CITY OF RANCHO PALOS VERDES
POINT VICENTE INTERPRETIVE CENTER EXPANSION
31501 Palos Verdes Drive West
Rancho Palos Verdes, California

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Book 809 1619

ABBREVIATIONS:

a	architectural	r	radius
ab	anchor bolt	r/s	resawn texture
abv	above	ra	return air
ac	asphaltic concrete	raft	rafter
ac	air conditioning	rd	roof drain
acoust	acoustical	ref	reference
add'n	addition	refr	refer
adj	adjustable	ref	refrigerator
adj	adjacent	reqd	required
al	aluminum	resil	resilient
alt	alternate	rm	room
app'd	approved	ro	rough opening
av	audio visual	ro	roof overhang
		ros	rough sawn texture
b	bottom	rr	roof rafter
bd	board	rw	redwood
bel	below		
bldg	building	s	structual
blk	block	s	sewer
blk'g	blocking	s & p	shelf and pole
brn	beam	sds	surfaced four sides
bn	boundary nail	sa	supply air
bn	bullnose	sat	sound absorptive tile
bot	bottom	sc	scale
btwn	between	sd	storm drain
		sec	section
c	courses	sf	square feet
cab't	cabinet	sht	sheet
calc's	calculations	sht'g	sheathing
cb	catch basin	shwr	shower
cem	cement	sid'g	siding
cer	ceramic	sim	similar
cfm	cubic feet per minute	sld'g	sliding
clg	ceiling	slop'g	sloping
cj	ceiling joist	sn	sill nail
cj	control joint	specs	specifications
cj	construction joint	sq ft	square feet
cl	center line	ss	stainless steel
cl	chain link	ss	select structural
clos	closet	std	standard
clr	clear	stl	steel trowel finish
cmu	concrete masonry unit	stl	steel
co	clean out	sw	shear wall
col	column	sw bd	switch board
conc	concrete	struct'l	structural
cont	continuous	sym	symmetrical
	ceramic tile		
ctr	center		
cu	cubic		
cw	cold water		
	duct insul insulation	tem	face of masonry
d	interior	tapl	face of plaster
d	interior pipe size	tas	face of stud
da	information	tash	face of sheathing
		tount	fountain
	joint	tow	face of wall
	joist	ts	finish surface
		ts	finish slab
	landscape	ts	far side
dm	laminate(d)	tf	feet
	lung	tfg	footing
	low point		
	lag screws	g	gas
	lights	ga	gauge
	laminated veneer lumber	galv	galvanized
		gb	gypsum board
	mechanical	gfi	ground fault interupter
gtl	material	gi	galvanized iron
gx	maximum	gls	glass
	machine bolt	glaz'g	glazing
	manufacturer	glb	glued laminated beam
	malleable iron	gr	group
	minimum	grd	grade
w	malleable iron washer	gv	gate valve
	micro-lam beam		
	masonry opening	hb	hose bibb
		hc	handicapped
	north	hd	holdown
	new	hdg	hot dipped galvanized
	natural	hdr	header
	natural grade	hdw	hardware
	not in contract	hgr	hanger
	number	hm	hollow metal
	near side	horiz	horizontal
	not to scale	hp	high point
		ht	height
o	on center	hw	hot water
o	occupancy	t	toilet
g	opening	t	top
p	opposite	t & b	top and bottom
o	over	t & g	tongue and groove
		tel	telephone
p	plumbing	tg	top of grate
p	panel	thk	thick(ness)
p	partition	tow	top of wall
p	property line	tp	top of pavement
p	plate	tos	top of steel
pg	planting	tp shtg	top of sheathing
p	plaster	tr	trowel
p	plywood	ts	tube steel
p	point of connection	tv	television
p	pressure treated	typ	typical
		uno	unless noted otherwise
		v	vent
db	decibel	vtr	vent through roof
db	double	vert	vertical
db	demolition	vest	vestibule
db	detail		
db	douglas fir	w	waste
db	diameter	w/	with
db	dimension	w/o	without
db	dispenser	wd	wood
db	disposer	wdw	window
db	deck joist	wi	wrought iron
db	door	wf	wide flange
db	down spout	wp	water proof
dw	drawings	wr	water resistant
		ws	wood screws
e	electrical	wt	water tight
(e)	existing	wt	weight
ea	each		
ea	exhaust air		
ej	expansion joint		
el	elevation		
elb	engineered lumber beam		
elev	elevation		
en	edge nail		
eng	engineer(ing)		
eq	equal		
es	each side		
ewm	electric welded wire mesh		
exp	exposed		
ext	exterior		
fd	floor drain		
fdn	foundation		
fl	finished floor		
fg	fixed glass		
fg	finish grade		
fg	fuel gas		
fin	finish		
fj	floor joist		
fj	furth		
fl	flow line		
flash	flashing		
flr	floor		
fluo	uorescent		
fn	ailed nail		
fn	face nail		
fo	face of		
fohc	ace of heart center		
folding	folding pvc polyvinyl chlori		

BUILDING DATA:

Governing Codes -
2000 CBC, CPC, CMC, 2000 NEC, 2000 UFC, California Title 24

Gross Building Area = 9,783 square feet (Existing: 2,309 sq. ft. - New: 7,474 sq. ft.Exterior Open Trellis Area = 3,575 square feet

Occupancy -
A-3: 5,410 square feet
B: 2,457 square feet
M: 358 square feet

Location on Property - All side yards exceed 60 feet

Fire Sprinklers - Building is fully sprinkled (low hazard)

Construction - Type Vn

Allowable Area -
(100% increases allowed for side yards and sprinklers)

A-3: 6,000 x 2 x 2 = 24,000 square feet allowed
B: 6,500 x 2 x 2 = 32,000 square feet allowed
M: 6,000 x 2 x 2 = 32,000 square feet allowed
Unity Check:
(5,410/24,000) + (2,457/32,000) + (358/32,000)
= .225 + .076 + .011 = .312 < 1.0

Occupant Load:
(Refer to Occupancy Plan on Sheet A-1)
The maximum occupant load for an assembly use shall not exceed the occupant load as determined in accordance with Title 24, 1002.1, Table 10A.

Finish Floor Elevation - 138.9 (to match existing)

DRAWINGS AND SPECIFICATIONS

Drawings and specifications are intended to show and describe details for a complete building. It is impossible to show and detail each and every condition within the building. The contractors shall execute parts and details that are not fully shown or described according to the highest standard and customary trade practice for quality work and in similar manner and spirit of details which are shown on drawings or described in specifications.

The building specifications are divided into sections for convenience only. It is the responsibility of the Contractor to determine trades or workers responsible for all items for a complete project. These specifications include only major information. In the absence of information, secure the review and approval of materials, products and systems by the Architect. It is assumed that all persons and companies proposing work on this project are skilled in the interpretation and use of drawings and specifications, and have found these Contract Documents free of ambiguities sufficient for bidding and successful construction purposes, or have notified the Architect in writing of such ambiguities.

The contract documents have been revised and updated from the previous 1999 bid process. The revisions include various site design changes that were required due to the recent grading and lead remedial project. It should be noted that there has been no attempt to update all of the code references to the 1994 codes, various changes in suppliers contact numbers, some code changes and discontinued items that have occurred during the last 3 years. The contractor shall notify the Architect in writing of any items that are not available at least one week prior to the bid due date. All work shall conform to all applicable current code requirements, including the 1997 UBC.

TYPICAL NOTES:

1. Typical insulation:
   - Volume Ceiling Areas: R-30 (batt)
   - Lower Ceilings and Soffits: R-30 (batt)
   - Exterior W alls: R-19 (batt)
   - Interior W alls: R-13 (batt)
2. After installing the wall and ceiling insulation, the installer shall 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.
3. All insulating material shall be installed in compliance with the flame spread rating smoke density requirements of Section 707.3 of the UBC.
4. Joints and other openings in the building envelope that are potential sources of air leakage shall be caulked, gasketed, weather-stripped, or otherwise sealed to limit infiltration and exfiltration.
5. Commercial dumpsters or containers with an individual capacity of 1.5 cubic yards or greater shall not be stored or placed within five feet of combustible walls, openings or combustible roof eave lines unless areas containing dumpsters are protected by and approved sprinkler system.
6. Interior wall and ceiling finishes shall conform to UBC Section 803 and Table 8B.
7. Approved plans (by City of Rancho Palos Verdes Fire Department) shall be submitted to City building Department for fire sprinkler system under separate permit.
8. County shall provide a portable assistive listening device prior to issuance of occupancy permit. The assistive listening device shall conform to California Building Code Section 11048.
9. Provide 'J' mold at all gypsum wallboard edges that contact non-gypsum wallboard surfaces.
10. All drapes, hangings, curtains, drops and all other decorative materials to comply with Fire Code 25.102.
11. All hardwood (trim, doors, windows, etc.) shall have oiled surfaces. Refer to specifications.
12. All food service equipment shall meet National Sanitation Foundation design and installation requirements.
13. Seal all cracks and crevices in counters, cabinets, around metal flashing, sink splashes, and around pipes and conduits with a non-hardening silicone sealant.

City of Rancho Palos Verdes

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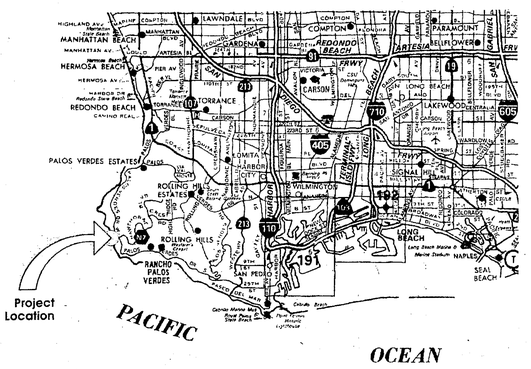
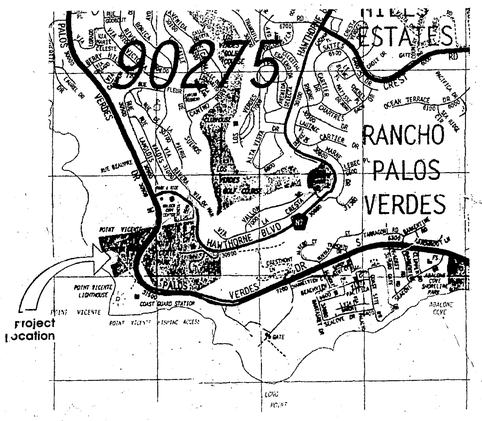


VICINITY MAP



CITY INFORMATION

BUILDING DEPARTMENT NOTES

1. A re-inspection fee of $27.00 will be charged for an inspection which is called without providing access, plans or if the job is not ready.
2. All general Contractors, Sub-Contractors, Architects, and Engineers conducting business within the City of Rancho Palos Verdes are required to mai[illegible] current City Business License.
3. Final a[illegible] by the Public Works Department for street curb/gutters, ect.

[illegible] shall be inspected [illegible] approval.

LOCATION MAP

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City of Rancho Palos Verdes

Mike Reader - Group Delta Consultants

Greg Cox - County of L.A. Fire Department

Jim Simmons, P.E. - Merit Civil Engineering Inc.

John Shipp - ABSE International
Structural Engineer

Ron Yeo, FAIA - Ron Yeo Architect

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Total Sheets = 69 sheets

BID SET

JULES

12/23/03 update revisions

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