

SEISMIC UPGRADE



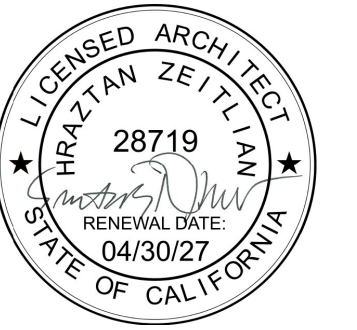
510 N. PROSPECT AVE., REDONDO BEACH, CA 90277



ADVANCED ARCHITECTURE

3324 GRAND VIEW
LOS ANGELES, CALIFORNIA 90066

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UL PATCHING GUIDELINES NOTES

- SPRAY APPLIED FIRE RESISTIVE MATERIALS MAY BE HAND PATCHED IN ALL DESIGNS FOLLOWING THE GUIDELINES LISTED BELOW:
- THE MATERIAL USED FOR PATCHING IS OF THE SAME TYPE DESIGNATION AS THE MATERIAL BEING PATCHED.
 - 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.
 - 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.
 - 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.
 - THE MINIMUM IN-PLACE DENSITY AND MINIMUM THICKNESS OF THE MATERIAL, AS SPECIFIED IN THE FIRE RESISTANCE DESIGN, MUST BE MAINTAINED.
 - 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.
 - THE PATCHING MATERIAL IS KEVED 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.
 - 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 SPRAY SHOULD BE CONSULTED FOR SPECIFIC RECOMMENDATIONS APPROPRIATE TO THE JOBSITE CONDITIONS.
 - 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.
 - 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 TROWELED 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.
 - MONOKOTE PATCHING COMPOUND MAY BE USED TO HAND PATCH TYPES MK-6 GF, MK-6 GF EXTENDED SET, MK-6, MK-6HY, MK-6HY EXTENDED SET, MK-6S, MK-10HB, MK-10HB EXTENDED SET, AND 23306 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.

SELECTIVE DEMOLITION NOTES

- OWNER WILL OCCUPY PORTIONS OF THE BUILDING IMMEDIATELY ADJACENT TO THE SELECTIVE DEMOLITION AREA. CONDUCT SELECTIVE DEMOLITION SO OWNER'S OPERATIONS WILL NOT BE DISRUPTED.
- CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER AS FAR AS PRACTICAL.
- NOTIFY THE ARCHITECT OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH SELECTIVE DEMOLITION.
- HAZARDOUS MATERIALS: IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK. HAZARDOUS MATERIALS WILL BE REMOVED BY OWNER BEFORE THE START OF THE WORK. IF SUSPECTED HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB; IMMEDIATELY NOTIFY THE ARCHITECT AND OWNER. HAZARDOUS MATERIALS WILL BE REMOVED BY OWNER UNDER A SEPARATE CONTRACT.
- STORAGE OR SALE OF REMOVED ITEMS OR MATERIALS ON-SITE IS NOT PERMITTED.
- MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS.
- VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED BEFORE STARTING SELECTIVE DEMOLITION OPERATIONS.
- REVIEW PROJECT RECORD DOCUMENTS OF EXISTING CONSTRUCTION OR OTHER EXISTING CONDITIONS AND HAZARDOUS MATERIAL INFORMATION PROVIDED BY THE OWNER. OWNER DOES NOT GUARANTEE THAT EXISTING CONDITIONS ARE THE SAME AS THOSE INDICATED IN PROJECT RECORD DOCUMENTS.
- VERIFY THAT HAZARDOUS MATERIALS HAVE BEEN REMEDIATED BEFORE PROCEEDING WITH BUILDING DEMOLITION OPERATIONS.
- TEMPORARY PROTECTION: PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.
- PROVIDE PROTECTION TO ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREAS AND TO AND FROM OCCUPIED PORTIONS OF THE BUILDING.
- PROVIDE TEMPORARY WEATHER PROTECTION, DURING THE INTERVAL BETWEEN SELECTIVE DEMOLITION OF EXISTING CONSTRUCTION ON EXTERIOR SURFACES AND NEW CONSTRUCTION, TO PREVENT WATER LEAKAGE AND DAMAGE TO STRUCTURE AND INTERIOR AREAS.
- PROTECT WALLS, CEILINGS, FLOORS, AND OTHER EXISTING FINISH WORK THAT ARE TO REMAIN OR THAT ARE EXPOSED DURING SELECTIVE DEMOLITION OPERATIONS.
- COVER AND PROTECT FURNITURE, FURNISHINGS, AND EQUIPMENT THAT HAVE NOT BEEN REMOVED.
- COMPLY WITH REQUIREMENTS FOR TEMPORARY ENCLOSURES, DUST CONTROL, HEATING, AND COOLING.
- REMOVE TEMPORARY BARRICADES AND PROTECTIONS WHERE HAZARDS NO LONGER EXIST.
- ERECT AND MAINTAIN DUSTPROOF AND FIREPROOF (WHEN APPLICABLE) PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES AND SMOKE TO OTHER PARTS OF THE BUILDING. ON COMPLETION, REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES.
- LOCATE GUARDRAILS IN STAIRWELLS AND AROUND OPEN SHAFTS TO PROTECT WORKERS. POST CLEARLY VISIBLE WARNING SIGNS.
- REMOVE TEMPORARY BARRICADES AND PROTECTIONS WHERE HAZARDS NO LONGER EXIST.
- DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED. USE METHODS REQUIRED TO COMPLETE THE WORK WITHIN LIMITATIONS OF GOVERNING REGULATIONS AND AS FOLLOWS:
 - PROCEED WITH SELECTIVE DEMOLITION SYSTEMATICALLY, FROM HIGHER TO LOWER LEVEL. COMPLETE SELECTIVE DEMOLITION OPERATIONS ABOVE EACH FLOOR OR TIER BEFORE DISTURBING SUPPORTING MEMBERS ON THE NEXT LOWER LEVEL.
 - NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION. USE HAND TOOLS OR SMALL POWER TOOLS DESIGNED FOR SAWING OR GRINDING, NOT HAMMERING AND CHOPPING. TEMPORARILY COVER OPENINGS TO REMAIN.
 - CUT OR DRILL FROM THE EXPOSED OR FINISHED SIDE INTO CONCEALED SURFACES TO AVOID MARRING EXISTING FINISHED SURFACES.
 - DO NOT USE CUTTING TORCHES UNTIL THE WORK AREA IS CLEARED OF FLAMMABLE MATERIALS. AT CONCEALED SPACES, SUCH AS DUCT AND PIPE INTERIORS, VERIFY CONDITION AND CONTENTS OF HIDDEN SPACE BEFORE STARTING FLAME-CUTTING OPERATIONS. MAINTAIN PORTABLE FIRE-SUPPRESSION DEVICES DURING FLAME-CUTTING OPERATIONS.
 - MAINTAIN FIRE WATCH DURING AND FOR AT LEAST "INSERT NUMBER" HOURS AFTER FLAME-CUTTING OPERATIONS.
 - MAINTAIN ADEQUATE VENTILATION WHEN USING CUTTING TORCHES.
 - REMOVE DECAYED, VERMIN-INFESTED, OR OTHERWISE DANGEROUS OR UNSUITABLE MATERIALS AND PROMPTLY DISPOSE OF OFF-SITE.
- EXISTING BUILT-UP ROOFING: REMOVE NO MORE EXISTING ROOFING THAN WHAT CAN BE COVERED IN ONE DAY BY NEW ROOFING AND SO THAT THE BUILDING INTERIOR REMAINS WATERTIGHT AND WEATHERTIGHT. PATCH AND REPAIR DAMAGED ROOFING CAUSED BY THE SCOPE OF WORK TO MATCH EXISTING ADJACENT ROOFING USING INDUSTRIAL STANDARD METHODS FOR THE TYPE OF ROOFING.
- REMOVE, REPLACE, PATCH, AND REPAIR MATERIALS AND SURFACES CUT OR DAMAGED DURING SELECTIVE DEMOLITION, BY METHODS AND WITH MATERIALS AND USING APPROVED CONTRACTORS SO AS NOT TO VOID EXISTING WARRANTIES. NOTIFY THE WARRANTOR BEFORE PROCEEDING.

SHEET INDEX

- A001 EXISTING SITE PLAN
- G001 PROJECT INFO, SHEET INDEX
- S001 GENERAL NOTES
- S002 GENERAL NOTES
- S101 UPPER FRAMING PLAN
- S102 ROOF FRAMING PLAN
- S201 DETAIL

PROJECT INFORMATION

PROJECT ADDRESS: 510 NORTH PROSPECT AVE, REDONDO BEACH, CA 90277

DESCRIPTION: VOLUNTARY SEISMIC STRENGTHENING OF AN EXISTING 3-STORY MEDICAL OFFICE BUILDING WITH CMU SHEAR WALLS. STRENGTHENING IS LIMITED TO NEW STEEL COLLECTORS AT THE UPPER LEVEL AND ROOF.

CONSTRUCTION TYPE: VA OFFICE BLDG
SPRINKLER SYSTEM THROUGHOUT

NUMBER OF STORIES: 2 WITH SUBTERRANEAN LEVEL

PROJECT SCOPE: 13,984 SF (15,403 SF GROSS)

EXISTING OCCUPANCY: OCCUPANCY GROUP B

ZONING: P-CF

LEGAL INFORMATION

PIN NUMBER -
LOT/PARCEL AREA 9.94 AC
ASSESSOR PARCEL NO. (APN) 7502-017-904
LAND USE CODE INSTITUTIONAL

PROJECT DIRECTORY

ARCHITECT	STRUERE	LANDLORD	PROSPECT SOUTH BAY CHARLES DUNN COMPANY
	3324 Grand View Blvd Los Angeles, CA 90066 310 748-7649 Hraztan Zeitlan hraztan@struere.com		800 WEST 6TH STREET Suite 600 Los Angeles, CA 90017 Janet Choi Song jsong@charlesdunn.com
	Contact: Silva Zeitlan silva@struere.com		
STRUCTURAL	NYASE	TENANT	BEACH CITIES HEALTH DISTRICT
	550 South Hope St, Suite 1700, Los Angeles, CA 90071 213 362-0707 Ryan Wilkerson, S.E. rwilkerson@nyase.com		1200 Del Amo St Redondo Beach CA 90277 310 374-3426 x8117 Cristan Mueller cristan.higa@bchd.org
	Contact: Scott Stewart, S.E. sstewart@nyase.com		

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

BUILDING DEPARTMENT NOTES (ACCESSIBILITY)

ISSUE DESCRIPTION	DATE
2 ISSUE FOR PLAN CHECK	01.19.2026
4 ISSUE FOR BID	03.13.2026

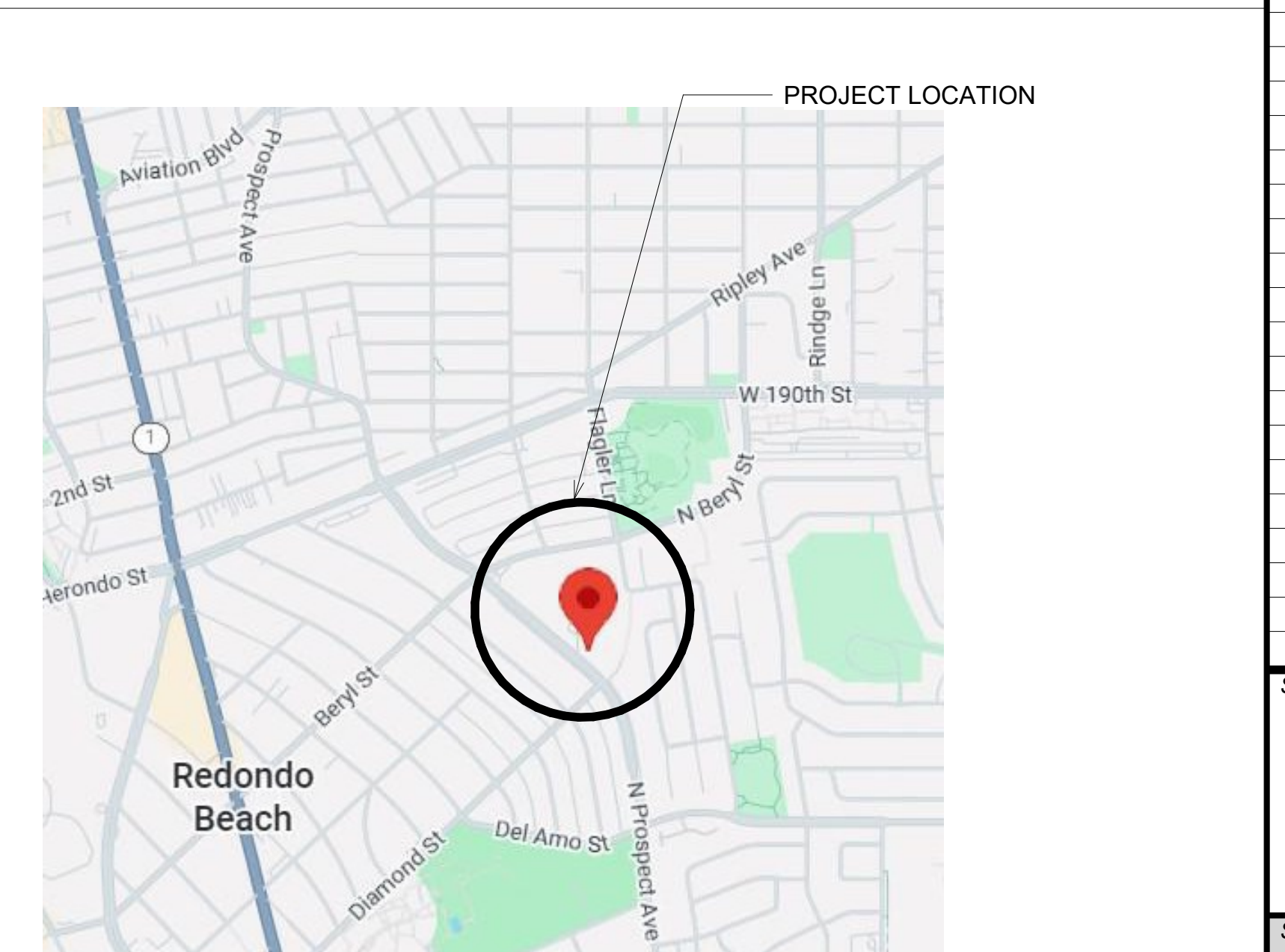
LANDLORD NOTES

- THERE SHALL BE NO DISRUPTION OF THE BUILDING UTILITIES TO EXISTING TENANTS. 48 HOUR PRIOR TO NOTICE AND SCHEDULING WITH LANDLORD IS REQUIRED.
- ALL ACCESS PANEL LOCATIONS SHALL BE APPROVED BY CHIEF ENGINEER, GENERAL CONTRACTOR AND MEP ENGINEERS TO COORDINATE.
- THERE SHALL BE QUIET ENJOYMENT IN THE BUILDING FOR ALL EXISTING TENANTS.
- 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.
- 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.
- 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.
- VERIFY WITH LANDLORD PRIOR TO ALL MEP DECK PENETRATIONS.
- COORDINATE ACCESS TO BUILDING AND LARGE DELIVERIES WITH PROJECT MANAGEMENT OFFICES.
- ANY WORK REQUIRING ACCESS TO OTHER TENANT AREAS OR DISRUPTIONS TO BASE BUILDING SERVICES REQUIRES ADVANCE COORDINATION WITH PROJECT MANAGEMENT OFFICE.
- 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.
- INTERIOR SUITE SIGNAGE SHALL BE TENANT'S RESPONSIBILITY.

APPLICABLE CODES

- 2025 CALIFORNIA ADMINISTRATIVE 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

VICINITY MAP

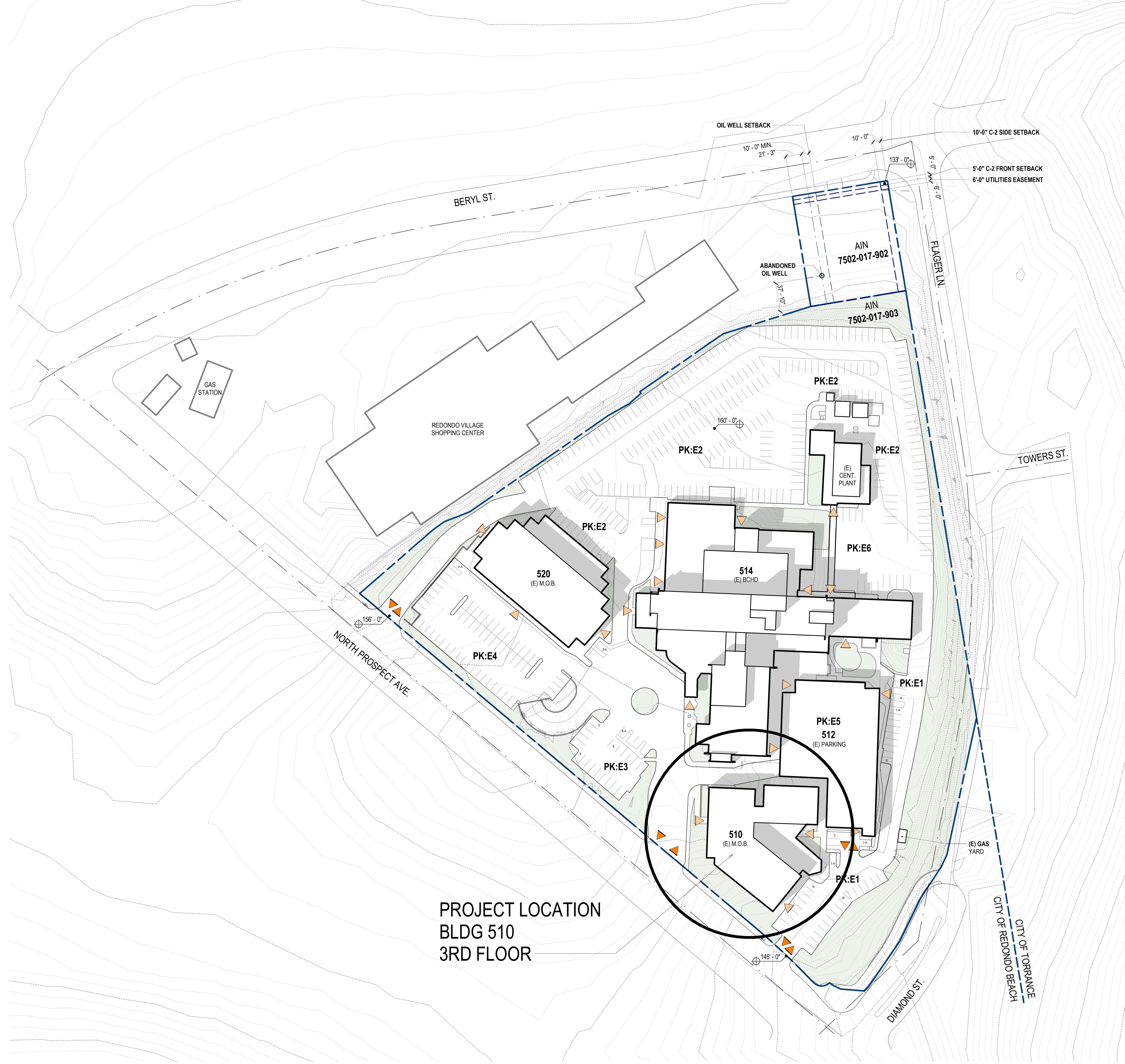


SHEET TITLE

PROJECT INFO, SHEET INDEX

SHEET NUMBER

G001



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

▲

PAUL MURDOGH ARCHITECTS

6310 SAN VICENTE BLVD SUITE 400
 LOS ANGELES, CALIFORNIA 90048
 310.558.0953

THE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGN AND ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH FABRICATION.

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 SURFACE	281 SPACES	8 ACCESSIBLE
P1	62 SPACES	4 ACCESSIBLE
P2	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 ACCESSIBLE SPACES.

SYMBOL LEGEND

- ▲ PEDESTRIAN ENTRY / EXIT
- ▲ VEHICULAR ENTRY / EXIT

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 CHECKED
 EC PM

SHEET NO.

(E) A100
 (REFERENCE ONLY)

**PROJECT LOCATION
 BLDG 510
 3RD FLOOR**

STRUCTURAL STEEL:

- 1. FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AISC SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS...
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 A572, U.N.O.
STRUCTURAL TUBING A513, U.N.O.
STRUCTURAL TUBING A513, GR. C
STRUCTURAL PIPING A53, GR. B
STAINLESS STEEL SHAPES, PLATES AND BARS A276
BOLTS A305-X
ANCHOR BOLTS F1554, GR. 36
THREADED RODS A36
NUTS FOR BOLTS AND MACHINE BOLTS A303
HARDENED WASHERS F436
UNHARDENED WASHERS F844
PLAIN WASHERS ANSI B18.22.1
BEVELLED WASHERS ANSI B18.23.1
3. HEAVY STRUCTURAL SECTIONS INCLUDE: ASTM A6 GROUP 3 SHAPES WITH FLANGES 2" THICK OR THICKER...
4. HEAVY STRUCTURAL SECTIONS SHALL BE SUPPLIED WITH TESTING IN ACCORDANCE WITH ASTM A6...
5. WHEN FABRICATING BEAMS PLACE NATURAL CAMBER UP.
6. SPLICE MEMBERS ONLY WHERE INDICATED OR APPROVED BY THE OWNERS REPRESENTATIVE/ARCHITECT/ENGINEER.
7. HIGH STRENGTH BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF AISC SPECIFICATIONS FOR STRUCTURAL JOINTS...
8. ALL BOLTED CONNECTIONS SHALL HAVE A MINIMUM OF TWO BOLTS UNLESS SHOWN OTHERWISE...
9. ALL HOLES SHALL BE STANDARD DIAMETER U.N.O.
10. PROVIDE HARDENED WASHERS UNDER NUTS AT ALL HIGH STRENGTH BOLTS...
11. ALL FLANGE STIFFENER PLATES SHALL BE ORIENTED SO THAT ROLLING DIRECTION OF PLATE IS PARALLEL...
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 BEVELLED WASHERS ON ALL CONNECTIONS WHERE SLOPE SURFACE EXCEEDS 1:20.
15. HEADED ANCHOR STUDS AND THREADED STUDS SHALL BE NELSON FLUXED HEADED ANCHOR STUDS...
16. PROVIDE 3/4" x HEADED SHEAR STUDS AT 12" O.C. ON ALL STEEL BEAMS SUPPORTING (N) CONCRETE SLABS...
17. DEFORMED BAR ANCHORS SHALL BE NELSON D2L DEFORMED BAR ANCHORS...
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...
20. STRESSES OCCURRING DURING FABRICATION, SHIPMENT, AND ERECTION SHALL BE TEMPORARY AND NOT EXCESSIVE...
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF ALL ERECTION PROCEDURES...
22. ALL ADDITIONAL STEEL REQUIRED FOR ERECTION PURPOSES SHALL BE PROVIDED AT NO ADDITIONAL COST...
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...
25. SHORING ANCHOR RODS SHALL BE DEFORMED WITH ULTIMATE TENSILE STRENGTH OF 150 KSI CONFORMING TO ASTM A722 GR. 150 SPECIFICATIONS.

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 E70XX (70 KSI), U.N.O., AND SHALL BE LOW HYDROGEN TYPES...
3. ALL WELDS SHALL HAVE A FILLER METAL WITH CHARPY V NOTCH TOUGHNESS OF 20 FT/LBS AVERAGE AT -20 DEGREES FAHRENHEIT...
4. LENGTHS OF WELDS ARE EFFECTIVE LENGTHS AS SPECIFIED IN THE CALIFORNIA BUILDING CODE...
5. WHERE MINIMUM AISC FILLET WELD THICKNESS REQUIREMENT EXCEEDS WELDS SHOWN ON DETAILS...
6. ALL SHOP WELDS SHALL BE PERFORMED BY A LABDS LICENSED FABRICATOR'S SHOP...
7. CONTRACTOR SHALL PROVIDE FIELD WELDING AS REQUIRED FOR CONSTRUCTION...
8. ALL WELDERS SHALL BE QUALIFIED FOR THE WORK THEY WILL BE DOING...
9. FACES OF FILLET WELDS EXPOSED TO VIEW SHALL HAVE AS-WELDED SURFACES...
10. ALL PARTIAL AND FULL PENETRATION WELDS WHICH ARE EXPOSED TO VIEW...
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...
13. ALL WELDED JOINTS SHALL BE PRE-QUALIFIED PER THE LATEST EDITION OF AWS D1.1...
14. THE CONTRACTOR SHALL SUBMIT ALL WELDING PROCEDURE SPECIFICATIONS (WPS) TO BE USED ON THE PROJECT...
15. THE CONTRACTOR SHALL PROVIDE PLANS SHOWING THE SEQUENCE OF WELDING...
16. ELECTRODES SHALL BE RECEIVED AND STORED IN THE ORIGINAL UNDAMAGED MANUFACTURER PACKAGING...
17. ALL BACKING BARS SHALL BE REMOVED FOLLOWING REMOVAL OF BACKING...
18. MINIMUM PREHEAT AND INTERPASS TEMPERATURES SHALL BE PROVIDED FOR ALL WELDS...
19. PIP GROOVE WELD SIZES SPECIFIED REFER TO THE EFFECTIVE THROAT SIZE...
20. WHERE REQUIRED TO ACCOMPLISH THE SPECIFIED WELD SIZE...
21. WELDS MADE TO EXISTING STRUCTURAL STEEL SHALL BE VALIDATED AND DOCUMENTED WITH WPS...
22. WHERE REQUIRED TO ACCOMPLISH THE SPECIFIED WELD SIZE...
23. WELDS MADE TO EXISTING STRUCTURAL STEEL SHALL BE VALIDATED AND DOCUMENTED WITH WPS...
24. WHERE REQUIRED TO ACCOMPLISH THE SPECIFIED WELD SIZE...
25. WELDS MADE TO EXISTING STRUCTURAL STEEL SHALL BE VALIDATED AND DOCUMENTED WITH WPS...

STRUCTURAL TEST AND INSPECTION:

- 1. SPECIAL INSPECTION IS REQUIRED. SEE SHEET S003 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...
3. THE FOLLOWING ELEMENTS ARE PART OF THE LATERAL FORCE RESISTING SYSTEM (LFRS) OF THE BUILDING
A. COLLECTORS AND CHORDS
B. DIAPHRAGM TO WALL CONNECTIONS
4. APPROVAL BY THE INSPECTOR DOES NOT MEAN APPROVAL OF FAILURE TO COMPLY WITH THE PLANS OR SPECIFICATIONS...
5. APART FROM VISUAL INSPECTION AND REVIEW OF FABRICATION AND ERECTION REPORTS...
6. ALL WELDS SHALL BE VISUALLY INSPECTED AND PERIODICALLY MEASURED (15% MIN)
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...
C. PJP WELDS: ULTRASONIC TESTING AND MAGNETIC PARTICLE EXAMINATION IS REQUIRED...
D. FILLET WELDS: FOR FILLET WELDS GREATER THAN 5/16", CHECK A MINIMUM OF 10% OF WELDS...
E. WELD ELECTRODES: AMPERAGE, VOLTAGE, POLARITY AND ELECTRODE STICK OUT SHALL BE VERIFIED...
F. WELD BASE METAL: BASE METAL THICKER THAN 1/2 INCHES...
G. BOLTS: TEST BY CALIBRATED TORQUE WRENCH...
7. SPECIAL INSPECTIONS OF THE FABRICATION PROCESS OF PREFABRICATED WOOD STRUCTURAL ELEMENTS...
8. WOOD INSPECTION REQUIREMENTS SHALL BE PER CBC SECTION 1704.6.1.
9. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS...
10. SPECIAL INSPECTIONS OF THE FABRICATION PROCESS OF PREFABRICATED WOOD STRUCTURAL ELEMENTS...

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...
3. STRUCTURAL OBSERVATIONS PERFORMED BY ENGINEER DURING CONSTRUCTION ARE NOT CONTINUOUS...
4. PRIOR TO THE FIRST STRUCTURAL OBSERVATION, THE OWNER OR OWNER'S REPRESENTATIVE SHALL COORDINATE...
5. THE STRUCTURAL OBSERVER SHALL PERFORM SITE VISITS AT THOSE STEPS IN THE PROGRESS OF THE WORK...
6. NOTIFY ENGINEER AT LEAST 48 HOURS IN ADVANCE OF THE ABOVE CRITICAL STAGES OF CONSTRUCTION...
7. THE STRUCTURAL OBSERVER SHALL PREPARE A REPORT FOR EACH SIGNIFICANT STAGE OF CONSTRUCTION...
8. A FINAL OBSERVATION REPORT MUST BE SUBMITTED WHICH SHOWS THAT ALL OBSERVED DEFICIENCIES...
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...
CONSTRUCTION STAGES ELEMENTS/CONSTRUCTION TO BE OBSERVED
STRUCTURAL STEEL COLLECTORS, DIAPHRAGM TO WALL CONNECTIONS

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...
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...
5. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES...
6. DRAWING DIMENSIONS ARE TO FACE OF FINISH, JOINT CENTERLINE OR COLLAR GRID CENTERLINE...
7. THE CONTRACTOR SHALL CAREFULLY REVIEW THE DRAWINGS TO IDENTIFY THE SCOPE OF WORK REQUIRED...
8. EXISTING CONDITIONS AS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY...
9. THE CONTRACTOR SHALL RESOLVE ANY CONFLICTS ON THE DRAWINGS...
10. ANY DEVIATION, MODIFICATION & SUBSTITUTION FROM THE APPROVED SET OF STRUCTURAL DRAWINGS...
11. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORES, BRACES AND GUYS...
12. THE CONTRACTOR SHALL PROVIDE MEANS, METHOD, TECHNIQUES, SEQUENCE AND PROCEDURE...
13. SITE VISITS PERFORMED BY THE OWNER'S REPRESENTATIVE/ARCHITECT/ENGINEER...
14. THE CONTRACTOR SHALL PROTECT ALL WORK, MATERIALS AND EQUIPMENT...
15. CONTRACTORS SHALL REVIEW SHOP DRAWINGS FOR COMPLETENESS AND COMPLIANCE...
16. REVIEW OF THE SHOP DRAWINGS SHALL NOT BE CONSTRUED AS AN AUTHORIZATION...
17. SHOP DRAWINGS WILL NOT BE PROCESSED DUE TO INCOMPLETENESS...
18. ALLOW TEN WORKING DAYS FOR PROCESSING SHOP DRAWINGS AFTER RECEIPT...

MECHANICAL AND ADHESIVE ANCHORS:

- 1. ALL MECHANICAL AND ADHESIVE ANCHORS TO HAVE CURRENT ICC-ES OR IAPMO-ES REPORTS FOR USE ON THIS PROJECT...
2. THE DEPARTMENT OF BUILDING AND SAFETY WILL NOT ACCEPT THE STRUCTURAL WORK WITHOUT THIS FINAL OBSERVATION REPORT...
3. THE CONTRACTOR SHALL OBTAIN SECOR'S APPROVAL TO SUBSTITUTE PRODUCTS...
4. THE CONTRACTOR SHALL OBTAIN SECOR'S APPROVAL TO SUBSTITUTE PRODUCTS...

Table with 4 columns: ANCHOR, HILTI, SIMPSON STRONG-TIE, SIMPSON STRONG-TIE. Rows include KB-T22, KH-EZ, STRONG-BOLT 2, TITEN HD, ICC-ESR OR IAPMO-ES.

Table with 4 columns: ANCHOR, HILTI, SIMPSON STRONG-TIE, SIMPSON STRONG-TIE. Rows include KB-T22, KH-EZ, STRONG-BOLT 2, TITEN HD, ICC-ESR OR IAPMO-ES.

Table with 4 columns: ANCHOR, HILTI, SIMPSON STRONG-TIE, SIMPSON STRONG-TIE. Rows include HIT-RE 500 V3, HIT-HY 200 V3, SET-3G, SET-XP, ICC-ESR OR IAPMO-ES.

Table with 4 columns: ANCHOR, HILTI, SIMPSON STRONG-TIE, SIMPSON STRONG-TIE. Rows include HIT-HY 270, HIT-HY 200 V3, SET-3G, SET-XP, ICC-ESR OR IAPMO-ES.

- 7. ADHESIVE ANCHORS: ASTM F1554 GR 36 THREADED RODS, U.N.O.
8. ADHESIVE DOWELS: ASTM A615 GRADE 60 REINFORCING STEEL, U.N.O.
9. ALL ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ICC, IAPMO, AND MANUFACTURER RECOMMENDATIONS.
10. PRIOR TO ALL DRILLING OR CORING, THE CONTRACTOR SHALL (1) VERIFY THE EXISTING CONCRETE OR MASONRY THICKNESS...
11. CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES...
12. IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING...
13. ANCHORS SHALL BE PROOF-TESTED BY OWNERS TESTING AND INSPECTION AGENCY...
14. THE FOLLOWING CRITERIA APPLY FOR THE ACCEPTANCE OF INSTALLED ANCHORS:
A. HYDRAULIC RAM METHOD...
B. TORQUE WRENCH METHOD...
C. IF ANY ANCHOR FAILS TESTING...
D. REACTION LOADS FROM TEST FIXTURES...
E. TESTING SHOULD OCCUR 24 HOURS MIN. AFTER INSTALLATION OF ANCHORS.

STRUCTURAL SHEET LIST - SEISMIC

Table with 2 columns: S001, S002, S101, S102, S201. Rows include GENERAL NOTES, STATEMENT OF SPECIAL INSPECTION, UPPER FRAMING PLAN, ROOF FRAMING PLAN, DETAIL.

BASIS OF DESIGN:

- 1. PROJECT DESCRIPTION: THIS PROJECT CONSISTS OF VOLUNTARY SEISMIC STRENGTHENING OF AN EXISTING 3-STORY MEDICAL OFFICE...
2. FOR EXISTING CONSTRUCTION, REFER TO EXISTING STRUCTURAL DRAWINGS...
3. ALL NEW CONSTRUCTION SHALL COMPLY WITH THE CONTRACT DOCUMENTS...
4. SEISMIC DESIGN INFORMATION: SEISMIC HAZARD FACTORS:
SXS = 0.92
SA1 = 0.58

NABIH YOUSSEF ASSOCIATES STRUCTURAL ENGINEERS. 350 S GRAND AVE, SUITE 1000, LOS ANGELES, CA 90071. T: 213.622.0727. Includes professional engineer seal for Ryan L. Wilker.

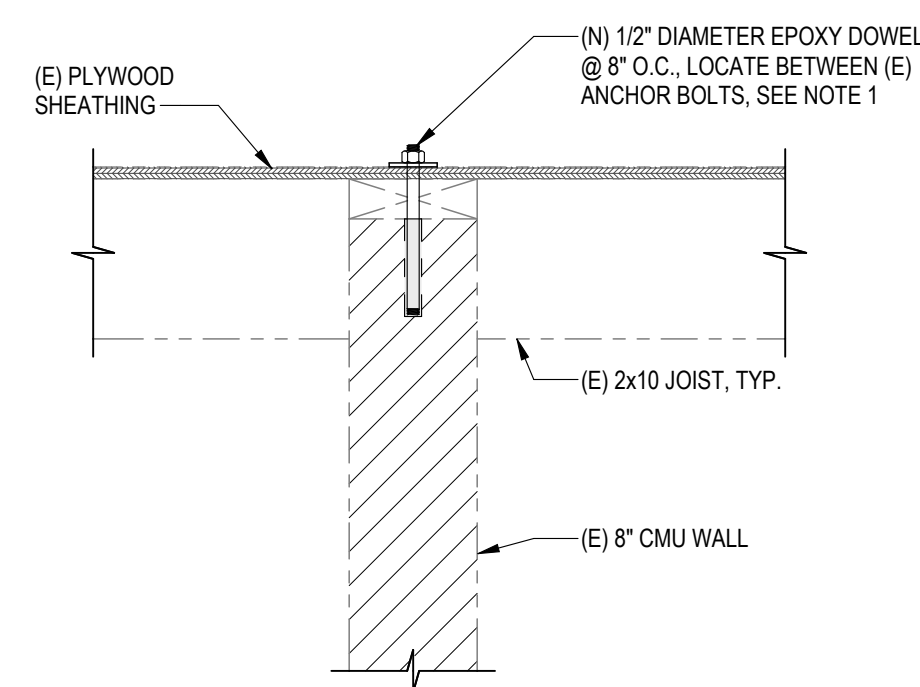


SEISMIC STRENGTHENING
510 N PROSPECT AVE
REDONDO BEACH, CA 90277

Table with 2 columns: DESIGN DEVELOPMENT, PLAN CHECK, PLAN CHECK RESPONSE. Includes dates 11/14/2025, 01/15/2026, 02/19/2026.

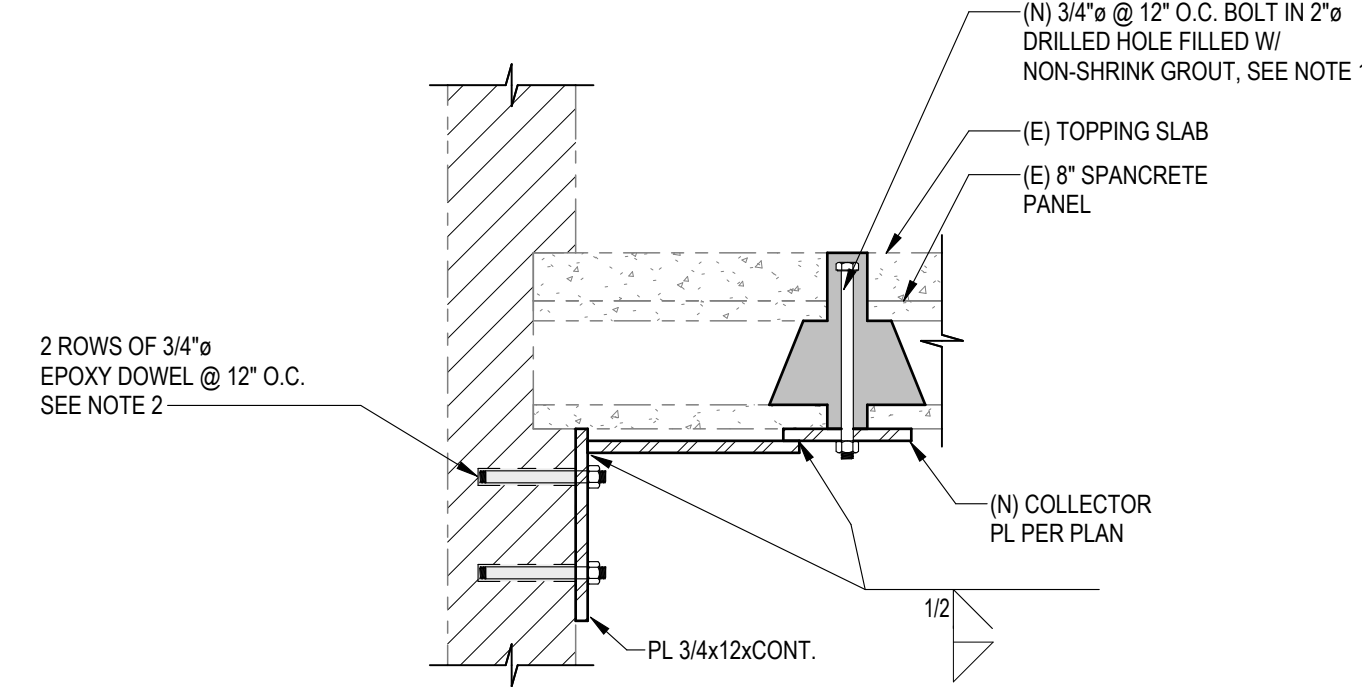
GENERAL NOTES

SHEET NUMBER S001



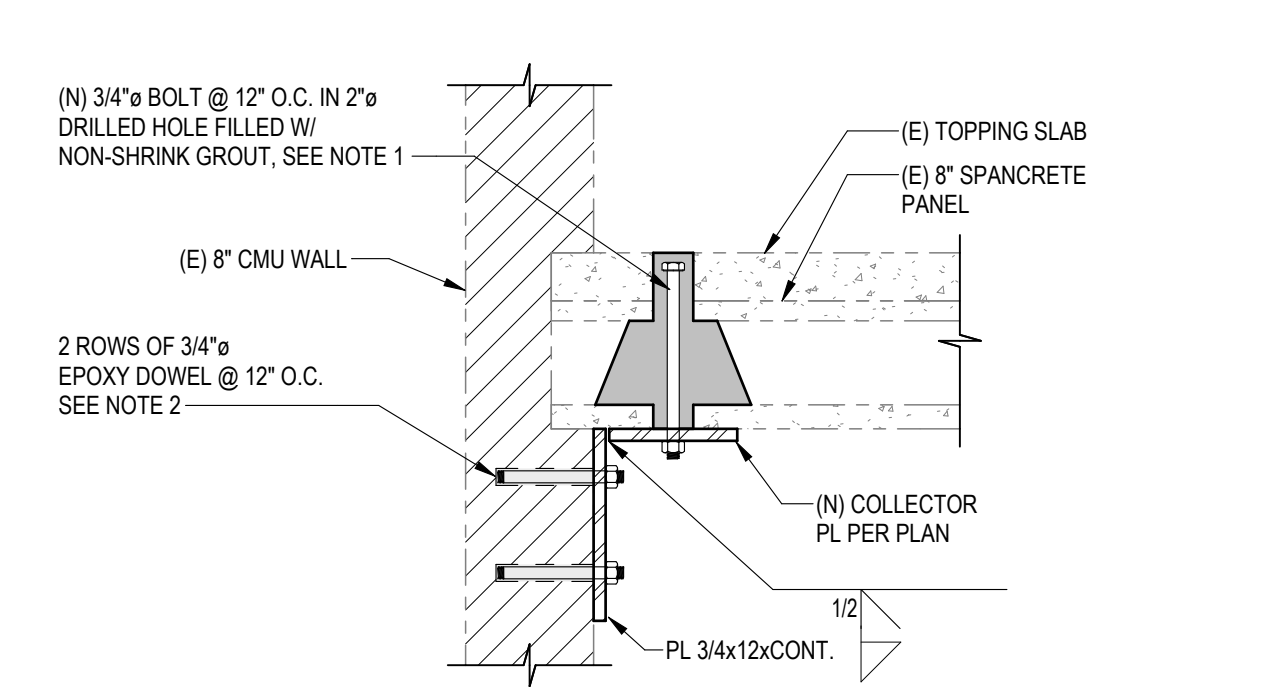
15 DIAPHRAGM-TO-WALL CONN.

S201 SCALE: 1" = 1'-0"



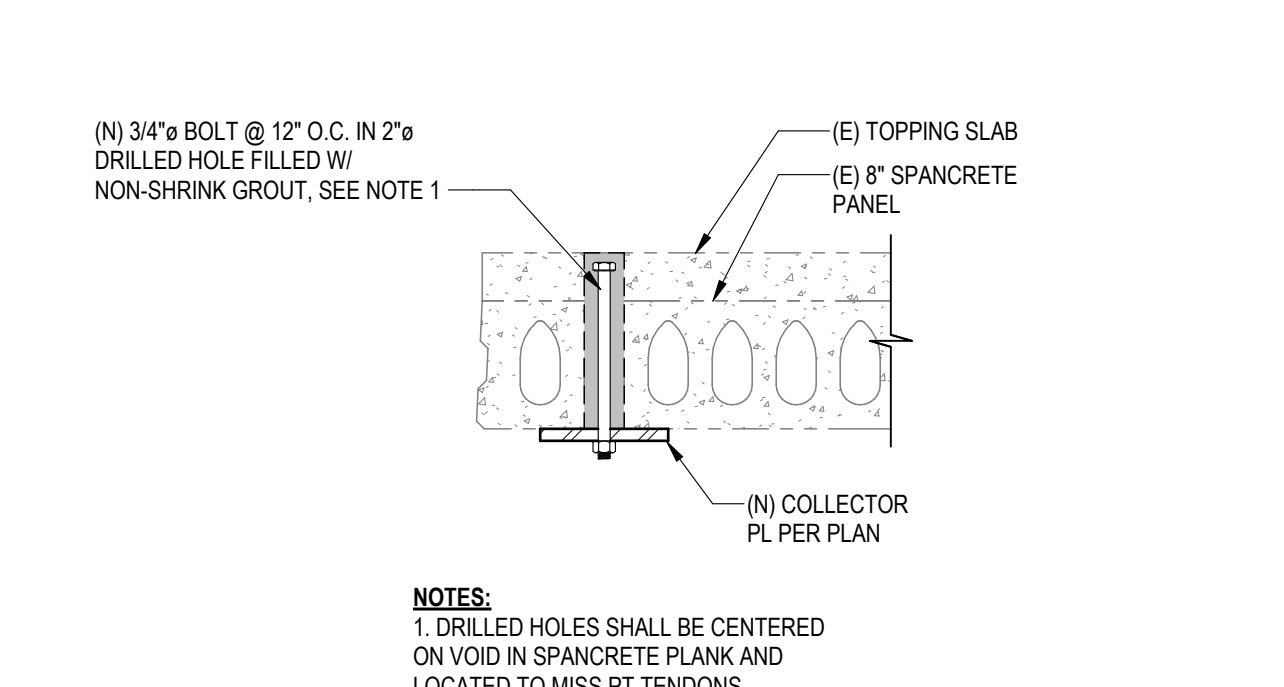
11 COLLECTOR-TO-WALL CONN.

S201 SCALE: 1" = 1'-0"



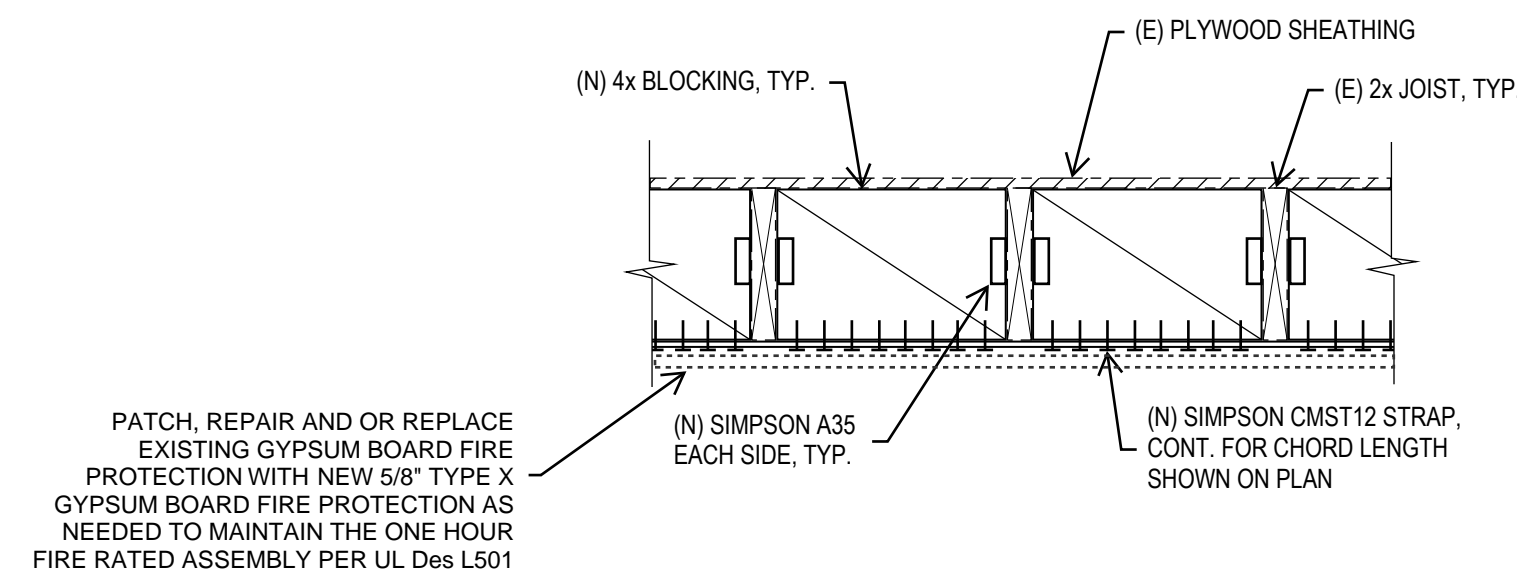
6 COLLECTOR-TO-WALL CONN.

S201 SCALE: 1" = 1'-0"



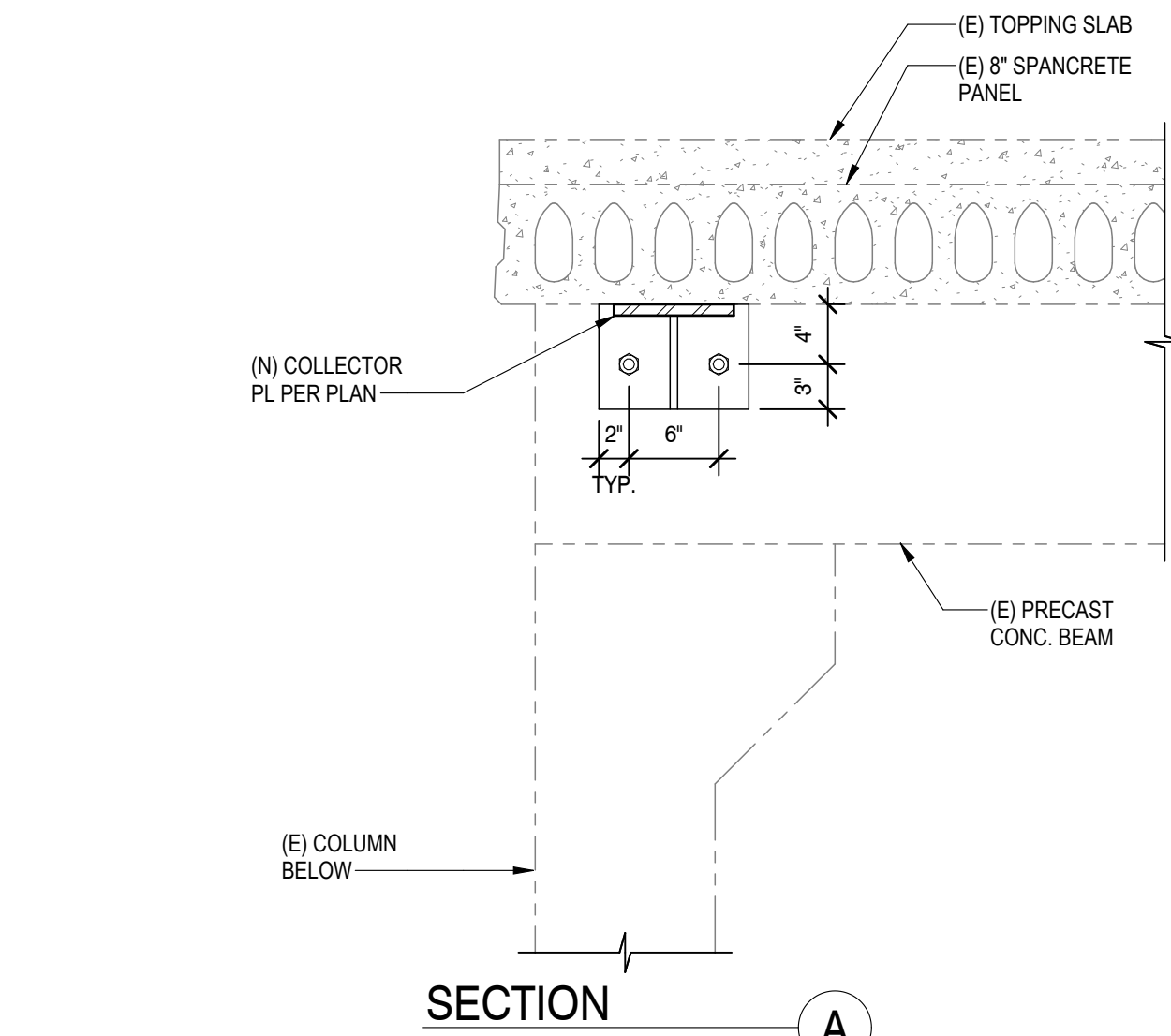
1 COLLECTOR SECTION

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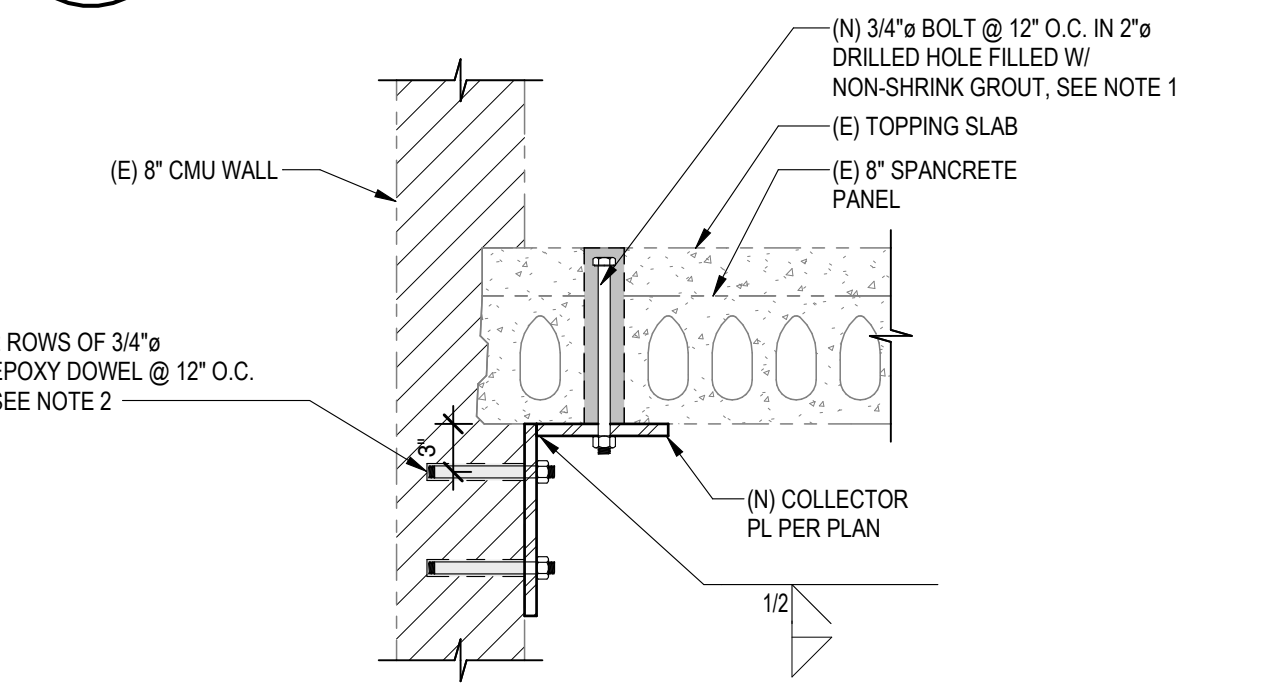
16 CHORD DETAIL

S201 SCALE: 1" = 1'-0"



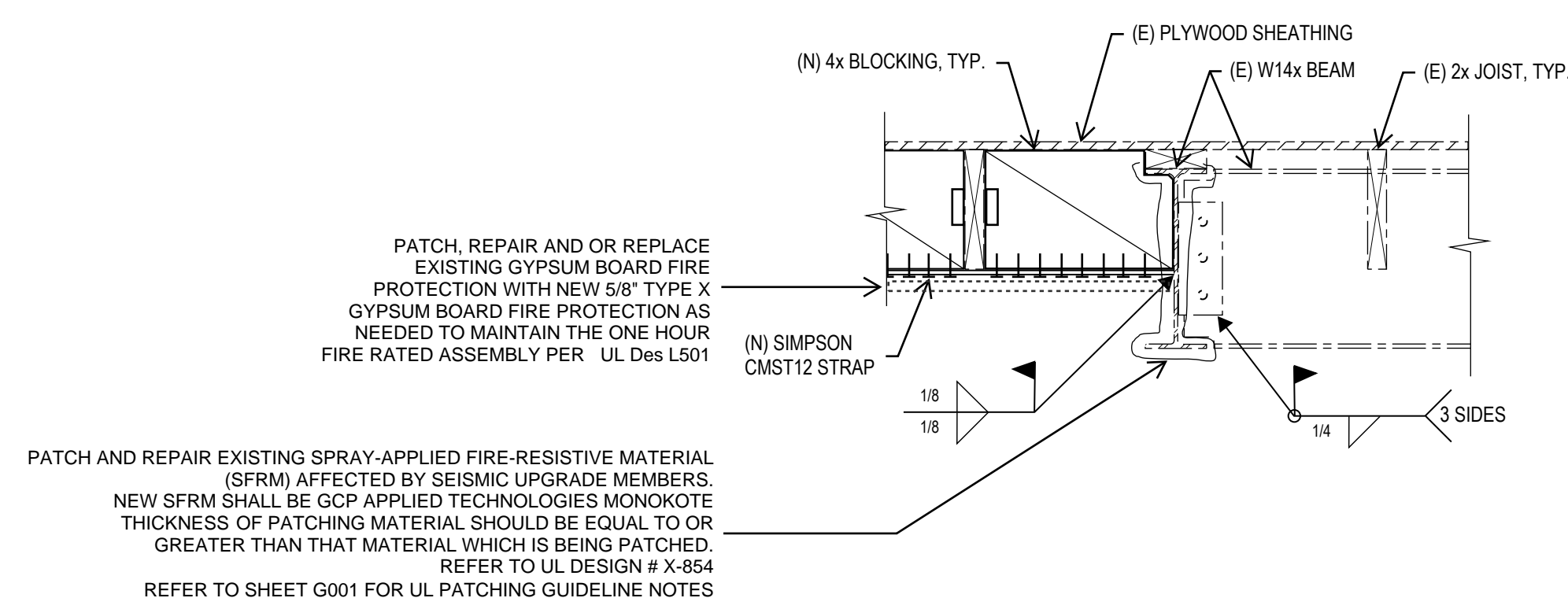
7 COLLECTOR SECTION

S201 SCALE: 1" = 1'-0"



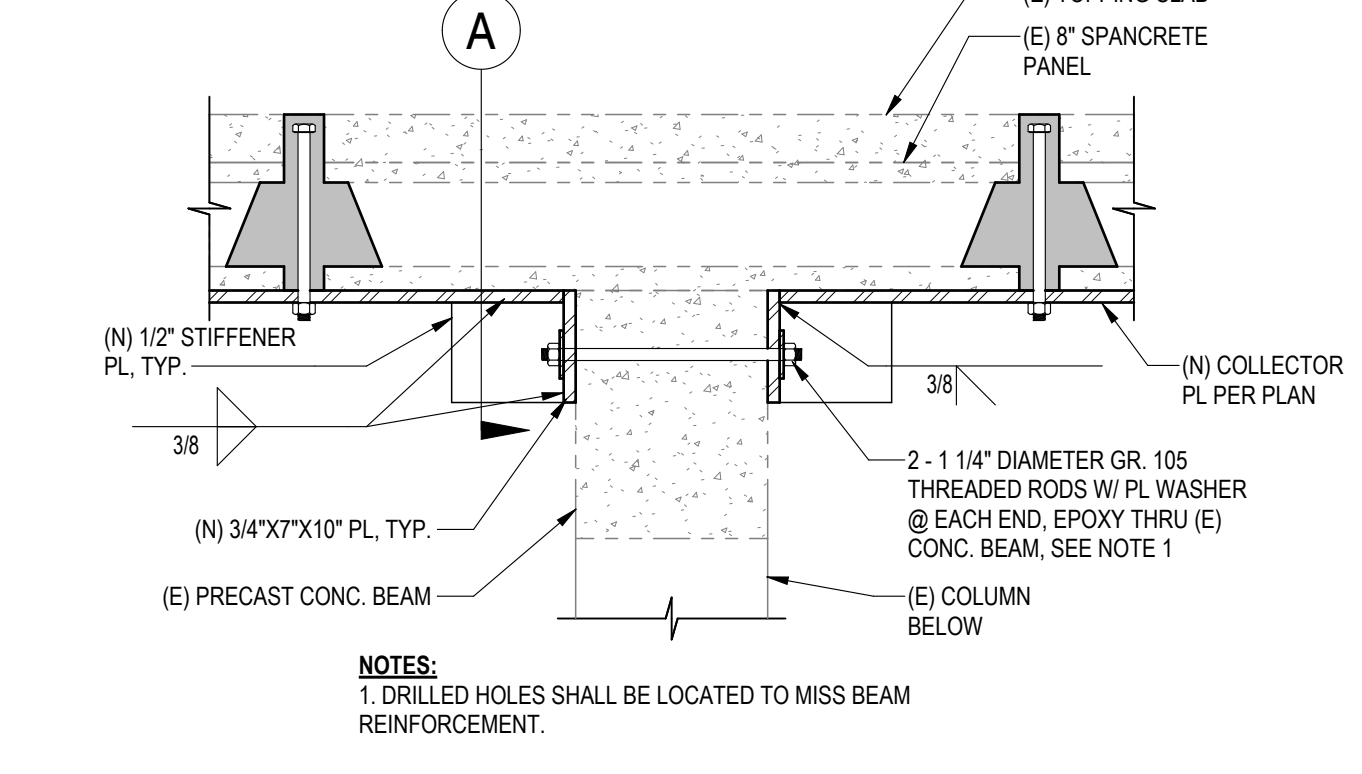
2 COLLECTOR-TO-WALL CONN.

S201 SCALE: 1" = 1'-0"



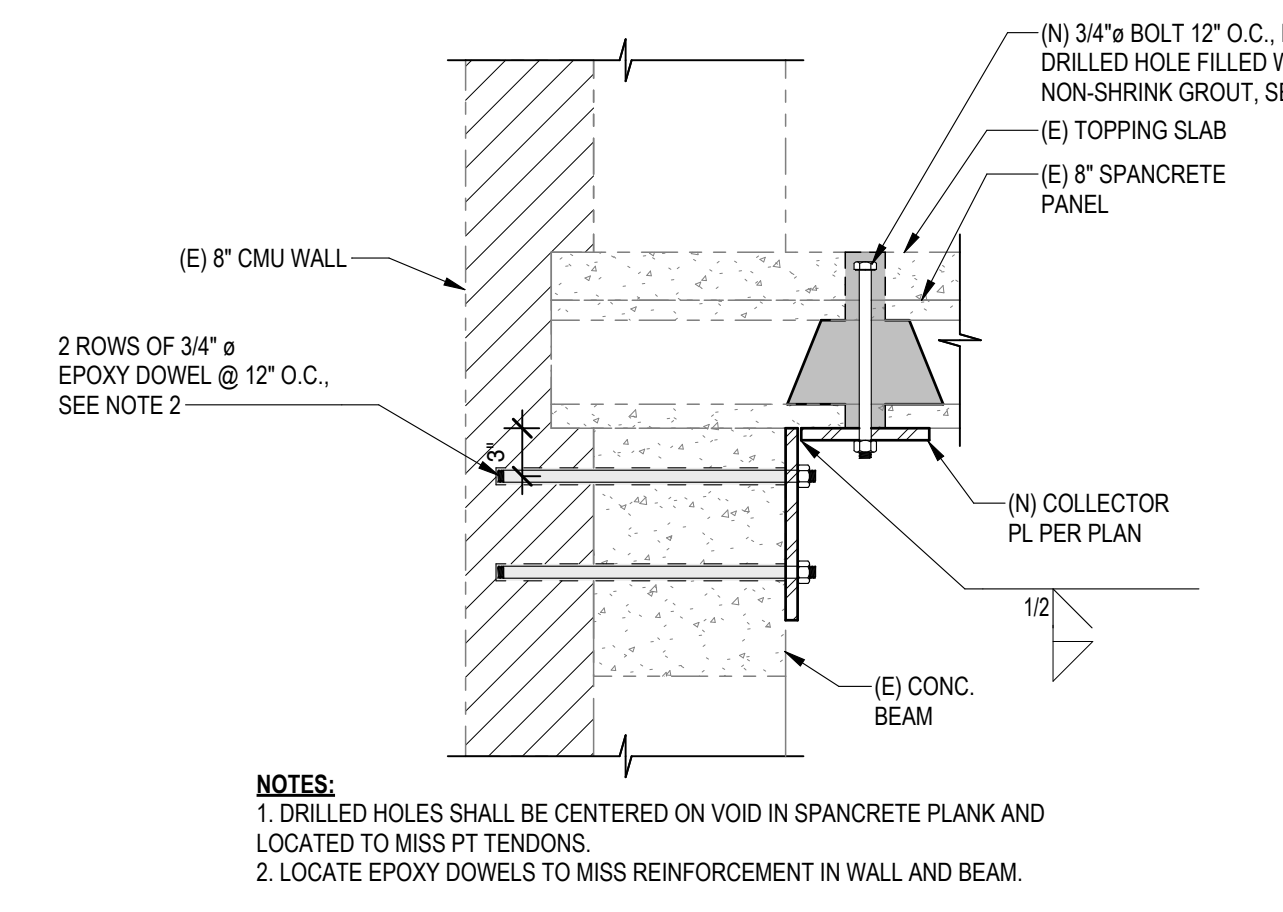
17 CHORD-TO-BEAM CONNECTION

S201 SCALE: 1" = 1'-0"



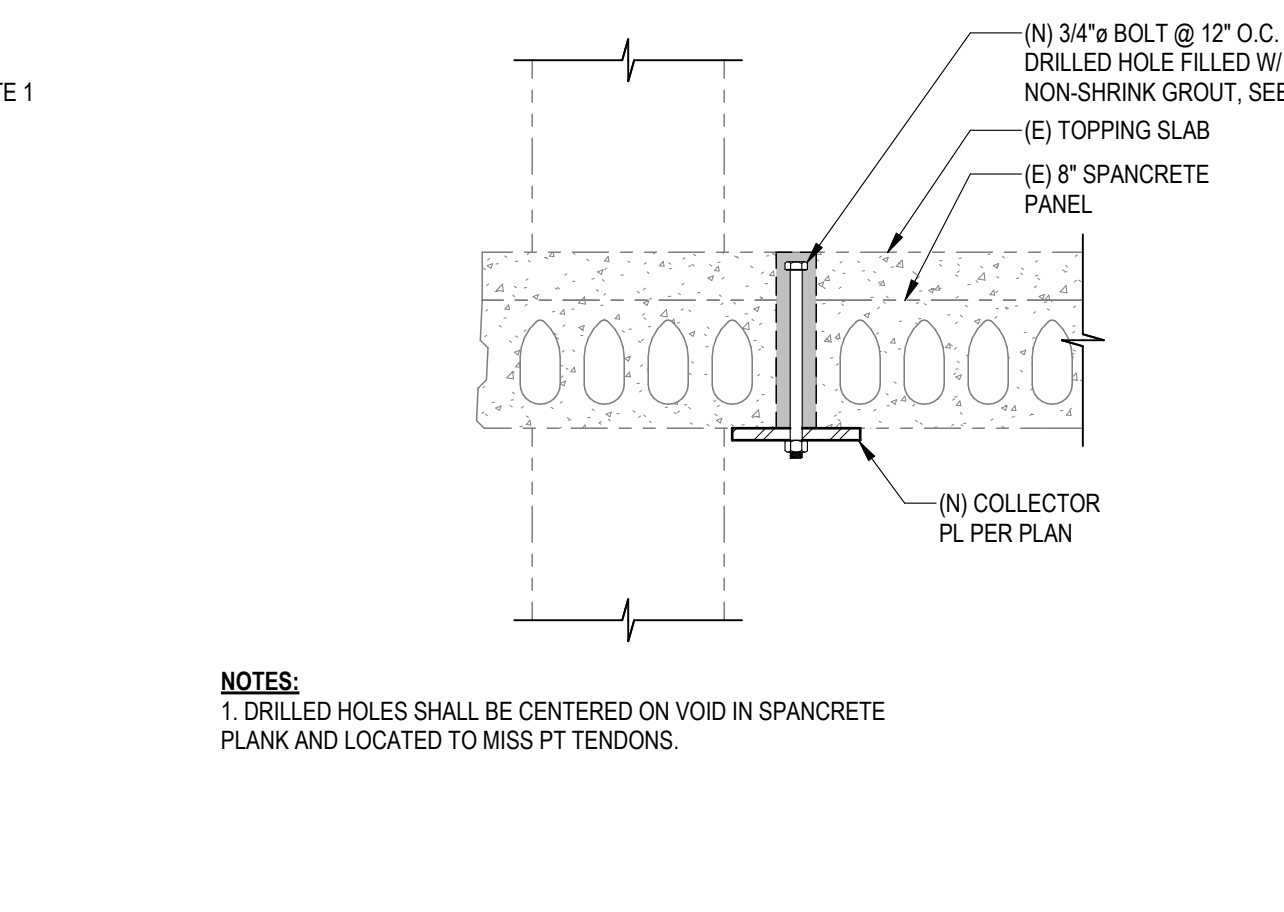
12 COLLECTOR THRU CONC. BEAM

S201 SCALE: 1" = 1'-0"



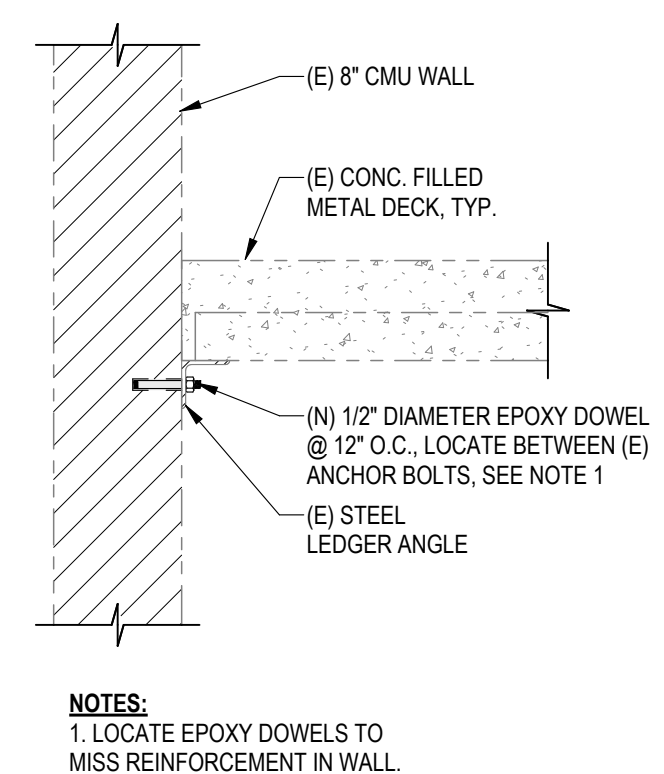
8 COLLECTOR-TO-WALL CONN.

S201 SCALE: 1" = 1'-0"



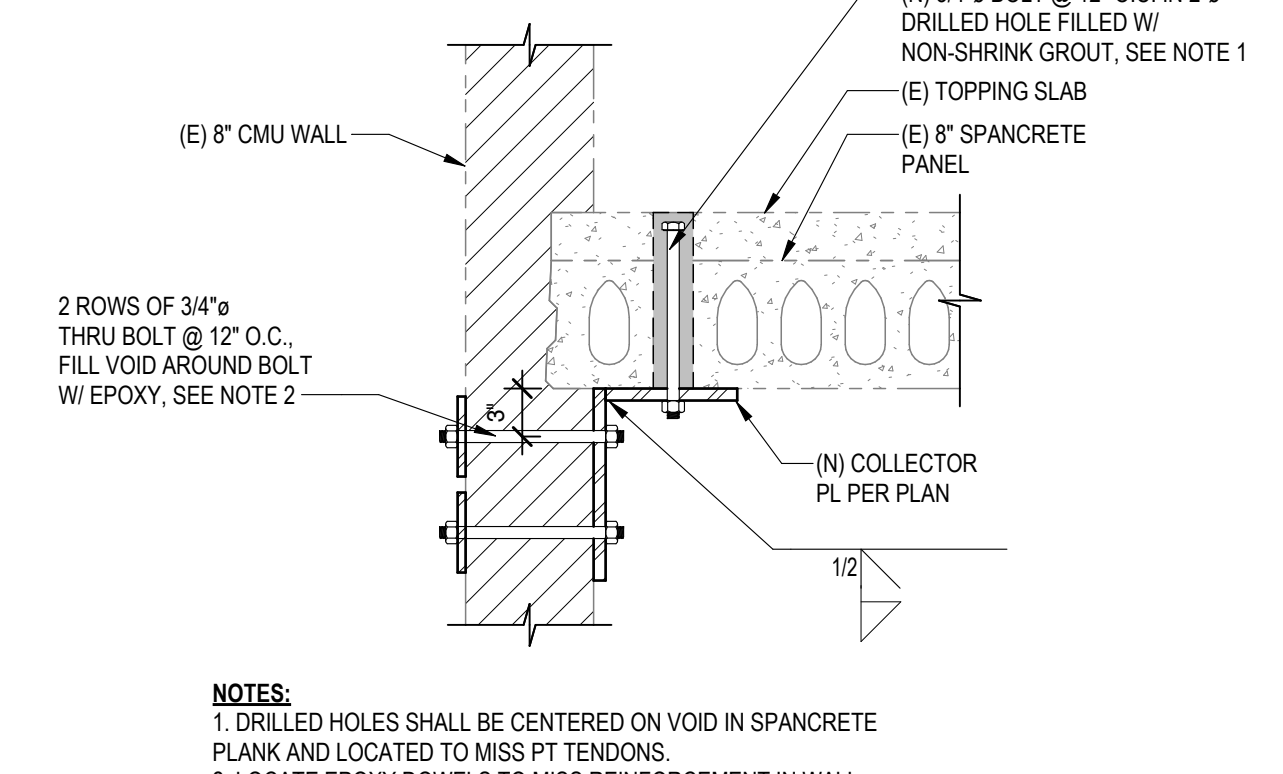
3 COLLECTOR SECTION

S201 SCALE: 1" = 1'-0"



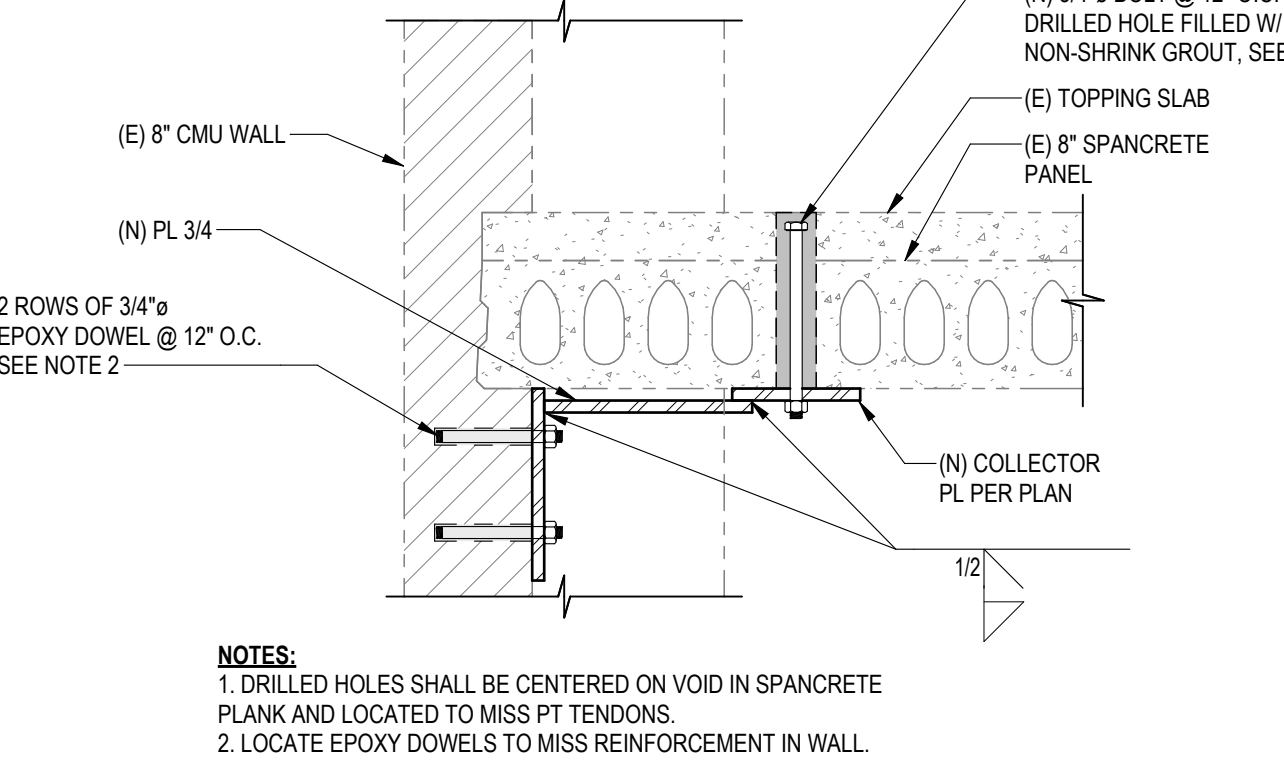
13 DIAPHRAGM-TO-WALL CONN.

S201 SCALE: 1" = 1'-0"



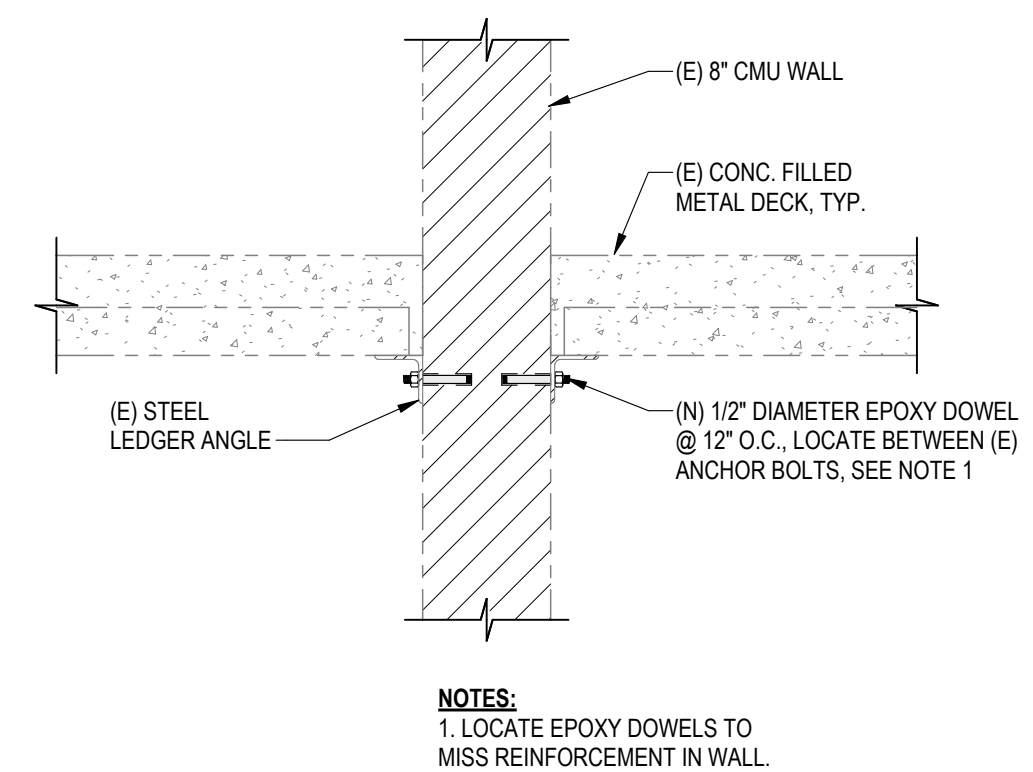
9 COLLECTOR-TO-WALL CONN.

S201 SCALE: 1" = 1'-0"



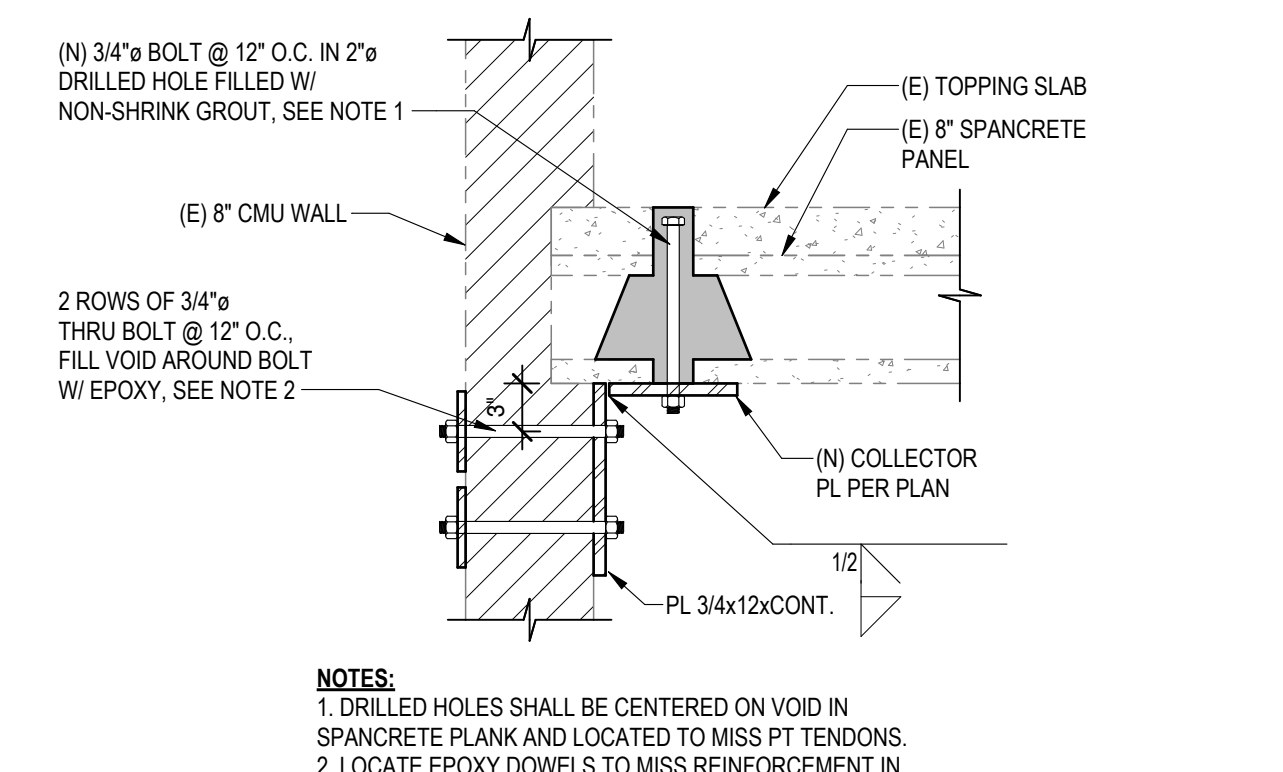
4 COLLECTOR-TO-WALL CONN.

S201 SCALE: 1" = 1'-0"



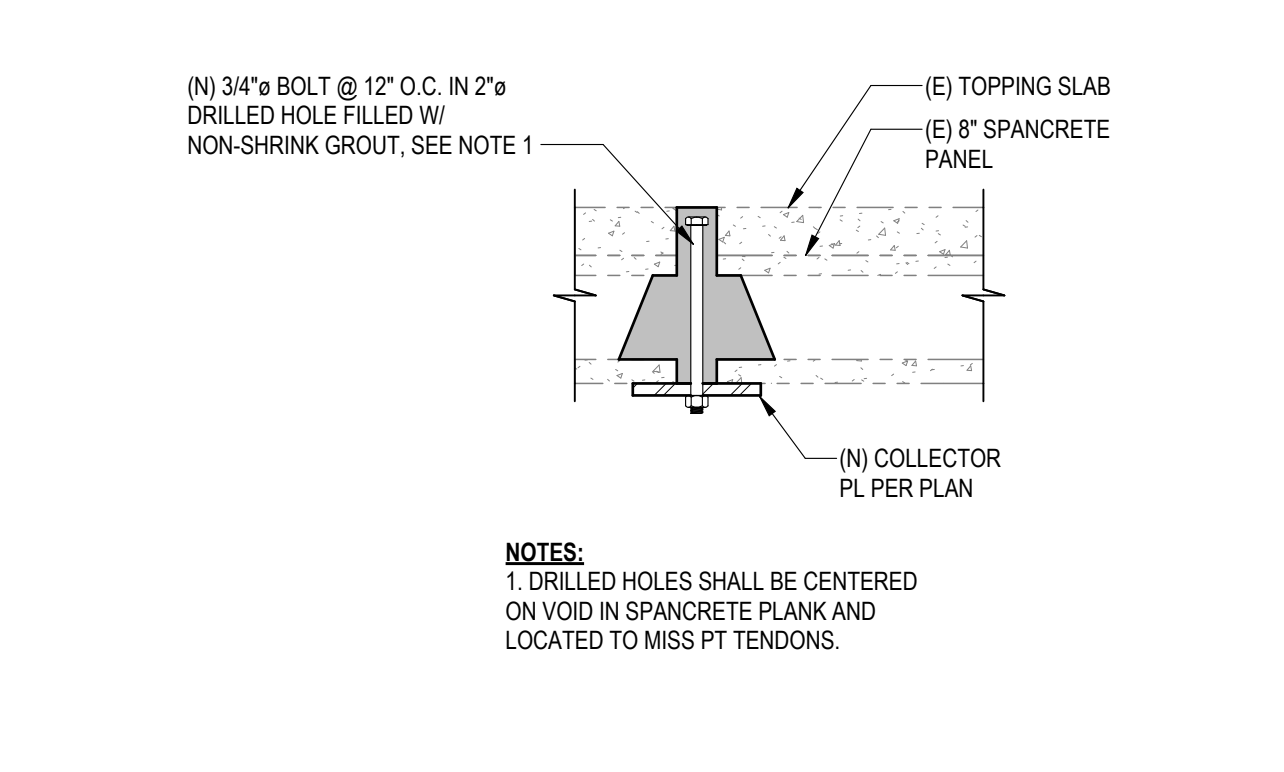
14 DIAPHRAGM-TO-WALL CONN.

S201 SCALE: 1" = 1'-0"



10 COLLECTOR-TO-WALL CONN.

S201 SCALE: 1" = 1'-0"



5 COLLECTOR SECTION

S201 SCALE: 1" = 1'-0"

SEISMIC STRENGTHENING
510 N PROSPECT AVE
REDONDO BEACH, CA 90277

ISSUE DESCRIPTION	DATE
DESIGN DEVELOPMENT	11/14/2025
PLAN CHECK	01/15/2026
PLAN CHECK RESPONSE	02/19/2026

SHEET TITLE
DETAIL

SHEET NUMBER
S201