3/13/2026 6:46:15 PM

TENANT IMPROVEMENTS

BCHD Beach Cities Health District
A Public Agency

TOP FLOOR
510 N. PROSPECT AVE., REDONDO BEACH, CA 90277

BUILDING DEPARTMENT NOTES

1. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE BUILDING CODE AS WELL AS ALL OTHER GOVERING CODES, ORDINANCES, AND REGULATIONS OF THE CITY OF LOS ANGELES.
2. THE CONTRATOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE WORKING DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF ANY WORK. IN EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERROR.
3. SUB-CONTRACTORS ARE TO PROPERLY CONNECT AND COORDINATE THEIR WORK WITH THE WORK OF OTHERS AS SHOWN ON THE DRAWINGS AND AS INDICATED IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE THE WORK OF VARIOUS TRADES TO AVOID POSSIBLE INTERFERENCES, DUPLICATION OF WORK, OR UNFINISHED GAPS BETWEEN OPERATIONS.
4. THE GENERAL CONDITIONS OF THE CONTRACT SHALL BE THOSE AGREED UPON BY AND BETWEEN THE OWNER AND THE GGENERAL CONTRACTOR, IDENTIFIED AS SUCH IN THE OWNER CONTRACTOR AGREEMENT. THE GENERAL CONDITIONS OF THE CONTRACT ARE A PART OF THESE CONTRACT DOCUMENTS AND APPLY TO ALL SECTIONS OF THE SPECIFICATIONS.
5. CUT, PATCH AND REPAIR ALL EXISTING BUILDING SHELL AND CORE FLOOR, WALL, AND CEILING SURFACES TO BE READY AS REQUIRED TO RECEIVE NEW WORK. FINISH FLUSH AND MATCH EXISTING ADJACENT MATERIALS AND SURFACES.
6. GLASS DOORS, ADJACENT PANELS AND ALL GLAZED OPENINGS WITHIN 18" OF THE ADJACENT FLOOR SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD IN ACCORDANCE 2022 CBC SECTION 2406.4.
7. FLAME SPREAD RATING

AREA	INDEX	FLAME SPREAD	SMOKE DENSITY
VERTICAL EXITWAY	I	0 - 25	150
OTHER EXITWAY	II	26 - 75	300
ROOM OR AREAS	III	76 - 200	450

8. THE CONTRACTOR SHALL VERIFY KEYING REQUIRENTS OF ALL LOCKS WITH THE OWNER AND NEW TENANT.
9. ALL NEW AREAS AND FACILITIES SHALL BE ACCESSIBLE TO THE PHYSICALLY HANDICAPPED PER THE STATE OF CALIFORNIA ARCHITECTURAL BARRIERS CODE/LAWS (TITLE 24, PART 2, CAC).
10. REMOVE INTERIOR FLOOR COVERING, REMOVE ADHESIVE OR GLUE WITHIN SCOPE OF WORK ONLY, LEAVE READY FOR INSTALLATION OF NEW FINISHES.
11. PROVIDE NOISE AND DUST BARRIERS TO PROTECT OTHER SPACES OR AREAS TO REMAIN AND ANY AREA AS DIRECTED BY THE BUILDING MANAGER.
12. OBSERVE PROPER TIME OF WORKING HOURS NOT TO DISTURB OTHER TENANTS.
13. MAIN EXIT DOORS WITH DEADBOLTS SHALL HAVE DURABLE SIGN POSTED ABOVE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS."

BUILDING DEPARTMENT NOTES (ACCESSIBILITY)

1. CASP REPORT AND OR DRAWING WILL BE PROVIDED TO SHOW THAT EXISTING PATH OF TRAVEL IS FULLY ACCESSIBLE PRIOR TO FINAL INSPECTION.

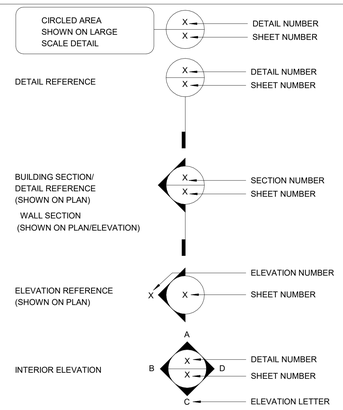
FIRE DEPARTMENT NOTES

1. THE CONTRACTOR SHALL SUPPLLY AND INSTALL A PORTABLE FIRER EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75'-0" TRAVEL DISTANCE TO ALL PORTIONS OF THE FLOOR, AND ANY ADDITIONAL FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR. FIRE EXTINGUISHERS SHALL ALSO BE PROVIDED DURING CONSTRUCTION.
2. ALL INTERIOR FINISHES SHALL CONFORM WITH CFC 2022.
3. DRAPES AND OTHER DECORATIVE MATERIALS SHALL BE FLAME RETARDANT. CERTIFICATION THERE OF SHALL BE PROVIDED. EXITS, EXIT LIGHTS, FIRE ALARM STATIONS, HOSE CABINETS AND EXTINGUISHER LOCATIONS SHALL NOT BE CONCEALED BY DECORATIVE MATERIAL (CBC 2010).
4. INTERIOR WALL AND CEILING FINISHES SHALL NOT EXCEED AN END POINT FLAME SPREAD CLASSIFICATIONS IN CBC TABLE 803.5.
5. INTERIOR WALL AND CEILING FINISHES FOR EXIT CORRIDORS AND STAIRWELLS SHALL NOT EXCEED A FLAME SPREAD CLASSIFICATION OF 75 (CLASS II).
6. ANY DECORATIONS USED SHALL BE NON-COMBUSTIBLE OR FLAME-RETARDANT TREATED IN AN APPROVED MANNER (CURTAINS, DRAES, SHADES, ETC.).
7. EXIT SIGNS SHALL BE ELECTRICALLY ILLUMINATED AND THE TWO LAMPS SHALL BE ENERGIZED FROM SEPARATE CIRCUITS. ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES WIRING SYSTEMS. IN THE EVEN OF THIS SYSTEM'S FAILURE, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM BACK-UP BATTER PACKS. EMERGENCY LIGHTING SHALL GIVE A VALUE OF ONE FOOTCANDLE AT FLOOR LEVEL FOR A MINIMUM OF 90 MINUTE DURATION.
8. WHENEVER THE BUILDING IS OCCUPIED, EXIT SIGNS SHALL BE LIT SO THAT THEY ARE CLEARLY VISIBLE. NO POINT SHALL BE MORE THAN 100 FEET FROM THE NEAREST VISIBLE SIGN.
9. PROVIDE EXIT SIGNS WITH MINIMUM 6" HIGH BLOCK LETTERS WITH 3/4" STROKE ON A CONTRASTING BACKGROUND. INDICATE THE LOCATION OF EXIT SIGNS ON PLANS (CFC CHAPTER 10).
10. EXIT PATH LIGHTING SHALL BE PROVIDED AT STAIRWAY, HALLWAY, EXIT PASSAGEWAY, AND EGRESS TO A PUBLIC WAY WHENEVER THE BUILDING IS OCCUPIED, PER CBC CHAPTER 10.
11. EMERGENCY LIGHTING SYSTEM IS REQUIRED AND MUST COMPLY WITH CFC CHAPTER 10.
12. ALL FIRE ALARM DEVICES SHALL BE LOCATED AS NOTED BELOW.
13. PROCOVIDE SMOKE DETECTION IN ALL CORRIDORS AND COMMON AREAS, INCLUDING STAIRWELLS SERVING TWO OR MORE TENANTS (HEALTH AND SAFETY CODE 13113.7). ALTERATIONS TO THE FIRE AND LIFE SAFETY SYSTEM SHALL BE UNDER SEPARATE PERMIT FROM THE FIRE PREVENTIONS SECTION PLANS. PERMIT APPLICATIONS AND FEES SHALL BE SUBMITTED AND PERMIT APPROVAL SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK ON THE FIRE AND LIFE SAFETY SYSTEM.
14. ALTERATIONS TO THE AUTOMATIC FIER SPRINKLER SYSTEM SHALL BE UNDER SEPARATE PERMIT FROM THE FIRE PREVENTION SECTION PLANS. PERMIT APPLICATIONS AND FEES SHALL BE SUBMITTED AND PERMIT APPROVAL SHALL BE OBTTAINED PRIOR TO COMMENCEMENT OF ANY WORK ON TEH FIRE PROTECTION SYSTEM.
15. FIRE LIFE SAFETY SYSTEM SHALL BE EXTENDED OR MODIFIED PER CURRENT CODE.
16. PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT THE FLOOR. ALTERATIONS TO THE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE UNDER SEPARATE PERMIT FROM THE FIRE PREVENTION SECTON PLANS. PERMIT APPLICATIONS AND FEES SHALL BE SUBMITTED AND PERMIT APPROVAL SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK ON THE FIRE PROTECTION SYSTEM.
17. KEY-LOCKING HARDWARE MAY BE USED ON THE MAIN EXIT WHEN THE MAIN EXIT CONSISTS OF A SINGLE DOOR OR PAIR OF DOORS IF THERE IS A READILY VISIBLE, DURABLE SIGN ON OR ADJACENT TO THE DOOR STATING "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS".
18. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE A APPROVED TYPE.
19. EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE, AND IN ANY HAZARDOUS AREA OR GROUP "E" OCCUPANCY.
20. EXIT CORRIDORS, EXTERIOR EXIT BALCONIES, AND AISLES LEADING TO REQUIRED EXITS SHALL HAVE A MINIMUM WIDTH OF 44"
21. AN EXIT WALKWAY WITH A MINIMUM WIDTH OF 44" SHALL BE MAINTAINED CONTINUOUSLY TO A PUBLIC WAY (CFC CHAPTER 10). EXIT PATHS OR WALKWAYS TO PUBLIC WAY SHALL BE CLEARLY DELINEATED BY PAINTED LINES, RAILINGS, BARRIER POSTS, WALKS, OR OTHER APPROVED MEANS.
22. FIRE DAMPERS OR DOORS SHALL BE PROVIDED WHERE HVAC DUCTS PENETRATE FIRE-RATED WALLS OR CEILINGS.
23. ALL WIRES & CABLES SHALL BE PLENUM RATED OR INSTALLED IN CONDUIT.
24. MODIFY THE FIRE ALARM SYSTEM AS NEEDED TO PROVIDE AUDIBLE / VISUAL ALARM NOTIFICATION THROUGHOUT ALL THE TENANT SPACES BEING ALTERED, AND ALL THE BUILDING SHELL / CORE AREAS ON ALL THE FLOORS, IN ACCORDANCE WIHT THE 2025 CBC,CFC, AND LOS ANGELES FIRE CODE. SUBMIT SEPARATE PLAN WITHIN 30 DAYS OF ISSUANCE OF BUILDING PERMIT, PRIOR TO THE COMMENCEMENT OF ANY WORK ON THE SYSTEM.
25. FIRE ALARM SHALL BE U.L. CERITIFIED. THE FIRE ALARM CONTRACTOR SHALL BE U.L. LISTED.
26. FIRE ASSEMBLIES REQUIRED TO HAVE FIRE PROTECTITON RATING SHALL BE AUTOMATIC CLOSING FIRE ASSEMBLIES. AUTOMATIC CLOSING ASSEMBLIES TO BE ACTIVATED BY A SMOKE DETECTOR. ALL HOLD OPEN DEVICES SHALL BE LISTED FOR THE PURPOSE AND SHALL RELEASE OR CLOSE THE DOOR IN THE EVENT OF A POWER FAILURE AT THE DEVICE.

STANDARD ABBREVIATIONS

(E)	EXISTING
(N)	NEW
(R)	RELOCATED
ACC	ACCESSIBLE
ADJ	ADJACENT OR ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
ARCH	(ARCHITECT (URAL)
BD	BOARD
BLDG	BUILDING
BTWN	BETWEEN
CBC	CALLIFORNIA BUILDING CODE
CFCI	CONTRACTOR FURNISH CONTRACTOR INSTALL
CFOI	CONTRACTOR FURNISH CLIENT INSTALL
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONT	CONTINUOUS
CTR	CENTER
DIA	DIAMETER
DF	DRINKING FOUNTAIN
DIM	DIMENSION
DN	DOWN
DWG	DRAWING
EA	EACH
ED	EMERGENCY DRAIN
EJ	EXPANSION JOINT
EL	ELEVATION
EO	EDGE OF
EQ	EQUAL
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FA	FIRE ALARM
FBO	FURNISHSED BY OWNER
FD	FLOOR DRAIN
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FACE OR FLOOR
FL	FLOW LINE
FLR	FLOOR
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MANSONRY
FOS	FACE OF STUD
FS	FINISHED SURFACE
FT	FEET OR FOOT
GA	GAUGE
GC	GENERAL CONTRACTOR
GYP	GYPSUM
HP	HIGH POINT
HT	HEIGHT
HM	HOLLOW METAL
ID	INSIDE DIAMETER
IN	INCH
INT	INTERIOR
JT	JOINT
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OCC	OCCUPANCY
OD	OUTSIDE DIAMETER OR OVERFLOW DRAIN
OPP	OPPOSITE HAND
OFCI	OWNER FURNISH CONTRACTOR INSTALL
OFOI	OWNER FURNISH OWNER/TENANT INSTALL
PH	PANIC HARDWARE
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PR	PAIR
QTY	QUANTITY
R	RISER OR RADIUS
RCP	REFLECTED CEILING PLAN
REF	REFERENCE
REINF	REINFORCED
RM	ROOM
RO	ROUGH OPENING
SC	SOLID CORE
SECT	SECTION
SIM	SIMILAR
SPEC	SPECIFICATIONS
SQ	SQUARE
SF	SQUARE FOOT
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
SYM	SYMMETRICAL
T	TREAD
TEL	TELEPHONE
TEMP	TEMPERED
TOS	TOP OF STRUCTURE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VAR	VARIES
VIF	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
&	AND
<	ANGLE OR LESS THAN
@	AT
℄	CENTERLINE
⌀	DIAMETER OR ROUND
#	NUMBER

REFERENCE SYMBOLS



JURISDICTION APPROVAL PRIOR TO BLDG PERMIT

- ORANGE COUNTY FIRE AUTHORITY (OCFA)

DEFERRED SUBMITTAL REQUIRED

THE FOLLOWING SEPARATE PERMITS WILL BE REQUIRED FOR THIS PROJECT: SEPARATE PLAN CHECKS MAY BE REQUIRED.

- APPROVED MODIFICATION TO FIRE SPRINKLERS
- FIRE ALARM SYSTEM
- ATHLETIC EQUIPMENT ANCHORAGE (TO BE DEFERRED DESIGN BY GC AS NEEDED)

SHEET INDEX

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	A002	EGRESS PLAN
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	A103	FINISH PLAN
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	M-0.3	MECHANICAL SPECIFICATIONS
	M-0.4	CA-TITLE 24
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	M-1.2	MECHANICAL ROOF PLAN
	M-1.3	MECHANICAL VRF DIAGRAMS
	M-2.0	MECHANICAL DETAILS
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PLUMBING	P-0.1	NOTES, LEGENDS, SCHEDULES AND SYMBOLS
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	E2-00	POWER PLAN
	E2-01	ROOF PLAN
	E2.02	HVAC PLAN & ENLARGED SERVER PLAN
	E3-00	LIGHTING PLAN

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APPLICABLE CODES

2025 CALIFORNIA ADMINSTRATIVE CODE (C.A.C.), PART 1, TITLE 24 C.C.R.
2025 CALIFORNIA BUILDING CODE (CBC) - PART 2 TITLE 24, CCR
2025 CALIFORNIA ELECTRICAL CODE (CEC) - PART 3 TITLE 24, CCR
2025 CALIFORNIA MECHANICAL CODE (CMC) - PART 4 TITLE 24, CCR
2025 CALIFORNIA PLUMBING CODE (CPC) - PART 5 TITLE 24, CCR
2025 CALIFORNIA ENERGY CODE - PART 6 TITLE 24, CCR
2025 CALIFORNIA FIRE CODE (CFC) - PART 9 TITLE 24, CCR
2025 CALIFORNIA GREEN BUILDING STANDARDS CODE - PART 11 TITLE 24, CCR
2025 CALIFORNIA REFERENCE STANDARDS CODE - PART 12 TITLE 24, CCR
CITY OF REDONDO BEACH MUNICIPAL CODE

PROJECT INFORMATION

PROJECT ADDRESS:	510 NORTH PROSPECT AVE, REDONDO BEACH, CA 90277
DESCRIPTION:	TENANT IMPROVEMENT: INTERIOR RENOVATION OF TOP FLOOR , CONSISTING OF NEW WALLS, DOORS, AND LOCKER/RESTROOMS. STEEL REINFORCEMENT UNDER LEVEL 3 ROOF DECK
CONSTRUCTION TYPE:	V-A OFFICE BLDG SPRINKLER SYSTEM THROUGHOUT
NUMBER OF STORIES:	2 WITH SUBTERRANEAN LEVEL
PROJECT SCOPE:	13,984 SF (15,403 SF GROSS)
EXISTING USE:	OFFICE
PROPOSED USE:	GYMNASIUM
EXISTING OCCUPANCY:	OCCUPANCY GROUP B
PROPOSED OCCUPANCY:	OCCUPANCY GROUP A-3 (B OCCUPANCY IS ANCILLARY TO THE MAIN OCCUPANCY WHICH IS A-3 [CBC 508.2], NO OCCUPANCY SEPARATION REQUIRED)
NUMBER OF EXITS REQUIRED:	2
NUMBER OF EXITS PROVIDED:	2
ZONING	P-CF
LEGAL INFORMATION	
PIN NUMBER	-
LOT/PARCEL AREA	9.94 AC
ASSESSOR PARCEL NO. (APN)	7502-017-904
LAND USE CODE	INSTITUTIONAL

BUILDING CODE ANALYSIS

TABLE 601
FIRE RESISTANCE RATING FOR BUILDING ELEMENTS

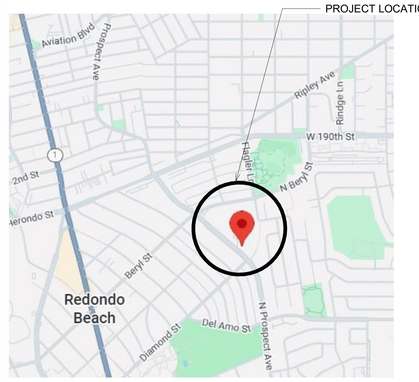
	TYPE VA	TYPE VB
PRIMARY STRUCTURAL FRAME	1	0
NONBEARING WALLS AND PARTITIONS INTERIOR	0	0
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	1	0
ROOF CONSTRUCTION & ASSOCIATED MEMBERS	1	0

TABLE 803.13
INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	SPRINKLERD: INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS	SPRINKLERD: CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS	ROOMS AND ENCLOSED SPACES
B	B	C	C
A-3	B	B	C

NOTE: FINISHES TO COMPLY WITH FLAME SPREAD AND SMOKE RATING FOR ALL INTERIOR WALL AND CEILING FINISHES PER CBC TABLE 803.13 AS BASED ON ASTM E84 OR UL 723.

VICINITY MAP



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LICENSED ARCHITECT
HRAZTAN ZEITLIAN
28719
RENEWAL DATE: 04/30/27
STATE OF CALIFORNIA

BCHD Beach Cities Health District
A Public Agency

TOP FLOOR

510 N PROSPECT AVE
REDONDO BEACH, CA 90277

BCHD - CENTER FOR HEALTH & FITNESS

ISSUE DESCRIPTION		
1	DESIGN DEVELOPEMENT	11.14.2025
3	ISSUE FOR PLAN CHECK	01.30.2026
4	ISSUE FOR BID	03.13.2026
5	ISSUE FOR BACK CHECK	03.13.2026

SHEET TITLE
PROJECT INFO, SHEET INDEX

SHEET NUMBER
G001

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3/13/2026 6:46:16 PM

08 00 00 OPENINGS

08 10 00 - DOORS AND FRAMES

1. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL REQUIRED FRAMES AND ASSEMBLIES AS SHOWN ON STRUERE DRAWINGS UNLESS OTHERWISE NOTED. COORDINATE OVERALL DOOR FRAME DEPTHS WITH WALL TYPES. DOOR AND FRAME ASSEMBLY DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION AND INSTALLATION.
2. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL DOORS AS SPECIFIED ON STRUERE DRAWINGS UNLESS OTHERWISE NOTED.
3. DETAILED DOOR SCHEDULES SHALL BE SUBMITTED TO STRUERE FOR REVIEW, AND FABRICATION OF DOORS AND FRAMES SHALL NOT BE COMMENCED UNTIL SUCH REVIEW HAS BEEN RETURNED.
4. THE BOTTOM 10" OF ALL DOORS (EXCEPT SLIDING AND AUTOMATIC) SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
5. ALL REQUIRED EXIT DOORWAYS SHALL HAVE A MINIMUM 32" CLEAR OPENING WITH THE DOOR AT 90 DEGREES TO THE CLOSED POSITION. DOORWAYS SHALL BE NOT LESS THAN 36" IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. (CBC 1010.1.1)
6. ONE OF A PAIR OF DOORS SHALL MEET THE MINIMUM OPENING WIDTH REQUIREMENTS.
7. LANDINGS OR FLOOR LEVEL AT DOORS SHALL NOT BE MORE THAN 1/2-INCH BELOW THE THRESHOLD. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4-INCH AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL. (CBC 2025 11B-404.2.5)
8. SEE SHEET A501 FOR REQUIREMENTS OF DOORS, WINDOWS, AND HARDWARE, I.E. DOOR SCHEDULE, HARDWARE SCHEDULE AND DOOR AND WINDOW DETAILS.
9. TYPICAL DOOR/FRAME CONVENTIONS ARE AS FOLLOWS:
   A. DIMENSIONS TO EDGE OF DOOR LOCATING DOOR OPENINGS ARE TO INSIDE FACE OF JAMB, UNLESS OTHERWISE NOTED.
   B. DOOR OPENINGS ARE TO BE LOCATED SO THAT INSIDE FACE OF LIFT SIDE JAMB IS 4" FROM FACE OF PERPENDICULAR WALL AT CORNER, ALLOWING FOR A 90 DEGREE SWING TYPICAL, UNLESS OTHERWISE NOTED.
   C. SEE SHEET A-2.0 FOR SPECIFIC DOOR REQUIREMENTS.
10. UNDERCUT BUILDING STANDARD INTERIOR DOORS AS REQUIRED TO CLEAR FINISHED FLOOR BY 1/4". ALL RATED DOORS SHALL BE ORDERED SO AS TO CLEAR THE FINISHED FLOOR BY 1/4", UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL UNDERCUT ALL NEW AND EXISTING DOORS AS REQUIRED TO ACCOMMODATE ALL FLOOR COVERINGS. VERIFY EXACT THICKNESS OF ALL NEW FLOOR COVERING WITH STRUERE PRIOR TO UNDERCUTTING OF DOORS.
11. ANY GLAZING ON OR WITHIN 24" OF A DOOR SHALL BE TEMPERED.
12. ALL HOLLOW METAL DOORS SHALL BE PROVIDED WITH STEEL FRAMES.
13. EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING ANY HAZARDOUS AREA, ELECTRICAL ROOMS WITH 800A EQUIPMENT, OR WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE.
14. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. (2025 CBC 1010.1.9.1).
   A. EXCEPTION: THIS REQUIREMENT SHALL NOT APPLY TO EXTERIOR EXIT DOORS IN A GROUP "B" OCCUPANCY IF THERE IS A VISIBLE, DURABLE SIGN ON OR ADJACENT TO THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS". THE LETTERS SHALL BE NOT LESS THAN 1 INCH HIGH ON A CONTRASTING BACKGROUND. THE LOCKING DEVICE MUST BE A TYPE THAT WILL BE READILY DISTINGUISHABLE AS LOCKED.

08 71 00 - DOOR HARDWARE

1. DETAILED HARDWARE SCHEDULES SHALL BE SUBMITTED TO STRUERE FOR REVIEW. HARDWARE ORDER SHALL NOT COMMENCE UNTIL SUCH REVIEW HAS BEEN RETURNED AND ACCEPTED OR ACCEPTED WITH MARKINGS.
2. ALL LOCK SETS SHALL BE CODED AND/OR KEYED IN ACCORDANCE WITH THE BUILDING STANDARD REQUIREMENTS. CODES AND/OR KEYS ARE TO BE DELIVERED TO OWNER PROPERLY TESTED AND/OR TAGGED. THE NUMBER OF MASTER AND PASS KEYS SHALL BE COORDINATED WITH OWNER. BUILDING MASTER KEYS SHALL BE MARKED 'DO NOT DUPLICATE'.
3. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS, SUCH PULL/PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF THE SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARD. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE AUTHORITY HAVING JURISDICTION, BUT IN ALL CASES SHALL NOT EXCEED 15 POUNDS.
4. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN THE PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP OR PINCH THE OPENING HARDWARE.
5. ALL MANUALLY OPERATED EDGE OR SURFACE-MOUNTED FLUSH BOLTS ARE PROHIBITED ON EXIT DOORS. WHEN EXIT DOORS ARE USED IN PAIRS AND APPROVED AUTOMATIC FLUSH BOLTS ARE USED, THE DOOR LEAF HAVING THE AUTOMATIC FLUSH BOLTS SHALL HAVE NO DOOR KNOB OR SURFACE-MOUNTED HARDWARE. THE UNLATCHING OF ANY LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.
6. ALL EXIT DOOR HARDWARE SHALL BE OF AN APPROVED TYPE AND TESTED IN ACCORDANCE WITH PROCEDURES ESTABLISHED BY SFM 33.2 AND SFM 33.3 AS SHOWN IN CHAPTER 2-60 OF TITLE 24.
7. ALL THRESHOLDS SHALL NOT EXCEED 1/2" CHANGE IN ELEVATION WITH A 1:2 BEVEL. (CBC 11B-303)
8. PANIC HARDWARE. WHEN INSTALLED, SHALL COMPLY WITH ALL APPLICABLE BUILDING CODE REQUIREMENTS. THE ACTIVATING MEMBER SHALL BE MOUNTED AT A HEIGHT OF NOT LESS THAN 34 INCHES NOR MORE THAN 44 INCHES ABOVE THE FLOOR. THE UNLATCHING FORCE SHALL NOT EXCEED 15 POUNDS WHEN APPLIED IN THE DIRECTION OF EXIT TRAVEL.
9. ALL RATED CORRIDOR DOORS SHALL HAVE A THRESHOLD WITH A SMOKE AND DRAFT SEAL AT HEAD AND JAMBS.

LANDLORD NOTES

1. THERE SHALL BE NO DISRUPTION OF THE BUILDING UTILITIES TO EXISTING TENANTS. 48 HOUR PRIOR TO NOTICE AND SCHEDULING WITH LANDLORD IS REQUIRED.
2. ALL ACCESS PANEL LOCATIONS SHALL BE APPROVED BY CHIEF ENGINEER. GENERAL CONTRACTOR AND MEP ENGINEERS TO COORDINATE.
3. THERE SHALL BE QUIET ENJOYMENT IN THE BUILDING FOR ALL EXISTING TENANTS.
4. FIRE LIFE SAFETY SYSTEMS AND EQUIPMENT SHALL REMAIN OPERABLE AT ALL TIMES. IF OPERATION OF SAME IS OR WILL BE COMPROMISED AT ANY TIME DURING COURSE OF THIS PROJECT, APPROPRIATE FIRE WATCH SHALL BE POSTED AT CONTRACTOR'S EXPENSE.
5. ANY SCHEDULED SPRINKLER OR ALARM WORK REQUIRES SUBMISSION OF AN IMPAIRMENT FORM TO THE PROJECT MANAGEMENT OFFICE FOR APPROVAL 2 BUSINESS DAYS IN ADVANCE OF PROPOSED WORK. IN THE EVENT OF ACCIDENTAL DISCONNECT OR DAMAGE TO ANY FLS SYSTEM, TS ENGINEERING SHALL BE NOTIFIED IMMEDIATELY.
6. ALL WORK TO BE PERFORMED SHALL BE PERMITTED INSPECTED AND APPROVED BY THE REDONDO BEACH BUILDING AND SAFETY AND FIRE DEPARTMENT. COPIES OF PERMIT AND SIGNED PERMIT CARDS AND SUBMITTED TITLE 24 & GREEN CODE FORMS TO BE SUBMITTED AS PART OF THE CLOSEOUT PACKAGE.
7. VERIFY WITH LANDLORD PRIOR TO ALL MEP DECK PENETRATIONS.
8. COORDINATE ACCESS TO BUILDING AND LARGE DELIVERIES WITH PROJECT MANAGEMENT OFFICES.
9. ANY WORK REQUIRING ACCESS TO OTHER TENANT AREAS OR DISRUPTIONS TO BASE BUILDING SERVICES REQUIRES ADVANCE COORDINATION WITH PROJECT MANAGEMENT OFFICE.
10. CONTRACTOR AND TENANT REPRESENTATIVE TO REVIEW AND SIGN CONSTRUCTION RULES AND REGULATIONS AND RETURN TO PROJECT MANAGEMENT OFFICE. PROJECT DIRECTORY AND INSURANCE CERTIFICATIONS TO BE PROVIDED PRIOR TO COMMENCEMENT OF ANY WORK.
11. INTERIOR SUITE SIGNAGE SHALL BE TENANT'S RESPONSIBILITY.

01 00 00 GENERAL REQUIREMENTS CONTINUED

01 74 00 - CLEANING AND WASTE MANAGEMENT

1. THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS, BOTH FROM HIS OWN FORCES AND OTHER SUBCONTRACTORS, INCLUDING RUBBISH WHICH IS A BY-PRODUCT OF CARPET AND CABINET INSTALLATION, TELEPHONE COMPANY INSTALLATION, ETC. AND PROVIDE FOR ITS REMOVAL FROM THE SITE.
2. AT THE END OF EACH DAY OF CONSTRUCTION OR FINISH WORK, THE CONTRACTOR AND EACH TRADE SHALL BE RESPONSIBLE FOR REMOVING ANY DEBRIS FROM THE SITE. THE JOB SITE SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER, AND STRUERE UPON COMPLETION OF THE PROJECT BY THE CONTRACTOR.
3. THE EXISTING TO REMAIN, EXISTING RELOCATED OR NEW ITEMS INSTALLED BY THE GENERAL CONTRACTOR IN ADDITION TO BEING AMPLY PROTECTED THROUGHOUT THE PERIOD OF CONSTRUCTION SHALL BE THOROUGHLY CLEANED TO THE SATISFACTION OF STRUERE PRIOR TO BEING TURNED OVER TO THE OWNER.
4. THE EXISTING BUILDING TOILET FACILITIES, IF UTILIZED DURING CONSTRUCTION BY CONTRACTOR PERSONNEL, SHALL BE AMPLY PROTECTED THROUGHOUT THE PERIOD OF CONSTRUCTION AND ALL DAMAGED OR MALFUNCTIONING ITEMS SHALL BE REPAIRED, REPLACED AND THOROUGHLY CLEANED TO THE SATISFACTION OF STRUERE PRIOR TO BEING TURNED OVER TO THE OWNER.

02 41 00 DEMOLITION

02 41 19.16 - SELECTIVE INTERIOR DEMOLITION

1. THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIAL REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED IN STRUERE DRAWINGS OR AS OTHERWISE DIRECTED BY STRUERE.
2. THE GENERAL CONTRACTOR SHALL FURNISH BUILDING MANAGEMENT AND STRUERE WITH A COMPLETE INVENTORY LIST OF ALL ITEMS THAT CAN BE REUSED AND/OR STORED IN BUILDING STOCK.
3. THE GENERAL CONTRACTOR SHALL EXECUTE ALL WORK IN COMPLIANCE WITH THE REGULATIONS OF THE AUTHORITY HAVING JURISDICTION OVER THE BUILDING FOR DEMOLITION AND REMOVAL OF DEBRIS, NOISE ORDINANCE, INCLUDING ACCEPTABLE HOURS FOR OVERTIME WORK REQUIRED.
4. ALL WORK DEMOLISHED SHALL BE REMOVED FROM THE PREMISES EXCEPT ITEMS TO BE REUSED OR RETURNED TO OWNER OR AS OTHERWISE NOTED.
5. THE GENERAL CONTRACTOR SHALL REMOVE FROM PREMISES CONDUITS LEFT AFTER WALL DEMOLITION, INCLUDING SWITCH BOXES, PLATES, BRIDGES OR ANY OTHER TELEPHONE OR ELECTRICAL, INCLUDING WIRING AND EQUIPMENT.
6. IN ALL AREAS WHERE DEMOLITION (REMOVAL OF TILE, CARPETING, PARTITIONS, ETC.) CAUSES ANY UNEVENNESS IN CONCRETE SLAB, THE CONTRACTOR SHALL PATCH TO LEVEL THE SLAB TO RECEIVE NEW FINISHED FLOORING.
7. DURING THE ENTIRE PERIOD OF DEMOLITION AND CONSTRUCTION, ALL EXISTING EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES AND ALARMS SHALL BE CONTINUOUSLY MAINTAINED.
8. THE GENERAL CONTRACTOR SHALL CUT AND CAP OFF BEHIND FINISH SURFACES ALL PROJECTING PLUMBING, FLOOR ELECTRICAL/TELEPHONE OUTLETS, AND ALL OTHER PROJECTING ITEMS WHICH ARE BEING ABANDONED.
9. UPON COMPLETION OF THE DEMOLITION WORK, THE GENERAL CONTRACTOR SHALL LEAVE ALL AREAS IN A BROOM CLEAN CONDITION.
10. DEMOLITION NOT DESCRIBED HERE BUT NECESSARY FOR THE COMPLETION OF THE WORK SHALL BE THERESPONSIBILITY OF THE CONTRACTOR. THE DEMOLITION DRAWINGS ARE ISSUED FOR INFORMATION ONLY AND SHOW THE GENERAL EXTENT OF THE DEMOLITION REQUIRED. THESE DRAWINGS DO NOT NECESSARILY SHOW EVERYTHING TO BE REMOVED IN ORDER TO PREPARE THE EXISTING BUILDING ELEMENTS FOR REMODELING OR NEW CONSTRUCTION. THE ARCHITECTURAL DRAWINGS SHOW THE EXISTING PARTITIONS WITH DOORS AND OTHER ITEMS TO REMAIN.
11. ALL REMOVED MATERIAL OTHER THAN ITEMS TO BE SALVAGED OR REUSED SHALL BECOME CONTRACTORS PROPERTY U.O.N., AND SHALL BE REMOVED FROM OWNERS PROPERTY. CLEAN UP AND DISPOSE OF DEBRIS PROMPTLY AND CONTINUOUSLY AS THE WORK PROGRESSES. SECURE AND PAY FOR REQUIRED HAULING PERMITS, DUMPING FEES AND CHARGES.
12. ELECTRICAL, MECHANICAL AND PLUMBING ITEMS SHALL BE REMOVED TO THE FURTHEST TERMINATION POINT ON THE FLOOR. REMOVE ALL UNUSED AND DISCONNECTED HVAC, ELECTRICAL, PLUMBING AND PHONE/DATA CABLING ABOVE CEILING AND REMOVE TO THE FURTHEST TERMINATION POINT ON THE FLOOR. COORDINATE EXTENT OF REMOVAL WITH MECHANICAL/ELECTRICAL/PLUMBING DRAWINGS.
13. EXISTING LIGHT FIXTURES, ELECTRICAL OUTLETS, RACEWAY AND WIRING ETC. WILL BE REMOVED AS NOTED PER ARCHITECTURAL AND ELECTRICAL DEMOLITION DRAWINGS.
14. REMOVE ALL FIRE DAMPERS IN EXISTING DUCTWORK WHERE FIRE RATED WALLS ARE DEMOLISHED. REMOVE ALL FIRE DAMPERS THAT ARE NOT CODE COMPLIANT. REPLACE ANY FIRE DAMPERS WHERE DAMPERS WILL NEED TO BE UPGRADED TO MEET CURRENT CODE REQUIREMENTS AND RATED WALL IS SCHEDULED TO REMAIN.
15. NOT USED..
16. UPON REMOVAL OF THE EXISTING CEILING, THAT PORTION OF THE EXISTING MECHANICAL SYSTEM DESIGNATED TO BE RE-USED WILL BE EVALUATED BY THE ENGINEER. IF THE EXISTING MECHANICAL SYSTEMS ARE FOUND TO BE ACCEPTABLE FOR RE-USE, THEN THE EXISTING MAIN DUCT, VAV BOXES, PNEUMATIC CONTROL TUBING ETC. SHALL REMAIN AND SHALL BE PROTECTED TO AVOID DAMAGE TO EXISTING HVAC EQUIPMENT DURING DEMOLITION.
17. NOT USED.
18. THE EXISTING FIRE SPRINKLER SYSTEM SHALL REMAIN IN PLACE (ONLY DURING DEMOLITION). ALL OTHER FIRE/LIFE SAFETY EQUIPMENT SHALL BE LEFT IN PLACE. IF A STRUCTURE HOLDING A DEVICE IS REMOVED, THE CONTRACTOR SHALL SUPPORT THE FIRE/LIFE SAFETY DEVICE IN A MANNER THAT DOES NOT IMPAIR ITS FUNCTION IN ANYWAY.
19. REMOVE ALL DATA/TELE CABLING IN CEILING BACK TO POINT OF ORIGINATION. (UNLESS OTHERWISE INSTRUCTED) CONTRACTOR TO VERIFY WITH OWNER'S CABLING VENDOR.
20. ABANDONED PLUMBING LINES AND DRAINS TO BE REMOVED BACK TO POINT OF ORIGINATION AS REQUIRED FOR NEW WORK.
21. MAINTAIN FULLY CHARGED FIRE EXTINGUISHERS READILY AVAILABLE DURING ALL DEMOLITION OPERATIONS

06 00 00 WOOD, PLASTICS AND COMPOSITES

06 41 00 - ARCHITECTURAL WOOD CASEWORK

1. REFER TO THE "GENERAL NOTES AND INFORMATION SHEETS" FOR ADDITIONAL NOTES.
2. CONTRACTOR TO SUBMIT COMPLETE SHOP DRAWINGS FOR APPROVAL AND VERIFY ALL DIMENSIONS IN THE FIELD BEFORE FABRICATION. CONFIRM ALL MATERIALS AND FINISHES ON SHOP DRAWINGS. SUBMIT (4) 9"X9" SAMPLES OF EACH FINISH FOR APPROVAL. CONTRACTOR SHALL SUBMIT MSDS SHEETS, SIGNED ATTESTATIONS OR OTHER OFFICIAL LITERATURE FROM MANUFACTURER FOR ALL ADHESIVES AND SEALANTS USED ON THE PROJECT. ALL JOINTS, CORNERS AND EDGES ARE TO BE DETAILED IN INDIVIDUAL DETAILS. ALL DIMENSIONS, CRITICAL OR OTHERWISE, ARE TO BE CALLED OUT ON THE SHOP DRAWINGS. STRUERE WILL NOT REVIEW DRAWINGS WHICH ARE INCOMPLETE AND SHOW MINIMAL DETAILING. ALL CASEWORK, SPECIAL PRODUCTS, AND SPECIAL ASSEMBLIES ARE SUBJECT TO SUBMITTAL AND SHOP DRAWING REVIEW. SHOP DRAWINGS AND SUBMITTALS SHALL NOT BE WAIVED UNLESS WRITTEN PERMISSION TO DO SO IS GIVEN BY STRUERE.
3. ALL WOOD VENEERED OR CONVERSION VARNISH FINISHED CASEWORK SHALL BE FABRICATED TO WI PREMIUM GRADE STANDARDS. ALL EXPOSED SURFACES INCLUDING DOORS, TOPS AND BASE SHALL BE VENEERED. CASEWORK SHALL BE BIRCH PLYWOOD STAINED TO MATCH FINISH VENEER.
4. ALL PLASTIC LAMINATE MILLWORK TO BE FABRICATED TO WI CUSTOM GRADE STANDARDS. ALL EXPOSED SURFACES TO BE LAMINATE.
5. COORDINATE LOCATIONS AND PROVIDE METAL BACKING AT WALL FRAMING FOR ALL WALL-MOUNTED CASEWORK. ALL "INSTALLED" CABINETS SHALL BE SCRIBED TO WALL OR CEILING. CABINET CONTRACTOR TO CHECK JOB PROGRESS AND COORDINATE WITH OTHER TRADES INVOLVED. REFER TO DRAWING DETAILS FOR BACKING SUPPORT OF WALL HANGING ITEMS.
6. CONTRACTOR SHALL SUPPLY AND INSTALL ALL NECESSARY HARDWARE REQUIRED BY THE SPECIFICATIONS OR INTENT OF THE DESIGN. SUBMIT TO STRUERE FOR APPROVAL CUT SHEETS OF ALL CABINET HARDWARE AND SAMPLES OF ALL PULLS AND KNOBS PRIOR TO FABRICATION.
7. CONTRACTOR TO PROTECT CASEWORK DURING DELIVERY AND TAKE NECESSARY PRECAUTIONS TO ENSURE THAT INSTALLATION OF CASEWORK AND FINISH CARPENTRY WILL NOT BE DAMAGED BY OTHER CONSTRUCTION WORK.
8. COMPOSITE WOOD AND AGRIFIBER PRODUCTS, INCLUDING CORE MATERIALS, SHALL NOT CONTAIN ANY UREAFORMALDEHYDE RESINS.
9. LAMINATE ADHESIVES USED TO FABRICATE CASEWORK ON-SITE AND SHOP APPLIED ASSEMBLIES CONTAINING THESE LAMINATE ADHESIVES SHALL NOT CONTAIN ANY UREAFORMALDEHYDE.
10. ALL ADHESIVES AND SEALANTS USED FOR MILLWORK, PANELING, OR VENEERING SHALL BE LOW VOC AND MUST NOT EXCEED THE VOC CONTENT LIMITS OF SCAQMD RULE #1168 REQUIREMENTS IN EFFECT ON JANUARY 1, 2011.
11. AEROSOL ADHESIVES SHALL MEET REQUIREMENTS EQUAL TO GREEN SEAL STANDARD GC-36 IN EFFECT JANUARY 1, 2011
12. THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF THE CABINET CONTRACTOR.
13. ALL CABINET FINISHES SHALL BE AS NOTED ON THE DETAILED DRAWINGS AND ELEVATIONS..
14. THE CABINET CONTRACTOR SHALL PROVIDE RUBBER BUMPERS ON ALL WOOD DOORS.
15. WHERE MEMBERS ARE MITERED OR BUTTED, THEY SHALL BE JOINED AND SECURED IN A MANNER TO INSURE AGAINST THE JOINT OPENING.
16. ALL FINISHED WORK SHALL, AS FAR AS PRACTICAL, BE ASSEMBLED AND FINISHED IN THE SHOP AND DELIVERED TO THE BUILDING READY TO ERECT IN PLACE.
17. WHERE FILES ARE SHOWN AS BEING SET INTO CABINET WORK, THE CABINET CONTRACTOR SHALL SET AND BOLT ALL FILES TOGETHER.
18. THE GENERAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF THE CASEWORK, STONE, OR OTHER SPECIALTIES CONTRACTORS.
19. ALL CASEWORK SHOWN SHALL HAVE SOLID SURFACE TOPS, UNLESS OTHERWISE NOTED.
20. SHELVES AND SEMI-EXPOSED SURFACES, INCLUDING DRAWER INTERIORS, SHALL BE FINISHED WITH A MELAMINE CABINET LINER OF A UNIFORM COLOR THROUGHOUT, U.O.N.
21. ADJUSTABLE METAL SHELF STANDARDS SHALL BE DAPPED OR DRILLED INTO THE SIDES OF CABINETS, UNLESS OTHERWISE NOTED.
22. FINISH HARDWARE:
   A. HINGES:
      a. GRADE 1 (INSTITUTIONAL), OR GRADE 2, CONCEALED (EUROPEAN STYLE) WITH 3-WAY INDEPENDENT ADJUSTMENT.
      b. SELF-CLOSING. 170 DEGREE OPENING, EXCEPT 90-DEGREE WHERE DOOR OPENS AGAINST A WALL, OR OTHERWISE LIMITED TO 90-DEGERE.
   B. DRAWER SLIDES: WI-APPROVED, SELF-CLOSING METAL RUNNERS WITH BALL-BEARING ROLLERS, FULL EXTENSION TYPE, SIDE MOUNTED.
      a. GENERAL PURPOSE DRAWERS: 75 LBS RATED
      b. GENERAL PURPOSE DRAWERS MORE THAN 24" WIDE OR 6" DEEP: 100 LB RATED
      c. FILE DRAWERS: 100 LB RATED
      d. LATERAL FILE DRAWERS MORE THAN 24" WIDE: 150 RATED
      e. DRAWER GUIDES: FULL EXTENSION NAAWS-APPROVED.

06 20 00 - FINISH CARPENTRY

1. WOOD BASE SHALL, IN ALL CONDITIONS, BE INSTALLED RECESSED AND MATCH THE COLOR OF THE ADJACENT WALL, U.O.N. GENERAL CONTRACTOR TO CONFIRM WITH ARCHITECT COLOR IF NOT SPECIFIED ON DRAWINGS AND SUBMIT SAMPLE OF COLORED BASE FOR STRUERE APPROVAL PRIOR TO PURCHASE AND INSTALLATION.

01 00 00 GENERAL REQUIREMENTS CONTINUED

01 35 00 - SPECIAL PROCEDURES - HEALTH, SAFETY

1. STRUERE IS UNAWARE OF ANY EXISTING ASBESTOS WITHIN THE AREA OF NEW WORK. IT IS THE OWNER'S RESPONSIBILITY TO ADVISE THE GENERAL CONTRACTOR & HIS SUBS OF ANY ASBESTOS CONTAINING MATERIAL OR OTHER HAZARDOUS MATERIALS WITHIN THE FACILITY AND TO PROPERLY REMEDIATE. THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS REQUIRED BY LAW TO PROTECT ALL WORKERS & OCCUPANTS. NOTIFY THE OWNER IMMEDIATELY IF ANY ASBESTOS CONTAINING MATERIAL IS IDENTIFIED, OR IF ANY HAZARDOUS MATERIAL IS SUSPECTED.

01 35 16 - ALTERATION PROJECT PROCEDURES

1. THE WORK OF THIS PROJECT INCLUDES ALTERATIONS OF THE EXISTING BUILDING TO ACHIEVE THE ARRANGEMENT INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL VISIT THE JOB SITE TO DETERMINE THE EXTENT OF DEMOLITION WORK REQUIRED BY THE CONSTRUCTION ACTIVITIES. THE ARCHITECTURAL DRAWINGS FOR THESE AREAS SHOW THE CHANGES TO BE MADE. THE CONTRACTOR SHALL REVISE, REARRANGE, REROUTE OR REMOVE EXISTING WIRING AND HVAC DISTRIBUTION AS NECESSARY TO ACCOMMODATE THE CHANGES AND ADDITIONS SHOWN AND TO PROVIDE CONTINUING ELECTRICAL AND HVAC SERVICES FOR THOSE EXISTING PORTIONS OF THE PROJECT WHICH ARE TO REMAIN IN OPERATION.
2. THE GENERAL CONTRACTOR SHALL PROPERLY PROTECT THE BUILDING AND ANY ADJOINING PROPERTY OR WORK AND ANY DAMAGE TO SAME, CAUSED BY HIS WORK OR WORKMEN MUST BE MADE GOOD WITHOUT DELAY. ANY COSTS FOR PATCHING AND REPLACING OF DAMAGED WORK SHALL BE BORNE BY THE GENERAL CONTRACTOR.
3. IN AREAS WHERE THERE ARE NO ALTERATIONS INDICATED THE EXISTING FACILITIES SHALL BE RETAINED IN SERVICE. IN CASE OF DOUBT ASSUME THAT THE EXISTING ELECTRICAL WIRING IS TO REMAIN IN OPERATION THROUGHOUT THE CONSTRUCTION PERIOD AND THEREAFTER.
4. THE ALTERATION OF THE EXISTING BUILDING IS WORK OF A COMPLEX NATURE WHICH WILL REQUIRE ACCURATE PLANNING, CAREFUL PREPARATION AND EXECUTION, ATTENTION TO DETAIL AND CLOSE SUPERVISION BY THE CONTRACTOR. THE CONTRACTOR WILL BE REQUIRED TO PERFORM THIS WORK IN FULL COOPERATION WITH THE OTHER CONSTRUCTION TRADES AND SUBJECT TO AN ACCEPTABLE SCHEDULE.
5. ALL WOODWORK, BLOCKING, GROUNDS, ETC. TO BE FIRE RETARDANT TREATED.
6. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR HIS WORK UNTIL TURNED OVER TO THE CLIENT.
7. THE GENERAL CONTRACTOR SHALL INCLUDE IN HIS ESTIMATE ALL COSTS, (INCLUDING OVERTIME WORK) FOR REMOVAL, NEW INSTALLATION AND REINSTALLATION WORK FOR ANY PLUMBING, CEILING (TAKE-DOWN AND REINSTALLATION), ELECTRICAL, TELEPHONE COMMUNICATIONS EQUIPMENT OR HVAC WORK WITHIN CEILING PLENUM.
8. ALL EXISTING APPURTENANCES NOT BEING REMOVED SHALL BE REFURBISHED WHERE REQUIRED. ANY LOOSE ITEMS TIGHTENED (CEILING EXIT SIGNS, ETC.) AND ANY MISSING PARTS REPLACED BY THE GENERAL CONTRACTOR TO ACHIEVE A FINISHED FIRST CLASS INSTALLATION AND APPEARANCE.
9. ALL REQUIRED EXITS, WAYS OF APPROACH THERETO, AND WAYS OF TRAVEL FROM THE EXIT INTO THE STREET SHALL CONTINUOUSLY BE MAINTAINED FREE FROM ALL OBSTRUCTIONS AND IMPEDIMENTS FOR UNOBSTRUCTED EGRESS IN THE CASE OF FIRE OR OTHER EMERGENCY.
10. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS AS REQUIRED BY FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA), BY FIRE DEPARTMENT REGULATIONS, AND AS SHOWN ON STRUERE DRAWINGS.
11. THE GENERAL CONTRACTOR SHALL REPLACE ALL BROKEN OR CRACKED WINDOW GLAZING. ALL WINDOW SASHES SHALL BE INSPECTED BY THE CONTRACTOR AND ALL INOPERABLE CONDITIONS SHALL BE REPAIRED.
12. EACH TRADE SHALL BE RESPNSIBLE FOR PROVIDING AND INSTALLING SEALANTS WHERE SHOWN ON DRAWINGS OR WHERE REQUIRED.
13. PROVIDE STRUCTURAL SUPPORTS AT ALL WALL MOUNTED EQUIPMENT, CABINETS, PLUMBING AND LIGHT FIXTURES.
14. WHERE OPENINGS OCCUR IN EXISTING FIRE RATED AREAS OR PARTITIONS DUE TO EXISTING OR NEW CONDUIT RUNS, DUCTWORK, CABLES, PIPING, ETC., AND/OR WHERE EXISTING FIREPROOFING HAS BEEN REMOVED AS A RESULT OF EXISTING OR NEW CONSTRUCTION WORK, THE GENERAL CONTRACTOR SHALL CLOSE AND/OR PATCH AS REQUIRED ALL OPENINGS TO MATCH IMMEDIATE ADJACENT AREA IN MATERIAL, FINISH AND FIRE RATING.
15. WHERE CONSTRUCTION TO BE REMOVED INTERSECTS CONSTRUCTION TO REMAIN, WORK SHALL INCLUDE ALL ATTACHMENT DEVICES (SHOT PINS, ANCHORS, LAG BOLTS, NAILS, NAILERS, SHIMS, ETC.) REQUIRED FOR A SMOOTH AND EVEN TRANSITION.
16. THE GENERAL CONTRACTOR SHALL SURVEY ALL EXISTING FINISHED SURFACES TO INCLUDE CORNER BEADS, STOPS, ETC. FOR CHIPS, CRACKS, HOLES, DAMAGED SURFACES, MARBLE WAINSCOT AND PLASTER CEILING WHENEVER DOOR FRAMES HAVE BEEN REMOVED, AND ANY OTHER DEFECTS CAUSING AN APPEARANCE DIFFERENT FROM A NEW FIRST CLASS FINISHED REPAIRING. GENERAL CONTRACTOR SHALL REMOVE ALL EXISTING DAMAGED FINISHES AND INSTALL NEW SURFACES TO THE SATISFACTION OF STRUERE. ALL OTHER DAMAGED SURFACES (FINISHED FLOOR SLAB, CONVECTOR ENCLOSURES, ETC.) SHALL BE REPAIRED TO THE SATISFACTION OF STRUERE.
17. THE GENERAL CONTRACTOR SHALL INSPECT ALL EXISTING PLASTER SURFACES. WHERE, AS A RESULT OF DEMOLITION, EXISTING PLASTER HAS BEEN REMOVED AND NEW FINISHED SURFACES WILL NOT ALIGN WITH EXISTING, CONTRACTOR SHALL INSTALL NEW CORNER BEADS AND STOPS AND ENTIRE SURFACE SHALL BE RE-PLASTERED TO A SMOOTH, FLUSH, ALIGNED SURFACE.

01 40 00 - QUALITY REQUIREMENTS

1. THE CONSTRUCTION NOTES AND/OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND THE GENERAL TYPE OF CONSTRUCTION QUALITY DESIRED. THEY ARE INTENDED TO APPLY TO THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.
2. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES.
3. THE GENERAL CONTRACTOR UPON ACCEPTANCE AND AWARD OF THE CONTRACT ASSUMES FULL RESPONSIBILITY FOR THE CONSTRUCTION, MATERIALS AND WORKMANSHIP OF THE WORK DESCRIBED IN THESE NOTES AND DRAWINGS, AND WILL BE EXPECTED TO COMPLY WITH THE DESIGN INTENT AS WELL AS ALL OF THE PRINTED AND WRITTEN CONSTRUCTION DOCUMENTS.

01 41 00 - REGULATORY REQUIREMENTS

1. THE GENERAL

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26 00 00 ELECTRICAL (CONTINUED)

13. POWER AND TELEPHONE OUTLETS SHOWN ON PLANS ARE NOT INCLUSIVE OF ALL OUTLETS REQUIRED BY OWNER. CONTRACTOR SHALL VERIFY WITH OWNER ALL REQUIRED OUTLETS PRIOR TO COMPLETING WALL CONSTRUCTION.
14. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL POWER WIRING. ALL ELECTRICAL WIRING SHALL BE PLACED IN CONDUIT.
15. UNLESS OTHERWISE NOTED, ALL OUTLETS SIDE BY SIDE SHALL BE 6" FROM CENTER OF PLATE WITH POSITIONING DIMENSIONS CENTERED BETWEEN.
16. ALL ELECTRICAL AND TELEPHONE WIRING CONDUIT SHALL BE CONCEALED IN PARTITIONS AND/OR CEILING.
17. THE ELECTRICAL AND/OR GENERAL CONTRACTOR SHALL PROVIDE ALL CUTTING AND PATCHING OF ALL CHASES IN FLOORS, WALLS, AND CEILINGS, AS REQUIRED.
18. PROVIDE NEW BLANK COVER PLATES FOR ABANDONED OUTLET LOCATIONS.
19. CONVENIENCE RECEPTACLES SHALL BE DUPLEX TYPE RATED 15 AMP, 125 V., GROUNDED TYP., UNLESS OTHERWISE NOTED.
20. THE ELECTRICAL CONTRACTOR WILL COORDINATE HIS WORK WITH THE AIR CONDITIONING ENGINEER AND CONTRACTOR PRIOR TO EXECUTING HIS WORK.
21. AS IT RELATES TO THIS SET OF DOCUMENTS A DEDICATED CIRCUIT (DC) SHALL BE A SINGLE CIRCUIT WITH MULTIPLE OUTLETS DEDICATED TO A SPECIFIC EQUIPMENT USAGE.
22. ELECTRICAL CONTRACTOR TO FIELD VERIFY THAT ALL CIRCUITS AT THE MAIN PANEL ARE ADEQUATE FOR NEW REQUIREMENTS, AND SHALL INSTALL NEW CONDUIT, CIRCUITS, AND PANELS IF REQUIRED.
23. ALL EXPOSED ELECTRICAL DEVICES, I.E. SWITCHES, STROBES, OUTLETS, WALL TELEPHONE MOUNTS, ETC. AND ALL COVERPLATES TO BE WHITE, U.N.O.
24. GENERAL CONTRACTOR IS TO VERIFY THE POWER REQUIREMENT AND CIRCUITING OF ANY SPECIALTY EQUIPMENT DURING ROUGH IN ELECTRICAL TO INSURE THE PROPER VOLTAGE AND CIRCUIT CONFIGURATION.
25. GENERAL CONTRACTOR IS TO HAVE FURNITURE VENDOR APPROVE ALL POWER AND TELEPHONE FEEDS FOR WORKSTATIONS PRIOR TO INSTALLATION. G.C. IS TO HAVE FURNITURE VENDOR APPROVE ALL ELECTRICAL AND DATA IN PRIVATE OFFICES PRIOR TO INSTALLATION.
26. FURNITURE VENDOR FOR EITHER WORKSTATIONS OR CASEWORK SHALL FIELD VERIFY LAYOUT TO VERIFY CLEAR DIMENSIONS REQUIRED FOR FURNITURE PRIOR TO ORDERING FURNITURE. DO NOT SCALE THE DRAWINGS.
27. CONTRACTOR MUST COORDINATE ALL ELECTRICAL OUTLETS FOR FURNITURE WITH FURNITURE CONTRACTOR BEFORE PLACEMENT IN FIELD.
28. CONTRACTOR SHALL PROVIDE ELECTRICAL DRAWINGS STAMPED AND SIGNED BY LICENSED ENGINEER. PROVIDE COMPLETE WORKING DRAWINGS, CALCULATIONS AND DESCRIPTIVE DATA AS REQUIRED TO OBTAIN PERMITS FOR TENANT ELECTRICAL WORK. (DOES NOT ALWAYS APPLY)
29. LABEL ALL JUNCTION BOXES WITH CIRCUITS. LABEL PANEL WITH PREPRINTED TYPEWRITTEN PANEL SCHEDULE.
30. ALL CONDUIT SHALL BE EMT OR FLEX, NO BX OR PREWIRED CABLE ALLOWED.
31. ALL ELECTRICAL OUTLETS TO BE 120V. SINGLE PHASE AND MINIMUM 15 AMPS 3-WIRE GROUNDED WITH 1/2" CONDUIT. (UNLESS OTHERWISE NOTED)
32. PROVIDE SUPPORT FOR ALL CONDUITS ABOVE THE CEILING AS REQUIRED PER CODE.
33. ENSURE THAT ROOM SEPARATION OF LIGHTING IS MAINTAINED BY PROVIDING SWITCHING REQUIRED TO ACCOMPLISH THIS.
34. ELECTRICAL ENGINEER WILL BE RESPONSIBLE FOR EMERGENCY LIGHTING CALCULATIONS AND SPECS.
35. NOT USED.
36. ALL SWITCHING AND LIGHTING LAYOUTS SHALL COMPLY WITH TITLE 24.
37. VERIFY QUANTITY OF LIGHT FIXTURES BETWEEN ARCHITECTURAL DRAWINGS AND ENGINEERING DRAWINGS. IF QUANTITY IS DIFFERENT NOTIFY ARCHITECT DURING BIDDING.

26 52 00 - SAFETY LIGHTING

1. GENERAL CONTRACTOR SHALL PROVIDE AN EMERGENCY EXIT AND EXIT LIGHTING SYSTEM AS REQUIRED BY GOVERNING JURISDICTIONS.
2. GENERAL CONTRACTOR TO PROVIDE EXIT SIGNS READILY VISIBLE TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. EXIT SIGNS SHALL BE PROPERLY ILLUMINATED. (2025 CBC 1013.5 AND 1013.6) ALL EXIT SIGN GRAPHICS, ILLUMINATION, AND POWER SOURCE MUST COMPLY WITH (2025 CBC 1013.5 AND 1013.6)
3. CONTRACTOR MUST COMPLY WITH (2025 CBC 1013.5 AND 1013.6) FOR THE EXIT SIGN GRAPHIC, ILLUMINATION, AND POWER SOURCE.
4. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11-LUX) AT THE WALKING SURFACE LEVEL. (2025 CBC 1008.1, 1008.2)
5. EXIT ILLUMINATION SHALL COMPLY WITH 2025 CBC SECTION 1008 AND 1013.
6. EXIT SIGNS SHALL BE INSTALLED AT REQUIRED EXIT DOORWAYS AND WHERE OTHERWISE NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS WHEN THE EXIT SERVES AN OCCUPANT LOAD OF 50 OR MORE. EXCEPTION: MAIN EXTERIOR EXIT DOORS WHICH OBVIOUSLY AND CLEARLY ARE IDENTIFIABLE AS EXITS NEED NOT BE SIGNED WHEN APPROVED BY THE BUILDING OFFICIAL.
7. WHEN NECESSARY, THE FINAL LOCATION AND QUANTITY OF EXIT SIGNS SHALL BE DETERMINED BY THE FIRE DEPARTMENT PRIOR TO CONSTRUCTION OF ANY WORK.
8. THE COLOR AND DESIGN OF LETTERING, ARROWS AND OTHER SYMBOLS ON EXIT SIGN SHALL BE IN HIGH CONTRAST WITH THEIR BACKGROUND (3/4" X 6" LETTERS MIN.)

UL PATCHING GUIDELINES

SPRAY APPLIED FIRE RESISTIVE MATERIALS MAY BE HAND PATCHED IN ALL DESIGNS FOLLOWING THE GUIDELINES LISTED BELOW:

A. THE MATERIAL USED FOR PATCHING IS OF THE SAME TYPE DESIGNATION AS THE MATERIAL BEING PATCHED.

B. ALL LOOSE MATERIAL, INCLUDING DIRT AND ANY OTHER FOREIGN MATERIAL, THAT WOULD IMPAIR ADHESION OF THE PATCHING MATERIAL MUST BE REMOVED PRIOR TO PATCHING. WHERE DAMAGED MATERIAL EXTENDS TO THE STEEL OR CONCRETE SUBSTRATE, REMOVAL SHOULD BE TO THE STEEL OR CONCRETE SUBSTRATE.

C. WHERE WELL-BONDED MATERIAL EXISTS BELOW THE DAMAGED MATERIAL, REMOVAL OF THE DAMAGED MATERIAL SHOULD EXTEND TO THE WELL-BONDED FIRM MATERIAL. THERE IS NO REQUIREMENT TO REMOVE WELL-BONDED MATERIAL THAT LIES IMMEDIATELY BENEATH LOOSELY BONDED OR POORLY ADHERED MATERIAL. WELL-BONDED MATERIAL MAY BE DETERMINED BY IN-PLACE BOND STRENGTH TESTS IN ACCORDANCE WITH ASTM E736.

D. CEMENTITIOUS FIRE RESISTIVE MATERIAL MAY BE HAND MIXED AND TROWEL APPLIED AS REQUIRED FOR PATCHING AND REPAIR TO SURFACES WHERE THE AREA OF THE PATCH WILL NOT EXCEED 144 SQUARE INCHES.

E. THE MINIMUM IN-PLACE DENSITY AND MINIMUM THICKNESS OF THE MATERIAL, AS SPECIFIED IN THE FIRE RESISTANCE DESIGN, MUST BE MAINTAINED.

F. THE IN-PLACE BOND STRENGTH OF THE MATERIAL MEETS THE MINIMUM VALUE ESTABLISHED BY THE MANUFACTURER. BOND TESTING SHOULD BE CONDUCTED IN ACCORDANCE WITH ASTM E736 AND THE REQUIREMENTS FOR SPRAY APPLIED FIRE RESISTIVE MATERIALS IN THE FRONT OF THE UL FIRE RESISTANCE DIRECTORY.

G. THE PATCHING MATERIAL IS KEYED INTO THE MATERIAL SURROUNDING THE PATCH. IT SHOULD BE UNDERSTOOD THAT THE INTEGRITY OF THE SURROUNDING MATERIAL SHALL NOT HAVE BEEN IMPAIRED. IF THE SURROUNDING MATERIAL HAS BEEN DAMAGED IT SHOULD BE REMOVED PRIOR TO PATCHING.

H. WHEN APPLYING NEW MATERIAL OVER IN PLACE MATERIAL THAT HAS DRIED, IT MAY BE NECESSARY TO DAMPEN OR PRE-WET THE IN PLACE MATERIAL SUFFICIENTLY TO PREVENT PREMATURE DRYING OF THE NEWLY APPLIED PATCHING MATERIAL. IN ADDITION TO THE DRYNESS OF THE SUBSTRATE, THE REQUIREMENT TO PRE-WET WILL DEPEND ON THE SET TIME OF THE APPLIED MATERIAL, THICKNESS OF THE PATCH, AND ENVIRONMENTAL FACTORS SUCH AS AMBIENT TEMPERATURE AND RELATIVE HUMIDITY. THE SUPPLIER OF THE SFRM SHOULD BE CONSULTED FOR SPECIFIC RECOMMENDATIONS APPROPRIATE TO THE JOBSITE CONDITIONS.

I. ANY CLIPS OR HANGERS BEING PATCHED AROUND ARE TOTALLY ENCASED IN MATERIAL AT THE POINT OF ATTACHMENT TO THE STRUCTURAL MEMBER AT A THICKNESS EQUAL TO THAT BEING APPLIED TO THE STRUCTURAL MEMBER.

J. WHERE HAND APPLICATIONS WILL EXCEED 144 SQUARE INCHES, THE SPRAY APPLIED FIRE RESISTIVE MATERIAL SHALL BE MECHANICALLY MIXED AND PUMPED THROUGH STANDARD APPLICATION EQUIPMENT AS OUTLINED IN THE MANUFACTURER'S APPLICATION INSTRUCTIONS AND THEN SPRAYED INTO A SUITABLE CONTAINER, FROM THE CONTAINER, THE MATERIAL MAY BE TROWELLED ON BEAMS, COLUMNS, DECKS, JOISTS AND TRUSSES IN ACCORDANCE WITH THE THICKNESSES AND DENSITIES REQUIRED IN THE SPECIFIC DESIGN. THE SPRAYED MATERIAL CAN BE HAND APPLIED WITH CONVENTIONAL PLASTERING HAND APPLICATION TOOLS WITHOUT LIMITATION. MECHANICAL MIXING MAY INCLUDE THE USE OF DRILL-MOUNTED MIXERS.

K. MONOKOTE PATCHING COMPOUND MAY BE USED TO HAND PATCH TYPES MK-6 GF, MK-6 GF EXTENDED SET, MK-5, MK-6/HY, MK-6/HY EXTENDED SET, MK-6S, MK-10/HB, MK-10/HB EXTENDED SET, AND Z306 G IN ALL DESIGNS, LIMITED TO A MAXIMUM AREA OF 144 SQ. IN. FOLLOWING THE GUIDELINES B THROUGH I LISTED ABOVE WITH A MIN AVG AND MIN IND DENSITY OF 15/14 PCF, RESPECTIVELY.

10 00 00 SPECIALTIES

10 44 16 - FIRE EXTINGUISHERS

1. A PORTABLE FIRE EXTINGUISHER WITH A MINIMUM 2A10BC RATING SHALL BE PROVIDED EVERY 75' OF TRAVEL DISTANCE FROM ANY POINT WITHIN THE AREA DEFINED AS SCOPE OF WORK PER THESE PLANS. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR

12 00 00 FURNISHINGS

12 21 00 - WINDOW BLINDS

1. CONTRACTOR IS TO PROVIDE WINDOW SHADES AT ALL EXTERIOR WINDOWS.

21 00 00 FIRE SUPPRESSION

1. EXISTING FIRE SPRINKLER SYSTEM IS BUILDING STANDARD U.O.N.
2. REWORK FIRE SPRINKLER SYSTEM AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION AND TO COMPLY WITH CURRENT CODE.
3. AT ALL GYPSUM BOARD CEILING AREAS USE FULLY CONCEALED SPRINKLER HEADS, COLOR SHALL BE WHITE.
4. EXTEND/MODIFY FIRE/LIFE SAFETY SYSTEM AS REQUIRED.
5. IT IS INTENDED THAT FIRE SPRINKLER SYSTEM SHALL BE DESIGN/BUILD BY GENERAL CONTRATOR WITH DEFERRED APPROVAL.
6. FIRE SPRINKLER PLANS MUST BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL BY APPROPRIATELY LICENSED CONTRACTOR FOR BUILDING PERMIT ISSUANCE, AND PRIOR TO INSTALLATION OR MODIFICATION OF EXISTING SYSTEM.

22 00 00 PLUMBING

1. FURNISH AND INSTALL ALL PLUMBING ROUGH-INS, FIXTURES AND ACCESSORIES SHOWN ON ALL CONSTRUCTION PLANS AND DETAIL DRAWINGS UNLESS OTHERWISE NOTED.
2. THE PLUMBING CONTRACTOR SHALL SUBMIT CUTS OF ALL NEW FIXTURES, FITTINGS AND ACCESSORIES TO STRUERE FOR REVIEW AND APPROVAL.
3. THE PLUMBING CONTRACTOR SHALL COORDINATE AND INSTALL HIS WORK IN ACCORDANCE WITH MANUFACTURERS PUBLISHED SPECIFICATIONS.
4. ALL EXISTING PLUMBING BEING ABANDONED SHALL BE CAPPED BEHIND EXISTING FINISHED SURFACES. EXISTING SURFACES SHALL BE PATCHED TO MATCH EXISTING SURROUNDING SURFACES IN MATERIAL AND FINISH. THE GENERAL CONTRACTOR SHALL ALSO INCLUDE IN HIS BID A COST FOR WORK FOR CEILING REMOVAL AND REINSTALLATION REQUIRED FOR PLUMBING WORK IN CEILING PLENUM OF FLOOR BELOW TO COMPLETE WORK ON FLOOR BEING RENOVATED.
5. THE PLUMBING CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES.
6. FURNISH ALL VALVES AS INDICATED ON THE DRAWINGS OR AS MAY BE REQUIRED FOR THE PROPER CONTROL OF THE VARIOUS APPARATUS AND PIPELINES INSTALLED UNDER THIS SECTION SO THAT ANY FIXTURES PIPE OR APPARATUS MAY BE CUT OFF FOR REPAIR WITHOUT INTERFERENCE OR INTERRUPTION OF THE SERVICE TO THE REST OF THE BUILDING.
7. BEFORE BEING COVERED UP OR BUILT-IN ALL PIPING SHALL BE TESTED AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION.
8. TOILET FLUSH CONTROLS PROVIDED AND INSTALLED AS PART OF THE WORK SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREAS: NO MORE THAN 44" ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL BE NOT GREATER THAN 5 POUNDS.
9. OTHER FLUSH CONTROLS PROVIDED AND INSTALLED AS PART OF THE WORK SHALL BE OPERABLE WITH ONE HAND, AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND SHALL BE MOUNTED NO MORE THAN 44" ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL NOT BE GREATER THAN 5 POUNDS.
10. FAUCET CONTROLS OR OTHER PLUMBING FIXTURE OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS. LEVER OPERATED, PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

23 00 00 HVAC

1. THE HVAC ENGINEER WILL PROVIDE NECESSARY ENGINEERING DRAWINGS TO REWORK ALL EXISTING EQUIPMENT.
2. SUBMIT SHOP DRAWINGS INDICATING ALL NEW WORK AND ALL EXISTING EQUIPMENT TO REMAIN INCLUDING DIFFUSERS, THERMOSTATS AND ANY REQUIRED ACCESS PANELS, TO STRUERE. FOR REVIEW PRIOR TO PROCEEDING WITH FABRICATION AND/OR INSTALLATION OR RELOCATION.
3. THE HVAC CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD SUPERVISION OF ALL THEIR WORK DURING INSTALLATION AND SHALL INSPECT ALL SYSTEMS FOR PROPER OPERATIONS AT COMPLETION OF THE JOB.
4. INTERIOR SPACES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE LOCAL BUILDING CODE. PLANS SHOWING MECHANICAL VENTILATION SYSTEM WILL BE FILED IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT.
5. ANY BUILDING SERVICE SHUT DOWNS REQUIRED FOR THIS WORK SHALL BE REQUIRED IN WRITING BY THE HVAC CONTRACTOR AT LEAST 72 HOURS IN ADVANCE OF THE SHUT DOWN. THE HVAC CONTRACTOR SHALL OBTAIN APPROVAL FROM ALL AUTHORITIES HAVING JURISDICTION PRIOR TO SHUT DOWN. ANY SHUT DOWN AFFECTING THE NORMAL HVAC SERVICE OF OTHER BUILDING OCCUPANTS SHALL BE DONE ON OVERTIME AND OFF HOURS.
6. BALANCING OF ENTIRE SYSTEM SHALL BE DONE BY AN INDEPENDENT AIR BALANCE COMPANY. SUBMIT REPORT TO STRUERE AND BUILDING OWNER.
7. ALL DUCT WORK SHALL BE INSULATED PER CODE REQUIREMENTS FOR THERMAL AND ACOUSTIC CONSIDERATIONS.
8. MECHANICAL VENTILATION IN TOILET ROOM SHALL PROVIDE ONE (1) COMPLETE AIR CHANGE EVERY FIFTEEN (15) MINUTES AND SHALL BE VENTED TO OUTSIDE AIR.
9. ALL NEW MATERIALS REQUIRED SHALL BE EQUAL TO OR BETTER IN QUALITY THAN THE EXISTING.
10. NOT USED.
11. THE HEATING, VENTILATING, AND AIR CONDITIONING SYSTEMS SHALL ACCOMMODATE THE NEW OCCUPANCY. ALL ROOMS AND AREAS SHALL HAVE SUPPLY AND RETURN AIR. THERMOSTATS SHALL HAVE AUTOMATIC CHANGEOVER FEATURE, (NO MANUAL SWITCHING FROM HEATING TO COOLING CYCLES), WITH METAL, NON VISUAL TAMPER PROOF COVERS.
12. PRIOR TO INSTALLATION, HVAC ZONES AND T-STAT LOCATIONS SHALL BE APPROVED BY TENANT & COORDINATED WITH FURNITURE PLANS AND WALL FINISH LOCATIONS.
13. CONTRACTOR TO VERIFY WITH ARCHITECT IF LINEAR DIFFUSER IS REQUIRED WHERE CEILING SYSTEM IS GYP. BOARD.
14. REWORK ALL EXISTSING HVAC SYSTEM TO ACCOMMODATE NEW CONSTGRUCTION.
15. FIRE DAMPERS OR DOORS SHALL BE PROVIDED WHERE AIR DUCTS PENETRATE FIRE RATED WALLS OR CEILING AS PER 2025 CBC SECTION 716. SMOKE DAMPERS SHALL BE PROVIDED WHERE AIR DUCTS PENETRATE FIRE RATED WALLS OR CEILING AS PER 2025 CBC SECTION 716.
16. THE GENERAL CONTRACTOR SHALL SUPPLY ALL RETURN AIR OPENINGS IN SLAB TO SLAB PARTITIONS ABOVE HUNG CEILINGS TO MATCH AREA CALCULATIONS REQUIREMENTS AS SHOWN ON ENGINEERING DRAWINGS. ALL OPENINGS IN DEMISING AND SOUND ATTENUATED WALLS TO HAVE SOUND BOOTS.
17. DESIGN/BUILD DOCUMENTS SHALL COORDINATE EXISTING DIFFUSER AND SPRINKLER HEAD LOCATIONS. CONTRACTOR TO RELOCATE DIFFUSERS AND/OR SPRINKLER HEADS AS REQUIRED BY BUILDING CODE. CONTRACTOR TO PROVIDE LOCATION LAYOUT TO STRUERE PRIOR TO INSTALLATION.
18. MECHANICAL CONTROLS CONTRACTOR TO TRACE OUT AND VERIFY AS-BUILT CONDITION OF THE EXISTING ELECTRICAL AND LOW VOLTAGE SYSTEMS AND NOTIFY THE ARCHITECT/CONSTRUCTION MANAGER OF ANY IDENTIFIED ISSUES.

26 00 00 ELECTRICAL

1. THE CONTRACTOR SHALL COORDINATE ALL ELECTRICAL WORK WITH MANUFACTURERS SPECIFICATIONS.
2. THE WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, PUBLIC UTILITIES COMPANY, TELEPHONE COMPANY AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
3. ALL NEW MATERIALS SPECIFIED SHALL COMPLY WITH THE STANDARDS OF THE UNDERWRITERS LABORATORIES, INC. IN EVERY CASE WHERE SUCH A PARTICULAR TYPE OF MATERIAL IS SPECIFIED, UNLESS OTHERWISE NOTED.
4. VERIFY LOCATION OF FLOOR MONUMENT CORES WITH STRUERE IN THE FIELD PRIOR TO THE START OF ANY CORING.REFER ALSO TO SECTION 01 73 29 - CUTTING AND PATCHING. (COORDINATE CORE LOCATION WITH MILLWORK AND FURNITURE LAYOUT). PROVIDE CONDUIT DISTRIBUTION FROM CORES TO WALL STUB-UPS. PROVIDE FIRE SAFING AND SMOKE SEALANT AT FLOOR PENETRATIONS AS REQUIRED.
5. PROVIDE FIRE CAULKING AND OR ACOUSTICAL CAULKING AT OUTLETS AT ACOUSTICAL AND FIRE RATED PARTITIONS. TYPICAL DIMENSION RANGE GIVEN AT ALL PRIVATE OFFICES IS A GENERAL GUIDELINE. OUTLETS ON EITHER SIDE OF THE WALL SHOULD SHIFT, 6" TO 12" IN OPPOSITE DIRECTIONS.
6. NO "BACK-TO-BACK" OUTLETS ARE PERMITTED WITHIN A WALL. OUTLETS MUST BE STAGGERED IN LOCATION AND INSTALLED IN SEPARATE STUD CAVITIES.
7. REFER TO DETAIL ON SHEET A-0.1 FOR TYPICAL INSTALLATION HEIGHT OF ALL WALL MOUNTED DEVICES, SWITCHES, OUTLETS, AND THERMOSTATS. LOCATE TOP OF THERMOSTATS, PULL BOXES, CONTROL DEVICES AND SWITCHES/DIMMERS AT A MAXIMUM OF 48" ABOVE FINISHED FLOOR TO TOP OF OUTLET BOX. WHERE SWITCHES/DIMMERS ARE GANGED TOGETHER, PROVIDE A SINGLE PIECE COVERPLATE
8. THE ELECTRICAL CONTRACTOR SHALL SUBMIT CUTSHEETS OF ALL FIXTURES AS DIRECTED.
9. THE ELECTRICAL CONTRACTOR SHALL COORDINATE ANY ELECTRICAL OR LIGHTING INSTALLATION INTO THE CABINET WORK WITH THE CABINET CONTRACTOR AS REQUIRED.
10. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL TEMPORARY LIGHTING AND ELECTRICAL SERVICE FOR ALL TRADES AS REQUIRED.
11. ALL ELECTRICAL, TELEPHONE RECEPTACLES AND LIGHT FIXTURES SHALL BE LOCATED AS DIMENSIONED ON STRUERE PLANS.
12. ALL NEW OUTLETS ON COLUMNS WILL BE CENTERED ON FACE SHOWN, UNLESS OTHERWISE NOTED.
13. ELECTRICAL CONTRACTOR TO TRACE OUT AND AS-BUILT THE EXISTING ELECTRICAL AND LOW VOLTAGE SYSTEMS AND NOTIFY ARCHITECT/CONSTRUCTION MANAGER OF ANY IDENTIFIED ISSUES.

09 00 00 FINISHES (CONTINUED)

09 60 00 - FLOORING

1. CONTRACTOR SHALL FURNISH AND INSTALL ALL FLOOR FINISHES AS SPECIFIED ON THE DRAWINGS AND SPECIFICATIONS.
2. CONTRACTOR TO PREP FLOORS FOR NEW FLOOR COVERING. FLOAT FLOORS TO LEVEL SURFACE AS REQUIRED TO ACCEPT NEW FLOOR FINISH MATERIAL. THE GENERAL CONTRACTOR SHALL PATCH ALL CRACKS, HOLES OR OTHER IMPERFECTIONS (PROJECTIONS SHALL BE REMOVED AND PATCHED TO PROVIDE A CONTINUOUS SMOOTH FLOOR SURFACE). FLOOR LEVEL SHALL NOT EXCEED 1/8" IN 10-0" NON-CUMULATIVE.
3. THE GENERAL CONTRACTOR SHALL NOTIFY STRUERE AFTER FLOOR PATCHING IS COMPLETE AND RECEIVE THEIR REVIEW AND ACCEPTANCE PRIOR TO INSTALLATION OF FINISHED FLOORING.
4. SPACES BEING SURFACED SHALL BE CLOSED TO TRAFFIC AND OTHER WORK DURING THE LAYING OF FLOORING. STONE FLOORS SHALL BE COVERED AFTER INSTALLATION FOR PROTECTION.
5. UPON COMPLETION, ALL WORK SHALL BE CLEANED BY THE CONTRACTOR REMOVING ALL SPOTS OF ADHESIVE AND SURFACE STAINS AND ALL SCRAPS, CARTONS AND CONTAINERS SHALL BE REMOVED FROM THE BUILDING.
6. STONE, WOOD, AND TILE FLOORING CONTRACTORS TO SUBMIT TO STRUERE ACTUAL DIMENSIONED LAYOUT PLAN FOR APPROVAL PRIOR TO INSTALLATION.
7. THE GENERAL CONTRACTOR TO COORDINATE ALL FLOORING CONTRACTORS INVOLVED TO ASSURE FLUSH INSTALLATION OF ALL VARYING FLOOR MATERIALS USED. ALL TRANSITION METHODS TO BE APPROVED BY STRUERE.
8. CLOSET FLOORS ARE TO HAVE SAME FLOORING AS THE FLOORING IN ADJACENT AREA, UNLESS OTHERWISE NOTED.
9. ALL FINISHES SHALL HAVE A MAXIMUM FLAME SPREAD OF 200 AND A MAXIMUM SMOKE DENSITY OF 450. (2025 CBC 803.1 & 803.1.1).
10. CONTRACTOR TO VERIFY AVAILABILITY OF ALL PRODUCTS SPECIFIED AND NOTIFY ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES WITH PROJECT COMPLETION DATE. PRODUCTS MAY REQUIRE A TWO TO SIX WEEK LEAD-TIME. NOTIFY ARCHITECT OF ALL LONG LEAD ITEMS.
11. NO SUBSTITUTIONS OF ANY MATERIAL ALLOWED WITHOUT WRITTEN APPROVAL OF ARCHITECT.
12. PROVIDE APPROPRIATE SEALER ON STONE FLOORING TO ACHIEVE THE SLIP COEFFICIENT REQUIRED BY CODE. OBTAIN ALL TEST RESULTS AND PROVIDE THE ORIGINAL TEST RESULTS TO THE STRUERE. APPLY SEALER PER MANUFACTURES INSTRUCTIONS.
13. THE GENERAL CONTRACTOR SHALL PROVIDE AS PART OF HIS BID, A SEPARATE UNIT COST FOR EACH FLOORING MATERIAL SPECIFIED FOR THIS PROJECT. REFER TO SHEET A-5.0 FOR FLOORING MATERIALS SPECIFIED. PROVIDE A SEPARATE COST FOR THE INSTALLATION OF THE FLOORING MATERIAL. ANY BID THAT DOES NOT PROVIDE A BREAK DOWN WILL BE CONSIDERED NON-RESPONSIVE AND NOT ACCEPTED.

09 65 00 - RESILIENT FLOORING

1. THE GENERAL CONTRACTOR, AFTER PROPOERLY CLEANING THE FLOORING MATERIAL, SHALL GIVE RESILIENT TILE FLOOR TWO (2) APPLICATIONS OF AN APPROVED NON-SLIP WAX WHICH IS TO BE THOROUGHLY MACHINE BUFFED AND LEFT IN CONDITION ENTIRELY SATISFACTORY TO STRUERE.
2. THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE PROTECTION FOR ALL RESILIENT FLOORING WORK FOR THE DURATION OF THE CONTRACT, AND REMOVE ALL PROTECTION PRIOR TO PUNCH LIST.

09 65 13 - RESILIENT BASE AND ACCESSORIES

1. RUBBER AND/OR VINYL BASE SHALL IN ALL CONDITIONS MATCH THE COLOR OF ADJACENT WALL U.O.N. GENERALCONTRACTOR TO CONFIRM WITH STRUERE EXACT COLOR IF NOT SPECIFIED ON DRAWINGS AND SUBMIT SAMPLE OF COLORED BASE TO STRUERE FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.
2. ALL RESILIENT BASE TO BE AS SPECIFIED. ALL MASONRY WALLS AND DRYWALL SHALL HAVE SPECIFIED STRAIGHT VINYL BASE IN CARPETED AREAS AND COVE VINYL BASE IN RESILIENT TILE AREAS UNLESS OTHERWISE NOTED.
3. PROVIDE BLACK RUBBER REDUCER STRIP WHERE CARPET AND VCT TRANSITION OCCURS, UNLESS OTHERWISE NOTED.

09 68 00 - CARPETING

1. ALL ROLL CARPETING SHALL BE INSTALLED DIRECT GLUE, U.O.N.
2. ALL CARPET SEAMS ARE TO BE SEALED AS PER CARPET MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS. SEAMING DIAGRAMS TO BE APPROVED BY STRUERE BEFORE ORDERING/INSTALLATION OF CARPETING.
3. ALL WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY AND WHEN THE WORK IS COMPLETE, IT SHALL BE FREE FROM BUCKLES, BUBBLES, OPEN JOINTS OR OTHER IMPERFECTIONS. SEAMS SHALL BE KEPT IN ACCURATE ALIGNMENT ALONG BOTH COORDINATES. CARPET TILE HAVING CHIPPED OR ROUNDED CORNERS WILL BE REJECTED AND IF LAID, SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE TILE.
4. CARPET TILE SHALL BE INSTALLED IN A SQUARE PATTERN WITH COURSES PARALLEL TO WALLS, UNLESS OTHERWISE INDICATED ON DRAWINGS. THE ADHESIVE USED FOR CEMENTING TILE SHALL BE APPLIED FAR ENOUGH IN ADVANCE OF THE SETTING TO PERMIT THE ADHESIVE TO REACH ITS INITIAL SET BUT NOT ITS FINAL SET.
5. INSTALL CARPET FROM THE SAME DYE LOT.
6. SUBMIT CARPET FROM ACTUAL CARPET RUNS. APPROVAL IS AT THE DISCRETION OF STRUERE AND OWNER.
7. CREATE CARPET TO CARPET OR CARPET TO OTHER FLOORING TRANSITIONS BENEATH THE CENTERLINE OF DOOR IN THE CLOSED POSITION.
8. WHERE FLOOR MOUNTED OUTLETS ARE REQUIRED ON CARPETED AREA, CUT THE CARPET IN AN "X" OVER THE HOLE AND CARPET UNDER, THIS ALLOWS CARPET PATCHING WHERE OUTLETS ARE LATER CARPED. DO NOT TRIM THE CARPET.
9. CARPET CONTRACTOR MUST VERIFY EXISTING FLOOR CONDITIONS PRIOR TO BID AND INSTALLATION.
10. CARPET MUST MEET OR EXCEED CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS TESTING AND PRODUCT REQUIREMENTS.
11. CARPET PAD, IF SPECIFIED, MUST MEET OR EXCEED CARPET AND RUG INSTITUTE'S GREEN LABEL TESTING AND PRODUCT REQUIREMENTS.
12. CARPET ADHESIVES MUST BE LOW VOC AND MUST NOT EXCEED THE VOC CONTENT LIMITS OF SCAQMD RULE #1168 REQUIREMENTS IN EFFECT ON JANUARY 1, 2011.
13. CONTRACTOR SHALL SUBMIT MSDS SHEETS, SIGNED ATTESTATIONS OR OTHER OFFICIAL LITERATURE FROM MANUFACTURER FOR ALL FLOOR FINISH, BASE AND ADHESIVES USED ON THE PROJECT.

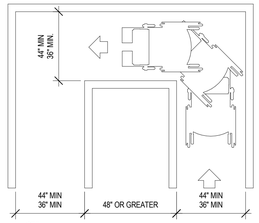
09 72 00 - WALLCOVERINGS

1. THE GENERAL CONTRACTOR SHALL INSTALL WALLCOVERINGS IN ACCORDANCE WITH MANUFACTURERS INSTALLATION SPECIFICATIONS, WHERE DESIGNATED. ALL WALLCOVERINGS SHALL BE SMOOTH, WITH NO WRINKLES, BUBBLES OR LOOSE EDGES, ALL PASTE AND BRUSH MARKS SHALL BE THOROUGHLY REMOVED. WALL COVERING ADJOINING WOOD OR METAL TRIM SHALL BE CUT STRAIGHT AND SQUARE. ALL WORKMANSHIP WHICH IS NOT JUDGED TO BE FIRST QUALITY BY STRUERE WILL BE REJECTED.
2. ALL FINISHES SHALL COMPLY TO A MAXIMUM FLAME SPREAD OF 200 AND A MAXIMUM SMOKE DENSITY OF 450. (2025 CBC 803.1 & 803.1.1)
3. ALL DRAPES, HANGING CURTAINS AND OTHER DECORATIVE MATERIALS SHALL BE TREATED AND MAINTAINED IN A FLAME RETARDANT CONDITION.

09 90 00 - PAINTING AND COATING

1. UNLESS OTHERWISE S

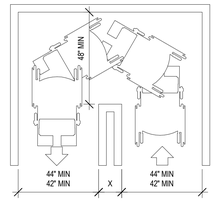
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NOTE:
36" MIN CORRIDOR WITH OCCUPANCY LOAD OF < 9
44" MIN CORRIDOR WITH OCCUPANCY LOAD OF > 10

90° TURN

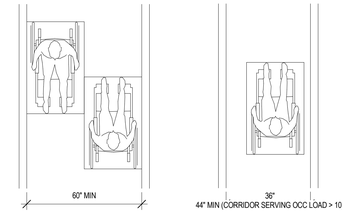
20 CORRIDOR TURNING SPACE2
3/8" = 1'-0"



NOTE: DIMENSIONS SHOWN APPLY WHEN X < 48"
42" MIN CORRIDOR WITH OCCUPANCY LOAD OF < 9
44" MIN CORRIDOR WITH OCCUPANCY LOAD OF > 10

TURNS AROUND AN OBSTRUCTION

15 CORRIDOR TURNING SPACE1
3/8" = 1'-0"

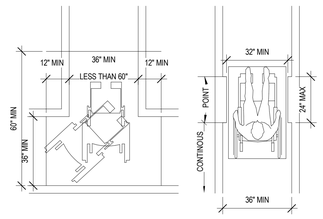


NOTE: MINIMUM WIDTH FOR CORRIDORS OVER 200FT [2001 CBC SECTION 1133.B.3.2]

A. MINIMUM CLEAR WIDTH FOR TWO WHEELCHAIRS

B. MINIMUM CLEAR WIDTH FOR SINGLE WHEELCHAIR

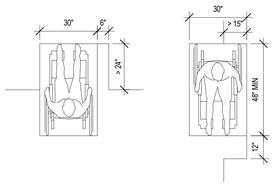
10 MINIMUM CORRIDOR WIDTH
3/8" = 1'-0"



A. MINIMUM TURNING SPACE

B. MINIMUM CLEAR WIDTH

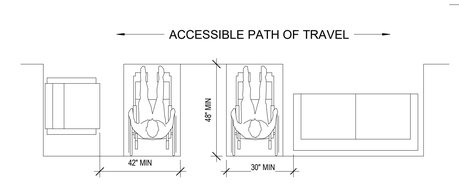
5 MINIMUM TURNING WIDTH TURNING SPACE
3/8" = 1'-0"



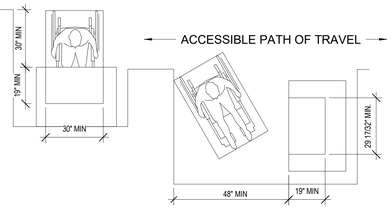
A. FORWARD APPROACH

B. SIDE APPROACH

24 MANEUVERING CLEARANCE AT ALCOVES
3/8" = 1'-0"

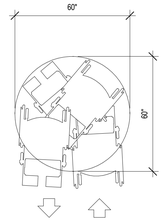


A. CLEARANCES FOR SEATING



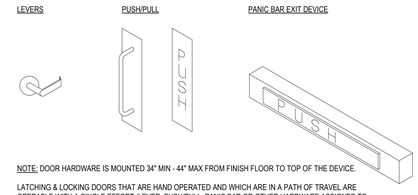
B. CLEARANCES FOR TABLES

19 MINIMUM CLEARANCES FOR SEATING
3/8" = 1'-0"



A. SPACE REQUIRED FOR WHEELCHAIR TO MAKE 180° TURN

9 TURNING RADIUS
3/8" = 1'-0"



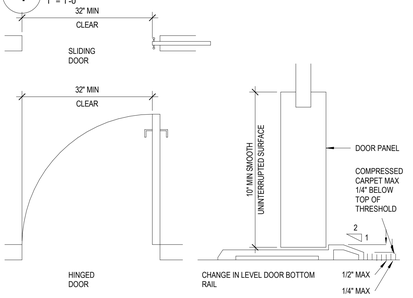
NOTE: DOOR HARDWARE IS MOUNTED 34" MIN - 44" MAX FROM FINISH FLOOR TO TOP OF THE DEVICE.

LATCHING & LOCKING DOORS THAT ARE HAND OPERATED AND WHICH ARE IN A PATH OF TRAVEL ARE OPERABLE WITH A SINGLE EFFORT (LEVER, PUSH/PULL, PANIC BAR OR OTHER HARDWARE ASSIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE)

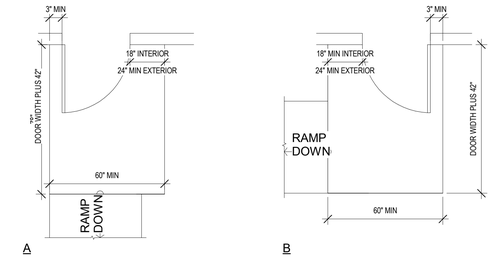
MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBF, WHEN FIRE DOORS ARE REQUIRED THE MAX EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE AUTHORITY , NOT TO EXCEED 15 LBF.

4 DOOR HARDWARE
1" = 1'-0"

2025 CBC SECTION 11B-404 & 309.4



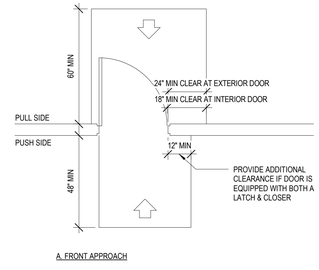
NOTE: NEW BUILDING INTERIOR AND EXTERIOR THRESHOLDS WILL BE REQUIRED TO BE NO HIGHER THAN 1/2" ABOVE THE ADJACENT FLOOR LEVELS. EACH EXPOSED EDGE OF THRESHOLDS IS REQUIRED TO BE BEVELED OR SLOPED AT AN ANGLE NOT TO EXCEED 45 DEGREES SO THAT NO VERTICAL CHANGE OF ELEVATION EXCEEDS 1/4" INCH.



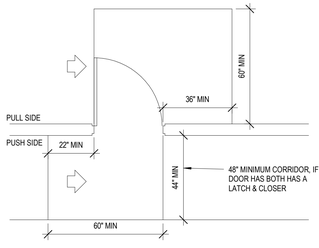
A

B

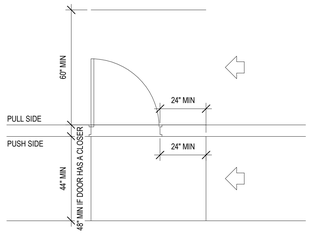
23 ENCROACHMENT OF DOOR AT RAMPS
3/8" = 1'-0"



A. FRONT APPROACH

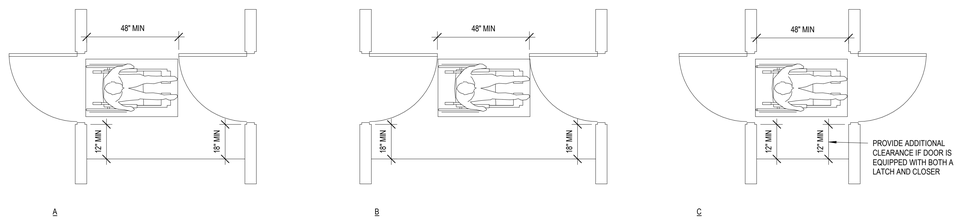


A. HINGE APPROACH



C. LATCH SIDE APPROACH

18 SWINGING DOOR APPROACH
3/8" = 1'-0"



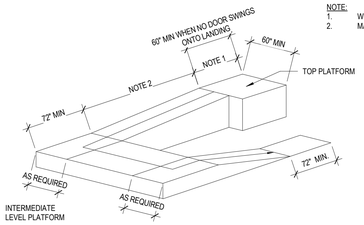
A

B

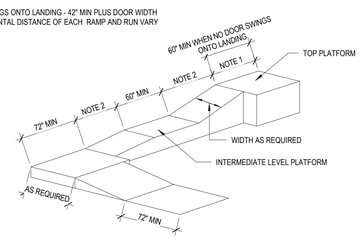
C

22 TWO HINGED DOORS IN SERIES
3/8" = 1'-0"

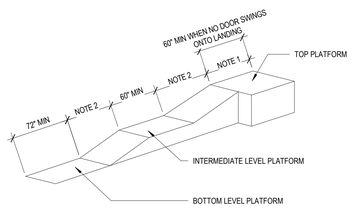
NOTE:
1. WHEN DOOR SWINGS ONTO LANDING - 42" MIN PLUS DOOR WIDTH
2. MAXIMUM HORIZONTAL DISTANCE OF EACH RAMP AND RUN VARY



RAMP WITH INTERMEDIATE SWITCH-BACK PLATFORM

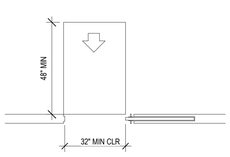


RAMP WITH TURNING PLATFORM

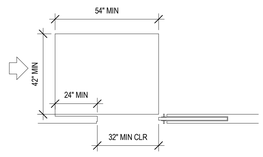


STRAIGHT RAMP RUN

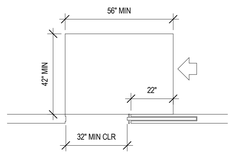
3 DOOR OPENING
6" = 1'-0"



A. FRONT APPROACH

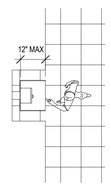


B. SIDE APPROACH

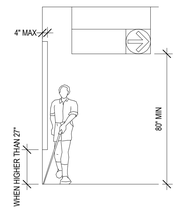


C. LATCH SIDE APPROACH

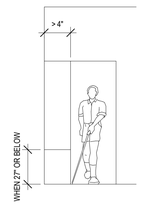
12 RAMP DIMENSIONS
12" = 1'-0"



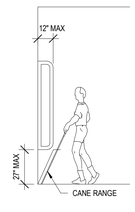
PLAN



WALKING PARALLEL TO WALL

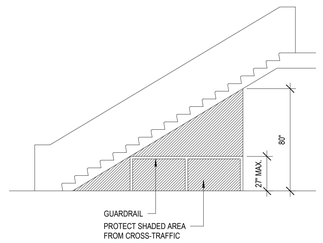


WALKING PARALLEL TO WALL



WALKING PERPENDICULAR TO WALL

2025 CBC SECTION 11B-307



21 SLIDING AND FOLDING DOOR APPROACH
3/8" = 1'-0"

11 PROTRUDING OBJECTS
1/4" = 1'-0"

1 VERTICAL CLEARANCE
1/4" = 1'-0"

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LICENSED ARCHITECT
HRAZTAN ZEITLIAN
28719
RENEWAL DATE: 04/30/27
STATE OF CALIFORNIA

BCHD Beach Cities Health District
A Public Agency

TOP FLOOR

510 N PROSPECT AVE
REDONDO BEACH, CA 90277

BCHD - CENTER FOR HEALTH & FITNESS

ISSUE DESCRIPTION		
3	ISSUE FOR PLAN CHECK	01.30.2026
4	ISSUE FOR BID	03.13.2026
5	ISSUE FOR BACK CHECK	03.13.2026

SHEET TITLE

CBC ACCESS DIAGRAMS

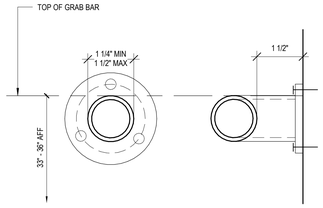
SHEET NUMBER

G004

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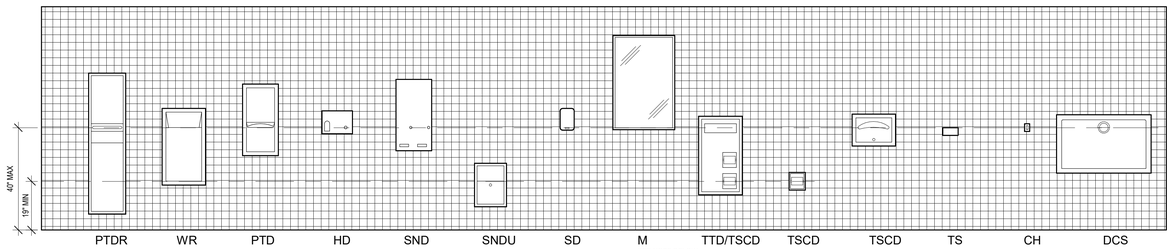
3/13/2026 6:46:24 PM

NOTE:
1. PIPE DIMENSIONS ARE SHOWN AS NOMINAL DIAMETER.
2. THE SPACE BETWEEN THE GRAB BAR & PROJECTING OBJECTS BELOW AND AT THE ENDS SHALL BE 1 1/2" MIN.
3. THE SPACE BETWEEN THE GRAB BAR & PROJECTING OBJECT ABOVE SHALL BE 12" MIN.



NOTE: ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHERE A VERTICAL OR HORIZONTAL FORCE OF 250 LBS. IS APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER MOUNTING DEVICE OR SUPPORTING STRUCTURE.
PROVIDE 1 1/2" MIN CLEAR ACCESS AROUND THE PERIMETER OF THE GRAB BAR

16 GRAB BAR
6" = 1'-0"



NOTE: MIRRORS ABOVE LAVS. & COUNTERS - BOTTOM TO BE 40" A.F.F.
MIRRORS NOT LOCATED ABOVE LAVS. & COUNTERS - BOTTOM TO BE 35" A.F.F.

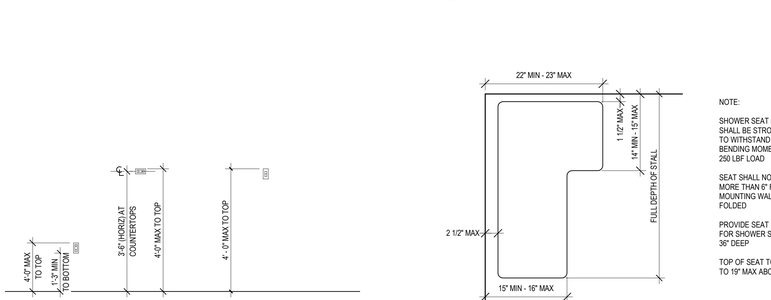
12 MOUNTING HEIGHTS - SANITARY ACCESSORIES
1/2" = 1'-0"

TOILET ACCESSORIES LIST

ABBREVIATIONS	DESCRIPTIONS
CH	COAT HOOK
DCS	DIAPER CHANGING STATION
HD	HAND DRYER
M	MIRROR
PTD	PAPER TOWEL DISPENSER
PTDR	PAPER TOWEL DISPENSER/WASTE RECEPTACLE
SD	SOAP DISPENSER
SND	SANITARY NAPKIN DISPENSER
SNDU	SANITARY NAPKIN DISPOSAL UNIT
SS	SHOWER SEAT
TS	TOILETRY SHELF
TTD	TOILET TISSUE DISPENSER
TSCD	TOILET TISSUE COVER DISPENSER
TTD/TSCD	TOILET TISSUE DISPENSER/TOILET TISSUE COVER DISPENSER
WR	WASTE RECEPTACLE

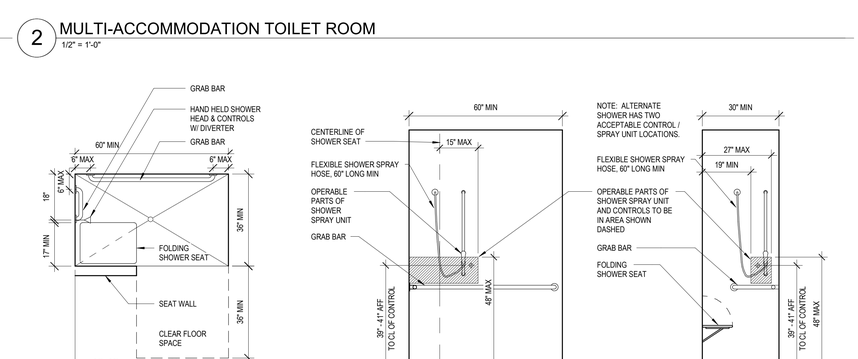
A. PLAN B. FRONT ELEVATION C. SIDE ELEVATION

15 ACCESSIBLE URINAL
1/2" = 1'-0"



A. PLAN B. FRONT ELEVATION C. SIDE ELEVATION

11 ACCESSIBLE LAVATORY
1/2" = 1'-0"



A. PLAN B. FRONT ELEVATION C. SIDE ELEVATION

3 SINGLE-ACCOMMODATION TOILET ROOM
1/2" = 1'-0"

A. PLAN

B. SIDE ELEVATION

14 DRINKING FOUNTAIN - ALCOVE (HI-LOW)
1/2" = 1'-0"

6 MULTI ACCOMMODATION TOILET ROOM ACCESSIBLE TOILET STALL
1/2" = 1'-0"

2 MULTI-ACCOMMODATION TOILET ROOM
1/2" = 1'-0"

NOTE:
1. MOUNTING HEIGHT FROM FINISHED FLOOR, TYP.
2. PROVIDE CLEAR SPACE FOR FORWARD APPROACH 30"X48".

9 MOUNTING HEIGHTS
1/2" = 1'-0"

NOTE:

SHOWER SEAT MATERIALS SHALL BE STRONG ENOUGH TO WITHSTAND A MAX BENDING MOMENT FROM A 250 LBF LOAD

SEAT SHALL NOT EXTEND MORE THAN 6" FROM THE MOUNTING WALL WHEN FOLDED

PROVIDE SEAT EXTENSION FOR SHOWER STALLS OVER 36" DEEP

TOP OF SEAT TO BE 17" MIN TO 19" MAX ABOVE FIN FLOOR

5 FOLDING SHOWER SEAT
1" = 1'-0"

ALT ERNATE

ALTERNATE - BACK ELEVATION

NOTE: ALTERNATE SHOWER HAS TWO ACCEPTABLE CONTROL / SPRAY UNIT LOCATIONS.

ALTERNATE - SIDE ELEVATION

1 ACCESSIBLE SHOWER - ALTERNATE
1/2" = 1'-0"

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LICENSED ARCHITECT HRAZTAN ZEITLIAN 28719 RENEWAL DATE: 04/30/27 STATE OF CALIFORNIA

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TOP FLOOR

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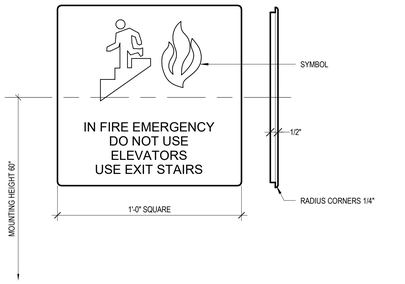
CBC ACCESS DIAGRAMS

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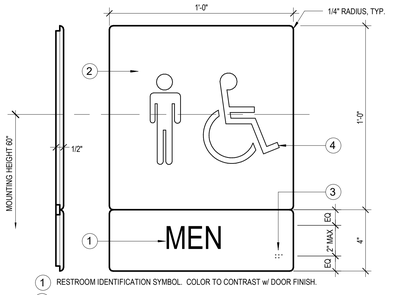
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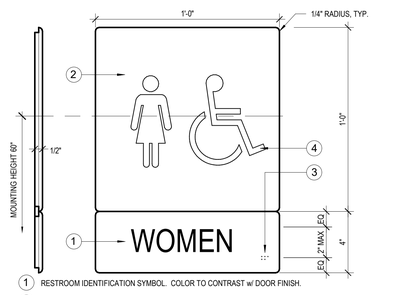
3/13/2026 6:46:26 PM



16 ELEVATOR REGULATORY
3" = 1'-0"



12 MEN'S RESTROOM WALL MOUNTED SIGNAGE
3" = 1'-0"



8 WOMEN'S RESTROOM WALL MOUNTED SIGNAGE
3" = 1'-0"

1. CHARACTER TYPE: CHARACTERS ON SIGNS SHALL BE RAISED 1/32" (0.794mm) MINIMUM AND SHALL BE SANS SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE II BRAILLE.

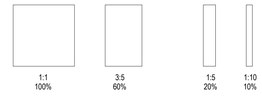
2. CHARACTER SIZE: RAISED CHARACTERS SHALL BE A MINIMUM OF 5/8" (15.9mm) AND A MAXIMUM OF 2" (51mm) HIGH.

3. FINISH AND CONTRAST: CONTRAST BETWEEN CHARACTERS, SYMBOLS AND THEIR BACKGROUND MUST BE 70% MINIMUM AND HAVE A NON-GLARE FINISH. 1117B.5.2

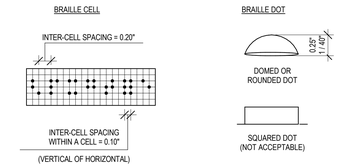
4. PROPORTIONS: CHARACTERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO OF BETWEEN 1:5 AND 1:10. 1117B.5.3

ALL LETTERS MEASURED MUST BE UPPERCASE. AFTER CHOOSING A TYPESTYLE TO TEST, BEGIN BY PRINTING THE LETTERS I, X AND O AT 1 INCH HIGH. PLACE THE TEMPLATE'S 1:1 SQUARE OVER THE X OR O, WHICHEVER IS NARROWER. IF THE CHARACTER IS NOT SMALLER THAN 1 INCH, NOR NARROWER THAN THE 3:5 RECTANGLE TO DETERMINE IF THE STROKE OF THE I IS TOO BROAD, AND THE 1:10 RECTANGLE TO SEE IF IT IS TOO NARROW. IF ALL THE TESTS ARE PASSED, THE TYPESTYLE IS COMPLIANT WITH PROPORTION CODE.

TEMPLATE FOR CHECKING CHARACTER AND STROKE WIDTH TO HEIGHT PROPORTIONS

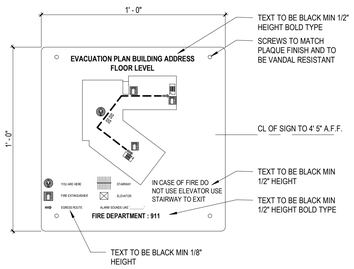


5. BRAILLE: CALIFORNIA GRADE II BRAILLE SHALL BE USED WHENEVER BRAILLE IS REQUIRED IN OTHER PORTIONS OF THESE STANDARDS. DOTS SHALL BE 1/10"(2.54mm) ON CENTERS IN EACH CELL WITH 2/10"(5.08mm) SPACE BETWEEN CELLS, MEASURED M CELL. DOTS SHALL BE RAISED A MINIMUM OF 1/4" (0.633mm) ABOVE THE BACKGROUND. 1117B.5.6.



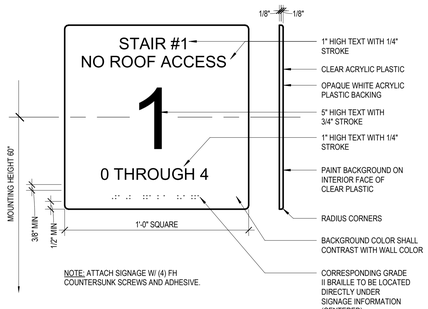
RECOMMENDED ROUNDED OR DOMED CALIFORNIA BRAILED DOTS, EACH DISTANT AND SEPARATE. DOTS WITH STRAIGHT SIDES AND FLAT TOPS ARE NOT READABLE FOR MANY BRAILLE USERS.

3 BRAILLE REQUIREMENTS
12" = 1'-0"



NOTE:
CONTRACTOR TO PROVIDE GRAPHICS FOR EACH MAP PER APPROPRIATE FLOOR PLAN BASED ON LOCATION OF SIGNAGE.

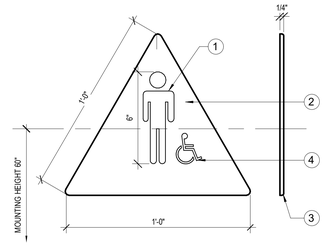
19 EMERGENCY EVACUATION MAP
3" = 1'-0"



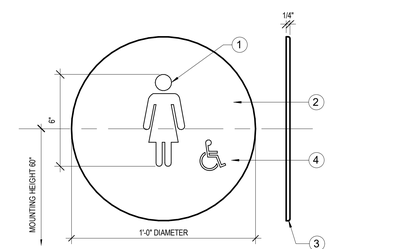
NOTE: ATTACH SIGNAGE W/ (4) FH COUNTERSUNK SCREWS AND ADHESIVE.

SIGN MUST HAVE RAISED 5-POINT STAR LOCATED TO THE LEFT OF THE MAIN FLOOR LEVEL (SAME HEIGHT AS RAISED LETTERS)

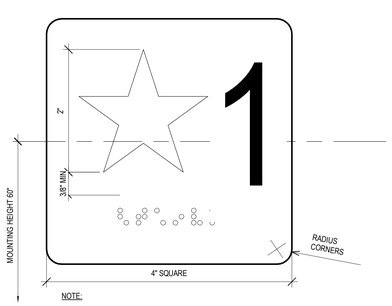
15 STAIR - WALL MOUNTED SIGNAGE
3" = 1'-0"



11 MEN'S RESTROOM DOOR MOUNTED SIGN
3" = 1'-0"



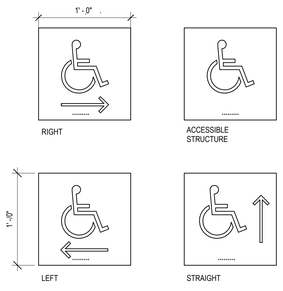
7 WOMEN'S RESTROOM DOOR MOUNTED SIGNAGE
3" = 1'-0"



NOTE:
MUST HAVE RAISED CHARACTER AND BRAILLE FLOOR DESIGNATIONS ON BOTH JAMBS OF EACH ELEVATOR.

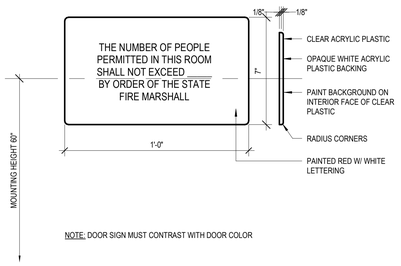
MUST HAVE RAISED 5-POINT STAR LOCATED TO THE LEFT OF THE MAIN FLOOR LEVEL (SAME HEIGHT AS RAISED LETTERS) (LEVEL WHERE EXIT FROM BUILDING OCCURS ONLY)

18 TACTILE ELEVATOR JAMB SIGN
12" = 1'-0"
REF: FIG 11B.40C, 1117.B.5.1



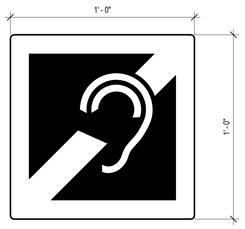
NOTE:
5/8"-2" UPPER CASE TEXT RAISED 1/32" IN SANS SERIF OR SIMPLE SERIF TYPEFACE WITH GRADE II BRAILLE

14 DIRECTIONAL WALL SYMBOLS
12" = 1'-0"



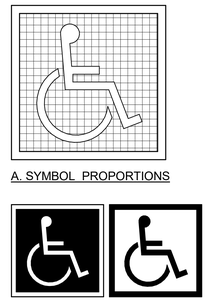
NOTE: DOOR SIGN MUST CONTRAST WITH DOOR COLOR

10 MAXIMYM OCCUPANCY SIGN
3" = 1'-0"



NOTE: ASSISTIVE LISTENING DEVICE IDENTIFICATION - 1/4" ETCHED MAGNESIUM ALLOY WITH RAISED SYMBOL, PAINTED WITH MATTE PAINT.

6 ASSISTIVE LISTENING SIGNAGE
3" = 1'-0"
FIGURE : 11B-703.7.2.4



A. SYMBOL PROPORTIONS

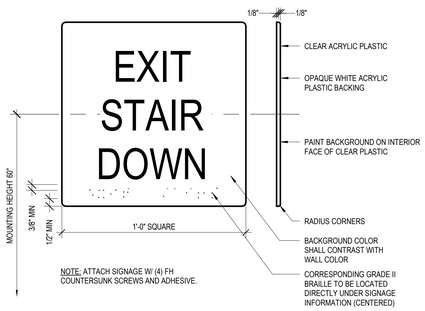
B. DISPLAY CONDITIONS

NOTE:

SYMBOL SIZE SHALL BE AS SCHEDULED IN SIGN LAYOUT DIAGRAMS.
STROKE WIDTH TO HEIGHT RATIO SHALL BE BETWEEN 1:5 & 1:10.

SIGN LETTERS/ NUMBERS WIDTH TO HEIGHT RATIO SHALL BE BETWEEN 1:5 & 1:10.

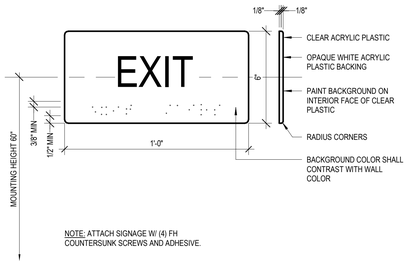
2 INTERNATIONAL ACCESSIBILITY SYMBOL
12" = 1'-0"



NOTE: ATTACH SIGNAGE W/ (4) FH COUNTERSUNK SCREWS AND ADHESIVE.

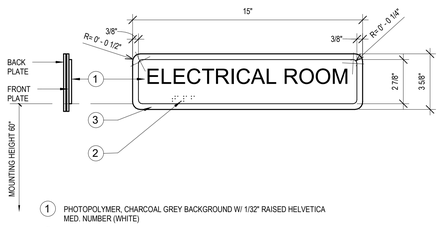
17 TACTILE SIGN - STAIR
3" = 1'-0"
REF: 1011.3, 1117B.5.1

G115-1713



NOTE: ATTACH SIGNAGE W/ (4) FH COUNTERSUNK SCREWS AND ADHESIVE.

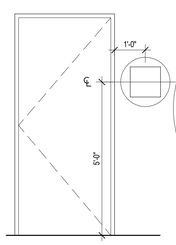
13 TACTILE EXIT SIGN
3" = 1'-0"



NOTE: MOUNT 2" FROM OPEN SIDE OF DOOR FRAME AND 60" FROM FLOOR TO CENTER OF SIGN. FOAM TAPE AND SILICONE FOR DRYWALL, WOOD, AND OTHER SMOOTH SURFACES, AND MIN (2) FH SCREWS, FOR CONC., CMU BLOCK, AND OTHER ROUGH SURFACES.

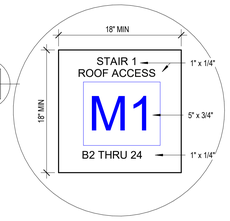
9 WALL MOUNTED PERMANENT ROOM SIGN
3" = 1'-0"

NOTE: LOCATE EXIT STAIR IDENTIFICATION SIGN ADJACENT TO EACH EXIT STAIR DOOR WITHIN EACH EXIT STAIR AT EVERY FLOOR



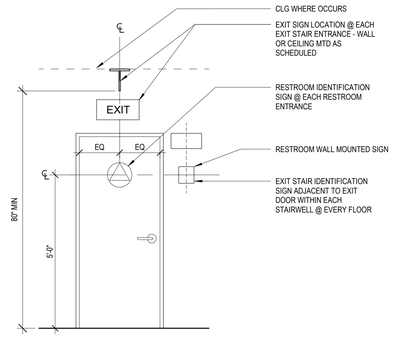
A. ELEVATION

NOTE: PROVIDE RAISED ARABIC NUMERALS & RAISED BRAILLE SYMBOLS



B. DETAIL

5 EXIT STAIR IDENTIFICATION SIGN
1/2" = 1'-0"



1 ACCESSIBILITY/EXIT SIGN DIAGRAM
1/2" = 1'-0"

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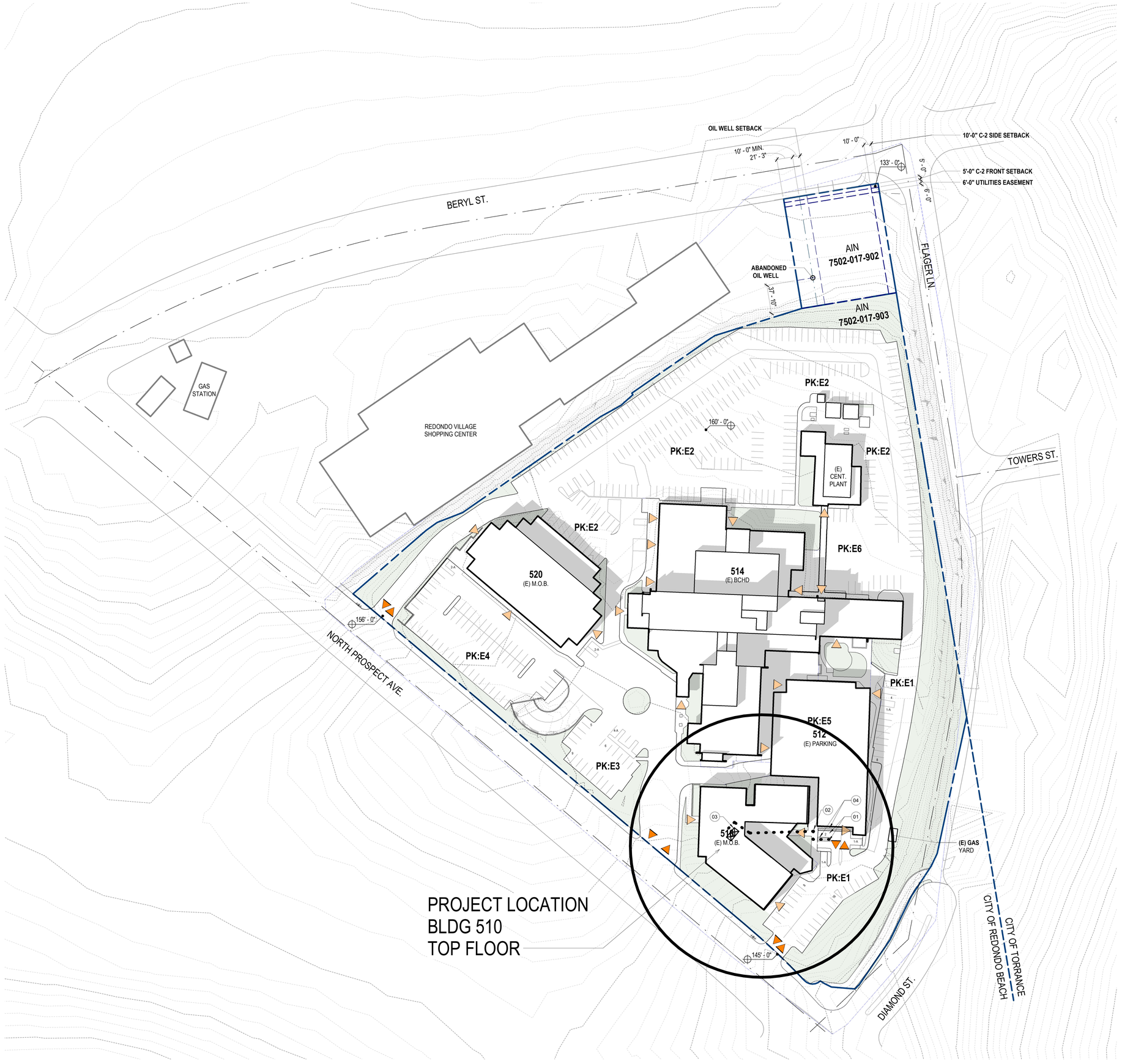
SHEET TITLE

CBC ACCESS DIAGRAMS - SIGNAGE

SHEET NUMBER

G006

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EXISTING - SITE PLAN (1)
1" = 50'-0"

0' 50' 100' 200'

N

EXISTING LAND USE DESIGNATIONS AND ZONING

AIN:	**7502-017-903**
ZONING DISTRICT	**P-CF COMMUNITY FACILITY ZONE**
LAND USE:	**P PUBLIC OR INSTITUTIONAL**
AREA:	**9.94 ACRES**
AIN:	**750-2017-902**
ZONING DISTRICT	**C-2 COMMERCIAL ZONE**
LAND USE:	**C-2, COMMERCIAL**
AREA:	**0.43 ACRES**

LAND USE DESIGNATIONS AND ZONING REFERENCES:

- CITY OF REDONDO BEACH GENERAL PLAN (CITY OF REDONDO BEACH 2008, 2011, SECTION 3.10 LAND USE AND PLANNING),
- REDONDO BEACH ZONING ORDINANCE
- REDONDO BEACH MUNICIPAL CODE TITLE 10 PLANNING AND ZONING CHAPTER 2 ZONING AND LAND USE

EXISTING SITE OPEN SPACE

HILLSIDE	50,950 SF
OTHER	31,910 SF
TOTAL EXISTING OPEN SPACE	**82,940 SF**

EXISTING PARKING

PK:E1	**41** SPACES	**3** ACCESSIBLE
PK:E2	**257** SPACES	**3** ACCESSIBLE
PK:E3	**24** SPACES	**4** ACCESSIBLE
PK:E4*	**281** SPACES	**8** ACCESSIBLE
PK:E5*	**199** SPACES	**2** ACCESSIBLE
PK:E6*	**11** SPACES	**0** ACCESSIBLE
TOTAL*	**813 TOTAL**	**20 ACCESSIBLE**

***TOTAL PK:E4**	**281 SPACES**	**8 ACCESSIBLE**
SURFACE	62 SPACES	4 ACCESSIBLE
P1	107 SPACES	4 ACCESSIBLE
P2	112 SPACES	0 ACCESSIBLE
***TOTAL PK:E5**	**199 SPACES**	**2 ACCESSIBLE**
TOP DECK	59 SPACES	0 ACCESSIBLE
2ND LEVEL	52 SPACES	0 ACCESSIBLE
1ST LEVEL	53 SPACES	2 ACCESSIBLE
UNDERGROUND	35 SPACES	0 ACCESSIBLE
***TOTAL (E)** SURFACE	395 SPACES	14 ACCESSIBLE
***TOTAL (E)** STRUCTURE	418 SPACES	6 ACCESSIBLE

*PARKING SPACES SUBTOTALS + TOTALS INCLUDE ACESSIBLE SPACES.

SYMBOL LEGEND

- PEDESTRIAN ENTRY / EXIT
- VEHICULAR ENTRY / EXIT

KEYNOTES - SITE PLAN (XX)

01 EXISTING ADA PARKING STALLS TO REMAIN
02 EXISTING ADA ACCESSIBLE PATH OF TRAVEL
03 EXISTING ELEVATORS
04 EXISTING ADA STRIPING

(REFERENCE ONLY)

PAUL MURDOCH ARCHITECTS

6310 SAN VICENTE BLVD SUITE 400
LOS ANGELES, CALIFORNIA 90048
310 358-0993

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NO. DATE REVISION

BEACH CITIES HEALTH DISTRICT HEALTHY LIVING CAMPUS

514 NORTH PROSPECT AVE,
REDONDO BEACH, CA 90277

PMA PROJECT NO.
19010

DRAWING TITLE
EXISTING SITE PLAN

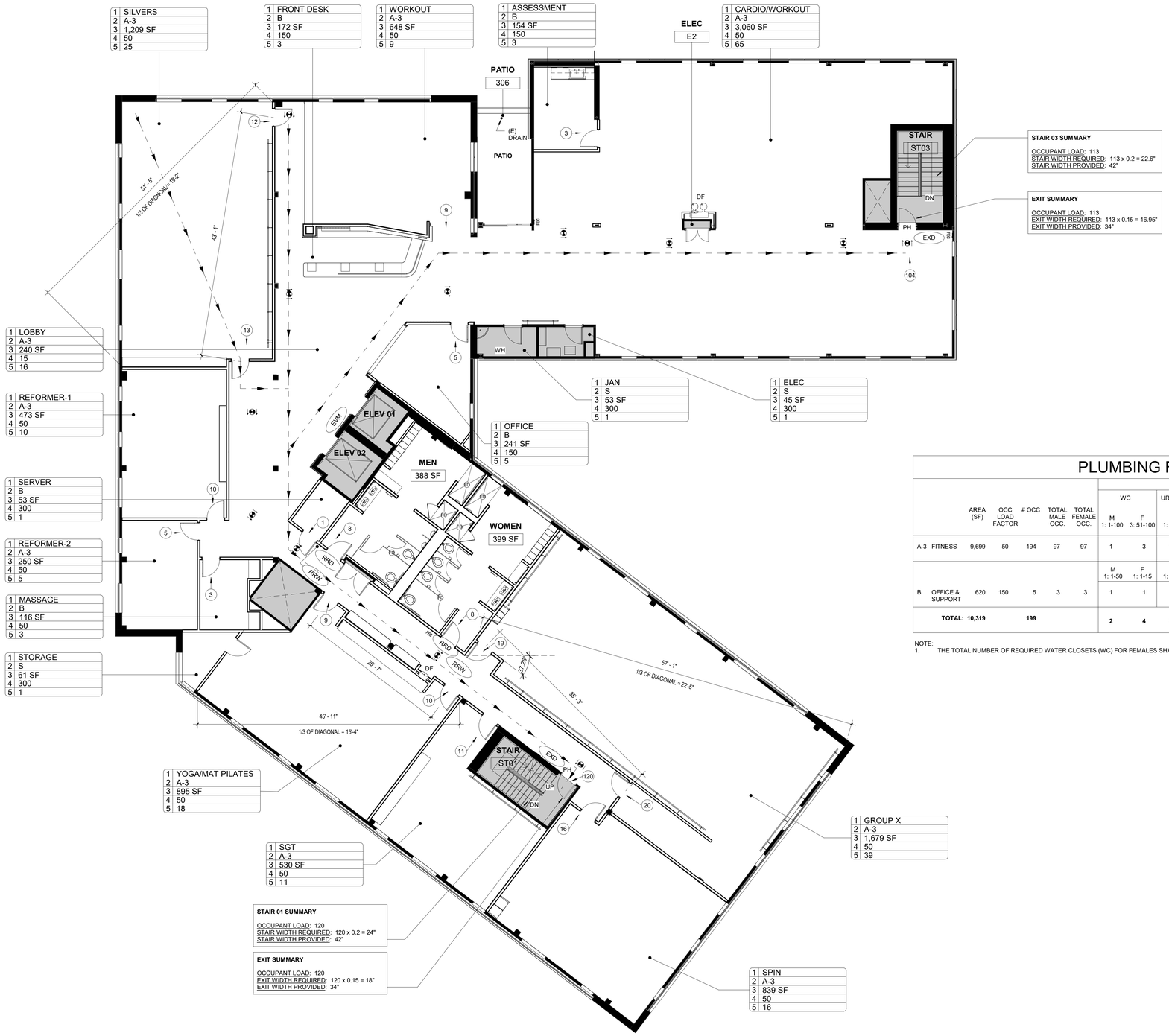
SCALE
AS INDICATED

DATE
02/02/2022

DRAWN EC
CHECKED PM

SHEET NO.
(E) A001

3/13/2026 6:46:44 PM



1 EGRESS PLAN
1/8" = 1'-0"

EGRESS PLAN LEGEND

- (0) EXIT LOAD
- DN FIRE EXTINGUISHER CABINET
- EXIT SIGN
- PH PANIC HARDWARE / FIRE EXIT HARDWARE

1	ROOM NAME
2	OCC GROUP
3	AREA
4	OCC FACTOR
5	OCC LOAD

TABLE 5008.4 - REQUIRED SEPARATION OF OCCUPANCIES

BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1

OCCUPANCY	A	B
A	N	1
B	1	N

CODE SIGNAGE SCHEDULE

- EXD "EXIT STAIR DOWN"
- EVM EVACUATION MAP
- RRD RESTROOM DOOR
- RRW RESTROOM WALL

NOTES:
1. (E) ELEVATOR DOOR JAMB INDICATORS TO REMAIN
2. SEE SHEET G006 FOR SIGNAGE DETAILS

PLUMBING FIXTURE CALCULATIONS

		AREA (SF)	OCC LOAD FACTOR	# OCC	TOTAL MALE OCC.	TOTAL FEMALE OCC.	REQUIRED WC M	REQUIRED WC F	REQUIRED URINALS	REQUIRED LAVATORIES M	REQUIRED LAVATORIES F	REQUIRED SHOWERS	REQUIRED DRINKING FOUNTAINS (DF)	PROPOSED WC M	PROPOSED WC F	PROPOSED URINALS	PROPOSED LAVATORIES M	PROPOSED LAVATORIES F	PROPOSED SHOWERS M	PROPOSED SHOWERS F	PROPOSED DF	PROPOSED SERVICE SINK
							1: 1-100	3: 51-100	1: 1-200	1: 1-200	1: 1-100		1: 1-250									
A-3	FITNESS	9,699	50	194	97	97	1	3	1	1	1	-	1									
							M 1: 1-50	F 1: 1-15	M 1: 1-100	M 1: 1-75	F 1: 1-50		1: 1-250									
B	OFFICE & SUPPORT	620	150	5	3	3	1	1	1	1	1	-	1									
	TOTAL:	**10,319**		**199**			**2**	**4**	**2**	**2**	**2**	**-**	**2**	**2**	**4**	**2**	**2**	**2**	**2**	**2**	**1**	

NOTE:
1. THE TOTAL NUMBER OF REQUIRED WATER CLOSETS (WC) FOR FEMALES SHALL BE NOT LESS THAN THE TOTAL NUMBER OF REQUIRED WATER CLOSETS AND URINALS FOR MALES.

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28719
RENEWAL DATE 04/30/27
STATE OF CALIFORNIA

BCHD Beach Cities Health District
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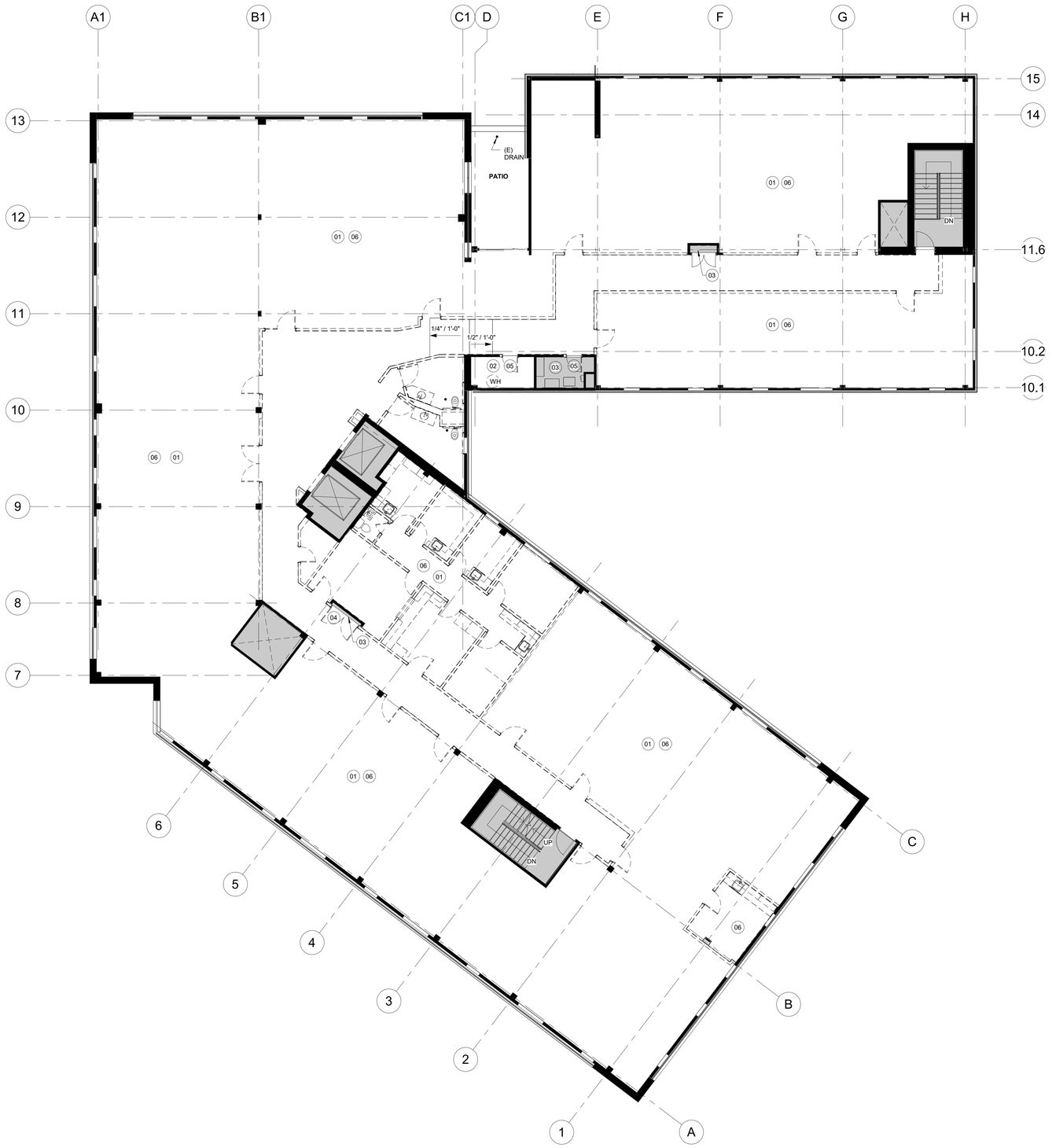
EGRESS PLAN

SHEET NUMBER

A002

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1 DEMOLITION PLAN
1/8" = 1'-0"

PLAN LEGEND

- EXISTING WALL TO REMAIN.
- WALL TO DEMOLISHED
- DOOR AND DOOR FRAME TO BE REMOVED
- N.I.C.

FLOOR PLAN NOTES

A. THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIAL AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED ON PLANS OR AS OTHERWISE DIRECTED BY OWNER / TENANT.

B. THE GENERAL CONTRACTOR SHALL EXECUTE ALL WORK WITHIN THE REGULATIONS OF THE BUILDING FOR DEMOLITION AND REMOVAL OF DEBRIS, INCLUDING OVERTIME WORK REQUIRED.

C. ALL WORK DEMOLISHED SHALL BE REMOVED FROM THE PREMISES EXCEPT ITEM TO BE REFUSED OR RETURNED TO TENANT OR AS OTHERWISE NOTED.

D. DEMOLITION CONTRACTOR & GENERAL CONTRACTOR SHALL PERFORM ALL DEMOLITION AND CONSTRUCTION DURING HOURS DETERMINED BY LANDLORD. (MAY REQUIRE WORK BE PERFORMED AFTER HOURS AND DURING WEEKEND.) THE GENERAL CONTRACTOR SHALL PREPARE SCHEDULE OF PHASES AND TIME OF PERFORMANCE FOR OWNER / TENANT AND CLIENT'S REVIEW AT BID SUBMITTAL.

E. UPON COMPLETION OF THE DEMOLITION WORK, THE GENERAL CONTRACTOR SHALL PROVIDE THAT ALL AREAS BE LEFT BROOM CLEAN.

F. THE GENERAL CONTRACTOR SHALL AT ALL TIMES PROTECT THE PROPERTY OF THE BUILDING OWNER, INCLUDING BUT NOT LIMITED TO, WINDOWS, MULLIONS, ELECTRICAL AND AIR CONDITIONING EQUIPMENT, COLUMNS, FLOORS, ELEVATORS, STAIRS.

G. THE GENERAL CONTRACTOR SHALL CAP AND FLUSH OFF BEHIND FINISH SURFACES ALL PROJECTING PLUMBING, FLOOR ELECTRICAL / TELEPHONE OUTLETS, AND ALL OTHER PROJECTING ITEMS WHICH ARE BEING ABANDONED. SEE NOTE 'S' FOR WASTE PIPING.

H. IN ALL AREAS WHERE DEMOLITION (REMOVAL OF TILE, CARPETING, PARTITIONS, ETC.) CAUSES AN UNEVENNES IN SLAB, THE CONTRACTOR SHALL PATCH TO LEVEL THE SLAB TO RECEIVE NEW FINISHED FLOORING.

I. THE GENERAL CONTRACTOR SHALL DO ALL CUTTING, FITTING AND PATCHING WORK THAT MAY BE REQUIRED TO MAKE ALL PARTS COME TOGETHER PROPERLY, AND FIT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER CONTRACTOR SHOWN UPON OR REASONABLY IMPLIED BY THE DRAWINGS AND NOTES.

J. THE GENERAL CONTRACTOR SHALL PROVIDE ALL FLOOR CUTOUTS AND PATCHING REQUIRED FOR INSTALLATION OF ALL WORK.

K. THE GENERAL CONTRACTOR SHALL REMOVE FROM PREMISES CONDUITS LEFT AFTER WALL DEMOLITION, INCLUDING SWITCH BOXES, PLATES, BRIDGES, OR ANY OTHER TELEPHONE OR ELECTRICAL WIRING AND EQUIPMENT, U.O.N.

L. CONTRACTOR SHALL PATCH AND/OR REPAIR ALL EXISTING WALLS, COLUMNS, SILLS, ETC. WHICH ARE DAMAGED OR EFFECTED BY DEMOLITION. EXISTING PARTITIONS SHALL EQUAL TO NEW.

M. CONTRACTOR SHALL PROVIDE ALL SUPPORTS AND SEISMIC BRACING REQUIRED FOR EXISTING BUILDING ELEMENTS THAT ARE TO REMAIN (DUCTS, PIPES, ACOUSTICAL CEILING HANGER WIRED, LIGHT FIXTURES, CONDUITS, SPRINKLER LINES, ETC.)

N. TERMINATE AND PATCH ALL ABANDONED/UNUSED ELECTRICAL, DATA/TELEPHONE OUTLETS, THERMOSTATS AND LIGHT SWITCHES AS NOTED ON PLANS.

O. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERED DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL DEMOLITION NOTES AND INFORMATION.

P. REFER TO STRUCTURAL ENGINEERED DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL DEMOLITION NOTES AND INFORMATION.

Q. THE GENERAL CONTRACTOR SHALL PATCH AND REPAIR AREAS TO MAINTAIN CONTINUITY OF EXISTING FIRE-RATED ROOF ASSEMBLY.

R. CONTRACTOR SHALL REMOVE EXISTING FLOOR COVERING INCLUDING ADHESIVE WITHIN AREA OF WORK.

S. WASTE PIPING OF EXISTING PLUMBING FIXTURES THAT ARE BEING REMOVED/ABANDONED SHALL BE CUT, CAPPED IN THE LEVEL BELOW, AND PENETRATIONS PATCHED.

(XX) KEYNOTES-DEMOLITION PLAN

01 REMOVE WALLS, DOORS, DOOR FRAMES, FLOOR FINISHES (INCLUDING ADHESIVES), WINDOW TREATMENTS, CEILING, LIGHT FIXTURES, AND PLUMBING FIXTURES.
02 REMOVE WATER HEATER. REMOVED WALL FINISH AS REQUIRED TO PREP FOR NEW WATER HEATER AND NEW JANITOR SINK. SEE PLUMBING DRAWINGS.
03 ELECTRICAL EQUIPMENT AND PANEL TO REMAIN AS IS. PROTECT IN PLACE. SEE ELECTRICAL DRAWINGS.
04 REMOVE DOOR AND DOOR FRAME ONLY.
05 REMOVE DOOR, DOOR FRAME AND ADJACENT WALL TO ACCOMMODATE NEW SPECIFIED DOOR.
06 REMOVE DRYWALL LAYER AT EXISTING PERIMETER WALL AND PREP FOR NEW DRYWALL.

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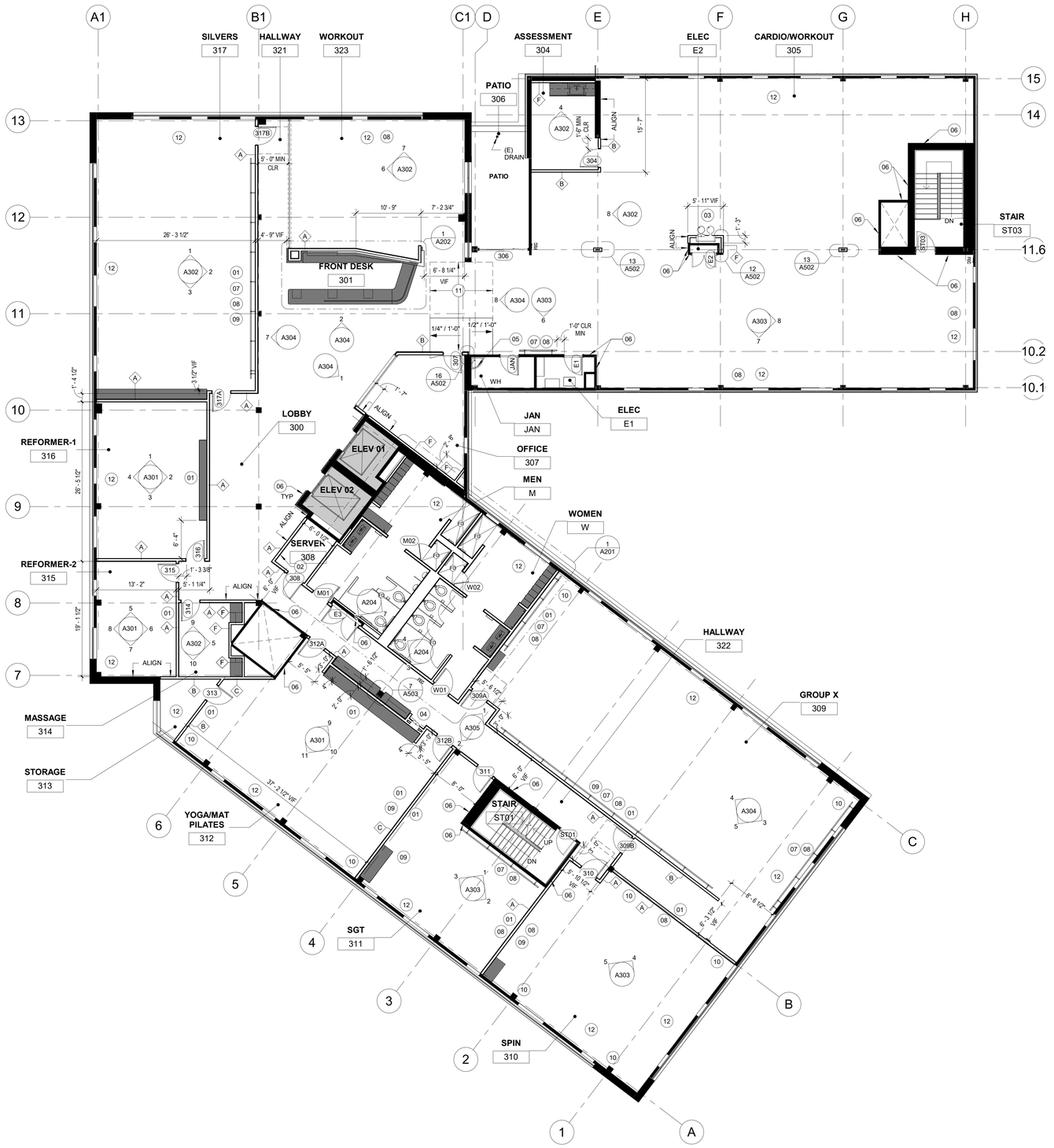
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SHEET TITLE
DEMOLITION PLAN

SHEET NUMBER
A100

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1 FLOOR PLAN
1/8" = 1'-0"

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN.
- NEW WALL
- WALL TYPE. SEE SHEET A401
- NEW DOOR
- DOOR NUMBER. SEE DOOR SCHEDULE A501
- N.I.C.
- NEW MILLWORK
- NEW FIRE EXTINGUISHER AND CABINET

FLOOR PLAN NOTES

A. PATCH REPAIR AND LEVEL FLOOR SLAB AS REQUIRED TO PREPARE SAME TO ACCEPT SCHEDULED FLOOR FINISH PER MANUFACTURERS RECOMMENDATIONS. ALL FLOOR PREP SHALL BE INCLUDED IN BASE BID.

B. PATCH REPAIR WALLS WHERE CEILINGS AND WALLS ARE SCHEDULED TO BE REMOVED.

C. ALL NEW GYPSUM BOARD SHALL BE 5/8", TYP 'X,' UNLESS OTHERWISE NOTED ON PLANS.

D. ALL GYPSUM BOARD INSTALLED ON VERTICAL SURFACES SHALL HAVE VERTICAL JOINTS, ONLY. NO HORIZONTAL JOINTS SHALL BE INSTALLED BELOW CEILING.

E. JOINTS BETWEEN SHEETS OF GYPSUM BOARD SHALL OCCUR ONLY AT STUDS.

F. ALL PENETRATIONS OF SLAB TO SLAB GYPSUM BOARD ABOVE CEILING (I.E. DUCTWORK, CONDUIT, STRUCTURAL STEEL, DRAPERY POCKETS, FLUTED OPENING IN METAL DECKING AT UNDERSIDE OF CONCRETE SLAB, ETC.) SHALL BE SEALED AIR TIGHT. DRYWALL COMPOUND AND DRYWALL TAPE ARE NOT ACCEPTABLE SEALANTS. USE NON-SHRINK MATERIALS ONLY.

G. PROVIDE A 2-A-10BC FIRE EXTINGUISHER INSIDE OF SEMI-RECESSED CABINET WITHIN 75 FEET TRAVEL DISTANCE OF ALL POINTS OF OCCUPANCY EXTINGUISHERS SHALL BE MOUNTED IN EASILY ACCESSIBLE LOCATIONS AT 48" FROM THE TOP OF THE CABINETS TO THE FINISHED FLOOR.

H. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL CODES AND TO CONFORM TO RULES AND REGULATIONS OF ALL DEPARTMENTS AND AUTHORITIES HAVING JURISDICTION THERE OF (INCLUDING AMERICANS WITH DISABILITIES ACT.)

I. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT SITE AND BRING ANY DISCREPANCIES OR CONFLICTING DATA TO THE ATTENTION OF ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.

J. ALL PLASTIC LAMINATED MILLWORK MUST CONFORM TO AWI STANDARDS FOR CUSTOM GRADE.

K. ACOUSTICAL NOTES:
- a. THERE SHOULD NO CONTACT BETWEEN ANY PENETRATING ELEMENT (I.E. MECHANICAL, ELECTRICAL, OR PLUMBING RELATED) AND SURROUNDING WALL OR FLOORS STRUCTURES (E.G. GYPSUM BOARD.). AN ANNULAR GAP WILL BE PROVIDED (MINIMUM 1/4", MAXIMUM 1/2") AND SEALED WITH ACOUSTICAL CAULK OR FIRE-RATED PUTTY.
- b. GYPSUM BOARD SHALL BE SCREWED, NOT NAILED.
- c. ANY GYPSUM BOARD DAMAGED IN THE INSTALLATION SHALL BE REMOVED AND REPLACED IF THE DAMAGE IS EQUAL TO OR GREATER THAN 1"
- d. THE ATTACHMENT OF THE GYPSUM BOARD TO THE STUDS MUST USE THE MINIMUM NUMBER OF SCREWS. SCREWS THAT ARE NOT REQUIRED SHOULD BE REMOVED.
- e. ELECTRICAL BOXES SHALL BE OFFSET AS REQUIRED IN THE CODE.)
- f. ELECTRICAL BOX PADS SHALL BE INSTALLED BEHIND ALL ELECTRICAL BOXES. ELECTRICAL BOX AOS SHALL COMPLETELY WRAP THE ELECTRICAL BOXES. IF PLASTIC ELECTRICAL BOXES ARE INSTALLED, ANY DAMAGED OR CRACKED ELECTRICAL BOXES SHALL BE REMOVED AND REPLACED.
- g. ELECTRICAL BOXES SHALL BE SEALED TO GYPSUM BOARD WITH ACOUSTICAL SEALANT.
- h. A GAP SHALL BE MAINTAINED AT THE TOP AND BOTTOM ALL WALL ASSEMBLIES. THE GAP SHALL BE A MINIMUM OF 1/4" AND BE FILLED WITH PERMANENTLY RESILIENT NON-HARDENING ACOUSTICAL SEALANT OR PERMANENTLY RESILIENT NON-HARDENING FIRE RATED SEALANT DEPENDING ON THE APPLICATION.
- i. WHERE MULTIPLE LAYERS OF GYPSUM BOARD OCCUR, THE CAULKING IS ONLY NEEDED FOR THE OUTERMOST LAYER, NOT ALL LAYERS.
- j. THE TOP AND BOTTOM OF THE WALL MUST BE ACOUSTICALLY SEALED PRIOR TO TAPING AND FINISHING.
- k. INSTALLATION OF GYPSUM BOARD AND ALL ACOUSTICAL MATERIALS SHALL BE COMPLETED IN ACCORDANCE WITH THE APPROPRIATE UL RATING, THE USG CONSTRUCTION HANDBOOK, MANUFACTURER REQUIREMENTS AND PRACTICES AND ASTM PRACTICE STANDARDS FOR LIGHT WALL CONSTRUCTION.
- l. WHERE WALL-MOUNTED EQUIPMENT WILL BE INSTALLED, PROVIDE RUBBER-COATED WEIGHTS AND NEOPRENE GROMMETS TO MINIMIZE METAL-TO-METAL CONTACT NOISE.

(XX) KEYNOTES - FLOOR PLAN

01 PROVIDE WALL BACKING FOR EXERCISE EQUIPMENT PER CLIENT DIRECTION.
02 PROVIDE 3/4" THICK FIRE-TREATED PLYWOOD BOARD PER E2-00 NOTE 8. PAINT PT-1.
03 NEW HI-LOW DRINKING FOUNTAIN. SEE PLUMBING DRAWINGS FOR SPEC.
04 NEW BOTTLE FILLER HYDRATION STATION. SEE PLUMBINGDRAWINGS FOR SPEC.
05 NEW JANITOR SINK. SEE PLUMBING DRAWINGS FOR SPEC.
06 EXISTING WALL FINISH AND FIRE RATING TO CONTINUE FROM FLOOR TO BOTTOM OF ROOF. PATCH AND REPAIR TO PREPARE FOR NEW FINISH. VERIFY PENETRATIONS ARE APPROPRIATELY FIRE CAULKED AS REQ'D.
07 BALLET BARRES. SEE ELEVATIONS FOR LENGTH.
08 INSTALL MIRRORS. SEE ELEVATIONS FOR SIZES. NOTCH OUT AROUND TV'S AND ATHLETIC EQ MOUNTING BRACKETS, TYP.
09 PROVIDE APPROPRIATE BACKING IN WALL FOR TENANT PROVIDED TV.
10 PROVIDE APPROPRIATE WALL BACKING OR CEILING BRACKET FOR FANS
11 PROVIDE ALLOWANCE TO ADDRESS RAMPING SOLUTION WHERE TWO BUILDINGS MEET. PREP FLOOR TO RECEIVE NEW FLOOR FINISH.
12 PROVIDE AND INSTALL ONE LAYER OF TYPE 'X' GYP. BD. AT PERIMETER WALL. PREP FOR PAINT FINISH.

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BCHD Beach Cities Health District
A Public Agency

TOP FLOOR

510 N PROSPECT AVE
REDONDO BEACH, CA 90277

BCHD - CENTER FOR HEALTH & FITNESS

ISSUE DESCRIPTION		
1	DESIGN DEVELOPEMENT	11.14.2025
3	ISSUE FOR PLAN CHECK	01.30.2026
4	ISSUE FOR BID	03.13.2026
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SHEET TITLE
FLOOR PLAN

SHEET NUMBER
A101

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1 REFLECTED CEILING PLAN
1/8" = 1'-0"

INTERIOR LIGHT FIXTURE LEGEND

CONTACT: PETER JUEL / LIGHT BUILD DESIGN, 310.617.6132, PETER@LIGHTBUILDDESIGN.COM

- (LT-01, LT-01A, LT-01B, LT-01C, LT-01D, LT-01E, LT-01F) LED PENDANT LINEAR FIXTURE. SEE LENGTH ON PLAN. M.H.: 9'-0" AFF
- (LT-02, LT-02A) LED PENDANT LINEAR FIXTURES IN RECTANGULAR CONFIGURATION. SEE LENGTH AND SHAPE ON PLAN. M.H.: 9'-0" AFF
- (LT-03, LT-03B) LED PENDANT DOWNLIGHT FIXTURE. M.H.: 9'-0" AFF
- (LT-04) LED PENDANT FIXTURE. M.H.: 9'-0" AFF
- (LT-05) (NOT USED)
- (LT-06, LT-06A, LT-06B) LED RECESSED LINEAR FIXTURE.
- (LT-07, LT-07A, LT-07B, LT-07C, LT-07D) LED LINEAR PENDANT FIXTURE AT ELEVATOR LOBBY. M.H.: 8'-6" AFF SEE CEILING DETAILS
- (LT-08) NOT USED
- WALL (LT-09) LED LINEAR SURFACE MOUNTED WALL WASHER FIXTURE. SEE LENGTHS ON PLAN. M.H.: 7'-0"
- (LT-10) LED LINEAR COVE FIXTURE, KNIFE EDGE. SEE CEILING DETAILS.
- WALL (LT-11) LED LINEAR, SURFACE MOUNTED WALL SCONCE. M.H.: SEE ELEVATIONS
- WALL (LT-12) LED RECESSED DOWNLIGHT FIXTURE. (LT-12A) LED RECESSED DOWNLIGHT FIXTURE, WET LISTED. (LT-12B) LED RECESSED DOWNLIGHT FIXTURE, DIRECTIONAL.
- WALL (LT-13) LED WALL SCONCE FIXTURE. M.H.: SEE ELEVATIONS AND SHEET A201.
- (LT-14) LED LINEAR RECESSED WALL WASHER FIXTURE. SEE CEILING DETAILS AND SHEET A201.
- (LT-15) LED UNDER CABINET FIXTURE.
- (LT-16) (NOT USED)
- (LT-17) LED UTILITARIAN PENDANT FIXTURE. M.H.: 9'-0"
- (LT-18) LED DECORATIVE PENDANT FIXTURE AT LOBBY. M.H.: 9'-0"
- (LT-19) LED STRIP LIGHT UNDER RECEPTION DESK. SEE SHEET A202.
- EXIT SIGN

CEILING LEGEND

- OFFICE — ROOM NAME
- 100 — ROOM NUMBER
- +9'-0" — CEILING HEIGHT, A.F.F.
- EXPOSED TO DECK
- PAINTED GYP BOARD CEILING (PT-1) U.N.O.
- (ACT-1) 2X2 ACOUSTICAL CEILING GRID AND TILE, NRC 0.95, COLOR: WHITE
  MANUF.: ARMSTRONG
  TILE: OPTIMA SQUARE TEGULAR 3251
  TILE SIZE: 24"X24"X1"
  GRID: SILHOUETTE 9/16" SUSPENSION SYSTEM WITH 1/8" REVEAL
  CONTACT: ELIZABETH KNAPP BOBO / ARMSTRONG CEILING, 424.350.5082 EKBOBO@ARMSTRONGCEILINGS.COM
- (ACT-2) 4X4 ACOUSTICAL CEILING GRID AND TILE, NRC 0.95, COLOR: WHITE
  MANUF.: ARMSTRONG
  TILE: OPTIMA SQUARE TEGULAR 3256
  TILE SIZE: 48"X48"X1"
  GRID: SILHOUETTE 9/16" SUSPENSION SYSTEM WITH 1/8" REVEAL
  CONTACT: ELIZABETH KNAPP BOBO / ARMSTRONG CEILING, 424.350.5082 EKBOBO@ARMSTRONGCEILINGS.COM
- (ACP) ACOUSTICAL PANELS GLUED TO UNDERSIDE OF DECK
  MANUF.: ECHO ELIMINATOR BONDED ACOUSTICAL COTTON PANELS
  THICKNESS: 1"
  DENSITY: 6 LBS/CF
  PANELS SIZE: 4' X 8'
  COLOR: TBD
  NOTE: SPRAY/CONTACT ADHESIVE IN COMBINATION WITH CONSTRUCTION ADHESIVE.
- (WDP-2) WOOD PANELS / BAFFLES, SUSPENDED AT LOBBY
  MANUF.: 9 WOOD
  STYLE: 1100 CROSS PIECE GRILLE SOLID WOOD
  SPECIES: WESTERN HEMLOCK - MAPLE
  STAIN COLOR: MAPLE WITH CLEAR MATTE FINISH
  MOUNTING: T-BAR AND HANGING WIRES
  SIZE: 1" X 4' GRILLES
  SPACING: VARIES. REFER TO RCP, ELEVATIONS AND DETAILS.
  CONTACT: DREW BRANDMEIER / LANTON ASSOCIATES, 310.955.7487 DREW@LANTONASSOCIATES.COM
- NOT IN CONTRACT (N.I.C.)
- FAN, CEILING MOUNTED. MANUF.: BIG ASS FANS; MODEL HAIKU, 60" DIA., NO LIGHT; AIRFOIL FINISH: TBD; HARDWARE FINISH: TBD PROVIDE AND INSTALL DOWNROD AND POWER AS REQ'D.
- FAN, WALL MOUNTED. PROVIDE AND INSTALL DUPLEX PLUG AS REQ'D. MANUF.: BIG ASS FANS; MODEL AIREYE F-AE1, 24" DIA. FAN SIZE; A750C716 MIDNIGHT BLACK FINISH, L13 WALL MOUNT, CONTROLLER; V56V59 AUTOMATION AND MULTI-FAN KIT WITH OCCUPANCY SENSOR.
- (SP) AV SPEAKER (NIC)
- SECURITY CAMERA (NIC)
- STREAMING CAMERA (NIC)
- ACCESS PANEL. COORDINATE EXACT LOCATION WITH MECH. SEE DETAL 1 / A506
- 3 LIGHT SWITCH. SEE E0-01. MOUNTING HEIGHT PER DETAIL 9 / G005
- (T) THERMOSTAT. SEE M-01. MOUNTING HEIGHT PER DETAIL 9 / G005

CEILING GENERAL NOTES

A. ALL LIGHT SWITCHES AND THERMOSTATS SHALL BE GANGED TOGETHER WHERE POSSIBLE. VERIFY ALL NEW LOCATIONS WITH TENANT.
B. SPRINKLER HEADS IN GYP. BD. CEILINGS AND SOFFITS SHALL BE FULLY RECESSED WITH WHITE COVERS. OPEN AREA SPRINKLERS SHALL BE UPRIGHT STANDARD RESPONSE HEADS AT EXPOSED AREAS. WHITE TRIM.
C. ALL SWITCH DEVISES AND COVERS SHALL BE PURE WHITE FINISH.
D. ALL SUSPENDED GYP. BD. CEILINGS SHALL RECEIVE 5K/M COAT . PREP. FOR FLAT PAINT FINISH WITHOUT ANY APPARENT SEAMS OR IMPERFECTIONS. REFER TO CEILING PLANS FOR CEILING FINISHES. GYP. CLG TO BE PAINT PT-1 U.O.N.
E. SUPPORT & BRACE NEW / RELOCATED CEILING GRID & FIXTURES AS REQUIRED BY GOVERNING CODES & REGULATIONS.
F. PROVIDE EXIT SIGNS AS SHOWN & PER FIRE INSPECTOR'S REQUIREMENTS.
G. LOCATE & INSTALL NEW FIRE/LIFE SAFETY ANNUNCIATION DEVICES AS REQUIRED TO COMPLY WITH ALL APPLICABLE CODES.
H. SWITCHING OF ENCLOSED ROOMS, OFFICES AND DAYLIGHT AREAS PER LOCAL ENERGY CODE.
I. ALL WALL MOUNTED FIXTURES SHALL BE MOUNTED SO AS NOT TO PROTRUDE BEYOND 4" FROM THE FACE OF THE WALL AT A HEIGHT OF 6'-8" A.F.F., U.O.N.
J. EMERGENCY EXIT LIGHTING, FIRE ALARMS, AND SPRINKLER SYSTEM TO BE PROVIDED IN ACCORDANCE WITH GOVERNING STATE AND LOCAL CODES. SUBMIT REFLECTED CEILING PLAN FOR APPROVAL BY DESIGNER PRIOR TO CONSTRUCTION.
K. PROVIDE SMOKE DETECTION AND ALARM SYSTEM IN ACCORDANCE WITH STATE AND LOCAL CODES SUBMIT LAYOUT AND SPECIFICATIONS FOR APPROVAL BY DESIGNER.
L. AV SPEAKERS, SECURITY AND STREAMING CAMERA LOCATIONS ARE SHOWN FOR DESIGN INTENT ONLY. ACTUAL LOCATIONS AND QUANTITY TO BE PROVDED BY TENANT'S AV AND SECURITY VENDORS.
M. UNDERCABINET AND STRIP LIGHTING TO EXTEND FULL WIDTH OF CABINETS.

(XX) KEYNOTES - RCP

01 ACP 4'X8' PANELS PER LAYOUT.
02 SUSPENDED WOOD SLAT BAFFLE CEILING SYSTEM
03 PAINT EXPOSED CEILING. COLOR TBD, FLAT FINISH.
04 PAINT EXPOSED STRUCTURAL STEEL. COLOR TBD, SEMI-GLOSS FINISH.
05 CENTER LIGHT FIXTURE IN ROOM.
06 REFER TO ELEVATIONS FOR LT-11 MOUTING LOCATION.
07 CENTER FIXTURE ON WALL.
08 EXTENT OF ACT-2

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LICENSED ARCHITECT HRAZTAN ZEITLIAN 28719 RENEWAL DATE: 04/30/27 STATE OF CALIFORNIA

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TOP FLOOR

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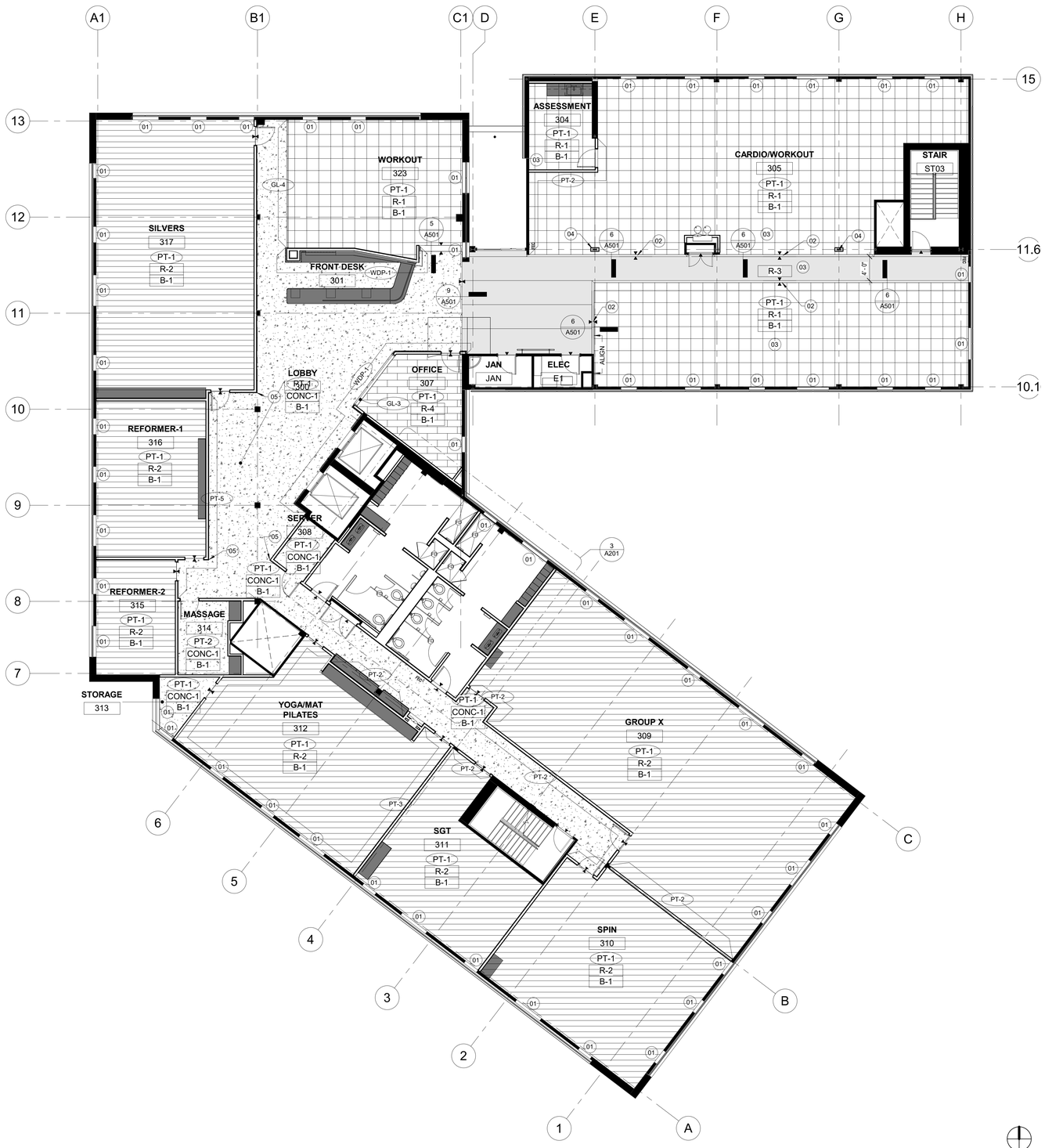
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REFLECTED CEILING PLAN

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1 FINISH PLAN
1/8" = 1'-0"

KEYNOTES - FIN

01 PROVIDE COMMERCIAL GRADE HORIZONTAL WINDOW ROLLER SHADE AND PAINTED METAL FASCIA. MANUAL OPERATION. SHADE FABRIC TO BE 1% WEAVE.
02 PROVIDE ADA COMPLIANT RUBBER RAMP TRANSITION
03 PROVIDE 1/4" THICKNESS PERIMETER ISOLATION AT PERIMETER WALLS AND FLOOR PENETRATIONS. QT SOUND INSULATION, PERIMETER ISOLATION STRIP, POLYETHYLENE FOAM THAT MEETS ASTM D1056 AND ASTM D3575.
04 PAINT EXPOSED STRUCTURAL STEEL. COLOR TBD, SEMI-GLOSS FINISH.
05 PROVIDE AND INSTALL STAINLESS STEEL CORNER GUARD. CONSTRUCTION SPECIALTIES,SCO-8, 3 1/2" LEG LENGTH, 90 DEGREE ANGLE. ADHESIVE MOUNT. 8'-8" HIGH, INSTALL ABOVE WALL BASE

FINISH PLAN GENERAL NOTES

A. U.O.N. WALL PAINT THROUGHOUT SHALL BE (1) COAT PRIMER AND (2) COATS EGGSHELL FINISH PT-1.
B. ALL WALL BASE TO BE B-1 U.O.N.
C. REFER TO REFLECTED CEILING PLAN FOR CEILING FINISHES.
D. PATCH, PRIME AND PREPARE ALL NEW AND EXISTING WALLS, DOORS AND COLUMNS IN WORK AREA AS REQUIRED TO RECEIVE SCHEDULED FINISHES.
E. ANY SUBSTITUTIONS OF FINISHES SHALL BE MADE WITH WRITTEN APPROVAL FROM DESIGNER AND CLIENT.
F. CONTRACTOR SHALL SUBMIT 8" X 8" SAMPLES OF ALL FINISHES IN TRIPLICATE TO DESIGNER FOR APPROVAL PRIOR TO PURCHASE OR INSTALLATION
G. CONTRACTOR SHALL FOLLOW ALL MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS FOR INSTALLATION OF ANY FINISHES OR PRODUCTS.
H. ALL MATERIALS AND INSTALLATIONS OF THE SAME SHALL COMPLY WITH ALL BUILDING, FIR AND ADA CODES IN EFFECT.
I. ALL FLOOR FINISHES SHALL BE SLIP RESISTANT AS PER A.S.T.M.
J. REMOVE ALL UNUSED CONDUITS, HANGERS, AND WIRING AT EXPOSED CEILING AREAS. CRIPPLE UP PERIMETER DRYWALL ABOVE GLAZING, CURTAIN AND CORE WALLS.

PLAN LEGEND

- FLOOR MATERIAL TRANSITION
- WALL / FLOOR / BASE — MATERIAL TAG
- CONC-1 SEALED CONCRETE
- R-1 RUBBER ATHLETIC FLOORING 25MM
- R-2 RUBBER ATHLETIC FLOORING 14MM
- R-3 RUBBER ATHLETIC FLOORING 7MM
- R-4 LVT FLOORING

FINISH AND MATERIAL LEGEND

R-1
ATHLETIC FLOORING
MANUFACTURER: ECORE ATHLETIC
STYLE: PERFORMANCE ULTRA TILES
COLOR: JET BLACK
SIZE: 24" X 24" X 25MM THICK
CONTACT: JULIUS CHIU / ECORE ATHLETIC / 949.439.3230, JBCHIU@ECOREINTL.COM

R-2
ATHLETIC FLOORING
MANUFACTURER: ECORE ATHLETIC
STYLE: BALLER RALLY CLASS II
COLOR: SPIKE 260
SIZE: 70" WIDE X 14MM THICK X 30 LF (MAX ROLL LENGTH 65 LF)
CONTACT: JULIUS CHIU / ECORE ATHLETIC / 949.439.3230, JBCHIU@ECOREINTL.COM

R-3
ATHLETIC FLOORING
MANUFACTURER: ECORE ATHLETIC
STYLE: PERFORMANCE MOTIVATE
COLOR: GRIPPIN GREY 20
SIZE: 7.5 MM THICK X 48" WIDE X 50 LF (MAX ROLL LENGTH 85 LF)
CONTACT: JULIUS CHIU / ECORE ATHLETIC / 949.439.3230, JBCHIU@ECOREINTL.COM

R-4
LUXERY VINY TILE (LVT)
MANUFACTURER: SHAW CONTRACT
STYLE: RETHINK - 0733V
COLOR: CARBON - 33505
SIZE: 9" X 36" X 3MM
INSTALL: DIRECT GLUE
METHOD: ASHLAR
CONTACT: SHEILA DONHAM / SHAW CONTRACT, 310.927.0082 SHEILA.DONHAM@SHAWCONTRACT.COM

RS-1
WINDOW ROLLER SHADE
MANUFACTURER: MECHOSHADE OR EQUAL
COLOR: GRAPHITE
SHADE FABRIC: 1% OPEN
FASCIA: DARK GRAY OR BLACK
OPERATION: MANUAL

ST-1
STONE COUNTERTOP AT LOCKER ROOMS
MANUFACTURER: STONESOURCE
SERIES: TREND ORIGINAL
COLOR: 1653 ICE GOLD
FINISH: POLISHED
THICKNESS: 3/4"
CONTACT: JAMES CORDOLA / STONE SOURCE, 818.220.0433 JCORDOLA@STONESOURCE.COM

ST-2
SOLID SURFACE COUNTERTOP AT RECEPTION DESK
MANUFACTURER: WILSONART
COLOR: LUMINOUS WHITE 9221SP
FINISH: POLISHED
THICKNESS: 3/4"

ST-3
QUARTZ COUNTERTOP AT ASSESSMENT ROOM
MANUFACTURER: CAMBRIA
COLOR: QUEEN ANNE
FINISH: POLISHED
THICKNESS: 3/4"

WDP-1
ACOUSTICAL WALL WOOD PANEL AT LOBBY
MANUFACTURER: 9 WOOD
STYLE: 3100 ACOUSTICAL PLANK WALL PANELS SKU-31-08-02
SPECIES: FSC WHITE MAPLE VENEER (PLAIN SLICED)
STAIN: MAPLE WITH CLEAR MATTE FINISH
SCRIM: STANDARD ACOUSTICAL BACKING (SOUND TEX)
SIZE: 3/4" X 7 27/32"
MOUNTING: USE MANUFACTURER RECOMMENDED 9WOOD Z-CLIPS
NOTE: REFER TO ELEVATIONS AND DETAILS FOR SIZES.
CONTACT: DREW BRANDMEIER / LANTON ASSOCIATES, 310.955.7487 DREW@LANTONASSOCIATES.COM

WT-1
WALL TILE
MANUFACTURER: FIRECLAY TILE
SERIES: NATURAL PRESS
COLOR: WHITE (V2)
SIZE: 3" X 9"
FINISH: GLOSS
CONTACT: RAY MONTIEL / FIRECLAY, 626.344.2775 RAY@FIRECLAYTILE.COM

WT-2
WALL TILE
MANUFACTURER: FIRECLAY TILE
SERIES: NATURAL PRESS
COLOR: WHITE (V2)
SIZE: 4" X 4"
FINISH: GLOSS
CONTACT: RAY MONTIEL / FIRECLAY, 626.344.2775 RAY@FIRECLAYTILE.COM

WT-3
WALL TILE
MANUFACTURER: FIRECLAY TILE
SERIES: NATURAL PRESS
COLOR: AZURITE (V2)
SIZE: 3" X 9"
FINISH: GLOSS
CONTACT: RAY MONTIEL / FIRECLAY, 626.344.2775 RAY@FIRECLAYTILE.COM

WTB-1
WALL TILE BASE
MANUFACTURER: FIRECLAY TILE
SERIES: NATURAL PRESS
COLOR: WHITE (V2)
STYLE: COVE BASE FLAT TOP
SIZE: 4" X 6"
FINISH: GLOSS
CONTACT: RAY MONTIEL / FIRECLAY, 626.344.2775 RAY@FIRECLAYTILE.COM

WTB-2
WALL TILE BASE
MANUFACTURER: FIRECLAY TILE
SERIES: NATURAL PRESS
COLOR: AZURITE (V2)
STYLE: COVE BASE FLAT TOP
SIZE: 4" X 6"
FINISH: GLOSS
CONTACT: RAY MONTIEL / FIRECLAY, 626.344.2775 RAY@FIRECLAYTILE.COM

B-1
WALL BASE
MANUFACTURER: JOHNSONITE
SERIES: MILLWORK WALLBASE MONUMENT
COLOR: 08 ICICLE
HEIGHT: 4" HIGH
CONTACT: RON RODRIGUEZ / TARKETT, 949.562.0397 RON.RODRIGUEZ@TARKETT.COM

CONC-1
CONCRETE FINISH
SANDBLAST TO 1200 GRIT, PATCH, PREP AND APPLY CLEAR SEALER WITH MEDIUM SHEEN FINISH.
NOTE: CONTRACTOR TO PROVIDE MOCK UPS ON SITE FOR ARCHITECT AND CLIENTS' REVIEW AND APPROVAL.

F-1
DECORATIVE FILM AT DOORS
MANUFACTURER: 3M-FASARA
STYLE: FROSTED AND MATTE
COLOR: FINE CRYSTAL
NOTE: APPLY FILM ON GLASS FACING INSIDE OF ROOM

F-2
DECORATIVE FILM AT LOBBY
MANUFACTURER: LBI BOYD
SERIES: GRAVITY DIGITAL WALLS
STYLE: G2-05-05 GREENHOUSE WINDOW FILM
PRODUCT CODE: PWF-CC
NOTE: APPLY FILM ON GLASS FACING LOBBY

FAB-1
UPHOLSTERY FABRIC AT BANQUETTE
MANUFACTURER: CARNEGIE
NAME: MOTO
COLOR: 6080-6
WIDTH: 54"
CONTACT: HOKULEA DUFFETT / CARNEGIE FABRIC, 323.898.6446 HDUFFETT@CARNEGIEFABRICS.COM

FT-1
FLOOR TILE
MANUFACTURER: STONESOURCE
SERIES: FIORANO USA SANDSTONE
COLOR: WHITE SAND
SIZE: 24" X 24" X 8MM THICKNESS
FINISH: MATTE
CONTACT: JAMES CORDOLA / STONE SOURCE, 818.220.0433 JCORDOLA@STONESOURCE.COM

FT-2
FLOOR TILE AT SHOWERS
MANUFACTURER: TRINITY TILE
SERIES: MERCER MEX MOSAIC
COLOR: WHITE
SIZE: 3" X 3"
FINISH: MATTE
CONTACT: PATRICK ORR / UNIQ MATERIALS, 503.330.4377 PATRICK@UNIQMATERIALS.COM

GL-1
GLASS PANEL
1/4" THICK TEMPERED GLASS AT DOORS.
PROVIDE FILM (F-1) FOR PRIVACY WHERE INDICATED IN DOOR SCHEDULE.

GL-2
GLASS PANEL
TEMPERED 1/2" THICK LAMINATED OPAQUE GLASS AT SHOWER DOORS.

GL-3
GLASS PANEL
1/4" THICK FROSTED TEMPERED GLASS AT LOBBY.
STYLE: MCGRORY GLASS STRU-042
CONTACT: 800.220.3749

GL-4
GLASS PANEL
3FORM:
LID: 1114735
STYLE: ASPEN ETCH (B) (FRONT) + BAY (G--) LAMINATE
MATERIAL: LAMINATED 5/16"
FINISH: ASPEN ETCH ANNEALED 3MM LOW IRON LITE NON ANNEALED 3MM LOW IRON BACKSIDE
CONTACT: JOY BURGESS / 3FORM, 281.381.3563 JOW.BURGESS@3-FORM.COM

GL-5
MIRRORS
1/4" THICK CLEAR MIRROR
ADHESIVE: PALMER MIRRO - MASTIC
BOTTOM J-CHANNEL: CRL PART# D645P AT FRAMELESS MIRRORS
NOTE: GRIND AND POLISH EXPOSED EDGES
REFER TO ELEVATIONS FOR LOCATIONS AND SIZES

PLAM-1
PLASTIC LAMINATE
MANUFACTURER: FORMICA
SERIES: NATURAL GRAIN TEXTURE
COLOR: 9041-NG
CONTACT: BILL YOUNT / FORMICA, 310.266.2861 BILL.YOUNT@FORMICA.COM

PLAM-2
PLASTIC LAMINATE AT FRONT DESK
MANUFACTURER: WILSONART
SERIES: SNOW WHITE MIST
COLOR: D515
FINISH: 60 MATTE
CONTACT: WILSONART.COM

PT-1
FIELD PAINT AT WALLS AND CEILINGS
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW 9541 WHITE SNOW
FINISHES: EGGSHELL AT WALLS, FLAT AT CEILINGS, SEMI-GLOSS AT WET AREAS, DOORS & DOOR FRAMES

PT-2
ACCENT PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW 7604 SMOKY BLUE
FINISHES: EGGSHELL AT WALLS, FLAT AT CEILINGS, SEMI-GLOSS AT WET AREAS

PT-3
ACCENT PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW 6177 SOFTENED GREEN
FINISH: EGGSHELL AT WALLS, SEMI-GLOSS AT DOORS & DOOR FRAMES

PT-4
ACCENT PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW 7064 PASSIVE
FINISH: EGGSHELL AT WALLS, FLAT AT CEILINGS

PT-5
ACCENT PAINT
MANUFACTURER: BENJAMIN MOORE
COLOR: 1635 WATER'S EDGE
FINISH: EGGSHELL AT WALLS, FLAT AT CEILINGS

MILLWORK CABINET AND DRAWER PULLS
MOCKETT DBP3 TAB PULL
MATTE BLACK (90M) FINISH.

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LICENSED ARCHITECT — HRAZTAN ZEITLIAN — 28719 — RENEWAL DATE: 04/30/27 — STATE OF CALIFORNIA

BCHD Beach Cities Health District — A Public Agency

TOP FLOOR

510 N PROSPECT AVE
REDONDO BEACH, CA 90277

BCHD - CENTER FOR HEALTH & FITNESS

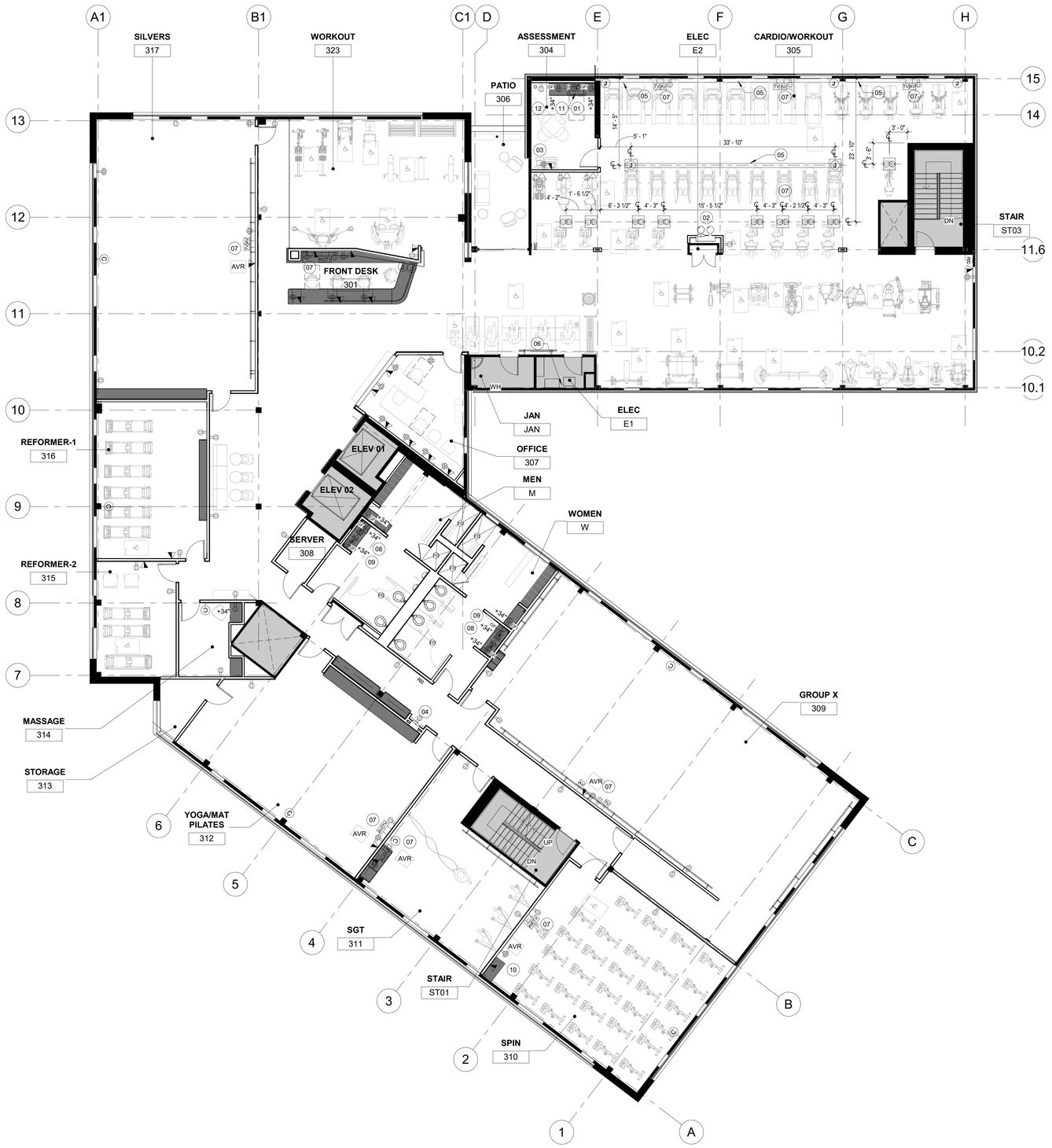
ISSUE	DESCRIPTION	
1	DESIGN DEVELOPEMENT	11.14.2025
3	ISSUE FOR PLAN CHECK	01.30.2026
4	ISSUE FOR BID	03.13.2026
5	ISSUE FOR BACK CHECK	03.13.2026

SHEET TITLE
FINISH PLAN

SHEET NUMBER
A103

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3/13/2026 6:47:16 PM



1 UPPER FLOOR POWER & SIGNAL PLAN
1/8" = 1'-0"

POWER/SIGNAL PLAN LEGEND

- WALL MOUNTED DUPLEX
- WALL MOUNTED DUPLEX, GFI
- WALL MOUNTED DUPLEX, DEDICATED
- WALL MOUNTED QUADPLEX
- WALL MOUNTED TEL/DATA RECEPTACLE
- WALL MOUNTED AV RECEPTACLE
- WALL MOUNTED TV RECEPTACLE
- LIGHT SWITCH
- LIGHT SWITCH, DIMMER
- LIGHT SWITCH, THREE-WAY
- J-BOX
- CLOCK (OFCI) BATTERY OPERATED. TENANT TO LOCATE IN FIELD.
- AV RACK (OFOI)

POWER & SIGNAL PLAN NOTES

A. ALL NEW OUTLETS TO BE INSTALLED AT +18" AFF, U.O.N. PER ADA CODE. ALL OUTLETS MOUNTED ABOVE COUNTER TOPS TO BE HORIZONTAL. SEE PLAN AND/OR ELEVATIONS FOR LOCATIONS.
B. REFER TO MEP PLANS FOR THERMOSTAT LOCATIONS. DESIGNER TO APPROVE ALL LOCATIONS. INSTALL THERMOSTATS AT +52" A.F.F. AND ADJACENT TO LIGHT SWITCHES. FINISH TO BE PURE WHITE.
C. CONTRACTOR SHALL VERIFY QUANTITY AND LOCATION OF EXISTING OUTLETS TO REMAIN. ADVISE DESIGNER OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
D. ALL NEW TELEPHONE CONDUIT SHALL BE 3/4" DIA. STUB UP 10" ABOVE PARTITION WITH 90 DEGREE SWEEP TO PLENUM SPACE.
E. TELEPHONE / DATA OUTLET SINGLE GANG BOX WITH 1/2" METAL CONDUIT. COLOR: PURE WHITE.
F. REFER TO ENGINEERS' DRAWINGS FOR ADDITIONAL DEVICE SPECIFICATION.
G. ALL FURNITURE IN PLAN IS SHOWN FOR SCALE PURPOSES ONLY AND IS NOT IN CONTRACT UNLESS NOTED OTHERWISE.

XX KEYNOTES - POWER & SIGNAL PLAN

01 NEW GARBAGE DISPOSER
02 NEW HI-LOW DRINKING FOUNTAIN. SEE PLUMBING DRAWINGS FOR SPEC.
03 FULL SIZE COPIER, OFOI
04 NEW BOTTLE FILLER HYDRATION STATION. SEE PLUMBING DRAWINGS FOR SPEC.
05 NEW PLUGMOLD FOR CARDIO EQUIPMENT IN METAL BOX. SEE ELECTRICAL DRAWINGS FOR SPEC.
06 (E) ELECTRICAL EQUIPMENT AND PANEL TO REMAIN.
07 TV LOCATION AND RECEPTACLE HEIGHT TO BE VERIFIED BY OWNER/TENANT AND AV VENDOR.
08 PROVIDE AND INSTALL POWER FOR SENSORED FAUCET AND SOAP DISPENSER AT EACH LAVATORY
09 PROVIDE AND INSTALL POWER FOR HAND DRYER AT EACH LAVATORY
10 AV RACK TO BE LOCATED INSIDE MILLWORK. VERIFY RACK SIZE WITH CLIENT.
11 COUNTER TOP MICROWAVE - OFCI
12 FULL HEIGHT REFRIGERATOR - OFCI

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POWER & SIGNAL PLAN

SHEET NUMBER
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1 PLAN-FURNITURE
1/8" = 1'-0"

FURNITURE & EQ PLAN LEGEND

30" X 48" CLEAR FLOOR SPACE

XX KEYNOTES - FURNITURE PLAN

01 OFCI WALL MOUNTED ATHLETIC EQUIPMET BY CLIENT. REFER TO ELEVATIONS.

FURNITURE DESIGN SPECIFICATIONS:

ROOM	ITEM CODE	QTY	DESCRIPTION
LOBBY:	B-1	1	8'-0" LONG SOLID WOOD BENCH. (NO BACK)
	B-2	1	10'-6" LONG UPHOLSTERED BENCH WITH BACK. COM FABRIC
	CH-1	4	TASK CHAIRS AT RECEPTION DESK. FULLY ERGONOMIC. FABRIC SEAT AND MESH BACK.
	CH-2	3	LOUNGE SIDE CHAIRS FULLY UPHOLSTERED. COM FABRIC. BLACK METAL LEGS.
	T-2	3	24" DIA. CAFE TABLES WITH WHITE TOPS AND METAL LEGS. SEATING HEIGHT.
OFFICE 307:	CH-3	5	TASK CHAIRS AT OFFICE: FULLY ERGONOMIC. FABRIC SEAT AND MESH BACK.
	L-1		METAL, WOOD, OR LAMINATE PERSONAL LOCKABLE LOCKERS FOR 10 EMPLOYEES. DOUBLE HEIGHT.
	WS-1		MODULAR WORKSTATION SOLUTION FOR 5 EMPLOYEES. LAMINATE WORK SURFACES W/STORAGE SOLUTIONS ABOVE AND BELOW WORK SURFACE.
MASSAGE 314:	CH-4	1	SIDE WOOD LOUNGE CHAIR
	T-2	1	WOOD OR METAL CONSOL, 5'-0" LONG, OUTSIDE ROOM
ASSESSMENT 304:	T-3	1	MULTI-PURPOSE TABLE, 48" DIA., WHITE TOP W/METAL LEGS
	CH-5	4	MULTI-TASK CHAIRS ON GLIDES
PATIO 306:			OUTDOOR LOUNGE SEATING AND TABLES TO MATCH PLAN CONFIGURATION
	SEATING		METAL AND/OR WOOD FRAMES W/ OUTDOOR GRADE UPHOLSTERED CUSHIONS.
	SIDE TABLES		METAL AND/OR WOOD EXTERIOR GRADE.
	PLANTERS		2 RECTANGULAR 18" TALL.

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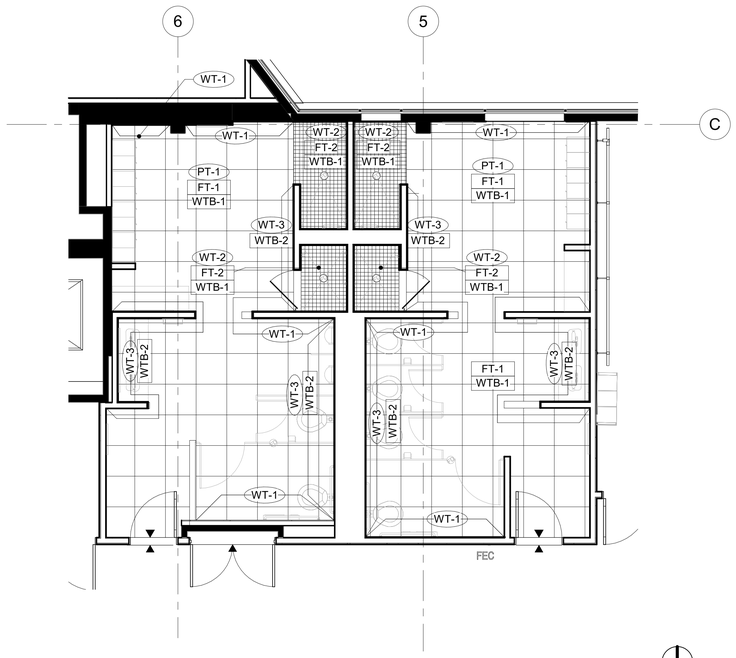
SHEET TITLE
FURNITURE & EQUIPMENT PLAN

SHEET NUMBER
A105

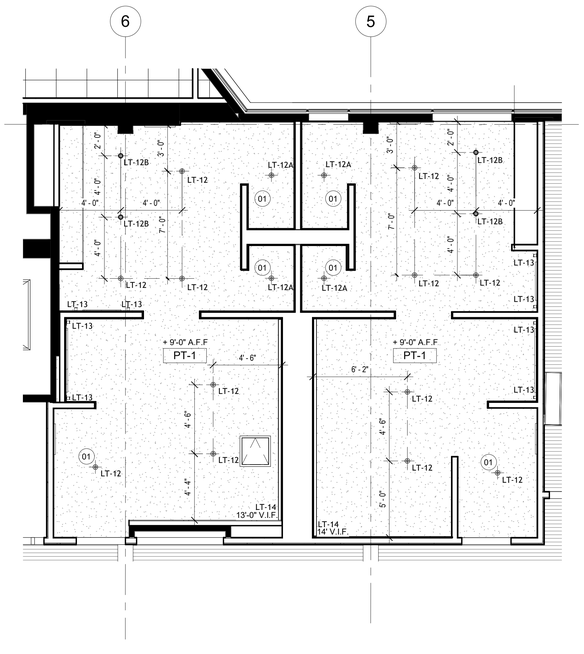
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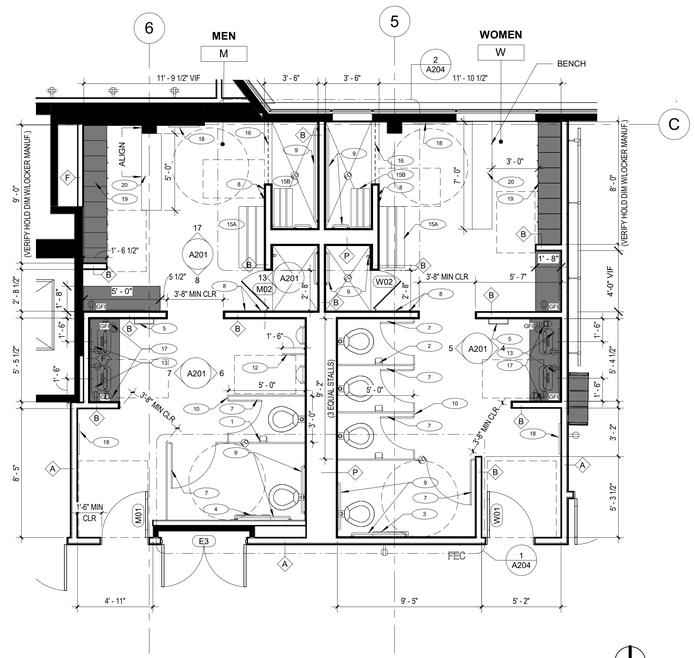
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3 ENLARGED FINISH PLAN
1/4" = 1'-0"



2 ENLARGED RCP
1/4" = 1'-0"



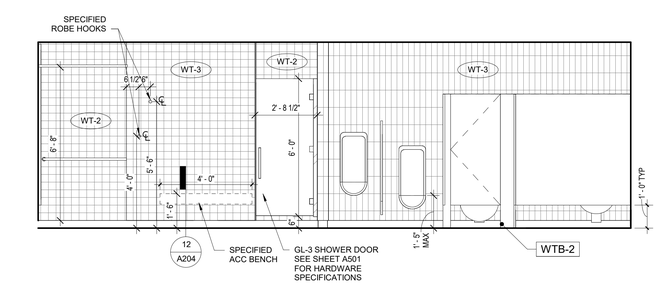
1 ENLARGED FLOOR/POWER/ACCESSORY PLAN
1/4" = 1'-0"

9 SECTION AT LOCKER
3/8" = 1'-0"

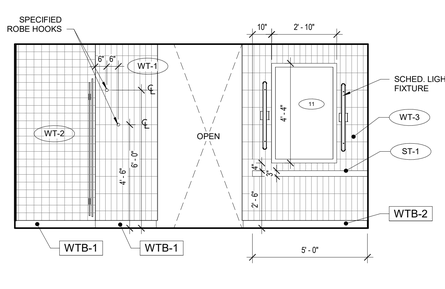
5 WOMEN'S RESTROOM/LOCKERS - WEST
3/8" = 1'-0"

4 WOMEN'S RESTROOM/LOCKERS - EAST
3/8" = 1'-0"

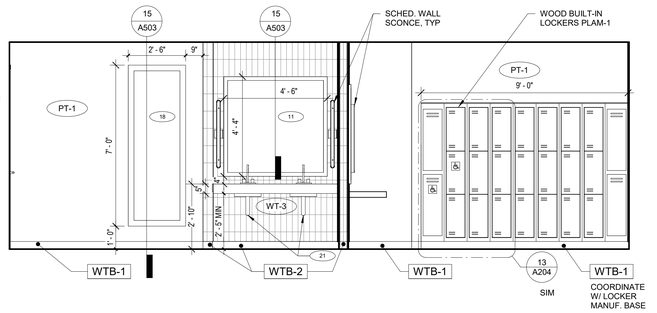
	TOILET AND SHOWER ACCESSORIES LEGEND
1	PARTITION-MOUNTED SEAT-COVER AND TOILET TISSUE DISPENSER. FOR MEN'S WC STALL. USE BOBRICK B-3479.
2	PARTITION-MOUNTED TOILET SEAT-COVER DISPENSER, SANITARY NAPKIN DISPOSAL, AND TOILET TISSUE DISPENSER. FOR WOMEN'S WC STALLS. USE BOBRICK B-3579.
3	SURFACE-MOUNTED HORIZONTAL TOILET TISSUE / SEAT-COVER DISPENSER / WASTE DISPOSAL, RIGHT SIDE FOR WOMEN'S ADA STALL. BOBRICK B-30929
4	SURFACE-MOUNTED HORIZONTAL TOILET TISSUE / SEAT-COVER DISPENSER / WASTE DISPOSAL, LEFT SIDE FOR MEN'S ADA STALL. BOBRICK B-30919
5	RECESSED WASTE RECEPTACLE, SATIN FINISH, 12-GALLON BOBRICK B-3644
6	NOT USED
7	COAT HOOK WITH BUMPER. USE BOBRICK B-9541 AT AT EACH TOILET STALL
8	ROBE HOOK. USE BOBRICK B-9542 AT SHOWERS.
9	GRAB BARS, 1 1/2" DIA. BY 18 GA S.S. TUBING. USE BOBRICK B-8806 SERIES, SATIN FINISH ADA WC STALLS: 42" SIDE WALL, 36" BACK WALL
	GRAB BARS, 1 1/2" DIA. BY 18 GA S.S. TUBING. USE BOBRICK B-8806 SERIES, SATIN FINISH ADA SHOWER STALLS: 12" SIDE WALL, 72" (CUSTOM LENGTH) BACK WALL SHOWER STALLS: 24" VERTICAL, 24" HORIZONTAL
10	TOILET PARTITIONS – BOBRICK DURALINE DESIGNER SERIES 1040 FLOOR AND CEILING MOUNTED HIGH PRESSURE LAMINATE PLAM-1
11	MIRROR (GL-5) WITH 2" WOOD FRAME (PLAM-1). SEE ELEVATIONS FOR DIMENSIONS
12	URINAL SCREEN MATCH TOILET PARTITION FINISH
13	SOAP DISPENSER TOTO SENSOR OPERATED TES 100 SEE ELECTRICAL DRAWINGS
14	SURFACE MOUNTED MOP/BROOM HOLDER AND RAG HOOKS. USE BOBRICK B239
15	SHOWER SEAT TEAKWORKS4U.COM A 48"W X 20"D X 18"H W/DROP DOWN LEGS (PTBF2-480200W) B.30"W X 16"D X 18"H WALL MOUNT BENCH SEAT (PTBF-300160W)
16	SHOWER ROD – BOBRICK B-6107 CLASSIC SERIES HEAVY DUTY SHOWER CURTAIN ROD 36"-42". SHOWER CURTAINS AND HOOKS N.I.C.
17	HAND DRYER TOTO, CLEAN DRY HIGH SPEED CONCEALED, STAINLESS STEEL SKU: HDR111#SS
18	FULL HEIGHT FRAMED MIRROR (GL-5) WITH 3" WOOD FRAME (PLAM-1). SEE ELEVATIONS FOR DIMENSIONS
19	HOLLMAN COLLECTION ESSENTIAL COLLECTION LOCKERS B1 AND C1 SERIES 12" W X 18" D X HEIGHT REFER TO ELEVATIONS 4" UNFINISHED BASE SATIN NICKEL LOCKER NUMBER AND KEYLESS MECH. H3 LOCKS WHITE INTERIOR FINISH PLAM-1 EXTERIOR FINISH (972) 815-4000
20	HOLLMAN COLLECTION HILO BENCH STANDARD MODEL HSB 15" WIDE WITH BUTCHER TOP FLOOR ANCHORED REFER TO PLAN FOR LENGTHS (972) 815-4200
21	PREFORMED PROTECTIVE PIPE COVER IPS CORPORATION TRUBRO, LAV GUARD2 MODEL #103 E-Z IMPACT RESISTANT, STAIN-RESISTANT, ANTIMICROBIAL WHITE VINYL 1 (800) 888-8312



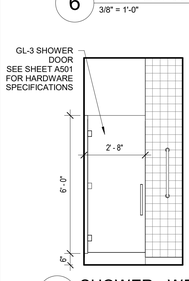
6 MEN'S RESTROOM/LOCKERS - EAST
3/8" = 1'-0"



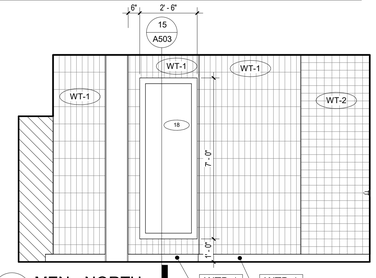
8 MEN'S LOCKERS - SOUTH
3/8" = 1'-0"



7 MEN'S RESTROOM/LOCKERS-WEST
3/8" = 1'-0"



13 SHOWER - WEST
3/8" = 1'-0"



17 MEN - NORTH
3/8" = 1'-0"

PLAN / ELEVATION LEGEND

- FLOOR MATERIAL TRANSITION
- WALL / FLOOR / BASE — MATERIAL TAG, SEE A103
- FT-1
- FT-2
- WOMEN — ROOM NAME
- W — ROOM NUMBER
- +9'-0" A.F.F. — CEILING HEIGHT, ABOVE FINISHED FLOOR
- GYP BOARD CEILING, PAINTED
- ACCESS PANEL, SEE 1 / A506
- LT-XX — LIGHT FIXTURES
- LT-13 — LIGHT FIXTURE TYPES. SEE ELECTRICAL DRAWINGS
- WALL

- 30" X 48" CLEAR FLOOR SPACE
- 60" DIA. CLEAR FLOOR SPACE
- EXISTING WALL TO REMAIN.
- NEW WALL
- A — WALL TYPE. SEE SHEET A401
- 100 — NEW DOOR; DOOR NUMBER. SEE DOOR SCHEDULE A501
- NEW MILLWORK

LOCKER TABULATION

ROOM NO.	ROOM NAME	LOCKER COUNT	ACCESSIBLE LOCKERS (5%)	TOTAL
M	MEN	2 TIER: 3 3 TIER: 20	2 TIER: 1 3 TIER: 1	2 TIER: 4 3 TIER: 21
W	WOMEN	2 TIER: 3 3 TIER: 17	2 TIER: 1 3 TIER: 1	2 TIER: 4 3 TIER: 18

(XX) **KEYNOTES-ENLARGED RESTROOM PLANS**

01 CENTER LIGHT FIXTURE IN AREA.

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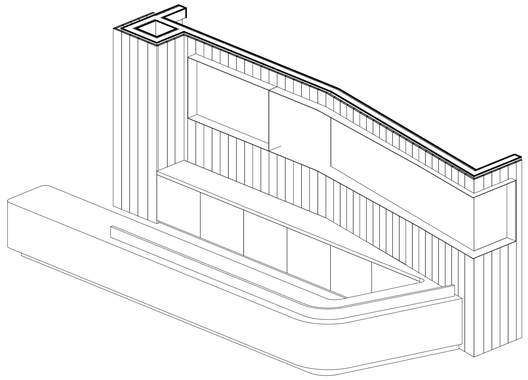
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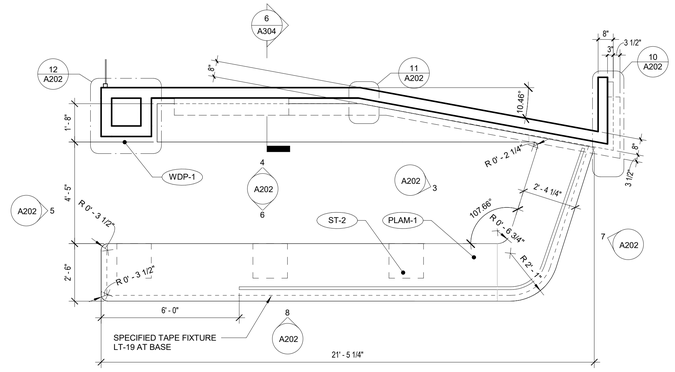
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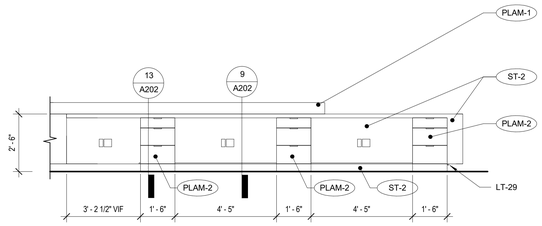
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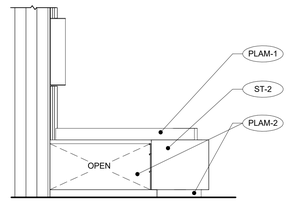
2 3D FRONT DESK



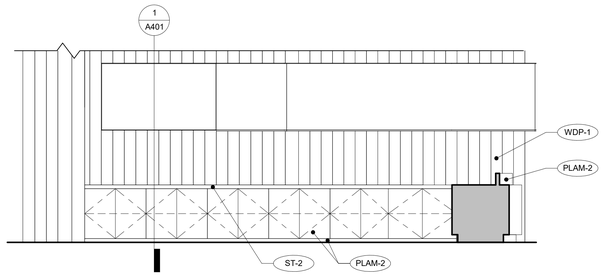
1 ENLARGED PLAN - FRONT DESK
3/8" = 1'-0"



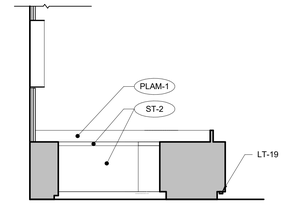
6 FRONT DESK INTERIOR - SOUTH
3/8" = 1'-0"



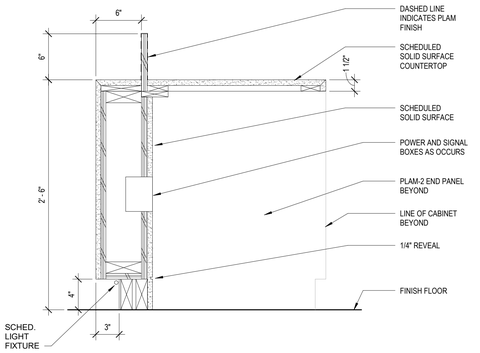
5 FRONT DESK - WEST
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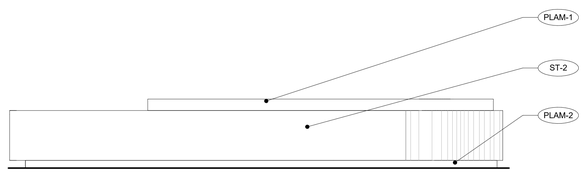
4 FRONT DESK INTERIOR - NORTH
3/8" = 1'-0"



3 FRONT DESK INTERIOR - WEST
3/8" = 1'-0"



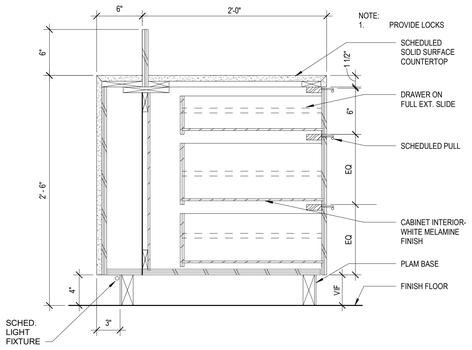
9 FRONT DESK
1 1/2" = 1'-0"



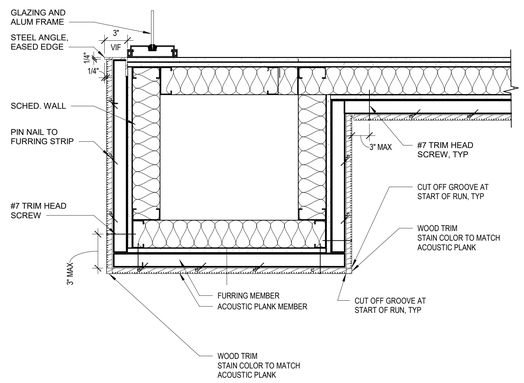
8 FRONT DESK - NORTH
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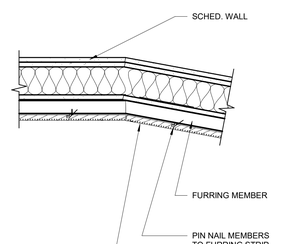
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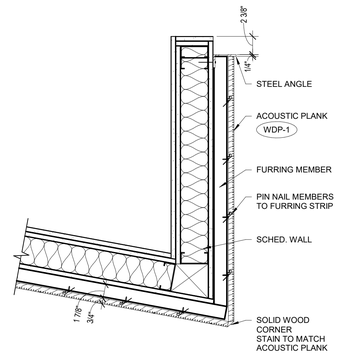
13 BASE CABINET WITH 3 DRAWERS
1 1/2" = 1'-0"



12 WOOD WALL AT GLAZING
1 1/2" = 1'-0"



11 WOOD WALL AT INTERIOR CORNER
1 1/2" = 1'-0"



10 WOOD WALL AT OUTER CORNER/END
1 1/2" = 1'-0"

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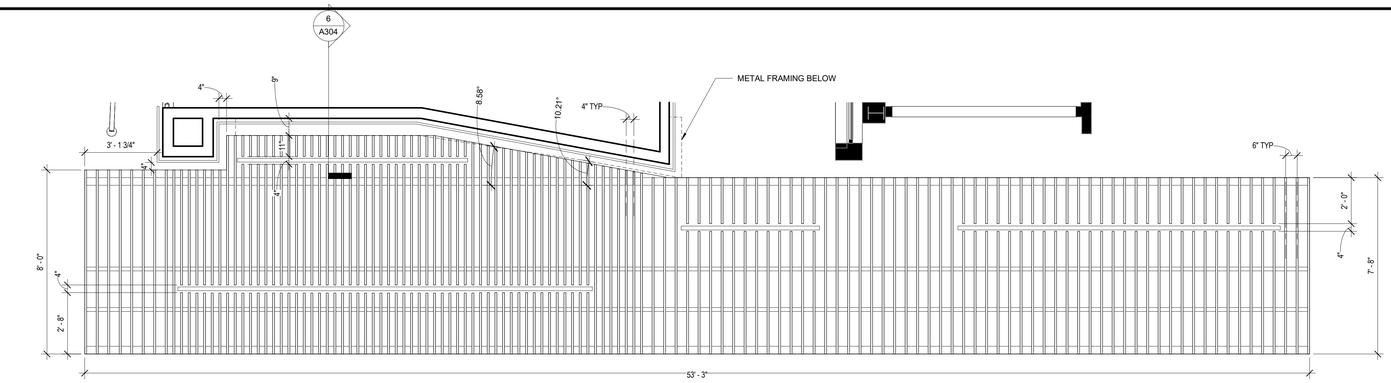
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ENLARGED PLAN & ELEVATIONS RECEPTION DESK

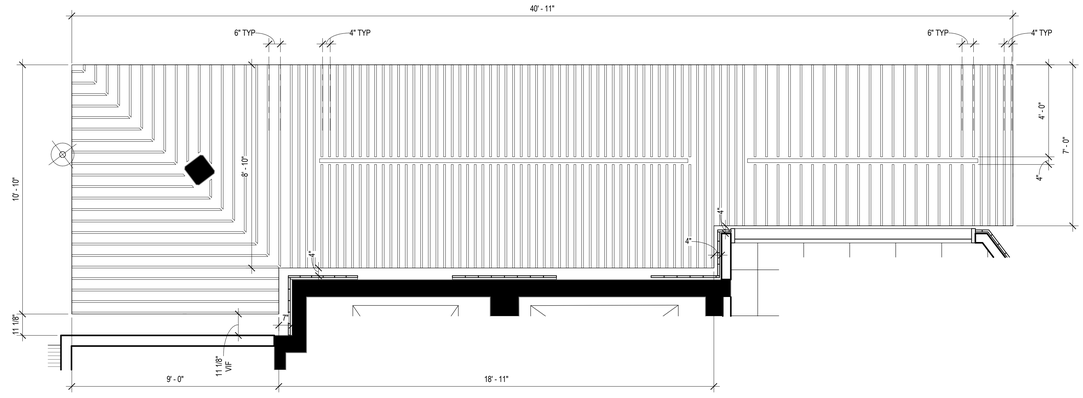
SHEET NUMBER
A202

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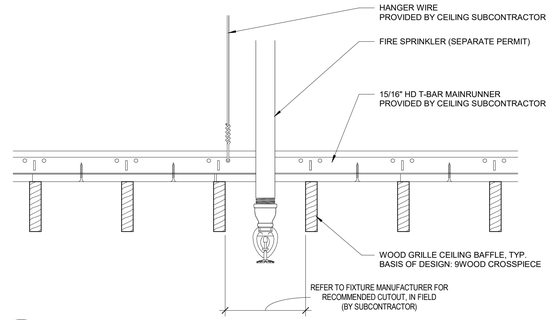
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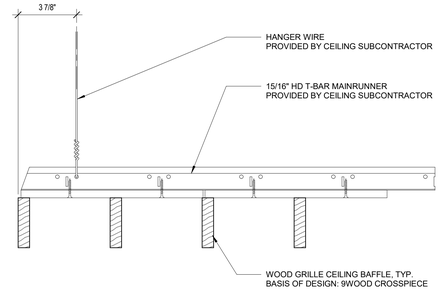
1 ENLARGED RCP AT LOBBY
3/8" = 1'-0"



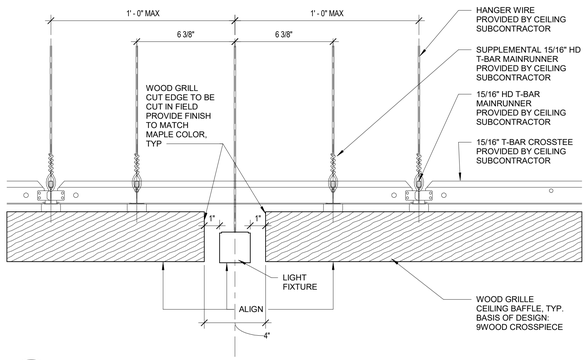
2 ENLARGED RCP AT NEAR ELEVATORS
3/8" = 1'-0"



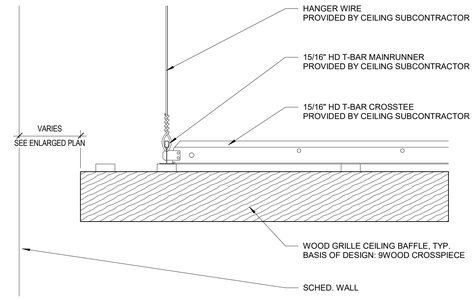
5 CEILING BAFFLE - SPRINKLER
3" = 1'-0"



3 CEILING BAFFLE - OPEN PERIMETER
3" = 1'-0"



6 CEILING BAGGLE AT LIGHT FIXTURE
3" = 1'-0"



4 CEILING BAFFLE AT PERIMETER
3" = 1'-0"

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3324 GRAND VIEW
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LICENSED ARCHITECT
HRAZTAN ZEITLIAN
28719
RENEWAL DATE
04/30/27
STATE OF CALIFORNIA

Beach Cities Health District
BCHD
A Public Agency

TOP FLOOR

510 N PROSPECT AVE
REDONDO BEACH, CA 90277

BCHD - CENTER FOR
HEALTH & FITNESS

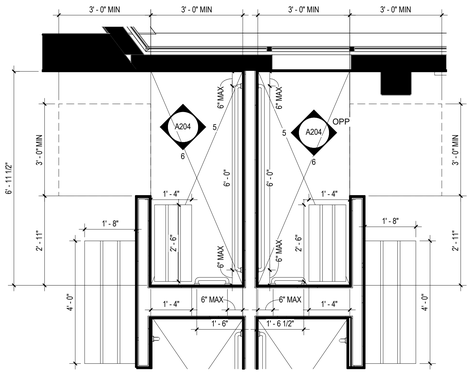
ISSUE DESCRIPTION		
3	ISSUE FOR PLAN CHECK	01.30.2026
4	ISSUE FOR BID	03.13.2026
5	ISSUE FOR BACK CHECK	03.13.2026

SHEET TITLE
ENLARGED RCP

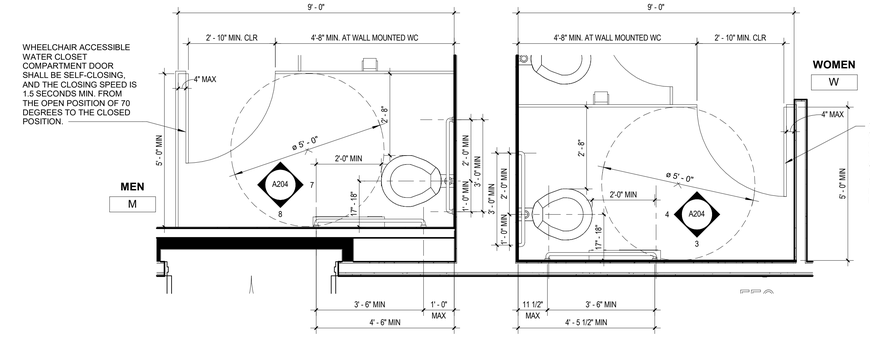
SHEET NUMBER
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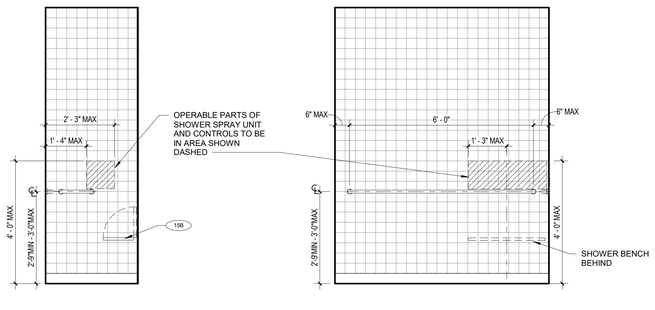


2 ACCESSIBLE SHOWER STALLS
1/2" = 1'-0"



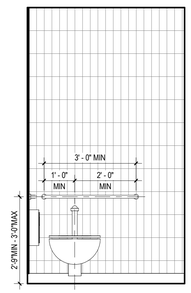
1 ACCESSIBLE WC
1/2" = 1'-0"

	TOILET AND SHOWER ACCESSORIES LEGEND
1	PARTITION-MOUNTED SEAT-COVER AND TOILET TISSUE DISPENSER. FOR MEN'S WC STALL. USE BOBRICK B-3479.
2	PARTITION-MOUNTED TOILET SEAT-COVER DISPENSER, SANITARY NAPKIN DISPOSAL, AND TOILET TISSUE DISPENSER. FOR WOMEN'S WC STALLS. USE BOBRICK B-3579.
3	SURFACE-MOUNTED HORIZONTAL TOILET TISSUE / SEAT-COVER DISPENSER / WASTE DISPOSAL, RIGHT SIDE FOR WOMEN'S ADA STALL. BOBRICK B-30929
4	SURFACE-MOUNTED HORIZONTAL TOILET TISSUE / SEAT-COVER DISPENSER / WASTE DISPOSAL, LEFT SIDE FOR MEN'S ADA STALL. BOBRICK B-30919
5	RECESSED WASTE RECEPTACLE, SATIN FINISH, 12-GALLON BOBRICK B-3644
6	NOT USED
7	COAT HOOK WITH BUMPER USE BOBRICK B-9541 AT AT EACH TOILET STALL
8	ROBE HOOK. USE BOBRICK B-9542 AT SHOWERS.
9	GRAB BARS, 1 1/2" DIA. BY 18 GA S.S. TUBING. USE BOBRICK B-9806 SERIES, SATIN FINISH ADA WC STALLS: 42" SIDE WALL, 36" BACK WALL
	GRAB BARS, 1 1/2" DIA. BY 18 GA S.S. TUBING. USE BOBRICK B-6806 SERIES, SATIN FINISH ADA SHOWER STALLS: 12" SIDE WALL, 72" (CUSTOM LENGTH) BACK WALL SHOWER STALLS: 24" VERTICAL, 24" HORIZONTAL
10	TOILET PARTITIONS – BOBRICK DURALINE DESIGNER SERIES 1040 FLOOR AND CEILING MOUNTED HIGH PRESSURE LAMINATE PLAM-1
11	MIRROR (GL-5) WITH 2" WOOD FRAME (PLAM-1). SEE ELEVATIONS FOR DIMENSIONS
12	URINAL SCREEN MATCH TOILET PARTITION FINISH
13	SOAP DISPENSER TOTO SENSOR OPERATED TES 100 SEE ELECTRICAL DRAWINGS
14	SURFACE MOUNTED MOP/BROOM HOLDER AND RAG HOOKS. USE BOBRICK B239
15	SHOWER SEAT TEAKWORKS4U.COM A.48"W X 20"D X 18"H W/DROP DOWN LEGS (PTBF2-480200W) B.30"W X 16"D X 18"H WALL MOUNT BENCH SEAT (PTBF-300160W)
16	SHOWER ROD – BOBRICK B-6107 CLASSIC SERIES HEAVY DUTY SHOWER CURTAIN ROD 36"-42". SHOWER CURTAINS AND HOOKS N.I.C.
17	HAND DRYER TOTO, CLEAN DRY HIGH SPEED CONCEALED, STAINLESS STEEL SKU: HDR111#SS
18	FULL HEIGHT FRAMED MIRROR (GL-5) WITH 3" WOOD FRAME (PLAM-1). SEE ELEVATIONS FOR DIMENSIONS
19	HOLLMAN COLLECTION ESSENTIAL COLLECTION LOCKERS B1 AND C1 SERIES 12" W X 18" D X HEIGHT REFER TO ELEVATIONS 4" UNFINISHED BASE SATIN NICKEL LOCKER NUMBER AND KEYLESS MECH. H3 LOCKS WHITE INTERIOR FINISH PLAM-1 EXTERIOR FINISH (972) 815-4000
20	HOLLMAN COLLECTION HILO BENCH STANDARD MODEL HSB 15" WIDE WITH BUTCHER TOP FLOOR ANCHORED REFER TO PLAN FOR LENGTHS (972) 815-4200
21	PREFORMED PROTECTIVE PIPE COVER IPS CORPORATION TRUBRO, LAV GUARD2 MODEL #103 E-Z IMPACT RESISTANT, STAIN-RESISTANT, ANTIMICROBIAL WHITE VINYL 1 (800) 888-8312

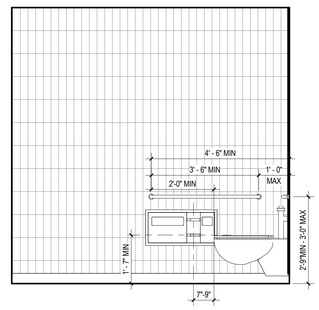


6 ACCESSIBLE SHOWER - SOUTH
1/2" = 1'-0"

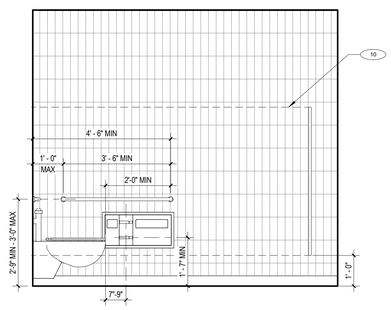
5 ACCESSIBLE SHOWER - EAST
1/2" = 1'-0"



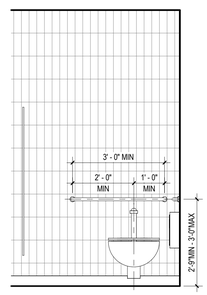
4 WOMEN - ACCESSIBLE WC-WEST
1/2" = 1'-0"



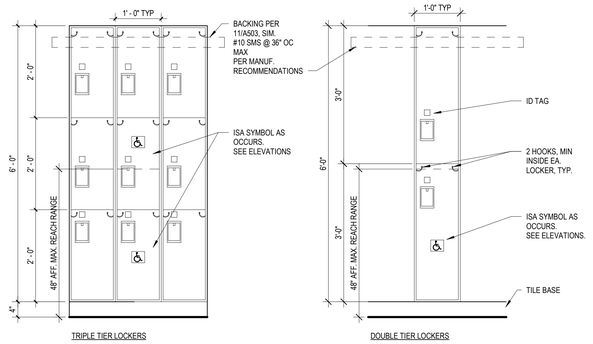
3 WOMEN - ACCESSIBLE WC-SOUTH
1/2" = 1'-0"



8 MEN - ACCESSIBLE WC-SOUTH
1/2" = 1'-0"

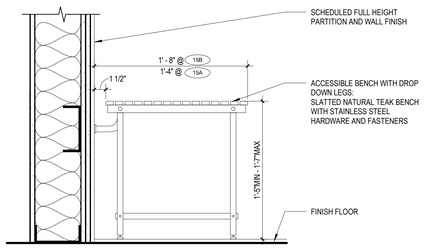


7 MEN - ACCESSIBLE WC-EAST
1/2" = 1'-0"



ACCESSIBILITY NOTE:
1. OPERABLE PARTS SHALL BE OPERABLE W/ ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OR THE WRIST THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAX.
2. 5% OF THE TOTAL NUMBER OF LOCKERS SHALL BE ADA ACCESSIBLE, PROVIDE ISA SYMBOL.

13 LOCKERS ELEVATION
3/4" = 1'-0"



12 ACCESSIBLE BENCH
1 1/2" = 1'-0"

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LICENSED ARCHITECT HRAZTAN ZEITLIAN 28719 RENEWAL DATE: 04/30/27 STATE OF CALIFORNIA

BCHD Beach Cities Health District A Public Agency

TOP FLOOR

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REDONDO BEACH, CA 90277

BCHD - CENTER FOR HEALTH & FITNESS

ISSUE DESCRIPTION

4	ISSUE FOR BID	03.13.2026
5	ISSUE FOR BACK CHECK	03.13.2026

SHEET TITLE

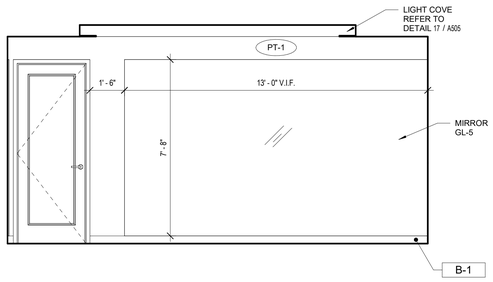
ENLARGED PLAN & ELEVATIONS - WC/LOCKERS

SHEET NUMBER

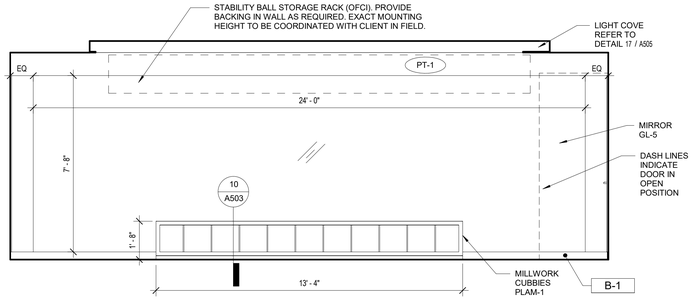
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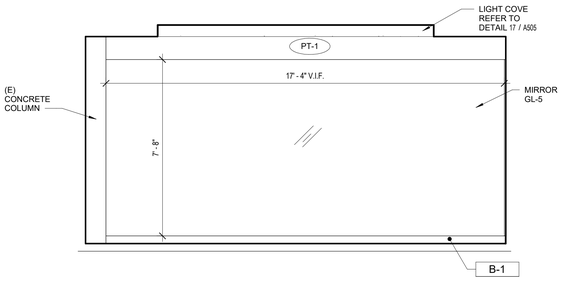
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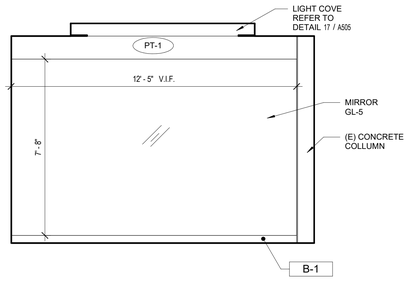
3 REFORMER 1 - SOUTH
3/8" = 1'-0"



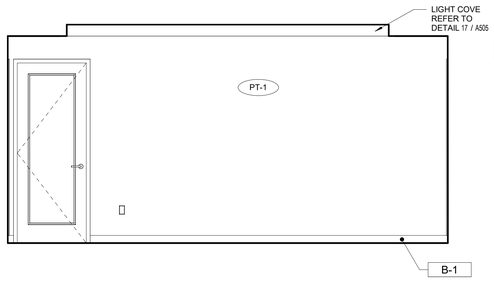
2 REFORMER 1 - EAST
3/8" = 1'-0"



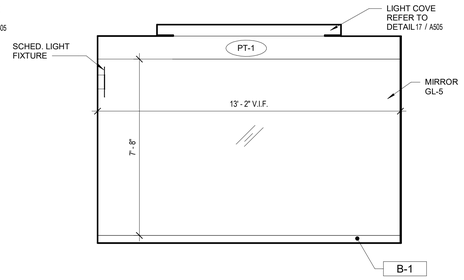
1 REFORMER 1 - NORTH
3/8" = 1'-0"



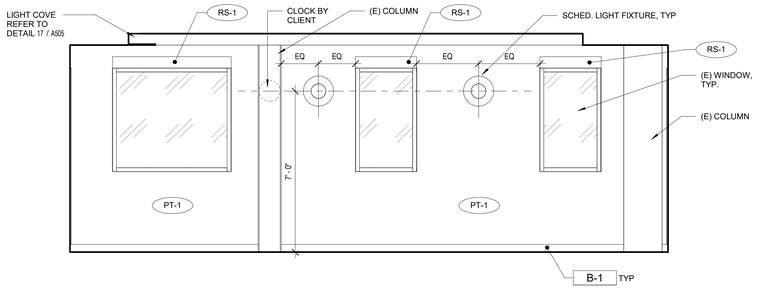
7 REFORMER 2 - SOUTH
3/8" = 1'-0"



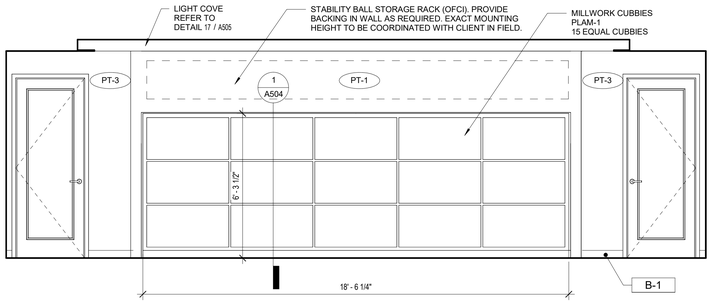
6 REFORMER 2 - EAST
3/8" = 1'-0"



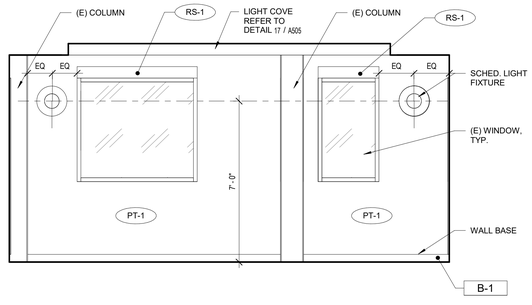
5 REFORMER 2 - NORTH
3/8" = 1'-0"



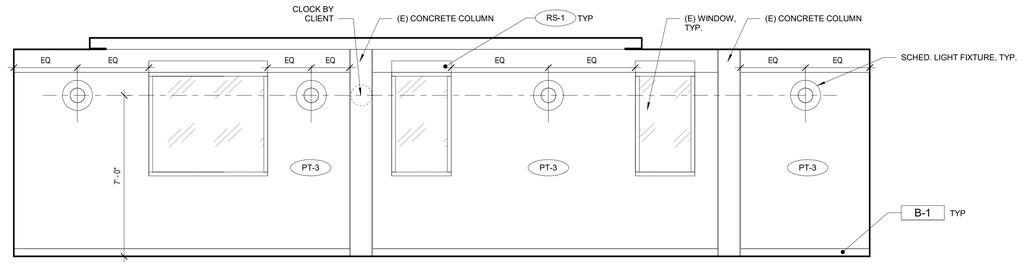
4 REFORMER 1 - WEST
3/8" = 1'-0"



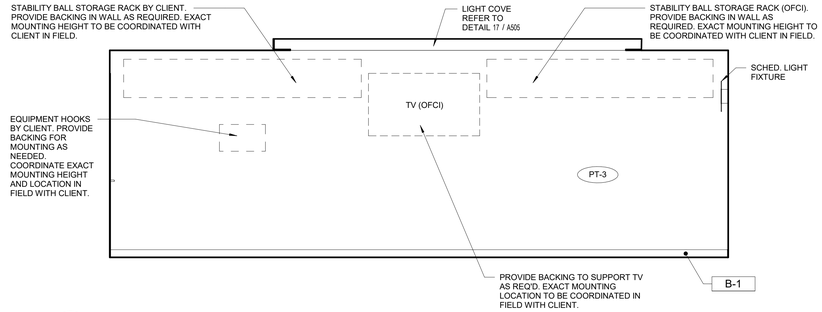
9 YOGA - NORTH EAST
3/8" = 1'-0"



8 REFORMER 2 - WEST
3/8" = 1'-0"



11 YOGA- SOUTHWEST
3/8" = 1'-0"



10 YOGA - SOUTH EAST
3/8" = 1'-0"

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1	DESIGN DEVELOPEMENT	11.14.2025
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SHEET TITLE

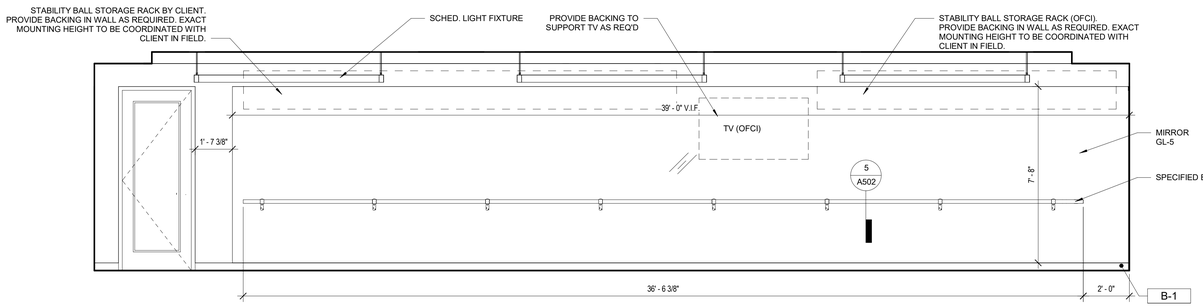
INTERIOR
ELEVATIONS

SHEET NUMBER

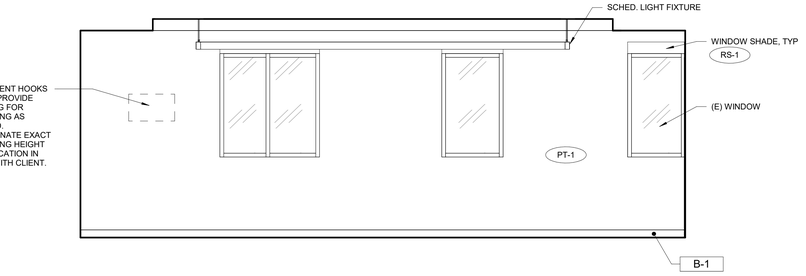
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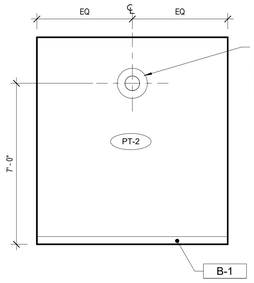
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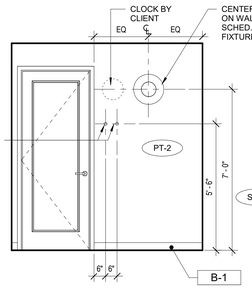
2 SILVERS - EAST
3/8" = 1'-0"



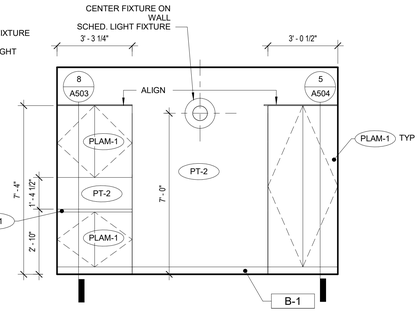
1 SILVERS - NORTH
3/8" = 1'-0"



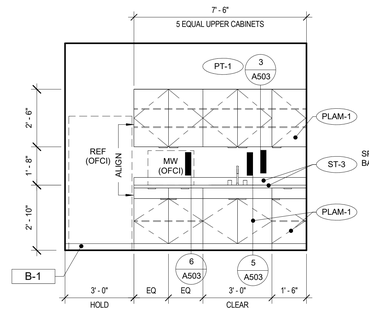
10 MASSAGE - SOUTH
3/8" = 1'-0"



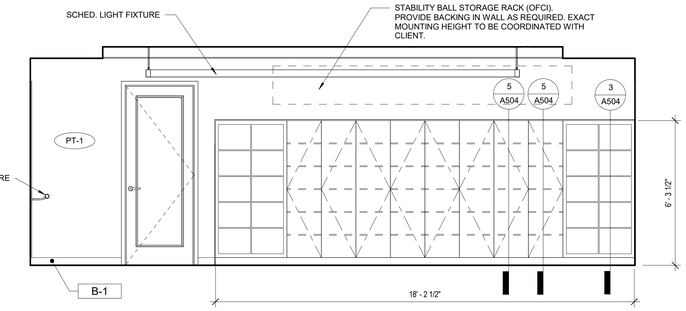
9 MASSAGE - NORTH
3/8" = 1'-0"



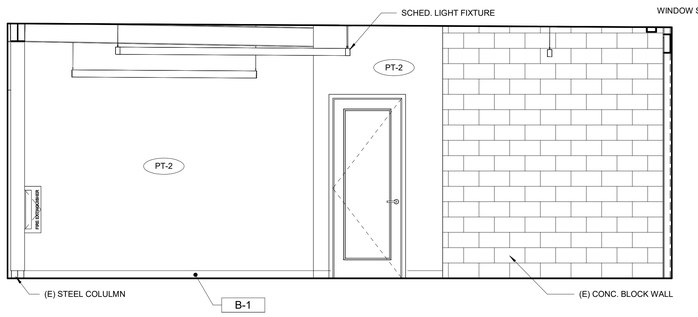
5 MASSAGE - EAST
3/8" = 1'-0"



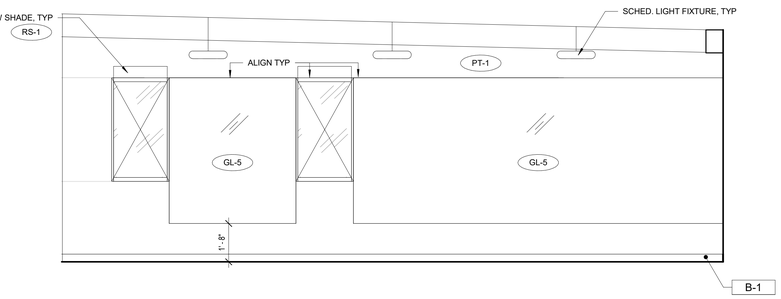
4 ASSESSMENT - NORTH
3/8" = 1'-0"



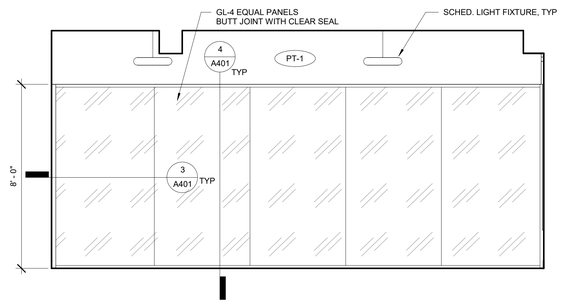
3 SILVERS - SOUTH
3/8" = 1'-0"



8 OUTSIDE ASSESSMENT - EAST
3/8" = 1'-0"



7 WORKOUT - NORTH
3/8" = 1'-0"



6 WORKOUT - EAST
3/8" = 1'-0"

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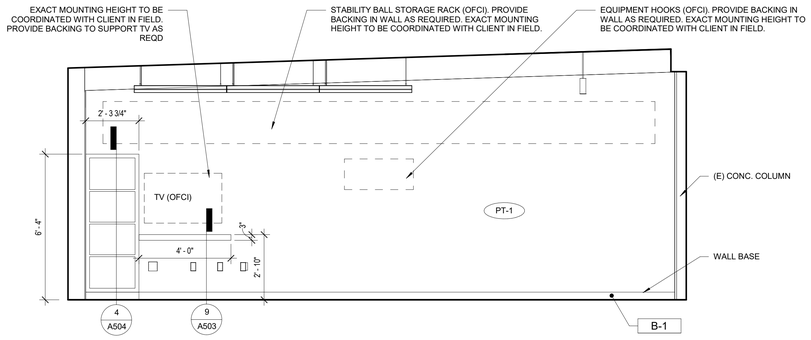
INTERIOR ELEVATIONS

SHEET NUMBER

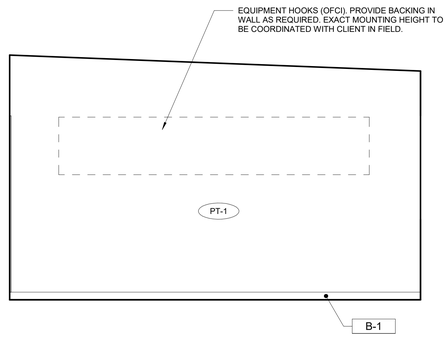
A302

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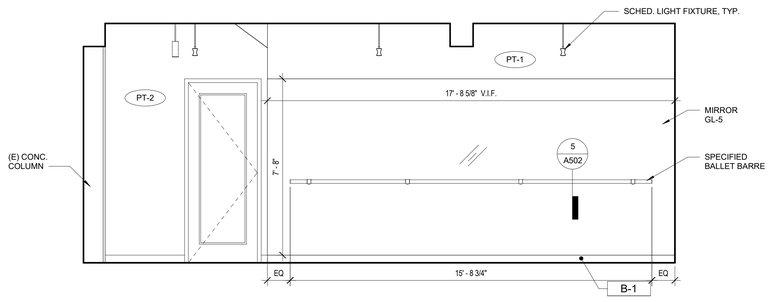
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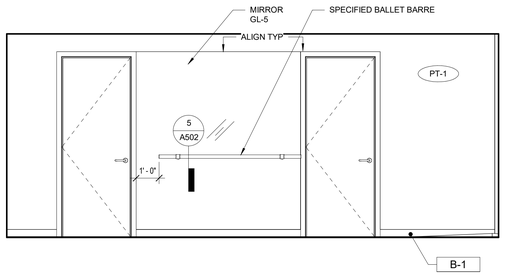
3 SGT - NORTH WEST
3/8" = 1'-0"



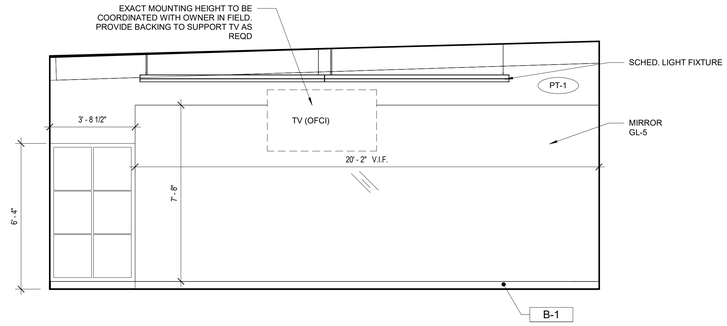
2 SGT - SOUTH EAST
3/8" = 1'-0"



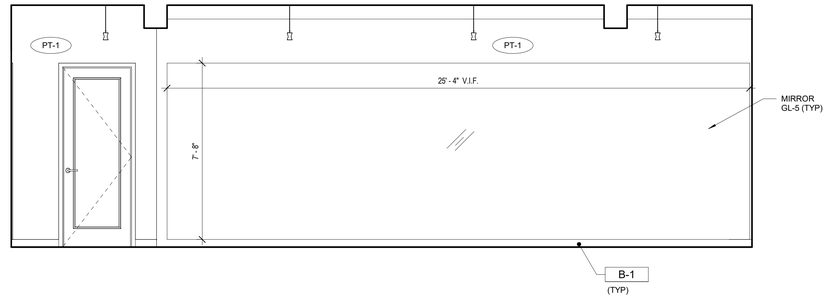
1 SGT - NORTH EAST
3/8" = 1'-0"



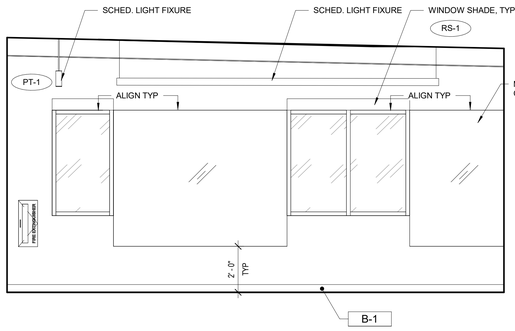
6 CARDIO/WORKOUT
3/8" = 1'-0"



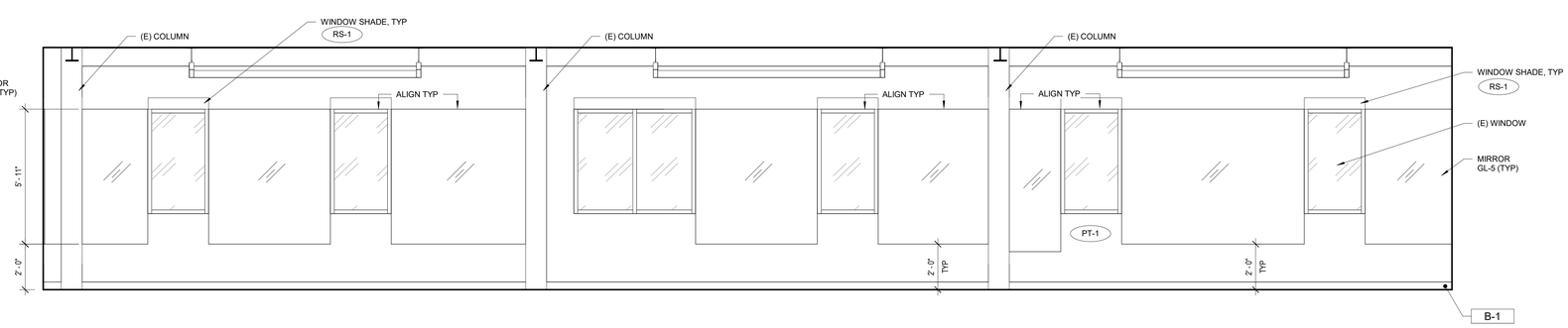
5 SPIN - NORTH WEST
3/8" = 1'-0"



4 SPIN - NORTH EAST
3/8" = 1'-0"



8 CARDIO/WORKOUT - EAST
3/8" = 1'-0"



7 CARDIO/WORKOUT - SOUTH
3/8" = 1'-0"

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HRAZTAN ZEITLIAN
28719
RENEWAL DATE: 04/30/27
STATE OF CALIFORNIA

Beach Cities Health District
BCHD
A Public Agency

TOP FLOOR

510 N PROSPECT AVE
REDONDO BEACH, CA 90277

BCHD - CENTER FOR HEALTH & FITNESS

ISSUE DESCRIPTION

1	DESIGN DEVELOPEMENT	11.14.2025
3	ISSUE FOR PLAN CHECK	01.30.2026
4	ISSUE FOR BID	03.13.2026
5	ISSUE FOR BACK CHECK	03.13.2026

SHEET TITLE

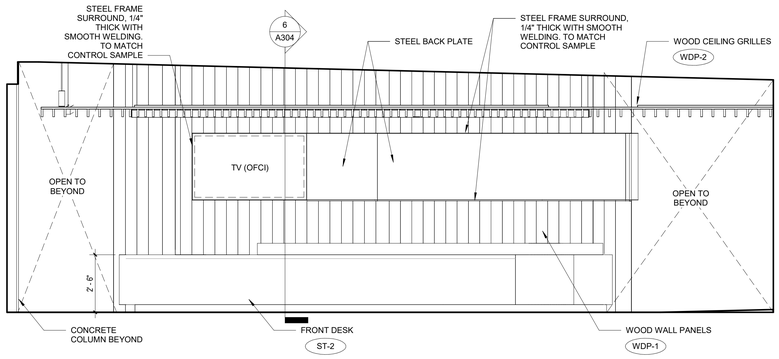
INTERIOR ELEVATIONS

SHEET NUMBER

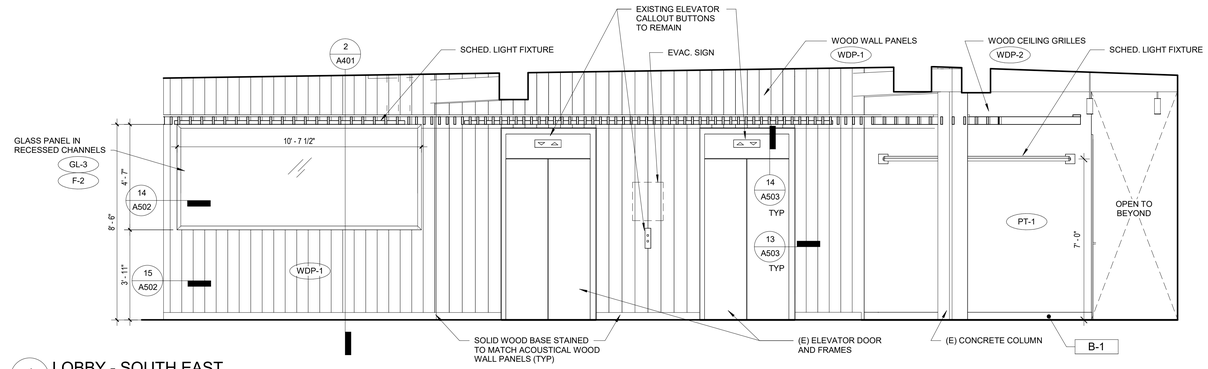
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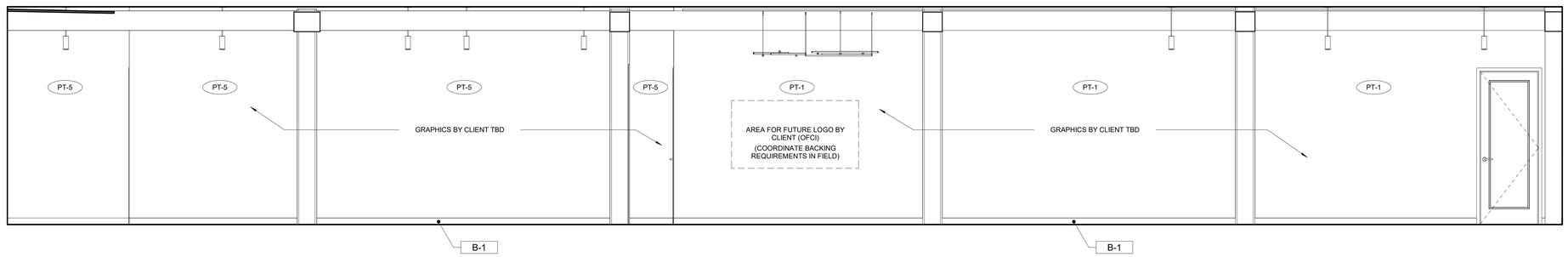
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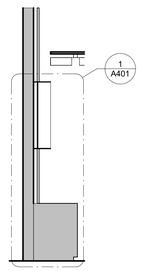
2 LOBBY - NORTH
3/8" = 1'-0"



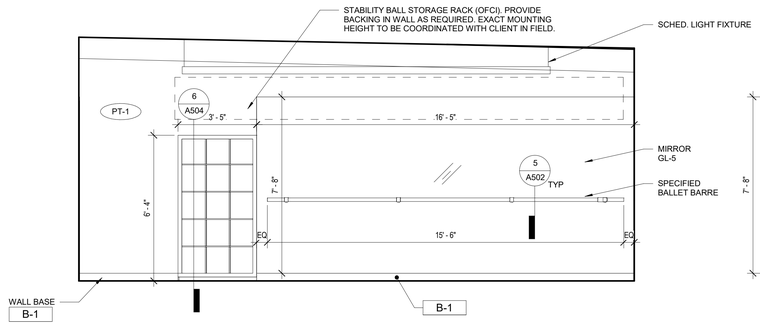
1 LOBBY - SOUTH EAST
3/8" = 1'-0"



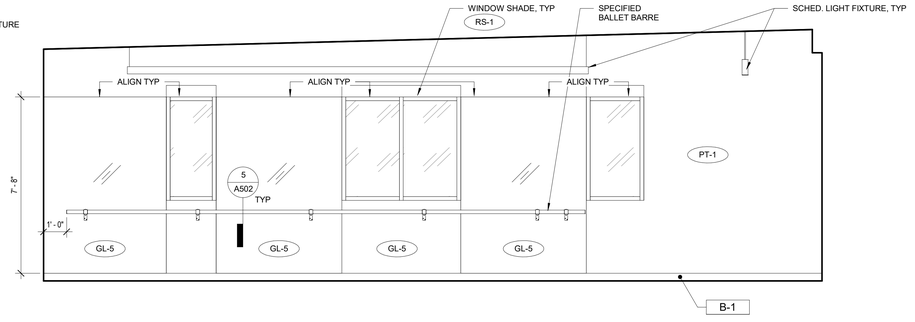
7 LOBBY - WEST
3/8" = 1'-0"



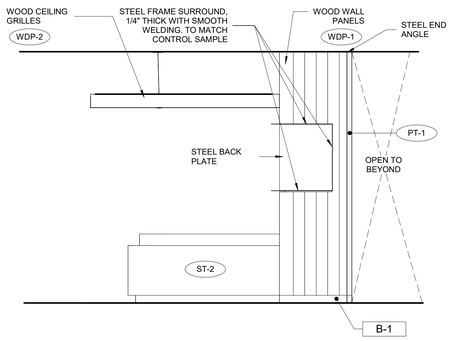
6 SECTION AT WALL BEHIND FRONT DESK
3/8" = 1'-0"



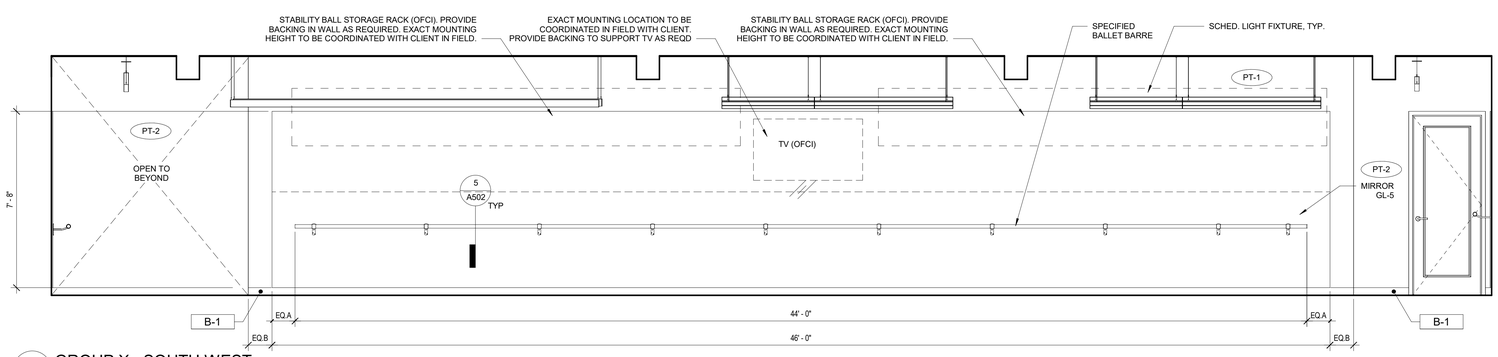
4 GROUP X - NORTH WEST
3/8" = 1'-0"



3 GROUP X - SOUTH EAST
3/8" = 1'-0"



8 RECEPTION - WEST
3/8" = 1'-0"



5 GROUP X - SOUTH WEST
3/8" = 1'-0"

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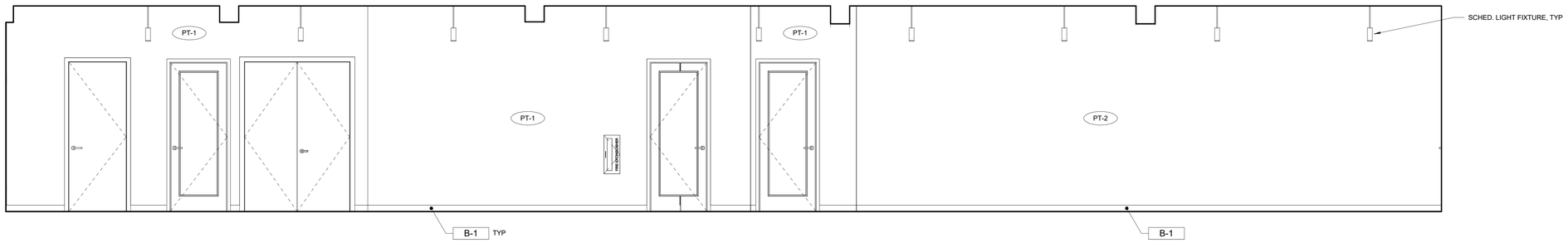
INTERIOR ELEVATIONS

SHEET NUMBER

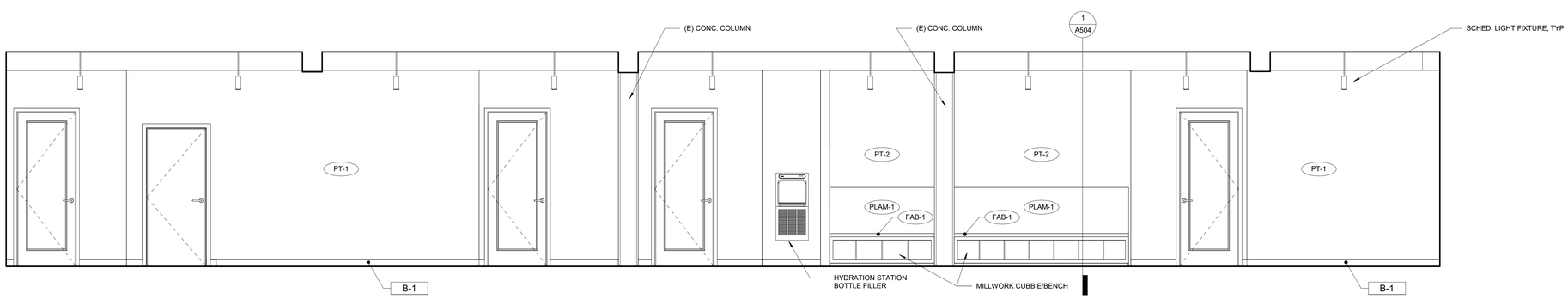
A304

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1 HALLWAY - NORTH EAST
3/8" = 1'-0"



2 HALLWAY - SOUTH WEST
3/8" = 1'-0"

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SHEET TITLE

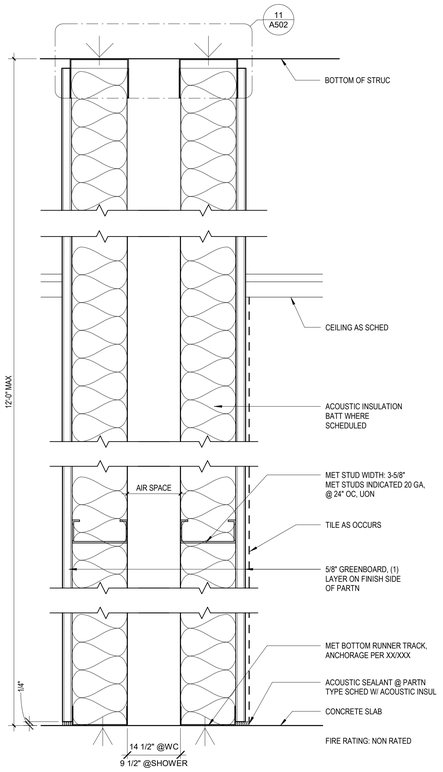
INTERIOR ELEVATIONS

SHEET NUMBER

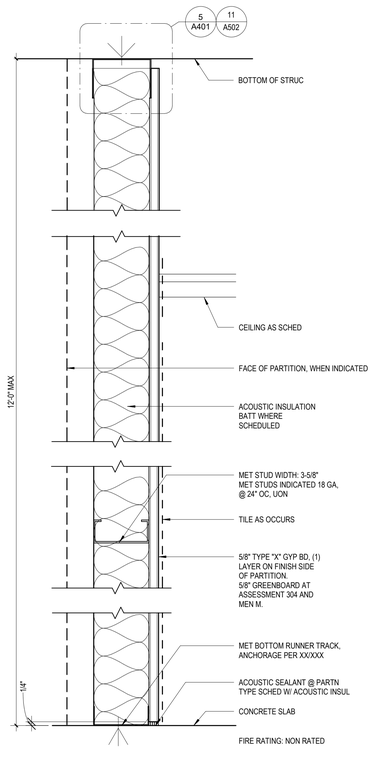
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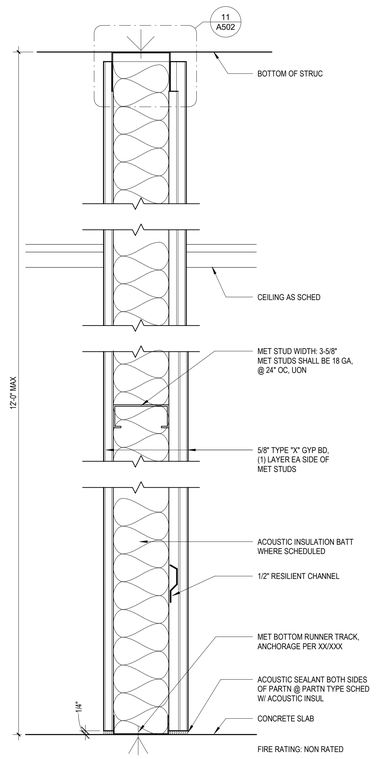
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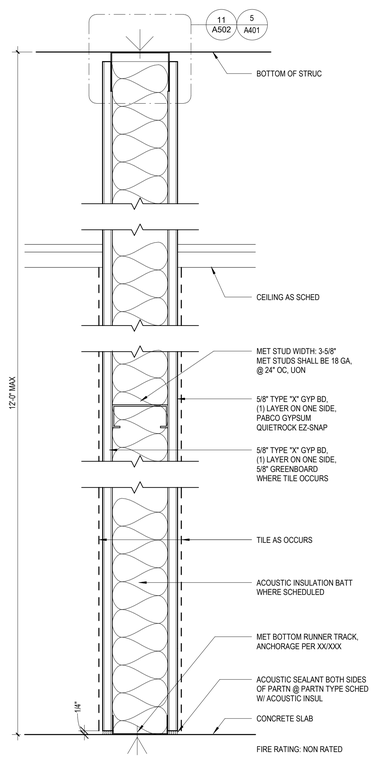
P TYPE P: FULL HT PLUMBING WALL
3" = 1'-0"



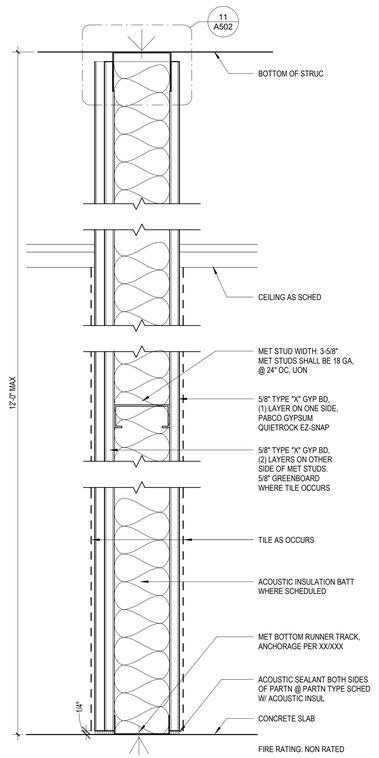
F TYPE F: FULL HT FURRING
3" = 1'-0"



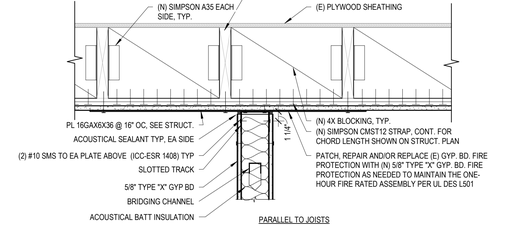
C TYPE C: FULL HT PARTITION, NON RATED
3" = 1'-0"



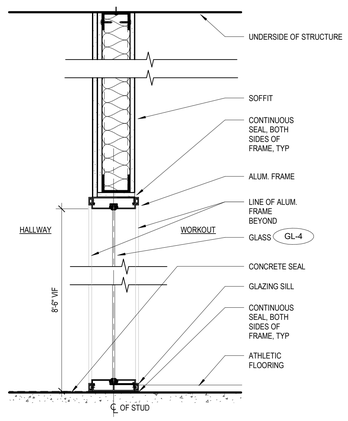
B TYPE B: FULL HT PARTITION, NON RATED
3" = 1'-0"



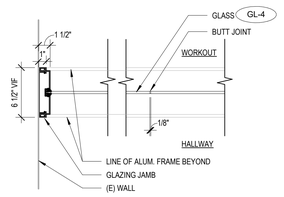
A TYPE A: FULL HT PARTITION, NON RATED
3" = 1'-0"



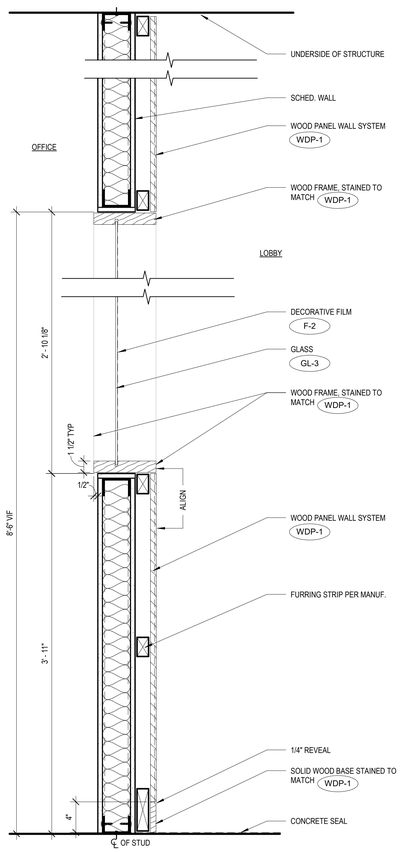
5 PARTITION TOP CONNECTION AT WD ROOF
1 1/2" = 1'-0"



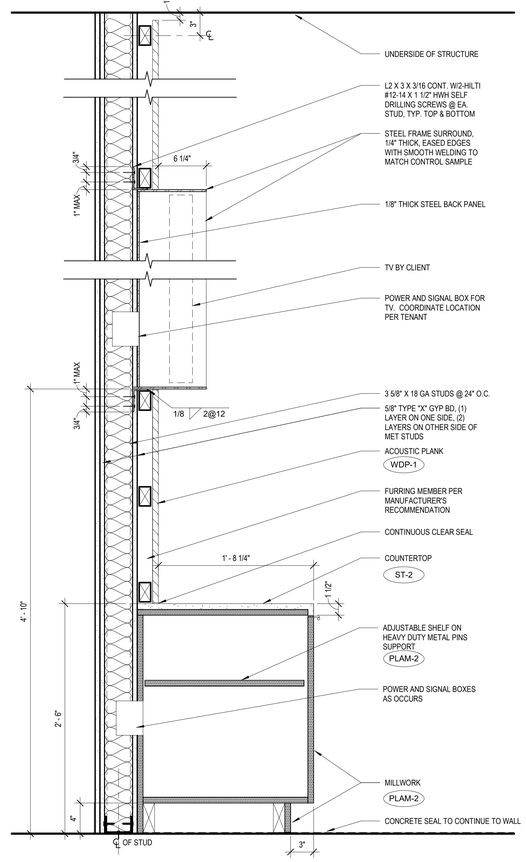
4 GLASS WALL AT STRETCH
1 1/2" = 1'-0"



3 JAMB AT GLASS WALL
1 1/2" = 1'-0"



2 WOOD WALL LOBBY BANQUETTE
1 1/2" = 1'-0"



1 WOOD WALL BEHIND FRONT DESK
1 1/2" = 1'-0"

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SHEET TITLE
WALL TYPES

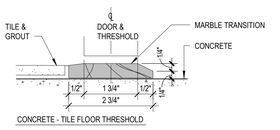
SHEET NUMBER
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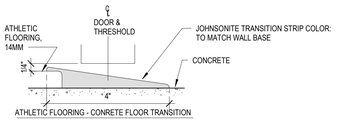
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DOOR SCHEDULE

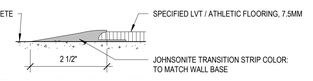
Mark	ROOM NAME	DOOR TYPE	HEIGHT	WIDTH	TICKNESS	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	FIRE RATING	HDWR GROUP	HARDWARE REMARKS	HEAD	JAMB	THRESHOLD	COMMENTS
304	ASSESSMENT	A	7' - 10"	3' - 0"	0' - 1 3/4"	WD/GL	PLAM-1 / GL-1	AL	BLK ANOD		10		2/A501	1/A501	-	STC 30 MINIMUN RATING
306	PATIO	(E)	8' - 0"	8' - 0"	0' - 2"	(E)	(E)	(E)	(E)		(E)		(E)	(E)	(E)	(E) SLIDING GLASS DOOR TO REMAIN
307	OFFICE	A	7' - 10"	3' - 0"	0' - 1 3/4"	WD/GL	PLAM-1 / GL-1	AL	BLK ANOD		02		2/A501	1/A501	7/A501	
308	SERVER	C	7' - 10"	3' - 0"	0' - 1 3/4"	SC	PT-1	HM	PT-1		03				-	
309A	GROUP X	A	7' - 10"	3' - 0"	0' - 1 3/4"	WD/GL	PLAM-1 / GL-1	AL	BLK ANOD		05		2/A501	1/A501	10/A501	STC 30 MINIMUN RATING
309B		A	7' - 10"	3' - 0"	0' - 1 3/4"	WD/GL	PLAM-1 / GL-1	AL	BLK ANOD		05		2/A501	1/A501	10/A501	STC 30 MINIMUN RATING
310	SPIN	A	7' - 10"	3' - 0"	0' - 1 3/4"	WD/GL	PLAM-1 / GL-1	AL	BLK ANOD		05		2/A501	1/A501	10/A501	STC 30 MINIMUN RATING
311	SGT	A	7' - 10"	3' - 0"	0' - 1 3/4"	WD/GL	PLAM-1 / GL-1	AL	BLK ANOD		05		2/A501	1/A501	10/A501	STC 30 MINIMUN RATING
312A	YOGA/MAT PILATES	A	7' - 10"	3' - 0"	0' - 1 3/4"	WD/GL	PLAM-1 / GL-1	AL	BLK ANOD		05		2/A501	1/A501	10/A501	STC 30 MINIMUN RATING
312B	YOGA/MAT PILATES	A	7' - 10"	3' - 0"	0' - 1 3/4"	WD/GL	PLAM-1 / GL-1	AL	BLK ANOD		05		2/A501	1/A501	10/A501	STC 30 MINIMUN RATING
313	YOGA/MAT PILATES	C	7' - 10"	3' - 0"	0' - 1 3/4"	SC	PT-3	HM	PT-3		06		2/A501	1/A501	10/A501	
314	MASSAGE	A	7' - 10"	3' - 0"	0' - 1 3/4"	WD/GL	PLAM-1 / GL-3	AL	BLK ANOD		05		2/A501	1/A501	10/A501	STC 30 MINIMUN RATING
315	REFORMER-2	A	7' - 10"	3' - 0"	0' - 1 3/4"	WD/GL	PLAM-1 / GL-1	AL	BLK ANOD		05		2/A501	1/A501	10/A501	STC 30 MINIMUN RATING
316	REFORMER-1	A	7' - 10"	3' - 0"	0' - 1 3/4"	WD/GL	PLAM-1 / GL-1	AL	BLK ANOD		05		2/A501	1/A501	10/A501	STC 30 MINIMUN RATING
317A	SILVERS	A	7' - 10"	3' - 0"	0' - 1 3/4"	WD/GL	PLAM-1 / GL-1	AL	BLK ANOD		07		2/A501	1/A501	10/A501	STC 30 MINIMUN RATING
317B	SILVERS	A	7' - 10"	3' - 0"	0' - 1 3/4"	WD/GL	PLAM-1 / GL-1	AL	BLK ANOD		07		2/A501	1/A501	10/A501	STC 30 MINIMUN RATING
E1	ELEC	C	7' - 10"	3' - 0"	0' - 1 3/4"	SC	PT-1	HM	PT-1		04		2/A501	1/A501	8/A501	VERIFY (E) FLOOR FINISH AND PROVIDE TRANSITION STRIP AS REQ'D.
E2		B	7' - 0"	4' - 0"	0' - 1 3/4"	SC	PT-1	HM	PT-1		08		2/A501	1/A501	8/A501	VERIFY (E) FLOOR FINISH AND PROVIDE TRANSITION STRIP AS REQ'D.
E3	HALLWAY	C	7' - 10"	5' - 6"	0' - 1 3/4"	SC	PT-1	HM	PT-1		08		2/A501	1/A501	7/A501	VERIFY (E) FLOOR FINISH AND PROVIDE TRANSITION STRIP AS REQ'D.
JAN	JAN	C	7' - 10"	3' - 0"	0' - 1 3/4"	SC	PT	HM	PT		03		2/A501	1/A501	8/A501	
M01	MEN	A	7' - 10"	3' - 0"	0' - 1 3/4"	WD/GL	PLAM-1 / GL-3	AL	BLK ANOD		09		2/A501	1/A501	11/A501	STC 30 MINIMUM RATING. MARBLE THRESHOLD
M02	MEN	D	6' - 0"	2' - 6"	0' - 0 1/2"	GL	GL	-	-		GL-01		-	12/A501		
ST01	STAIR	B	7' - 0"	3' - 0"	0' - 1 3/4"	(E)	PT-1	(E)	PT-1	20 MIN	01	FIRE EXIT HARDWARE	(E)	(E)		(E) DOOR FRAME AND DOOR WITH NEW HARDWARE AND NEW FINISHES
ST03	STAIR	B	7' - 0"	3' - 0"	0' - 1 3/4"	(E)	PT-1	(E)	PT-1	1 HR	01	FIRE EXIT HARDWARE	(E)	(E)		(E) DOOR FRAME AND DOOR WITH NEW HARDWARE AND NEW FINISHES
W01	WOMEN	A	7' - 10"	3' - 0"	0' - 1 3/4"	WD/GL	PLAM-1 / GL-3	AL	BLK ANOD		09		2/A501	1/A501	11/A501	STC 30 MINIMUM RATING. MARBLE THRESHOLD
W02	WOMEN	D	6' - 0"	2' -6"	0' - 0 1/2"	GL	GL	-	-		GL-01		-	12/A501		



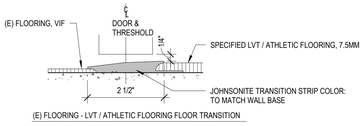
11 THRESHOLD - CONCRETE-TILE
6" = 1'-0"



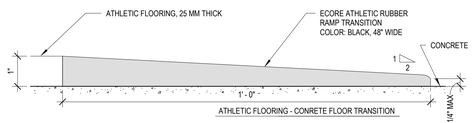
10 THRESHOLD - ATHLETIC FLOORING-CONCRETE
6" = 1'-0"



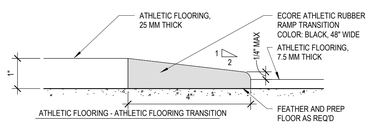
9 THRESHOLD - CONCRETE-LVT/ATHLETIC FLOORING
6" = 1'-0"



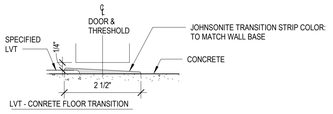
8 THRESHOLD - EXIST. FLOORING-LVT/ATHLETIC FLOORING
6" = 1'-0"



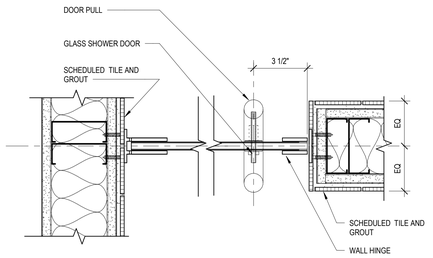
5 TRANSITION - ATHLETIC FLOORING-CONCRETE
6" = 1'-0"



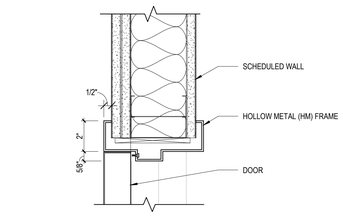
6 TRANSITION - ATHLETIC-ATHLETIC FLOORING
6" = 1'-0"



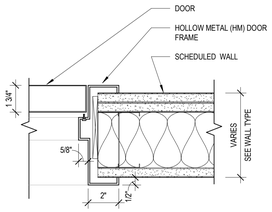
7 THRESHOLD - LVT-CONCRETE
6" = 1'-0"



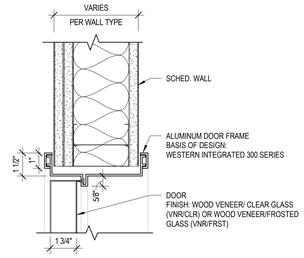
12 DOOR JAMB - SHOWER DOOR
3" = 1'-0"



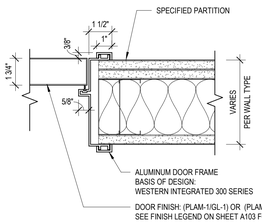
4 DOOR HEAD - HM DOOR FRAME
3" = 1'-0"



3 DOOR JAMB - HM DOOR FRAME
3" = 1'-0"

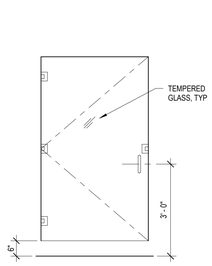


2 DOOR HEAD - ALUM FRAME
3" = 1'-0"



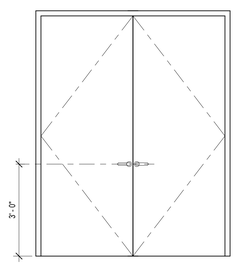
1 DOOR JAMB - ALUM FRAME
3" = 1'-0"

DOOR TYPE



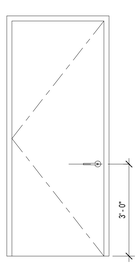
D

NOTE:
1. FRAMELESS TEMPERED CLEAR GLASS HINGED SHOWER DOOR



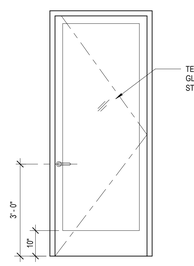
C

NOTE:
1. HOLLOW METAL FRAME, PAINTED
2. SOLID CORE DOOR, PAINTED



B

NOTE:
1. HOLLOW METAL FRAME, PAINTED
2. SOLID CORE DOOR, PAINTED



A

NOTE:
1. ALUM. FRAME, FINISH BLACK ANODIZE
2. SOLID CORE DOOR WITH WOOD LAMINATE / CLEAR TEMPERED GLASS
3. AUTOMATIC DOOR BOTTOM PER ACOUSTICAL REPORT

DOOR NOTES

DOORS AND FRAMES

1. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL REQUIRED FRAMES AND ASSEMBLIES AS SHOWN ON STRUERE DRAWINGS UNLESS OTHERWISE NOTED. COORDINATE OVERALL DOOR FRAME DEPTHS WITH WALL TYPES. DOOR AND FRAME ASSEMBLY DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION AND INSTALLATION.
2. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL DOORS AS SPECIFIED ON STRUERE DRAWINGS UNLESS OTHERWISE NOTED.
3. DETAILED DOOR SCHEDULES SHALL BE SUBMITTED TO STRUERE FOR REVIEW, AND FABRICATION OF DOORS AND FRAMES SHALL NOT BE COMMENCED UNTIL SUCH REVIEW HAS BEEN RETURNED.
4. ALL REQUIRED EXIT DOORWAYS SHALL HAVE A MINIMUM 32" CLEAR OPENING WITH THE DOOR AT 90 DEGREES TO THE CLOSED POSITION. DOORWAYS SHALL BE NOT LESS THAN 36" IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. (CBC 1010.1.1)
5. SEE SHEET A302 FOR REQUIREMENTS OF DOORS, WINDOWS, AND HARDWARE, I.E. DOOR SCHEDULE, HARDWARE SCHEDULE AND DOOR AND WINDOW DETAILS.
6. TYPICAL DOOR/FRAME CONVENTIONS ARE AS FOLLOWS:
   A. DIMENSIONS TO EDGE OF DOOR LOCATING DOOR OPENINGS ARE TO INSIDE FACE OF JAMB, UNLESS OTHERWISE NOTED.
   B. DOOR OPENINGS ARE TO BE LOCATED SO THAT INSIDE FACE OF BUTT SIDE JAMB IS 4" FROM FACE OF PERPENDICULAR WALL AT CORNER, ALLOWING FOR A 90 DEGREE SWING TYPICAL, UNLESS OTHERWISE NOTED.
   C. SEE SHEET A-2.0 FOR SPECIFIC DOOR REQUIREMENTS.
7. UNDERCUT BUILDING STANDARD INTERIOR DOORS AS REQUIRED TO CLEAR FINISHED FLOOR BY 1/4". ALL RATED DOORS SHALL BE ORDERED SO AS TO CLEAR THE FINISHED FLOOR BY 1/4", UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL UNDERCUT ALL NEW AND EXISTING DOORS AS REQUIRED TO ACCOMMODATE ALL FLOOR COVERINGS. VERIFY EXACT THICKNESS OF ALL NEW FLOOR COVERING WITH STRUERE PRIOR TO UNDERCUTTING OF DOORS.
8. ANY GLAZING ON OR WITHIN 24" OF A DOOR SHALL BE TEMPERED.
9. EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING ANY HAZARDOUS AREA, ELECTRICAL ROOMS WITH 800A EQUIPMENT, OR WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE.
10. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. (2025 CBC 1010.1.9.1).
    A. EXCEPTION: THIS REQUIREMENT SHALL NOT APPLY TO EXTERIOR EXIT DOORS IN A GROUP "B" OCCUPANCY IF THERE IS A VISIBLE, DURABLE SIGN ON OR ADJACENT TO THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS". THE LETTERS SHALL BE NOT LESS THAN 1 INCH HIGH ON A CONTRASTING BACKGROUND. THE LOCKING DEVICE MUST BE A TYPE THAT WILL BE READILY DISTINGUISHABLE AS LOCKED.

DOOR HARDWARE

1. THE CONTRACTOR SHALL DEVELOP AND SUBMIT STRUERE FOR APPROOVAL FULL AND COMPLETE SCHEDULE OF FINISH HARDWARE, INDICATING THE QUANTITY, PART NUMBER, INSTALLATION, LOCATION AND FINISH OF EACH ITEM AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION.
2. DETAILED HARDWARE SCHEDULES SHALL BE SUBMITTED TO STRUERE FOR REVIEW. HARDWARE ORDER SHALL NOT COMMENCE UNTIL SUCH REVIEW HAS BEEN RETURNED AND ACCEPTED OR ACCEPTED WITH MARKINGS.
3. ALL LOCK SETS SHALL BE CODED AND/OR KEYED IN ACCORDANCE WITH THE BUILDING STANDARD REQUIREMENTS. CODES AND/OR KEYS ARE TO BE DELIVERED TO OWNER PROPERLY TESTED AND/OR TAGGED. THE NUMBER OF MASTER AND PASS KEYS SHALL BE COORDINATED WITH OWNER. BUILDING MASTER KEYS SHALL BE MARKED "DO NOT DUPLICATE".
4. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS, SUCH PULL/PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF THE SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARD. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE AUTHORITY HAVING JURISDICTION, BUT IN ALL CASES SHALL NOT EXCEED 15 POUNDS.
5. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN THE PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP OR PINCH THE OPENING HARDWARE.
6. ALL MANUALLY OPERATED EDGE OR SURFACE-MOUNTED FLUSH BOLTS ARE PROHIBITED ON EXIT DOORS. WHEN EXIT DOORS ARE USED IN PAIRS AND APPROVED AUTOMATIC FLUSH BOLTS ARE USED, THE DOOR LEAF HAVING THE AUTOMATIC FLUSH BOLTS SHALL HAVE NO DOOR KNOB OR SURFACE-MOUNTED HARDWARE. THE UNLATCHING OF ANY LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.
7. ALL EXIT DOOR HARDWARE SHALL BE OF AN APPROVED TYPE AND TESTED IN ACCORDANCE WITH PROCEDURES ESTABLISHED BY SFM 33.2 AND SFM 33.3 AS SHOWN IN CHAPTER 2-60 OF TITLE 24.
8. ALL THRESHOLDS SHALL NOT EXCEED 1/2" CHANGE IN ELEVATION WITH A 1:2 BEVEL. (CBC 118-303)
9. PANIC HARDWARE, WHEN INSTALLED, SHALL COMPLY WITH ALL APPLICABLE BUILDING CODE REQUIREMENTS. THE ACTIVATING MEMBER SHALL BE MOUNTED AT A HEIGHT OF NOT LESS THAN 34 INCHES NOR MORE THAN 44 INCHES ABOVE THE FLOOR. THE UNLATCHING FORCE SHALL NOT EXCEED 15 POUNDS WHEN APPLIED IN THE DIRECTION OF EXIT TRAVEL.
10. CONTRACTOR TO PREP, REWORK, AND DRILL DOORS TO RECEIVE SECURITY HARDWARE WHEN APPLICABLE. SUCH WORK SHALL BE PREFORMED BY PROPERLY LICENSED SUB CONTRACTOR.

ACCESSIBILITY NOTES

1. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
2. MANUALLY OPERATED EDGE OR SURFACE-MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED. WHEN EXIT DOORS ARE USED IN PAIRS AND APPROVED AUTOMATIC FLUSH BOLTS ARE USED, THE DOOR LEAF HAVING THE AUTOMATIC FLUSH BOLTS SHALL HAVE NO DOORKNOB OR SURFACE-MOUNTED HARDWARE. THE UNLATCHING OF ANY LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.
3. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION.
4. HAND ACTIVATED DOOR OPENING HARDWARE TO BE MOUNTED 30" TO 44" ABOVE THE FLOOR AND BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR AND INTERIOR DOORS.
5. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MAXIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.
6. THE BOTTOM 10" OF ALL DOORS (EXCEPT SLIDING AND AUTOMATIC) SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
7. ONE DOOR OF A PAIR OF DOORS SHALL MEET THE MINIMUM WIDTH REQUIREMENTS.
8. LANDINGS OR FLOOR LEVEL AT DOORS SHALL NOT BE MORE THAN 1/2-INCH BELOW THE THRESHOLD. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4-INCH AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL. (CBC 2025 11B-404.2.5)
9. ALL REQUIRED EXIT DOORWAYS SHALL HAVE A MINIMUM 32" CLEAR OPENING WITH THE DOOR AT 90 DEGREE TO THE CLOSED POSITION.
10. ALL EMPLOYEE AREAS SHALL BE PROVIDED WITH A 36" WIDE PATH OF TRAVEL AND GATE TO REAR OF COUNTER SHALL PROVIDE 32" CLEAR OPENING
11. THERE SHALL BE A LEVEL AND CLEAR FLOOR OR LANDING ON EACH SIDE OF EXIT DOOR. THE LENGTH OF LEVEL AREA IN THE DIRECTION OF DOOR SWING SHALL BE 60" AND 44" IN THE OPPOSITE DIRECTION.
12. THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR AND 18" PAST THE STRIKE FOR INTERIOR DOORS.

DOOR NOTES

GROUP 01: AT STAIR DOORS
- 4 EA HINGE
- 1 EA FIRE EXIT HARDWARE
- 1 EA SURFACE CLOSER
- 1 EA SURFACE CLOSER
- 1 EA KICK PLATE
- 1 EA WALL/FLOOR STOP
- 1 EA GASKETING
- 1 EA DOOR BOTTOM
- 1 EA THRESHOLD

GROUP 02: AT RESTROOMS (307)
- 4 EA HINGE
- 1 EA ENTRANCE/OFFICE LOCK W/OUTSIDE INDICATOR
- 1 EA SFIC CORE
- 1 EA KICK PLATE
- 1 EA WALL/FLOOR STOP
- 1 EA GASKETING

GROUP 03: AT SERVER RM
- 4 EA HINGE
- 1 EA STOREROOM LOCK
- 1 EA SFIC CORE
- 1 EA SURFACE CLOSER
- 1 EA KICK PLATE
- 1 EA GASKETING

GROUP 04: ELEC AND JAN
- 4 EA HINGE
- 1 EA STOREROOM LOCK
- 1 EA SFIC CORE
- 1 EA OH STOP & HOLDER
- 1 EA KICK PLATE
- 1 EA MOP PLATE
- 1 EA GASKETING

GROUP 05: EXERCISE ROOMS
- 4 EA HINGE
- 1 EA CLASSROOM LOCK
- 1 EA SFIC CORE
- 1 EA KICK PLATE
- 1 EA WALL/FLOOR STOP
- 1 EA GASKETING
- 1 EA DOOR BOTTOM
- 1 EA THRESHOLD

GROUP 06: AT STORAGE(YOGA)
- 4 EA HINGE
- 1 EA CLASSROOM LOCK
- 1 EA SFIC CORE
- 1 EA OH STOP & HOLDER
- 1 EA KICK PLATE
- 1 EA GASKETING

GROUP 07: SILVERS
- 1 EA PIVOT SET
- 2 EA INTERMEDIATE PIVOT
- 1 EA CLASSROOM LOCK
- 1 EA SFIC CORE
- 1 EA WALL / FLOOR STOP
- 1 EA GASKET AND SEAL
- 1 EA DOOR BOTTOM
- 1 EA THRESHOLD

GROUP 08: AT ELEC. ROOMS
- 8 EA HINGE
- 1 EA CONST LATCHING BOLT
- 1 EA DUST PROOF STRIKE
- 1 EA STOREROOM LOCK
- 1 EA SFIC CORE
- 1 EA COORDINATOR
- 2 EA SURFACE CLOSER
- 2 EA KICK PLATE
- 1 EA GASKETING
- 1 EA ASTRAGAL

GROUP 09: RESTROOM DOORS
- 4 EA HINGE
- 1 EA CLASSROOM DEAD LOCK W/ INSIDE INDICATOR
- 1 EA SFIC CORE
- 1 EA PUSH PLATE
- 1 EA PULL PLATE
- 1 EA SURFACE CLOSER
- 1 EA KICK PLATE
- 1 EA MOP PLATE
- 1 EA WALL/FLOOR STOP
- 1 EA GASKETING
- 1 EA MARBLE THRESHOLD

GROUP 10: AT ASSESSMENT
- 4 EA HINGE
- 1 EA PRIVACY LOCK W/OUTSIDE INDICATOR
- 1 EA SURFACE CLOSER
- 1 EA KICK PLATE
- 1 EA MOP PLATE
- 1 EA WALL/FLOOR STOP
- 1 EA GASKETING
- 1 EA COAT AND HAT HOOK

GROUP GL-01: SHOWER DOORS
- 3 EA HINGES
- 1 EA DOOR LOCK W/ INDICATOR AND WALL MOUNTED STRIKE
- 1 EA TUBULAR PULL BTB
- 1 EA SHOWER GLASS DOOR C/W HARDWARE

GROUP SL-01: SLIDING DOOR
- 1 EA SLIDING DOOR, FRAME C/W HARDWARE

HARDWARE NOTES:
1. ALL EGRESS DOORS SHALL PROVIDE FREE ACCESS TO EGRESS AT ALL TIMES.

PRODUCT ALTERNATIVES:
1. HEAD AND JAMB SEALS: NATIONAL GUARD 5075C, PEMKO S88, PEMKO 355 CS, REESE 797, ZERO 40 & 41.
2. AUTOMATIC DOOR BOTTOM: NATIONAL GUARD 420, PEMKO 434A, REESE 372, ZERO 367A.

STRUERE
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TELEPHONE (310) 748-7649
E-MAIL HRAZTAN@STRUERE.COM
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LICENSED ARCHITECT HRAZTAN ZEITLIAN 28719 RENEWAL DATE: 04/30/27 STATE OF CALIFORNIA

BCHD Beach Cities Health District — A Public Agency

TOP FLOOR

510 N PROSPECT AVE
REDONDO BEACH, CA 90277

BCHD - CENTER FOR HEALTH & FITNESS

ISSUE DESCRIPTION

1	DESIGN DEVELOPEMENT	11.14.2025
3	ISSUE FOR PLAN CHECK	01.30.2026
4	ISSUE FOR BID	03.13.2026
5	ISSUE FOR BACK CHECK	03.13.2026

SHEET TITLE

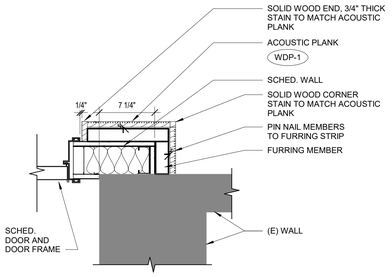
DOOR SCHEDULE & DETAILS

SHEET NUMBER

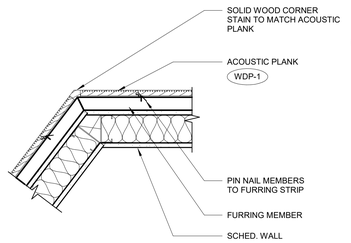
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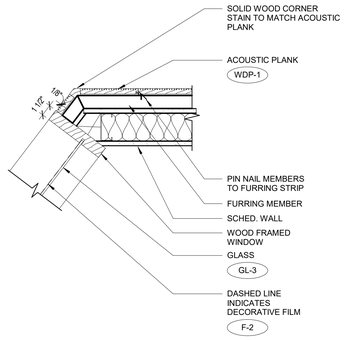
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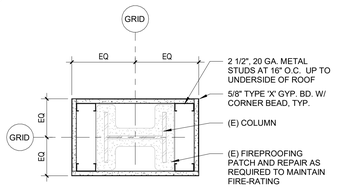
16 WOOD WALL NEAR DOOR
1 1/2" = 1'-0"



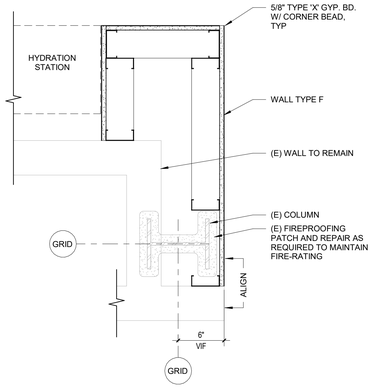
15 WOOD WALL BELOW/ABOVE WINDOW
1 1/2" = 1'-0"



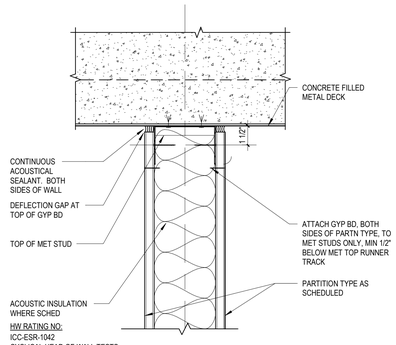
14 WOOD WALL AT WINDOW
1 1/2" = 1'-0"



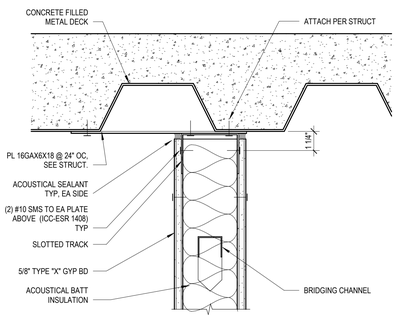
13 GYP BD COLUMN FURRING - WF MIN DIM
1 1/2" = 1'-0"



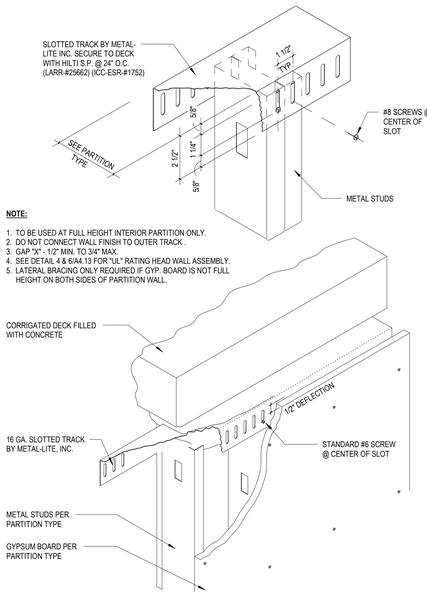
12 GYP BD COLUMN FURRING - WF Copy 1
1 1/2" = 1'-0"



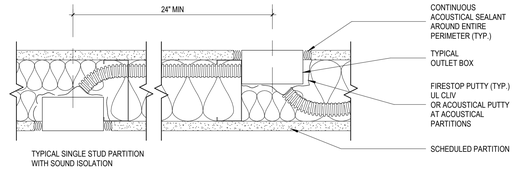
11 PARTITION TOP CONNECTION@ CONC
3" = 1'-0"



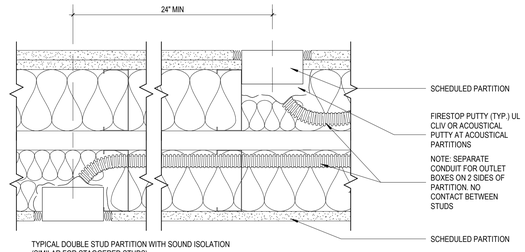
PARALLEL TO DECK



4 SLIP TRACK DETAIL
3" = 1'-0"



TYPICAL SINGLE STUD PARTITION WITH SOUND ISOLATION

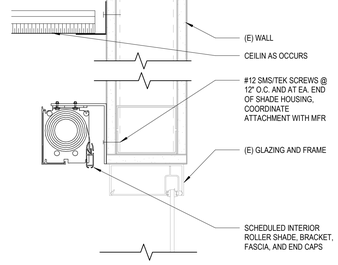


TYPICAL DOUBLE STUD PARTITION WITH SOUND ISOLATION (SIMILAR FOR STAGGERED STUDS)

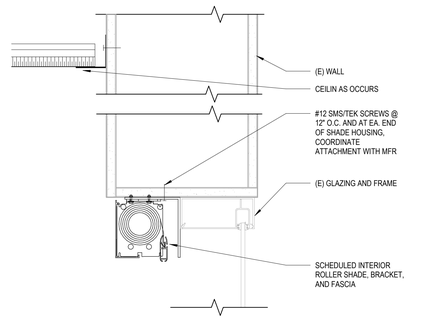
NOTES:
1. PLACE OUTLET BOXES IN SEPERATE STUD SPACES.
2. BACK-TO-BACK OUTLETS NOT PERMITTED.
3. PLUG ALL UNUSED KNOCK-OUTS IN OUTLET BOXES WITH KNOCK-OUT CAPS.
4. PROVIDE BACKING OUTLET BOX PADS. PROVIDE UL CLIV FIRESTOP PUTTY AT RATED WALL.
5. DEPTH OF OUTLET BOX MUST BE COMPATIBLE WITH STUD SIZE IN ORDER TO ACCOMODATE BOX PAD.
6. ACOUSTICAL BOX PAD REQUIREMENT APPLIES TO ALL PARTITIONS WITH ACOUSTICAL INSULATION.
7. ACOUSTICAL SEALANT SHALL BE UL LISTED WITH "L" RATING.

APPLIES TO POWER, PHONE, COMMUNICATIONS, ETC.

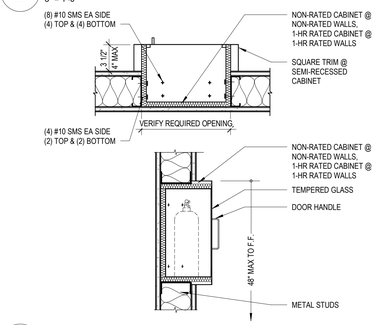
6 OUTLET BOX DETAIL
3" = 1'-0"



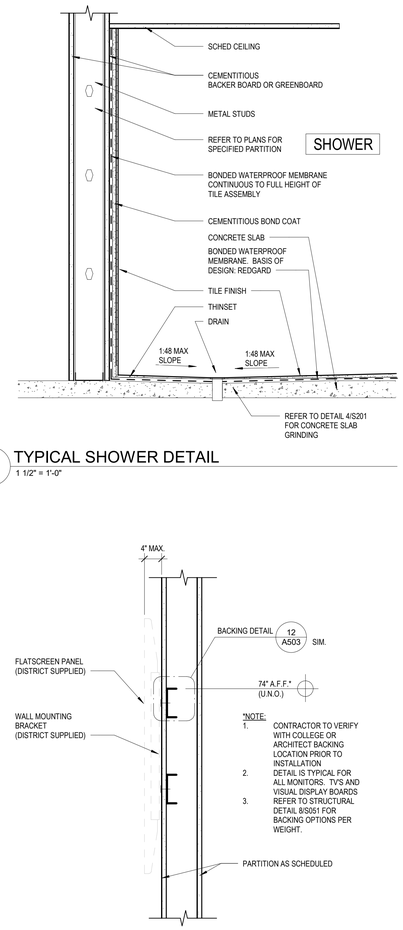
3 INTERIOR SHADE ABOVE WINDOW FRAME
3" = 1'-0"



2 INTERIOR SHADE AT WINDOW FRAME
3" = 1'-0"

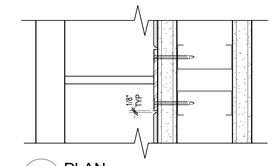


1 FIRE EXTINGUISHER CAB - SEMI-RECESSED
1 1/2" = 1'-0"

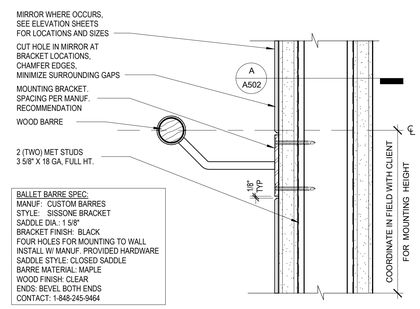


9 TYPICAL SHOWER DETAIL
1 1/2" = 1'-0"

8 FLAT SCREEN PANEL MOUNT
1 1/2" = 1'-0"



A PLAN
3" = 1'-0"



5 BALLET BARRE AT WALL
3" = 1'-0"

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SHEET TITLE

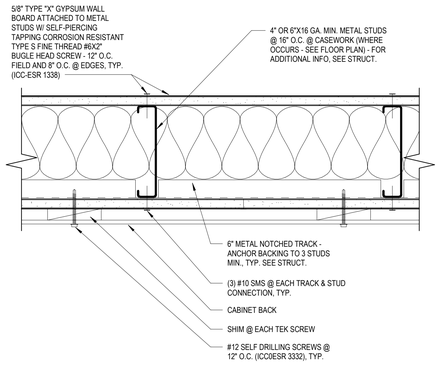
DETAILS

SHEET NUMBER

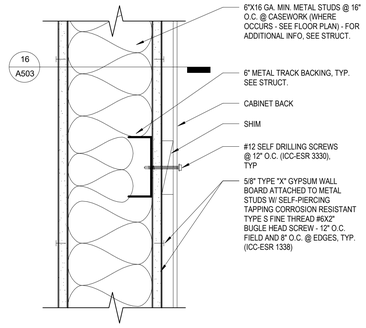
A502

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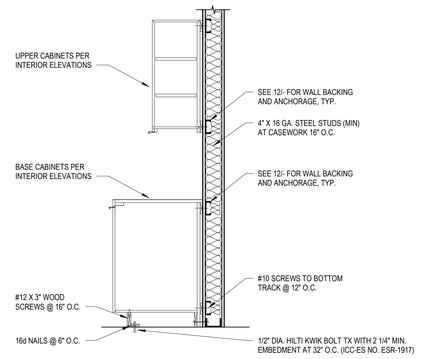
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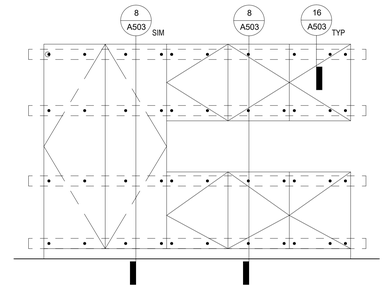
16 BACKING PLAN @ METAL STUDS
3" = 1'-0"



12 BACKING SECTION - METAL STUDS
3" = 1'-0"

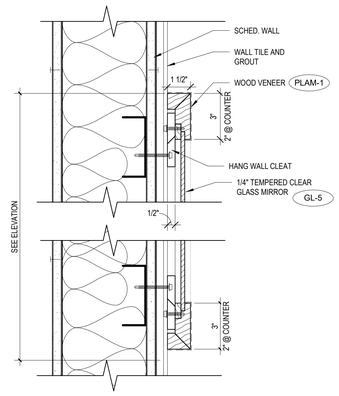


8 TYPICAL CASEWORK ANCHORAGE
3/4" = 1'-0"

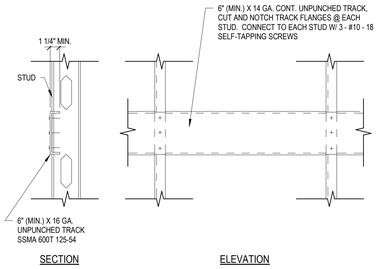


1. #12 TEK SCREWS AT METAL STUDS), SPACE ANCHORS AT 12" O.C., W / MINIMUM OF ONE SCREW @ EA. TOP & BOTT. CORNER OF EACH CABINET UNIT.
2. SEE INTERIOR ELEVATIONS AND FLOOR PLANS FOR CABINET CONFIGURATION AND DIMENSIONS.
3. STUDS OF WALLS BACKING CABINETS SHALL RUN FROM SLAB TO STRUCTURE ABOVE.

4 BACKING AND ANCHORAGE DETAIL
1 1/2" = 1'-0"

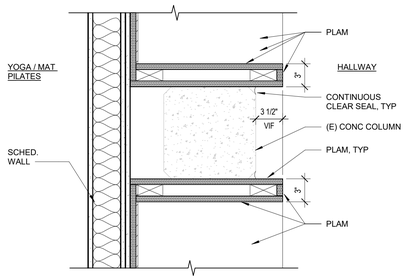


15 WOOD FRAMED MIRROR DETAIL
3" = 1'-0"

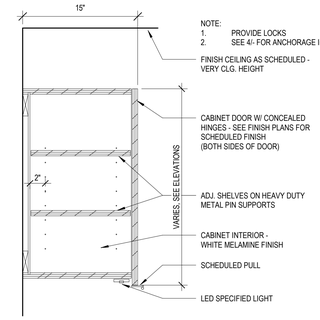


NOTE: DO NOT CUT WALL STUDS

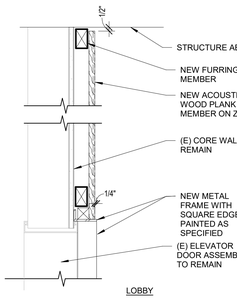
11 BACKING PLATE DETAIL
1 1/2" = 1'-0"



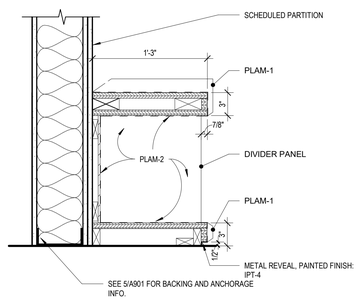
7 CUBBIE AT COLUMN-PLAN
1 1/2" = 1'-0"



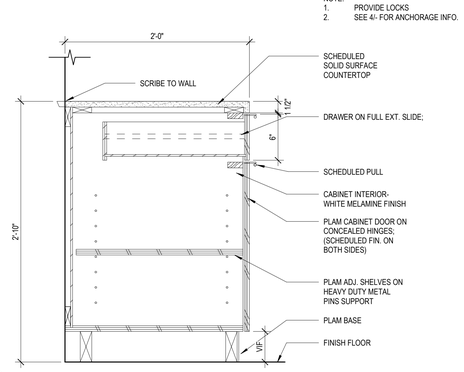
3 UPPER CABINET
1 1/2" = 1'-0"



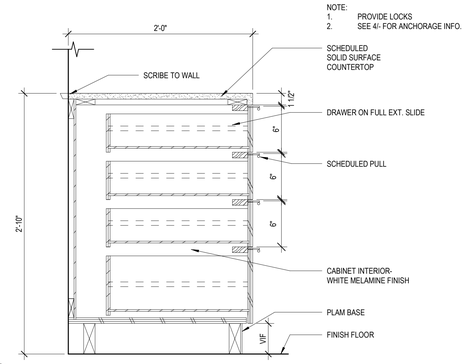
14 ELEVATOR HEAD AT WOOD PANEL
1 1/2" = 1'-0"



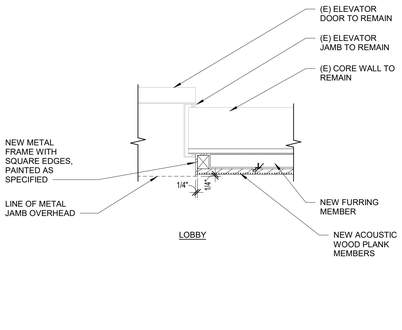
10 BASE CABINET AT CUBBIES
1 1/2" = 1'-0"



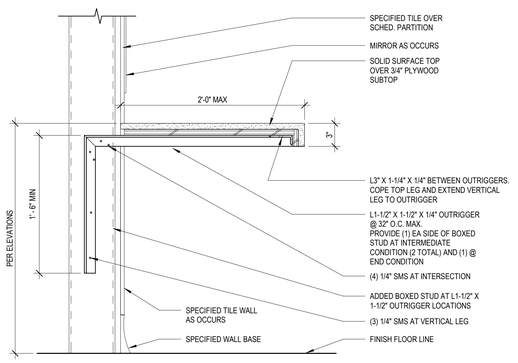
6 BASE CABINET WITH DRAWER AND DOOR
1 1/2" = 1'-0"



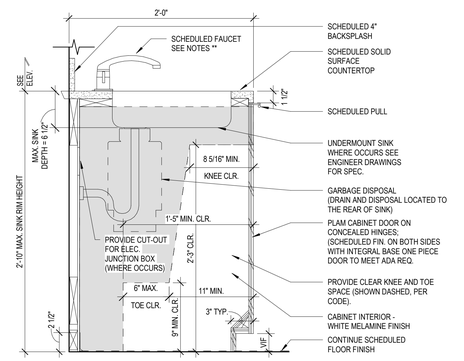
2 BASE CABINET WITH 4 DRAWERS
1 1/2" = 1'-0"



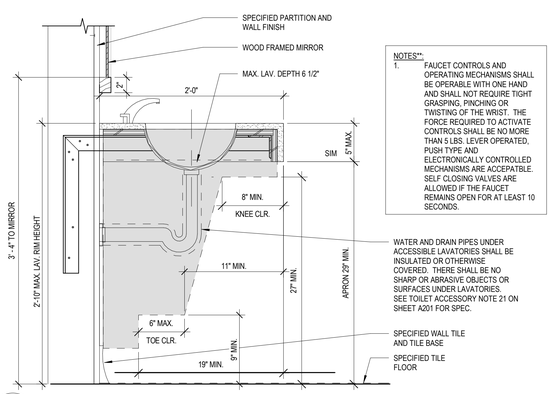
13 ELEVATOR JAMB AT WOOD PANEL
1 1/2" = 1'-0"



9 COUNTER TOP
1 1/2" = 1'-0"



5 BASE CABINET AT ACCESSIBLE SINK
1 1/2" = 1'-0"



NOTES**:
1. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO MORE THAN 5 LBS. LEVER OPERATED, PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE ACCEPATBLE. SELF CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE OBJECTS OR SURFACES UNDER LAVATORIES. SEE TOILET ACCESSORY NOTE 21 ON SHEET A201 FOR SPEC.

1 COUNTER AT RESTROOMS - LAVATORY
1 1/2" = 1'-0"

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RENEWAL DATE: 04/30/27
STATE OF CALIFORNIA

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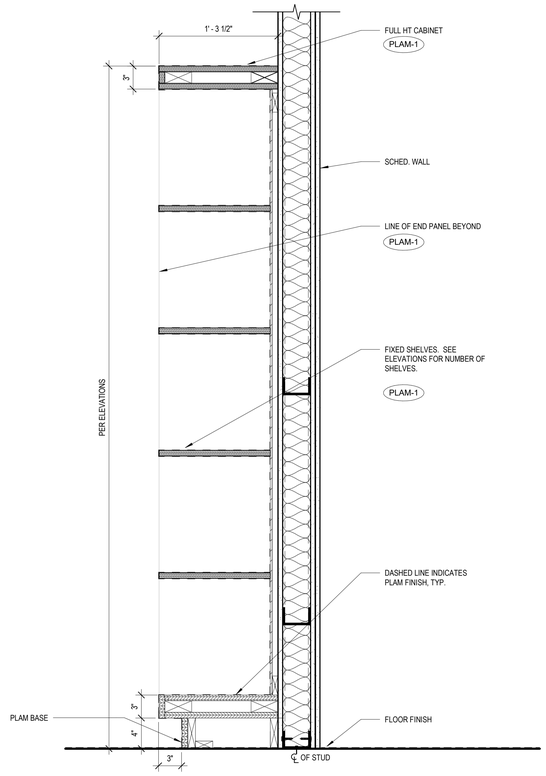
DETAILS - MILLWORK

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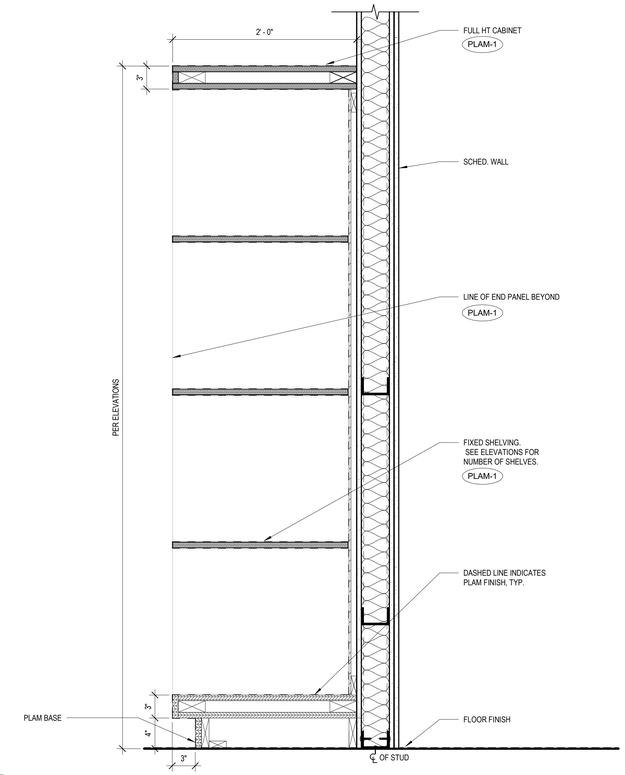
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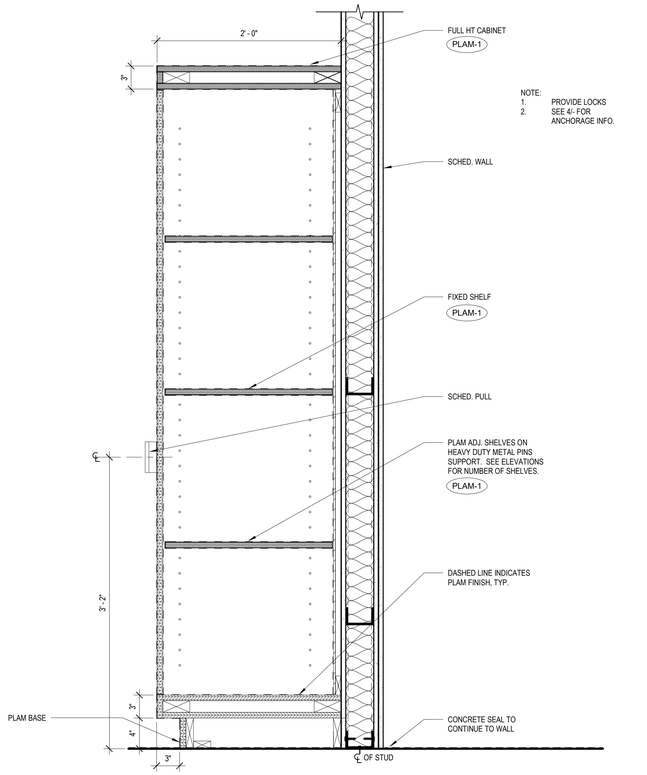
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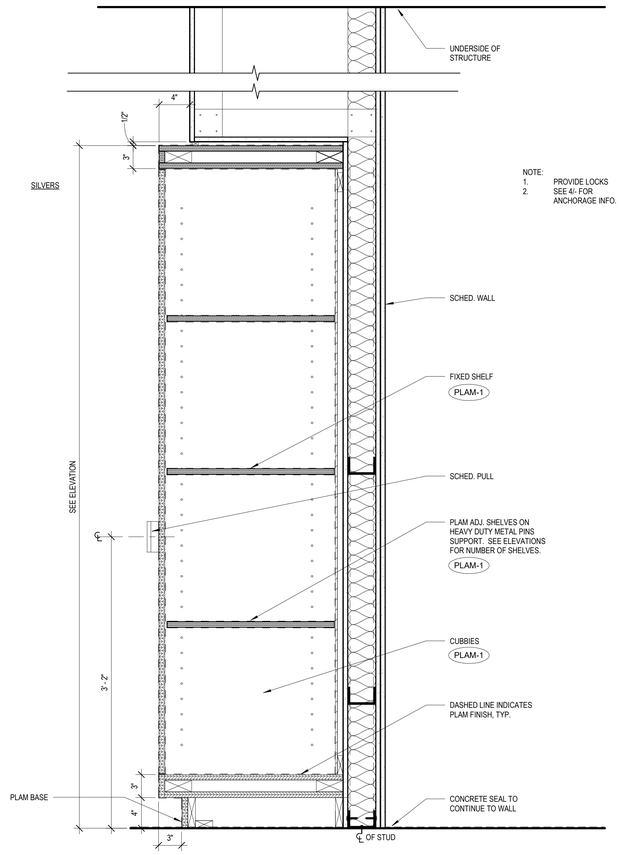
6 FULL HEIGHT CABINET W/FIXED SHELVES
1 1/2" = 1'-0"



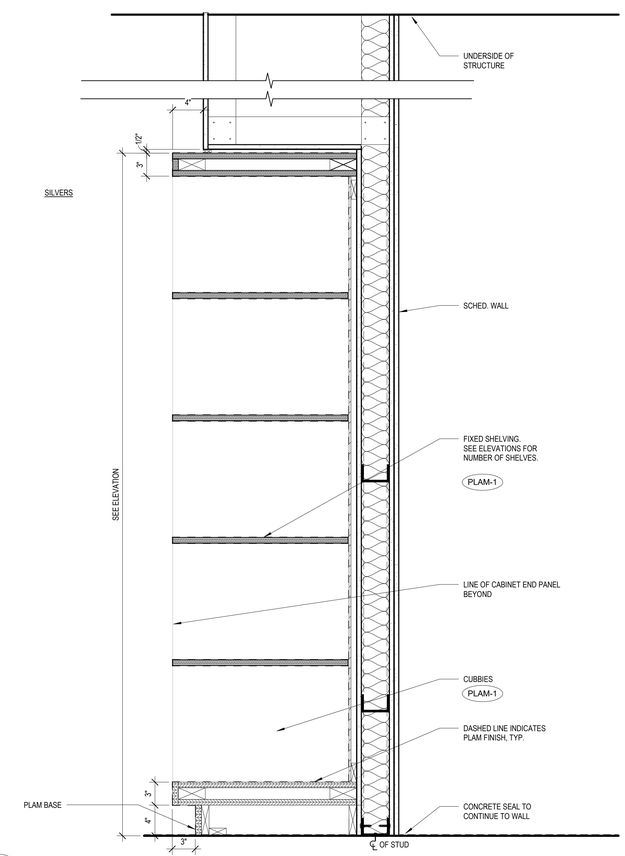
4 FULL HEIGHT CABINET
1 1/2" = 1'-0"



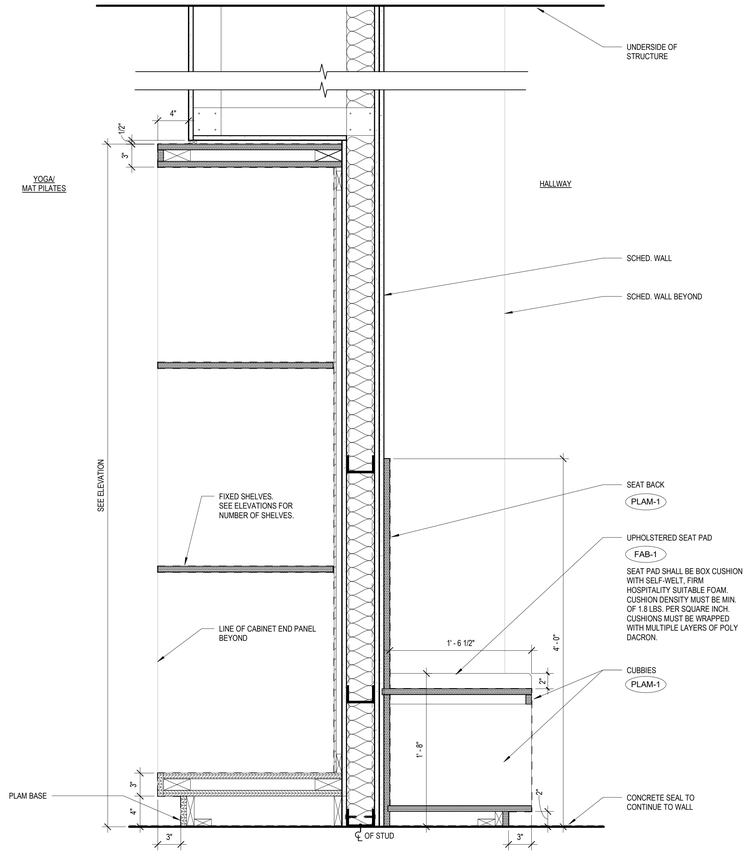
2 FULL HEIGHT CABINET W/DOOR
1 1/2" = 1'-0"



5 FULL HEIGHT CABINET AT SOFFIT
1 1/2" = 1'-0"



3 FULL HEIGHT CUBBIES
1 1/2" = 1'-0"



1 CUBBIES/SEATING AT CORRIDOR
1 1/2" = 1'-0"

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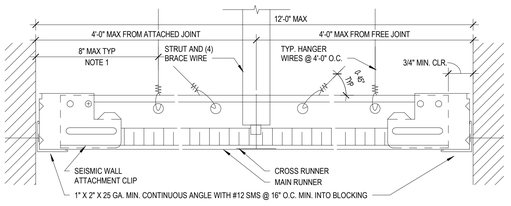
DETAILS - MILLWORK

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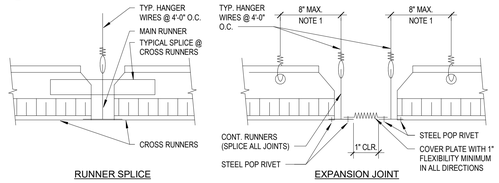
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ATTACHED JOINT EXITWAY CORRIDOR FREE JOINT

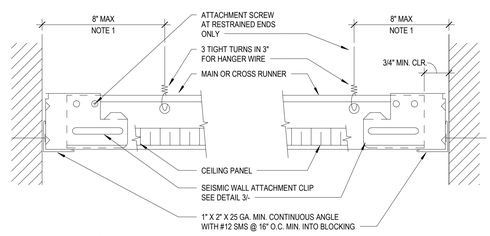
B EXIT CORRIDOR



RUNNER SPLICE EXPANSION JOINT

A EXPANSION JOINT

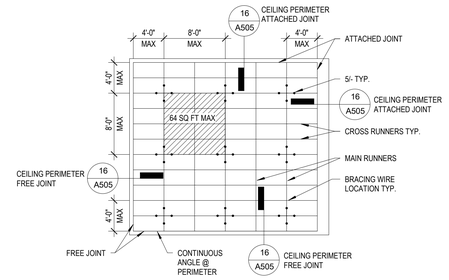
16 CEILING PERIMETER JOINTS
3" = 1'-0"



ATTACHED JOINT FREE JOINT

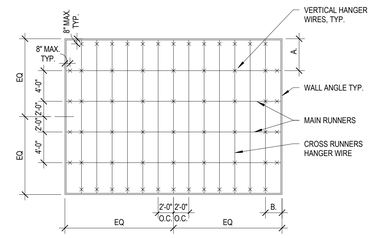
C CEILING PERIMETER

NOTES:
1. PROVIDE #12 GAUGE HANGER WIRES AT THE ENDS OF ALL MAIN AND CROSS RUNNERS WITHIN 8" OF THE SUPPORT OR WITHIN 1/4 OF THE LENGTH OF THE END TEE, WHICHEVER IS LESS, FOR THE PERIMETER OF THE CEILING AREA. PERIMETER WIRES ARE NOT REQUIRED WHEN THE LENGTH OF THE END TEE IS 8' OR LESS.



NOTE:
BRACING WIRES AND COMP. STRUT SHALL OCCUR AT EVERY 64 SQ. FT. MAX. IN ROOMS OVER 144 SQ. FT.

8 TYPICAL LATERAL BRACING PLAN
1/8" = 1'-0"

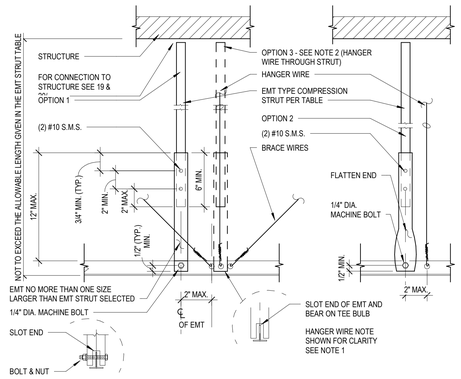


A=47 1/2" OR LESS TO ACCOMMODATE STANDARD GRID AND CEILING BOARD.

B=24" OR LESS TO ACCOMMODATE STANDARD CEILING BOARD.

NOTES:
1. ALL COMPONENTS OF CEILING GRID TO BE CLASSIFIED 'HEAVY DUTY'
2. SEE DETAILS 4, 5, 10, THIS SHEET.

4 TYPICAL HANGER SUPPORT
1/8" = 1'-0"

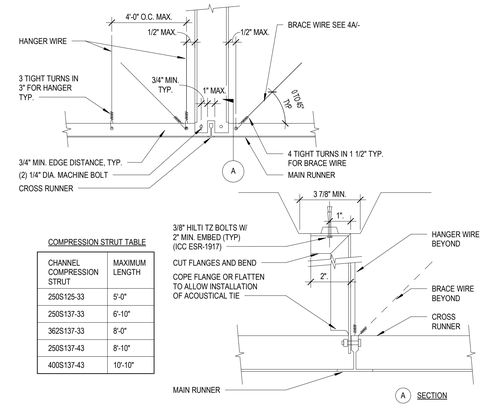


CHANNEL COMPRESSION STRUT TABLE

EMT COMPRESSION STRUT	MAXIMUM LENGTH
1/2" DIAMETER EMT (0.042" WALL THICKNESS)	3'-11"
3/4" DIAMETER EMT (0.049" WALL THICKNESS)	6'-4"
1" DIAMETER EMT (0.057" WALL THICKNESS)	9'-9"
1 1/4" DIAMETER EMT (0.065" WALL THICKNESS)	12'-9"
1 1/2" DIAMETER EMT (0.065" WALL THICKNESS)	14'-9"
2" DIAMETER EMT (0.065" WALL THICKNESS)	18'-10"

NOTES:
1. MACHINE BOLT IS NOT REQUIRED ON OPTION 3
2. APPLICABLE TO SAWN TIMBER WITHOUT GYPSUM BOARD ONLY.
3. FOR OPTION 2, SEE OPTION 1 FOR INFORMATION NOT SHOWN.

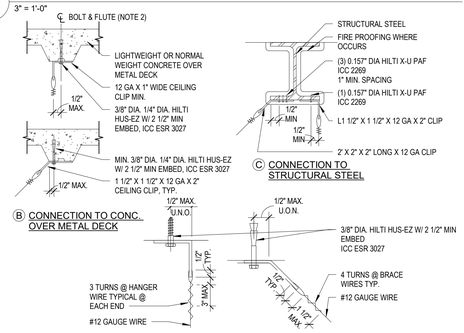
19 EMT COMPRESSION STRUT
3" = 1'-0"



COMPRESSION STRUT TABLE

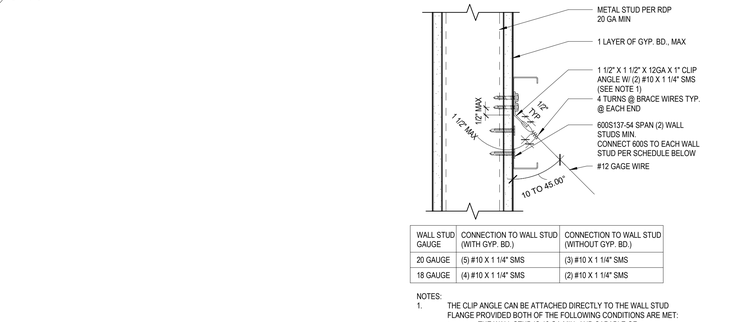
CHANNEL COMPRESSION STRUT	MAXIMUM LENGTH
250S125-33	5'-0"
250S137-33	6'-10"
362S137-33	8'-0"
250S137-43	8'-10"
400S137-43	10'-10"

11 COMPRESSION STRUT
3" = 1'-0"



A TYPICAL WIRE TURNS

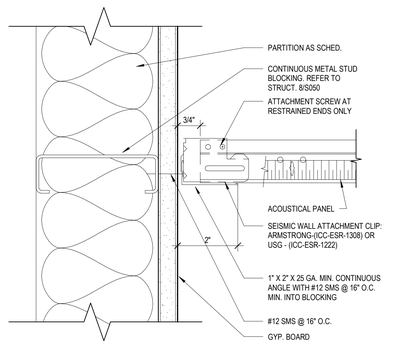
14 BRACING WIRE CONNECTIONS TO WALL
3" = 1'-0"



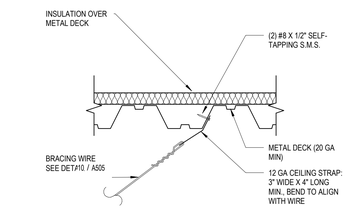
WALL STUD GAUGE	CONNECTION TO WALL STUD (WITH GYP. BD.)	CONNECTION TO WALL STUD (WITHOUT GYP. BD.)
20 GAUGE	(5) #10 X 1 1/4" SMS	(3) #10 X 1 1/4" SMS
18 GAUGE	(4) #10 X 1 1/4" SMS	(2) #10 X 1 1/4" SMS

NOTES:
1. THE CLIP ANGLE CAN BE ATTACHED DIRECTLY TO THE WALL STUD FLANGE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:
   - THE WALL STUD IS 18 GA MIN. AND CAPABLE OF SUPPORTING THE BRACE FORCE.
   - THE BRACE WIRE ALIGNS WITH THE WALL STUD WEB.

10 HANGER AND BRACING WIRE CONNECTIONS
3" = 1'-0"

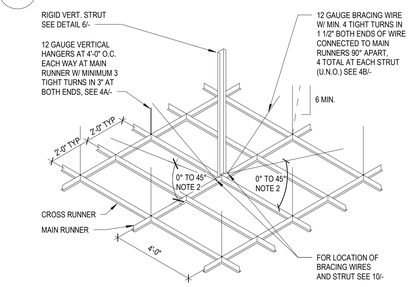


7 STRUT CONNECTION TO METAL DECK
3/4" = 1'-0"



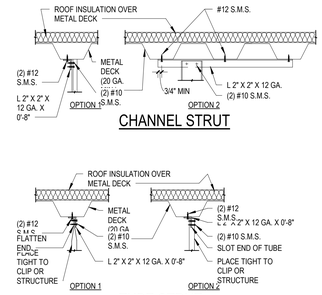
NOTES:
1. IF SELF-TAPPING SCREWS ARE USED WITH CONCRETE FILL, SET SCREWS BEFORE PLACING CONCRETE.

3 STRUT CONNECTION TO CONCRETE OVER METAL DECK
3/4" = 1'-0"



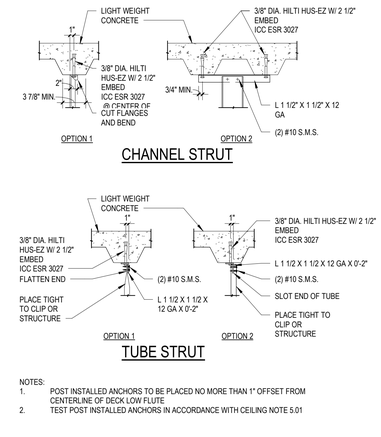
NOTES:
1. STRUTS SHALL NOT REPLACE HANGER WIRES.
2. THE MINIMUM ACCEPTABLE ANGLE IS DETERMINED SUCH THAT THE WIRES DO NOT INTERFERE WITH THE RUNNERS, LIGHT FIXTURES, ETC. AND REMAIN STRAIGHT AND UNOBSTRUCTED.

6 BRACING WIRE CONNECTION TO METAL DECK
1 1/2" = 1'-0"



TUBE STRUT

2 SUSPENSION AND BRACING ASSEMBLY
1/8" = 1'-0"

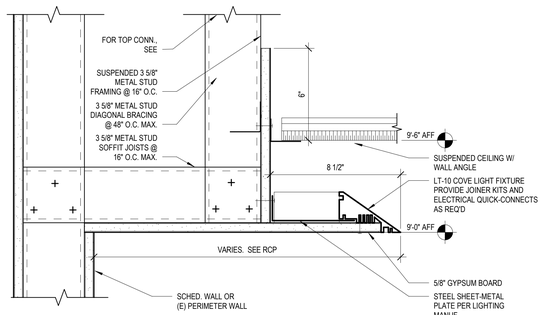


CHANNEL STRUT

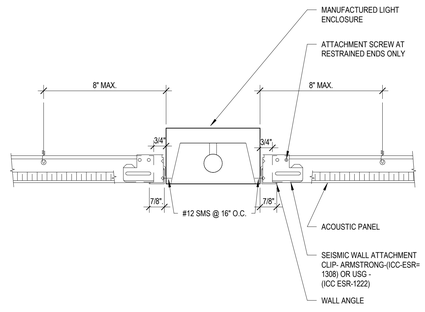
TUBE STRUT

NOTES:
1. POST INSTALLED ANCHORS TO BE PLACED NO MORE THAN 1" OFFSET FROM CENTERLINE OF DECK LOW FLUTE
2. TEST POST INSTALLED ANCHORS IN ACCORDANCE WITH CEILING NOTE 5.01

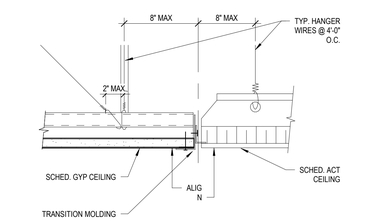
17 CEILING COVE
3" = 1'-0"



9 TYP.CEILING EDGE WITH AM7 SEISMIC CLIP
6" = 1'-0"



5 SUSPENDED CEILING EDGE @ CONT. LT. FIXT.
3" = 1'-0"



1 CLG ACT - GYP-ACT TRANSITION
3" = 1'-0"

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BCHD Beach Cities Health District A Public Agency

TOP FLOOR

510 N PROSPECT AVE
REDONDO BEACH, CA 90277

BCHD - CENTER FOR HEALTH & FITNESS

ISSUE DESCRIPTION

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SHEET TITLE

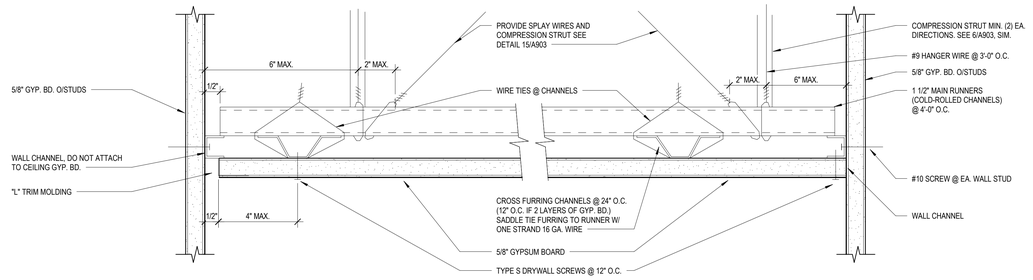
DETAILS - CEILING

SHEET NUMBER

A505

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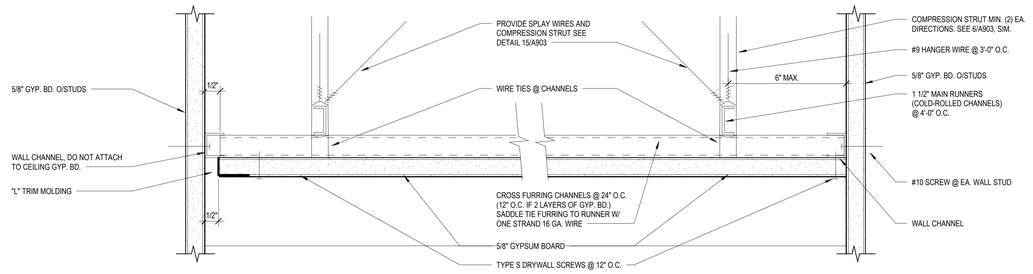
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A SLIP END ATTACHMENT

B FIXED END ATTACHMENT

STD. CHANNEL SUSPENSION



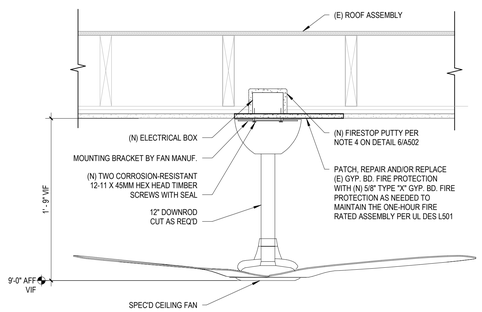
C SLIP END ATTACHMENT

D FIXED END ATTACHMENT

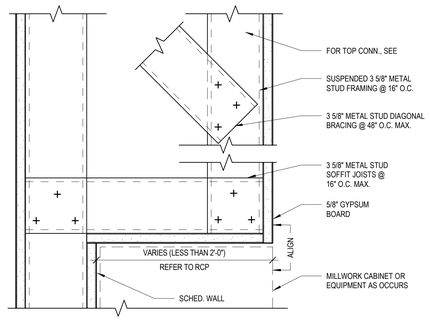
STD. CHANNEL SUSPENSION
(OPPOSITE DIRECTION)

NOTES:
1. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
2. PROVIDE FIXED END ATTACHMENT (DETAILS B, D, & F) @ NOT MORE THAN TWO ADJACENT WALLS PER ROOM, W/ SLIP END ATTACHMENT (DETAILS A, C, &E) AT ALL OPPOSITE WALLS. SEE GENERAL NOTES 5.1 (4).

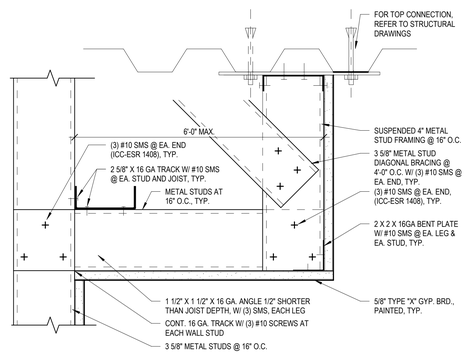
7 SUSPENDED GYPSUM BD. CEILING DETAILS
6" = 1'-0"



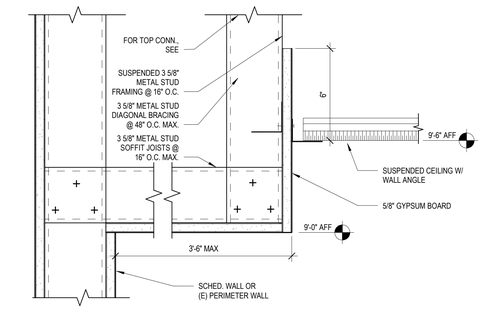
10 CEILING FAN CONNECTION
1 1/2" = 1'-0"



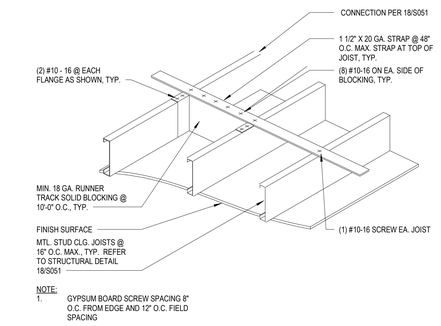
6 TYPICAL GYP SOFFIT AT MILLWORK/EQ
3" = 1'-0"



2 TYPICAL GYP SOFFIT
3" = 1'-0"

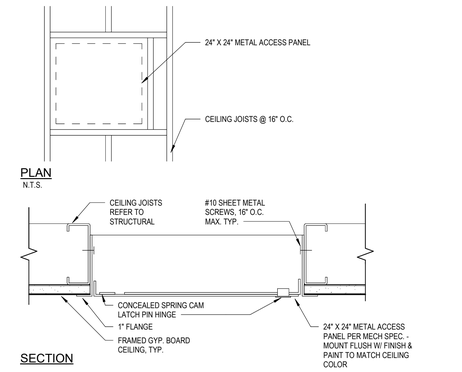


9 GYP SOFFIT AT ACT
3" = 1'-0"



NOTE:
1. GYPSUM BOARD SCREW SPACING 8" O.C. FROM EDGE AND 12" O.C. FIELD SPACING

5 CEILING JOIST BRACING
12" = 1'-0"



SECTION

1 ACCESS PANEL
3" = 1'-0"

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SHEET TITLE

DETAILS - CEILING

SHEET NUMBER

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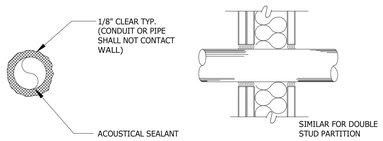
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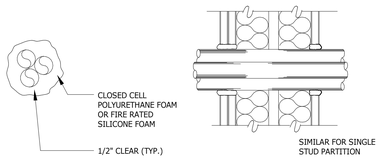
SCHEDULES OF HILTI THROUGH PENETRATION FIRESTOP SYSTEMS					
CONCRETE FLOORS			CONCRETE OR BLOCK WALLS		
TYPE OF PENETRANT	F-RATING (HR)	UL-CLASSIFIED SYSTEM	TYPE OF PENETRANT	F-RATING	UL-CLASSIFIED SYSTEM
CIRCULAR BLANK OPENINGS	1	FA 0006,CAJ 0055, CAJ 0090	CIRCULAR BLANK OPENINGS	1	CAJ 0055, CAJ 0090
	2	FA 0006,CAJ 0055, CAJ 0090		2	CAJ 0055, CAJ 0090
	3	FA 0006, CAJ 0055, CAJ 0086, FA 0014		3	CAJ 0055, CAJ 0086
SINGLE METAL PIPES OR CONDUIT	1	CAJ 1226, FA 1028	SINGLE METAL PIPES OR CONDUIT	1	CAJ 1226, WJ 1067
	2	CAJ 1226, FA 1028		2	CAJ 1226, WJ 1067
	3	CAJ 1226, FA 1017		3	CAJ 1226, WJ 1041, WJ 1068
	4	CBJ 1037, CBJ 1034		4	CBJ 1034, CBJ 1037, WJ 1041, WJ 1042, WJ 1068
SINGLE NON-METALLIC PIPE OR CONDUIT (I.E. PVC, CPVC, ABS, FRP, ENT)	1	FA 2053, FA 2025, CAJ 2109, CAJ 2098, CAJ 2271, CAJ 2167, CBJ 2021, CAJ 2342	SINGLE NON-METALLIC PIPE OR CONDUIT (I.E. PVC, CPVC, ABS, FRP, ENT)	1	CAJ 2109, CAJ 2098, CAJ 2167, CAJ 2371, CAJ 2342
	2	FA 2053, FA 2025, CAJ 2109, CAJ 2098, CAJ 2271, CAJ 2167, CBJ-2021, CAJ 2371, CAJ 2342		2	CAJ 2109, CAJ 2098, CAJ 2167, CAJ 2371, CAJ 2342
	3	FA 2054, CAJ 2109, CAJ 2098, CAJ 2371, CAJ 2342		3	CAJ 2109, CAJ 2098, CAJ 2371, CAJ 2342
	4	CBJ 2016, CAJ 2017		4	WJ 2057, WJ 2091
SINGLE OR BUNDLED CABLES	1	FA 3007, CAJ 3095,CAJ 3180	SINGLE OR BUNDLED CABLES	1	WJ 3036, CAJ 3095, CAJ 3180, WJ 3060
	2	FA 3007,CAJ 3095,CAJ 3180		2	WJ 3036, CAJ 3095, CAJ 3180, WJ 3060
	3	FA 3007,CAJ 3095,CAJ 3180		3	CAJ 3095, CAJ 3180
				4	WJ 3050
CABLE TRAY	1	CAJ 4034, CAJ 4035	CABLE TRAY	1	WJ 4027, CAJ 4034, CAJ 4035
	2	CAJ 4034, CAJ 4035		2	WJ 4027, CAJ 4034, CAJ 4035
	3	CAJ 4034, CAJ 4035		3	CAJ 4034, CAJ 4035
				4	WJ 8007
SINGLE INSULATED PIPES	1	FA 5015, FA 5017, CAJ 5090, CAJ 5091, CAJ 5098	SINGLE INSULATED PIPES	1	CAJ 5090, CAJ 5091, CAJ 5061, WJ 5042
	2	FA 5015, FA 5017, CAJ 5090, CAJ 5091, CAJ 5090		2	CAJ 5090, CAJ 5091, CAJ 5061, WJ 5042
	3	FA 5016, CAJ 5090, FA 5018		3	CAJ 5090, CAJ 5061
	4	CBJ 5006		4	CBJ 5006, WJ 5028
ELECTRICAL BUSWAY	1	CAJ 6006, CAJ 6017, FA 6002, CAJ 6036	ELECTRICAL BUSWAY	1	CAJ 6006, CAJ 6017, CAJ 6036
	2	CAJ 6006, CAJ 6017, FA 6002, CAJ 6036		2	CAJ 6006, CAJ 6017, CAJ 6036
	3	CAJ 6006, CAJ 6017		3	CAJ 6006, CAJ 6017
NON-INSULATED MECHANICAL DUCTWORK WITHOUT DAMPERS	1	CAJ 7046, CAJ 7051, CAJ 7084	NON-INSULATED MECHANICAL DUCTWORK WITHOUT DAMPERS	1	CAJ 7046, CAJ 7051, WJ 7021, WJ 7022
	2	CAJ 7046, CAJ 7051, CAJ 7084		2	CAJ 7046, CAJ 7051, WJ 7021, WJ 7022
	3	CAJ 7046, CAJ 7051		3	CAJ 7046, CAJ 7051
INSULATED MECHANICAL DUCTWORK WITHOUT DAMPERS	N/A**	N/A**	INSULATED MECHANICAL DUCTWORK WITHOUT DAMPERS	1	WJ 7029
				2	WJ 7029
MIXED PENETRANTS	1	CAJ 8099, CAJ 8056, CAJ 8143	MIXED PENETRANTS	1	CAJ 8099, CAJ 8056, WJ 8007, CAJ 8143
	2	CAJ 8099, CAJ 8056, CAJ 8143		2	CAJ 8099, CAJ 8056, WJ 8007, CAJ 8143
	3	CAJ 8099, CAJ 8056		3	CAJ 8041, CAJ 8056, WJ 8007, CAJ 8099
	4	CAJ 8095		4	CAJ 8095, WJ 8007

WOOD FLOOR			GYPSUM WALLBOARD ASSEMBLIES		
TYPE OF PENETRANT	F-RATING	UL-CLASSIFIED SYSTEM	TYPE OF PENETRANT	F-RATING	UL-CLASSIFIED SYSTEM
METAL PIPES OR CONDUIT	1	FC 1009, FC 1059	METAL PIPES OR CONDUIT	1	WL 1054, WL 1058, WL 1164
	2	FC 1009, FC 1059		2	WL 1054, WL 1058, WL 1164
				4	WL 1110, WL 1111, WL 1165
NON-METALLIC PIPE OR CONDUIT	1	FC 2232, FC 2030, FC 2160, FC 2127, FC 2128	NON-METALLIC PIPE OR CONDUIT	1	WL 2078, WL 2075, WL 2128
	2	FC 2029, FC 2030, FC 2128, FC 2127, FC 2160		2	WL 2078, WL 2075, WL 2128
				4	WL 2184, WL 2245
SINGLE OR BUNDLED CABLES	1	FC 3012, FC 3044	SINGLE OR BUNDLED CABLES	1	WL 3065, WL 3111, WL 3112
	2	FC 3012		2	WL 3065, WL 3111, WL 3112
	2	FC 3012		4	WL 3139
INSULATED PIPES	1	FC 5004, FC 5037, FC 5036	CABLE TRAY	1	WL 4011, WL 4019
				2	WL 4011, WL 4019
				4	WL 8014
	2	FC 5004, FC 5037	INSULATED PIPES	1	WL 5028, WL 5029, WL 5047
				2	WL 5028, WL 5029, WL 5047
				4	WL 5073
NON-INSULATED MECHANICAL DUCTWORK WITHOUT DAMPERS	1	FC 7013	NON-INSULATED MECHANICAL DUCTWORK WITHOUT DAMPERS	1	WL 7017, WL 7040, WL 7042, WL 7155
				2	WL 7040, WL 7042, WL 7155
INSULATED MECHANICAL DUCTWORK WITHOUT DAMPERS	1	N/A**	INSULATED MECHANICAL DUCTWORK WITHOUT DAMPERS	1	WL 7059, WL 7153, WL 7156, WL 7151
	2	N/A**		2	WL 7059, WL 7153, WL 7156, WL 7151
MIXED PENETRANTS	1	FC 8009, FC 8014, FC 8026, FC8025	MIXED PENETRANTS	1	WL 1095, WL 8013
				2	WL 1095, WL 8013
				4	WL 8014

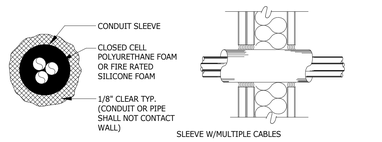
1 PENETRATION FIRESTOP SCHEDULE
12" = 1'-0"



SINGLE CONDUIT, CABLE OR PIPE



MULTIPLE CONDUIT



SLEEVE W/MULTIPLE CABLES

PENETRATIONS OF ACOUSTICAL PARTITIONS BY, CONDUIT, CABLE, PIPES ETC. SHALL BE ACOUSTICALLY SEALED AS SHOWN. ANY GAP LARGER THAN 1/2" SHALL BE COVERED WITH GYPSUM BOARD, LAPPED A MINIMUM OF 2" AND SCREWED BEFORE USING ACOUSTICAL SEALANT. CABLE TRAYS SHOULD NOT PENETRATE SLAB-TO-SLAB PARTITIONS. A CONDUIT SLEEVE SHOULD BE USED AT SUCH PENETRATIONS AND SEALED AS SHOWN ON THIS DETAIL.

FLEXIBLE DUCT, PIPE, CONDUIT, ETC. CONNECTIONS SHOULD BE INCORPORATED BETWEEN ROOMS WHERE RESILIENTLY ISOLATED FLOORS, WALLS OR CEILING LIDS OCCUR.

FOR NON-FIRE RATED CONDITIONS, SUCH AS ACOUSTICAL OR SMOKE PARTITIONS; SEAL ANNULAR SPACE WITH HILTI CP506. SEALANT PER ASTM G21 STANDARD FOR MOLD/MILDEW RESISTANCE TO FUNGAL GROWTH IN CONFORMANCE WITH ASTM E 90, ASTM C 919, ISO 11600.6. SEALANT SHALL NOT CAUSE STRUCTURAL CORROSION WHEN IN CONTACT WITH BARE COPPER PIPE PENETRANTS.

FOR FIRE RATED CONDITIONS, SEE FIRESTOP SYSTEM SCHEDULE

2 PARTITION PENETRATION - ACOUSTICAL
3" = 1'-0"

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12. ITEMS ANCHORED TO PRIMARY STRUCTURE:

1. ALL MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, FOOD SERVICE, ETC. EQUIPMENT AND ASSOCIATED DUCT/CONDUIT BRACING OR SUPPORTS ARE NOT INCLUDED IN THE STRUCTURAL DESIGN AND SHALL BE DESIGNED BY OTHERS. SEE SECTION 12 "DEFERRED APPROVAL ITEMS" FOR MORE INFORMATION.

2. DESIGN PRE-ENGINEERED STRUCTURES AND ITEMS TO BE ANCHORED TO THE PRIMARY STRUCTURE IN ACCORDANCE WITH THE 2025 CBC, WITH 2025 CITY OF REDONDO BEACH AMENDMENTS, INCLUDING ASCE 7-22 SECTION 13 & SUPPLEMENT 1 REQUIREMENTS AND APPLICABLE SECTIONS OF THE ACI / AISC / AISI / MBMA / MSJC / NDS SPECIFICATIONS.

3. PROVIDE COMPLETE DESIGN FOR GRAVITY AND SEISMIC FORCES. SUBMIT TO OWNER'S REPRESENTATIVE/ARCHITECT/ENGINEER CALCULATIONS AND DRAWINGS SHOWING ALL ATTACHMENT DETAILS TO PRIMARY STRUCTURE AND LOCATION, DIRECTION, AND MAGNITUDE OF ALL GRAVITY AND SEISMIC LOADS TRANSMITTED TO PRIMARY STRUCTURE IN EXCESS OF 250 LBS.

4. DO NOT EXCEED EQUIVALENT DESIGN LOADS SHOWN ON PLANS.

5. CONNECTIONS OF ITEMS TO THE PRIMARY STRUCTURE SHALL NOT RESULT IN TORSION IN THE SUPPORTING STRUCTURAL MEMBERS.

6. SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ALL SUSPENDED AND EMBEDDED PIPING, CONDUITS, DUCTWORK, EQUIPMENT, ETC. PREPARE AND SUBMIT TO THE OWNER'S REPRESENTATIVE/ARCHITECT/ENGINEER FOR REVIEW, LOCATIONS AND ANCHORS FOR ALL LOADS EXCEEDING 250 LBS.

7. ALL HANGERS FOR DUCTWORK, PIPE WORK, ETC. SHALL BE HUNG DIRECTLY FROM STRUCTURAL MEMBERS OR SUPPLEMENTARY MEMBERS. THE LOCATION AND ORIENTATIONS OF THESE HANGERS SHALL NOT IMPAIR THE LOAD CAPACITY OF THE STRUCTURAL MEMBERS.

8. THE RESPECTIVE TRADES SHALL PROVIDE REINFORCING OR SUPPLEMENTARY FRAMING AS REQUIRED FOR THEIR CONNECTIONS.

9. SEE MECHANICAL, ELECTRICAL, PLUMBING AND FIRE-PROTECTION DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

13. DEFERRED APPROVAL ITEMS:

1. THE FOLLOWING ITEMS ARE NOT COVERED BY THIS SET OF DRAWINGS AND SHALL BE DESIGNED BY OTHERS (DELEGATED DESIGN). CALCULATIONS AND DRAWINGS SIGNED BY A CIVIL OR STRUCTURAL ENGINEER LICENSED IN THE STATE OF CALIFORNIA SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE/ARCHITECT/ENGINEER FOR REVIEW AND TO THE CITY FOR APPROVAL (DEFERRED APPROVAL). INSTALLATION OF THESE ITEMS SHALL NOT BE ALLOWED UNTIL APPROVAL IS OBTAINED.

   A. COLD-FORMED METAL PARTITION FRAMING
   B. ANCHORAGE, BRACING, AND SUPPORTS FOR MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, AND FOOD SERVICE EQUIPMENT AND ASSOCIATED DUCTS/CONDUIT.
   C. M.E.P. & F.S. SUPPORT SYSTEMS AND BRACING
   D. GLASS WALLS AND FRAMING
   E. ANCHORAGE OF FITNESS AND HEAVY WEIGHT EQUIPMENT

2. SEE "ITEMS TO BE ANCHORED TO PRIMARY STRUCTURE" FOR ADDITIONAL REQUIREMENTS.

21. FIBER REINFORCED POLYMER (FRP) OVERLAY:

1. CONTRACTOR SHALL SUBMIT ALL TECHNICAL DATA INCLUDING APPROVED ICC-ESR / IAPMO-ES, WORKING DRAWING LAYOUT OF FIBER OVERLAY, AND TEST DATA.

2. SURFACES TO RECEIVE THE FRP OVERLAY SHALL BE CLEANED/PREPRARED PRIOR TO INSTALLATION IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS. SURFACES SHALL BE FREE OF ALL PRIOR FINISH MATERIALS AND SHARP EDGES. ROUND OFF SHARP AND CHAMFERED CORNERS TO A RADIUS OF 1 INCH BY MEANS OF GRINDING OR FORMING WITH THE SYSTEM'S THICKENED EPOXY.

3. FRP OVERLAY TO BE INSTALLED PER MANUFACTURER RECOMMENDATIONS AND ICC-ES / IAPMO-ES REQUIREMENTS. INSTALLATION TO BE PERFORMED BY APPLICATOR CERTIFIED BY THE MANUFACTURER.

4. THE FRP OVERLAY SHALL NOT REDUCE THE FIRE RESISTANCE OF THE EXISTING CONCRETE STRUCTURE. THE FIBER OVERLAY SYSTEM SHALL MEET ALL CODE REQUIREMENTS FOR FIRE PROTECTION INCLUDING FLAME SPREAD AND SMOKE DENSITY. PROVIDE FIRE RESISTIVE COATING WHERE REQUIRED TO MEET CODE REQUIREMENTS.

5. DIMENSIONS, ORIENTATION AND TENSION CAPACITY OF THE FRP SHALL BE AS REQUIRED TO MEET THE FORCES SPECIFIED ON THESE DRAWINGS. ALL FORCES INDICATED ARE AT ULTIMATE (LRFD) FORCE LEVEL.

6. INSPECTION AND TESTING SHALL COMPLY WITH ACI 440.2R.

7. ALL FRP APPLICATIONS FOR THIS PROJECT ARE BOND-CRITICAL.

STRUCTURAL STEEL:

1. FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AISC SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS, AND THE LATEST EDITION OF AISC SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS. WHERE THE STRUCTURAL STEEL IS EXPOSED, FABRICATION AND ERECTION SHALL ALSO BE IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE FOR ARCHITECTURALLY EXPOSED STRUCTURAL STEEL.

2. STRUCTURAL STEEL SHALL CONFORM TO ASTM DESIGNATION AS INDICATED BELOW (U.N.O.):

ALL WIDE FLANGE SHAPES	A992 OR A572, GR. 50
STEEL ANGLES	A36
ALL OTHER STRUCTURAL SECTIONS	A572, GR. 50
ALL PLATES	A36, U.N.O.
STRUCTURAL TUBING	A500, GR. C
STRUCTURAL PIPING	A53, GR. B
STAINLESS STEEL SHAPES, PLATES AND BARS	A276
BOLTS	A325-X
ANCHOR BOLTS	F1554, GR 36
THREADED RODS	A36
NUTS FOR BOLTS AND MACHINE BOLTS	A563
HARDENED WASHERS	F436
UNHARDENED WASHERS	F844
PLAIN WASHERS	ANSI B18.22.1
BEVELED WASHERS	ANSI B18.23.1

3. HEAVY STRUCTURAL SECTIONS INCLUDE, ASTM A6 GROUP 3 SHAPES WITH FLANGES 2" THICK OR THICKER, ASTM A6 GROUP 4 AND 5 SHAPES, AND PLATES THAT ARE 2" THICK OR THICKER IN BUILT-UP CROSS-SECTIONS.

4. HEAVY STRUCTURAL SECTIONS SHALL BE SUPPLIED WITH TESTING IN ACCORDANCE WITH ASTM A6 SUPPLEMENTARY REQUIREMENT S5 & SHALL HAVE A MINIMUM CHARPY V-NOTCH (CVN) TOUGHNESS OF 20 FT/LBS AT 70 DEGREES FAHRENHEIT.

5. WHEN FABRICATING BEAMS PLACE NATURAL CAMBER UP.

6. SPLICE MEMBERS ONLY WHERE INDICATED OR APPROVED BY THE OWNER'S REPRESENTATIVE/ARCHITECT/ENGINEER.

7. HIGH STRENGTH BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF AISC SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS. HIGH STRENGTH BOLTS SHALL BE BEARING TYPE WITH THREADS EXCLUDED FROM THE FROM THE SHEAR PLANES (I.E. A325-X) U.N.O..

8. ALL BOLTED CONNECTIONS SHALL HAVE A MINIMUM OF TWO BOLTS UNLESS SHOWN OTHERWISE. MINIMUM SIZE OF BOLTS FOR STRUCTURAL STEEL CONNECTIONS SHALL BE 7/8" DIA. EXCEPT WHEN OTHERWISE SHOWN OR NOTED.

9. ALL HOLES SHALL BE STANDARD DIAMETER U.N.O.

10. PROVIDE HARDENED WASHERS UNDER NUTS AT ALL HIGH STRENGTH BOLTS, EXCEPT WHERE PLATE WASHERS ARE USED PER AISC SPECIFICATIONS.

11. ALL FLANGE STIFFENER PLATES SHALL BE ORIENTED SO THAT ROLLING DIRECTION OF PLATE IS PARALLEL WITH DIRECTION OF PRINCIPAL STRESS.

12. AFTER FABRICATION, ALL STEEL SHALL BE CLEANED FREE OF RUST, LOOSE MILL SCALE AND OIL.

13. PROVIDE FILLS AT SPLICES OF PARTS HAVING MORE THAN 1/8" DIFFERENCE IN THICKNESS.

14. PROVIDE BEVELED WASHERS ON ALL CONNECTIONS WHERE SLOPE SURFACE EXCEEDS 1:20.

15. HEADED ANCHOR STUDS AND THREADED STUDS SHALL BE NELSON FLUXED HEADED ANCHOR STUDS (ICC ESR-2856 / LARR #02725) CONFORMING TO ASTM A108. STUDS SHALL BE AUTOMATICALLY END WELDED IN THE FIELD. STUD WELDING INSPECTION AND TESTING SHALL CONFORM TO AWS D1.1 AND THE MANUFACTURER'S RECOMMENDATIONS.

16. PROVIDE 3/4"ø HEADED SHEAR STUDS AT 12" O.C. ON ALL STEEL BEAMS SUPPORTING (N) CONCRETE SLABS, U.N.O.

17. DEFORMED BAR ANCHORS SHALL BE NELSON D2L DEFORMED BAR ANCHORS (ICC ESR-2907 / LARR #25860) CONFORMING TO ASTM A496. ANCHOR WELDING INSPECTION AND TESTING SHALL CONFORM TO AWS D1.1 AND THE MANUFACTURER'S RECOMMENDATIONS.

18. DEFORMED BAR LENGTH EQUAL TO D2L DEVELOPMENT LENGTH IN TENSION, U.N.O.

19. HOT DIP GALVANIZE IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STRUCTURAL STEEL AND FASTENERS THAT ARE PERMANENTLY EXPOSED TO THE WEATHER. REPAIR GALVANIZING AFTER WELDING IN ACCORDANCE WITH ASTM A780.

20. STRESSES OCCURRING DURING FABRICATION, SHIPMENT, AND ERECTION SHALL BE TEMPORARY AND NOT EXCESSIVE. STRESSES AT ALL TIMES SHALL BE LESS THAN DESIGN AND ALLOWABLE STRESSES. THE FULL DESIGN AND LOAD CARRYING CAPACITY OF THE STEEL WORK SHALL NOT BE IMPAIRED DUE TO FABRICATION, SHIPMENT, OR ERECTION PROCEDURES, THROUGHOUT THE COMPLETE PROCESS. THE STABILITY OF ALL INDIVIDUAL MEMBERS AND ASSEMBLIES SHALL BE MAINTAINED.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF ALL ERECTION PROCEDURES AND SEQUENCES WITH RELATION TO TEMPERATURE DIFFERENTIALS AND WELD SHRINKAGE.

22. ALL ADDITIONAL STEEL REQUIRED FOR ERECTION PURPOSES SHALL BE PROVIDED AT NO ADDITIONAL COST AND SHALL BE REMOVED UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE/ARCHITECT/ENGINEER.

23. SEE ARCHITECTURAL PLANS FOR DETAILS OF FIREPROOFING AND GOVERNING JURISDICTION REQUIREMENTS.

24. SHORING ANCHOR RODS SHALL BE DEFORMED WITH ULTIMATE TENSILE STRENGTH OF 150 KSI CONFORMING TO ASTM A722 GR. 150 SPECIFICATIONS. USE DYWIDAG TIEBACK ANCHORS (LARR #23835) OR EQUAL.

STRUCTURAL STEEL WELDING:

1. ALL WELDING SHALL BE IN STRICT CONFORMANCE WITH THE LATEST EDITION OF AWS D1.1 AND THE CALIFORNIA BUILDING CODE WITH ALL APPLICABLE AMENDMENTS.

2. ALL WELDING ELECTRODES (FILLER METAL) SHALL BE E7XXX (70 KSI), U.N.O., AND SHALL BE LOW HYDROGEN TYPES. E8XXX (80 KSI) SHALL BE USED AT COLUMN SPLICES FOR A913 GRADE 65 STEEL.

3. ALL WELDS SHALL HAVE A FILLER METAL WITH CHARPY V-NOTCH TOUGHNESS OF 20 FT/LBS AVERAGE AT -20 DEGREES FAHRENHEIT AND 40 FT/LBS @ 70 DEGREES FAHRENHEIT. CERTIFY CONFORMANCE TO CHARPY V-NOTCH TOUGHNESS REQUIREMENTS WITH TESTS BY AN INDEPENDENT TESTING LABORATORY.

4. LENGTHS OF WELDS ARE EFFECTIVE LENGTHS AS SPECIFIED IN THE CALIFORNIA BUILDING CODE. WHERE LENGTH OF WELD IS NOT SHOWN IT SHALL BE FULL LENGTH OF JOINT. ALL BUTT WELDS SHALL BE FULL PENETRATION, U.N.O..

5. WHERE MINIMUM AISC FILLET WELD THICKNESS REQUIREMENT EXCEEDS WELDS SHOWN ON DETAILS, PROVIDE MINIMUM AISC WELD.

6. ALL SHOP WELDS SHALL BE PERFORMED BY A LADBS LICENSED FABRICATOR'S SHOP. FIELD WELDING SHALL BE PERFORMED BY WELDERS CERTIFIED BY LADBS FOR STRUCTURAL STEEL.

7. CONTRACTOR SHALL PROVIDE FIELD WELDING AS REQUIRED FOR CONSTRUCTION. WHERE FIELD WELDING IS NOTED, THE DESIGNATION IS GIVEN AS A SUGGESTED CONSTRUCTION PROCEDURE ONLY.

8. ALL WELDERS SHALL BE QUALIFIED FOR THE WORK THEY WILL BE DOING & SHALL HAVE CERTIFICATIONS CURRENT AND CERTIFIED BY AWS & THE GOVERNING JURISDICTION.

9. FACES OF FILLET WELDS EXPOSED TO VIEW SHALL HAVE AS-WELDED SURFACES THAT ARE REASONABLY SMOOTH AND UNIFORM. NO FINISHING OR GRINDING SHALL BE REQUIRED, EXCEPT WHERE CLEARANCES OR FIT OF OTHER ITEMS MAY SO NECESSITATE.

10. ALL PARTIAL AND FULL PENETRATION WELDS WHICH ARE EXPOSED TO VIEW SHALL BE GROUND SMOOTH AND FLUSH WITH FINISH SURFACE OF STEEL. HOLES SHALL BE FILLED WITH WELD METAL OR BODY SOLDER AND SMOOTHED BY GRINDING OR FILING.

11. CLEAN GROOVE PREPARATION THERMAL CUTS BY GRINDING.

12. WELDS SHALL BE TERMINATED AT THE END OF A JOINT IN A MANNER THAT WILL ENSURE SOUND WELDS. WHENEVER NECESSARY THIS SHALL BE DONE BY USE OF EXTENSION BARS AND RUN OFF TABS.

13. ALL WELDED JOINTS SHALL BE PRE-QUALIFIED PER THE LATEST EDITION OF AWS D1.1. NON PRE-QUALIFIED WELDED JOINTS SHALL BE QUALIFIED BY TEST & PROCEDURE QUALIFICATION TEST RECORD INCLUDED PER THE LATEST EDITION OF AWS D1.1.

14. THE CONTRACTOR SHALL SUBMIT ALL WELDING PROCEDURE SPECIFICATIONS (WPS) TO BE USED ON THE PROJECT PER THE LATEST EDITION OF AWS D1.1. FOR ALL WPS THAT ARE NOT PRE-QUALIFIED PER AWS D1.1, THE SUPPORTING PROCEDURE QUALIFICATION RECORD (PQR) SHALL ALSO BE SUBMITTED WITH THE WPS. THE WPS SHALL INCLUDE ALL MANUFACTURER'S DATA SHEETS FOR ALL WELDING MATERIALS TO BE USED. THE DATA SHEETS SHALL DESCRIBE THE PRODUCTS, LIMITATIONS OF USE, RECOMMENDED WELDING PARAMETERS, AND STORAGE AND EXPOSURE REQUIREMENTS.

15. THE CONTRACTOR SHALL PROVIDE PLANS SHOWING THE SEQUENCE OF WELDING PLANNED TO MINIMIZE LOCKED IN STRESSES AND DISTORTION IN THE STEEL FRAMING.

16. ELECTRODES SHALL BE RECEIVED AND STORED IN THE ORIGINAL, UNDAMAGED MANUFACTURER PACKAGING, UNTIL READY FOR USE. WHEN WELDING IS TO BE SUSPENDED FOR MORE THAN 8 HOURS, ELECTRODES SHALL BE REMOVED FROM THE MACHINES AND STORED IN AN ELECTRODE WIRE OVEN MAINTAINED AT A TEMPERATURE BETWEEN 250 DEGREES AND 550 DEGREES OR AS RECOMMENDED BY THE MANUFACTURER. ELECTRODES NOT CONSUMED WITHIN 24 HOURS OF ACCUMULATED EXPOSURE OUTSIDE CLOSED OR HEATED STORAGE SHALL NOT BE USED.

17. ALL BACKING BARS SHALL BE REMOVED. FOLLOWING REMOVAL OF BACKING, THE ROOT PASS SHALL BE BACKGOUGED TO SOUND WELD METAL AND BACKWELDED UNTIL FLUSH OR WITH SLIGHT REINFORCEMENT. THE SURFACE SHALL BE GROUND SMOOTH TO A SURFACE ROUGHNESS NOT TO EXCEED 500 MICROINCHES.

18. MINIMUM PREHEAT AND INTERPASS TEMPERATURES SHALL BE PROVIDED FOR ALL WELDS, INCLUDING TACK WELDS, IN ACCORDANCE WITH AWS D1.1 THE MAXIMUM PREHEAT AND MAXIMUM INTERPASS TEMPERATURE PERMITTED IS 550 DEGREES FAHRENHEIT, MEASURED AT A DISTANCE OF 1" FROM THE POINT OF ARC INITIATION.

18. WELDS MADE TO EXISTING STRUCTURAL STEEL SHALL BE VALIDATED AND DOCUMENTED WITH WPS (PROCESS AND MATERIAL) TO BE SUITABLE FOR ATTACHMENT OF (N) STEEL TO (E) STEEL. REPRESENTATIVE CHEMICAL STRENGTH PROPERTIES OF (E) STEEL IS AVAILABLE FOR CONTRACTOR'S USE IN DEVELOPING WPS. A PQR MAY BE NEEDED TO VERIFY WELD PROCESSES. REFER TO STEEL PROPERTIES TABLE FOR CHEMICAL AND STRENGTH PROPERTIES OF (E) STEEL (SHEET XXX).

19. PJP GROOVE WELD SIZES SPECIFIED REFER TO THE EFFECTIVE THROAT SIZE REGARDLESS OF THE USE OF PARENTHESES. ADJUST WELD PROCESS AND POSITION AS REQUIRED TO ACCOMPLISH EFFECTIVE THROAT.

20. WHERE REQUIRED TO ACCOMPLISH THE SPECIFIED WELD SIZE, OR WHERE NO WELD SIZE IS NOTED, FLARE BEVEL AND FLARE V-GROOVE WELDS ARE TO USE GMAW OR FCAW-G WELDING PROCESSES TO ACCOMPLISH THE MAXIMUM EFFECTIVE THROATS PERMITTED BY AISC 360 TABLE J2.2. WHERE THESE WELD PROCESSES ARE NOT FEASIBLE TO APPLY, NOTIFY SEOR FOR DIRECTION.

STRUCTURAL TEST AND INSPECTION:

1. SPECIAL INSPECTION IS REQUIRED. SEE SHEET S002 FOR STATEMENT OF SPECIAL INSPECTION.

2. CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE "STATEMENT OF SPECIAL INSPECTIONS" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LADBS INSPECTORS AND THE OWNER PRIOR TO COMMENCEMENT OF THE WORK ON SUCH SYSTEM OF COMPONENT.

3. THE FOLLOWING ELEMENTS ARE PART OF THE LATERAL FORCE RESISTING SYSTEM (LFRS) OF THE BUILDING

   A. A. COLLECTORS
   B. B. DIAPHRAGM TO WALL CONNECTIONS

4. APPROVAL BY THE INSPECTOR DOES NOT MEAN APPROVAL OF FAILURE TO COMPLY WITH THE PLANS OR SPECIFICATIONS. ANY DETAIL THAT FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE OWNER'S REPRESENTATIVE/ARCHITECT/ENGINEER FOR INTERPRETATION OR CLARIFICATION.

5. APART FROM VISUAL INSPECTION AND REVIEW OF FABRICATION AND ERECTION REPORTS OF THE FABRICATOR/ERECTOR'S OWN QUALITY CONTROL TESTING AND INSPECTION, THE OWNER'S STEEL TESTING AGENCY SHALL PERFORM THE INDICATED SHOP AND FIELD INSPECTION AND TESTING. THE STEEL TESTING AGENCY SHALL BE AWS Q.C.-1 CERTIFIED BY THE LOCAL BUILDING AUTHORITY AND SHALL PROVIDE REGISTERED INSPECTORS FOR CONTINUOUS INSPECTION OF ALL STEEL FABRICATION AND ERECTION. STRUCTURAL WELDING, HIGH STRENGTH BOLTING, ETC. SHOP AND FIELD TESTING OF MATERIALS. WELDS AND BOLTS SHALL BE AS FOLLOWS:

   A. ALL WELDS SHALL BE VISUALLY INSPECTED AND PERIODICALLY MEASURED (15% MIN.)

   B. CJP WELDS: ULTRASONIC TESTING IS REQUIRED FOR ALL (100%) COMPLETE PENETRATION WELDS. TESTING SHALL BE PERFORMED 24 HOURS OR MORE AFTER COMPLETION OF WELDING, WELD BACKING REMOVAL AREAS AND FILLET WELDS SHALL BE SUBJECTED TO MAGNETIC PARTICLE EXAMINATION.

   C. PJP WELDS: ULTRASONIC TESTING AND MAGNETIC PARTICLE EXAMINATION IS REQUIRED FOR HALF (50%) OF PARTIAL PENETRATION WELDS TO VERIFY DEPTH OF PJP WELD. TESTING SHALL BE PERFORMED 24 HOURS OR MORE AFTER COMPLETION OF WELDING.

   D. FILLET WELDS: FOR FILLET WELDS GREATER THAN 5/16", CHECK A MINIMUM OF 10% OF WELDS BY MAGNETIC PARTICLE METHOD (ASTM 109). FOR CONTINUITY PLATE AND BEAMS WEB FILLET WELDS OF ANY SIZE, CHECK A MINIMUM OF 25% FOR BEAM FLANGE FILLET WELDS, CHECK 100%.

   G. WELD ELECTRODES: AMPERAGE, VOLTAGE, POLARITY AND ELECTRODE STICK OUT SHALL BE BE VERIFIED TO BE IN COMPLIANCE WITH THE ELECTRODE MANUFACTURER' RECOMMENDATIONS.

   H. WELD BASE METAL: BASE METAL THICKER THAN 1 1/2 INCHES, SUBJECTED TO THROUGH THICKNESS WELD SHRINKAGE, SHALL NE ULTRASONICALLY TESTED DIRECTLY BEHIND SUCH WELDS 48 HOURS OR MORE AFTER COMPLETION OF WELDING.

   I. BOLTS: TEST BY CALIBRATED TORQUE WRENCH A MINIMUM OF ONE (1) HIGH STRENGTH BOLT AT EACH SHEAR CONNECTION. A MINIMUM OF TWO (2) BOLTS PER CONNECTION FOR CONNECTION WITH 8 BOLTS OR MORE AND A MINIMUM OF 2 BOLTS PER FRAME BEAM SHEAR CONNECTION.

5. SPECIAL INSPECTIONS OF THE FABRICATION PROCESS OF PREFABRICATED WOOD STRUCTURAL ELEMENTS SHALL BE IN ACCORDANCE WITH CBC SECTION 1704.2.

6. WOOD INSPECTION REQUIREMENTS SHALL BE PER CBC SECTION 1704.6.1.

7. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING AND OTHER FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEMS. SPECIAL INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED WHERE THE FASTENER SPACING OF THE SHEATHING IS 4" ON CENTER OR LESS.

STRUCTURAL OBSERVATIONS:

1. PERIODIC STRUCTURAL OBSERVATION PER CBC SECTION 1702 SHALL BE PROVIDED BY NABIH YOUSSEF ASSOCIATES.

2. STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION OF THE ELEMENTS AND CONNECTIONS OF THE STRUCTURAL SYSTEM AT SIGNIFICANT CONSTRUCTION STAGES AND THE COMPLETED STRUCTURE FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS.

3. STRUCTURAL OBSERVATIONS PERFORMED BY ENGINEER DURING CONSTRUCTION ARE NOT CONTINUOUS AND SPECIAL INSPECTION SERVICES AND DO NOT WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF THE BUILDING INSPECTOR OR THE DEPUTY INSPECTOR. OBSERVATIONS ALSO DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSIDERED AS SUPERVISION OF CONSTRUCTION.

4. PRIOR TO THE FIRST STRUCTURAL OBSERVATION, THE OWNER OR OWNER'S REPRESENTATIVE SHALL COORDINATE AND CALL FOR A PRE-CONSTRUCTION MEETING BETWEEN THE ENGINEER, CONTRACTOR, AFFECTED SUBCONTRACTORS AND DEPUTY INSPECTORS. THE PURPOSE OF THE MEETING SHALL BE TO IDENTIFY THE MAJOR STRUCTURAL ELEMENTS AND CONNECTIONS THAT AFFECT THE VERTICAL AND LATERAL LOAD SYSTEMS OF THE STRUCTURE AND TO REVIEW SCHEDULING OF THE REQUIRED OBSERVATIONS.

5. THE STRUCTURAL OBSERVER SHALL PERFORM SITE VISITS AT THOSE STEPS IN THE PROGRESS OF THE WORK THAT ALLOW FOR CORRECTION OF DEFICIENCIES WITHOUT SUBSTANTIAL EFFORT OR UNCOVERING OF THE WORK INVOLVED. THE FOLLOWING SIGNIFICANT CONSTRUCTION STAGES REQUIRE A SITE VISIT AND AN OBSERVATION REPORT FROM THE STRUCTURAL OBSERVER:

CONSTRUCTION STAGES	ELEMENTS/CONSTRUCTION TO BE OBSERVED
FRP OVERLAY	AFTER PREPARATION OF CONCRETE TO RECEIVE FRP AFTER APPLICATION OF FIRST TYPICAL CONDITION

6. NOTIFY ENGINEER AT LEAST 48 HOURS IN ADVANCE OF THE ABOVE CRITICAL STAGES OF CONSTRUCTION SO THAT THE ENGINEER MAY SCHEDULE VISITS FOR STRUCTURAL OBSERVATIONS

7. THE STRUCTURAL OBSERVER SHALL PREPARE A REPORT FOR EACH SIGNIFICANT STAGE OF CONSTRUCTION OBSERVED. THE ORIGINAL OF THE OBSERVATION REPORT SHALL BE SENT TO THE OWNER AND SHALL BE SIGNED AND SEALED (WET STAMP) BY THE RESPONSIBLE STRUCTURAL OBSERVER.

8. A FINAL OBSERVATION REPORT MUST BE SUBMITTED WHICH SHOWS THAT ALL OBSERVED DEFICIENCIES WERE RESOLVED AND THE STRUCTURAL SYSTEM GENERALLY CONFORMS WITH THE APPROVED PLANS AND SPECIFICATIONS. THE DEPARTMENT OF BUILDING AND SAFETY WILL NOT ACCEPT THE STRUCTURAL WORK WITHOUT THIS FINAL OBSERVATION REPORT AND THE CORRECTION OF SPECIFIC DEFICIENCIES NOTED DURING NORMAL BUILDING AND DEPUTY INSPECTION.

9. WHEN THE OWNER ELECTS TO CHANGE THE STRUCTURAL OBSERVER OF RECORD, THE OWNER SHALL:

   A. NOTIFY THE BUILDING INSPECTOR IN WRITING BEFORE THE NEXT INSPECTION.
   B. CALL AN ADDITIONAL PRE-CONSTRUCTION MEETING.
   C. FURNISH THE REPLACEMENT STRUCTURAL OBSERVER WITH A COPY OF ALL PREVIOUS OBSERVATIONS REPORTS.

10. THE REPLACEMENT STRUCTURAL OBSERVER SHALL APPROVE THE CORRECTION OF THE ORIGINAL OBSERVED DEFICIENCIES UNLESS OTHERWISE APPROVED BY PLAN CHECK SUPERVISION.

GENERAL NOTES:

1. TYPICAL DETAILS AND GENERAL NOTES APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR UNLESS NOTED OTHERWISE (U.N.O.)

2. THE STRUCTURAL DRAWINGS ILLUSTRATE THE NEW STRUCTURAL MEMBERS. REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR NON-STRUCTURAL ITEMS WHICH REQUIRE SPECIAL PROVISIONS DURING THE CONSTRUCTION OF THE STRUCTURAL MEMBERS.

3. REFER TO EXISTING BUILDING DRAWINGS FOR EXISTING MEMBER SIZE AND LOCATION AND VIF.

4. REFER TO ARCHITECTURAL DRAWINGS FOR FLOOR DEPRESSIONS, CHANGES OF ELEVATION, EDGE OF SLAB, SIZE AND LOCATION OF OPENINGS, SLOPES, DRAINS, CURBS, PADS, EMBEDDED ITEMS, CHAMFERS, NON-BEARING PARTITIONS, DIMENSIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS, ETC. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR SLEEVES, OPENINGS, HANGERS, TRENCHES, CONCRETE INSERTS, AND ANCHORAGE FOR PIPES, DUCTS, EQUIPMENT, AND FIXTURES.

5. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS WHICH IMPACT THE WORK. FIELD VERIFY SIZES, ELEVATIONS, HOLE LOCATIONS, ETC. PRIOR TO FABRICATION.

6. DRAWING DIMENSIONS ARE TO FACE OF FINISH, JOINT CENTERLINE OR COLUMN GRID CENTERLINE UNLESS NOTED OTHERWISE. DO NOT SCALE THE DRAWINGS.

7. CONTRACTOR SHALL CAREFULLY REVIEW THE DRAWINGS TO IDENTIFY THE SCOPE OF WORK REQUIRED. VISIT THE SITE TO RELATE THE SCOPE OF WORK TO EXISTING CONDITIONS AND DETERMINE THE EXTENT TO WHICH THOSE CONDITIONS AND PHYSICAL SURROUNDINGS WILL IMPACT THE WORK.

8. EXISTING CONDITIONS AS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. CONTRACTOR IS REQUIRED TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNER 'S REPRESENTATIVE. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE OWNER 'S REPRESENTATIVE.

9. THE CONTRACTOR SHALL RESOLVE ANY CONFLICTS ON THE DRAWINGS OR IN THE SPECIFICATIONS WITH THE OWNER'S REPRESENTATIVE/ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.

10. ANY DEVIATION, MODIFICATION & SUBSTITUTION FROM THE APPROVED SET OF STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE/ARCHITECT/ENGINEER FOR REVIEW/APPROVAL PRIOR TO ITS USE OR INCLUSION ON THE SHOP DRAWINGS & PRIOR TO PROCEEDING WITH THE WORK.

11. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORES, BRACES AND GUYS REQUIRED TO SUPPORT ALL LOADS TO WHICH THE BUILDING STRUCTURE AND COMPONENTS, SOILS, OTHER STRUCTURES AND UTILITIES MAY BE SUBJECTED DURING CONSTRUCTION. SHORING SYSTEMS SHALL BE DESIGNED AND STAMPED BY A CIVIL ENGINEER LICENSED IN THE STATE OF CALIFORNIA.

12. THE CONTRACTOR SHALL PROVIDE MEANS, METHOD, TECHNIQUES, SEQUENCE AND PROCEDURE OF CONSTRUCTION AS REQUIRED.

13. SITE VISITS PERFORMED BY THE OWNER'S REPRESENTATIVE/ARCHITECT/ENGINEER DO NOT INCLUDE INSPECTIONS OF MEANS AND METHODS OF CONSTRUCTION PERFORMED BY CONTRACTOR.

14. THE CONTRACTOR SHALL PROTECT ALL WORK, MATERIALS AND EQUIPMENT FROM DAMAGE AND SHALL PROVIDE PROPER STORAGE FACILITIES FOR MATERIALS AND EQUIPMENT DURING CONSTRUCTION.

15. CONTRACTORS SHALL REVIEW SHOP DRAWINGS FOR COMPLETENESS AND COMPLIANCE WITH CONTRACT DOCUMENTS. CONTRACTOR SHALL STAMP SHOP DRAWINGS PRIOR TO SUBMISSION TO OWNER'S REPRESENTATIVE/ARCHITECT/ENGINEER .

16. REVIEW OF THE SHOP DRAWINGS SHALL NOT BE CONSTRUED AS AN AUTHORIZATION TO DEVIATE FROM CONTRACT DOCUMENTS.

17. SHOP DRAWINGS WILL NOT BE PROCESSED DUE TO INCOMPLETENESS, LACK OF COORDINATION WITH RELEVANT PORTION OF CONTRACT DOCUMENTS, LACK OF CALCULATIONS IF REQUIRED AND WHERE DEVIATIONS, MODIFICATIONS AND SUBSTITUTIONS ARE INDICATED WITHOUT PRIOR WRITTEN APPROVAL FROM OWNER'S REPRESENTATIVE/ARCHITECT/ENGINEER .

18. ALLOW TEN WORKING DAYS FOR PROCESSING SHOP DRAWINGS AFTER RECEIPT. ALLOW FIVE WORKING DAYS FOR PROCESSING RFI'S AFTER RECEIPT.

MECH

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FRAMING SYMBOLS AND NOTATIONS:

(E) Wx	(E) STEEL BEAM
(E) Wx MF	(E) STEEL MOMENT FRAME BEAM
	(N) CONC/STL COLUMN ABOVE
	(N) CONC/STL COLUMN BELOW
	(E) CONC/STL COLUMN ABOVE
	(E) CONC/STL COLUMN BELOW
	(E) CIP CONCRETE WALL ABOVE
	(E) CIP CONCRETE WALL BELOW
	(N) OPENING IN (E) CONC. WALL
	(N) CIP/SHOTCRETE CONCRETE WALL
	INDICATES LOAD BEARING (LB) CMU WALL. SEE SHEET ***SXXX***
	INDICATES NON-LOAD BEARING (NLB) CMU WALL. SEE SHEET ***SXXX***
	(E) CMU WALL ABOVE
	INDICATES SPAN DIRECTION OF EXISTING FLOOR OR ROOF
X / X	INDICATES DETAIL CALLOUT.
X / X	INDICATES ELEVATION CALLOUT.
U.N.O.	INDICATES UNLESS NOTED OTHERWISE.
S.O.G.	INDICATES SLAB ON GRADE
E.W.	DENOTES EACH WAY
E.F.	DENOTES EACH FACE
TYP.	DENOTES TYPICAL
MAX.	DENOTES MAXIMUM
MIN.	DENOTES MINIMUM
VERT. OR V	DENOTES VERTICAL
HORIZ. OR H	DENOTES HORIZONTAL
EQ.	DENOTES EQUAL
CONT.	DENOTES CONTINUOUS
S.A.D.	DENOTES "SEE ARCHITECTURAL DRAWINGS".

ABBREVIATIONS:

&	AND
@	AT
CL	CENTER LINE
PL	PLATE
A.B.	ANCHOR BOLT
ABV	ABOVE
ADD'L	ADDITIONAL
ALT	ALTERNATE
A.R.	ANCHOR ROD
ARCH	ARCHITECTURAL
BF	BRACE FRAME
BLW	BELOW
BM	BEAM
A.N.	BOUNDARY NAILING
A.O.	BOTTOM OF
BOTT.	BOTTOM
BRBF	BUCKING-RESTRAINED BRACE FRAME
BTWN	BETWEEN
C.J.	CONSTRUCTION JOINT
CJP	COMPLETE JOINT PENETRATION
CLR	CLEAR
C.M.U	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
COND	CONDITION
CONN	CONNECTION
CONT	CONTINUOUS
C.S.	CONCRETE SCREW
d	PENNY (NAIL SIZE AS IN 10d)
D.B.A.	DEFORMED BAR ANCHOR
DBL	DOUBLE
D.C.W.	DEMAND-CRITICAL WELD PER AISC
DET.	DETAIL
D.F.	DOUGLAS FIR
DIA OR Ø	DIAMETER
DWG	DRAWING(S)
DWL	DOWEL
(E)	EXISTING
EA.	EACH
EBF	ECCENTRIC BRACED FRAME
E.F.	EACH FACE
E.J.	EXPANSION JOINT
EL. OR ELEV.	ELEVATION
E.N.	END NAILING
E.P.S.	EXPANDED POLYSTYRENE
E.S.	EACH SIDE
EQ.	EQUAL
E.W.	EACH WAY
EXA	EXPANSION ANCHOR
FIN.	FINISH
FLG.	FLANGE
FLR	FLOOR
F.N.	FIELD NAILING
FNDN	FOUNDATION
F.O.C.	FACE OF CONCRETE
F.O.W.	FACE OF WALL
FRMG	FRAMING
F.S.	FAR SIDE
FTG	FOOTING
GA	GAUGE
GALV.	GALVANIZED
G.B.	GRADE BEAM
G.L.	GLULAM
GR	GRADE
H OR HORIZ	HORIZONTAL
HDR	HEADER
H.S.	HEADED STUD
HSB	HIGH STRENGTH BOLT
HSS	HOLLOW STRUCTURAL SECTION
Id	DEVELOPMENT LENGTH
INFO	INFORMANTION
I.F.	INSIDE FACE
JST	JOIST
JT	JOINT
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG/SIDE VERTICAL
L.S.	LAG SCREW
MAX	MAXIMUM
M.B.	MACHINE BOLT
MECH	MECHANICAL
MIN	MINIMUM
MF	MOMENT FRAME
(N)	NEW
N/A	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
NR	NOT REDUCIBLE
N.S.	NEAR SIDE
NTS	NOT TO SCALE
O.C.	ON CENTER
O.F.	OUTSIDE FACE
O.H.	OPPOSITE HAND
OPG OR OPNG	OPPENING
O.S.B.	ORIENTED STRAND BOARD
O.W.S.J.	OPEN WEB STEEL JOIST
PG	PLATE GIRDER
P.J.P.	PARTIAL JOINT PENETRATION
PL.	PLATE
PLWD OR PLY.	PLYWOOD
P.T.	POST TENSION OR PRESSURE TREATED
P.Z.	PROTECTED ZONE
R.D.	RESIN DOWEL
REINF.	REINFORCING
REQ.	REQUIRED
R.O.	ROUGH OPENING
RWD	REDWOOD
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.B.	SOLID BLOCKING
S.C.D.	SEE CIVIL DRAWINGS
SCHED.	SCHEDULE
SECT.	SECTION
S.E.D.	SEE ELECTRICAL DRAWINGS
SHT	SHEET(S)
SIM	SIMILAR
S.J.	SEISMIC JOINT
SLRS	SEISMIC LOAD RESISTING SYSTEM
S.M.D.	SEE MECHANICAL DRAWINGS
S.M.S.	SHEET METAL SCREW
S.P.D.	SEE PLUMBING DRAWINGS
SPECS	SPECIFICATIONS
SQ.	SQUARE
S.R.	SEISMIC RESISTING
STAGG.	STAGGERED
STD	STANDARD
STIFF.	SIFFENER
STL	STEEL
SYMM.	SYMMETRICAL
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T.B.	TIE BEAM
T.F.F.	TOP OF FINISHED FLOOR
T.O.C.	TOP OF CONCRETE
T.O.F.	TOP OF FOOTING
T.O.S.	TOP OF STEEL
TG	TRANSFER GIRDER
THK	THICK
TYP	TYPICAL
U.A.	UNDERCUT ANCHOR
U.N.O.	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
V.I.F.	VERIFY IN FIELD
(V) OR VERT.	VERTICAL
W/	WITH
W/O	WITHOUT
W.P.	WORK POINT
W.S.	WOOD SCREW
W.T.S.	WELDED THREADED STUD
W.W.R	WELDED WIRE REINFORCEMENT

Statement of Special Inspections, 2025 CBC

Project: Beach Cities Health District Center for Health & Fitness

Location: 514 N Prospect Ave, Redondo Beah, CA 90277

This Statement of Special Inspections is submitted in fulfillment of the requirements of CBC Sections 1704 and 1705.

Special Inspections and Testing will be performed in accordance with the approved plans and specifications, this statement, and CBC Sections 1704, 1705, 1706, 1707, 1708, and 1709.

The Statement of Special Inspections summarizes the Special Inspections and tests required. Special Inspectors will refer to the approved plans and specifications for detailed special inspection requirements. Any additional tests and inspections required by the approved plans and specifications will also be performed.

Interim reports will be submitted to the Building Official and the Registered Design Professional in Responsible Charge in accordance with CBC Section 1704.2.4 and 1704.5.

A Final Report of Special Inspections documenting required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted prior to issuance of a Certificate of Use and Occupancy (Section 1704.2.4). The Final Report will document:

- Required special inspections.
- Correction of discrepancies noted in inspections.

The Owner recognizes his or her obligation to ensure that the construction complies with the approved permit documents and to implement this program of special inspections. In partial fulfillment of these obligations, the Owner will retain and directly pay for the Special Inspections as required in CBC Section 1704.2.

This plan has been developed with the understanding that the Building Official will:

- Review and approve the qualifications of the Special Inspectors who will perform the inspections.
- Monitor special inspection activities on the job site to assure that the Special Inspectors are qualified and are performing their duties as called for in this Statement of Special Inspection.
- Review submitted inspection reports.
- Perform inspections as required by the local building code.

INSPECTION OF STUD SHEAR CONNECTORS

The welding inspector shall check the material, details of construction and procedure, as well as workmanship of the welds. The special inspector shall verify that the installation of end-welded stud shear connectors are in accordance with the requirements of Section 2216.2 of the California Building Code and the approved construction documents. The approved agency shall furnish the architect, structural engineer, and enforcement agency with a verified report that the welding has been done in conformance with AWS D1.1, D1.3, D1.4, D1.6, D1.8 and the approved construction documents.

The special inspector duties include identification of studs; identification of non-shrink grout; quality of non-shrink grout; stud clearances between edges, base, and adjacent studs; stud size; non-shrink grout placement and testing; sampling materials; verifying welder's qualifications; weld-joint preparation; welding procedure and process; and tolerances.

INSPECTION OF FIBER REINFORCED POLYMER (FRP) OVERLAY

Inspection and testing shall comply with ACI 440.2R. Quality assurance and quality control programs and criteria are to be maintained by the fiber reinforced polymer system manufacturer and installation contractor as required by ACI 440.2R.

The FRP inspector shall check the materials; surface temperature of concrete; surface moisture; surface preparation methods and resulting profile, surface cleanliness, widths of cracks not injected with epoxy; fiber batch number(s) and approximate location in structure; batch numbers; mixing ratios; mixing time; appearance of all mixed resins; cure of resins; conformance with installation procedures; pull-off test results; and location and size of any delaminations or air voids.

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BCHD Beach Cities Health District
A Public Agency

TOP FLOOR

510 N PROSPECT AVE
REDONDO BEACH, CA 90277

BCHD - CENTER FOR HEALTH & FITNESS

ISSUE DESCRIPTION

	DESIGN DEVELOPMENT	11.14.2025
	ISSUE FOR PLAN CHECK	01.30.2026
	ISSUE FOR BID	03.13.2026
	ISSUE FOR BACK CHECK	03.13.2026

SHEET TITLE

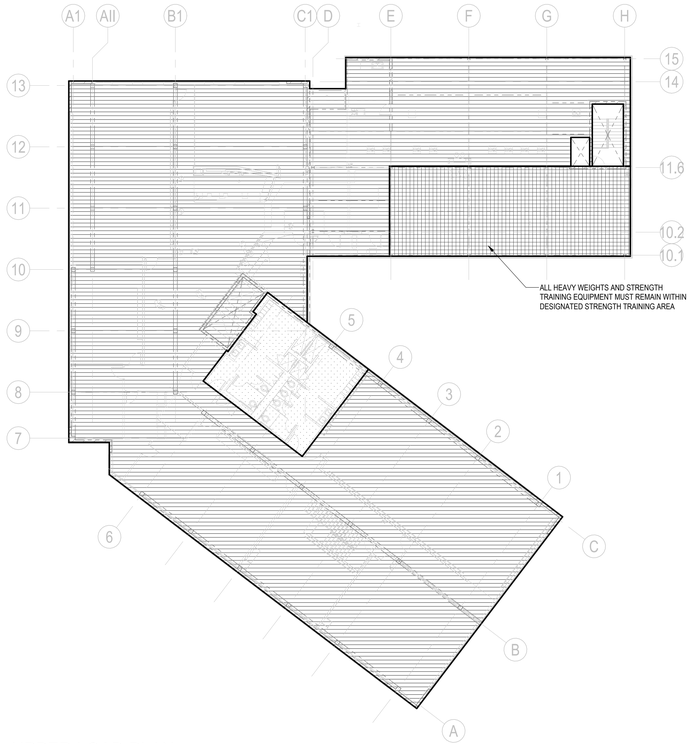
GENERAL NOTES

SHEET NUMBER

S002

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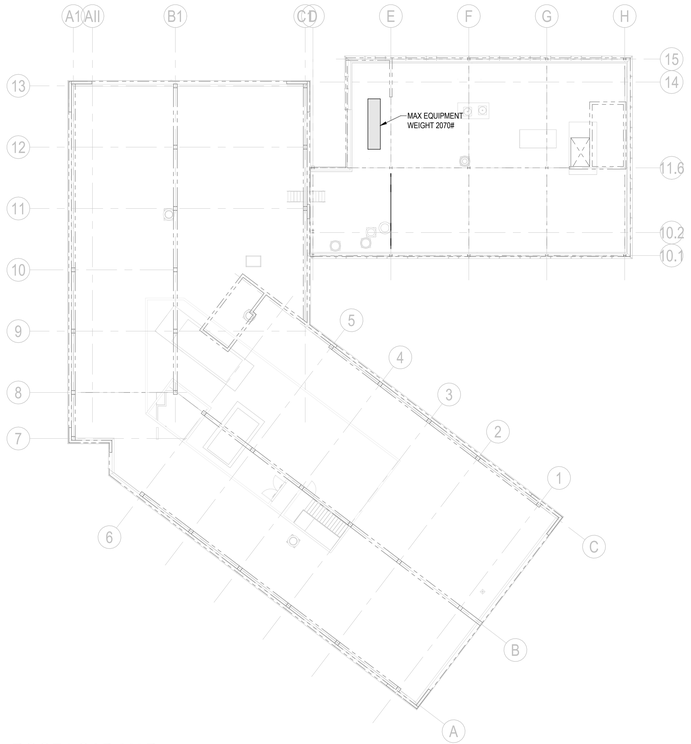


1 S003 UPPER LOAD PLAN

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

FLOOR LOAD MAP KEY:

HATCH	AREA DESIGNATION	SUPERIMPOSED DEAD LOADS	LIVE LOADS
	STRENGTH TRAINING	10 PSF	100 PSF
	LIGHT WEIGHTS, CARDIO EQUIPMENT AND MISC. AREAS	10 PSF	60 PSF + 10 PSF PARTITIONS
	RESTROOMS / LOCKER ROOMS	25 PSF	60 PSF + 10 PSF PARTITIONS



2 S003 ROOF LOAD MAP

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

FLOOR LOAD MAP KEY:

1. DESIGN WEIGHTS FOR NEW EQUIPMENT ARE AS INDICATED. EXISTING EQUIPMENT WEIGHTS ARE NOT SHOWN.

2. NEW EQUIPMENT WEIGHING LESS THAN 100 POUNDS IS NOT SHOWN.

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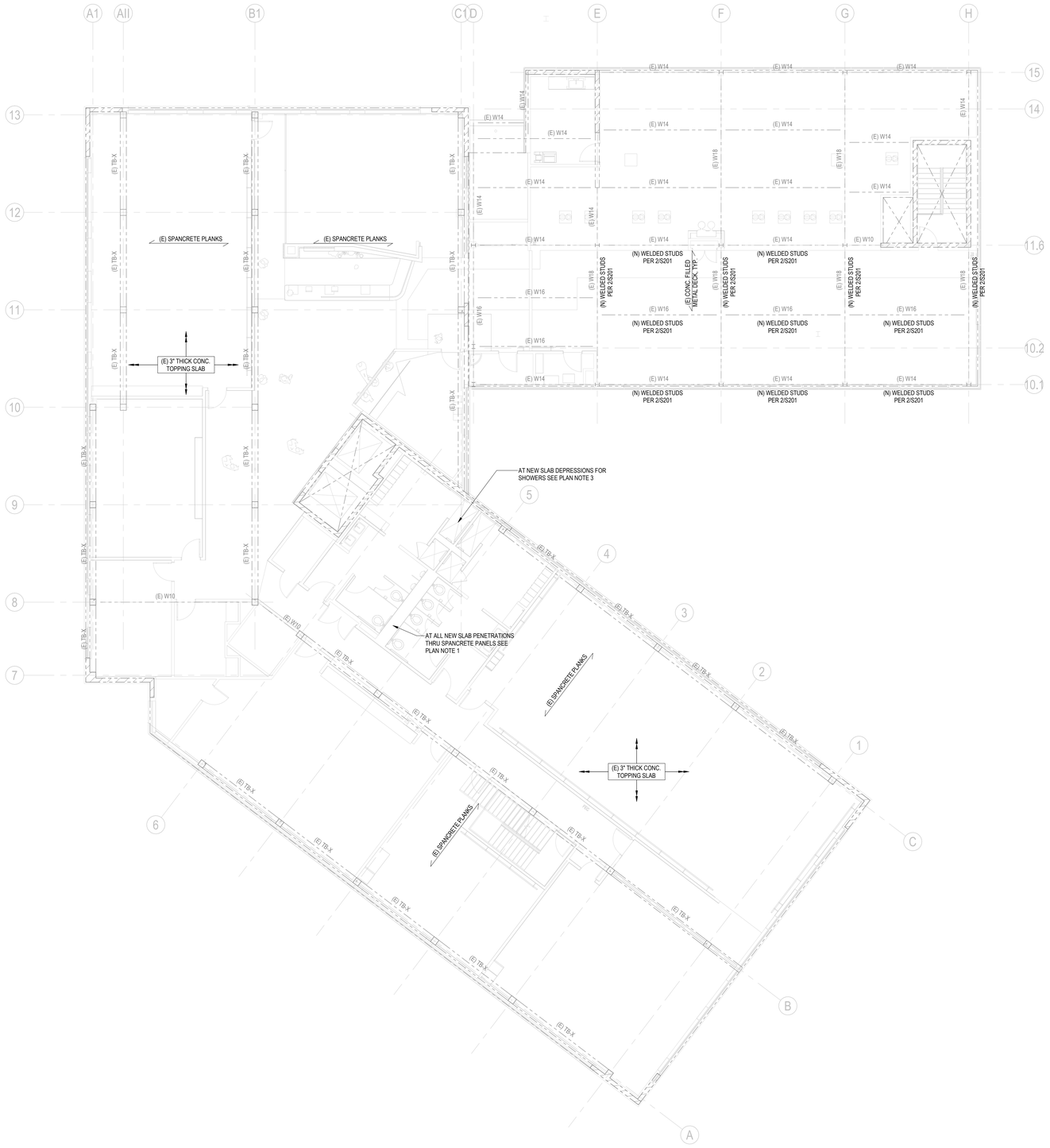
LOAD MAPS

SHEET NUMBER

S003

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PLAN NOTES:

1. AT ALL NEW PENETRATIONS THROUGH EXISTING SPANCRETE FLOOR AND ROOF, REFER TO 3/S201 TO DETERMINE REQUIRED STRENGTHENING APPROACH.
2. AT ALL NEW ANCHORS INTO EXISTING SPANCRETE FLOOR AND ROOF THAT EXCEED 1" OF EMBEDMENT DEPTH, REFER TO 3/S201 TO DETERMINE REQUIRED STRENGTHENING APPROACH.
3. AT NEW SLAB DEPRESSIONS IN TOPPING SLAB ABOVE SPANCRETE PANELS AT SHOWERS, REFER TO 4/S201 FOR LIMITATIONS OF SLAB DEPRESSION AND REQUIRED STRENGTHENING.

1 S101 — UPPER FRAMING PLAN
SCALE: 1/8" = 1'-0"

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SHEET TITLE
UPPER FRAMING PLAN

SHEET NUMBER
S101

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PLAN NOTES:

1. AT ALL NEW PENETRATIONS THROUGH EXISTING SPANCRETE FLOOR AND ROOF, REFER TO 3/S201 TO DETERMINE REQUIRED STRENGTHENING APPROACH.
2. AT ALL NEW ANCHORS INTO EXISTING SPANCRETE FLOOR AND ROOF THAT EXCEED 1" OF EMBEDMENT DEPTH, REFER TO 3/S201 TO DETERMINE REQUIRED STRENGTHENING APPROACH.



1 S102 ROOF FRAMING PLAN

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

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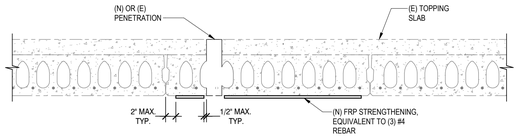
ROOF FRAMING PLAN

SHEET NUMBER

S102

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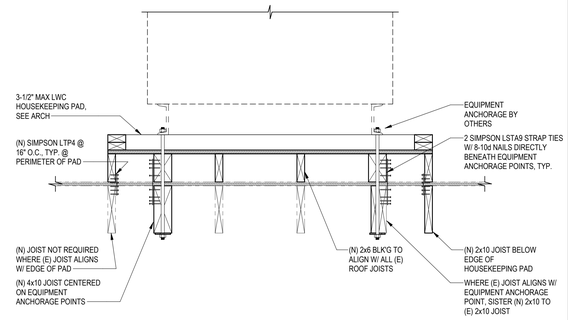
NOTES:

1. FRP SHALL BE INSTALLED PRIOR TO CUTTING NEW PENETRATIONS.
2. FRP SHALL BE APPLIED TO THE FULL LENGTH OF THE SPANCRETE PANEL WITHIN 2" OF SUPPORT POINTS, AND ORIENTED PARALLEL TO THE SPAN DIRECTION INDICATED ON PLAN.
3. THE REQUIRED WIDTH OF FRP IS THE MINIMUM WIDTH REQUIRED FOR EACH SPANCRETE PANEL THAT REQUIRES STRENGTHENING PER DETAILS 3/- AND 4/-, AND IS BASED ON THE NET WIDTH BETWEEN PENETRATIONS IN THE SPANCRETE PANEL.
4. THE FRP OVERLAY SHALL NOT REDUCE THE FIRE RESISTANCE OF THE EXISTING CONCRETE STRUCTURE. THE FIBER OVERLAY SYSTEM SHALL MEET ALL CODE REQUIREMENTS FOR FIRE PROTECTION INCLUDING FLAME SPREAD AND SMOKE DENSITY. PROVIDE FIRE RESISTIVE COATING WHERE REQUIRED TO MEET CODE REQUIREMENTS.
5. THE PROVIDED FRP SHALL MEET THE FOLLOWING MINUMUM REQUIREMENTS:

   TYPE OF FRP - UNIDIRECTIONAL CARBON FIBER
   MINIMUM ULTIMATE TENSILE STRENGTH = 120 KSI
   TENSILE MODULUS OF ELASTICITY = 12,000-15,000 KSI
   MINIMUM THICKNESS = 0.038 IN
   MINIMUM WIDTH = 24 IN
   MINIMUM BOND STRENGTH = 600 PSI

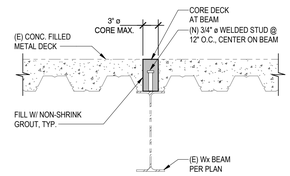
5 / S201 STRENGTHENING OF SPANCRETE PANEL

SCALE: 1" = 1'-0"



1 / S201 (N) MECH. EQUIPMENT AT ROOF

SCALE: 1" = 1'-0"

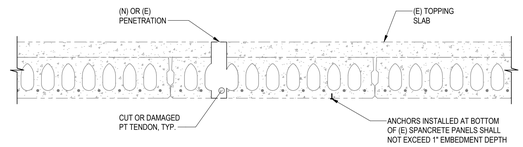


NOTES

1. NON-SHRINK GROUT SHALL ACHIEVE FULL DESIGN STRENGTH PRIOR TO ADDITION OF NEW LOAD ON BEAM
2. STEEL BEAM SHALL NOT BE DAMAGED WHEN CORING CONCRETE FILLED METAL DECK.
3. NON-SHRINK GROUT SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 6,000 PSI.
4. EXISTING REINFORCEMENT IN CONCRETE FILLED METAL DECK SHALL NOT BE DAMAGED. LOCATE WITH GPR PRIOR TO CORING.
5. CONTINUOUS SPECIAL INSPECTION SHALL BE PROVIDED FOR WELDED STUDS AND NON-SHRINK GROUT.

2 / S201 BEAM STRENGTHENING AT HEAVY WEIGHTS AREA

SCALE: 1" = 1'-0"

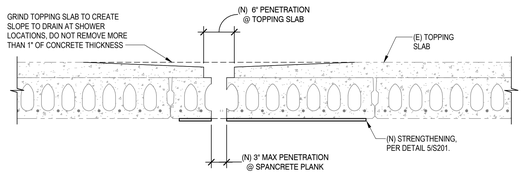


NOTES:

1. LOCATE EDGES OF SPANCRETE PANEL. MOST SPANCRETE PANELS ARE APPROXIMATELY 3'-4" WIDE; HOWEVER PORTIONS OF SPANCRETE PANELS ADJACENT TO WALLS OR SLAB OPENINGS MAY BE NARROWER.
2. LOCATE ANY EXISTING PENETRATIONS AND/OR ANCHORS WITHIN SPANCRETE PANEL.
3. LOCATE PT TENDONS WITHIN SPANCRETE PANEL AT ALL NEW AND EXISTING PENETRATIONS. EACH PANEL CONTAINS APPROXIMATELY TEN TENDONS THAT MAY BE EVENLY SPACED AS SHOWN OR GROUPED TOGETHER. GC TO DETERMINE TENDON LAYOUT.
4. IF PENETRATIONS ARE LOCATED SUCH THAT ONE OR TWO PT TENDON(S) WITHIN ANY SPANCRETE PANEL WILL BE CUT OR DAMAGED, STRENGTHEN PANEL PER 5/S201 PRIOR TO CORING NEW PENETRATION.
5. IF PENETRATIONS ARE LOCATED SUCH THAT MORE THAN TWO PT TENDONS WITHIN ANY SPANCRETE PANEL WILL BE CUT OR DAMAGED, PANEL SHALL BE SUPPORTED BY NEW STEEL FRAMING.
6. A SINGLE PT TENDON THAT WILL BE CUT OR DAMAGED AT MULTIPLE LOCATIONS ALONG THE LENGTH OF THE SPANCRETE PANEL IS CONSIDERED ONE DAMAGED TENDON IN NOTES 4 AND 5.
7. WHERE POSSIBLE, PENETRATIONS SHALL BE LOCATED BETWEEN PT TENDONS TO MINIMIZE STRENGTHENING.

3 / S201 (N) PENETRATION OR ANCHORS AT (E) SPANCRETE PANEL

SCALE: 1" = 1'-0"



NOTES:

1. FRP SHALL BE INSTALLED PRIOR TO GRINDING TOPPING SLAB.

4 / S201 (N) SLAB DEPRESSION AT (E) SPANCRETE PANEL

SCALE: 1" = 1'-0"

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SHEET TITLE

DETAILS

SHEET NUMBER

S201

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GENERAL NOTES

GENERAL MECHANICAL

1. A MAINTENANCE LABEL SHALL BE AFFIXED TO MECHANICAL EQUIPMENT AND MAINTENANCE MANUAL SHALL BE PROVIDED FOR THE OWNER'S USE.
2. CONTRACTOR TO COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLING ANY MATERIAL OR EQUIPMENT.
3. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CITY OF REDONDO BEACH AND CA MECHANICAL CODES (CMC2025) AND REGULATIONS.
4. ALL EQUIPMENT SHALL BE UL-LISTED AND MANUFACTURER SPECIFICATIONS SHALL BE AVAILABLE TO THE INSPECTOR DURING CONSTRUCTION.
5. ALL DRAWINGS AND DESIGN LAYOUT ARE DIAGRAMMATIC TO SHOW DESIGN INTENT ONLY. CONTRACTOR TO COORDINATE ALL DUCTWORK AND PIPING WITH ALL OTHER NEW WORK AND EXISTING CONDITIONS. NOTIFY PRJT MANAGEMENT IF DAMAGED PARTS AND EQUIP. THAT CONFLICT WITH PROPER BLDG HVAC OPERATION ARE DISCOVERED.
6. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM THOSE SHOWN ON PLAN AND AFFECT MECHANICAL WORK, INFORM ARCHITECT IMMEDIATELY BEFORE PROCEEDING.

DUCTWORK AND AIR DISTRIBUTION

1. ALL DUCTWORK SHALL BE INSTALLED PER SMACNA HVAC DUCT CONSTRUCTION STANDARDS
2. ALL DUCTWORK WITH NET LINED DUCT DIMENSIONS AND 90-DEGREE ELBOWS SHALL HAVE TURNING VANES. NO 90-DEGREE FLEX DUCT ELBOWS PERMITTED.
3. RECTANGULAR ELBOWS SHALL USE DOUBLE THICKNESS TURNING VANES, MINIMUM 4-1/2" RADIUS.
4. DUCT OFFSETS AND TRANSITIONS SHALL BE INSTALLED PER SMACNA. DIVIDED FLOW BRANCH CONNECTIONS SHALL COMPLY WITH SMACNA DETAILS.
5. ALL TRANSFER DUCTS WHERE SHOWN SHALL BE ACOUSTICALLY LINED.
6. ALL AIR DISTRIBUTION DEVICES SHALL BE COORDINATED WITH REFLECTED CEILING PLANS.
7. PROVIDE VOLUME DAMPERS IN EACH SUPPLY AND EXHAUST /RETURN BRANCH DUCTS.
8. BEAM BOXES: WHERE REQUIRED TO PASS DUCTOWRK BENEATH STRUCTURAL BEAMS OR OBSTRUCTIONS, PROVIDE LOW-PROFILE BEAM BOXES SIZED TO MAINTAIN REQUIRED AIRFLOW, VELOCITIES AND CLEARANCES. BEAM BOX DIMENSIONS SHOWN ARE FOR GUIDANCE ONLY AND SHALL BE VERIFIED AND COORDINATED WITH FIELD CONDITIONS.

INSULATION & SEALING

1. ALL SUPPLY AND RETURN AIR DUCTS SHALL BE SEALED AND INSULATED PER AND CMC.
2. PIPING FOR SPACE CONDITIONING SHALL BE INSULATED PER CODE. INSULATING MATERIALS SHALL COMPLY WITH FLAME SPREAD AND SMOKE DENSITY REQUIREMENTS.
3. DUCT LINER SHALL BE INSTALLED PER SMACNA REQUIREMENTS. BUILDING CAVITIES, MECHANICAL CLOSETS AND PLATFORMS USED AS PLENUMS SHALL BE SEALED AND INSULATED.

CONTROLS AND THERMOSTATS

1. EXISTING BASE BUILDING HVAC SYSTEMS AND REPLACEMENT OF DUAL DUCT VAV BOXES SHALL CONTINUE TO BE CONTROLLED VIA PNEUMATIC CONTROLS. NO CONVERSION TO DDC OR ELECTRONIC CONTROLS IS INCLUDED IN THIS SCOPE
2. NEW DUAL DUCT VAV BOXES SHALL BE PROVIDED WITH FACTORY-INSTALLED OR FIELD-INSTALLED PNEUMATIC ACTUATORS AND CONTROLS COMPATIBLE WITH EXISTING BASE BUILDING PNEUMATIC SYSTEMS.
3. PNEUMATIC CONTROLS SHALL BE FIELD VERIFIED TO PROVIDE REQUIRED SCHEDULED SETBACK, TEMPERATURE CONTROL, AND OCCUPANCY-BASED OPERATION AS APPLICABLE
4. CONTROLS SHALL PROVIDE AUTOMATIC SHUTDOWN DURING PERIODS OF NON-USE WITH MANUAL OVERRIDE CAPABLE OF UP TO 4 HOURS OF OPERATION.
5. THERMOSTATS SHALL BE LOCATED AS INDICATED ON PLANS PER ACCESSIBILITY REQUIREMENTS.

ENERGY AND TITLE-24 MANDATORY

1. ALL HVAC SYSTEMS SHALL COMPLY WITH TITLE 24 PART 6 MANDATORY AND PRESCRIPTIVE REQUIREMENTS APPLICABLE TO NON-RESIDENTIAL OCCUPANCIES.
2. PROVIDE MINIMUM MERV-13 FILTERS PER CMC §605.1.1 AND CEC §140.4(c). SUPPLY AND RETURN AIR DUCTS CONVEYING HEATED OR COOLED AIR SHALL BE INSULATED PER CMC CHAPTER 6 AND TITLE 24 REQUIREMENTS.
3. ALL JOINTS AND OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE.
4. OUTDOOR AIR AND EXHAUST EQUIPMENT SHALL BE PROVIDED WITH AUTOMATIC DAMPERS.
5. OUTDOOR AIR VENTILATION RATES SHALL COMPLY WITH CMC AND TITLE 24 REQUIREMENTS. INSTALLER SHALL PROVIDE ALL REQUIRED TITLE 24 INSTALLATION CERTIFICATES AND COMPLIANCE DOCUMENTATION.

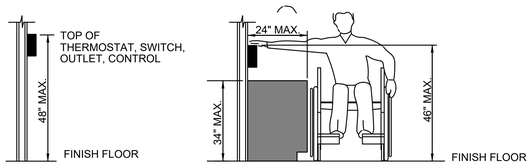
FIRE & LIFE SAFETY

1. PROVIDE FIRE DAMPERS OR COMBINATION/SMOKE FIRE DAMPERS AT ALL DUCT PENETRATIONS OF FIRE RATED ASSEMBLIES.
2. NO COMBUSTIBLE MATERIALS SHALL BE EXPOSED WITHIN DUCTS OR PLENUMS.
3. MATERIALS EXPOSED WITHIN DUCTS OR PLENUMS SHALL HAVE: FLAME SPREAD INDEX ≤ 25. SMOKE DEVELOPED INDEX ≤ 50.
4. FIRE ALARM INTERFACE REQUIREMENTS SHALL BE COORDINATED WITH FIRE ALARM CONTRACTOR.
5. SMOKE DETECTORS SHALL BE PROVIDED WHERE REQUIRED BY CMC/NFPA CODES.
6. ACCESS TO FIRE/SMOKE DAMPERS SHALL BE PROVIDED FOR INSPECTION AND MAINTENANCE.

TAB & COMMISSIONING

1. PROVIDE COMPLETE NEBB OR AABC CERTIFIED AIR BALANCING FOR ALL AIR SYSTEMS
2. BALANCING SHALL BE PERFORMAED AFTER COMPLETION OF INSTALL AND PRIOR TO FINAL INSPECTION.
3. AIR QUANTITIES SHALL BE ADJUSTED TO VALUES INDICATED ON PLANS. FINAL TAB REPORT SHALL BE SUBMITTED TO ENGINEER AND OWNER.
4. EQUIPMENT AND SYSTEMS SHALL BE FULLY OPERATIONAL PRIOR TO BALANCING.

ACCESSIBILITY DETAIL



MOUNTING HEIGHT OVER OBSTRUCTION

MANDATORY REQUIREMENT NOTES

A) THE PERSON WITH OVERALL RESPONSIBILITY FOR CONSTRUCTION OR THE PERSON RESPONSIBLE FOR THE INSTALLATION OF REGULATED MANUFACTURED DEVICES SHALL POST, OR MAKE AVAILABLE WITH THE BUILDING PERMIT(S) ISSUED FOR THE BUILDING, THE INSTALLATION CERTIFICATE(S) FOR MANUFACTURED DEVICES REGULATED BY THE APPLIANCE STANDARDS OR PART 6. SUCH INSTALLATION CERTIFICATE(S) SHALL BE MADE AVAILABLE TO THE ENFORCEMENT AGENCY FOR ALL APPROPRIATE INSPECTIONS. THESE CERTIFICATES SHALL:

1) IDENTIFY FEATURES REQUIRED TO VERIFY COMPLIANCE WITH THE APPLIANCE STANDARDS AND TITLE 24, PART 6.

2) INCLUDE A STATEMENT INDICATING THAT THE INSTALLED DEVICES CONFORM TO THE APPLIANCE STANDARDS AND PART 6 AND THE REQUIREMENTS FOR SUCH DEVICES GIVEN IN THE PLANS AND SPECIFICATIONS APPROVED BY THE LOCAL ENFORCEMENT AGENCY.

3) STATE THE BUILDING PERMIT NUMBER UNDER WHICH THE CONSTRUCTION OR INSTALLATION WAS PERFORMED.

-SEC.10-103(a)3A

B) AFTER INSTALLING WALL, CEILING, OR FLOOR INSULATION, THE INSTALLER SHALL MAKE AVAILABLE TO THE ENFORCEMENT AGENCY OR POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLATION IS CONSISTENT WITH THE PLANS AND THE REQUIREMENTS OF SECTION 10-103(a)2.A. THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURER'S NAME AND MATERIAL IDENTIFICATION AND THE INSTALLED R-VALUE.

-SEC.10-103(a)4

C) MANUFACTURED FENESTRATION PRODUCTS AND EXTERIOR DOORS SHALL:

1) HAVE TEMPORARY LABEL MEETING THE REQUIREMENTS OF SEC.10-111(a)1, NOT TO BE REMOVED BEFORE INSPECTION BY THE ENFORCEMENT AGENCY, LISTING THE CERTIFIED U-VALUE AND SHGC, AND CERTIFYING THAT THE AIR LEAKAGE REQUIREMENTS OF SECTION 116(a)1 ARE MET FOR EACH PRODUCT LINE; AND

2) HAVE A PERMANENT LABEL MEETING THE REQUIREMENT OF SECTION 10-111(a)2 IF THE PRODUCT IS RATED USING NFRC PROCEDURES.

-SEC.166 (a)

D) JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED, OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION.

-SEC.117

E) ALL INSULATING MATERIAL SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAMESPREAD RATING SMOKE DENSITY REQUIREMENTS OF THE CBC.

-SEC.118 (c)

F) ALL AIR DISTRIBUTION SYSTEM DUCTS AND PLENUMS, INCLUDING, BUT LIMITED TO, BUILDING CAVITIES, MECHANICAL CLOSETS, AIR HANDLER BOXES AND SUPPORT PLATFORMS USED AS DUCTS OR PLENUMS, SHALL BE INSTALLED, SEALED AND INSULATED TO MEET THE REQUIREMENTS OF CHAPTER 6 OF THE 2007 CMC. SUPPLY AIR AMD RETURN AIR DUCTS CONVEYING HEATED OR COOOLED AIR SHALL BE INSULATED TO A MINIMUM INSTALLED LEVEL OF R-8, UNLESS DUCTS ARE IN CONDITIONED SPACE.

-SEC.124 (a)

G) THE BUILDER SHALL PROVIDE THE BUILDING OWNER OR THE PERSON(S) RESPONSIBLE FOR BUILDING MAINTENANCE (IN CASE OF MULTI-TENANT OR CENTRALLY OPERATED BUILDINGS) AT OCCUPANCY THE FOLLOWING:

1) OPERATING INFORMATION. A LIST OF THE HEATING, COOLING, WATER HEATING, AND LIGHTING SYSTEMS AND FEATURES, MATERIALS, COMPONENTS AND MECHANICAL DEVICES, CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING, AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.

2) MAINTENANCE OPERATION. REQUIRED ROUTINE MAINTENANCE ACTION SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY ACCESSIBLE LABEL. THE LABEL MAY BE LIMITED TO IDENTIFYING THE MAINTENANCE MANUAL.

3) VENTILATION INFORMATION. A DESCRIPTION OF THE QUANTITIES OF OUTDOOR AND RECIRCULATED AIR THAT THE VENTILATION SYSTEM IS DESIGNED TO PROVIDE TO EACH AREA.

-SEC.10-103 (c)

I) THE LESSER OF THE MINIMUM RATE OF OUTDOOR AIR REQUIRED BY SECTION 121(b)2, OR THREE COMPLETE AIR CHANGES SHALL BE SUPPLIED TO THE ENTIRE BUILDING DURING THE ONE-HOUR PERIOD IMMEDIATELY BEFORE THE BUILDING IS NORMALLY OCCUPIED.

-SEC.121(c) 2

J) OUTDOOR AIR SUPPLY AND EXHAUST EQUIPMENT SHALL BE INSTALLED WITH DAMPERS THAT AUTOMATICALLY CLOSE UPON FAN SHUTDOWN.

-SEC.122 (f)

K) EACH SPACE CONDITIONING SYSTEM SHALL BE INSTALLED WITH CONTROLS THAT:

1) ARE CAPABLE OF AUTOMATICALLY SHUTTING OFF THE SYSTEM DURING PERIODS OF NON-USE AND SHALL HAVE AN AUTOMATIC TIME SWITCH CONTROL DEVICE COMPLYING WITH SECTION 119(c), WITH AN ACCESSIBLE MANUAL OVERRIDE THAT ALLOWS OPERATION OF THE SYSTEM FOR UP TO 4 HOURS; AND

2) AUTOMATICALLY RESTART AND TEMPORARILY OPERATE THE SYSTEM AS REQUIRED TO MAINTAIN:

a) A SETBACK HEATING THERMOSTAT SETPOINT, IF THE SYSTEM PROVIDES MECHANICAL HEATING; AND

EXCEPTION: AREA WITH THE DESIGN WINTER OUTDOOR TEMPERATURE OF GREATER THAN 32°F.

b) A SETUP COOLING THERMOSTAT SETPOINT, IF THE SYSTEM PROVIDES MECHANICAL COOLING

EXCEPTION: AREA WITH THE DESIGN SUMMER OUTDOOR TEMPERATURE OF LESS THAN 100°F.

-SEC.122 (e)

L) THE THERMOSTATIC CONTROLS FOR HVAC SYSTEMS SHALL MEET THE FOLLOWING REQUIREMENTS AS APPLICABLE:

1) EACH SPACE CONDITIONING ZONE SHALL BE CONTROLLED BY AN INDIVIDUAL THERMOSTATIC CONTROL.

2) THERMOSTATIC CONTROLS SHALL BE CAPABLE OF BEING SET, LOCALLY OR REMOTELY, BY ADJUSTMENT OR SELECTION OF SENSORS;

a) DOWN TO 55°F OR LOWER TO CONTROL HEATING; OR
b) UP TO 85°F OR HIGHER TO CONTROL COOLING; OR
c) BOTH A AND B CONDITIONS TO CONTROL BOTH HEATING AND COOLING.

3) TO CONTROL BOTH HEATING AND COOLING, THE THERMOSTATIC CONTROLS SHALL BE CAPABLE OF PROVIDING A TEMPERATURE RANGE OR DEAD BAND OF AT LEAST 5°F WITHIN WHICH THE SUPPLY OF HEATING AND COOLING ENERGY TO THE ZONE IS SHUT OFF OR REDUCED TO A MINIMUM.

-SEC.122 (a)(b)

M) THE PIPING FOR ALL SPACE CONDITIONING AND SERVICE WATER HEATING SYSTEMS SHALL BE INSULATED IN ACCORDANCE WITH TABLE 123-A.

-SEC.123

N) LAVATORIES IN PUBLIC RESTROOMS SHALL HAVE CONTROLS THAT LIMIT THE WATER SUPPLY TEMPERATURE TO 110°F.

-SEC.113 (c) 3

O) CIRCULATING SERVICE WATER HEATING SYSTEMS SHALL HAVE A CONTROL CAPABLE OF AUTOMATICALLY TURNING OFF THE CIRCULATING PUMP WHEN HOT WATER IS NOT REQUIRED.

-SEC.113 (c) 2

P) MATERIALS EXPOSED WITHIN DUCTS OR PLENUMS SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN 25 AND A SMOKE-DEVELOPED IDEX NOT GREATER THAN 50 WHEN TESTED AS A COMPOSITE PRODUCT PER TEST METHODS LISTED IN CHAPTER 6 OF THE 2013 CMC CODE.

Q) PROVIDE MINIMUM MERV-13 FILTERS PER CMC §605.1.1 AND CEC §140.4(c).

APPLICABLE CODES:

2025 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE (CAC)
CALIFORNIA CODE OF REGULATIONS (CCR) TITLE-24, PART 1
2025 CALIFORNIA BUILDING CODE (CBC)
CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 2 (LATEST IBC WITH CALIFORNIA AMENDMENTS) WITH CITY OF REDONDO BEACH AMENDMENTS
2025 CALIFORNIA ELECTRICAL CODE (CEC)
CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 3 (NEC WITH CALIFORNIA AMENDMENTS) WITH CITY OF REDONDO BEACH AMENDMENTS
2025 CALIFORNIA MECHANICAL CODE (CMC)
CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 4 (LATEST UMC WITH CALIFORNIA AMENDMENTS) WITH CITY OF REDONDO BEACH AMENDMENTS
2025 CALIFORNIA PLUMBING CODE (CPC)
CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 5 (LATEST UPC WITH CALIFORNIA AMENDMENTS) WITH CITY OF REDONDO BEACH AMENDMENTS
2025 CALIFORNIA ENERGY CODE CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24
CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 6
2025 CALIFORNIA FIRE CODE (CFC)
CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, PART 9 (LATEST INTERNATIONAL FIRE CODE WITH CALIFORNIA AMENDMENTS) WITH CITY OF REDONDO BEACH AMENDMENTS
2025 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN CODE)
CALIFORNIA CODE OF REGULATIONS (CCR) TITLE-24, PART 11 WITH CITY OF REDONDO BEACH AMENDMENTS
TITLE 19, CALIFORNIA CODE OF REGULATIONS (CCR)
DIVISION 1, STATE FIRE MARSHAL REGULATIONS
2025 CALIFORNIA BUILDING CODE CHAPTER 35 REFERENCE STANDARDS
NFPA 13-16: STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS WITH CALIFORNIA AMENDMENTS
NFPA 72-16: NATIONAL FIRE ALARM AND SIGNAL CODE WITH CALIFORNIA AMENDMENTS

APPLICABLE SMACNA DETAIL

NOTES: 1. BASED ON SMACNA HVAC DUCT CONSTRUCTION STANDARDS METAL & FLEXIBLE, THIRD EDIT.2005
2. FOR DUCT CONSTRUCTION, HANGERS AND SUPPORTS, SEE SPECIFICATIONS

FIG.#	NAME	REMARKS
3 - 4	ROUND DUCT ELBOWS	SEGMENTED OR STAMPED ONLY, NO ADJUST, GORE ELBOWS
3 - 6	CONICAL TEES	
3 - 7	FLAT OVAL DUCTS	
4 - 2	RECTANGULAR ELBOWS	USE TYPE RE1 & RE2 ONLY
4 - 3	VANES & VANES RUNNERS	USE DOUBLE THICKNSS VANES ONLY, MIN. 4-1/2"R
4 - 4	VANE SUPPORT IN ELBOWS	W1 MUST EQUAL W2
4 - 5	DIVIDED FLOW BRANCHES	
4 - 6	BRANCH CONNECTIONS	
4 - 7	OFFSETS & TRANSITIONS	
6 - 3	ROOF TOP DUCT INSTALLATION	INLET & OUTLET AREAS SHALL BE EQUAL
6 - 4	EQPT & DUCT SUPPORT FLUSHING	USE PIER OR CURB BASE
7 - 2	DUCT ACCESS DOORS	
7 - 3	ACCESS DOOR-ROUND DUCT	DO NOT USE SPLIT SLEEVE TYPE
7 - 4	VOLUME DAMPERS-SINGLE BLADE	
7 - 6	GRILLE & REGISTER CONNECTIONS	
7 - 7	CEILING DIFFUSER BRANCH DUCT	METAL BOX BEHIND DIFF. NO 90DEG. FLEX ELBOW ALLOWED
7 - 8	FLEXIBLE CONNECTION AT FAN	
7 - 11	DUCT LINER INSTALLATION	PROVIDE METAL NOSING FOR VELOCITIES ABOVE 2500FPM
7 - 12	LINER FASTENER	
7 - 13	OPTIONAL HAT SECTION	
7 - 14	DUCT LINER INTERRUPTION	

SCOPE OF WORK

MECHANICAL SCOPE - TENANT IMPROVEMENT

RE-USING EXISTING BASE BUILDING SYSTEM - ADDITIONAL SUPPLEMENTAL COOLING AND HEATING PROVIDED BY NEW VRF SYSTEM. NEW DUAL DUCT VAV BOXES TO REPLACE EXISTING. NEW AIR DISTRIBUTION, DIFFUSERS AND EXHAUST FANS.

SYMBOLS & ABBREVIATIONS

ACD	AUTOMATIC CONTROL DAMPER
AFF	ABOVE FINISHED FLOOR
AC	AIR CONDITIONING
AMB	AMBIENT
BOD	BOTTOM OF DUCT
BDD	BACKDRAFT DAMPER
BHP	BRAKE HORSEPOWER
BLDG	BUILDING
BTU	BRITISH THERMAL UNIT
BTUH	BTU PER HOUR
BOP	BOTTOM OF PIPE
CA	COMBUSTION AIR
CD	CEILING DIFFUSER
CFM	CUBIC FEET PER MINUTE
COND	CONDENSATE
CONN	CONNECTION
CONT	CONTINUATION
CR	CEILING REGISTER/RETURN
CUFT	CUBIC FEET
CSFD	COMBINATION SMOKE/FIRE DAMPER
DB	DRY BULB
DIA	DIAMETER
DISC.	DISCONNECT
DR	DRAIN
DTR	DOWN THRU ROOF
EAT	ENTERING AIR TEMPERATURE
EDB	ENTERING DRY BULB
EL	ELEVATION
ELEC	ELECTRICAL
(E)	EXISTING
ENT	ENTERING
EWB	ENTERING WET BULB
F	FILTER
°F	DEGREE FAHRENHEIT
FA	FREE AREA (SQUARE FEET)
FAP	FIRE ALARM PANEL
FCU	FAN COIL UNIT
FLA	FULL LOAD AMPERES
FPM	FEET PER MINUTE
FT.	FEET
HP	HORSE POWER
HZ	HERTZ
IN	INCHES
(L)	LINED DUCTWORK
LB	POUND
MANUF	MANUFACTURER
MAU	MAKE UP AIR UNIT
MAX	MAXIMUM
MBH	THOUSAND BTU PER HOUR
MHP	MOTOR HORSEPOWER
MIN	MINIMUM
MS	MANUAL SWITCH
MT'D	MOUNTED
NO.	NUMBER
NTS	NOT TO SCALE
(N)	NEW
OPER WT	OPERATING WEIGHT
PD	PRESSURE DROP
POC	POINT OF CONNECTION
POD	POINT OF DEMOLITION
PSI	POUNDS PER SQUARE INCH
RA	RETURN AIR
RL	REFRIGERANT LIQUID
RPM	REVOLUTION PER MINUTE
RS	REFRIGERANT SUCTION
RTU	ROOF TOP UNIT
SA	SUPPLY AIR
SD	SMOKE DETECTOR
SP	STATIC PRESSURE
SQ. FT.	SQUARE FEET
TA	THROW AWAY
TEMP	TEMPERATURE
TRD	TRANSFER DUCT
TI	TENANT IMPROVEMENT
(T)	THERMOSTAT
(TS)	REMOTE TEMPERATURE SENSOR
VD	VOLUME DAMPER
WB	WET BULB
WC	WATER COLUMN
WG	WATER GAUGE
UTR	UP THRU ROOF

DRAW INDEX

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M-1.1 MECHANICAL FLOOR PLAN
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M-2.0 MECHANICAL DETAILS
M-2.1 MECHANICAL DETAILS

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REGISTERED PROFESSIONAL ENGINEER ABBY BANCROFT No. M29253 Exp. 6/30/27 MECHANICAL STATE OF CALIFORNIA

BSG BUILDING SOLUTIONS GROUP
MEP Engineering Design Consulting
BuildingSolutionsGroup.com
Los Angeles County, Ca 626.281.6220

Project # STR-008-25

BCHD Beach Cities Health District

TOP FLOOR

510 N PROSPECT AVE
REDONDO BEACH, CA 90277

BCHD - CENTER FOR HEALTH & FITNESS

ISSUE DESCRIPTION

1	50% DESIGN DEVELOPMENT	10/31/25
2	100% DESIGN DEVELOPMENT	11/14/2025
3	PLAN CHECK SET	01/30/2026
4	BID SET	03/12/2026

SHEET TITLE

GENERAL NOTES, SYMBOLS, ABBREVIATIONS

M-0.1

EXISTING ROOF TOP PACKAGED UNIT

SYMBOL	QTY	LOCATION	MAKE MODEL	TONS	SUPPLY ESP	LVL-3 CFM	ELEC. DATA VOLT/PH/HZ	MOTOR HP	REMARKS
AC 1	1	ROOFTOP	CARRIER	25T	-	3300	460V-3	-	1 2
AC 3	1	ROOFTOP	CARRIER	50T	-	6400	460V-3	-	1 2
CV 1	1	ROOFTOP	CARRIER	7.5T	-	1000	460V-3	-	1 2
VV 1	1	ROOFTOP	CARRIER	20T	-	2600	460V-3	-	1 2

EXISTING TO REMAIN

REMARKS:

1 DATA TAKEN FROM AS-BUILTS DWGS AND SITE SURVEY. FOR AIRFLOW DISTRIBUTION & AIR BALANCE PURPOSES ONLY.

2 EXISTING RTU SERVING ENTIRE BLDG (ALL FLOORS) ONLY 3RD FLOOR SPACE UNDER SCOPE.

NEW FAN SCHEDULE

SYMBOL	QTY	LOCATION	AREA SERVED	MANUFACTURER &MODEL NOS.	TYPE	CFM	PS in.wg	MOTOR HP	MOTOR VOLT-PH.	MOTOR RPM	OPERATING WT. (LBS.)	GENERAL REQUIREMENTS
EF 1	1	ROOF	REST ROOM	GREENHECK CUBE-100-4119QGD	CENTRIFIGAL UPBLAST	1400	.125	1/4	115-1	1660	70	1 2

1 PROVIDE BACKDRAFT DAMPER AT EACH DUCT BRANCH AND FAN DISCHARGE AS REQUIRED TO PREVENT REVERSE AIRFLOW OR CROSS CONTAMINATION BETWEEN SPACES WHEN THE EXHAUST FAN IS NOT IN OPERATION.

2 ROOF MOUNTED EXHAUSTER - PROVIDE ROOF PLATFORM. MINIMUM 15.5"x15.5" ROOF OPENING.

OUTDOOR CONDENSING UNIT

ITEM	MANUFACTURER MODEL No.	LOCATION	TOTAL CAPACITY COOLING (BTUH)	TOTAL CAPACITY HEATING (BTUH)	AMBIENT OP. TEMP F	SEER2	EER2	ELECTRICAL V - ø	ELECTRICAL RLA	ELECTRICAL MCA	ELECTRICAL MOP	OPER. WEIGHT (LBS)	REFRIGERANT SIZE GAS	REFRIGERANT SIZE LIQUID	DIMENSIONS (HxWxD) INCHES	REMARKS
CU S1	TOSHIBA RAV-BP181AT2P-UL	ROOF	18000	-	105	23.8	12	208/230-1	-	14	25	90	1/2"	1/4"	39x37x13	PROVIDE HOUSEKEEPING PAD PROVIDE CONDENSATE PAN PER MANUFACTURER SERVING INDOOR FAN COIL UNIT FC-S1 REFRIGERANT - R454B

INDOOR FAN COIL UNIT

ITEM	MANUFACTURER MODEL No.	SERVICE	PERFORMANCE DATA CFM	VOLTAGE	WATTS	MOTOR	COOLING	REFRIGERANT SIZE GAS	REFRIGERANT SIZE LIQUID	WEIGHT (LBS)	DIMENSION (WxDxH) INCHES	REMARKS
FC S1	TOSHIBA RAV-HB181KRTP-UL	SERVER RM	530	PWR PROVIDED BY CU	30	DC	18000BTU/H	1/2"	1/4"	40	41-3/8x9-7/8x12-5/8	PROVIDE SUPPORT AND ANCHORAGE 1/2" CONDENSATE. DISCHARGE TO APPROVED PLUMBING RECEPTOR. PROVIDE CONDENSATE PUMP AS NEEDED. PAIRED OUTDOOR UNIT: CU-S1

OUTDOOR CONDENSING UNIT

ITEM	MANUFACTURER AND MODEL No.	LOCATION	TOTAL CAPACITY NOMINAL COOLING (BTUH)	TOTAL CAPACITY NOMINAL HEATING (BTUH)	ELECTRICAL V - ø	ELECTRICAL MCA	ELECTRICAL MOCP	TOTAL WEIGHT (LBS)	REFRIGERANT	REFRIGERANT SIZE GAS	REFRIGERANT SIZE LIQUID	HEADER DIMENSIONS (WxHxD) INCHES	REMARKS
CU 1	TOSHIBA MMY-UB2161HT6P-UL MUP144FT6P-UL-HEAD, MUP0721FT6P-UL-FOLL.	ROOF	216000	144000	460/3/60	24.6 + 17.4	30 + 20	776+552	R454B	1-1/8"	5/8"	W:51-1/2+39-1/2 H:66-1/2 x 2 D:31-1/4 x 2	SERVING INDOOR FAN COIL UNITS FC 1,2,3,4,10
CU 2	TOSHIBA MMY-MUB144HT6P-UL	ROOF	144000	162000	460/3/60	24.6	35	721	R454B	1-1/8"	5/8"	107"x31.2"x66.5"	SERVING INDOOR FAN COIL UNITS FC 5,6,7,8,9

OUTDOOR CONDENSING UNITS ROOF CURB NOTES

PROVIDE ROOF MOUNTED EQUIPMENT PLATFORM FOR OUTDOOR VRF UNITS. PLATFORM SHALL BE A STRUCTURAL STEEL CURB/FRAME DESIGNED TO SUPPORT THE FULL OPERATING WEIGHT OF ALL OUTDOOR MODULES, INCLUDING ACCESSORIES, REFRIGERANT PIPING, AND SERVICE LOADS. PLATFORM SHALL BE SECURELY ANCHORED TO BUILDING STRUCTURE PER LOCAL CODE AND WIND UPLIFT REQUIREMENTS. PROVIDE CONTINUOUS VIBRATION ISOLATION PADS UNDER ALL UNIT MOUNTING POINTS. COORDINATE FINAL PLATFORM DIMENSIONS, LOCATIONS, AND CURB PENETRATIONS WITH ARCHITECTURAL, STRUCTURAL, AND ROOFING CONTRACTORS. PROVIDE REQUIRED CLEARANCES FOR SERVICE, AIRFLOW, AND MANUFACTURER RECOMMENDATIONS. SEAL ALL ROOF PENETRATIONS AND FLASHINGS TO MAINTAIN ROOF WARRANTY. PROVIDE CONDENSATE PAN AS RECOMMENDED PER MANUFACTURER.

SUPPLY AIR DIFFUSER SCHEDULE

SYMBOL (3)	TYPE	NECK SIZE (1)(4)	FACE DIMENSION (2)(7)	CFM RANGE	BRANCH DUCT CONN.	REMARKS
300 SAD 400 300 SR	PERFORATED FACE SUPPLY AIR DIFFUSER WITH DIRECTIONAL AIR PATTERN AND MODULAR CORE. INSTALL VOLUME DAMPER IN ALL BRANCH DUCT. MANUFACTURER: TITUS 300RS "Plus" WITH OBD.	6"x6"	UNLESS OTHERWISE NOTED ON PLANS, DIFFUSERS FOR ACOUSTICAL CEILING: USE FLUSH MOUNTED TITUS PMC3 "Plus" WITH OBD. FOR GYPSUM OR PLASTER CEILING: USE SURFACE MOUNTED TITUS PMC "Plus" WITH OBD. FOR SIDEWALL, USE TITUS 300FS WITH OBD.	UP TO 100	6"ø	(1) UNLESS OTHERWISE NOTED ON DRAWINGS. (2) TO SUIT CEILING GRID SYSTEMS REFER TO ARCH. DWGS. FOR FRAME STYLE TYPES. (3) ALL AIR DISTRIBUTION CORES TO PROVIDE EQUAL AIR FLOW RATE IN ALL DIRECTION. AIR FLOW RATE IN CFM IS INDICATED NEXT TO SUPPLY AIR OUTLET. (4) FURNISHED WITH SQUARE TO ROUND TRANSITION INLET COLLAR FOR EASY DUCT CONNECTION OR EQUIVALENT RECTANGULAR DUCT. (5) NOISE LEVEL NOT TO EXCEED NC 30 (U.O.N) (6) INSULATE SUPPLY AIR DIFFUSER PLENUM AND ADAPTER. (7) DIFFUSERS FOR RESTROOM AND AT VESTIBULE SHALL BE 12"x12" FACE DIMENSION AS SHOWN. SEE SHT M-0.3 SPECIFICATIONS FOR ROUND DIFFUSER SIZING GUIDE.
		8"x8"		101-150	7"ø	
		10"x10"		151-200	8"ø	
		12"x12"		201-300	9"ø	
		14"x14"		301-400	10"ø	
		16"x16"		401-500	12"ø	
		18"x18"		501-650	14"ø	

DUAL DUCT VAV BOX SCHEDULE

SYMBOL	INLET SIZE in.	CFM MAX	CFM MIN
VAV 1	12	2600	900
VAV 2	8"	1000	300
VAV 3	6"	650	230
VAV 4	8"	1000	300
VAV 5	6"	400	150
VAV 6	6"	600	210
VAV 7	6"	600	210
VAV 8	6"	800	280
VAV 9	6"	450	160
VAV 10	6"	500	180
VAV 11	6"	500	180
VAV 12	8"	800	280
VAV 13	8"	1600	560
VAV 14	8"	1000	300
VAV 15	8"	800	280

GENERAL NOTES

CARRIER 35N DUAL-DUCT VAV (PNEUMATIC)

A. PROVIDE CARRIER 35N DUAL-DUCT VAV TERMINAL UNITS WITH FACTORY-INSTALLED PNEUMATIC CONTROLS AND FULL BLENDING CHAMBER, OR APPROVED EQUAL, IN ACCORDANCE WITH BUILDING STANDARDS.

B. VERIFY HOT AND COLD DECK PRESSURES MEET MINIMUM DELTA-STATIC PRESSURE FOR SENSOR ACCURACY PER MANUFACTURER.

C. UNITS SHALL BE PRESSURE-INDEPENDENT WITH LINEAR FLOW SENSORS ON HOT AND COLD DECK INLETS.

D. PROVIDE CLEAN, DRY CONTROL AIR. ROUTE AND LABEL ALL 1/4" PNEUMATIC TUBING PER CONTROL DIAGRAMS.

E. VERIFY CORRECT DA/RA AND NO/NC ACTUATOR CONFIGURATIONS PER SCHEDULE.

F. MAINTAIN MINIMUM 24" ACCESS CLEARANCE ON CONTROL SIDE FOR SERVICE.

G. TAB CONTRACTOR TO SET AND CONFIRM MINIMUM AND MAXIMUM AIRFLOWS FOR EACH TERMINAL UNIT.

H. INSULATE DUCTWORK PER CODE AND UL / NFPA REQUIREMENTS.

I. PROVIDE DISCHARGE PLENUM / OUTLET PLENUM AT DUAL-DUCT VAV BOXES TO ACHIEVE UNIFORM AIR DISTRIBUTION, LIMIT DISCHARGE VELOCITY, REDUCE NOISE, AND ACCOMMODATE MULTIPLE OUTLETS OR TIGHT DUCT ROUTING, PER MANUFACTURER REQUIREMENTS AND FIELD CONDITIONS.

LOW PRESSURE DUCT SIZING CHART

CFM	SIZE(IN)
UP TO 100	10x4 OR 6"ø
101 TO 200	10x6 OR 8"ø
201 TO 400	10x8 OR 10"ø
401 TO 600	12x10 OR 12"ø
601 TO 900	14x12 OR 14"ø
901 TO 1200	16x12
1201 TO 1400	18x12
1401 TO 1700	18x14
1701 TO 2000	20x14
2001 TO 2300	22x14
2301 TO 2600	24x14
2601 TO 2900	26x14
2901 TO 3200	28x14
3201 TO 3600	32x14
3601 TO 4200	34x16

REMARKS:

UNLESS OTHERWISE INDICATED ON PLANS, DUCT SIZES SHALL BE PER CHART. DUCT SIZES INDICATED ARE INSIDE DIMENSIONS WHICH MAY BE ALTERED BY CONTRACTOR TO OTHER DIMENSIONS TO AVOID INTERFERENCES AND CLEARANCE REQUIREMENTS. USE EQUAL FRICTION METHOD BASED ON 0.08 INCH PER 100FT TO ESTABLISH ALTERNATE DUCT SIZES.

MAKE ALL FIELD MEASUREMENTS AND SHOP DRAWINGS NECESSARY FOR FABRICATION AND ERECTION OF SHEET METAL WORK. MAKE ALLOWANCES FOR BEAMS, PIPES OR OTHER OBSTRUCTION FOR WORK OF OTHER TRADES AND NOTIFY THE ARCHITECT IN THE EVENT OF ANY POTENTIAL INTERFERENCES.

INDOOR FAN COIL UNIT

ITEM	MANUFACTURER MODEL No.	SERVICE	SUPPLY FAN PERFORMANCE SIZE	CFM	MOTOR	WATTS	VOLTAGE	FLA	MCA	MOCP	CAPACITY(BTUH) COOLING	CAPACITY(BTUH) HEATING	DIMENSIONS UNIT AND PANEL (WxHxD) INCHES	WEIGHT (LBS)	PIPING DATA REFRIGERANT in. / CONDENSATE in.	REMARKS
FCU 1	TOSHIBA MMU-UP0541HP-UL	CARDIO 305	4.5T	1250	DC	150	208-230 -/1/60	1.15	1.44	15	54000	60000	33-1/8 x 12-5/8 x 33-1/8 37-3/8 x 1-3/16 x 37-3/8	60	LIQUID-3/8" GAS-5/8" OD-1-1/4" ID-1"	PAIRED OUTDOOR UNIT: CU-1 AT ROOF REFRIGERANT - R454B SEE GENERAL NOTES BELOW
FCU 2	TOSHIBA MMU-UP0541HP-UL	CARDIO 305	4.5T	1250	DC	150	208-230 -/1/60	1.15	1.44	15	54000	60000	33-1/8 x 12-5/8 x 33-1/8 37-3/8 x 1-3/16 x 37-3/8	60	LIQUID-3/8" GAS-5/8" OD-1-1/4" ID-1"	PAIRED OUTDOOR UNIT: CU-1 AT ROOF REFRIGERANT - R454B SEE GENERAL NOTES BELOW
FCU 3	TOSHIBA MMU-UP0301HP-UL	CARDIO 305	2.5T	730	DC	60	208-230 -/1/60	0.87	1.09	15	30000	34000	33-1/8 x 10-1/8 x 33-1/8 37-3/8 x 1-3/16 x 37-3/8	51	LIQUID-3/8" GAS-5/8" OD-1-1/4" ID-1"	PAIRED OUTDOOR UNIT: CU-1 AT ROOF REFRIGERANT - R454B SEE GENERAL NOTES BELOW
FCU 4	TOSHIBA MMU-UP0541HP-UL	CARDIO 305	4.5T	1250	DC	150	208-230 -/1/60	1.15	1.44	15	54000	60000	33-1/8 x 12-5/8 x 33-1/8 37-3/8 x 1-3/16 x 37-3/8	60	LIQUID-3/8" GAS-5/8" OD-1-1/4" ID-1"	PAIRED OUTDOOR UNIT: CU-1 AT ROOF REFRIGERANT - R454B SEE GENERAL NOTES BELOW
FCU 5	TOSHIBA MMU-UP0241HP-UL	YOGA 312	2T	670	DC	60	208-230 -/1/60	0.87	1.09	15	24000	27000	33-1/8 x 10-1/8 x 33-1/8 37-3/8 x 1-3/16 x 37-3/8	51	LIQUID-3/8" GAS-5/8" OD-1-1/4" ID-1"	PAIRED OUTDOOR UNIT: CU-2 AT ROOF REFRIGERANT - R454B SEE GENERAL NOTES BELOW
FCU 6	TOSHIBA MMU-UP0241HP-UL	YOGA 312	2T	670	DC	60	208-230 -/1/60	0.87	1.09	15	24000	27000	33-1/8 x 10-1/8 x 33-1/8 37-3/8 x 1-3/16 x 37-3/8	51	LIQUID-3/8" GAS-5/8" OD-1-1/4" ID-1"	PAIRED OUTDOOR UNIT: CU-2 AT ROOF REFRIGERANT - R454B SEE GENERAL NOTES BELOW
FCU 7	TOSHIBA MMU-UP0241HP-UL	SGT 311	2T	670	DC	60	208-230 -/1/60	0.87	1.09	15	24000	27000	33-1/8 x 10-1/8 x 33-1/8 37-3/8 x 1-3/16 x 37-3/8	51	LIQUID-3/8" GAS-5/8" OD-1-1/4" ID-1"	PAIRED OUTDOOR UNIT: CU-2 AT ROOF REFRIGERANT - R454B SEE GENERAL NOTES BELOW
FCU 8	TOSHIBA MMU-UP0361HP-UL	SPIN 310	3T	1160	DC	150	208-230 -/1/60	1.15	1.44	15	36000	40000	33-1/8 x 10-1/8 x 33-1/8 37-3/8 x 1-3/16 x 37-3/8	60	LIQUID-3/8" GAS-5/8" OD-1-1/4" ID-1"	PAIRED OUTDOOR UNIT: CU-2 AT ROOF REFRIGERANT - R454B SEE GENERAL NOTES BELOW
FCU 9	TOSHIBA MMU-UP0541HP-UL	GROUP X 311	4.5T	1205	DC	150	208-230 -/1/60	1.15	1.44	15	54000	60000	33-1/8 x 12-5/8 x 33-1/8 37-3/8 x 1-3/16 x 37-3/8	60	LIQUID-3/8" GAS-5/8" OD-1-1/4" ID-1"	PAIRED OUTDOOR UNIT: CU-2 AT ROOF REFRIGERANT - R454B SEE GENERAL NOTES BELOW
FCU 10	TOSHIBA MMU-UP0181MHP-UL	WORKOUT 323	1.5T	450	DC	60	208-230 -/1/60	0.6	1.44	15	18000	20000	33-1/8 x 12-5/8 x 33-1/8 37-3/8 x 1-3/16 x 37-3/8	40	LIQUID-1/4" GAS-1/2" OD-1-1/4" ID-1"	PAIRED OUTDOOR UNIT: CU-1 AT ROOF REFRIGERANT - R454B SEE GENERAL NOTES BELOW

MANDATORY NOTES

CONDENSATE PUMP AND DRAINAGE REQUIREMENTS FOR INDOOR UNITS

ALL CONDENSATE DRAIN CONNECTIONS, SUPPORTS, AND MATERIALS SHALL COMPLY WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, THE CALIFORNIA PLUMBING CODE (CPC), AND THE CALIFORNIA MECHANICAL CODE (CMC).

EACH TOSHIBA/CARRIER SMMSU OR SHRMU 4-WAY CASSETTE INDOOR UNIT IS PROVIDED WITH A FACTORY-INSTALLED CONDENSATE PUMP WITH APPROXIMATELY 26 INCHES MAXIMUM LIFT CAPACITY.

USE THE INTEGRAL PUMP WHEN CONDENSATE PIPING MUST RISE ABOVE THE UNIT DRAIN OUTLET TO ROUTE ABOVE CEILING CONSTRUCTION OR STRUCTURAL MEMBERS.

MAXIMUM VERTICAL LIFT SHALL NOT EXCEED 26 INCHES MEASURED FROM THE PUMP DISCHARGE TO THE CROWN OF THE RISER.

WHERE FIELD CONDITIONS REQUIRE CONDENSATE LIFT GREATER THAN 26 INCHES, PROVIDE AN AUXILIARY FIELD-INSTALLED CONDENSATE PUMP RATED FOR THE REQUIRED LIFT AND DISCHARGE CAPACITY.

PROVIDE GRAVITY DRAINAGE WHERE FEASIBLE WITH A MINIMUM SLOPE OF 1/8 INCH PER FOOT (1%).

INSTALL P-TRAPS WHERE REQUIRED FOR GRAVITY DRAINAGE AND PRIME TRAPS PRIOR TO SYSTEM START-UP.

DISCHARGE CONDENSATE INDIRECTLY TO AN APPROVED RECEPTOR (FLOOR SINK, HUB DRAIN, OR TAILPIECE) WITH A VISIBLE AIR GAP PER CPC/CMC REQUIREMENTS.

CONDENSATE PIPING SHALL BE MINIMUM 3/4-INCH INSIDE DIAMETER, INSULATED WHERE CONDENSATION MAY OCCUR, AND PROVIDED WITH CLEANOUTS AND SERVICE UNIONS.

PROVIDE AUTOMATIC EQUIPMENT SHUTDOWN PROTECTION WHERE REQUIRED BY CMC SECTION 310.

CONDENSATE DRAIN PIPING SHALL BE 1" I.D. (1-1/4" O.D.), TYP. FOR ALL FCU UNITS SHOWN.

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REGISTERED PROFESSIONAL ENGINEER HRAZTAN ABOVI BANGERTE No. M29253 Exp. 6/30/27 MECHANICAL STATE OF CALIFORNIA

BSG BUILDING SOLUTIONS GROUP
MEP Engineering Design Consulting
BuildingSolutionsGroup.com
Los Angeles County, Ca 626.281.6220
Project # STR-008-25

BCHD Beach Cities Health District

TOP FLOOR

510 N PROSPECT AVE
REDONDO BEACH, CA 90277

BCHD - CENTER FOR HEALTH & FITNESS

ISSUE DESCRIPTION

1	50% DESIGN DEVELOPMENT	10/31/25
2	100% DESIGN DEVELOPMENT	11/14/2025
3	PLAN CHECK SET	01/30/2026
4	BID SET	03/12/2026

SHEET TITLE

MECHANICAL SCHEDULES

SHEET NUMBER

M-0.2

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MECHANICAL SPECIFICATIONS

MECHANICAL SPECIFICATIONS

THE ENTIRE MECHANICAL INSTALLATION SHALL CONFORM TO THE FOLLOWING NOTES AND SPECIFICATIONS.

PART ONE - GENERAL

1.01 GENERAL REQUIREMENTS

A. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CALIFORNIA BUILDING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE AND THE CITY OF REDONDO BEACH SPRINGS UNIFORM MECHANICAL CODES AND OTHER APPLICABLE REGULATIONS.

B. BEFORE SUBMITTING PROPOSALS FOR THIS WORK, EACH BIDDER SHALL BE FAMILIAR WITH THE PLANS AND SPECIFICATIONS AND SHALL HAVE EXAMINED THE PREMISES AND UNDERSTOOD THE CONDITIONS WHICH HE WILL BE OBLIGED TO OPERATE IN PERFORMING HIS CONTRACT. WHERE THE INTERFACING OF NEW INSTALLATIONS WITH EXISTING SYSTEM IS REQUIRED, THE CONTRACTOR SHALL EXAMINE ALL EXISTING FACILITIES, CONDITIONS AND SURFACES. THE BID PROPOSAL SHALL INCLUDE ANY EXCEPTIONS TAKEN TO THE ARRANGEMENT INDICATED ON THE PLANS. THE COMMENCEMENT OF WORK SHALL IMPLY ACCEPTANCE OF THE SURFACES AND CONDITIONS TO PERFORM THE WORK AS SPECIFIED. NO ALLOWANCE WILL BE MADE SUBSEQUENTLY IN THIS CONNECTION, IN BEHALF OF THE CONTRACTOR, FOR ANY ERRORS THROUGH NEGLIGENCE ON HIS PART.

C. ALL REQUIRED PERMITS, LICENSES AND INSPECTION FEES SHALL BE PAID BY THE CONTRACTOR.

D. FOR THE PURPOSES OF CLEARNESS AND LEGIBILITY, THE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC. THE CONTRACTOR SHALL MAKE USE OF ALL DATA IN ALL OF THE CONTRACT DOCUMENTS, AND VERIFY THIS INFORMATION AT THE PROJECT SITE.

E. CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES.

F. CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE TO THE OWNER AND OBTAIN APPROVAL, BEFORE ANY EXISTING BUILDING SYSTEM IS SHUT DOWN.

G. PROVIDE ADEQUATE MEANS FOR PROTECTING ALL FINISHED AREAS AND EQUIPMENTS AGAINST DAMAGE DURING CONSTRUCTION.

H. AFTER INSTALLATION HAS BEEN COMPLETED, THE CONTRACTOR SHALL CLEAN ALL SYSTEMS AND EQUIPMENT AND REMOVE ALL DEBRIS FROM SITE.

I. BALANCE ALL DIFFUSERS, REGISTERS, AND VOLUME DAMPERS TO AC & EF UNITS USING THE SERVICES OF AN INDEPENDENT CERTIFIED AIR BALANCE SPECIALIST.

J. VRF SYSTEM REFRIGERANT CHARGE SHALL COMPLY WITH CMC §1107 / ASHRAE 15 AND REFRIGERANT CONCENTRATION LIMITS. PROVIDE LEAK DETECTION/VENTILATION IF REQUIRED. MAINTAIN MANUFACTURER CLEARANCES AT OUTDOOR VRF UNITS (MIN. 12" SIDES/REAR, 36" FRONT SERVICE, 60" ABOVE) OR GREATER PER MANUFACTURER. BASE BUILDING DUAL DUCT VAV SYSTEM REMAINS PNEUMATIC; NEW VRF SYSTEM INCLUDES FACTORY ZONE CONTROLLERS.

1.02 SUBMITTALS

A. SUBMIT 4 COPIES OF ALL REQUESTED SUBMITTALS. SUBMITTALS SHALL BE MADE IN A TIMELY MANNER, TO ALLOW FOR REVIEW WITHOUT DELAYING THE PROJECT.

B. SUBMIT SHOP DRAWINGS AND MANUFACTURER'S DATA FOR THE FOLLOWING ITEMS:

1. EXHAUST FAN
2. DIFFUSERS, REGISTERS AND GRILLES
3. DUCTWORK
4. INSULATION
5. DUAL-DUCT VAV TERMINAL BOXES
6. SUPPLEMENTAL VRF AC SYSTEM
7. CONTROLS

PART TWO - PRODUCTS

2.01 INSULATION

A. GENERAL: INSTALLED PRODUCTS SHALL MEET THE REQUIREMENTS OF NFPA STANDARD NO. AND HAVE A COMPOSITE FIRE HAZARD CLASSIFICATION NOT EXCEEDING FLAME AND SMOKE DEVELOPMENT OF 25/50 AS TESTED BY ASTM II.

B. DUCTWORK INSULATION AT 1-1/2 INCH SHALL BE INORGANIC GLASS FIBER FLEXIBLE BLANKET (0.75 PCF) WITH ALUMINUM FOIL FACE, WITH A "K" FACTOR OF 0.31 MAXIMUM AT 75°F. MEAN TEMPERATURE. INSULATION SHALL BE MANVILLE "MICROLITE" AND ADHESIVE SHALL BE BENJAMIN FOSTER 85-20 OR EQUAL.

C. CONTRACTOR SHALL INSULATE ALL NEW SUPPLY AIR DUCTWORK WITH BLANKET INSULATION. SECURE WITH WIRE BANDS 18 INCH ON CENTER.

D. PIPE INSULATION SHALL BE ONE PIECE CONSISTING OF GLASS FIBER BONDED WITH PHENOLIC RESIN AND MOLDED INTO HOLLOW CYLINDER COVERED WITH FACTORY APPLIED ALL SERVICE VAPOR BARRIER JACKET. INSULATION SHALL BE A MINIMUM OF ONE INCH THICK.

E. INSULATION THICKNESS AND "K" SHALL BE AS PER THE CA-TITLE-24 ENERGY CODE, (ENERGY EFFICIENCY STANDARDS) REQUIREMENTS

2.02 DUCTWORKS

A. GENERAL: GALVANIZED STEEL SHEETS SHALL BE FIRST QUALITY COLD-ROLLED, CAPABLE OF DOUBLE SEAMING WITHOUT FRACTURE, MEETING ASTM 526-64-T. GAUGES SHALL BE IN ACCORDANCE WITH CODE REQUIREMENTS AND THE REQUIREMENTS OF THE LATEST SHEET METAL AND AIR CONDITIONING CONTRACTORS ASSOCIATION (SMACNA) MANUALS (WHICHEVER IS MORE STRINGENT.

B. CIRCULAR DUCTWORK SHALL BE GALVANIZED STEEL FOR SPIRAL CONSTRUCTION.

C. INSULATED FLEXIBLE DUCTS SHALL BE FACTORY PRE-INSULATED, SPIRAL HELIX SPRING PERMANENTLY BONDED TO AN INTERIOR LINER, AND SHEATHED IN AN EXTERIOR VAPOR BARRIER JACKET, WITH A MAXIMUM LENGTH NOT TO EXCEED 5 FEET. THE DUCT SHALL BE SUPPORTED AT MAXIMUM 3 FEET ON CENTER AND ALL TURNS SHALL HAVE MINIMUM CENTER LINE RADIUS OF 1-1/2 TIMES THE DUCT DIAMETER. THE DUCT SHALL BE LABELED IN ACCORDANCE WITH UL-181 CLASS 1 AND NOT EXCEED FLAME AND SMOKE RATING OF 25/50.

E. ALL FABRICATION AND INSTALLATION OF DUCTWORK SHALL BE IN ACCORDANCE WITH THE GUIDELINES OF THE LATEST APPLICABLE SMACNA MANUALS

F. SUPPORT AND BRACE DUCTS AND AIR PLENUMS TO PREVENT SAGGING AND TO MINIMIZE VIBRATION WHEN FANS ARE OPERATING.

G. EACH BRANCH DUCT SHALL BE PROVIDED WITH A VOLUME DAMPER. SEAL ALL JOINTS AND SEAMS OF NEW DUCTWORK.

H. LOW PRESSURE DUCTWORK
SEALING : SEAL CLASS C IN ACCORDANCE WITH SMACNA, DELETE SEALING BREAKAWAY CONNECTIONS TO FIRE AND SMOKE DAMPERS.

J. MEDIUM/HIGH PRESSURE DUCTWORK
GAUGES, JOINTS SEAMS, REINFORCEMENT, FITTINGS, SEALING, SUPPORTS AND OTHER DETAILS FOR RECTANGULAR, ROUND AND FLAT OVAL DUCT SHALL BE IN ACCORDANCE WITH SMACNA DUCT CONSTRUCTION STANDARDS. ROUND OR FLAT OVAL DUCT, WITH SIZE CONVERTED ON THE BASIS OF EQUAL PRESSURE DROP MAY BE FURNISHED IN LIEU OF RECTANGULAR DUCTS SHOWN ON THE DRAWINGS WHERE SPACE CONDITIONS PERMIT.

SEALING: CLASS A IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS. REFER TO PART 3 FOR REQUIRED FIELD PRESSURE TESTS. DELETE SEALING BREAKAWAY CONNECTIONS FOR FIRE AND SMOKE DAMPER.

RECTANGULAR PLENUMS AND CASINGS: REFER TO HVAC DUCT CONSTRUCTION STANDARDS, SECTION VI. SUBMIT DETAILS OF PROPOSED JOINT/SEALING SYSTEM. UNLESS SHOWN OTHERWISE SUPPLY PLENUMS AND CASINGS IN VAV SYSTEMS SHALL BE MEDIUM PRESSURE CLASS, 4 INCHES WG STATIC PRESSURE. PROVIDE BOLTED CONSTRUCTION AND TIE ROD REINFORCEMENT WHERE REQUIRED.

ROUND AND FLAT OVAL DUCTS: FURNISH DUCT AND FITTINGS OF THE SAME MANUFACTURE TO ENSURE GOOD FITTING OF SLIP JOINTS. 3 TO 8 INCH DIAMETER ELBOWS SHALL BE TWO SECTION DIE STAMPED, ALL OTHERS SHALL BE GORED CONSTRUCTION WITH ALL SEAMS CONTINOUSLY WELDED. COAT GALVANIZED AREAS OF FITTINGS DAMAGED BY WELDING WITH CORROSION RESISTANT ALUMINUM PAINT OR GALVANIZED REPAIR COMPOUND. ALL OTHER FITTINGS SHALL BE LOW LOSS FITTINGS AS SHOWN IN SMACNA STANDARDS. PROVIDE FLAT SIDE REINFORCEMENT OF OVAL DUCTS AS RECOMMENDED BY THE MANUFACTURER AND SMACNA, CHAPTER 3. DO NOT USE INTERNAL TIE ROD REINFORCEMENT.

2.03 DIFFUSERS, REGISTERS AND GRILLES

A. GENERAL: PERFORMANCE AND SOUND RATING SHALL BE CERTIFIED BY THE AIR DIFFUSION COUNCIL (ADC). ALL DIFFUSERS AND GRILLES SHALL BE INSTALLED AND CAREFULLY LOCATED WITH RESPECT TO LIGHTING FIXTURES. WHERE FACE SCREWS ARE USED FOR MOUNTING, THEY SHALL BE THE SAME COLOR AND FINISH AS THE AIR OUTLETS.

CEILING DIFFUSERS SHALL BE PERFORATED FACE WITH ADJUSTABLE CORE AND OPPOSED BLADE DAMPER, SIMILAR TO PRICE SCVD MODEL. PATTERN SHALL BE 4-WAY BLOW, UNLESS NOTED OTHERWISE ON THE DRAWINGS. DIFFUSERS SHALL BE FINISHED WITH BAKED WHITE ENAMEL.

CEILING RETURN AIR GRILLES SHALL BE IDENTICAL IN APPEARANCE TO THE DIFFUSERS WITHOUT DAMPERS OR CORES.

DIFFUSERS AND GRILLES SHALL BE SUITABLE FOR INSTALLATION IN GYBOARD CEILINGS DIFFUSER AND GRILLE CAPACITIES AS INDICATED ON DRAWINGS. ROUND DIFFUSERS - PROVIDE TITUS, PRICE OR EQUAL

FACE DIA (IN)	TYPICAL NECK DIA (IN)	TYPICAL CFM RANGE
10–12	6	75–125 CFM
12–14	8	150–225 CFM
14–16	10	225–325 CFM
16–18	12	325–475 CFM
18–20	14	475–650 CFM
20–24	16	650–850 CFM
24–30	18	850–1100+ CFM

ROUND DIFFUSER FACE DIAMETERS AND PERFORMANCE VARY BY MANUFACTURER AND SERIES. CFM VALUES SHOWN ARE FOR SIZING GUIDANCE ONLY. CONTRACTOR SHALL VERIFY FINAL DIFFUSER SELECTION, THROW, DROP, AND NC WITH MANUFACTURER DATA AND COORDINATE FACE SIZE WITH ARCHITECT PRIOR TO FABRICATION.

B. DIFFUSERS, GRILLES AND REGISTERS SHALL BE PER BASE BLDG STANDARDS.

2.04 ROOF MOUNTED EXHAUST FANS (M0.2)

REFER TO FAN SCHEDULES FOR VOLTAGE AND CAPACITIES.

2.05 NEW DUAL DUCT VAV BOXES .(REFER TO M0.2 EQUIPMENT SCHEDULE)

2.06 NEW SUPPLEMENTAL VRF AC SYSTEMS UNIT SYSTEM.(REFER TO M0.2 EQUIPMENT SCHEDULE)

PART THREE - EXECUTION

3.01 AIR TEST BALANCE

A. THE BALANCING AND TESTING SHALL BE PERFORMED BY AN INDEPENDENT FIRM SPECIALIZING IN BALANCING AND TESTING AND APPROVED BY THE ARCHITECT. SUCH FIRM SHALL BE A MEMBER OF NATIONAL ENVIRONMENTAL BALANCING BUREAU (NEBB). ALL TESTING AND BALANCING SHALL BE DONE IN ACCORDANCE WITH NEBB MANUALS.

3.02 CONTROLS

USE PROGRAMMABLE THERMOSTATS. AND SHALL BE PER BASE BLDG STANDARDS.

3.03 INSTALLATION AND INTERFACE WITH EXISTING WORK AND SURFACES

A. INSTALL EQUIPMENT AS SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED RECOMMENDATION.

B. DISCONNECT, REMOVE OR RELOCATE MATERIALS, EQUIPMENTS AND OTHER WORK NOTED AND REQUIRED BY REMOVAL OR CHANGES IN EXISTING CONSTRUCTION. WHERE EXISTING PIPES, CONDUITS AND/OR DUCTS WHICH ARE TO REMAIN PREVENT THE INSTALLATION OF NEW WORK AS INDICATED, RELOCATE OR ARRANGE FOR RELOCATION OF EXISTING PIPES, CONDUITS AND/OR DUCTS.

C. SHOULD THE CONTRACTOR FIND ANY EQUIPMENT OR CONDITION THAT IS NOT IN AGREEMENT WITH THE PLANS, HE SHALL REFER THE MATTER TO THE ARCHITECT.

END OF SPECIFICATIONS

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Project # STR-008-25

BCHD Beach Cities Health District

TOP FLOOR

510 N PROSPECT AVE
REDONDO BEACH, CA 90277

BCHD - CENTER FOR HEALTH & FITNESS

ISSUE DESCRIPTION

1	50% DESIGN DEVELOPMENT	10/31/25
2	100% DESIGN DEVELOPMENT	11/14/2025
3	PLAN CHECK SET	01/30/2026
4	BID SET	03/12/2026

SHEET TITLE

MECHANICAL SPECIFICATIONS

M-0.3

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — **NRCC-MCH-E**
Project Name: Beach Cities Fitness — **Report Page:** (Page 1 of 14)
Project Address: 510 N. PROSPECT AVE REDONDO BEACH CA 90277 — **Date Prepared:** 2026-01-28T19:57:40-05:00

A. GENERAL INFORMATION

01	Project Location (city)	Redondo Beach	04	Total Conditioned Floor Area	13984
02	Climate Zone	6	05	Total Unconditioned Floor Area	0
03	Occupancy Types Within Project:		06	# of Stories (Habitable Above Grade)	3

♦ All Other Occupancies

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, §170.2(b) or §141.0(b)2 or §180.2(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
☐ Ventilation (including DOAS, ERV, HRV systems)	☐ System Piping	☒ Fan Systems
Mechanical Controls	☐ Cooling Towers	☒ Ductwork (existing to remain, altered or new)
	☐ Chillers	
☒ Mechanical Controls (existing to remain, altered or new)	☐ Boilers	☒ Zonal Systems/ Terminal Boxes

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — **NRCC-MCH-E**
Project Name: Beach Cities Fitness — **Report Page:** (Page 2 of 14)
Date Prepared: 2026-01-28T19:57:40-05:00

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, §170.2(c), §141.0(b), §180.2(b)2	AND	Pumps §140.4(k), §170.2(c)4I	AND	Fans/Economizers §140.4(c), §140.4(e), §140.4(p), §170.2(c)	AND	System Controls § 110.2, §120.2,, §140.4(f), §140.4(l), §170.2(c)	AND	Ventilation §120.1, §160.2	AND	Terminal Box Controls §140.4(d), §170.2(c)4B	AND	Distribution §120.3, §140.4(l), §160.2, §160.3, §141.0(b)2D, §180.2(b)2B	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		AND	Yes	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.

{General Remarks} TITLE-24 BEACH CITIES HEALTH CENTER

F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

Space Conditioning System Information

01	02	03	04	05	06
System Name	Quantity	System Serving	System Status	Space Type	Utilizing Recovered Heat
CU-1	1	Multi-zone	New	All Other Occupancies	☒

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — **NRCC-MCH-E**
Project Name: Beach Cities Fitness — **Report Page:** (Page 3 of 14)
Date Prepared: 2026-01-28T19:57:40-05:00

F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

Space Conditioning System Information

01	02	03	04	05	06
System Name	Quantity	System Serving	System Status	Space Type	Utilizing Recovered Heat
CU-2	1	Multi-zone	New	All Other Occupancies	☒

Dry System Equipment Sizing (Includes air conditioners, condensers, heat pumps, VRF, furnaces and unit heaters and DOAS systems)

01	02	03	04	05	06	07	08	09	10	11
Name or Item Tag	Equipment Category per Tables 110.2, §140.4(a)2 and 170.2(c)3.ai	Equipment Type per Tables 110.2 and Title 20	Smallest Size Available [1] §140.4(a) and §170.2(c)11	Equipment Sizing per Mechanical Schedule (kBtu/h) §140.4(a&b), §170.2(c)1 & §170.2(c)2						
				Heating Output [2,3]		Cooling Output [2,3]		Load Calculations [3,4]		
				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	Variable Refrigerant Flow	VRF air conditioner, air cooled	Yes				216	216		200
CU-2	Variable Refrigerant Flow	VRF air conditioner, air cooled	Yes				144	144		120

[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) and §170.2(c)1. 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) and §170.2(c).*

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F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

Dry System Equipment Efficiency (other than Package Terminal Air Conditioners (PTAC) and Package Terminal Heat Pumps (PTHP), DX-DOAS and Dual Fuel Heat Pumps)

01	02	03	04	05	06	07	08	09	10
Name or Item Tag	Size Category (Btu/h)	Heating Mode				Cooling Mode			
		Rating Condition (°F)	Efficiency Unit	Minimum Efficiency Required per Tables 110.2 / Title 20	Design Efficiency	Refrigerant Loop Heat Recovery	Efficiency Unit	Minimum Efficiency Required per Tables 110.2 / Title 20	Design Efficiency
CU-1	>=135,000 and <240,000						EER	11	11.3
							IEER	0	21.9
CU-2	>=135,000 and <240,000						EER	11	12
							IEER	0	13.4

Mechanical Heat Recovery§140.4(s)

01	02	03	04	05	06	07
Name or Item Tag	Coincident Peak Cooling Load of All High Load Spaces (kBtu/h)	Design Capacity of All Mechanical Cooling Systems[1] (kBtu/h)	Design Capacity of All Service Water Heating Systems[1] (kBtu/h)	Design Capacity for all space heating systems (kBtu/h)	Simultaneous Mechanical Heat Recovery	
CU-1 & 2	0	360	0	405	Not Required	

[1] *FOOTNOTES: Excluding systems expected to operate less than 5 hours per week.*
[2] *FOOTNOTES: If the design includes capacity for future cooling systems, then assume 20% of future systems serve high load spaces.*

G. PUMPS

This section does not apply to this project.

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H. FAN SYSTEMS & AIR ECONOMIZERS

This table is used to demonstrate compliance with prescriptive requirements found in §140.4(c), §140.4(e), §140.4(m), §170.2(c)3, and §170.2(c)4A 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	FCU 1,2,4,5	Quantity	4	Fan System Status	New	System Zoning	all other systems	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	1,250	Site Elevation	50	Economizer	NA: Special OA filtration
01	02	03	04			05		06	07	08	09			10	11
Fan Name or Item Tag	Fan Type	Qty	Component			Airflow through Component (%)		Water Gauge (w.g)	Allowance		Design				
									Component Allowance (watt/cfm) [1]	Fan Allowance (watt/cfm) [1]	Design Electrical Input Power Method		Motor Nameplate Horsepower		Fan Electrical Input Power (kW)
FCU 1,2,4,9	Supply	1	None used												
			Hydronic/DX cooling coil or heat pump coil			100			0.139	0.139	Default per Table 140.4-D/141.0-D Variable Speed Drive		<1		0.89
Supply Fan Base Allowance (watt/cfm)			Exhaust/Return/Relief/Transfer Fan Base Allowance(watt/cfm)						Fan System Allowance (kW) [1]				Fan System Electrical Input Power (kW)		0.89

[1] *FOOTNOTES: Fans serving spaces with design background noise goals below NC35*
[2] *Low-turndown single-zone VAV fan system must be capable of and configured to reduce airflow to 50 percent of design airflow and use no more than 30 percent of the design wattage at that airflow. No more than 10 percent of the design load served by the equipment shall have fixed loads.*
[3] *Fan system allowance includes fan system base allowance.*
[4] *Filter pressure loss can only be counted once per fan system.*
[5] *Complex Fan System means a fan system that combines a single cabinet fan system with other supply fans, exhaust fans, or both.*
[6] *Computer room economizers must meet requirements of §140.9(a) and will be documented on the NRCC-PRC-E document..*
[7] *Indoor fans meeting the requirements of 140.4(a)3D shall turn off when there is no demand for heating or cooling in the space. At 66% air flow the power draw shall be no more than 51% of the fan power at full fan speed and at 33% airflow the power draw shall be no more than 12% of the fan power at full fan speed.*

Fan Energy Index (FEI)

01	02	03

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H. FAN SYSTEMS & AIR ECONOMIZERS

System Name	FCU 5,6,7	Quantity	3	Fan System Status	New	System Zoning	all other systems	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	670	Site Elevation	50	Economizer	NA: <=33 kBtu/h cooling
01	02	03	04			05		06	07	08	09			10	11
Fan Name or Item Tag	Fan Type	Qty	Component			Airflow through Component (%)		Water Gauge (w.g)	Allowance		Design				
									Component Allowance (watt/cfm) [1]	Fan Allowance (watt/cfm) [1]	Design Electrical Input Power Method		Motor Nameplate Horsepower		Fan Electrical Input Power (kW)
FCU 5,6,7	Supply	1	Hydronic/DX cooling coil or heat pump coil			100			0.139	0.139	Default per Table 140.4-D/141.0-D Variable Speed Drive		<1		0.89
Supply Fan Base Allowance (watt/cfm)			Exhaust/Return/Relief/Transfer Fan Base Allowance(watt/cfm)						Fan System Allowance (kW) [1]				Fan System Electrical Input Power (kW)		0.89

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H. FAN SYSTEMS & AIR ECONOMIZERS

System Name	FCU 3	Quantity	1	Fan System Status	New	System Zoning	all other systems	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	730	Site Elevation	50	Economizer	NA: <=33 kBtu/h cooling
01	02	03	04			05		06	07	08	09			10	11
Fan Name or Item Tag	Fan Type	Qty	Component			Airflow through Component (%)		Water Gauge (w.g)	Allowance		Design				
									Component Allowance (watt/cfm) [1]	Fan Allowance (watt/cfm) [1]	Design Electrical Input Power Method		Motor Nameplate Horsepower		Fan Electrical Input Power (kW)
FCU 3	Supply	1	Hydronic/DX cooling coil or heat pump coil			100			0.139	0.139	Default per Table 140.4-D/141.0-D Variable Speed Drive		<1		0.89
Supply Fan Base Allowance (watt/cfm)			Exhaust/Return/Relief/Transfer Fan Base Allowance(watt/cfm)						Fan System Allowance (kW) [1]				Fan System Electrical Input Power (kW)		0.89

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H. FAN SYSTEMS & AIR ECONOMIZERS

System Name	FCU 8	Quantity	1	Fan System Status	New	System Zoning	all other systems	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	1,160	Site Elevation	50	Economizer	NA: <=33 kBtu/h cooling
01	02	03	04			05		06	07	08	09			10	11
Fan Name or Item Tag	Fan Type	Qty	Component			Airflow through Component (%)		Water Gauge (w.g)	Allowance		Design				
									Component Allowance (watt/cfm) [1]	Fan Allowance (watt/cfm) [1]	Design Electrical Input Power Method		Motor Nameplate Horsepower		Fan Electrical Input Power (kW)
FCU 8	Supply	1	None used												
			Hydronic/DX cooling coil or heat pump coil			100			0.139	0.139	Default per Table 140.4-D/141.0-D Variable Speed Drive		<1		0.89
Supply Fan Base Allowance (watt/cfm)			Exhaust/Return/Relief/Transfer Fan Base Allowance(watt/cfm)						Fan System Allowance (kW) [1]				Fan System Electrical Input Power (kW)		0.89

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H. FAN SYSTEMS & AIR ECONOMIZERS

System Name	FCU 10	Quantity	1	Fan System Status	New	System Zoning	all other systems	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	450	Site Elevation	50	Economizer	NA: <=33 kBtu/h cooling
01	02	03	04			05		06	07	08	09			10	11
Fan Name or Item Tag	Fan Type	Qty	Component			Airflow through Component (%)		Water Gauge (w.g)	Allowance		Design				
									Component Allowance (watt/cfm) [1]	Fan Allowance (watt/cfm) [1]	Design Electrical Input Power Method		Motor Nameplate Horsepower		Fan Electrical Input Power (kW)
FCU 10	Supply	1	Hydronic/DX cooling coil or heat pump coil			100			0.139	0.139	Default per Table 140.4-D/141.0-D Variable Speed Drive		<1		0.89
Supply Fan Base Allowance (watt/cfm)			Exhaust/Return/Relief/Transfer Fan Base Allowance(watt/cfm)						Fan System Allowance (kW) [1]				Fan System Electrical Input Power (kW)		0.89

[1] *FOOTNOTES: Fans serving spaces with design background noise goals below NC35*
[2] *Low-turndown single-zone VAV fan system must be capable of and configured to reduce airflow to 50 percent of design airflow and use no more than 30 percent of the design wattage at that airflow. No more than 10 percent of the design load served by the equipment shall have fixed loads.*
[3] *Fan system allowance includes fan system base allowance.*
[4] *Filter pressure loss can only be counted once per fan system.*
[5] *Complex Fan System means a fan system that combines a single cabinet fan system with other supply fans, exhaust fans, or both.*
[6] *Computer room economizers must meet requirements of §140.9(a) and will be documented on the NRCC-PRC-E document..*
[7] *Indoor fans meeting the requirements of 140.4(a)3D shall turn off when there is no demand for heating or cooling in the space. At 66% air flow the power draw shall be no more than 51% of the fan power at full fan speed and at 33% airflow the power draw shall be no more than 12% of the fan power at full fan speed.*

Fan Energy Index (FEI)

01	02	03

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Fan Energy Index (FEI)

Name or Item Tag	FEI Exception	FEI
FCU 1,2,4,9	<1.00 HP or 0.89 kW	
FCU 5,6,7	<1.00 HP or 0.89 kW	
FCU 3	<1.00 HP or 0.89 kW	
FCU 8	<1.00 HP or 0.89 kW	
FCU 10	<1.00 HP or 0.89 kW	

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), §170.2(c)4D §170.2(c)4L or requirements in §141.0(b)2E §180.2(b)2 for altered space conditioning systems.

01	02	03	04	05	06	07	08	09	10	11
System Name	System Zoning	Conditioned Floor Area Being Served (ft²)	Thermostats §110.2(b) & (c)[1], §120.2(a) §160.3(a)2A or §160.3(b)8 or §141.0(b)2E & §180.2(b)2	Shut-Off Controls §120.2(e) & §160.3(a) 2D	Isolation Zone Controls §120.2(g) & §160.3(a) 2F	Demand Response §110.12 §120.2(b) & §160.3(a)2B	Supply Air Temp. Reset §140.4(f) & §170.2(c) 4D	Window Interlocks per §140.4(n) & §170.2(c)4D	Direct Digital Control (DDC) per §120.2	Heat Pump Defrost per §160.3(b)7
FCU - 1-10	Multi-zone	<= 25,000 ft²	Thermostat or EMCS capable of modulating compressor speed in reponse to space loads	Occ. Sensor	NA: Single Zone	NA: Serves temp. sensitive process	NA: Single Zone	NA: No operable windows	NA: Single Zone	Provided

[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.*

J. VENTILATION AND INDOOR AIR QUALITY

This section does not apply to this project.

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K. TERMINAL BOX CONTROLS

This table is used to demonstrate compliance with prescriptive zone control requirements in §140.4(d) & §170.2(c)4B.

01	02	03	04	05	06	07	08	09	10	11	12
Zone/System/VAV Box Name or Item Tag	Zonal Control Strategy per §140.4(d)	Design			Deadband Compliance			Reheated, Recooled, Mixed Air Compliance			
		Peak Primary Airflow CFM	Primary Air in Deadband CFM	Reheated Recooled Mixed Airflow CFM	Outside Air CFM	30% of Peak Primary Airflow CFM	Max Deadband Airflow CFM	50% of Peak Primary Airflow	1st Stage Modulates <=95°F and Maintains DB Rate?	2nd Stage Modulates from DB Flow to Heating Max Flow?	Complies

L. DISTRIBUTION (DUCTWORK and PIPING)

This table is used to show compliance with mandatory pipe insulation requirements found in §120.3 and mandatory requirements found in §120.4(g) for duct sealing.

01		
	☐	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. Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space shall have a Class I or Class II vapor retarder. All penetrations and joints of which shall be sealed.

Duct Leakage Testing

The answers to the questions below apply to the following duct systems:		**NR/ Common Use:** Duct leakage testing shall not exceed 15% per NA7.5.3 required for these systems?	No

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L. DISTRIBUTION (DUCTWORK and PIPING)

		Base bldg VAV ductwork	**Dwelling Units:** Total duct leakage of duct system shall not exceed 15% or duct system to outside shall not exceed 10% per RA3.1.4 required for systems?	---
			Duct leakage testing per CMC Section 603.9.2 required for these systems?	No
11	No	The scope of the project includes only duct systems serving healthcare facilities		
12	No	Duct system provides conditioned air to an occupiable space for a constant volume, single zone, space-conditioning system.		
13	No	The space conditioning system serves less than 5,000 ft² of conditioned floor area.		
14	No	The combined surface area of the ducts is more than 25% of the total surface area of the entire duct system:		
15	No	The scope of the project includes extending an existing duct system, which is constructed, insulated or sealed with asbestos.		
16	No	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	All Ductwork and plenums with pressure class ratings shall be constructed to Seal Class A		
18	Yes	All ductwork is an extension of an existing duct system		
19	No	Ductwork serving individual dwelling unit		
20	Yes	< 25 ft of new or replacement space conditioning ducts installed		
21	R-8	Duct Insulation R-value		
22	Yes	Ductwork Existing To Remain		
23	Yes	Duct System Connected To Altered Space Conditioning System		

M. COOLING TOWERS

This section does not apply to this project.

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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/programs-and-topics/programs/building-energy-efficiency-standards/2022-building-energy-efficiency-4

Form/Title
NRCI-MCH-E - Must be submitted for all buildings

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/programs-and-topics/programs/building-energy-efficiency-standards/2022-building-energy-efficiency-4

Form/Title	Systems/Spaces To Be Field Verified
NRCA-MCH-19-A - Occupided Standby	FCU - 1-10

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	Yes	Plan sheet or construction document location
Mandatory Measures Note Block		M0.4

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Project Address: 510 N. PROSPECT AVE REDONDO BEACH CA 90277 — **Date Prepared:** 2026-01-28T19:57:40-05:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Michael Nite	Documentation Author Signature:
Company: Building Solutions Group	Signature Date: 01/26/2026
Address: 1139 WESTMINSTER AVE SUITE A	CEA/ASA/ECC Certification Identification (if applicable):
City/State/Zip: ALHAMBRA CA 91803	Phone: 626-281-6220

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 Person Name: ABBY BANERJEE	Responsible Person Signature:
Responsible Person Scope: MECHANICAL	
Company: BUILDING SOLUTIONS GROUP INC	Date Signed: 01/26/2026
Address: 1139 WESTMINSTER AVE SUITE A	License: M29253
City/State/Zip: ALHAMBRA CA 91803	Phone: 626-281-6220

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ADVANCED ARCHITECTURE
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REGISTERED PROFESSIONAL ENGINEER
ABBY BANERJEE
No. M29253
Exp. 6/30/27
MECHANICAL
STATE OF CALIFORNIA

BSG BUILDING SOLUTIONS GROUP
MEP Engineering Design Consulting
BuildingSolutionsGroup.com
Los Angeles County, Ca 626.281.6220

Project # STR-008-25

BCHD Beach Cities Health District

TOP FLOOR

510 N PROSPECT AVE
REDONDO BEACH, CA 90277

BCHD - CENTER FOR HEALTH & FITNESS

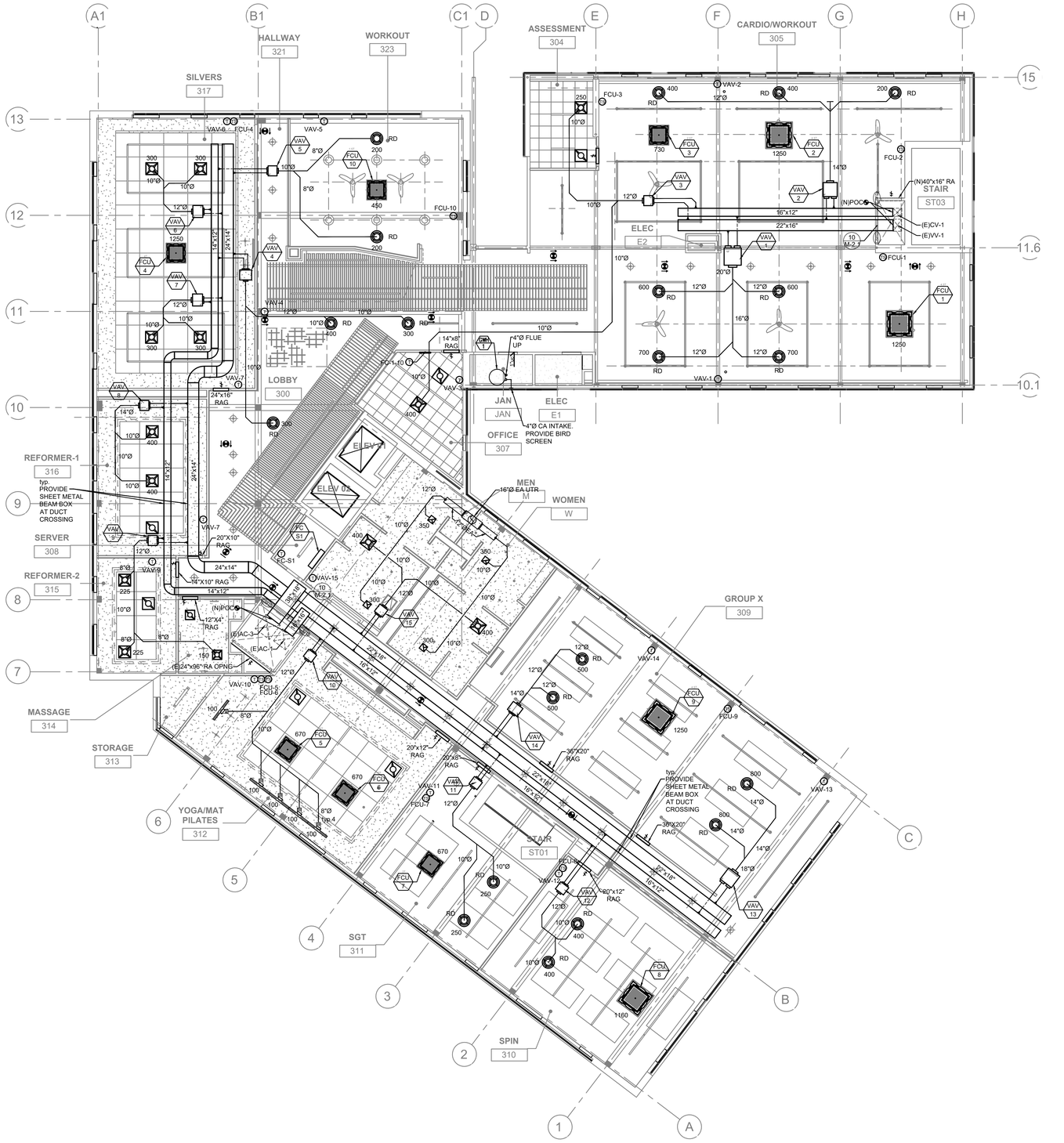
ISSUE DESCRIPTION

1	50% DESIGN DEVELOPMENT	10/31/25
2	100% DESIGN DEVELOPMENT	11/14/2025
3	PLAN CHECK SET	01/30/2026
4	BID SET	03/12/2026

SHEET TITLE

CA-TITLE 24

M-0.4



GENERAL NOTES

A	EXISTING MECHANICAL SHAFTS SERVE AS THE RETURN AIR PLENUM FOR THE BASE BUILDING ROOFTOP PACKAGED UNITS AS INDICATED ON PLANS. MECHANICAL CONTRACTOR SHALL MAINTAIN THE CONTINUITY OF THE RETURN AIR PATHWAY THROUGH THE SHAFT AND ENSURE UNOBSTRUCTED AIRFLOW TO SUPPORT THE INDICATED RETURN AIR CFM REQUIREMENTS FOR ALL SPACES WITHIN PROJECT SCOPE. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE DESIGN INTENT AND AS SHOWN ON THE DIAGRAMMATIC DRAWINGS. ANY FIELD CONDITIONS OR EXISTING CONFIGURATIONS THAT DIFFER SUBSTANTIALLY FROM THE DIAGRAMMATIC DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER AND DESIGN TEAM FOR REVIEW AND DIRECTION PRIOR TO PROCEEDING WITH WORK. CONTRACTOR SHALL NOT CONCEAL OR CLOSE ANY RETURN AIR PATHWAY UNTIL FINAL COORDINATION IS APPROVED. CONTRACTOR SHALL SEAL ALL JOINTS, OPENINGS, AND PENETRATIONS TO MAINTAIN AIRTIGHTNESS AND REQUIRED FIRE/SMOKE INTEGRITY IN ACCORDANCE WITH CODE AND MANUFACTURER REQUIREMENTS.
B	PROVIDE NEW DUAL DUCT TERMINAL UNITS WITH HOT AND COLD DECK CONNECTIONS AS SHOWN ON PLANS. EACH UNIT SHALL BE PNEUMATICALLY CONTROLLED TO MAINTAIN ZONE TEMPERATURE BY MODULATING AIRFLOW FROM THE COLD AND HOT DECK DUCTS. FIELD VERIFY UNIT LOCATIONS AND COORDINATE INSTALLATION WITH ARCHITECTURAL, STRUCTURAL, AND ELECTRICAL TRADES PRIOR TO ROUGH-IN. PROVIDE FLEXIBLE CONNECTIONS AT ALL INLETS AND OUTLETS AND INSTALL PER SMACNA STANDARDS. CONNECT TO EXISTING PNEUMATIC AIR MAIN AND PROVIDE BRANCH LINES, REGULATORS, AND CONTROL TUBING AS REQUIRED FOR COMPLETE FUNCTIONAL SYSTEM. COORDINATE CONTROL SEQUENCE WITH BUILDING AUTOMATION OR EXISTING PNEUMATIC CONTROL SYSTEM. INSULATE HOT & COLD DECK DUCTWORK. PROVIDE ACCESS PANELS FOR DAMPER ACTUATORS AND SERVICE POINTS. ALL CONNECTIONS SHALL BE SEALED, TESTED, AND BALANCED PER CMC AND NEBB STANDARDS.
C	PROVIDE NEW SUPPLEMENTAL COOLING AND HEATING VIA VRF SYSTEM WITH CEILING CASSETTE-TYPE INDOOR FAN COIL UNITS AS INDICATED ON PLANS. SYSTEM SHALL BE COMPLETE WITH OUTDOOR HEAT PUMP/CONDENSING UNIT, REFRIGERANT PIPING, CONDENSATE DRAIN PIPING, AND INTERCONNECT CONTROL WIRING. CONTRACTOR SHALL FIELD VERIFY ALL EQUIPMENT LOCATIONS AND COORDINATE INSTALLATION WITH STRUCTURAL, ELECTRICAL, AND ARCHITECTURAL TRADES. ALL REFRIGERANT PIPING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND CMC SECTION 1107. PROVIDE REFRIGERANT LEAK TESTING, PRESSURE TESTING, AND VACUUM CHARGING AS REQUIRED. CONDENSATE DRAIN PIPING SHALL BE INSTALLED WITH PROPER TRAPS, SLOPE, AND TERMINATION PER CMC SECTION 310. INSULATE ALL SUCTION LINES AND INTERIOR CONDENSATE DRAIN PIPING. PROVIDE FACTORY-INTEGRATED OR FIELD-INSTALLED CONTROLLERS FOR EACH INDOOR UNIT. VERIFY CONTROL NETWORK INTEGRATION AND COMMUNICATION WITH OUTDOOR UNITS PRIOR TO FINAL COMMISSIONING. SUPPLEMENTAL VRF SYSTEM SHALL OPERATE INDEPENDENTLY OF BASE BUILDING HVAC AND PROVIDE ZONE-BY-ZONE TEMPERATURE CONTROL. ENSURE FINAL BALANCING AND COMMISSIONING ARE PERFORMED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND TITLE 24 REQUIREMENTS.
D	PROVIDE NEW AIR TERMINALS INCLUDING SQUARE CEILING REGISTERS, LINEAR SLOT AND ROUND EXPOSED DIFFUSERS AS INDICATED ON PLANS. AIR TERMINALS SHALL BE SIZED BASED ON DESIGN AIRFLOW (CFM) SHOWN ON DRAWINGS AND SELECTED TO MAINTAIN ACCEPTABLE NOISE LEVELS (NC < 30 FOR OFFICE AREAS, NC < 40 FOR COMMON OR FITNESS AREAS) AND AIR VELOCITY LIMITS PER ASHRAE STANDARDS. SEE SHEETS M-0.2 & M-0.3 FOR SIZING GUIDE CHARTS. DIFFUSERS AND REGISTERS SHALL BE MANUFACTURED BY PRICE, TITUS, OR EQUAL, WITH PATTERN AND THROW CHARACTERISTICS SUITABLE FOR SPACE USE AND MOUNTING HEIGHTS. PROVIDE MATCHING RETURN AND EXHAUST GRILLES WHERE INDICATED. ALL AIR TERMINALS SHALL INCLUDE VOLUME DAMPERS FOR FINAL AIR BALANCING. CONTRACTOR SHALL FIELD VERIFY CEILING TYPES AND COORDINATE REGISTER AND DIFFUSER LOCATIONS WITH LIGHTING, FIRE SPRINKLER, AND OTHER CEILING ELEMENTS PRIOR TO INSTALLATION. FOR DUAL DUCT SYSTEMS, AIR TERMINALS SHALL RECEIVE CONDITIONED AIR FROM THE DUAL DUCT TERMINAL BOXES (HOT AND COLD DECK) AS INDICATED. VERIFY CONNECTION SIZES AND BALANCE AIRFLOWS DURING STARTUP AND TESTING. INSTALL PER SMACNA AND MANUFACTURER RECOMMENDATIONS. ENSURE ALL CONNECTIONS ARE AIRTIGHT AND PROPERLY SEALED. ALL CEILING PENETRATIONS SHALL BE NEATLY CUT AND FINISHED TO MATCH ARCHITECTURAL CEILING SYSTEM.
E	MECHANICAL CONTRACTOR SHALL ENSURE A CONTINUOUS AND UNOBSTRUCTED RETURN AIR PATHWAY FROM THE CONDITIONED SPACE TO CEILING OR SIDEWALL MOUNTED RETURN AIR TRANSFER GRILLE. PROVIDE ANY REQUIRED OPENINGS TO FULL HEIGHT WALLS, BAFFLES, OR PERFORM ALIGNMENT ADJUSTMENTS TO DIRECT RETURN AIRFLOW EFFECTIVELY. RETURN GRILLES SIZED FOR MAX 600 FPM FACE VELOCITY.
F	ALL VISIBLE MECHANICAL TERMINALS (DIFFUSERS, GRILLES, REGISTERS, ACCESS PANELS, ETC) IN FINISHED AREAS SHALL BE COORDINATED WITH ARCHITECTURAL AND INTERIOR DESIGN TEAM. CONTRACTOR SHALL VERIFY GRILLE STYLE, FINISH AND LOCATION WITH ARCHITECT PRIOR TO ORDERING. DECORATIVE OR CUSTOM GRILLES MUST MAINTAIN REQUIRED FREE AREA AND MEET SPECIFIED AIRFLOW PERFORMANCE INDICATED ON PLANS.
G	PROVIDE MAINTENANCE SHUT-OFF VALVE ON REFRIGERANT LINES SERVING EACH INDOOR FAN COIL UNIT. APPLICABLE TO VRF HEAT PUMP SYSTEM WITH NO BRANCH BOX. LOCATE VALVES FOR CLEAR SERVICE ACCESS AND LABEL ACCORDINGLY.
H	ALL DUCT SIZES ARE INSIDE DIMENSIONS UNLESS NOTED OTHERWISE. PROVIDE MINIMUM 1" LINING TYP. TO ALL NON-EXPOSED DUCTWORK. 2" LINING TYP. FOR NOISE SENSITIVE LOCATIONS. MAXIMUM ALLOWED INSULATED FLEX DUCT - 5FT.
I	PROVIDE MANUAL BALANCING DAMPERS ON ALL BRANCH DUCTWORK TO ALLOW FOR PROPER AIR DISTRIBUTION AND SYSTEM BALANCING. FOR ALL BRANCH DUCTS SERVING DIFFUSERS ABOVE HARD-LID CEILINGS PROVIDE REMOTE VOLUME DAMPERS (YOUNG REGULATOR OR EQUAL) ADJUSTMENT POINT TO BE ACCESSIBLE AT WALL OR CEILING AS COORDINATED WITH ARCHITECT AND INTERIOR DESIGN INTENT.
J	CONTRACTOR TO VERIFY DIFFUSER MOUNTED HEIGHT AND CEILING PLENUM DEPTH FOR COORDINATION. FINAL DIFFUSER LAYOUT TO BE COORDINATED WITH LIGHTING AND STRUCTURAL ELEMENTS.
K	THERMOSTATS SHOWN IN RM-307 ARE CONTROL INTERFACES ONLY. ZONE TEMPERATURE CONTROL IS PROVIDED BY REMOTE TEMPERATURE SENSORS LOCATED WITHIN EACH SERVED SPACE AS INDICATED. SENSOR LOCATIONS TO BE FIELD COORDINATED WITH ARCHITECT AND OWNER.
L	IN LIEU OF BRANCH-OUT ROUND SUPPLY DIFFUSERS WITH RIGID BRANCH DUCTWORK, CONTRACTOR MAY PROVIDE SIDEWALL, DUCT-MOUNTED SUPPLY REGISTERS, WHERE ARCHITECTURALLY ACCEPTABLE. ALL ALTERNATE AIR DEVICES SHALL BE SELECTED AND SIZED TO MEET DESIGN CFM, THROW, AND ACOUSTIC REQUIREMENTS, WITHOUT ADVERSE IMPACT TO OCCUPANT COMFORT. COORDINATE FINAL DUCTWORK LAYOUT, DIFFUSER SELECTION AND AESTHETICS WITH ARCHITECT, INCLUDING TYPE, FINISH, PATTERN, AND CEILING INTEGRATION.
N	CONTRACTOR SHALL PROVIDE SHOP DRAWING SUBMITTALS FOR ALL EXPOSED DUCTWORK, INCLUDING ROUTING, JOINTS, HANGERS, SEAMS, AND FINISHES. INSTALLATION METHODS SHALL BE REVIEWED AND COORDINATED FOR AESTHETIC REQUIREMENTS PRIOR TO FABRICATION AND INSTALLATION.
O	PROVIDE DIRECT VENT COMBUSTION AIR INTAKE AND EXHAUST PIPING FOR WATER HEATER LOCATED IN JANITOR CLOSET. VENT PIPING SHALL BE PVC/CPVC, MINIMUM 4-INCH DIAMETER, UNLESS OTHERWISE REQUIRED BY MANUFACTURER. COORDINATE INTAKE AND EXHAUST TERMINATION LOCATIONS AND CLEARANCES IN FIELD PER MANUFACTURER'S INSTALLATION GUIDELINES. WATER HEATER SHALL NOT RELY ON ROOM AIR FOR COMBUSTION.

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Project # STR-008-25

BCHD Beach Cities Health District

TOP FLOOR

510 N PROSPECT AVE
REDONDO BEACH, CA 90277

BCHD - CENTER FOR HEALTH & FITNESS

ISSUE DESCRIPTION

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SHEET TITLE

MECHANICAL FLOOR PLAN

SHEET NUMBER

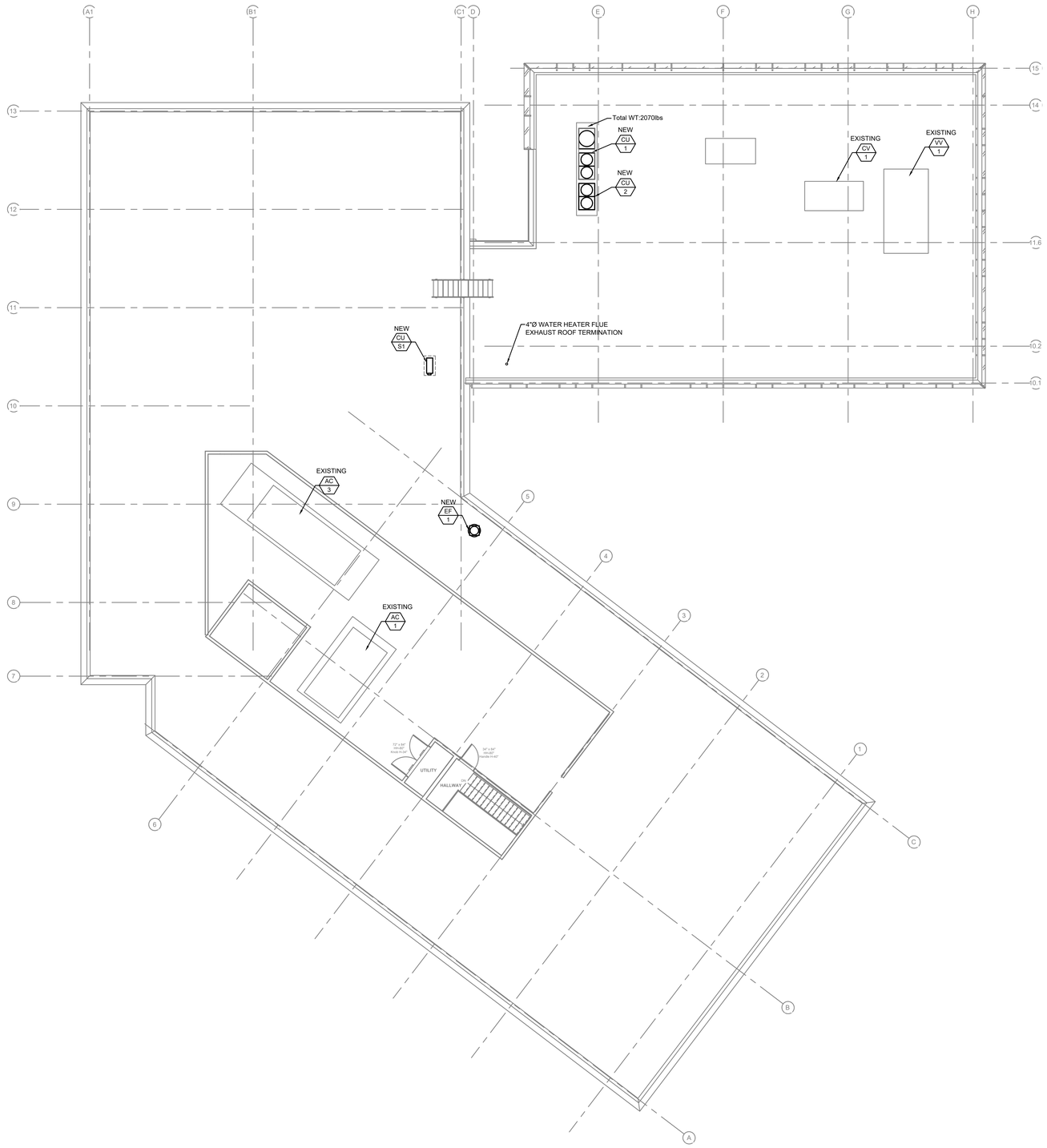
M-1.1

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3RD FLOOR HVAC PLAN

SCALE 1/8"=1'-0"

1



GENERAL NOTES

VRF CONDENSING UNITS & REFRIGERANT PIPING

1. PROVIDE AND INSTALL NEW ROOF-MOUNTED VRF HEADER UNIT (CARRIER MODEL MMY-UP3601HT6P-UL) AS INDICATED ON PLANS. INSTALL UNIT ON FACTORY-RECOMMENDED STAND OR CONCRETE EQUIPMENT PAD WITH ADEQUATE STRUCTURAL SUPPORT AND VIBRATION ISOLATION PER MANUFACTURER REQUIREMENTS.

2. CONNECT REFRIGERANT PIPING (LIQUID AND GAS LINES) USING BRAZED JOINTS PER MANUFACTURER REQUIREMENTS. PRESSURE TEST WITH NITROGEN, EVACUATE, AND CHARGE SYSTEM WITH R-454B AS REQUIRED. PROVIDE ALL CONTROL AND COMMUNICATION WIRING BETWEEN HEADER UNIT, OUTDOOR UNITS, AND INDOOR FAN COILS.

3. PROVIDE CONDENSATE DRAIN CONNECTIONS WHERE APPLICABLE. INSULATE ALL SUCTION LINES AND EXPOSED CONDENSATE PIPING WITH UV-RESISTANT CLOSED-CELL INSULATION.

4. SUPPORT ALL ROOFTOP REFRIGERANT PIPING ON UV-RATED PIPE SUPPORTS. DO NOT PLACE PIPING DIRECTLY ON ROOF MEMBRANE. PROVIDE VIBRATION ISOLATION AT UNIT CONNECTIONS AND PIPE SUPPORTS AS REQUIRED.

5. MAINTAIN PROPER SLOPE OF REFRIGERANT LINES AND PROVIDE OIL TRAPS WHERE REQUIRED BY VRF MANUFACTURER. SECURE ALL VERTICAL DROPS AND PROTECT PIPING AT TRANSITIONS.

6. CONTRACTOR SHALL FIELD-VERIFY ALL DIMENSIONS, ROUTING, AND CLEARANCES. COORDINATE INSTALLATION WITH ALL TRADES PRIOR TO FINALIZING ROOF PENETRATIONS OR SUPPORT FABRICATION.

7. ALL ROOF PENETRATIONS SHALL BE SEALED, FLASHED, AND WEATHERPROOFED PER ROOFING MANUFACTURER'S WARRANTY REQUIREMENTS.

HVAC ROOF PLAN

SCALE 1/8"=1'-0"

1

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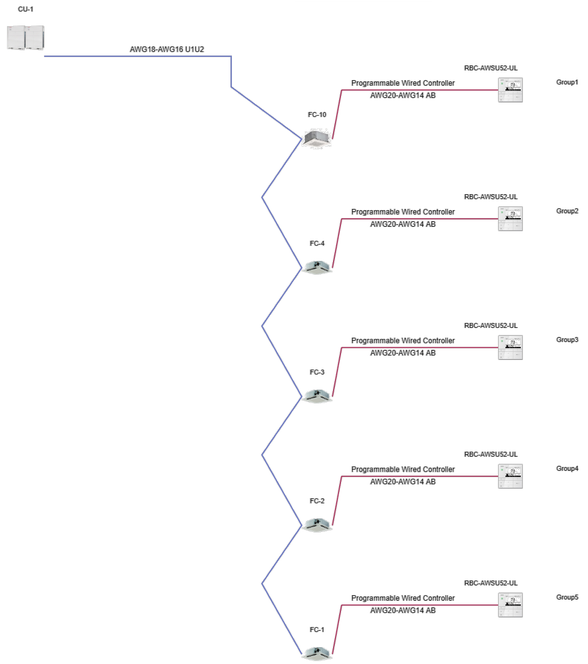
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MECHANICAL ROOF PLAN

M-1.2

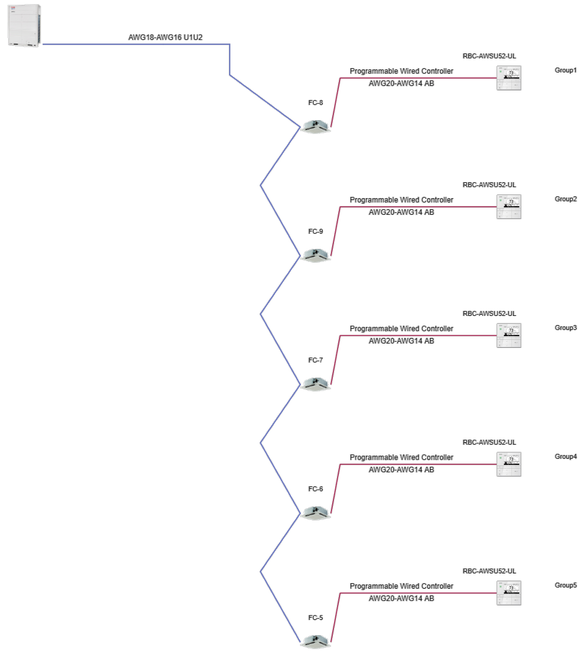
CU-1 WIRING DIAGRAM

ALL WIRE FOR THE SYSTEM MUST BE SHIELDED & STRANDED

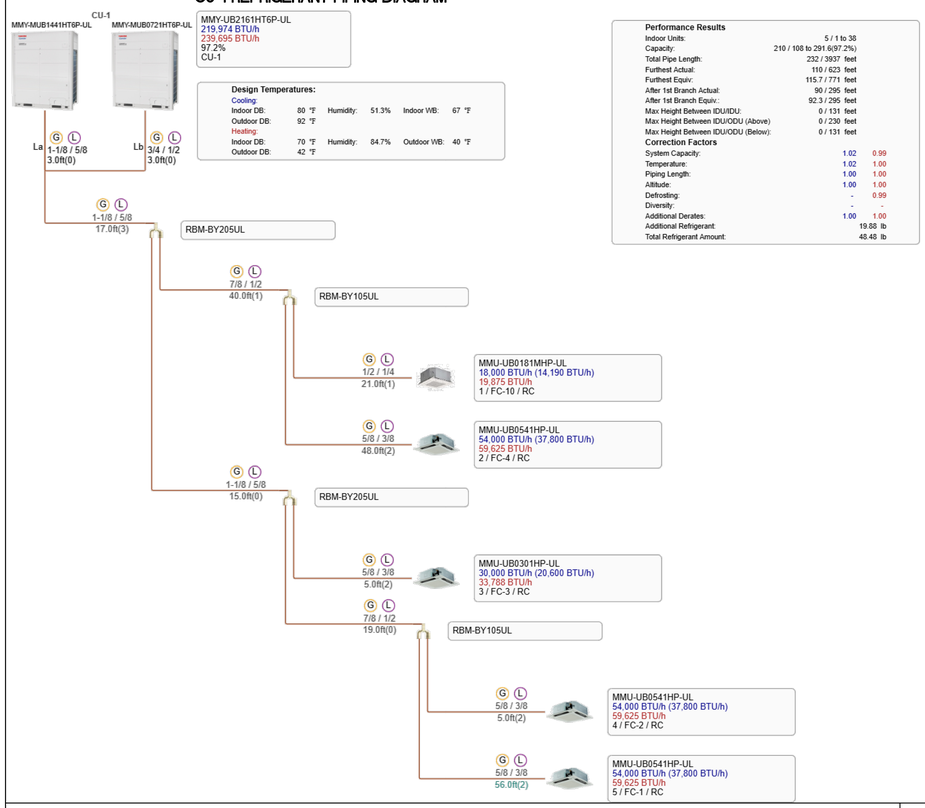


CU-2 WIRING DIAGRAM

ALL WIRE FOR THE SYSTEM MUST BE SHIELDED & STRANDED



CU-1 REFRIGERANT PIPING DIAGRAM



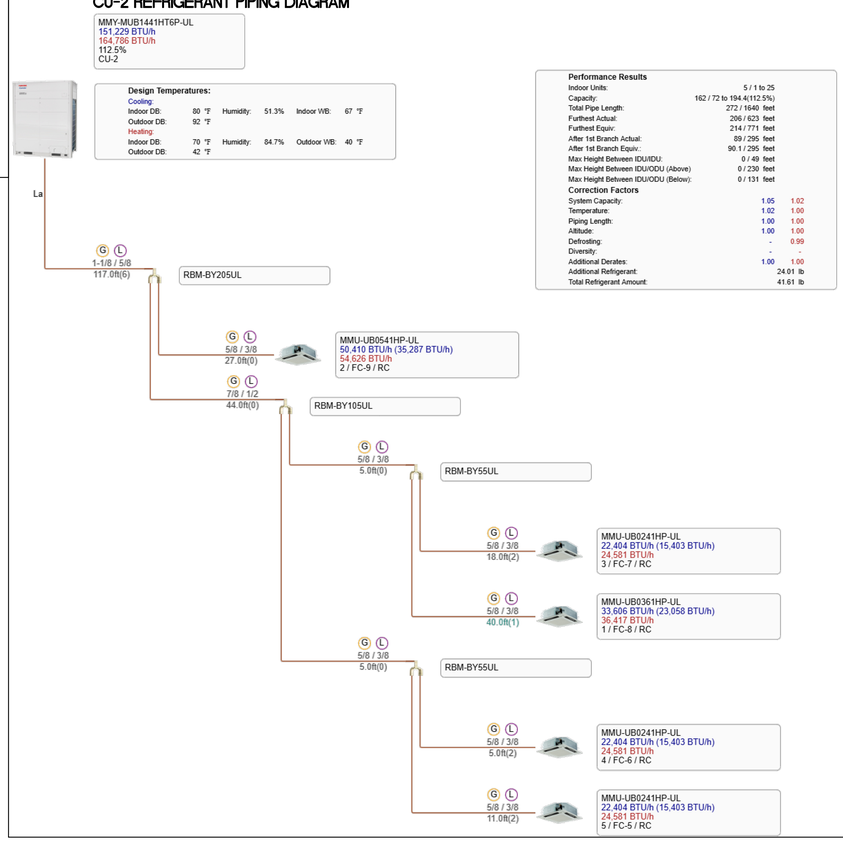
Design Temperatures:

Cooling:
Indoor DB: 80 °F Humidity: 51.3% Indoor WB: 67 °F
Outdoor DB: 92 °F
Heating:
Indoor DB: 70 °F Humidity: 84.7% Outdoor WB: 40 °F
Outdoor DB: 42 °F

Performance Results

Indoor Units:	5 / 1 to 36	
Capacity:	210 / 108 to 291 (97.2%)	
Total Pipe Length:	232 / 3937	feet
Furthest Actual:	110 / 623	feet
Furthest Equiv:	115.7 / 771	feet
After 1st Branch Actual:	90 / 295	feet
After 1st Branch Equiv.:	92.3 / 295	feet
Max Height Between IDU/IDU:	0 / 131	feet
Max Height Between IDU/ODU (Above)	0 / 230	feet
Max Height Between IDU/ODU (Below):	0 / 131	feet
Correction Factors		
System Capacity:	1.02	0.99
Temperature:	1.02	1.00
Piping Length:	1.00	1.00
Altitude:	1.00	1.00
Defrosting:	-	0.99
Diversity:	-	-
Additional Derates:	1.00	1.00
Additional Refrigerant:	19.88	lb
Total Refrigerant Amount:	48.48	lb

CU-2 REFRIGERANT PIPING DIAGRAM



Design Temperatures:

Cooling:
Indoor DB: 80 °F Humidity: 51.3% Indoor WB: 67 °F
Outdoor DB: 92 °F
Heating:
Indoor DB: 70 °F Humidity: 84.7% Outdoor WB: 40 °F
Outdoor DB: 42 °F

Performance Results

Indoor Units:	5 / 1 to 25	
Capacity:	162 / 72 to 194.4 (112.5%)	
Total Pipe Length:	272 / 1640	feet
Furthest Actual:	206 / 623	feet
Furthest Equiv:	214 / 771	feet
After 1st Branch Actual:	89 / 295	feet
After 1st Branch Equiv.:	90.1 / 295	feet
Max Height Between IDU/IDU:	0 / 49	feet
Max Height Between IDU/ODU (Above)	0 / 230	feet
Max Height Between IDU/ODU (Below):	0 / 131	feet
Correction Factors		
System Capacity:	1.05	1.02
Temperature:	1.02	1.00
Piping Length:	1.00	1.00
Altitude:	1.00	1.00
Defrosting:	-	0.99
Diversity:	-	-
Additional Derates:	1.00	1.00
Additional Refrigerant:	24.01	lb
Total Refrigerant Amount:	41.61	lb

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Exp. 6/30/27
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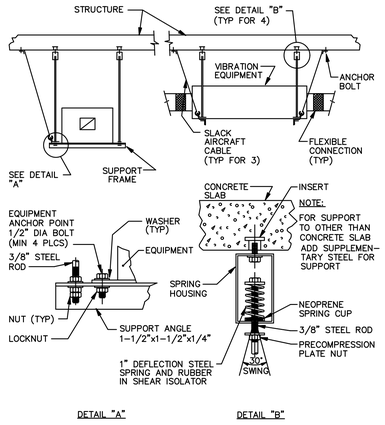
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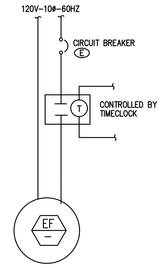
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MECHANICAL DIAGRAMS

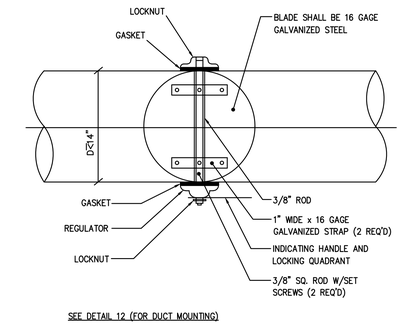
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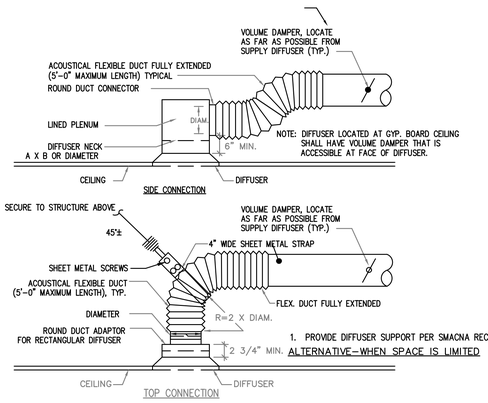
LATERAL RESTRAINT SUSPENDED EQUIPMENT DETAIL 09



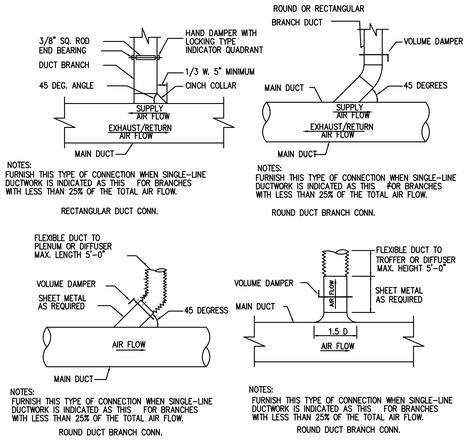
EXHAUST FAN WIRING DIAGRAM 08



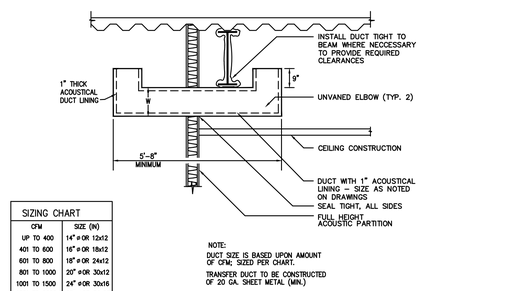
VOLUME DAMPER 07



CEILING DIFFUSER CONNECTION DETAIL 06



BRANCH DUCT CONN. DETAIL 05

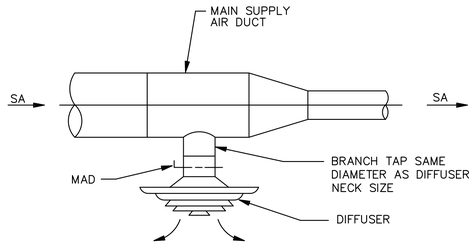


SIZING CHART

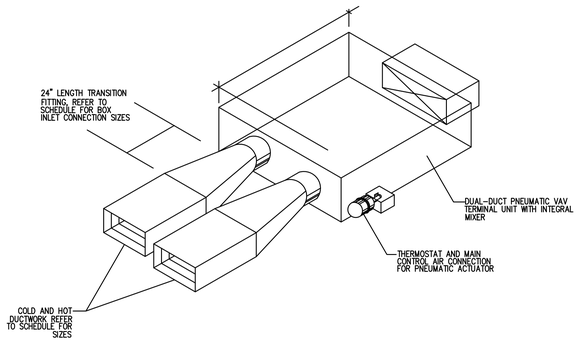
CFM	SIZE (IN)
UP TO 400	14" ø OR 12x12
401 TO 600	16" ø OR 18x12
601 TO 800	18" ø OR 24x12
801 TO 1000	20" ø OR 30x12
1001 TO 1500	24" ø OR 30x16
1501 TO 2000	28" ø OR 34x20
OVER 2000	42 x 20

* UNLESS OTHERWISE NOTED

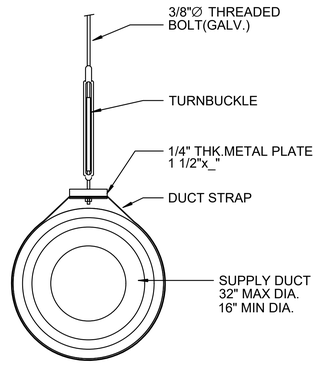
RA TRANSFER DUCT DETAIL 04



EXPOSED AIR DEVICE TAP 03



DUAL VAV BOX 02



EXPOSED DUCT SUPPORT 01

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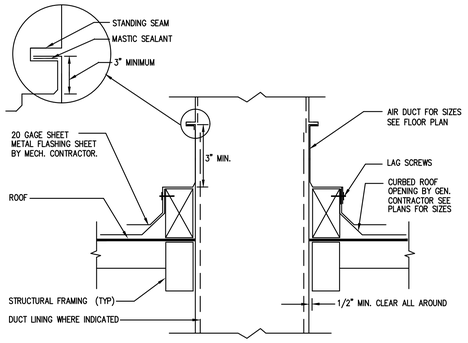
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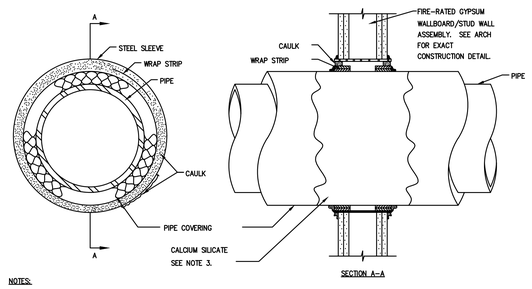
MECHANICAL DETAILS

M-2.0



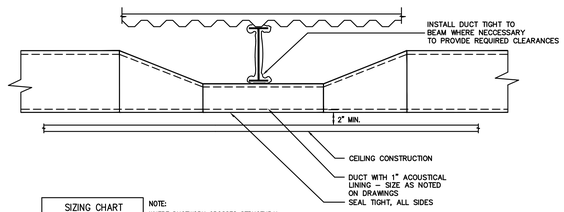
NOTE: 1. ALL DUCT PENETRATIONS THROUGH ROOF OR RATED WALLS SHALL BE FIRE-STOPPED WITH HILTI CP-601S. SEAL WITH AN APPROVED FIRE STOPPING COMPOUND WITH THE FOLLOWING APPROVAL NUMBERS OR EQUAL.
A. I.C.B.O #ER-5614
B. CA STATE FIRE MARSHALL #1452-1200:112
C. UL #2079 AND 1479

DUCT THRU-ROOF 16



NOTES:
1. THROUGH-PENETRATION FIRESTOP SHALL BE CONSTRUCTED ACCORDING TO U.L. LISTED SYSTEM NO. W-L-5010.
2. PIPE COVERING SHALL BE NOMINAL 1" OR 2" THICK HOLLOW CYLINDRICAL HEAVY DENSITY (MIN 3.5 PCF) GLASS FIBER UNITS JACKETED ON THE OUTSIDE WITH AN ALL SERVICE JACKET.
3. PIPE COVERING FOR STEAM PIPING SHALL BE CALCIUM SILICATE IN THE INDICATED SECTION.

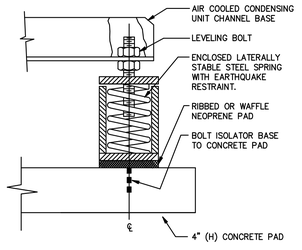
WALL PIPE PENETRATION DETAIL 15



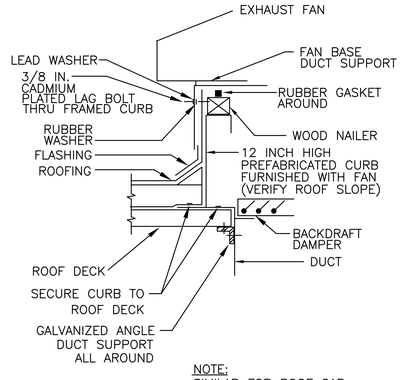
SIZING CHART	
DUCT	BEAM BOX
14"X12"	32"X6"
14"X8"	22"X6"
20"X10"	38"X6"
20"X12"	44"X6"
22"X14"	58"X6"
22"X16"	66"X6"
24"X16"	72"X6"
* UNLESS OTHERWISE NOTED	

NOTE:
WHERE DUCTWORK CROSSES STRUCTURAL ELEMENTS AND HEIGHT IS LIMITED, PROVIDE SHEET METAL BEAM BOX SECTION. SIZE BEAM BOX TO MIN. 110% OF UPSTREAM DUCT AREA UNLESS NOTED OTHERWISE. USE SMOOTH TRANSITIONS (MAX 15°) AND PROVIDE TURNING VANES WHERE REQUIRED. COORDINATE FINAL DIMENSIONS WITH FIELD CONDITIONS.
6" BEAM BOX HEIGHT SHOWN REPRESENTS THE MOST CONSTRAINED CONDITION ONLY. WHERE ADDITIONAL CLEARANCE EXISTS, CONTRACTOR SHALL UTILIZE INCREASED HEIGHTS TO REDUCE WIDTH, PRESSURE DROP, AND NOISE.

TYP. BEAM BOX DETAIL 14

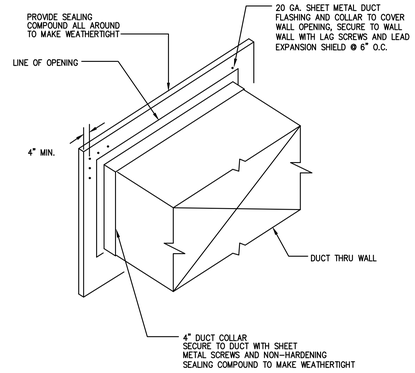


VIBRATION ISOLATION DETAIL 13

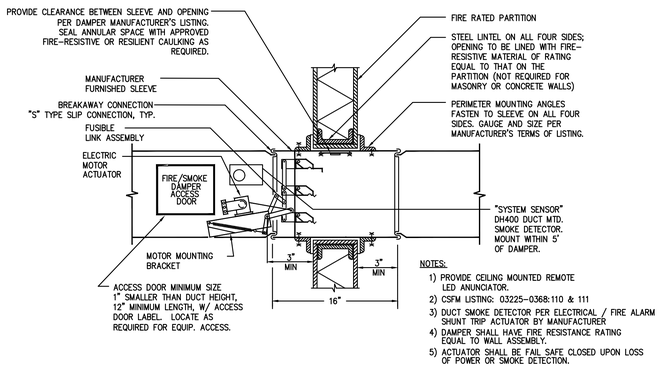


NOTE:
SIMILAR FOR ROOF CAP

ROOF MOUNTED EXHAUST FAN DETAIL 12



DUCT THRU-WALL 11



NOTES:
1) PROVIDE CEILING MOUNTED REMOTE LED ANUNCIATOR.
2) CSFM LISTING: 03225-0368:110 & 111
3) DUCT SMOKE DETECTOR PER ELECTRICAL / FIRE ALARM SHUNT TRIP ACTUATOR BY MANUFACTURER
4) DAMPER SHALL HAVE FIRE RESISTANCE RATING EQUAL TO WALL ASSEMBLY.
5) ACTUATOR SHALL BE FAIL SAFE CLOSED UPON LOSS OF POWER OR SMOKE DETECTION.

COMBINATION SMOKE/FIRE DAMPER DETAIL 10

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REGISTERED PROFESSIONAL ENGINEER ABBY BANCRITE No. M29253 Exp. 6/30/27 MECHANICAL STATE OF CALIFORNIA

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MEP Engineering Design Consulting
BuildingSolutionsGroup.com
Los Angeles County, Ca 626.281.6220

Project # STR-008-25

BCHD Beach Cities Health District

TOP FLOOR

510 N PROSPECT AVE
REDONDO BEACH, CA 90277

BCHD - CENTER FOR HEALTH & FITNESS

ISSUE DESCRIPTION

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2	100% DESIGN DEVELOPMENT	11/14/2025
3	PLAN CHECK SET	01/30/2026
4	BID SET	03/12/2026

SHEET TITLE
MECHANICAL DETAILS

SHEET NUMBER
M-2.1

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GENERAL NOTES

1. CONTRACTOR SHALL REVIEW THESE PLANS AND SPECIFICATIONS PRIOR TO BEGINNING WORK. CONTRACTOR SHALL ALSO REVIEW PLANS AND SPECIFICATIONS OF OTHER RELATED TRADES (INCLUDING STRUCTURAL AND ELECTRICAL) PRIOR TO BID, TO INSURE AN ACCURATE UNDERSTANDING OF EXACT SCOPE OF WORK. ANY ITEMS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO BEGINNING WORK.
2. ALL WORK SHALL BE COORDINATED WITH ARCHITECTURAL DRAWINGS AND OTHER DISCIPLINES.
3. AS A MINIMUM STANDARD, ALL WORK SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE CALIFORNIA MECHANICAL CODE (CMC). CALIFORNIA PLUMBING CODE (CPC), NATIONAL FIRE PROTECTION AGENCY (NFPA) AND CALIFORNIA STATE ENERGY CONSERVATION CODE TITLE 24.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES. NOTHING SHOWN IN THE PLANS OR STATED IN THE SPECIFICATIONS IS INTENDED TO INDICATE THAT THE INSTALLATION OR CONNECTIONS OF ANY ITEM OR DEVICE SHOULD BE INSTALLED CONTRARY TO MANUFACTURERS INSTRUCTIONS AND ALL APPLICABLE CODES AND REGULATIONS.
5. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED WORK. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.
6. PLUMBING CONTRACTOR SHALL FURNISH ALL MATERIALS FOR, AND MAKE CONNECTIONS TO ALL EQUIPMENT NOT IN THIS SECTION (N.I.T.S.) IN ORDER TO MAKE A COMPLETE, WORKABLE INSTALLATIONS.
7. SUBMITTALS: APPROVAL OF SUBMITTALS DOES NOT RELEASE THE CONTRACTOR FROM OBLIGATIONS TO FULLY COMPLY WITH ALL REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS OR APPLICABLE CODE REGULATIONS.
8. ALL VALVES SHALL BE PIPE SIZE UNLESS OTHERWISE NOTED.
9. PROVIDE ACCESS AND CLEARANCE FOR MAINTENANCE FOR EQUIPMENT AND COMPONENTS AS RECOMMENDED BY THE EQUIPMENT MANUFACTURER AND APPLICABLE CODES.
10. PIPE INSULATION SHALL COMPLY WITH STATE FIRE MARSHALL CRITERIA AND SHALL NOT EXCEED FLAME SPREAD OF 25 AND SMOKE DEVELOPED OF 50 PER ASTM-84, NFPA-223 AND UL 723.
11. PLUMBING CONTRACTOR SHALL VERIFY AND COORDINATE WITH ARCHITECTURAL DRAWINGS FOR WALL AND PARTITION CONSTRUCTION AND THICKNESS WHERE PLUMBING PIPING OR EQUIPMENT IS INDICATED.
12. COORDINATE ALL LOCATIONS, SIZES, AND ELEVATIONS OF ALL SLEEVES THROUGH BEAMS, TRUSSES, SLABS, STRUCTURAL MEMBERS AND FOOTINGS WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS AND ALL OPENINGS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.
13. CUTTING, BORING, SAW CUTTING, OR DRILLING THROUGH NEW OR EXISTING STRUCTURAL ELEMENTS TO BE DONE ONLY WHEN SO DETAILED ON THE DRAWINGS OR ACCEPTED BY ARCHITECT WITH THE APPROVAL OF AUTHORITY HAVING JURISDICTION.
14. ALL HORIZONTAL SOIL OR WASTE PIPING SHALL BE RUN AT A SLOPE OF 1/4" PER FOOT UNLESS OTHERWISE NOTED.
15. INSTALL ALL PIPING IN A MANNER THAT WILL AVOID INTERFERENCE WITH THE ELECTRICAL AND MECHANICAL WORK.
16. PROVIDE 6" BRASS NIPPLE AND BRASS UNION TO ACT AS ELECTRICAL UNION, WHERE PIPE MEETS COPPER. DIELECTRIC UNIONS SHALL NOT BE USED.
17. FOR EXACT LOCATION OF PLUMBING FIXTURES SEE ARCHITECTURAL PLANS AND ELEVATIONS.
18. INSTALL WATER HAMMER ARRESTOR AT REQUIRED LOCATION IN ACCORDANCE WITH PLUMBING AND DRAINAGE INSTITUTE STANDARD PDI-WH201-92.
19. CONTRACTOR TO COORDINATE ALL WORK WITH OTHER TRADES PRIOR INSTALLATION OF PIPING AND EQUIPMENT. PIPING INDICATED ON DRAWINGS IS SCHEMATIC ONLY. PROVIDE ALL NECESSARY OFFSETS AS REQUIRED.
20. INSTALL CLEANOUTS AS REQUIRED BY THE 2022 CALIFORNIA PLUMBING CODE.
21. ALL BURRED ENDS OF DOMESTIC WATER PIPING AND TUBING SHALL BE REAMED TO THE FULL BORE OF THE PIPE OR TUBE AND ALL CHIPS SHALL BE REMOVED. TOOLS USED TO CUT OR REAM PIPE SHALL BE KEPT FREE OF OIL OR GREASE AND WHERE SUCH CONTAMINATION HAS OCCURRED THE ITEMS AFFECTED SHALL BE REWORKED AND RINSED.
22. EACH PLUMBING VENT PIPE SHALL RISE VERTICALLY TO A POINT NOT LESS THAN SIX (6) INCHES IN HEIGHT ABOVE THE FLOOD LEVEL RIM OF THE FIXTURE, BEFORE BEING CONNECTED TO ANY OTHER VENT.
23. NEW POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE ACCORDING TO THE METHOD SET IN SECTION 609.9 OF THE PLUMBING CODE.
24. PROVIDE THERMOSTATIC MIXING VALVE IF REQUIRED.
25. ALL FIXTURES, EQUIPMENT, PIPING, AND MATERIALS SHALL BE LISTED.
26. ALL PLUMBING FIXTURES SHALL MEET THE FLOW REQUIREMENTS SPECIFIED IN THE PLUMBING CODE.
27. WATER PIPE AND FITTINGS WITH A LEAD CONTENT WHICH EXCEEDS 0.25& SHALL BE PROHIBITED IN SYSTEMS CONVEYING POTABLE WATER.
28. WATER SUPPLY AND DRAINPIPES UNDER ACCESSIBLE LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE BE CONFIGURED TO PROTECT AGAINST CONTACT. PROTECTORS, INSULATORS OR BOTH SHALL COMPLY WITH ASME A112.18.9. CPC 403.3.
29. THROUGH PENETRATIONS SHALL BE PROTECTED USING SYSTEMS INSTALLED AS TESTED IN THE APPROVED FIRE-RESISTANCE-RATED ASSEMBLY, IN ACCORDANCE WITH CMC 714.4.1.1 OR THROUGH PENETRATIONS SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479, IN ACCORDANCE WITH CMC 714.4.1.2.
30. FLOOR DRAIN OR SIMILAR TRAPS SUBJECTED TO INFREQUENT USE SHALL BE PROTECTED WITH A TRAP SEAL PRIMER. TRAP SEAL PRIMERS SHALL BE ACCESSIBLE FOR MAINTENANCE. CPC 1007.1.

HOT WATER INSULATION

HOT WATER PIPE INSULATION SHALL HAVE A MINIMUM WALL THICKNESS OF NOT LESS THAN THE DIAMETER OF THE PIPE FOR A PIPE UP TO 2 INCHES (50 MM) IN DIAMETER. INSULATION WALL THICKNESS SHALL BE NOT LESS THAN 2 INCHES (51 MM) FOR A PIPE OF 2 INCHES (50 MM) OR MORE IN DIAMETER.

DEMOLITION & CONSTRUCTION NOTES

1. CONTRACTOR SHALL VERIFY ALL LOCATIONS, SIZES, ACTUAL POINT OF CONNECTION OF NEW PIPING TO EXISTING PIPING AND/OR NEW EQUIPMENT AND AVAILABILITY OF ALL ITEMS BEFORE COMMENCING ANY WORK.
2. CONTRACTOR SHALL INCLUDE IN HIS BID A FLUSHING AND COMPLETE SURVEY (WITH CAMERA) OF EXISTING MAIN DRAINAGE PIPING TO DETERMINE THE CONDITION OF THE PIPE, THE SLOPE, EXACT LOCATION, INVERT LOCATION AND SIZE OF PIPE.
3. THESE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC AND ARE NOT INTENDED TO INDICATE ALL NECESSARY OFFSETS OF PIPING. THE CONTRACTOR SHALL INSTALL MATERIAL AND EQUIPMENT IN A MANNER AS TO CONFORM TO STRUCTURE, AVOID OBSTRUCTIONS, PRESERVE HEADROOM, AND KEEP OPENINGS AND PASSAGEWAYS CLEAR. ALL INSTALLATIONS SHALL BE CONSISTENT WITH ACCEPTABLE INDUSTRY STANDARDS. CONTRACTOR SHALL PROVIDE OFFSETS, TRANSITION, ETC. AS REQUIRED (NOT SHOWN FOR CLARITY) FOR COMPLETE AND OPERABLE INSTALLATION AT NO ADDITIONAL COST TO THE CLIENT.
4. NEW PLUMBING FIXTURES/EQUIPMENT INDICATED ON THIS DRAWING IS SHOWN IN APPROXIMATE POSITION(S). THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS INCLUDING EQUIPMENT LOCATIONS, POINT OF CONNECTIONS, AND STRUCTURAL MEMBERS PRIOR TO INSTALLATION. IN ALL CASES, ADEQUATE ACCESS (PER MANUFACTURERS RECOMMENDATIONS AND CODE COMPLIANCE) FOR MAINTENANCE AND REPLACEMENT OF EQUIPMENT SHALL BE PROVIDED.
5. ALL DEMOLISHED MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR WHO SHALL BE RESPONSIBLE FOR PROMPT DAILY REMOVAL FROM THE SITE. REMOVE ALL DEBRIS FROM THE SITE RESULTING FROM THE WORK AT THE CONCLUSION OF DAILY CONSTRUCTION. REMOVE ALL TEMPORARY CONSTRUCTION FROM THE SITE. THE AREA OF THE SITE SHALL BE LEFT BROOM CLEAN. IF NOT, UPON NOTIFICATION, OWNER WILL PERFORM ALL NECESSARY CLEAN-UP WORK AND BACK CHARGE THE CONTRACTOR FOR THE EXPENSE THUS INCURRED.
6. ALL EQUIPMENT, MATERIAL, AND ALL CONNECTIONS THERETO SHALL BE INSTALLED COMPLETE PER MANUFACTURERS INSTRUCTIONS TO PROVIDE A COMPLETE AND FULLY OPERATIONAL SYSTEM.
7. CONTRACTOR MAY, AT HIS OPTION, REVISE PIPE ROUTING TO ALLOW FOR INSTALLATION IN THE AVAILABLE SPACE.
8. ALL WORK SHALL BE BASED ON MINIMIZING DISRUPTIONS TO EXISTING BUILDING OPERATION AND SHALL BE PERFORMED IN ACCORDANCE WITH THE WORK SCHEDULE APPROVED BY THE OWNER.
9. ALL CONNECTIONS TO EXISTING SERVICES SHALL BE MADE OR SUCH THAT INTERRUPTION TIME WILL BE AS SHORT AS POSSIBLE. THE CONTRACTOR SHALL GIVE THE OWNERS REPRESENTATIVE SUFFICIENT NOTICE OF SUCH INTERRUPTION AND THE ACTUAL SHUT-DOWN TIME SHALL BE AT A TIME DESIGNATED BY THE OWNER'S REPRESENTATIVE. ALL PIPING REQUIRING SHUT DOWN AS PART OF CONSTRUCTION (NEW AND EXISTING) SHALL BE CLEARED AND TESTED.
10. 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 OWNER.
11. EXISTING FIXTURE REMOVED: EXISTING FIXTURES TO BE REMOVED BY PLUMBING CONTRACTOR. CAP OR PLUG EXISTING SERVICES BELOW FLOOR, ABOVE CEILING, OR BEHIND WALL UNLESS OTHERWISE NOTED. DISPOSE OR SET IN STORAGE AS DIRECTED BY THE OWNER.
12. EXISTING FIXTURE REMAIN: EXISTING PLUMBING FIXTURE OR EQUIPMENT TO REMAIN. CLEAN AND CHECK CONDITION OF FIXTURE. REPAIR/REPLACE IF NECESSARY AS APPROVED BY OWNER.
13. EXISTING WASTE BELOW FLOOR: CAP AND ABANDON ALL EXISTING WASTE PIPING BELOW FLOOR EXCEPT INDICATED TO REUSED. ROUTER AND CLEAN ALL EXISTING WASTE PIPING TO BE REUSED.
14. DEMOLITION OF EXISTING PIPING: EXISTING PIPING ABOVE CEILING AND IN EXISTING WALLS BEING DEMOLISHED, THAT IS NOT BEING REUSED, SHALL BE REMOVED UNLESS OTHERWISE NOTED. COORDINATE EXTENT OF DEMOLITION WITH THE ARCHITECT AND THE GENERAL CONTRACTOR.
15. ALL PLUMBING FIXTURES AND EQUIPMENT SHALL HAVE ANGLE STOPS AND A SEPARATE SUITE SHUT OFF VALVE. PROVIDE A CLEANOUT AT END OF EACH WASTE LINE, AT EACH WYE AND AT 50'-0" INTERVALS.

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODES (TITLE 24, PARTS 1-12), AS ADOPTED AND AMENDED BY THE COUNTY OF LOS ANGELES

2022 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
2022 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.
2022 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
2022 CALIFORNIA ENERGY CODE, TITLE 24, PART 6

WATER HAMMER ARRESTER SCHEDULE

MARK	MANUFACTURER/ MODEL #	FIXTURE UNITS	INLET SIZE	REMARKS
WHA-A	PPP SC-500	1-11	3/4"	PER PDI STANDARD PDI-WH 201
WHA-B	PPP SC-750	12-32	3/4"	PER PDI STANDARD PDI-WH 201
WHA-C	PPP SC-1000	33-60	1"	PER PDI STANDARD PDI-WH 201
WHA-D	PPP SC-1250	61-113	1-1/4"	PER PDI STANDARD PDI-WH 201
WHA-E	PPP SC-1500	114-154	1-1/2"	PER PDI STANDARD PDI-WH 201
WHA-F	PPP SC-2000	115-330	2"	PER PDI STANDARD PDI-WH 201

PLUMBING LEGEND

SYMBOL	ABBREV.	DESCRIPTION
	GV/SOV	GATE VALVE/SHUT-OFF VALVE
	GLV	GLOBE VALVE
	CV	CHECK VALVE
	BFV	BUTTERFLY VALVE
	U	UNION
	RV	SAFETY OR RELIEF VALVE
	CW	COLD WATER (DOMESTIC)
FW	FW	FILTERED WATER
	HW	HOT WATER (DOMESTIC)
	HWR	HOT WATER RETURN (DOMESTIC)
SAN	SAN	SANITARY WASTE ABOVE GRADE (OR FLOOR)
	SAN	SANITARY WASTE BELOW FLOOR OR GRADE
	V	PLUMBING VENT
G	G	NATURAL GAS (STANDARD PRESSURE)
		PIPE ELBOW UP
		PIPE ELBOW DOWN
	HB	HOSE BIBB
	CO/WCO/GCO/FCO	CLEANOUT/WALL CLEANOUT/ GROUND CLEANOUT/ FLOOR CLEANOUT

PLUMBING ABBREVIATIONS

ABBREV.	DESCRIPTION	ABBREV.	DESCRIPTION
ABV	ABOVE	GPM	GALLONS PER MINUTE
AD	AREA DRAIN	GR	GRADE
ARCH	ARCHITECT	HDR	HEADER
ATP	AUTOMATIC TRAP PRIMER	HP	HORSEPOWER
BEL	BELOW	HZ	HERTZ
BFG	BELOW FINISH GRADE	HCW	HOOD COLD WATER
BLDG	BUILDING	HHW	HOOD HOT WATER
CFH	CUBIC FEET PER HOUR	IE	INVERT ELEVATION
CI	CAST IRON	MAX	MAXIMUM
CIRC	CIRCULATING	MFGR	MANUFACTURER
CONN	CONNECTION	MECH	MECHANICAL
CONT	CONTINUATION	MIN	MINIMUM
CONTR	CONTRACTOR	MTD	MOUNTED
DET	DETAIL	NIC	NOT IN CONTRACT
DIA	DIAMETER	NTS	NOT TO SCALE
DN	DOWN	PH	PHASE
DS	DOWNSPOUT	PLBG	PLUMBING
DWG	DRAWING	PRV	PRESSURE REDUCING VALVE
EX/EXIST	EXISTING	PSI	POUNDS PER SQUARE INCH
FIN	FINISH	RI&C	ROUGH IN AND CONNECT
FLR	FLOOR	SF	SQUARE FEET
FR	FROM	SHT	SHEET
FU	FIXTURE UNIT	TEMP	TEMPERATURE
GPF	GALLONS PER FLUSH	TYP	TYPICAL
GPH	GALLONS PER HOUR	VTR	VENT THROUGH ROOF
		W/	WITH
		WHA	WATER HAMMER ARRESTER

PLUMBING PIPE MATERIALS SCHEDULE

SERVICES	LOCATION	TYPE-L COPPER ASTM B-88, COLD DRAWN, HOT TEMPER	CAST IRON NO HUB, ASTM A888 OR CISPI STD. 301, OR ASTM A-74	BLACK STEEL SCH. 40	REMARKS
DOMESTIC WATER	INSIDE, ABOVE GROUND	●			WROUGHT COPPER SOLDER, SWEAT TYPE, ANSI B16.22 OR BRASS CASTING, ANSI B16.18
SANITARY	INSIDE, ABOVE GROUND		●		NO HUB COUPLINGS, TYPE 304 STAINLESS STEEL FM CLASS 1, ASTM C1540
VENT	INSIDE, ABOVE GROUND		●		NO HUB COUPLINGS, TYPE 304, CISPI STAINLESS STEEL BAND
CONDENSATE DRAIN	INSIDE, ABOVE GROUND	●			WROUGHT COPPER SOLDER, SWEAT TYPE, ANSI B16.22 OR BRASS CASTING, ANSI B16.18
NATURAL GAS	INSIDE, ABOVE GROUND			●	PIPE UP TO 2-1/2". PROVIDE THREADED PIPE 3" OR LARGER WELDED PIPE AND FITTINGS.

DRAWING INDEX

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P-0.3	TITLE 24 FORMS
P-0.4	TITLE 24 FORMS
P-1.0	DEMOLITION PLAN
P-1.1	DOMESTIC WATER REMODEL PLAN
P-1.2	SANITARY WASTE & VENT REMODEL PLAN
P-2.0	DETAILS
P-3.0	RISER DIAGRAMS

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SHEET TITLE

NOTES, LEGENDS, SCHEDULES AND SYMBOLS

P-0.1

PLUMBING FIXTURE SCHEDULE

		PIPE CONNECTION SIZE (IN.)				QTY	WATER SUPPLY FIXTURE UNITS (WSFU)		DRAINAGE FIXTURE UNITS (DFU)		HOT WATER DEMAND (GPH)		NOTES
SYMBOLS	FIXTURES	HW	CW	W	V		EACH	TOTAL	EACH	TOTAL	EACH	TOTAL	
1ST FLOOR													
L-1	LAVATORY	3/4"	3/4"	2"	2"	4	1	4	1	4	10	40	KOHLER KATHRYN K-2297 UNDERMOUNT SINK. FAUCET: TOTO TEL143 AXIOM ECOPOWER FAUCET 0.35 GPM FLOW CONTROL.
WC-1	WATER CLOSET	–	2"	4"	2"	6	5	30	4	24	–	–	TOTO CT708UV(G) WALL-HUNG TOILET, BACK SPUD. FLUSHOMETER VALVE TET2LB ECOPOWER HIGH EFFICIENCY 1.28 GPF. TOILET SEAT TOTO SC534.
U-1	URINAL	–	1"	2"	2"	2	4	8	2	4	–	–	TOTO UT105U(V) 0.125 GPF HIGH EFFICIENCY WASHOUT URINAL. FLUSH VALVE TEU2UA11#SS
SH-1	SHOWER	1"	1"	2"	2"	2	2	4	2	4	40	80	ZURN Z7302-SS-MT-S8. 1.75 GPM FLOWRATE. DRAIN J.R. SMITH 2005Y.
SH-2	SHOWER	1"	1"	2"	2"	2	2	4	2	4	40	80	ZURN Z7302-SS-MT-S8. 1.75 GPM FLOWRATE. DRAIN J.R. SMITH 2005Y.
S-1	SINK	3/4"	3/4"	2"	2"	1	2	2	2	2	20	20	KOHLER UNDERTONE K-3332 UNDERMOUNT KITCHEN SINK. FAUCET: HANSGROHE TALIS S2 HIGH ARC KITCHEN FAUCET 1.5 GPM.
DF-1	DRINKING FOUNTAIN	–	3/4"	2"	2"	1	1	1	1	1	–	–	ELKAY ENHANCED BOTTLE FILLER & BI-LEVEL ADA COOLER REFRIGERATED STAINLESS MODEL: LZSTLBWSSP-PF
BF-1	BOTTLE FILL FOUNTAIN	–	3/4"	2"	2"	1	1	1	1	1	–	–	ELKAY EZH2O IN WALL BOTTLE FILLING STATION WITH MOUNTING FRAME FILTERED REFRIGERATED STAINLESS MODEL: LZWSM8K
FD-1	FLOOR DRAIN	–	–	2"	2"	2	–	–	2	4	–	–	J.R. SMITH 2005Y.. PROVIDE TRAP PRIMER PPP.
MS-1	MOP SINK	1"	1"	3"	2"	1	3	3	3	3	30	30	FIAT PRODUCTS MOLDED STONE MOP SERVICE BASIN MSB2424. FAUCET: AMERICAN STANDARD EXPOSED YOKE WALL-MOUNT UTILITY FAUCET WITH VACUUM BREAKER MODEL 8350.243.
					TOTAL DEMAND	22	WSFU = 54		DFU = 51		GPH = 250		

WATER HEATER SCHEDULE

MARK	DESCRIPTION	NOTES
GWH-1	BRADFORD WHITE EF SERIES ULTRA HIGH EFFICIENCY COMMERCIAL GAS WATER HEATER MODEL: EF-100T-199E-3N, 100 USG, 199,999 BTU/HR, 97% THERMAL EFFICIENCY 294 GPH RECOVERY AT 80°F TEMP RISE. PROVIDE VENT PER MANUFACTURERS STANDARD.	WITH CP-1 & ET-1,
CP-1	CIRCULATING PUMPS SHALL BE ALL STAINLESS STEEL, VARIABLE SPEED WITH ECM MOTORS, AND INTEGRATED ELECTRONICS TO MONITOR FLOW RATE AND LIQUID TEMPERATURE AND MAKE PROPER OPERATION ADJUSTMENTS. PUMPS SHALL PROVIDE MIN. 10 GPM @ 12 FT. AND SHALL BE GRUNDFOS ALPHA MOTOR 1x115, SINGLE PHASE OR APPROVED EQUAL.	–
ET-1	EXPANSION TANK: AMTROL ST-5C-DD, ASME DEEP DRAWN DIAPHRAGM SERIES SPECIFICATION TANK CAPACITY: 2.0 GALLONS	–

PIPE SIZING TABLE

NOTE: PIPE SIZE BASED ON MAXIMUM FRICTION LOSS OF 1.0 PSI/100 FEET

PIPE SIZE	1/2"	3/4"	1"	1-1/4"	1-1/2"	2"	2-1/2"	3"	3-1/2"	4"
FLUSHOMETER VALVE (FU) (8 FPS)	0	0	0	0	0	14	60	186	430	811
FLUSH TANK (FU) (8 FPS)	0	2	6	12	21	56	151	315	533	840
HOT WATER (FU) (5 FPS)	0	2	6	12	21	56	151	315	533	840

PLUMBING FIXTURE & APPLIANCE SCHEDULE

SYMBOL	APPLIANCE	MANUFACTURER	MODEL	FINISH	NOTES
A	SINGLE COMPARTMENT SINK	KOHLER	K-3332 UNDERMOUNT	PER ARCH.	-ASME A112.19.3 CSA B45.4. PROVIDE INSULATION FOR HOT WATER SUPPLY AND DRAIN PIPES UNDER SINK. FAUCET HANSGROHE TALIS S2 HIGH ARC KITCHEN FAUCET 1.5 GPM.
B	GARBAGE DISPOSAL	INSINKERATOR	BADGER-5	–	PROVIDE POWER SUPPLY. SEE ELECTRICAL DRAWINGS. PROVIDE COMBO SWITCH AT BACKSPLASH W/ BLACK COVER PLATE LEFT OF SINK.
C	REFRIGERATOR	TENANT PROVIDED	–	–	PROVIDE 1/2" COPPER WATERLINE STUB-OUT THROUGH BACK FLOW PREVENTER AND WATER FILTRATION SYSTEM.
D	WATER FILTER	AQUA-PURE	AP117 SERIES	–	PROVIDE IN LINE WATER FILTER TO FEED REFRIGERATOR (TENANT SUPPLIED). PANTRY FILTER NEEDS TO USE 3M VH3-NPT FILTER HEAD.
E	FLOOD STOPPER	FLOODSTOP	FS3/8C	–	POWER SOURCE – AC POWER ADAPTOR – MOTORIZED BALL VALVE – 3/8INCH COMPRESSION FITTING.

NATURAL GAS CALCULATIONS AND DEMAND

CONTRACTOR SHALL COORDINATE THE NEW LOAD WITH THE GAS FIELD PLANNER AND APPLY FOR A NEW METER IF REQUIRED. CONTRACTOR SHALL FIELD VERIFY THE TOTAL DEVELOPMENTAL LENGTH AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

TAG	DESCRIPTION	DEMAND (CFH)	QTY	TOTAL (CFH)
GWH-1	GAS WATER HEATER	200	1	200
		TOTAL	1	200

GAS PIPE SCHEDULE

■ LOW PRESSURE	☐ MEDIUM PRESSURE ☐ 2 PSIG ☐ 3 PSIG ☐ 5 PSIG
☐ HIGH PRESSURE ____ PSIG	☐ UNDILUTED LPG 10 PSIG MAX
DEVELOPED PIPE LENGTH (FT.)	150
NPS	MAXIMUM CFH
1/2"	40
3/4"	83
1"	157
1-1/4"	322
1-1/2"	482
2"	928
2-1/2"	1480

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REGISTERED PROFESSIONAL ENGINEER ABBEY BANCRITE No. M29253 Exp. 6/30/27 MECHANICAL STATE OF CALIFORNIA

BSG BUILDING SOLUTIONS GROUP
MEP Engineering Design Consulting
BuildingSolutionsGroup.com
Los Angeles County, Ca 626.281.6220

Project # STR-008-25

BCHD Beach Cities Health District

TOP FLOOR

510 N PROSPECT AVE
REDONDO BEACH, CA 90277

BCHD - CENTER FOR HEALTH & FITNESS

ISSUE DESCRIPTION

1	50% DESIGN DEVELOPMENT	10/31/25
2	100% DESIGN DEVELOPMENT	11/14/2025
3	PLAN CHECK SET	01/30/2026
4	BID SET	03/12/2026

SHEET TITLE

SCHEDULES AND CALCULATIONS

P-0.2

CERTIFICATE OF COMPLIANCE

Project Name: BEACH CITIES HEALTH DISTRICT	Enforcement Agency:
Dwelling Address: 510 N PROSPECT AVE	Permit Number:
City and Zip Code: REDONDO BEACH, CA 90277	Permit Application Date:

A. GENERAL INFORMATION

01	Project Location (city)					02	Climate Zone						
03	Occupancy Types Within Project (select all that apply):												
☐	Office	☐	High-Rise Residential Multifamily >= 4 stories	☐	Relocatable	☐	School	☐	Restaurant/ Commercial Kitchen	☐	Religious Facility		
☐	State Building	☐	Healthcare Facility	☐	Hotel/ Motel	☐	All Others	☐	Convention Center	☐	Medical Clinic		
☐	Auditorium	☐	Parking Garage	☐	Warehouse	☐	Retail	☐	Sports Arena	☐	Gymnasium		
☐	Classroom	☐	Library	☐	Theater	☐	Data Center	☐	Support Areas	☐	Financial Institution		
■	Commercial/ Industrial	☐	School	☐	Grocery Store								

B. PROJECT SCOPE

This table identifies any 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/ §170.2(d), and §141.0(a)/ §180.1, or §141.0(b)2N/ §180.2 for additions or alterations. Solar water heating systems should be documented on the NRCC-SAB compliance document. Combined hydronic water heating systems should be documented on the NRCC-MCH compliance document.

01		02	03		
My project consists of (check all that apply):		System Type[1,3]	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)		☐ Equipment	☐ Distribution	☐ Controls

ALERT! Gas or propane central water heating systems serving multiple dwelling units require a solar water heating system per §170.2(d)3. Solar water heating systems are documented on the NRCC-SAB compliance document. If solar water heating systems are used in conjunction with non-solar systems to meet the water heating needs of the building, document the non-solar systems on this compliance document.

ALERT! Combined domestic and hydronic water heating systems are documented on the NRCC-MCH compliance document. If combined hydronic water heating systems are used in conjunction with domestic only systems to meet the water heating needs of the building, document the domestic only systems on this compliance document.

[1] FOOTNOTE: 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 multifamily residential occupancy.
[3] DHW systems serving 2 or more dwelling units are considered "Central Systems" for multifamily occupancies.

C. COMPLIANCE RESULTS

Table Instructions: Table C will indicate if the project data input into the compliance document is compliant with water heating 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
Domestic Hot Water Equipment	Distribution Systems	Controls	Compliance Results
Table F	Table G	Table H	
(YES)NO	(YES)NO	(YES)NO	COMPLIES, COMPLIES with Exceptional Conditions or DOES NOT COMPLY

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 installer to the Authority Having Jurisdiction.

F. DOMESTIC HOT WATER EQUIPMENT

Table Instructions: Complete the following table to demonstrate compliance with mandatory equipment requirements in §110.1 and §110.3. Compliance with prescriptive requirements in §140.5(c)/§170.2(d) must also be demonstrated and with §141.0/§180.1/§180.2 for addition and alteration scopes.

Equipment Schedule

03		04			05		06	
System Name:		Exception to §140.5(c)/§170.2(d)3:			☐	Capacity-weight efficiencies for gas systems >= 1MMBtu/h[1]	Capacity-weighted Average Efficiency (%)	
07	08	09	10		11	12	13	14	15
Name or Item Tag	Equipment Type	Volume (gal)	Rated Input Capacity (Btu/h)	Max GPM/ First Hour Rating (FHR)	Rated Efficiency	Minimum Efficiency Required	Efficiency Unit	Designed Standby Loss	Maximum Standby Loss
GWH-1	Gas Water Heater	100	199,999	294 GPH @ 80 DEG F	97%				

[1] FOOTNOTE: In systems >= 1MMBtu/h with multiple units, gas water heaters with input capacity > 100,000 Btu/h may meet the 90% Et requirement via an input capacity-weighted average.
[2] 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 in Individual Dwelling Units1

Equipment Type (select all that apply): NOT APPLICABLE

16	☐	Gas/propane instantaneous water heater with input rating ≤ 200,000 BTUH and no storage tank. Note: Cannot comply using the prescriptive path with a storage tank per §170.2(d)1C (New Construction and Additions Only)
	☐	A single 240-volt heat pump water heater serving the dwelling unit. (New Construction and Additions Only)
	☐	A single heat pump water heater that meets the requirements of NEEA Advanced Water Heater Specification Tier 3 or higher.
	☐	A single heat pump water heater with storage tank located in the garage or conditioned space and be placed on an incompressible, rigid insulated surface with minimum R-10. The water heater shall be installed with a communication interface that meets either the requirements of 110.12(a) or has an ANSI/CTA-2045-B communication port. (Alterations Only)
	☐	If the existing water heater is an electric resistance water heater, a consumer electric water heater. (Alterations only)
	☐	Replacement or altered gas or propane water heater (Alterations only)

	Yes	No	Not Applicable	Requirement
17	☐	☐	☐	For gas or propane water heaters serving individual dwelling units, the follow components are included in the design per §160.4: (New Construction and Additions only) - Dedicated 125V, 20-amp electrical receptacle that is connected to the panel with a 120/240V 3 conductor, 10 AWG copper branch circuit within 3 ft from the water heater that's accessible and with both ends of the unused conductor labeled with the word "spare" and be electrically isolated. A single pole circuit breaker space in the panel adjacent to the circuit breaker for the branch circuit is provided labeled with the word "future 240V use"; and - Category III or IV vent, or Type B vent with straight pipe between the outside termination and where the water heater is installed; and - Condensate drain that is no more than 2in higher than the base of the water heater and drains without pump assistance; and - Gas supply line with a capacity of at least 200,000 BTUH

[1] FOOTNOTE: Dwelling units refers to hotel/ motel guest rooms and units in a multifamily residential occupancy.

Water Heating Equipment All Occupancies

	Yes	No	NA	Requirement
18	☐	☐	☐	Unfired storage tank insulation shall have Internal + External ≥ R-16 OR External ≥ R-3.5. 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
21	☐	☐	☐	School buildings < 25,000ft² and < 4 stories must install a heat pump water heating system per §140.5(a)1. Water heating systems serving an individual bathroom space may be an instantaneous electric water heater.

Water Heating Equipment for Central Systems Serving Dwelling Units §170.2(d)2&3

Equipment Type (select all that apply): NOT APPLICABLE

22		Heat pump Water Heater (New Construction and Additions Only)
	☐	For systems with single pass primary heat pump water heater, the primary thermal storage tanks shall be piped in series if multiple tanks are used. For systems with multi-pass primary heat pump water heater, the primary thermal storage tanks shall be piped in parallel if multiple tanks are used.
	☐	The primary storage tank temperature setpoint shall be at least 135°F.
	☐	The recirculation loop tank temperature setpoint shall be at least 10°F lower than the primary thermal storage tank temperature setpoint such that hot water from the recirculation loop tank is used for the temperature maintenance load before engaging the recirculation loop tank heater.
	☐	The minimum heat pump water heater compressor cut-off temperature shall be equal to or lower than 40°F ambient air temperature.
	☐	Design documentation shall specify the operating conditions at which the primary heat pump water heater can supply hot water at design outlet water temperature without engaging auxiliary heating mechanism.
		Gas/propane water heater (New Construction and Additions Only)
	☐	A solar water-heating system meeting the installation criteria specified in Reference Residential Appendix RA4 and with a minimum solar savings fraction of 0.20 in Climate Zones 1 through 9 or a minimum solar savings fraction of 0.35 in Climate Zones 10 through 16. This system should be documented on the NRCC-SAB form OR;
	☐	A solar water-heating system meeting the installation criteria specified in Reference Residential Appendix RA4 and with a minimum solar savings fraction of 0.30 in Climate Zones 10 through 16. This system should be documented on the NRCC-SAB form. AND a drain water heat recovery system that is field verified as specified in the Reference Appendix RA3.6.9.

G. DOMESTIC HOT WATER DISTRIBUTION SYSTEM

Table Instructions: Complete the following table to demonstrate compliance for nonresidential occupancies with distribution requirements in §120.3 and §140.5.] For multifamily and hotel/motel occupancies, compliance is demonstrated with requirements in §110.3(c), §160.4 and §170.2(d).

Recirculation Loops in Central Systems Serving Dwelling Units or Nonresidential Spaces

	Yes	No	Not Applicable	Requirement
01	✓			Air release valve or vertical pump installation per §110.3(c)4A
02	✓			Check valve or similar located between recirculation pump and water heating equipment to prevent backflow per §110.3(c)4B
03	✓			Hose bibb installed between pump and equipment and isolation valve between hose bibb and equipment per §110.3(c)4C
04	✓			Isolation valves on both sides of the pump per §110.3(c)4D
05			✓	Cold water and recirculation loop piping shall not be connected to the hot water storage tank drain port per §110.3(c)4E
06	✓			Check valve installed on cold water supply between hot water system and next closest tee on cold water supply per §110.3(c)4F
07			✓	DWELLING UNITS ONLY: For central systems serving multiple dwelling units, design includes a recirculation system serving separate dwelling units per §170.2(d) unless building has ≤ 8 dwelling units.
08			✓	DWELLING UNITS ONLY: For heat pump water heating systems, the hot water return from the recirculation loop shall connect to a recirculation loop tank and shall not directly connect to the primary heat pump water heater inlet or the primary thermal storage tanks per §170.2(d)2A.
09			✓	DWELLING UNITS ONLY: For heat pump water heating systems, the fuel source for the recirculation loop tank shall be electricity if auxiliary heating is needed. The recirculation loop heater shall be capable of multi-pass water heating operation per §170.2(d)2B.

Distribution of Individual System(s) serving Dwelling Units

	Yes	No	Not Applicable	Requirement
10			✓	Single 240-volt heat pump water heaters serving dwelling units must also include systems with: ☐ Compact hot water distribution system as specified in Reference Appendix RA4.4.16 in climate zone 1 & 16; AND ☐ A drain water heat recovery system that is field verified by a HERS Rater per Reference Appendix RA3.6.9 in climate zone 16.
11			✓	A drain water heat recovery system that is field verified by a HERS Rater per Reference Appendix RA3.6.9 in climate zone 16.
12			✓	For recirculation distribution systems serving individual dwelling units, only Demand Recirculation Systems with manual on/off control as specified in the Reference Appendix RA4.4.9 shall be used.

Mandatory Pipe Insulation All Occupancies NOT APPLICABLE

13	☐	For systems serving dwelling units and common areas, pipe insulation must meet the minimum insulation requirements in Table 160.4-A (see below) except: - Piping that penetrates framing members shall not be required to have pipe insulation for the distance of the framing penetration. Piping that penetrates metal framing shall use grommets, plugs, wrapping or other insulating material to assure that no contact is made with the metal framing. Insulation shall abut securely against all framing members. - Piping installed in interior or exterior walls shall not be required to have pipe insulation if all of the requirements are met for compliance with Quality Insulation Installation (QII) as specified in the Reference Residential Appendix RA3.5. - Piping surrounded with a minimum of 1 inch of wall insulation, 2 inches of crawlspace insulation, or 4 inches of attic insulation, shall not be required to have pipe insulation.
14	☐	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
15	☐	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)/ §160.4(f). ~~and §150.0(j)3~~ Pipe insulation buried below grade must be installed in a water-proof and non-crushable casing or sleeve.

TABLE 120.3-A/160.4-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	1.5 to < 4 Multifamily & Hotel/Motel
			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	2 in or R-16

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A Public Agency

TOP FLOOR

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BCHD - CENTER FOR HEALTH & FITNESS

ISSUE DESCRIPTION

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2	100% DESIGN DEVELOPMENT	11/14/2025
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SHEET TITLE

TITLE 24 FORMS

P-0.3

DOMESTIC WATER HEATING SYSTEM

CALIFORNIA ENERGY COMMISSION — CEC-NRCC-PLB-E

H. DOMESTIC HOT WATER SYSTEM CONTROLS

Table Instructions: Complete the following table to demonstrate compliance with controls requirements in §110.3 for all occupancies. For multifamily residential and hotel/motel occupancies, compliance is demonstrated with requirements in §160.4(e) and §170.2(d).

	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 Section 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 system serves healthcare facility.
04	□	□	■	For recirculation systems serving multiple dwelling units, design includes automatic pump controls per §170.2(d), or §180.1(b)3 for additions.
05	□	□	■	For recirculation systems serving individual dwelling units, design includes manual on/off controls as specified in Reference Appendix RA 4.4.9 per §170.2(d).
06	□	□	■	Combustion air positive shut-off shall be provided per §160.4(e) on all newly installed commercial boilers as follows: - Boiler with input capacity >= 2.5 MMBtu/h, in which the boiler is designed to operate with a nonpositive vent static pressure - Boilers where one stack serves two or more boilers with a total combined input capacity per stack of 2.5 MMBtu/h.
07	□	□	■	Boiler combustion air fans with motors >= 10 hp shall meet one of the following for newly installed boilers: - The fan motor shall be driven by a variable speed drive OR - The fan motor shall include controls that limit the fan motor demand to <= 30% of the total design wattage at 50% of the design air volume.
08	□	□	■	Newly installed boilers with an input capacity >= 5 MMbtu/h and a steady state full-load combustion efficiency < 90% shall maintain excess (stack-gas) oxygen concentrations <= 5% by volume on a dry basis over firing rates of 20-100%. Combustion air volume shall be controlled with respect to firing rate or flue gas oxygen concentration. Use of a common gas and combustion air control linkage or jack shaft is prohibited.

A. General Information

1. Enter the City the project is located in.
2. Climate Zone: Select from dropdown.
3. Select the applicable Occupancy Types within the project.

B. Project Scope

1. Select whether the project is New or Altered.
2. System Type: Select from dropdown.
3. Select the System Components.

C. Compliance Results

1. Results in this table are automatically calculated from data input and calculations in Tables F through H.

D. Exceptional Conditions

1. This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. Additional Remarks

1. Enter any notes or comments for the AHJ.

F. Domestic Hot Water Equipment

Equipment Schedule: Central Systems

3. Enter the System Name.
4. Exception to §140.5(c)/§170.2(d)3: Select from dropdown.
5. Check the box if the Capacity-weight efficiencies for gas systems >= 1MMBtu/h1.
6. This field is filled out automatically.
7. Enter the Name or Item Tag.
8. Equipment Type: Select from dropdown.
9. Enter the Volume.
10. Enter the Rated Input Capacity.
11. Enter the Rated Efficiency.
12. This field is filled out automatically.
13. This field is filled out automatically.
14. Enter the Designed Standby Loss.
15. This field is filled out automatically.

DOMESTIC WATER HEATING SYSTEM

CALIFORNIA ENERGY COMMISSION — CEC-NRCC-PLB-E

I. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Nonresidential, Hotel/Motel, and High-rise Multifamily and Multifamily Mixed-use 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.

Yes	No	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.

Water Heating Equipment in Individual Dwelling Units

16. Select the applicable equipment within the project.
17. Select if the project meets the listed requirements.

Water Heating Equipment All Occupancies

18–21. Select if the project meets the listed requirements.

Water Heating Equipment for Central Systems Serving Dwelling Units §170.2(d)2&3

22. Select the applicable equipment within the project.

G. Domestic Hot Water Distribution System

Recirculation Loops in Central Systems Serving Dwelling Units or Nonresidential Spaces

1-9. Select if the project meets the listed requirements.

Distribution of Individual System(s) serving Dwelling Units

10-12. Select if the project meets the listed requirements.

Mandatory Pipe Insulation All Occupancies

13-15. Select if the project meets the listed requirements.

H. Domestic Hot Water System Controls

1-8. Select if the project meets the listed requirements.

I. Declaration of Required Certificates of Installation

Selections have been automatically made based on information provided in this document. If any selections have been changed by the permit applicant, an explanation should be included in Table E. Additional Remarks.

J. Declaration of Required Certificates of Acceptance

Selections have been made based on information provided in this document. If any selections have been changed by the permit applicant, an explanation should be included in Table E. Additional Remarks.

DOMESTIC WATER HEATING SYSTEM

CALIFORNIA ENERGY COMMISSION — CEC-NRCC-PLB-E

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: ABBY BANERJEE	Documentation Author Signature:
Documentation Author Company Name: BUILDING SOLUTIONS GROUP	Date Signed: 03-10-2026
Address: 1139 WESTMINSTER AVENUE, UNIT A	CEA Certification Identification (If applicable):
City/State/Zip: ALHAMBRA, CA 91803	Phone: 626-281-6220

RESPONSIBLE PERSON'S DECLARATION STATEMENT

2. 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 understand that a registered 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, and I will take the necessary steps to accomplish this requirement.
   6. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy, and I will take the necessary steps to accomplish these requirements.

Responsible Designer Name: ABBY BANERJEE	Responsible Designer Signature:
Company: BUILDING SOLUTIONS GROUP	Date Signed: 03-10-2026
Address: 1139 WESTMINSTER AVENUE, UNIT A	License: 29253
City/State/Zip: ALHAMBRA, CA 91803	Phone: 626-281-6220

For assistance or questions regarding the Energy Standards, contact the Energy Hotline at: 1-800-772-3300

Documentation Declaration Statements

1. The person who prepared the NRCC will sign and complete the fields for their name, company (if applicable), address, phone number, certification information (if applicable), date and signature.
2. The person who is assuming responsibility for the project being built to comply with Title 24, Part 6, will complete the fields for their name, company (if applicable), address, phone number, license number (if applicable), date and signature.

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REGISTERED PROFESSIONAL ENGINEER — ABBY BANERJEE — No. M29253 — Exp. 6/30/27 — MECHANICAL — STATE OF CALIFORNIA

BSG BUILDING SOLUTIONS GROUP
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Project # STR-008-25

BCHD Beach Cities Health District — A Public Agency

TOP FLOOR

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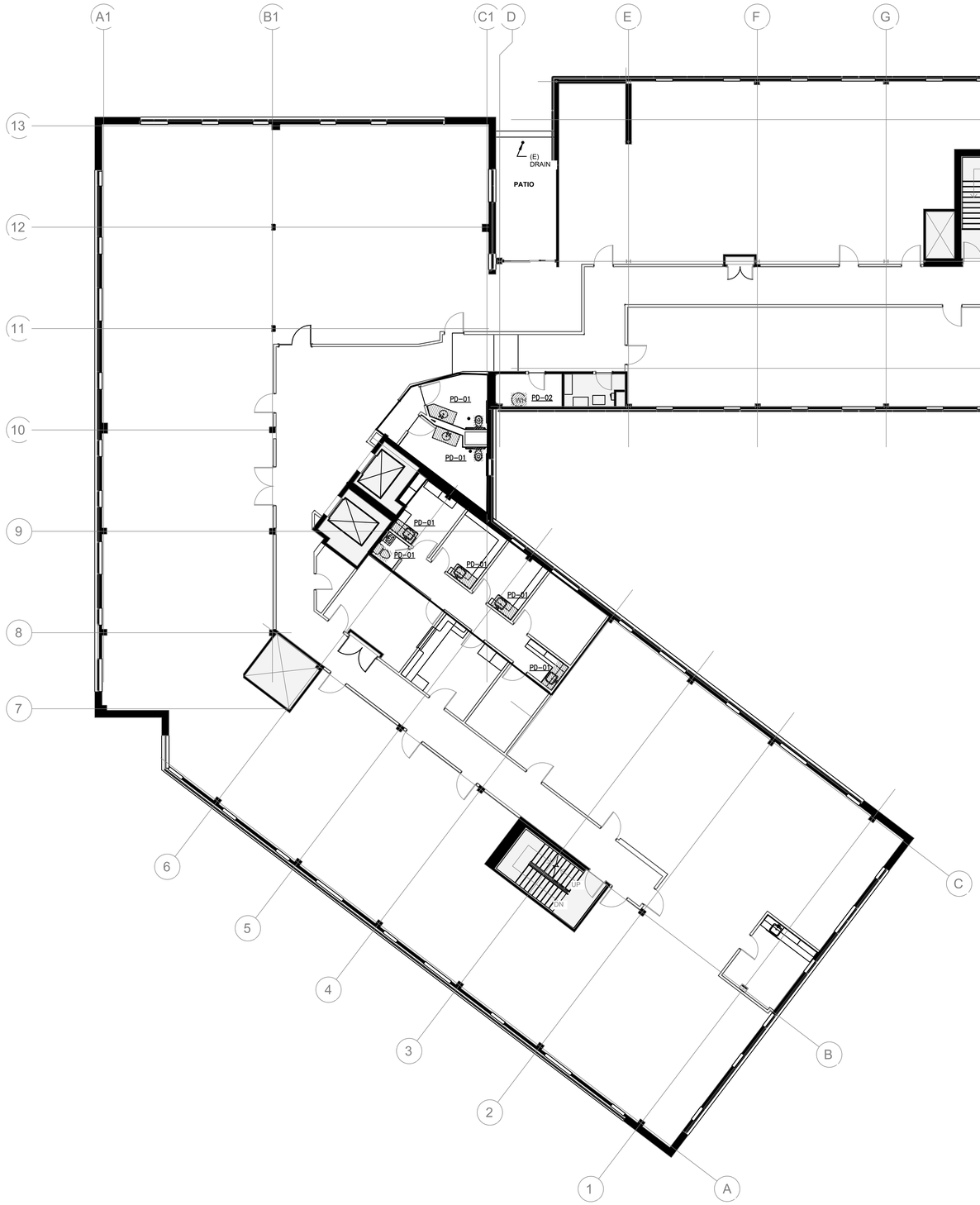
ISSUE DESCRIPTION

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SHEET TITLE

TITLE 24 FORMS

P-0.4



DEMOLITION FLOOR PLAN | SCALE 1/8"=1'-0" | 1

DEMOLITION KEYNOTES

PD-01 REMOVE EXISTING PLUMBING FIXTURES INDICATED ON PLANS, COMPLETE, INCLUDING ALL ASSOCIATED SUPPLY, WASTE, AND VENT CONNECTIONS.

DISCONNECT AND CAP EXISTING COLD AND HOT WATER SUPPLY LINES SERVING DEMOLISHED FIXTURE. CAP LINES AT NEAREST ACTIVE BRANCH OR RISER. VERIFY NO DOWNSTREAM FIXTURES ARE AFFECTED.

REMOVE EXISTING SANITARY WASTE PIPING SERVING DEMOLISHED FIXTURE BACK TO NEAREST ACTIVE HORIZONTAL OR VERTICAL BRANCH. CAP PIPE ENDS WATERTIGHT. PROVIDE TEMPORARY PLUGS DURING DEMOLITION TO PREVENT DUST OR ODOR RELEASE.

REMOVE EXISTING VENT PIPING ASSOCIATED WITH DEMOLISHED FIXTURE AS REQUIRED. CAP OR SEAL VENT CONNECTIONS AT NEAREST ACTIVE BRANCH OR RISER. MAINTAIN CONTINUITY OF EXISTING VENT SYSTEM WHERE POSSIBLE.

PD-02 REMOVE EXISTING GAS-FIRED WATER HEATER COMPLETE, INCLUDING COLD WATER SUPPLY, HOT WATER OUTLET, GAS CONNECTION, VENTING, AND CONDENSATE (IF APPLICABLE). DISCONNECT ALL UTILITIES AND CAP SUPPLY LINES AT NEAREST ACTIVE SOURCE OR RISER. REMOVE ASSOCIATED FLUE AND COMBUSTION AIR PIPING AS REQUIRED. COORDINATE WITH ELECTRICAL TRADE FOR DISCONNECTION OF POWER AND CONTROLS. PATCH AND REPAIR ANY WALL OR FLOOR PENETRATIONS AS REQUIRED. DISPOSE OF UNIT IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS.

GENERAL DEMOLITION NOTES

PROVIDE TEMPORARY CAPS, PLUGS, OR BLANK PLATES TO PREVENT WATER, GAS, OR ODOR ESCAPE FROM ABANDONED PIPING UNTIL FINAL CONNECTIONS ARE MADE.

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MECHANICAL
STATE OF CALIFORNIA

BSG BUILDING SOLUTIONS GROUP
MEP Engineering Design Consulting
BuildingSolutionsGroup.com
Los Angeles County, Ca 626.281.6220
Project # STR-008-25

BCHD Beach Cities Health District
A Public Agency

TOP FLOOR

510 N PROSPECT AVE
REDONDO BEACH, CA 90277

BCHD - CENTER FOR HEALTH & FITNESS

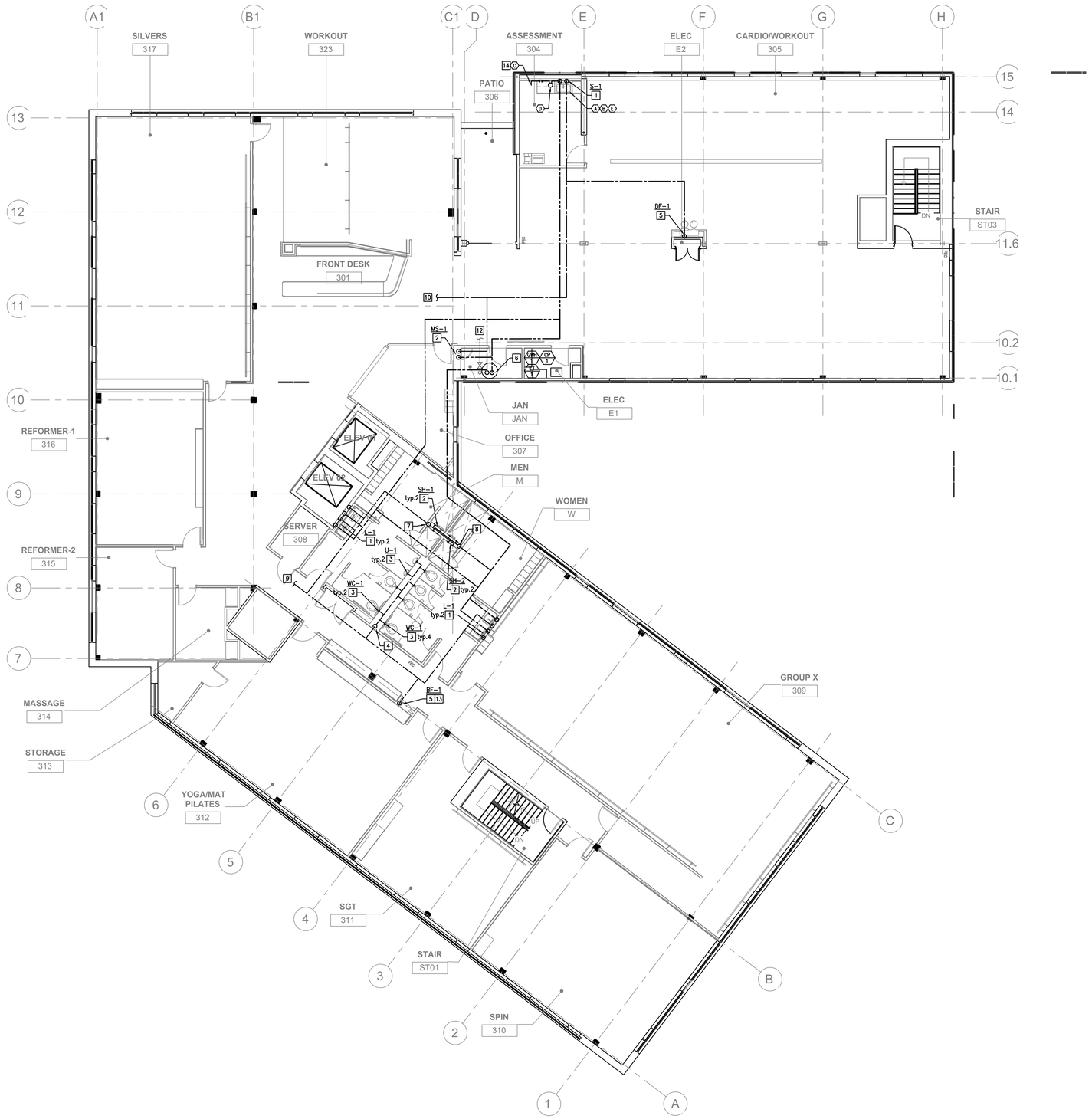
ISSUE DESCRIPTION

1	50% DESIGN DEVELOPMENT	10/31/25
2	100% DESIGN DEVELOPMENT	11/14/2025
3	PLAN CHECK SET	01/30/2026
4	BID SET	03/12/2026

SHEET TITLE

DEMOLITION PLAN

P-1.0



DOMESTIC WATER PLAN

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

REFERENCE NOTES

1. 3/4"CW & 3/4"HW DN.
2. 1"CW & 1"HW DN.
3. 2"CW DN.
4. 2–1/2"CW DN.
5. 3/4"CW DN.
6. 2"CW DN, 3/4"HWR DN, 1–1/4"G & 1–1/2"HW UP FROM WATER HEATER.
7. 2"CW DN.
8. 1"HW DN.
9. 2–1/2"CW CONN. TO NEAR EXISTING 2–1/2"CW OR LARGER CW LINE. CONTRACTOR TO VERIFY LOCATION.
10. 2"CW CONN. TO NEAR EXISTING 2"CW OR LARGER CW LINE. CONTRACTOR TO VERIFY LOCATION.
11. 1/2"FW TO FIXTURE
12. 1–1/4"G TO NEAREST EXISTING 1–1/4"G OR LARGER.
13. BASE BID INCLUDES NON–REFRIGERATED BOTTLE FILLER. ALTERNATE BID SHALL INCLUDE PROVIDING AND INSTALLING A REFRIGERATED BOTTLE FILLER, INCLUDING ALL REQUIRED UTILITY CONNECTIONS, REFRIGERATION COMPONENTS AND CONDENSATE DRAIN PROVISIONS PER MANUFACTURER REQUIREMENTS. COORDINATE FINAL MODEL WITH DESIGN TEAM.
14. 1/2"FW STUB–OUT FOR FUTURE TENANT PROVIDED REFRIGERATOR.

struere
ADVANCED ARCHITECTURE
3324 GRAND VIEW
LOS ANGELES, CALIFORNIA 90066
TELEPHONE (310) 748-7649
E-MAIL HRAZTAN@STRUERE.COM
WWW.STRUERE.COM

REGISTERED PROFESSIONAL ENGINEER ABBY BANCRITE No. M29253 Exp. 6/30/27 MECHANICAL STATE OF CALIFORNIA

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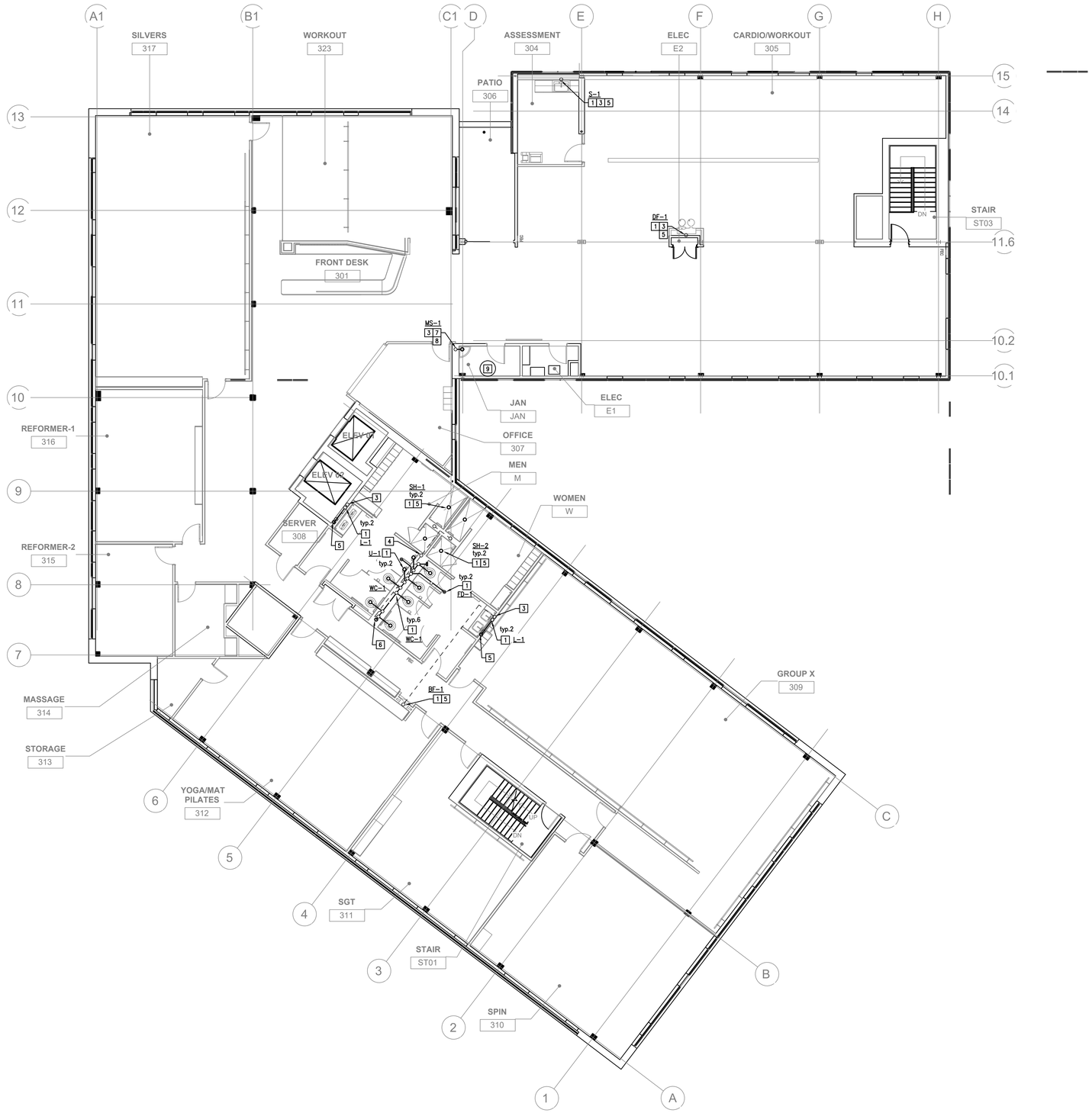
BCHD - CENTER FOR HEALTH & FITNESS

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SHEET TITLE

DOMESTIC WATER & NATURAL GAS REMODEL PLAN

P-1.1



SANITARY WASTE + VENT REMODEL PLAN | SCALE 1/8"=1'-0" | 1

REFERENCE NOTES

1 2"SAN DN. & 2"V UP.

2 4"SAN DN. & 2"V UP.

3 2"VTR.

4 3"VTR.

5 2"SAN DN. & CONN. TO NEAREST EXISTING 2"SAN OR LARGER. CONTRACTOR TO FIELD VERIFY EXACT POINT OF CONNECTION.

6 4"SAN DN. & CONN. TO NEAREST EXISTING 4"SAN OR LARGER. CONTRACTOR TO FIELD VERIFY EXACT POINT OF CONNECTION.

7 3"SAN DN. & 2"V UP.

8 3"SAN DN. & CONN. TO NEAREST EXISTING 3"SAN OR LARGER. CONTRACTOR TO FIELD VERIFY EXACT POINT OF CONNECTION.

9 WATER HEATER DRAIN TO MOP SINK.

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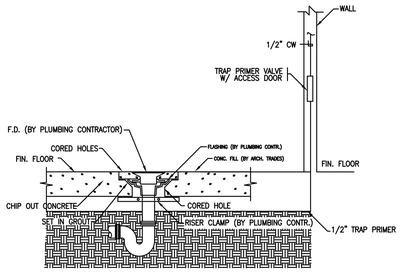
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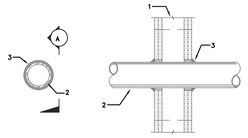
SHEET TITLE

SANITARY WASTE & VENT REMODEL PLAN

P-1.2



TYPICAL TRAP PRIMER DETAIL | SCALE N.T.S. | 4

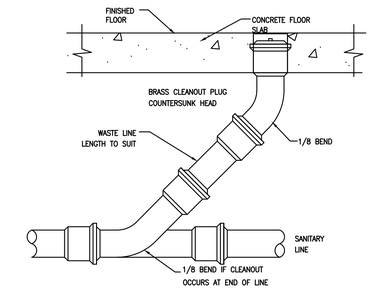


1. CODE APPROVED AND UL LISTED 1, 2, 3, OR 4 HOUR FIRE-RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY.
2. PIPE OR CONDUIT–AS SCHEDULED HEREIN. WHEN COPPER PIPE OR FLEXIBLE STEEL CONDUIT IS USED, MAXIMUM F RATING OF FIRESTOP SYSTEM IS 2 HOURS. STEEL PIPES OR CONDUITS LARGER THAN NOMINAL 4" DIAMETER MAY ONLY BE USED IN WALLS CONSTRUCTED USING STEEL CHANNEL STUDS. A MAXIMUM OF ONE PIPE OR CONDUIT IS PERMITTED IN THE FIRESTOP SYSTEM. PIPE OR CONDUIT TO BE INSTALLED NEAR CENTER OF STUD CAVITY WIDTH AND TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY.
3. FILL, VOID OR CAVITY MATERIALS* – CAULK – CAULK FILL MATERIAL INSTALLED TO COMPLETELY FILL ANNULAR SPACE BETWEEN PIPE OR CONDUIT AND GYPSUM WALLBOARD AND WITH A MINIMUM 1/4" DIAMETER BEAD OF CAULK APPLIED TO PERIMETER OF PIPE OR CONDUIT AT ITS EGRESS FROM THE WALL. CAULK INSTALLED SYMETRICALLY ON BOTH SIDES OF WALL ASSEMBLY. THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS DEPENDENT UPON THE TYPE OR SIZE OF THE PIPE OR CONDUIT AND THE HOURLY RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED, AS TABULATED BELOW:

MAX PIPE OR CONDUIT DIAM (INCHES)	PIPE OR CONDUIT TYPE/ MINIMUM THICKNESS	ANNULAR SPACE (INCHES)	F RATING (HOURS)	T RATING (HOURS)
1	FLEX STL CONDUIT/ANY	0–3/16	1 OR 2	0+, 1 OR 2
1	STEEL CONDUIT/ANY	1/4–1/2	3 OR 4	3 OR 4
4	EMT CONDUIT OR COPPER PIPE/TYPE L	0–1/4	1 OR 2	0
6	STEEL CONDUIT/ANY	1/4–1/2	3 OR 4	0
12	STEEL PIPE/SCH. 10	3/16–3/8	1 OR 2	0

+ WHEN COPPER PIPE IS USED, T RATING IS 0 HOURS.
AS MANUFACTURED BY 3M CO. TYPES CP–25 S/L, CP–25 N/S, CP–25 WB, CP–25 WB+ (NOTE: L RATINGS APPLY ONLY WHEN TYPE CP–25 WB+ CAULK IS USED.).
* BEARING THE UL CLASSIFICATION MARKING.
DETAIL PER APPLICABLE UL FIRE RESISTANCE DIRECTORY, SYSTEM NO. WL1001.
NOTE: FOR REFERENCE ONLY, NOT FOR SPRINKLER PIPING.

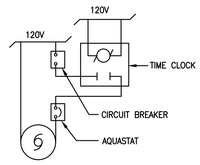
TYPICAL PIPE PENETRATION THROUGH WALL DETAIL | SCALE N.T.S. | 3

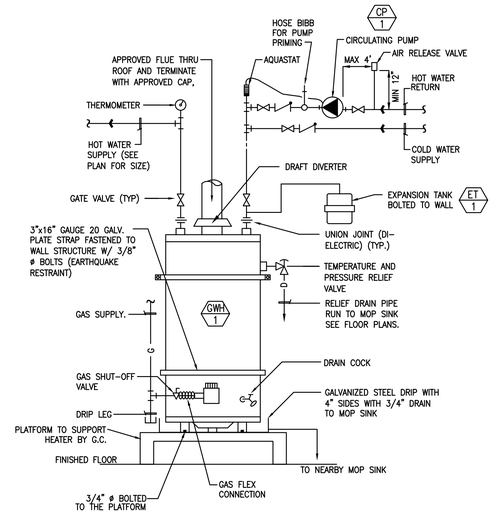


TYPICAL FLOOR CLEAN OUT DETAIL | SCALE N.T.S. | 2

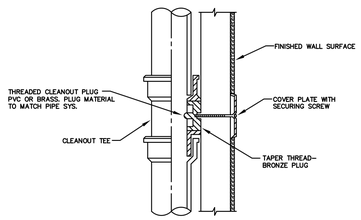
NOTE:
1. WATER HEATER SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE–THIRD (1/3) AND LOWER ONE–THIRD (1/3) OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A MINIMUM DISTANCE OF FOUR INCHES SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING.

CIRCULATING PUMP WIRING DIAGRAM (CP–1)

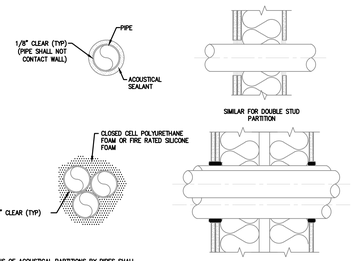




TYPICAL PIPING SCHEMATIC FOR GAS WATER HEATER | SCALE N.T.S. | 1



TYPICAL WALL CLEAN OUT DETAIL | SCALE N.T.S. | 7



NOTE:
1. PENETRATIONS OF ACOUSTICAL PARTITIONS BY PIPES SHALL BE ACOUSTICALLY SEALED AS SHOWN. ANY GAP LARGER THAN 1/2" SHALL BE COVERED WITH GYPSUM BOARD, LAPPED A MINIMUM OF 2" AND SCREWED BEFORE USING ACOUSTICAL SEALANT.

TYPICAL PIPE SLEEVES THROUGH WALL DETAIL | SCALE N.T.S. | 6

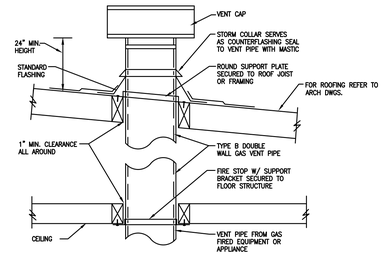


1. FLOOR OR WALL ASSEMBLY – MINIMUM 4–1/2 INCHES THICK LIGHTWEIGHT OR NORMAL WEIGHT (100–150 PCF) CONCRETE. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS*. MAX. DIAMETER OF CIRCULAR THROUGH OPENING IS 22–1/2 INCHES.
1A. STEEL SLEEVE – (OPTIONAL, NOT SHOWN) – NOM 12 INCHES DIAMETER (OR SMALLER) SCHEDULE 40 (OR HEAVIER) STEEL PIPE SLEEVE CAST INTO CONCRETE FLOOR OR WALL. SLEEVE TO BE FLUSH WITH OR PROJECT MAX 2 INCHES FROM TOP SURFACE OF FLOOR OR FROM BOTH SURFACES OF WALL.
2. STEEL PIPE OR CONDUIT – NOM 20 INCHES DIAMETER (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE, NOMINAL 6 INCHES DIAMETER (OR SMALLER) RIGID STEEL CONDUIT OR TYPE L (OR HEAVIER) COPPER TUBE, NOMINAL 4 INCHES DIAMETER (OR SMALLER) CAST IRON PIPE OR STEEL EMT. MAX ONE STEEL PIPE OR CONDUIT PER THROUGH OPENING. MAXIMUM ANNULAR SPACE BETWEEN PIPE OR CONDUIT AND EDGE OF THROUGH OPENING NOT TO EXCEED 2–1/2 INCHES. MINIMUM ANNULAR SPACE BETWEEN PIPE OR CONDUIT AND EDGE OF THROUGH OPENING IS ZERO INCH (POINT CONTACT). PIPE OR CONDUIT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY.
3. PACKING MATERIAL – POLYETHYLENE BACKER ROD OR NOM. 1 INCH THICKNESS OF TIGHTLY–PACKED CERAMIC (ALUMINA SILICA) FIBER BLANKET, MINERAL–WOOL BATT OR GLASS FIBER INSULATION MATERIAL USED AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED FROM TOP SURFACE OF FLOOR OR FROM BOTH SURFACES OF WALL AS REQUIRED TO ACCOMODATE THE REQUIRED THICKNESS OF CAULK FILL MATERIAL(ITEM 4). AS AN ALTERNATE FOR FLOORS WHEN MAX. PIPE SIZE IS 10 INCHES DIAMETER AND WHEN MAX. ANNULAR SPACE IS 1 INCH, A MINIMUM 1 INCH THICKNESS OF TIGHTLY– PACKED CERAMIC FIBER BLANKET OR MINERAL–WOOL BATT PACKING MATERIAL MAY BE RECESSED MINIMUM 1/2 INCH FROM SURFACE OF FLOOR OR FROM EITHER SIDE OF WALL.
4. FILL, VOID OR CAVITY MATERIALS* – CAULK – APPLIED TO FILL THE THROUGH OPENING. WHEN NOM. PIPE OR CONDUIT DIAMETER IS 10 INCHES OR LESS AND WHEN MAX ANNULAR SPACE IS 1 INCH, MIN. FILL MATERIAL THICKNESS IS 1/2 INCHES. WHEN NOM. DIAMETER IS GREATER THAN 10 INCHES OR WHEN MAX ANNULAR SPACE IS GREATER THAN 1 INCH, MIN. FILL MATERIAL THICKNESS IS 1 INCH. IN FLOORS, FILL MATERIAL TO BE INSTALLED FLUSH WITH TOP SURFACE (OR BOTTOM SURFACE AS NOTED IN ITEM 3). IN WALLS, FILL MATERIAL TO BE INSTALLED FLUSH WITH WALL SURFACE ON BOTH SIDES OF WALL ASSEMBLY.

MAXIMUM PIPE DIAMETER (INCHES)	MAXIMUM ANNULAR SPACE (INCHES)	PACKING MATERIAL TYPE (a)	MINIMUM CAULK THICKNESS (INCHES)
10	1	BR, CF, GF OR MW	1/2 (b)
10	1	CF OR MW	1/2(c)
20	2–1/2	BR, CF, GF OR MW	1(b)

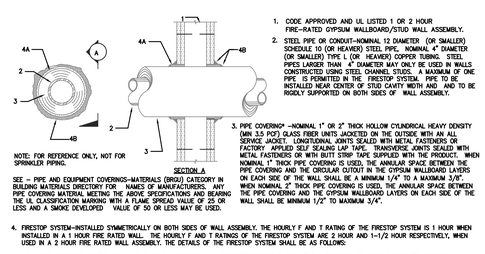
(a) BR = POLYETHYLENE BACKER ROD. CF = CERAMIC FIBER BLANKET GF = GLASS FIBER INSULATION MW = MINERAL– WOOL BATT.
(b) CAULK INSTALLED FLUSH WITH TOP OF SURFACE OF FLOOR OR BOTH SURFACES OF WALL
(c) CAULK INSTALLED FLUSH WITH BOTTOM SURFACE OF FLOOR OR ONE SURFACE OF WALL
MINNESOTA MINING & MFG. CO. – TYPES CP–25 S/L/, CP–25 N/S.
*BEARING THE UL CLASSIFICATION MARKING
NOTE: FOR REFERENCE ONLY, NOT FOR SPRINKLER PIPING.

TYPICAL PIPE PENETRATION THROUGH FLOOR DETAIL | SCALE N.T.S. | 5



NOTES:
1. ALL FLUE COMPONENT SHALL BE MANUFACTURED ITEM FROM SAME MANUFACTURER. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS. SUBMIT SHOP DRAWINGS.
2. FLUE COMPONENTS SHALL BE UL LISTED.
3. SECURE VENT CAP & FLASHING FIRMLY TO VENT PIPE USING SHEET METAL SCREW.

TYPICAL FLUE THRU ROOF DETAIL | SCALE N.T.S. | 9



1. CODE APPROVED AND UL LISTED 1 OR 2 HOUR FIRE–RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY.
2. STEEL PIPE OR CONDUIT–NOMINAL 12 DIAMETER (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE, NOMINAL 4" DIAMETER (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING. STEEL PIPES LARGER THAN 4" DIAMETER MAY ONLY BE USED IN WALLS CONSTRUCTED USING STEEL CHANNEL STUDS. A MAXIMUM OF ONE PIPE IS PERMITTED IN THE FIRESTOP SYSTEM. PIPE TO BE INSTALLED NEAR CENTER OF STUD CAVITY WIDTH AND AND TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY.
3. PIPE COVERING* –NOMINAL 1" OR 2" THICK HOLLOW CYLINDRICAL HEAVY DENSITY (MIN 3.5 PCF) GLASS FIBER UNITS JACKETED ON THE OUTSIDE WITH AN ALL SERVICE JACKET. LONGITUDINAL JOINTS SEALED WITH METAL FASTENERS OR FACTORY APPLIED SELF SEALING LAP TAPE. TRANSVERSE JOINTS SEALED WITH METAL FASTENERS OR WITH BUTT STRIP TAPE SUPPLIED WITH THE PRODUCT. WHEN NOMINAL 1" THICK PIPE COVERING IS USED, THE ANNULAR SPACE BETWEEN THE PIPE COVERING AND THE CIRCULAR CUTOUT IN THE GYPSUM WALLBOARD LAYERS ON EACH SIDE OF THE WALL SHALL BE A MINIMUM 1/4" TO A MAXIMUM 3/8". WHEN NOMINAL 2" THICK PIPE COVERING IS USED, THE ANNULAR SPACE BETWEEN THE PIPE COVERING AND THE GYPSUM WALLBOARD LAYERS ON EACH SIDE OF THE WALL SHALL BE MINIMUM 1/2" TO MAXIMUM 3/4".

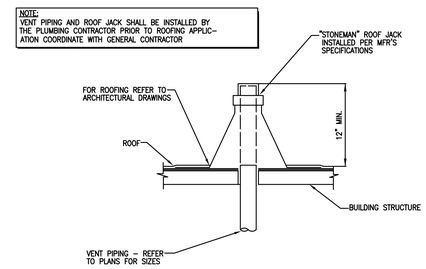
NOTE: FOR REFERENCE ONLY, NOT FOR SPRINKLER PIPING.

SEE – PIPE AND EQUIPMENT COVERINGS–MATERIALS (BRGU) CATEGORY IN BUILDING MATERIALS DIRECTORY FOR – NAMES OF MANUFACTURERS. ANY PIPE COVERING MATERIAL MEETING THE ABOVE SPECIFICATIONS AND BEARING THE UL CLASSIFICATION MARKING WITH A FLAME SPREAD VALUE OF 25 OR LESS AND A SMOKE DEVELOPED VALUE OF 50 OR LESS MAY BE USED.

4. FIRESTOP SYSTEM–INSTALLED SYMMETRICALLY ON BOTH SIDES OF WALL ASSEMBLY. THE HOURLY F AND T RATING OF THE FIRESTOP SYSTEM IS 1 HOUR WHEN INSTALLED IN A 1 HOUR FIRE RATED WALL. THE HOURLY F AND T RATINGS OF THE FIRESTOP SYSTEM ARE 2 HOUR AND 1–1/2 HOUR RESPECTIVELY, WHEN USED IN A 2 HOUR FIRE RATED WALL ASSEMBLY. THE DETAILS OF THE FIRESTOP SYSTEM SHALL BE AS FOLLOWS:

A. FILL, VOID OR CAVITY MATERIALS* – WRAP STRIP – NOMINAL 1/4" THICK INTUMESCENT ELASTOMERIC MATERIAL FACED ON ONE SIDE WITH ALUMINUM FOIL, SUPPLIED IN 2" WIDE STRIPS. NOMINAL 2" WIDE STRIP TIGHTLY WRAPPED AROUND PIPE COVERING (FOIL SIDE OUT) WITH SEAM BUTTED. WRAP STRIP LAYER SECURELY BOUND WITH STEEL WIRE OR ALUMINUM FOIL TAPE AND SLID INTO ANNULAR SPACE APPROXIMATELY 1–1/4" SUCH THAT APPROXIMATELY 3/4" OF THE WRAP STRIP WIDTH PROTRUDES FROM THE WALL SURFACE. ONE LAYER OF WRAP STRIP IS REQUIRED WHEN NOMINAL 1" THICK PIPE COVERING IS USED. TWO LAYERS OF WRAP STRIP ARE REQUIRED WHEN NOMINAL 2" THICK PIPE COVERING IS USED – 3M CO. TYPE FS–195, FS–195+.
B. FILL, VOID OR CAVITY MATERIALS* – CAULK – MINIMUM 1/4" DIAMETER CONTINUOUS BEAD APPLIED TO THE WRAP STRIP/ WALL INTERFACE AND TO THE EXPOSED EDGE OF THE WRAP STRIP LAYER APPROXIMATELY 3/4" FROM THE WALL SURFACE – 3M CO. TYPES HILTI CFS–CT

TYPICAL FIRE RATED WALL PIPE PENETRATION DETAIL | SCALE N.T.S. | 8



TYPICAL VENT THRU ROOF DETAIL | SCALE N.T.S. | 10

NOT USED | SCALE N.T.S. | 11

TRAP PRIMER VALVES P-1 & P-2 Series Trap Primer Valve

Precision Plumbing Products
"Specify with Confidence - Install with Pride"

P1-500 AND P2-500 PRESSURE DROP ACTIVATED SUBMITTAL TRAP PRIMER

www.pppinc.net

The P1-500 and P2-500 are adjustable to the static line pressure by use of the adjusting screw. System operating range is 20 psi minimum to 80 psi (138 to 552 kpa) maximum.

The valve requires a 10 psi (70 kpa) pressure drop across the valve to activate and will deliver a metered amount of water to the floor drain. The trap Primer is to be connected to a cold water supply only.

Constructed of C693 Lead Free brass, EPDM E70 O-rings, Dow #7 Silicone, #60 stainless steel mesh screen, stainless steel adjustment screw.

Model P1-500 will prime 1-4 floor drains using our patented DU-U Distribution unit.

Model P2-500 will prime 1-2 floor drains using our patented DU-U Distribution unit.

Model P-1 Model P-2



PROJECT SUBMITTAL

Project: _____

Contractor: _____

Engineer: _____

Date Submitted: _____

Prepared By: _____

TRAP PRIMER VALVE MODELS: P1-500 & P2-500

LEAD FREE NSF/ANSI - 372- 2016

US PATENT NO. 5,263,508

TRAP PRIMER VALVES P-1 & P-2 Series Trap Primer Valve

INSTALLATION REQUIREMENTS

This valve is designed to be installed on ½" to 1 ½" cold water line, feeding a flush valve or other open and closing valve supply line that is frequently used.

Trap Primer valve makeup line to floor drain is recommended to be a minimum of 12" off the finished floor before a 90° elbow can be installed.

The furthest recommended distance of makeup line is 20' to the floor drain.

Trap primer make up line must have continuous slope to the floor drain (consult local code requirements).

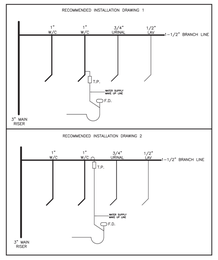
Install with a shut off valve for servicing on the inlet side and a union connection on the outlet side.

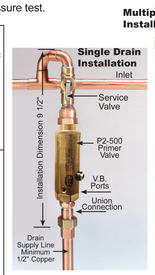
The valve must be installed level.

If using the distribution unit the clear plastic cover must be used.

Do not subject the valve to rough in pressure test.

FLOOR DRAIN TRAP PRIMER DISTRIBUTION CHART		
Primer Model	# of Drains	Distribution Units
P2-500	1	N/A
P2-500	2	DU-4/DU-U
P1-500	3	DU-4/DU-U
P1-500	4	DU-4/DU-U







Precision Plumbing Products
Division of JL Industries, Inc.
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Portland, Oregon 97233
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F (503) 253-8165
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LEAD FREE NSF/ANSI - 372 - 2016

Rev 04/22

TRAP PRIMER SPEC SHEET AND DETAIL | SCALE N.T.S. | 12

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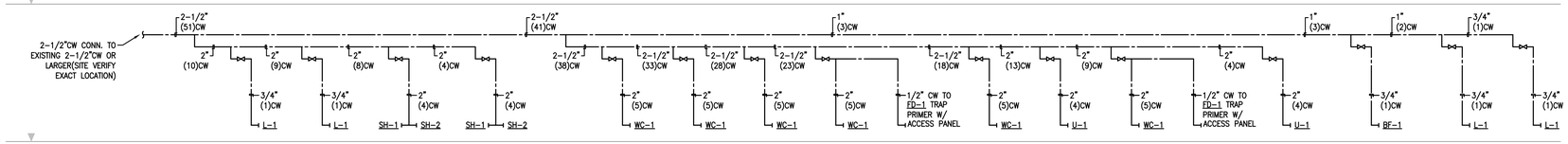
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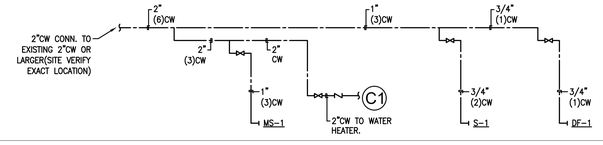
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2	100% DESIGN DEVELOPMENT	11/14/2025
3	PLAN CHECK SET	01/30/2026
4	BID SET	03/12/2026

SHEET TITLE

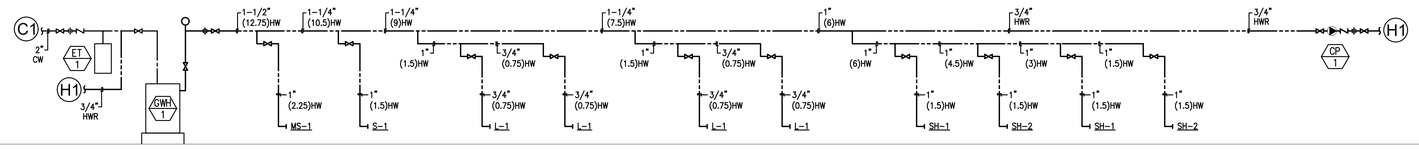
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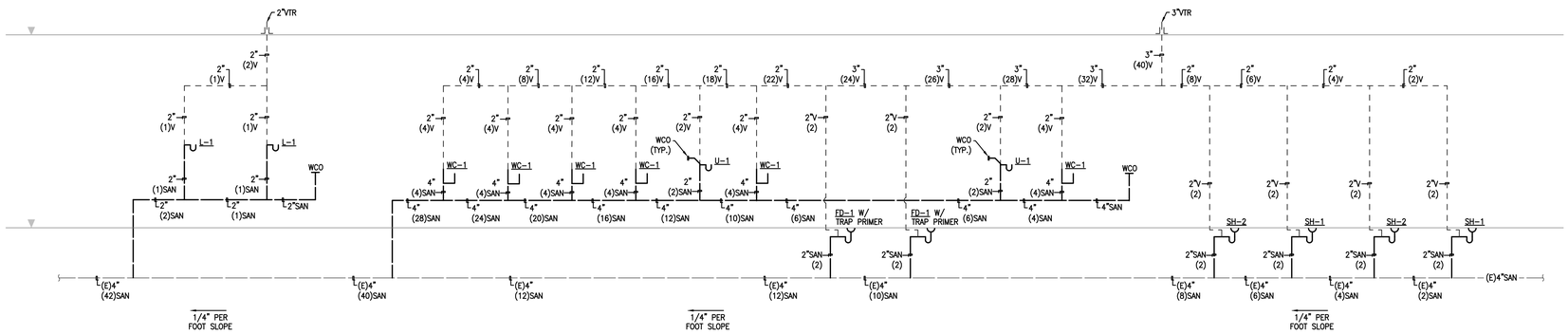


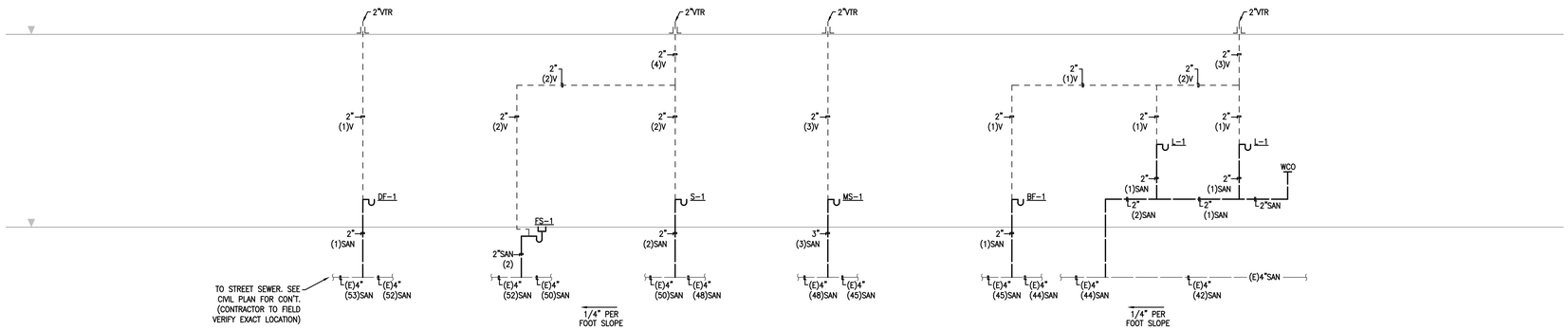


1 DOMESTIC COLD WATER RISER DIAGRAM
NOT TO SCALE



2 DOMESTIC HOT WATER RISER DIAGRAM
NOT TO SCALE





3 SANITARY WASTE & VENT RISER DIAGRAM
NOT TO SCALE

NOTE: CONTRACTOR TO VERIFY EXACT LOCATION AND SIZES OF EXISTING PIPING. TYPICAL TO ALL EXISTING CONDITION.

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REGISTERED PROFESSIONAL ENGINEER ABBY BANCRITE No. M29253 Exp. 6/30/27 MECHANICAL STATE OF CALIFORNIA

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SHEET TITLE

RISER DIAGRAMS

P-3.0

GENERAL NOTES

1. THE ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE OF THE WORK AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE WORKING CONDITIONS AND THE EXACT NATURE AND EXTENT OF THE WORK TO BE DONE, TAKING INTO ACCOUNT ANY SPECIAL OR UNUSUAL FEATURES PECULIAR TO THIS JOB.
2. EXACT LOCATIONS OF ALL EQUIPMENT SHALL BE VERIFIED IN THE FIELD. ALL OUTLET LOCATIONS SHALL BE COORDINATED WITH ARCHITECTURAL ELEVATIONS PRIOR TO INSTALLATION.
3. ALL ELECTRICAL EQUIPMENT OUTDOORS SHALL BE WEATHERPROOF.
4. IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE INSTRUCTIONS FOR COMPLETE ELECTRICAL JOB. ANY ERRORS OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BIDDING THE JOB OR ORDERING/INSTALLING OF THE ASSOCIATED ITEM(S).
5. THE CONTRACTOR SHALL EXAMINE THE CONTRACT PLANS IN ORDER TO LOGICALLY LOCATE WORK IN COORDINATION WITH CONSTRUCTION SUCH AS CABINETS, BEAMS, FURRING, DOOR SWINGS, ETC..
6. THE CONDUITS SHALL BE CLEAR OF WATER, DEBRIS, AND OTHER FOREIGN MATERIALS PRIOR TO PULLING CABLES.
7. CONDUITS WHICH ARE INSTALLED AT THIS TIME AND LEFT EMPTY FOR FUTURE USE, INCLUDING TELEPHONE AND INTERCOMMUNICATION SYSTEM, SHALL HAVE MIN. #12AWG GALVANIZED PULL WIRE LEFT IN PLACE FOR FUTURE.
8. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER PHASE ROTATION OF MOTORS FEEDERS AND MAKE NECESSARY CHANGES TO AVOID PHASE REVERSALS.
9. ALL PANELS SHALL HAVE HINGED DOORS. HOUSE PANELS SHALL HAVE LOCKABLE DOORS. INSTALL A TYPE WRITTEN DIRECTORY IN ALL PANELS.
10. BRANCH CIRCUITS IN INSULATED WALLS AND ATTICS SHALL BE DERATED PER N.E.C., ARTICLE 310.
11. ALL WIRING SYSTEM SHALL BE INSTALLED IN RACEWAYS APPROVED BY APPLICABLE CODES AND/OR AS INDICATED ON CONSTRUCTION DOCUMENTS.
12. THERMOSTATS SHALL BE MOUNTED ON 4S X 1 1/2" DEEP J-BOX.
13. BOND ALL METALLIC GAS AND WATER PIPING FOR CONTINUITY AND INSTALL THE COLD WATER GROUND AND UFFER GROUND PER NATIONAL ELECTRICAL CODE REQUIREMENTS AND AS SHOWN ON DRAWINGS.
14. ALL FLUORESCENT BALLASTS SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA TITLE 24.
15. SEE SINGLE LINE DIAGRAM FOR CONDUIT AND CONDUCTOR SIZES TO PANELS, TRANSFORMERS, MOTOR CONTROL CENTERS, MECHANICAL EQUIPMENT, ETC. FEEDERS TO PANELS MAY NOT BE SHOWN ON PLAN DRAWINGS, BUT ARE A PART OF THIS CONTRACT.
16. ALL CONTROL WIRING FOR THE A/C AND HEATING SHALL BE OF 600V INSTALLATION, UNLESS OTHERWISE NOTED.
17. ALL WIRING SHALL BE COPPER W/ INSULATION TYPE THHN/THWN MIN. #12 AWG.
18. MOUNT ALL BATHROOM RECEPTACLES AND SWITCHES OVER LAVATORY AT +42" U.N.O.. VERIFY WITH ARCHITECTURAL ELEVATIONS.
19. NON METALLIC SHEATHED CABLES (ROMEX) SHALL NOT BE USED IN THIS PROJECT.
20. NONMETALLIC OUTLET BOXES SHALL NOT BE USED IN THIS PROJECT.
21. PROVIDE GROUND FAULT CIRCUIT PROTECTION FOR ALL EXTERIOR RECEPTACLES, BATHROOM RECEPTACLES AND KITCHEN RECEPTACLES WITHIN 6' RADIUS OF SINK.
22. ALL SWITCHBOARDS AND PANEL BOARDS SHALL BE BRACED TO WITHSTAND THE AVAILABLE SHORT CIRCUIT CURRENT.
23. ALL FUSES SHALL BE CURRENT LIMITING, TIME DELAY, CLASS "RK1" OR CLASS "L"; UNLESS NOTED OTHERWISE. FUSES FOR MOTOR CIRCUITS SHALL BE TIME DELAY, CLASS "RKS".
24. ALL BRANCH CIRCUIT BREAKERS SHALL HAVE A MINIMUM INTERRUPTING CAPACITY OF 10,000 A.I.C., UNLESS NOTED OTHERWISE.
25. PROVIDE PULL STRING IN ALL EMPTY DATA/TELEPHONE CONDUITS.
26. MANUFACTURERS SHALL COMPLY WITH DESIGN SPECIFICATIONS.
27. ELECTRICAL CONTRACTOR SHALL PROVIDE A SEPARATE EQUIPMENT GROUND WIRE IN EVERY CONDUIT.
28. LUMINAIRES FOR GENERAL LIGHTING IN KITCHENS AND BATHROOMS SHALL HAVE LAMPS WITH AN EFFICACY OF NOT LESS THAN 40 LUMENS PER WATT.
29. OBTAIN ALL REQUIREMENTS FROM UTILITY COMPANIES BEFORE SUBMITTING THE BID.
30. CIRCUIT BREAKERS USED FOR HVAC EQUIPMENT SHALL BE U.L. LISTED AND LABELED AS "HACR" TYPE.

GENERAL NOTES

31. ALL ELECTRICAL WIRING, CONDUIT, AND OTHER SUCH TRANSMISSION ELEMENTS SHALL NOT BRIDGE THE SPACE BETWEEN THE SUBFLOOR AND THE CEILING BELOW.
32. ALL CONNECTIONS TO APPLIANCES, HVAC EQUIPMENT, FANS, AND OTHER ELECTRICALLY POWERED MECHANICAL EQUIPMENT SHALL BE MADE WITH FLEXIBLE CONDUITS.
33. ELECTRICAL OUTLET BOXES INSTALLED IN COMMON WALLS SHALL BE LOCATED IN ADJACENT BAYS OR WITH SEPARATIONS DETERMINED BY THE CITY FIRE CODE AND NOT LESS THAN 24" FROM OUTLETS IN THE OPPOSITE WALL SURFACE. BACK AND SIDES OF BOXES SHALL BE COMPLETELY WRAPPED BY LOWERY #10 PUTTY PADS. BOXES SHALL BE CAULKED AT THE PERIMETER OF BOX WHERE IT MATES WITH THE DRYWALL.
34. BACK BOXES MUST BE USED FOR POWER, TELEPHONE AND CABLE TV OUTLETS. PLASTER RINGS WITHOUT BOXES SHALL NOT BE PERMITTED. OPENING IN THE DRYWALL SHALL BE NEATLY CUT TO FIT THE NECK OF THE BOX/RING AND SHOULD BE CAULKED WITH NON-HARDENING ACOUSTICAL SEALANT.
35. RECESSED CAN TYPE LIGHT FIXTURES SHALL BE INSTALLED WITHIN SEALED GYPSUM BOARD BACKBOXES.
36. ALL EQUIPMENT WIRING TERMINALS AND LUGS RATING INCLUDING CIRCUIT BREAKERS SHALL BE RATED FOR MIN. 75°C.
37. ALL ELECTRICAL WORK SHALL BE DESIGNED PER CITY OF REDONDO BEACH ELECTRICAL CODE, 2025 CALIFORNIA ELECTRICAL CODE, 2023 NATIONAL ELECTRICAL CODE, AND 2025 BUILDING ENERGY EFFICIENCY STANDARDS.
38. ELECTRICAL CONTRACTOR SHALL REMOVE ALL EXISTING EQUIPMENT AND DEVICES FROM THE BUILDING, REMOVE THEM FROM THE SITE AND DISPOSE THEM IN AN APPROVED MANNER BY THE ARCHITECT.
39. ELECTRICAL CONTRACTOR SHALL VERIFY THE LOCATION OF THIS EQUIPMENT AND PLACE IT IN A SECURE PLACE AVOIDING ANY DAMAGE UNTIL RE-INSTALLATION.
40. AT TIME OF PERMIT ISSUANCE, CONTRACTOR SHALL SHOW THEIR VALID WORKERS' COMPENSATION INSURANCE CERTIFICATE.
41. ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.
42. THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS.
43. LIGHTING INSTALLED TO MEET THE MINIMUM EFFICACY REQUIREMENTS SHALL NOT CONTAIN MEDIUM BASE INCANDESCENT LAMP SOCKETS, AND SHALL BE ON SEPARATE SWITCHES FROM ANY INCANDESCENT LIGHTING.
44. NONMETALLIC CONDUITS SHALL NOT BE ALLOWED TO BE USED IN THIS BUILDING. THE REQUIRED WIRING METHODS ARE: EMT RIGID CONDUIT FOR CIRCUITS HOME RUNS AND TEL/DATA RUNS FROM OUTLETS TO ACCESSIBLE CEILING SPACE; FLEXIBLE METALLIC ALUMINUM CONDUITS WHEN CONCEALED INSIDE WALLS; MC CABLES FOR FINAL CONNECTIONS TO LIGHTING FIXTURES IN ACCESSIBLE AREAS ABOVE CEILING SPACE. FIRE RESISTIVE CONSTRUCTION SHALL BE ONLY PENETRATED BY CODE APPROVED PERMITTED CONDUIT TYPES.
45. PRIOR TO ORDERING ANY AND ALL ELECTRICAL EQUIPMENT AND LIGHT FIXTURES PROVIDE, AND SUBMIT (4) FOUR COPIES OF SHOP DRAWING SUBMITTALS IN COMPLETED GROUPS OF MATERIALS (I.E. ALL LIGHTING FIXTURES) TO ARCHITECT & ENGINEER FOR APPROVAL. ALL REQUIRED SUBMITTALS ON ELECTRICAL ITEMS AND EQUIPMENT SHALL INCLUDE COMPLETE CATALOGUE INFORMATION SUCH AS CONSTRUCTION RATINGS, INSULATION SYSTEMS, INCLUDING MANUFACTURER'S CERTIFICATION THAT ITEMS MEET OR EXCEED UL AND TRADE STANDARDS AND THE SPECIFICATION.
46. DEDICATED RECEPTACLES CONNECTED TO A CIRCUIT SHALL HAVE AN AMPERAGE RATING OF NOT LESS THAN THAT OF THE BRANCH CIRCUIT.+
47. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED, LISTED, OR CERTIFIED BY NATIONALLY RECOGNIZED TESTING LABORATORY ACCREDITED BY THE UNITED STATES OCCUPATIONAL SAFETY HEALTH ADMINISTRATION.
48. NO PIPING, DUCTS OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN THE DEDICATED SPACE ABOVE THE ELECTRICAL EQUIPMENT.
49. FUSES SHALL BE PROVIDED WITH REJECTION TYPE FUSE HOLDERS.
50. CONDUCTORS FOR BRANCH CIRCUITS SHALL BE SIZED TO PREVENT A VOLTAGE DROP EXCEEDING 3% AT THE FARTHEST OUTLET.
51. CERTIFIED ACCEPTANCE TEST TECHNICIAN (ATT) IS REQUIRED TO TEST APPLICABLE INSTALLED CONTROLS BEFORE THE FINAL OCCUPANCY PERMIT IS PROVIDED. ATTs ARE NOT REQUIRED TO BE THIRD-PARTY INSPECTORS AND CAN BE THE INSTALLING CONTRACTOR CERTIFIED VIA A CALIFORNIA ENERGY COMMISSION APPROVED ACCEPTANCE TEST TECHNICIAN CERTIFICATION PROVIDER (ATTCP).

DRAWING INDEX

E0-01	GENERAL NOTES, LEGEND, ABBREVIATIONS LIST AND SHEET INDEX
E0-02	SINGLE-LINE DIAGRAM & LOAD CALCULATIONS
E0-03	TITLE 24 - INDOOR LIGHTING, LIGHTING FIXTURE SCHEDULE
E0-04	PANEL SCHEDULES
E2-00	POWER PLAN
E2-01	ROOF PLAN
E2-02	HVAC PLAN & ENLARGED SERVER PLAN
E3-00	LIGHTING PLAN

APPLICABLE CODES

2025	CALIFORNIA BUILDING CODE (CB)
2025	CALIFORNIA MECHANICAL CODE (CMC)
2025	CALIFORNIA ELECTRICAL CODE (CEC)
2025	CALIFORNIA PLUMBING CODE (CPC)
2025	CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (BEES)
2025	CALIFORNA GREEN BUILDING STANDARDS CODE (CALGreen)
	LOCAL AHJ AMENDMENTS

SCOPE OF WORK

1. TENANT IMPROVEMENT IN EXISTING BUILDING
2. NEW LIGHTING, LIGHTING CONTROLS AND POWER THROUGHOUT.
3. EXISTING ELECTRICAL SERVICE TO REMAIN.

ABBREVIATIONS LIST

ABB.	DESCRIPTION
A.	AMPERE
A.F.	AMPERE FUSE
A.F.F.	ABOVE FINISH FLOOR
A.S.	AMPERE SWITCH
A.T.S.	AUTOMATIC TRANSFER SWITCH
BKBD.	BACKBOARD
BKR.	BREAKER
BLDG.	BUILDING
CAT.	CATALOG
C	CONDUIT
C.B.	CIRCUIT BREAKER
CKT.	CIRCUIT
CLG.	CEILING
C.O.	CONDUIT ONLY
DIA.	DIAMETER
DISC.	DISCONNECT
DWG.	DRAWING
EA.	EACH
ELECT.	ELECTRICAL
EM.	EMERGENCY
EXIST.	EXISTING
F.A.	FIRE ALARM
F.L.A.	FULL LOAD AMPS.
FLEX.	FLEXIBLE CONDUIT
FLR.	FLOOR
FLUOR.	FLUORESCENT
F.S.	FLOW SWITCH
G.F.C.I.	GROUND FAULT CIRCUIT INTERRUPTER
H.O.A.	HAND-OFF-AUTO
HPS	HIGH PRESSURE SODIUM
IC	INTERRUPTING CAPACITY
IG	ISOLATED GROUND
KVA	KILOVOLT AMPERE
KW	KILOWATT
L.C.L.	LONG CONTINUOUS LOAD
LTG.	LIGHTING
M.C.A.	MINIMUM CIRCUIT AMPS
M.C.C.	MOTOR CONTROL CENTER
MSA	MAIN SWITCHBOARD "A"
MTD.	MOUNTED
N.E.C.	NATIONAL ELECTRICAL CODE
N.T.S.	NOT TO SCALE
N.L.	NIGHT LIGHT
NO.	NUMBER
P, ø	PHASE
PNL.	PANEL
RM.	ROOM
SCE	SOUTHERN CALIFORNIA EDISON
SPST	SINGLE POLE SINGLE THROW
SPECS.	SPECIFICATIONS
SW.	SWITCH
SWBD.	SWITCHBOARD
SYM.	SYMMETRICAL
TEL.	TELEPHONE
T.S.	TAMPER SWITCH
TYP.	TYPICAL
U.G.	UNDERGROUND
U.O.N.	UNLESS OTHERWISE NOTED
V	VOLT
VA	VOLTAMPERE
W	WATT OR WIRE
W.P.	WEATHER PROOF

LEGEND

SYMBOL	DESCRIPTION
———	CONDUIT RUN CONCEALED ABOVE CEILING OR IN WALL.
– – –	CONDUIT RUN CONCEALED IN OR BELOW FLOOR OR GRADE.
#10	3/4"C, 3#10 + 1#10 GRD
	3/4"C, 3#12 + 1#12 GRD
	3/4"C, 4#12 + 1#12 GRD
	3/4"C, 5#12 + 1#12 GRD
	3/4"C, 6#12 + 1#12 GRD
	3/4"C, 7#12 + 1#12 GRD
	3/4"C, 8#12 + 1#12 GRD
	3/4"C, 9#12 + 1#12 GRD
"A"-1.3	HOMERUN TO PANEL "A" WITH 3/4"C, 3#12 + 1#12GRD AND CONNECT TO CIRCUITS #1 AND #3.
▼	TELEPHONE OUTLET ONE GANG BOX MOUNTED @ +15"A.F.F. W/ 3/4"C.O. STUB-UP INTO ACCESSIBLE CEILING SPACE.
▽	DATA/COMPUTER OUTLET ONE GANG BOX MOUNTED @ +15"A.F.F. W/ 3/4"C.O. STUB-UP INTO ACCESSIBLE CEILING SPACE.
▼	TELEPHONE/DATA OUTLET ONE GANG BOX MOUNTED @ +15"A.F.F. W/ 3/4"C.O. STUB-UP INTO ACCESIBLE CEILING SPACE.
	FLUSH FLOOR BOX W/ TELEPHONE/DATA OUTLET. RUN 3/4"C.O. FROM OUTLET TO CLOSER WALL AND STUB UP INTO ACCESSIBLE CEILING SPACE. T.V. OUTLET WITH (2) JACKS, CABLE TV AND SATELITE SIGNAL. STUB-UP 3/4"C.O. TO ACCESSIBLE CEILING SPACE. VERIFY MOUNTING HEIGHT WITH ARCHITECT BEFORE INSTALLATION.
HD	AUDIO/VISUAL DOOR BELL
J	JUNCTION BOX WITH 120V CIRCUIT.
GD	GARBAGE DISPOSAL OUTLET UNDER THE SINK.
	FLUSH FLOOR BOX WITH DUPLEX RECEPTACLE
	GROUNDING TYPE DUPLEX CONVENIENCE OUTLET @ +15"A.F.F. TO BOTTOM OF BOX.
	HALF SWITCHED GROUNDING TYPE DUPLEX CONVENIENCE OUTLET @ +15"A.F.F.
	GROUNDING TYPE DOUBLE DUPLEX CONVENIENCE OUTLET @ +15"A.F.F. TO BOTTOM OF BOX.
	GROUNDING TYPE DUPLEX CONVENIENCE OUTLET WITH GROUND FAULT INTERRUPTING, MOUNTED @ +15"A.F.F. TO BOTTOM OF BOX.
	GROUNDING TYPE DUPLEX CONVENIENCE OUTLET WITH GROUND FAULT INTERRUPTING, +44" A.F.F. OR 6" ABOVE COUNTER WHICH EVER IS HIGHER.
	GROUNDING TYPE DOUBLE DUPLEX CONVENIENCE OUTLET WITH GROUND FAULT INTERRUPTING, MOUNTED @ +15"A.F.F. TO BOTTOM OF BOX.
	FLUSH FLOOR BOX WITH DOUBLE DUPLEX RECEPTACLE
c	GROUNDING TYPE SINGLE RECEPTACLE POWER OUTLET, CEILING MOUNTED.
	SPECIAL OUTLET, RATING AS NOTED/REQUIRED, @ +15"A.F.F. TO BOTTOM OF BOX
	SPECIAL OUTLETS 50A-3P-480V. OR U.O.N., @ +15"A.F.F. TO BOTTOM OF BOX
	DISCONNECT SWITCH, HORSEPOWER RATED NON-FUSED, 30A-3P U.O.N.
F	FUSED DISCONNECT SWITCH, HORSEPOWER RATED WITH DUAL ELEMENT, TIME DELAY TYPE. (OR AS NOTED) FUSES. OR SIZE INDICATED. U.O.N. MOUNT @ +5'-0"A.F.F. U.O.N.
AT	COMBINATION DISCONNECT & MAGNETIC STARTER WITH CONTROL TRANSFORMER. RATINGS AS NOTED AND AS REQUIRED BY EACH EQUIPMENT MANUFACTURER.
M	MOTOR OUTLET
M SM	MANUAL MOTOR STARTER WITH AUXILIARY CONTACT
	RECESSED MOUNTED POWER/LIGHTING PANEL, MTD. @ +6'-6" TOP OF PANEL
	SWITCHBOARD, MOTOR CONTROL CENTER.
CSFD	COMBINATION FIRE/SMOKE MOTORIZED DAMPER
	COMBINATION INFRARED HEAT LAMP/EXHAUST FAN
	CEILING SURFACE/PENDANT MOUNTED ILLUMINATED EXIT LIGHT. DARKENED PORTION INDICATES FACE OF EXIT LIGHT. DIRECTIONAL ARROW AS SHOWN.
S_{ab}	WALL MOUNTED TOGGLE SWITCH MOUNTED @ +48"A.F.F., SUBSCRIPT INDICATES LAMPS CONTROLLED
S^3	WALL MOUNTED 3-WAY TOGGLE SWITCH MOUNTED @ +48"A.F.F.
S_M	MANUAL MOTOR STARTER WITH THERMAL OVERCURRENT PROTECTION
S^D	WALL MOUNTED DIMMER SWITCH MOUNTED @ +48"A.F.F.
	FLOOR MOUNTED COMBO QUAD POWER AND DATA OUTLET
C	CEILING MOUNTED DUPLEX POWER AND DATA OUTLET
	WALL MOUNTED SINGLE-SWITCH OCCUPANCY SENSOR MOUNTED @ +48"A.F.F.
D	WALL MOUNTED COMBO OCCUPANCY SENSOR MANUAL DIMMER MOUNTED @ +48"A.F.F.
D	DUAL SWITCH WALL MOUNTED COMBO OCCUPANCY SENSOR MANUAL DIMMER MOUNTED @ +48"A.F.F.
PH	PHOTOCELL
OS	CEILING MOUNTED OCCUPANCY SENSOR, DUAL TECHNOLOGY
SD	SMOKE DETECTOR
RC	ROOM CONTROLLER
"N"	SUBSCRIPT "N" ADJACENT TO ANY DEVICE/EQUIPMENT INDICATES NEW DEVICE/EQUIPMENT.
"E"	SUBSCRIPT "E" ADJACENT TO ANY DEVICE/EQUIPMENT INDICATES EXISTING DEVICE/EQUIPMENT TO REMAIN.
"R"	SUBSCRIPT "R" ADJACENT TO ANY DEVICE/EQUIPMENT INDICATES EXISTING DEVICE/EQUIPMENT TO BE RELOCATED.
"ER"	SUBSCRIPT "ER" ADJACENT TO ANY DEVICE/EQUIPMENT INDICATES EXISTING RELOCATED DEVICE/EQUIPMENT TO THIS NEW LOCATION.
"X"	SUBSCRIPT "X" ADJACENT TO ANY DEVICE/EQUIPMENT INDICATES EXISTING DEVICE/EQUIPMENT TO BE REMOVED/ DEMO/ DISPOSED OF.
E	EQUIPMENT FURNISHED & INSTALLED BY ELECTRICAL CONTRACTOR.
EM	EQUIPMENT SUPPLIED AND WIRED BY ELECTRICAL CONTRACTOR AND INSTALLED BY MECHANICAL CONTRACTOR
A / 175	<---"A" INDICATES FIXTURE TYPE <---"175" INDICATES FIXTURE AND BALLAST WATTAGE
---E---	LOW VOLTAGE WIRING AND CONDUIT BY ELECT. CONTRACTOR

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REGISTERED PROFESSIONAL ENGINEER — JOSE A. CORTES-LAGUD — No. E-16488 — Exp. 6-30-27 — ELECTRICAL — STATE OF CALIFORNIA

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Los Angeles County, Ca 626.281.6220
Project # STR-008-25

BCHD Beach Cities Health District — A Public Agency

TOP FLOOR

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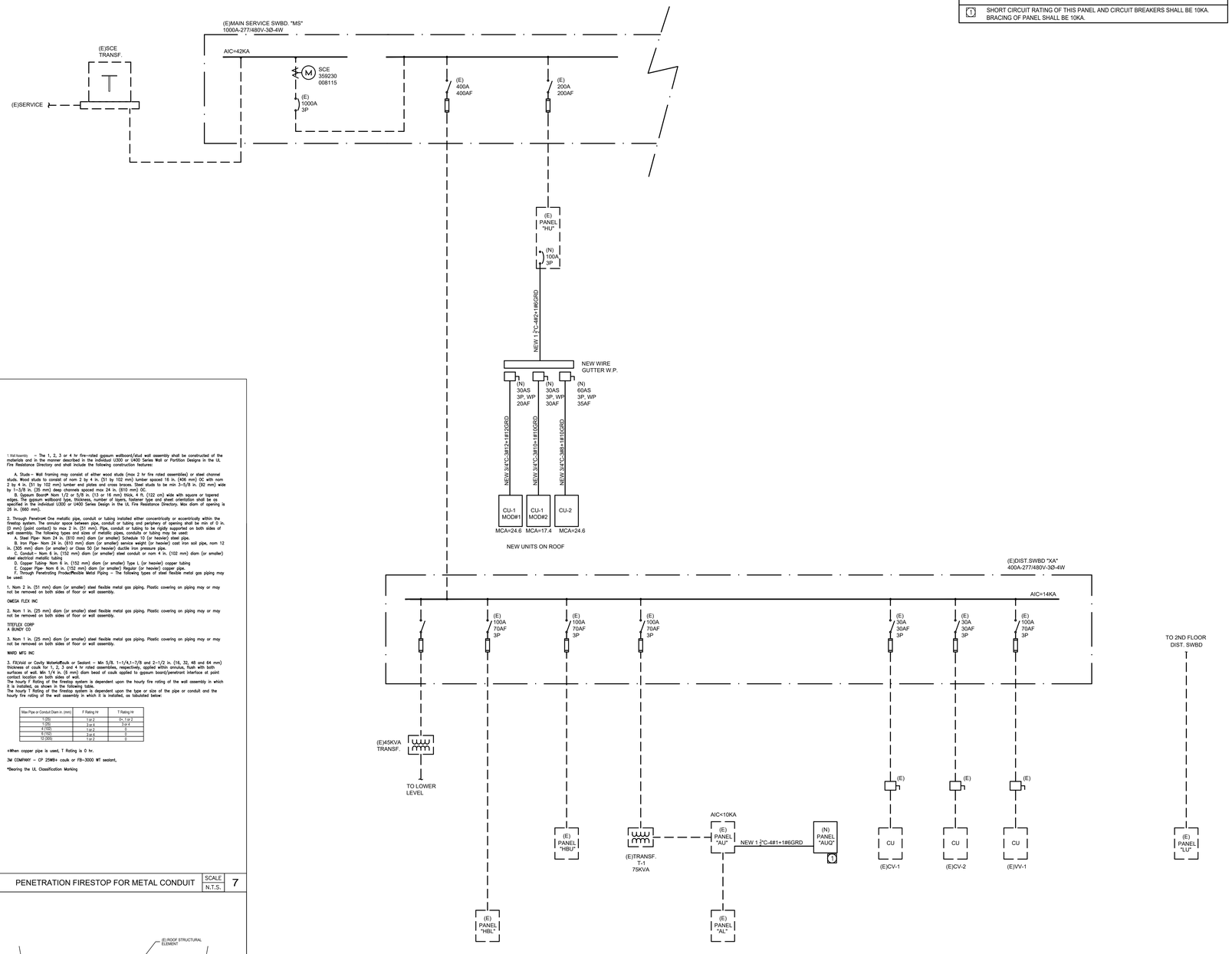
SHEET TITLE
GENERAL NOTES, LEGEND,ABBREVIATIONS LIST & DRAWING INDEX

SHEET NUMBER
E0-01

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REFERENCE NOTES

1	SHORT CIRCUIT RATING OF THIS PANEL AND CIRCUIT BREAKERS SHALL BE 10KA. BRACING OF PANEL SHALL BE 10KA.

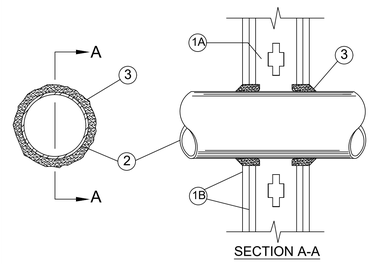


SINGLE-LINE DIAGRAM

NOT TO SCALE

System No.W-L-1001

F Ratings - 1, 2, 3 and 4 Hr (See Items 2 and 3)
T Ratings - 0, 1, 2, 3, and 4 Hr (See Item 3)
L Rating At Ambient - less than 1 CFM/sq ft
L Rating At 400 F - less than 1 CFM/sq ft



SECTION A-A

1 Wall Assembly — The 1, 2, 3 or 4 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300 or U400 Series Wall or Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

A. Studs — Wall framing may consist of either wood studs (max 2 hr fire rated assemblies) or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC with nom 2 by 4 in. (51 by 102 mm) lumber end plates and cross braces. Steel studs to be min 3-5/8 in. (92 mm) wide by 1-3/8 in. (35 mm) deep channels spaced max 24 in. (610 mm) OC.

B. Gypsum Board* Nom 1/2 or 5/8 in. (13 or 16 mm) thick, 4 ft. (122 cm) wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 26 in. (660 mm).

2. Through Penetrant One metallic pipe, conduit or tubing installed either concentrically or eccentrically within the firestop system. The annular space between pipe, conduit or tubing and periphery of opening shall be min of 0 in. (0 mm) (point contact) to max 2 in. (51 mm). Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:

A. Steel Pipe- Nom 24 in. (610 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.

B. Iron Pipe- Nom 24 in. (610 mm) diam (or smaller) service weight (or heavier) cast iron soil pipe, nom 12 in. (305 mm) diam (or smaller) or Class 50 (or heavier) ductile iron pressure pipe.

C. Conduit - Nom 6 in. (152 mm) diam (or smaller) steel conduit or nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing

D. Copper Tubing- Nom 6 in. (152 mm) diam (or smaller) Type L (or heavier) copper tubing

E. Copper Pipe- Nom 6 in. (152 mm) diam (or smaller) Regular (or heavier) copper pipe.

F. Through Penetrating Product Flexible Metal Piping — The following types of steel flexible metal gas piping may be used:

1. Nom 2 in. (51 mm) diam (or smaller) steel flexible metal gas piping. Plastic covering on piping may or may not be removed on both sides of floor or wall assembly.

OMEGA FLEX INC

2. Nom 1 in. (25 mm) diam (or smaller) steel flexible metal gas piping. Plastic covering on piping may or may not be removed on both sides of floor or wall assembly.

TITEFLEX CORP
A BUNDY CO

3. Nom 1 in. (25 mm) diam (or smaller) steel flexible metal gas piping. Plastic covering on piping may or may not be removed on both sides of floor or wall assembly.

WARD MFG INC

3. Fill,Void or Cavity Material*Caulk or Sealant — Min 5/8, 1-1/4,1-7/8 and 2-1/2 in. (16, 32, 48 and 64 mm) thickness of caulk for 1, 2, 3 and 4 hr rated assemblies, respectively, applied within annulus, flush with both surfaces of wall. Min 1/4 in. (6 mm) diam bead of caulk applied to gypsum board/penetrant interface at point contact location on both sides of wall.
The hourly F Rating of the firestop system is dependent upon the hourly fire rating of the wall assembly in which it is installed, as shown in the following table.
The hourly T Rating of the firestop system is dependent upon the type or size of the pipe or conduit and the hourly fire rating of the wall assembly in which it is installed, as tabulated below:

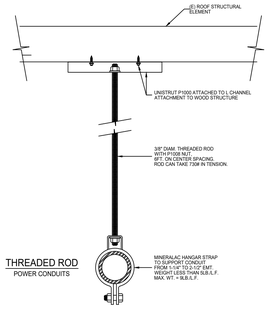
Max Pipe or Conduit Diam in. (mm)	F Rating Hr	T Rating Hr
1 (25)	1 or 2	0*, 1 or 2
1 (25)	3 or 4	3 or 4
4 (102)	1 or 2	1
6 (152)	3 or 4	1
12 (305)	1 or 2	0

*When copper pipe is used, T Rating is 0 hr.

3M COMPANY — CP 25WB+ caulk or FB-3000 WT sealant.

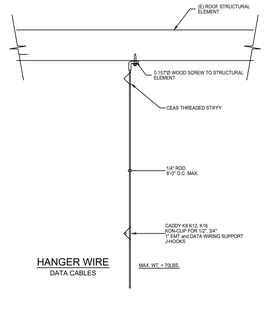
*Bearing the UL Classification Marking

PENETRATION FIRESTOP FOR METAL CONDUIT — SCALE N.T.S. — 7



THREADED ROD
POWER CONDUITS

CONDUIT MOUNTING DETAIL — SCALE N.T.S. — 4



HANGER WIRE
DATA CABLES

DATA CABLING J-HOOK MOUNTING DETAIL — SCALE N.T.S. — 3

struere
ADVANCED ARCHITECTURE
3324 GRAND VIEW
LOS ANGELES, CALIFORNIA 90066
TELEPHONE (310) 748-7649
E-MAIL HRAZTAN@STRUERE.COM
WWW.STRUERE.COM

REGISTERED PROFESSIONAL ENGINEER — JOSE A. CORTES-LAGUD — No. E 16488 — Exp. 6-30-27 — ELECTRICAL — STATE OF CALIFORNIA

BSG BUILDING SOLUTIONS GROUP
MEP Engineering Design Consulting
BuildingSolutionsGroup.com
Los Angeles County, Ca 626.281.6220
Project # STR-008-25

BCHD Beach Cities Health District — A Public Agency

TOP FLOOR

510 N PROSPECT AVE
REDONDO BEACH, CA 90277

BCHD - CENTER FOR HEALTH & FITNESS

ISSUE DESCRIPTION

1	50% DESIGN DEVELOPMENT	10/31/25
2	100% DESIGN DEVELOPMENT	11/14/2025
3	PLAN CHECK SET	01/30/2026
4	BID SET	03/12/2026

SHEET TITLE

SINGLE-LINE DIAGRAM & LOAD CALCULATIONS

SHEET NUMBER

E0-02

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STATE OF CALIFORNIA
Indoor Lighting
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 for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e) and 180.2(b)4 for indoor lighting scopes using the prescriptive path for multifamily occupancies. Multifamily includes dormitory and senior living facilities.

Project Name: BEACH CITIES HEALTH DISTRICT **Report Page:** (Page 1 of 10)
Project Address: 510 N PROSPECT AVE REDONDO BEACH, CA 90277 **Date Prepared:** 2026-01-27T14:10:29-05:00

A. GENERAL INFORMATION

01 Project Location (city)	REDONDO BEACH	04 Total Conditioned Floor Area (ft²)	15,420
02 Climate Zone	6	05 Total Unconditioned Floor Area (ft²)	0
03 Occupancy Types Within Project (select all that apply):		06 # of Stories (Habitable Above Grade)	0

• Gymnasium

B. PROJECT SCOPE
This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.6 / 170.2(e) or 141.0(b)2 / 180.2(b)4 for alterations.

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 Method	15420	N/A	0
☐ New Lighting System - Parking Garage	N/A	0	N/A	0
Total Area of Work (ft²)	15420			

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CERTIFICATE OF COMPLIANCE NRCC-LTI-E
Project Name: BEACH CITIES HEALTH DISTRICT **Report Page:** (Page 2 of 10)
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C. COMPLIANCE RESULTS
If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D, for guidance.

Allowed Lighting Power per 140.6(b) /170.2(e) (Watts)						Adjusted Lighting Power per 140.6(a) /170.2(e) (Watts)				Compliance Results
Lighting in conditioned and unconditioned spaces must not be combined for compliance per 140.6(b)1 /170.2(e)	01 Complete Building 140.6(c)1	02 Area Category 140.6(c)2 /170.2(e)4	03 Area Category Additional 140.6(c)2 /170.2(e)4Aa (+)	04 Tailored 140.6(c)3 /170.2(e)4B (+)	05 Total Allowed (Watts)	06 Total Designed (Watts)	07 Adjustments PAF Lighting Control Credits 140.6(a)2 /170.2(e)1B (-)	08 Total Adjusted (Watts) *Includes Adjustments		09 05 must be >= 08 140.6 /170.2(e)
	(See Table I)	(See Table I)	(See Table I)	(See Table K)		(See Table F)	(See Table P)			
Conditioned		7,975.9	453.7		8,429.6	8,341.6		8341.6		COMPLIES
Unconditioned										
Controls Reduction Compliance (See Table H for Details)										COMPLIES
Rated Power Reduction Compliance (See Table Q for Details)										

D. EXCEPTIONAL CONDITIONS
This table is auto-filled with unedittable 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.

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F. INDOOR LIGHTING FIXTURE SCHEDULE
This table includes all planned permanent and portable lighting other than dwelling unit/ hotel/ motel room lighting. Multifamily dwelling unit and hotel/motel room lighting is documented in Table T. If using Table T to document lighting in multifamily common use areas providing shared provisions for living, eating, cooking or sanitation, those luminaires are not included here.

Designed Wattage: Conditioned Spaces

01 Name or Item Tag	02 Complete Luminaire Description	03 Modular (Track) Fixture	04 Small Aperture & Color Change [1]	05 Watts per Luminaire*	06 How is Wattage determined	07 Total Number of Luminaires	08 Excluded per 140.6(a)3 / 170.2(e)2C	09 Design Watts	10 Field Inspector Pass	10 Field Inspector Fail
LT-01A	10' LINEAR LED	No	NA	50	Mfr. Spec	6	No	300	☐	☐
LT-01B	8' LINEAR LED	No	NA	40	Mfr. Spec	2	No	80	☐	☐
LT-01C	20' LINEAR LED	No	NA	100	Mfr. Spec	1	No	100	☐	☐
LT-01D	12' LINEAR LED	No	NA	80	Mfr. Spec	8	No	640	☐	☐
LT-01E	12' LINEAR LED	No	NA	60	Mfr. Spec	3	No	180	☐	☐
LT-01	14' LINEAR LED	No	NA	70	Mfr. Spec	4	No	280	☐	☐
LT-02	10'X14' LINEAR LED	No	NA	240	Mfr. Spec	5	No	1,200	☐	☐
LT-02A	8'X16' LINEAR LED	No	NA	240	Mfr. Spec	3	No	720	☐	☐
LT-02B	8'X20' LINEAR LED	No	NA	392	Mfr. Spec	3	No	1,176	☐	☐
LT-03	PENDANT DOWNLIGHT	No	NA	14	Mfr. Spec	22	No	308	☐	☐
LT-04	DOWNLIGHT	No	NA	73	Mfr. Spec	6	No	438	☐	☐
LT-06	LINEAR LED	No	NA	25.2	Mfr. Spec	2	No	50.4	☐	☐
LT-06A	LINEAR LED	No	NA	75.6	Mfr. Spec	1	No	75.6	☐	☐
LT-06B	LINEAR LED	No	NA	100.8	Mfr. Spec	1	No	100.8	☐	☐
LT-07	LINEAR LED	No	NA	44	Mfr. Spec	2	No	88	☐	☐
LT-07A	LINEAR LED	No	NA	26.4	Mfr. Spec	1	No	26.4	☐	☐
LT-07B	LINEAR LED	No	NA	61.6	Mfr. Spec	1	No	61.6	☐	☐
LT-09	LINEAR WALL WASHER	No	NA	23	Mfr. Spec	1	No	23	☐	☐
LT-11	WALL LED	No	NA	8.7	Mfr. Spec	12	No	104.4	☐	☐
LT-12	DOWNLIGHT	No	NA	14	Mfr. Spec	15	No	210	☐	☐

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F. INDOOR LIGHTING FIXTURE SCHEDULE

LT-13	WALL LED	No	NA	16.7	Mfr. Spec	8	No	133.6	☐	☐
LT-14	LINEAR LED	No	NA	3.4	Mfr. Spec	28	No	95.2	☐	☐
LT-17	LINEAR LED	No	NA	40	Mfr. Spec	2	No	80	☐	☐
LT-10	ALCOVE LED	No	NA	4.1	Mfr. Spec	204	No	836.4	☐	☐
LT-18	DECORATIVE LED	No	NA	80	Mfr. Spec	5	No	400	☐	☐
LT-07C	LINEAR LED	No	NA	17.6	Mfr. Spec	1	No	17.6	☐	☐
LT-12A	DOWNLIGHT	No	NA	14	Mfr. Spec	6	No	84	☐	☐
LT-12B	DOWNLIGHT	No	NA	14	Mfr. Spec	8	No	112	☐	☐
LT-01F	6' LINEAR LED	No	NA	30	Mfr. Spec	1	No	30	☐	☐
LT-03B	PENDANT DOWNLIGHT	No	NA	14	Mfr. Spec	6	No	84	☐	☐
LT-07C	LINEAR LED	No	NA	70.4	Mfr. Spec	1	No	70.4	☐	☐
LT-07D	LINEAR LED	No	NA	79.2	Mfr. Spec	1	No	79.2	☐	☐
LT-15	LINEAR UNDERCOUNTER LED	No	NA	7.3	Mfr. Spec	10	No	73	☐	☐
LT-19	LED TAPE	No	NA	3	Mfr. Spec	28	No	84	☐	☐
						Total Designed Watts: CONDITIONED SPACES		8,341.6		

†FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per 140.6(a)4B /170.2(e)2D is adjusted to be 75%,/80% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05.
‡Authority Having Jurisdiction may ask for luminaire cut sheets to confirm wattage used for compliance per 130.0(c) /160.5(b). Wattage used must be the maximum rated for the luminaire, not the lamp.

G. MODULAR LIGHTING SYSTEMS
This section does not apply to this project.

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H. INDOOR LIGHTING CONTROLS (Not including PAFs)
This table includes lighting controls for conditioned and unconditioned spaces.

Building Level Controls

01	02	03 Field Inspector Pass	03 Field Inspector Fail
Mandatory Demand Response 110.12(c)	Shut-off controls 130.1(c) / 160.5(b)4C	☐	☐
Required >= 4,000W subject to multilevel	See Area/Space Level Controls	☐	☐

Area Level Controls

04 Area Description	05 Complete Building or Area Category Primary Function Area	06 Manual Area Controls 130.1(a) /160.5(b)4A	07 Multi-Level Controls 130.1(b) /160.5(b)4B	08 Shut-Off Controls 130.1(c) /160.5(b)4C	09 Primary/Sky Daylight 130.1(d) /160.5(b)4D	10 Secondary Daylighting 130.1(d) /160.5(b)4D	11 Interlocked Systems 140.6(a)1/1 70.2(e)2A	12 Field Inspector Pass	12 Field Inspector Fail
EXERCISE ROOM	Exercise Center Gymnasium	Readily Accessible	Dimmer	Auto. Time Switch	Included	Included	No	☐	☐
RESTROOM	Restroom	Readily Accessible	NA: Restrooms	Auto. Time Switch	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
MAIN ENTRY	Main Entry Lobby	Readily Accessible	Dimmer	Auto. Time Switch	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
HALLWAY	Corridor	Readily Accessible	Dimmer	Auto. Time Switch	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
					13				
					Plan Sheet Showing Daylit Zones:				
					E-300				

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Project Name: BEACH CITIES HEALTH DISTRICT **Report Page:** (Page 6 of 10)
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I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS
Each area complying using the Complete Building or Area Category Methods per 140.6(b) are included in this table. Column 06 indicates if additional lighting power allowances per 140.6(c) or adjustments per 140.6(a) are being used .

Conditioned Spaces

01 Area Description	02 Complete Building or Area Category Primary Function Area	03 Allowed Density (W/ft²)	04 Area (ft²)	05 Allowed Wattage (Watts)	06 Additional Allowance / Adjustment Area Category	06 Additional Allowance / Adjustment PAF
EXERCISE ROOM	Exercise Center Gymnasium	0.5	11,167	5,583.5	No	No
RESTROOM	Restroom	0.65	1,044	678.6	Yes	No
MAIN ENTRY	Main Entry Lobby	0.7	1,434	1,003.8	Yes	No
HALLWAY	Corridor	0.4	1,775	710	No	No
		TOTALS:	15,420	7,975.9	See Tables L or P for detail	

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J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM
All areas indicated in Table I as using an additional allowance using the Area Category Method have been included in this table to calculate the additional allowance per Table 140.6-C /170.2-M

Conditioned Spaces

01 Area Description	02 Primary Function Area	03 Applicable Qualifying Lighting System from Table 140.6-C	04 Allowed Density (W/ft² or W/Unit)	05 Lig Area, Length or ATM/Mirror (ft², lf or #)	06 Extra Allowance (Watts)	07 Luminaire Name or Item Tag	08 Watts per Luminaire	09 Number of Luminaires	10 Total Design Watts
RESTROOM	Restroom	Decorative Display I	0.35	1044	365.4	LT-14	3.4	28	95.2
Total Design Watts	Calculated Allowance (Watts):	Total Additional Allowance for this area:							
95.2	365.4	95.2							
MAIN ENTRY	Main Entry Lobby	Decorative Display C	0.25	1434	358.5	LT-14	3.4	5	17
						LT-09	23	1	23
Total Design Watts	Calculated Allowance (Watts):	Total Additional Allowance for this area:				LT-18	80	5	400
440	358.5	358.5							
		11							
Total Additional Allowance (Watts) CONDITIONED SPACES		453.7							

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE
This section does not apply to this project.

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L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY
This section does not apply to this project.

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING
This section does not apply to this project.

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE
This section does not apply to this project.

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE
This section does not apply to this project.

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))
This section does not apply to this project.

Q. RATED POWER REDUCTION COMPLIANCE FOR ONE-FOR-ONE ALTERATIONS
This section does not apply to this project.

R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS
This section does not apply to this project.

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)
This section does not apply to this project.

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T. DWELLING UNIT LIGHTING
This section does not apply to this project.

U. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION
Selections have been made based on information provided in this document. If any selections 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

Form/Title
NRCI-LTI-E - Must be submitted for all buildings

V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE
Selections have been made based on information provided in this document. If any selections 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 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

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	EXERCISE ROOM; RESTROOM; MAIN ENTRY; HALLWAY
NRCA-LTI-03-A - Must be submitted for automatic daylight controls.	EXERCISE ROOM
NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.	EXERCISE ROOM; RESTROOM; MAIN ENTRY; HALLWAY

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CERTIFICATE OF COMPLIANCE NRCC-LTI-E
Project Name: BEACH CITIES HEALTH DISTRICT **Report Page:** (Page 10 of 10)
Project Address: 510 N PROSPECT AVE REDONDO BEACH, CA 90277 **Date Prepared:** 2026-01-27T14:10:29-05:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Henry Hua -JOSEPH CORTES	Documentation Author Signature:
Company: BOZZUTO GOUTTIORE GROUP	Signature Date: 01-27-2026
Address: 1139 WESTMINSTER AVE SUITE A	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: ALHAMBRA, CA 91803	Phone: 1-323-270-1058

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 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: JOSEPH CORTES	Responsible Designer Signature:
Company: BOZZUTO GOUTTIORE GROUP	Date Signed: 01-27-2026
Address: 1139 WESTMINSTER AVE SUITE A	License: EL6489
City/State/Zip: ALHAMBRA CA 91803	Phone: 1-323-270-1058

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INDOOR LIGHTING FIXTURE SCHEDULE

FIXTURE	DESCRIPTION	MANUFACTURER/ MODEL No.	MOUNTING	LAMP TYPE	NOTES
LT-01A 10'	10' LINEAR LED	EDISON LIGHTING GROUP EDSANT+10'-5W-DI-277V-DL-S4-OP-BK-35K-DOS	PENDANT	50W	PROVIDE DIMMING SYSTEM COMPATIBLE WITH EACH LIGHT. PROVIDE INTERFACE AS NEEDED WITH 0-10V SYSTEM
LT-01B 8'	8' LINEAR LED	EDISON LIGHTING GROUP EDSANT+8'-5W-DI-277V-DL-S3-OP-BK-35K-DOS	PENDANT	40W	PROVIDE DIMMING SYSTEM COMPATIBLE WITH EACH LIGHT. PROVIDE INTERFACE AS NEEDED WITH 0-10V SYSTEM
LT-01C 20'	20' LINEAR LED	EDISON LIGHTING GROUP EDSANT+20'-5W-DI-277V-DL-S4-OP-BK-35K-DOS	PENDANT	100W	PROVIDE DIMMING SYSTEM COMPATIBLE WITH EACH LIGHT. PROVIDE INTERFACE AS NEEDED WITH 0-10V SYSTEM
LT-01D 16'	16' LINEAR LED	EDISON LIGHTING GROUP EDSANT+16'-5W-DI-277V-DL-S4-OP-BK-35K-DOS	PENDANT	80W	PROVIDE DIMMING SYSTEM COMPATIBLE WITH EACH LIGHT. PROVIDE INTERFACE AS NEEDED WITH 0-10V SYSTEM
LT-01E 12'	12' LINEAR LED	EDISON LIGHTING GROUP EDSANT+12'-5W-DI-277V-DL-S4-OP-BK-35K-DOS	PENDANT	60W	PROVIDE DIMMING SYSTEM COMPATIBLE WITH EACH LIGHT. PROVIDE INTERFACE AS NEEDED WITH 0-10V SYSTEM
LT-01 14'	14' LINEAR LED	EDISON LIGHTING GROUP EDSANT+14'-5W-DI-277V-DL-S4-OP-BK-35K-DOS	PENDANT	70W	PROVIDE DIMMING SYSTEM COMPATIBLE WITH EACH LIGHT. PROVIDE INTERFACE AS NEEDED WITH 0-10V SYSTEM
LT-01F 6'	6' LINEAR LED	EDISON LIGHTING GROUP EDSANT+6'-5W-DI-277V-DL-S4-OP-BK-35K-DOS	PENDANT	30W	PROVIDE DIMMING SYSTEM COMPATIBLE WITH EACH LIGHT. PROVIDE INTERFACE AS NEEDED WITH 0-10V SYSTEM
LT-02 10'X14'	10'X14' LINEAR LED	EDISON LIGHTING GROUP EDSANT+RC10'X14'-5W-DI-277V-DL-S4-OP-BK-35K-DOS	PENDANT	240W	PROVIDE DIMMING SYSTEM COMPATIBLE WITH EACH LIGHT. PROVIDE INTERFACE AS NEEDED WITH 0-10V SYSTEM
LT-02A 16'X8'	8'X16' LINEAR LED	EDISON LIGHTING GROUP EDSANT+RC8'X16'-5W-DI-277V-DL-S4-OP-BK-35K-DOS	PENDANT	240W	PROVIDE DIMMING SYSTEM COMPATIBLE WITH EACH LIGHT. PROVIDE INTERFACE AS NEEDED WITH 0-10V SYSTEM
LT-03	PENDANT DOWNLIGHT	LUMENWERX AE4CYP-D-8"-FTMB-BVL-FTMB-35K-D-277V-1-CDR-FTMB-BKSXXIN	PENDANT	14W	PROVIDE DIMMING SYSTEM COMPATIBLE WITH EACH LIGHT. PROVIDE INTERFACE AS NEEDED WITH 0-10V SYSTEM
LT-03 EM	PENDANT DOWNLIGHT WITH 90 MIN EMERGENCY BATTERY PACK	LUMENWERX AE4CYP-D-8"-FTMB-BVL-FTMB-35K-D-277V-1-CDR-FTMB-BKSXXIN-EM	PENDANT	14W	PROVIDE DIMMING SYSTEM COMPATIBLE WITH EACH LIGHT. PROVIDE INTERFACE AS NEEDED WITH 0-10V SYSTEM. WITH 90 MIN EMERGENCY BATTERY PACK
LT-03B	PENDANT DOWNLIGHT	LUMENWERX AE4CYP-D-8"-FTMB-BVL-FTMB-35K-277V-D1-CDR-FTMB-BKSXXIN	PENDANT	14W	PROVIDE DIMMING SYSTEM COMPATIBLE WITH EACH LIGHT. PROVIDE INTERFACE AS NEEDED WITH 0-10V SYSTEM
LT-03B EM	PENDANT DOWNLIGHT WITH 90 MIN EMERGENCY BATTERY PACK	LUMENWERX AE4CYP-D-8"-FTMB-BVL-FTMB-35K-277V-D1-CDR-FTMB-BKSXXIN	PENDANT	14W	PROVIDE DIMMING SYSTEM COMPATIBLE WITH EACH LIGHT. PROVIDE INTERFACE AS NEEDED WITH 0-10V SYSTEM. WITH 90 MIN EMERGENCY BATTERY PACK
LT-04 LT-04	PENDANT LED	BELUX KREON OTO KUOTO-450-PL-BK-30-90-D2-277	PENDANT	73W	PROVIDE DIMMING SYSTEM COMPATIBLE WITH EACH LIGHT. PROVIDE INTERFACE AS NEEDED WITH 0-10V SYSTEM
LT-06	LINEAR LED	LUMENWERX VIA 3 RECESSED VIA3RD-D-FH-SW-35K-4'-277V-D1-T B9-W-OCS	RECESSED	25.2W	PROVIDE DIMMING SYSTEM COMPATIBLE WITH EACH LIGHT. PROVIDE INTERFACE AS NEEDED WITH 0-10V SYSTEM
LT-06A	LINEAR LED	LUMENWERX VIA 3 RECESSED VIA3R-D-FH-SW-35K-12'-277V-D1-T B9-W-OCS	RECESSED	75.6W	PROVIDE DIMMING SYSTEM COMPATIBLE WITH EACH LIGHT. PROVIDE INTERFACE AS NEEDED WITH 0-10V SYSTEM
LT-06B	LINEAR LED	LUMENWERX VIA 3 RECESSED VIA3R-D-FH-SW-35K-16'-277V-D1-T B9-W-OCS	PENDANT	100.8W	PROVIDE DIMMING SYSTEM COMPATIBLE WITH EACH LIGHT. PROVIDE INTERFACE AS NEEDED WITH 0-10V SYSTEM
LT-07 10'	LINEAR LED	LUMENWERX SHALO ULTRA 2 SHLU2S-D-INTEGRAL-SW-35K-10FT-D1-SLT-B	WOOD SLAT CEILING BRACKET	44W	PROVIDE DIMMING SYSTEM COMPATIBLE WITH EACH LIGHT. PROVIDE INTERFACE AS NEEDED WITH 0-10V SYSTEM
LT-07A 6'	LINEAR LED	LUMENWERX SHALO ULTRA 2 SHLU2S-D-INTEGRAL-SW-35K-6FT-277V-D1-SLT-B	WOOD SLAT CEILING BRACKET	26.4W	PROVIDE DIMMING SYSTEM COMPATIBLE WITH EACH LIGHT. PROVIDE INTERFACE AS NEEDED WITH 0-10V SYSTEM
LT-07B 14'	LINEAR LED	LUMENWERX SHALO ULTRA 2 SHLU2S-D-INTEGRAL-SW-35K-14FT-277V-D1-SLT-B	WOOD SLAT CEILING BRACKET	61.6W	PROVIDE DIMMING SYSTEM COMPATIBLE WITH EACH LIGHT. PROVIDE INTERFACE AS NEEDED WITH 0-10V SYSTEM
LT-07B EM 14'	LINEAR LED WITH 90 MIN EMERGENCY BATTERY PACK	LUMENWERX SHALO ULTRA 2 SHLU2S-D-INTEGRAL-SW-35K-14FT-277V-D1-SLT-B	WOOD SLAT CEILING BRACKET	61.6W	PROVIDE DIMMING SYSTEM COMPATIBLE WITH EACH LIGHT. PROVIDE INTERFACE AS NEEDED WITH 0-10V SYSTEM. WITH 90 MIN EMERGENCY BATTERY PACK
LT-07C 16'	LINEAR LED	LUMENWERX SHALO ULTRA 2 SHLU2S-D-INTEGRAL-SW-35K-16FT-277V-D1-SLT-B	WOOD SLAT CEILING BRACKET	70.4W	PROVIDE DIMMING SYSTEM COMPATIBLE WITH EACH LIGHT. PROVIDE INTERFACE AS NEEDED WITH 0-10V SYSTEM
LT-07D 18'	LINEAR LED	LUMENWERX SHALO ULTRA 2 SHLU2S-D-INTEGRAL-SW-35K-18FT-277V-D1-SLT-B	WOOD SLAT CEILING BRACKET	79.2W	PROVIDE DIMMING SYSTEM COMPATIBLE WITH EACH LIGHT. PROVIDE INTERFACE AS NEEDED WITH 0-10V SYSTEM
LT-09 8'	LINEAR WALL WASHER	LUMENWERX AXLE LED AXLWAD-APD-LED-80-350-35K-8FT-2 77V-D1-6"-55AL-AL	SURFACE	23W	PROVIDE DIMMING SYSTEM COMPATIBLE WITH EACH LIGHT. PROVIDE INTERFACE AS NEEDED WITH 0-10V SYSTEM
LT-10	ALCOVE LED	LUMENWERX ALC-APD-LED-80-550-35-277V	COVE	4.1W/FT	PROVIDE DIMMING SYSTEM COMPATIBLE WITH EACH LIGHT. PROVIDE INTERFACE AS NEEDED WITH 0-10V SYSTEM
LT-11 LT-11	WALL LED	ASTRO HALFTONE 400 1425005-277V	RECESSED	8.7W	PROVIDE DIMMING SYSTEM COMPATIBLE WITH EACH LIGHT. PROVIDE INTERFACE AS NEEDED WITH 0-10V SYSTEM
LT-12 LT-12	DOWNLIGHT LED	LUMENWERX AERA 3" AE3RRA-TRM-SW-IC-277V-14W-D1-N A-35-TRM-SDL-FTMW-WET	RECESSED	14W	PROVIDE DIMMING SYSTEM COMPATIBLE WITH EACH LIGHT. PROVIDE INTERFACE AS NEEDED WITH 0-10V SYSTEM
LT-12A LT-12A	DOWNLIGHT LED	LUMENWERX AERA 3" AE3RRA-TRM-SW-277V-14W-IC-D1-N A-35-TRM-SDL-FTMW-WET LISTED	RECESSED	14W	PROVIDE DIMMING SYSTEM COMPATIBLE WITH EACH LIGHT. PROVIDE INTERFACE AS NEEDED WITH 0-10V SYSTEM
LT-12B LT-12B	DOWNLIGHT LED	LUMENWERX AERA 3" AE3RRA-TRM-SW-277V-14W-IC-D1-N A-35-TRM-SDL-FTMW-DIRECTIONAL	RECESSED	14W	PROVIDE DIMMING SYSTEM COMPATIBLE WITH EACH LIGHT. PROVIDE INTERFACE AS NEEDED WITH 0-10V SYSTEM
LT-13 LT-13	WALL LED	ASTRO ATTICUS 900 3000K-277V	SURFACE	16.7W	PROVIDE DIMMING SYSTEM COMPATIBLE WITH EACH LIGHT. PROVIDE INTERFACE AS NEEDED WITH 0-10V SYSTEM
LT-14 LT-14	LINEAR LED	LUMENWERX VIA 2 PERIMETER V2PERD-HLO-SW-LED-80-350-35-4F T-277V-D1-DMF-W-TES	RECESSED	3.4W/FT	PROVIDE DIMMING SYSTEM COMPATIBLE WITH EACH LIGHT. PROVIDE INTERFACE AS NEEDED WITH 0-10V SYSTEM
LT-15	LINEAR UNDERCOUNTER LED	KLUS INSPIRING SOLUTIONS GIZA FIXTURE REF 05556 COLOR SILVER SQUARE COVER	SURFACE	7.3W/FT	PROVIDE DIMMING SYSTEM COM

Panel: (E) PANEL 'HBU' | Amps: 225
Main: MLO | Volts: 277/480
OC Devices: C.B. | Phase: 3
Enclosure: SURFACE | Wires: 4

Ckt	Description	Load Type	Load (VA)	OC Device Amps	OC Device Poles	Phase	OC Device Amps	OC Device Poles	Load (VA)	Load Type	Description	Ckt
1				20	1	A	20	1	1604	LTG	CARDIO WORKOUT 305 LIGHTING	2 T
3				20	1	B	20	1	1090	LTG	WORKOUT 323/ASSESMENT 304 LIGHTING	4 T
5				20	1	C	20	1	720	LTG	SILVERS 317 LIGHTING	6 T
7				20	1	A	20	1				8
9				20	1	B	20	1				10
11				20	1	C	20	1				12
13				20	1	A	20	1				14
15				20	1	B	20	1				16
17				20	1	C	20	1				18
19				20	1	A	20	1				20
21				20	1	B	20	1				22
23				20	1	C	20	1				24
25				20	1	A	20	1				26
27				20	1	B	20	1				28
29				20	1	C	20	1				30
31				20	1	A	20	1				32
33				20	1	B	20	1				34
35				20	1	C	20	1				36
37				20	1	A	20	1				38
39				20	1	B	20	1				40
41				20	1	C	20	1				42

CONNECTED LOAD PER PHASE (VA): A: 1604 B: 1090 C: 720 LCL: 3,414

TOTAL CONNECTED LOAD 3,414 VA 5 Amps
WITH 25% LCL 4,267 VA 6 Amps

Remarks:
M: MULTI CIRCUIT TIE BREAKER CONNECTING CIRCUITS IN SHARED HOME RUNS
T:LIGHT CIRCUIT CONTROLLED BY ASTRONOMICAL TIME CLOCK

N: NEW CIRCUIT BREAKER TO MATCH EXISTINGS

Panel: (E) PANEL 'AU' | Amps: 225 | AIC=10KA
Main: 200A MAIN CB | Volts: 120/208
OC Devices: C.B. | Phase: 3
Enclosure: SURFACE | Wires: 4

Ckt	Description	Load Type	Load (VA)	OC Device Amps	OC Device Poles	Phase	OC Device Amps	OC Device Poles	Load (VA)	Load Type	Description	Ckt
1 NM	SILVERS 317 REC	REC	720	20	1	A	20	1	500	REC	ASSESSMENT 304 QD	2
3 NM	SILVERS 317 TV	REC	720	20	1	B	20	1	360	REC	CARDIO WORKOUT 305	4
5	CARDIO 305 FAN	MISC	540	20	1	C	20	1	540	HVAC	CONDENSATE PUMP	6
7	CARDIO 305 FAN	MISC	540	20	1	A	20	1	360	HVAC	CONDENSATE PUMP	8
9 M	FRONT DESK 301	REC	1080	20	1	B	20	1	300	REC	ASSESSMENT 304 SERVICE REF	10 M
11 M	FRONT DESK 301	REC	720	20	1	C	20	1	180	REC	ASSESSMENT 304 SERVICE REC	12 M
13 M	FRONT DESK 301	REC	720	20	1	A	20	1	180	REC	ASSESSMENT 304 SERVICE REC	14 M
15 M	FRONT DESK 301	REC	180	20	1	B	20	1	540	REC	SILVERS 317 FAN REC	16 M
17 M	OFFICE 307	REC	1080	20	1	C	20	1	360	REC	SILVERS 317 FAN REC	18 M
19 NM	OFFICE 307	REC	1080	20	1	A	20	1	180	REC	JAN RM GWH C.P.	20
21 NM	WORKOUT 323	REC	540	20	1	B	20	1	360	REC	CARDIO WORKOUT 305	22 M
23 NM	PATIO AREA 306	REC	360	20	1	C	20	1	360	REC	CARDIO WORKOUT 305	24 M
25 NM	ASSESMENT 304 COPIER	REC	180	20	1	A	20	2	600	HVAC	FCU-1,FCU-2 FCU-3 DISC	26 M
27 NM	CARDIO WORKOUT 305	REC	180	20	1	B	-	-	600	HVAC	W/CKT.#26	28 M
29 NM	CARDIO WORKOUT 305	REC	180	20	1	C	20	2	400	HVAC	FCU-10/FCU-4 DISC	30 M
31	(E)PANEL "AL"	MISC	8000	100	3	A	-	-	400	HVAC	W/CKT.#35	32 M
33	W/CKT.#31	MISC	8000	-	-	B	20	1			SPARE	34
35	W/CKT.#31	MISC	8000	-	-	C	20	1	500	MISC	CARDIO WORKOUT DF/BOTTLE FILLER	36
37	CARDIO WORKOUT 305 TV	REC	360	20	1	A	125	3	5000		(N)PANEL "AUQ"	38 N
39	WORKOUT 323 FAN	MISC	360	20	1	B	-	-	4500		W/CKT.#38	40 N
41	OFFICE 307 REC	REC	720	20	1	C	-	-	4000		W/CKT.#38	42 N

CONNECTED LOAD PER PHASE (VA): A: 18820 B: 17720 C: 17940 LCL: 4,920

TOTAL CONNECTED LOAD 54,480 VA 152 Amps
WITH 25% LCL 55,710 VA 155 Amps

Remarks:
M: MULTI CIRCUIT TIE BREAKER CONNECTING CIRCUITS IN SHARED HOME RUNS
T:LIGHT CIRCUIT CONTROLLED BY ASTRONOMICAL TIME CLOCK

N: NEW CIRCUIT BREAKER TO MATCH EXISTINGS

Panel: (E) PANEL 'LU' | Amps: 225
Main: 225-3P MAIN CB | Volts: 120/208
OC Devices: C.B. | Phase: 3
Enclosure: SURFACE | Wires: 4

Ckt	Description	Load Type	Load (VA)	OC Device Amps	OC Device Poles	Phase	OC Device Amps	OC Device Poles	Load (VA)	Load Type	Description	Ckt
1 M	REFORMER 315,316/MASSAGE 314	REC	720	20	1	A	20	1	900	REC	SGT 311	2
3 M	REFORMER 315/MASSAGE 314	REC	540	20	1	B	20	1			SPARE	4
5	YOGA/PILATES 312 REC/TV	REC	360	20	1	C	20	1			SPARE	6
7	HALLWAY DF	MISC	300	20	1	A	20	1			SPARE	8 N
9	RM 312,310,309 FANS	REC	360	20	1	B	20	1	500	HVAC	RESROOM EF-1	10 N
11 N	RM 312,310,309 FANS	REC	720	20	1	C	20	1	1000	REC	RESTROOM HAND DRYER	12 N
13 N	HALLWAY REC	REC	540	20	1	A	20	1	1000	REC	RESTROOM HAND DRYER	14 N
15 N	GROUP 309 FANS	REC	900	20	1	B	20	1	1000	REC	RESTROOM HAND DRYER	16 N
17 N	CU-S1/FC-S1	HVAC	1680	25	2	C	20	1	1000	REC	RESTROOM HAND DRYER	18 N
19 N	W/CKT. #17	HVAC	1680	-	-	A	20	1	540	REC	OPEN DESK AREA	20 N
21	SPIN 310 &VER	REC	720	20	1	B	20	1	360	REC	SERVER 308 IT TEL BACKBOARD REC	22 NM
23	SPARE			20	1	C	20	1	360	REC	SERVER 308 IT TEL BACKBOARD REC	24 NM
25	FCU-5, FCU 6 DISC	HVAC	400	20	2	A	20	1	360	REC	SERVER 308 IT TEL BACKBOARD REC	26 NM
27	W/CKT.#6	HVAC	400	-	-	B	20	1			SPARE	28 N
29 N	FCU-8,FCU-9 DISC	HVAC	400	20	2	C	20	1			SPARE	30 N
31 N	W/CKT.#29	HVAC	400	-	-	A	20	1	180	REC	SERVER RM FC COND PUMP	32 N
33	ROOF SERVICE REC	REC	360	20	1	B	20	1	900	REC	RESTROOM MEN SENSORS	34 T
35	SPARE			20	1	C	20	1	720	REC	MENS/WOMENS RESTROOM	36 N
37 N	FCU-7 DISC	HVAC	200	20	2	A	40	1			SPARE	38
39 N	W/CKT.#37	HVAC	200	-	-	B	20	1	1080	REC	GROUP X 309/TV/AV	40
41 N	CONDENSATE PUMP	HVAC	900	20	1	C	20	1			SPARE	42

CONNECTED LOAD PER PHASE (VA): A: 7220 B: 7320 C: 7140 LCL: 6,620

TOTAL CONNECTED LOAD 21,680 VA 61 Amps
WITH 25% LCL 23,335 VA 65 Amps

Remarks:
M: MULTI CIRCUIT TIE BREAKER CONNECTING CIRCUITS IN SHARED HOME RUNS
T:CIRCUIT CONTROLLED BY ASTRONOMICAL TIME CLOCK

N: NEW CIRCUIT BREAKER TO MATCH EXISTINGS

Panel: NEW PANEL 'AUQ' | Amps: 125
Main: MLO | Volts: 120/208
OC Devices: C.B. | Phase: 3
Enclosure: RECESSED | Wires: 4

Ckt	Description	Load Type	Load (VA)	OC Device Amps	OC Device Poles	Phase	OC Device Amps	OC Device Poles	Load (VA)	Load Type	Description	Ckt
1 M	CARDIO WORKOUT 305	REC	500	20	1	A	20	1	500	REC	CARDIO WORKOUT 305	2 M
3 M	CARDIO WORKOUT 305	REC	500	20	1	B	20	1	500	REC	CARDIO WORKOUT 305	4 M
5 M	CARDIO WORKOUT 305	REC	500	20	1	C	20	1	500	REC	CARDIO WORKOUT 305	6 M
7 M	CARDIO WORKOUT 305	REC	500	20	1	A	20	1	500	REC	CARDIO WORKOUT 305	8 M
9 M	CARDIO WORKOUT 305	REC	500	20	1	B	20	1	500	REC	CARDIO WORKOUT 305	10 M
11 M	CARDIO WORKOUT 305	REC	500	20	1	C	20	1	500	REC	CARDIO WORKOUT 305	12 M
13 M	CARDIO WORKOUT 305	REC	500	20	1	A	20	1	500	REC	CARDIO WORKOUT 305	14 M
15 M	CARDIO WORKOUT 305	REC	500	20	1	B	20	1	500	REC	CARDIO WORKOUT 305	16 M
17 M	CARDIO WORKOUT 305	REC	500	20	1	C	20	1	500	REC	CARDIO WORKOUT 305	18 M
19 M	CARDIO WORKOUT 305	REC	500	20	1	A	20	1	500	REC	CARDIO WORKOUT 305	20 M
21 M	CARDIO WORKOUT 305	REC	500	20	1	B	20	1	500	REC	CARDIO WORKOUT 305	22 M
23 M	CARDIO WORKOUT 305	REC	500	20	1	C	20	1			SPARE	24
25 M	CARDIO WORKOUT 305	REC	500	20	1	A	20	1			SPARE	26
27 M	CARDIO WORKOUT 305	REC	500	20	1	B	20	1			SPARE	28
29 M	CARDIO WORKOUT 305	REC	500	20	1	C	20	1			SPARE	30
31 M	CARDIO WORKOUT 305	REC	500	20	1	A	20	1			SPARE	32
33	SPARE			20	1	B	20	1			SPARE	34
35	SPARE			20	1	C	20	1			SPARE	36
37	SPACE					A					SPACE	38
39	SPACE					B					SPACE	40
41	SPACE					C					SPACE	42

CONNECTED LOAD PER PHASE (VA): A: 5000 B: 4500 C: 4000 LCL:

TOTAL CONNECTED LOAD 13,500 VA 38 Amps
WITH 25% LCL 13,500 VA 38 Amps

Remarks:
M: MULTI CIRCUIT TIE BREAKER CONNECTING CIRCUITS IN SHARED HOME RUNS
T:LIGHT CIRCUIT CONTROLLED BY ASTRONOMICAL TIME CLOCK

N: NEW CIRCUIT BREAKER TO MATCH EXISTINGS

Panel: (E) PANEL 'HU' | Amps: 225
Main: MLO | Volts: 277/480
OC Devices: C.B. | Phase: 3
Enclosure: SURFACE | Wires: 4

Ckt	Description	Load Type	Load (VA)	OC Device Amps	OC Device Poles	Phase	OC Device Amps	OC Device Poles	Load (VA)	Load Type	Description	Ckt
1	SPARE			20	1	A	20	1	951	LTG	CORRIDOR LIGHTING	2 T
3	SPARE			20	1	B	20	1	609	LTG	REFORMER1/2 LIGHTING	4 T
5	SPARE			20	1	C	20	1	449	LTG	YOGA/MAT PILATES LIGHTING	6 T
7	SPARE			20	1	A	20	1	514	LTG	SPIN 310/311 LIGHTING	8 T
9	SPARE			20	1	B	20	1	640	LTG	GROUP X LIGHTING	10 T
11	SPARE			20	1	C	20	1	495	LTG	RESTROOM LIGHTING	12 T
13	SPARE			20	1	A	20	1			SPARE	14
15	SPARE			20	1	B	20	1			SPARE	16
17	SPARE			20	1	C	20	1			SPARE	18
19	SPARE			20	1	A	20	1			SPARE	20
21	SPARE			20	1	B	20	1			SPARE	22
23	SPARE			20	1	C	20	1			SPARE	24
25	SPARE			20	1	A	20	1			SPARE	26
27	SPARE			20	1	B	20	1			SPARE	28
29	SPARE			20	1	C	20	1			SPARE	30
31	SPARE			20	1	A	20	1			SPARE	32
33	SPARE			20	1	B	20	1			SPARE	34
35	SPARE			20	1	C	20	1			SPARE	36
37 N	CU-1 MOD #1,MOD#2,CU-2	HVAC	6400	100	3	A	20	1			SPARE	38
39 N	W/CKT.#37	HVAC	6400	-	-	B					SPACE	40
41 N	W/CKT.#37	HVAC	6400	-	-	C					SPACE	42

CONNECTED LOAD PER PHASE (VA): A: 7865 B: 7649 C: 7344 LCL: 3,659

TOTAL CONNECTED LOAD 22,859 VA 28 Amps
WITH 25% LCL 23,774 VA 29 Amps

Remarks:
M: MULTI CIRCUIT TIE BREAKER CONNECTING CIRCUITS IN SHARED HOME RUNS
T:LIGHT CIRCUIT CONTROLLED BY ASTRONOMICAL TIME CLOCK

N: NEW CIRCUIT BREAKER TO MATCH EXISTINGS

struere
ADVANCED ARCHITECTURE
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REGISTERED PROFESSIONAL ENGINEER — JOSE A. CORTES-LAGUD — No. E016488 — Exp. 12-30-27 — ELECTRICAL — STATE OF CALIFORNIA

BSG BUILDING SOLUTIONS GROUP
MEP Engineering Design Consulting
BuildingSolutionsGroup.com
Los Angeles County, Ca 626.281.6220
Project # STR-008-25

BCHD Beach Cities Health District — A Public Agency

TOP FLOOR

510 N PROSPECT AVE
REDONDO BEACH, CA 90277

BCHD - CENTER FOR HEALTH & FITNESS

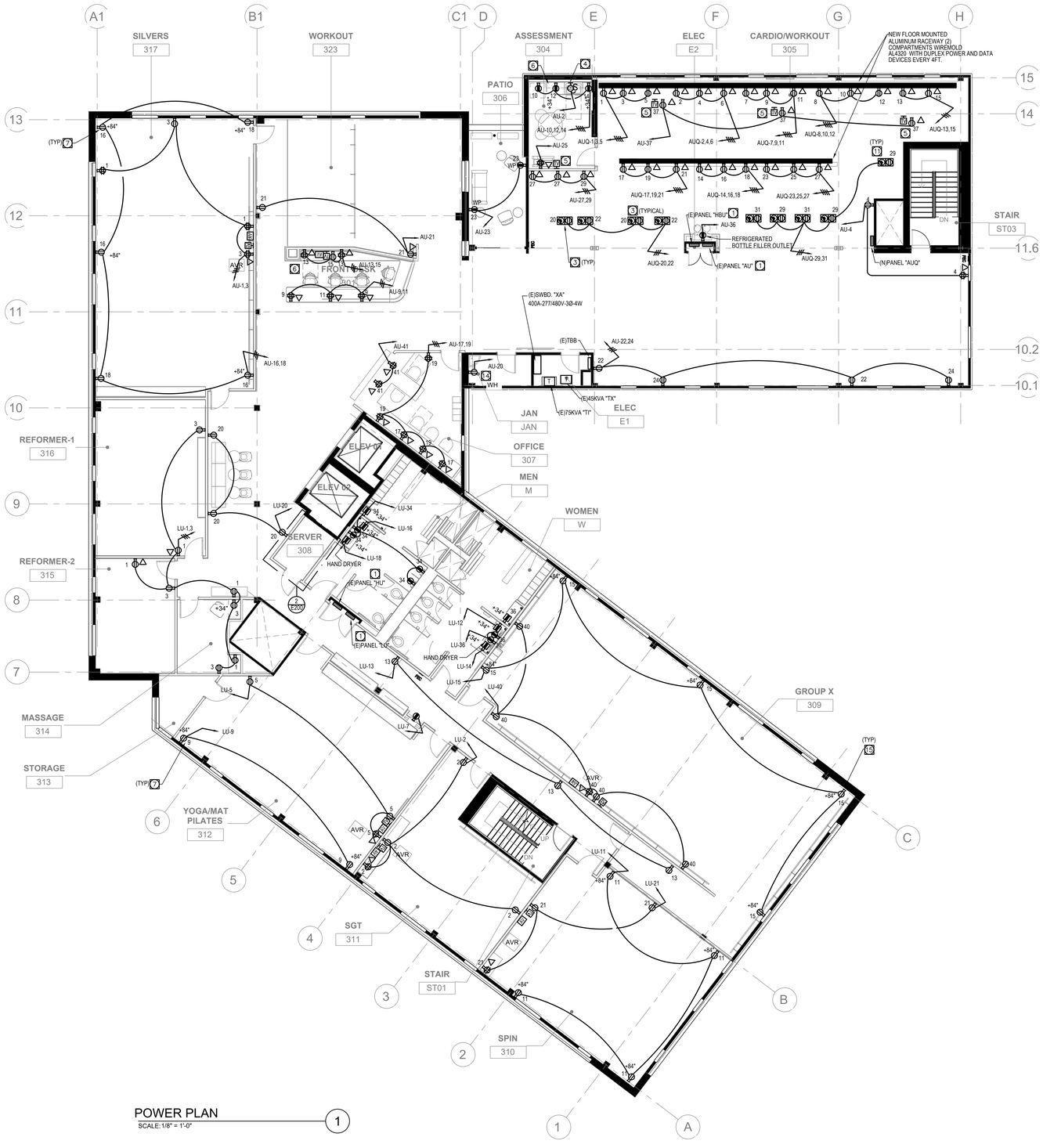
ISSUE DESCRIPTION

1	50% DESIGN DEVELOPMENT	10/31/25
2	100% DESIGN DEVELOPMENT	11/14/2025
3	PLAN CHECK SET	01/30/2026
4	BID SET	03/12/2026

SHEET TITLE
PANEL SCHEDULES

SHEET NUMBER
E0-04

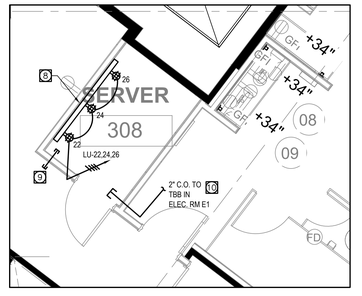
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POWER PLAN

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

1



POWER PLAN-SERVER ROOM

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

2

GENERAL NOTES

1. SEE MECHANICAL DRAWINGS FOR EXACT LOCATION OF EQUIPMENT.
2. SEE MECHANICAL DRAWINGS AND PROVIDE 1/2"C.O. FROM THERMOSTATS TO HVAC UNITS CONTROLLED.
3. ALL CONDUITS SHALL BE RUN WITH A GROUND WIRE SIZE AS PER NEC-250.
4. ELECTRICAL CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL THE ARCHITECTURAL AND CONSULTANTS DRAWINGS AND INCLUDE IN HIS BID ALL THE ELECTRICAL CONNECTIONS, EQUIPMENT, ACCESSORIES, CONDUITS, BOXES, ETC., THERE INDICATED TO BE BY ELECTRICAL CONTRACTOR.
5. CONTRACTOR SHALL ADJUST THE SIZE OF THE WIRING AFTER APPLYING ALL NEC REQUIRED DE-RATING FACTORS.
6. CONTRACTOR SHALL VERIFY AND COORDINATE WITH ARCHITECTURAL DRAWINGS AND ELEVATIONS AND OTHER CONSULTANT'S DRAWINGS THE LOCATION AND ELEVATION OF ALL RECEPTACLES, CONNECTIONS AND DEVICES BEFORE INSTALLATION.
7. ALL POWER OUTLETS SHALL BE LEVITON DECORA WHITE COLOR AND TAMPER PROOF.
8. ALL DEVICES SHOWN ARE NEW UNLESS OTHERWISE NOTED.

REFERENCE NOTES

1. EXISTING SURFACE BRANCH CIRCUIT PANEL. SEE PANEL SCHEDULES ON E002.
2. RUN 3/4"C.O. WITH PULL WIRE UP TO 6" ABOVE ACCESSIBLE CEILING SPACE FROM EACH DATA/TEL OUTLET.
3. FLUSH FLOOR POWER AND DATA POKE THRU WIREMOLD RC-4, WITH 2HR FIRE RATING.
4. GARBAGE DISPOSAL. PROVIDE POWER OUTLET UNDER SINK CONTROLLED BY SWITCH AT WALL ABOVE COUNTER.
5. COORDINATE TV MOUNTING HEIGHT WITH ARCH. RUN 1"C.O. TO CEILING SPACE.
6. COORDINATE ELEVATION OF OUTLETS WITH APPLIANCES AND MILLWORK.
7. WALL FAN OUTLETS. VERIFY EXACT LOCATION AND MOUNTING HEIGHT WITH ARCHITECT.
8. IT TEL BACKBOARD 3/4" THICK PLYWOOD FIRE RETARDANT TREATED 5'x8'H
9. PROVIDE (2) 4"Ø CONDUITS SLEEVES FOR TELECOM TO ACCESSIBLE CEILING IN THE CORRIDOR.
10. EXTEND 2" C.O. FROM BUILDING TELCOM TO NEW IT ROOM.

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Project # STR-008-25

BCHD Beach Cities Health District

TOP FLOOR

510 N PROSPECT AVE
REDONDO BEACH, CA 90277

BCHD - CENTER FOR HEALTH & FITNESS

ISSUE DESCRIPTION		
1	50% DESIGN DEVELOPMENT	10/31/25
2	100% DESIGN DEVELOPMENT	11/14/2025
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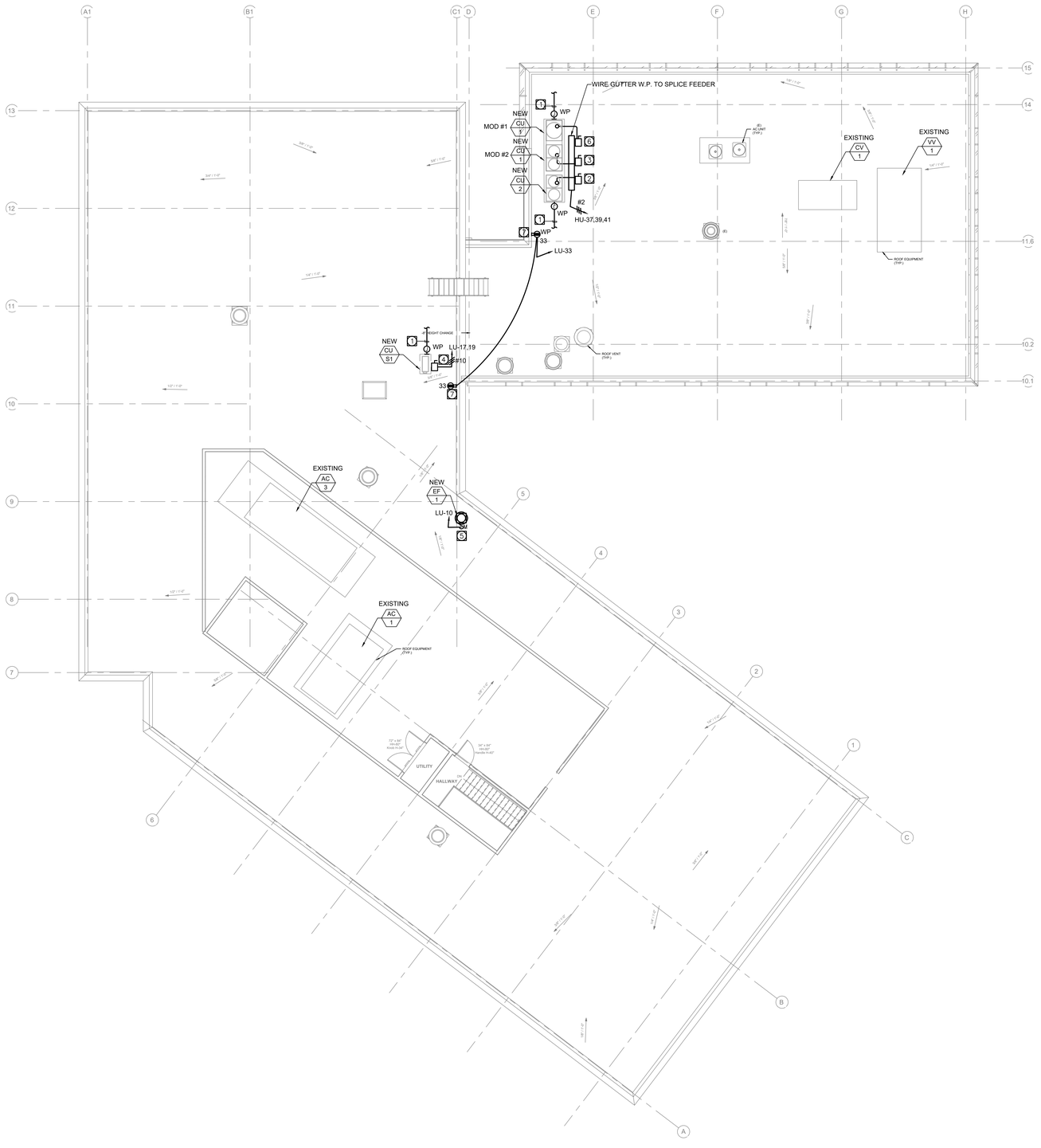
SHEET TITLE

POWER PLAN

SHEET NUMBER

E2-00

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

1

GENERAL NOTES

1. SEE MECHANICAL DRAWINGS FOR EXACT LOCATION OF EQUIPMENT.
2. SEE MECHANICAL DRAWINGS AND PROVIDE 3/4"C.O. FROM THERMOSTATS TO HVAC UNITS CONTROLLED.
3. ALL CONDUITS SHALL BE RUN WITH A GROUND WIRE SIZE AS PER NEC-250. RUN CONCEALED BELOW ROOF DECK.
4. ELECTRICAL CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL THE ARCHITECTURAL AND CONSULTANTS DRAWINGS AND INCLUDE IN HIS BID ALL THE ELECTRICAL CONNECTIONS, EQUIPMENT, ACCESSORIES, CONDUITS, BOXES, ETC., THERE INDICATED TO BE BY ELECTRICAL CONTRACTOR.
5. CONTRACTOR SHALL ADJUST THE SIZE OF THE WIRING AFTER APPLYING ALL NEC REQUIRED DE-RATING FACTORS.
6. CONTRACTOR SHALL VERIFY AND COORDINATE WITH ARCHITECTURAL DRAWINGS AND ELEVATIONS AND OTHER CONSULTANT'S DRAWINGS THE LOCATION AND ELEVATION OF ALL RECEPTACLES, CONNECTIONS AND DEVICES BEFORE INSTALLATION.

REFERENCE NOTES

1. RUN 3/4" CONTROL CONDUIT TO THERMOSTAT/FAN COILS FOR CONTROL WIRES, INSIDE THE BUILDING. PROVIDE PULL STRINGS. CONTROL WIRING BY MECHANICAL CONTRACTOR.
2. HVAC UNIT ON THE ROOF. SEE MECHANICAL DRAWINGS. PROVIDE DISCONNECT SWITCH 60AS-3P-600V-35AF.WP
3. HVAC UNIT ON THE ROOF. SEE MECHANICAL DRAWINGS. PROVIDE DISCONNECT SWITCH 30AS-3P-600V-30AF.WP
4. HVAC UNIT ON THE ROOF. SEE MECHANICAL DRAWINGS. PROVIDE DISCONNECT SWITCH 30AS-3P-240V-25AF.WP. CONNECT POWER TO FAN COIL UNIT INSIDE THE SERVER ROOM.
5. PROVIDE EXHAUST FAN MOTORIZED SWITCH 30AS-120V-1P CONTROLLED BY TIME CLOCK.
6. HVAC UNIT ON THE ROOF. SEE MECHANICAL DRAWINGS. PROVIDE DISCONNECT SWITCH 30AS-3P-600V-20AF.WP
7. PROVIDE GFCI WEATHER-RESISTANT 120-VOLT, SINGLE PHASE, 15 OR 20 AMPERE RATED RECEPTACLE OUTLET WITH AN IN-USE COVER AT AN ACCESSIBLE LOCATION.

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A Public Agency

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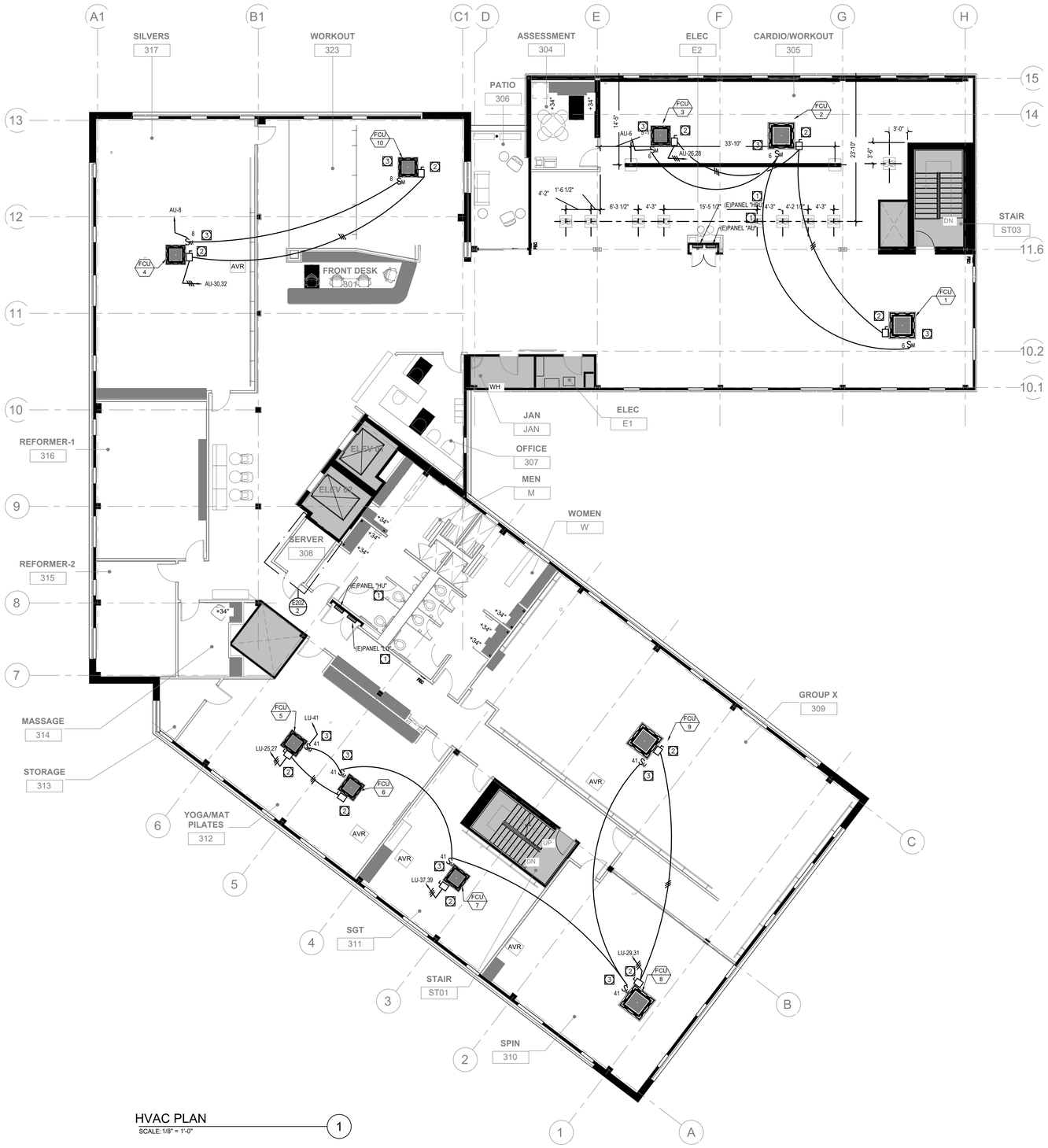
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ROOF PLAN

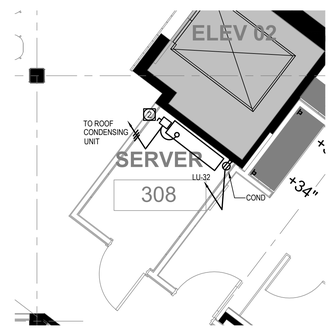
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HVAC PLAN
SCALE: 1/8" = 1'-0"



ENLARGED SERVER PLAN
SCALE: 1/2" = 1'-0"

GENERAL NOTES

1. SEE MECHANICAL DRAWINGS FOR EXACT LOCATION OF EQUIPMENT.
2. SEE MECHANICAL DRAWINGS AND PROVIDE 1/2"C.O. FROM THERMOSTATS TO HVAC UNITS CONTROLLED.
3. ALL CONDUITS SHALL BE RUN WITH A GROUND WIRE SIZE AS PER NEC-250.
4. ELECTRICAL CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL THE ARCHITECTURAL AND CONSULTANTS DRAWINGS AND INCLUDE IN HIS BID ALL THE ELECTRICAL CONNECTIONS, EQUIPMENT, ACCESSORIES, CONDUITS, BOXES, ETC., THERE INDICATED TO BE BY ELECTRICAL CONTRACTOR.
5. CONTRACTOR SHALL ADJUST THE SIZE OF THE WIRING AFTER APPLYING ALL NEC REQUIRED DE-RATING FACTORS.
6. CONTRACTOR SHALL VERIFY AND COORDINATE WITH ARCHITECTURAL DRAWINGS AND ELEVATIONS AND OTHER CONSULTANT'S DRAWINGS THE LOCATION AND ELEVATION OF ALL RECEPTACLES, CONNECTIONS AND DEVICES BEFORE INSTALLATION.
7. ALL POWER OUTLETS SHALL BE LEVITON DECORA WHITE COLOR AND TAMPER PROOF.
8. ALL DEVICES SHOWN ARE NEW UNLESS OTHERWISE NOTED.

REFERENCE NOTES

1. EXISTING SURFACE BRANCH CIRCUIT PANEL. SEE PANEL SCHEDULES ON E002.
2. NEW HVAC FAN COIL UNIT. SEE MECHANICAL DRAWINGS. PROVIDE DISCONNECT SWITCH 30AS-240V-2P-5AF. FOR SERVER ROOM FAN COIL UNIT, CONNECT FAN COIL TO OUTDOOR CONDENSING UNIT POWER SOURCE.
3. CONDENSATE PUMP DISCONNECT SWITCH 30AS-1P-120V

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SHEET TITLE
HVAC PLAN

SHEET NUMBER
E2-02

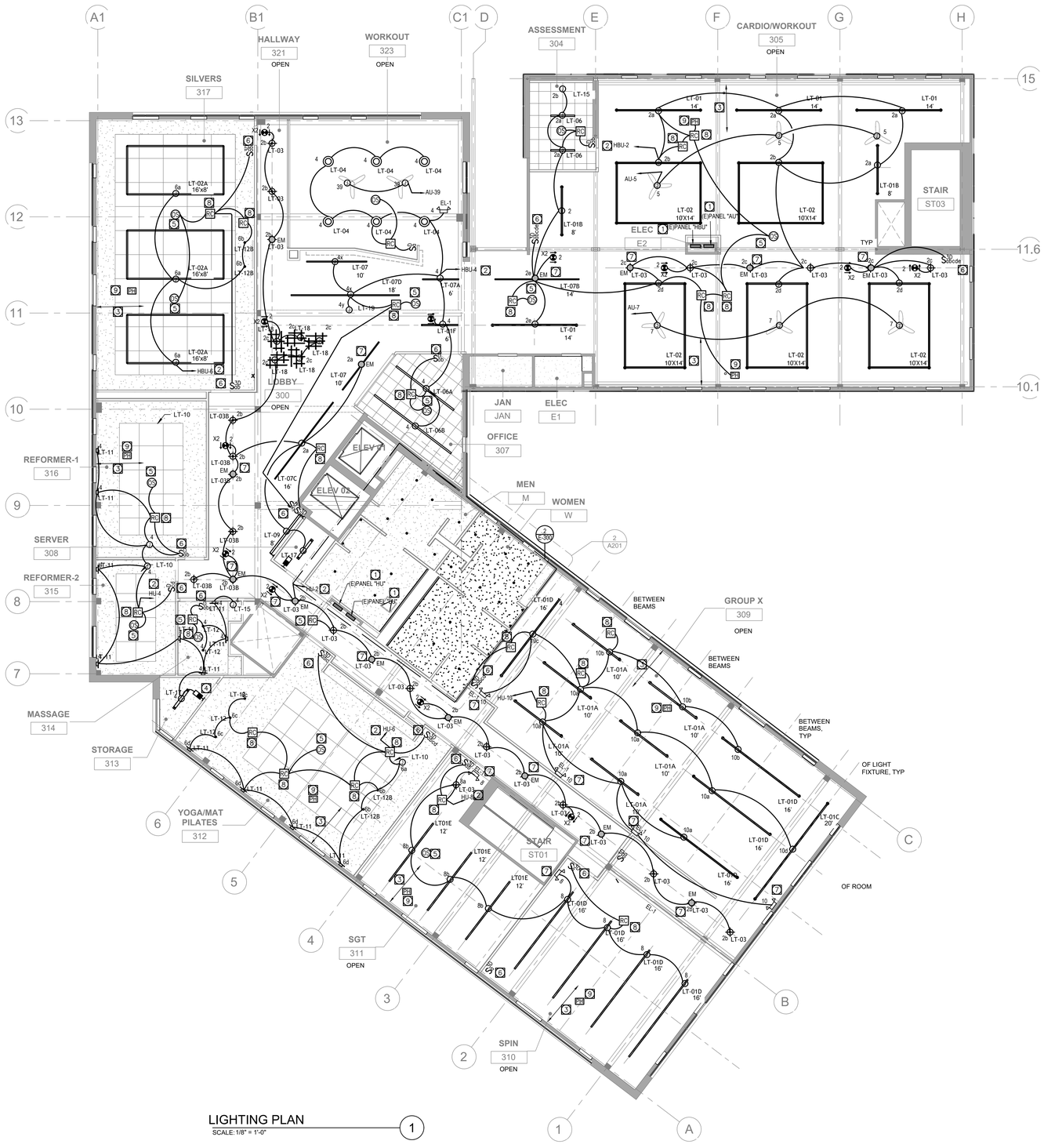
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GENERAL NOTES

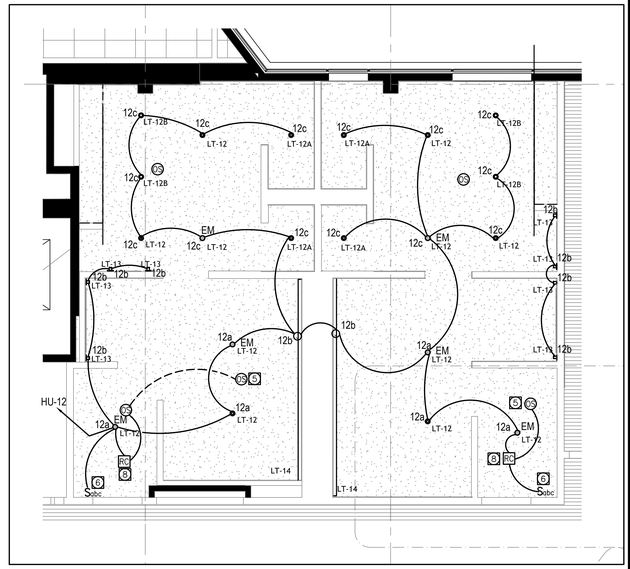
1. HATCHES SHOWN ON CONDUIT RUNS ARE FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE REQUIRED NUMBER OF WIRES TO ACCOMPLISH INDICATED SWITCHING.
2. PROVIDE TESTING BY LICENSED CONTRACTOR. SEE TITLE-24 FORMS.
3. LIGHTING CONTROL ACCEPTANCE REQUIREMENTS PER 130.4. A CERTIFICATE OF ACCEPTANCE SHALL BE SUBMITTED TO THE ENFORCEMENT AGENCY UNDER SECTION 10-103 (a) OF PART 1 FOR: A. AUTOMATIC DAYLIGHT CONTROLS; B. LIGHTING CONTROLS.
4. ALL LIGHTS ARE NEW .
5. THE OCCUPANCY SENSORS IN ALL ROOMS SMALLER THAN 250 SQ. FT. SHALL BE PROGRAMMED AS VACANCY SENSORS, AS PER TITLE 24, 130.1.c. OPEN OFFICES AND WAITING AREAS SHALL BE SET UP AS OCCUPANCY SENSORS, ALLOWING THE LIGHTS TO COME ON AUTOMATICALLY WHEN THE SENSORS DETECT THE PRESENCE OF OCCUPANTS.
6. ALL NEW LIGHTING CONTROL DEVICES AND HUBS SHALL BE PROGRAMMED WITH EXISTING LUTRON SYSTEM IN EXISTING MS SPACE. ALL NEW DEVICES SHALL MATCH THE EXISTING IN THE EXISTING MORGAN STANLEY SUITE.

REFERENCE NOTES

1. EXISTING SURFACE PANEL. SEE SINGLE LINE DIAGRAM AND PANEL SCHEDULE.
2. CIRCUIT CONTROLLED BY ASTRONOMICAL TIME CLOCK. THRU THE HUB.
3. PRIMARY DAYLIGHT AREA LINE.
4. WALL COMBO VACANCY SENSOR WALL DIMMER, 277V.
5. CEILING MOUNTED WIRELESS OCCUPANCY/VACANCY SENSOR LUTRON CATALOG# "LRF2-OCR2B-P-WH". TO CONTROL LIGHTS IN THIS SPACE. PROVIDE LOAD CONTROLLER LUTRON 120V FOR LIGHTING.
6. WALL MOUNTED WIRELESS MANUAL DIMMER ONE PER ZONE LUTRON CATALOG# PICO SERIES "PJ2-3BRL-GWH-L01" WHITE COLOR WITH PICO WALL BRACKET "PICO-WBX-A2APT" PROVIDING CONTROLS OF NEW FIXTURES AS PER PLANS. PROGRAM WITH LOAD CONTROLLERS. DIMMER WILL HAVE (3)BUTTONS. LIGHTS SHALL TURN OFF AT THE LOWER RANGE. CONFIRM LOCATION IN FIELD W/WORKSMART DESIGN TEAM AND TENANT PRIOR TO INSTALL.
7. PROVIDE FIXTURE WITH 1.5HOUR EMERGENCY BATTERY PACK & MAINTAIN CONSTANT HOT TO ENSURE BATTERY RE-CHARGING.
8. LOAD CONTROLLERS ABOVE CEILING SPACE LUTRON CATALOG# "RMJS-8T-DV-8". PROGRAMMED WITH VACANCY/OCCUPANCY SENSOR/MANUAL DIMMERS IN THIS ROOM. PROVIDE ONE CONTROLLER FOR EACH ZONE/SWITCH LEG IN THIS ROOM.
9. DAYLIGHT HARVESTING SENSOR LUTRON CATALOG# "LRF2-DCRB-WH" , CEILING MOUNTED. LOCATE AS FAR AS POSSIBLE FROM WINDOW BUT WITHIN DAYLIGHT AREA LIMIT.
10. ALL EXISTING CIRCUITS & CONTROLS FOR EXTERIOR LIGHTING SHALL REMAIN & STAY OPERATIONAL.



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



ENLARGED RESTROOM PLAN
SCALE: 1/4" = 1'-0"

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SHEET TITLE

LIGHTING PLAN

SHEET NUMBER

E3-00

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