

LOS ANGELES COUNTY
 MANHATTAN BEACH LIBRARY
 MANHATTAN BEACH, CALIFORNIA

50% CONSTRUCTION DOCUMENTS
 JUNE 15, 2012

LANDSCAPE ARCHITECT
EPT DESIGN

CIVIL ENGINEER
ROTHMAN ENGINEERS

M. E. P. ENGINEER / SECURITY
GLUMAC

INTERIORS
CAROL CAMBIANICA

ARCHITECT
**JOHNSON
 FAVARO**

GRAPHICS / SIGNAGE
Ph.D

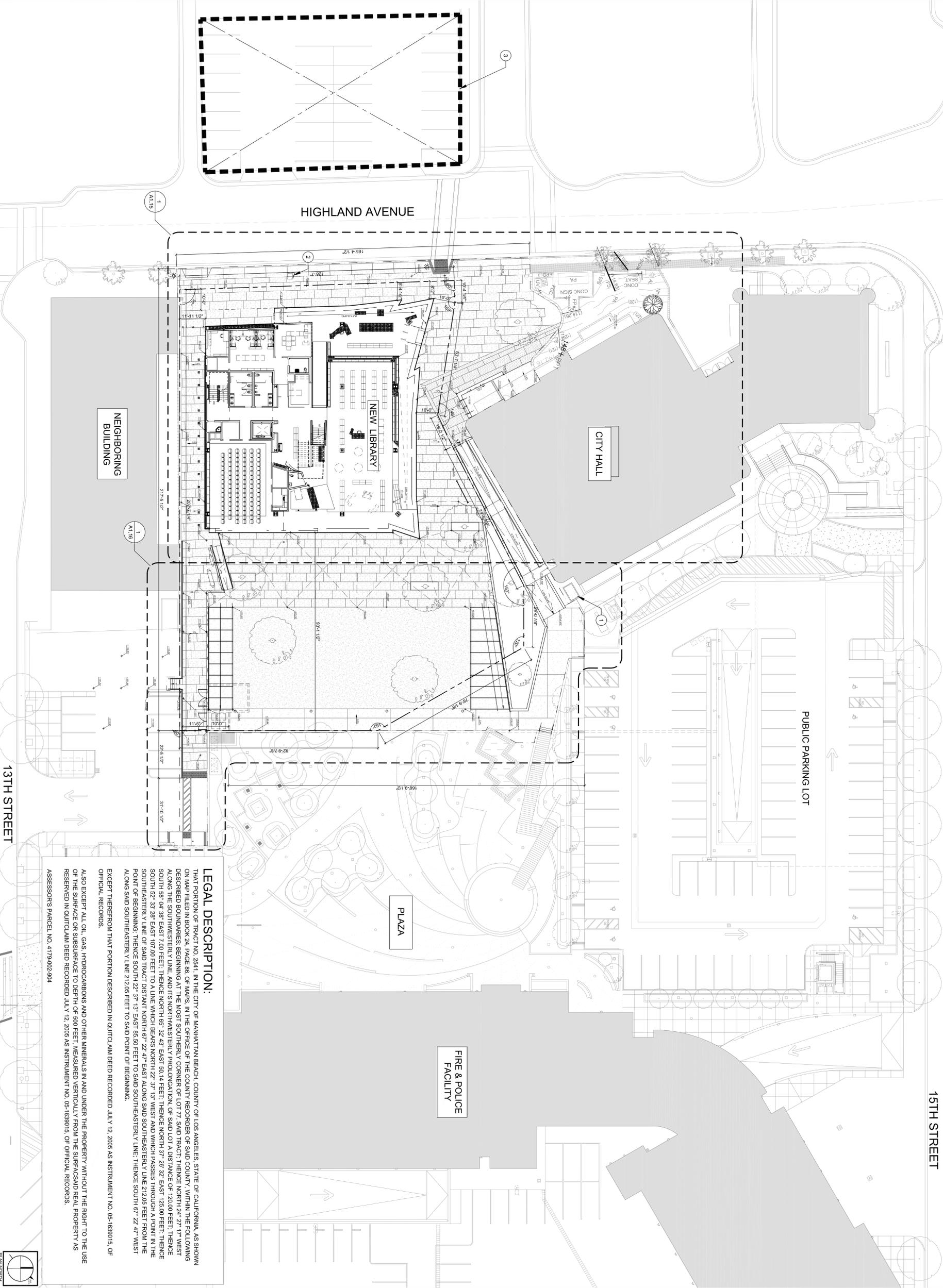
LIBRARY CONSULTANT
LINDA DEMMERS

STRUCTURAL ENGINEER
ENGLEKIRK

ACOUSTICS
WAVEGUIDE

5898 Blackwelder Street, Ground Floor
 Culver City, CA 90232
 (Tel) 310-559-5720 (Fax) 310-559-8220





15TH STREET

13TH STREET

HIGHLAND AVENUE

CITY HALL

NEIGHBORING BUILDING

PUBLIC PARKING LOT

PLAZA

FIRE & POLICE FACILITY

LEGAL DESCRIPTION:

THAT PORTION OF TRACT NO. 2541, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 24, PAGE 86, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES: BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 177, SAID TRACT; THENCE NORTH 24° 27' 17" WEST ALONG THE SOUTHWESTERLY LINE, AND ITS NORTHWESTERLY PROLONGATION, OF SAID LOT 177 A DISTANCE OF 120.00 FEET; THENCE SOUTH 89° 04' 38" EAST 7.00 FEET; THENCE NORTH 65° 32' 43" EAST 50.14 FEET; THENCE NORTH 37° 26' 32" EAST 125.00 FEET; THENCE SOUTH 52° 33' 28" EAST 107.00 FEET TO A LINE WHICH BEARS NORTH 22° 27' 13" WEST AND WHICH PASSES THROUGH A POINT IN THE SOUTHEASTLY LINE OF SAID TRACT NORTH 67° 22' 47" EAST ALONG SAID SOUTHWESTERLY LINE 212.08 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 22° 37' 13" EAST 65.50 FEET TO SAID SOUTHWESTERLY LINE; THENCE SOUTH 67° 22' 47" WEST ALONG SAID SOUTHWESTERLY LINE 212.08 FEET TO SAID POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION DESCRIBED IN QUILCLAIM DEED RECORDED JULY 12, 2005 AS INSTRUMENT NO. 05-1639015, OF OFFICIAL RECORDS.

ALSO EXCEPT ALL OIL, GAS, HYDROCARBONS AND OTHER MINERALS IN AND UNDER THE PROPERTY WITHOUT THE RIGHT TO THE USE OF THE SURFACE OR SUBSURFACE TO A DEPTH OF 500 FEET, MEASURED VERTICALLY FROM THE SURFACE SAID REAL PROPERTY AS RESERVED IN QUILCLAIM DEED RECORDED JULY 12, 2005 AS INSTRUMENT NO. 05-1639015, OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NO. 4179-002-3004

KEYNOTES:

1. EXISTING SITE TRANSFORMER
2. BOOK DROP
3. EXISTING SURFACE PARKING LOT AVAILABLE TO CONTRACTOR FOR PROJECT STAGING.

PROJECT

DESIGN DEVELOPMENT
MANHATTAN BEACH LIBRARY
 1320 HIGHLAND AVENUE
 CITY OF MANHATTAN BEACH, CA 90286
 COUNTY OF LOS ANGELES

ARCHITECT
JOHNSON FAVARO
Architectural and Urban Design
 5888 Beachwood Street, Ground Floor
 Manhattan Beach, CA 90286
 (310) 310-5557 (F) (310) 310-5558 (K230)

CONSULTING ENGINEERS

ARCHITECT'S ENGINEERS STAMP
The undersigned hereby certifies that the design and construction of the project shown on these drawings and specifications were prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of California. I am duly licensed in the State of California as a Professional Engineer in the State of California. My license number is 11108. My expiration date is 12/31/2011. My address is 11108. My address is 11108.

CITY APPROVALS

NOT FOR CONSTRUCTION

GENERAL NOTES:

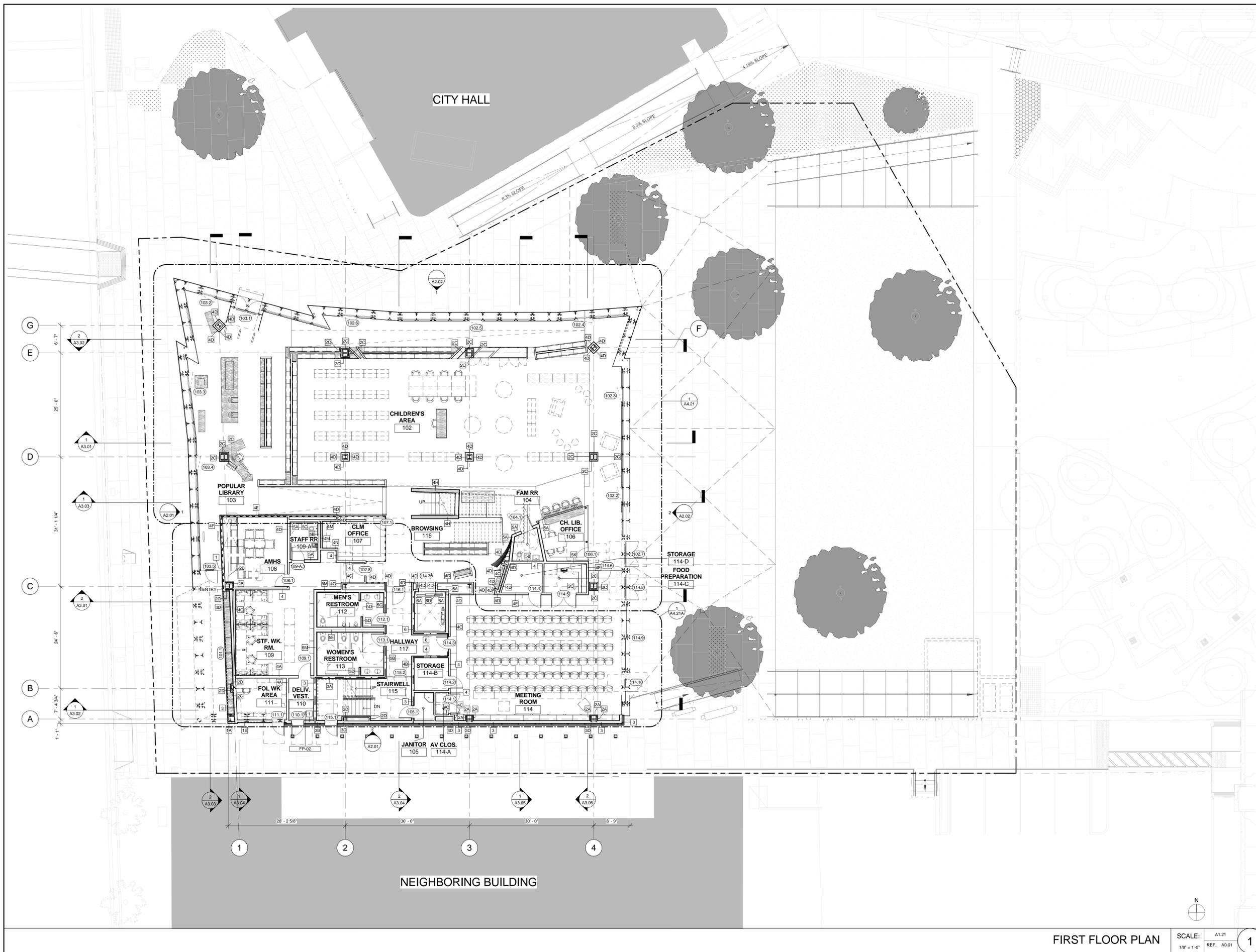
PROPOSED SITE PLAN

SCALE: AS NOTED DATE: JUNE 15, 2012

PROJECT #: 1108

SITE PLAN SCALE: 1"=45'-0" REF: A111

A1.11



KEYNOTES	
Key Value	Keynote Text
FP-02	MECHANICAL LIFT

PROJECT
DESIGN DEVELOPMENT
MANHATTAN BEACH LIBRARY
 1320 HIGHLAND AVENUE
 CITY OF MANHATTAN BEACH, CA 90266

 COUNTY OF LOS ANGELES

ARCHITECT
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CONSULTING ENGINEERS

FIRE RATED WALL LEGEND

-----	CBC TABLE 601: 1-HOUR FLOOR ASSEMBLY
-----	CBC TABLE 508.3.3: 1-HOUR OCCUPANCY SEPARATION WITH 60 MINUTE PROTECTIVE OPENINGS
-----	CORRIDORS: 1-HOUR FIRE SEPARATION WITH 20 MINUTE DOORS AND SMOKE AND DRAFT PROTECTION AND 3/4 HOUR WINDOWS
-----	CBC TABLE 601: 1-HOUR BEARING WALL
-----	2-HOUR
-----	3-HOUR

The drawings and specifications, ideas, designs, and arrangements are and shall remain the property of the architect. No part thereof shall be copied or used in connection with any work or project other than the specific project for which they have been prepared without the written consent of the architect. Visits to construction sites shall be made at the discretion of the architect. Visits shall be made during the construction process and shall be subject to the approval of the architect. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and shall be notified of any variation from the dimensions and conditions shown by these drawings. Shop details must be submitted to the office for approval before proceeding with fabrication.
 © MDA Johnson Favaro 2004

ARCHITECT'S / ENGINEER'S STAMP

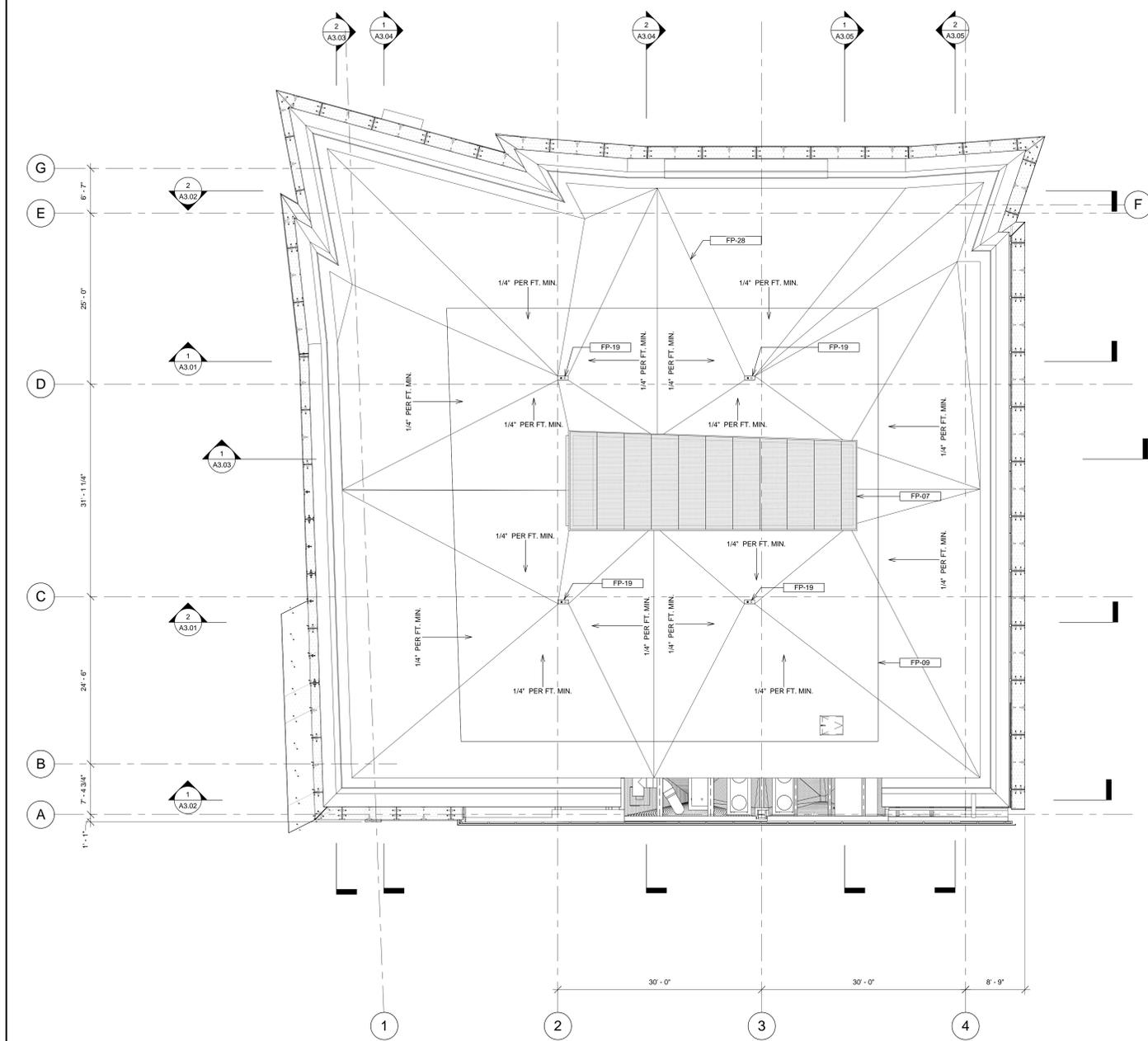
CITY APPROVALS
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REVISION 01

No.	Issue	Date
6/15/12	50% CD SUBMITTAL	
5/11/12	100% DD COMMENTS	
3/19/12	100% DD SUBMITTAL	
11/3/11	100% SD SUBMITTAL	
	ISSUE / REVISIONS	

- GENERAL NOTES:**
- SEE A9.21-A9.22 FOR FURNITURE PLANS.
 - SEE A6.11 FOR MATERIAL DESIGNATIONS.
 - SEE A1.51-A1.52B FOR REFLECTED CEILING PLANS.
 - SEE A6.01 FOR DOOR & WINDOW SCHEDULES.
 - SEE A6.21-A6.25 FOR PARTITION TYPES.
 - SEE A6.12 FOR INTERIOR ROOM FINISH SCHEDULE.
 - CURTAINS, DRAPES & OTHER DECORATIVE MATERIALS SUSPENDED FROM THE CEILINGS OR WALLS SHALL MEET THE FLAME SPREAD PROPAGATION CRITERIA OR NFPA 701 IN ACCORDANCE WITH SECTION 806.2 OR BE NON-COMBUSTIBLE, PER CBC 806.1.
 - EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT PER CBC 1008.1.8.

TITLE
FIRST FLOOR PLAN
 SCALE: As Noted DATE: JUN. 15, 2012
 DRAWN BY: Ashraf CHECKED BY: Cherie
 PROJECT #: 1106
 SHEET
A1.21
 BIM



KEYNOTES	
Key Value	Keynote Text
FP-07	SKYLIGHT (GL-3)
FP-09	SST-1, GUARDRAIL, MIN. 42" HIGH, TOP TO BE LEVEL
FP-14	PVC ROOFING MEMBRANE
FP-19	ROOF DRAIN WITH OVERFLOW
FP-28	ALL ROOF VALLIES TO BE SLOPED A MINIMUM OF 1/4" PER FOOT, TYP.

PROJECT

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ARCHITECT

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CONSULTING ENGINEERS

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Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and the client must be notified of any variation from the dimensions and conditions shown by these drawings. Shop details must be submitted to the office for approval before proceeding with fabrication.

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ARCHITECT'S / ENGINEER'S STAMP

CITY APPROVALS

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3/19/12	100% DD SUBMITTAL
11/3/11	100% SD SUBMITTAL

- ROOF PLAN GENERAL NOTES:**
- ROOF SHALL BE OF 0 - HOUR FIRE-RESISTIVE NON-COMBUSTIBLE CONSTRUCTION PER CBC TABLE 601
 - NO EQUIPMENT, VENTS OR OTHER VISIBL ROOFTOP PENETRATIONS ALLOWED. ALL VENTS AND EQUIPMENT MUST BE LOCATED AT OR ABOVE THE MECHANICAL ROOM, NEAR GRID LINE 'A'.
 - LIBRARY ROOFING COVERING CLASSIFICATION FOR TYPE II-B CONSTRUCTION = TYPE B. SEE A6.11 FOR MATERIAL DESIGNATIONS. SEE 1.21-A1.23 FOR WALL RATINGS LEGEND.

TITLE

ROOF PLAN

SCALE: As Indicated DATE: JUN. 15, 2012

DRAWN BY: Author CHECKED BY: Owner

PROJECT #: 1106

SHEET

A1.23

BIM

KEYNOTES	
Key Value	Keynote Text
A	GLAZING ASSEMBLY TYPE A SEE A6.02 FOR MORE INFORMATION

PROJECT

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CONSULTING ENGINEERS

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Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and the client must be notified of any variation from the dimensions and conditions shown by these drawings. Shop details must be submitted to the office for approval before proceeding with fabrication.

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ARCHITECT'S / ENGINEER'S STAMP

CITY APPROVALS

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REVISION 01

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11/3/11	100% SD SUBMITTAL	
ISSUE / REVISIONS		

BUILDING ELEVATIONS

SCALE: As Indicated DATE: JUN. 15, 2012

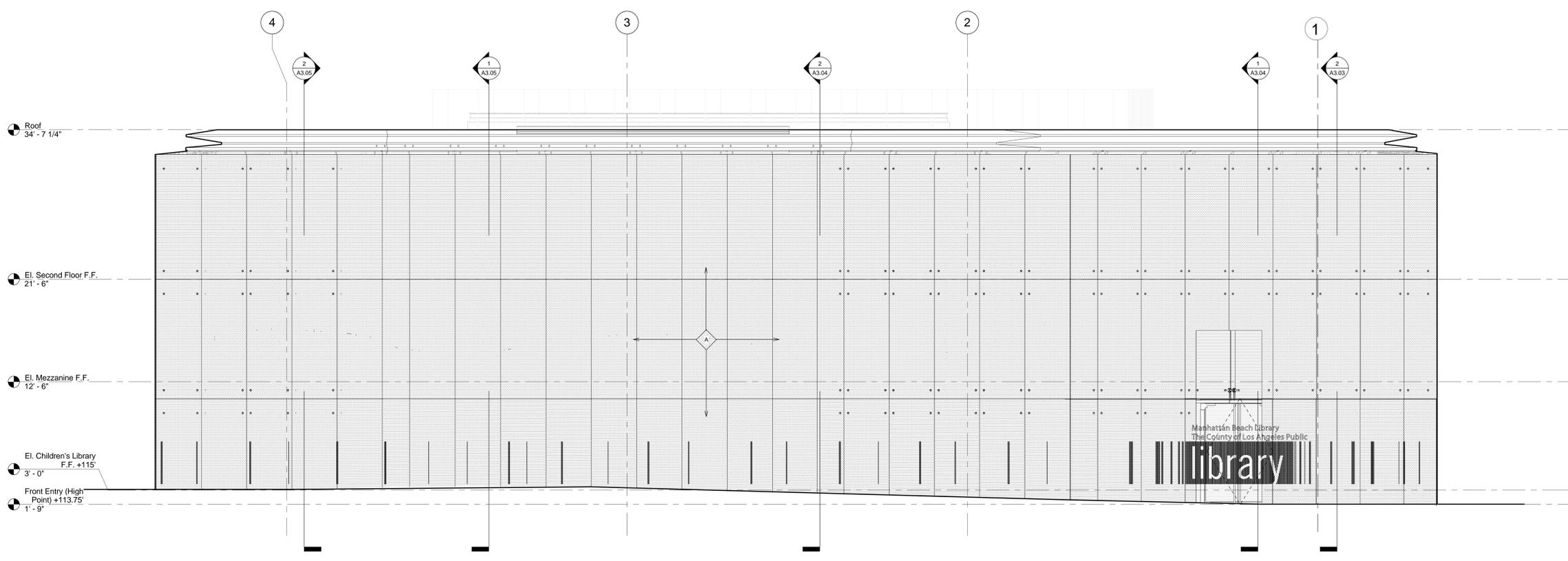
DRAWN BY: Author CHECKED BY: Cherie

PROJECT #: 1106

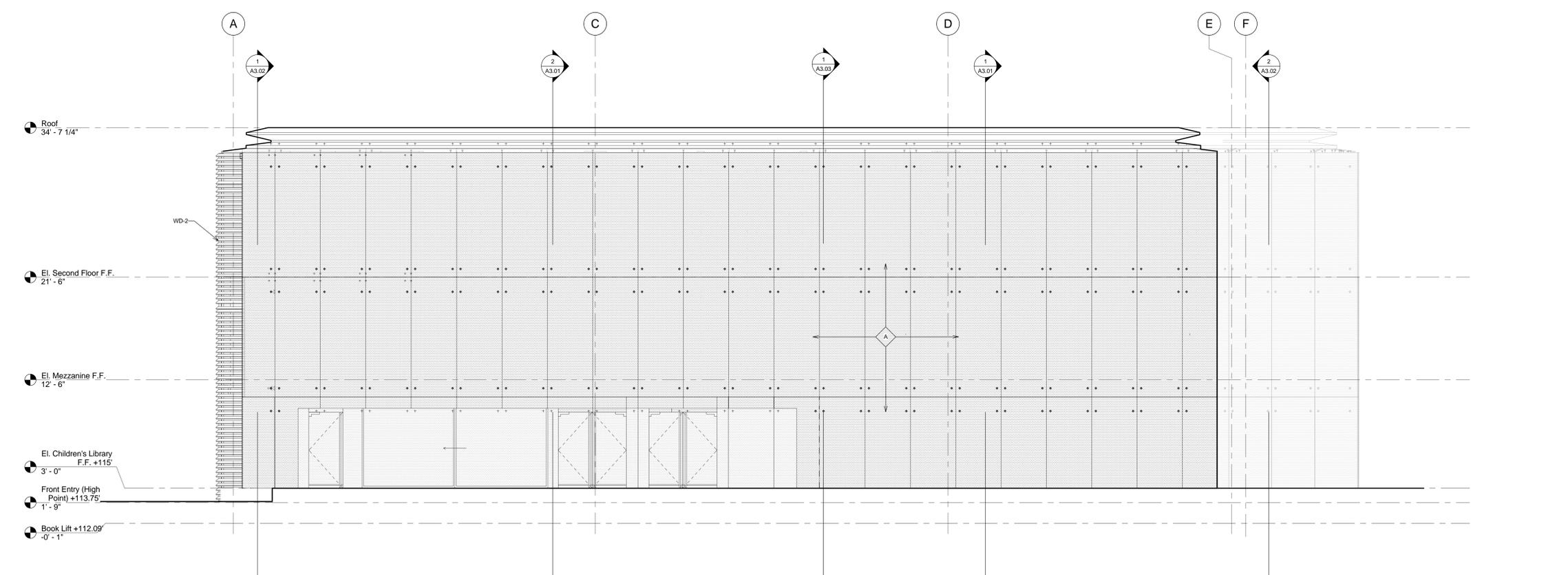
SHEET

A2.02

BIM



NORTH ELEVATION SCALE: A2.02
1/4" = 1'-0" REF. A1.21 **1**



EAST ELEVATION SCALE: A2.02
1/4" = 1'-0" REF. A1.21 **2**

ELEVATION GENERAL NOTES:

A. SEE A6.11 FOR MATERIAL DESIGNATIONS.

B. SEE A3.21-A3.24, WALL SECTIONS, FOR MATERIAL DESIGNATION DETAILS