

## DBH ADMINISTRATIVE SERVICES, FACILITIES & PROPERTY MAINTENANCE BUILDING

### PROJECT SUMMARY

The project scope involves demolition of an existing 9,981 square feet restaurant and new construction of a new administrative building for Department of Beaches & Harbors, Administrative Services and Facilities & Property Maintenance Building. The site is located at 13535 Mindanao Way (Parcel 45) in Marina Del Rey. Following are the project highlights:

### SCOPE

- The new building area is approximately 8,395 square feet.
- The new building will be sized to fit within the general footprint of the existing "Cove Building" of approximately 9,981 square feet (which includes the existing exterior patio space of approximately 3100 square feet).
- Per information provided by Department of Regional Planning, the proposed promenade setback will be 16' which based on the existing promenade setback distance up to the first floor of the existing adjacent FPMD Building.
- This project will not include the "Promenade" work. Promenade work will be completed under separate Beaches and Harbors Anchorage Project.
- The new building will house the staff as relocated from the existing trailer compound on Fiji Way, including the following sections: Human Resources, Administrative Services, Facilities & Property Maintenance Division, Parking Section and Common Areas.
- Land Use approval is required from Department of Regional Planning for the proposed temporary office building to be located within the current land use designation for the site.
- Based on County Planning Department requirements parking for commercial/office buildings 34 parking spaces are provided
- The construction type of the proposed new building will be Type V fully sprinklered.
- SWPPP report does not need to be submitted to the State. Only site BMP's are required.
- A Negative Declaration may be required from CEQA.
- Coastal Development Permit will be required from Department of Regional Planning.
- Project will be consistent with 'Marina LCP'.

### ARCHITECTURAL DESIGN

- The new building is conceptualized as a glass pavilion within a green open space, which allows maximum views to the ocean and will seamlessly blend with the natural environment.
- The roof slope in the central area is enhanced to create a sweeping roof form which is ideal for projects along the oceanfront.
- The building will have continuous perimeter glazing within a curtain wall type system, which will provide panoramic views from inside of the building out to the Marina.
- Roof overhangs are provided on all sides to protect the exterior glazing from direct sunlight
- Roof in the central area is raised higher to provide more light in the central lobby area and conference rooms.
- The building is split in (2) wings which will allow full flexibility in future conversion into uses such as a yacht club or other marine type space applications.

### MATERIALS AND COLORS

- The exterior vision and spandrel glazing will have blue tint which is symbolic of the blue color in marine environments.

## DBH ADMINISTRATIVE SERVICES, FACILITIES & PROPERTY MAINTENANCE BUILDING

- Solid walls will be clad with artificial wood slats which are intended to resemble the wood slat material which is commonly used on buildings located on piers.
- Board form finish is proposed on low walls along the building perimeter to compliment the wood slat finish.
- Roof Fascia and roof soffits will be clear anodized aluminum finish panels to accentuate the sweeping roof form and overhangs.

### LIGHTING

- Majority of the large interior spaces will not have a ceiling. The underside of the roof structure will be exposed and will be highlighted by linear pendant light fixtures.
- Site lighting will include light fixtures on 14' high or 20' high poles that will complement the architectural design.
- The building facades will be lit with in-ground light fixtures and light will be directed towards the building facades and roof overhangs only.

### SITEWORK

- The existing parking area will be maintained and ADA access will be provided.
- Parking lot work will include new AC overlay or slurry seal and restriping which will not require a grading permit.
- Pedestrian access from Mindanao Way up to the main entrance will contain decorative colors and/or patterns and a small plaza type space will be created near the main entrance.
- On the north side of the building new colored concrete could be provided to complement the new promenade paving which will be completed under a separate project.

### LANDSCAPE

- Landscaping is proposed on all sides of the building and along the existing planter area along Mindanao Way.
- The landscape uses climate adaptive plant materials which will include both California natives as well as drought tolerant Mediterranean varieties.
- The landscape will be low maintenance, but will be aesthetically unique to the marina and coastal influences.
- The irrigation will be designed for water efficiency and will meet the local water conservation regulations.



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County of Los Angeles, Department of Beaches and Harbors

# DBH ADMIN. SERVICES, FACILITIES & PROPERTY MAINTENANCE BUILDING

DESIGN CONTROL BOARD SUBMITTAL : 03.27.2015



## PROJECT DIRECTORY

**CLIENT:**  
**COUNTY OF LOS ANGELES**  
Dept of Public Works - Project Management Division I  
900 South Fremont Avenue  
Alhambra, CA 91803-1331

**ARCHITECT:**  
**FRANK R. WEBB ARCHITECTS, INC.**  
8607 Venice Boulevard  
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**STRUCTURAL ENGINEER:**  
**SAIFULBOUQUET STRUCTURAL ENGINEERS**  
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Luis Urbina

**ELECTRICAL ENGINEER:**  
**GAUSMAN & MOORE**  
26415 Carl Boyer Drive  
Santa Clarita, CA 91350  
Tel.: 661.291.1978 Fax: 661.291.6213  
Contact: Juan Pablo Grado

**CIVIL ENGINEER:**  
**BRANDOW & JOHNSTON, INC.**  
444 S. Flower Street, Suite 400  
Los Angeles, CA 90071  
Tel.: 213.596.4500 Fax: 213.596.4501  
Contact: Orlando Moreno, PE

**INTERIOR DESIGNER/FURNITURE:**  
**NEIMAN STUDIO 2669**  
292 Saint Katherine Drive  
La Canada, CA 91011  
Tel.: 310.925.2669  
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**LANDSCAPE ARCHITECT:**  
**AHBE LANDSCAPE ARCHITECT**  
617 W. Seventh Street, Suite 304  
Los Angeles, CA 90017  
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**COST ESTIMATOR:**  
**INTELLISYN**  
2281 W. 190th Street #100  
Torrance, CA 90504  
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**SIGNAGE:**  
**SKA DESIGN**  
900 Palm Avenue  
South Pasadena, CA 91030  
Tel.: 626.403.5870 Fax: 626.403.5871  
Contact: Joseph Stoddard

**SPECIFICATION WRITER:**  
**CHEW SPECIFICATIONS**  
4381 Paseo Santa Catalina  
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Contact: Marvin Chew

No.	Distribution/Revision	Date



COUNTY OF LOS ANGELES  
DEPARTMENT OF BEACHES & HARBORS  
13535 MINDANAO WAY, MARINA  
DEL REY, CA 90292

DBH ADMIN. SERVICES,  
FACILITIES & PROPERTY  
MAINTENANCE BUILDING

CLIENT PROJECT #:

Drawing Title

TITLE SHEET

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

IF DRAWING IS NOT 30X42 THEN IT IS NOT TO SCALE

Location Drawing No.

Project Manager LA

Project No. SC

Date Plotted 14008

03.27.2015

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ABBREVIATIONS

&	And	FL	Floor	PLYWD.	Plywood
L	Angle	FLASH	Flashing	PR	Par
@	At	FLUOR	Fluorescent	PRTN.	Partition
	Center Line	F.O.C.	Face of Concrete	PT.	Paint
∅	Diameter or Round	F.O.F.	Face of Finish	P.T.D./R.	Paper Towel Dispenser/Receptacle
⊥	Perpendicular	F.O.M.	Face of Masonry	PVC	Ply Vinyl Chloride
#	Pound or Number	F.O.S.	Face of Stud	Q.T.	Quarry Tile
		FRF	Fireproof	R	Riser, Right, or Radius
A.B.	Anchor Bolt	F.S.	Full Size	RAD	Radius
A.C.	Asphalt Concrete	FT.	Foot or Feet	R.C.P.	Reflected Ceiling Plan
ACOUS.	Acoustical	FTG.	Footing	R.D.	Road Drain
AC.T.	Acoustical Tile	FURR	Furring	R.D.WD.	Revised
A.D.	Area Drain	FUT.	Future	REF.	Reference
ADD.	Additional	F.R.	Fire Resistive	REFR.	Refrigerator
ADJ.	Adjustable/Adjacent	GA	Gauge	REINF.	Reinforced
A.F.F.	Above Finish Floor	GAL	Gallon	REQ	Required
AGGR.	Aggregate	GALV.	Galvanized	RESIL.	Resilient
ALUM.	Aluminum	G.B.	Glob Ball Bar	REV.	Revised
AL.T.	Alternate	GL	Glass	R.H.	Right Hand
ANOD.	Anodized	GRND.	Ground	R.I.	Register
A.P.	Access Panel	GRD.	Grade	RM	Room
APPROX.	Approximate	GYP	Gypsum	R.O.	Rough Opening
ARCH.	Architectural	GYP BD.	Gypsum Board	R.T.	Right
ASB.	Asbestos	H.B.	Hose Bibb	RUB.	Rubber
ASPH.	Asphalt	H.C.	Hollow Core/Handcapped	R.W.L.	Rain Water Leader
		H.D.	Handicapped	S	South
BD.	Board	HDBD.	Hard Board	S.C.	Solid Core
BLUM.	Blumious	HDR	Header	SCHED.	Schedule
BLDG.	Building	HDRD.	Hardwood	S.A.	Soap Dispenser
BLK.	Block	HDWD.	Hardwood	SECT.	Section
BLKG.	Blocking	HDWR	Hardware	SEP	Separation
BM	Beam	H.M.	Hollow Metal	S.F./SQ.FT.	Square Feet
BOT.	Bottom	HOR	Horizontal	SH	Sheet
BSMT.	Basement	HR	Hollow Structural Steel	SHO/SHR.	Shower
CAB.	Cabinet	H.S.S.	Height	SHT.	Sheet
C.B.	Catch Basin	HVAC	Heating, Venting, & Air Conditioning	SHTG.	Sheathing
CEM.	Cement	I.C.B.O.	International Conference of Building Officials	SIM.	Similar
CENIC.	Ceramic	I.D.	Inside Diameter	SMT.	Seamless
C.G.	Corner Guard	IN	Inch	S.M.	Sheet Metal
C.I.	Cast Iron	INCH	Inch	S.M.S.	Sheet Metal Screw
CL	Construction Joint	INS.	Insulation	S.N.D.	Sanitary Napkin Dispenser
CLG.	Ceiling	INSUL.	Insulation	S.N.R.	Sanitary Napkin Receptacle
CLO.	Closet	INT.	Interior	S.P.	Stand Pipe
CLQ.	Clear	JAN.	Janitor	SPEC.	Specification
C.M.U.	Concrete Masonry Unit	JT.	Joint	SQ.	Square
CNTR.	Counter	JST.	Joint	S.S.K.	Service Sink
CONC.	Concrete	KIT.	Kitchen	SMT.	Sheet
COND.	Condition	LAB.	Laboratory	STD.	Standard
CONN.	Connected	LAM.	Laminate	STL.	Steel
CONSTR.	Construction	LAV.	Lavatory	S.S.	Stainless Steel
CONT.	Continuous	LOCKR	Locker	STOR.	Storage
CONTR.	Contractor	L.F.	Left Hand	STRUCT.	Structural
CORR.	Corridor	L.H.	Left Hand	S.T.A.	Self Tapping Screw
C.P.	Corner Protection	LT.	Light	SUSP.	Suspended
C.T.	Ceramic Tile	MACH.	Machine	SW.	Switch
CTSK.	Countersunk	MATL.	Material	SYM	Symmetrical
CTR.	Center	MAX.	Maximum	SYS.	System
C.F.C.I.	Contractor Furnished Contractor Installed	M.B.	Machine Bolt	T&G	Tongue and Groove
		M.C.	Medicine Cabinet	T.B.	Towel Bar
		MECH.	Mechanical	T.O.C.	Top of Curb
		MEMB.	Membrane	TEL	Telephone
		MET	Metal	TEMP.	Temperature or Tempored
		MFR.	Manufacturer	TER	Terrazzo
		MIN.	Minimum	THK	Thick(ness)
		MISC.	Miscellaneous	T.O.S.	Top of Steel
		M.O.	Masonry Overlay	T.O.W.	Top of Wall
		M.S.	Machine Screw	T.O.P.	Top of Pavement
		MTD.	Mounted	T.P.D.	Total Paper Dispenser
		MUL.	Mulch	TRD.	Tread
		N	North	T.T.S.	Tight to Structure
		N.I.C.	Not in Contact	T.V.	Television
		N.L.G.	Nailing	T.W.	Top of Wall
		NO.	Number	TYP.	Typical
		NOM.	Nominal	UNF.	Unfinished
		N.T.S.	Not to Scale	UNO.	Unless Noted Otherwise
		O.A.	Overall	UR	Urinal
		OBS.	Obscure	VCT.	Vinyl Composition Tile
		O.C.	On Center	VENT.	Ventilation
		O.D.	Outside Diameter	VERT.	Vertical
		OFF.	Office	VEST.	Vestibule
		OH.	Opposite Hand	VOL.	Volume
		OPNG.	Opening	W.	West
		OPP.	Opposite	WI	With
		O.F.C.I.	Owner Furnished Contractor Installed	W/O	Without
		O.F.O.I.	Owner Furnished Owner Installed	W.C.	Water Closet
		PAR.	Parallel	WD.	Wood
		PART.	Partition	WNSCT.	Wainscot
		P.C.	Precast	WP.	Waterproof
		P.D.P.	Power Driven Pin	W.R.	Water Resistant
		PERF.	Perforated	W.S.	Wood Screw
		PL	Plate	WT.	Weight
		P.Lam.	Plastic Laminate	YD.	Yard
		PLAS.	Plaster		

GENERAL NOTES

1. DESCRIPTION:

THE PROJECT CONSISTS OF THE DEMOLITION OF AN EXISTING 9,981 SF RESTAURANT, AND REPLACING IT WITH AN 8,395 SF OFFICE BUILDING. PROJECT SCOPE ALSO INVOLVES SITE IMPROVEMENTS AROUND THE REPLACEMENT BUILDING & RESURFACING THE EXISTING PARKING AREA.

2. GENERAL CONDITIONS:

THE GENERAL CONDITIONS AS SUPPLIED BY OWNER. LATEST EDITION IS A PART OF THESE SPECIFICATIONS AND THE ENTIRE CONTRACT WORK.

3. GUARANTEES

THE CONTRACTOR SHALL GUARANTEE THE WORK IN THE CONTRACT TO BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE (UNLESS A LONGER PERIOD IS SPECIFIED ELSEWHERE). THE CONTRACTOR SHALL AGREE IN WRITING TO REPAIR OR REPLACE, AT HIS EXPENSE, ANY WORK WHICH BECOMES DEFECTIVE DURING THE GUARANTEE PERIOD.

4. SUMMARY OF THE WORK:

CONTRACTOR'S DUTIES:

A. EXCEPT AS SPECIFICALLY NOTED, PROVIDE AND PAY FOR:

1) LABOR, MATERIALS AND EQUIPMENT

2) TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY

3) OTHER FACILITIES AND SERVICES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK

B. PAY LEGALLY REQUIRED SALES, CONSUMER AND USE TAXES.

C. SECURE AND PAY FOR, AS NECESSARY, PROPER EXECUTION AND COMPLETION OF WORK, AND, AS APPLICABLE AT TIME OF AWARD OF CONTRACT:

1) PERMITS, INCLUDING GENERAL BUILDING PERMIT

2) GOVERNMENT FEES

3) LICENSES

D. GIVE REQUIRED NOTICES.

E. COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, RULES, REGULATIONS, ORDERS AND OTHER LEGAL REQUIREMENTS OF PUBLIC AUTHORITIES WHICH BEAR ON PERFORMANCE OF THE WORK.

F. PROMPTLY SUBMIT WRITTEN NOTICE TO ARCHITECT OF OBSERVED VARIANCES OF CONTRACT DOCUMENTS FROM LEGAL REQUIREMENTS, PRIOR TO CONSTRUCTION IN THAT AREA:

1) THE ARCHITECT WILL MAKE APPROPRIATE MODIFICATIONS TO THE CONTRACT DOCUMENTS TO CORRECT THE VARIANCE

2) IT IS NOT THE CONTRACTOR'S RESPONSIBILITY TO MAKE CERTAIN THE DRAWINGS & THE SPECIFICATIONS COMPLY WITH CODES & REGULATIONS. HOWEVER, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR WORK KNOWN TO BE CONTRARY TO SUCH REG.'S IF HE HAS NOT GIVEN NOTICE.

G. PROMPTLY NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS AND SPECIFICATIONS, PRIOR TO CONSTRUCTION IN THAT AREA:

1) THE ARCHITECT WILL MAKE THE NECESSARY MODIFICATIONS TO CORRECT THE DISCREPANCY, INCLUDING, AND WITHOUT LIMITATION, THE NEED TO CHECK, CORRECT AND COORDINATE ALL DIMENSIONS AND DETAILS. TAKE FIELD MEASUREMENTS, VERIFY FIELD CONDITIONS AND COORDINATE WORK WITH THAT OF OTHER CONTRACTORS FOR THE PROJECT.

9. PROTECTION OF WORK / "MEDIA FILTERING"

CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION AND PRESERVATION OF:

A) ALL MATERIALS, SUPPLIES AND EQUIPMENT OF EVERY DESCRIPTION INCLUDING PROPERTY WHICH MAY BE FURNISHED OR OWNED BY OWNER OR BY OTHERS, WHILE SUCH PROPERTY IS LOCATED ON THE CONSTRUCTION SITE, AND FOR ALL WORK PERFORMED.

B) ALL EXISTING ADJACENT SPACES FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO THE ORIGINAL CONDITION PRIOR TO THE COMMENCEMENT OF ANY WORK.

IN ALL CONSTRUCTION AREAS, "MEDIA FILTERING" IS TO BE INSTALLED ON ALL RETURN & EXHAUST VENTS, IN ORDER TO MAINTAIN THE CLEANLINESS OF THE HVAC SYSTEM.

10. DEFINITIONS

A. SUBCONTRACTOR - THE TERM "SUBCONTRACTOR" SHALL MEAN EACH SUBCONTRACTOR OF THE CONTRACTOR AND INCLUDES ONE WHO FURNISHES WORK TO SPECIAL DESIGN ACCORDING TO THE PLANS AND SPECIFICATIONS OF THE WORK, BUT NOT INCLUDING ONE WHO FURNISHES MATERIALS NOT SO WORKED.

B. PROVIDED - "PROVIDED" SHALL MEAN "FURNISHED AND INSTALLED, COMPLETE IN PLACE"

C. AS SHOWN - WHERE "AS SHOWN", "AS INDICATED", "AS DETAILED", OR WORDS OF SIMILAR IMPORT ARE USED IT SHALL BE UNDERSTOOD THAT, UNLESS OTHERWISE NOTED, THE REFERENCE IS TO THE DRAWINGS ACCOMPANYING THE SPECIFICATION OR OTHER DOCUMENT IN WHICH SUCH WORDS ARE USED.

D. DRAWINGS - WHERE THE UNMODIFIED TERM "DRAWINGS" IS USED, IT SHALL MEAN THOSE DRAWINGS LISTED IN THE SPECIFICATION HEREOF TITLED "DRAWINGS", INCLUDING ANY DRAWINGS ADDED TO, AND NOT INCLUDING ANY DRAWINGS DELETED FROM THAT LIST BY AMENDMENTS HERETO.

E. APPROVED - WHERE "APPROVED", "AS PERMITTED", "AS DIRECTED", "AS REQUIRED", OR WORDS OF SIMILAR IMPORT ARE USED, IT SHALL BE UNDERSTOOD THAT THE APPROVAL, PERMISSION, DIRECTION OR REQUIREMENTS OF THE ARCHITECT IS INTENDED, UNLESS OTHERWISE STATED.

F. ACCEPTED - WHERE "ACCEPTED", "ACCEPTANCE", OR WORDS OF SIMILAR IMPORT ARE USED, IT SHALL BE CONSTRUED TO MEAN ACCEPTED OR ACCEPTANCE BY OWNER OR ITS LEGALLY AUTHORIZED REPRESENTATIVE.

G. OR EQUAL - "OR EQUAL" SHALL BE CONSTRUED TO MEAN "OF EQUAL QUALITY, DURABILITY, FINISH, FUNCTION AND SUITABILITY, IN THE DISCRETION OF ARCHITECT OR OWNER."

PROJECT DATA

ADDRESS: 13535 MINDANAO WAY  
MARINA DEL REY, CA 90292

PROJECT AREA: 8,395 SF

OCCUPANCY: B

CONSTRUCTION TYPE: TYPE V, FULLY SPRINKLERED

APPLICABLE CODES: THE CONTRACTOR SHALL ABIDE BY ALL CURRENT LOCAL GOVERNING ORDINANCES AND CODES, INCLUDING BUT NOT LIMITED TO:

CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE: 2013 BUILDING STANDARDS ADMINISTRATIVE CODE PART 1, TITLE 23, CCR

CALIFORNIA BUILDING CODE: 2013 CALIFORNIA BUILDING CODE - PART 2, TITLE 24, CCR (2012 IBC AND 2013 CALIFORNIA AMENDMENTS)

CALIFORNIA ELECTRICAL CODE: 2013 CALIFORNIA ELECTRICAL CODE - PART 3, TITLE 24, CCR (2011 NEC AND 2013 CALIFORNIA AMENDMENTS)

CALIFORNIA MECHANICAL CODE: 2013 CALIFORNIA MECHANICAL CODE - PART 4, TITLE 24, CCR (2012 UMC AND 2013 CALIFORNIA AMENDMENTS)

CALIFORNIA PLUMBING CODE: 2013 CALIFORNIA PLUMBING CODE - PART 5, TITLE 24, CCR (2012 UPC AND 2013 CALIFORNIA AMENDMENTS)

FIRE ALARM SYSTEMS: N.F.P.A. NO. 72 - 2013, NATIONAL FIRE ALARM CODE

FIRE SPRINKLER SYSTEMS: N.F.P.A. NO. 13 - 2013, INSTALLATION OF SPRINKLER SYSTEM  
N.F.P.A. NO. 14 - 2013, STANDPIPE AND HOSE SYSTEMS  
N.F.P.A. NO. 20 - 2013, CENTRIFUGAL FIRE PUMPS  
N.F.P.A. NO. 24 - 2013, PRIVATE FIRE SERVICE MAINS

CALIFORNIA CODE OF REGULATIONS: TITLE 19, PUBLIC SAFETY, CHAPTER 1, SPM REG-S

AMERICANS WITH DISABILITIES ACT (ADA): ADA FEDERAL REGISTER APRIL 1, 1994  
2011 CALIFORNIA ACCESS COMPLIANCE REFERENCE MANUAL REGULATIONS

\*ENFORCEMENT INCLUDES ALL OTHER CODES REFERENCED IN THE ABOVE MODEL CODES, I.E. NEC MAKES REFERENCE TO NFPA PAMPHLETS.

SYMBOLS LEGEND

COLUMN GRIDLINES

PROJECT NORTH

TRUE NORTH

BUILDING ELEVATION TAG

ELEVATION NUMBER

SHEET NUMBER

INTERIOR ELEVATION TAG

ELEVATION NUMBER

SHEET NUMBER

BUILDING SECTION REFERENCE

SIMILAR TO ELEVATION NUMBER

SHEET NUMBER

WALL SECTION REFERENCE

SIMILAR TO ELEVATION NUMBER

SHEET NUMBER

WORKING POINT

WINDOW TAG

WINDOW TYPE

ROOM DESIGNATION

OPROV

101

102

KP ROOM NUMBER

ROOM NUMBER

AREA

DOOR CLEARANCE

CLEAR AREA

1'-6" MIN

REQUIRED CLEAR AREA ON PULL SIDE

1'-0" MIN

REQUIRED CLEAR AREA ON PUSH SIDE, WHEN APPLICABLE

DOOR TAG

101A

DOOR MARK

DETAIL REFERENCE

SIMILAR TO ELEVATION NUMBER

SHEET NUMBER

KEY NOTE

REVISION

1

2

VICINITY MAP

SANTA MONICA BLVD

OLIVE BLVD

405

ROSA PARK FWY

10

VANICE BLVD

WASHINGTON BLVD

405

MARINA DEL REY

PACIFIC OCEAN

PROJECT SITE

13535 MINDANAO WAY

MARINA DEL REY, CA 90292

KEY PLAN

AREA OF WORK

NEW BUILDING

MINDANAO WAY

DRAWING INDEX

GENERAL

A0-00 TITLE SHEET

A0-02 PROJECT INFORMATION & GENERAL NOTES

ARCHITECTURAL

A1-10 OVERALL SITE PLAN

A2-10 OVERALL FIRST FLOOR PLAN

A3-10 EXTERIOR ELEVATIONS

A3-11 EXTERIOR ELEVATIONS

PROJECT INFORMATION & GENERAL NOTES

Scale: As indicated

IF DRAWING IS NOT 30X42 THEN IT IS NOT TO SCALE

Location: Drawing No.

Project Manager: Author

Designer: Designer

Project No: 14008

Date Plotted: 03.27.2015

A0-02

COUNTY OF LOS ANGELES  
BEACHES & HARBORS

COUNTY OF LOS ANGELES  
DEPARTMENT OF BEACHES & HARBORS

13535 MINDANAO WAY, MARINA  
DEL REY, CA 90292

DBH ADMIN. SERVICES,  
FACILITIES & PROPERTY  
MAINTENANCE BUILDING

CLIENT PROJECT #:  
Drawing Title

PROJECT  
INFORMATION &  
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Scale: As indicated

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Location: Drawing No.

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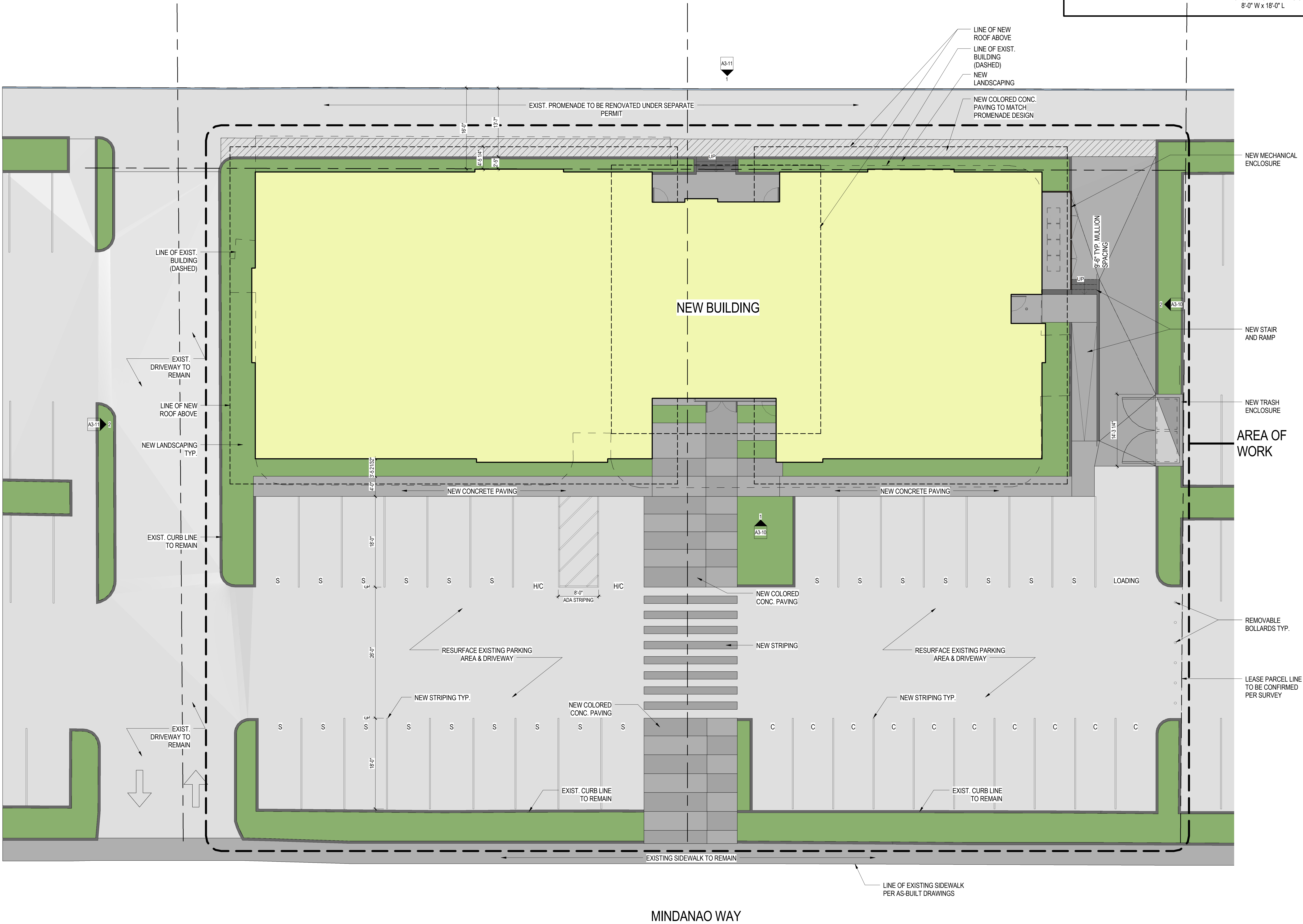
Project No: 14008

Date Plotted: 03.27.2015

A0-02



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**BUILDING AREA & PARKING SUMMARY**

PROPOSED BUILDING AREA:	8,395 SF
PARKING REQUIREMENTS FOR OFFICE/COMMERCIAL:	1 PARKING SPACE PER 250 SF
TOTAL PARKING REQUIRED:	34 SPACES
TOTAL PARKING PROVIDED:	34 SPACES
ACCESSIBLE PARKING REQUIRED:	1 SPACE
ACCESSIBLE PARKING PROVIDED:	1 SPACE
LOADING SPACE REQUIRED:	1 SPACE, 24' L x 12' W
LOADING SPACE PROVIDED:	1 SPACE, 24' L x 12' W
S: STANDARD PARKING SPACE	8'-6" W x 18'-0" L
C: COMPACT PARKING SPACE	8'-0" W x 18'-0" L

8607 Venice Boulevard Los Angeles, CA 90034  
Tel: 310.459.4717 Fax: 310.459.9174  
www.frankrwebb.com  
THESE DRAWINGS AND SPECIFICATIONS AND SEAL, DESIGN AND  
ARRANGEMENTS REPRESENTED HEREIN ARE AND SHALL REMAIN THE PROPERTY  
OF THE ARCHITECT. NO PART THEREOF SHALL BE COPIED, REPRODUCED, OR  
USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE  
SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED.  
WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT, VISUAL CONTACT WITH THESE  
DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF  
ACCEPTANCE OF THESE RESTRICTIONS.

No.	Distribution/Revision	Date

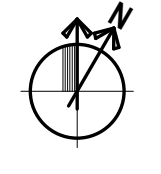


COUNTY OF LOS ANGELES  
DEPARTMENT OF BEACHES & HARBORS  
13535 MINDANAO WAY, MARINA  
DEL REY, CA 90292

**DBH ADMIN. SERVICES,  
FACILITIES & PROPERTY  
MAINTENANCE BUILDING**

CLIENT PROJECT #:  
Drawing Title  
**OVERALL SITE PLAN**

Scale:	As indicated
IF DRAWING IS NOT 30X42 THEN IT IS NOT TO SCALE	
Location:	LA
Project Manager:	SC
Project No.:	14008
Date Plotted:	03.27.2015



**OVERALL SITE PLAN**  
1/8" = 1'-0"

1

**A1-10**



No.	Distribution/Revision	Date



COUNTY OF LOS ANGELES  
DEPARTMENT OF BEACHES & HARBORS  
13535 MINDANAO WAY, MARINA  
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DBH ADMIN. SERVICES,  
FACILITIES & PROPERTY  
MAINTENANCE BUILDING

## LEGEND

ADMINISTRATION SERVICES OFFICE

HUMAN RESOURCES OFFICE

FACILITIES / PARKING OFFICE

COMMON AREA

ADMINISTRATION SERVICES WORK AREA

HUMAN RESOURCES WORK AREA

FACILITIES / PARKING WORK AREA

TOILET / ELECTRICAL RM. / STORAGE

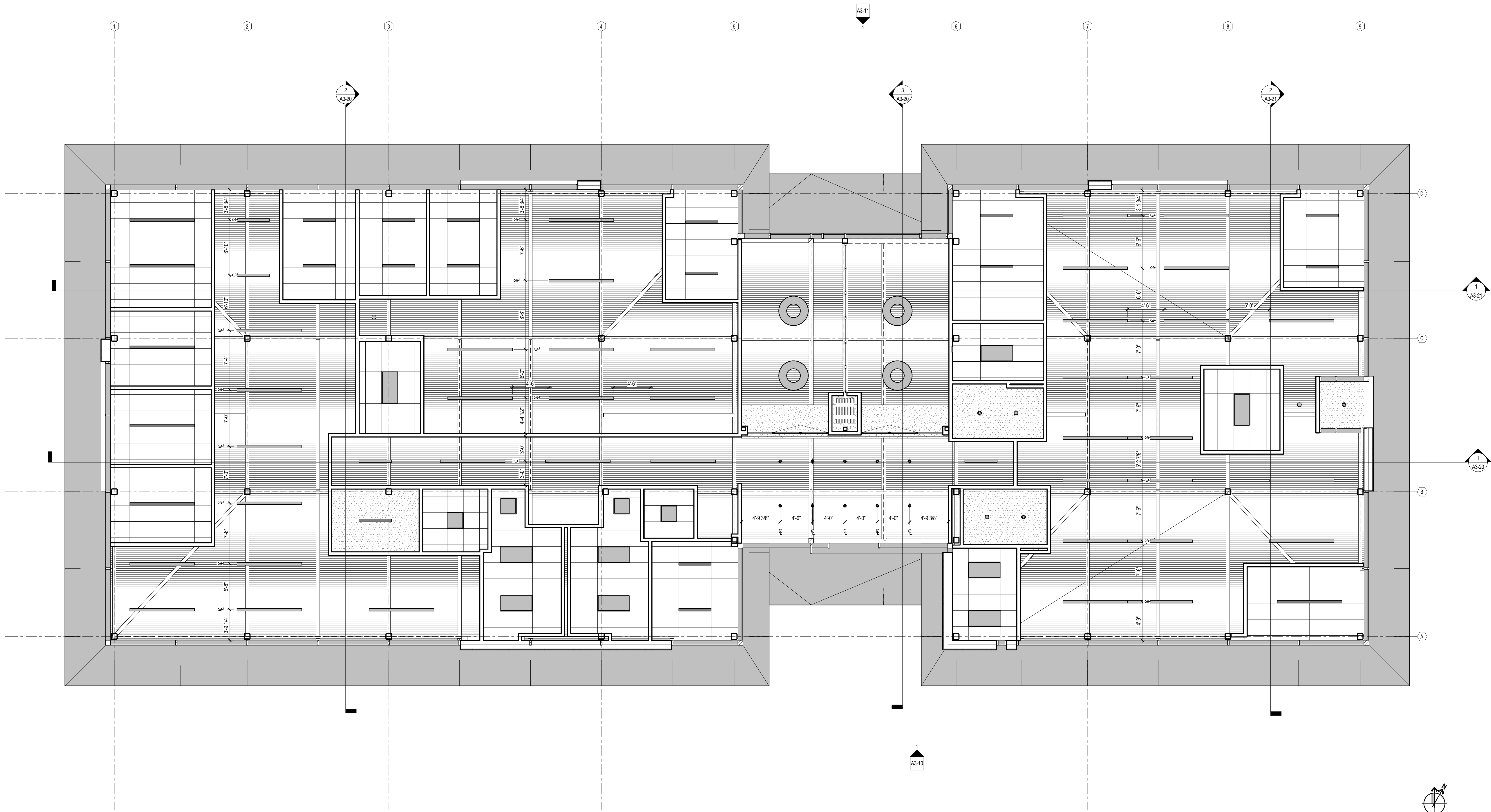
CLIENT PROJECT #:  
Drawing Title  
OVERALL FIRST FLOOR  
PLAN - BUILDING USE  
DIAGRAM

Scale: 3/16" = 1'-0"  
IF DRAWING IS NOT 30X42 THEN IT IS NOT TO SCALE

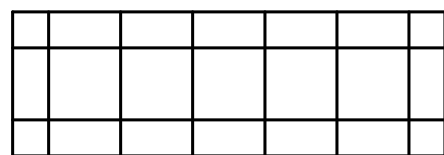
Location: LA  
Project Manager: SC  
Project No.: 14008  
Date Plotted: 03.27.2015  
Drawing No.: A2-10-A



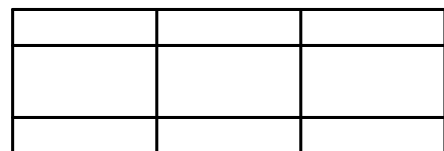
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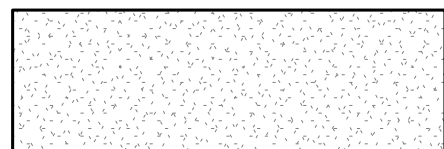
CEILING LEGEND



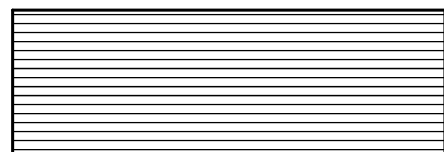
2' x 2' ACOUSTIC CEILING GRID & TILE  
11'-2" A.F.F. U.N.O.



2' x 4' ACOUSTIC CEILING GRID & TILE  
11'-2" A.F.F. U.N.O.



PAINTED GYPSUM BOARD CEILING  
11'-2" A.F.F. U.N.O.



UNDERSIDE OF METAL DECK



ALUMINUM PANELS IN SOFFIT



FIXTURE TYPE-A:  
2' DIA. EXTRUDED PENDANT LIGHT FIXTURE. BOTTOM OF FIXTURE AT 12'-0" A.F.F.



FIXTURE TYPE-A1:  
4' DIA. PENDANT LIGHT FIXTURE. BOTTOM OF FIXTURE AT 11'-2" A.F.F.



FIXTURE TYPE-B:  
4' DIA. RECESS MOUNTED DOWNLIGHT



FIXTURE TYPE-C1:  
8' LINEAR RECESSED LIGHT FIXTURE. BOTTOM OF FIXTURE AT 11'-2" A.F.F.



FIXTURE TYPE-C:  
24' LINEAR RECESSED LIGHT FIXTURE. BOTTOM OF FIXTURE AT 11'-2" A.F.F.



FIXTURE TYPE-D:  
18' LINEAR PENDANT LIGHT FIXTURE WITH UPLIGHT AND DOWNLIGHT. BOTTOM OF FIXTURE AT 11'-2" A.F.F.



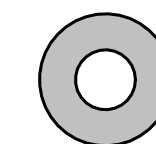
FIXTURE TYPE-D:  
24' LINEAR PENDANT LIGHT FIXTURE WITH UPLIGHT AND DOWNLIGHT. BOTTOM OF FIXTURE AT 11'-2" A.F.F.



FIXTURE TYPE-E1:  
2' x 2' LINEAR INDIRECT RECESSED LIGHT FIXTURE



FIXTURE TYPE-E2:  
2' x 4' LINEAR INDIRECT RECESSED LIGHT FIXTURE



FIXTURE TYPE-F:  
LARGE CIRCULAR PENDANT LIGHT FIXTURE. BOTTOM OF FIXTURE AT 11'-2" A.F.F.

THESE DRAWINGS AND SPECIFICATIONS AND ALL DESIGN AND  
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No.	Distribution/Revision	Date

2 A3-10

1 A3-20



COUNTY OF LOS ANGELES  
DEPARTMENT OF BEACHES & HARBORS  
13535 MINDANAO WAY, MARINA  
DEL REY, CA 90292

**DBH ADMIN. SERVICES,  
FACILITIES & PROPERTY  
MAINTENANCE BUILDING**

CLIENT PROJECT #:

Drawing Title

**OVERALL FIRST  
FLOOR REFLECTED  
CEILING PLAN**

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

IF DRAWING IS NOT 30X42 THEN IT IS NOT TO SCALE

Location

Drawing No.

Project Manager

LA

Project No.

SC

Date Plotted

14008

03.27.2015

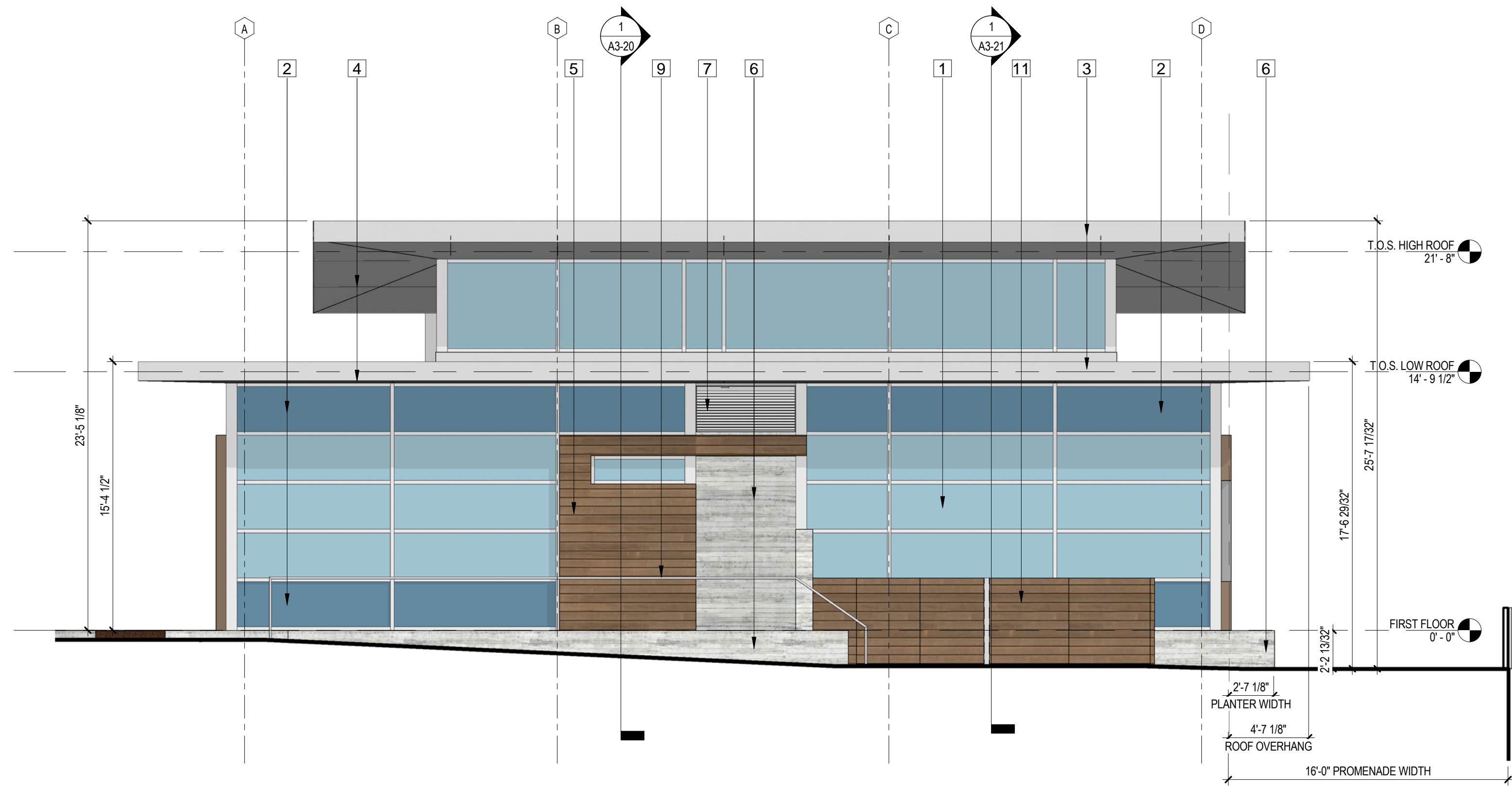
**A2-20**



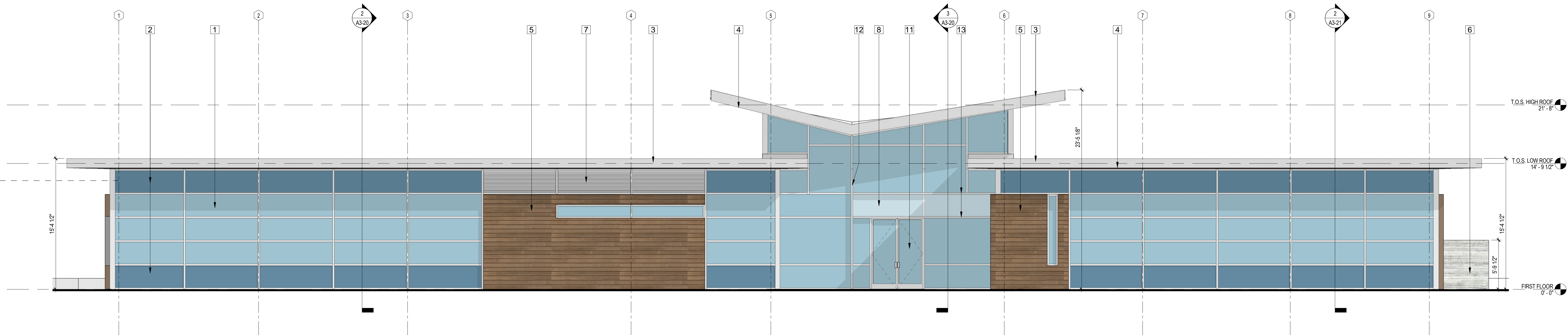
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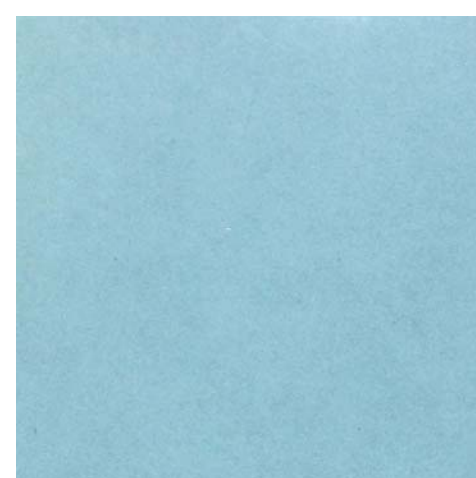


EAST ELEVATION 2  
3/16" = 1'-0"



SOUTH ELEVATION 1  
3/16" = 1'-0"

#### EXTERIOR ELEVATION LEGEND



1 1" THICK INSULATED BLUE VISION GLAZING IN CLEAR ANODIZED ALUMINUM FRAME



3 CLEAR ANODIZED ALUMINUM FINISH ROOF FASCIA



6 BOARD FINISH EXPOSED CONCRETE WITH CLEAR SEALER

11 EXTERIOR DOOR - 1" THICK INSULATED TEMPERED BLUE VISION GLAZING IN CLEAR ANODIZED ALUMINUM FRAME

12 9" DEEP MULLION CLEAR ANODIZED EXTRUSION CAP ON STANDARD VERTICAL MULLION

13 9" SLOPED CLEAR ANODIZED MULLION CAP ON STANDARD VERTICAL MULLION



2 1" THICK INSULATED BLUE SPANDREL GLAZING IN CLEAR ANODIZED ALUMINUM FRAME



5 ARTIFICIAL WOOD SLATS BY 'AZEK' OVER SHEATHING OVER METAL FRAMING

7 ANODIZED ALUMINUM LOUVERS IN ANODIZED ALUMINUM FRAME

8 SIGNAGE ON FROSTED GLASS PANEL. INSTALL ON 9" SLOPED HORIZONTAL MULLION EXTENSION

9 CLEAR ANODIZED ALUMINUM HANDRAIL

10 MECHANICAL EQUIPMENT ENCLOSURE & GATE WITH ARTIFICIAL WOOD SLAT BY 'AZEK' OVER PAINTED GALVANIZED STEEL FRAME



COUNTY OF LOS ANGELES  
DEPARTMENT OF BEACHES & HARBORS  
13535 MINDANAO WAY, MARINA  
DEL REY, CA 90292

DBH ADMIN. SERVICES,  
FACILITIES & PROPERTY  
MAINTENANCE BUILDING

CLIENT PROJECT #:

Drawing Title

EXTERIOR  
ELEVATIONS

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

IF DRAWING IS NOT 30X42 THEN IT IS NOT TO SCALE

Location

Drawing No.

Project Manager LA

Project No. SC

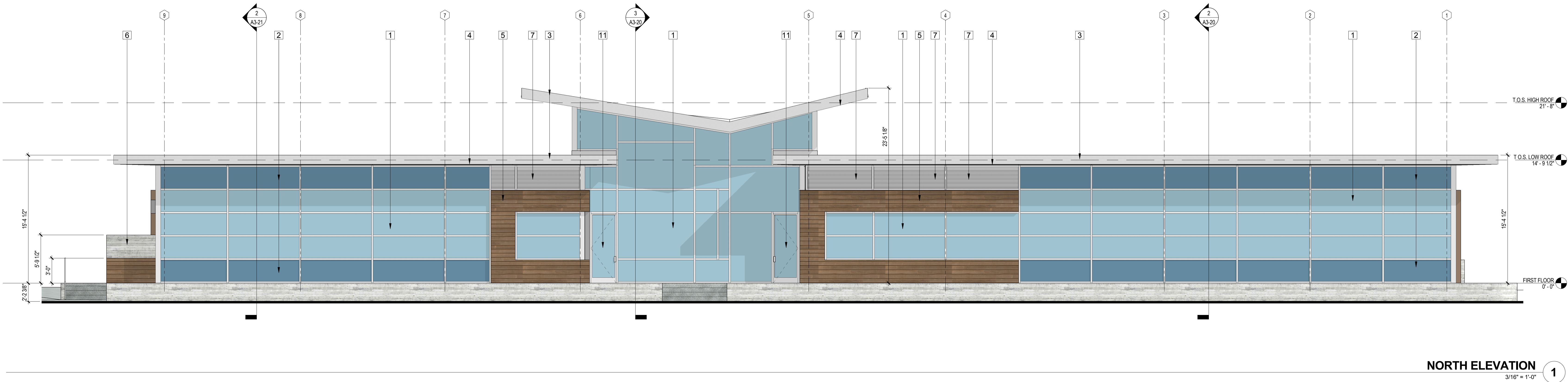
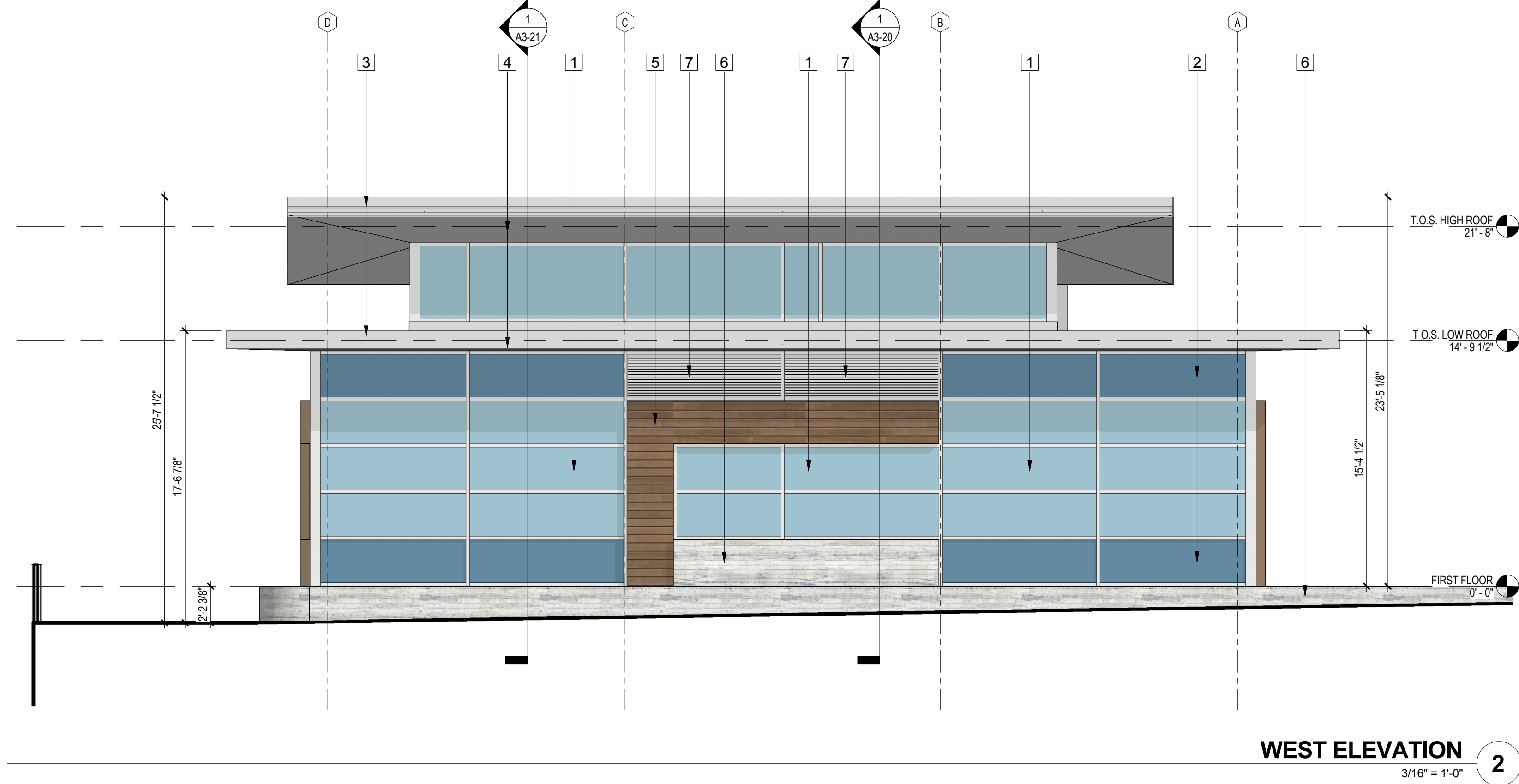
Date Plotted 14008

03.27.2015

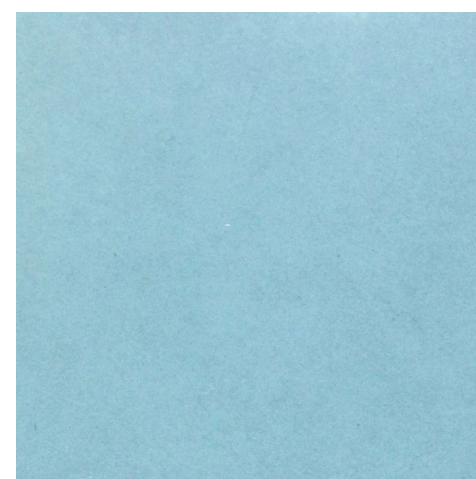
A3-10



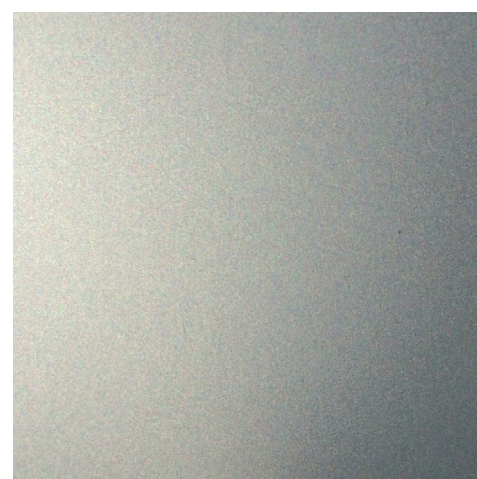
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#### EXTERIOR ELEVATION LEGEND



1 1" THICK INSULATED BLUE VISION GLAZING IN CLEAR ANODIZED ALUMINUM FRAME

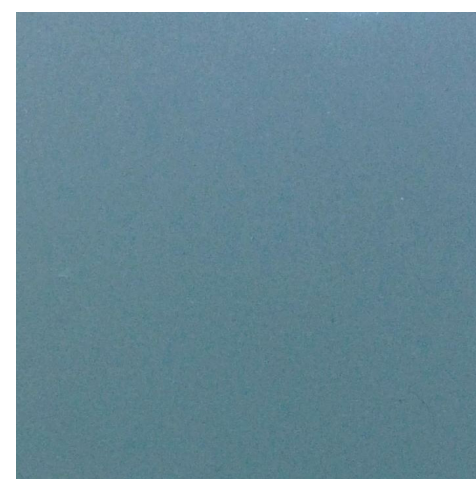


3 CLEAR ANODIZED ALUMINUM FINISH ROOF FASCIA

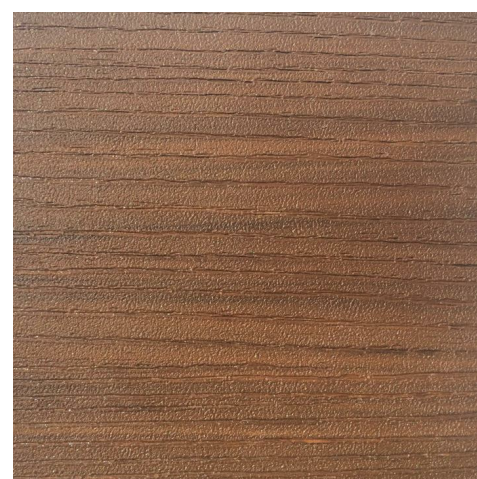
4 CLEAR ANODIZED ALUMINUM FINISH SOFFIT PANELS



6 BOARD FINISH EXPOSED CONCRETE WITH CLEAR SEALER



2 1" THICK INSULATED BLUE SPANDREL GLAZING IN CLEAR ANODIZED ALUMINUM FRAME



5 ARTIFICIAL WOOD SLATS BY 'AZEK' OVER SHEATHING OVER METAL FRAMING

7 ANODIZED ALUMINUM LOUVERS IN ANODIZED ALUMINUM FRAME

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No.	Distribution/Revision	Date



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13535 MINDANAO WAY, MARINA  
DEL REY, CA 90292

#### DBH ADMIN. SERVICES, FACILITIES & PROPERTY MAINTENANCE BUILDING

CLIENT PROJECT #:

Drawing Title

#### EXTERIOR ELEVATIONS

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

IF DRAWING IS NOT 30X42 THEN IT IS NOT TO SCALE

Location

Drawing No.

Project Manager LA

Project No. SC

Date Plotted 14008

03.27.2015

A3-11











