



April 1, 2015

Mr. Gary Jones, Director  
Department of Beaches & Harbors  
Design Control Board  
13837 Fiji Way  
Marina Del Rey, CA 90292

Re: Marina Beach Improvements (formerly Mother's Beach)  
4101 Admiralty Way  
Marina Del Rey, CA 90292

Dear Mr. Jones:

The following is a project description for the proposed improvements, and renovation of the existing 1963 'Mothers Beach' picnic shelters, dressing rooms/ restroom structure and promenade located in Marina Del Rey. The proposed project removes and replaces the dilapidated roof structure covering the waterfront picnic pavilion, and dressing room/restroom structure while resurfacing the existing 1600' long promenade. Portions of the existing exterior masonry walls and foundation system are being preserved for ease of construction.

The existing structure is a series of (5) barrel vault shaped large pavilions, each consisting of seven vaults, with one of the five pavilions covering the dressing room/ restroom structure. Each of the five large pavilions are gently segmented, to follow the curvilinear path of the existing service/pedestrian promenade. The pavilion is constructed of wood beams and steel columns, with the larger five pavilions connected to each other with a wood framed trellis that provides access to the beach and picnic areas. Currently the facility has (28) 8' long x 30" wide tables with built in seating and (28) barbeques that will all be replaced. Portions of the existing 50" high concrete block perimeter wall located adjacent to the existing picnic area separating it from the existing public parking lot, will be removed. The remaining portions of the existing masonry wall will be plastered and painted in hues of blue, while the removed portions will be infilled with clear anodized perforated screen to improve overall visibility. The new picnic area roof structure height will be raised above its current height to improve views to the beach both from Admiralty Way, and the adjacent public parking lot.

The design of the new bathroom structure and picnic pavilions is both dynamic in its form and appropriate for its setting. The new steel shade structures simulate sails in motion forming a playful and varied profile against the horizon, while the new restroom building takes its cue from nautical shapes and sweeping forms in a welcoming "pavilion like" structure. Cladding of the new exterior walls and existing concrete block walls consists of the following materials: Fiber cement cladding in hues of light gray, painted plaster in hues of blue and stainless steel combined with expanded metals. Functionally the new men's, women's, and family restroom have been renovated for ADA compliance with new ceramic tile interior walls, stainless steel fixtures and partitions, while a new storage room has also been provided. Additionally, perforated clear anodized aluminum screens in the entire structure allows for natural ventilation. New picnic tables and barbeque grills will also be located within the new shade structure. All materials are considered for their proximity to the marina environment as are the choices of colors influenced by the water. In-ground and strip Led lighting sensitive to "dark sky" issues will be employed to add depth, character, safety and interest to the facility in the evening.

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The scope of work also includes the removal of existing asphalt paving with new paving along the promenade of the area extending from the Jamaica Bay Inn, south to parcel 21 including the renovation of the existing approximate 12' wide x 1600' long promenade along Parcels 21 and GR. This work consists of new integral color decorative concrete paving, sections of colored interlocking pavers, perimeter bollard lighting, and decorative stainless steel fencing to replace the chain link fencing along the south perimeter of the sea wall at Basin D. Site drainage will also be improved utilizing several strategies both along the east edge of the existing public parking lot, and along the east edge of the existing promenade. New landscape will be employed along the edge of the promenade in the form of raised seat wall planters to aid in water retention as well as viewing of the marina. The landscape utilizes planting that will include both native California species as well as drought tolerant Mediterranean varieties including mature palm trees. The landscape will be low maintenance and sustainable, while aesthetically unique to its coastal influences.

Respectfully,

Ken Stein, AIA  
FRANK R. WEBB ARCHITECTS, INC.

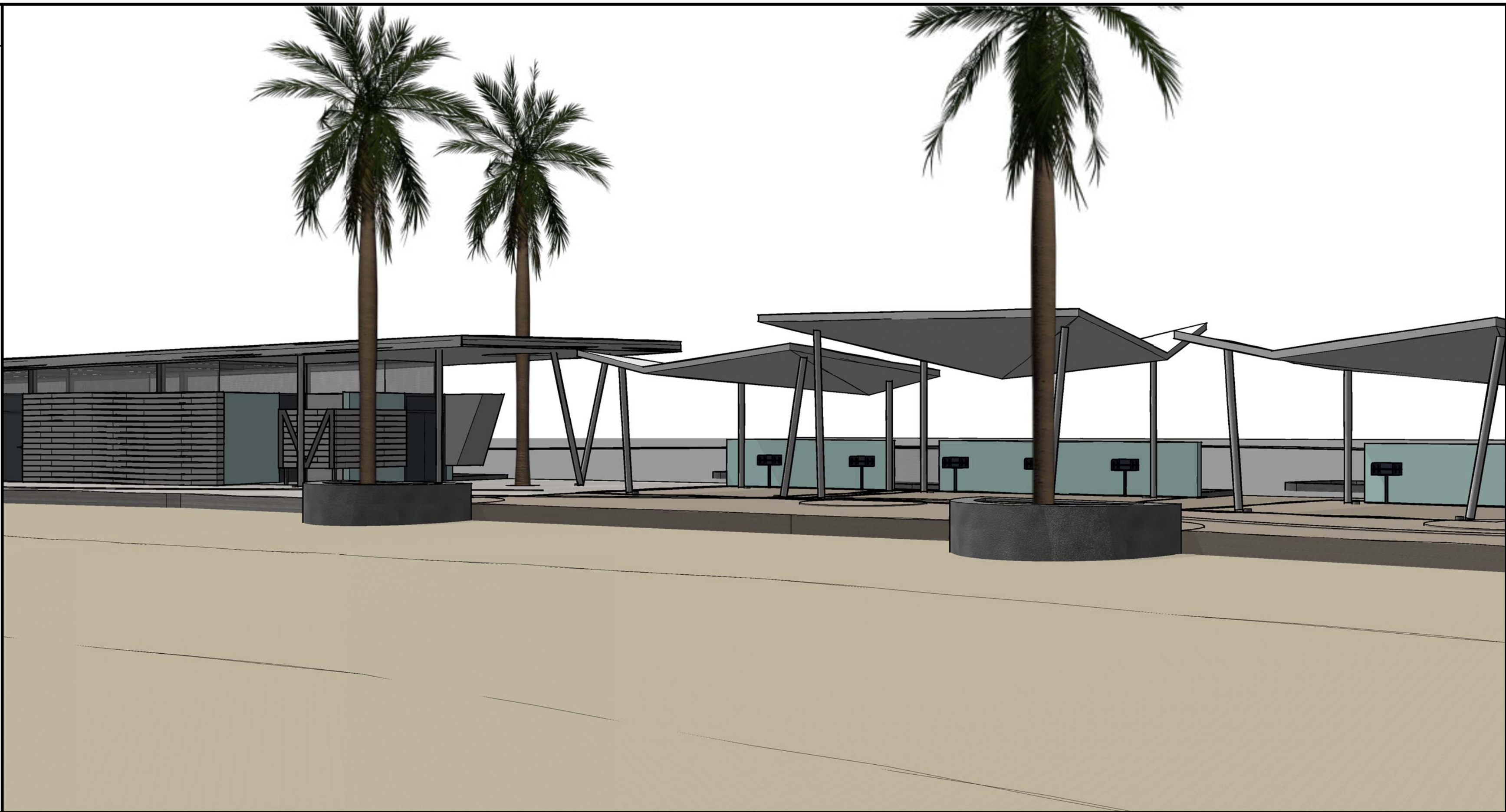
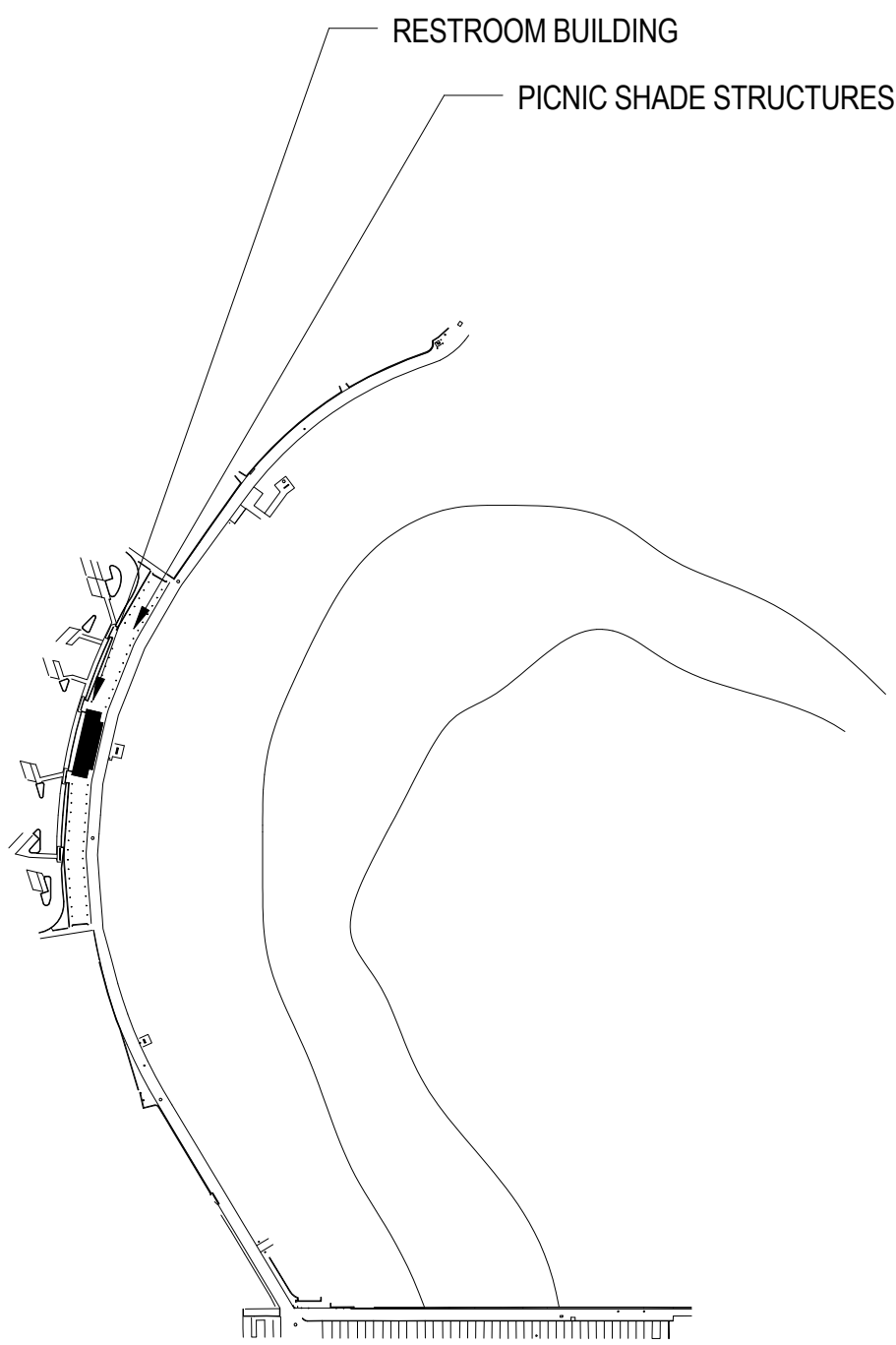




County of Los Angeles, Department of Beaches and Harbors

# MARINA BEACH IMPROVEMENTS

SCHEMATIC DESIGN : 04.08.2015



## PROJECT DIRECTORY

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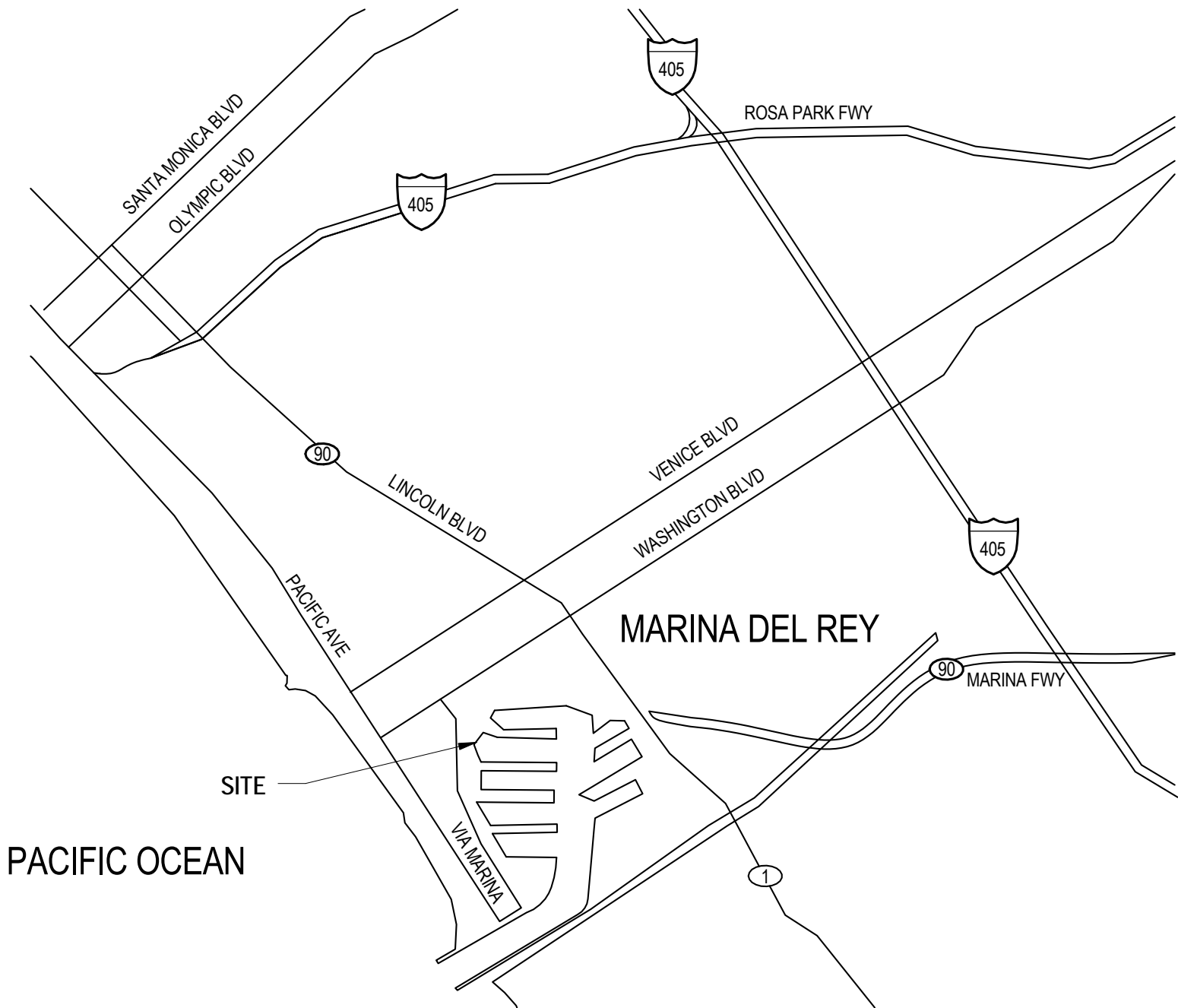
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### SPECIFICATIONS:

Chew Specifications

## VICINITY MAP



## DRAWING INDEX

GENERAL	TITLE PAGE
A0.0	PROJECT INFORMATION
A0.2	TYPICAL ACCESSIBILITY DETAILS
CIVIL	
C0	civil tbd
ARCHITECTURAL	
A1.0	DEMOLITION PLANS
A1.1	OVERALL SITE PLAN
A1.2	ENLARGED SITE PLANS
A3.1	FLOOR PLAN & RCP - RR
A3.2	ROOF PLAN - RR
A3.3	EXTERIOR ELEVATIONS - RR
A3.4	BUILDING & WALL SECTIONS - RR
A4.1	FLOOR PLAN & RCP - PICNIC AREAS
A4.2	SECTIONS & ELEVATIONS - PICNIC AREAS
STRUCTURAL	
S0	struct tbd
PLUMBING	
P0	plumbing tbd
MECHANICAL	
M0	mech tbd
ELECTRICAL	
E0	elec tbd

No.	Distribution/Revision	Date



County of Los Angeles  
Department of Beaches and Harbors

MOTHER'S BEACH  
4101 ADMIRALTY WAY  
MARINA DEL REY, CA 90292

## MARINA BEACH IMPROVEMENTS

CLIENT PROJECT #:

Drawing Title

## TITLE PAGE

Scale: As indicated

IF DRAWING IS NOT 30x42 THEN IT IS NOT TO SCALE

Location Drawing No.

DV

Project Manager

KS

Project No.

14010

Date Plotted

04.08.2015

# A0.0



## ABBREVIATIONS

&	And	FL	Floor	PLYWD.	Plywood
L	Left	FLASH	Flashing	PR	Pair
@	At	FLOOR	Fluorescent	PRTN.	Partition
	Center Line	F.C.	Face of Concrete	PT	Root Drain
∠	Angle of Round	F.O.F.	Face of Finish	P.T.D./R.	Paper Towel Dispenser/Receptacle
⊥	Perpendicular	F.O.M.	Face of Masonry	P.V.	Ply Vinyl Chloride
#	Pound or Number	F.O.S.	Face of Stud	P.C.	Quarry Tile
		FFR	Fireproof		
A.B.	Anchor Bolt	F.S.	Full Size		
A.C.	Asphalt Concrete	FT	Foot or Feet	R	Radius, Right or Radius
ACOUS.	Acoustical	F.G.	Footing	R	Riser
AC.T.	Acoustical Tile	FURR.	Furring	R.C.P.	Reflected Ceiling Plan
A.D.	Area Drain	FUT.	Future	R.D.	Roof Drain
ADD.	Additional	F.R.	Fire Resistive	RWD.	Redwood
ADJ.	Adjustable/Adjacent	GA	Gauge	REF.	Reference
A.F.F.	Above Finish Floor	GAL	Gallon	REFR.	Refrigerator
AGGR.	Aggregate	GALV.	Galvanized	REINF.	Reinforced
ALUM.	Aluminum	G.B.	Grab Bar	REQ.	Required
ALT.	Alternate	G.	Glass	RESIL.	Resilient
ANOD.	Anodized	G.	Glass	REV.	Revised
A.P.	Access Panel	GRND.	Ground	R.H.	Right Hand
APPROX.	Approximate	GRD.	Grade	R.F.	Right of Foot
ARCH.	Architectural	GYP	Gypsum	RGSTR.	Register
ASB.	Asbestos	GYP.BD.	Gypsum Board	RM	Room
ASPH.	Asphalt	H.B.	Hose Bibb	RT	Right Opening
		H.C.	Hollow Core/Handicap	RUB.	Rubber
BO	Bottom	HCB	Handicapped	R.W.L.	Rain Water Leader
BTUM.	Bituminous	HCD	Hard Board		
BLDG.	Building	HDR	Header	S	South
BLK.	Block	HDWD.	Hardwood	S.C.	Schedule
BLKG.	Blocking	HDWR.	Hardware	SCHED.	Sched.
BM	Beam	H.M.	Hollow Metal	S.D.	Safety Napkin Dispenser
BOT	Bottom	HR	Horizontal	SECT.	Section
BSMT.	Basement	HR	Hour	SEP	Separation
		H.S.S.	Hollow Structural Steel	S.F. S.Q.T.	Square Feet
CAB.	Cabinet	H	Height	SH	Shelf
C.B.	Catch Basin	HVAC	Heating, Venting, & Air	SHO/SHR.	Shower
C.B.	Ceramic		Conditioning	SHT	Sheet
CEM.	Cement			SHTG.	Sheathing
CER	Ceramic	I.C.B.O.	International Conference		Similar
C.G.	Corner Guard		of Building Officials	S.N.T.	Sealing
C.I.	Cast Iron	I.D.	Inside Diameter	S.M.	Sheet Metal
C.J.	Construction Joint	IN	Inch	S.M.S.	Sheet Metal Screw
CLG.	Ceiling	INFO	Information	S.N.D.	Safety Napkin Dispenser
CLO.	Closet	INSUL	Insulation	S.N.R.	Safety Napkin Receptacle
CLO.	Closet	INT.	Interior		Stand Pipe
C.M.U.	Concrete Masonry Unit			SPEC.	Specification
CNTR.	Counter	JAN.	Janitor	SQ.	Square
COL.	Column	JT.	Joint	S.S.K.	Service Sink
CONC.	Concrete	JST	Joist	STA.	Station
COND.	Condition	KIT.	Kitchen	STD.	Standard
CONN.	Connection	LAB.	Laboratory	STL	Steel
CONSTR.	Construction	LAM.	Laminated	S.S.	Stainless Steel
CONTR.	Contractor	LAV.	Lavatory	STOR.	Storage
CORR.	Corridor	LCH.	Locker	STRUCT.	Structural
C.P.	Corner Protection	LCKR.	Locker	S.T.A.	Self Tapping Screw
C.T.	Ceramic Tile	LF	Lineal Feet	SUSP.	Suspended
CTS.K.	Countersunk	L.H.	Left Hand	SW.	Switch
CTR.	Center	LN	Line	SYM.	Symmetrical
C.F.C.I.	Contractor Furnished Contractor Installed	LT.	Light	SYS.	System
DBL	Double	MACH.	Machine	T&G	Tongue and Groove
DEPT.	Department	MATL.	Material	T.B.	Temper Bar
DET.	Detail	MAX.	Maximum	T.O.C.	Top of Curb
D.F.	Drinking Fountain	M.B.	Machine Bolt	TEL	Telephone
D.	Diameter	M.C.	Medicine Cabinet	TEMP.	Temperature or Tempered
DM	Dimension	MECH.	Mechanical	TER.	Terrazzo
DISP.	Dispenser	MEMB.	Membrane	THK.	Thickness
DN.	Down	MET.	Metal	T.O.S.	Top of Steel
DOOR	Door Opening	MFR.	Manufacturer	T.O.W.	Top of Wall
DOCS.	Documents	MH	Mantle	T.O.P.	Top of Partition
DOR	Door	MIN.	Minimum	T.P.D.	Towel Paper Dispenser
DS	Downspout	MNR.	Mirror	T.R.D.	Tread
D.S.P.	Dry Standpipe	MISC.	Miscellaneous	T.T.	Tight to Structure
DWG.	Drawing	M.O.	Masonry Opening	T.V.	Television
DWR.	Drawer	M.S.	Machine Screw	T.W.	Top of Wall
		MTD.	Mounted	THP.	Typical
E	East	MUL.	Mullion		
(E)	Existing				
E.J.	Expansion Joint	N	North	UND.	Underside
EL.	Elevation	N.I.C.	Not in Contract	U.N.O.	Unless Noted Otherwise
ELEC.	Electrical	N.G.	Nailing	UR	Urinal
ELEV.	Elevator	NO	Number		
EMER.	Emergency	NOM.	Nominal	VCT.	Vinyl Composition Tile
ENCL.	Enclosure	N.T.S.	Not to Scale	VENT.	Ventilation
E.P.	Electrical Panelboard			VERT.	Vertical
EQ.	Equal	O.A.	Overall	VEST.	Vestibule
EQUIP.	Equipment	OSA.	Obscure	V.I.F.	Verify in Field
E.W.C.	Electric Water Cooler	O.C.	On Center	VOL.	Volume

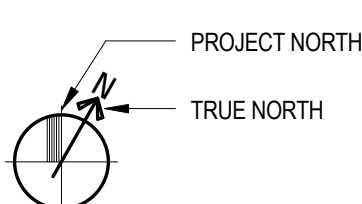
## GENERAL NOTES

1. DESCRIPTION	METHOD OF REVIEW:	11. DUCT AND PIPE SUPPORTS
THE PROJECT CONSISTS OF APPROXIMATELY 15,000 SQUARE FOOT NEW TRANSIT FACILITY COMPRISED OF TWO STRUCTURES: A SINGLE STORY AND A TWO STORY STRUCTURE. ASSOCIATED SITE WORK OVERHEAD CANOPIES, PARKING, LANDSCAPING AND BUS ISLAND. THE SITE AREA IS APPROXIMATELY 5 ACRES.	SHOP DRAWINGS: MAKE INITIAL SUBMITTAL OF TWO BLUELINE PRINTS AND ONE SEPA TRANSPARENCY OF SHOP DRAWINGS (OR SEVEN BLUELINE PRINTS). CATALOG DATA: MAKE INITIAL SUBMITTAL OF SEVEN COPIES SAMPLES, AS REQUIRED BY ARCHITECT OR AS SPECIFIED LISTS OF MATERIALS & EQUIPMENT: AS REQUIRED BY ARCHITECT	PIPES, DUCTS AND CONDUITS SHALL BE SUPPORTED AND BRACED PER OTHER SMACNA GUIDELINES FOR SEISMIC REINFORCED OR MECHANICAL SYSTEMS AND PLUMBING PIPING SYSTEMS. REFER TO MECHANICAL AND PLUMBING.
2. GENERAL CONDITIONS:	THE ARCHITECT'S APPROVAL OF SHOP DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR ANY DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS UNLESS THE CONTRACTOR HAS INFORMED THE ARCHITECT IN WRITING OF SUCH DEVIATION AT THE TIME OF SUBMISSION AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL OF THE SPECIFIC DEVIATION. NOR SHALL THE ARCHITECT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR ERRORS OR OMISSIONS IN THE SHOP DRAWINGS.	12. EXPANSION ANCHORS WHEN INSTALLING DRILLED-IN ANCHORS AND/OR POWER DRIVEN PINS IN EXISTING NON-PRESTRESSED REINFORCED CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. MAINTAIN A MINIMUM CLEARANCE OF ONE INCH BETWEEN THE REINFORCEMENT AND THE DRILLED-IN ANCHOR AND/OR PIN.
THE GENERAL CONDITIONS AS SUPPLIED BY OWNER, LATEST EDITION IS A PART OF THESE SPECIFICATIONS AND THE ENTIRE CONTRACT DOCUMENT.	NO PORTION OF WORK REQUIRING SHOP DRAWINGS SHALL BE COMMENCED UNTIL THE SHOP DRAWINGS HAVE BEEN APPROVED BY THE ARCHITECT.	13. DISRUPTION OF OPERATIONS MINIMUM NOISE AND VIBRATION LEVEL SHALL BE MAINTAINED DURING THE COURSE OF CONSTRUCTION. CONTRACTOR TO COOPERATE WITH BUILDING AUTHORITIES SO AS TO MAINTAIN A MINIMUM OF DISLOCATION TO ADJOINING AREAS. DEMOLITION TO BE ACCOMPLISHED AS SHOWN: PROVIDE DUST BARRIERS AS REQUIRED SO AS TO KEEP ADJOINING WORK AREAS IN OPERATION DURING DEMOLITION AND CONSTRUCTION.
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.	7. AS-BUILT RECORD DRAWINGS THE CONTRACTOR SHALL MAINTAIN AT THE JOB SITE, ACCESSIBLE TO THE ARCHITECT, ONE SET OF DIMENSIONED BUILDING PRINTS SHOWING "AS-INSTALLED" WORK INSIDE BUILDING AND EXTENDING OUT TO A POINT OF CONNECTION TO SITE UTILITIES. A. SHOW ALL NOT READILY VISIBLE LINES AND ITEMS OF EQUIPMENT OF THE ELECTRICAL, PLUMBING, HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS. B. WHERE DEVIATIONS FROM THE ORIGINAL DRAWINGS OCCUR IN THE LAYOUT OF DUCTS OF EQUIPMENT CONNECTED THERETO, SHOW "AS-INSTALLED" LOCATIONS AND SIZES, INCLUDING LOCATIONS OF ACCESS DOORS, DAMPERS AND CONTROL, EQUIPMENT AND WIRING. C. SHOW ANY ITEM OF EQUIPMENT THAT DIFFERS IN TYPE, MODEL, CATALOG NUMBER OR MANUFACTURER FROM THAT CALLED FOR ON ORIGINAL DRAWINGS OR SPECIFICATIONS. UPON COMPLETION OF THE WORK AND BEFORE FINAL INSPECTION, A COMPLETELY UPDATED RECORD SET, USED DURING CONSTRUCTION, SHALL BE SUBMITTED TO THE ARCHITECT.	14. EXTENT OF DEMOLITION PERFORM ALL DEMOLITION SHOWN ON DRAWINGS AND REQUIRED BY JOB CONDITIONS. THE DRAWINGS DO NOT NECESSARILY INDICATE THE FULL EXTENT OF ALL WORK REQUIRED IN THIS SECTION. DO ALL CUTTING, BORING, SLAB CUTTING, OR OTHER DEMOLITION NECESSARY FOR THE INSTALLATION OF ANY NEW CONSTRUCTION, INCLUDING PLUMBING, MECHANICAL AND ELECTRICAL WORK. PATCH AND/OR REFINISH ALL EXISTING SURFACES TO MATCH ADJACENT SURFACES AND NEW SPECIFIED FINISHES.
4. SUMMARY OF THE WORK:		15. CLEAN UP THE COMPLETE AREA OF WORK AND CORRIDORS LEADING THERETO SHALL BE LEFT FREE OF DUST AND DEBRIS. ALL RUBBISH AND DEBRIS SHALL BE COLLECTED AND STORED IN PILES FOR REMOVAL PERIODICALLY FROM THE SITE.
CONTRACTOR'S DUTIES:		16. MATERIAL TO BE RELOCATED ALL MATERIAL REMOVED AND RELOCATED SHALL BE PROTECTED FROM DAMAGE DURING THIS PROCESS. REPAIR OR REPLACE DAMAGED PARTS TO MATCH EXISTING BEFORE DAMAGE.
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	8. MEASUREMENTS ALL DIMENSIONS INDICATED ON DRAWINGS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE. EACH CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THE BUILDING, AND THEY SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED ON ACCOUNT OF ANY DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND MEASUREMENTS INDICATED ON THE DRAWINGS. IF A DIFFERENCE EXISTS, IT SHALL BE SUBMITTED TO THE ARCHITECT FOR CONSIDERATION BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS. DO NOT SCALE ELECTRONIC FILES. THESE ELECTRONIC FILES ARE NOT CONTRACT DOCUMENTS. ONE WHO FURNISHES WORK TO SPECIFY, DESIGN ACCORDING TO THE CORRESPONDING HARD COPY CONSTRUCTION DOCUMENTS, WE MAKE NO REPRESENTATION REGARDING THE ACCURACY OR COMPLETENESS OF THE ELECTRONIC FILES YOU RECEIVE. IN THE EVENT THAT A CONFLICT ARISES BETWEEN THE ELECTRONIC FILES AND HARD COPY CONSTRUCTION DOCUMENTS, THE SIGNED OR SEALED HARD COPY CONSTRUCTION DOCUMENTS SHALL GOVERN. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF ANY CONFLICT EXISTS. BY YOUR USE OF ELECTRONIC FILES, YOU ARE NOT RELIEVED OF YOUR DUTY TO FULLY COMPLY WITH THE CONTRACT DOCUMENTS, INCLUDING, AND WITHOUT LIMITATION, THE NEED TO CHECK, CONFIRM AND COORDINATE ALL DIMENSIONS AND DETAILS, TAKE FIELD MEASUREMENTS, VERIFY FIELD CONDITIONS AND COORDINATE WORK WITH THAT OF THE ARCHITECTORS FOR THE PROJECT.	17. FIRE PROTECTION EQUIPMENT AND CONSTRUCTION CONTRACTOR SHALL ASCERTAIN THAT THE CONSTRUCTION AREAS WILL NOT OBSTRUCT FIRE DEPARTMENTS ACCESS TO IT, AND OTHER AREAS. EXITS FROM SAID AREAS SHALL BE MAINTAINED FREE AND CLEAR OF ALL OBSTRUCTION.
B. PAY LEGALLY REQUIRED SALES, CONSUMER AND USE TAXES.		A. PROVIDE FIRE EXTINGUISHERS IN SEMI-RECESSED CABINETS (A INDUSTRIES "AMBASSADOR 1061P17" OR EQUAL) AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR. VERIFY WITH THE FIRE MARSHAL AND ARCHITECT THE CABINET'S LOCATIONS DURING THE TRAINING STAGE OF THE PROJECT. LOCATION OF FIRE EXTINGUISHER CABINETS IS SUBJECT TO THE FIRE MARSHALL'S APPROVAL. POSITIONING OF CABINETS AT LOCATIONS OTHER THAN INDICATED SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
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		B. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
D. GIVE REQUIRED NOTICES.		C. MAINTAIN 44 INCHES MINIMUM CLEARANCE TO ALL REQUIRED EXITS.
E. COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, RULES, REGULATIONS, ORDERS AND OTHER LEGAL REQUIREMENTS OF PUBLIC AUTHORITIES WHICH BEAR ON PERFORMANCE OF THE WORK.	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.	D. CONSTRUCTION SHALL BE 1 HOUR FIRE RESISTIVE AS IT PERTAINS TO CODE.
F. PROMPTLY SUBMIT WRITTEN NOTICE TO ARCHITECT OF OBSERVED VARIANCES OF CONTRACT DOCUMENTS FROM LEGAL REQUIREMENTS, PRIOR TO CONSTRUCTION IN THAT AREA. THE ARCHITECT WILL MAKE APPROPRIATE MODIFICATIONS TO THE CONTRACT DOCUMENTS TO CORRECT THE VARIANCE. 2) IT IS NOTED THAT CONTRACTOR WILL BE RESPONSIBLE TO MAKE CERTAIN THE DRAWINGS & THE SPECIFICATIONS COMPLY WITH CODES & REGULATIONS. HOWEVER, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR WORK KNOWN TO BE CONTRASTORY TO SUCH REQ.'S IF HE HAS NOT GIVEN NOTICE.		E. PENETRATIONS THROUGH RAISED ASSEMBLIES REQUIRING OPENING PROTECTION SHALL BE PROVIDED WITH THROUGH-PENETRATIONS FIRE STOP SYSTEMS, WITH A T RATING EQUAL TO THE ASSEMBLY PENETRATED, AND SHALL CONFORM TO TEST STANDARDS SPECIFIC OF FIRE STOPS (ASTM E-814). TYPICAL, ALL LOCATIONS, ALL SHEETS.
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 2) THE CONTRACTOR SHALL NOT ASSUME THE RESPONSIBILITY OF CORRECTING ANY DISCREPANCIES WITHOUT APPROVAL.		18. FINISHES INTERIOR WALL AND CEILING FINISHES SHALL NOT EXCEED AN END FLAME SPREAD RATING OF CLASS III (76-200) AND A SMOKE DENSITY RATIO NOT TO EXCEED 450. ALL DECORATIONS USED SHALL BE NON-COMBUSTIBLE OR FLAME RETARDANT IN AN APPROVED MANNER.
PERFORMANCE OF THE WORK: CONTRACTOR AGREES TO PROCEED WITH THE WORK TO BE PERFORMED UNDER THIS CONTRACT AND EACH AND EVERY PART AND DETAIL THEREOF IN THE BEST AND MOST WORKMANLIKE MANNER BY QUALIFIED, CAREFUL, AND EFFICIENT WORKERS. CONTRACTOR ALSO AGREES TO PERFORM SUCH WORK IN STRICT ACCORDANCE WITH SAID DRAWINGS AND SPECIFICATIONS OR ANY REVISIONS, MODIFICATIONS OR AMPLIFICATIONS THEREOF MADE BY THE ARCHITECT OR OWNER. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH AND TIME HIS SEQUENCING FOR THE CONVENIENCE OF THE OWNER REGARDING ALL ALTERATION, THE IN OF UTILITIES, AND STRUCTURES OR OTHER SUCH WORK AS MAY BE NECESSARY TO PROVIDE CONTINUOUS OPERATIONS OF ALL OCCUPIED FACILITIES. SUCH SEQUENCING SHALL BE CONSIDERED AT THE TIME OF BIDDING AND OVERTIME COSTS SHALL BE SPECIFICALLY IDENTIFIED AND INCLUDED IN THE BID.	10. DEFINITIONS A SUBCONTRACTOR - THE TERM "SUBCONTRACTOR" SHALL MEAN EACH SUBCONTRACTOR OF THE CONTRACTOR WHO ASSUMES ONE WHO FURNISHES WORK TO SPECIFY, 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" IS 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 CONSIDERED 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".	ALL INTERIOR FINISH MATERIALS APPLIED TO WALLS & CEILING SHALL BE TESTED AS SPECIFIED IN SECTION 803. SPECIFY THE CLASSIFICATIONS PER TABLE 803.5 AND SECTION 803.1.
5. PROGRESS SCHEDULE: PRIOR TO COMMENCEMENT OF THE WORK, CONTRACTOR SHALL PREPARE AND FURNISH TO OWNER A SCHEDULE IN DETAIL, THE MANNER IN WHICH CONSTRUCTION WILL PROGRESS AND THE DATES UPON WHICH THE VARIOUS TRADES WILL COMMENCE AND COMPLETE THEIR WORK.		19. FIRE SPRINKLER PROJECT SCOPE IS NOT EXPECTED TO AFFECT THE EXISTING FIRE SPRINKLER HEAD LAYOUT OR EXISTING FIRE SPRINKLER PIPING.
6. SHOP DRAWINGS: SHOP DRAWINGS ARE DRAWINGS, DIAGRAMS, ILLUSTRATIONS, SCHEDULES, PERFORMANCE CHARTS, BROCHURES AND OTHER DATA WHICH ARE PREPARED BY THE CONTRACTOR OR ANY SUBCONTRACTOR, MANUFACTURER, SUPPLIER OR DISTRIBUTOR, AND WHICH ILLUSTRATE SOME PORTION OF THE WORK. PRIOR TO THE START OF THE WORK, CONTRACTOR TO PREPARE A SHOP DRAWINGS SUBMITTAL, SCHEDULE FOR ARCHITECT'S REVIEW & APPROVAL. THE CONTRACTOR SHALL REVIEW, STAMP WITH HIS APPROVAL AND SUBMIT, WITH REASONABLE PROMPTNESS AND IN ORDERLY SEQUENCE, IN ACCORDANCE WITH THE SUBMITTAL SCHEDULE, ALL SHOP DRAWINGS, INCLUDING THOSE COVERED BY MODIFICATIONS. SHOP DRAWINGS SHALL BE PROPERLY IDENTIFIED AS SPECIFIED, OR AS ARCHITECT MAY REQUIRE, AT TIME OF SUBMISSION. THE CONTRACTOR SHALL INFORM THE ARCHITECT IN WRITING OF ANY DEVIATION IN THE SHOP DRAWINGS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. BY APPROVING AND SUBMITTING SHOP DRAWINGS THE CONTRACTOR THEREBY REPRESENTS THAT HE HAS DETERMINED AND VERIFIED ALL FIELD MEASUREMENTS, FIELD CONSTRUCTION CRITERIA, MATERIALS, CATALOGUE NUMBER AND SIMILAR DATA, OR WILL DO SO AND THAT HE HAS CHECKED AND COORDINATED EACH SHOP DRAWING WITH THE REQUIREMENTS OF THE WORK AND THE CONTRACT DOCUMENTS.		

PROJECT DATA	
ADDRESS:	
YEAR OF CONSTRUCTION:	
TYPE OF REMODEL:	
REMODEL PROJECT AREA:	
OCCUPANCY:	
CONSTRUCTION TYPE:	
APPLICABLE CODES:	
CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE:	
CALIFORNIA BUILDING CODE:	
CALIFORNIA ELECTRICAL CODE:	
CALIFORNIA MECHANICAL CODE:	
CALIFORNIA PLUMBING CODE:	
CALIFORNIA FIRE CODE:	
FIRE ALARM SYSTEMS:	
FIRE SPRINKLER SYSTEMS:	
CALIFORNIA CODE OF REGULATIONS: AMERICANS WITH DISABILITIES ACT (ADA):	
INTENT OF DRAWINGS:	

# SYMBOLS

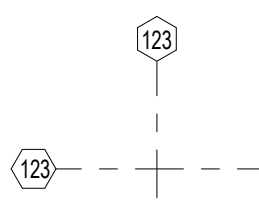
COLUMN GRIDLINES



PROJECT NORTH

TRUE NORTH

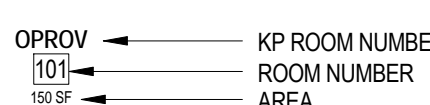
COLUMN GRIDLINES



123

124

ROOM DESIGNATION

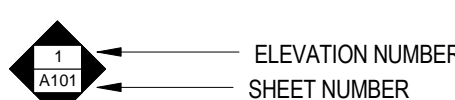


OPROV ← KP ROOM NUMBER

101 ← ROOM NUMBER

101 SF ← AREA

BUILDING ELEVATION TAG

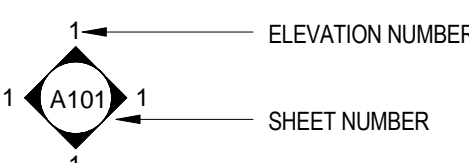


1 ← ELEVATION NUMBER

101 ← SHEET NUMBER

1 ← SHEET NUMBER

INTERIOR ELEVATION TAG

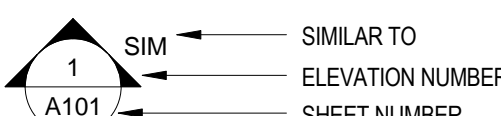


1 ← ELEVATION NUMBER

101 ← SHEET NUMBER

1 ← SHEET NUMBER

BUILDING SECTION REFERENCE

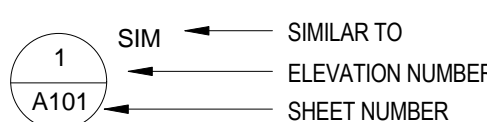


1 ← SIMILAR TO

101 ← ELEVATION NUMBER

1 ← SHEET NUMBER

WALL SECTION REFERENCE

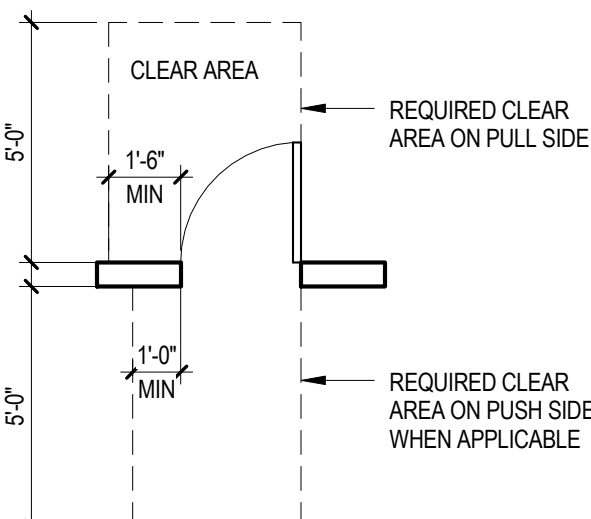


1 ← SIMILAR TO

101 ← ELEVATION NUMBER

1 ← SHEET NUMBER

DOOR CLEARANCE




5'-0" ← CLEAR AREA

1'-6" MIN ← REQUIRED CLEAR AREA ON PULL SIDE

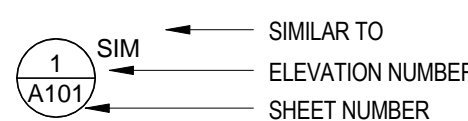
1'-0" MIN ← REQUIRED CLEAR AREA ON PUSH SIDE, WHEN APPLICABLE

DOOR TAG



101A ← DOOR MARK

DETAIL REFERENCE




1 ← SIMILAR TO

101 ← ELEVATION NUMBER


1 ← SHEET NUMBER

WORKING POINT




11

WINDOW TAG




11

KEY NOTE



1

REVISION DELTA



1

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CLIENT PROJECT #:	
Drawing Title	
PROJECT INFORMATION	
Scale: As indicated	
IF DRAWING IS NOT 30X42 THEN IT IS NOT TO SCALE	
Location	Drawing No.
Project Manager	DV
Project No.	KS
	14010
Date Plotted	
04.08.2015	
A0.1	

# A0.1



48/2015 10:43:06 AM C:\Revit Local\14010 - COLA Marine Beach Improvements - Central\2015 mcanbell.rvt

## ACCESSIBILITY NOTES

### DIVISION 3: BUILDING BLOCKS

11B-302 FLOOR OR GROUND SURFACES  
11B-302.1 GENERAL  
FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT.

11B-302.2 CARPET, CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, LEVEL CUT/UNTID PILE TEXTURE. PILE HEIGHT SHALL BE 1/2 INCH MAXIMUM.

11B-302.3 OPENINGS, OPENINGS IN FLOOR OR GROUND SURFACES SHALL NOT ALLOW PASSAGE OF A SPHERE MORE THAN 1/2 INCH DIAMETER.

11B-303 CHANGES IN LEVEL  
11B-303.2 VERTICAL, CHANGES IN LEVEL OF 1/4 INCH (6.4MM) HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT.

11B-303.3 BEVELED, CHANGES IN LEVEL BETWEEN 1/4 INCH HIGH MINIMUM AND 1/2 INCH HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

11B-304 TURNING SPACE  
11B-304.3 SIZE  
11B-304.3.1 CIRCULAR SPACE, THE TURNING SPACE SHALL BE A SPACE OF 60 INCHES DIAMETER MINIMUM.

11B-304.3.2 T-SHAPED SPACE  
THE TURNING SPACE SHALL BE A T-SHAPED SPACE WITHIN A 60 INCH SQUARE MINIMUM WITH ARMS AND BASE 36 INCHES WIDE MINIMUM.

11B-306 KNEE AND TOE CLEARANCE  
11B-306.2 TOE CLEARANCE  
11B-306.2.1 GENERAL  
SPACE UNDER ELEMENT BETWEEN THE FINISH FLOOR OR GROUND AND 9 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL BE CONSIDERED TOE CLEARANCE AND SHALL COMPLY WITH SECTION 11B-306.2.

11B-307 PROTRUDING OBJECTS  
11B-307.1 GENERAL  
PROTRUDING OBJECTS SHALL COMPLY WITH SECTION 11B-307.

11B-307.2 PROTRUSION LIMITS  
OBJECTS WITH LEADING EDGES MORE THAN 27 INCHES AND NOT MORE THAN 80 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL PROTRUDE 4 INCHES MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH. EXCEPTION-HANDRAILS SHALL BE PERMITTED TO PROTRUDE 4 INCHES MAXIMUM.

11B-308 REACH RANGES  
11B-308.3 SIDE REACH  
11B-308.3.1 UNOBSTRUCTED, WHERE A CLEAR FLOOR OR GROUND.

11B-308.3.2 SIDE REACH  
11B-308.3.1 UNOBSTRUCTED, WHERE A CLEAR FLOOR OR GROUND.

11B-309 OPERABLE PARTS  
11B-309.3 HEIGHT  
OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN SECTION 11B-309.

11B-309.4 OPERATION  
OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.

11B-309.5 HEIGHT  
OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN SECTION 11B-309.

11B-309.6 OPERATION  
OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.

11B-309.7 HEIGHT  
OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN SECTION 11B-309.

11B-309.8 OPERATION  
OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.

11B-309.9 HEIGHT  
OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN SECTION 11B-309.

11B-309.10 OPERATION  
OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.

11B-309.11 HEIGHT  
OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN SECTION 11B-309.

11B-309.12 OPERATION  
OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.

11B-309.13 HEIGHT  
OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN SECTION 11B-309.

11B-309.14 OPERATION  
OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.

11B-309.15 HEIGHT  
OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN SECTION 11B-309.

11B-309.16 OPERATION  
OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.

11B-309.17 HEIGHT  
OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN SECTION 11B-309.

11B-309.18 OPERATION  
OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.

11B-309.19 HEIGHT  
OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN SECTION 11B-309.

11B-309.20 OPERATION  
OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.

11B-309.21 HEIGHT  
OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN SECTION 11B-309.

11B-309.22 OPERATION  
OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.

11B-309.23 HEIGHT  
OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN SECTION 11B-309.

11B-309.24 OPERATION  
OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.

11B-309.25 HEIGHT  
OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN SECTION 11B-309.

11B-309.26 OPERATION  
OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.

11B-309.27 HEIGHT  
OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN SECTION 11B-309.

11B-309.28 OPERATION  
OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.

11B-309.29 HEIGHT  
OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN SECTION 11B-309.

11B-309.30 OPERATION  
OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.

11B-309.31 HEIGHT  
OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN SECTION 11B-309.

11B-309.32 OPERATION  
OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.

11B-309.33 HEIGHT  
OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN SECTION 11B-309.

11B-309.34 OPERATION  
OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.

11B-309.35 HEIGHT  
OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN SECTION 11B-309.

11B-309.36 OPERATION  
OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.

11B-309.37 HEIGHT  
OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN SECTION 11B-309.

11B-309.38 OPERATION  
OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.

11B-604 WATER CLOSETS & TOILET COMPARTMENTS CONT  
11B-604.4 SEATS  
THE SEAT HEIGHT ABOVE A WATER CLOSET ABOVE THE FINISH FLOOR SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM MEASURED TO THE TOP OF THE SEAT.

11B-604.5 GRAB BARS  
GRAB BARS FOR WATER CLOSETS SHALL COMPLY WITH SECTION 11B-609. GRAB BARS SHALL BE PROVIDED ON THE SIDE WALL CLOSEST TO THE WATER CLOSET AND ON THE REAR WALL.

11B-604.6 FLUSH CONTROLS  
FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.

11B-604.7 DISPENSERS  
TOILET PAPER DISPENSERS SHALL COMPLY WITH SECTION 11B-604.8 AND SHALL BE 7 INCHES MINIMUM AND 9 INCHES MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER.

11B-604.8.1 WHEELCHAIR ACCESSIBLE COMPARTMENTS  
WHEELCHAIR ACCESSIBLE COMPARTMENTS SHALL COMPLY WITH SECTION 11B-604.8.1.

11B-604.8.1.1 SIZE  
WHEELCHAIR ACCESSIBLE COMPARTMENTS SHALL BE 60 INCHES WIDE MINIMUM MEASURED PERPENDICULAR TO THE SIDE WALL, AND 56 INCHES DEEP MINIMUM FOR WALL HUNG WATER CLOSETS.

11B-604.8.1.2 MANEUVERING SPACE WITH IN SWINGING DOOR  
IN A WHEELCHAIR ACCESSIBLE COMPARTMENT WITH AN IN-SWINGING DOOR, A MINIMUM 60 INCHES WIDE BY 36 INCHES DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE CLEARANCE REQUIRED IN SECTION 11B-604.8.1.1.

11B-604.8.2.1 SIZE  
AMBULATORY ACCESSIBLE COMPARTMENTS SHALL HAVE A DEPTH OF 60 INCHES MINIMUM AND A WIDTH OF 35 INCHES MINIMUM AND 37 INCHES MAXIMUM.

11B-605 URINALS  
11B-605.1 GENERAL  
URINALS SHALL COMPLY WITH SECTION 11B-605.

11B-605.2 HEIGHT AND DEPTH  
URINALS SHALL BE THE STALL-TYPE OR THE WALL-HUNG TYPE WITH THE RIM 17 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. URINALS SHALL BE 15 1/2 INCHES DEEP MINIMUM MEASURED FROM THE OUTER FACE OF THE URINAL RIM TO THE BACK OF THE FIXTURE.

11B-605.3 CLEAR FLOOR SPACE  
A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH SECTION 11B-306 POSITIONED FOR FORWARD APPROACH SHALL BE PROVIDED.

11B-605.4 FLUSH CONTROLS  
FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 11B-309 EXCEPT THAT THE FLUSH CONTROL SHALL BE MOUNTED AT A MAXIMUM HEIGHT OF 44 INCHES ABOVE THE FINISH FLOOR.

11B-606 LAVATORIES AND SINKS  
11B-606.1 GENERAL  
LAVATORIES AND SINKS SHALL COMPLY WITH SECTION 11B-606.

11B-606.2 CLEAR FLOOR SPACE  
A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH SECTION 11B-306, POSITIONED FOR FORWARD APPROACH, AND KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306 SHALL BE PROVIDED.

11B-606.3 HEIGHT  
LAVATORIES AND SINKS SHALL BE INSTALLED WITH THE FRONT OF THE HIGHER OF THE RIM OR COUNTER SURFACE 34 INCHES 864 MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

11B-606.4 FAUCETS  
CONTROLS FOR FAUCETS SHALL COMPLY WITH SECTION 11B-309. HAND OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MIN.

11B-606.5 EXPOSED PIPES AND SURFACES  
WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

11B-606.6 ADJACENT SIDE WALL OR PARTITION  
LAVATORIES, WHEN LOCATED ADJACENT TO A SIDE WALL OR PARTITION, SHALL BE A MINIMUM OF 18 INCHES TO THE CENTERLINE OF THE FIXTURE.

11B-607 BATHTUBS, 11B-609 SHOWER COMPARTMENTS, 11B-609 GRAB BARS - SEE NOTES NEXT SHEET IF APPLICABLE

DIVISION 7: COMMUNICATION ELEMENTS AND FEATURES

11B-702 FIRE ALARM SYSTEMS  
11B-702.1 GENERAL  
FIRE ALARM SYSTEMS SHALL HAVE PERMANENTLY INSTALLED AUDIBLE AND VISIBLE ALARMS COMPLYING WITH NFPA 72 AND CHAPTER 9, SECTIONS 907.5.2.1 AND 907.5.2.3.

11B-703 SIGNS  
11B-703.2 RAISED CHARACTERS  
THE RAISED CHARACTERS SHALL COMPLY WITH SECTION 11B-703.2 AND SHALL BE DUPLICATED IN BRAILLE COMPLYING WITH SECTION 11B-703.3. RAISED CHARACTERS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 11B-703.4.

11B-703.2.1 DEPTH  
RAISED CHARACTERS SHALL BE 1/32 INCH MINIMUM ABOVE THEIR BACKGROUND.

11B-703.2.2 CASE  
CHARACTERS SHALL BE UPPER CASE.

11B-703.2.3 STYLE  
CHARACTERS SHALL BE SANS SERIF. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.

11B-703.2.4 CHARACTER PROPORTIONS  
CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER SHALL BE AS FOLLOWS:

11B-703.2.5 CHARACTER HEIGHT  
CHARACTER HEIGHT MEASURED VERTICALLY FROM THE BASE LINE OF THE CHARACTER SHALL BE 58 INCH MINIMUM AND 7 INCHES MAXIMUM BASED ON THE HEIGHT OF THE UPPERCASE LETTER 'I'.

11B-703.3 BRAILLE  
BRAILLE SHALL BE CONTRACTED (GRADE 2) AND SHALL COMPLY WITH SECTIONS 11B-703.3.1 AND 11B-703.4.

11B-703.3.2 POSITION  
BRAILLE SHALL BE POSITIONED BELOW THE CORRESPONDING TEXT IN A HORIZONTAL FORMAT. FLUSH LEFT OR CENTERED. IF TEXT IS MULTI-LINED, BRAILLE SHALL BE PLACED BELOW THE ENTIRE TEXT. BRAILLE SHALL BE SEPARATED 3/8 INCH MINIMUM AND 1/2 INCH MAXIMUM FROM ANY OTHER TACTILE CHARACTERS AND 3/8 INCH MINIMUM FROM RAISED BORDERS AND DECORATIVE ELEMENTS.

11B-703.4 INSTALLATION HEIGHT AND LOCATION  
SIGNS WITH TACTILE CHARACTERS SHALL COMPLY WITH SECTION 11B-703.4.

11B-703.4.1 HEIGHT ABOVE FINISH FLOOR OR GROUND  
TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST.

11B-704 TELEPHONES  
11B-704.1 GENERAL  
PUBLIC TELEPHONES SHALL COMPLY WITH SECTION 11B-704.

11B-705 DETECTABLE WARNING AND DETECTABLE DIRECTIONAL TEXTURE - SEE NOTES NEXT SHEET IF APPLICABLE

11B-405 RAMPS  
11B-405.1 LANDINGS  
RAMPS SHALL HAVE LANDINGS AT THE TOP AND THE BOTTOM OF EACH RAMP RUN. LANDINGS SHALL COMPLY WITH SECTION 11B-405.2.

11B-405.2 WIDTH  
THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING.

11B-405.2.2.1  
TOP LANDINGS SHALL BE 60 INCHES WIDE MINIMUM.

11B-405.2.3 LENGTH  
THE LANDING CLEAR LENGTH SHALL BE 60 INCHES LONG MINIMUM.

11B-405.2.3.1  
BOTTOM LANDINGS SHALL EXTEND 72 INCHES MINIMUM IN THE DIRECTION OF RAMP RUN.

11B-405.2.4 CHANGE IN DIRECTION  
RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING 60 INCHES MINIMUM BY 72 INCHES MINIMUM IN THE DIRECTION OF DOWNWARD TRAVEL FROM THE UPPER RAMP RUN.

11B-405.6 HANDRAILS  
RAMP RUNS SHALL HAVE HANDRAILS COMPLYING WITH SECTION 11B-505.

11B-405.9 EDGE PROTECTION  
EDGE PROTECTION COMPLYING WITH SECTION 11B-405.9.2 SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND AT EACH SIDE OF RAMP LANDINGS.

11B-405.9.2 CURB OR BARRIER  
A CURB, 2 INCHES HIGH MINIMUM, OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4 INCH DIAMETER SPHERE, WHERE ANY PORTION OF THE SPHERE IS WITHIN 4 INCHES OF THE FINISH FLOOR OR GROUND SURFACE.

11B-406.3 PARALLEL CURB RAMPS  
PARALLEL CURB RAMPS SHALL COMPLY WITH SECTIONS 11B-406.3.1 AND 11B-406.5.

11B-406.3.1 SLOPE  
THE RUNNING SLOPE OF THE CURB RAMP SEGMENTS SHALL BE IN LINE WITH THE DIRECTION OF SIDEWALK TRAVEL. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.

11B-406.3.2 TURNING SPACE  
A TURNING SPACE 48 INCHES MINIMUM BY 48 INCHES MINIMUM SHALL BE PROVIDED AT THE BOTTOM OF THE CURB RAMP. THE SLOPE OF THE TURNING SPACE IN ALL DIRECTIONS SHALL BE 1:48 MAXIMUM.

11B-406.5.2 WIDTH  
THE CLEAR WIDTH OF CURB RAMP RUNS (EXCLUDING ANY FLARED SIDES), BLENDED TRANSITIONS, AND TURNING SPACES SHALL BE 48 INCHES MINIMUM.

11B-406.5.3 LANDINGS  
LANDINGS SHALL BE PROVIDED AT THE TOPS OF CURB RAMPS AND BLENDED TRANSITIONS. THE LANDING CLEAR LENGTH SHALL BE 48 INCHES MINIMUM.

DIVISION 5: GENERAL SITE AND BUILDING ELEMENTS

(11B-502 PARKING SPACES - SEE NOTES NEXT SHEET IF APPLICABLE)

11B-504 STAIRWAYS  
11B-504.1 GENERAL  
STAIRS SHALL COMPLY WITH SECTION 11B-504.

11B-504.2 TREADS AND RISERS  
STAIRS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS AND UNIFORM TREAD DEPTHS. RISERS SHALL BE 4 INCHES HIGH MINIMUM AND 11 INCHES HIGH MAXIMUM. TREADS SHALL BE 11 INCHES DEEP MINIMUM.

11B-504.4 TREAD SURFACE  
STAIR TREADS SHALL COMPLY WITH SECTION 11B-302. CHANGES IN LEVEL ARE NOT PERMITTED.

EXCEPTION:  
TREADS SHALL BE PERMITTED TO HAVE A SLOPE NOT STEEPER THAN 1:48.

11B-504.4.1 CONTRASTING STRIPE  
INTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND LOWER TREAD MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. EXTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND ALL TREADS MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. THE STRIPE SHALL BE A MINIMUM OF 2 INCHES WIDE TO A MAXIMUM OF 4 INCHES WIDE PLACED PARALLEL TO, AND NOT MORE THAN 1 INCH FROM, THE NOSE OF THE TREAD. THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR. A PAINTED STRIPE SHALL BE ACCEPTABLE. GROOVES SHALL NOT BE USED TO SATISFY THIS REQUIREMENT.

11B-505 HANDRAILS  
11B-505.1 GENERAL  
HANDRAILS PROVIDED ALONG WALKING SURFACES COMPLYING WITH SECTION 11B-405, REQUIRED AT RAMPS COMPLYING WITH SECTION 11B-405, AND REQUIRED AT STAIRS COMPLYING WITH SECTION 11B-504 SHALL COMPLY WITH SECTION 11B-505.

11B-505.5 CLEARANCE  
CLEARANCE BETWEEN HANDRAIL GRIPPING SURFACES AND ADJACENT SURFACES SHALL BE 1 1/2 INCHES MINIMUM. HANDRAILS MAY BE LOCATED IN A RECESS IF THE RECESS IS 3 INCHES MAXIMUM DEEP AND 18 INCHES MINIMUM CLEAR ABOVE THE TOP OF THE HANDRAIL.

11B-505.10.1 TOP AND BOTTOM EXTENSION AT RAMPS  
RAMP HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN.

11B-505.10.2 TOP EXTENSION AT STAIRS  
AT THE TOP OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.

DIVISION 6: PLUMBING ELEMENTS AND FACILITIES

(11B-602 DRINKING FOUNTAINS - SEE NOTES NEXT SHEET IF APPLICABLE)

11B-603 TOILET AND BATHING ROOMS

11B-603.1 GENERAL  
TOILET AND BATHING ROOMS SHALL COMPLY WITH SECTION 11B-603.

11B-603.2 CLEARANCES  
11B-603.3 MIRRORS  
MIRRORS LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

11B-603.4 COAT HOOKS, SHELVES AND MEDICINE CABINETS  
COAT HOOKS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN SECTION 11B-308.

11B-603.5 ACCESSORIES  
ALL OPERABLE PARTS, INCLUDING COIN SLOTS, SHALL BE 40 INCHES MAXIMUM ABOVE THE FINISH FLOOR.

11B-604 WATER CLOSETS & TOILET COMPARTMENTS  
11B-604.2 LOCATION  
BRAILLE PROVIDED ON ELEVATOR CAR CONTROLS SHALL BE SEPARATED 3/16 INCH MINIMUM AND SHALL BE LOCATED EITHER DIRECTLY BELOW THE CORRESPONDING RAISED CHARACTERS OR SYMBOLS.

11B-604.4 SEATS  
THE SEAT HEIGHT OF A WATER CLOSET ABOVE THE FINISH FLOOR SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM MEASURED TO THE TOP OF THE SEAT.

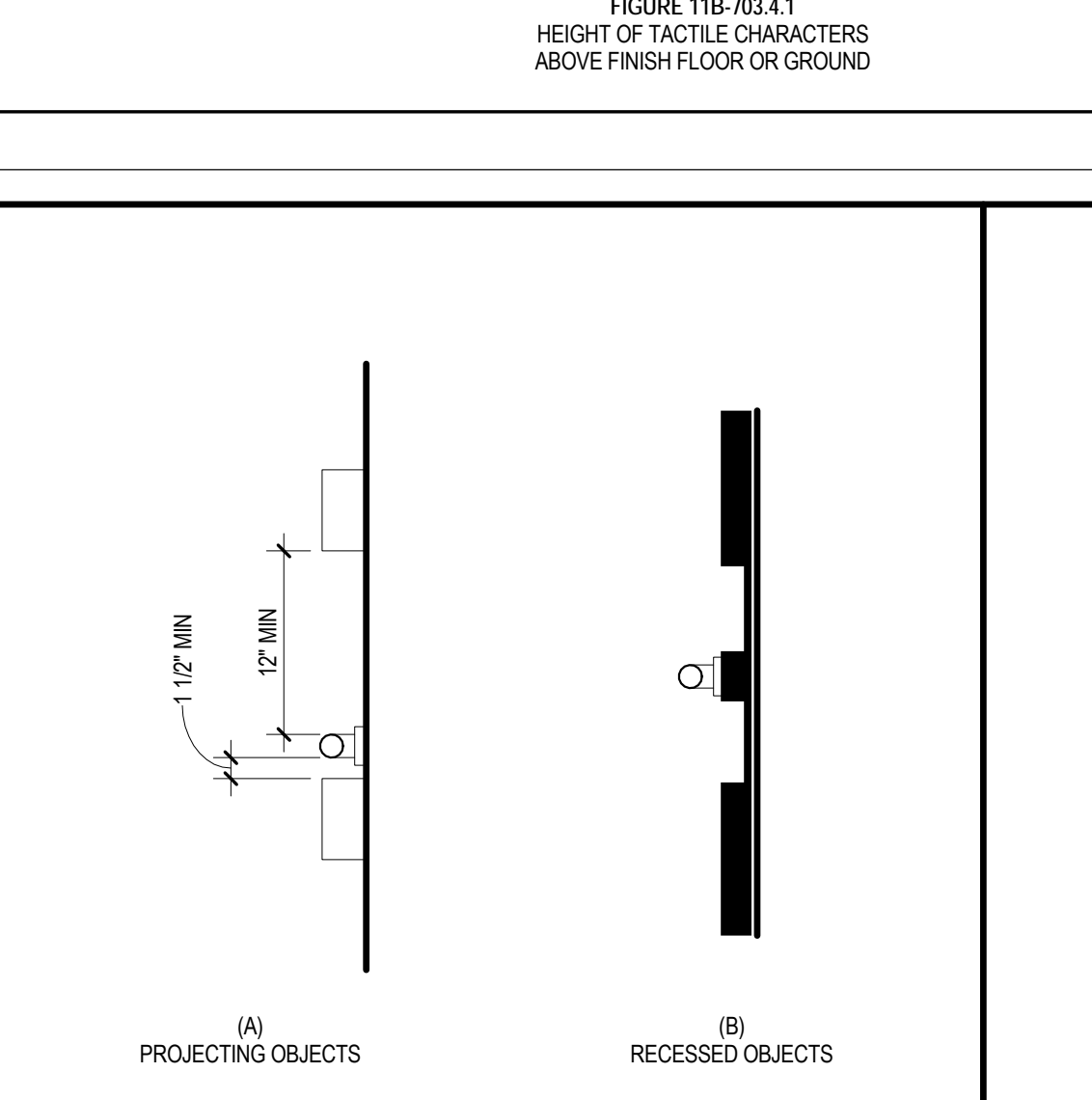
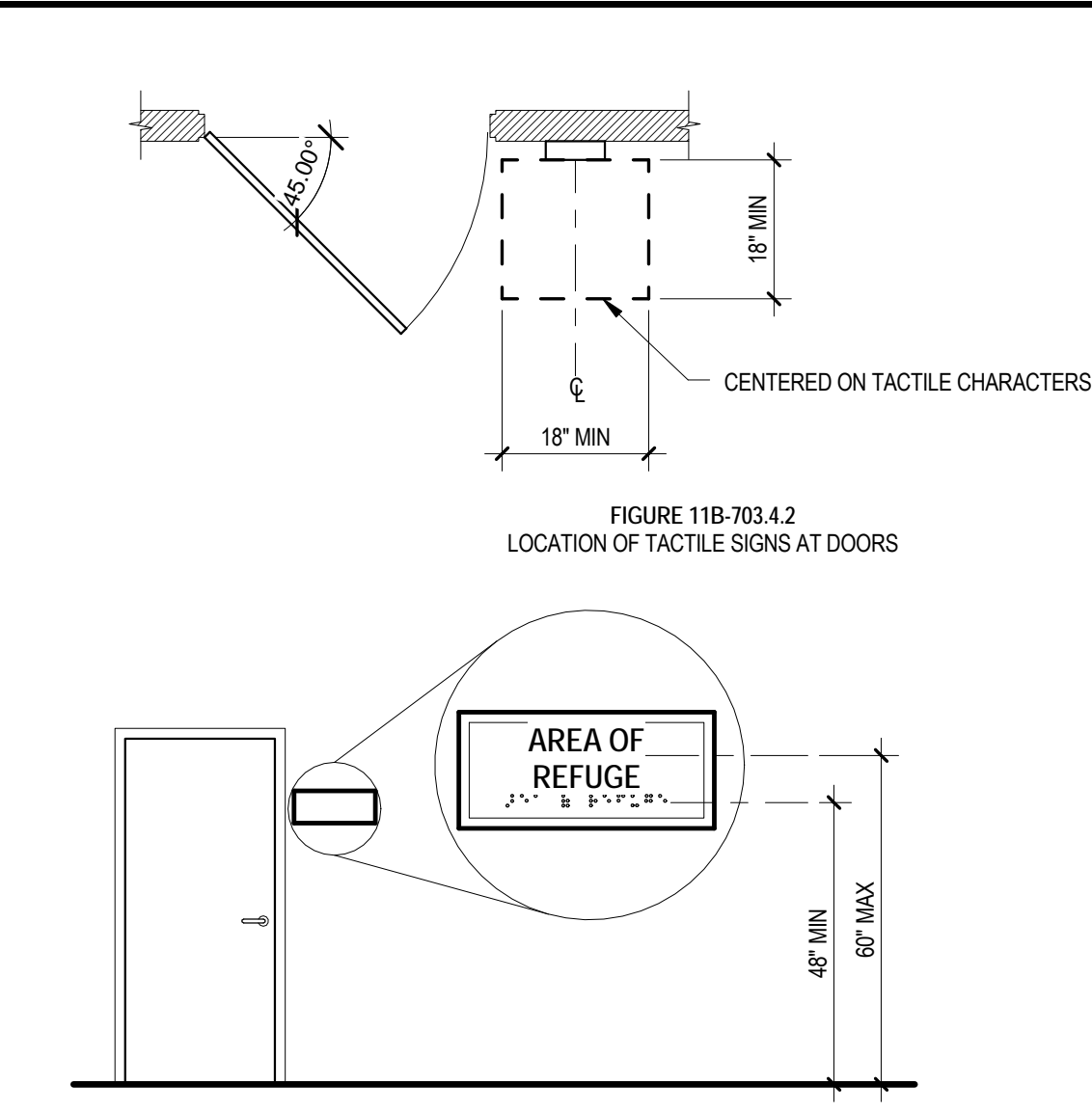


FIGURE 11B-409.3  
SPACING OF GRAB BARS

## 609 - GRAB BARS

not to scale

## 604 - AMBULATORY TOILET

not to scale

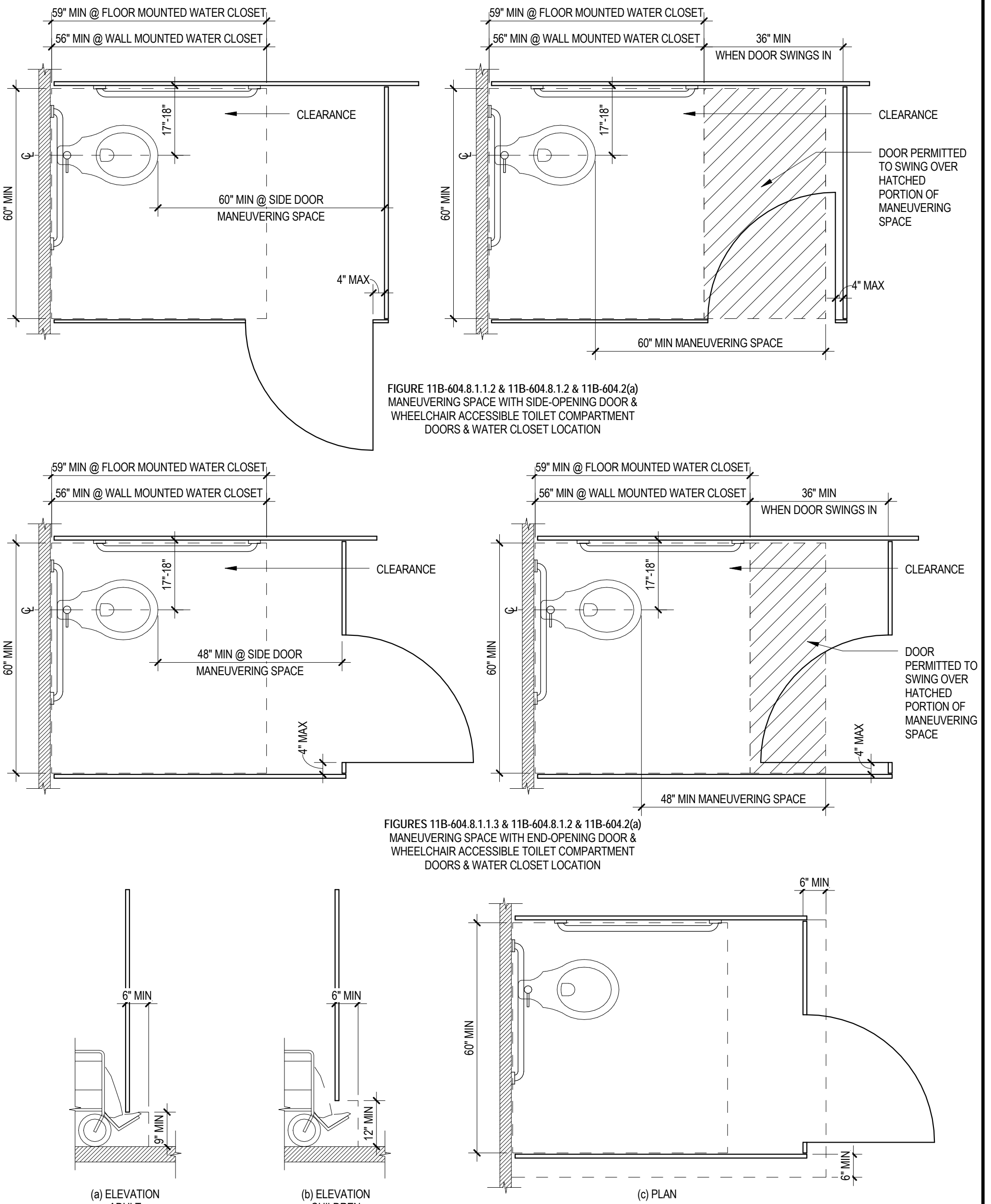


FIGURE 11B-404.8.1.1.2  
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE

## 604 - TOILET COMPARTMENTS

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



FIGURES 11B-404.20.1 & 11B-404.2.2  
AMBULATORY ACCESSIBLE TOILET COMPARTMENT

## 703 - SIGNAGE

not to scale

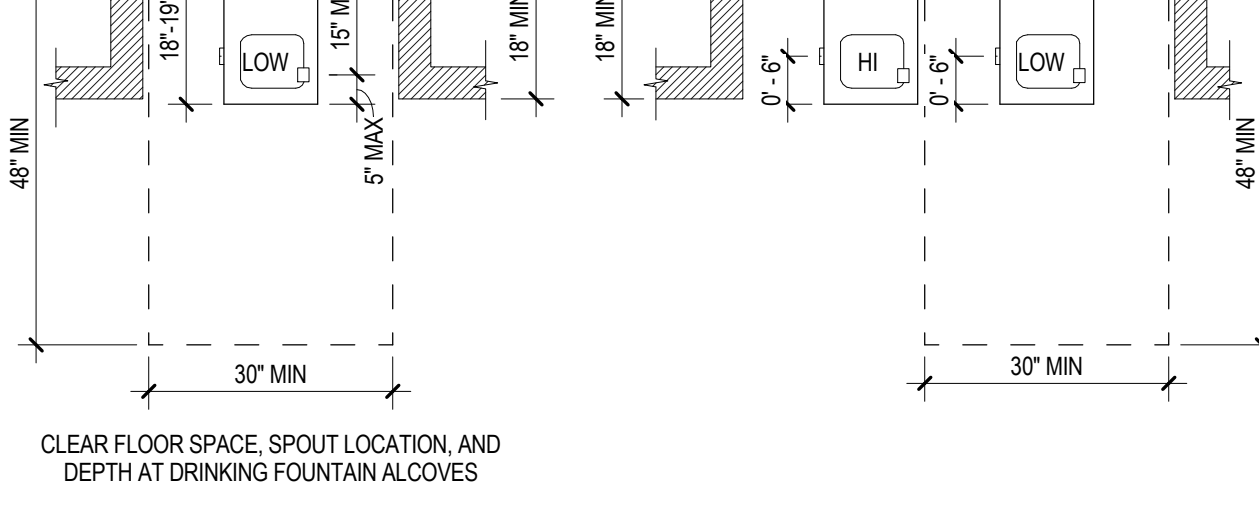


FIGURE 11B-404.20.1 & 11B-404.2.2  
AMBULATORY ACCESSIBLE TOILET COMPARTMENT

## DIVISION 6: PLUMBING ELEMENTS AND FACILITIES

11B-602 DRINKING FOUNTAINS  
11B-602.1 GENERAL  
11B-602.2 CLEAR FLOOR SPACE  
11B-602.3 OPERABLE PARTS  
11B-602.4 SPOUT HEIGHT  
11B-602.5 SPOUT LOCATION  
11B-602.6 WATER FLOW

11B-602.6 WATER FLOW  
THE SPOUT SHALL PROVIDE A FLOW OF WATER 4 INCHES HIGH MINIMUM AND SHALL BE LOCATED 5 INCHES MAXIMUM FROM THE FRONT OF THE UNIT.

11B-602.6 WATER FLOW  
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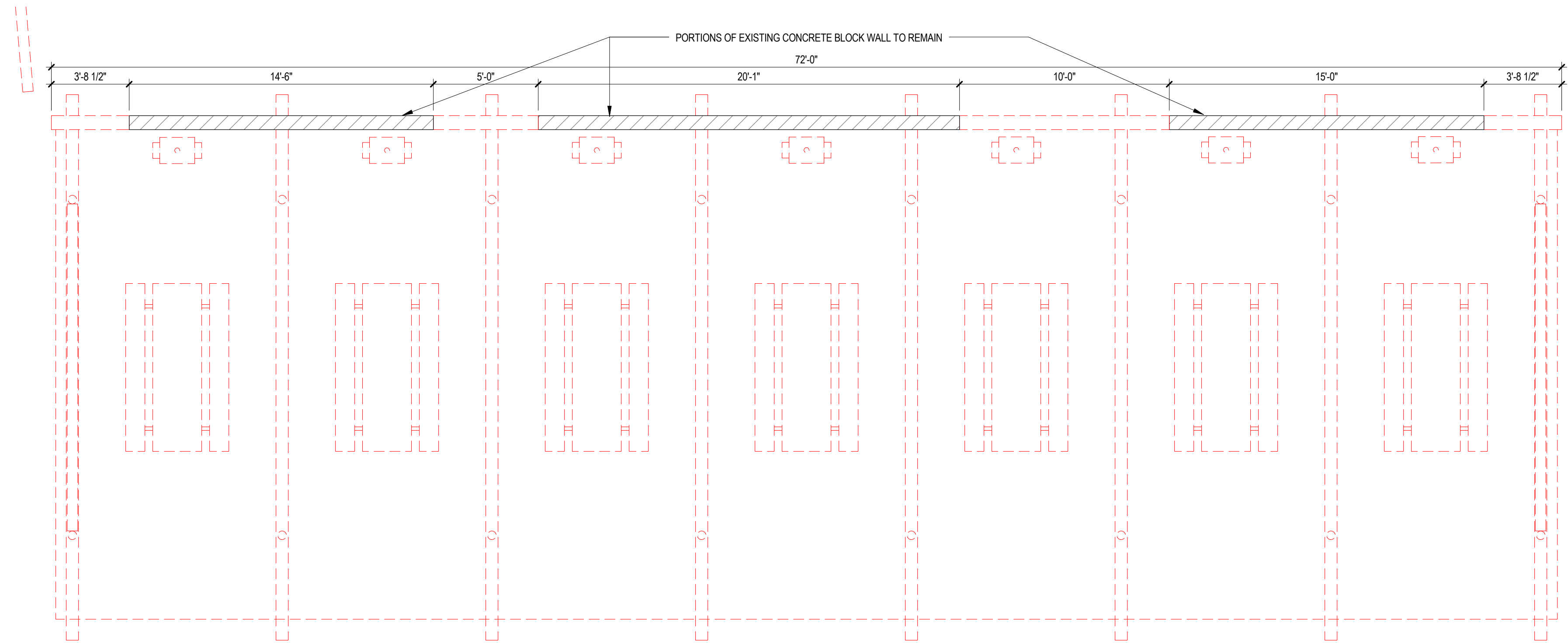
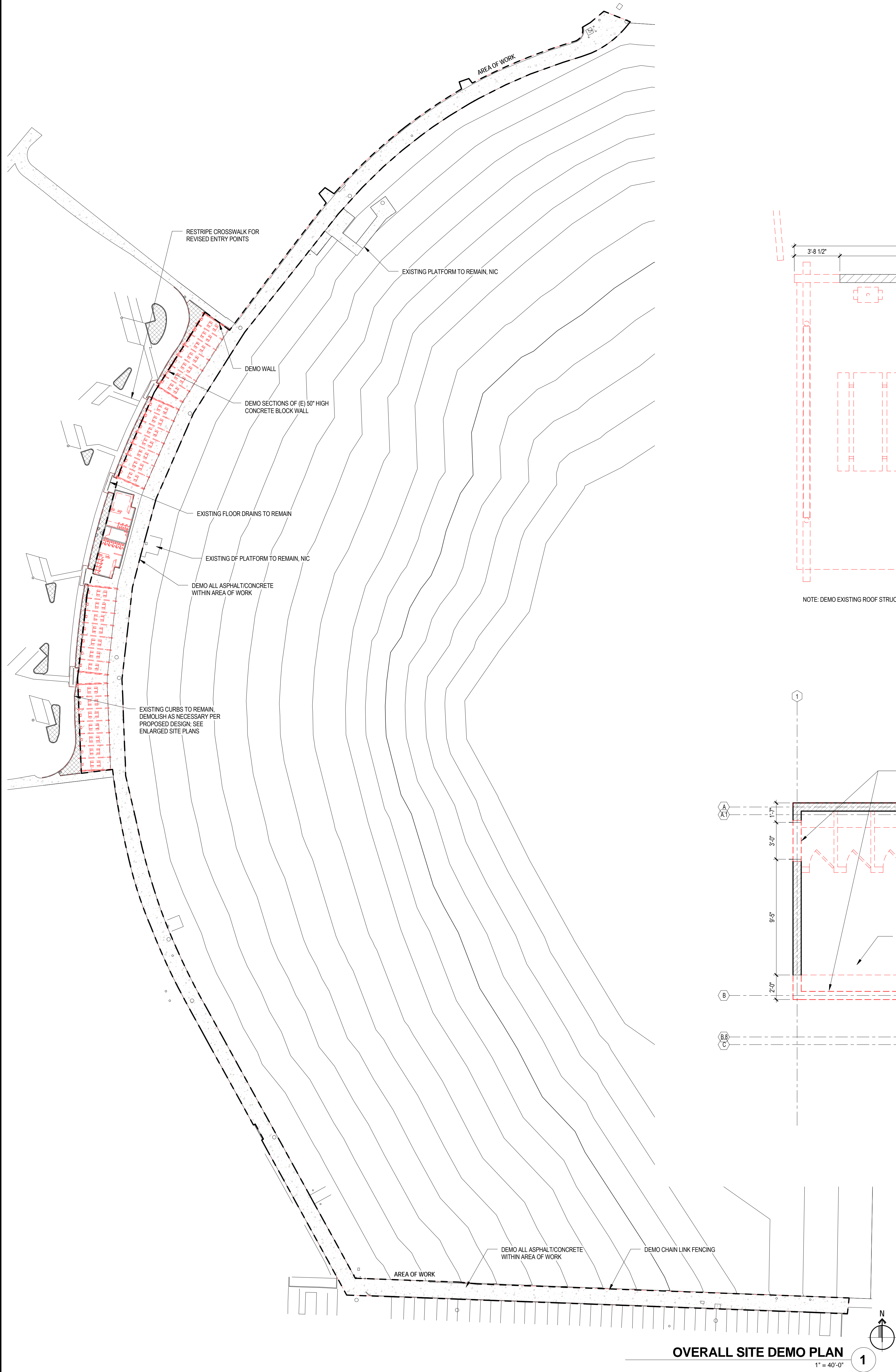
11B-602.6 WATER FLOW  
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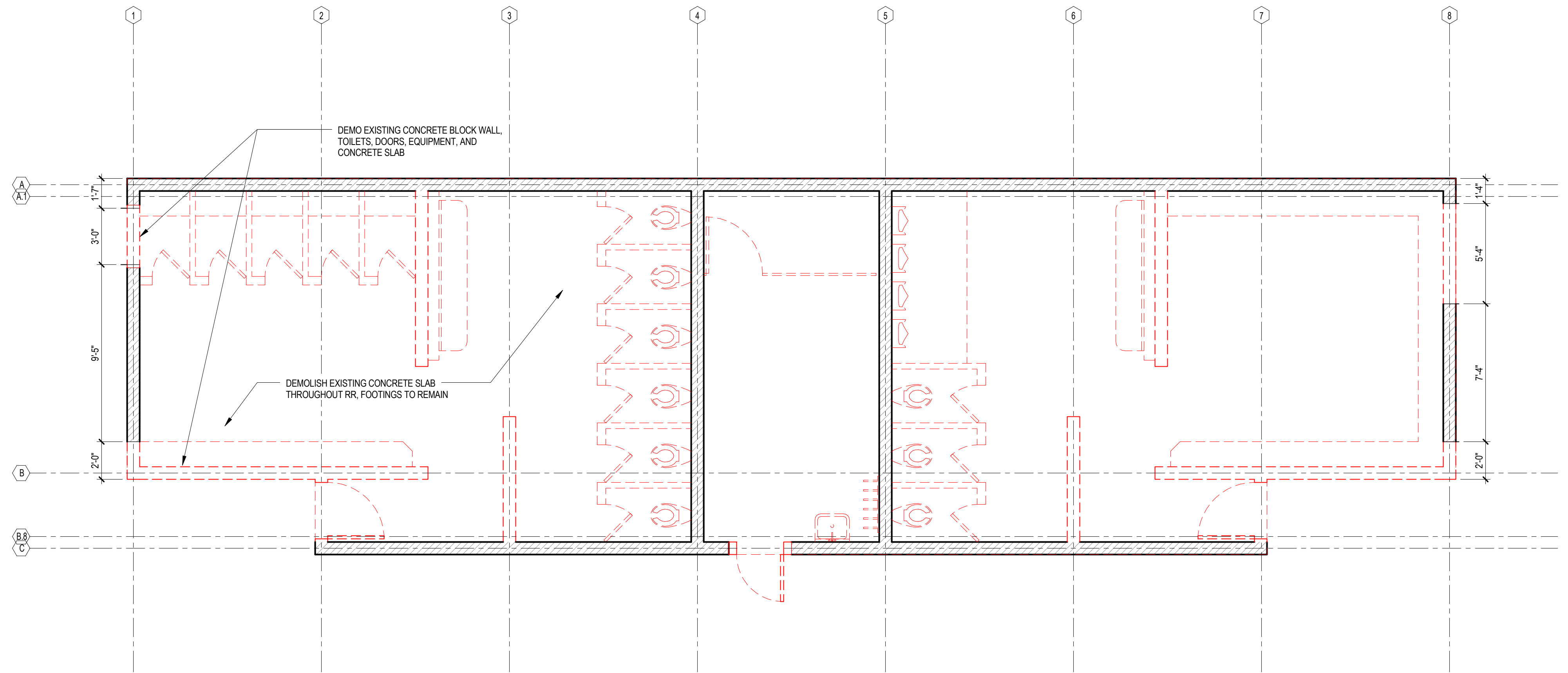
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NOTE: DEMO EXISTING ROOF STRUCTURE / SLAB / WALLS AND PICNIC EQUIPMENT



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## MARINA BEACH IMPROVEMENTS

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Drawing Title  
DEMOLITION PLANS

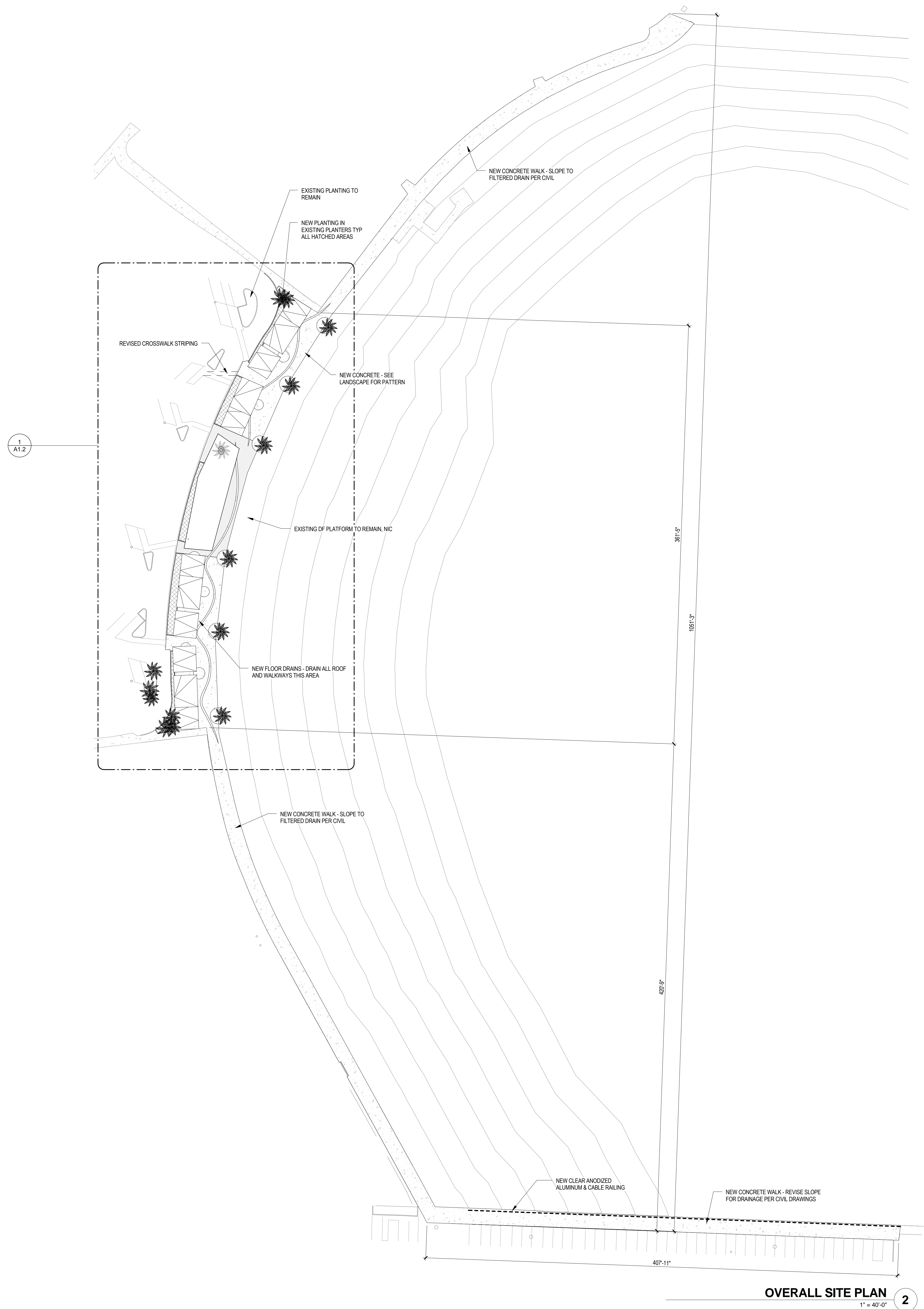
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Project Manager	DV
Project No.	KS
Date Plotted	14010
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A1.0



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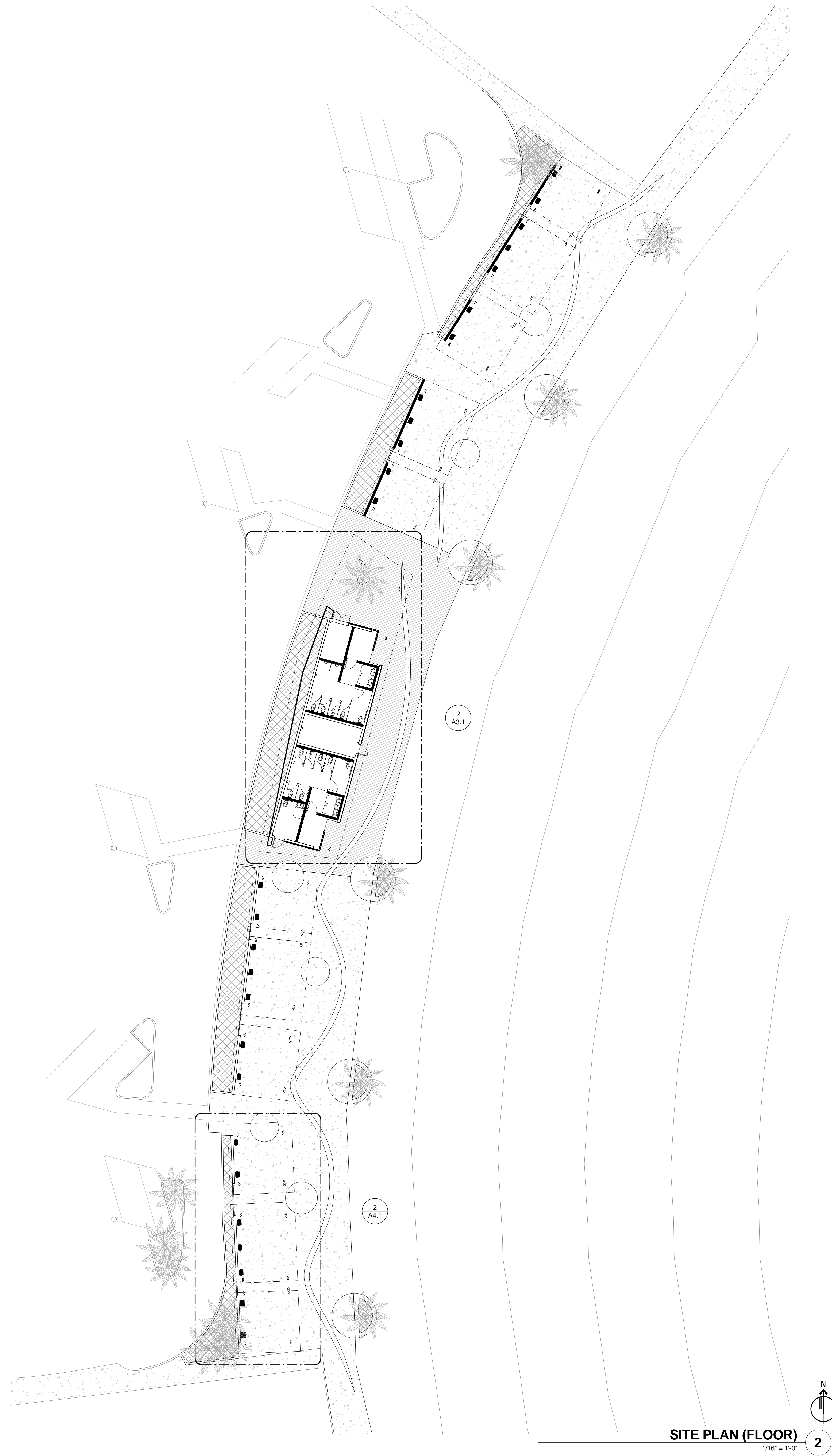
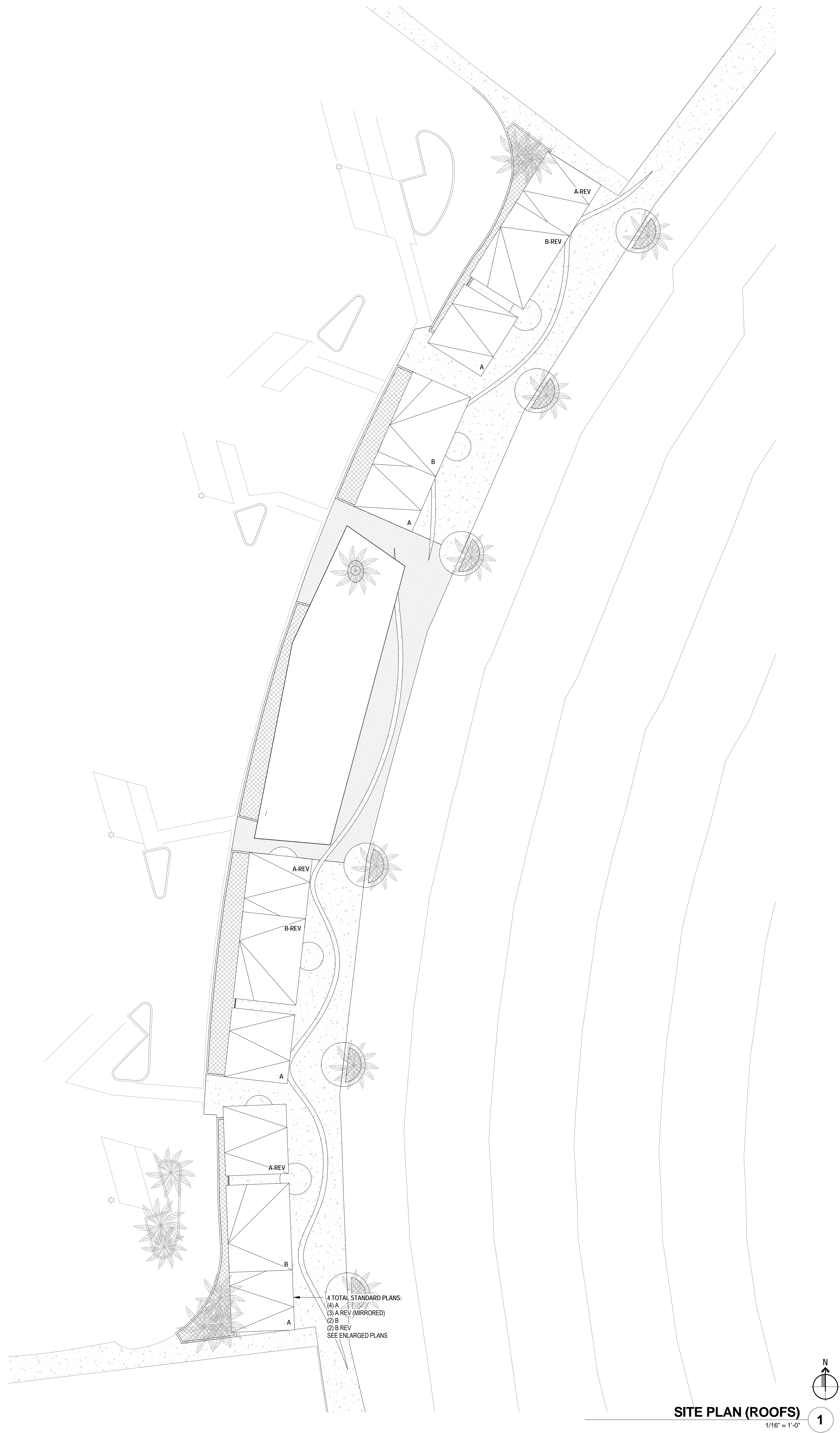
## MARINA BEACH IMPROVEMENTS

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Drawing Title  
**OVERALL SITE PLAN**

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Location:	DV	
Project Manager:	KS	
Project No.:	14010	A1.1
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## MARINA BEACH IMPROVEMENTS

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Drawing Title

**ENLARGED SITE  
PLANS**

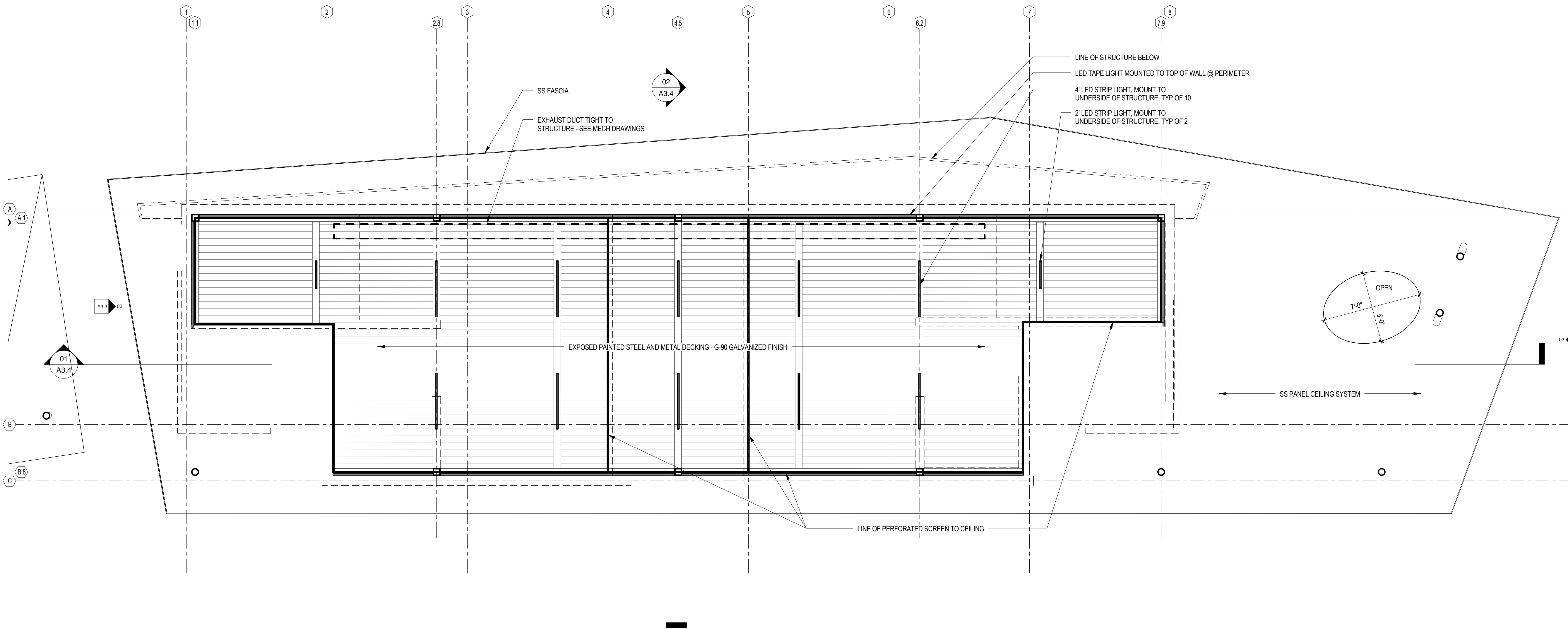
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Project Manager DV  
Project No. KS  
Date Plotted 14010  
04.08.2015

**A1.2**



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REFLECTED CEILING & LIGHTING PLAN 1

1/4" = 1'-0"

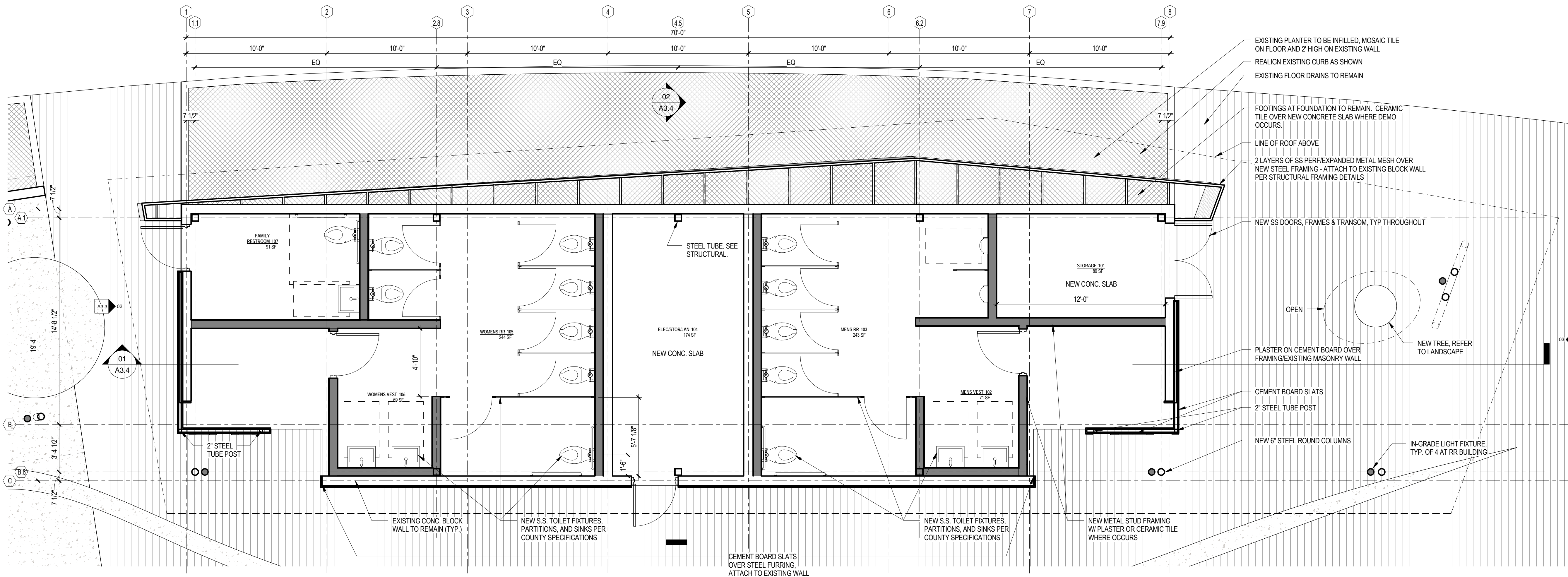
FLOOR PLAN LEGEND

- NEW MASONRY WALL
- NEW METAL STUD WALL
- EXISTING MASONRY WALL
- EXISTING WALL TO BE DEMOLISHED

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PROPOSED FLOOR PLAN 2

1/4" = 1'-0"



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MARINA BEACH IMPROVEMENTS

CLIENT PROJECT #:  
Drawing Title  
FLOOR PLAN & RCP - RR

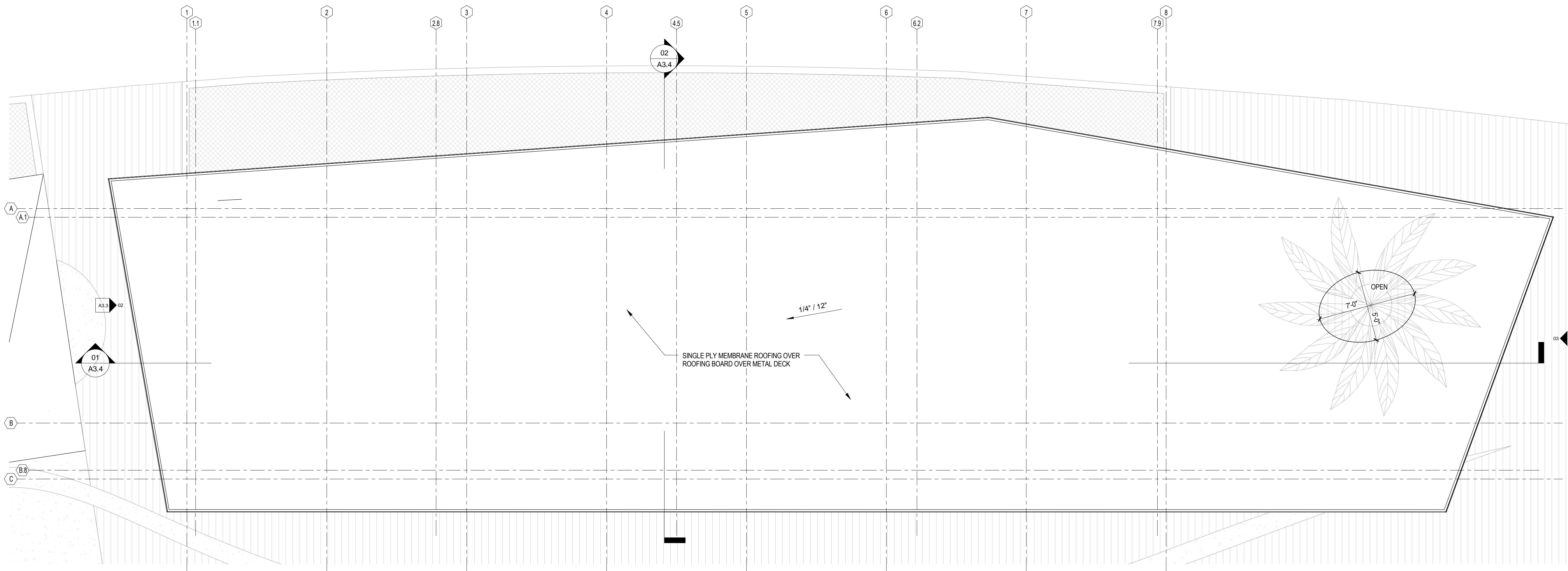
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Project Manager	DV
Project No.	KS
Date Plotted	14010
	04.08.2015

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ROOF PLAN 2  
1/4" = 1'-0"

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MARINA BEACH  
IMPROVEMENTS

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Drawing Title  
ROOF PLAN - RR

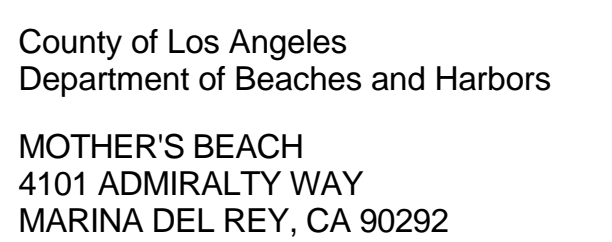
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Location:	DV
Project Manager:	KS
Project No.:	14010
Date Plotted:	04.08.2015

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ALL DECKING TO BE G-90  
GALVANIZED.



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Location

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Project Manager

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Project No.

14010

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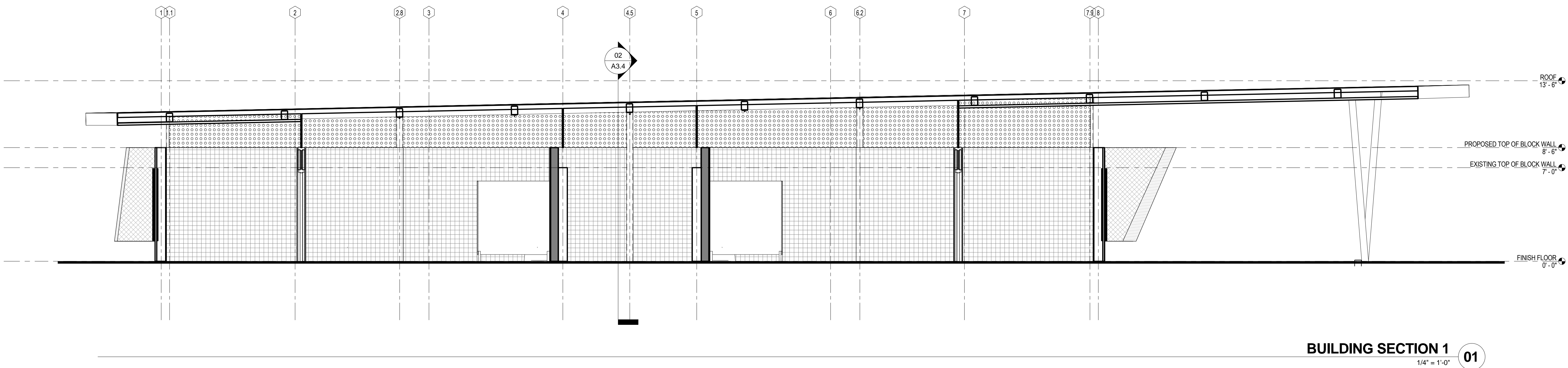
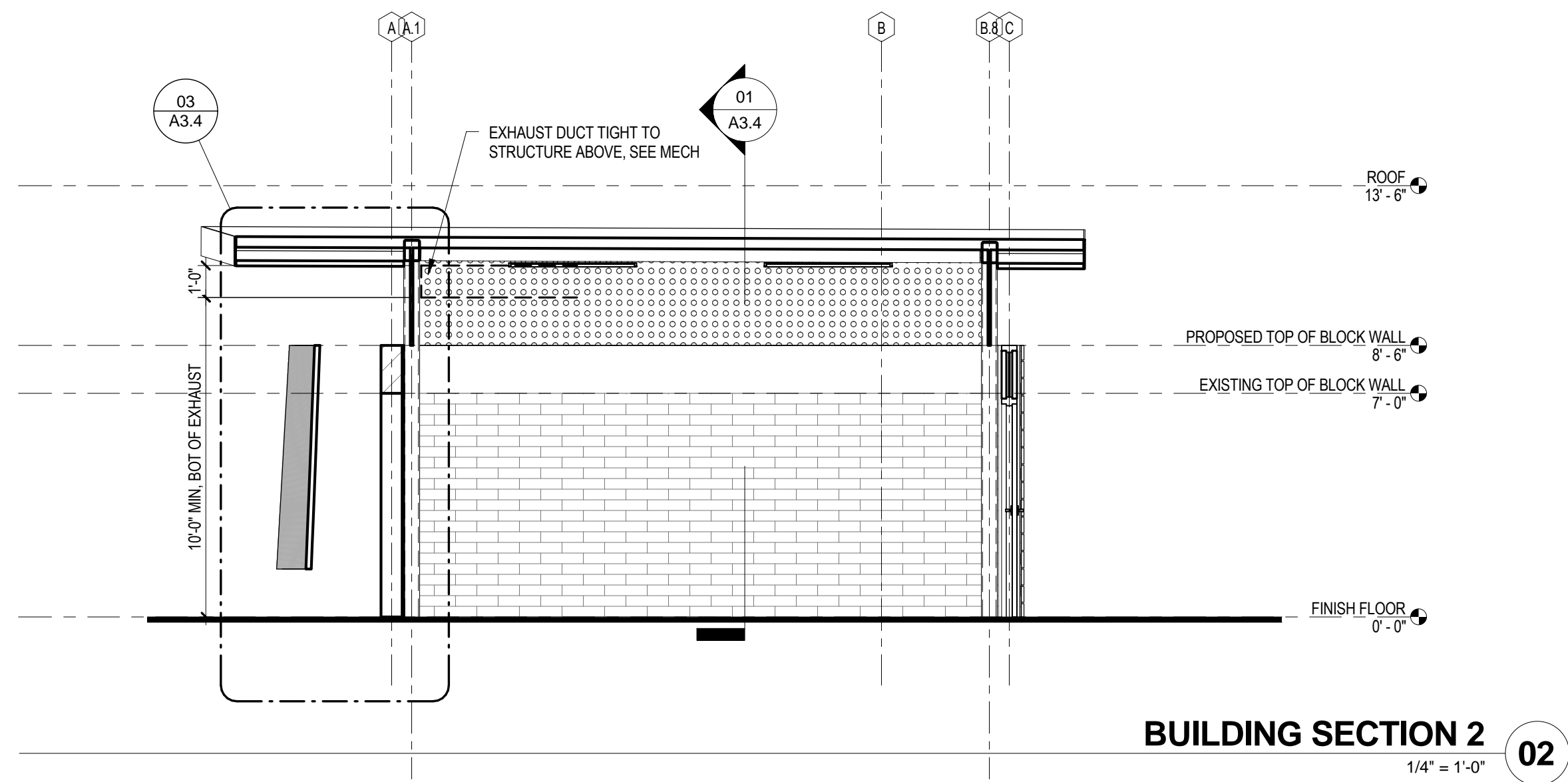
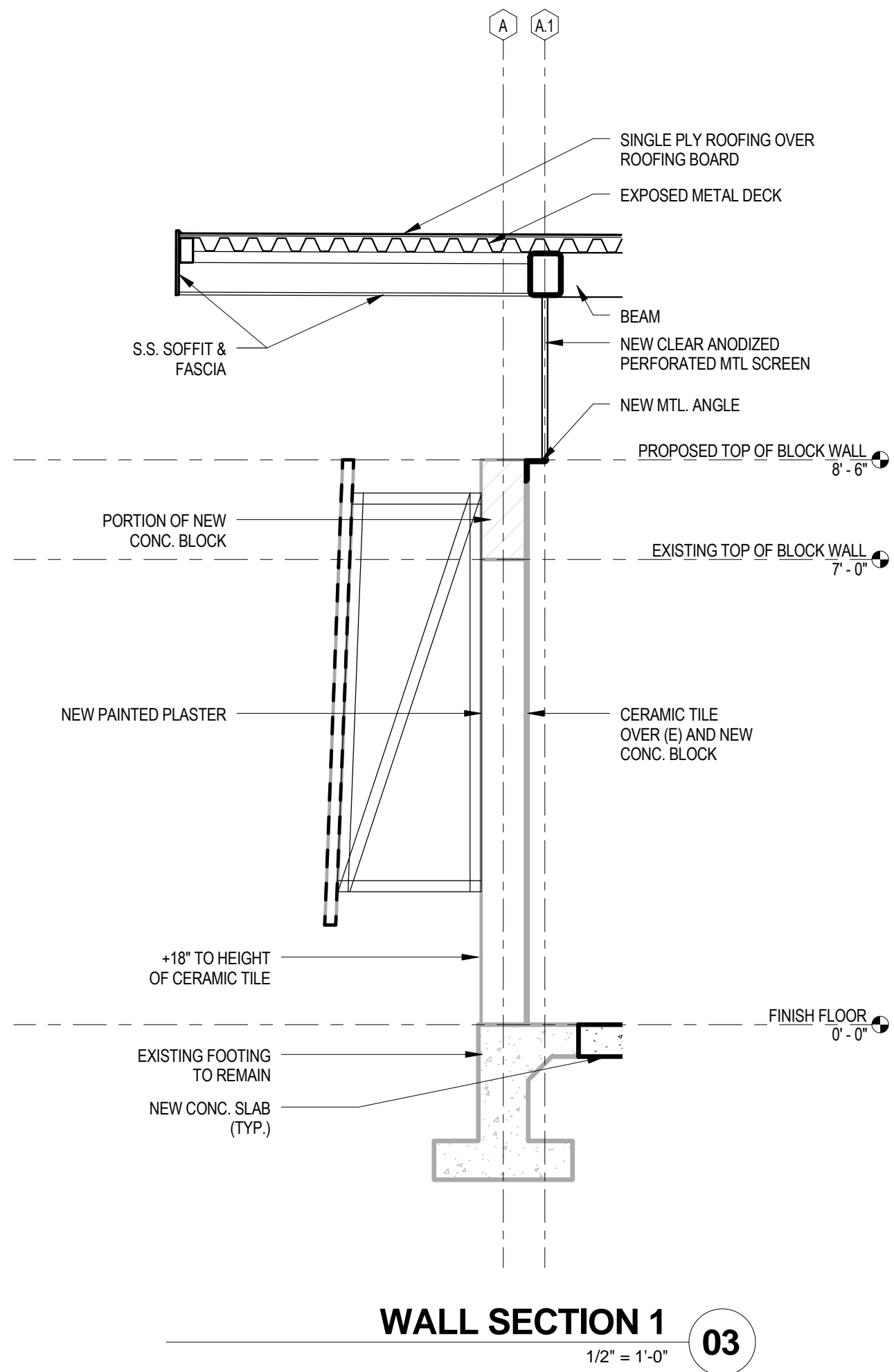
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### A3.3





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Drawing Title

**BUILDING & WALL  
SECTIONS - RR**

Scale: As indicated

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

Location

Drawing No.

Project Manager DV

Project No. KS

Date Plotted 14010

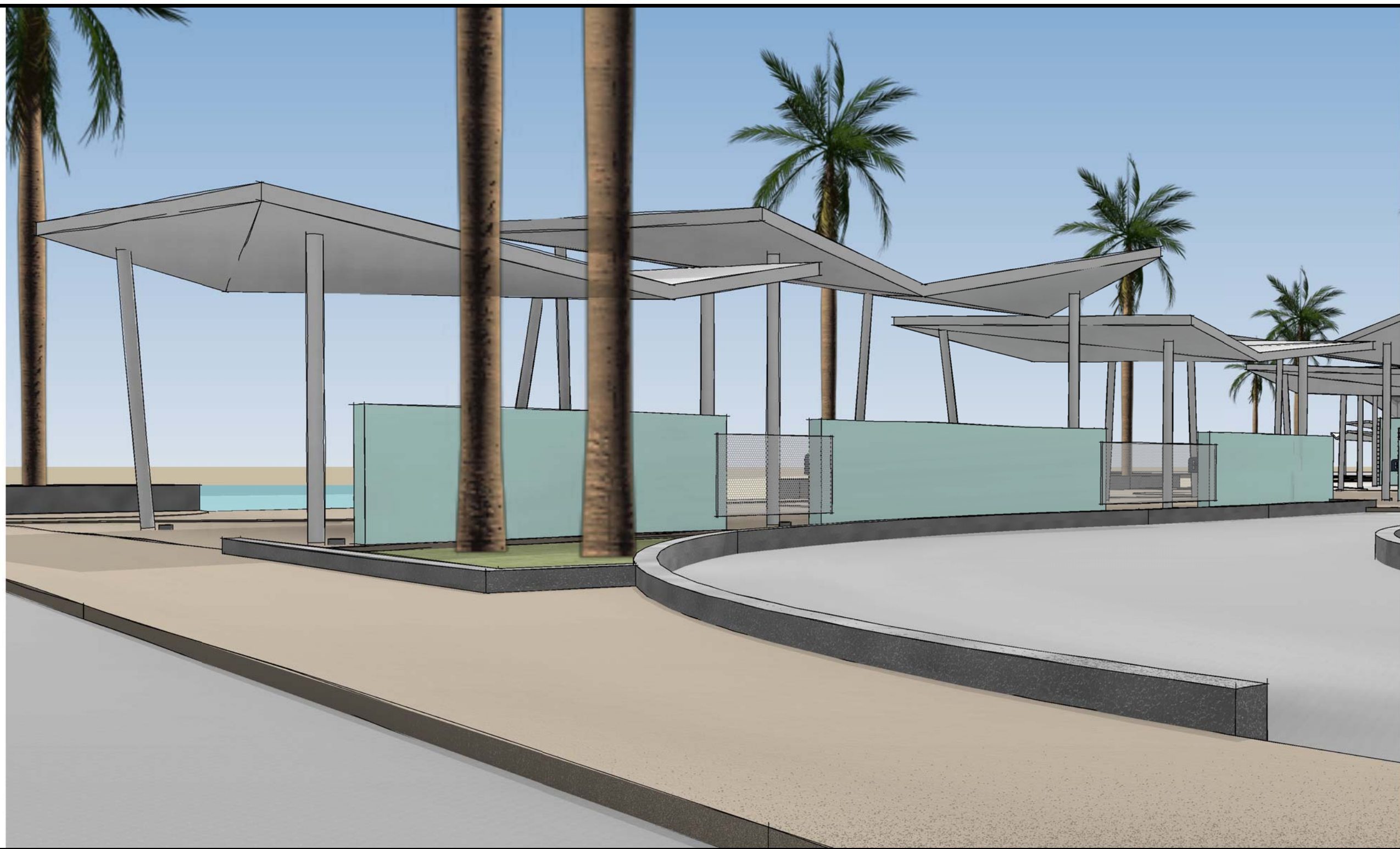
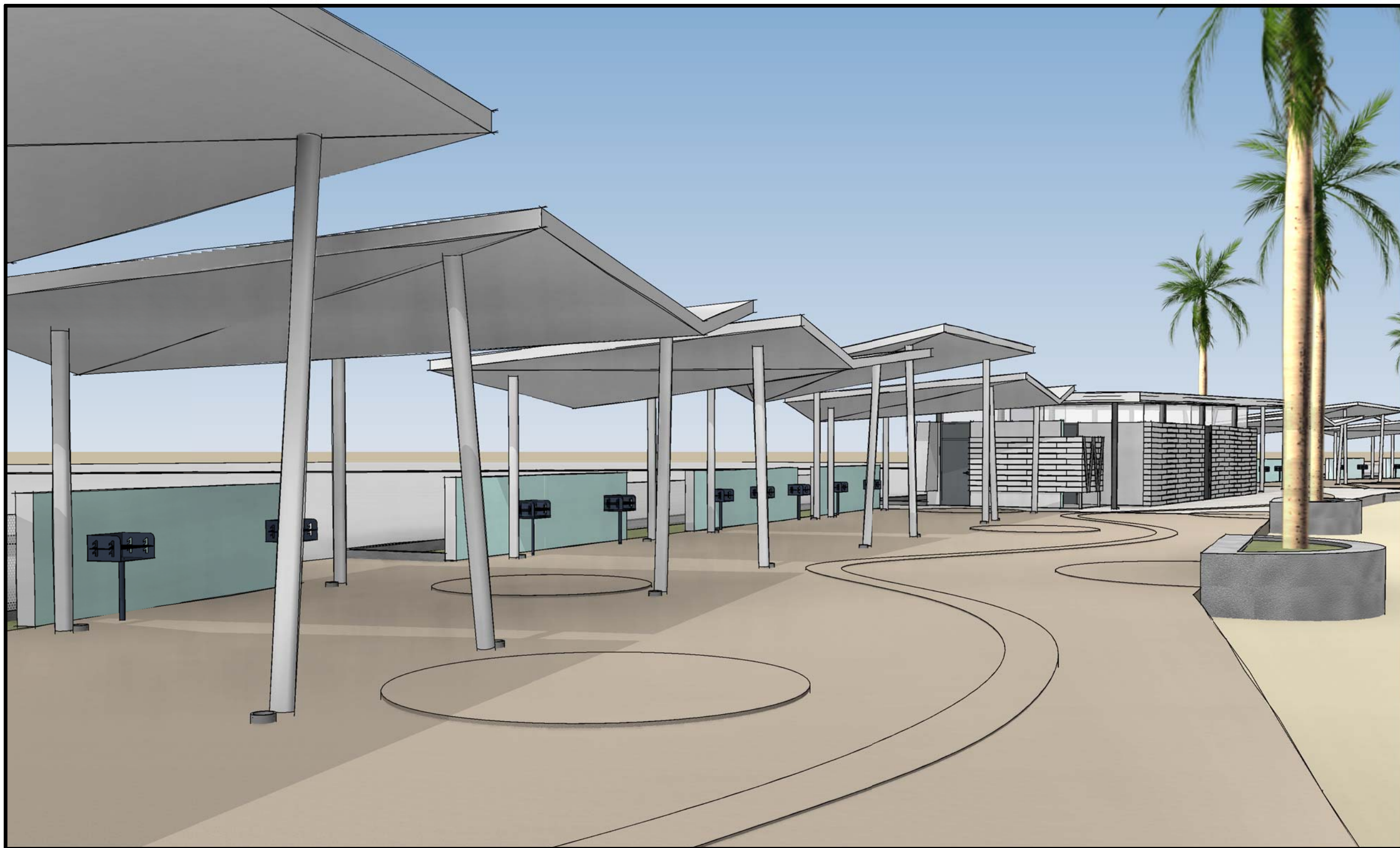
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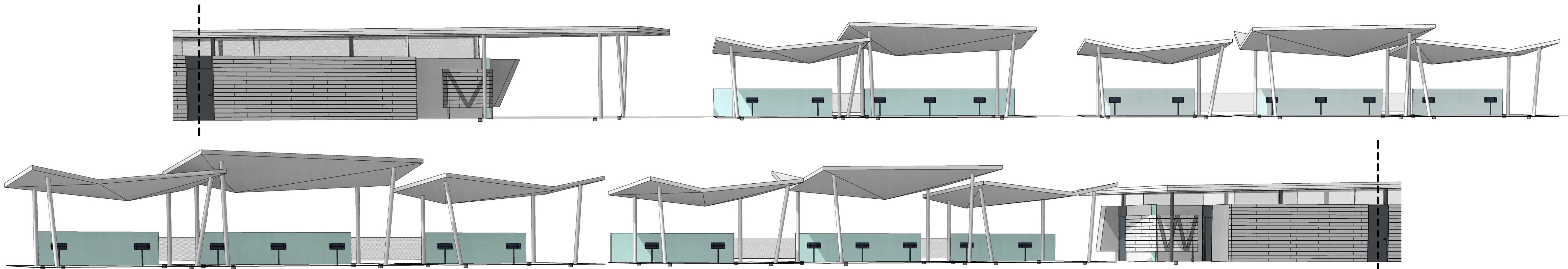




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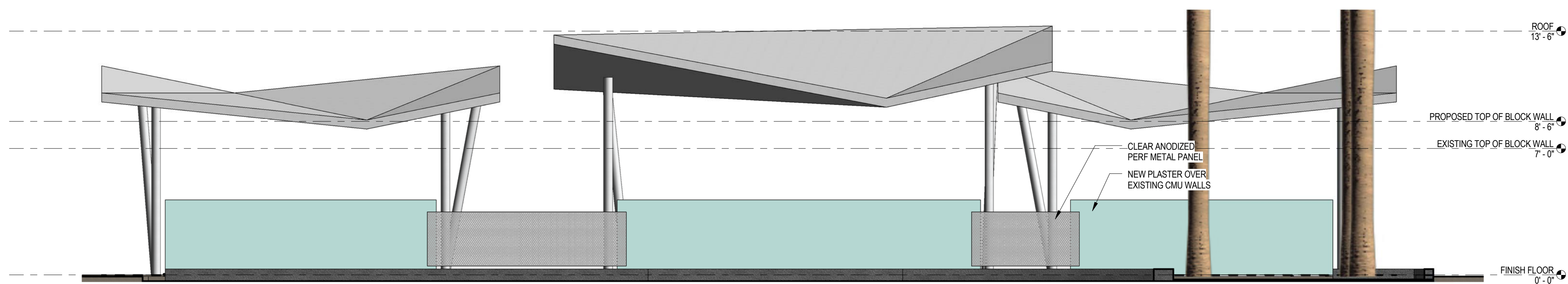
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PICNIC SHELTERS REFERENCE PERSPECTIVE

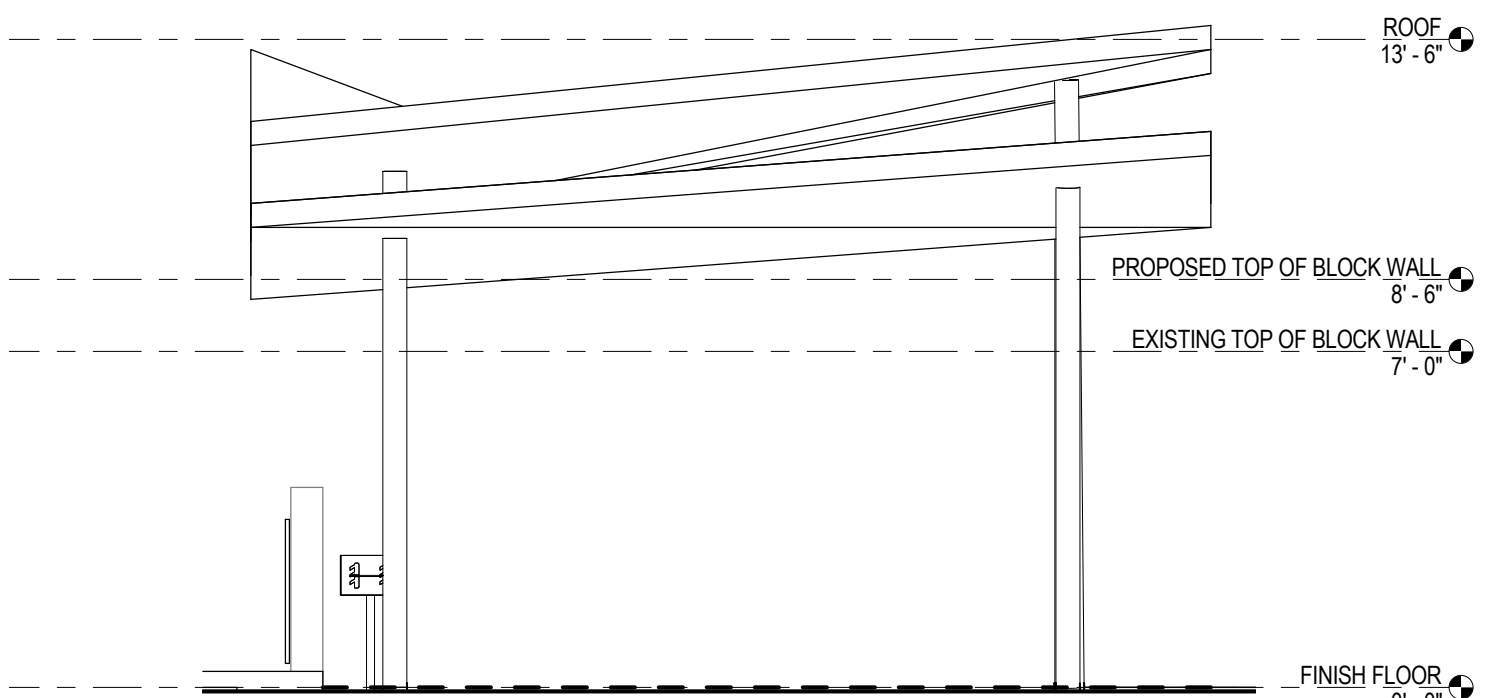
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TYPICAL PICNIC ELEVATIONS - FROM PARKING

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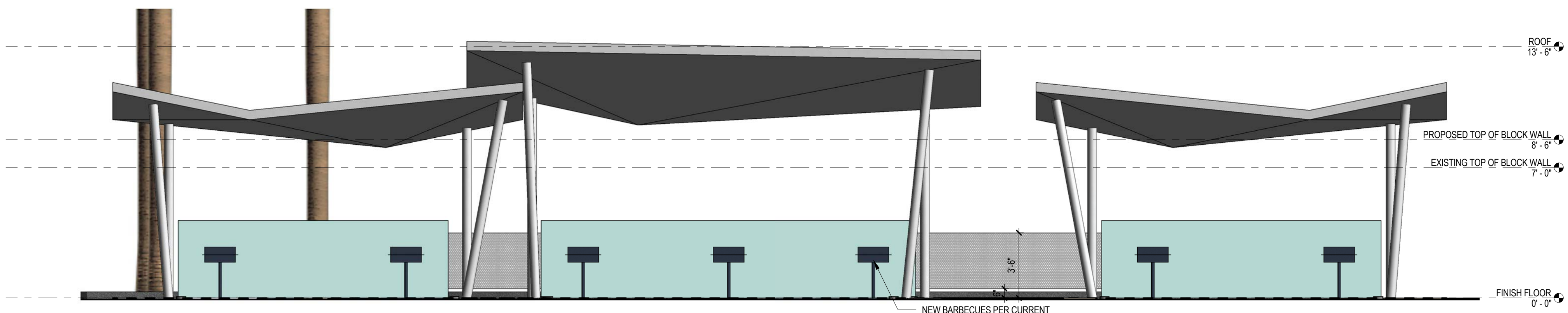
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Elevation 03

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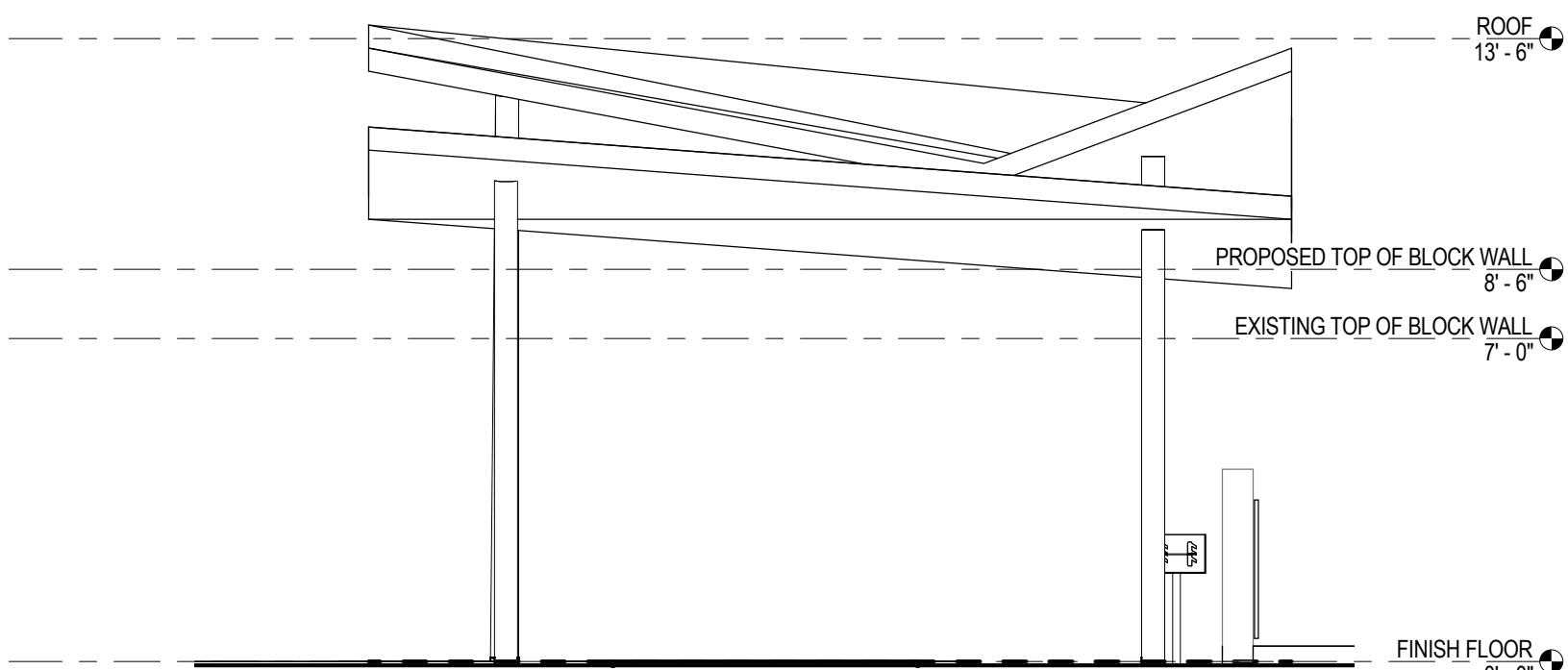
03



TYPICAL PICNIC ELEVATIONS - FROM BEACH

1/4" = 1'-0"

02



Elevation 01

1/4" = 1'-0"

01



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### SECTIONS & ELEVATIONS - PICNIC AREAS

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

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Location

DV

Project Manager

KS

Project No.

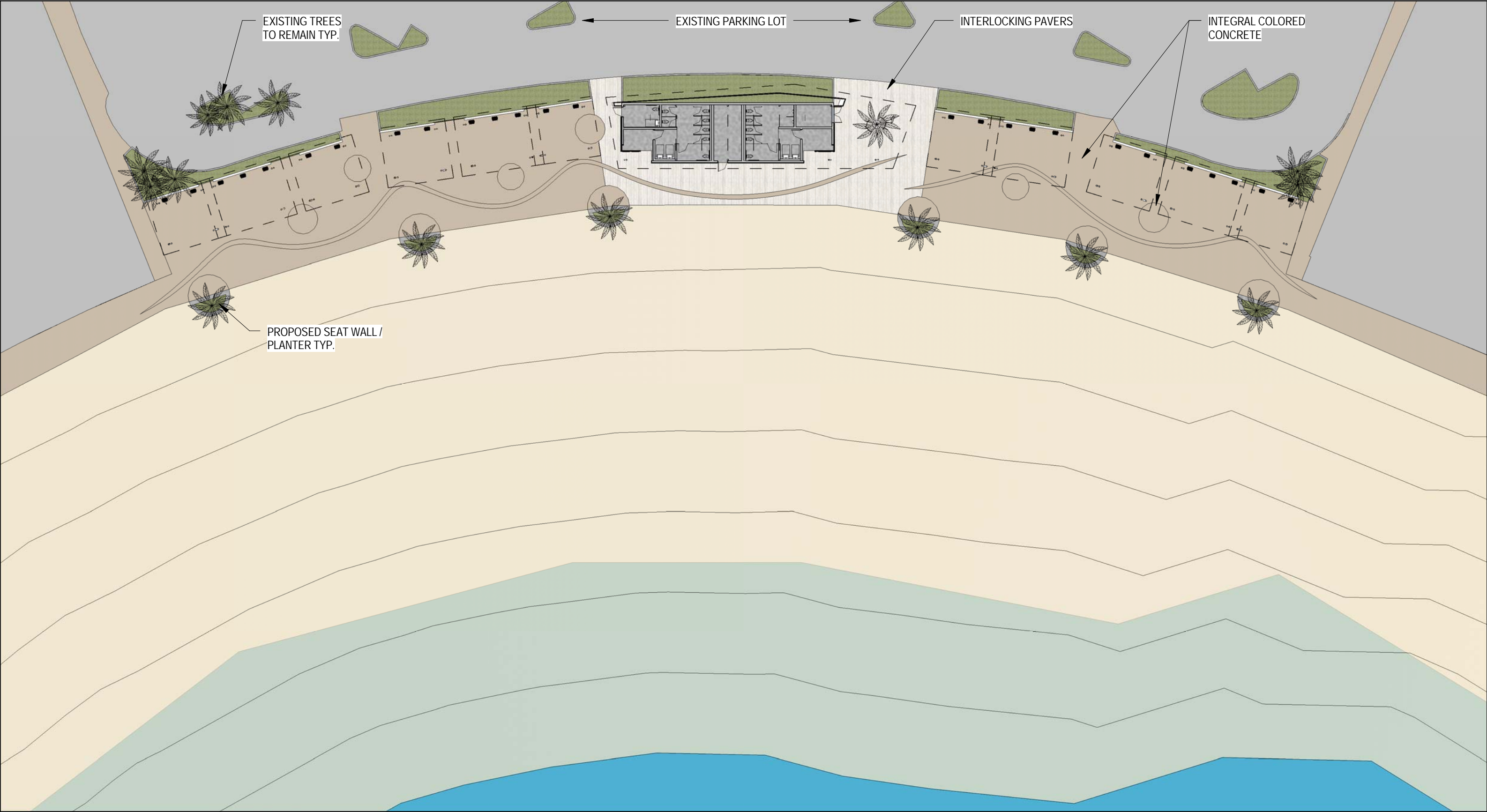
14010

Date Plotted

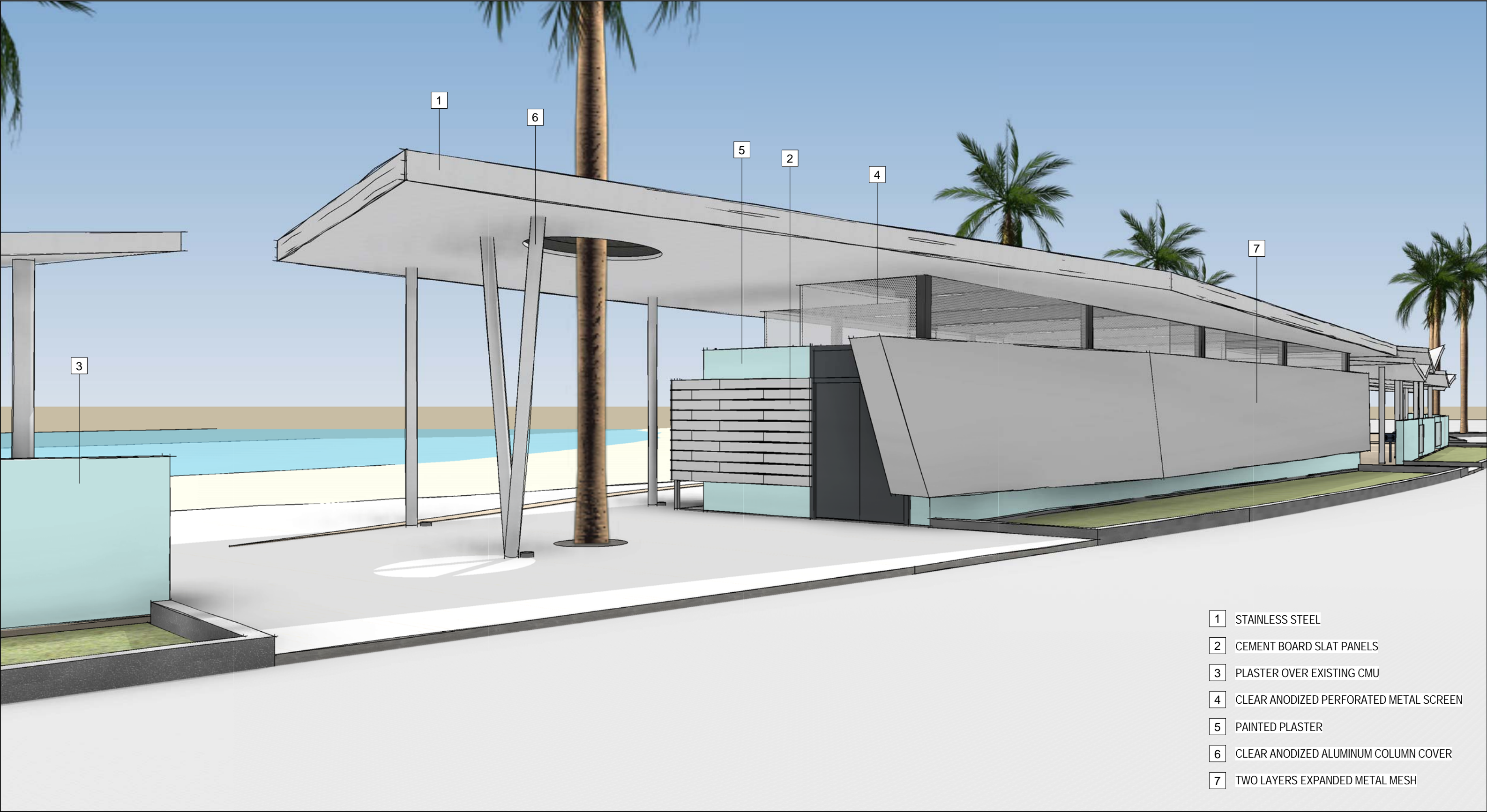
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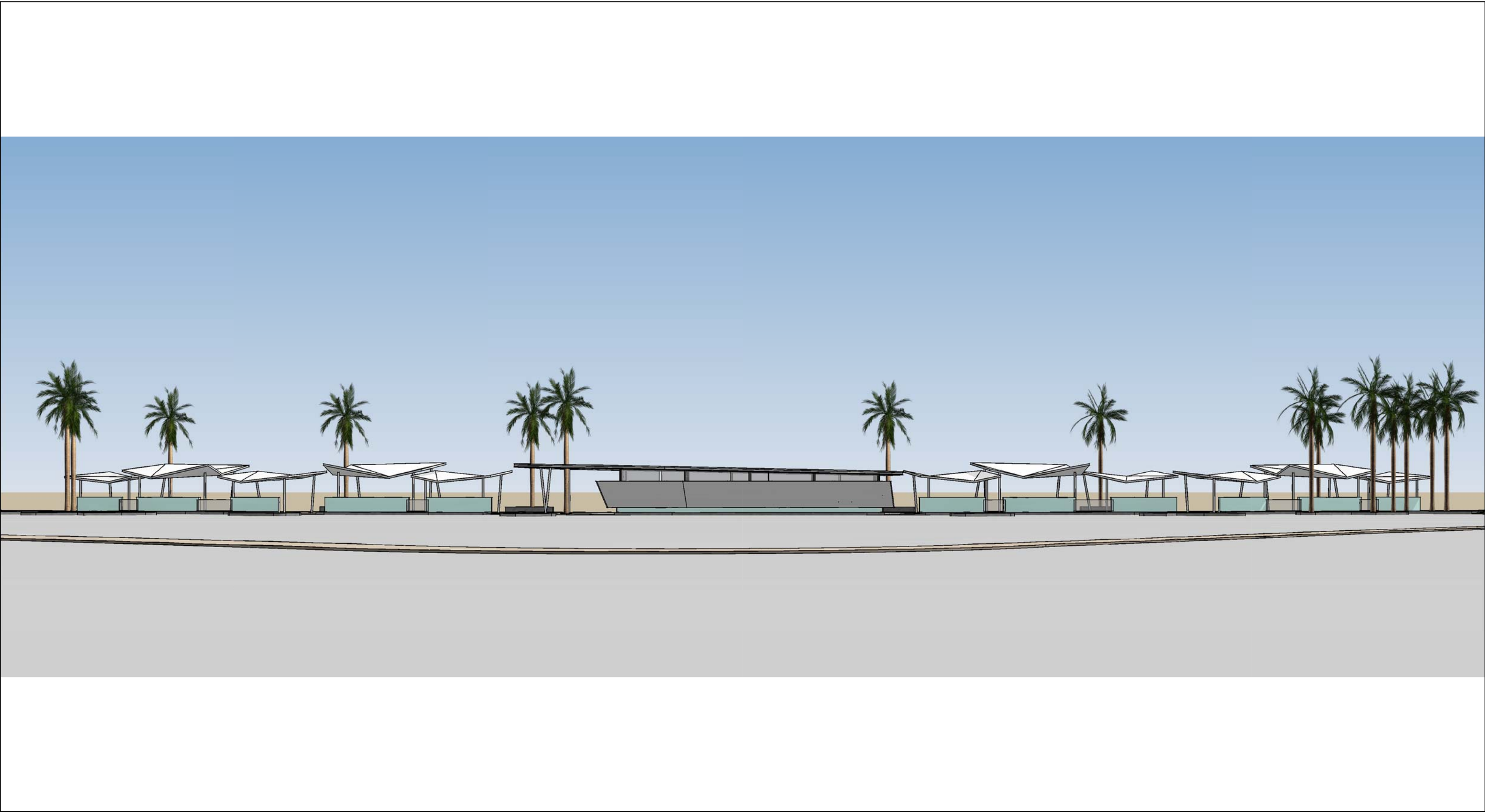






- 1 STAINLESS STEEL
- 2 CEMENT BOARD SLAT PANELS
- 3 PLASTER OVER EXISTING CMU
- 4 CLEAR ANODIZED PERFORATED METAL SCREEN
- 5 PAINTED PLASTER
- 6 CLEAR ANODIZED ALUMINUM COLUMN COVER
- 7 TWO LAYERS EXPANDED METAL MESH

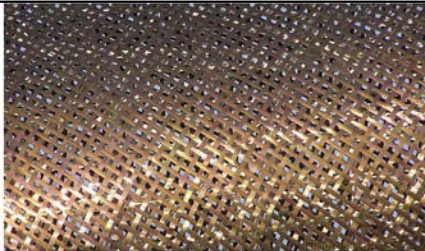
















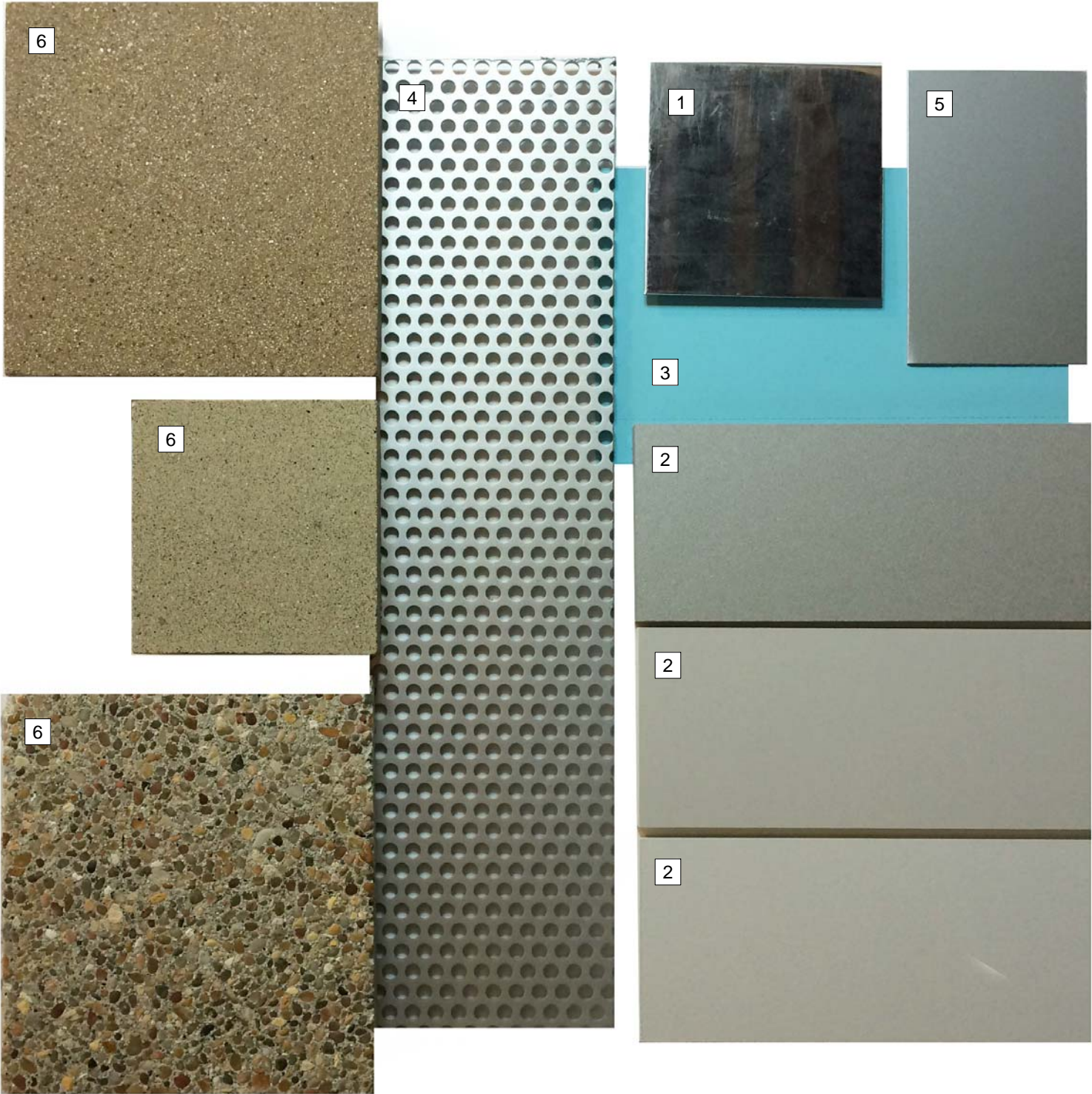












- 1 STAINLESS STEEL
- 2 CEMENT BOARD SLAT PANELS
- 3 PAINTED PLASTER
- 4 CLEAR ANODIZED PERFORATED METAL SCREEN
- 5 CLEAR ANODIZED ALUMINUM COLUMN COVER
- 6 CONCRETE PAVING