only prescriptive requirement which applies to unconditioned spaces.*

B. PROJECT SCOPE

This table specifies project envelope components within the permit application demonstrating compliance using the prescriptive paths outlined in §140.3, and §141.0(a)1 and §141.0(b)1 and 2 for additions and alterations.

My project consists of (check all that apply)			Component Types				
01			02				
☒ New Construction or Newly Conditioned Space	☒	Roof	☒	Walls	☒	Exterior Doors	
☐ One or more enclosed spaces > 5,000 ft² directly under roof with ceiling height > 15ft			☐	Floors	☒	Fenestration/ Glazed Doors[1]	
☐ Addition of conditioned space	☐	Roof	☐	Walls	☐	Exterior Doors	
☐ One or more enclosed spaces > 5,000 ft² directly under roof with ceiling height > 15ft			☐	Floors	☐	Fenestration/ Glazed Doors[1]	
☐ Alteration of conditioned space	☐	Roof Assembly	☐	Walls	☐	Exterior Doors NA. for Alts.	
☐ One or more enclosed spaces > 5,000 ft² directly under roof with ceiling height > 15ft and lighting system installed for the first time	☐	Roofing Material	☐	Floors	☐	Fenestration/ Glazed Doors	

[1] *FOOTNOTE: Doors that are more than 25% glass in area are considered Glazed Doors and should be documented on table K with fenestration.*

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C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through L. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see the applicable table referenced below.

Opaque Envelope Components					Fenestration	Daylighting Spaces > 5,000ft²	Compliance Results
Roof Assembly	Roofing Materials	Walls	Floors	Doors			
01	02	03	04	05	06	07	08
(See Table F)	(See Table G)	(See Table H)	(See Table I)	(See Table J)	(See Table K)	(See Table L)	COMPLIES
Yes	Yes	Yes		Yes	Yes		

D. EXCEPTIONAL CONDITIONS

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

E. ADDITIONAL REMARKS

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

F. ROOF ASSEMBLY SCHEDULE

This table demonstrates compliance for prescriptive roof assembly requirements in §140.3(a)1§ for new construction or additions, or §141.0(b)2Bii for alterations,

01	Indicate roof types included in the project:	☒ Framed	☐ SIPS	☐ Span Deck & Concrete	☐ Metal Panels	☐ Metal Building

Framed Roof Assemblies

01	☒	Include Framed Roof Assemblies in Area-Weighted Average U-factor Calculation[1]				
02	03	04	05			06
Tag/Plan Detail ID	Name/Description	Status	Exception to Roof Insulation Requirements in §141.0(b)2Biii (Alts. Only)			Occupancy Type
R-30 Roof Attic	Roof	Altered				Nonresidential/ Relocatable 1 CZ
R-30 Roof Attic	Roof	Altered				Nonresidential/ Relocatable 1 CZ

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F. ROOF ASSEMBLY SCHEDULE

07	08	09	10	11	12	13	14	15		16
Tag/Plan Detail ID	How Design U-factor was determined	Roof Type & Frame Material	Frame Spacing Depth	Cavity Insulation per Design	Continuous Insulation per Design	Thermal Performance Unit	Required Thermal Performance	U-factor per Design		Net Area[3] ft²
Roof	JA4 Tables	Wood		30	0	U-factor	0.082	per JA4 per Software/ Other	0.031	3366
Roof	JA4 Tables	Wood		30	0	U-factor	0.082	per JA4 per Software/ Other	0.031	1753

[1] *FOOTNOTES: If any individual assembly is non-compliant, assemblies may show compliance using an area-weighted calculation. Metal building roofs may not be combined with other roof types. The area-weighted compliance option is not available for alterations demonstrating compliance with R-values in Table 141.0-C.*
[2] *If "R-value" is shown in cell 13 as the Thermal Performance Unit, the R-value shown here is for continuous insulation per Table 141.0-C.*
[3] *Roof area minus any fenestration/ skylight area*

Structural Insulated Panels (SIPS) Roof/Ceiling Assemblies
Span Deck And Concrete Roof Assemblies
Metal Panel Assemblies
Metal Building Roof Assemblies

Area-Weighted Average U-factor Compliance Calculation for Framed/ SIPs/ Span Deck & Concrete/ Metal Panel Roofs

01	02	03	04	05
Roof Type	Total Area of Roof Type (ft²)	Area-weighted U-factor for Roof Type		Compliance Results Using Area-Weighted Calculation Option
		Required	Designed	
Framed	5119	0.082	0.031	
Total for all Roof Types:	**5119**	**0.082**	**0.031**	**COMPLIES**

Area-Weighted Average U-factor Compliance Calculation for Metal Building Roof

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G. RATED ROOFING MATERIAL (COOL ROOF)

This table demonstrates compliance with prescriptive roof material requirements in §140.3(a)1A for new construction or additions, or §141.0(b)2B for alterations.

01	02	03	04	05	06	07	08		09		10
Tag/Plan Detail ID	Name/Description	Status	Occupancy Type	Roof Slope	Roof Material	Compliance Method	Required Minimum Material Performance		Designed Material Performance		U-factor of Assembly
R-30 Roof Attic	Roof	New	Nonresidential/ Relocatable 1 CZ	<2:12 (Low)	To Be Determined	Solar Reflectance (Aged)/ Emittance	Reflectance	0.1	Reflectance	0.6	
							Emittance	0.75	Emittance	0.85	
							SRI		SRI		

H. WALL ASSEMBLY SCHEDULE

This table demonstrates compliance with prescriptive wall assembly requirements in §140.3(a)2 and §140.3(a)3 for new constructions or additions, or mandatory wall assembly requirements in §141.0(b)1B for alterations.

01	Indicate wall types included in the project:[1]	☐ Framed	☐ Mass (new only)	☐ Concrete Sandwich Panel (new only)	☐ SIPS	☐ ICF (new only)
		☐ Metal Panels	☐ Metal Building	☐ Spandrel/ Curtain Wall	☐ Straw Bale	☐ Log Home (new only)

[1] *FOOTNOTES: Wall types indicated above as "(new only)" do not have Title 24, Part 6 requirements for alterations. New construction and additions do have requirements and should be clicked above and compliance demonstrated within this table.*

I. FLOOR ASSEMBLY SCHEDULE

This section does not apply to this project.

J. EXTERIOR DOOR SCHEDULE

This table demonstrates compliance with prescriptive exterior door requirements in §140.3(a)7 for new construction or additions. Doors which are being replaced (alterations) do not need to be documented in this table because there are no Title 24, Part 6 requirements that apply. Exterior doors separate conditioned space from unconditioned space or from ambient air. Doors that are more than 25% glass in area are considered Glazed Doors and should be documented on Table K with fenestration per Table 8.

01	02	03	04	05	06	07
Tag/Plan Detail ID	Name/Description	Occupancy Type	Door Type	Door Insulation	Maximum Allowed U-factor	U-factor per Design

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K. FENESTRATION AND GLAZED DOOR SCHEDULE

This table demonstrates compliance with prescriptive fenestration requirements in §140.3(a)5 for new constructions or additions, or §140.1(b)2A for alterations. Exterior doors that are more than one-half glass in area are considered Glazed Doors and should be documented on this table with fenestration.

01	Indicate fenestration types included in the project:[1]	☒ Vertical (alterations)	☐ Vertical (new)	☐ Skylights	☐ Glazed Doors (new only)

[1] *FOOTNOTES: Fenestration types indicated above as "(new only)" do not have Title 24, Part 6 requirements for alterations. New construction and additions do have requirements and should be clicked above and compliance demonstrated within this table.*

Vertical Fenestration And Glazed Doors- U-factor, Solar Heat Gain Coefficient (RSHGC/ SHGC), Visible Transmittance (VT)

01	☒	Calculate Area-Weighted Average U-factor for Vertical Fenestration and Glazed Doors[1]
02	☒	Calculate Area-Weighted Average (R)SHGC for Vertical Fenestration and Glazed Doors[1]
03	☒	Calculate Area-Weighted Average VT for Vertical Fenestration and Glazed Doors[1]

Vertical Fenestration And Glazed Doors- U-factor, Solar Heat Gain Coefficient (RSHGC/ SHGC), Visible Transmittance (VT)

04	05	06	07	08	09	10	11	12	13
Tag/Plan Detail ID	Fenestration Type	Occupancy & Status	(R)SHGC Compliance Method	VT Compliance Method	Calculation Method for Performance Values per Design[2]	Product Performance Unit	Required Product Performance	Product Performance per Design	Area ft²
Window(E)	Fixed window	Nonresidential/ Relocatable 1 CZ : New	Table 140.3-B/C/D	Table 140.3-B/C/D	§110.6 Defaults	U-factor (max)	0.55	0.55	102
					☐ Overhang used for RSHGC	(R)SHGC (max)	0.67	0.67	
						VT (min)	0.8	0.64	
Window(E)	Fixed window	Nonresidential/ Relocatable 1 CZ : New	Table 140.3-B/C/D	Table 140.3-B/C/D	§110.6 Defaults	U-factor (max)	0.55	0.55	102
					☐ Overhang used for RSHGC	(R)SHGC (max)	0.67	0.67	
						VT (min)	0.8	0.64	
Glass Door	Glazed door	Nonresidential/ Relocatable 1 CZ : Alt. (Replacement > 150ft2)	Table141.0-A	Table 140.3-B/C/D	NFRC Certified	U-factor (max)	0.47	0.3	60
					☐ Overhang used for RSHGC	(R)SHGC (max)	0.31	0.23	
						VT (min)	0.17	0.64	
Window(E)	Fixed window	Nonresidential/ Relocatable 1 CZ : New	Table 140.3-B/C/D	Table 140.3-B/C/D	§110.6 Defaults	U-factor (max)	0.55	0.55	102
					☐ Overhang used for RSHGC	(R)SHGC (max)	0.67	0.67	
						VT (min)	0.8	0.64	

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K. FENESTRATION AND GLAZED DOOR SCHEDULE

Vertical Fenestration And Glazed Doors- U-factor, Solar Heat Gain Coefficient (RSHGC/ SHGC), Visible Transmittance (VT)

04	05	06	07	08	09	10	11	12	13
Tag/Plan Detail ID	Fenestration Type	Occupancy & Status	(R)SHGC Compliance Method	VT Compliance Method	Calculation Method for Performance Values per Design[2]	Product Performance Unit	Required Product Performance	Product Performance per Design	Area ft²
Window(E)	Fixed window	Nonresidential/ Relocatable 1 CZ : New	Table 140.3-B/C/D	Table 140.3-B/C/D	§110.6 Defaults	U-factor (max)	0.55	0.55	102
					☐ Overhang used for RSHGC	(R)SHGC (max)	0.67	0.67	
						VT (min)	0.8	0.64	
Window(E)	Fixed window	Nonresidential/ Relocatable 1 CZ : New	Table 140.3-B/C/D	Table 140.3-B/C/D	§110.6 Defaults	U-factor (max)	0.55	0.55	11.2
					☐ Overhang used for RSHGC	(R)SHGC (max)	0.67	0.67	
						VT (min)	0.8	0.64	
Window(E)	Fixed window	Nonresidential/ Relocatable 1 CZ : New	Table 140.3-B/C/D	Table 140.3-B/C/D	§110.6 Defaults	U-factor (max)	0.55	0.55	11.2
					☐ Overhang used for RSHGC	(R)SHGC (max)	0.67	0.67	
						VT (min)	0.8	0.64	
Window(E)	Fixed window	Nonresidential/ Relocatable 1 CZ : New	Table 140.3-B/C/D	Table 140.3-B/C/D	§110.6 Defaults	U-factor (max)	0.55	0.55	11.2
					☐ Overhang used for RSHGC	(R)SHGC (max)	0.67	0.67	
						VT (min)	0.8	0.64	
Window(E)	Fixed window	Nonresidential/ Relocatable 1 CZ : New	Table 140.3-B/C/D	Table 140.3-B/C/D	§110.6 Defaults	U-factor (max)	0.55	0.55	11.2
					☐ Overhang used for RSHGC	(R)SHGC (max)	0.67	0.67	
						VT (min)	0.8	0.64	

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K. FENESTRATION AND GLAZED DOOR SCHEDULE

Vertical Fenestration And Glazed Doors- U-factor, Solar Heat Gain Coefficient (RSHGC/ SHGC), Visible Transmittance (VT)

04	05	06	07	08	09	10	11	12	13
Tag/Plan Detail ID	Fenestration Type	Occupancy & Status	(R)SHGC Compliance Method	VT Compliance Method	Calculation Method for Performance Values per Design[2]	Product Performance Unit	Required Product Performance	Product Performance per Design	Area ft²
Window(E)	Fixed window	Nonresidential/ Relocatable 1 CZ : New	Table 140.3-B/C/D	Table 140.3-B/C/D	§110.6 Defaults	U-factor (max)	0.55	0.55	11.2
					☐ Overhang used for RSHGC	(R)SHGC (max)	0.67	0.67	
						VT (min)	0.8	0.64	
Window(E)	Fixed window	Nonresidential/ Relocatable 1 CZ : New	Table 140.3-B/C/D	Table 140.3-B/C/D	§110.6 Defaults	U-factor (max)	0.55	0.55	11.2
					☐ Overhang used for RSHGC	(R)SHGC (max)	0.67	0.67	
						VT (min)	0.8	0.64	
Window(E)	Fixed window	Nonresidential/ Relocatable 1 CZ : New	Table 140.3-B/C/D	Table 140.3-B/C/D	§110.6 Defaults	U-factor (max)	0.55	0.55	102
					☐ Overhang used for RSHGC	(R)SHGC (max)	0.67	0.67	
						VT (min)	0.8	0.64	
Glass Door	Glazed door	Nonresidential/ Relocatable 1 CZ : Alt. (Replacement > 150ft2)	Table141.0-A	Table 140.3-B/C/D	NFRC Certified	U-factor (max)	0.47	0.3	60
					☐ Overhang used for RSHGC	(R)SHGC (max)	0.31	0.23	
						VT (min)	0.17	0.64	

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K. FENESTRATION AND GLAZED DOOR SCHEDULE

Vertical Fenestration And Glazed Doors- U-factor, Solar Heat Gain Coefficient (RSHGC/ SHGC), Visible Transmittance (VT)

04	05	06	07	08	09	10	11	12	13
Tag/Plan Detail ID	Fenestration Type	Occupancy & Status	(R)SHGC Compliance Method	VT Compliance Method	Calculation Method for Performance Values per Design[2]	Product Performance Unit	Required Product Performance	Product Performance per Design	Area ft²
Glass Door	Glazed door	Nonresidential/ Relocatable 1 CZ : Alt. (Replacement > 150ft2)	Table141.0-A	Table 140.3-B/C/D	NFRC Certified	U-factor (max)	0.47	0.3	60
					☐ Overhang used for RSHGC	(R)SHGC (max)	0.31	0.23	
						VT (min)	0.17	0.64	
Window (N)	Glazed door	Nonresidential/ Relocatable 1 CZ : Alt. (Replacement > 150ft2)	Table141.0-A	Table 140.3-B/C/D	NFRC Certified	U-factor (max)	0.47	0.3	54
					☐ Overhang used for RSHGC	(R)SHGC (max)	0.31	0.23	
						VT (min)	0.17	0.64	

[1] *FOOTNOTES: If any individual fenestration product is non-compliant, products may show compliance using an area-weighted calculation. Chromogenic glazing is not included in area-weighted calculations. Area-weighted calculation shown in separate area-weighted table below.*
[2] *The NAC Default Calculation can only be used for buildings with less than 200ft² of site built glazing. If the project has greater than 200ft², the only options for determining fenestration values are NFRC Certification or the Default Tables in 110.6.*
[3] *Overhangs must extend past the left and right window the same distance as the depth of the overhang or greater to show an affect on the RSHGC. If an overhang does not meet this requirement, the affect of the overhang will be ignored.*
[4] *Projecting includes casement and awning windows.*

Area-Weighted Average U-factor, SHGC, VT Compliance Calculation for Vertical Fenestration And Glazed Doors

01	02	03	04	05
Product Performance Unit	Total Area of Fenestration (ft²)	Area-weighted Calculation for Fenestration		Compliance Results Using Area-Weighted Calculation Option
		Required	Designed	
U-Factor	845.2	0.47	0.3	COMPLIES
(R)SHGC	845.2	0.31	0.23	COMPLIES
VT	845.2	0.17	0.64	COMPLIES

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L. DAYLIGHT IN LARGE ENCLOSED SPACES

This section does not apply to this project.

M. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection have been changed by the permit applicant, an explanation should be included in Table E Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

Form/Title	Field Inspector	
	Pass	Fail
NRCI-ENV-01-E - Must be submitted for all buildings	☐	☐

N. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, form user must provide an explanation in Table E Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCA/. Individuals who perform the field testing and verification work, and provide the information required for completion of the fenestration Certificate of Acceptance documentation are not required to be licensed professionals. However, the person who signs the Certificate of Acceptance document to certify compliance with the acceptance requirements shall be licensed as specified in Standards Section 10-103(a)4 and NA7.3.1

Form/Title	Systems/Spaces To Be Field Verified		Field Inspector	
			Pass	Fail
NRCA-ENV-02-F must be submitted for all new, added or altered fenestration.	☐	☐		

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Arash Nazari	Documentation Author Signature: A. NAZARI
Company: A & N Design Group	Signature Date:
Address: 21500 Oxnard Street #300	CEA/ HERS Certification Identification (if applicable): M34638
City/State/Zip: Woodland Hills, CA 91367	Phone: 818-288-4361

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

Responsible Designer Name:	Responsible Designer Signature:
Company: Tag the Albert Group Architects	Date Signed: 2022-04-05
Address: 2032 Stoner Avenue, Studio A	License:
City/State/Zip: Los Angeles CA 90025	Phone: 310.820.8863 x205

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This document is used to demonstrate compliance for mechanical systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.4, or §141.0(b)2 for alterations.

A. GENERAL INFORMATION

01	Project Location (city)	Hermosa Beach	04	Total Conditioned Floor Area	5119
02	Climate Zone	6	05	Total Unconditioned Floor Area	0
03	Occupancy Types Within Project:		06	# of Stories (Habitable Above Grade)	1
☐ Office (B)		☐ Retail (M)	☐ Non-refrigerated Warehouse (S)		
☐ Hotel/ Motel Guest Rooms (R-1)		☐ School (E)	☐ Healthcare Facility (I)		
☐ High-Rise Residential (R-2/R-3)		☐ Relocatable Class Bldg (E)	☒ Other (write in)		See Table J

B. PROJECT SCOPE

This table includes mechanical systems or components that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.4, or §141.0(b)2 for alterations.

01	02	03
Air System(s)	Wet System Components	Dry System Components
☒ Heating Air System	☐ Water Economizer	☐ Air Economizer
☒ Cooling Air System	☐ Pumps	☐ Electric Resistance Heat
Mechanical Controls	☐ System Piping	☒ Fan Systems
☒ Mechanical Controls (existing to remain, altered or new)	☐ Cooling Towers	☒ Ductwork (existing to remain, altered or new)
	☐ Chillers	☒ Ventilation
	☐ Boilers	☐ Zonal Systems/ Terminal Boxes

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C. COMPLIANCE RESULTS

Table C will indicate if the project data input into the compliance document is compliant with mechanical requirements. This table is not editable by the user. If this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D., or the table indicated as not compliant for guidance.

01		02		03		04		05		06		07		08		09
System Summary §110.1, §110.2, §140.4	AND	Pumps §140.4(k)	AND	Fans/ Economizers §140.4(c), §140.4(e)	AND	System Controls §110.2, §120.2, §140.4(f)	AND	Ventilation §120.1	AND	Terminal Box Controls §140.4(d)	AND	Distribution §120.3, §140.4(l)	AND	Cooling Towers §110.2(e)2		Compliance Results
(See Table F)		(See Table G)		(See Table H)		(See Table I)		(See Table J)		(See Table K)		(See Table L)		(See Table M)		
Yes	AND		AND	Yes	AND	Yes	AND	Yes	AND		AND	Yes	AND			COMPLIES
Mandatory Measures Compliance [See Table Q for Details]																COMPLIES

D. EXCEPTIONAL CONDITIONS

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

E. ADDITIONAL REMARKS

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

Registration Number: — Registration Date/Time: — Registration Provider: Energysoft
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BENCH MARK:
No. QY-8336 , ELEV. 54.46 FT.
DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE

Albert Group
ARCHITECTS
www.albertgroup.la
310.820.8863
@albertgrouparchitects

A & N DESIGN GROUP
MECHANICAL - PLUMBING - ELECTRICAL
21550 OXNARD STREET #300
WOODLAND HILLS, CA 91367
TEL: (818)-288-4361
FAX: (818)-758-0087

PLANS PREPARED BY:
REGISTERED PROFESSIONAL ENGINEER — ARASH NAZARI — No. M-34638 EXP. 12-31-23 — CIVIL — STATE OF CALIFORNIA
ENGINEER NAME, RCE LICENSE No. — DATE
ARASH NAZARI, M-34638 — 12/31/23

SHEET INFORMATION

PROJECT #:	2017	SHEET ISSUE DATE:	09/08/2022
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	TITLE SHEET
DRAWING SET:	PERMIT SET	SCALE:	As indicated

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT
RECOMMENDED FOR PERMIT ISSUANCE:
DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS
PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254
T-24 FORMS

FILE NUMBER 24-001
SHEET #: M5.1
SHT. 71 OF 101

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
APPROVED
This construction document MUST be at the job site during construction. It is unlawful to alter, change or deviate from this construction document without approval from the appropriate agency or department. This approval is subject to field inspection for acceptance of the completed work or installation. The approval of this construction document SHALL NOT be held to permit or to be an approval of the violation of any provisions of the municipal code or other ordinances of the City or laws and statutes of the State.
PRINTED PLANS MUST BE ON SITE FOR ALL INSPECTIONS
04/18/2024 by: Guillermo Hobelman

SHEET SIZE: 30" X 42" ARCH E1
DO NOT SCALE

STATE OF CALIFORNIA
Mechanical Systems
NRCC-MCH-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-MCH-E
Project Name:	CIP 689 - Clark Building Renovations	Report Page:	(Page 3 of 11)
Project Address:	861 Valley Dr.	Date Prepared:	4/5/2022

F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

This table is used to demonstrate compliance for mechanical equipment with mandatory requirements found in §110.1 and §110.2(a) and prescriptive requirements found in §140.4(a), §140.4(b), and §140.4(k) or §141.0(b)2 for alterations.

Dry System Equipment Sizing (Includes air conditioners, condensers, heat pumps, VRF, furnaces and unit heaters)

01	02	03	04	05	06	07	08	09	10	11
				Equipment Sizing per Mechanical Schedule (kBtu/h) §140.4 (a&b)						
				Heating Output[1,3]			Cooling Output[2,3]		Load Calculations[3,4]	
Name or Item Tag	Equipment Category per Tables 110.2	Equipment Type per Tables 110.2 / Title 20	Smallest Size Available[1] §140.4(a)	Per Design (kBtu/h)	Rated (kBtu/h)	Supp. Heating Output (kBtu/h)	Sensible Per Design (kBtu/h)	Rated (kBtu/h)	Total Heating Load (kBtu/h)	Total Sensible Cooling Load (kBtu/h)
CU-1, CU-2 AND CU-3	Unitary Heat Pumps	Air-cooled, split (3 phase)	NA: Altered per §141.0(b)2E	141.89	56.5	0	144.44	42.7	186.4	180.6
CU-4	Unitary Heat Pumps	Air-cooled, split (3 phase)	NA: Altered per §141.0(b)2E	26.62	31.8	0	28.9	26.6	15.34	33.83

[1] *FOOTNOTES: Equipment shall be the smallest size, within the available options of the desired equipment line, necessary to meet the design heating and cooling loads of the building per §140.4(a). Healthcare facilities are excepted.*
[2] *It is common practice to show rated output capacity on the equipment schedule. Sensible cooling output comes from specification sheet tables.*
[3] *If equipment is heating only, leave cooling output and load blank. If equipment is cooling only, leave heating output and load blank.*
[4] *Authority Having Jurisdiction may ask for load calculations used for compliance per §140.4(b).*

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STATE OF CALIFORNIA
Mechanical Systems
NRCC-MCH-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-MCH-E
Project Name:	CIP 689 - Clark Building Renovations	Report Page:	(Page 4 of 11)
Project Address:	861 Valley Dr.	Date Prepared:	4/5/2022

F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

Dry System Equipment Efficiency (other than Package Terminal Air Conditioners (PTAC) and Package Terminal Heat Pumps (PTHP))

01	02	03	04	05	06	07	08	09
		Heating Mode				Cooling Mode		
Name or Item Tag	Size Category (Btu/h)	Rating Condition (°F)	Efficiency Unit	Minimum Efficiency Required per Tables 110.2 / Title 20	Design Efficiency	Efficiency Unit	Minimum Efficiency Required per Tables 110.2 / Title 20	Design Efficiency
CU-1, CU-2 AND CU-3	<65,000		HSPF	8.2	9.6	SEER	13.0	16.5
CU-4	<65,000		HSPF	8.2	9.5	SEER	13.0	18

G. PUMPS

This section does not apply to this project.

H. FAN SYSTEMS & AIR ECONOMIZERS

This table is used to demonstrate compliance with prescriptive requirements found in §140.4(c), §140.4(e) and §140.4(m) for fan systems. Fan systems serving only process loads are exempt from these requirements and do not need to be included in Table H.

System Name:	CU-1, CU-2 AND CU-3	Economizer:[1]	NA: Special OA filtration	Economizer Controls:	Designed per §140.4(e) and (m)	System Fan Type:	Constant Volume
01	02	03	04	05	06	07	08
Fan Name or Item Tag	Fan Function	Qty	Maximum Design Supply Airflow (CFM)	HP Unit[2]	Design HP	Fan Power Pressure Drop Adjustment - Table 140.4-B	
						Device	Design Airflow through Device (CFM)
SF	Supply	3	6000	BHP	0.5		
Total System Design Supply Airflow (CFM):			6000	Total System Design (BJHP):	1.5	Maximum System Fan Power (BJHP):	

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STATE OF CALIFORNIA
Mechanical Systems
NRCC-MCH-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-MCH-E
Project Name:	CIP 689 - Clark Building Renovations	Report Page:	(Page 5 of 11)
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H. FAN SYSTEMS & AIR ECONOMIZERS

System Name:	CU-4	Economizer:[1]	NA: <=54 kBtu/h cooling	Economizer Controls:	Designed per §140.4(e) and (m)	System Fan Type:	Constant Volume
01	02	03	04	05	06	07	08
Fan Name or Item Tag	Fan Function	Qty	Maximum Design Supply Airflow (CFM)	HP Unit[2]	Design HP	Fan Power Pressure Drop Adjustment - Table 140.4-B	
						Device	Design Airflow through Device (CFM)
SF	Supply	1	1200	BHP	0.5		
EF	Exhaust	1	0	BHP	0.06		
Total System Design Supply Airflow (CFM):		1200	Total System Design (BJHP:		0.56	Maximum System Fan Power (BJHP:	

[1] *FOOTNOTES: Computer room economizers must meet requirements of §140.9(a) and will be documented on the NRCC-PRC-E document.*
[2] *The unit used for HP must be consistent for all fans within a system.*

I. SYSTEM CONTROLS

This table is used to demonstrate compliance with mandatory controls in §110.2 and §120.2 and prescriptive controls in §140.4(f) and (n) or requirements in §141.0(b)2E for altered space conditioning systems.

01	02	03	04	05	06	07	08	09
System Name	System Zoning	Conditioned Floor Area Being Served (ft²)	Thermostats §110.2(b) & (c)[1], §120.2(a)or §141.0(b)2E	Shut-Off Controls §120.2(e)	Isolation Zone Controls §120.2(e)	Demand Response §110.12 and §120.2(b)	Supply Air Temp. Reset §140.4(f)	Window Interlocks per §140.4(n)
CU-1, CU-2 AND CU-3	Single zone	<= 25,000 ft²	Setback	NA: 7 day per §120.2(e)1	4 Hour Timer	EMCS	NA: Alteration	NA: Alteration Project
CU-4	Single zone	<= 25,000 ft²	Setback	NA: 7 day per §120.2(e)1	4 Hour Timer	EMCS	NA: Alteration	NA: Alteration Project

[1] *FOOTNOTES: Gravity gas wall heaters, gravity floor heaters, gravity room heaters, non-central electric heaters, fireplaces or decorative gas appliances, wood stoves are not required to have setback thermostats.*

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STATE OF CALIFORNIA
Mechanical Systems
NRCC-MCH-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-MCH-E
Project Name:	CIP 689 - Clark Building Renovations	Report Page:	(Page 6 of 11)
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I. SYSTEM CONTROLS

*Notes: Controls with a * require a note in the space below explaining how compliance is achieved. EX: system 1: SA Temp Reset: Exempt because zones compliant with §140.4(d) ; EXCEPTION 1 to §140.4(f)*

J. VENTILATION AND INDOOR AIR QUALITY

This table is used to demonstrate compliance with mandatory ventilation requirements in §120.1 and §120.2(e)1§8 for all nonresidential, high-rise residential and hotel/motel occupancies. For alterations, only ventilation systems being altered within the scope of the permit application need to be documented in this table. In lieu of this table, the required outdoor ventilation rates and airflows may be shown on the plans or the calculations can be presented in a spreadsheet.

01	☐	Check the box if the project is showing ventilation calculations on the plans, or attaching the calculations instead of completing this table.
02	☒	Check this box if the project included Nonresidential or Hotel/Motel spaces
	☐	Check this box if the project included new or altered high-rise residential dwelling units.
03	☐	Check the box if the project is using natural ventilation in any nonresidential or hotel/motel spaces to meet required ventilation rates per §120.1(c)2.

Nonresidential and Hotel/ Motel Ventilation Systems

04		05			06			07
System Name	CU-1, CU-2 AND CU-3	System Design OA CFM Airflow[1]	2940	System Design Transfer Air CFM	0			Air Filtration per §120.1(c) and §141.0(b)2 [2] Provided per §120.1(c) (NR and Hotel/Motel))
08	09	10	11	12	13	14	15	16
	Mechanical Ventilation Required per §120.1(c)3 [3]				Exh. Vent per §120.1(c)4			
Space Name ot item Tag	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Required Min CFM	Provided per Design CFM	DCV or Sensor Controls per §120.1(d)3, §120.1(d)5, and §120.1(e)3 [6]
BALLROOM	Auditorium seating	3366		196	2940	0	0	DCV: Provided per §120.1(d)4
								Occ Sensor: NA: Not required space type
17	Total System Required Min OA CFM				2940	18	Ventilation for this System Complies?	Yes

Registration Number: | Registration Date/Time: | Registration Provider: Energysoft
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STATE OF CALIFORNIA
Mechanical Systems
NRCC-MCH-E
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CERTIFICATE OF COMPLIANCE			NRCC-MCH-E
Project Name:	CIP 689 - Clark Building Renovations	Report Page:	(Page 7 of 11)
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J. VENTILATION AND INDOOR AIR QUALITY

04		05			06			07
System Name	CU-4	System Design OA CFM Airflow[1]	200	System Design Transfer Air CFM	0			Air Filtration per §120.1(c) and §141.0(b)2 [2] Provided per §120.1(c) (NR and Hotel/Motel))
08	09	10	11	12	13	14	15	16
	Mechanical Ventilation Required per §120.1(c)3 [3]				Exh. Vent per §120.1(c)4			
Space Name ot item Tag	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Required Min CFM	Provided per Design CFM	DCV or Sensor Controls per §120.1(d)3, §120.1(d)5, and §120.1(e)3 [6]
restrooms	Toilet, public	1753	2		0	140	200	DCV: NA: Not required per §120.1(d)3
								Occ Sensor: NA: Not required space type
17	Total System Required Min OA CFM				0	18	Ventilation for this System Complies?	Yes

[1] *FOOTNOTES: System CFM should include both mechanical and natural ventilation for the zone/system*
[2] *Air filtration requirements apply to the following three system types per §120.1(c)1A : space conditioning systems utilizing ducts to supply air to occupiable space; supply-only ventilation systems providing outside air to occupiable space; supply side of balanced ventilation systems including heat recovery and energy recovery ventilation systems providing outside air to occupiable space.*
[3] *Uniform Mechanical Code may have more stringent ventilation requirements; the most stringent code requirement takes precedence.*
[4] *See Standards Tables 120.1-A and 120.1-B.*
[5] *For lecture halls with fixed seating, the expected number of occupants shall be shall be determined in accordance with the California Building Code.*
[6] *§120.2(e)3 requires systems serving rooms that are required by §130.1(c) to have lighting occupancy sensing controls to also have occupancy sensing zone controls for ventilation. Examples of spaces which require lighting occupancy sensors include offices 250ft² or smaller, multipurpose rooms less than 1,000 ft², classrooms, conference rooms, restrooms, aisles and open areas in warehouses, library book stack aisles, corridors, stairwells, parking garages, and loading and unloading zones, unless excepted by §130.1(c).*

K. TERMINAL BOX CONTROLS

This section does not apply to this project.

Registration Number: | Registration Date/Time: | Registration Provider: Energysoft
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STATE OF CALIFORNIA
Mechanical Systems
NRCC-MCH-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-MCH-E
Project Name:	CIP 689 - Clark Building Renovations	Report Page:	(Page 8 of 11)
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L. DISTRIBUTION (DUCTWORK and PIPING)

This table is used to show compliance with mandatory pipe insulation requirements found in §120.3 and prescriptive requirements found in §140.4(l) for duct leakage testing.

Duct Leakage Sealing

The answers to the questions below apply to the following duct systems: CU-1, CU-2 AND CU-3 | Duct leakage testing triggered for these systems? | No

11	No	The scope of the project includes only duct systems serving healthcare facilities
12	Yes	Duct system provides conditioned air to an occupiable space for a constant volume, single zone, space-conditioning system.
13	Yes	The space conditioning system serves less than 5,000 ft² of conditioned floor area.
14	No	The combined surface area of the ducts in the following locations is more than 25% of the total surface area of the entire duct system:
	☐	Outdoors
	☐	In a space directly under a roof that has a U-factor greater than the u-factor of the ceiling, or if the roof does not meet the requirements of §140.3(a)1B or if the roof has fixed vents or openings to the outside/ unconditioned spaces
	☐	In an unconditioned crawl space
	☐	In other unconditioned spaces
15		The scope of the project includes extending an existing duct system, which is constructed, insulated or sealed with asbestos.
16		The scope of the project includes an existing duct system that is documented to have been previously sealed as confirmed through field verification and diagnostic testing in accordance with procedures in the Reference Nonresidential Appendix NA2.
17	Yes	Duct system shall be sealed in accordance with the California Mechanical Code

The answers to the questions below apply to the following duct systems: CU-4 | Duct leakage testing triggered for these systems? | No

11	No	The scope of the project includes only duct systems serving healthcare facilities
12	Yes	Duct system provides conditioned air to an occupiable space for a constant volume, single zone, space-conditioning system.
13	Yes	The space conditioning system serves less than 5,000 ft² of conditioned floor area.
14	No	The combined surface area of the ducts in the following locations is more than 25% of the total surface area of the entire duct system:
	☐	Outdoors
	☐	In a space directly under a roof that has a U-factor greater than the u-factor of the ceiling, or if the roof does not meet the requirements of §140.3(a)1B or if the roof has fixed vents or openings to the outside/ unconditioned spaces
	☐	In an unconditioned crawl space

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STATE OF CALIFORNIA
Mechanical Systems
NRCC-MCH-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-MCH-E
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L. DISTRIBUTION (DUCTWORK and PIPING)

	☐	In other unconditioned spaces
15		The scope of the project includes extending an existing duct system, which is constructed, insulated or sealed with asbestos.
16		The scope of the project includes an existing duct system that is documented to have been previously sealed as confirmed through field verification and diagnostic testing in accordance with procedures in the Reference Nonresidential Appendix NA2.
17	Yes	Duct system shall be sealed in accordance with the California Mechanical Code

M. COOLING TOWERS

This section does not apply to this project.

N. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

Form/Title	Field Inspector Pass	Field Inspector Fail
NRCI-MCH-01-E - Must be submitted for all buildings	☐	☐

Registration Number: | Registration Date/Time: | Registration Provider: Energysoft
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STATE OF CALIFORNIA
Mechanical Systems
NRCC-MCH-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-MCH-E
Project Name:	CIP 689 - Clark Building Renovations	Report Page:	(Page 10 of 11)
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O. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCA/

Form/Title	Systems/Spaces To Be Field Verified	Field Inspector Pass	Field Inspector Fail
NRCA-MCH-02-A - Outdoor Air must be submitted for all newly installed HVAC units. Note: MCH-02-A can be performed in conjunction with MCH-07-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap.	York YZT60B21S; York YZT36B21S;	☐	☐
NRCA-MCH-03-A - Constant Volume Single Zone HVAC NOTE: This form does not automatically move to "Yes', If Constant Volume Single Zone HVAC Systems are included in the scope, permit applicant should move this form to "Yes".	York YZT60B21S; York YZT36B21S;	☐	☐
NRCA-MCH-06-A Demand Control Ventilation Systems must be submitted for all systems required to employ demand controlled ventilation (refer to §120.1(c)3) can vary outside ventilation flow rates based on maintaining interior carbon dioxide (CO_2) concentration setpoints.	York YZT60B21S;	☐	☐
NRCA-MCH-11-A Automatic Demand Shed Controls	York YZT60B21S; York YZT36B21S;	☐	☐
NRCA-MCH-18-A Energy Management Control Systems	York YZT60B21S; York YZT36B21S;	☐	☐

P. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

There are no NRCV forms required for this project.

Q. MANDATORY MEASURES DOCUMENTATION LOCATION

This table is used to indicate where mandatory measures are documented in the plan set or construction documentation.

01	02
Compliance with Mandatory Measures documented through MCH Mandatory Measures Note Block	Yes: M-Sheets

Registration Number: | Registration Date/Time: | Registration Provider: Energysoft
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STATE OF CALIFORNIA
Mechanical Systems
NRCC-MCH-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-MCH-E
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Project Address:	861 Valley Dr.	Date Prepared:	4/5/2022

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name:	Documentation Author Signature:
Arash Nazari	A. Nazari
Company: A & N Design Group	Signature Date: 2022-04-05
Address: 21550 Oxnard Street #300	CEA/ HERS Certification Identification (if applicable): M34638
City/State/Zip: Woodland Hills, CA CA 91367	Phone: 818-288-4361

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

Responsible Designer Name:	Responsible Designer Signature:
A. Nazari, PE	A. Nazari
Company: A & N Design Group	Date Signed: 2022-04-05
Address: 21550 Oxnard Street #300	License: M34638
City/State/Zip: Woodland Hills CA 91367	Phone: (818) 288-4361

Registration Number: | Registration Date/Time: | Registration Provider: Energysoft
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STATE OF CALIFORNIA
Domestic Water Heating System
NRCC-PLB-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-PLB-E
Project Name:	CIP 689 - Clark Building Renovations	Report Page:	(Page 1 of 6)
Project Address:	861 Valley Dr.	Date Prepared:	4/5/2022

This document is used to demonstrate compliance for nonresidential occupancies with requirements in §110.1, §110.3, §120.3, and §140.5, and with requirements in §141.0 for additions and alterations, for domestic water heating scopes using the prescriptive path. For high-rise residential and hotel/motel occupancies compliance is demonstrated with requirements in §110.1, §110.3, §120.3, §150.0 and §150.1(c)8, and with requirements §150.2 for additions.

A. GENERAL INFORMATION

01	Project Location (city)	Hermosa Beach	02	Climate Zone	6
03	Occupancy Types Within Project (select all that apply):				
☒	Nonresidential	☐ High-Rise Residential	☐ Hotel/Motel		
☐	State Building	☐ Healthcare Facility	☐ Other (Write In)		

B. PROJECT SCOPE

This table includes domestic water heating systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive paths outlined in §140.5, §150.1(c)8, and §141.0(b)1, or §141.0(b)2N for additions or alterations. Solar water heating systems are documented on the NRCC-SRA compliance document. Combined hydronic water heating systems are documented on the NRCC-MCH compliance document.

01	02	03
My project consists of (check all that apply):	System Type[1,2]	System Components
☐ New system (DHW system being installed for the first time in newly constructed building)		☐ Equipment ☐ Distribution ☐ Controls
☒ System Alteration (equipment, distribution or controls)	Individual System (serving nonresidential spaces)	☒ Equipment ☒ Distribution ☒ Controls

[1] *FOOTNOTES: Point of use water heaters, or other non-central systems used to serve nonresidential spaces, are considered individual systems.*
[2] *Dwelling units refers to hotel/motel guest rooms and units in a high-rise residential occupancy.*

Registration Number: | Registration Date/Time: | Registration Provider: Energysoft
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance | Report Version: 2019.1.003 Schema Version: rev 20200601 | Report Generated: 2022-04-05 13:34:24

STATE OF CALIFORNIA
Domestic Water Heating System
NRCC-PLB-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-PLB-E
Project Name:	CIP 689 - Clark Building Renovations	Report Page:	(Page 2 of 6)
Project Address:	861 Valley Dr.	Date Prepared:	4/5/2022

C. COMPLIANCE RESULTS

Table C will indicate if the project data input into the compliance document is compliant with water heating requirements. If this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. or the table indicated as not compliant for guidance.

01	02	03	04
Domestic Hot Water Equipment	Distribution Systems	Controls	Compliance Results
Table F	Table G	Table H	
Yes	Yes	Yes	COMPLIES

D. EXCEPTIONAL CONDITIONS

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

E. ADDITIONAL REMARKS

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

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Project Name:	CIP 689 - Clark Building Renovations	Report Page:	(Page 3 of 6)
Project Address:	861 Valley Dr.	Date Prepared:	4/5/2022

F. DOMESTIC HOT WATER EQUIPMENT

This table is used to demonstrate compliance with mandatory equipment requirements in §110.1 and §110.3. For high-rise residential and hotel/motel occupancies, compliance with prescriptive requirements in §150.1(c)8 must also be demonstrated and with §150.2 for addition and alteration scopes.

Equipment Schedule: Individual Systems

01	02	03	04	05	06
Name or Item Tag	Equipment Type	Volume (gal)	Max GPM/ First Hour Rating (FHR)	Rated Uniform Energy Factor (UEF)	Minimum Required Uniform Energy Factor (UEF)[1]
A.O. Smith DRS-52-15	Residential-Duty Commercial Electric Instantaneous (12-58.6kW)	41-50	0 <= GPM <1.7	0.92	0.8

[1] *FOOTNOTE: Compliant equipment may be found in the Modernized Appliance Efficiency Database System (MAEDBS) on the Energy Commission website: https://cacertappliances.energy.ca.gov/Pages/Search/AdvancedSearch.aspx*

Water Heating Equipment All Occupancies

	Yes	No	Not Applicable	Requirement
18	☐	☐	☒	Unfired storage tank insulation shall have Internal + External >=R-16 OR External >=R-12. Label required per §110.3(c)3
19	☐	☐	☒	New state buildings 60% of energy for service water heating from site solar energy or recovered energy per §110.3(c)5
20	☐	☐	☒	Isolation valves for instantaneous water heater with input rating >6.8 kBTUH or 2 kW has been specified per §110.3(c)6

G. DOMESTIC HOT WATER DISTRIBUTION SYSTEM

This table is used to demonstrate compliance for nonresidential occupancies with distribution requirements in §120.3 and §140.5. For high-rise residential and hotel/motel occupancies, compliance is demonstrated with requirements §110.3(c), §120.3, §150.0, §150.1

Mandatory Pipe Insulation All Occupancies

12	☒	For systems serving nonresidential spaces, pipe insulation for the following applications is specified to comply with Table 120.3-A (see below) per §120.3 : • Recirculating system piping, including supply and return piping of the water heater • The first 8 ft of hot and cold outlet piping, including between storage tank and heat trap, for a nonrecirculating storage system • Pipes that are externally heated
13	☒	Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather shall be installed with a cover suitable for outdoor service per §120.3(b) and §150.0(j)3

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BENCH MARK:
No. QY-8336 , ELEV. 54.46 FT.
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REVISIONS

No.	DESCRIPTION	DATE

Albert Group
ARCHITECTS
www.albertgroup.la
310.820.8863
@albertgrouparchitects

A & N DESIGN GROUP
MECHANICAL • PLUMBING • ELECTRICAL
21550 OXNARD STREET #300
WOODLAND HILLS, CA 91367
TEL: (818)-288-4361
FAX: (818)-758-0087

PLANS PREPARED BY:
REGISTERED PROFESSIONAL ENGINEER ARASH NAZARI No. M-34638 EXP. 12-31-23 MECHANICAL
ENGINEER NAME, RCE LICENSE No. | DATE
ARASH NAZARI, M-34638 | 12/31/23

SHEET INFORMATION			
PROJECT #:	2017	SHEET ISSUE DATE:	09/08/2022
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	TITLE SHEET
DRAWING SET:	PERMIT SET	SCALE:	As indicated

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT
RECOMMENDED FOR PERMIT ISSUANCE:
DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS
PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254
T-24 FORMS

FILE NUMBER 24-001
SHEET #: M5.2
SHT. 72 OF 101

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
APPROVED
This construction document MUST be at the job site during construction. It is unlawful to alter, change or deviate from this construction document without approval from the appropriate agency or department. This approval is subject to field inspection for acceptance of the completed work or installation. The approval of this construction document SHALL NOT be held to permit or to be an approval of the violation of any provisions of the municipal code or other ordinances of the City or laws and statutes of the State.
PRINTED PLANS MUST BE ON SITE FOR ALL INSPECTIONS
04/18/2024 by: Guillermo Hobelman

STATE OF CALIFORNIA
Domestic Water Heating System
NRCC-PLB-E — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			**NRCC-PLB-E**
Project Name:	CIP 689 - Clark Building Renovations	**Report Page:**	**(Page 4 of 6)**
Project Address:	861 Valley Dr.	**Date Prepared:**	4/5/2022

G. DOMESTIC HOT WATER DISTRIBUTION SYSTEM

TABLE 120.3-A PIPE INSULATION THICKNESS

Fluid Temperature Range (°F)	Conductivity Range (Btu-in per hour per ft² per °F)	Insulation Mean Rating Temp (°F)	Nominal Pipe Diameter (in)		
			< 1	1 to < 1.5	1.5 to < 4
			Minimum Insulation Required		
105-140	0.22 - 0.28	100	1.0 in or R-7.7	1.5 in or R-12.5	1.5 in or R-11

H. DOMESTIC HOT WATER CONTROLS

This table is used to demonstrate compliance with control requirements in §110.3 for all occupancies. For high-rise residential and hotel/motel occupancies, compliance is also demonstrated with requirements in §150.1(c)8.

	Yes	No	Not Applicable	Requirement
01	☒	☐	☐	Construction documents require manufacturer certification that service water-heating systems are equipped with automatic temperature controls capable of adjusting temperature settings per §110.3(a).
02	☐	☐	☒	Systems with capacity > 167,000 BTUH equipped with outlet temperature controls per §110.3(c)1 unless covered by California Plumbing Code 613.0.
03	☐	☐	☒	Controls for circulating pumps or electrical heat trace systems are capable of automatically turning off the system per §110.3(c)2 unless systems serves healthcare facility.
04	☐	☐	☒	For recirculation systems serving multiple dwelling units, design includes automatic pump controls per §150.1(c)8Bii, or §150.2 for additions or alterations.
05	☐	☐	☒	For recirculation systems serving individual dwelling units, design includes manual on/off controls as specified in Reference Appendix RA4.4.9 per §150.1(c)8.
06	☐	☐	☒	For replacement single heat pump water heaters serving individual dwelling units in climate zone 1-15, design includes communication interface that meets demand responsive control requirements of §110.12(a) per §150.2(b)1Hii.

Registration Number: | Registration Date/Time: | Registration Provider: Energysoft

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CERTIFICATE OF COMPLIANCE			**NRCC-PLB-E**
Project Name:	CIP 689 - Clark Building Renovations	**Report Page:**	**(Page 5 of 6)**
Project Address:	861 Valley Dr.	**Date Prepared:**	4/5/2022

I. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

Form/Title	Field Inspector	
	Pass	Fail
NRCI-PLB-01-E - Must be submitted for all buildings	☐	☐

J. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no Certificates of Acceptance applicable to service water heating requirements.

K. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

There are no NRCV forms required for this project.

Registration Number: | Registration Date/Time: | Registration Provider: Energysoft

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CERTIFICATE OF COMPLIANCE			**NRCC-PLB-E**
Project Name:	CIP 689 - Clark Building Renovations	**Report Page:**	**(Page 6 of 6)**
Project Address:	861 Valley Dr.	**Date Prepared:**	4/5/2022

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Arash Nazari	Documentation Author Signature: A. Nazari
Company: A & N Design Group	Signature Date: 2022-04-05
Address: 21550 Oxnard Street #300	CEA / HERS Certification Identification (if applicable): M34638
City/State/Zip: Woodland Hills, CA 91367	Phone: 818-288-4361

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

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

Responsible Designer Name: A. Nazari, PE	Responsible Designer Signature: A. Nazari
Company: A & N Design Group	Date Signed: 2022-04-05
Address: 21550 Oxnard Street #300	License: M34638
City/State/Zip: Woodland Hills CA 91367	Phone: (818) 288-4361

Registration Number: | Registration Date/Time: | Registration Provider: Energysoft

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PLANS PREPARED BY:

REGISTERED PROFESSIONAL ENGINEER — ARASH NAZARI — No. M-34638 — EXP. 12-31-23 — CIVIL — STATE OF CALIFORNIA

ENGINEER NAME, RCE LICENSE No. | DATE
ARASH NAZARI, M-34638 | 12/31/23

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CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

T-24 FORMS

FILE NUMBER 24-001

SHEET #: **M5.3**

SHT. 73 OF 101

CITY OF HERMOSA BEACH
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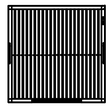
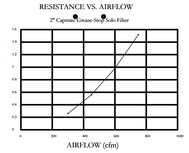


Captrate
Grease-Stop Solo Filter



Filter Detail

CAPTRATE ●

EXHAUST CFM=LENGTH OF HOOD X CFM/LIN.FT. (LOAD)

SUPPLY CFM=EXHAUST CFM X PERCENTAGE REQUIRED

TOTAL DUCT AREA=144 X $\frac{\text{CFM}}{\text{FPM(*)}}$

DUCT LENGTH= $\frac{\text{TOTAL DUCT AREA}}{\text{DUCT DEPTH}}$

GREASE-STOP SOLO FILTER IS ETL LISTED UNDER FILE NUMBER 3064484-001 AND COMPLIES WITH UL1046 STANDARD, NSF STANDARD 2, NFPA 96 AND IMC

*CAPTIVE-AIRE VENTILATOR DUCT SIZES ARE CALCULATED USING AN EXHAUST VELOCITY OF 1800-1900 FPM AND A SUPPLY VELOCITY OF 1000 FPM PLEASE CONSULT FACTORY FOR MAXIMUM ALLOWABLE DUCT SIZES

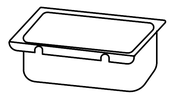
CALCULATIONS UTILIZED

CAPTIVE-AIRE HOODS ARE BUILT IN COMPLIANCE WITH:

- NFPA 96
- B.O.C.A. 93-16
- ICBO. 3441S
- SBCCI PST & ER NO. 9313Y
- E.T.L. LISTED 3064484-001
- LOS ANGELES RR25050
- ETL IS LISTED TO ULC STANDARDS

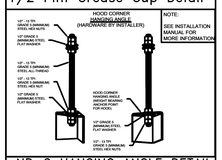
Intertek

BUILDING CODES



GREASE CUP WILL BE SUPPORTED BY TWO STUDS ON THE INSIDE WALL OF THE HOOD. THE GREASE WILL DRAIN THROUGH A CONCEALED GREASE TROUGH AND INTO THIS REMOVEABLE/CLEANABLE CUP.

1/2 Pint Grease Cup Detail



ND-2 HANGING ANGLE DETAIL

HANGING ANGLES WILL BE LOCATED IN THE FOLLOWING LOCATIONS FOR WALL CANOPIES

HOOD STYLE		DIM FROM REAR	DIM FROM FRONT (24" High Hood)	DIM FROM FRONT (30" High Hood)
Wall	Exhaust Only	4.166"	2.25"	2.25"
	With MUA		2.25"	2.25"
Back Shelf	Exhaust Only	4.166"	2.25"	2.25"
	With MUA		2.25"	2.25"
Condensate		2.25"	2.25"	

HANGING ANGLE LOCATIONS

HOOD INFORMATION – JOB#6066636

HOOD NO	TAG	MODEL	MANUFACTURER	LENGTH	MAX COOKING TEMP	TYPE	APPLIANCE DUTY	DESIGN CFM/FT	TOTAL EXH CFM	EXHAUST PLENUM RISER(S)							HOOD CONSTRUCTION	HOOD CONFIG	
										WIDTH	LENG	HEIGHT	DIA	CFM	VEL	SP		END TO END	ROW
1		3044 BD-2	CAPTIVEAIRE	4' 0"	450 DEG	I	MEDIUM	175	700			4"	8"	700	2005	-0.774"	430 SS WHERE EXPOSED	ALONE	ALONE

HOOD INFORMATION

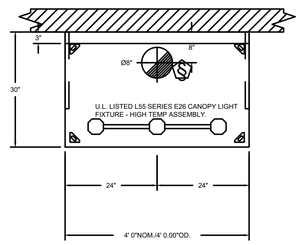
HOOD NO	TAG	FILTER(S)					LIGHT(S)			UTILITY CABINET(S)						FIRE SYSTEM PIPING	HOOD HANGING WEIGHT
		TYPE	QTY	HEIGHT	LENGTH	EFFICIENCY @ 7 MICRONS	QTY	TYPE	WIRE GUARD	LOCATION	SIZE	FIRE SYSTEM		ELECTRICAL	SWITCHES		
												TYPE	SIZE	MODEL #	QUANTITY		
1		CAPTRATE SOLO FILTER	2	16"	20"	85% SEE FILTER SPEC	3	L55 SERIES E26	NO	WALL MNT	12"x42"x24"	TANK FS	4.0			YES	183 LBS

HOOD OPTIONS

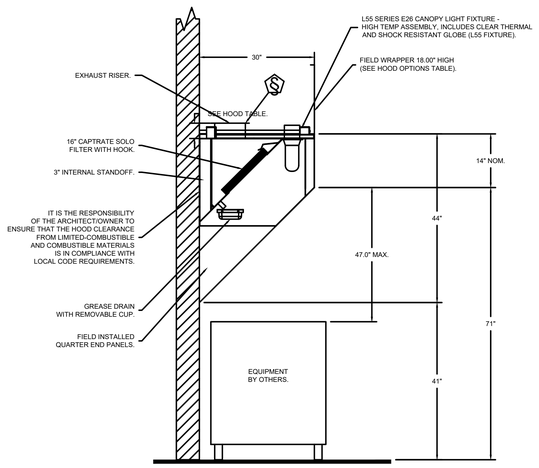
HOOD NO	TAG	OPTION
1		FIELD WRAPPER 18.00" HIGH FRONT, LEFT, RIGHT.
		RIGHT QUARTER END PANEL 20" TOP WIDTH, 0" BOTTOM WIDTH, 20" HIGH 430 SS.
		LEFT QUARTER END PANEL 20" TOP WIDTH, 0" BOTTOM WIDTH, 20" HIGH 430 SS.
		STRUCTURAL FRONT PANEL.
		SENSOR-CV.

WALL-MOUNT UTILITY CABINET

HOOD NO	LOCATION	SIZE	UTILITY CABINET(S) FIRE SYSTEM TYPE	FIRE SYSTEM SIZE	ELECTRICAL MODEL #	SWITCHES QUANTITY	WEIGHT
1	WALL MNT	12"x42"x24"	TANK FS	4.0			200.00 LBS



PLAN VIEW – HOOD #1
4' 0.00" LONG 3044BD-2



SECTION VIEW – MODEL 3044BD-2
HOOD – #1

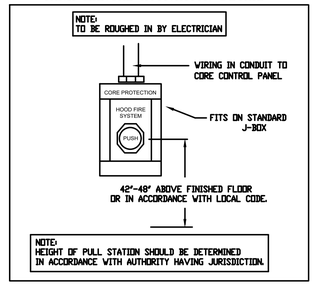
FIRE SYSTEM INFORMATION – JOB#6066636

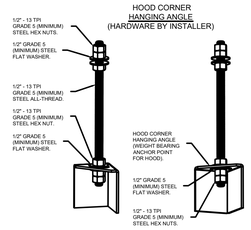
FIRE SYSTEM NO	TAG	TYPE	SIZE	FLOW POINTS	INSTALLATION	
					SYSTEM	LOCATION ON HOOD
1		TANK FS	4.0	18	WALL UTILITY CABINET LEFT	N/A

GAS VALVE(S)

FIRE SYSTEM NO	TAG	TYPE	SIZE	SUPPLIED BY
1		SC ELECTRICAL	2.500	CAPTIVEAIRE SYSTEMS

TANK MANUAL ACTIVATION DETAIL

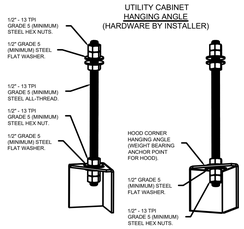


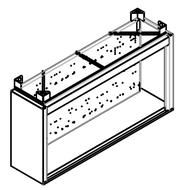


WALL-MOUNT UTILITY CABINET
ASSEMBLY INSTRUCTIONS

HANGING ANGLE MUST BE SUPPORTED WITH 1/2" - 13 TPI GRADE 5 (MINIMUM) ALL-THREAD. SANDWICH HANGING ANGLES AND CEILING ANCHOR POINTS WITH 1/2" GRADE 5 (MINIMUM) STEEL FLAT WASHERS AND 1/2" - 13 TPI GRADE 5 (MINIMUM) HEX NUTS AS SHOWN. MUST USE DOUBLED HEX NUT CONFIGURATION BENEATH UTILITY CABINET HANGING ANGLES AND ABOVE CEILING ANCHORS. MAINTAIN 1/4" OF EXPOSED THREADS BENEATH BOTTOM HEX NUT. TORQUE ALL HEX NUTS TO 57 FT-LBS.

CABINET TO BE HUNG BY HOOD INSTALLER. SEE UTILITY CABINET SCHEDULE FOR CABINET SIZE.





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NOTE

ALL WALLS THAT COME WITHIN 18" OF THE TYPE I HOOD MUST BE METAL STUD AND SHEETROCK. IF WOOD STUDS FACTORY INSTALLED INSULATION REQUIRED. PLEASE ADVISE CAPTIVE AIRE PRIOR TO FABRICATION.

NOTE- Exhaust Collar Must be Factory Installed. If A Different Size Or Location is Required, Please Note Change On Submittal.

Rear Discharge Is Available. Contact CaptiveAire For Possible Locations.

All Hoods, Exhaust Fans, Tempered/Untempered Make-Up Air Units and Electrical Package to be Start-ed Up and Commissioned by Facotry Field Service Technician. Start-Up Report to be Sent to Engineer by Manufacturer When Complete.

FOR QUESTIONS CALL:
REECE MCNULTY
LOS ANGELES SALES OFFICE
REFERENCE JOB NUMBER
PHONE: 310.876.8505 REG81@CAPTIVEAIRE.COM

REVISIONS

	DESCRIPTION	DATE
1		
2		
3		
4		

CAPTIVEAIRE
Los Angeles Office
1810 14th St Suite 214, Santa Monica, CA, 90404 PHONE: (310) 876-8505 FAX: 9197475639 EMAIL: reg81@captiveaire.com
www.captiveaire.com

Clark Building - Hermosa Beach,CA rev1
HERMOSA BEACH, CA, 90254

DATE: 6/20/2023
DWG.#: 6066636
DRAWN BY: RMM
SCALE: 3/4" = 1'-0"
MASTER DRAWING
SHEET NO. 1

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE

REGISTERED PROFESSIONAL ENGINEER ARASH NAZARI No. M-34638 EXP. 12-31-23 STATE OF CALIFORNIA

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WOODLAND HILLS, CA 91367
TEL: (818)-258-4361
FAX: (818)-758-0067

PLANS PREPARED BY:

ENGINEER NAME, RCE LICENSE No. DATE
ARASH NAZARI, M-34638 12/31/23

SHEET INFORMATION

PROJECT #:	2017	SHEET ISSUE DATE:	08/16/2022
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	TITLE SHEET
DRAWING SET:	PERMIT SET	SCALE:	As indicated

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

KITCHEN HOOD SHEET

FILE NUMBER 24-001

SHEET #: **M6.1**

SHT. 74 OF 101

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
APPROVED
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PRINTED PLANS MUST BE ON SITE FOR ALL INSPECTIONS
04/18/2024 by: Guillermo Hobelman

SHEET SIZE: 30" X 42" ARCH E1
DO NOT SCALE

EXHAUST FAN INFORMATION – JOB#6066636

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	MANUFACTURER	CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	DISCHARGE VELOCITY	WEIGHT (LBS)	SONES
1		1	USBI11DD-RM	CAPTIVEAIRE	700	1.200	1647	TEAO-ECM	0.500	0.2850	1	230	3.5	747 FPM	196	10.3

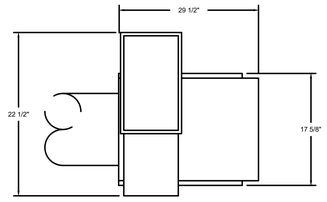
FAN OPTIONS

FAN UNIT NO	TAG	QTY	DESCRIPTION
1		1	BI11 - INLET SERVICE DUCT CONNECTION. USED TO CONNECT TO STANDARD 12" GREASE DUCT OR FIELD WELDED DUCT. INCLUDES (2) 7" RISERS BOLTED TO STANDARD INLET RISER
		1	UTILITY SET GREASE CUP
		1	BI11 - 24" DISCHARGE EXTENSION
		1	BI - DISCHARGE ORIENTATION VERTICAL UPPER LEFT - CW INLET SIDE
		1	BI11 - INLET CONNECTION STANDARD 12" FLANGED GREASE DUCT
		1	UTILITY SET - SPRING VIBRATION ISOLATORS - BI11 THRU BI15 / EQUIVALENT SIZED UTILITY SET - INDOOR/OUTDOOR USE
		1	ECM WIRING PACKAGE - PWM SIGNAL FROM ECPM03 PREWIRE (TELCO MOTOR), CCW ROTATION
		1	2 YEAR PARTS WARRANTY

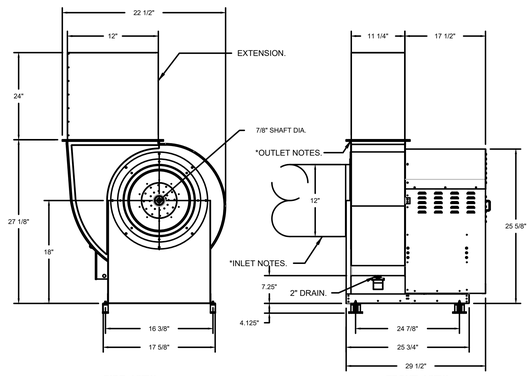
FAN ACCESSORIES

FAN UNIT NO	TAG	EXHAUST			SUPPLY			
		GREASE CUP	GRAVITY DAMPER	WALL MOUNT	SIDE DISCHARGE	GRAVITY DAMPER	MOTORIZED DAMPER	WALL MOUNT
1		YES						

FAN #1 USBI11DD-RM - EXHAUST FAN



TOP VIEW



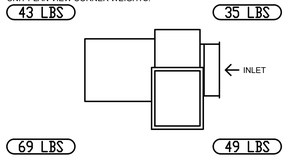
SIDE VIEW

(4) ISOLATORS = USBI11, 13 & 15.

FRONT VIEW

* INLET/OUTLET NOTES:
LENGTH OF THE STRAIGHT DUCT ON THE INLET AND OUTLET TO BE 3 TIMES THE EQUIVALENT DUCT DIAMETER BEFORE CONNECTING TO ANY FITTINGS SUCH AS ELBOWS TO AVOID SYSTEM EFFECT.

UNIT PLAN VIEW CORNER WEIGHTS:



CORNER WEIGHTS ARE CALCULATED BASED ON VERTICAL DISCHARGE. SUPPORT DUCT PROPERLY BEFORE FAN TO ENSURE CORNER WEIGHTS ARE NOT AFFECTED.

NORMAL TEMPERATURE TEST DIRECT DRIVE
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 350°F (176°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

FEATURES:

- ROOF MOUNTED FANS.
- UL705.
- UL762 AND ULC-S645 (RESTAURANT MODEL).
- HIGH HEAT OPERATION DIRECT DRIVE 350°F (176°C).
- HEAT SLINGER.
- NEMA 3R SAFETY DISCONNECT SWITCH.
- GREASE CLASSIFICATION TESTING.
- 2" DRAIN.
- MOTOR WEATHER COVER.
- FULLY SEALED SCROLL HOUSING.
- SCROLL ACCESS DOOR.
- FLANGE 1 1/4".

OPTIONS

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- UTILITY SET GREASE CUP.
- BI11 - 24" DISCHARGE EXTENSION.
- BI - DISCHARGE ORIENTATION VERTICAL UPPER LEFT - CW INLET SIDE.
- BI11 - INLET CONNECTION STANDARD 12" FLANGED GREASE DUCT.
- UTILITY SET - SPRING VIBRATION ISOLATORS - BI11 THRU BI15 / EQUIVALENT SIZED UTILITY SET - INDOOR/OUTDOOR USE.
- ECM WIRING PACKAGE - PWM SIGNAL FROM ECPM03 PREWIRE (TELCO MOTOR), CCW ROTATION.
- 2 YEAR PARTS WARRANTY.

REVISIONS

	DESCRIPTION	DATE
1		
2		
3		
4		

CAPTIVEAIRE
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1810 14th St Suite 214, Santa Monica, CA, 90404 PHONE: (310) 876-8505 FAX: 9197475639 EMAIL: reg81@captiveaire.com
www.captiveaire.com

Clark Building - Hermosa Beach,CA rev1
HERMOSA BEACH, CA, 90254

DATE: 6/20/2023

DWG.#: 6066636

DRAWN BY: RMM

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

MASTER DRAWING

SHEET NO. 2

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE

REGISTERED PROFESSIONAL ENGINEER ARASH NAZARI No. M-34638 EXP. 12-31-23 STATE OF CALIFORNIA

Albert Group
ARCHITECTS
www.albertgroup.la
310.820.8863
@albertgrouparchitects

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21550 OXNARD STREET #300
WOODLAND HILLS, CA 91367
TEL: (818)-258-4301
FAX: (818)-758-0087

PLANS PREPARED BY:

ENGINEER NAME, RCE LICENSE No. DATE

ARASH NAZARI, M-34638 12/31/23

SHEET INFORMATION

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PROJECT ADDRESS
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KITCHEN HOOD SHEET

FILE NUMBER 24-001

SHEET #: **M6.2**

SHT. 75 OF 101

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BUILDING & SAFETY DIVISION
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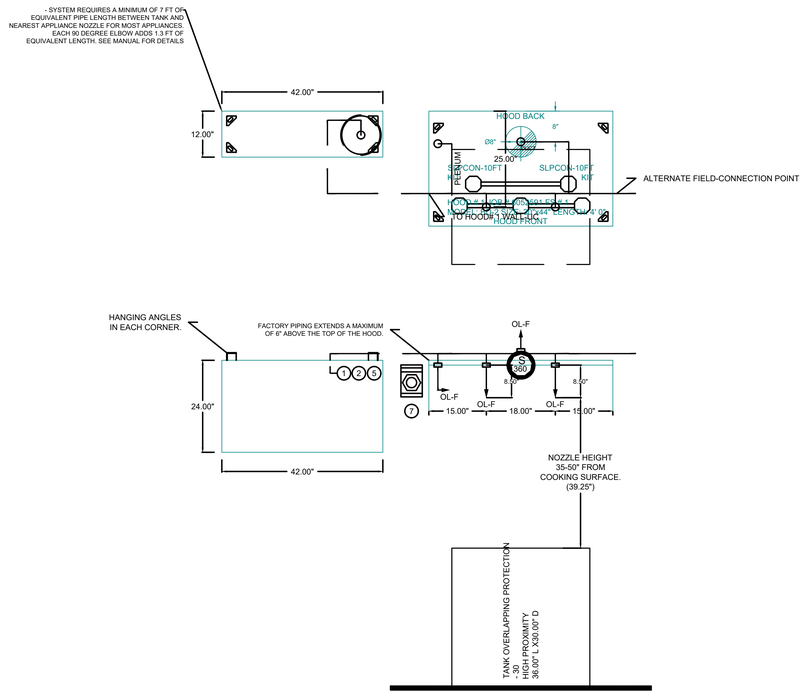


NOTES
- FIELD PIPE DROPS AS SHOWN
  PIPING, ELBOWS, TEES, AND NOZZLES SUPPLIED BY CAS.
- FIELD INSTALLED DROP: FACTORY WILL PROVIDE QTY 2 60IN LONG PIECES OF CHROME PLATED PIPING SHIPPED LOOSE TO BE FIELD-INSTALLED.
- SHIP LOOSE DROP: FACTORY WILL PROVIDE THE EXACT CHROME PIPE LENGTH NEEDED SHIPPED LOOSE TO BE FIELD-INSTALLED.
- RELOCATE NOZZLES IF FLOW PATTERN IS BLOCKED BY SHELVING, SALAMANDERS, ETC.
- OVERLAPPING COVERAGE SHALL NOT BE USED ON ANY APPLIANCE WITH AN OBSTRUCTION.
- IF APPLICABLE, EXTENDED PRE-PIPED DROPS ARE SHIPPED LOOSE.
- FACTORY PIPING EXTENDS A MAXIMUM OF 6" ABOVE THE TOP OF THE HOOD.

- APPLIANCE DIMENSIONS LISTED REPRESENT THE COOKING SURFACE SIZE, NOT THE OVERALL APPLIANCE SIZE.

- THIS FIRE SYSTEM COMPLIES WITH U.L. 300 REQUIREMENTS.

- OL-F NOZZLE PART NUMBER REPLACES 3070-3/8H-10-SS

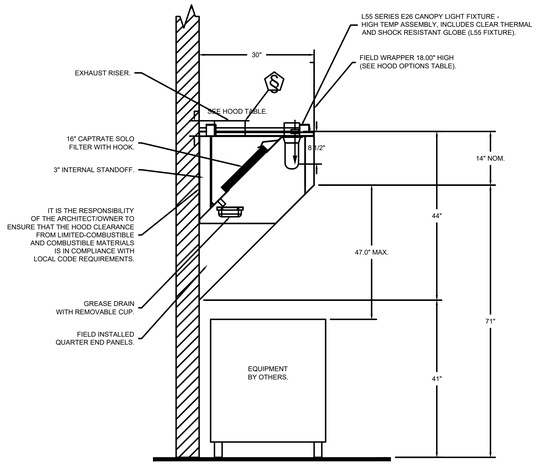
JOB #: 6052591.
JOB NAME: CLARK BUILDING - HERMOSA BEACH,CA.

SYSTEM SIZE: TANK-SP-1-WC TOTAL FP REQUIRED: 18.
HOOD # 1 4' 0.00" LONG x 30" WIDE x 44" HIGH.
RISER # 1 SIZE: 8" DIA.
HOOD # 1 METAL BLOW-OFF CAPS INCLUDED.

- HEAVY-DUTY APPLIANCES (RATED 600°F) WILL REQUIRE AN ADDITIONAL DOWNSTREAM FIRESTAT IN THE EVENT THAT THE DUCTWORK CONTAINS ANY HORIZONTAL RUNS OVER 25 FT IN LENGTH.
- MEDIUM TO LIGHT-DUTY APPLIANCES (RATED 450°F) WILL NOT REQUIRE ANY ADDITIONAL DOWNSTREAM DETECTION.

LEGEND – FIRE CABINET TANK SYSTEM

1	4 GALLON TANK.
2	PRIMARY ACTUATOR RELEASE.
3	SECONDARY ACTUATOR RELEASE.
4	PRESSURE SUPERVISION SWITCH.
5	PRIMARY HOSE ASSEMBLY.
6	SECONDARY HOSE ASSEMBLY.
7	REMOTE MANUAL ACTUATION DEVICE.



SECTION VIEW – MODEL 3044BD-2 HOOD – #1

REVISIONS

	DESCRIPTION	DATE
1		
2		
3		
4		

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Clark Building - Hermosa Beach,CA rev1
HERMOSA BEACH, CA, 90254

DATE: 6/20/2023
DWG.#: 6066636
DRAWN BY: RMM
SCALE: 3/4" = 1'-0"
MASTER DRAWING

SHEET NO. 5

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE

REGISTERED PROFESSIONAL ENGINEER ARASH NAZARI No. M-34638 EXP. 12-31-23 STATE OF CALIFORNIA

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ARASH NAZARI, M-34638 12/31/23

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KITCHEN HOOD SHEET

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SHEET #: **M6.3**

SHT. 76 OF 101

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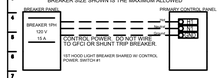
ELECTRICAL PACKAGE – JOB#6066636

NO	TAG	PACKAGE #	LOCATION	SWITCHES		OPTION	FANS CONTROLLED				
				LOCATION	QUANTITY		TYPE	Φ	HP	VOLT	FLA
1		SC-310110MA	WALL MOUNT IN SS BOX	FACE MOUNT RIGHT SIDE OF HOOD HOOD # 1	1 LIGHT 1 FAN	SMART CONTROLS THERMOSTATIC CONTROL W/ RELAY ON/OFF WITH SUPPLY	EXHAUST	1	0.500	230	3.5

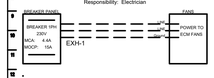
JOB NO 6066636 | MODEL NUMBER SC-310110MA | JOB NAME Clark Building - Hermosa Beac... | DRAWN BY | DATE 6/20/2023 | SCHEMATIC TYPE INSTALL | DWG NO ECP #1-1

DESCRIPTION OF OPERATION:
A Power wi control for 1 Exhaust Fan, Exhaust wi int. Fan, Lights out in Fire, Relay On/Off with Supply Fan, Factory On/Off Thermostatically Controlled. Room temperature sensor shipped loose for field installation. INVERTER DUTY 3 PHASE MOTOR REQUIRED FOR USE WITH VFD.

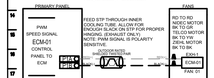
BREAKER PANEL TO PRIMARY CONTROL PANEL
Responsibility: Electrician
BREAKER SIZE SHOWN IS THE MAXIMUM ALLOWED



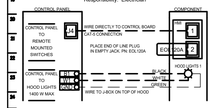
BREAKER PANEL TO FANS
Responsibility: Electrician

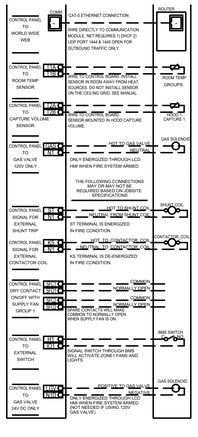


CONTROL PANEL TO FANS
Responsibility: Electrician

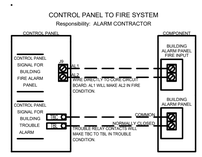


CONTROL PANEL TO ACCESSORY ITEMS
Responsibility: Electrician

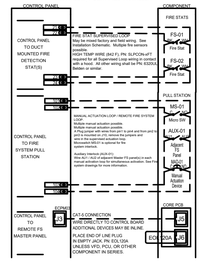




CONTROL PANEL TO FIRE SYSTEM
Responsibility: ALARM CONTRACTOR



CONTROL PANEL TO FIRE SYSTEM
Responsibility: CERTIFIED INSTALLER



JOB NO 6066636 | MODEL NUMBER SC-310110MA | JOB NAME Clark Building - Hermosa Beac... | DRAWN BY | DATE 6/20/2023 | SCHEMATIC TYPE INSTALL | DWG NO ECP #1-2

DESCRIPTION OF OPERATION:
A Power wi control for 1 Exhaust Fan, Exhaust wi int. Fan, Lights out in Fire, Relay On/Off with Supply Fan, Factory On/Off Thermostatically Controlled. Room temperature sensor shipped loose for field installation. INVERTER DUTY 3 PHASE MOTOR REQUIRED FOR USE WITH VFD.

JOB NO 6066636 | MODEL NUMBER SC-310110MA | JOB NAME Clark Building - Hermosa Beac... | DRAWN BY | DATE 6/20/2023 | SCHEMATIC TYPE INSTALL | DWG NO ECP #1-3

DESCRIPTION OF OPERATION:
The System #1 Hood #1 is a

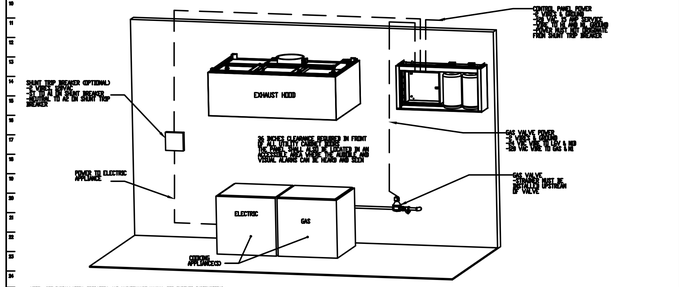
WALL MOUNT UTILITY CABINET CAS ELECTRIC WET CHEMICAL PROTECTION ELECTRICAL DETAIL

02/11/2021 Rev. 02

FS-1: MASTER

ELECTRICAL CONTRACTOR REQUIREMENT

ITEM	CONNECTION IN PANEL	CONNECTION IN DEVICE	VOLTAGE	AMPERAGE	COMMENTS
SHUNT TRIP BREAKER (OPTIONAL)	ST & NI	BREAKER OR MCT & AC	120 VAC	< 4 AMPS	ST TO A1 ON SHUNT BREAKER COIL, AND NEUTRAL TO A2 ON SHUNT TRIP BREAKER COIL
CONTROL PANEL POWER	N & NI + GROUND	CIRCUIT BREAKER	120 VAC	25 AMPS	CONTROL PANEL POWER MUST NOT BE RUN THROUGH SHUNT TRIP BREAKER
GAS APPLIANCE KILL SWITCH (OPTIONAL)	KTS & NI	KTS & NI	120 VAC	< 4 AMPS	KILL SWITCH TERMINALS MUST BE IN SERIES WITH OTHER KILL SWITCHES
REMOTE 3WVAC ANGUL AUTOMAN (OPTIONAL)	AUX, AUX	SOLENOID	120 VAC	< 6 AMPS	120V TO AUX, AUX TO ANGUL ELECTRIC AUTOMAN, ANGUL SOLENOID TO NEUTRAL
GAS VALVE	LGV 1 HOT OF 24 VDC GCV 1 N OF 24 VDC	RED/WHT/GREEN	PC VDC MV 24A VDC	< 10 AMPS	IF 24 VDC - 3 WIRES 1 ENERGIZED FOR 24 VDC LGV, YELLOW WIRE ENERGIZES VO SOLENOID IF 24A VDC - 2 WIRES 1 ENERGIZED FOR 24 VDC M, M TO BLACK WIRE ENERGIZES VO SOLENOID



NOTE: SEE INSTALLATION, OPERATION, AND MAINTENANCE MANUAL FOR FURTHER INSTRUCTIONS

JOB NO 6066636 | MODEL NUMBER SC-310110MA | JOB NAME Clark Building - Hermosa Beac... | DRAWN BY | DATE 6/20/2023 | SCHEMATIC TYPE INSTALL | DWG NO ECP #1-4

DESCRIPTION OF OPERATION:
The System #1 Hood #1 is a

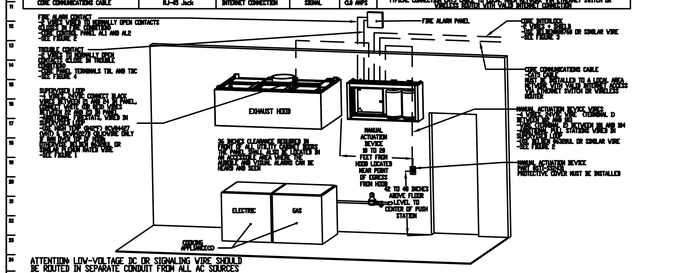
WALL MOUNT UTILITY CABINET CAS ELECTRIC WET CHEMICAL PROTECTION LOW-VOLTAGE DETAIL

02/05/2018 Rev. 1

FS-1: MASTER

ALARM CONTRACTOR REQUIREMENT

ITEM	CONNECTION IN PANEL	CONNECTION IN DEVICE	VOLTAGE	AMPERAGE	COMMENTS
MANUAL ACTUATION REVISED	NA, NCB, NA1, NB, NCB, NB	1 & 2	24 VDC	< 1A AMPS	MANUAL ACTUATION DEVICE (MADD) IS LOCATED NEAR EXIT POINT OF KITCHEN AREA AT APPROX 48 INCHES ABOVE FINISH FLOOR. MADD IS CONNECTED TO FACP AND WHEN ACTIVATED WILL SIGNAL FACP TO ACTIVATE ALARM DEVICES AND RELEASE SUPPRESSION AGENTS.
MANUAL ACTUATION REVICE COVER	N/A	N/A	N/A	N/A	MANUAL ACTUATION DEVICE COVER MUST BE INSTALLED OVER MADD TO PROTECT DEVICE FROM ACCIDENTAL ACTIVATION.
REMOTE FIRESTAT SENSORED	NA, NCB, NA1, NB, NCB, NB	BLACK AND WHITE	24 VDC	< 1A AMPS	WIRE TO TBL & TBC NORMALLY OPEN CONTACT, CLOSES IN TROUBLE CONDITION. HIGH TEMP SENSOR MOUNTED IN HOOD CAPTURE VOLUME. SENSOR IN ROOM AWAY FROM HEAT SOURCES. DO NOT INSTALL SENSOR ON THE CEILING GRID. SEE MANUAL.
FIRE ALARM CONTACT	A1, A2	VARIES	24V MAX 1A MAX	UP TO 1 AMP	FIRE ALARM RELAY CONTACT TO BE INSTALLED IN THE FIRE ALARM CONTROL PANEL.
CORE INTERLOCKED	R.A, R.B, R.C	R.A, R.B, R.C	RS-485 COMMUNICATIONS SIGNAL		CORE SYSTEM #1 R.A TO CORE SYSTEM #2 R.A, CORE SYSTEM #1 R.B TO CORE SYSTEM #2 R.B, CORE SYSTEM #1 R.C TO CORE SYSTEM #2 R.C. SEE CORE MANUAL FOR MORE INFORMATION.
TROUBLE CONTACT	TBC, TBL, TCK	VARIES	MAX 120 VAC	UP TO 6 AMPS	WIRE TO TBL & TBC NORMALLY OPEN CONTACT, CLOSES IN TROUBLE CONDITION
CORE COMMUNICATIONS CABLE	RJ-45 Jack	INTERNET CONNECTION	SIGNAL	CAT 5	TYPICAL CONNECTION DOES CABLE PLUGGED INTO LOCAL AREA NETWORK VIA ETHERNET SWITCH OR WIRELESS ROUTER WITH DHCP INTERNET CONNECTION



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DWG.#: 6066636
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MASTER DRAWING

SHEET NO. 6

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No. QY-8336 , ELEV. 54.46 FT.
DATE ADJ. 2005 , QUAD. TORRANCE

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PLANS PREPARED BY:
ENGINEER NAME, RCE LICENSE No. DATE
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HERMOSA BEACH, CA 90254
KITCHEN HOOD SHEET

FILE NUMBER 24-001
SHEET #: M6.4
SHT. 77 OF 101

SHEET SIZE: 30" X 42" ARCH E1
DO NOT SCALE

GENERAL NOTES

1. GREEN INSULATED COPPER GROUNDING CONDUCTOR SHALL BE INSTALLED IN ALL BRANCH CIRCUITS AND FEEDERS.
2. ALL LIGHTING CONTROL DEVICES SHALL BE CALIFORNIA ELECTRICAL CODE CERTIFIED.
3. PROJECT SPECIFICATIONS ARE AN INTEGRAL PART OF THESE DRAWINGS.
4. UNLESS LISTED OTHERWISE, THE AMPACITY OF 600V OR LESS CONDUCTOR SHALL BASED ON THE TERMINALS NOT TO EXCEED 60°C(140°F) FOR CONDUCTOR SIZE 14 THROUGH 1AWG OR 75°C(167°F) FOR CONDUCTOR SIZES OVER 1AWG.
5. A SINGLE RECEPTACLES INSTALLED ON AN INDIVIDUAL BRANCH CIRCUIT SHALL HAVE AN AMPERE RATING OF NOT LESS THAN THAT OF THE BRANCH CIRCUIT. INDICATE THE RECEPTACLES RATING.
6. MINIMUM SIZE OF CONDUIT SHALL BE 3/4". MINIMUM SIZE OF NEUTRAL CONDUCTOR SHALL BE #10 AWG, U.O.N. MINIMUM SIZE OF CONDUCTOR SHALL BE #12 AWG, U.O.N. MINIMUM CONDUCTOR SIZE AT 120 VOLTS AND OVER 100FT CIRCUIT LENGTH SHALL BE #10 AWG, U.O.N. MINIMUM CONDUCTOR SIZE AT 277 VOLTS AND OVER 200FT. CIRCUIT LENGTH SHALL BE #10AWG U.O.N.
7. PROVIDE DEDICATED NEUTRALS FOR ALL BRANCH CIRCUITRY.
8. THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE WORKING CONDITION AND THE EXACT NATURE AND EXTENT OF THE WORK TO BE PERFORMED. ELECTRICAL CONTRACTOR IS TO TAKE INTO CONSIDERATION SPECIAL OR UNUSUAL FEATURES PECULIAR TO THIS JOB.
9. CONTACT UTILITY COMPANIES AND PROVIDE ALL SERVICES, WORK, INSTALLATION AND COORDINATION REQUIRED FOR THEIR USE. PAY ANY CHARGES MADE BY THEM.
10. MAINTAIN CLEARANCES PER AHJ REQUIREMENTS FOR ALL ELECTRICAL EQUIPMENT INSTALLED.
11. OBTAIN AND PAY FOR ALL ELECTRICAL PERMITS, INSPECTION FEES, ETC.
12. CONDUIT STUBS SHALL BE TERMINATED IN ACCESSIBLE LOCATIONS, SECURELY CAPPED AND IDENTIFIED BY VISIBLE MARKER.
13. INSTALL APPROVED GROUNDING BUSHING AT EACH TERMINATION OF RIGID CONDUIT, AND AS OTHERWISE REQUIRED BY CODE.
14. PROVIDE A MINIMUM OF 12" SEPARATION BETWEEN POWER AND TELEPHONE CONDUITS WHERE THEY ARE INSTALLED IN THE SAME TRENCH OR CROSS, U.O.N.
15. CONDUITS SHALL BE CLEAN OF WATER DEBRIS AND OTHER FOREIGN MATERIAL PRIOR TO PULLING CABLES.
16. ALL CONDUITS FOR FUTURE USE SHALL HAVE PULL ROPE LEFT IN PLACE.
17. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND MARKING THE CORRECT PHASING OF THE BRANCH CIRCUIT OF THE ELECTRICAL PANELS AND BRANCH CIRCUITS.
18. ALL ELECTRICAL OUTLETS READILY ACCESSIBLE LOCATED IN THE BATHROOMS AND KITCHEN SHALL BE EQUIPPED WITH GROUND FAULT CIRCUIT INTERRUPTIVE DEVICE U.O.N.
19. ALL COLORS AND FINISHES OF ELECTRICAL EQUIPMENT AND LIGHTING FIXTURES TO BE VERIFIED WITH OWNER AND/OR ARCHITECT PRIOR TO ORDERING.
20. ELECTRICAL CONTRACTOR TO SIZE ALL J-BOXES AS PER TABLE 370-16A. ALL J-BOXES TO BE SQUARE 4"X 2-1/8" MINIMUM. ALL J-BOXES TO BE READILY ACCESSIBLE.
21. ALL PANELBOARDS, SWITCHBOARDS, ETC. SHALL BE RATED AT 75 DEGREES CELSIUS.
22. THE MAXIMUM LENGTH OF SOLAR EXPOSED CONDUITS SHALL NOT EXCEED 4 FEET.
23. ALL CIRCUIT BREAKER (400A AND ABOVE) TRIP SHALL BE OF A TYPE TO BE ADJUSTED BY A QUALIFIED PERSON ONLY.
24. FOR EXACT LIGHTING FIXTURE SPECIFICATIONS SEE LIGHTING AND ARCHITECTURAL DRAWINGS.
25. REFER TO ARCHITECTURAL OR SPACE PLANNING DRAWINGS FOR EXACT LOCATION OF LIGHTING FIXTURES, FURNITURE AND OTHER EQUIPMENT. IN CASE OF ANY DISCREPANCY BETWEEN THE ARCHITECTURAL OR ELECTRICAL DRAWINGS, THE FORMER TAKES PRECEDENCE. ELECTRICAL CONTRACTOR TO INFORM THE ENGINEER IMMEDIATELY.
26. FUSES SPECIFIED FOR MOTORS AND AIR CONDITIONING EQUIPMENT 600A AND UNDER SHALL BE TIME DELAY DUAL ELEMENT TYPE FRN-R (250V) AND FRS-R (600V) CLASS "L" U.O.N.
27. FUSES SPECIFIED IN SWITCHBOARDS 600A AND UNDER SHALL BE FAST ACTING TYPE KTN-R (250V) AND KTS-R (600V) CLASS RKI. FOR 601A AND ABOVE USE TYPE KTU (600V) CLASS "L" U.O.N.
28. WHERE VERIFICATION OF EXISTING CONDITIONS REQUIRE SIGNIFICANT CONSUMPTION OF TIME AND LABOR, AN ASSUMPTION WAS MADE BASED ON THE EXISTING DRAWINGS SUBMITTED BY THE CLIENT. ELECTRICAL CONTRACTOR IS TO VERIFY THIS INFORMATION IN FIELD AND PERFORM ACCORDING TO EXISTING CONDITIONS.
29. ALL ELECTRICAL MATERIALS SHALL BEAR THE UNDERWRITERS (OR EQUIVALENT TESTING AGENCY) LABEL. ELECTRICAL EQUIPMENT SHALL BE LISTED BY A CITY OF HERMOSA BEACH RECOGNIZED ELECTRICAL TESTING LABORATORY OR APPROVED BY THE DEPARTMENT.
30. UNLESS INFORMED OTHERWISE IN WRITING, THIS PROJECT HAS BEEN DETERMINED TO REQUIRE THE LOCAL CITY AUTHORITIES PLAN CHECK APPROVAL AND VALID PERMIT IN ACCORDANCE WITH THE LAW. ALL DESIGN WORK INDICATED ON PLANS AND SPECIFICATIONS IS SUBJECT TO REVIEW AND CHANGES BY SAID PLAN CHECK AUTHORITIES.
31. DO NOT ORDER ANY EQUIPMENT OR PERFORM ANY WORK OVER $500 IN TOTAL VALUE ON THE JOB UNTIL THE COMPLETION OF THE PLAN CHECK APPROVAL PROCESS AND OBTAINING OF ALL REQUIRED PERMITS. INSTALLATION OF ANY EQUIPMENT WITHOUT VALID PERMITS, WHEN REQUIRED, IS A VIOLATION OF THE CODE.
32. UNDER THE STATE OF CALIFORNIA CONTRACTORS STATE LICENSE BOARD REGULATIONS, ALL CONTRACTORS ARE REQUIRED TO ADHERE TO THE LOCAL CODES AND LAWS WITHOUT EXCEPTION.
33. ELECTRICAL CONTRACTOR TO OBTAIN ARCHITECTURAL APPROVAL OF ALL LIGHTING FIXTURES SPECIFIED FOR THE PROJECT PRIOR TO ORDERING.
34. ELECTRICAL CONTRACTOR SHALL PROVIDE CLEARANCES FOR ALL ELECTRICAL EQUIPMENT PER TABLE 110.26 (A) (1) CEC 2019.
35. PROVIDE GROUND FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTION ON RECEPTACLE(S) LOCATED IN THE FOLLOWING AREAS:
    A. KITCHEN, BATHROOM, GARAGES, OUTDOORS, CRAWL SPACES, AND UNFINISHED BASEMENTS OF DWELLING UNITS.
    B. WITHIN 6 FEET OF LAUNDRY, UTILITY AND WET BAR SINK IN DWELLING UNITS.
    C. OUTDOOR SPACES.
36. THESE ELECTRICAL PLAN ARE SAID TO BE FINAL WHEN STAMPED AND APPROVED BY CITY OF HERMOSA BEACH BUILDING & SAFETY DEPARTMENT. PLAN CHECK REVISIONS (IF ANY) WILL BE ISSUED AT A LATER DATE AS AN ADDENDUM.
37. ALL UNDERGROUND CONDUITS SHALL BE AS SPECIFIED.
38. BONDING OF PIPING SYSTEMS IN ACCORDANCE WITH NEC ART. 250.90 SHALL INCLUDE BONDING OF ALL WATER, GAS, FIRE SPRINKLER, COMPRESSED AIR AND/OR ANY OTHER METALLIC PIPING.
39. THE WORK SHALL COMPLY WITH AND BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING LEGALLY CONSTITUTED AUTHORITIES AND CODES HAVING JURISDICTION.
    A. 2019 CALIFORNIA ELECTRICAL CODE (CEC).
    B. 2019 CALIFORNIA BUILDING CODE (CBC).
    C. 2017 NATIONAL ELECTRICAL CODE (NEC).
    D. 2019 CALIFORNIA MECHANICAL CODE (CMC).
    E. 2019 CALIFORNIA PLUMBING CODE (CPC).
    F. 2019 CALIFORNIA ENERGY CODE (CENC).
40. (A) ALL EXPOSED CONDUITS (NOT SUBJECT TO THE MOISTURE) SHALL BE ELECTRIC METALLIC TUBING (EMT). (B) EXPOSED RACEWAYS SHALL BE RIGID STEEL CONDUIT (RSC). (C). ALL VIBRATING MOTORIZED EQUIPMENT FINAL CONNECTION SHALL BE PROVIDED WITH LIQUID TIGHT FLEXIBLE CONDUIT. LENGTH SHALL NOT EXCEED 6-FT.
41. CONDUCTOR SIZING SHALL BE IN ACCORDANCE WITH ARTICLE 110.14(C) AND ARTICLE 310.15.
42. NO PIPING, DUCTS OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN THE DEDICATED SPACE ABOVE THE ELECTRICAL EQUIPMENT.
43. 120 VOLT SMOKE DETECTORS AND COMBINATION SMOKE & CO DETECTORS SHALL BE FURNISHED & INSTALLED BY ELECTRICAL CONTRACTOR WITH ALL REQUIRED LABOR, MATERIALS, CONDUITS, WIRING, BOXES AND 120 VOLT POWER FROM DEDICATED LOCK-ON CIRCUIT BREAKER.
44. ALL 125V, 15 AND 20 AMPERE RECEPTACLE AS REQUIRED IN CEC SECTION 210.52 IN DWELLING UNITS SHALL BE TAMPER-RESISTANCE.
45. FUSES SHALL BE PROVIDED WITH REJECTION TYPE FUSE HOLDERS.
46. OBTAIN APPROVAL AND PERMIT VIA SEPARATE SUBMITTAL FOR ANY ELECTRICAL SUBSYSTEM WITH LOW VOLTAGE POWER SUPPLY OF MORE THAT 50VA AND/ OR 25V. (SECURITY SYSTEM, TELE/DATA, AUDIO/VISUAL AND HVAC DDS CONTROL, ETC.)
47. LOW VOLTAGE COMMUNICATION SYSTEMS SUCH AS TELEPHONE, CABLE TV, FIRE ALARM, SECURITY SYSTEMS ARE NOT PART OF THIS SCOPE OF WORK. CONTRACTOR SHALL COORDINATE WITH EACH SYSTEM INSTALLER AND PROVIDE REQUIRED CONDUITS WITH PULL WIRE AND 120 VOLT POWER.
48. ELECTRICAL CONTRACTOR IS TO COMPLY WITH THE LATEST ADA REQUIREMENTS RELATED TO THE HEIGHT OF THE OUTLETS, SWITCHES AND OTHER EQUIPMENT (NOT TO EXCEED 48" TO CENTER AND NOT BELOW 15" TO BOTTOM OF OUTLET BOX U.O.N.).
49. ALL EXTERIOR ELECTRICAL EQUIPMENT SHALL BE WEATHERPROOF. ALL OUTDOOR RECEPTACLES SHALL BE GFCI PROTECTED AND PROVIDED WITH EXTRA-DUTY RATED "WEATHERPROOF-WHILE-IN-USE"COVER. RECEPTACLES WITHIN 6' OF SINK SHALL BE GFCI TYPE RECEPTACLE.
50. PROVIDE ALL EQUIPMENT, MATERIAL, LABOR, SUPERVISION, COSTS, AND SERVICES REQUIRED TO INSTALL COMPLETE AND WORKING SYSTEMS INCLUDING ITEMS REQUIRED BUT NOT NORMALLY SHOWN, SUCH AS LAMPS, HANGERS, BRACKETS, CLAMPS, COUPLINGS, BOXES, CONNECTORS AND HARDWARE EVEN THOUGH EACH AND EVERY ITEM IS NOT SPECIFICALLY SPECIFIED OR SHOWN.
51. THE CONTRACTOR SHALL EXAMINE THE COMPLETE SET OF CONTRACT DOCUMENTS FOR ALL TRADES, AS ISSUED BY THE ARCHITECT AND REVIEW DIMENSIONS, SPACE REQUIREMENTS AND POINT OF CONNECTIONS TO ALL EQUIPMENT. MAKE ANY MINOR ADJUSTMENTS NECESSARY TO AVOID CONFLICTS WITH THE BUILDING STRUCTURE AND THE WORK OF OTHER TRADES.
52. REFER TO THE ARCHITECTURAL DRAWINGS FOR THE LOCATIONS OF ALL FIRE RATED PARTITIONS, BUILDING EXPANSION JOINTS AND MOUNTING HEIGHTS OF EQUIPMENT.
53. ALL CONDUIT PENETRATIONS THROUGH WALL MUST BE SEALED, SLEEVED, AND PROPERLY SUPPORTED ON EACH SIDE OF THE WALL.
54. COORDINATE CONDUIT ROUTE IN FIELD WITH OTHER TRADES, EQUIPMENT, AND OWNER. VERIFY EXACT LOCATION AND MOUNTING HEIGHTS WITH ARCHITECT PRIOR TO INSTALLATION.
55. THE DRAWINGS INDICATE, IN A DIAGRAMMATIC MANNER, THE DESIRED LOCATIONS AND ARRANGEMENT OF THE COMPONENTS OF THE ELECTRICAL WORK. DETERMINE EXACT CONDUIT ROUTING, CONDUIT BENDS, AUXILIARY JUNCTION BOXES, SUPPORTS, AND UNDEFINED CONSTRUCTION DETAILS, AS A JOB CONDITION TO BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS. DO NOT SCALE THE ELECTRICAL DRAWINGS FOR LOCATIONS OF ANY ELECTRICAL, ARCHITECTURAL, STRUCTURAL, CIVIL, OR MECHANICAL ITEMS OR FEATURES, REFER TO ARCHITECTURAL AND STRUCTURAL DIMENSIONAL DRAWINGS.
56. ALL CONDUCTORS SHALL BE COPPER TYPE THWN INSULATION.
57. FOR EQUIPMENT REQUIRING SPECIAL RECEPTACLE, PROVIDE RECEPTACLE WITH NEMA CONFIGURATION TO MATCH EQUIPMENT PLUG. VERIFY WITH EQUIPMENT MANUFACTURER.
58. WHERE MULTI-HOMERUNS ARE INDICATED ON DRAWINGS INDICATING THE SAME PANEL BOARD CIRCUIT NUMBER, PROVIDE JUNCTION BOX ABOVE ACCESSIBLE CEILING AND ROUTE ONE SET OF WIRES TO CIRCUIT BREAKERS.
59. ALL GROUNDING ELECTRODES THAT ARE PRESENT AT EACH BUILDING OR STRUCTURE SHALL BE BONDED TOGETHER.
60. FOR SMALL AC MOTORS NOT HAVING BUILT-IN THERMAL OVERLOAD PROTECTION, PROVIDE MANUAL MOTOR STARTERS WITH OVERLOAD HEATER ELEMENTS SIZED TO THE NAMEPLATE CURRENT RATING OF THE MOTOR. SMALL AC MOTORS WITH BUILT-IN THERMAL OVERLOAD PROTECTION, PROVIDE ELEMENTS SIZED TO THE NAMEPLATE CURRENT RATING OF THE MOTOR. SMALL AC MOTORS WITH BUILT-IN THERMAL OVERLOAD PROTECTION, PROVIDE A HORSEPOWER RATED TOGGLE TYPE DISCONNECT SWITCH.
61. ALL PANELBOARDS SHALL BE MARKED WITH IDENTIFYING NAMEPLATES TO INDICATE THE DESIGNATIONS USED ON THESE DRAWINGS. PROVIDE NEW TYPEWRITTEN PANELBOARD SCHEDULE, CORRECTLY FILLED OUT BASED ON FINAL AS-BUILT RECORD DRAWING CONDITION, FOR EVERY PANELBOARD.
62. OUTLETS SHALL BE INSTALLED AT 15" TO BOTTOM ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED ON THE ARCHITECTURAL DRAWINGS OR LOCATED AT MILLWORK. VERIFY EXACT MOUNTING HEIGHT OF ALL OUTLETS WITH ARCHITECT PRIOR TO INSTALLATION.
63. VERIFY THE EXACT LOCATION OF MECHANICAL AND PLUMBING EQUIPMENT AND OTHER EQUIPMENT REQUIRING ELECTRICAL CONNECTION, PRIOR TO ROUGH IN. REFER TO MECHANICAL AND PLUMBING DRAWINGS. WHERE INDICTED ON MECHANICAL AND PLUMBING DRAWINGS AS PART OF THE DRAWING PACKAGE AND NOT COVERED IN THIS PLAN, PROVIDE NECESSARY POWER, CONDUIT AND CONTROL WIRING (IF LOW VOLTAGE, PROVIDE TRANSFORMERS AS REQUIRED) INCLUDING CONDUIT AND CONTROL WIRING BETWEEN INDOOR AND OUTDOOR UNITS. COORDINATE EXACT POWER REQUIREMENTS INCLUDING BREAKER, DISCONNECT AND FEEDER SIZES WITH EQUIPMENT SUBMITTALS PRIOR TO INSTALLATION.
64. VERIFY ACTUAL MOTOR AND APPLIANCE RATINGS AND LOADS WITH EQUIPMENT SUBMITTALS AND EQUIPMENT MANUFACTURER IN ORDER TO PROVIDE CORRECTLY SIZED BREAKERS, FEEDERS, DISCONNECTS AND OUTLETS. SUBMIT TO ARCHITECT ANY NECESSARY REVISIONS NECESSARY PRIOR TO INSTALLATION. ALL CHANGES SHALL BE SHOWN ON RECORD DRAWINGS.
65. ELECTRICAL OUTLETS AND LIGHTING CIRCUITS SHALL BE PROPERLY IDENTIFIED. OUTLETS SHALL BE LABELED ON BACKSIDE OF COVER-PLATES WITH THE ELECTRICAL, PANEL/CIRCUIT SUPPLYING THE OUTLETS. CIRCUITS IN CONDUITS SHALL BE IDENTIFIED BY CIRCUIT NUMBER, VOLTAGE AND PANEL.
66. PROVIDE FIRE RATED BOX FOR ALL RECESSED JUNCTION BOXES AND PANELS LOCATED IN FIRE RATED WALLS AND CEILINGS. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF FIRE RATED WALLS AND CEILINGS.

ABBREVIATIONS

-#-
1P SINGLE POLE
1PH SINGLE-PHASE
2/C TWO-CONDUCTOR
3/C THREE-CONDUCTOR
3PH THREE-PHASE
4/C FOUR-CONDUCTOR

-A-
A/E ARCHITECT/ENGINEER
AC ALTERNATING CURRENT
ACC ACCESSIBLE
ADA AMERICANS DISABILITIES ACT
ADDL ADDITIONAL
ADDM ADDENDUM
AH AMPERE HOUR
AHJ AUTHORITY HAVING JURISDICTION
AMP AMPERE
ANN ANNUNCIATOR
ANT ANTENNA
APPD APPROVED
APPX APPENDIX
ARCH ARCHITECT
ATS AUTOMATIC TRANSFER SWITCH
AUTO AUTOMATIC
AUX AUXILIARY
AV AUDIO VISUAL
AVG AVERAGE
AWG AMERICAN WIRE GAUGE

-B-
BAS BUILDING AUTOMATION SYSTEM
BAT BATTERY
BC BUILDING CODE
BFF BELOW FINISH FLOOR
BKGD BACKGROUND
BLDG BUILDING
BLW BELOW
BRKR BREAKER
BRZ BRONZE
BSMT BASEMENT
BSTR BOOSTER
BTWN BETWEEN
BX INTERLOCKED ARMORED CABLE

-C-
CAB CABINET
CAP CAPACITOR
CATW CATWALK
CB CIRCUIT BREAKER
CCTV CLOSED CIRCUIT TELEVISION
CD CONSTRUCTION DOCUMENT
CERT CERTIFY
CF CONTRACTOR FURNISHED
CG COMMON GROUND
CHK CHECK
CKT CIRCUIT
CKT BRKR CIRCUIT BREAKER
CL CENTER LINE / CLOSE
CLG CEILING
CLO CLOSET
CLR CLEAR
C CONDUIT
CO CONDUIT ONLY
COAX COAXIAL CABLE
COL COLUMN
COM COMMON
COMPR COMPRESSOR
COMM COMMUNICATION
CONC CONCRETE
CONST CONSTRUCTION
CORR CORRIDOR
CP CONTROL PANEL
CSI CONSTRUCTION SPECIFICATION INSTITUTE
CT CURRENT TRANSFORMER
CTRL CONTROL
CATV CABLE TELEVISION

-D-
DC DIRECT CURRENT
DEF DEFINITION
DEG DEGREE
DEMO DEMOLITION
DET DETAIL
DGTL DIGITAL
DIA DIAMETER
DIAG DIAGRAM
DIM DIMENSION
DIR DIRECTION
DISC DISCONNECT
DISCH DISCHARGE
DISTR PNL DISTRIBUTION PANEL
DIV DIVISION
DMR DIMMER
DS DISCONNECT SWITCH
DWG DRAWING
DX DUPLEX

-E-
EA EACH
EL ELEVATION
ELEC ELECTRIC
EMER EMERGENCY
EMR ELEVATOR MACHINE ROOM
EMS ENERGY MANAGEMENT SYSTEM
EMT ELECTRICAL METALLIC TUBING
ENGR ENGINEER
EQ EQUAL
EQUIP EQUIPMENT
EQUIV EQUIVALENT
ESR ELECTRICAL SERVICE REQUIREMENT
ETR EXISTING TO BE RELOCATED
EX EXAMPLE
EXH FN EXHAUST FAN
EXIST EXISTING
EXT EXTERNAL
EXT LT EXIT LIGHT

-F-
F FAHRENHEIT
FA FIRE ALARM
FC FOOTCANDLE
FDR FEEDER
FLA FULL LOAD AMPS
FLEX FLEXIBLE
FLMT FLUSH MOUNT
FLR FLOOR
FLUOR FLUORESCENT
FR FIRE RATING
FREQ FREQUENCY
FT FOOT
FU FUSE
FU SW FUSED SWITCH
FUT FUTURE

-G-
G GROUND
GC GENERAL CONTRACTOR
GEN GENERATOR
GFCI GROUND FAULT CIRCUIT INTERRUPTER
GFR GROUND FAULT RELAY
GRD OUT GROUNDED OUTLET

-H-
HP HORSEPOWER
HZ HERTZ

-J-
JB JUNCTION BOX

-L-
LED LIGHT EMITTING DIODE
LM LUMEN
LT LIGHT
LTG LIGHTING
LTG PNL LIGHTING PANEL
LV LOW VOLTAGE

-M-
MAX MAXIMUM
MCB MAIN CIRCUIT BREAKER
MCC MOTOR CONTROL CENTER
MECH MECHANICAL
MIN MINIMUM

-N-
NEUT NEUTRAL
NTS NOT TO SCALE

-P-
P POLE
PB PULL BOX
PH PHASE
PNL PANEL
PWR POWER

-R-
R REMOVE
RE RELOCATED EXISTING
REC RECESSED
RECPT RECEPTACLE
REQD REQUIRED
RM ROOM

-S-
SD SMOKE DETECTOR
SPEC SPECIFICATION
SPKR SPEAKER
SWBD SWITCHBOARD
SWGR SWITCHGEAR

-T-
TC TIME CLOCK
TEL TELEPHONE
TELCOM TELECOMMUNICATIONS
THRU THROUGH
TV TELEVISION
TVSS TRANSIENT VOLTAGE SURGE SUPRESSOR
TYP TYPICAL

-U-
UC UNDERCOUNTER
UG UNDERGROUND
UL UNDERWRITERS LABORATORIES
UON UNLESS OTHERWISE NOTED
UPS UNINTERRUPTIBLE POWER SUPPLY
UGPS UNDERGROUND PULL SECTION

-V-
V VOLTAGE
VA VOLT AMPERE
VD VOLTAGE DROP
VFD VARIABLE FREQUENCY DRIVE
VIF VERIFY IN FIELD

-W-
W WATT OR WIRE
W/ WITH
W/O WITHOUT
WP WEATHERPROOF
WR WEATHER RESISTANT

-X-
XFER TRANSFER
XFMR TRANSFORMER

SYMBOLS LEGEND

POWER OUTLETS (FLOOR / WALL / CEILING)
- DUPLEX
- QUADRUPLEX
- DUPLEX - VOICE - DATA
- GFCI DUPLEX
- SIMPLEX
- EMERGENCY DUPLEX
- EMERGENCY QUADRUPLEX
- EMERGENCY SIMPLEX
- DUPLEX-VOICE
- DUPLEX-DATA
- QUAD-VOICE
- QUAD-VOICE-DATA
- QUAD-DATA
- JUNCTION BOX (J)
- POKE THRU (A)
- SPLIT WIRE
- SPECIAL OUTLET
- MULTI OUTLET SURFACE RACEWAY

WIRING
- 3/4" CONDUIT WITH 2#12 WIRES, UON. GROUND WIRE NOT SHOWN.
- 3/4" CONDUIT WITH 3#12 WIRES, UON. GROUND WIRE NOT SHOWN.
- 3/4" CONDUIT WITH 4#12 WIRES, UON. GROUND WIRE NOT SHOWN.
- 1LA-1,3,5 — CONDUIT HOMERUN TO PANEL BOARD 1LA WITH CIRCUIT 1,3,5
- CAPPED CONDUIT
- CONDUIT RUN UNDERGROUND OR UNDER THE FLOOR SLAB
- CONDUIT TURNING DOWN
- CONDUIT TURNING UP
- CONDUIT BREAK

LIGHTING (FLOOR / WALL / CEILING)
- RECESSED DOWNLIGHT
- 1X4 SURFACE MOUNTED LIGHT
- 2X4 SURFACE MOUNTED LIGHT
- 4FT WALL MOUNTED LIGHT
- 1X4 EMERGENCY LIGHT
- 2X4 EMERGENCY LIGHT
- 2X4 RECESSED LIGHT
- EXIT SIGN 1 FACE
- EXIT SIGN 1 FACE LEFT ARROW

ANNOTATION
- 1 / E-201 SYMBOLS SCALE: NOT TO SCALE — TITLE MARK DETAIL OR PLAN NUMBER - 1 DETAIL OR PLAN REFE LOCATION FOUND IN E-201
- 1 / E-501 — DETAIL REFERENCE DETAIL NUMBER - 1 DETAIL FOUND IN E-501
- 1 / E-501 — SECTION MARK A2T SECTION NUMBER - 1 SECTION FOUND IN E-501
- 1 — SHEET KEYNOTE
- 1 — REVISION CLOUD (DELTA 1)
- 2 / E-201 — DETAIL BOUNDARY B DETAIL NUMBER - 2
- LP4:12 — PANEL:CIRCUIT
- A1 LP4:12 — LIGHTING FIXTURE TYPE PANEL:CIRCUIT

SWITCHES/CONTROLS (FLOOR / WALL / CEILING)
- $T LIGHT SWITCH - TIME OPERATED
- $a LIGHT SWITCH - SINGLE POLE SUBSCRIPT INDICATES CONTROLLING SWITCH LEG.
- $3 LIGHT SWITCH - THREE WAY
- $K LIGHT SWITCH - KEY OPERATED
- $P LIGHT SWITCH - WITH PILOT LIGHT
- $OS OCCUPANCY SENSOR SWITCH SUBSCRIPT INDICATES CONTROLLING SWITCH LEG.
- $D a DIMMER SWITCH SUBSCRIPT INDICATES CONTROLLING SWITCH LEG.
- $VS a VACANCY SENSOR SWITCH SUBSCRIPT INDICATES CONTROLLING SWITCH LEG.
- OS OCCUPANCY SENSOR
- PC PHOTOCELL
- PP OCCUPANCY SENSOR POWER PACK
- OR OVERRIDE SWITCH

POWER
- DISTRIBUTION BOARD
- 480/277V OR 208/120V RECESSED PANEL
- 480/277V OR 208/120V SURFACE MOUNTED PANEL
- T TRANSFORMER
- DISCONNECT SWITCH
- $M SWITCH - MOTOR RATED
- FUSED DISCONNECT SWITCH
- MAGNETIC MOTOR STARTER - NEMA SIZE 1 INDICATED
- STARTER - DISCONNECT SWITCH
- M MOTOR
- VFD VARIABLE FREQUENCY DRIVE
- PB PULL BOX
- MH MANHOLE

FIRE ALARM DEVICES
- CO CARBON MONOXIDE SENSOR
- SD SMOKE DETECTOR
- SC COMBINATION SMOKE DETECTOR AND CARBON MONOXIDE SENSOR

SINGLE LINE DIAGRAM
- CIRCUIT BREAKER SWITCH
- SWITCHGEAR BUSWAY
- GFR GROUND FAULT RELAY
- M DIGITAL METER U.O.N.
- TRANSFORMER - DELTA WYE-GROUNDED
- G GENERATOR
- XXXXX XXXXX XXXXX XXXXX PANEL
- 2000-5+ — 2000 = AMPACITY 3-NO, 4-SINGLE, 5-DOUBLE = NEUTRAL (+) = ADDITIONAL INFO AS REQUIRED

SHEET INDEX

NO.	TITLE	SCALE
E0.00	GENERAL NOTES SHEET INDEX AND SYMBOLS LIST	NO SCALE
E0.01	ELECTRICAL SPECIFICATIONS	NO SCALE
E0.02	TITLE-24 INDOOR	NO SCALE
E0.03	TITLE-24 OUTDOOR	NO SCALE
E2.01	SINGLE LINE DIAGRAM AND PANEL SCHEDULE	NO SCALE
E4.01	SITE ELECTRICAL PLAN	1/8" = 1'-0"
E5.01	FIRST FLOOR POWER PLAN	1/4" = 1'-0"
E5.02	ROOF POWER PLAN	1/4" = 1'-0"
E6.01	FIRST FLOOR LIGHTING PLAN	1/4" = 1'-0"
E9.01	SCE DRAWING	NO SCALE

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
APPROVED
This construction document MUST be at the job site during construction. It is unlawful to alter, change or deviate from this construction document without approval from the appropriate agency or department. This approval is subject to field inspection for acceptance of the completed work or installation. The approval of this construction document SHALL NOT be held to permit or to be an approval of the violation of any provisions of the municipal code or other ordinances of the City or laws and statutes of the State.
PRINTED PLANS MUST BE ON SITE FOR ALL INSPECTIONS
04/18/2024 by: Guillermo Hobelman

SCOPE OF WORK

RENOVATION OF CLARK BUILDING. ELECTRICAL SUBMITTAL FOR POWER AND ENERGY REQUIREMENTS.

UPGRADE EXISTING 200A, 120/240V,1PH,3W OVERHEAD ELECTRICAL SERVICE WITH NEW 400A, 120/240V,1PH,3W UNDERGROUND ELECTRICAL SERVICE FROM SOUTHERN CALIFORNIA EDISON.

FIRE ALARM NOTES

1. THE CONTRACTOR (LIFE SAFETY VENDOR) SHALL BE RESPONSIBLE FOR SUBMITTING COMPLETE FIRE ALARM PLANS, REQUIRED CONNECTION DIAGRAMS, WIRING DIAGRAMS, BATTERY CALCULATIONS AND WORST CASE VOLTAGE DROP CALCULATIONS TO THE CITY FIRE DEPARTMENT FOR REVIEW AND OBTAIN APPROVAL FROM THE CITY PRIOR TO INSTALLING THE SYSTEM.
2. AN APPROVED MANUAL AND AUTOMATIC FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CFC, SECTION 907 AND CALIFORNIA BUILDING CODE.
3. VARIANCE FOR THE FIRE ALARM SYSTEM SHALL BE SEPARATE. ELECTRICAL CONTRACTOR TO PAY SEPARATE FEE FOR VARIANCE/MODIFICATION UPON PLAN CHECK RESUBMITTAL.

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	MOUNTING	LAMP TYPE	WATTAGE	VOLT	MODEL	DESCRIPTION
L01	ACULUX LIGHTING	RECESSED	LED	9.9	120	AX2 A G2-08LM-35K-MVOLT OR EQUAL	2" RECESSED LED DIMMABLE FIXTURE. 0-10V
L02	LITHONIA LIGHTING	RECESSED	LED	10.58	120	LDN4-35-10-L04-MVOLT OR EQUAL	4" RECESSED LED DIMMABLE FIXTURE. 0-10V PROVIDE 90 MINUTE BATTERY BACKUP FOR EM LIGHTING.
L03	LITHONIA LIGHTING	RECESSED	LED	10.4	120	LDN6-35-10-L06-MVOLT OR EQUAL	6" RECESSED LED DIMMABLE FIXTURE. 0-10V PROVIDE 90 MINUTE BATTERY BACKUP FOR EM LIGHTING.
L04	LUMENWERX	PENDANT	LED	7	120	VIOLA 2" PENDANT, 9" HT FIXTURE-3500K OR EQUAL	2" PENDANT LED DIMMABLE FIXTURE. 0-10V
L05	SPI LIGHTING	PENDANT	LED	57	120	ABRAMS AIP8153 30" BRUSHED SOLID BRASS/MATTE ACRYLIC DIFFUSER OR EQUAL	DECORATIVE PENDANT LED DIMMABLE FIXTURE. 0-10V
L06	LUMENWERX	RECESSED	LED	220.38	120	V3PER-HLO-LED-500-35-43'-UNV-D1 OR EQUAL	RECESSED LINEAR LED FIXTURE. DIMMABLE. 0-10V. PROVIDE 90 MINUTE BATTERY BACKUP FOR EM LIGHTING.
L07	Y LIGHTING	WALL	LED	38	120	EMPIRE WALL SCONCE, MODERN BRASS OR EQUAL	DECORATIVE LED WALL SCONCE, DIMMABLE
Lx01	LITHONIA LIGHTING	WALL	LED	50	240	WST LED-P3-30K-VF-MVOLT-PE OR EQUAL	EXTERIOR LED WALL PACK, DIMMABLE, 6165 LUMENS PROVIDE 90 MINUTE BATTERY BACKUP FOR EM LIGHTING.
EX	LITHONIA LIGHTING	WALL/CEILING	LED	5	120	EDG/EDGR-R-W-1-R-EL OR EQUAL	EXIT SIGN. PROVIDE 90 MINUTE BATTERY BACKUP.

NOTES:
1. COORDINATE AND VERIFY WITH THE OWNER PRIOR TO ORDERING.
2. RECESSED MOUNTED FIXTURES SHALL BE IC RATED AND AIR-TIGHT RATED.
3. ALL EXTERIOR FIXTURES SHALL BE COORDINATED WITH THE ARCHITECT AND WITH THE OWNER PRIOR TO PURCHASING.
4. ALL FLUORESCENT FIXTURE SHALL BE PROVIDED WITH ELECTRONIC BALLAST.
5. ALL FIXTURE SHALL BE UL LISTED AND/OR ETL LISTED.
6. EMERGENCY LIGHTING SHALL HAVE BATTERY PACKS MINIMUM OF 90-MINUTES.
7. ALL LIGHTS WITH "EXTERNAL" POWER SUPPLIES OR LED DRIVERS (SUCH AS TAPE LIGHTS OR LED STRIPS) SHALL ONLY BE CONNECTED TO LISTED AND CLASS 2 POWER SUPPLIES. "RECOGNIZED" COMPONENTS OR "CLASS 1" POWER SUPPLIES / LED DRIVERS ARE NOT ACCEPTABLE.

ELECTRICAL SPECIFICATIONS

THESE SPECIFICATIONS ARE BASED UPON THE 2017 NEC. THE CODE(S) ADOPTED BY THE AUTHORITY HAVING JURISDICTION SUPERCEDE THE SECTIONS LISTED BELOW BUT ONLY IF THOSE REQUIREMENT(S) ARE MORE STRINGENT.

1. INTENT

1.1. THESE PLANS, AND ALL ASSOCIATED DOCUMENTS, ARE CONSIDERED TO BE CONTRACT DOCUMENTS AND AS SUCH, CANNOT BE AMENDED OR MODIFIED WITHOUT THE PRIOR WRITTEN CONSENT OF MEP CONSULTING.

1.2. FURNISH AND INSTALL A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.

1.3. ALL DRAWINGS ARE SCHEMATIC BY DESIGN AND THE REQUIRED INSTALLATION SHALL NOT BE LIMITED TO WHAT IS DEPICTED HEREIN. ALL APPURTENANCES REQUIRED TO PROVIDE A COMPLETE AND OPERATIONAL SYSTEM MUST BE INCLUDED IN THE CONTRACTORS BID AND WORK.

1.4. WHEREVER USED IN THESE DOCUMENTS THE WORD OR TERM "SHALL" IS TO BE INTERPRETED AS FOLLOWS: MANDATORY LANGUAGE AND IS WITHOUT EXCEPTION.

2. GENERAL

2.1. THE CONTRACTOR SHALL VISIT THE JOB SITE TO FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS WHICH MAY AFFECT THEIR BID OR WORK. NO ALLOWANCES WILL BE MADE FOR EXISTING CONDITIONS OR THE CONTRACTORS FAILURE TO ACCOMMODATE EXISTING CONDITIONS ON ANY BID.

2.2. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN CLARIFICATION OF ANY APPARENT CONFLICT OR INCONSISTENCY IN THE DRAWINGS, SPECIFICATIONS OR DESIGN PRIOR TO THEIR BID IN WRITING FROM THE ENGINEER. OTHERWISE THE CONTRACTOR ACCEPTS FULL RESPONSIBILITY TO CORRECT (AT THEIR COST) ANY SUCH ITEMS AS NECESSARY TO MEET THE INTENT OF THESE DOCUMENTS AND ANY ADOPTED CODE OR NATIONAL STANDARD AS INTERPRETED BY THE ENGINEER.

2.3. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE MOST RECENT EDITIONS OF THE NATIONAL ELECTRIC CODE (NEC), UBC., IBC, ICC, IECC AND ANY APPLICABLE CITY AND/OR STATE CODES AND ORDINANCES, THE AMERICANS WITH DISABILITIES ACT, E.P.A. REGULATIONS (INCLUDING EPACT 1992), ANSI STANDARDS, UL STANDARDS AS WELL AS ANY AND ALL UTILITY COMPANY REQUIREMENTS. THE FOREGOING CODES AND REGULATIONS ARE REQUIREMENTS AND ARE INCORPORATED IN THIS SPECIFICATION FOR THIS WORK BY REFERENCE. ALL INSTALLATIONS BY THE CONTRACTOR SHALL MEET LATEST ADOPTED CODES WITHOUT EXCEPTION.

2.4. THE CONTRACTOR SHALL COORDINATE AND PROVIDE INFORMATION AS REQUIRED TO ALL SERVING UTILITIES IN A TIMELY MANNER AND IS NECESSARY TO PROVIDE THE SERVICE REQUIRED AND MEET UTILITY REQUIREMENTS. IMMEDIATE COORDINATION WILL BE REQUIRED FOR MOST PROJECTS. FIELD COORDINATE ALL REQUIREMENTS PRIOR TO TRENCHING.

2.5. REFER TO ARCHITECTURAL, MECHANICAL, CIVIL, STRUCTURAL DRAWINGS AND/OR EQUIPMENT SUPPLIERS DRAWINGS AND SPECIFICATIONS FOR EXACT EQUIPMENT LOCATIONS, LOADS AND ADDITIONAL REQUIREMENTS. REPRESENTATIONS OF THE WORK SPECIFIC TO THE OTHER DISCIPLINES IS SHOWN ON THE ELECTRICAL DRAWINGS FOR CONVENIENCE ONLY AND SHALL NOT SOLELY BE RELIED UPON FOR THE PLACEMENT OF EQUIPMENT.

2.6. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR ALL EQUIPMENT THEY SUPPLY. ALL EQUIPMENT SHALL BE INSTALLED STRICTLY PER MANUFACTURES RECOMMENDATIONS, THE LISTING OF THE EQUIPMENT AND ALL CODES. OTHERWISE THE CONTRACTOR ASSUMES RESPONSIBILITY (AT THEIR COST) TO CORRECT AND REMEDY ANY INSTALLATION NOT IN COMPLIANCE WITH THE MANUFACTURES RECOMMENDATIONS, LISTING(S) AND INTENTIONS AS INTERPRETED BY THE ENGINEER. SEE SECTION 2.3.

2.7. THE CONTRACTOR SHALL NOT ENGAGE IN THE RE-DESIGN OR "VALUE ENGINEERING" OF THIS PROJECT WITHOUT PRIOR WRITTEN APPROVAL FROM MEP CONSULTING AND THE OWNER. ALL DEVIATIONS FROM THESE DOCUMENTS ARE REQUIRED TO BE APPROVED OF IN WRITING BY THE ENGINEER PRIOR TO INSTALLATION. THE ELECTRICAL CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY DEVIATION FROM THESE DOCUMENTS INCLUDING THE COST TO RE-DESIGN. ELECTRICAL CONTRACTOR, AT COMMENCEMENT OF WORK, ACCEPTS ALL REQUIREMENTS AND STIPULATIONS OUTLINED IN THE PROPOSAL PROVIDED BY MEP CONSULTING AND ACCEPTED BY THE PERSON IN RESPONSIBLE CHARGE OF THE PROJECT. ADDITIONALLY A DETAILED ACCOUNTING OF ANY DEVIATIONS MUST BE SUBMITTED TO MEP CONSULTING AND THE OWNER PRIOR TO COMMENCEMENT OF WORK FOR APPROVAL.

2.8. ANY VARIANCE OR EXCEPTIONS TO THE DRAWINGS AND SPECIFICATIONS MUST BE REQUESTED AND APPROVED IN WRITING. INTERIM VERBAL APPROVALS WILL ONLY BE PROVIDED WHEN THE ENGINEER DETERMINES THIS TO BE JUSTIFIED AND MUST BE CONFIRMED IN WRITING TO BE FINAL. ROUTE ALL RFI's, AND RFC's VIA GENERAL CONTRACTOR AND THROUGH THE ARCHITECT.

2.9. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS, VARIANCES, AND APPROVALS, ETC. (AT THEIR COST) WHICH MAY BE REQUIRED FOR COMPLETION OF THIS WORK.

2.10. PRIOR TO ROUGH-IN, THE ELECTRICAL CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ALL LIGHT FIXTURES AND WIRING DEVICES: TO INCLUDE MOUNTING HEIGHT AND LOCATIONS. ALL CONFLICTS SHALL BE REPORTED TO THE ENGINEER/ARCHITECT. PRIOR TO ROUGH-IN. FAILURE TO COORDINATE WILL REQUIRE THE CONTRACTOR TO FIX ERRORS AT HIS COST.

2.11. THE ELECTRICAL CONTRACTOR SHALL PROVIDE EQUIPMENT AND SUPPORT FOR PROGRESS AND FINAL INSPECTIONS. THIS INCLUDES COMPLETE ACCESS TO ALL EQUIPMENT. ADDITIONALLY A COMPLETE SET OF SPARE FUSES FOR ALL FUSES USED AND A 10% SUPPLY OF ALL LIGHT BULBS PROVIDED IN FIXTURES (TO A MAXIMUM OF (1) CASE FOR EACH STYLE) SHALL BE PROVIDED TO THE OWNER AT FINAL INSPECTION.

3. RECONSTRUCTION (TO INCLUDE TENANT IMPROVEMENTS)

3.1. ALL RECONSTRUCTION OF EXISTING FACILITIES AND EQUIPMENT SHALL REQUIRE COMPLETE RENOVATION (MAKE GOOD AS NEW) FOR ALL EXISTING EQUIPMENT UPON WHICH WORK IS INCLUDE THESE FOLLOWING REQUIREMENTS:

3.1.1. VERIFICATION OF EXISTING SES GROUNDING COMPLIANCE WITH NEC ARTICLE 250.

3.1.2. VERIFICATION OF CABLE SIZE AND AMPACITY OF EXISTING FEEDERS AND BRANCH CIRCUITS WITH NEC TABLE 310.15.

3.1.3. VERIFICATION OF EQUIPMENT GROUNDING CONDUCTORS PER NEC TABLE 250.122 AND GROUNDING AND BONDING OF LINE SIDE EQUIPMENT PER NEC TABLE 250.66.

3.1.4. VERIFICATION OF GROUNDING ELECTRODE SYSTEMS, ALL SYSTEM BONDING JUMPERS AND MAIN BONDING JUMPERS PER NEC ARTICLE 250.

3.1.5. VERIFICATION OF THE INTEGRITY OF THE GROUNDING AND BONDING SYSTEM AND VERIFY COMPLIANCE WITH NEC 250.4.

3.1.6. EXISTING LIGHT FIXTURES TO BE REUSED MUST BE CLEANED, RE-LAMPED, AND RESTORED TO "LIKE NEW" CONDITION.

3.1.7. EXISTING PANEL BOARDS, SWITCH BOARDS, AND TRANSFORMERS WHICH ARE INCLUDED IN THIS PROJECT SHALL HAVE PREVENTATIVE MAINTENANCE PREFORMED TO INCLUDE VERIFICATION OF ALL TERMINATIONS AS WELL AS CLEANING AND INSPECTION.

3.1.8. VERIFY PROPER WORKING CONDITION OF ALL EXISTING EMERGENCY FIXTURES AND EXIT SIGNS. REPAIR OR REPLACE AS REQUIRED.

3.2. IN THE EVENT THAT INSPECTION REVEALS DISCREPANCIES AND/OR NON-COMPLIANCE, THE OWNER AND THE ENGINEER SHALL BE NOTIFIED IN WRITING BEFORE MAKING ALL REQUIRED CORRECTIONS..

4. MATERIALS AND METHODS

4.1. THE USE OF ELECTRICAL METALLIC TUBING (EMT) IS ACCEPTABLE IN ACCORDANCE WITH NEC ARTICLE 358. EMT FITTINGS SHALL BE COMPRESSION TYPE OR SET SCREW TYPE. EMT SHALL BE PROVIDED WITH A AN ADDITIONAL COPPER GROUND WIRE SIZED PER NEC 250.122. MINIMUM TRADE CONDUIT SIZE SHALL BE 1/2". ALL HOME RUNS SHALL BE 3/4" TRADE SIZED EMT.

4.2. ALL CONDUITS INSTALLED UNDERGROUND SHALL HAVE PVC COATED G.R.C. ELBOWS NO EXCEPTIONS.

4.3. WHERE SYSTEMS FURNITURE IS INDICATED, THE MINIMUM NEUTRAL CONDUCTOR SIZE SHALL BE #10 A.W.G. COPPER.

4.4. CONDUCTORS SHALL BE 600V COPPER (98% CONDUCTIVITY). MINIMUM LINE VOLTAGE WIRE SIZE IS #12 A.W.G. ALL CONDUCTORS SHALL HAVE 90 DEGREE RATED INSULATION.

4.5. CONDUCTORS #6 AND SMALLER SHALL HAVE THHN/THHW-2 INSULATION. #4 AND LARGER SHALL HAVE XHHW-2 INSULATION.

4.6. ALL WIRING DEVICES SHALL BE MINIMUM 20 AMP SPECIFICATION GRADE. HUBBELL, LEVITON, AND PASS-SEYMORE ARE ACCEPTABLE EQUIVALENTS. ALL OUTLETS, SWITCHES, SPECIAL RECEPTACLES AND GROUND FAULT PROTECTION DEVICES SHALL BE PERMANENTLY MARKED WITH ENGRAVED COVER PLATES, STATING PURPOSE, CIRCUIT AND SOURCE PANEL AND VOLTAGE.

4.7. COVER PLATES SHALL BE NYLON (IVORY) IN OFFICE/COMMERCIAL/OR LIVING AREAS, AND GALVANIZED STEEL IN WAREHOUSE/INDUSTRIAL/MANUFACTURING AREAS OR AREAS SUBJECT TO PHYSICAL ABUSE. INDUSTRIAL COVERS ARE REQUIRED FOR ALL MOUNTING APPLICATIONS.

4.8. ALL RACEWAYS AND CABLES ARE TO BE CONCEALED EXCEPT TO SURFACE MOUNTED PANELS AND AT THE CEILING OF EXPOSED STRUCTURE AREAS. CONDUITS WILL BE RUN PARALLEL OR PERPENDICULAR TO BUILDING LINES.

4.9. THE USE OF MC CABLE IS ACCEPTABLE IN ACCORDANCE WITH NEC ARTICLE 330, BUT LIMITED TO USE FOR BRANCH CIRCUITS ONLY. MC CABLE MAY NOT BE USED FOR HOME RUNS, WHERE SUBJECT TO PHYSICAL DAMAGE, IN DIRECT BURIAL (IN EARTH OR CONCRETE) SITUATION UNLESS UL LISTED AND SUITABLE FOR THE APPLICATION. MC CABLE MAY NOT BE RUN EXPOSED.

4.10. P.V.C. CONDUIT MAY BE USED ONLY IN OR UNDER SLABS AND IN CONCRETE OR MASONRY WALLS. INSTALLATIONS BELOW GRADE SHALL BE BURIED 24" (MIN) DEEP OR GREATER.

4.11. FUSES SHALL BE BUSSMAN, LITTLE FUSES, GOULD-SHAWMUT OR ENGINEER APPROVED EQUAL.

4.12. CONDUCTORS UP TO AND INCLUDING #10 AWG SHALL BE SOLID WITH CONTINUOUSLY COLOR CODED INSULATION. COLOR CODING SHALL COMPLY WITH THE NEC AND/OR LOCAL CODES OR POLICIES.

4.13. CONDUCTORS #8 AWG AND #6 AWG SHALL BE STRANDED WITH CONTINUOUS COLOR CODED INSULATION. COLOR CODING SHALL COMPLY WITH THE NEC AND/OR LOCAL CODES OR POLICIES.

4.14. SPLICING OF GROUNDING ELECTRODE CONDUCTORS, WATER AND BUILDING STEEL BONDS SHALL ONLY BE ALLOWED WITH EXOTHERMIC WELDING.

4.15. NEW CONDUCTORS SHALL BE CONTINUOUS AND WITHOUT SPLICE EXCEPT AT JUNCTION OR PULL BOXES.

4.16. ALL CONDUIT SUPPORT SYSTEMS SHALL BE INSTALLED ON THE BUILDING STRUCTURE. UNISTRUT, BEELINE, OR CADDY MOUNTING SYSTEMS ARE ACCEPTABLE. NO CONDUIT OR CABLE WILL BE SUPPORTED BY WIRES UTILIZED TO SUPPORT SUSPENDED CEILINGS OR BY "SLACK" WIRES USED AT LUMINAIRES OR AIR TERMINALS. PERFORATED STRAPS OR OTHER PIPING AND CONDUIT STRAPS ARE NOT ACCEPTABLE SUPPORTS.

4.17. ACCEPTABLE MANUFACTURES FOR SWITCH GEAR RELATED COMPONENTS ARE: SQUARE D, CHALLENGER, GENERAL ELECTRIC, SIEMENS, AND CUTLER-HAMMER.

4.18. CONDUCTORS SHALL BE COLOR CODED FOR BRANCH CIRCUITS IN ACCORDANCE WITH THE NEC AND LOCAL REQUIREMENTS. CONDUCTORS SHALL BE IDENTIFIED AS FOLLOWS EXCEPT AS AMENDED BY LOCAL AMENDMENTS:

- 120/240 VOLT SINGLE PHASE: UNGROUNDED CONDUCTORS A-PHASE; BLACK, B-PHASE; RED, GROUNDED CONDUCTOR; WHITE.
- 120/208 VOLT THREE PHASE GROUNDED AND UNGROUNDED SYSTEMS: UNGROUNDED CONDUCTORS, A-PHASE; BLACK, B-PHASE; RED, C-PHASE; BLUE, GROUNDED CONDUCTOR; WHITE (WHERE USED).
- 120/240 VOLT THREE PHASE GROUNDED AND UNGROUNDED SYSTEMS: UNGROUNDED CONDUCTORS, A-PHASE; BLACK, B-PHASE; ORANGE, C-PHASE; BLUE, GROUNDED CONDUCTOR; WHITE.
- 277/480 VOLT THREE PHASE GROUNDED AND UNGROUNDED SYSTEMS: UNGROUNDED CONDUCTORS, A-PHASE; BROWN, B-PHASE; ORANGE, C-PHASE; YELLOW, GROUNDED CONDUCTOR; GRAY.
- EQUIPMENT GROUNDING OR BONDING CONDUCTORS SHALL BE GREEN OR BARE. ISOLATED GROUNDING CONDUCTORS SHALL BE GREEN WITH A YELLOW STRIPE.

4.19. INSTALLATIONS FOR EQUIPMENT SUBJECT TO VIBRATION, SUCH AS MOTORS AND TRANSFORMERS, SHALL HAVE CONDUCTORS INSTALLED IN 'SEAL TIGHT' OR LIQUID TIGHT FLEXIBLE CONDUIT WITH GASKETED CONNECTORS AND FITTINGS.

4.20. PROVIDE RUBBER VIBRATION DAMPENING PADS FOR ALL MOTORS AND TRANSFORMERS, AND ALL VIBRATION PRODUCING EQUIPMENT.

4.21. ALL CONDUITS, RACEWAYS AND CABLES, REGARDLESS OF VOLTAGE, SHALL HAVE AN INSULATED BOND WIRE, SIZED BY EITHER NEC TABLE 250.66 (LINE SIDE) OR 250.122 (LOAD SIDE), WHERE APPLICABLE, INSTALLED AND PROPERLY TERMINATED WITH THE PHASE CONDUCTORS. CONDUIT IS NOT AN ACCEPTABLE GROUNDING OR BONDING METHOD PER THESE DOCUMENTS.

4.22. ALL DIMMERS AND DIMMER SWITCHES SHALL BE OF THE SLIDE TYPE AND RATED FOR CONTINUOUS DUTY OF 1000 WATTS MINIMUM. THE CONTRACTOR SHALL VERIFY IN THE FIELD, THE ACTUAL LOAD OF THE LIGHTING (SPECIFICALLY, BUT NOT LIMITED TO, TRACK LIGHTING) AND INSTALL DIMMERS OF PROPER WATTAGE.

4.23. ELECTRICAL CONTRACTOR SHALL IDENTIFY ALL CIRCUIT NUMBERS AT JUNCTION, OUTLET, SWITCH OR PULL BOXES WITH PERMANENT MARKER ON THE INSIDE OF THE BOX COVER OR TRIM PLATE.

5. SUBMITTALS

5.1. SUBMIT 6 SETS OF SHOP DRAWINGS AND SAMPLES FOR ALL EQUIPMENT PRIOR TO ORDERING AND IN A TIMELY MANNER. SUBMITTALS SHALL INCLUDE LIGHT FIXTURES (INCLUDING LIGHT POLES), SWITCHBOARDS, PANELBOARDS, STARTERS, HVAC ELECTRICAL EQUIPMENT AND TRANSFORMERS. DESIGN BUILD ARE EXEMPT FROM SUBMITTAL REQUIREMENTS.

5.1.1. SHOP DRAWINGS SHALL INCLUDE LAYOUT DIMENSIONS AND IDENTIFICATION OF SPECIFIC EQUIPMENT FOR INSTALLATION, MINIMUM NEC CLEARANCES (E.G. 110.26) SHALL BE INDICATED.

5.1.2. THE CONTRACTOR SHALL INCLUDE COMPARISON DATA AND SAMPLES FOR BOTH THE SUBSTITUTE AND SPECIFIED ITEMS WHEN SUBSTITUTIONS ARE PROPOSED. THE CONTRACTOR REMAINS RESPONSIBLE TO PROVIDE THE ORIGINALLY SPECIFIED EQUIPMENT IN ACCORDANCE WITH THE ORIGINAL DELIVERY DATE (AT THEIR COST) WHEN SUBSTITUTIONS ARE NOT APPROVED.

5.2. THE CONTRACTOR SHALL PROVIDE PROOF OF PERFORMANCE BOND WITH HIS INITIAL SUBMITTALS (E.G. SHOP DRAWINGS) TO INCLUDE A WARRANTY FOR THE WARRANTY PERIOD (2 YEARS).

5.3. THE CONTRACTOR SHALL SUBMIT COMPLETE AND ACCURATE "AS BUILT" DRAWING TO THE OWNER AND ENGINEER WITHIN 2 WEEKS OF OWNER ACCEPTANCE. PROVIDE (4) SETS OF BLUE LINES OR REPRODUCIBLE OF SAID PLANS.

5.4. PROVIDE A LETTER TO THE OWNER AND ENGINEER CERTIFYING ALL EQUIPMENT AND TERMINATION'S ARE TORQUED PER THE LISTING OF THE EQUIPMENT. THIS CERTIFICATION SHALL BE EXECUTED BY A LICENSED CONTRACTOR, AND WRITTEN CERTIFICATION PROVIDED ON COMPANY LETTERHEAD.

5.5. PROVIDE COPIES OF ALL MANUFACTURER/SUPPLIER WARRANTIES AND GUARANTEES TO THE OWNER WITHIN 2 WEEKS OF FINAL ACCEPTANCE BY THE OWNER.

6. TESTING

6.1. SUBMIT A COPY OF ALL TEST RESULTS FOR THE ELECTRICAL POWER DISTRIBUTION SYSTEM AS A COMPLETE PACKAGE TO THE OWNER AND ENGINEER. PACKAGE MUST PROVIDE SPECIFIC VALUES OF TEST DATA OBTAINED AGAINST ACCEPTANCE CRITERIA (SIMPLE PASS/FAIL ALONE IS INADEQUATE). TESTING PERSONAL SHALL BE CERTIFIED BY INTERNATIONAL ELECTRIC TESTING ASSOCIATION (NETA) OR NATIONAL INSTITUTE FOR CERTIFICATION IN ENGINEERING TECHNOLOGIES (NICET).

6.2. GROUNDING SYSTEM FALL-OF-POTENTIAL (RESISTANCE TO GROUND) SHALL PROVIDE LESS THAN 25 OHMS RESISTANCE TO GROUND AND LESS THAN .5 OHMS POINT TO POINT BETWEEN THE MAIN GROUNDING ELECTRODE SYSTEM AND MAJOR ELECTRICAL EQUIPMENT FRAMES, SYSTEM NEUTRAL, AND/OR DERIVED NEUTRAL POINTS. (REF IEEE STANDARD 81-1991 AND 142). SHALL NOT BE PERFORMED WITHIN 96 HOURS OF RAIN FALL.

6.3. OVER POTENTIAL (HIGH POTENTIAL) TESTING ON BUSSES GREATER THAN 1000 AMPS (OR MODIFICATION OF SERVICES) GREATER THAN 400 AMPS AND EACH PHASE TO GROUND IN ACCORDANCE WITH SWITCH GEAR / SWITCH BOARD MANUFACTURES RECOMMENDATIONS FOR ONE MINUTE. THE INSULATION SHALL WITHSTAND THE OVER POTENTIAL TEST VOLTAGE APPLIED.

6.4. GROUND-FAULT PROTECTION SYSTEM SHALL BE TESTED USING PRIMARY INJECTION FOR PICK UP TESTS. RELAY TIMING SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

6.5. PROVIDE TWO COPIES OF ACCEPTANCE OF FIRE ALARM SYSTEM BY LOCAL FIRE AUTHORITY.

6.6. INSULATION RESISTANCE (MEGGER) (AC AND DC (1000v) FOR ONE MINUTE) SHALL PROVIDE 50 MEGOHMS OR GREATER. TESTING MAY BE PERFORMED BY CONTRACTOR, WITH WRITTEN CERTIFICATION BY LICENSED CONTRACTOR.

7. WARRANTY

7.1. THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FURNISHED BY THEM UNDER THIS CONTRACT FOR A PERIOD OF (2) YEARS FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE OWNER. ANY DEFECTS DEVELOPING DURING THE WARRANTY PERIOD TRACEABLE TO MATERIALS OR WORKMANSHIP SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.

7.2. THE ENGINEER AND OWNER RETAIN THE RIGHT TO REQUIRE REMOVAL AND INSTALLATION OF ANY MATERIAL OR EQUIPMENT NOT IN COMPLIANCE WITH THE PROVISIONS AND STANDARDS OF THESE DRAWINGS AND SPECIFICATIONS. NO CLAIM FOR ADDITIONAL COMPENSATION WILL BE ALLOWED FOR WORK PERFORMED IN THIS REGARD.

7.3. THE CONTRACTOR AGREES TO TRANSFER ALL MANUFACTURERS/SUPPLIERS WARRANTIES AND GUARANTEES TO THE OWNER. THIS INCLUDES COMPLETION OF ALL DOCUMENTATION FOR THE MANUFACTURER/SUPPLIER.

8. SERVICE

8.1. PROVIDE AND INSTALL NEW SERVICE SECTION AS SHOWN ON DRAWINGS. SES SHALL BEAR U.L. LABEL, HAVE COPPER BUSSING - SILVER PLATED AND AMPERAGE RATING AS SHOWN ON DRAWINGS. METERING AND PRIMARY PULL SECTION SHALL BE BARRIERED FROM OTHER WORK AND APPROVED BY BOTH THE LOCAL UTILITY COMPANY AND AUTHORITY HAVING JURISDICTION.

8.2. GROUND FAULT PROTECTION SHALL BE PROVIDED FOR SERVICES RATED 150 VOLTS TO GROUND OR GREATER ON ALL SERVICE DISCONNECTS GREATER THAN 1000A.

8.3. GROUND FAULT PROTECTION ON MAINS AND SUB-MAINS MUST HAVE AUDIBLE/VISIBLE ALARMS.

8.4. ENCLOSURES SHALL MEET UL & PUBLIC UTILITY REQUIREMENTS BARRIERED BETWEEN SECTIONS, LINE AND LOAD, BOTH BARRIERED.

8.5. NO COVERS GREATER THAN 1/3 HEIGHT OF EQUIPMENT.

8.6. FULL SIZED NEUTRAL BUSSING AND NON-TAPERED BUSSING WILL BE STANDARD. ALL SPACE WILL BE FULLY BUSSED FOR FUTURE. ALL BUSSING WILL BE PHYSICALLY BARRIERED.

8.7. ENCLOSURES SHALL MEET UL & PUBLIC UTILITY REQUIREMENTS BARRIERED BETWEEN SECTIONS, LINE AND LOAD, BOTH BARRIERED.

8.8. ALL SERVICES SHALL BE PROVIDED WITH A PERMANENTLY ATTACHED, ENGRAVED PLATE SHOWING S.E.S. BUSSING TO INCLUDE ALL TORQUE VALUES FOR PREVENTATIVE MAINTENANCE PURPOSES.

8.9. ALL SERVICES SHALL BE LISTED FOR FRONT ACCESSIBILITY ONLY, WHERE LOCATED ON WALLS, ALL OTHERS SHALL BE FRONT.

8.10. ALL SERVICE DOORS SHALL BE HINGED AND LOCKABLE.

8.11. NEW SERVICE INSTALLATIONS FOR MULTI TENANT FACILITIES WITH MULTIMETER SERVICES, SHALL HAVE ALL UNDERGROUND CONDUITS INSTALLED IN THE APPROPRIATE SERVICE SECTION. DO NOT INSTALL CONDUITS WHERE THERE EXISTS A POSSIBILITY OF IMPROPER CABLE ROUTING TO OTHER SECTIONS.

9. DISTRIBUTION

9.1. PANELBOARDS (EXISTING): ADD CIRCUIT BREAKERS AS REQUIRED FOR CIRCUITING. MATCH PRECISELY BRAND AND A.I.C. RATING. TANDEM AND PIGGY-BACK BREAKERS ARE NOT PERMITTED. ALL LUGS OR CONNECTORS TO BE 90 DEGREE C RATED.

9.2. PANELBOARDS (NEW): TO BE RATED AS SHOWN ON DRAWINGS. PROVIDE NEMA ENCLOSURES AS REQUIRED BY CODE. CUTOUT BOXES TO BE ENLARGED FOR DOUBLE NEUTRALS AND LUGS AND SHALL BE SIZED TO ACCOMMODATE ISOLATED GROUND BUSS AND NORMAL GROUND BUSS. ALL TERMINATIONS OR CONNECTORS TO BE RATED 75 DEGREE CENTIGRADE MINIMUM.

9.3. CIRCUIT BREAKERS WILL BE SWITCH RATED AND AMBIENT COMPENSATED FOR ALL CIRCUITS. PROVIDE SWITCHED NEUTRALS ON ALL CIRCUIT BREAKERS FEEDING CLASS 1 AND CLASS 2 AREAS WITH NEUTRALS. GFCI ON CIRCUITS WITH NEUTRALS TO DEVICES ABOVE CLASSIFIED AREAS. ALL LIGHTING PANELS/CIRCUIT BREAKERS SHALL BE RATED FOR CONTINUOUS DUTY.

9.4. ALL EQUIPMENT (PANELS, DISCONNECT SWITCHES, STARTERS, ETC.) WILL BE MARKED WITH BLACK ENGRAVERS STOCK TAGS EMBOSSED WITH 1/4" HIGH LETTERS DESCRIBING EACH ITEM. CONDUCTORS WILL BE MARKED AT ALL TERMINATION AND JUNCTION POINTS (PANELS, JUNCTION BOXES, SPLICES, ETC.) WITH LABELS BEARING THE PANEL AND CIRCUIT NUMBER WHICH FEEDS EACH CONDUCTOR (PER NEC 210.4, 300.3).

9.5. ALL PANELBOARDS WILL HAVE TYPED DIRECTORY CARDS IDENTIFYING ALL CIRCUITS AND SPACES REVISED, IF NECESSARY, FOR THIS WORK. EXISTING PANEL/PANELBOARDS SHALL HAVE EACH EXISTING CIRCUIT TRACED AND VERIFIED. UPDATE PANEL DIRECTORY AS NEEDED.

9.6. TRANSFORMERS 15 KVA AND ABOVE SHALL BE 150 DEGREE CENTIGRADE TEMPERATURE RISE ABOVE 40 DEGREE CENTIGRADE AMBIENT. ALL INSULATING MATERIALS TO BE IN ACCORDANCE WITH NEMA ST20-1972 STANDARDS FOR A 220 DEGREE C. UL COMPONENT RECOGNIZED INSULATION SYSTEM. SINGLE PHASE TRANSFORMERS 15 KVA THROUGH 167 KVA, AND THREE PHASE TRANSFORMERS THROUGH 112.5 KVA SHALL BE DESIGNED SO THEY CAN BE EITHER FLOOR OR WALL MOUNTED. THE TRANSFORMER SHALL BE LISTED BY UNDERWRITERS LABORATORY FOR THE SPECIFIED TEMPERATURE RISE.

9.7. LABEL ALL PANELS/TRANSFORMERS/DISCONNECTS WITH "WARNING" - ELECTRICAL EQUIPMENT - DANGER - QUALIFIED PERSONNEL ONLY TO OPERATE AND OPEN EQUIPMENT.

9.8. ALL ELECTRICAL EQUIPMENT INCLUDING SWITCHBOARDS, PANELBOARDS, INDUSTRIAL CONTROL PANELS AND MOTOR CONTROL CENTERS SHALL BE MARKED IN ACCORDANCE WITH NEC ARTICLE #110.16 FOR FLASH HAZARD. (REFERENCE NFPA #70E-2000 AND ANSI #Z535.4-1998).

9.9. DISCONNECT SWITCHES SHALL BE HEAVY-DUTY, QUICK-MAKE, QUICK-BREAK, HORSEPOWER RATED, NEMA 1 INDOOR, NEMA 3R GASKETED, (4X) NEMA 12, OR NEMA 7 AS APPLICABLE WITH CLASS RK-1 BUSSMAN FUSES AND REJECTION CLIPS, SIZED OR AS SHOWN ON DRAWINGS. PROPER DISCONNECTS PER N.E.C. WILL BE PROVIDED FOR EACH PIECE OF ELECTRICAL EQUIPMENT.

9.10. MANUAL MOTOR STARTERS WITH THERMAL OVERLOADS WILL BE PROVIDED FOR MOTORS 1/2 HP TO 1 HP. SQUARE 'D' CLASS 2510, 2511, 2512 OR EQUAL, AMBIENT COMPENSATED AS REQUIRED.

9.11. MAGNETIC MOTOR STARTERS WITH THERMAL OVERLOADS, (2) AUXILIARY CONTACT SWITCHES, INTERNAL LINE VOLTAGE TO 24 VOLT TRANSFORMER (250VA. MIN) WITH PROPER PRIMARY/SECONDARY PROTECTION, AMBIENT COMPENSATED, GREEN RUNNING LIGHT, HAND-OFF-AUTO, ACROSS THE LINE STARTERS TO 25HP. WILL BE PROVIDED WITH EACH MOTOR AS SHOWN ON THE DRAWING (ONE HORSEPOWER TO 25 H.P.).

9.12. ALL PANELBOARDS SHALL HAVE HINGED, LOCKABLE COVERS. ALSO SEE SECTION 7.4.

10. LUMINAIRES

10.1. FURNISH AND INSTALL ALL LUMINAIRES COMPLETE WITH LAMPS, WHIPS AND ACCESSORIES. ALL RECESSED LUMINAIRES WILL BE RATED FOR USE IN ANY CEILING APPLICATIONS AND BE THERMALLY PROTECTED.

10.2. MOUNTING TYPE AND VOLTAGE OF LUMINAIRES IS THE RESPONSIBILITY OF THE CONTRACTOR. (4) EARTHQUAKE CLIPS WILL BE INSTALLED ON EACH FIXTURE MOUNTED IN GRID OR FLANGE TYPE CEILINGS. FLUORESCENT FIXTURE LENSES WILL BE 100% ACRYLIC, .125" THICK MINIMUM.

10.3. ALL LUMINAIRES TO BE INSTALLED IN SYMMETRICAL MANNER FREE FROM LIGHT LEAKS AND DIRTY LENSES OR REFLECTORS.

10.4. ALL LAY-IN LUMINAIRES IN ACOUSTICAL CEILING SYSTEMS WILL BE INSTALLED PER ASTM STANDARDS C635, C635M, C636, C636M, AND UBC STANDARD 25-2 VERIFY WITH LOCAL BUILDING AUTHORITY.

10.5. SUPPORT LUMINAIRES PER UBC-1507 WITH TWO LOOSE SIZE 9 WIRES TO STRUCTURES ON OPPOSITE CORNERS AND 2 TAUGHT SIZE 9 WIRE TO STRUCTURES AT CORNERS OR TO GRID WITHIN 3" OF FIXTURE. ALL H.I.D. OR FLUORESCENT LUMINAIRES WILL HAVE GREATER THAN .9 POWER FACTOR BALLASTS.

11. TELEPHONE SYSTEM

11.1. PROVIDE AND INSTALL A COMPLETE SYSTEM OF EMPTY RACEWAYS (WITH PULL STRING). PROVIDE REQUIRED/REQUESTED INFORMATION TO TELEPHONE COMPANY PRIOR TO INSTALLATION.

12. DATA/INFORMATION SYSTEMS

12.1. PROVIDE AND INSTALL A COMPLETE SYSTEM OF RACEWAYS (CABLE TRAYS, J-HOOKS, CONDUIT SLEEVES) OF PREFERABLY OPEN CONSTRUCTION WITH PULL LINE. RACEWAYS TO BE CONTINUOUS.

13. FIRE ALARM SYSTEM

13.1. PROVIDE AND INSTALL A COMPLETE AND WORKING FIRE ALARM SYSTEM, POWER LIMITED BY NEC DEFINITION. ALL WIRING TO BE CLASS "A" OR "B" WITH DEVICES AND CONDUCTORS TO BE U.L., F.M., OR C.S.A. LISTED AND APPROVED (LABELS ON EQUIPMENT).

13.2. ALL WIRING TO BE #14 A.W.G. CU., STRANDED, 105 DEGREE INSULATED, PLENUM RATED. INSTALLED IN CONDUIT OR RACEWAY WITH SIX (6) FEET SPACING BETWEEN OUTPUT/INPUT PER N.F.P.A.

13.3. SYSTEM INSTALLATION AND DEVICES WILL BE IN ACCORDANCE WITH ALL PERTINENT AND THE MOST STRINGENT REQUIREMENTS (ONLY POWER LIMITED SYSTEMS WILL BE ACCEPTED) OF:

13.3.1. NATIONAL FIRE PROTECTION AGENCY (NFPA) NFPA 70 - NATIONAL ELECTRICAL CODE
13.3.2. NFPA 72
13.3.3. NFPA 71 - CENTRAL STATION SIGNALING
13.3.4. ARS TITLE 26, CHAPTERS 2-3 (ARIZONA STATE FIRE CODE)
13.3.5. ADA AND ARIZONA HANDICAPPED REGULATIONS
13.3.6. INTERNATIONAL CONSTRUCTION BUILDING AND FIRE CODES
13.3.7. WORK SHALL BE INSTALLED BY UL CERTIFIED INSTALLERS

13.4. DO NOT POSITION SMOKE DETECTORS WITHIN 36" OF ANY AIR HANDLING GRILLES (SUPPLY OR RETURN) OR WITHIN 12" OF FACILITY LIGHTING FIXTURES.

13.5. ALL DEVICE BACK BOXES TO BE MOUNTED FLUSH, PERPENDICULAR TO FINISH WALLS AND CEILING SURFACES USING STANDARD "TRADE" MOUNTING HARDWARE.

13.6. CONTRACTOR WILL COMPLY WITH PROJECT SPECIFICATIONS, AND SUPPLY SHOP DRAWINGS, CUTS, SAMPLES, ETC. TO THE ENGINEER WITHIN 5 DAYS OF CONTRACT AS REQUIRED.

13.7. SYSTEM MONITORED AT ACM, U.L. APPROVED MONITORING STATION LOCATED IN CITY OF PROJECT.

13.8. EXTEND EXISTING SYSTEM TO NEW DEVICES. LOADS ON EACH ZONE, OR RUN TO BE CALCULATED (RESULTS TO ENGINEER) PRIOR TO INSTALLATION. ADDITIONAL RUNS, ZONES, CONTROL CARDS, ETC., REQUIRED FOR FACP/FAANN TO BE INCLUDED IN BID.

13.9. GAMEWELL IS AN ACCEPTABLE MANUFACTURER.

13.10. ALL SPRINKLER SYSTEMS WITH GREATER THAN 100 HEADS SHALL HAVE MINIMUM 4 ZONE CLASS B FIRE ALARM CONTROL PANEL WITH AUTO DIALER. (UNLESS COMPLETE CLASS A FIRE ALARM SYSTEM IS INDICATED ON PLANS). SPRINKLER SYSTEMS WITH LESS THAN 100 HEADS REQUIRE ONLY CONNECTION TO WATER FLOW AND TAMPER SWITCH. (UNLESS OTHERWISE NOTED OR INDICATED).

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
APPROVED
This construction document MUST be at the job site during construction. It is unlawful to alter, change or deviate from this construction document without approval from the appropriate agency or department. This approval is subject to field inspection for acceptance of the completed work or installation. The approval of this construction document SHALL NOT be held to permit or to be an approval of the violation of any provisions of the municipal code or other ordinances of the City or laws and statutes of the State.
PRINTED PLANS MUST BE ON SITE FOR ALL INSPECTIONS
04/18/2024 by: Guillermo Hobelman

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
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PRINTED PLANS MUST BE ON SITE FOR ALL INSPECTIONS
04/18/2024 by: Guillermo Hobelman

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E (Created 01/20) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — NRCC-LTI-E

This document is used to demonstrate compliance with requirements in §110.9, §110.12(c), §130.0, §130.1, §140.6, and §141.0(b)2 for indoor lighting scopes using the prescriptive path.

Project Name:	Clark Building Remodel	Report Page:	Page 1 of 7
Project Address:	861 Valley Dr. Hermosa Beach, CA 90254	Date Prepared:	06/23/2023

A. GENERAL INFORMATION

01	Project Location (city)	Hermosa Beach	04	Total Conditioned Floor Area (ft²)	4,588
02	Climate Zone	6	05	Total Unconditioned Floor Area (ft²)	
03	Occupancy Types Within Project (select all that apply):		06	# of Stories (Habitable Above Grade)	1

☐ Office ☐ Retail ☐ Warehouse ☐ Hotel/Motel ☐ School ☑ Support Areas
☐ Parking Garage ☐ High-Rise Residential ☐ Relocatable ☐ Healthcare ☑ Other (write in): BALLROOM

B. PROJECT SCOPE

Table Instructions: Include any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.6 or §141.0(b)2 for alterations. WARNING: Changing the Calculation Method in this table will result in the deletion of data previously input. If you need to change the calculation method, please open a new form or use "Save As".

Scope of Work	Conditioned Spaces		Unconditioned Spaces	
01	02	03	04	05
My Project Consists of (check all that apply):	Calculation Method	Area (ft²)	Calculation Method	Area (ft²)
☑ New Lighting System	Area Category	4,588		
☐ Altered Lighting System				
Total Area of Work (ft²)	**4,588**			

C. COMPLIANCE RESULTS

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

Lighting in conditioned and unconditioned spaces must not be combined for compliance per §140.6(b)1.

	Allowed Lighting Power per §140.6(b) (Watts)						Adjusted Lighting Power per §140.6(a) (Watts)					Compliance Results
	01	02	03	04	05		06	07		08		09
	Complete Building §140.6(c)1	Area Category §140.6(c)2	Area Category Additional §140.6(c)2G (+)	Tailored §140.6(c)3 (+)	Total Allowed (Watts)		Total Designed (Watts)	Adjustments PAF Control Credits §140.6(a)2 (-)		Total Adjusted (Watts) *Includes Adjustments		05 Must be ≥ 08 §140.6
	(See Table I)	(See Table I)	(See Table J)	(See Table K)			(See Table F)	(See Table P)				
Conditioned:		3,775.55	0		3,775.55	≥	3,769.58		=	3,769.58		COMPLIES
Unconditioned:						≥			=			

Table Continued

Controls Compliance (See Table H for Details)	COMPLIES with Exceptional Conditions
Rated Power Reduction Compliance (See Table Q for Details)	Not Applicable

D. EXCEPTIONAL CONDITIONS

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

Table H Indoor Lighting Controls Permit Applicant Notes:
MENS RR: EXCEPTION 2 TO SECTION 130.1(B)
WOMEN'S RR: EXCEPTION 2 TO SECTION 130.1(B)
KITCHEN: Primary/Skylight Daylighting: Exempt because less than 120 watts of general lighting.

E. ADDITIONAL REMARKS

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

F. INDOOR LIGHTING FIXTURE SCHEDULE

Table Instructions: Include all permanent designed lighting and all portable lighting in offices.

Designed Wattage: Conditioned Spaces

01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change[1]	Watts per luminaire[2]	How Wattage is determined	Total number luminaires	Exempt per §140.6(a)3	Design Watts	Field Inspector Pass	Field Inspector Fail
L01	2" LED RECESSED DOWNLIGHT LED	☐	☐	9.9	Mfr. Spec[2]	6	☐	59.4	☐	☐
L02	4" LED RECESSED DOWNLIGHT LED	☐	☐	10.58	Mfr. Spec[2]	21	☐	222.18	☐	☐
L03	6" LED RECESSED DOWNLIGHT LED	☐	☐	10.4	Mfr. Spec[2]	10	☐	104	☐	☐
L04	2" CYLINDER PENDANT LIGHT LED	☐	☐	7	Mfr. Spec[2]	3	☐	21	☐	☐
L05	ROUND PENDANT LIGHT LED	☐	☐	57	Mfr. Spec[2]	15	☐	855	☐	☐
L06	RECESSED LINEAR LIGHT LED	☐	☐	220.4	Mfr. Spec[2]	10	☐	2,204	☐	☐
L07	WALL SCONCE LED	☐	☐	38	Mfr. Spec[2]	8	☐	304	☐	☐
					Total Designed Watts CONDITIONED SPACES:			**3,769.58**		

[1] *FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per §140.6(a)4B is adjusted to be 75% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05.*
[2] *Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c) Wattage used must be the maximum rated for the luminaire, not the lamp.*

G. MODULAR LIGHTING SYSTEMS

This Section Does Not Apply

H. INDOOR LIGHTING CONTROLS (Not Including PAFs)

*Table Instructions: Please include lighting controls for conditioned and unconditioned spaces in this table. When an option having a * is selected, the notes section of this table must be completed. The lighting controls section of the Compliance Summary Table on the first page will show "DOES NOT COMPLY" if the notes are left blank.*

Building Level Controls

01	02	03	
		Field Inspector	
Mandatory Demand Response §110.12(c)	Shut-Off Controls §130.1(c)	Pass	Fail
Not Required ≤ 10,000 SF	See Area/Space Level Controls	☐	☐

Area Level Controls

04	05	06	07	08	09	10	11	12	
Area Description	Complete Building or Area Category Primary Function Area	Area Controls §130.1(a)	Multi-Level Controls §130.1(b)	Shut-Off Controls §130.1(c)	Primary/Skylit Daylighting §130.1(d)	Secondary Daylighting §140.6(d)	Interlocked Systems §140.6(a)1	Field Inspector Pass	Field Inspector Fail
BALLROOM	Convention, Conference, Multipurpose, and Meeting Center	Manual ON/ OFF	Dimmer	Occ. Sensor	Included	Included	☐	☐	☐
STORAGE RM	Commercial and Industrial Storage	Manual ON/ OFF	Dimmer	Occ. Sensor	NA	NA	☐	☐	☐
MENS RR	Restroom	Manual ON/ OFF	Exempt*	Vacancy	NA	NA	☐	☐	☐
WOMEN'S RR	Restroom	Manual ON/ OFF	Exempt*	Vacancy	NA	NA	☐	☐	☐
KITCHEN	Kitchen, Food Preparation	Manual ON/ OFF	Dimmer	Occ. Sensor	Exempt*	Exempt*	☐	☐	☐

*NOTES: Controls with a * require a note in the space below explaining how compliance is achieved.
EX: Conference 1: Primary/Skylight Daylighting: Exempt because less than 120 watts of general lighting; EXCEPTION 1 to §130.1(d)2

	13
	Plan Sheet Showing Daylit Zones:
	E6.01

MENS RR	*EXCEPTION 2 TO SECTION 130.1(B)*
WOMEN'S RR	*EXCEPTION 2 TO SECTION 130.1(B)*
KITCHEN	*Primary/Skylight Daylighting: Exempt because less than 120 watts of general lighting.*

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

Table Instructions: Complete the table for each area complying using the Complete Building or Area Category Methods per §140.6(b). Indicate if additional lighting power allowances per §140.6(c) or adjustments per §140.6(a) are being used.

Conditioned Spaces

01	02	03	04	05	06	
					Additional Allowances / Adjustment	
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Area Category	PAF
BALLROOM	Convention, Conference, Multipurpose, and Meeting Center	0.85	3,366	2,861.1	☐	☐
STORAGE RM	Commercial and Industrial Storage	0.6	399	239.4	☐	☐
MENS RR	Restroom	0.65	172	111.8	☐	☐
WOMEN'S RR	Restroom	0.65	184	119.6	☐	☐
KITCHEN	Kitchen, Food Preparation	0.95	467	443.65	☐	☐
		TOTAL:	**4,588**	**3,775.55**	See Tables J or P for detail	

J. ADDITIONAL LIGHTING ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

Table Instructions: Please complete the table for all areas indicated in Table I as using an additional allowance per the Area Category Method in Table 140.6-C

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE

This Section Does Not Apply

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY

This Section Does Not Apply

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING

This Section Does Not Apply

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED ORNAMENTAL/SPECIAL EFFECTS

This Section Does Not Apply

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE

This Section Does Not Apply

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

This Section Does Not Apply

Q. RATED POWER REDUCTION COMPLIANCE FOR ALTERATIONS

This Section Does Not Apply

R. 80% LIGHTING POWER FOR ALTERATIONS - CONTROLS EXCEPTIONS

This Section Does Not Apply

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)

This Section Does Not Apply

T. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://ww2.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

YES	NO	Form/Title	Field Inspector Pass	Field Inspector Fail
◉	○	NRCI-LTI-01-E - Must be submitted for all buildings	☐	☐
○	◉	NRCI-LTI-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.	☐	☐

○	◉	NRCI-LTI-04-E - Must be submitted for two interlocked systems serving an auditorium, a convention center, a conference room, a multipurpose room, or a theater to be recognized for compliance.	☐	☐
○	◉	NRCI-LTI-05-E - Must be submitted for a Power Adjustment Factor (PAF) to be recognized for compliance.	☐	☐
○	◉	NRCI-LTI-06-E - Must be submitted for additional wattage installed in a video conferencing studio to be recognized for compliance.	☐	☐

U. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and any with "-A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

YES	NO	Form/Title	Field Inspector Pass	Field Inspector Fail
◉	○	NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	☐	☐
◉	○	NRCA-LTI-03-A - Must be submitted for automatic daylight controls.	☐	☐
○	◉	NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.	☐	☐
○	◉	NRCA-LTI-05-A - Must be submitted for institutional tuning power adjustment factor (PAF).	☐	☐
○	◉	NRCA-ENV-03-F - Must be submitted for daylighting design power adjustment factors (PAF).	☐	☐

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name:	SAURABH PANDYA	Documentation Author Signature:	
Company:	A & N DESIGN GROUP	Signature Date:	06/23/2023
Address:	21550 OXNARD STREET #300	CEA/ HERS Certification Identification (if applicable):	
City/State/Zip:	WOODLAND HILLS |CA 91367	Phone:	818-288-4361

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

Responsible Designer Name:	SAURABH PANDYA	Responsible Designer Signature:	
Company :	A & N DESIGN GROUP	Date Signed:	06/23/2023
Address:	21550 OXNARD STREET #300	License:	E-23194
City/State/Zip:	WOODLAND HILLS |CA 91367	Phone:	818-288-4361

BENCH MARK:
No. QY-8336 , ELEV. 54.46 FT.
DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE

Albert Group
ARCHITECTS
www.albertgroup.la
310.820.8863
@albertgrouparchitects

A & N DESIGN GROUP
MECHANICAL - PLUMBING - ELECTRICAL
21550 OXNARD STREET #300
WOODLAND HILLS, CA 91367
TEL: (818)-288-4361
FAX: (818)-758-0087

PLANS PREPARED BY:
REGISTERED PROFESSIONAL ENGINEER — SAURABH JAGDISH PANDYA — E-23194 — EXP. 6-30-24 — ELECTRICAL — STATE OF CALIFORNIA

ENGINEER NAME, RCE LICENSE No. — DATE
SAURABH PANDYA, E-23194 — 09/18/23

SHEET INFORMATION

PROJECT #:	2017	SHEET ISSUE DATE:	08/16/2022
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	TITLE-24 INDOOR
DRAWING SET:	PERMIT SET	SCALE:	AS NOTED

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

TITLE-24 INDOOR

FILE NUMBER 24-001

SHEET #: E0.02

SHT. 80 OF 101

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 11/19) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
This document is used to demonstrate compliance with requirements in §110.9, §130.0, §130.2, §140.7, and §141.0(b)2L for outdoor lighting scopes using the prescriptive path.	
Project Name: Clark Building Remodel	Report Page: Page 1 of 6
Project Address: 861 Valley Dr. Hermosa Beach, CA 90254	Date Prepared: 09/18/2023

A. GENERAL INFORMATION

01	Project Location (city)	Hermosa Beach	04	Total Illuminated Hardscape Area (ft²)	3,250
02	Climate Zone	6			
03	Outdoor Lighting Zone per Title 24, Part 1 §10-114 or as designated by Authority Having Jurisdiction (AHJ):				
☐ LZ-0: Very Low - Undeveloped Parkland	☐ LZ-2: Moderate - Rural Areas	☐ LZ-4: High - Must be reviewed by CA Energy Commission for Approval			
☐ LZ-1: Low - Developed Parkland	☑ LZ-3: Moderately High - Urban Areas				

B. PROJECT SCOPE

Table Instructions: Include any outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.7 or §141.0(b)2L for alterations.

My project consists of:

01	02	
☑ New Lighting System	Must Comply with Allowances from §140.7.	
☐ Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)?	◯ Yes ◯ No
03	04	05
% of Existing Luminaires Being Altered[1]	Sum Total of Luminaires Being Added or Altered	Calculation Method

[1] *FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100*

C. COMPLIANCE RESULTS

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

Calculation of Total Allowed Lighting Power (Watts) §140.7 or §141.0(b)2L												Compliance Results		
01		02		03		04		05		06		07		08	09
General Hardscape Allowance §140.7(d)1	+	Per Application §140.7(d)2	+	Sales Frontage §140.7(d)2	+	Ornamental §140.7(d)2	+	Per Specific Area §140.7(d)2	OR	Existing Power §141.0(b)2L	=	Total Allowed (Watts)	≥	Total Actual (Watts)	07 Must be ≥ 08
(See Table I)		(See Table J)		(See Table K)		(See Table L)		(See Table M)		(See Table N)				(See Table F)	
687.5	+		+		+		+		OR		=	687.5	≥	450	COMPLIES
Cutoff Compliance (See Table G for Details)												Not Applicable			
Controls Compliance (See Table H for Details)												COMPLIES			

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 11/19) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Clark Building Remodel	Report Page: Page 2 of 6
Project Address: 861 Valley Dr. Hermosa Beach, CA 90254	Date Prepared: 09/18/2023

D. EXCEPTIONAL CONDITIONS

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

No exceptional conditions apply to this project.

E. ADDITIONAL REMARKS

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

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

Table Instructions: For new or altered lighting systems demonstrating compliance with §140.7 (ie Table I has expanded for input), include all luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application in the Table below. For altered lighting systems using the Existing Power method per §141.0(b)2L (ie Table N has expanded for input), include only new luminaires being installed and replacement luminaires being installed as part of the project scope (ie, do not include existing luminaires remaining or existing luminaires being moved).

Designed Wattage:

01	02		03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description		Watts per luminaire[1,2]	How Wattage is determined	Total number luminaires[3]	Luminaire Status[3]	Excluded per §140.7(a)	Design Watts	Cutoff Req. ≥ 6,200 initial lumen output §130.2(b)[4]	Field Inspector	
										Pass	Fail
Lx01	WALL PACK LED LIGHT	☐ Linear	50	Mfr. Spec[1]	9	New	☐	450	NA: <6,200 lumens	☐	☐
							Total Designed Watts:	450			

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to §130.2(b).

[1] *FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c)*
[2] *For linear luminaires, wattage should be indicated as W/lf instead of Watts/luminaire. Total linear feet for the luminaire should be indicated in column 05 instead of number of luminaires.*
[3] *Select "New" for new luminaires in a new outdoor lighting project or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope*
[4] *Compliance with mandatory cutoff requirements is required for luminaires with initial lumen output ≥ 6,200 unless exempted by §130.2(b).*

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 11/19) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Clark Building Remodel	Report Page: Page 3 of 6
Project Address: 861 Valley Dr. Hermosa Beach, CA 90254	Date Prepared: 09/18/2023

G. CUTOFF REQUIREMENTS (BUG)

This Section Does Not Apply

H. OUTDOOR LIGHTING CONTROLS

Table Instructions: Complete this table demonstrating compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
*When an option having a * is selected, the notes section of this table must be completed. The lighting controls section of the Compliance Summary Table on the first page will show "DOES NOT COMPLY" if the notes are left blank. For each requirement in columns 02 through 04, do not leave the field blank, instead select NA or Exempt* from the dropdown list to indicate not applicable or an exemption.*

Mandatory Controls

01	02	03	04	05	
Area Description	Shut-Off §130.2(c)1	Auto-Schedule §130.2(c)2	Motion Sensor §130.2(c)3	Field Inspector	
				Pass	Fail
HARDSCAPE	Photocontrol	Yes	Yes	☐	☐

*NOTES: Controls with a * require a note in the space below explaining how compliance is achieved.
EX: Not permitted by health & safety to be turned off; EXCEPTION 1 to §130.2(c).

I. LIGHTING POWER ALLOWANCE (per §140.7)

Table Instructions: Please complete this table for areas using the allowance calculations per §140.7. General Hardscape Allowance is per Table 140.7-A while "Use it or lost it" Allowances are per Table 140.7-B. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.

	01				
	"Use it or lose it" Allowances (select all that apply)				
☑ General Hardscape Allowance	☐ Per Application	☐ Sales Frontage	☐ Ornamental	☐ Per Specific Area	
Table I (below)	Table J	Table K	Table L	Table M	

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A (L2 2 & 3)

02	03	04	05	06	07	08	09	10
Area Description	Surface Type	Area Wattage Allowance (AWA)			Linear Wattage Allowance (LWA)			Total General AWA + LWA (Watts)
		Illuminated Area (ft²)	Allowed Density (W/ft²)	Area Allowance (Watts)	Perimeter Length (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	
HARDSCAPE	Concrete	3,250	0.03	97.5	600	0.4	240	337.5

Table Continued

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 11/19) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Clark Building Remodel	Report Page: Page 4 of 6
Project Address: 861 Valley Dr. Hermosa Beach, CA 90254	Date Prepared: 09/18/2023

									0
								Initial Wattage Allowance for Entire Site (Watts):	350
								Total General Hardscape Allowance (Watts):	687.5

J. LIGHTING ALLOWANCE: PER APPLICATION

This Section Does Not Apply

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This Section Does Not Apply

L. LIGHTING ALLOWANCE: ORNAMENTAL

This Section Does Not Apply

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This Section Does Not Apply

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This Section Does Not Apply

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

YES	NO	Form/Title	Field Inspector Pass	Field Inspector Fail
◉	◯	NRCI-LTO-01-E - Must be submitted for all buildings.	☐	☐
◉	◯	NRCI-LTO-02-E - Must be submitted for a lighting control system; or for an Energy Management Control System (EMCS), to be recognized for compliance.	☐	☐

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 11/19) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Clark Building Remodel	Report Page: Page 5 of 6
Project Address: 861 Valley Dr. Hermosa Beach, CA 90254	Date Prepared: 09/18/2023

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

YES	NO	Form/Title	Field Inspector Pass	Field Inspector Fail
◉	◯	NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls area added to ≤ 20 luminaires.	☐	☐

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
APPROVED
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PRINTED PLANS MUST BE ON SITE FOR ALL INSPECTIONS
04/18/2024 by: Guillermo Hobelman

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 11/19) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Clark Building Remodel	Report Page: Page 6 of 6
Project Address: 861 Valley Dr. Hermosa Beach, CA 90254	Date Prepared: 09/18/2023

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name:	SAURABH PANDYA	Documentation Author Signature:	
Company:	A & N DESIGN GROUP	Signature Date:	09/18/2023
Address:	21550 OXNARD STREET #300	CEA/ HERS Certification Identification (if applicable):	
City/State/Zip:	WOODLAND HILLS ,CA 91367	Phone:	818-288-4361

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

Responsible Designer Name:	SAURABH PANDYA	Responsible Designer Signature:	
Company :	A & N DESIGN GROUP	Date Signed:	09/18/2023
Address:	21550 OXNARD STREET #300	License:	E-23194
City/State/Zip:	WOODLAND HILLS ,CA 91367	Phone:	818-288-4361

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE

Albert Group
ARCHITECTS
www.albertgroup.la
310.820.8863
@albertgrouparchitects

A & N DESIGN GROUP
MECHANICAL-PLUMBING-ELECTRICAL
21550 OXNARD STREET #300
WOODLAND HILLS, CA 91367
TEL: (818)-288-4361
FAX: (818)-758-0087

PLANS PREPARED BY:

REGISTERED PROFESSIONAL ENGINEER SAURABH JAGDISH PANDYA E-23194 EXP. 8-30-24 ELECTRICAL STATE OF CALIFORNIA

ENGINEER NAME, RCE LICENSE No. DATE
SAURABH PANDYA, E-23194 09/18/23

SHEET INFORMATION

PROJECT #:	2017	SHEET ISSUE DATE:	08/16/2022
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	TITLE-24 OUTDOOR
DRAWING SET:	PERMIT SET	SCALE:	AS NOTED

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

TITLE-24 OUTDOOR

FILE NUMBER 24-001

SHEET #: E0.03

SHT. 81 OF 101

DATE: 10-25-23 | **PANEL VOLTAGE:** 120/240V | **CKT CODE:** 1=(CONTINUOUS)
JOB: 861 Valley Dr | **PHASE & WIRE:** 1 PH, 3W | 2=(NON-CONTINUOUS)
PANEL: A | **BUS:** 400A | 3=(RECEPTACLES)
AIC RATING: SEE E2.01 | **MAINS:** 400A | 4=(KITCHEN)
(N) A | NO. OF EQUIP=

CIRCUIT NO	CODE	CKT BKR TRIP	POLE	LOAD TYPE & DESIGNATION	NOTE	REC	LITE	LOAD VA	A	B	LOAD VA	LITE	REC	NOTE	LOAD TYPE & DESIGNATION	CKT BKR POLE	TRIP	CIRCUIT CODE	NO
1	1	20	1	LIGHTING - BALLROOM PENDANT			15	855	3939	----	3084			[2]	HP-1	2	50	2	2
3	1	20	1	LIGHTING - BALLROOM SCONCE			8	320	----	3404	3084				W/ CKT ABOVE	-	-	2	4
5	1	20	1	LIGHTING - BALLROOM LINEAR-1			4	882	3966	----	3084			[2]	HP-2	2	50	2	6
7	1	20	1	LIGHTING - BALLROOM LINEAR-2			4	882	----	3966	3084				W/ CKT ABOVE	-	-	2	8
9	1	20	1	LIGHTING - BALLROOM LINEAR-3			2	441	3525	----	3084			[2]	HP-3	2	50	2	10
11	1	20	1	LIGHTING -STORAGE, RESTROOM			25	264	----	3348	3084				W/ CKT ABOVE	-	-	2	12
13	1	20	2	LIGHTING -EXTERIOR			9	450	3534	----	3084			[2]	HP-4	2	50	2	14
15	1	-	-	W/ CKT ABOVE					----	3084	3084				W/ CKT ABOVE	-	-	2	16
17	3	20	1	RECEPT - STAGE - 1		2		360	912	----	552			[2]	FC-1	2	15	2	18
19	3	20	1	RECEPT - STAGE - 2		3		540	----	1092	552				W/ CKT ABOVE	-	-	2	20
21	3	20	1	RECEPT - STAGE - 3		2		360	912	----	552			[2]	FC-2	2	15	2	22
23	3	20	1	RECEPT - STAGE - 4		2		360	----	912	552				W/ CKT ABOVE	-	-	2	24
25	3	20	1	RECEPT - STAGE - 5		2		360	912	----	552			[2]	FC-3	2	15	2	26
27	3	20	1	RECEPT - STAGE - 6		2		360	----	912	552				W/ CKT ABOVE	-	-	2	28
29	3	20	1	RECEPT -BALLROOM -1		3		540	900	----	360			[2]	FC-4	2	15	2	30
31	3	20	1	RECEPT -BALLROOM -2		4		720	----	1080	360				W/ CKT ABOVE	-	-	2	32
33	3	20	1	RECEPT -STORAGE		2		360	708	----	348			[2]	EF-1	2	15	2	34
35	3	20	1	RECEPT -RESTROOM		2		360	----	708	348				W/ CKT ABOVE	-	-	2	36
37	3	20	1	RECEPT -RESTRM SENSOR FAUC	[1]			50	450	----	400				SMOKE DETECTOR SYSTEM	1	20	2	38
39	2	20	1	HAND DRYER - MEN'S RESTRM	[1]			1200	----	1840	640		3		RECEPT - EXTERIOR, IRRIGATION	1	20	3	40
41	2	20	1	HAND DRYER - WOMEN'S RESTRM	[1]			1200	1300	----	100			[1]	CIRCULATING PUMP	1	15	2	42
43	2	20	1	MOTORIZED SHADE				120	----	7620	7500				ELECTRIC WATER HEATER	2	70	2	44
45	2	20	1	PROJECTOR				500	6000	----	7500				W/ CKT ABOVE	-	-	2	46
47	3	20	1	RECEPT -BALLROOM FLOOR		1		180	----	180					SPARE	1	20		48
49		20	1	SPARE					0	----					SPARE	1	20		50
51		20	1	SPARE					----	11366	11366				PANEL 'B'	2	100		52
53		20	1	SPARE					10992	----	10992				W/ CKT ABOVE	-	-		54
								TOTAL	40049	39512	**CONNECTED KVA**					79.6		**SUM**	

NOTES:
[1] PROVIDE GFCI TYPE BREAKER.
[2] PROVIDE HACR TYPE BREAKER.

GENERAL NOTES:
1. ALL BREAKERS FEEDING MULTIPLE CIRCUIT HOMERUNS SHALL BE PROVIDED WITH UL LISTED HANDLE TIES ON SINGLE POLE BREAKERS THAT ARE PART OF A MULTI-CIRCUIT HOMERUN IN

CONN.KVA (CODE 1)	4.1	0.15	4.2
CONN.KVA (CODE 2)	47.9	0.28	48.2
CONN.KVA (CODE 3)	5.2	0.18	5.4
CONN.KVA (CODE 4)	0.0	21.5	21.5
FEEDER DEMAND KVA	72.8		
FEEDER DEMAND AMPS	303.4		

BY: SP
ISSUE DATE: 10-25-23
PANEL: A

DATE: 10-25-23 | **PANEL VOLTAGE:** 120/240V | **CKT CODE:** 1=(CONTINUOUS)
JOB: 861 Valley Dr | **PHASE & WIRE:** 1 PH, 3W | 2=(NON-CONTINUOUS)
PANEL: B | **BUS:** 100A | 3=(RECEPTACLES)
AIC RATING: SEE E2.01 | **MAINS:** MLO | 4=(KITCHEN)
(N) B | NO. OF EQUIP=

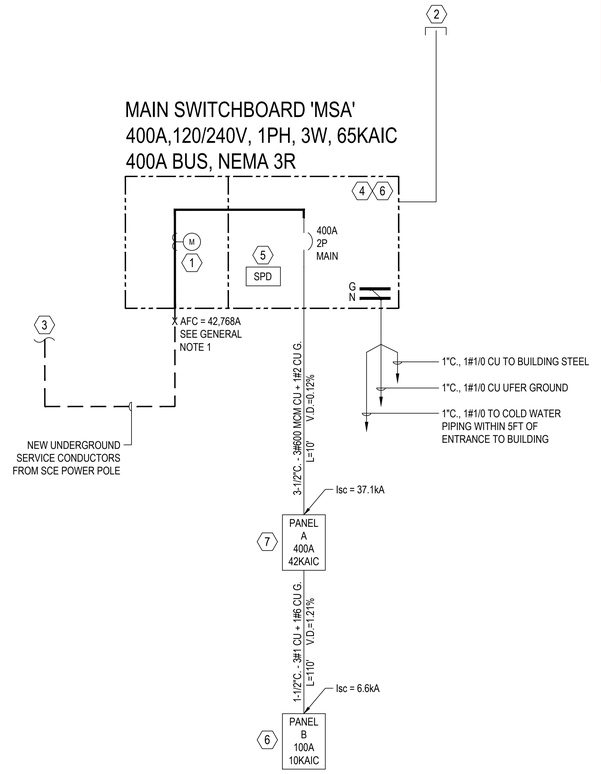
CIRCUIT NO	CODE	CKT BKR TRIP	POLE	LOAD TYPE & DESIGNATION	NOTE	REC	LITE	LOAD VA	A	B	LOAD VA	LITE	REC	NOTE	LOAD TYPE & DESIGNATION	CKT BKR POLE	TRIP	CIRCUIT CODE	NO
1	1	20	1	LIGHTING - KITCHEN				146	1226	----	1080				301 - AIR CURTAIN	1	20	4	2
3				SPACE					----	552	552			[1]	302 - REFRIGERAOTR	1	15	4	4
5				SPACE					444	----	444			[1]	303 - FREEZER	1	15	4	6
7				SPACE					----	7440	7440			[1]	308 - 6 BURNER RANGE W/ OVEN	2	70	4	8
9				SPACE					7440	----	7440				W/ CKT ABOVE	-	-	4	10
11				SPACE					----	648	648			[1]	309 - EXHAUST HOOD	1	20	4	12
13				SPACE					1800	----	1800			[1]	310 - ANSUL CABINET	1	20	4	14
15				SPACE					----	2076	2076			[1]	313 - MICROWAVE OVEN	1	20	4	16
17				SPACE					276	----	276			[2]	KEF-1	2	15	2	18
19				SPACE					----	276	276				W/ CKT ABOVE	-	-	-	20
21				SPACE					180	----	180		1		RECEPT - ROOF	1	20	3	22
23				SPACE					----	0					SPACE				24
25				SPACE					0	----					SPACE				26
27				SPACE					----	0					SPACE				28
29				SPACE					0	----					SPACE				30
								TOTAL	11366	10992	**CONNECTED KVA**					22.4		**SUM**	

NOTES:
[1] PROVIDE GFCI TYPE BREAKER.
[2] PROVIDE HACR TYPE BREAKER.

GENERAL NOTES:
1. ALL BREAKERS FEEDING MULTIPLE CIRCUIT HOMERUNS SHALL BE PROVIDED WITH UL LISTED HANDLE TIES ON SINGLE POLE BREAKERS THAT ARE PART OF A MULTI-CIRCUIT HOMERUN IN

CONN.KVA (CODE 1)	0.1		0.1
CONN.KVA (CODE 2)	0.3		0.3
CONN.KVA (CODE 3)	0.2		0.2
CONN.KVA (CODE 4)	21.5		21.5
FEEDER DEMAND KVA	14.6		
FEEDER DEMAND AMPS	60.8		

BY: SP
ISSUE DATE: 10-25-23
PANEL: B



SOUTHERN CALIFORNIA EDISON®
An EDISON INTERNATIONAL® Company

Response to Letter of Request for Short Circuit Current Value

To: Customer Name Saurabh Pandya
Address 21550 Oxnard St, Woodland Hills CA
Telephone No. (818-) 288-4361

From: SOUTHERN CALIFORNIA EDISON COMPANY DISTRICT/DIVISION South Bay - Planning
Address 505 Maple Ave, Torrance 90503

Subject: Southern California Edison Company's Contribution to Short Circuit Currrent at the Point of Connection of the Company's Service Conductors to the Customer's Service Entrance Facilities.

Project: Name 861 Valley
Address 8691 Valley Dr, Hermosa Beach CA

(1) The voltage to be utilized for this project will be 120/240 volts 1 phase 3 wire, to serve your 400 ampere main switch/switches.

(2) The Edison Company's contribution to short circuit current, at the time of calculation, based on Edison Company's demand factors for transformer sizing, will be approximately 42,000 amperes (symmetrical).

JASON YAMAUCHI 6/19/23
CUSTOMER SERVICE PLANNER - DATE

Telephone No. (310) - 783-9472
Service Cables 1 Sets of 350 AL Size (Al/Cu)
Distance from Trans. 388 Ft.
Transformer 75 KVA 1 Phase

cc: Division Engineering

SCE 15-22 REV 1-05

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
APPROVED
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PRINTED PLANS MUST BE ON SITE FOR ALL INSPECTIONS
04/18/2024 by: Guillermo Hobelman

GENERAL NOTES:

1. AVAILABE FAULT CURRENT FROM SCE UTILITY COMPANY IS: 42,000 AIC.
   AFC = 67,000 + MOTOR CONTRIBUTION = 42,000 + (6 X 128) = 42,768 A
2. ALL EQUIPMENT BUSSING AND GROUNDING ELECTRODE SHALL BE COPPER AND ALL WIRES SHALL BE COPPER, THWN/THHN UNLESS NOTED OTHERWISE.
3. THE MAIN SWITCHBOARD AND PANEL BOARDS SHALL BE BY ONE MANUFACTURER ONLY.
4. ALL FUSES SHALL BE PROVIDED WITH REJECTION TYPE FUSE HOLDER.
5. DISTRIBUTION SYSTEM SHALL BE FULLY RATED. SERIES RATING IS NOT ALLOWED.
6. ALL CIRCUIT BREAKER SHALL BE LABELLED TO CLEARLY INDICATE AREA BEING SERVED.
7. UNDERGROUND CONDUIT SHALL BE MINIMUM OF PVC SCHEDULE 40. REFER TO 2019 CEC TABLE 300.5 FOR THE MINIMUM COVER REQUIREMENTS OF DIRECT BURIAL CABLE.
8. ALL METAL PIPING & STRUCTURES INCLUDING GAS PIPING THAT IS LIKELY TO BE ENERGIZED SHALL BE BONDED TO THE SERVICE GROUNDING POINT AS DESCRIBED IN CEC SECTION 250.104. FIELD VERIFY & PROVIDE BONDING JUMPERS AS REQUIRED.
9. ALL TERMINATIONS AND CIRCUIT BREAKERS SHALL BE RATED FOR 75 DEGREES CENTIGRADE.
10. ALL ELECTRICAL EQUIPMENT, PANELS, FEEDERS, ETC. ARE NEW UNLESS NOTED OTHERWISE.
11. ALL THE ELECTRICAL SERVICES AND REQUIREMENTS ARE SUBJECT TO THE APPROVAL BY THE UTILITY COMPANY AND THE DEPARTMENT OF BUILDING AND SAFETY. VERIFY EXACT REQUIREMENTS PRIOR TO ROUGH-INS.
12. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH SCE SERVICE PLANNER FOR THE PRIMARY ELECTRICAL SERVICE PRIOR TO ANY WORK.
13. FEEDER LENGTH IS FOR CALCULATION ONLY NOT FOR BIDDING PURPOSES.
14. THE MAIN SERVICE SHALL BE TESTED BY A THIRD PARTY NRTL TESTING LABORATORY AND SHALL BE CERTIFIED FOR SERVICE GROUND FAULT PROTECTION. THE MAIN SERVICE SHALL NOT BE ENERGIZED PRIOR TO BUILDING INSPECTORS' RECEIPT OF THE THIRD PARTY TESTING REPORT.
15. REFER TO DIVISION 21, 22 AND 23 DRAWINGS AND SCHEDULES FOR WORKS TO BE FURNISHED AND INSTALLED BY DIVISION 26 THAT ARE NOT SPECIFICALLY IDENTIFIED ON THE ELECTRICAL DRAWINGS.
16. FURNISH A MINIMUM OF 25% SPARE BREAKERS AND A FURTHER 25% SPACE UNLESS OTHERWISE NOTED ON THE PANEL SCHEDULES.
17. FURNISH AN ISOLATED GROUND OF EQUAL SIZE TO GROUND CONDUCTOR WHERE APPLICABLE.
18. PROVIDE SURGE PROTECTION IN COMPLIANCE WITH NFPA 780 AND C.E.C.

REFERENCE NOTES:

1. METERING SHALL BE PER UTILITY'S REQUIREMENTS AND SPECIFICATIONS. PROVIDE CT METERING CABINET.
2. STUB-OUT 2" C.O. WITH PULL STRING ABOVE ROOF, FOR FUTURE SOLAR INSTALLATIONS.
3. INCOMING UTILITY SERVICE CONDUCTORS TO UTILITY METER. COORDINATE EXACT REQUIREMENT WITH SCE. REFER TO SHEET E9.01 FOR SCE DRAWING.
4. SERVICE GEAR SHALL BE ENCLOSED IN A NEMA 3R ENCLOSURE. VERIFY EXACT REQUIREMENTS WITH UTILITY COMPANY PRIOR TO SERVICE GEAR PROCUREMENT.
5. PROVIDE INTEGRAL SURGE PROTECTIVE DEVICE.
6. ALL CIRCUIT BREAKER IN THIS PANEL SHALL BE FULLY RATED AND U.L. LISTED FOR AN INTERRUPTING CURRENT OF MINIMUM 10,000 A AND PANEL SHALL BE BRACED FOR MINIMUM 10,000 A.
7. ALL CIRCUIT BREAKER IN THIS PANEL SHALL BE FULLY RATED AND U.L. LISTED FOR AN INTERRUPTING CURRENT OF MINIMUM 42,000 A AND PANEL SHALL BE BRACED FOR MINIMUM 42,000 A.

BENCH MARK:
No. QY-8336 , ELEV. 54.46 FT.
DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE

Albert Group
ARCHITECTS
www.albertgroup.la
310.820.8863
@albertgrouparchitects

A & N DESIGN GROUP
MECHANICAL - PLUMBING - ELECTRICAL
21550 OXNARD STREET #300
WOODLAND HILLS, CA 91367
TEL: (818)-356-4301
FAX: (818)-758-0057

PLANS PREPARED BY:
REGISTERED PROFESSIONAL ENGINEER SAURABH YADAV PANDYA No. E-23194 EXP. 6-30-24 ELECTRICAL STATE OF CALIFORNIA
ENGINEER NAME, RCE LICENSE No. DATE
SAURABH PANDYA, E-23194 09/18/23

SHEET INFORMATION			
PROJECT #:	2017	SHEET ISSUE DATE:	08/16/2022
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	SINGLE LINE DIAGRAM AND PANEL SCHEDULE
DRAWING SET:	PERMIT SET	SCALE:	AS NOTED

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:
DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

SINGLE LINE DIAGRAM AND PANEL SCHEDULE

FILE NUMBER 24-001

SHEET #: E2.01

SHT. 82 OF 101

SHEET SIZE: 30" X 42" ARCH E1
DO NOT SCALE

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
APPROVED
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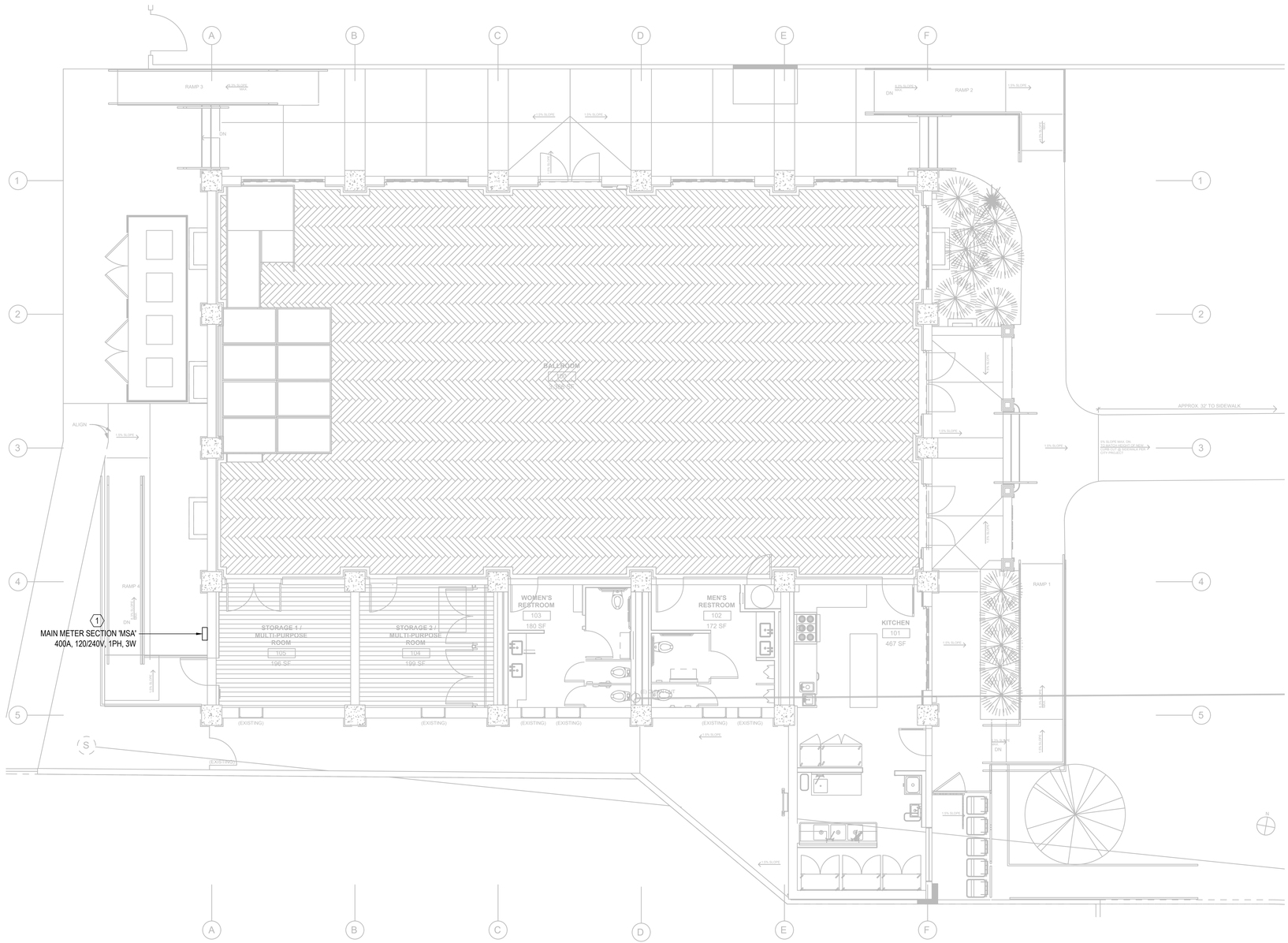
PRINTED PLANS MUST BE ON SITE FOR ALL INSPECTIONS
04/18/2024 by: Guillermo Hobelman



1 SITE ELECTRICAL PLAN
Scale: 1/8"=1'-0"

GENERAL NOTES

1. ELECTRICAL CONTRACTOR TO CHECK ALL FEASIBLE ROUTING OF CONDUITS AND WIRES AT THE JOB SITE INCLUDING LOCATIONS OF ALL ADDITIONAL EQUIPMENT FOR A COMPLETE FUNCTIONAL CODE COMPLIANT ELECTRICAL SYSTEM.
2. COORDINATE ALL PRIMARY ELECTRICAL CONNECTION WITH THE SCE SERVICE PLANNER PRIOR TO ANY PRIMARY POWER CONSTRUCTION.
3. CONTRACTOR SHALL VISIT SITE AND DETERMINE ALL CONDITIONS AFFECTING ELECTRICAL WORK AND INCLUDE COSTS THEREFORE IN THIS CONTRACT PRICE.
4. CONTACT UTILITY COMPANIES AND PROVIDE ALL SERVICES, WORK, INSTALLATION AND COORDINATION REQUIRED FOR THEIR USE.
5. CONDUITS STUBS SHALL BE TERMINATED IN ACCESSIBLE LOCATIONS, SECURELY CAPPED, AND LOCATED BY AN APPROVED VISIBLE MARKER.
6. INSTALL APPROVED GROUNDING BUSHING AT EACH TERMINATION OF RIGID CONDUIT.
7. ALL WORK REQUIRED FOR THE UTILITY SERVICES SHALL CONFORM TO THE REQUIREMENTS AND STANDARDS OF THE SERVING UTILITY COMPANIES.
8. LOCATION AND ROUTING OF ALL EXPOSED EQUIPMENT, PIPING, DUCTWORK, AND CONDUIT SHALL BE APPROVED BY THE ARCHITECT PRIOR TO START OF ANY WORK.
9. ALL UNDERGROUND ELECTRICAL CONDUITS SHALL BE PVC SCH. 40 MINIMUM.
10. ALL EXTERIOR CONDUITS SHALL BE INSTALLED AT LEAST 24" BELOW GRADE OR SHALL MEET THE REQUIREMENTS BASED ON 2019 CEC TABLE 300.5
11. CONDUIT RUNS ARE DIAGRAMMATIC ONLY. REFER TO DRY UTILITY DRAWINGS FOR THE EXACT CONDUIT ROUTING AND EQUIPMENT TERMINATION.
12. REFER TO 2022 CEC TABLE 300.5 FOR THE MINIMUM COVER REQUIREMENTS OF DIRECT BURIAL CABLE. PROVIDE 24" BURIAL DEPTH OF UNDERGROUND CABLES FOR CONDUITS AND CONDUCTORS AND PROVIDE ALL REQUIRED COVER MATERIALS FOR THE DIRECT BURIED CONDUCTOR AND THE TOP SURFACE OF FINISH GRADE, CONCRETE OR SIMILAR COVER.
13. OBSERVE CLEAN ELECTRICAL INSTALLATION ALL THROUGHOUT THE SPACE.

REFERENCE NOTES: <1>

1. REFER TO SHEET E9.01 FOR THE SCE APPROVED DRAWING FOR THE PRIMARY CONDUIT ROUTING.

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE

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PLANS PREPARED BY:

REGISTERED PROFESSIONAL ENGINEER — SAURABH JAGDISH PANDYA — E-23194 — EXP. 6-30-24 — ELECTRICAL — STATE OF CALIFORNIA

ENGINEER NAME, RCE LICENSE No. | DATE
SAURABH PANDYA, E-23194 | 09/18/23

SHEET INFORMATION			
PROJECT #:	2017	SHEET ISSUE DATE:	08/16/2022
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	SITE ELECTRICAL PLAN
DRAWING SET:	PERMIT SET	SCALE:	AS NOTED

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

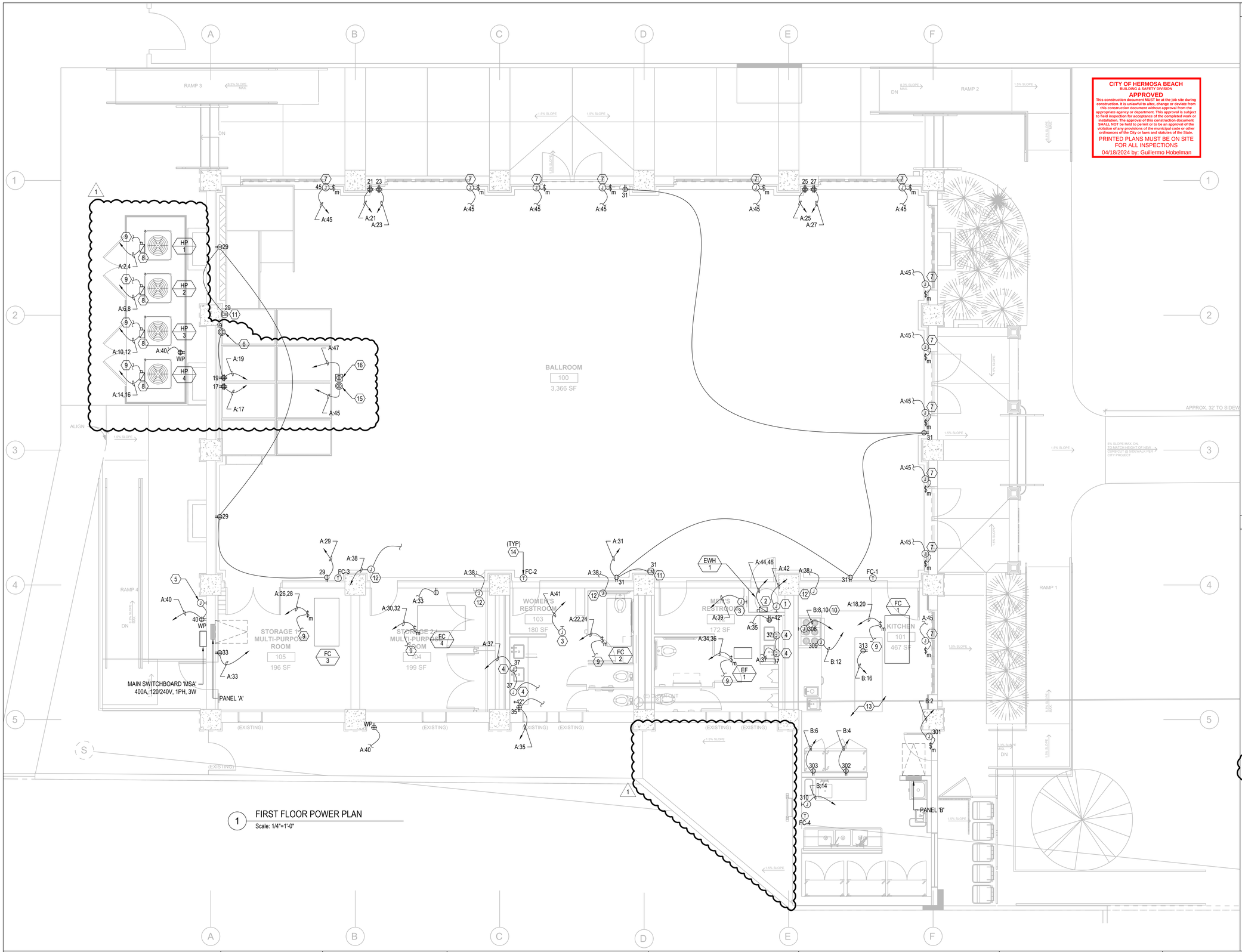
SITE ELECTRICAL PLAN

FILE NUMBER 24-001

SHEET #: E4.01

SHT. 83 OF 101

SHEET SIZE: 30" X 42" ARCH E1
DO NOT SCALE



1 FIRST FLOOR POWER PLAN
Scale: 1/4"=1'-0"

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
APPROVED
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PRINTED PLANS MUST BE ON SITE FOR ALL INSPECTIONS
04/18/2024 by: Guillermo Hobelman

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH 2019 CALIFORNIA ELECTRIC CODE.
2. REFER TO DRAWING E000 FOR GENERAL NOTES.
3. ALL BREAKERS FEEDING MULTIPLE CIRCUIT HOMERUNS SHALL BE PROVIDED WITH UL LISTED HANDLE TIES ON SINGLE POLE BREAKERS SERVING MULTI WIRE BRANCH CIRCUITS IN COMPLIANCE WITH CEC 210.4B.
4. RECEPTACLES GANGED TOGETHER SHALL BE MOUNTED UNDER SINGLE COVER PLATE.
5. COORDINATE EXACT LOCATION OF RECEPTACLES WITH ARCHITECT. SCALING OF ENGINEERING DOCUMENTS FOR LOCATIONS OF DEVICES SHALL NOT BE PERMITTED.
6. PROVIDE TELE/DATA BOXES AND AN EMPTY CONDUIT SYSTEM. TELE/DATA CABLING BY OTHERS. INSTALL PULL STRING IN EACH EMPTY CONDUIT.
7. REFER TO THE MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATION OF ALL EQUIPMENT.
8. REFER TO ARCHITECTURAL DRAWINGS FOR THE EXACT LOCATIONS AND MOUNTING HEIGHTS OF ALL DEVICES (I.E. RECEPTACLES, DATA/TELEPHONE OUTLETS, SECURITY DEVICES, PANELS, SPEAKER/STROBE, ETC.) MAXIMUM 48" AFF TO TOP OF DEVICE AND MINIMUM 15" AFF TO BOTTOM OF DEVICE.
9. NO PIPING, DUCTS, OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN THE DEDICATED SPACE ABOVE THE ELECTRICAL EQUIPMENT.
10. ALL TELEPHONE/DATA CONDUIT STUB-UPS, WHERE GYPBOARD CEILINGS OCCUR, SHALL RUN INTO ACCESSIBLE CEILING AREAS.
11. ANY DISCREPANCIES SHALL BE DIRECTED TO ARCHITECT PRIOR TO BIDDING. WHERE DISCREPANCIES CANNOT BE RESOLVED PRIOR TO SUBMITTING BIDS, CONTRACTOR SHALL PROCEED BASED ON MORE COSTLY OR RESTRICTIVE INTERPRETATIONS.
12. DO NOT INSTALL OUTLETS BACK TO BACK ON THE SAME PARTITION. WHERE OUTLETS MUST BE LOCATED IN THE SAME STUD CAVITY ON OPPOSITE SIDES OF THE PARTITION, INSTALL A VERTICAL AND HORIZONTAL STUD, AS REQUIRED, SEPARATING SUCH OUTLETS.
13. ALL SLAB CORING LOCATIONS SHALL BE FIELD VERIFIED FOR ANY OBSTRUCTIONS BELOW THE SLAB. LOCATIONS SHALL BE X-RAYED WITH ALL REBAR AND ELECTRICAL LINES INDICATED.
14. NO EQUIPMENT, J-BOXES, ETC. REQUIRING ACCESS SHALL BE LOCATED IN HARD CEILING AREAS UNLESS ACCESS PANEL IS PROVIDED, COORDINATE WITH ARCHITECT.
15. ALL WIRING IN OPEN AREAS TO BE RUN NEATLY IN CONDUIT.
16. ALL THE NEW AND EXISTING DATA OUTLETS SHALL BE PROVIDED WITH A NEW CONDUIT STUBBED UP TO THE ACCESSIBLE LOCATION AND PROVIDE WIRING TO THE NEW DATA ROOM LOCATION.
17. ALL DEDICATED 120V RECEPTACLE OUTLET SHALL HAVE SEPARATE CIRCUIT AND RECEPTACLE SHALL BE NEMA 5-20R.
18. ALL FEEDER WIRES SHALL BE COPPER (CU), UNLESS NOTED OTHERWISE.
19. FOR 15A, 20A, 25 AND 30 AMPERE BRANCH CIRCUIT, THE EQUIPMENT GROUNDING CONDUCTORS SHALL BE THE SAME AWG AS THE UNGROUNDED CONDUCTOR. (CEC 250.122 (A)(B)).
20. ALL ELECTRICAL OUTLETS LOCATED ABOVE COUNTERTOP INCLUDING BATHROOM COUNTERTOP SHALL BE GFCI DUPLEX OUTLET. GFCI OUTLET SHALL BE SELF-TEST, SELF-DIAGNOSTIC TYPE HUBBELL AUTOGUARD SERIES OR EQUAL.
21. ALL THE BRANCH CIRCUITS SHALL BE (1)3/4"C. - 2#12 CU+1#12CU G. UNLESS OTHERWISE NOTED.
22. PROVIDE SWITCH AND RECEPTACLE HEIGHTS PER STATE OF CALIFORNIA ACCESSIBILITY REQUIREMENTS. VERIFY WITH ARCHITECT FOR EXACT REQUIREMENTS AND LOCATION.
23. CONTRACTOR SHALL PROVIDE ALL REQUIRED LOW VOLTAGE CONDUIT AND WIRING FOR TELEPHONE/DATA, CCTV, INTERCOM SYSTEM AND ETC. CONTRACTOR TO INCLUDE IN THEIR BIDS ALL COSTS FOR PREPARATION AND INSTALLATION OF LOW VOLTAGE SYSTEMS. PROVIDE POWER AS REQUIRED. MAINTAIN SEPARATION BETWEEN ELECTRICAL AND LOW VOLTAGE CONDUITS. PLEASE REFER TO LOW VOLTAGE DRAWINGS FOR EXACT PLACEMENT OF ALL LOW VOLTAGE EQUIPMENT.
24. PROVIDE 3'-0" CLEARANCE IN FRONT OF ALL DISCONNECT SWITCHES.

REFERENCE NOTES:

1. FOR CONNECTION TO CIRCULATING PUMP.
2. PROVIDE 100AS,70AF,2P DISCONNECT SWITCH. PROVIDE 1"C - 2#4 CU + 1#8 CU G.
3. FOR CONNECTION TO HAND DRYER. VERIFY EXACT LOCATION IN FIELD.
4. FOR CONNECTION TO FAUCET SENSOR. VERIFY EXACT LOCATION IN FIELD.
5. FOR CONNECTION TO IRRIGATION CONTROLLER. VERIFY EXACT LOCATION IN FIELD.
6. FOR CONNECTION TO MOTORIZED ROLL DOWN PROJECTOR SCREEN. VERIFY EXACT LOCATION IN FIELD.
7. FOR CONNECTION TO MOTORIZED SHADES. VERIFY EXACT LOCATION IN FIELD.
8. PROVIDE 60AS,40AF,2P WEATHERPROOF DISCONNECT SWITCH. PROVIDE 3/4"C - 2#8 CU + 1#10 CU G.
9. PROVIDE 3/4" CONDUIT TO THE CONTROL UNIT. WIRING PER MANUFACTURER'S RECOMMENDATION.
10. PROVIDE 1"C - 3#4 CU + 1#8 CU G.
11. PROVIDE UNSWITCHED POWER CONNECTION TO SMOKE OR CARBON MONOXIDE DETECTORS. ALL 120V SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE EQUIPPED WITH APPROVED BACK-UP BATTERY AND SHALL BE INTERCONNECTED TO ALARM UPON ACTIVATION OF ANY SMOKE AND CARBON MONOXIDE DETECTOR PER NFPA REQUIREMENTS. VERIFY LOCATION WITH ARCHITECTURAL REFLECTED CEILING PLANS AND LOCATE AT A MINIMUM OF 3 FT. FROM A/C REGISTERS, BATHROOM DOORS AND TIPS OF CEILING FANS.
12. DUCT SMOKE DETECTOR CONTRACTOR SHALL COORDINATE EXACT LOCATION WITH MECHANICAL AND INSTALL EQUIPMENT AS PER MANUFACTURERS SPECIFICATIONS. FURNISH AND INSTALL NEW BRANCH CIRCUITRY AS SHOWN.
13. CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL KITCHEN EQUIPMENT WITH ARCHITECT AND INSTALL AS PER MANUFACTURER'S SPECIFICATIONS. FURNISH AND INSTALL NEW BRANCH CIRCUITRY AS SHOWN.
14. PROVIDE LINE VOLTAGE AS NECESSARY FOR THERMOSTAT PER MANUFACTURERS REQUIREMENTS. COORDINATE INSTALLATION WITH MECHANICAL PLANS PRIOR INSTALLATION.
15. FOR CONNECTION TO PROJECTOR. VERIFY EXACT LOCATION IN FIELD.
16. VERIFY EXACT LOCATION OF FLOOR BOX OUTLET IN FIELD.

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE

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PLANS PREPARED BY:

REGISTERED PROFESSIONAL ENGINEER — SAURABH JAGDISH PANDYA — No. E-23194 — EXP. 6-30-24 — ELECTRICAL — STATE OF CALIFORNIA

ENGINEER NAME, RCE LICENSE No. — DATE
SAURABH PANDYA, E-23194 — 09/18/23

SHEET INFORMATION			
PROJECT #:	2017	SHEET ISSUE DATE:	08/16/2022
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	FIRST FLOOR POWER PLAN
DRAWING SET:	PERMIT SET	SCALE:	AS NOTED

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

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CIP 689 - CLARK BUILDING RENOVATIONS

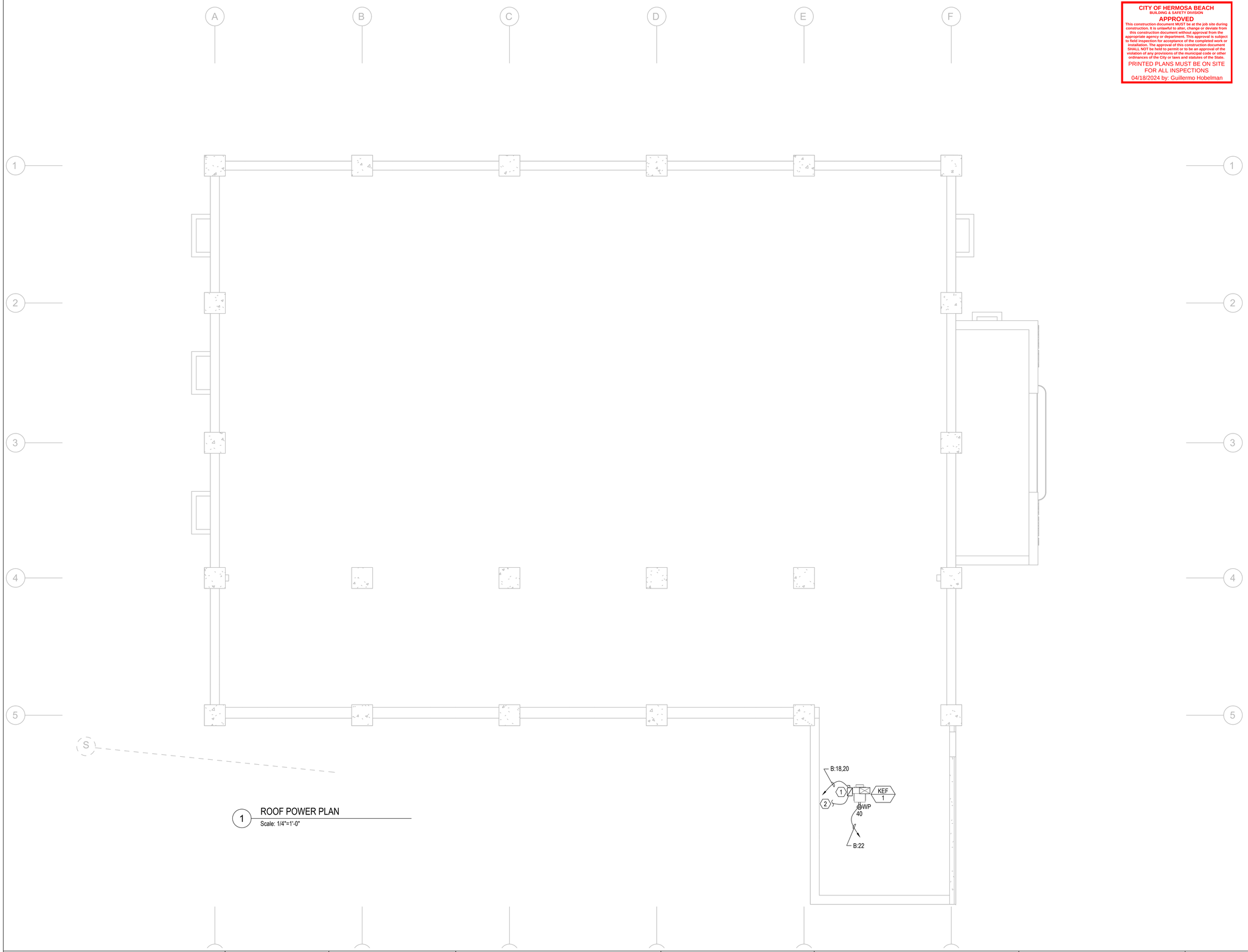
PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

FIRST FLOOR POWER PLAN

FILE NUMBER 24-001

SHEET #: E5.01

SHT. 84 OF 101



1 ROOF POWER PLAN
Scale: 1/4"=1'-0"

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
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04/18/2024 by: Guillermo Hobelman

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH 2019 CALIFORNIA ELECTRIC CODE.
2. REFER TO DRAWING E000 FOR GENERAL NOTES.
3. ALL BREAKERS FEEDING MULTIPLE CIRCUIT HOMERUNS SHALL BE PROVIDED WITH UL LISTED HANDLE TIES ON SINGLE POLE BREAKERS SERVING MULTI WIRE BRANCH CIRCUITS IN COMPLIANCE WITH CEC 210.4B.
4. VERIFY WITH THE MECHANICAL DRAWINGS FOR THE EXACT LOCATION OF HVAC EQUIPMENT.
5. VERIFY WITH THE PLUMBING DRAWINGS FOR THE EXACT LOCATION OF PLUMBING EQUIPMENT.
6. LOCATION AND ROUTING OF ALL EXPOSED EQUIPMENT, PIPING, DUCTWORK, AND CONDUIT SHALL BE APPROVED BY THE ARCHITECT PRIOR TO START OF ANY WORK.
7. ALL FEEDER WIRES SHALL BE COPPER (CU), UNLESS NOTED OTHERWISE.
8. PROVIDE GFCI, WEATHERPROOF RECEPTACLE ON THE ROOF AS SHOWN.
9. PROVIDE UNISTRUT FOR THE DISCONNECT SWITCHES AS REQUIRED.
10. PROVIDE 3'-0" CLEARANCE IN FRONT OF ALL DISCONNECT SWITCHES.
11. CONDUIT RUNS ARE DIAGRAMMATIC ONLY. ELECTRICAL CONTRACTOR SHALL VERIFY FEASIBLE CONDUIT ROUTING.
12. OBSERVE CLEAN ELECTRICAL INSTALLATION ALL THROUGHOUT THE SPACE.
13. ALL ELECTRICAL EQUIPMENT ON ROOF SHALL BE WEATHERPROOF, NEMA-3R OR BETTER.
14. ALL HVAC CONTROLS SHALL BE PROVIDED AND PROGRAMMED BY THE MECHANICAL CONTRACTOR ELECTRICAL CONTRACTOR TO PROVIDE ALL REQUIRED CONDUIT AND WIRES UP TO THE CONTROL BOX COORDINATE WITH MECHANICAL DRAWINGS FOR THE CONTROLS AND INTERCONNECTION AS REQUIRED BY ALL TRADES.
15. THE MOTOR OVERLOAD PROTECTION SHALL BE PERMITTED AS A SEPARATE FIELD INSTALLED DEVICE OR INTEGRAL WITH THE MOTOR ASSEMBLY. USE THE MOTOR NAMEPLATE FULL LOAD CURRENT TO SELECT THE OVERLOAD PROTECTION.

REFERENCE NOTES: ⬡

1. PROVIDE 30AS,15AF,2P WEATHERPROOF DISCONNECT SWITCH.
2. PROVIDE 3/4" CONDUIT TO THE CONTROL UNIT. WIRING PER MANUFACTURER'S RECOMMENDATION.

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

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PLANS PREPARED BY:
REGISTERED PROFESSIONAL ENGINEER SAURABH JAGDISH PANDYA E-23194 EXP. 6-30-24 ELECTRICAL STATE OF CALIFORNIA
ENGINEER NAME, RCE LICENSE No. DATE
SAURABH PANDYA, E-23194 09/18/23

SHEET INFORMATION			
PROJECT #:	2017	SHEET ISSUE DATE:	08/16/2022
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	ROOF POWER PLAN
DRAWING SET:	PERMIT SET	SCALE:	AS NOTED

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

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CIP 689 - CLARK BUILDING RENOVATIONS

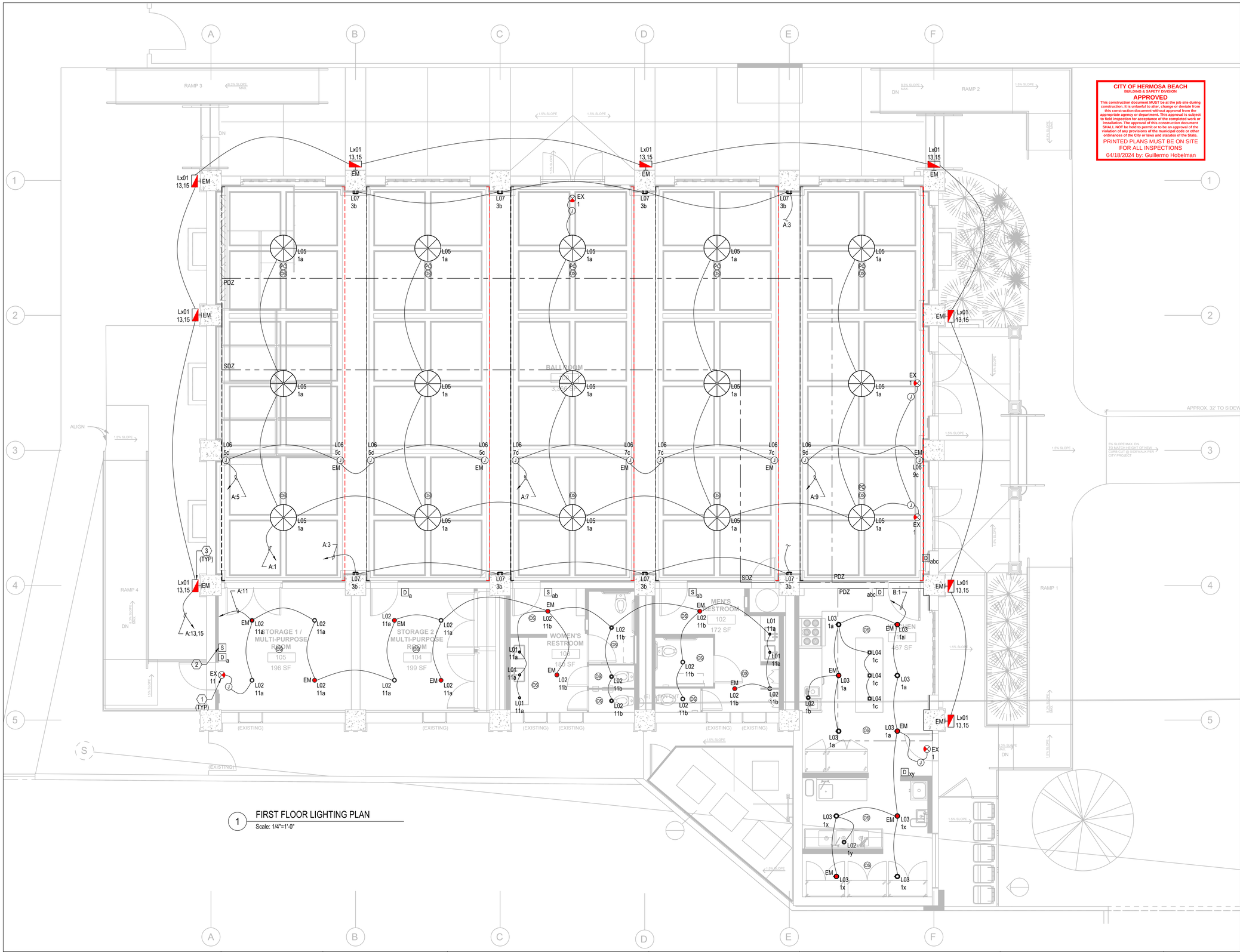
PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

ROOF POWER PLAN

FILE NUMBER 24-001

SHEET #: E5.02

SHT. 85 OF 101



1 FIRST FLOOR LIGHTING PLAN
Scale: 1/4"=1'-0"

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
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04/18/2024 by: Guillermo Hobelman

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH 2019 CEC CODE.
2. ALL LIGHT FIXTURES SHALL BE CONNECTED TO THE LIGHTING CONTROL SYSTEM VIA LOW VOLTAGE CONTROL WIRING UNLESS OTHERWISE NOTED.
3. PROVIDE THE REQUIRED RELAY PACKS AND DIMMING MODULES TO CONTROL ALL LIGHTING LOAD TYPES.
4. ON NORMAL POWER FAILURE ALL LIGHTS CONNECTED TO EMERGENCY CIRCUITS SHALL AUTOMATICALLY COME UP TO FULL BRIGHTNESS AND REMAIN ON.
5. PROVIDE OCCUPANCY SENSOR, WALL OR CEILING MOUNTED AS SHOWN ON THIS PLAN WITH TYPE AND MODEL THAT CAN ACCOMMODATE THE SPACE REQUIREMENT FOR THE ROOM OR AREA.
6. DAYLIGHT PHOTOSENSOR AND DIMMING LEVEL SETTINGS SHALL BE COMMISSIONED AND ESTABLISHED IN THE FIELD AFTER FURNITURE AND FINAL FINISHES ARE INSTALLED AND LIGHTING IS OPERATIONAL.
7. CONTRACTOR SHALL PROVIDE SHOP DRAWING PREPARED BY THE LIGHTING CONTROLS MANUFACTURER. SHOP DRAWINGS PREPARED BY THIRD PARTY OTHER THAN MANUFACTURER ARE NOT ACCEPTABLE.
8. REFER TO ARCHITECTURAL AND/OR INTERIOR DESIGNER DRAWING FOR LIGHTING FIXTURE SCHEDULE.
9. LIGHTING SPECIFICATIONS SHALL BE COORDINATED WITH THE ARCHITECT PRIOR TO PURCHASING.
10. ALL THE BRANCH CIRCUITS SHALL BE (1)3/4"C. - 2#12 CU+1#12CU GRD. UNLESS OTHERWISE NOTED.
11. COORDINATE EXACT SWITCH LOCATION AND MOUNTING HEIGHTS WITH ARCHITECT/OWNER.
12. COORDINATE EXACT LOCATIONS OF LIGHTS AND LIGHTING CONTROL DEVICES WITH ARCHITECT
13. PRIMARY DAYLIGHT AREA/CONTROL ZONE DESIGNATED BY "PDZ" AND SECONDARY DAYLIGHT AREA/CONTROL ZONE DESIGNATED BY "SDZ"
14. PROVIDE EMERGENCY BATTERY PACK MINIMUM OF 90-MINUTES AS INDICATED ON THE PLAN. IN THE EVENT OF LOSS OF NORMAL POWER THE EMERGENCY LIGHTING CONTROL UNIT SHALL BYPASS THE LOCAL SWITCH/DIMMER FORCING THE FIXTURE TO "ON" POSITION.
15. MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1-FOOT CANDLE AT THE WALKING SURFACE, 2019 CBC, SECTION 1006.
16. WHERE MULTIPLE SWITCHES ARE INDICATED, SWITCHES SHALL BE GANGED UNDER A COMMON WALL PLATE.
17. LIGHTING CONTROLS DEVICES SHOWN FOR REFERENCE ONLY, COORDINATE WITH LIGHTING CONTROLS MANUFACTURER FOR EXACT EQUIPMENT AND DEVICE LAYOUT PRIOR TO ORDERING OF EQUIPMENT. PROVIDE ADDITIONAL EQUIPMENT AS NECESSARY TO ACHIEVE AN OPERATIONAL SYSTEM THAT MEETS ALL OF THE DESIGN REQUIREMENTS AND COMPLYING WITH LATEST CALIFORNIA ENERGY CODE (2019).
18. LOWER CASE LETTER INDICATES THE SWITCHING DESIGNATION.

REFERENCE NOTES:

1. EXIT SIGN SHALL BE FED FROM UNSWITCHED CIRCUIT AND SHALL BE PROVIDED WITH 90 MINUTE BATTERY BACK-UP.
2. MANUAL ON/OFF SWITCH FOR THE EXTERIOR LIGHTING FIXTURES.
3. EXTERIOR LIGHTING SHALL BE CONTROLLED BY PHOTOCELL, MOTION SENSOR AND ASTRONOMICAL TIME CLOCK CONTROL.

MEANS OF EGRESS LIGHTING NOTES:

1. ANY TIME A BUILDING OR A PORTION OF A BUILDING IS OCCUPIED, THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1-FOOTCANDLE (11 LUX) AT THE WALKING SURFACE LEVEL."(1008)
2. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISE'S ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM FOR THE FOLLOWING AREAS:(1008.3)
   2.1. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
   2.2. CORRIDORS, INTERIOR EXIT STAIRWAYS AND RAMPS, AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
   2.3. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
   2.4. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
   2.5. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1010.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
3. THE EMERGENCY POWER SYSTEM SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM WHICH IS TO PROVIDE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 1-1/2 HR. IN CASE OF PRIMARY POWER LOSS. CONTINUED ILLUMINATION IS TO BE PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT, OR AN ON-SITE GENERATOR AND THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTER 27. (1008.3.4)
4. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1-FOOTCANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1-FOOTCANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.(1008.3.5)

LIGHTING CONTROL LEGENDS

- OS / S — COMBINATION SWITCH/ WALL OCCUPANCY SENSOR WITH TWO POLE FOR TWO ZONE CONTROL.
- S — MANUAL ON/OFF WALL SWITCH.
- OS / D — COMBINATION DIMMER SWITCH/ WALL OCCUPANCY SENSOR.
- D — 1 ZONE CONTROL WALL DIMMER SWITCH.
- abD — 2 ZONE CONTROL WALL DIMMER SWITCH CONTROLLING THE ZONES INDICATED.
- abcdD — 4 ZONE CONTROL WALL DIMMER SWITCH CONTROLLING THE ZONES INDICATED.
- OS — CEILING MOUNTED OCCUPANCY SENSOR CONTROLLING THE ZONES INDICATED.
- PC — CEILING MOUNTED PHOTOCELL SENSOR WITH AUTOMATIC DAYLIGHT DIMMING CONTROLLING THE ZONES INDICATED.

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E-23194
EXP. 6-30-24
ELECTRICAL
STATE OF CALIFORNIA

ENGINEER NAME, RCE LICENSE No. — DATE
SAURABH PANDYA, E-23194 — 09/18/23

SHEET INFORMATION

PROJECT #:	2017	SHEET ISSUE DATE:	08/16/2022
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	FIRST FLOOR LIGHTING PLAN
DRAWING SET:	PERMIT SET	SCALE:	AS NOTED

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

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PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

FIRST FLOOR LIGHTING PLAN

FILE NUMBER 24-001

SHEET #: E6.01

SHT. 86 OF 101

SHEET SIZE: 30" X 42" ARCH E1
DO NOT SCALE

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
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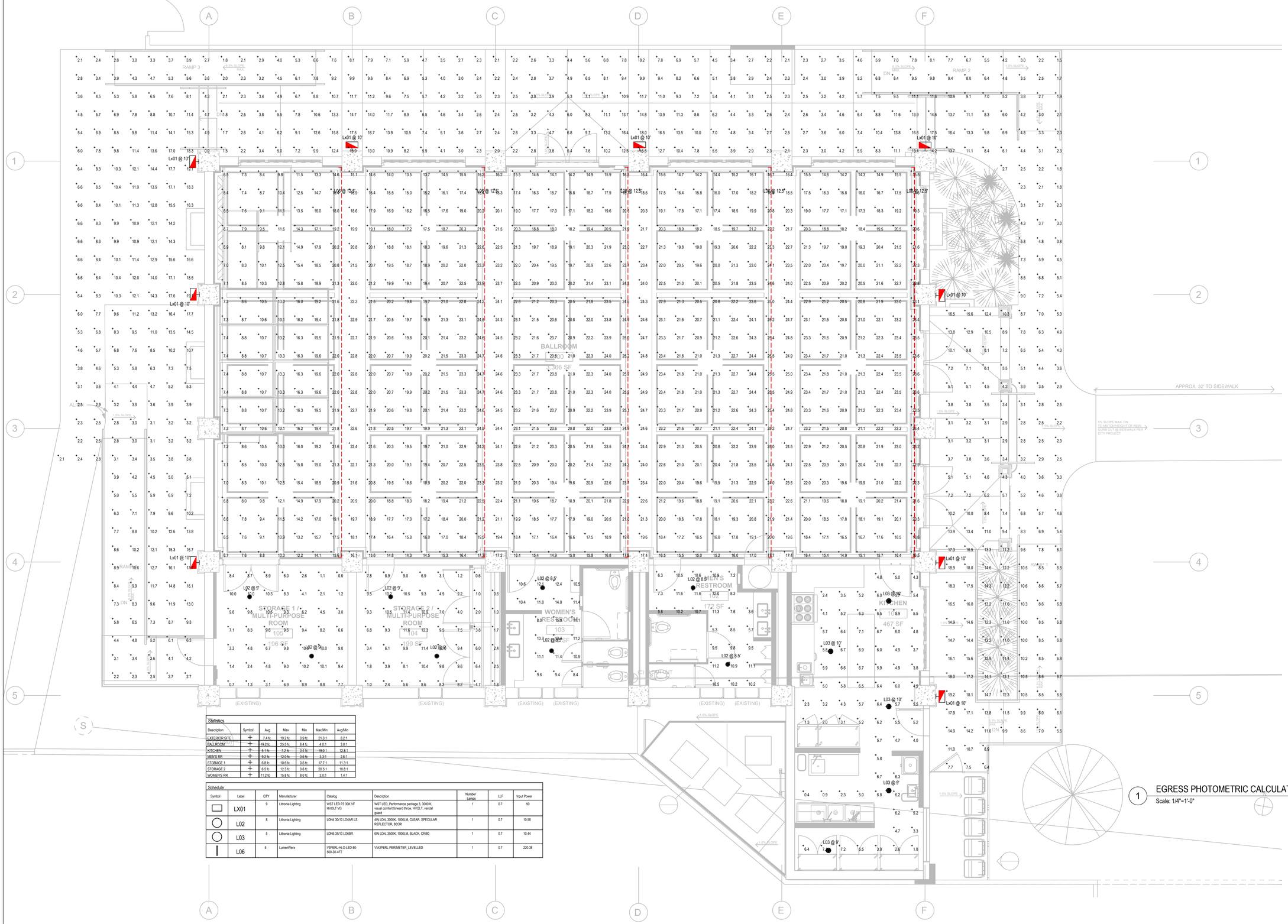
04/18/2024 by: Guillermo Hobelman



1 EGRESS PHOTOMETRIC CALCULATIONS
Scale: 1/4"=1'-0"

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EXTERIOR SITE	+	7.4 fc	19.2 fc	0.9 fc	21.3:1	8.2:1
BALLROOM	+	19.2 fc	25.5 fc	6.4 fc	4.0:1	3.0:1
KITCHEN	+	5.1 fc	7.2 fc	0.4 fc	18.0:1	12.8:1
MEN'S RR	+	9.2 fc	12.0 fc	3.6 fc	3.3:1	2.6:1
STORAGE 1	+	6.8 fc	10.6 fc	0.6 fc	17.7:1	11.3:1
STORAGE 2	+	8.5 fc	12.3 fc	0.6 fc	20.5:1	10.8:1
WOMEN'S RR	+	11.2 fc	15.8 fc	8.0 fc	2.0:1	1.4:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	LLF	Input Power
▭	LX01	9	Lithonia Lighting	WST LED P3 30K VF HVOLT VG	WST LED, Performance package 3, 3000 K, visual comfort forward throw, HVOLT, vandal guard	1	0.7	50
◯	L02	8	Lithonia Lighting	LDN4 30/10 L04AR LS	4IN LDN, 3000K, 1000LM, CLEAR, SPECULAR REFLECTOR, 80CRI	1	0.7	10.58
◯	L03	5	Lithonia Lighting	LDN6 35/10 L06BR	6IN LDN, 3500K, 1000LM, BLACK, CRI80	1	0.7	10.44
|	L06	5	LumenWerx	VSPERL-HLO-LED-80-500-30-4FT	VIA/SPERL PERIMETER_LEVELLED	1	0.7	220.38

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE

Albert Group
ARCHITECTS
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MECHANICAL · PLUMBING · ELECTRICAL
21550 OXNARD STREET #300
WOODLAND HILLS, CA 91367
TEL: (818)-255-4351
FAX: (818)-738-0087

PLANS PREPARED BY:

LICENSED PROFESSIONAL ENGINEER — SAURABH PANDYA — E-23194 — EXP. 6-30-24 — ELECTRICAL — STATE OF CALIFORNIA

ENGINEER NAME, RCE LICENSE No.	DATE
SAURABH PANDYA, E-23194	09/18/23

SHEET INFORMATION

PROJECT #:	2017	SHEET ISSUE DATE:	08/16/2022
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	EGRESS PHOTOMETRIC CALCULATIONS
DRAWING SET:	PERMIT SET	SCALE:	AS NOTED

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

EGRESS PHOTOMETRIC CALCULATIONS

FILE NUMBER 24-001

SHEET #: E8.01

SHT. 87 OF 101

SHEET SIZE: 30" X 42" ARCH E1
DO NOT SCALE

CUSTOMER CONTACT: JONATHAN PASCUAL 310-318-0252
SERVICE PLANNER: JASON YAMAUCHI-310-738-6760
PRE-CONSTRUCTION INSPECTOR: RON WHITTAKER-310-710-9606

CITY OF HERMOSA BEACH
2SN- COMM/INDUST M&S UG
KING 16KV
VICTORIA SUB

UNDERGROUND SERVICE ALERT
Contact USA
Dial 811 or 800-422-4133
www.digalert.org/contact
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Two Working Days Before You Dig
D16: Rev. 05/28/20

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04/18/2024 by: Guillermo Hobelman

CUSTOMER NOTE

- CUSTOMER TO REPLACE CUSTOMER OWNED HANDHOLE H793B
- CUSTOMER TO INSTALL NEW HANDHOLE H793C FOR CABLE PULLING PURPOSES

CUSTOMER AND CREW MAP
TD1986426

T.L.M. DATA: 1909793E

	SIZE	KVA	CUST	% LOAD
EXIST.	75	33	34	44%
PROP.	75	87	35	116%

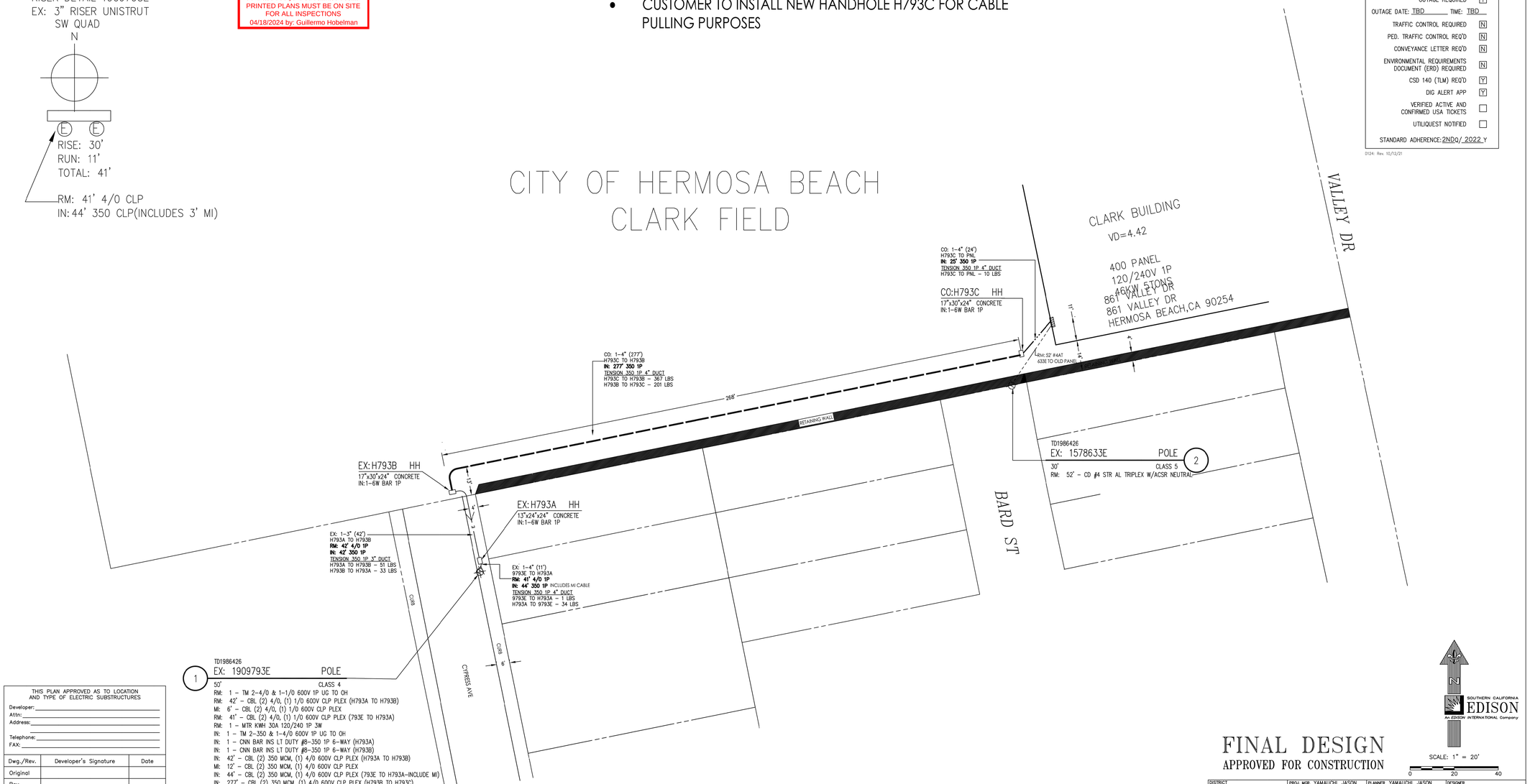
VOLTAGE DROP: 4.42
FLICKER FACTOR: 4.16
PRI. CIRCUIT: KING 16KV
D27: REV. 12/10/21

PROJECT REQUIREMENTS (Y/N)	
EDISON EASEMENT REQUIRED	N
PWRD 88 REQUIRED	N
UG CIVIL ONLY WORK ORDER	N
PERMIT REQUIRED	Y
PERMIT TYPE: ENCROACHMENT	
OUTAGE REQUIRED	Y
OUTAGE DATE: TBD TIME: TBD	
TRAFFIC CONTROL REQUIRED	N
PED. TRAFFIC CONTROL REQ'D	N
CONVEYANCE LETTER REQ'D	N
ENVIRONMENTAL REQUIREMENTS DOCUMENT (ERD) REQUIRED	N
CSD 140 (TLM) REQ'D	Y
DIG ALERT APP	Y
VERIFIED ACTIVE AND CONFIRMED USA TICKETS	☐
UTILIQUEST NOTIFIED	☐
STANDARD ADHERENCE: 2ND Q/ 2022 Y	

D124: Rev. 10/12/21

RISER DETAIL 1909793E
EX: 3" RISER UNISTRUT
SW QUAD
N
RISE: 30'
RUN: 11'
TOTAL: 41'
RM: 41' 4/0 CLP
IN: 44' 350 CLP(INCLUDES 3' MI)

CITY OF HERMOSA BEACH
CLARK FIELD



THIS PLAN APPROVED AS TO LOCATION AND TYPE OF ELECTRIC SUBSTRUCTURES
Developer: _____
Attn: _____
Address: _____
Telephone: _____
FAX: _____

Dwg./Rev.	Developer's Signature	Date
Original		
Rev.		
Rev.		
Rev.		

CHANGES IN THESE PLANS WILL REQUIRE AN ADDITIONAL 3 TO 4 WEEKS AND CUSTOMER WILL BE CHARGED IN ADVANCE FOR REQUESTED CHANGES.
D26: Rev. 02/12/08

SOUTHERN CALIFORNIA EDISON
An EDISON INTERNATIONAL Company

FINAL DESIGN
APPROVED FOR CONSTRUCTION

SCALE: 1" = 20'
0 20 40

DISTRICT: 44 – SOUTH BAY	PROJ. MGR. YAMAUCHI, JASON PHONE 310-738-6760	PLANNER YAMAUCHI, JASON PHONE 310-738-6760	DESIGNER ELLIS, CASSANDRA D
PROJECT NO.: 2409740	SERVICE REQUEST: 3300278	MSR NO.	PRODUCT-1: 1986426-METER & SERVICE CHANGE — ASSOC DESIGN
CIRCUIT / VOLTAGE: KING 16KV	GPS	PRODUCT-2	ASSOC DESIGN
SUB / PO NO.: VICTORIA	CIRCUIT CODE	PRODUCT-3	ASSOC DESIGN
INVENTORY MAP: LT-7047-D	J.P.A. NO.	PROPOSED CONSTRUCTION (LOCATION): 861 VALLEY DR HERMOSA BEACH CA 90254	
F 6/6/2022	ANDREW CORTEZ	JASON YAMAUCH	C ELIS 33308
TYPE / DATE / APPROVED BY / CHECKED BY / DRAWN BY / PAX #			
Southern California Edison Company		SHEET 1 or 2	DESIGN\DRWG NO. 1509633_0.01

FILE NAME: 1509633_0.01.DWG SAVE DATE: 6/13/2022 6:04 PM SAVED BY: ELLISCD

FOR REFERENCE ONLY

BENCH MARK:
No. QY-8336 , ELEV. 54.46 FT.
DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE

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FAX: (818)-758-0087

PLANS PREPARED BY:
REGISTERED PROFESSIONAL ENGINEER SAURABH JAGDISH PANDYA E-23194 EXP. 6-30-24 ELECTRICAL STATE OF CALIFORNIA

ENGINEER NAME, RCE LICENSE No.	DATE
SAURABH PANDYA, E-23194	09/18/23

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PROJECT #:	2017	SHEET ISSUE DATE:	08/16/2022
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CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

SCE DRAWING

FILE NUMBER
24-001

SHEET #:
E9.01

SHT. 88 OF 101

SHEET SIZE: 30" X 42" ARCH E1
DO NOT SCALE

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PLUMBING FIXTURE SCHEDULE

FIXT. ID	DESCRIPTION	MANUFACTURER	MODEL	ROUGH-IN W	ROUGH-IN V	ROUGH-IN CW	ROUGH-IN HW	REMARKS
WC-1	WATER CLOSET	TOTO	CT705ULN(G) (OR SIMILAR)	4"	2"	2"	–	COMMERCIAL FLUSHOMETER FLOOR MOUNTED TOILET, ELONGATED BOWL, ADA. "ECOPOWER EXPOSED FLUSH VALVE", 1.28 GPF, BRUSHED STAINLESS FINISH
LV-1	LAVATORY	KOHLER	K-2882 (OR SIMILAR)	2"	2"	3/4"	3/4"	VERTICYL RECTANGLE UNDER-MOUNT BATHROOM SINK. VITREOUS CHINA. FAUCET: BRADLEY S53-3700, VERGE FAUCET-ZEN SERIES, 0.35 GPM FLOW RATE.
UR-1	URINAL	TOTO	UT445U(V) (OR SIMILAR)	2"	2"	1-1/2"	–	0.125 GPF HIGH-EFFICIENCY WASHOUT URINAL. FILL SIZE URINAL WITH CONCEALED INTEGRAL TRAP. "ECOPOWER FLUSH VALVE", 0.125 GPF.
TP-1	TRAP PRIMER	WATTS	LFTP300-DR	–	–	1/2"	–	WATTS DRAINAGE LFTP300-DR PRESSURE DROP ACTIVATED LEAD FREE*BRASS TRAP PRIMER WITH EPDM SEALS, INTEGRAL AIR GAP, AND 1/2"SWEAT OR NPT THREADED CONNECTIONS. OPERATING PRESSURE 25 PSI – 125 PSI. TESTED AND APPROVED IN CONFORMANCE WITH ASSE STANDARD 1018. SPECIFY MODEL LFTP300-DU-DR FOR DISTRIBUTION UNIT.
FCO	FLOOR CLEANOUT	WATTS	CO-200-S	PIPE SIZE	–	–	–	WATTS DRAINAGE CO-200-S EPOXY COATED CAST IRON FLOOR CLEANOUT WITH 5"X5" SQUARE ADJUSTABLE GASKETED NICKEL BRONZE TOP, REMOVABLE GAS TIGHT GASKETED BRASS CLEANOUT PLUG, AND NO HUB (STANDARD) OUTLET.
WCO	WALL CLEANOUT	WATTS	CO-380	PIPE SIZE	–	–	–	WATTS DRAINAGE CO-380 CAST IRON CLEANOUT WITH GASKETED BRASS COUNTERSUNK PLUG, AND NO HUB CONNECTION.
GCO	GRADE CLEANOUT	WATTS	CO-200-SX	PIPE SIZE	–	–	–	WATTS DRAINAGE CO-200-SX EPOXY COATED CAST IRON FLOOR CLEANOUT WITH 5"X5" SQUARE ADJUSTABLE GASKETED HEAVY DUTY NICKEL BRONZE TOP, REMOVABLE GAS TIGHT GASKETED BRASS CLEANOUT PLUG AND NO HUB (STANDARD) OUTLET.
FS-1	FLOOR SINK	WATTS	FS-780	2"	2"	–	–	WATTS DRAINAGE FS-780 12" SQUARE X 6" DEEP 14 GA. TYPE 304 STAINLESS STEEL SANITARY FLOOR SINK WITH LOOSE SET CAST STAINLESS STEEL GRATE, DOME BOTTOM STRAINER, AND NO HUB (STANDARD) OUTLET.
FD-1	FLOOR DRAIN	WATTS	FD-320-Y	2"	2"	–	–	WATTS DRAINAGE FD-320-Y EPOXY COATED CAST IRON AREA DRAIN WITH ANCHOR FLANGE, WEEPHOLES, 8"DIAMETER FIXED TOP WITH HEEL PROOF DUCTILE IRON GRATE, AND NO HUB (STANDARD) OUTLET
WHA	WATER HAMMER ARRESTOR	WATTS	LF15M2	–	–	–	–	LEED FREE, OPERATING PRESSURE: DESIGNED TO OPERATE ON ALL DOMESTIC AND COMMERCIAL LINES @ 150PSI WORKING PRESSURE. TEMPERATURE RANGE: 33°F TO 180°F.
EWH-1	ELEC WATER HEATER	A.O. SMITH	DRE-52-15	–	–	–	–	GOLD SERIES ELECTRIC WATER HEATER. 15kW ELECTRIC INPUT, 50 GALLONS TANK CAPACITY, RECOVERY RATE 68 GPH @ 90°F TEMPERATURE RISE, 240V/1PH/60HZ OR AVAILABLE ON SITE
CP-1	HOT WATER CIRCULATING PUMP	GRUNDFOS	UPS15-42F	–	–	3/4"	–	GRUNDFOS UP SERIES UPS15-42F CIRCULATING PUMP 120V/1PH/60HZ; 1/25 HP.
ET-1	EXPANSION TANK	WATTS	PLT-5-M1	–	–	3/4"	–	MODEL PLT-5-M1 3/4" MALE CONNECTION, TANK VOLUME 2.1 GAL. MAX PRESSURE 150 PSI, MAX TEMPERATURE 200 °F, RUGGED FLEXIBLE BUTYL DIAPHRAGM.
PRV-1	PRESSURE REDUCING VALVE	ZURN	500XLYSBR	–	–	2"	–	LEED FREE, FLANGE BODY, SIZE 2", WATER PRESSURE REDUCING VALVE WITH INTEGRAL BY-PASS CHECK VALVE. SEE MANUFACTURER RECOMMENDATIONS FOR TYPICAL INSTALLATION.
MX-1	THERMOSTATIC MIXING VALVE	WATTS	MMV-M1	–	–	1/2"	1/2"	POINT-OF-USE MIXING VALVE, BRONZE BODY CONSTRUCTION. SET OUTLET TEMPERATURE AT 110-120°F.
GI-1	GREASE INTERCEPTOR	JENSEN PRECAST	JP1000G	4"	2"	–	–	TRAFFIC RATED GREASE INTERCEPTOR 1,000 GALL CAPACITY. TANK DESIGNED FOR H-20 TRAFFIC. EXCAVATION SIZE: 6'-1" X 9'-2" X DEPTH REQUIRED.
SB-1	SAMPLE BOX	JENSEN PRECAST	JP 2432Z	4"	–	–	–	SAMPLE BOX WITH PIPE CONNECTORS. H-20 TRAFFIC BOX DESIGN LOAD.

MATERIAL SPECIFICATIONS

SERVICES		CAST IRON NO-HUB	GALV. STEEL SCH. 40	BLACK STEEL SCH 40	ABS PIPE ASTM D 2661, SCH 40	PVC	TYPE M COPPER	TYPE L COPPER	TYPE K COPPER	PEX TUBING (WIRSBO)	CPVC 41 SDR11	CPVC SCH. 80	NAPCO PIPE & FITTINGS ASTM D1785/D2665 SCH. 40 PVC	REMARKS
COLD WATER	ABOVE GROUND								•					
	BELOW GROUND									•				
HOT/TEMPER WATER	ABOVE GROUND								•					
	BELOW GROUND									•				
WASTE	ABOVE GROUND					•[1]								
	BELOW GROUND					•								
VENT	ABOVE GROUND					•[1]								
	BELOW GROUND					•								
INDIRECT WASTE	INDOOR						•							
	OUTDOOR						•							

1) ABS AND PVC EXPOSED TO SUNLIGHT SHALL BE PROTECTED BY WATER BASED SYNTHETIC LATEX PAINTS. CPC SECTION 312.13 & 312.14

HOT WATER BRANCH PIPE LENGTH LIMITATION

THE MAXIMUM DISTANCE FROM THE FIXTURE TO THE MAIN HOT WATER SUPPLY LINE SHALL NOT EXCEED THE CALCULATED LENGTH BELOW. BRANCH PIPING LESS THAN THE MAXIMUM CALCULATED LENGTH BELOW FROM THE MAIN HOT WATER SUPPLY WILL PREVENT AN EXCESS OF 0.6 GAL (0.08 CUFT.) OF COLD WATER TO BE DELIVERED TO THE FIXTURE BEFORE HOT WATER ARRIVES.

: FOR 1/2" COOPER PIPE SHALL NOT EXCEED 25 FT.
A = 3.1415 x (0.0417/2)²
A = 0.00136 FT²
V = 0.00136 FT² x 60 FT. = 0.08 CUFT.
0.08 CUFT x 7.48 = 0.60 GAL.

: FOR 3/4" COOPER PIPE SHALL NOT EXCEED 25 FT.
A = 3.1415 x (0.0625/2)²
A = 0.0031 FT²
V = 0.0031 FT² x 25 FT. = 0.08 CUFT.
0.08 CUFT x 7.48 = 0.59 GAL.

: FOR 1" COOPER PIPE SHALL NOT EXCEED 14 FT.
A = 3.1415 x (0.0833/2)²
A = 0.0055 FT²
V = 0.0055 FT² x 14 FT. = 0.08 CUFT.
0.08 CUFT x 7.48 = 0.60 GAL.

: FOR 1-1/4" COOPER PIPE SHALL NOT EXCEED 9 FT.
A = 3.1415 x (0.1042/2)²
A = 0.0085 FT²
V = 0.0085 FT² x 9 FT. = 0.08 CUFT.
0.08 CUFT x 7.48 = 0.60 GAL.

: FOR 1-1/2" COOPER PIPE SHALL NOT EXCEED 6 FT.
A = 3.1415 x (0.125/2)²
A = 0.0123 FT²
V = 0.0123 FT² x 6 FT. = 0.08 CUFT.
0.08 CUFT x 7.48 = 0.60 GAL.

: FOR 2" COOPER PIPE SHALL NOT EXCEED 3.5 FT.
A = 3.1415 x (0.1667/2)²
A = 0.0218 FT²
V = 0.0218 FT² x 3.5 FT. = 0.08 CUFT.
0.08 CUFT x 7.48 = 0.60 GAL.

FIXTURE FLOW RATES BASED ON LA GREEN BUILDING CODE 5.303.2

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
SHOWERHEADS	1.8 GPM @ 80 PSI
LAVATORY FAUCETS – RESIDENTIAL	1.2 GPM @ 60 PSI [1,3]
LAVATORY FAUCETS – NON-RESIDENTIAL	0.4 GPM @ 60 PSI [1,3]
KITCHEN FAUCETS	1.5 GPM @ 60 PSI [2,4,5]
WASH FOUNTAINS	1.8 GPM FOR EVERY 20 in. OF RIM SPACE @ 60 PSI
METERING FAUCETS	0.2 GALLONS PER CYCLE
METERING FAUCETS FOR WASH FOUNTAINS	0.2 GPM FOR EVERY 20 in. OF RIM SPACE @ 60 PSI
GRAVITY TANK TYPE WATER CLOSETS	1.28 GALLONS/FLUSH [6]
FLUSHOMETER TANK WATER CLOSETS	1.28 GALLONS/FLUSH [6]
FLUSHOMETER VALVE WATER CLOSETS	1.28 GALLONS/FLUSH [6]
URINALS	0.125 GALLONS/FLUSH
CLOTHES WASHER	ENERGY-STAR CERTIFIED
DISHWASHER	ENERGY-STAR CERTIFIED

[1] Lavatory faucet shall not have a flow rates less than 0.8 gmp at 20 psi
[2] Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2 gpm @ 60 psi and must default to a maximum flow rate of 1.8 gpm @ 60 psi.
[3] Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
[4] Kitchen faucets with a maximum 1.8 gpm flow rate may be installed in buildings that have water closets with a maximum flush rate of 1.06 gallons/fluish installed throughout.
[5] This requirement does not apply to faucets in commercial kitchens.
[6] Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.
Single Flush Toilets – The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.233.2.
Dual Flush Toilets – The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.

CONDENSATE DRAIN PIPE SIZING

CONDENSATE DRAIN SIZE (IN INCHES)	MAXIMUM EQUIPMENT CAPACITY IN TONS OF REFRIGERATION (SLOPE : 1/8" = 1'-0")	REMARK
3/4"	20	WITH PIPE RUNNING AT 3/4 FULL AND OUTSIDE AIR AT 90°F DB AND 73°F WB.
1"	40	
1-1/4"	90	
1-1/2"	125	2019 CPC, TABLE 814.3.
2"	250	

AS PER 2019 CPC, TABLE 814.3.

WHA SCHEDULE

MARK	MANUFACTURER/ MODEL #	FIXTURE UNITS	INLET SIZE	REMARKS
WHA-A	WATTS LF15M2-A	1-11	1/2"	PER PDI STANDARD PDI-WH 201
WHA-B	WATTS LF15M2-B	12-32	3/4"	PER PDI STANDARD PDI-WH 201
WHA-C	WATTS LF15M2-C	33-60	1"	PER PDI STANDARD PDI-WH 201

PLUMBING LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
	CW	COLD WATER PIPING
	HW	HOT WATER PIPING (110-140°F)
	HWR	HOT WATER RETURN PIPING
FCW	FCW	FILTERED COLD WATER
	SS OR W	SOIL OR WASTE PIPING BELOW GRADE
	SS OR W	SOIL OR WASTE PIPING ABOVE GRADE
GW	GW	GREASE WASTE
CWV	CWV	COMBINATION WASTE & VENT
	V	VENT PIPING
CD	CD	CONDENSATE DRAIN PIPING
ID	ID	INDIRECT DRAIN
G	G	NATURAL GAS
MPG	MPG	MEDIUM PRESSURE GAS PIPING
RO	RO	REVERSE OSMOSIS
RD	RD	ROOF DRAIN
OFD	OFD	OVERFLOW ROOF DRAIN
	WHA	WATER HAMMER ARRESTOR
	P.O.C.	POINT-OF-CONNECTION
		GAS COCK WITH UNION
		CAPPED
		UNION
	UP	PIPE UP
	DN	PIPE DOWN
	DN	PIPE TEE DOWN
	BV	BALL VALVE
	SOV	SHUT-OFF VALVE
	GV	GATE VALVE
	GV	GLOBE VALVE
	CV	CHECK VALVE
	BFP	BACKFLOW PREVENTOR
	BFP	DOUBLE CHECK BACKFLOW PREVENTOR
	RED	REDUCER
	PUMP	PUMP
	FCO/GCO	FLOOR CLEANOUT OR GRADE CLEANOUT
	WCO (CO)	WALL CLEANOUT (PLUG CLEANOUT)
	VTR	VENT THRU ROOF
	FS	FLOOR SINK
	HD	HUB DRAIN (CASE & COIL DRAINS)
	FD	FLOOR DRAIN
		FIRE SPRINKLER RISER
	BV	BALANCING VALVE
		PRESSURE GAUGE
		PRESSURE REDUCING VALVE
		THERMOSTAT
		T & P RELIEF VALVE W/ PIPE TO DRAIN
		SOLENOID VALVE
	MX	MIXING VALVE
		FLEXIBLE CONNECTION
		STRAINER
M	M	METER

ABBREVIATION	
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
BFF	BELOW FINISHED FLOOR
BG	BELOW GROUND
(E)	EXISTING
(N)	NEW
NTS	NOT TO SCALE
IE	INVERT ELEVATION
QTY.	QUANTITY
V.I.F.	VERIFY IN FIELD
FU	FIXTURE UNIT
% / S	SLOPE
S.O.V.	SHUT OFF VALVE
TYP	TYPICAL
HD	HUB DRAIN
FS	FLOOR SINK
FD	FLOOR DRAIN
FFE	FINISHED FLOOR ELEVATION
MBH	THOUSAND BTUH'S/HOUR
BTU	BRITISH THERMAL UNIT
CFH	CUBIC FEET PER HOUR
ELV	ELEVATION

NOTE: THIS IS A STANDARD SYMBOL LIST AND NOT ALL ITEMS LISTED MAY BE USED.

GENERAL NOTES

1. SOIL AND WASTE PIPE SHALL SLOPE 2% MINIMUM, UNLESS OTHERWISE NOTED OR REQUIRED BY CODE.
2. ALL DRAIN, WATER & GAS LINES SHALL BE KEPT TIGHT TO THE UNDERSIDE OF EQUIPMENT & SECURED IN PLACE.
3. CONTRACTOR SHALL VERIFY THE LOCATION OF THE SANITARY SEWER AT SITE AND SHALL REVISE THE SEWER SYSTEM AS REQUIRED.
4. PROVIDE TRAP PRIMERS FOR FLOOR DRAINS.
5. ALL CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. THE CONTRACTOR SHALL COORDINATE ALL CLEANOUT LOCATIONS WITH EQUIPMENT, CABINETS, ETC. AND THE ARCHITECT PRIOR TO ANY INSTALLATION.
6. ALL VALVES, TRAP PRIMERS, WATER HAMMERS ARRESTORS OR OTHER EQUIPMENT SHOWN IN WALLS OR ABOVE NON-ACCESSIBLE CEILING SHALL BE INSTALLED BEHIND AN ACCESS PANEL.
7. ALL PLUMBING FIXTURE VENTS TO TERMINATE A MINIMUM OF 12 INCHES FROM ANY VERTICAL SURFACE AND 10 FEET FROM ANY OUTSIDE AIR INTAKE.
8. CONTRACTOR SHALL PROVIDE CONDENSATE DRAINS FROM A/C UNITS TO APPROVED DRAIN POINT.
9. INSTALLATION SHALL CONFORM TO THE ENERGY CODE FOR NEW NON-RESIDENTIAL BUILDINGS.
10. PRIOR TO COMMENCING WORK ON THIS PROJECT, CONTRACTOR SHALL VERIFY DEPTH, SIZE, LOCATION AND CONDITION OF ALL EXISTING UTILITIES IN FIELD BEFORE STARTING WORK. SHOULD CONDITIONS EXIST OTHER THAN THOSE INDICATED WHICH WOULD CAUSE THE DESIGN TO BE ALTERED, CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY.
11. CONTRACTOR SHALL COORDINATE INSTALLATION OF PLUMBING WORK WITH ALL OTHER TRADES SO AS TO AVOID UNNECESSARY DELAY OR INTERFERENCES. CONTRACTOR TO REVIEW ARCHITECTURAL AND EQUIPMENT SHEETS.
12. ALL PLUMBING WORK AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE STATE & LOCAL ORDINANCES & REGULATIONS HAVING JURISDICTION. CONTRACTOR SHALL OBTAIN ALL APPROVALS REQUIRED FROM REGULATING AGENCIES BEFORE STARTING WORK. ALL PLUMBING WORK & MATERIALS SHALL MEET THE REQUIREMENTS OF THE LATEST EDITIONS OF THE LOCAL PLUMBING CODE, UNLESS OTHERWISE REQUIRED BY THE DEPARTMENT OF BUILDING & SAFETY. OBTAIN & PAY FOR ALL PERMITS, FEES & INSPECTIONS REQUIRED BY GOVERNING AUTHORITIES. ALL PIPING TO BE CONCEALED UNLESS NOTED OTHERWISE.
13. THE EQUIPMENT ROUGH-INS AS SHOWN ARE BASED UPON AVAILABLE INFORMATION HOWEVER, IN SOME INSTANCES, THE OWNER OR SUPPLIER MAY SUBSTITUTE OR THE EQUIPMENT ITEM MAY VARY FROM WHAT IS SHOWN, THEREFORE, THE CONTRACTOR SHALL VERIFY ALL CRITICAL DIMENSIONS WITH THE OWNER PRIOR TO CONSTRUCTION. FAILURE OF THE CONTRACTOR TO VERIFY THESE DIMENSIONS SHALL PLACE THE RESPONSIBILITY FOR ANY SUBSEQUENT RELOCATION DIRECTLY ON THE CONTRACTOR.
14. CONTRACTOR SHALL PROVIDE GAS PIPING TO UNITS AND ALL FINAL CONNECTIONS REQUIRED FOR OPERATION.
15. INSTALL SHUT-OFF VALVES ON ALL HOT & COLD WATER LINES TO FIXTURE OR APPLIANCE.
16. PROVIDE A LEVER HANDLE GAS SHUTOFF VALVE IN THE BRANCH PIPING OF EACH APPLIANCE OR PIECE OF EQUIPMENT. FOR EACH APPLIANCE INSTALL QUICK DISCONNECT, FLEXIBLE PIPE AND RESTRAINING DEVICE FURNISHED BY OWNER. PROVIDE PRESSURE REDUCING VALVES AT EACH PIECE OF EQUIPMENT OR APPLIANCE IF GAS PRESSURE GREATER THAN 8" IS USED DOWNSTREAM FROM THE METER.
17. ALL VALVES, UNIONS, ETC. TO BE SAME SIZE AS PIPE UNLESS OTHERWISE INDICATED ON DRAWINGS.
18. ENSURE THAT ANY PENETRATIONS MADE THROUGH THE COOLER/FREEZER UNIT ARE TO BE SEALED PROPERLY TO PREVENT WATER INFLATION.
19. ENSURE THAT ALL JOINTS, GAPS AND SPACES ALONG THE PERIMETER OF PLUMBING FIXTURES ARE TO BE SEALED WITH NSF APPROVED SEALANT TO WITHIN 1/32".
20. SURFACE MOUNTED PIPING IS NOT ACCEPTABLE PIPING AND CONDUITS OF ALL TYPES MUST BE CONCEALED WITHIN WALLS, FLOORS AND CEILING, INCLUDING CONDENSATE DRAIN LINES, WATER HEATER PRESSURE RELIED LINES AND SODA LINES.
21. REFER TO STRUCTURAL DRAWINGS FOR PIPING AND EQUIPMENT SUPPORT DETAILS.
22. ALL FITTINGS AND FIXTURES IN CONTACT WITH POTABLE WATER SHALL BE LOW LEAD.
23. CONSTRUCTION TO CONFORM WITH:
- 2019 CALIFORNIA GREEN BUILDING CODE.
- 2019 CALIFORNIA BUILDING CODE, WITH LOCAL AMENDMENTS.
- 2019 CALIFORNIA MECHANICAL CODE, WITH LOCAL AMENDMENTS.
- 2019 CALIFORNIA PLUMBING CODE. WITH LOCAL AMENDMENTS.
- 2019 CALIFORNIA ELECTRICAL CODE, WITH LOCAL AMENDMENTS.
- 2019 CALIFORNIA FIRE CODE, WITH LOCAL AMENDMENTS.
- TITLE 24 ENERGY EFFICIENCY STANDARDS, 2019 EDITION.
- ALONG WITH ANY OTHER APPLICABLE LOCAL CODE AND STATE LAWS AND REGULATIONS.

24. FLOOR SINKS, TRAPS, AND SANITARY DRAIN PIPING WITHIN 10 FEET OF DRAIN RECEIVING CONDENSATE AND EQUIPMENT DRAIN WATER BELOW 60 DEGREE F SHALL BE INSULATED WITH 1" THICK DENSITY GLASS FIBER INSULATION.
25. ALL FIXTURES, EQUIPMENT, PIPING AND MATERIALS SHALL BE LISTED.
26. ALL PLUMBING FIXTURES SHALL MEET THE FLOW REQUIREMENTS SPECIFIED IN THE LOS ANGELES PLUMBING CODE.
27. SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL TEMPERING VALVES.
28. PRESSURE RELIEF VALVES FOR WATER HEATER INSTALLED INSIDE A BUILDING SHALL DISCHARGE TO A FLOOR DRAIN, FLOOR SINK OR SIMILAR FIXTURE.
29. WATER PIPE AND FITTINGS WITH A LEAD CONTENT WHICH EXCEEDS 0.25% SHALL BE PROHIBITED IN SYSTEMS CONVEYING POTABLE WATER
30. SEPARATE SUBMETERS SHALL BE INSTALLED IN ANY NEW ADDITIONAL OR SPACE WITHIN THE ADDITIONAL THAT IS PROJECTED TO CONSUME MORE THAN 1,000 GAL/DAY

DRAWING SCHEDULE

SHEET NUMBER	DESCRIPTION
P1.1	PLUMBING LEGEND, NOTES & SCHEDULES
P1.2	PLUMBING SCHEDULES, CALCULATIONS & SPECIFICATIONS
P2.1	WASTE AND VENT PLUMBING FLOOR PLAN
P3.1	WATER AND GAS PLUMBING FLOOR PLAN
P4.1	PLUMBING ROOF PLAN
P5.1	ISOMETRIC PIPING DIAGRAMS
P6.1	PLUMBING DETAILS
P6.2	PLUMBING DETAILS

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE
	KITCHEN FLOOR DRAINS	11-14-23

REGISTERED PROFESSIONAL ENGINEER ARASH NAZARI No. M-34638 EXP. 12-31-23 STATE OF CALIFORNIA

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PLANS PREPARED BY:

ENGINEER NAME, RCE LICENSE No. DATE
ARASH NAZARI, M-34638 12/31/23

SHEET INFORMATION

PROJECT #:	2017	SHEET ISSUE DATE:	11/14/2023
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	TITLE SHEET
DRAWING SET:	PERMIT SET	SCALE:	As indicated

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

PLUMBING LEGEND, NOTES & SCHEDULES

FILE NUMBER 24-001

SHEET #: P1.1

SHT. 89 OF 101

EQUIPMENT SELECTED BY ARCHITECT (OR KITCHEN CONSULTANT)

ITEM	QTY.	DESCRIPTION	WATER		WASTE		VENT	REMARKS (WORK BY PLUMBER)
			COLD	HOT	DIR.	I.W.		
(201)	1	MOP SINK	3/4"	3/4"	3"	–	2"	INSTALL FAUCET AND DRAIN FITTINGS.
(203)	1	HAND SINK	1/2"	1/2"	2"	–	2"	INSTALL FAUCET AND DRAIN FITTINGS. PROVIDE MX–1 AND SET TEMP.@ 110°F.
(208)	1	3–COM SINK	–	–	3"	–	2"	INDIRECT WASTE INTO FLOOR SINK.
(209)	2	FAUCET, SPLASH MOUNTED	1/2"	1/2"	–	–	–	INSTALL FAUCET FITTINGS.
(210)	1	PRE–RINSE FAUCET	3/4"	3/4"	–	–	–	INSTALL FAUCET FITTINGS.
(213)	1	SS WORK COUNTER W/SINK	–	–	–	1–1/2"	–	INDIRECT WASTE INTO FLOOR SINK.
(305)	1	HAND SINK	1/2"	1/2"	2"	–	2"	INSTALL FAUCET AND DRAIN FITTINGS. PROVIDE MX–1 AND SET TEMP.@ 110°F.
(306)	1	UTILITY SINK	1/2"	1/2"	–	1–1/2"	–	INDIRECT WASTE INTO FLOOR SINK. PROVIDE MX–1 AND SET TEMP.@ 110°F.

GREASE INTERCEPTOR SIZING

ITEM	QTY	DESCRIPTION	WASTE PIPING	
			F.U.PER FIXTURE	TOTAL SS F.U.
(201)	1	MOP SINK	3	3
(203)	1	HAND SINK	1	1
(208)	1	3–COM SINK	3	3
(213)	1	SS WORK COUNTER W/SINK	2	2
(305)	1	HAND SINK	1	1
(306)	1	UTILITY SINK	1	1
FD–1	1	FLOOR DRAIN	2	2
FS–1	5	FLOOR SINK	2	10
		TOTAL		23

1. FOR 23 DFU = 4"GW LINE AND MINIMUM 1,000 GALLONS GRAVITY GREASE INTERCEPTOR.
2. GRAVITY GREASE INTERCEPTOR SIZING BASED ON:
   2019 CPC, CHAPTER 10, TABLE 1014.3.6.
   2019 CPC, CHAPTER 7, TABLE 702.1.

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
APPROVED
This construction document MUST be in the job site during construction. It is unlawful to alter, change or deviate from this construction document without approval from the appropriate agency or department. This approval is subject to field inspection for acceptance of the completed work or installation. The approval of this construction document SHALL NOT be held to permit or to be an approval of the violation of any provisions of the municipal code or other ordinances of the City or laws and statutes of the State.
PRINTED PLANS MUST BE ON SITE
FOR ALL INSPECTIONS
04/18/2024 by: Guillermo Hobelman

PIPE INSULATION THICKNESS T.120.3–A

FLUID TEMP. RANGE (°F)	CONDUCTIVITY RANGE (in Btu–inch per hour per square foot per °f)	INSULATION MEAN RATING TEMP. (°F)	NORMAL PIPE DIAMETER (in inches)			
			< 1	1 to < 1.5	1.5 to < 4	4 to < 8	8 and larger
			INSULATION THICKNESS REQUIRED (in inches)				
SPACE HEATING, HOT WATER SYSTEM (STEAM, STEAM CONDENSATE AND HOT WATER) AND SERVICE WATER HEATER SYSTEM (RECIRCULATING SECTIONS, ALL PIPING IN ELECTRIC TRACE TAPE SYSTEM, AND THE FIRST 8 FEET OF PIPING FROM THE STORAGE TANK FOR NONRECIRCULATING SYSTEM)							
ABOVE 350	0.32–0.34	250	4.5		5.0	5.0	5.0
251–350	0.29–0.32	200	3.0		4.0	4.5	4.5
201–250	0.27–0.30	150	2.5		2.5	3.0	3.0
141–200	0.25–0.29	125	1.5		1.5	2.0	2.0
105–140	0.22–0.28	100	1.0		1.5	1.5	1.5
SPACE COOLING SYSTEM (CHILLED WATER , REFRIGERANT AND BRINE)							
40–60	0.21–0.27	75	NONRES 0.5	RES 0.75	NONRES 0.5	RES 0.75	1.0	1.0	1.0
BELOW 40	0.20–0.26	50	1.0		4.0		1.5	1.5	1.5

FIXTURE UNITS CALCULATIONS

FIXT.ID ITEM	QTY	DESCRIPTION	WATER PIPING			WASTE PIPING	
			F.U.PER FIXTURE	TOTAL CW F.U.	TOTAL HW F.U.	F.U.PER FIXTURE	TOTAL SS F.U.
WC–1	5	WATER CLOSET (F.V.)	5	25	–	4	20
LV–1	4	LAVATORY	1	4	4	1	4
UR–1	2	WATERLESS URINAL	4	8	–	2	4
FD–1	6	FLOOR DRAIN	–	–	–	2	12
FS–1	3	FLOOR SINK	–	–	–	2	6
EQUIPMENT SELECTED BY ARCHITECT (OR KITCHEN CONSULTANT)							
(201)	1	MOP SINK	3	3	3	3	3
(203)	1	HAND SINK	1	1	1	1	1
(208)	1	3–COM SINK	–	–	–	3	3
(209)	2	FAUCET, SPLASH MOUNTED	1	2	2	–	–
(210)	1	PRE–RINSE FAUCET	3	3	3	–	–
(213)	1	SS WORK COUNTER W/SINK	–	–	–	2	2
(305)	1	HAND SINK	1	1	1	1	1
(306)	1	UTILITY SINK	1	1	1	1	1
		TOTAL		48	15		57

NOTES:
1. WATER SUPPLY FIXTURE UNITS ARE BASED ON 2019 CPC, APPENDIX A, TABLE A103.1.
2. D.F.U. ARE BASED ON 2019 CPC, CHAPTER 7, TABLE 702.1.
3. D.F.U. FOR A TRAP ARE BASED ON 2019 CPC, CHAPTER 7, TABLE 702.2(1).
4. DOMESTIC WATER PIPE SIZING: DOCUMENT P/PC 2014–009
5. **48 FU (F.V.) = 50 GPM**

WATER CALCULATION

(A) AVAILABLE PRESSURE 50 PSI
(B) TOTAL FIXTURE UNIT FLUSH VALVE 48 F.U.

(C) WATER DEMAND:	1. DOMESTIC	50	GPM
	2. EVAPORATIVE COOLER	–	GPM
	3. TOTAL	50	GPM
(D) MINIMUM AVAILABLE STREET PRESSURE		50.0	PSI
(E) PRESSURE LOSS THRU (E)1–1/2" WATER METER		3.0	PSI
(F) PRESSURE LOSS THRU (N)2" PRV (ZURN 500XLYSBR)		5.0	PSI
(G) PRESSURE LOSS DUE TO HEIGHT 15 FT, X .433		6.5	PSI
(H) RESIDUAL PRESSURE REQUIRED AT FARTHEST OUTLET		30.0	PSI
(I) PRESSURE AVAILABLE AFTER LOSSES D–(E+F+G+H)		5.5	PSI
(J) DEVELOPED PIPE LENGTH:			
1. LENGTH OF RUN (MAIN/PRV TO LAST FIXTURE):		120	FT.
2. EQUIVALENT LENGTH FOR FITTINGS 20%:		24	FT.
3. TOTAL DEVELOPED LENGTH:		144	FT.

(K) FRICTION LOSS PER ONE HUNDRED (100) FEET OF PIPE:
5.5 X 100 DIVIDED BY 144 = 3.8

COLD WATER SIZING – COPPER

PIPE SIZES BASED ON COPPER @ 3.8 PSI/100 FT, 8 FPS MAXIMUM.

PIPE SIZE	1/2"	3/4"	1"	1–1/4"	1–1/2"	2"
FIXTURE UNITS (F.V.)	0	0	0	0	14	88
FIXTURE UNITS (F.T.)	1	6	15	28	56	195

HOT WATER SIZING – COPPER

PIPE SIZES BASED ON COPPER @ 3.8 PSI/100 FT, 5 FPS MAXIMUM.

PIPE SIZE	1/2"	3/4"	1"	1–1/4"	1–1/2"	2"
FIXTURE UNITS (F.T.)	1	6	15	28	46	119

WATER HEATER SIZING

FIXT. ID	DESCRIPTION	QTY	HOT WATER DEMAND	TOTAL
LV–1	LAVATORY	4	5 GPH	20 GPH
(201)	MOP SINK	1	15 GPH	15 GPH
(203)	HAND SINK	1	5 GPH	5 GPH
(209)	FAUCET, SPLASH MOUNTED	2	10 GPH	20 GPH
(210)	PRE–RINSE FAUCET	1	15 GPH	15 GPH
(305)	HAND SINK	1	5 GPH	5 GPH
(306)	UTILITY SINK	1	5 GPH	5 GPH
			TOTAL =	85 GPH

DEMAND FACTOR: 0.8
HOT WATER DEMAND: 0.8 X 85 GPH = 68 GPH

$$\text{KW INPUT} = \frac{\text{GPH X TEMP RISE (°F) X 8.33 (LB/GALLONS)}}{\text{THERMAL EFFICIENCY X 3412 BTU/KW}}$$

$$\text{KW INPUT} = \frac{68 \times 80 \times 8.33}{0.98 \times 3412} = 13.5 \text{ KW MINIMUM}$$

RECOMMENDED ELECTRIC WATER HEATER – TANK TYPE	
QUANTITY	1
MANUFACTURER	A.O. SMITH
MODEL	DRE–52–15
ELECTRIC HEATER	15kW
RECOVERY RATE	77 GPH @ 80°F TEMPERATURE RISE
TANK CAPACITY	50 GALLONS
ELECTRICAL INPUT	240V/1PH/60HZ

PLUMBING SPECIFICATIONS (DIVISION 22 00 00)

1.00 – GENERAL

1.01 DESCRIPTION OF WORK
FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED FOR AND/OR REASONABLY INCIDENTAL TO THE COMPLETION OF THE FOLLOWING WORK.
A. SANITARY WASTE AND VENT PIPING SYSTEM INCLUDING CONNECTIONS TO BUILDING SEWER AS SHOWN.
B. DOMESTIC HOT AND COLD WATER SYSTEMS INCLUDING WATER HEATER, AND RELATED ACCESSORIES AND CONTROLS. CONNECTION TO BUILDING WATER AS SHOWN.
C. PLUMBING FIXTURES, TRIM AND ACCESSORIES INCLUDING INSTALLATION AND SUPPORT.
D. FLASHING AND SEALING OF ROOF AND EXTERIOR WALL PENETRATIONS FOR WATER TIGHTNESS.
E. CAULKING AND SEALING OF FLOOR AND WALL PENETRATIONS AND FORMED SHAFT PENETRATIONS.
F. BACKING FOR SECURING FIXTURES, TRIM AND PIPING.
G. ACCESS DOORS WHERE SHOWN OR REQUIRED BY CODE.
H. HANGERS, SUPPORTS, AND GUIDES.
I. CLEANUP OF DEBRIS AND FINAL CLEANUP OF DRAINS, FIXTURES AND EQUIPMENT.
J. RECORD DRAWINGS AND OPERATING MANUALS.
K. LICENSE, PERMITS AND ASSOCIATED FEES.
L. CUTTING, DRILLING AND PATCHING FOR ALL SURFACES IN RELATION TO PLUMBING WORK.
M. CONDENSATE DRAINS FROM HVAC EQUIPMENT, AND GAS PIPING

1.02 RELATED WORK INCLUDED UNDER OTHER DIVISIONS.
A. DIVISION 21 00 00– FIRE SUPPRESSION
B. DIVISION 23 00 00– HEATING, VENTILATING AND AIR CONDITIONING
C. DIVISION 26 00 00– ELECTRICAL

1.03 EXAMINATION OF SITE
A. VISIT SITE BEFORE SUBMITTING BID AND CHECK LOCATION OF ALL EXISTING CONDITIONS WHICH WILL AFFECT THIS WORK, VERIFY DIMENSIONS AND LOCATIONS SHOWN ON DRAWINGS AND COVER ALL COSTS. CONTRACTOR SHALL ASSUME REASONABLE VARIATIONS OR MINOR OMISSIONS AND SHALL COMPLETE PROPOSED WORK WITHOUT ADDITIONAL COST. FAILURE TO VISIT SITE WILL NOT LESSEN RESPONSIBILITY OR ENTITLE ADDITIONAL COMPENSATION FOR WORK NOT INCLUDED IN PROPOSAL.

1.04 DRAWINGS
THE ACCOMPANYING DRAWINGS SHALL BE CONSIDERED PART OF THESE SPECIFICATIONS. WORK AND MATERIALS SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS AND VICE VERSA SHALL BE EXECUTED AS IF SPECIFICALLY MENTIONED OR SHOWN IN BOTH. THE DRAWINGS SHALL BE CONSIDERED AS SCHEMATIC IN NATURE AND MINOR MODIFICATIONS OF THE WORK TO COMPLY WITH THE STRUCTURE AS FOUND SHALL BE MADE.

1.05 RULES AND REGULATIONS
A. ALL WORK AND MATERIAL SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE STATE FIRE MARSHAL AND OTHER APPLICABLE STATE AND LOCAL RULES AND REGULATIONS. NOTHING IN THESE DRAWINGS OR SPECIFICATIONS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
B. FURNISH WITHOUT ANY EXTRA CHARGE ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED TO COMPLY WITH THESE LAWS, ORDINANCES AND CODES REGARDLESS OF WHETHER SHOWN OR MENTIONED IN THESE SPECIFICATIONS OF DRAWINGS.

1.06 SUBMITTALS
A. SUBMIT FOR REVIEW TO THE OWNER A COMPLETE AND ALL–INCLUSIVE LIST OF EQUIPMENT AND MATERIALS PROPOSED FOR USE (6 COPIES), ACCOMPANIED BY MANUFACTURER'S DATA SHEETS. DATA SHALL BE FORWARDED IN A SINGLE PACKAGE WITHIN 15 DAYS AFTER AWARD OF CONTRACT. SUBMIT SIX BLUELINE PRINTS AND ONE REPRODUCIBLE SHOP DRAWING SHOWING PROPOSED PLUMBING INSTALLATION. INCLUDE SIZES, LOCATIONS AND OTHER REQUIRED INFORMATION TO COORDINATE INSTALLATION WITH OTHER TRADES.
B. WITHIN 5 DAYS AFTER AWARD OF CONTRACT, SUBMIT 6 COPIES OF A LETTER STATING ANY MATERIALS THAT CONTRACTOR WISHES TO SUBSTITUTE, TO THE OWNER FOR APPROVAL. INCLUDE SUCH INFORMATION AS MANUFACTURER'S NAME, TYPE OF MATERIAL, CERTIFIED RATINGS, OVERALL APPEARANCE, AND NECESSARY INFORMATION TO EXPLAIN FUNCTION AND OPERATION OF MATERIAL. ALL PROPOSED SUBSTITUTIONS SHALL BE EQUAL IN QUALITY, DESIGN, UTILITY AND APPEARANCE TO MATERIAL, EQUIPMENT OR METHOD SPECIFIED.

1.07 AS–BUILT DRAWINGS
A SET OF PLUMBING PLANS WILL BE FURNISHED TO THE CONTRACTOR ON WHICH HE SHALL INDICATE THE INSTALLATION "AS–BUILT" AS THE WORK PROGRESSES. UPON COMPLETION OF THE WORK, A SET OF REPRODUCIBLE DRAWINGS SHALL BE OBTAINED FROM THE OWNER AT COST, AND ALL CHANGES AS NOTED ON THE RECORD SET OF PRINTS SHALL BE INCORPORATED THEREON. THIS SET OF REPRODUCIBLES, ALONG WITH ONE SET OF BLUEPRINTS, SHALL BE DELIVERED TO THE OWNER UPON COMPLETION AND BEFORE FINAL ACCEPTANCE OF THE PROJECT.

1.08 GUARANTEE
THE CONTRACTOR SHALL LEAVE THE ENTIRE INSTALLATION IN COMPLETE WORKING ORDER FREE FROM ANY DEFECTIVE MATERIAL, WORKMANSHIP OR FINISH. HE SHALL GUARANTEE TO REPAIR OR REPLACE, WITHOUT CHARGE, DEFECTS DUE TO FAULTY WORKMANSHIP OR MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF FILING OF THE NOTICE OF COMPLETION.

1.09 OPERATION MANUALS AND OWNER INSTRUCTIONS
A. PROVIDE COMPLETE OPERATION AND MAINTENANCE MANUALS COVERING ALL PLUMBING SYSTEMS AND EQUIPMENT THAT HAVE BEEN INSTALLED. THREE (3) COPIES OF THE MANUAL SHALL BE BOUND IN HARDBACK BINDERS.
B. PROVIDE INSTRUCTIONS TO OWNER AS TO OPERATION OF ALL EQUIPMENT. INSTRUCTION PERIOD TO COMMENCE FOR MINIMUM OF (2) HOURS AND SHALL BE SCHEDULED AT OWNER'S CONVENIENCE.

1.10 CUTTING AND PATCHING
A. THE CONTRACTOR SHALL DO ALL CUTTING, DRILLING AND PATCHING WHICH MAY BE REQUIRED FOR THE INSTALLATION OF THE WORK UNDER THIS SECTION OF THE SPECIFICATIONS.
B. PATCHING SHALL BE OF THE SAME WORKMANSHIP, MATERIAL AND FINISH AND SHALL MATCH ACCURATELY ALL SURROUNDING CONSTRUCTION IN A MANNER SATISFACTORY TO THE OWNER. NO CUTTING OF THE STRUCTURE SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF THE OWNER.

2.00 – MATERIALS

2.01 PIPING
A. HUBLESS CAST IRON SOIL PIPE AND FITTINGS:
1. PIPE AND FITTINGS FOR BOTH UNDERGROUND AND ABOVEGROUND INSTALLATION SHALL BE NO–HUB CAST IRON PIPE AND FITTINGS MANUFACTURED FROM GRAY CAST IRON AND SHALL CONFORM TO ASTM A 888, AND CISPI 301 (CURRENT VERSION). ALL PIPE AND FITTINGS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND LOCAL CODE REQUIREMENTS. PRODUCTS MUST BE MARKED WITH THE NAME OF THE USPTO REGISTERED TRADEMARK OF THE MANUFACTURER. ACCEPTABLE MANUFACTURERS ARE CHARLOTTE PIPE, STAR PIPE PRODUCTS, TYLER/AB&I OR APPROVED EQUAL.
2. STANDARD COUPLINGS SHALL BE USED FOR BRANCH AND MAIN PIPING AND SHALL CONFORM TO CISPI STANDARD 310, ASTM C 1227, AND ASTM C 564. COUPLINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S BAND TIGHTENING SEQUENCE AND TORQUE RECOMMENDATIONS. TIGHTEN BANDS WITH A PROPERLY CALIBRATED TORQUE LIMITING DEVICE.
3. THE SYSTEM SHALL BE HYDROSTATICALLY TESTED AFTER INSTALLATION TO 10 FEET OF HEAD, OR AIR TEST TO 4.3 PSI.
B. INTERIOR ABOVEGROUND SOIL, WASTE, VENT AND STORM DRAIN PIPING:
1. 3" AND LARGER – HUBLESS CAST–IRON PIPE AND FITTINGS.
2. 2" AND SMALLER – HUBLESS CAST–IRON PIPE AND FITTINGS.
3. USING APPROVED LISTED ABS OR PVC IS ACCEPTABLE
C. INTERIOR DOMESTIC WATER PIPING:
3" AND SMALLER – TYPE L HARD TEMPERED COPPER WITH SOLDER END FITTINGS. 95–5 TIN AND ANTIMONY SOLDER JOINTING (LEAD–FREE).
USE TYPE K FOR UNDERGROUND PIPING.
D. CONDENSATE DRAIN PIPING:
COPPER WATER TUBE ASTM B88, TYPE "M", SOLDER WITH 95–5 SOLDER, LEAD–FREE TYPE. CONDENSATE DRAIN PIPE IN CEILING SPACE SHALL BE INSULATED WITH 1/2" THICK ARMSTRONG ARMAFLEX, AND SECTIONS BUTTED FIRMLY TOGETHER.
E. GAS PIPING: GALVANIZED STEEL, ASTM–120, SCHEDULE 40 AND FITTINGS OR BLACK SCHEDULE 40.
F. THE FIRE–TEST RESPONSE CHARACTERISTIC OF ANY PIPING INSULATION SHALL HAVE A FLAME–SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE–DEVELOPED INDES OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR BY A TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, OR REQUIRED BY LOCAL CODES.
G. DOMESTIC HOT WATER, TEMPERED WATER AND HOT WATER RETURN PIPING SHALL BE INSULATED WITH 1" THICK DENSITY GLASS FIBER INSULATION, HAVING FACTORY–APPLIED, SELF–SEALING ALL–SERVICE JACKET, MOLDED TO CONFORM TO PIPING, K–VALUE AT 75 DEGREES F, MAXIMUM 0.23 BTU–IN/HR–SQ.FT. DEGREES F.

2.02 PIPE FLASHINGS
#4 LEAD WITH COUNTERFLASHING RING BY GLENCO, STONEMAN ENGINEERING OR APPROVED EQUAL.

2.03 VALVES
A. GATE VALVES: RED & WHITE 204 OR EQUAL, 3" AND SMALLER.
B. CHECK VALVES: RED & WHITE 238 OR EQUAL, 3" AND SMALLER.
C. BALL VALVES: BRASS OR BRONZE BODY WITH CHROME –PLATED BRONZE BALL, MSS SP–110, RED & WHITE VALVE 5044F OR EQUAL.

2.04 PLUMBING FIXTURES AND TRIM:
PLUMBING FIXTURES TO BE FURNISHED AND INSTALLED UNDER THIS CONTRACT. SEE PLUMBING FIXTURE SCHEDULE.

2.05 PIPE HANGERS AND SUPPORTS
A. SUPERSTRUT, GRINNELL, OR APPROVED EQUAL.
B. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS.
C. ALL HANGERS BELOW DECK TO BE STAINLESS STEAL. ALL BOLTS AND THREADED ROLS SHALL HAVE DOUBLE NUTS FOR LOCKING.

3.00 – INSTALLATION AND EXECUTION

3.01 GENERAL
A. SUPPORT C.I. SOIL PIPING AT 5 FEET ON CENTER MAXIMUM AND EACH JOINT AND/OR FITTING. SUPPORT 1/2" AND 3/4" PIPING AT 6 FEET ON CENTER MAXIMUM. SUPPORT 1" TO 1–1/2" PIPING AT 8 FEET ON CENTERS. SUPPORT 2" AND LARGER PIPING AT 10 FEET ON CENTER MAXIMUM. STEEL PIPING 4" AND LARGER MAY BE SUPPORTED AT 12 FEET ON CENTER MAXIMUM EXCEPT FOR VICTAULIC FITTED PIPING WHICH SHALL BE SUPPORTED AT 10 FEET ON CENTER MAXIMUM.

3.02 SPECIAL REQUIREMENTS, RESPONSIBILITIES AND TESTING
A. INSTALL PIPING GENERALLY LEVEL, FREE OF TRAPS AND UNNECESSARY BENDS, TO CONFORM WITH BUILDING REQUIREMENTS. PIPE TO BE FREE OF DEFECTS, AND INSTALLED TO AVOID ANY POSSIBLE GALVANIC ACTION BY ISOLATING DISSIMILAR METALS.
B. TEST AND RECORD AVAILABLE DOMESTIC WATER PRESSURE IN STATIC AND DYNAMIC CONDITIONS FOR DYNAMIC TESTING RECORD PRESSURE AND FLOW RATE IN GALLONS PER MINUTE. TRANSMIT THIS INFORMATION TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
C. PROVIDE ALL TESTS SPECIFIED HEREINAFTER AND AS OTHERWISE REQUIRED. PROVIDE ALL TEST EQUIPMENT, INCLUDING TEST PUMPS, GAUGES, INSTRUMENTS AND OTHER EQUIPMENT REQUIRED. PRESSURE GAUGES USED SHALL BE GRADUATED IN INCREMENTS NOT GREATER THAN 5 POUNDS PER SQUARE INCH. NO PLUMBING OR DRAINAGE SYSTEM OR PART THEREOF SHALL BE COVERED, CONCEALED, OR PUT INTO USE UNLESS IT HAS BEEN SPECIFIED. CONDUCT ALL TESTS IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE, AND OBTAIN THE NECESSARY JURISDICTIONAL AUTHORITY INSPECTIONS.
D. APPLY A WATER TEST TO THE WASTE, AND VENT SYSTEMS WHETHER IN ITS ENTIRETY OR IN SECTIONS; IF APPLIED TO THE ENTIRE SYSTEM, TIGHTLY CLOSE ALL OPENINGS IN THE PIPING EXCEPT THE HIGHEST OPENING, AND FILL THE SYSTEM WITH WATER TO THE POINT OF OVERFLOW. IF THE SYSTEM IS TESTED IN SECTIONS, TIGHTLY PLUG EACH OPENING EXCEPT FOR THE HIGHEST OPENING OF THE SECTION UNDER TEST, AND FILL EACH SECTION WITH WATER, BUT TEST WITH NO LESS THAN A 10' HEAD OF WATER. IN TESTING SUCCESSIVE SECTIONS, TEST AT LEAST THE UPPER 10' OF THE NEXT PRECEDING SECTION SO THAT NO JOINT OR PIPE IN THE BUILDING (EXCEPT THE UPPERMOST 10' OF THE SYSTEM) SHALL HAVE BEEN SUBMITTED TO A TEST OF LESS THAN A 10' HEAD OF WATER. KEEP WATER IN THE SYSTEM OR IN THE PORTION UNDER TEST FOR AT LEAST 24 HOURS BEFORE INSPECTION STARTS, WITH THE SYSTEM TIGHT AT ALL POINTS.
E. DOMESTIC WATER SYSTEM SHALL BE TESTED AND PROVED TIGHT UNDER A PRESSURE OF NOT LESS THAN 150 PSI. PIPING MUST STAND THE TEST FOR A PERIOD OF 24 HOURS WITHOUT LEAKING.
F. CHLORINATION OF THE DOMESTIC COLD AND HOT WATER PIPING SYSTEMS IN ACCORDANCE WITH STANDARD TESTING PROCEDURES AND LOCAL HEALTH DEPARTMENT REQUIREMENTS. TESTING BY A FIRM SUCH AS BENNET–MARINE OR EQUAL. SUBMIT CERTIFICATE OF SATISFACTORY TEST RESULTS.
G. UPON COMPLETION OF TESTING, CERTIFY TO THE ARCHITECT, IN WRITING THAT THE SPECIFIED TESTS HAVE BEEN PERFORMED AND THAT THE INSTALLATION COMPLIES WITH THE SPECIFIED REQUIREMENTS.
H. GAS PIPING SYSTEM SHALL BE TESTED WITH 150 PSIG AIR FOR ONE HOUR.

3.03 PIPING INSTALLATION
A. MAKE CHANGES IN SIZE OF PIPE WITH REDUCING FITTINGS; BUSHINGS WILL NOT BE PERMITTED EXCEPT FOR BELL SHAPED COPPER BUSHINGS.
B. INSTALL DIELECTRIC INSULATING UNIONS IN WATER PIPING BETWEEN COPPER PIPING AND FERROUS PIPING OR EQUIPMENT – EPCO, OR EQUAL.
C. INSTALL EXPOSED POLISHED CHROME CONNECTIONS FROM FIXTURES OR EQUIPMENT WITH SPECIAL CARE. SHOW NO TOOL MARKS OR THREADS AT FITTINGS.
D. CAP OPENINGS IN PIPING DURING CONSTRUCTION.
E. PROVIDE 85% RED BRASS PIPE IPS, IN CONNECTION TO FAUCETS, FLUSH VALVES, HOSE BIBBS OR SIMILAR ITEMS REQUIRING RIGID PIPING. EXTEND BRASS PIPE FROM FIXTURE TO POINT WHERE PIPING CAN BE SECURELY FASTENED TO BUILDING CONSTRUCTION. ALL EXPOSED PIPING AND STOP VALVES IN CONNECTION TO FIXTURES SHALL BE CHROME PLATED BRASS.
F. INSTALL UNIONS ADJACENT TO VALVES AND WHERE NECESSARY TO FACILITATE DISASSEMBLY OF PIPING.
G. ESCUTCHEONS: FIT EXPOSED PIPES PASSING THROUGH FLOORS, WALLS OR CEILINGS WITH ESCUTCHEONS. MANUFACTURE SPECIAL SIZES OF ESCUTCHEONS FROM STEEL AND PRIME COAT SAME. CUT IN ROUND, RECTANGULAR OR SQUARE SPACE TO PROVIDE A CLEAN APPEARANCE ACCEPTABLE TO THE ARCHITECT.
H. SUPPORT PIPING INDEPENDENTLY OF EQUIPMENT TO WHICH IT IS CONNECTED.
I. MAKE COPPER SOLDER JOINTS WITH 95/5 SOLDER, OR SILFOS; CLEAN SURFACES TO BE JOINED FREE OF OIL, GREASE, RUST OR OXIDES AND APPLY FLUX TO EACH JOINT BEFORE HEATING ASSEMBLY.
J. ROUGH–IN AND MAKE FINAL CONNECTIONS TO ALL OTHER EQUIPMENT FURNISHED UNDER OTHER DIVISIONS, REQUIRING PLUMBING CONNECTIONS.

BENCH MARK:
No. QY–8336 , ELEV. 54.46 FT.
DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE
	KITCHEN FLOOR DRAINS	11–14–23

REGISTERED PROFESSIONAL ENGINEER ARASH NAZARI No. M–34638 EXP. 12–31–23 STATE OF CALIFORNIA

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PLANS PREPARED BY:
ENGINEER NAME, RCE LICENSE No. DATE
ARASH NAZARI, M–34638 12/31/23

SHEET INFORMATION

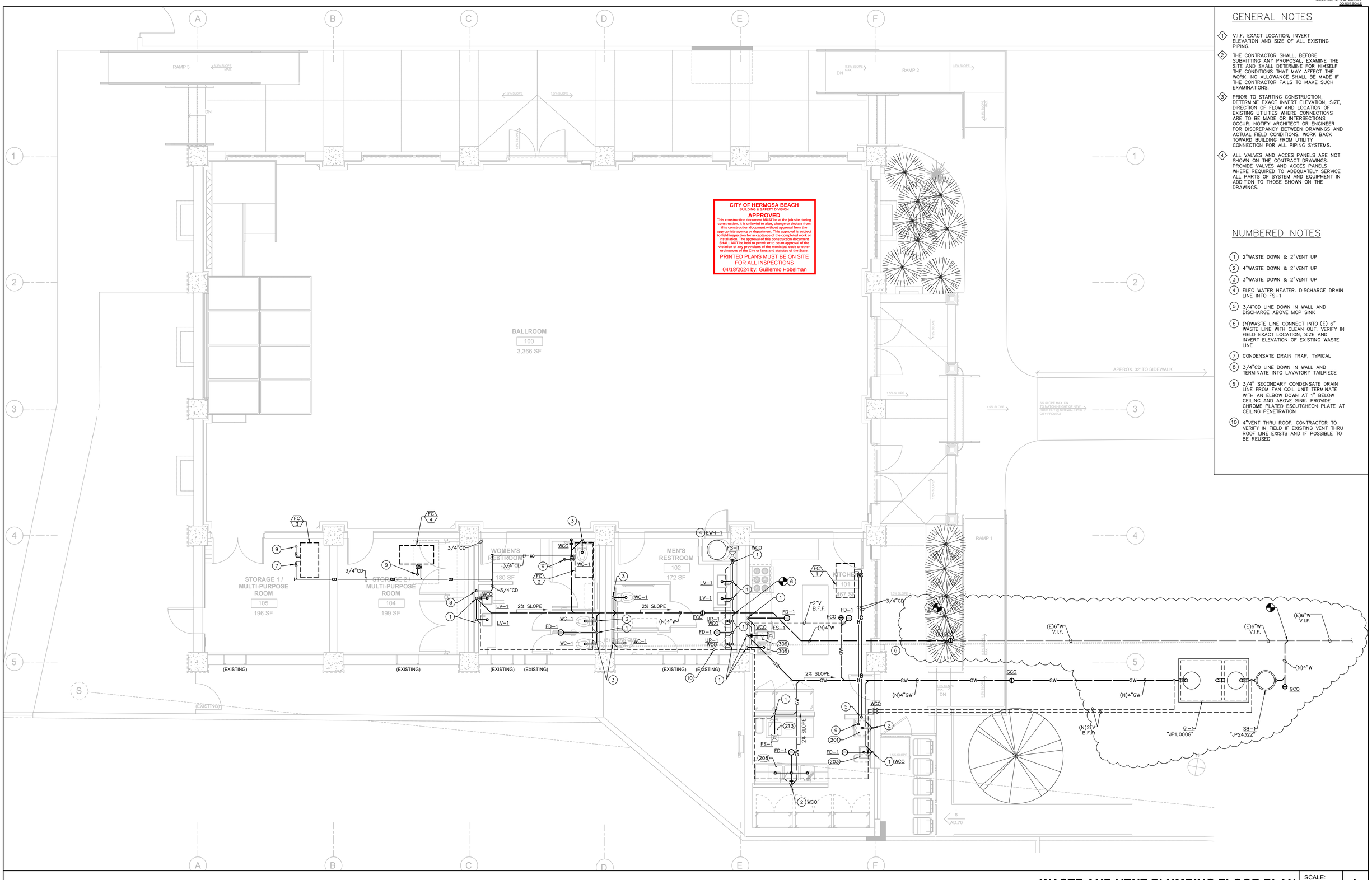
PROJECT #:	2017	SHEET ISSUE DATE:	11/14/2023
PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	TITLE SHEET
DRAWING SET:	PERMIT SET	SCALE:	As indicated

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT
RECOMMENDED FOR PERMIT ISSUANCE:
DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS
PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254
PLUMBING SCHEDULES, CALCULATIONS & SPECIFICATIONS

FILE NUMBER 24-001
SHEET #: **P1.2**
SHT. 90 OF 101

SHEET SIZE: 30" X 42" ARCH E1
DO NOT SCALE



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PRINTED PLANS MUST BE ON SITE FOR ALL INSPECTIONS
04/18/2024 by: Guillermo Hobelman

GENERAL NOTES

1. V.I.F. EXACT LOCATION, INVERT ELEVATION AND SIZE OF ALL EXISTING PIPING.
2. THE CONTRACTOR SHALL, BEFORE SUBMITTING ANY PROPOSAL, EXAMINE THE SITE AND SHALL DETERMINE FOR HIMSELF THE CONDITIONS THAT MAY AFFECT THE WORK. NO ALLOWANCE SHALL BE MADE IF THE CONTRACTOR FAILS TO MAKE SUCH EXAMINATIONS.
3. PRIOR TO STARTING CONSTRUCTION, DETERMINE EXACT INVERT ELEVATION, SIZE, DIRECTION OF FLOW AND LOCATION OF EXISTING UTILITIES WHERE CONNECTIONS ARE TO BE MADE OR INTERSECTIONS OCCUR. NOTIFY ARCHITECT OR ENGINEER FOR DISCREPANCY BETWEEN DRAWINGS AND ACTUAL FIELD CONDITIONS. WORK BACK TOWARD BUILDING FROM UTILITY CONNECTION FOR ALL PIPING SYSTEMS.
4. ALL VALVES AND ACCES PANELS ARE NOT SHOWN ON THE CONTRACT DRAWINGS. PROVIDE VALVES AND ACCES PANELS WHERE REQUIRED TO ADEQUATELY SERVICE ALL PARTS OF SYSTEM AND EQUIPMENT IN ADDITION TO THOSE SHOWN ON THE DRAWINGS.

NUMBERED NOTES

1. 2"WASTE DOWN & 2"VENT UP
2. 4"WASTE DOWN & 2"VENT UP
3. 3"WASTE DOWN & 2"VENT UP
4. ELEC WATER HEATER. DISCHARGE DRAIN LINE INTO FS-1
5. 3/4"CD LINE DOWN IN WALL AND DISCHARGE ABOVE MOP SINK
6. (N)WASTE LINE CONNECT INTO (E) 6" WASTE LINE WITH CLEAN OUT. VERIFY IN FIELD EXACT LOCATION, SIZE AND INVERT ELEVATION OF EXISTING WASTE LINE
7. CONDENSATE DRAIN TRAP, TYPICAL
8. 3/4"CD LINE DOWN IN WALL AND TERMINATE INTO LAVATORY TAILPIECE
9. 3/4" SECONDARY CONDENSATE DRAIN LINE FROM FAN COIL UNIT TERMINATE WITH AN ELBOW DOWN AT 1" BELOW CEILING AND ABOVE SINK. PROVIDE CHROME PLATED ESCUTCHEON PLATE AT CEILING PENETRATION
10. 4"VENT THRU ROOF. CONTRACTOR TO VERIFY IN FIELD IF EXISTING VENT THRU ROOF LINE EXISTS AND IF POSSIBLE TO BE REUSED

WASTE AND VENT PLUMBING FLOOR PLAN

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

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE
	KITCHEN FLOOR DRAINS	11-14-23

REGISTERED PROFESSIONAL ENGINEER ARASH NAZARI No. M-34638 EXP. 12-31-25 CIVIL STATE OF CALIFORNIA

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PLANS PREPARED BY:

ENGINEER NAME, RCE LICENSE No. | DATE
ARASH NAZARI, M-34638 | 12/31/23

SHEET INFORMATION

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DRAWING SET:	PERMIT SET	SCALE:	As indicated

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

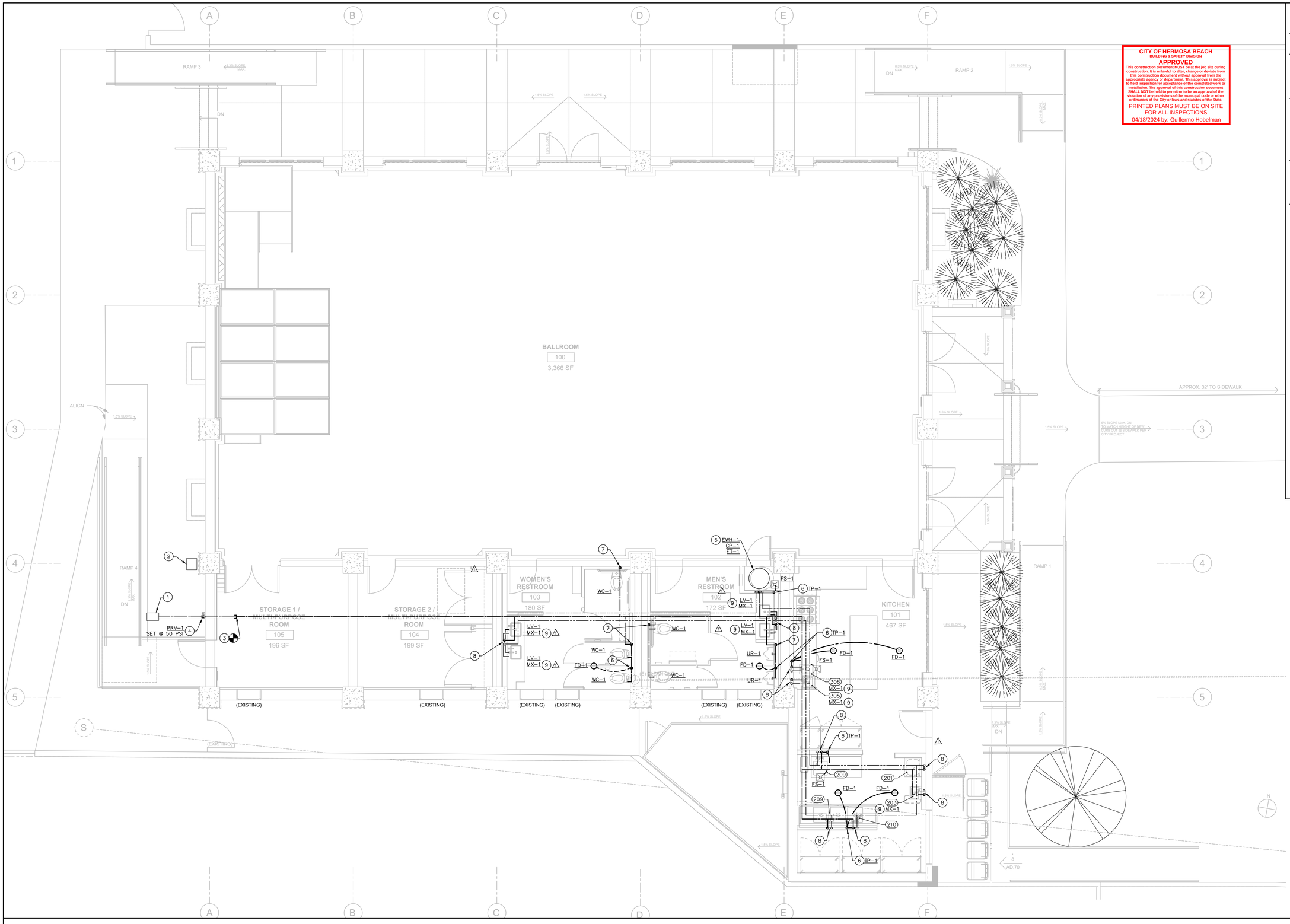
WASTE AND VENT PLUMBING FLOOR PLAN

FILE NUMBER 24-001

SHEET #: P2.1

SHT. 91 OF 101

SHEET SIZE: 30" X 42" ARCH E1
DO NOT SCALE



GENERAL NOTES

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5. ALL FIREPLACES SHALL BE A DIRECT-VENT SEALED COMBUSTION TYPE PER CMC 912.2.

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PRINTED PLANS MUST BE ON SITE FOR ALL INSPECTIONS
04/19/2024 by: Guillermo Hobelman

NUMBERED NOTES

1. EXISTING WATER METER TO BE INSPECTED AND TO BE REUSED. VERIFY IN FIELD EXACT LOCATION AND SIZE
2. EXISTING GAS METER TO BE CAPPED OFF
3. (N)2"COLD WATER LINE TO BE CONNECTED INTO EXISTING COLD WATER LINE. VERIFY IN FIELD EXACT LOCATION AND SIZE OF EXISTING COLD WATER LINE
4. PROVIDE (N)2"PRV AND SET @ 50 PSI
5. ELECTRIC WATER HEATER STRAPPED TO WALL PER MANUFACTURER'S RECOMMENDATIONS. SEE DETAIL 12/P5.1 FOR SCHEMATIC PIPING DIAGRAM AND RECIRCULATING PUMP CONNECTION
6. 1/2" CW DOWN TO TRAP PRIMER. PROVIDE 10"X10" ACCESS PANEL FOR TRAP PRIMER DEVICE. INSTALL TRAP PRIMING VALVE AT LEAST 12" ABOVE FINISHED FLOOR WITH BALL VALVE
7. CW DOWN
8. CW & HW DOWN
9. PROVIDE POINT OF USE MIXING VALVE AND SET TEMPERATURE @ 120°F MAX

WATER AND GAS PLUMBING FLOOR PLAN

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

BENCH MARK:

No. QY-8336 . ELEV. 54.46 FT.

DATE ADJ. 2005 . QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE
	KITCHEN FLOOR DRAINS	11-14-23

REGISTERED PROFESSIONAL ENGINEER ARASH NAZARI No. M-34638 EXP. 12-31-23 STATE OF CALIFORNIA

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PLANS PREPARED BY:

ENGINEER NAME, RCE LICENSE No. | DATE
ARASH NAZARI, M-34638 | 12/31/23

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PROJECT #:	2017	SHEET ISSUE DATE:	11/14/2023
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CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

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CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
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HERMOSA BEACH, CA 90254

WATER AND GAS PLUMBING FLOOR PLAN

FILE NUMBER 24-001

SHEET #: **P3.1**

SHT. 92 OF 101

CITY OF HERMOSA BEACH
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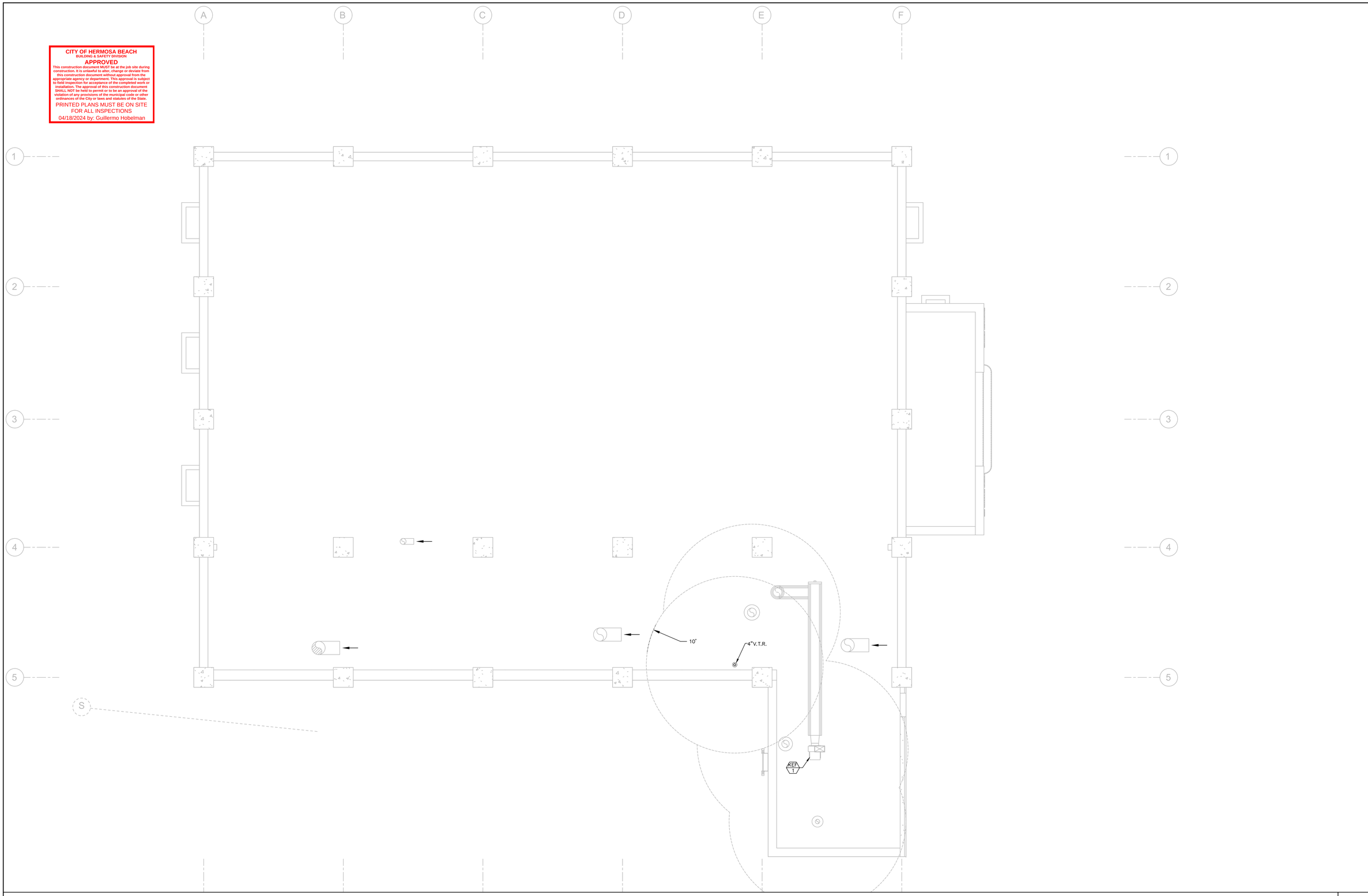

PLUMBING ROOF PLAN

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

1

BENCH MARK:

No. QY-8336 . ELEV. 54.46 FT.

DATE ADJ. 2005 . QUAD. TORRANCE

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PLUMBING ROOF PLAN

FILE NUMBER
24-001

SHEET #:
P4.1

SHEET SIZE: 30" X 42" ARCH E1
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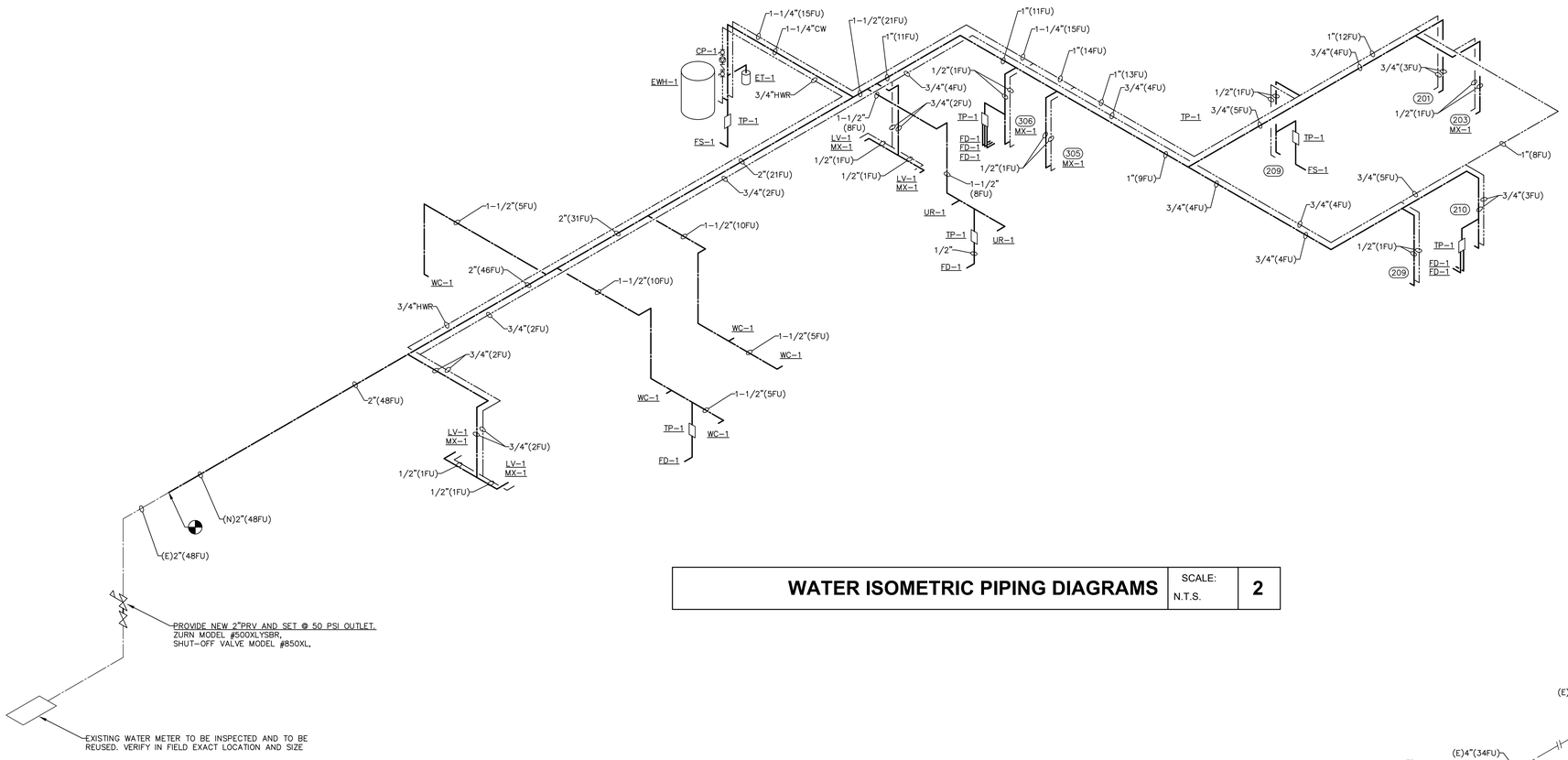
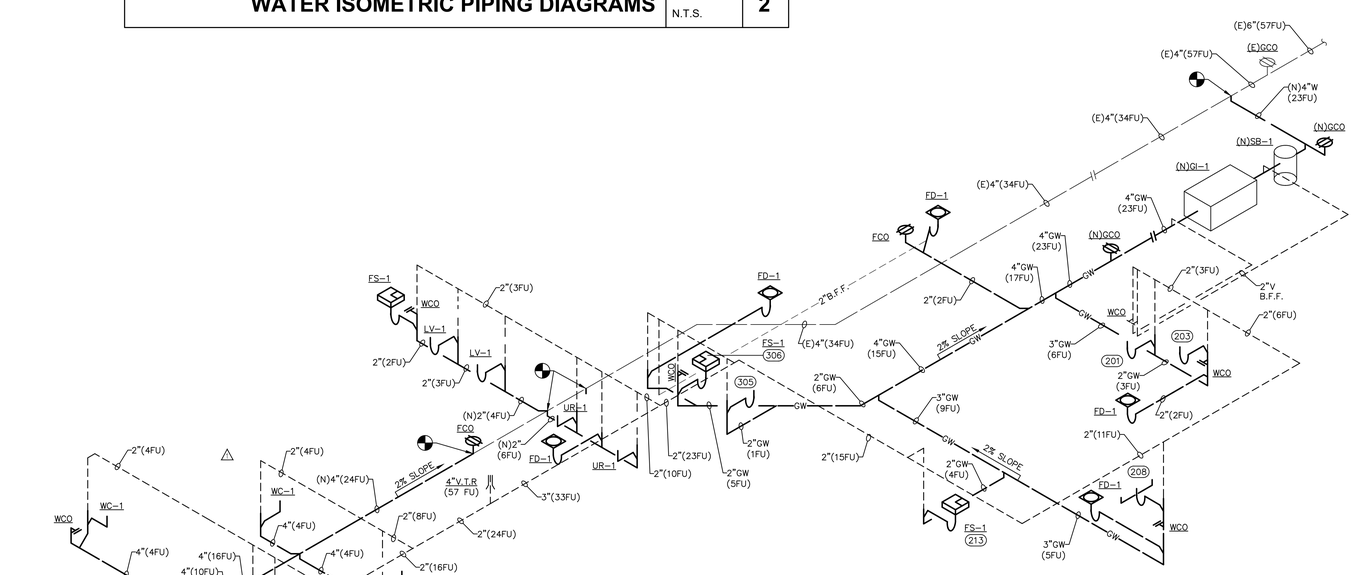


WATER ISOMETRIC PIPING DIAGRAMS

SCALE: N.T.S. | 2



WASTE & VENT ISOMETRIC PIPING DIAGRAMS

SCALE: N.T.S. | 1

BENCH MARK:

No. QY-8336 . ELEV. 54.46 FT.

DATE ADJ. 2005 . QUAD. TORRANCE

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PROJECT ADDRESS
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ISOMETRIC PIPING DIAGRAM

FILE NUMBER 24-001

SHEET #: **P5.1**

SHT. 94 OF 101

SHEET SIZE: 30" X 42" ARCH E1
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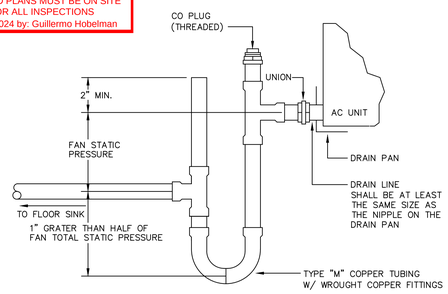
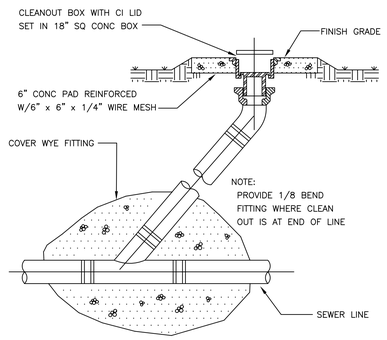
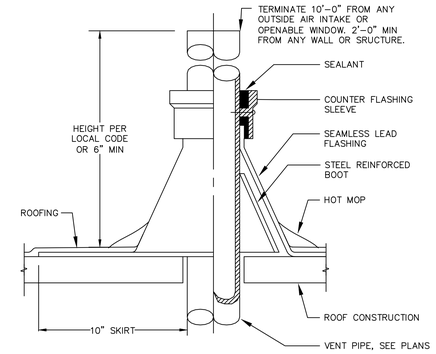


CONDENSATE DRAIN TRAP DETAIL — N.T.S. — 10



GRADE CLEANOUT DETAIL — N.T.S. — 7

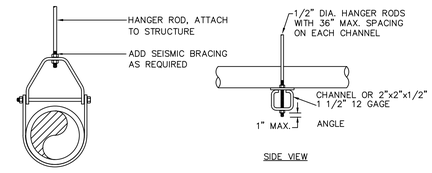


VENT THRU ROOF DETAIL — N.T.S. — 4

TYPICAL PIPE HANGERS

MAXIMUM PIPE/TUBING SUPPORT SPACING, FEET								
NOM. SIZE	THRU 1"	1	11/4	11/2	2	21/2	3	4
PIPE	7 FT	7	7	9	10	11	12	14
TUBING	5 FT	6	7	8	8	9	10	12

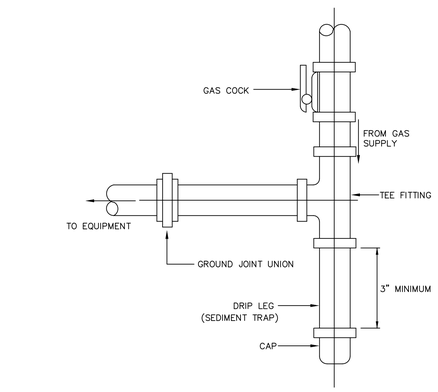
NOTE: FOR TRAPEZE HANGER TAKE SPACING OF SMALLEST SIZE ON TRAPEZE.



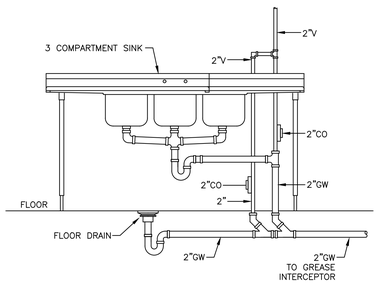
ADJUSTABLE CLEVIS HANGER
TYPE 1 IN SPECIFICATIONS

TRAPEZE HANGER FOR UP
TO 1000 LB. UNIFORM LOAD

PIPE HANGER DETAIL — N.T.S. — 1



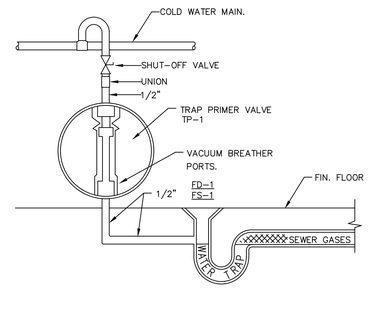
GAS PIPE CONNECTION DETAIL — N.T.S. — 11



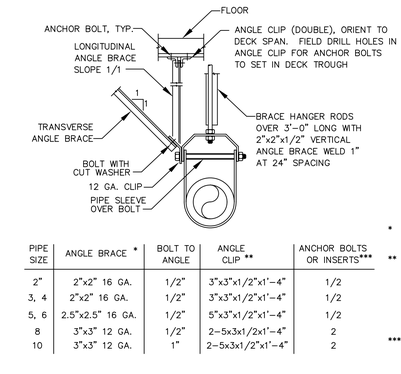
NOTE:

704.3 POT SINK, DISHWASHING MACHINES SHALL BE CONNECTED DIRECTLY TO THE DRAINAGE SYSTEM. A FLOOR DRAIN SHALL BE PROVIDED AJACENT TO THE FIXTURE, AND THE FIXTURE SHALL BE CONNECTED ON THE SEWER SIDE OF THE FLOOR DRAIN TRAP. PROVIDED THAT NO OTHER DRAINAGE LIN IS CONNECTED BETWEEN THE FLOOR DRAIN WASTE CONNECTION AND THE FIXTURE DRAIN. THE FIXTURE AND FLOOR DRAIN SHALL BE TRAPPED AND VENTED AS REQUIRED BY CODE.

3-COMP SINK PIPE CONNCETION — N.T.S. — 8



TRAP PRIMER DETAIL — N.T.S. — 5



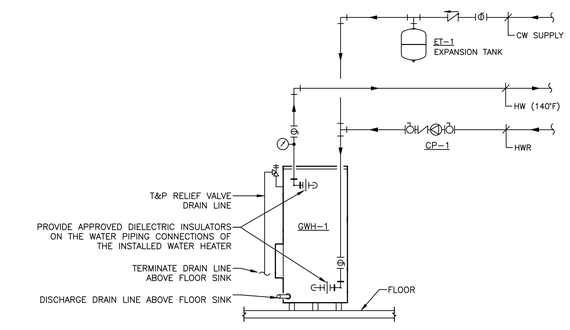
PIPE SIZE	ANGLE BRACE *	BOLT TO ANGLE	ANGLE CLIP **	ANCHOR BOLTS OR INSERTS***
2"	2"x2" 16 GA.	1/2"	3"x3"x1/2"x1'-4"	1/2
3, 4	2"x2" 16 GA.	1/2"	3"x3"x1/2"x1'-4"	1/2
5, 6	2.5"x2.5" 16 GA.	1/2"	5"x3"x1/2"x1'-4"	1/2
8	3"x3" 12 GA.	1/2"	2-5x3x1/2x1'-4"	2
10	3"x3" 12 GA.	1"	2-5x3x1/2"x1'-4"	2

* 2"x 2"x12 GA. CHANNEL MAY BE USED

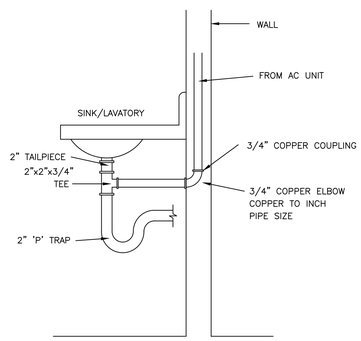
** BENT PLATE OF EQUAL THICKNESS MAY BE SUBSTITUTED FOR LONGITUDINAL ANGLE CLIP TO FACILITATE ANCHORAGE TO SLAB TROUGHS. PROVIDE EQUAL NUMBER OF ANCHOR BOLTS TO THAT SHOWN.

*** PROVIDE MINIMUM EMBEDMENT OF 1 1/2" ABOVE TOP OF METAL DECK FOR ALL ANCHOR BOLTS.

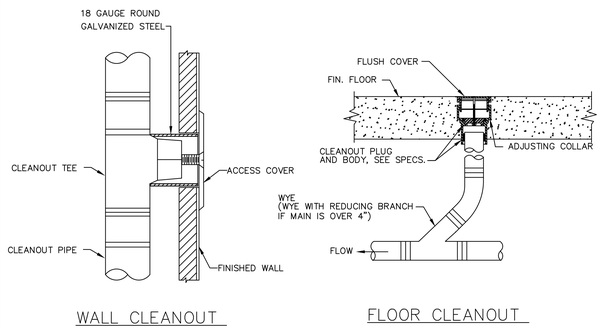
PIPE SUPPORT DETAIL — N.T.S. — 2



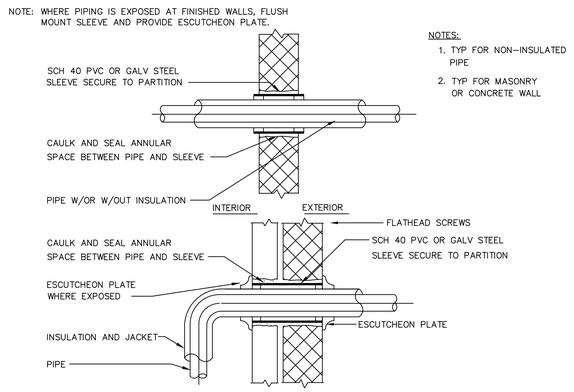
ELEC WATER HEATER DETAIL — N.T.S. — 12



LAVATORY TAILPIECE DETAIL — N.T.S. — 9



CLEANOUT DETAIL — N.T.S. — 6



PIPE PENETRATION THRU WALLS DETAIL — N.T.S. — 3

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE
	KITCHEN FLOOR DRAINS	11-14-23

REGISTERED PROFESSIONAL ENGINEER
ARASH NAZARI
No. M-34638
EXP. 12-31-23
STATE OF CALIFORNIA

Albert Group
ARCHITECTS
www.albertgroup.la
310.820.8863
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A & N DESIGN GROUP
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21550 OXNARD STREET #200
WOODLAND HILLS, CA 91367
TEL: (818)-288-4361
FAX: (818)-758-0067

PLANS PREPARED BY:

ENGINEER NAME, RCE LICENSE No. — DATE

ARASH NAZARI, M-34638 — 12/31/23

SHEET INFORMATION

PROJECT #:	2017
PROJECT PHASE:	CONSTRUCTION DOCUMENTS
DRAWING SET:	PERMIT SET
SHEET ISSUE DATE:	11/14/2023
SHEET NAME:	TITLE SHEET
SCALE:	As indicated

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

PLUMBING DETAILS

FILE NUMBER 24-001

SHEET #: **P6.1**

SHT. 95 OF 101

CITY OF HERMOSA BEACH
BUILDING & SAFETY DIVISION
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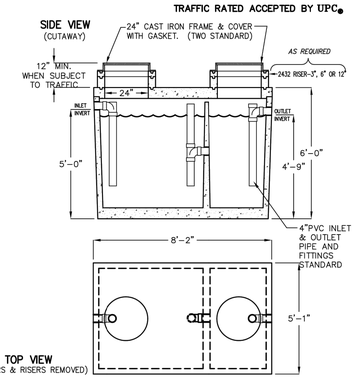
PRINTED PLANS MUST BE ON SITE FOR ALL INSPECTIONS
04/18/2024 by: Guillermo Hobelman

1000 GALLON GREASE INTERCEPTOR

MODEL JP1000G

TRAFFIC RATED ACCEPTED BY UPC®



- LIQUID CAPACITY: 1,000 GALLONS.
- TANK DESIGNED FOR H-20 TRAFFIC WHEEL LOAD WITH DRY SOIL CONDITIONS (WATER TABLE BELOW TANK) EARTH COVER OVER TANK NOT TO EXCEED 6 FT.
- SUITABLE NATIVE OR SUB-BASE SHALL BE PREPARED TO HANDLE ANTICIPATED LOADS. THE EXCAVATION SHALL BE BEDDED WITH SUITABLE GRANULAR MATERIAL AND SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY, OR TO REQUIREMENTS OF THE PROJECT GEOTECHNICAL ENGINEER.
- FOR COMPLETE DESIGN AND PRODUCT INFORMATION CONTACT JENSEN PRECAST.

MINIMUM EXCAVATION SIZE:
6'-1" X 9'-2" X DEPTH REQ'D.

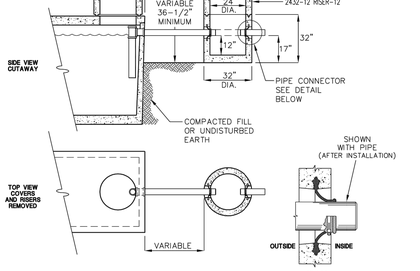
10-01-03
10000_JP-W.dwg
© 2003 Jensen Precast

THE DESIGN AND DETAIL OF THIS DRAWING ARE THE PROPERTY OF JENSEN PRECAST AND NOT TO BE USED EXCEPT IN CONNECTION WITH ITS OWN WORK. DESIGN AND INVENTION RIGHTS ARE RESERVED.

JENSEN PRECAST

SAMPLE BOX WITH PIPE CONNECTORS

MODEL 2432-Z



BOX WEIGHT: 1250 LBS.
BOX DESIGN LOAD: H-20 TRAFFIC

SAMPLE BOX MUST BE PLACED ON SUITABLE BASE OF COMPACTED SOIL OR UNDISTURBED EARTH IN TRAFFIC CONDITION. FOR COMPLETE DESIGN AND PRODUCT INFORMATION, CONTACT JENSEN PRECAST.

PIPE CONNECTOR CAST INTEGRALLY IN WALL. WILL ACCEPT PIPE O.D. (INCHES)

MIN.	MAX.
4.25	6.25

SEE Z-LOK PIPE CONNECTOR PAGE FOR ADDITIONAL INFORMATION

JENSEN PRECAST

ZURN Model 500XLYSBR

Water Pressure Reducing Valve with Integral By-pass Check Valve

Application
Zurn Wilkins model 500XLYSBR is designed for installation on potable water lines to reduce high inlet pressure to a lower outlet pressure. The high flow capacity makes this device most suitable for industrial water lines and commercial irrigation systems. The direct acting integral by-pass design prevents buildup of excessive system pressure caused by thermal expansion. The balanced piston design enables the regulator to react in a smooth and responsive manner to changes in system flow demand, while at the same time, providing protection from inlet pressure changes.

LEAD FREE

NSF/ANSI/CAN 61

Standards Compliance
- ASSE® Listed 1003 (1/2" thru 2 1/2")
- IAPMO® Listed (1/2" thru 2")
- CSA® Certified (1/2" thru 2")
- City of Los Angeles Approved (1/2" thru 2")
- Meets the requirements of NSF/ANSI/CAN 61

Materials

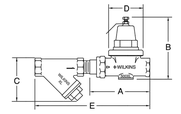
Main valve body	Low lead cast bronze ASTM B 584
Access covers	Low lead cast bronze ASTM B 584 Low lead brass
Fasteners	Stainless steel, 300 series
Stem & plunger	Low lead cast bronze ASTM B 584 Low lead brass
Elastomers	Buna Nitrile (FDA approved) EPDM (FDA approved)
Cap gaskets	Natural vulcanized fibre Acetal (Delrin™ 500)
Springs	Oil tempered wire, ASTM A 229
Strainer screen	Stainless steel, 300 series (20 mesh standard)
Seat	Stainless steel, 300 series

Features

Sizes: 1/2", 3/4", 1", 1 1/4", 1 1/2", 2", 2 1/2", 3"	
Maximum working water pressure	300 psi
Maximum working water temperature	140° F
Reduced pressure range	25 psi to 75 psi
Factory preset	50 psi
Threaded connections (FNPT)	ANSI B1.20.1
Copper connections (FC)	ANSI B16.22

Options
(Suffixes can be combined)
- ☐ - standard with single union FNPT inlet x FNPT outlet (1/2" thru 2") and less union (2 1/2" & 3") Includes in-line lead-free bronze "Y" type strainer with 20 mesh stainless steel screen
- ☐ C - copper sweat strainer 3/4" & 1" only All other strainers are FNPT
- ☐ HR - 75 psi to 125 psi spring range, factory set at 85 psi
- ☐ HLR - 10 psi to 125 psi spring range, factory set at 50 psi
- ☐ HT - 180°F maximum temp
- ☐ LPV - 180°F maximum temp with 10 psi to 35 psi spring range, factory set at 20 psi
- ☐ SC - sealed cage bell housing and stainless steel adjustment screw
- ☐ SW - made for salt water service
- ☐ 510XL - 400 psi inlet rating and 75 psi to 125 psi spring range, factory set at 85 psi
- ☐ P - tapped and plugged for gauge
- ☐ G - tapped and plugged with gauge

Accessories
☐ Repair kit (rubber only)



Dimensions & Weights (do not include pkg.)

SIZE		CONNECTIONS	DIMENSIONS (approximate)										WEIGHT	
			A		B		C		D		E			
in.	mm		in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	lbs.	kg.
1/2	15	SINGLE UNION	4 1/2	108	6	152	3	76	2 3/4	70	8 1/4	210	5	2.3
3/4	20	SINGLE UNION	4 5/8	118	6	152	3 1/2	89	2 3/4	70	9 1/8	232	6	2.7
1	25	SINGLE UNION	5 1/8	130	6 7/8	175	4	102	3 5/16	84	10	254	7	3.2
1 1/4	32	SINGLE UNION	6 5/16	160	7 1/4	184	4 3/4	121	4	102	13 1/8	333	9	4.1
1 1/2	40	SINGLE UNION	8 5/16	211	10	254	5	127	5	127	17 5/8	448	16	7.3
2	50	SINGLE UNION	9 1/2	241	10 3/4	273	6	152	6 1/2	165	18 5/8	473	24	10.9
2 1/2	65	LESS UNION	10	254	14 1/2	368	7 1/2	191	8	203	19 3/8	492	43	19.5
3	80	LESS UNION	11 1/8	283	16	406	8 1/2	216	8	203	25	635	60	27.2

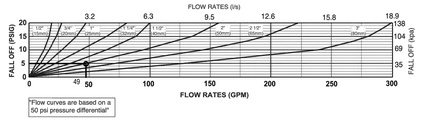
Zurn Industries, LLC | Wilkins
1747 Commerce Way, Paso Robles, CA U.S.A. 93446 Ph. 855-663-9876, Fax 805-238-5766
In Canada | Zurn Industries Limited
7900 Goreway Drive, Unit 10, Brampton, Ontario L6T 5W6, 877-892-5216
www.zurn.com

Rev. G
Date: 11/19
Document No. REG-500XLYSBR
Product No. Model 500XLYSBR

Flow Characteristics

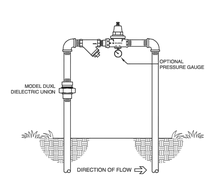
◇ Rated Flow (established by approval agencies)

MODEL 500XLYSBR 1/2" THRU 3" (STANDARD & METRIC)

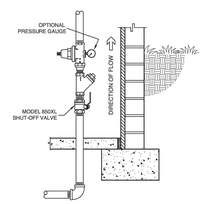


"Flow curves are based on a 50 psi pressure differential"

Typical Installation
Local codes shall govern installation requirements. Unless otherwise specified, the assembly shall be mounted in accordance with the manufacturers' instructions and the latest edition of the Uniform Plumbing Code. The assembly shall be installed with sufficient side clearance for testing and maintenance. The Model 500XLYSBR may be installed in any position. If installed in a pit, vault, or inside application, specify the "SC" sealed cage option. Multiple installations are recommend for wide demand variations or where the desired pressure reduction is more than 4 to 1 (ie: 200 psi inlet reduced to 50 psi outlet). Caution: Anytime a reducing valve is adjusted, a pressure gauge must be used downstream to verify correct pressure setting. Do not bottom adjustment bolt on bell housing.



HORIZONTAL INSTALLATION



VERTICAL INSTALLATION

Specifications
The Pressure Reducing Valve shall be certified to NSF/ANSI/CAN 61, consisting of a low lead bronze body and bronze bell housing, a separate access cover for the plunger and a bolt to adjust the downstream pressure. The bronze bell housing and access cap shall be threaded to the body and shall not require the use of ferrous screws. The assembly shall be of the balanced piston design and shall reduce pressure in both flow and no-flow conditions. The assembly shall be accessible for maintenance without having to remove the body from the line. The Pressure Reducing Valve shall be a ZURN WILKINS Model 500XLYSBR.

Zurn Industries, LLC | Wilkins
1747 Commerce Way, Paso Robles, CA U.S.A. 93446 Ph. 855-663-9876, Fax 805-238-5766
In Canada | Zurn Industries Limited
7900 Goreway Drive, Unit 10, Brampton, Ontario L6T 5W6, 877-892-5216
www.zurn.com

A.O. Smith Commercial Electric Water Heaters

GOLD SERIES
COMMERCIAL ELECTRIC WATER HEATER

Designed for use as a recovery heater having its own storage tank.
Note: Not recommended for sanitizing water applications.

FEATURES
- Meets the standby loss requirements of the U.S. Department of Energy and current edition of AHRAE/IES 90.1

INCOLOY ELEMENTS
- Heavy-duty medium watt density elements have incoloy sheathing: provide excellent protection against oxidation and scaling.

GLASSLINED TANK
- Three sizes: 50, 80 and 119 gallon capacity. Tank interior is coated with glass specially developed by A. O. Smith for water heater use. Tanks rated at 150 PSI (1034 kPa) working pressure

FUSING
- Protects all elements, thermostats, and internal wiring circuits against excess current flow. Meets National Electrical Code requirements that non-ASME tanks must have internal fusing when current draw exceeds 48 amps. Available as an option on Canadian built heaters.

STANDARD VOLTAGES
- 208, 240 and 480V single-phase and three-phase delta. Convertible from three-phase to single-phase (in field) and vice versa. 277V single-phase also available.

TERMINAL BLOCK
- Factory installed. Just bring the electrical service to the heater and connect to block.

CONTROLS
- One temperature control (adjustable through a range of 120° to 181°F) and manual reset high temperature cut-off per element. Thermostat step control may be achieved by varying settings on individual temperature controls. Located behind hinged control compartment door for quick, easy access.

OTHER STANDARD FEATURES
- Surface mounted thermostats
- Simplified circuitry, color coded for ease of service
- Two anode rods for maximum corrosion protection
- Cabinet has bonderized undercoat with baked enamel finish
- Bottom inlet and top outlet openings
- Brass drain valve
- CSA Certified and ASME rated T&P relief valve
- Single panel control box
- Foam insulation reduces costly heat loss.

3-YEAR LIMITED TANK / 1-YEAR LIMITED PARTS WARRANTY
- For complete warranty information, consult written warranty or go to hotwater.com

MODELS
DRE-52,80, 120

OPTIONAL

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A.O. Smith Commercial Electric Water Heaters

RECOVERY RATE IN GALLONS PER HOUR AT TEMPERATURE RISE OF

Standard kW Input	BTU/ Hour	30°F	40°F	50°F	60°F	70°F	80°F	90°F	100°F	110°F	120°F	130°F	140°F
		17°C	22°C	28°C	33°C	39°C	45°C	50°C	56°C	61°C	67°C	72°C	78°C
12.3	41,980	168	126	101	84	72	63	56	50	46	42	39	36
		636	477	382	318	273	238	212	189	174	159	148	136
13.5	46,075	184	138	111	92	79	69	62	55	50	46	43	40
		698	523	419	349	299	262	233	209	190	174	161	150
15	51,195	205	154	123	102	88	77	68	61	56	51	47	44
		775	582	465	388	332	291	258	233	211	194	149	166
18	61,434	246	184	148	123	105	92	82	74	67	62	57	53
		930	698	558	465	399	349	310	279	254	233	215	199
24	81,912	328	246	197	164	140	123	109	98	90	82	76	70
		1241	930	744	620	532	465	414	372	338	310	286	266
27	92,151	369	276	221	185	158	138	123	111	101	92	85	79
		1396	1047	938	609	509	523	465	410	391	340	322	299
30	102,390	410	307	246	205	176	154	137	123	112	102	95	88
		1551	1163	930	775	665	582	517	465	423	388	358	332
36	122,868	492	369	295	246	211	184	164	148	134	123	113	105
		1861	1396	1117	930	798	698	620	556	508	465	429	399
40.5	138,226	554	418	332	277	237	208	185	166	151	138	128	119
		2094	1570	1256	1047	897	785	698	628	634	582	537	498
45	153,585	615	461	369	307	263	230	205	184	168	154	142	132
		2326	1745	1398	1163	997	872	755	698	634	582	537	498
54	184,302	738	554	443	359	316	277	246	221	201	185	170	158
		2791	2094	1675	1396	1196	1047	930	837	761	696	644	598

Figured at 1 kW (3413 BTU) = 4.1 Gallons at 100°F temperature rise.

RECOMMENDED ELECTRIC WATER HEATER – TANK TYPE	
QUANTITY	1
MANUFACTURER	A.O. SMITH
MODEL	DRE-52-15
ELECTRIC HEATER	15kW
RECOVERY RATE	77 GPH @ 80°F TEMPERATURE RISE
TANK CAPACITY	50 GALLONS
ELECTRICAL INPUT	240V/1PH/60HZ

NOT USED	N.T.S.	4	GREASE INTERCEPTOR AND SAMPLE BOX	N.T.S.	3	PRESSURE REDUCING VALVE CUT SHEET	N.T.S.	2	ELEC WATER HEATER SPEC SHEET	N.T.S.	1

BENCH MARK:

No. OY-8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

REVISIONS

No.	DESCRIPTION	DATE
	KITCHEN FLOOR DRAINS	11-14-23

REGISTERED PROFESSIONAL ENGINEER ARASH NAZARI No. M-34638 EXP. 12-31-23 STATE OF CALIFORNIA

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PLANS PREPARED BY:

ENGINEER NAME, RCE LICENSE No. DATE
ARASH NAZARI, M-34638 12/31/23

SHEET INFORMATION

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PROJECT PHASE:	CONSTRUCTION DOCUMENTS	SHEET NAME:	TITLE SHEET
DRAWING SET:	PERMIT SET	SCALE:	As indicated

CITY OF HERMOSA BEACH
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RECOMMENDED FOR PERMIT ISSUANCE:

DATE 04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

PLUMBING DETAILS

FILE NUMBER 24-001

SHEET #: **P6.2**

SHT. 96 OF 101

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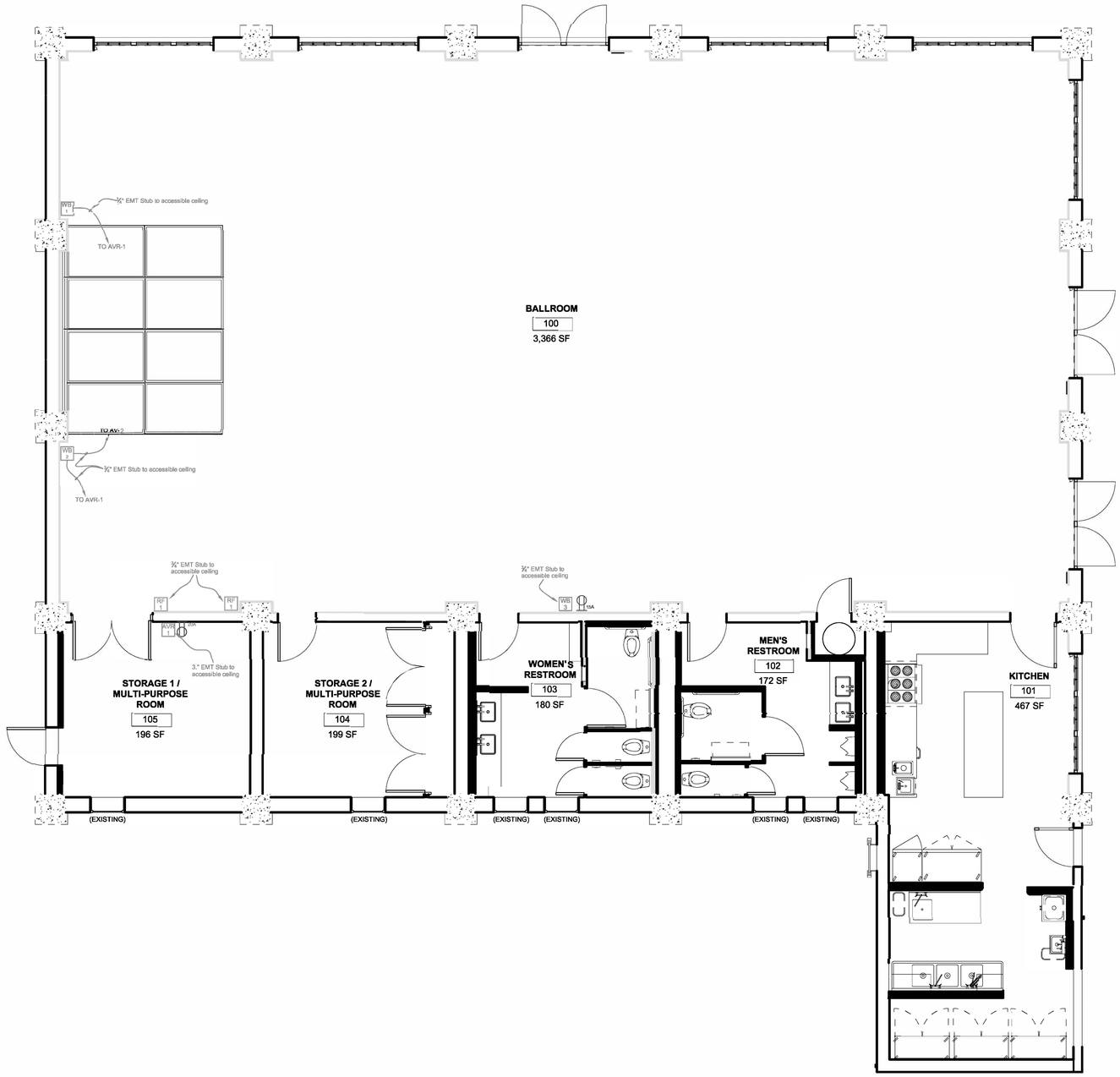

NOTES:

1. **WB-1:** 1-5/8" Deep, 8-5/8x4-1/2" Elec box with 3-Gang mud ring (18" A.F.F.)
   AV = EXTRON DTP2-T-201-D, QSC unDX2IO+
   CABLE: 1x CAT6 (DATA), 1x CAT6A (DTP)
2. **WB-2:** 1-5/8" Deep, 10-7/16"x4-1/2" Elec box with 4-Gang mud ring (48" A.F.F.)
   AV = EXTRON DTP2-T-201-D, QSC unD6IO-BT, MANUAL SCREEN CONTROL.
   CABLE: 1x CAT6 (DATA), 1x CAT4A (DTP). 1x 22/2 SHIELDED TO PRJ SCR FOR MANUAL CONTROL.
3. **WB-3:** 1-1/2"deep 4S box with 2-gang mud ring (96" A.F.F)
   AV = Future
   CABLE: 1x CAT6A (DTP)
4. **AVR-1:** MIDDLE ATLANTIC SR-24-28 WITH LVFD-24. Floor and Wall Anchored.
   AV= QSC Core8-Flex, Extron IN1808, Crown DCI4x600D, Netgear M4250-10G2F, Shure ULXD4D, Extron TLP Pro 1025M, Extron IPCP Pro 250xi, Extron DTP HDMI 4k230Rx, Middle Atlantic UPX-RLNK-1000R-2
   CABLE: ALL CABLE HEAD-ENDS HERE
5. **RF-1:** 1-1/2"deep 4S box with 2-gang mud ring (132" A.F.F.)
   AV=SHURE UA864 ANTENNA {TYP. x2}
   CABLE: 50Ω COAX (BNC)

BENCH MARK:

No. QY–8336 , ELEV. 54.46 FT.

DATE ADJ. 2005 , QUAD. TORRANCE

PRODUCTION ACCESS GROUP
WWW.PRODUCTIONACCESSGROUP.COM
714-744-1425

PLANS PREPARED BY:
Production Access Group, Inc
20331 Lake Forest Dr
STE C9
Lake Forest, CA 92630

Designer
Ben Frederick, CTS 12/01/23

SHEET INFORMATION

PROJECT #:

PROJECT PHASE:

DRAWING SET:

SHEET ISSUE DATE:

SHEET NAME: J–Box Locations

SCALE:

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE
04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

J-BOX LOCATIONS

FILE NUMBER
24-001

SHEET #:
AV1.00

SHT. 97 OF 101

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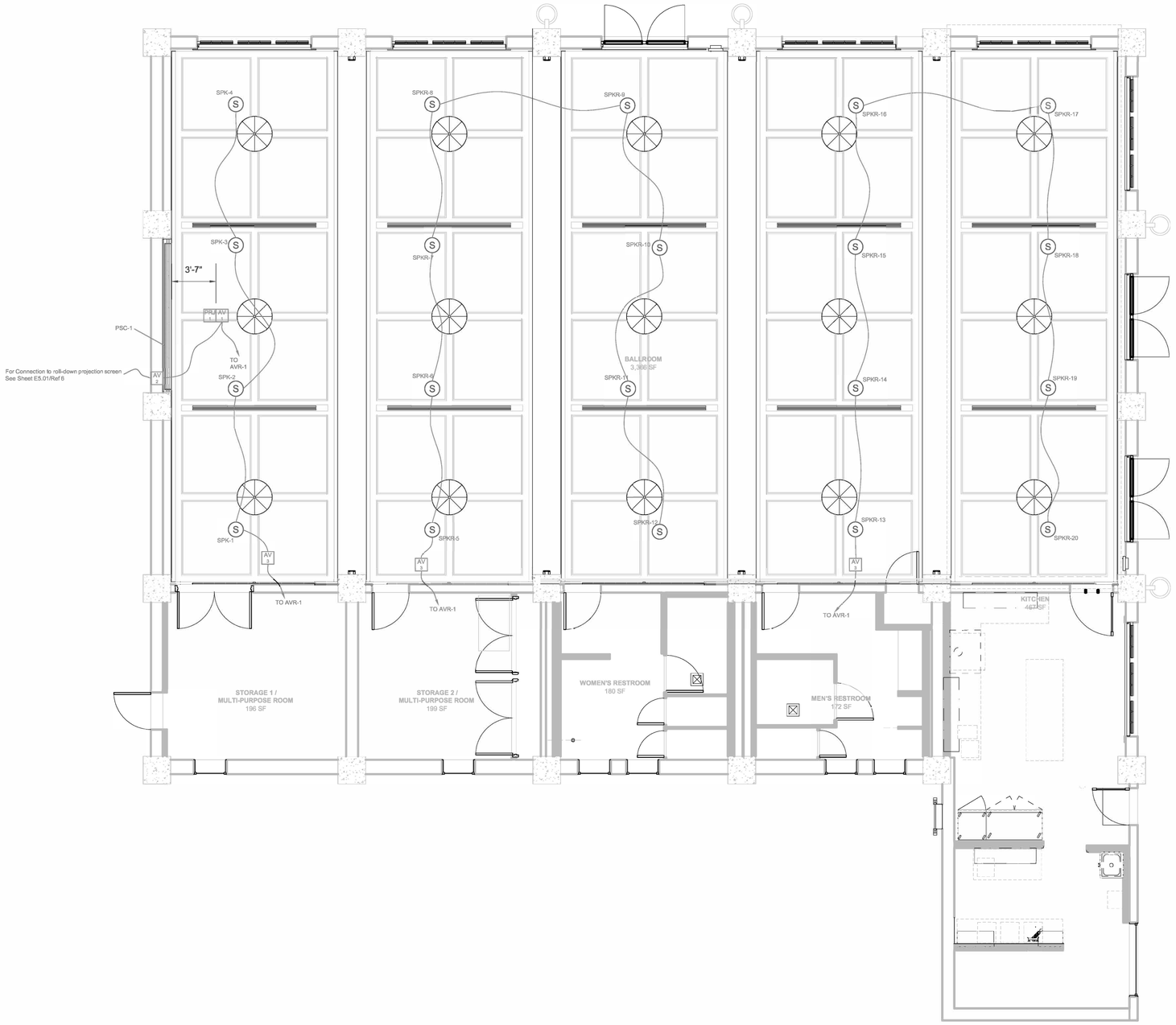
04/18/2024 by: Guillermo Hobelman



NOTES:

1. ***AV-x***: ALL CABLE HEAD ENDS IN AV RACK, LOCATED IN STORAGE 1 - ALL CABLE INSTALLED WITHIN ACCESSIBLE CEILING AREA
2. **AV-1** PROJECTOR: Panasonic PT-RZ890 w/ ET-DLE035 Lens, Chief CMS006W, Chief CMA105, Chief RPAUW .
   CABLE= 1x CAT6 (DATA); 1x CAT6A (DTP) CABLE-END TERMINATION AT PROJECTOR.
3. **AV-2** PROJECTOR SCREEN: Draper 154111 133" 16:9 w/ 29" drop
   CABLE= 1x 22/2 SHIELDED CABLE FOR MOTOR CONTROL.
4. **AV-3** SPEAKER: JBL Conrol 26CT (typ. 20)
   CABLE= 1x 14AWG SPEAKER CABLE.

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SHEET INFORMATION

PROJECT #:
PROJECT PHASE:
DRAWING SET:
SHEET ISSUE DATE:
SHEET NAME: AV RCP
SCALE:

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PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

AV RCP

FILE NUMBER 24-001

SHEET #: AV1.01

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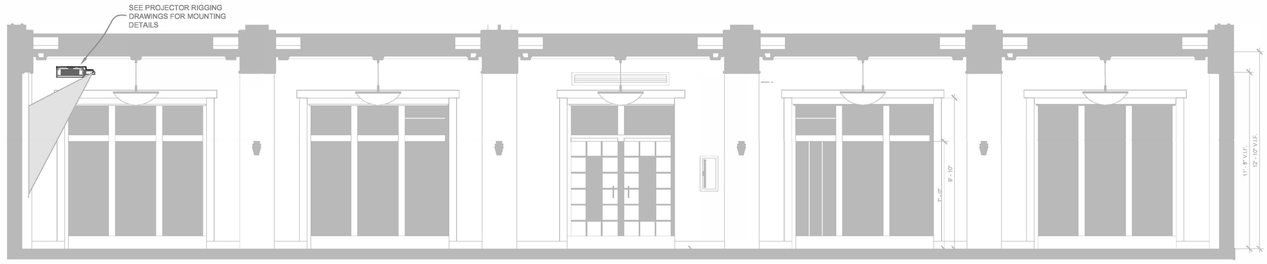
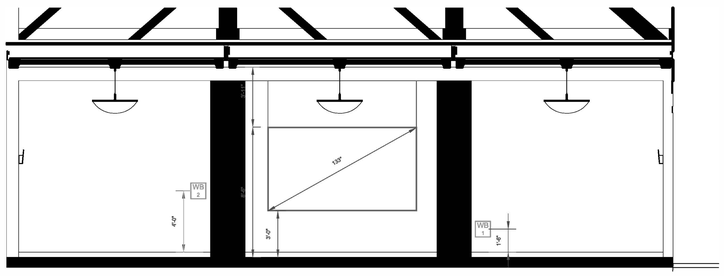


1 BALLROOM NORTH



2 BALLROOM WEST

BENCH MARK:

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SHEET INFORMATION

PROJECT #:

PROJECT PHASE:

DRAWING SET:

SHEET ISSUE DATE:

SHEET NAME: Interior Elev. Detail

SCALE:

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

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PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

INTERIOR ELEV. DETAIL

FILE NUMBER 24-001

SHEET #: AV2.00

SHT. 99 OF 101

CITY OF HERMOSA BEACH
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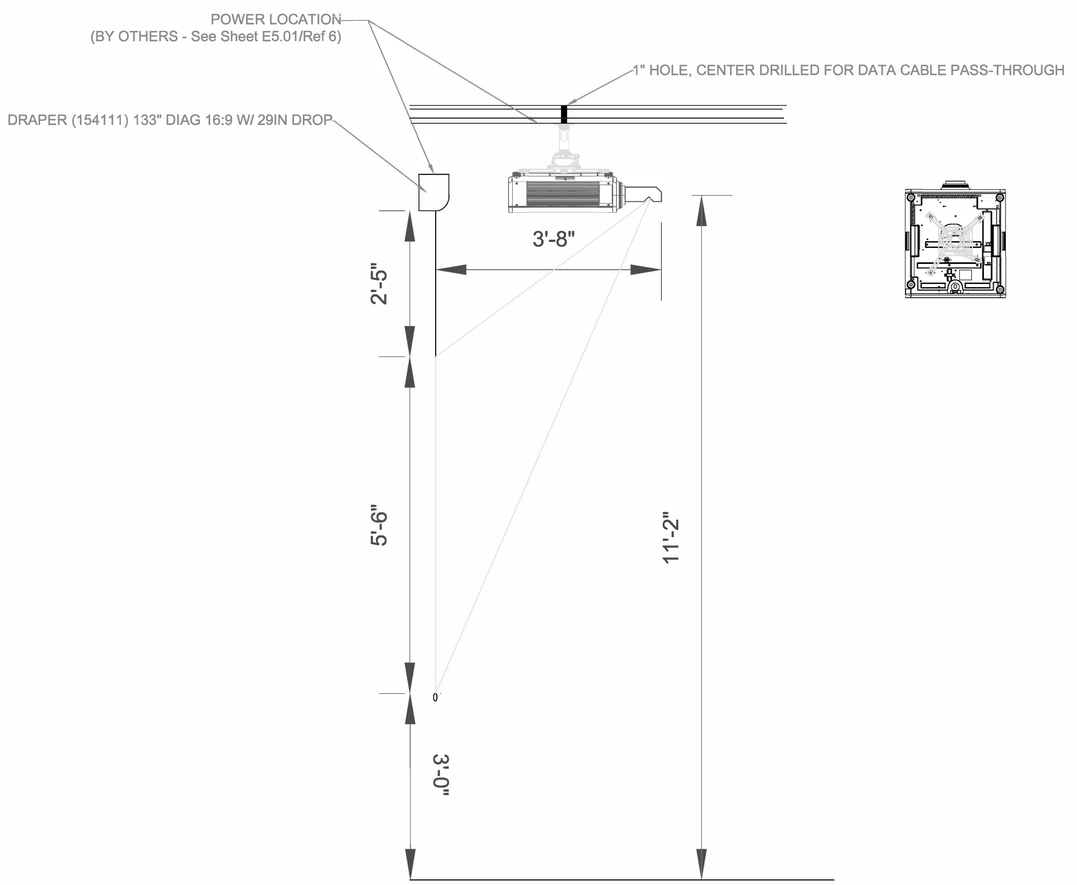

Notes:

Panasonic PT-RZ890 w/ ET-DLE035 Lens
Chief CMS006W 6" x 1.5" NPT pole
Chief CMA105 4" Ceiling Plate
Chief RPAUW Projector Mount

1 PROJECTOR RIGGING DETAIL

BENCH MARK:

No. QY-8336 , ELEV. 54.46 FT.

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Designer
Ben Frederick, CTS 12/01/23

SHEET INFORMATION

PROJECT #:

PROJECT PHASE:

DRAWING SET:

SHEET ISSUE DATE:

SHEET NAME: Projector Rigging Detail

SCALE:

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

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PROJECT ADDRESS
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PROJECTOR RIGGING DETAIL

FILE NUMBER
24-001

SHEET #:
AV3.00

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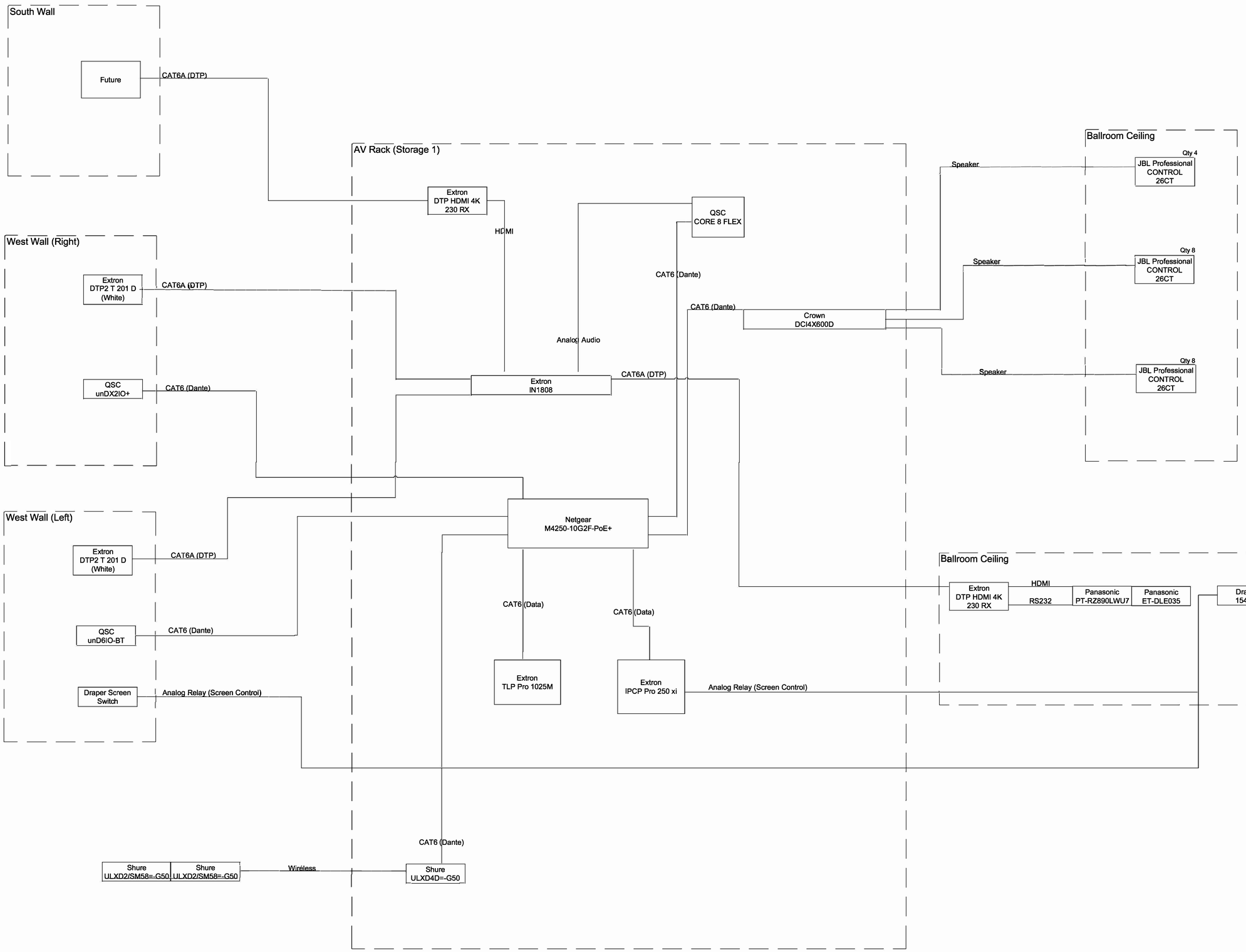

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Lake Forest, CA 92630

Designer
Ben Frederick, CTS 12/01/23

SHEET INFORMATION

PROJECT #:

PROJECT PHASE:

DRAWING SET:

SHEET ISSUE DATE:

SHEET NAME: AV Single Line Diagram

SCALE:

CITY OF HERMOSA BEACH
PUBLIC WORKS DEPARTMENT

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DATE
04/22/2024

CIP 689 - CLARK BUILDING RENOVATIONS

PROJECT ADDRESS
861 VALLEY DR.
HERMOSA BEACH, CA 90254

AV SINGLE LINE DIAGRAM

FILE NUMBER
24-001

SHEET #:
AV3.01

SHT. 101 OF 101