



# RESIDENCE INN MANHATTAN BEACH

1700 N. SEPULVEDA BLVD, MANHATTAN BEACH, CA 90266



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## PARKING GATES TENANT IMPROVEMENT

AGENCY SUBMITTAL 12/10/2020





APPLICABLE CODE

ALL WORK WILL COMPLY WITH THE FOLLOWING CODES TO INCLUDE LOCAL AMENDMENTS:		
2019	CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.	
2019	CALIFORNIA BUILDING CODE (CBC), PART II, TITLE 24 C.C.R.	
2019	CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.	
2019	CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.	
2019	CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.	
2019	CALIFORNIA ENERGY CODE, PART 6, TITLE 24 C.C.R.	
2019	CALIFORNIA HISTORICAL BUILDING, PART 9, TITLE 24 C.C.R.	
2019	CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.	
2019	CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.	
2019	TITLE 8 C.C.R., CH. 4 SUB-CH 6, ELEVATOR SAFETY ORDERS	
2019	TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHALL REGULATIONS	

PARTIAL LIST OF APPLICABLE STANDARDS

2019 EDITION	NFPA 14	STANDPIPE SYSTEMS
2019 EDITION	NFPA 72	NATIONAL FIRE ALARM CODE (CALIFORNIA AMENDED)
		(SEE UL STANDARD 1971 FOR "VISUAL DEVICES")
2019 EDITION	NFPA 88A	STANDARD FOR PARKING STRUCTURES
2018 EDITION	NFPA 101	LIFE SAFETY CODE
2018 EDITION	NFPA 2001	CLEAN AGENT FIRE EXTINGUISHING SYSTEMS
		REFERENCE CODE SECTION FOR NFPA STANDARDS- CBC (SFM) 3504.1
2019 EDITION	ASME 17.1	SAFETY CODE FOR ELEVATORS AND ESCALATORS

GENERAL NOTES

- 1 ALL WORK SHALL CONFORM TO ALL PERTINENT CODES, REGULATIONS, LAWS AND ORDINANCES AS REQUIRED BY THE CITY. ALL WORK SHALL COMPLY WITH 2019 CALIFORNIA BUILDING CODE (C.B.C) REQUIREMENTS.
- 2 ALL PLAN DIMENSIONS INDICATED ARE TO COLUMN CENTER LINE, TO FACE OF CONCRETE, FACE OF STUDS, OR TO FACE OF MASONRY UNLESS OTHERWISE NOTED.
- 3 SURVEY INFORMATION OBTAINED FROM OTHERS NOT CONNECTED TO THIS OFFICE. ZONING, UTILITIES, SETBACKS, EASEMENTS, AND/OR STREET WIDENING DATA SHOWN HEREIN IS FOR INFORMATION ONLY THEREFORE NO GUARANTEE IS MADE TO THE COMPLETENESS OR ACCURACY OF SAID INFORMATION.
- 4 CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD AND, IN THE EVENT OF DISCREPANCY, REPORTING SUCH DISCREPANCY TO THE ARCHITECT, BEFORE COMMENCING WORK.
- 5 TEMPORARY BARRICADES FOR THE PROTECTION OF PEDESTRIANS SHALL BE PROVIDED AS REQUIRED BY THE STATE OF CALIFORNIA, PER SECTION 3306, CBC 2019
- 6 THE MINIMUM VERTICAL DESIGN DIMENSION FROM THE FINISH FLOOR TO THE UNDERSIDE OF ANY STRUCTURAL, MECHANICAL, OR SIGN ELEMENT SHALL BE 8'-3" MINIMUM ON ACCESSIBLE VEHICULAR ACCESS AND 7'-0" OTHERWISE.
- 7 CONTRACTOR SHALL PROTECT ALL EXCAVATION AND CONSTRUCTION FROM RAIN OR WATER DAMAGE.
- 8 OBTAIN ALL NECESSARY PERMITS FROM THE STATE OF CALIFORNIA, CBC CHAPTER 34 & CFC ARTICLE 87, DIVISION OF INDUSTRIAL SAFETY, FOR ANY TRENCHES OR EXCAVATIONS 5'-0" IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND.
- 9 PARKING SPACES SHALL NOT OBSTRUCT REQUIRED EXITS.
- 10 PEDESTRIAN AISLES LEADING TO REQUIRED EXITS SHALL HAVE A MINIMUM WIDTH OF 48".
- 11 ALL MISCELLANEOUS AND FERROUS METAL TO BE PAINTED WITH HIGH PERFORMANCE PAINT.
- 12 STRUCTURAL STEEL EXPOSED TO PUBLIC VIEW SHALL BE ARCHITECTURAL QUALITY, ALL WELDS AND SURFACES MUST BE SMOOTH.
- 13 FACE OF ALL CONCRETE CURBS IN VEHICULAR AREAS MUST BE PAINTED.
- 14 NO SURFACE MOUNTED CONDUIT OR JUNCTION BOXES ARE ALLOWED. ANY SURFACE MOUNTED PANELS MOUNTED IN PUBLIC VIEW REQUIRE ARCHITECT APPROVAL.
- 15 ALL RECEPTACLE OUTLETS IN PUBLIC VIEW MUST BE RECESSED. NO SURFACE MOUNTED ALLOWED.
- 16 KNOX BOXES ARE TO BE MOUNTED AT 5'-0 AFF. FINAL LOCATION TO BE CONFIRMED WITH ARCHITECT.

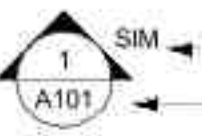
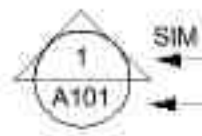
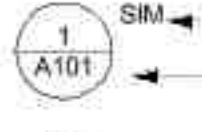
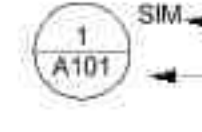
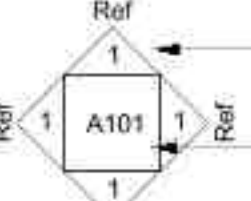
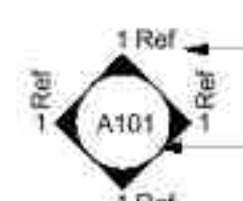


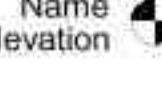



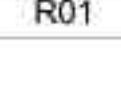















ABBREVIATIONS

@	AT
ACC	ACCESSIBLE STALL
ALUM	ALUMINUM
ANOD	ANODIZED
AOR	ARCHITECT OF RECORD
APPROX	APPROXIMATELY
ARCH	ARCHITECTURAL
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BLTEL	BLUEPHONE
BM	BEAM
BOS	BOTTOM OF STEEL
C	COMPACT STALL
CAV	CLEAN AIR VEHICLE
CAV C	CLEAN AIR VEHICLE COMPACT
CB	CATCH BASIN
CIP	CAST IN PLACE
CJ	CONSTRUCTION JOINT
CL	CENTER LINE
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CPM	CONSTRUCTION PROJECT MANAGER
CSK	COUNTERSINK
CSP	COMBINATION STANDPIPE
DBL	DOUBLE
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
DOR	DESIGNER OF RECORD
DR	DOOR
DSP	DRY STANDPIPE
DWGS	DRAWINGS
EA	EACH
ED	EMERGENCY DRAIN
EL, ELEV	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EQ	EQUAL
EV	ELECTRIC VEHICLE
EVCS	ELECTRIC VEHICLE CHARGING STATION
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FG	FINISH GRADE
FHC	FIRE HOSE CABINET
FHS	FLAT HEAD SCREW
FIN	FINISHED
FL	FLOW LINE
FLR	FLOOR
FMO	FACILITIES AND MAINTENANCE OFFICES
FO	FACE OF
FOC	FACE OF CONCRETE
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FOUND	FOUNDATION
GA	GAUGE
GALV	GALVANIZED
GEN	GENERAL
GI	GALVANIZED IRON
GRD	GROUND
GYP	GYP SUM
H, HT	HEIGHT
HB	HOSE BIB
HI	HIGH
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HVSC	HARDWOOD VENEER SOLID CORE

ABBREVIATIONS

ID	INSIDE DIAMETER
INT	INTERIOR
JT	JOINT
LAV	LAVATORY
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LVL	LEVEL
M, MC	MOTORCYCLE
MANUF	MANUFACTURER
MAS	MASONRY
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MF	MOMENT FRAME
MH	MAN HOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTL	METAL
NIC	NOT IN CONTRACT
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OPG	OPENING
OPP	OPPOSITE
PARA	PARAPET
PART'N	PARTITION
PENE	PENETRATION
PL	PROPERTY LINE
POT	PATH OF TRAVEL
PP	POWER POLE
PR	PAIR
PV	PHOTOVOLTAIC
R	RADIUS, RISER
RAD	RADIUS
RD	ROOF DRAIN
REINF	REINFORCED(ING)
REQ'D	REQUIRED
ROOM	ROOM
RO	ROUGH OPENING
S	STALL
S/S	SERVICE SINK
SC	SMALL CAR
SCHED	SCHEDULE
SD	STORM DRAIN
SDR	STORM DRAIN RISER
SECT	SECTION
SEP	SEPARATION
SHT	SHEET
SIM	SIMILAR
SOG	SLAB ON GRAD
SPECS	SPECIFICATIONS
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
STS	STRUCTURAL SLAB
SURF	SURFACE
T	TOP
TC	TOP OF CURB
TD	TRENCH DRAIN
TEL	TELEPHONE
TOC	TOP OF COLUMN
TOF	TOP OF FOOTING
TOS	TOP OF STEEL
TOW	TOP OF WALL
TR	TREAD
TS	TOP OF SPANDREL
TW	TOP OF WALK
TYP	TYPICAL
UNO	UNLESS OTHERWISE NOTED
W.O.	WHERE OCCURS
WI	WITH
WC	WATER CLOSET
WD	WOOD
WP	WATERPROOF
WSP	WET STANDPIPE
WWM	WELDED WIRE MESH
Ø	ANGLE OF PARK

SECTION REFERENCE

	SECTION REFERENCE		WALL SECTION REFERENCE
	DETAIL REFERENCE		CALLOUT REFERENCE
	EXTERIOR ELEVATION REFERENCE		INTERIOR ELEVATION REFERENCE
	GRID LINE		NORTH ARROW
	DATUM		FLOOR ELEVATION
	DOOR TAG		LOUVER TAG
	ROOM TAG		SIGNAGE TAG
	WALL / MATERIAL TAG		CALLOUT REFERENCE
	KEYNOTE		CEILING MOUNTED LIGHT
	BLUE PHONE		WALL MOUNTED LIGHT
	EXIT		EV CHARGER
	FIRE EXTINGUISHER		FIRE EXTINGUISHER
	FLOOR DRAIN		HOSE BIBB
	PAY ON FOOT STATION		STANDPIPE



Parking Planning & Architectural Design  
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Architect of Record:



License:



Owner:

Consultant:

Consultant:

RESIDENCE INN  
MANHATTAN BEACH  
1700 N. SEPULVEDA BLVD,  
MANHATTAN BEACH, CA 90266

Plan Check Number:

Rev.	Date	Description
1	12/10/2020	ADDITIONAL MATERIAL

Rev.	Date	Description

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GENERAL NOTES,  
CODE ANALYSIS AND  
AREA SUMMARY

A002



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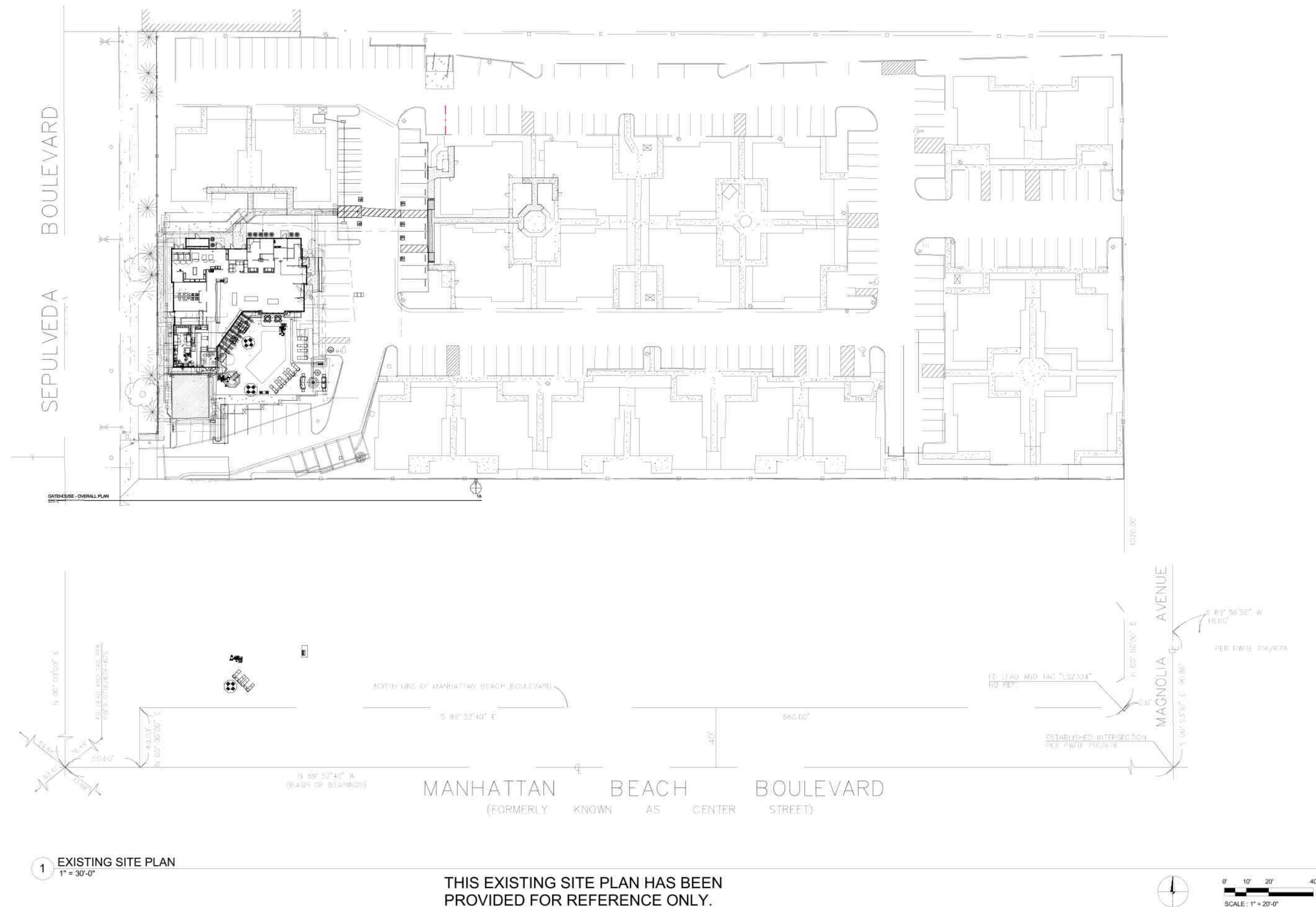
### SITE PLAN

**CONCLUSIONS**

A 110

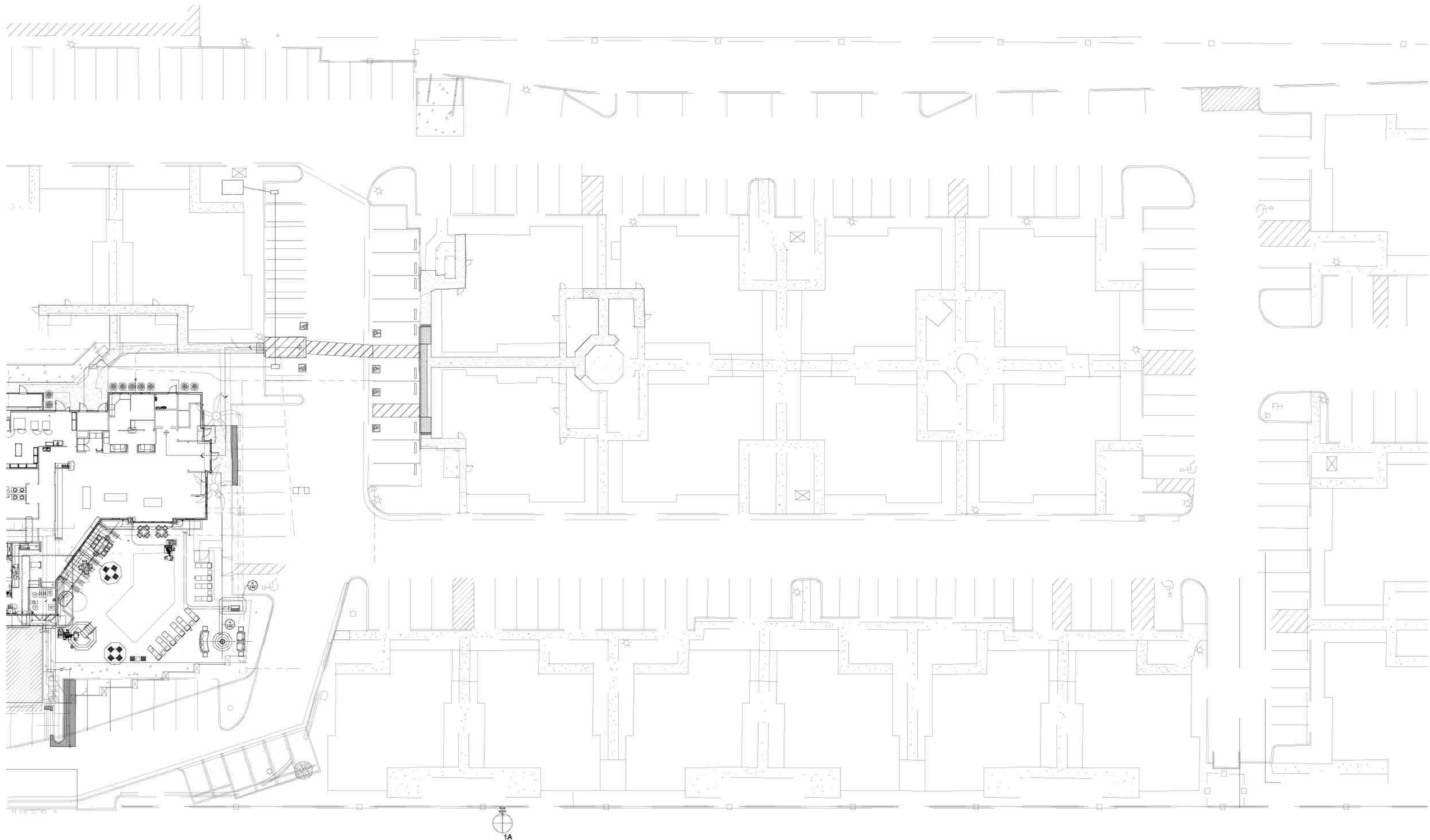
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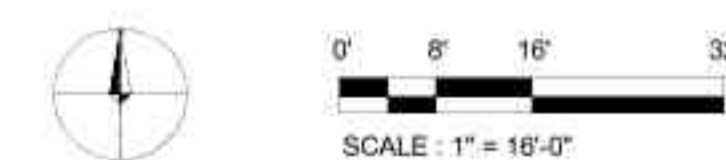


FOR REFERENCE ONLY





1 EXISTING PARKING FLOOR PLAN  
1/16" = 1'-0"



Rev.	Date	Description
1	12/10/2020	ASPECT SUBMITTAL

Rev.	Date	Description

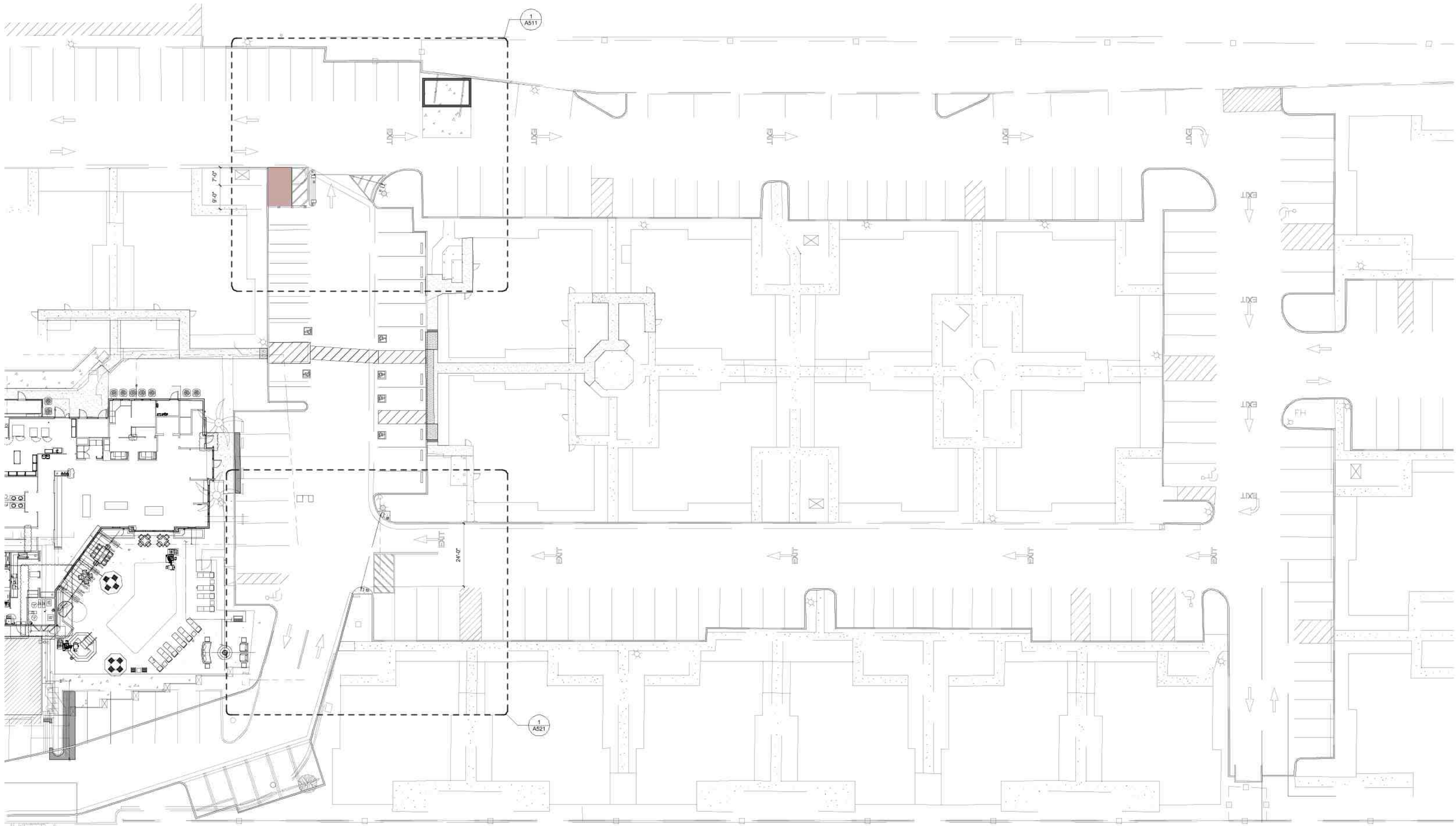
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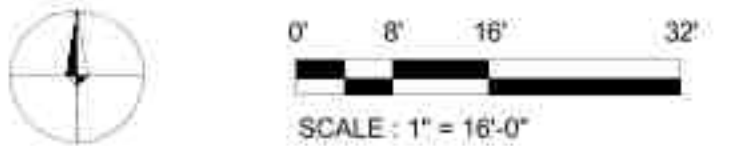


KEYNOTES	
304	EXISTING CURB
306	NEW CONCRETE PAD, PROVIDE A MEDIUM BROOM FINISH ON ALL NEW CONCRETE SURFACES, PAINT FACE OF CURB BLACK
503	STEEL 4"x4"x42" BOLLARD, GALVANIZED & PAINTED
927	TYPICAL DIAGONAL STRIPING, DETAIL 2/A910
929	ARROW STRIPING, REFER TO DETAIL 1/A910
1003	NO RIGHT TURN 24" X 24" POST MOUNTED SIGN
1004	DO NOT ENTER WRONG WAY 12" X 18" BOLLARD MOUNTED SIGN
1005	EXIT 18" X 18" POST MOUNT SIGN
1006	ONE WAY 18" X 24" POST MOUNTED SIGN
1103	PARKING GATE WITH 13'-0" LONG GATE ARM
1104	CARD READER TERMINAL
2601	EXISTING LIGHT POLE FIXTURE



1 PROPOSED PARKING AREA FLOOR PLAN  
1/16" = 1'-0"

1A





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Architect of Record:



Stallone  
License: 123456789



Residence Inn  
Marriott

Owner:

Consultant:

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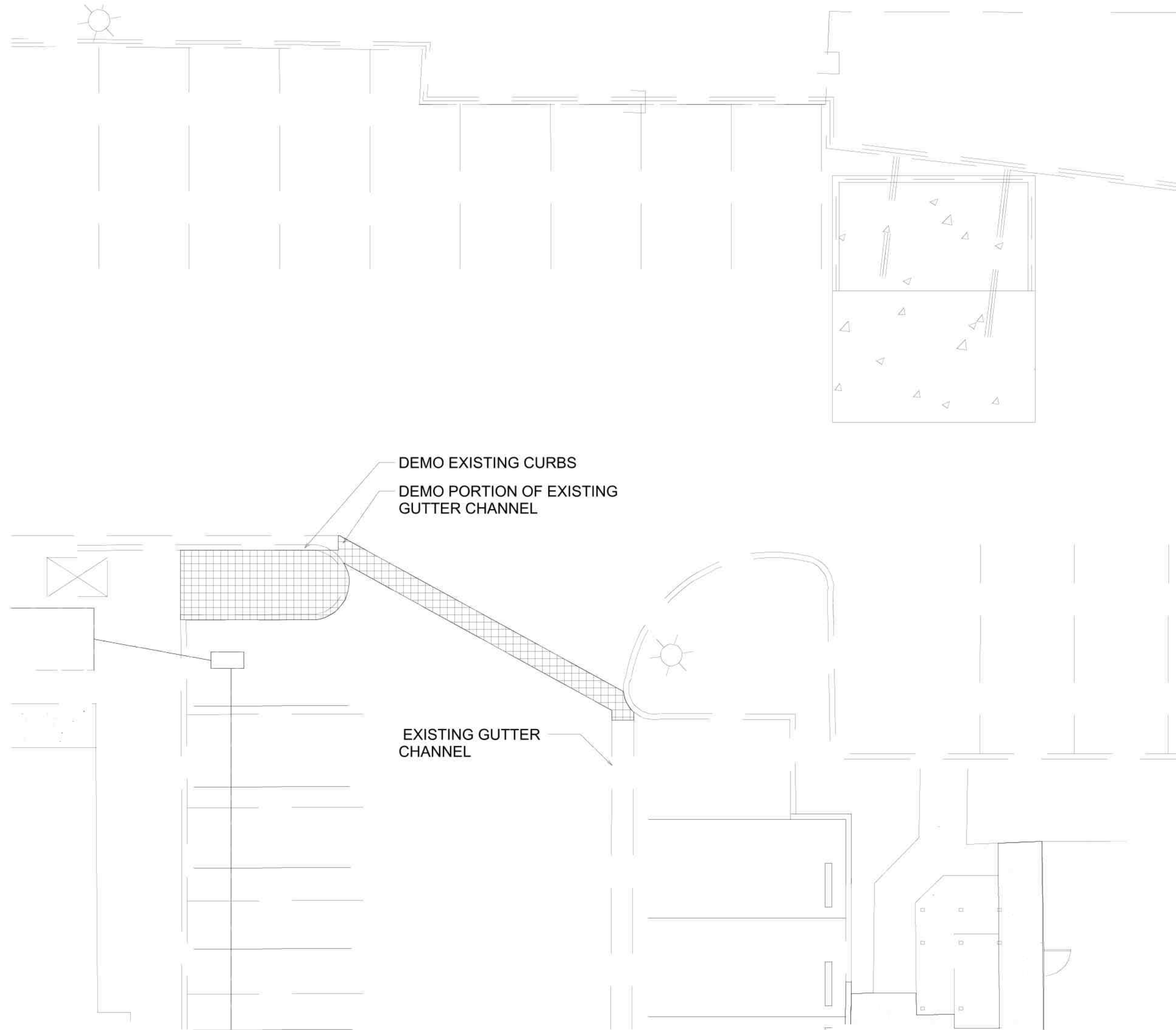
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1 EXISTING AND DEMOLITION FLOOR PLAN AT AREA #1  
1/4" = 1'-0"

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1	12/10/2020	ASPECT SUBMITTAL

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Consultant

**Consultant**

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A511



1 PROPOSED PARKING CONTROL FLOOR PLAN AT AREA #1  
1/4" = 1'-0"



Architect of Record



## Licens

 Springer

### Consultant

## Consultant

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Author

Scale:

$$1/4^{\circ} = 1.0^{\circ}$$
Date Publish  
13/10/2020 4:2

EXISTING PLAN AT  
PARKING CONTROL  
AT AREA #2

# A520

1 EXISTING AND DEMOLITION FLOOR PLAN AT AREA #2  
1/4" = 1'-0"



**CPC**  
Engineering Planning & Architectural Design



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Plan Check Number:

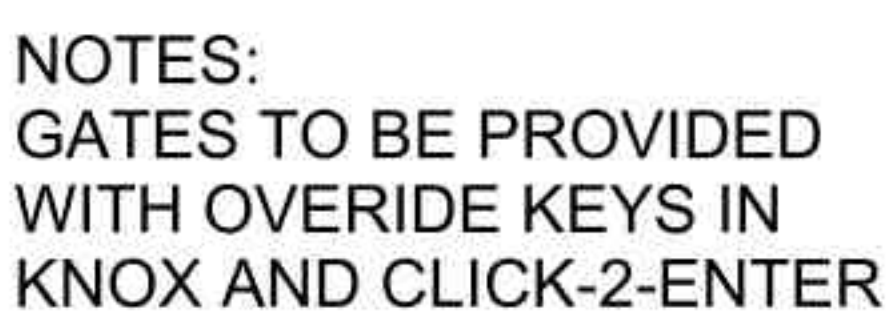
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 $1/4" = 1'-0"$   
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PROPOSED PARKING  
CONTROL ENLARGED  
FLOOR PLAN #2

A521



1 PROPOSED PARKING CONTROL FLOOR PLAN AT AREA #2  
1/4" = 1'-0"



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1	12/10/2020	ASB/ACT/SUBMITAL

Rev.	Date	Description

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8 DO NOT ENTER WRONG WAY SIGN  
3" = 1'-0"



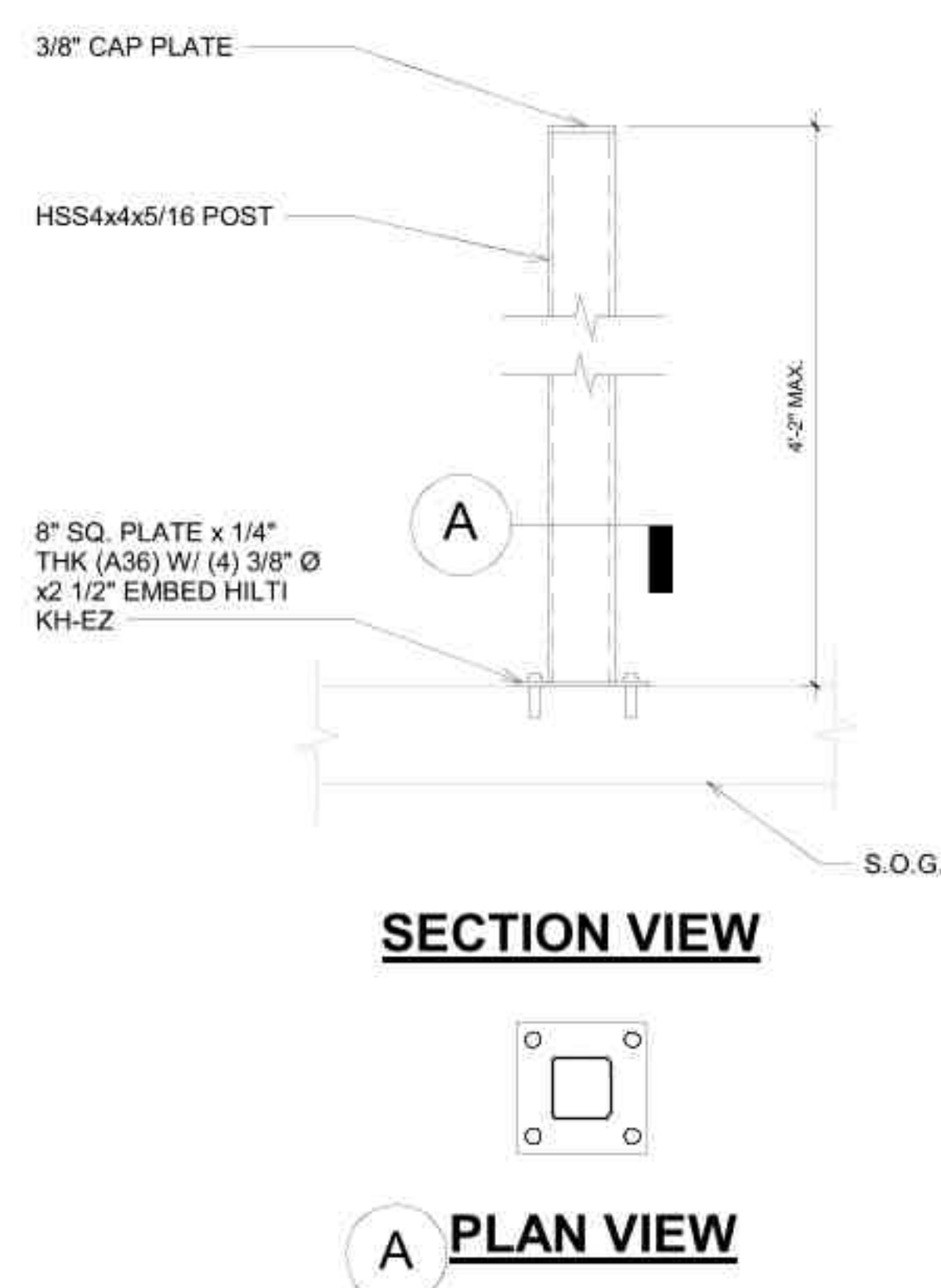
7 EXIT SIGN  
3" = 1'-0"



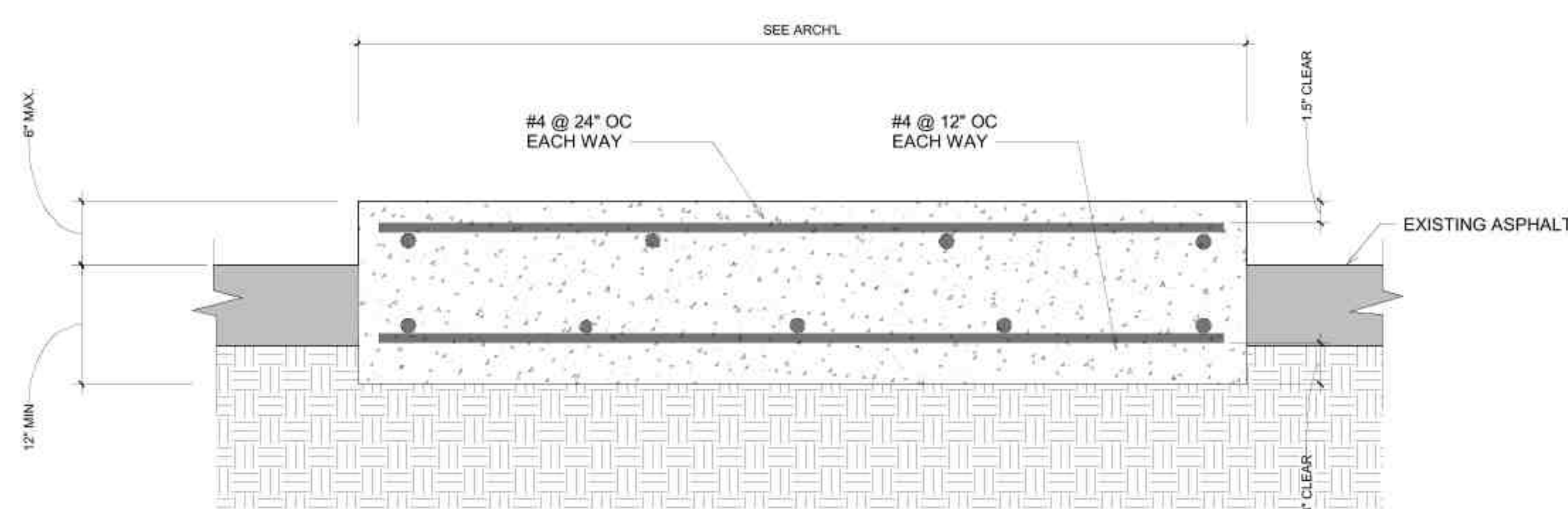
6 ONE WAY SIGN  
3" = 1'-0"



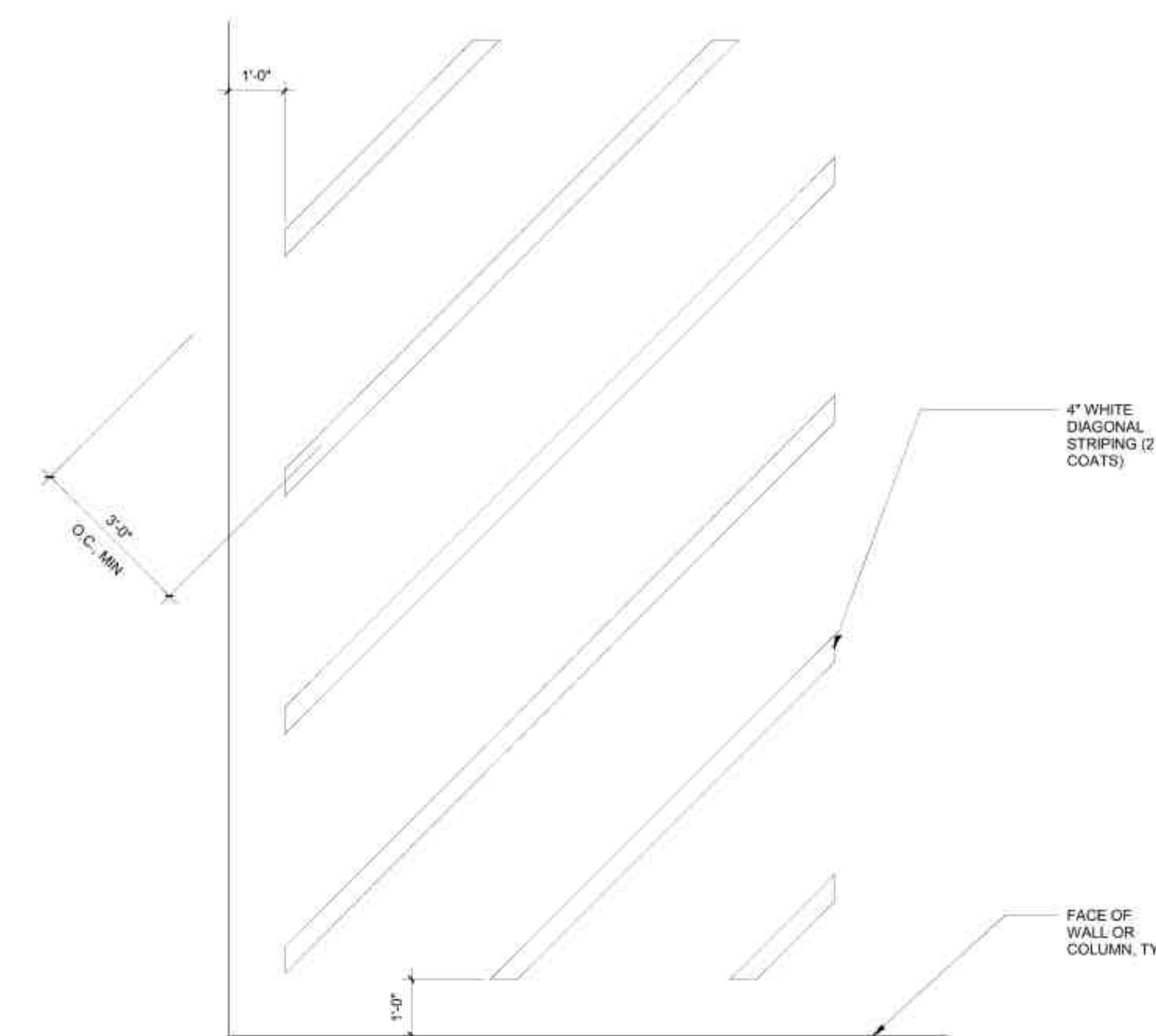
5 NO RIGHT TURN SIGN  
3" = 1'-0"



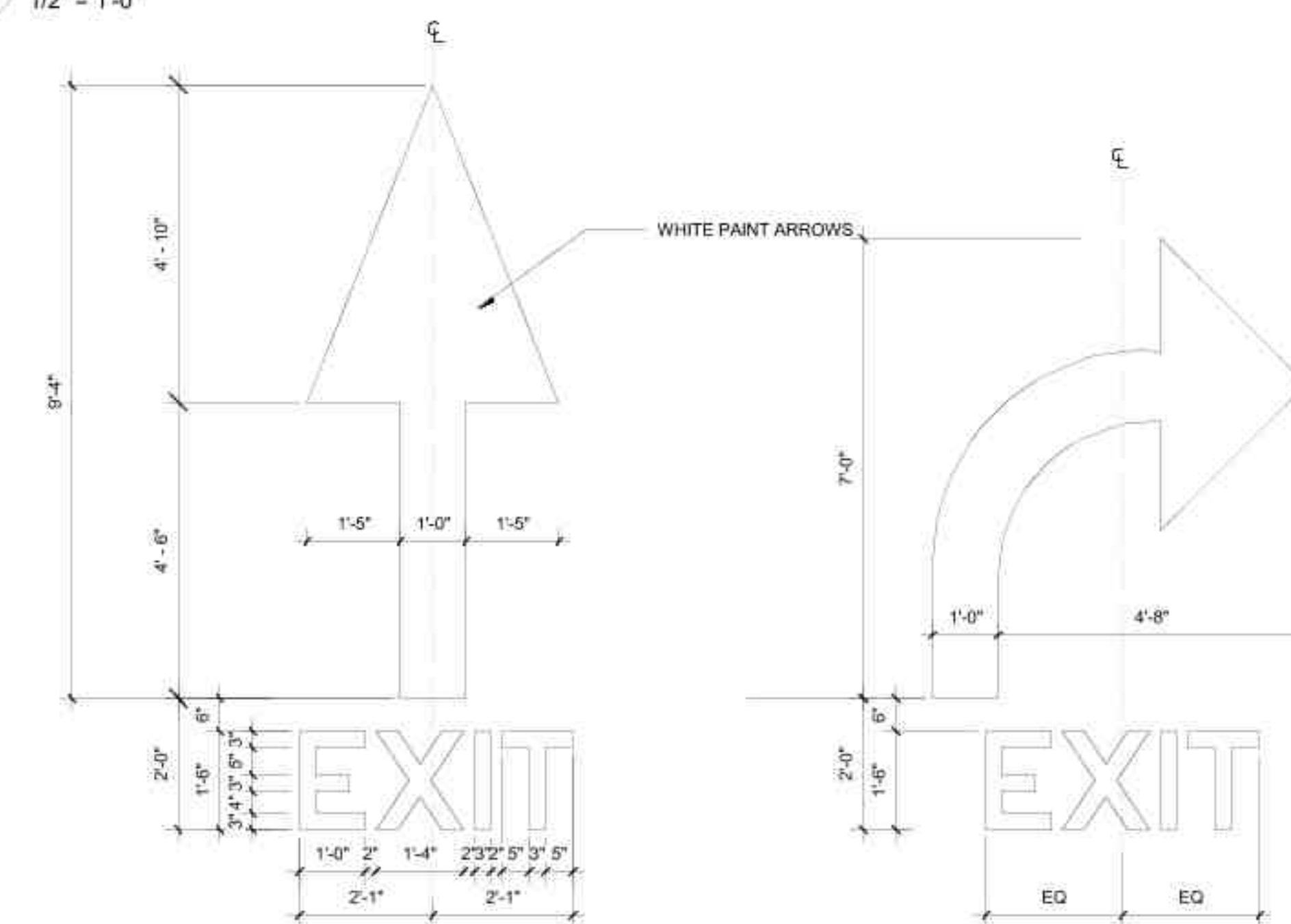
4 TYP. CURB/EQUIPMENT PAD DETAIL  
1/2" = 1'-0"



3 POST DETAIL TO CONCRETE SLAB  
1/2" = 1'-0"



2 TYPICAL DIAGONAL STRIPING  
1/2" = 1'-0"



1 ARROW PAINTING STRIPING  
1/2" = 1'-0"