

# CLARK COMMUNITY CENTER

861 VALLEY DRIVE  
HERMOSA BEACH, CA 90254

PROGRESS SET

## PROJECT SYMBOLS

	SLOPE ARROWS		ROOM NAME
	SLOPE ARROWS		ROOM FINISH TAG
	ELEVATION CALLOUTS		SUSMP AREA ALLOCATION
	GRID BUBBLE		POINT ELEVATION
	BUILDING ELEVATION SHEET NUMBER		STEP IN SLAB
	INTERIOR ELEVATIONS SHEET NUMBER		FACADE ELEVATION MARKER
	BUILDING SECTION SHEET NUMBER		WALL TYPE
	WALL SECTION SHEET NUMBER		REVISION CALLOUT
	DETAIL NUMBER SHEET NUMBER		DOOR CALLOUT
	DETAIL TICK		WINDOW CALLOUT
	MATCHLINE		ROOM NUMBER
	BREAK LINE		CEILING HEIGHT
			NORTH ARROW
			KEYNOTES

## ARCHITECTURAL ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	GA.	GUAGE	R.	RISER
A.F.S.	ABOVE FINISH SURFACE	GALV.	GALVANIZED	RAD.	RADIUS
BD	BOARD	G.I.	GALVANIZED IRON	REIN.	REINFORCING
BLK	BLOCK	GL.	GLASS	RESIL.	RESIST
BLKG	BLOCKING	GR.	GRADE	RD.	ROOF DRAIN
BM	BEAM	GYP.	GYP. BOARD	RM.	ROOM
BOT	BOTTOM	G.D.	GARBAGE DISPOSAL	R.O.	ROUGH OPENING
BLDG	BUILDING	H.B.	HOSE BIBB	REF.	REFRIGERATOR
BET	BETWEEN	HWD.	HARDWOOD	REQ'D	REQUIRED
C.L.	CENTER LINE	HGT.	HEIGHT	S.C.	SOLID CORE
C.B.	CATCH BASIN	H.P.T.	HIGH POINT	SHT.	SHEET
CEM.	CEMENT	HDR.	HEADER	SIM.	SIMILAR
CER.	CERAMIC	HTR.	HEATER	SHTG.	SHEATHING
C.I.P.	CAST IRON PIPE	H.W.	HOT WATER	SG.	SQUARE
CLG.	CEILING	HORIZ.	HORIZONTAL	STD.	STANDARD
CLO.	CLOSET	H.C.	HOLLOW CORE	STL.	STEEL
CLR.	CLEAR	I.D.	INSIDE DIAMETER	STRUCT.	STRUCTURAL
C.O.	CLEAN OUT	INT.	INTERIOR	S.S.	STAINLESS STEEL
COL.	COLUMN	INSUL.	INSULATION	SUSP.	SUSPENDED
COM.	COMMON	INVT.	INVERT	SPECS.	SPECIFICATIONS
CONC.	CONCRETE	I.P.S.	IRON PIPE SIZE	STOR.	STORAGE
CONT.	CONTINUOUS	I.L.C.	IMPACT INSULATION CLASS	S.T.C.	SOUND TRANSMISSION CLASS
C.W.	COLD WATER	LAV.	LAVATORY	S.F.	SQUARE FOOT
C.T.	CERAMIC TILE	LGTH.	LENGTH	SSD	SEE STRUCTURAL DRAWINGS
C.Y.	CUBIC YARD	LKR.	LOCKER	TEL.	TELEPHONE
DET.	DETAIL	MIN.	MINIMUM	TERR.	TERRAZZO
D.F.	DRINKING FOUNTAIN	MAS.	MASONRY	T&G	TONGUE AND GROOVE
D.D.	DOOR DIMENSION	MAX.	MAXIMUM	T.O.C.	TOP OF CURB
DIA.	DIAMETER	MECH.	MECHANICAL	T.O.W.	TOP OF WALL
DWG.	DRAWING	MEMB.	MEMBRANE	TYP.	TYPICAL
D.S.	DOWNSPOUT	MTL.	METAL	THRU.	THROUGH
DISHW.	DISHWASHER	M.H.	MANHOLE	TEMP.	TEMPERED
DR.	DOOR	MISC.	MISCELLANEOUS	T.O.P.	TOP OF PARAPET
D.W.	DOOR	M.O.	MASONRY OPENING	T.O.P.	TOP OF PLATE
DR.	DOOR	M.R.	MOISTURE RESISTANT	T.	TREAD
DM.	DOOR DIMENSION	MFG.	MANUFACTURER	T.O.PL	TOP OF PLATE
EA.	EACH	N.I.C.	NOT IN CONTRACT	U	URNAL
ELEC.	ELECTRICAL	NO.	NUMBER	U.O.N.	UNLESS OTHERWISE NOTED
ELEV.	ELEVATION	NOM.	NOMINAL	VERT.	VERTICAL
ENCL.	ENCLOSURE	N.T.S.	NOT TO SCALE	VEST.	VESTIBULE
EXH.	EXHAUST	OBSC.	OBSCURE	V.C.T.	VINYLE COMPOSITION TILE
EXIST.	EXISTING	O.C.	ON CENTER	VIF	VERIFY IN FIELD
EXP.	EXPANSION	O.D.	OUTSIDE DIAMETER	W/	WITH
EXT.	EXTERIOR	OFF.	OFFICE	WAINS.	WAINSCOT
E.J.	EXPANSION JOINT	OPG.	OPENING	W.C.	WATER CLOSET
F.D.	FLOOR DRAIN	OV.	OVERFLOW	WD.	WOOD
F.E.C.	FIRE EXTINGUISHER CABINET	OPF.	OPPOSITE	WH.	WATER HEATER
FIN.	FINISH	OPF.	OPPOSITE	WP.	WATERPROOF
FLR.	FLOOR	PL	PROPERTY LINE		
FLRG.	FLOORING	PARTN	PARTITION		
F.GL.	FIXED GLASS	PLAS.	PLASTER		
F.S.	FLOOR SINK	PLYWD.	PLYWOOD		
FLUOR.	FLUORESCENT	PR	PAIR		
F.O.C.	FACE OF CONCRETE	P.L.	PLASTIC LAMINATE		
F.O.M.	FACE OF MASONRY				
F.O.S.	FACE OF STUD				
F.O.F.	FACE OF FINISH				
F.F.	FINISH FLOOR				
F.J.	FLOOR JOIST				

## PROJECT DATA

**PROJECT DESCRIPTION**  
RENOVATION OF THE CLARK BUILDING CONSISTING OF ACCESSIBILITY UPGRADES, NEW KITCHEN, RENOVATED RESTROOM MATERIAL UPGRADES THROUGHOUT. NO CHANGE TO THE BUILDING STRUCTURE MEP UPGRADES PER SEPERATE PERMIT.

**PROPERTY INFORMATION**  
SITE ADDRESS: CLARK BUILDING  
861 VALLEY DRIVE,  
HERMOSA BEACH, CA 90254

**ZONING INFORMATION**  
UNDERLYING ZONE: OPEN SPACE  
ZONING INFORMATION: COSTAL ZONE

## DIRECTORY

**OWNER**  
COMPANY: CITY OF HERMOSA BEACH  
DEPARTMENT OF PUBLIC WORKS  
CONTACT: JONATHAN PASCUAL  
EMAIL: jpascual@hermosabeach.gov  
TELEPHONE: 310.318.0222  
ADDRESS: 1315 VALLEY DRIVE,  
HERMOSA BEACH, CA 90254

**ARCHITECT**  
COMPANY: THE ALBERT GROUP ARCHITECTS  
ARCHITAG LLP  
CONTACT: BRITTANY EDWARDS  
EMAIL: bedwards@tagarch.net  
TELEPHONE: 310.820.8883 x205  
ADDRESS: 2032 STONER AVE, STUDIO A  
LOS ANGELES, CA 90025

**MEP ENGINEER**  
COMPANY: A & N DESIGN GROUP INC.  
CONTACT: ARASH NAZARI, PE  
EMAIL: arash@an-dg.com  
TELEPHONE: 818.288.4361  
ADDRESS: 21550 OXNARD STREET #300  
WOODLAND HILLS, CA 91367

## SHEET LIST

GENERAL	
A1.00	TITLE SHEET
A0.02	GENERAL NOTES
A0.03	GENERAL NOTES
A0.10	CODE COMPLIANCE
ARCHITECTURAL	
A1.00	SITE PLAN
A1.10	DEMO PLAN
A2.00	PROPOSED PLAN
A2.01	PROPOSED PCP
A2.10	ENLARGED RAMPS
A2.11	ENLARGED RESTROOMS AND KITCHEN
A3.00	BUILDING ELEVATIONS
A3.10	INTERIOR ELEVATIONS- BALLROOM
A3.11	INTERIOR ELEVATIONS- KITCHEN
A3.12	INTERIOR ELEVATIONS- RESTROOM
A3.13	MATERIALS
A3.14	RENDERING
A3.15	RENDERING
A3.16	RENDERING
A3.17	RENDERING
A7.00	DOOR & WINDOW SCHEDULES
ACC.1	ACCESSIBILITY DETAILS
ACC.2	ACCESSIBILITY DETAILS
AD.10	ARCHITECTURAL DETAILS- WALLS
AD.20	ARCHITECTURAL DETAILS- FOUNDATION
AD.50	ARCHITECTURAL DETAILS- DOORS
AD.70	ARCHITECTURAL DETAILS- STAIRS
AD.80	ARCHITECTURAL DETAILS- FINISHES

## CONSTRUCTION NOTES

- THESE DRAWINGS AND SPECIFICATIONS AND COPIES, OR ANY OTHER ACCESSORIES THEREOF, ARE LEGAL INSTRUMENTS OF SERVICE FOR USE BY THE OWNER AND AUTHORIZED REPRESENTATIVES ON THE DESIGNATED PROPERTY ONLY.
- IN THE EVENT DISCREPANCIES OCCUR IN THE DRAWINGS OF DIFFERENT DISCIPLINES, CONTACT THE ARCHITECT FOR RESOLUTION.
- THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL EQUIPMENT.
- WHERE DISCREPANCIES OCCUR BETWEEN STRUCTURAL AND ARCHITECTURAL DRAWINGS, CONSULT ARCHITECT.
- STRUCTURAL OBSERVATION SHALL BE REQUIRED BY THE ENGINEER FOR STRUCTURAL CONFORMANCE TO THE APPROVED PLANS.
- DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- ALL ADDENDA, CHANGE ORDERS, BULLETINS, AND NOTICES, IF ANY ISSUED LATER, SHALL BE CONSIDERED AS PART OF THE WORK.
- IN THE EVENT THERE ARE FOUND DISCREPANCIES OR AMBIGUITIES IN OR OMISSIONS FROM THE DRAWINGS, OR SHOULD THERE BE DOUBT AS TO THEIR MEANING OR INTENT, THE ARCHITECT SHALL BE NOTIFIED, IN ORDER TO PROVIDE A WRITTEN CLARIFICATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTINUOUS CLEANUP OF THE SITE AND OF ALL DEBRIS, WHETHER CREATED BY HIS WORK, OR BY THE FAILURE OF HIS SUBCONTRACTORS TO CLEAN UP AFTER THEIR WORK.
- PROVIDE PEDESTRIAN AND PROPERTY PROTECTION BARRICADES AND/OR CANOPIES REQUIRED BY THE LOCAL AUTHORITIES, OR AS NECESSARY FOR PEDESTRIAN SAFETY. AS A PERMIT IS REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS FOR A PROTECTION FENCE OR CANOPY ON OR OVER ANY STREET OR PUBLIC SPACE.
- TYPICAL DETAILS SHALL APPLY WHERE NO SPECIFIC DETAILS OR SECTIONS ARE GIVEN.
- ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE. NOTE THAT DIMENSIONS ARE TO FACE WALL UNLESS OTHERWISE SHOWN, OR MARKED CENTERLINE OF WALL OR COLUMN. CONTRACTOR SHALL NOT SCALE FROM THE DRAWINGS.
- ANY DEVIATIONS FROM THE CONTRACT DOCUMENTS WHICH ARE NECESSITATED BY FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB SITE BY EACH SUBCONTRACTOR BEFORE THAT SUBCONTRACTOR BEGINS WORK. ANY ERRORS, OMISSIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND GENERAL CONTRACTOR BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR SHALL COMPLY WITH THE REGULATIONS OF THE OCCUPATION SAFETY AND HEALTH ACT.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN APPROVAL BY THE LOCAL BUILDING INSPECTOR FOR ALL CONCEALED WORK BEFORE CLOSING UP.
- ALL EXTERIOR OPENINGS EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF. ALL FLASHING, COUNTERFLASHING AND COPING WHEN OF METAL, SHALL MEET THE GAUGES SPECIFIED, BUT NO LESS THAN 24 GA. GALVANIZED.
- PROVIDE WATERPROOF MEMBRANE OVER ALL EXTERIOR BUILDING WALLS BELOW GRADE. CARRY WATERPROOF MEMBRANE 6" ABOVE FINISHED GRADE. INSTALL PROTECTION BOARD PRIOR TO BACKFILLING.
- NO TRENCHES OR EXCAVATIONS 5' OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND SHALL BE ALLOWED WITHOUT ENGINEERED SHORING PLANS. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE SUCH PLANS AND OBTAIN REQUIRED THE APPROVALS.

## PHASING LEGEND

	DEMOLISH
	EXISTING
	NEW

## AREA MAP

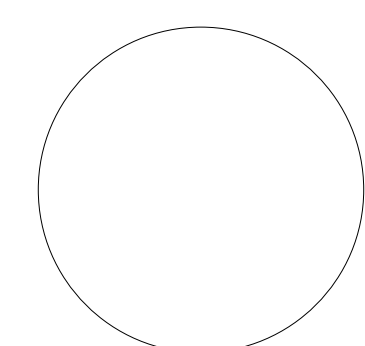


## ZONING MAP



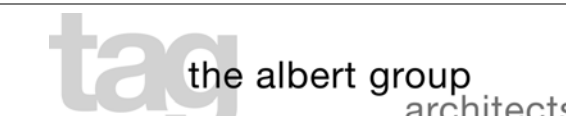
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DATE ADJ. \_\_\_\_\_, QUAD. \_\_\_\_\_



REVISIONS

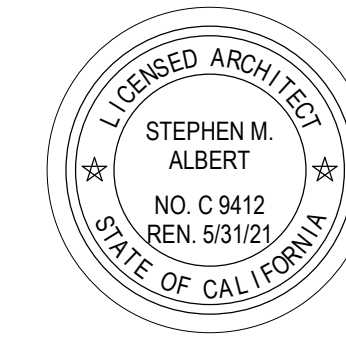
No.	DESCRIPTION	DATE



2032 Stoner Avenue | Los Angeles, CA 90025

PROJECT #: 2017 SHEET ISSUE DATE: 3/31/21  
PROJECT PHASE: CONSTRUCTION DOCUMENTS TITLE SHEET  
DRAWING SET: CITY REVIEW SCALE: As indicated

PLANS PREPARED BY:



CITY OF HERMOSA BEACH  
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

PRIVATE IMPROVEMENT PLANS

PROJECT ADDRESS

861 VALLEY DR.  
HERMOSA BEACH, CA 90254

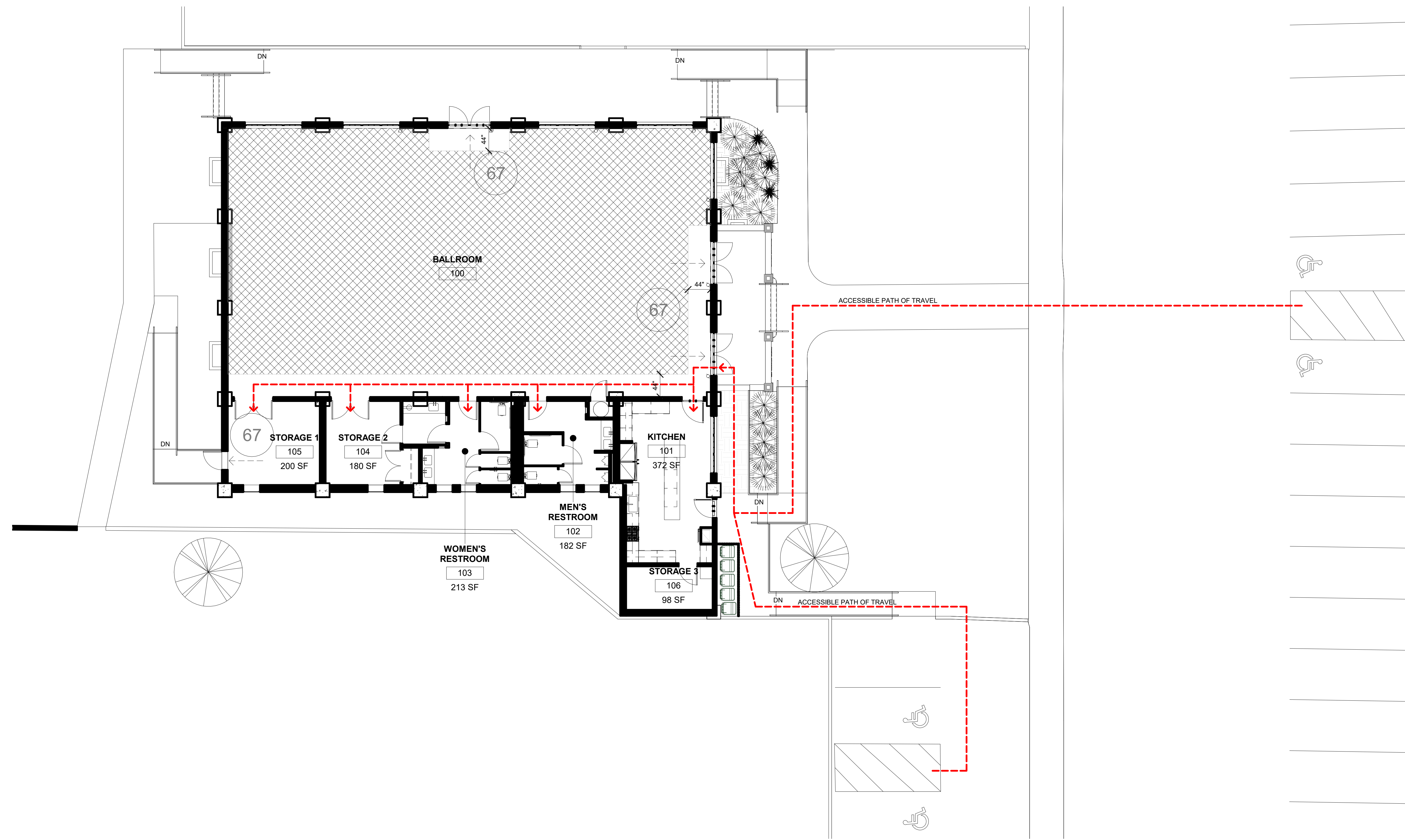
CIP 698-CLARK BUILDING REMODEL

FILE NUMBER

BUILDING #:

SHEET #:  
**A0.00**

SHT. \_\_\_ OF \_\_\_



### CODE SUMMARY

APPLICABLE BUILDING CODE:  
 2019 CALIFORNIA BUILDING CODE  
 2019 CALIFORNIA CODE OF REGULATIONS TITLE 24 PART 11  
 2019 CALIFORNIA ELECTRICAL CODE  
 2019 CALIFORNIA MECHANICAL CODE  
 2019 CALIFORNIA PLUMBING CODE

### PLUMBING FIXTURE REQUIREMENTS

TOTAL BUILDING OCCUPANCY: 200 PERSONS  
 OCCUPANCY TYPE: ASSEMBLY A-3

FIXTURE TYPE	CALCULATION	FIXTURE COUNT		ADA FIXTURES PROVIDED	
		REQUIRED	EXISTING	PROVIDED	PROVIDED
WATER CLOSETS	MALE: 1: 1-100	MALE: 1	MALE: 2	MALE: 2	MALE: 1
	FEMALE: 3: 51-100	FEMALE: 3	FEMALE: 3	FEMALE: 3	FEMALE: 1
URINALS	1: 1-100	1	2	2	1
LAVATORIES	MALE: 1: 1-200	MALE: 1	MALE: 1	MALE: 2	MALE: 1
	FEMALE: 1: 1-100	FEMALE: 1	FEMALE: 2	FEMALE: 3	FEMALE: 2

1. FIXTURE REQUIREMENTS PER CPC 2019 TABLE 422.1  
 2. 200 PERSONS ASSUMED 50% GENDER SPLIT. FOR THE PURPOSES OF THIS CALCULATION THERE ARE 100 MALES AND 100 FEMALES.

### OCCUPANCY CALCULATIONS

ROOM	AREA	OCCUPANCY TYPE <sup>1</sup>	FLOOR AREA CALC. <sup>1</sup>	OCCUPANCY
MAIN BALLROOM	2,938 SF	ASSEMBLY (UNCONCENTRATED)	15 NET	195 PERSONS
KITCHEN	391 SF	KITCHEN	200 SF GROSS	2 PERSONS
MEN'S RESTROOM	171 SF	N/A	N/A	N/A
WOMEN'S RESTROOM	188 SF	N/A	N/A	N/A
STORAGE 1	145 SF	ACCESSORY STORAGE	300 SF GROSS	1 PERSON
STORAGE 2	199 SF	ACCESSORY STORAGE	300 SF GROSS	1 PERSON
STORAGE 3	84 SF	ACCESSORY STORAGE	300 SF GROSS	1 PERSON
<b>TOTAL</b>	<b>3,366 SF</b>			<b>200 PERSONS</b>

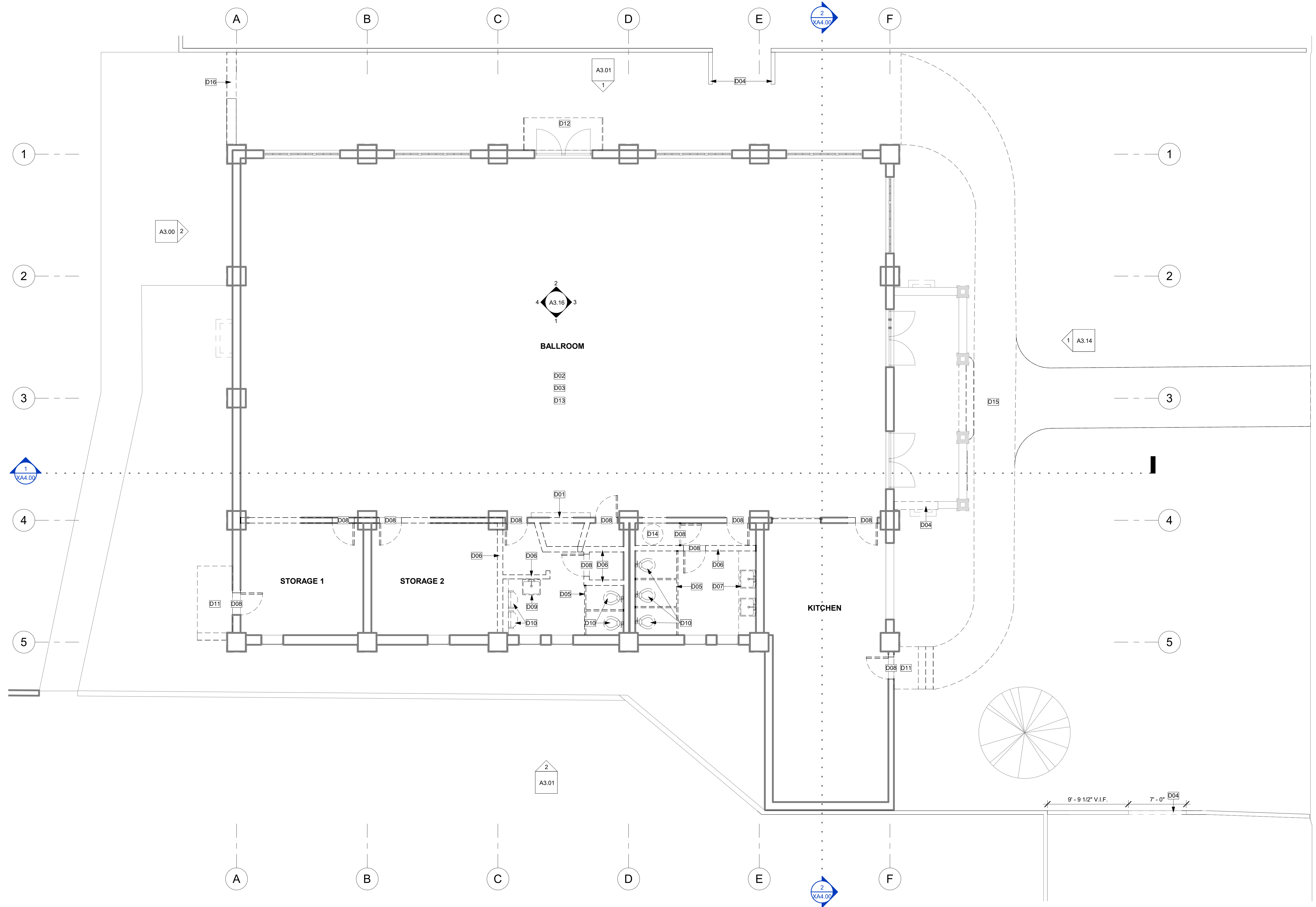
1. PER TABLE 1004.1.2 CBC 2019

BENCH MARK:  No. _____, ELEV. _____  DATE ADJ. _____, QUAD. _____		REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	DESCRIPTION	DATE				<p>2032 Stoner Avenue   Los Angeles, CA 90025</p> PROJECT #: <b>2017</b> SHEET ISSUE DATE: <b>01/08/21</b> PROJECT PHASE: <b>CONSTRUCTION DOCUMENTS</b> SHEET NAME: <b>CODE COMPLIANCE</b> DRAWING SET: <b>CITY REVIEW</b> SCALE: <b>As indicated</b>	PLANS PREPARED BY:  <p>ENGINEER NAME, RCE LICENSE No. _____ DATE _____</p>	<b>CITY OF HERMOSA BEACH                  PUBLIC WORKS DEPARTMENT</b>  RECOMMENDED FOR PERMIT ISSUANCE: _____ DATE _____	<b>PRIVATE IMPROVEMENT PLANS</b>  PROJECT ADDRESS <b>861 VALLEY DR.                  HERMOSA BEACH, CA 90254</b>  <b>CIP 698-CLARK BUILDING REMODEL</b>	FILE NUMBER  BUILDING #: _____  SHEET #: <b>A0.10</b>  SHT. ___ OF ___
No.	DESCRIPTION	DATE											



- DEMO KEYNOTES**
- D01 REMOVE EXISTING FIREPLACE, FLUE, AND BRICK FACADE.
  - D02 REMOVE DRYWALL ON CEILING BETWEEN STRUCTURAL BAYS. PROTECT BEAMS F STRUCTURAL BAYS. LEAVE FRAMING SYSTEM INTACT.
  - D03 REMOVE EXISTING INTERIOR LIGHT FIXTURES THROUGHOUT
  - D04 DEMOLISH PORTION OF CONCRETE WALL TO CREATE A SURFACE FLUSH WITH THE SURROUNDING GRADE.
  - D05 REMOVE STALL PARTITIONS
  - D06 REMOVE EXISTING WALL (OR PORTION OF WALL). PROTECT SURROUNDING WALL SURFACES - PATCH AND REPAIR AS NEEDED
  - D07 REMOVE VANITY COUNTER AND SINK
  - D08 REMOVE EXISTING DOOR. PATCH AND REPAIR AS NEEDED
  - D09 REMOVE SINK
  - D10 REMOVE TOILET / URINAL
  - D11 DEMOLISH EXISTING CONCRETE LANDING AND STAIRS
  - D12 DEMOLISH EXISTING RAMP AND HANDRAILS
  - D13 PULL UP EXISTING FLOORING THROUGHOUT
  - D14 REMOVE EXISTING WATER HEATER. SEE PLUMBING PLANS FOR DETAILS AND REPLACEMENT
  - D15 REMOVE PORTION OF EXISTING CONCRETE SLAB ON GRADE
  - D16 REMOVE EXISTING STAIR - PORTION PER PROPOSED PLAN

- DEMO NOTES**
1. PROTECT AND PRESERVE EXISTING TREE AT SOUTH-EAST CORNER OF BUILDING DURING CONSTRUCTION.
  2. PRESSURE WASH EXTERIOR AND INTERIOR OF BUILDING BEFORE PAINTING OR APPLICATION OF NEW MATERIAL.



**EXISTING / DEMO PLAN** SCALE: 3/16" = 1'-0" **1**

BENCH MARK:  
 No. \_\_\_\_\_, ELEV. \_\_\_\_\_  
 DATE ADJ. \_\_\_\_\_, QUAD. \_\_\_\_\_

REVISIONS		
No.	DESCRIPTION	DATE

**the albert group** architects  
 2032 Stoner Avenue | Los Angeles, CA 90025

PROJECT #: **2017** SHEET ISSUE DATE: **8/18/2020**  
 PROJECT PHASE: **CONSTRUCTION DOCUMENTS** SHEET NAME: **DEMO PLAN**  
 DRAWING SET: **CITY REVIEW** SCALE: **As indicated**

PLANS PREPARED BY:

ENGINEER NAME, RCE LICENSE No. \_\_\_\_\_ DATE \_\_\_\_\_

**CITY OF HERMOSA BEACH**  
**PUBLIC WORKS DEPARTMENT**

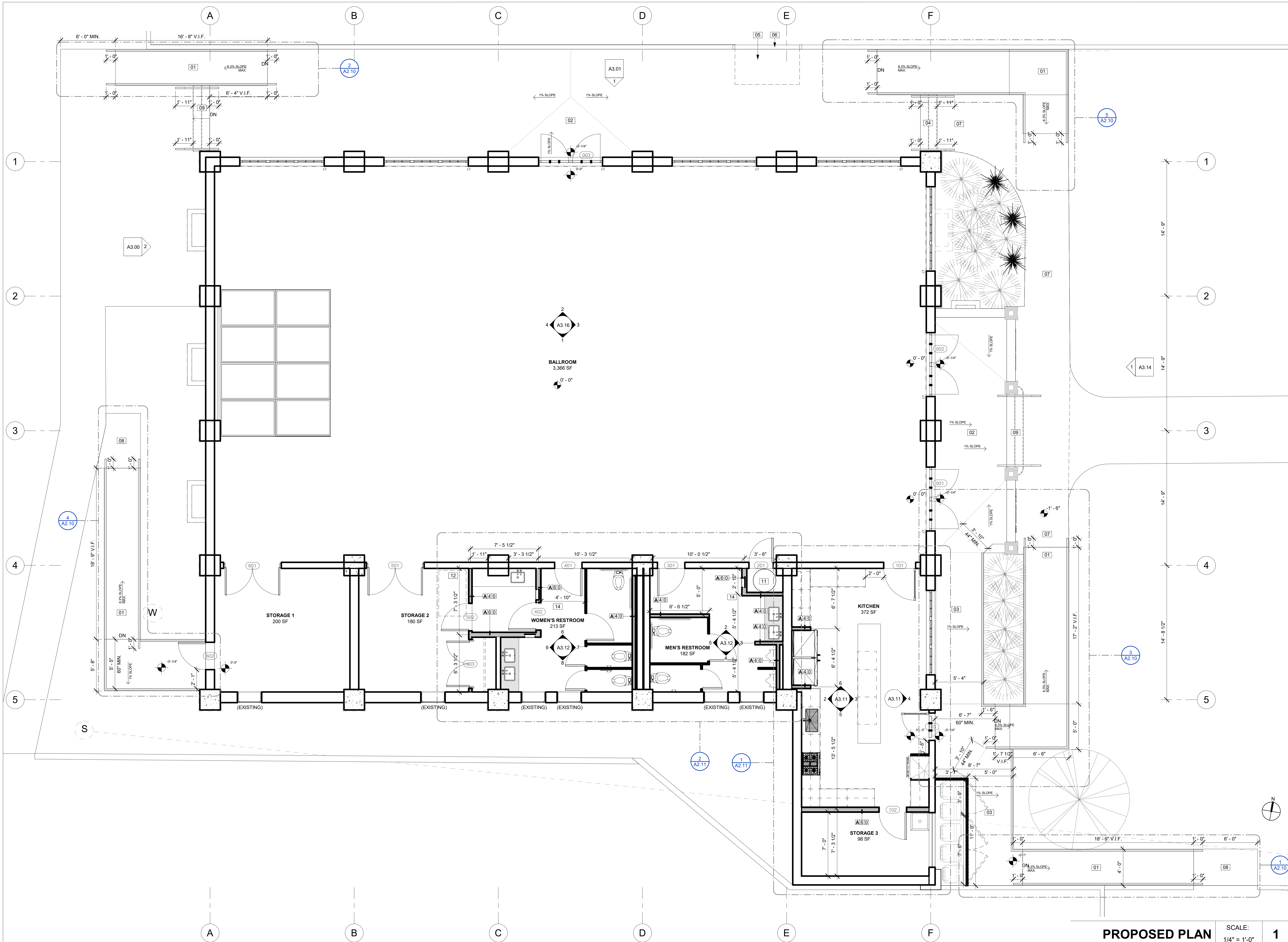
RECOMMENDED FOR PERMIT ISSUANCE: \_\_\_\_\_ DATE \_\_\_\_\_

**PRIVATE IMPROVEMENT PLANS**

PROJECT ADDRESS  
**861 VALLEY DR.**  
**HERMOSA BEACH, CA 90254**

CIP 698-CLARK BUILDING REMODEL

FILE NUMBER \_\_\_\_\_  
 BUILDING #: \_\_\_\_\_  
 SHEET #: **A1.10**  
 SHT. \_\_\_ OF \_\_\_

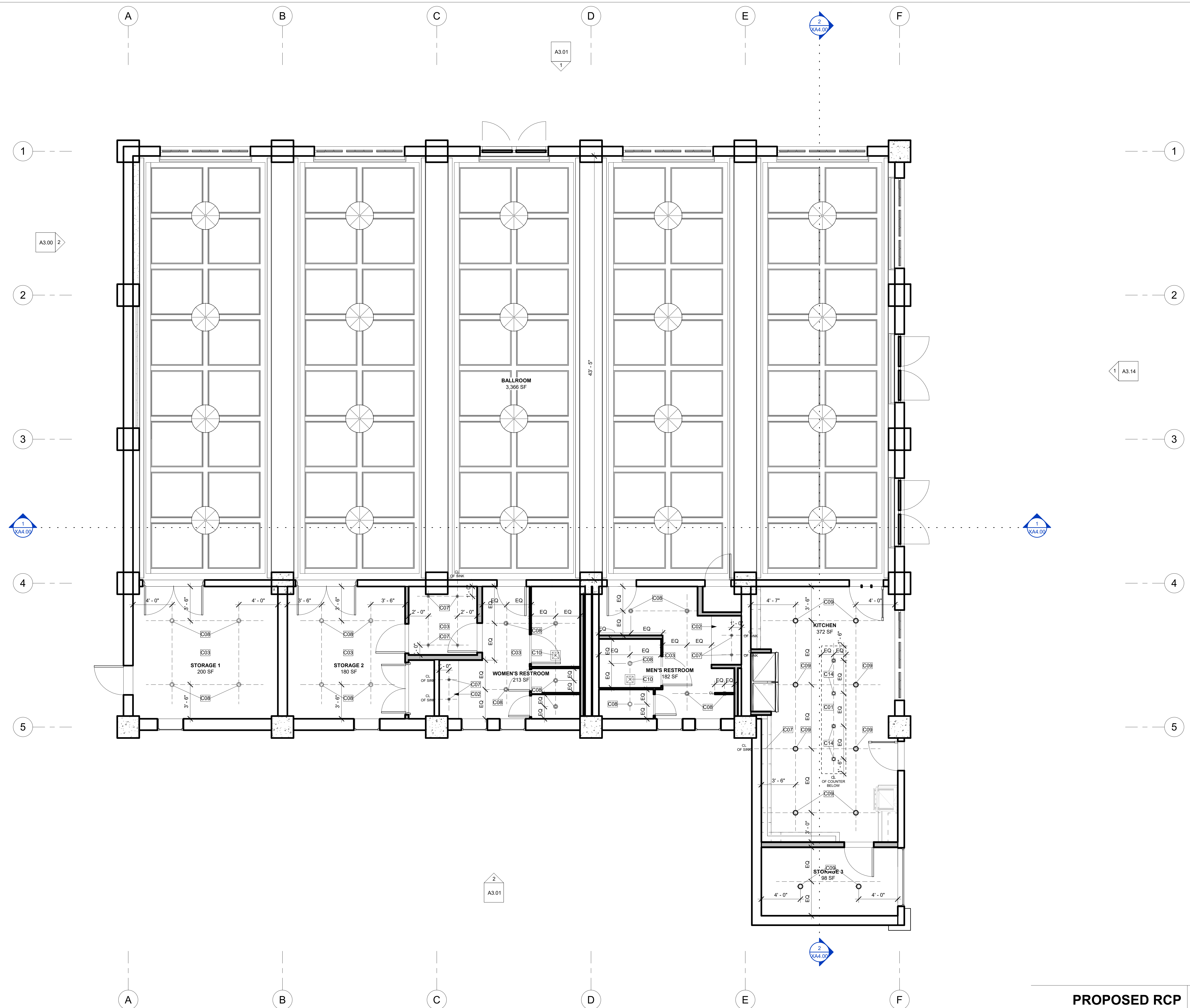


- PLAN KEYNOTES**
- 01 ACCESSIBLE CONCRETE RAMP AND METAL HANDRAIL. SEE DETAILS
  - 02 CONCRETE OVERPOUR TO BE PROVIDED FOR AN ACCESSIBLE TRANSITION @ ENTRY DOOR. 2% SLOPE MAX. FOR DRAINAGE
  - 03 CONCRETE WALKWAY AND METAL HANDRAIL. SEE ENLARGED PLANS AND DETAILS
  - 04 CONCRETE STAIRS AND METAL HANDRAIL. SEE ENLARGED PLANS AND DETAILS
  - 05 FILL EXISTING STAIR W/ CONCRETE FOR A FLUSH FINISHED SURFACE
  - 06 PROVIDE NEW RETAINING WALL TO MATCH EXISTING FOR CONTINUOUS STRUCTURE
  - 07 NEW CONCRETE WALKWAY ON GRADE
  - 08 CONCRETE LANDING PER ENLARGED PLANS AND DETAILS. ALIGN LANDINGS W/ ADJACENT WALKING SURFACE FOR ACCESSIBLE TRANSITION
  - 09 CONCRETE STAIRS AND METAL HANDRAIL. SEE ENLARGED PLANS AND DETAILS. V.I.F. IF EXISTING STAIRS CAN BE UTILIZED W/ OVERPOUR TO ADJUST FOR OVERPOUR @ LANDING
  - 11 WATER HEATER CLOSET. SEE MEP DRAWINGS FOR DETAILS
  - 12 ATTIC ACCESS PULL DOWN LADDER. VERIFY EXACT LOCATION IN FIELD
  - 14 NEW RESTROOM LAYOUT AND FIXTURES PER ENLARGED PLAN
  - B01 ARMSTRONG FLOORING LUXE PLANK GROVELAND NATURAL OR APPROVED EQ.
  - B02 CEILING: ECOPHON SOLO PANEL, WHITE. SEE RCP
  - B04 MOTORIZED MECO SHADE SYSTEM. ECOVEL SHEER, METAL-OR APPROVED EQ.
  - B05 PAINT: WHITE OR APPROVED EQ.
  - B06 ACCENT PAINT: LIGHT GREEN OR APPROVED EQ.

**PROPOSED PLAN** SCALE: 1/4" = 1'-0" **1**

<p>BENCH MARK:</p> <p>No. _____, ELEV. _____</p> <p>DATE ADJ. _____, QUAD. _____</p>		<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	DESCRIPTION	DATE				<p style="text-align: center;"><b>tag</b> the albert group architects</p> <p style="font-size: small;">2032 Stoner Avenue   Los Angeles, CA 90025</p> <p>PROJECT #: <b>2017</b> SHEET ISSUE DATE: <b>8/18/2020</b></p> <p>PROJECT PHASE: <b>CONSTRUCTION DOCUMENTS</b> SHEET NAME: <b>PROPOSED PLAN</b></p> <p>DRAWING SET: <b>CITY REVIEW</b> SCALE: <b>1/4" = 1'-0"</b></p>	<p>PLANS PREPARED BY:</p> <p>ENGINEER NAME, RCE LICENSE No. _____ DATE _____</p>	<p><b>CITY OF HERMOSA BEACH</b> <b>PUBLIC WORKS DEPARTMENT</b></p> <p>RECOMMENDED FOR PERMIT ISSUANCE:</p> <p>DATE _____</p>	<p><b>PRIVATE IMPROVEMENT PLANS</b></p> <p>PROJECT ADDRESS</p> <p><b>861 VALLEY DR.</b> <b>HERMOSA BEACH, CA 90254</b></p> <p><b>CIP 698-CLARK BUILDING REMODEL</b></p>	<p>FILE NUMBER</p> <p>BUILDING #:</p> <p>SHEET #: <b>A2.00</b></p> <p>SHT. ___ OF ___</p>
No.	DESCRIPTION	DATE											

- RCP KEYNOTES**
- C01 PATCH EXISTING DRYWALL CEILING- HT. TO MATCH EXISTING- PAINTED WHITE
  - C02 DRYWALL SOFFIT @ 1'-0" BELOW MAIN CEILING
  - C03 EXISTING DRYWALL CEILING TO REMAIN
  - C07 2" RECESSED CAN LED LIGHT FIXTURE- 4000K
  - C08 4" RECESSED CAN LED LIGHT FIXTURE- 4000K
  - C09 6" RECESSED CAN LED LIGHT FIXTURE- 3000K, DIMMABLE
  - C10 EXHAUST FAN PER MECH. DRAWINGS- VENTS TO BE DUCTED TO THE EXTERIOR PER MECHANICAL
  - C14 LUMENWERX 2" VOLVA PENDANT, 9" HT FIXTURE- 3500K



**PROPOSED RCP** SCALE: 1/4" = 1'-0" **1**

BENCH MARK:  
No. \_\_\_\_\_, ELEV. \_\_\_\_\_  
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REVISIONS		
No.	DESCRIPTION	DATE

**the albert group** architects  
2032 Stoner Avenue | Los Angeles, CA 90025

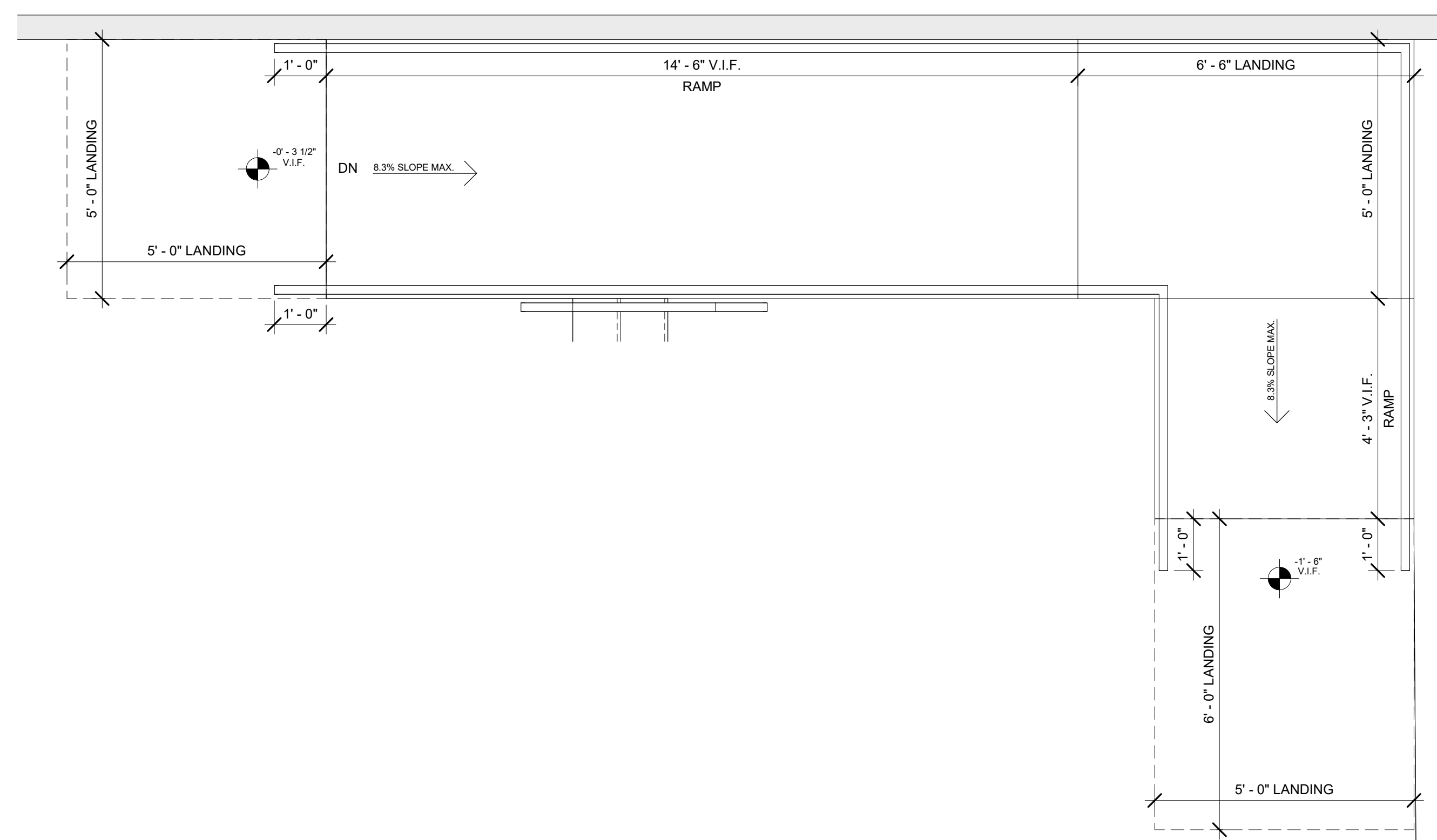
PROJECT #: **2017** SHEET ISSUE DATE: **09/23/20**  
PROJECT PHASE: **CONSTRUCTION DOCUMENTS** SHEET NAME: **PROPOSED RCP**  
DRAWING SET: **CITY REVIEW** SCALE: **1/4" = 1'-0"**

PLANS PREPARED BY:  
  
ENGINEER NAME, RCE LICENSE No. \_\_\_\_\_ DATE \_\_\_\_\_

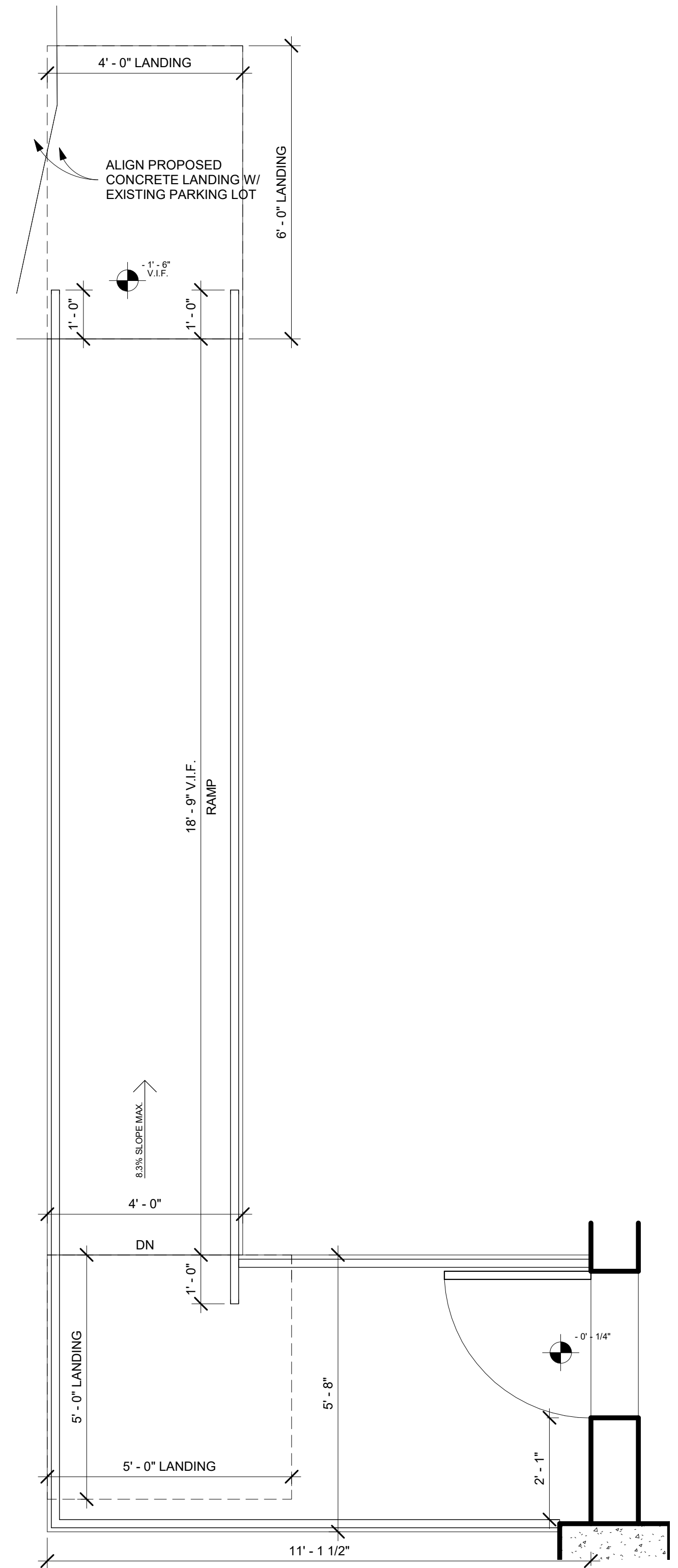
**CITY OF HERMOSA BEACH**  
**PUBLIC WORKS DEPARTMENT**  
RECOMMENDED FOR PERMIT ISSUANCE: \_\_\_\_\_ DATE \_\_\_\_\_

**PRIVATE IMPROVEMENT PLANS**  
PROJECT ADDRESS  
**861 VALLEY DR.**  
**HERMOSA BEACH, CA 90254**  
**CIP 698-CLARK BUILDING REMODEL**

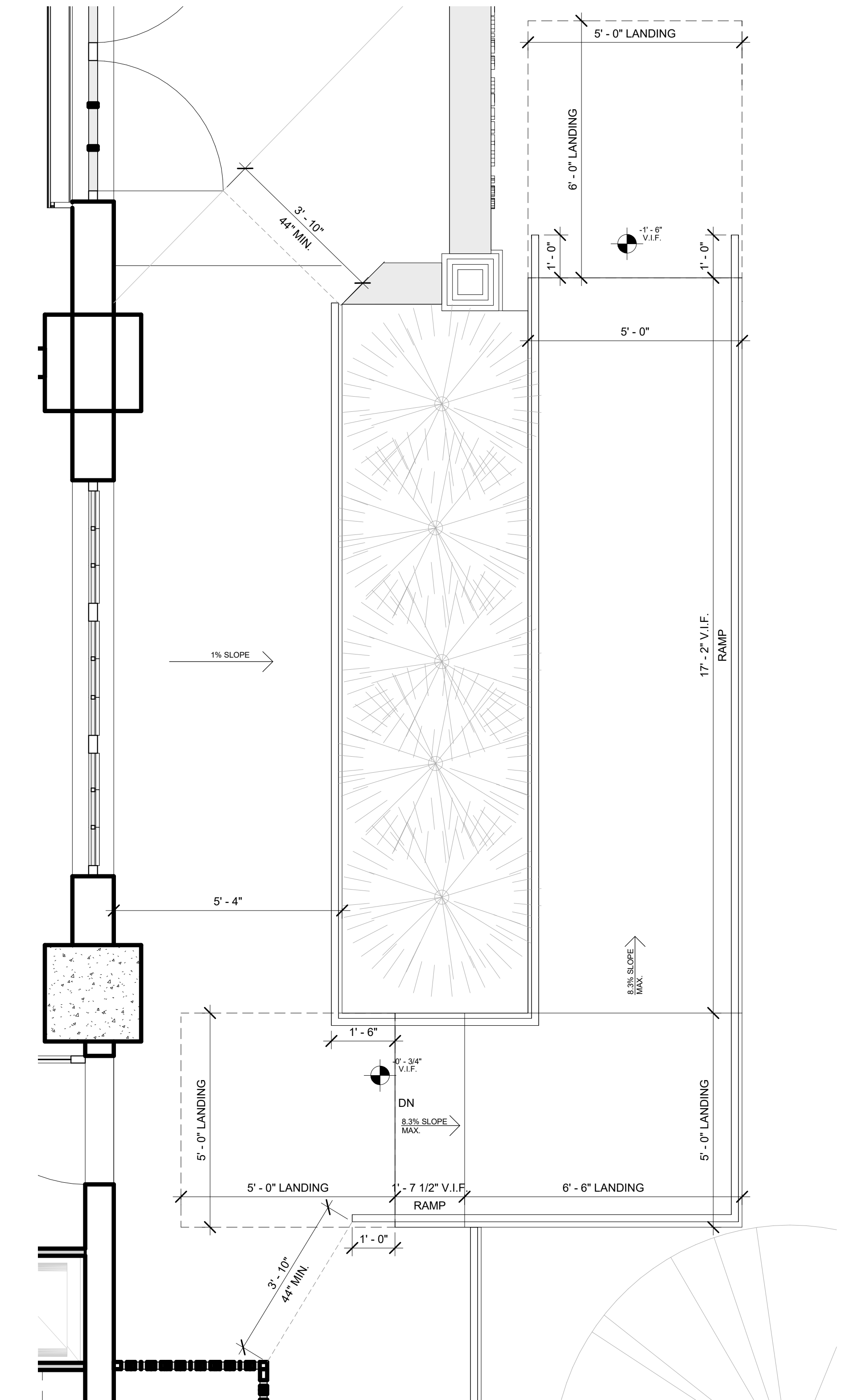
FILE NUMBER \_\_\_\_\_  
BUILDING #: \_\_\_\_\_  
SHEET #: **A2.01**  
SHT. \_\_\_ OF \_\_\_



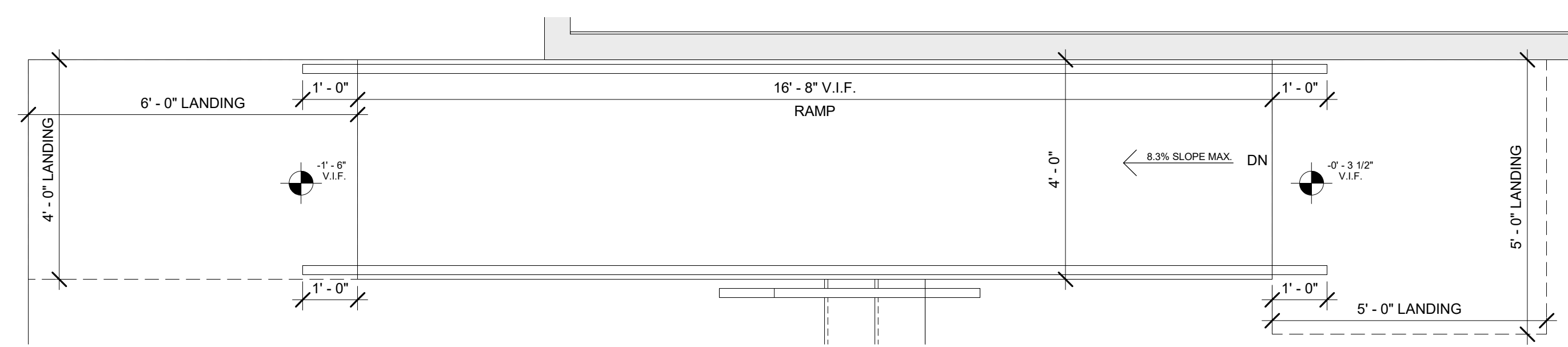
**ENLARGED RAMP 3** SCALE: 1/2" = 1'-0" **5**



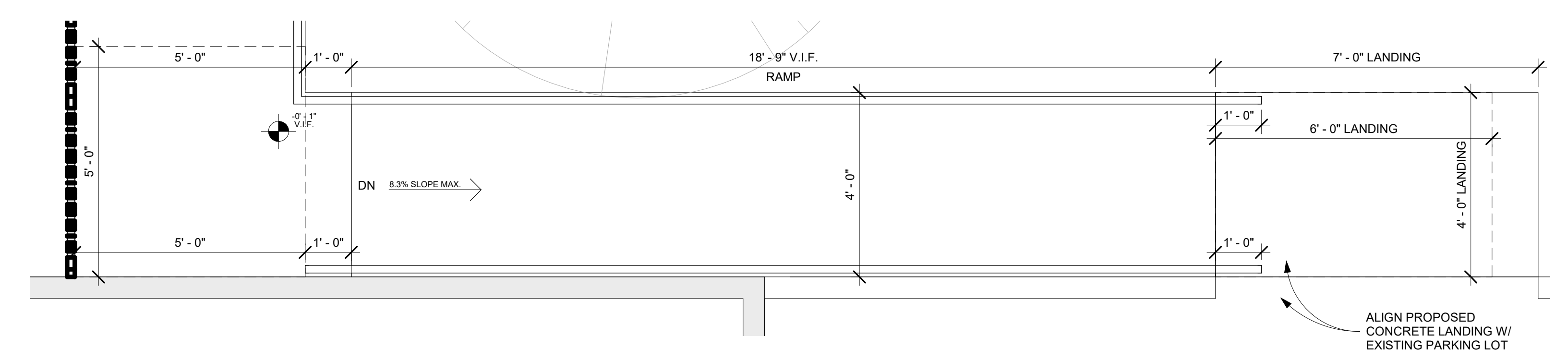
**ENLARGED RAMP 5** SCALE: 1/2" = 1'-0" **4**



**ENLARGED RAMP 2** SCALE: 1/2" = 1'-0" **3**



**ENLARGED RAMP 4** SCALE: 1/2" = 1'-0" **2**



**ENLARGED RAMP 1** SCALE: 1/2" = 1'-0" **1**

BENCH MARK:  
 No. \_\_\_\_\_, ELEV. \_\_\_\_\_  
 DATE ADJ. \_\_\_\_\_, QUAD. \_\_\_\_\_

REVISIONS		
No.	DESCRIPTION	DATE

**the albert group architects**  
 2032 Stoner Avenue | Los Angeles, CA 90025

PROJECT #: **2017** SHEET ISSUE DATE: **07/21/21**  
 PROJECT PHASE: **CONSTRUCTION DOCUMENTS** SHEET NAME: **ENLARGED RAMPS**  
 DRAWING SET: **CITY REVIEW** SCALE: **1/2" = 1'-0"**

PLANS PREPARED BY:

ENGINEER NAME, RCE LICENSE No. \_\_\_\_\_ DATE \_\_\_\_\_

**CITY OF HERMOSA BEACH PUBLIC WORKS DEPARTMENT**

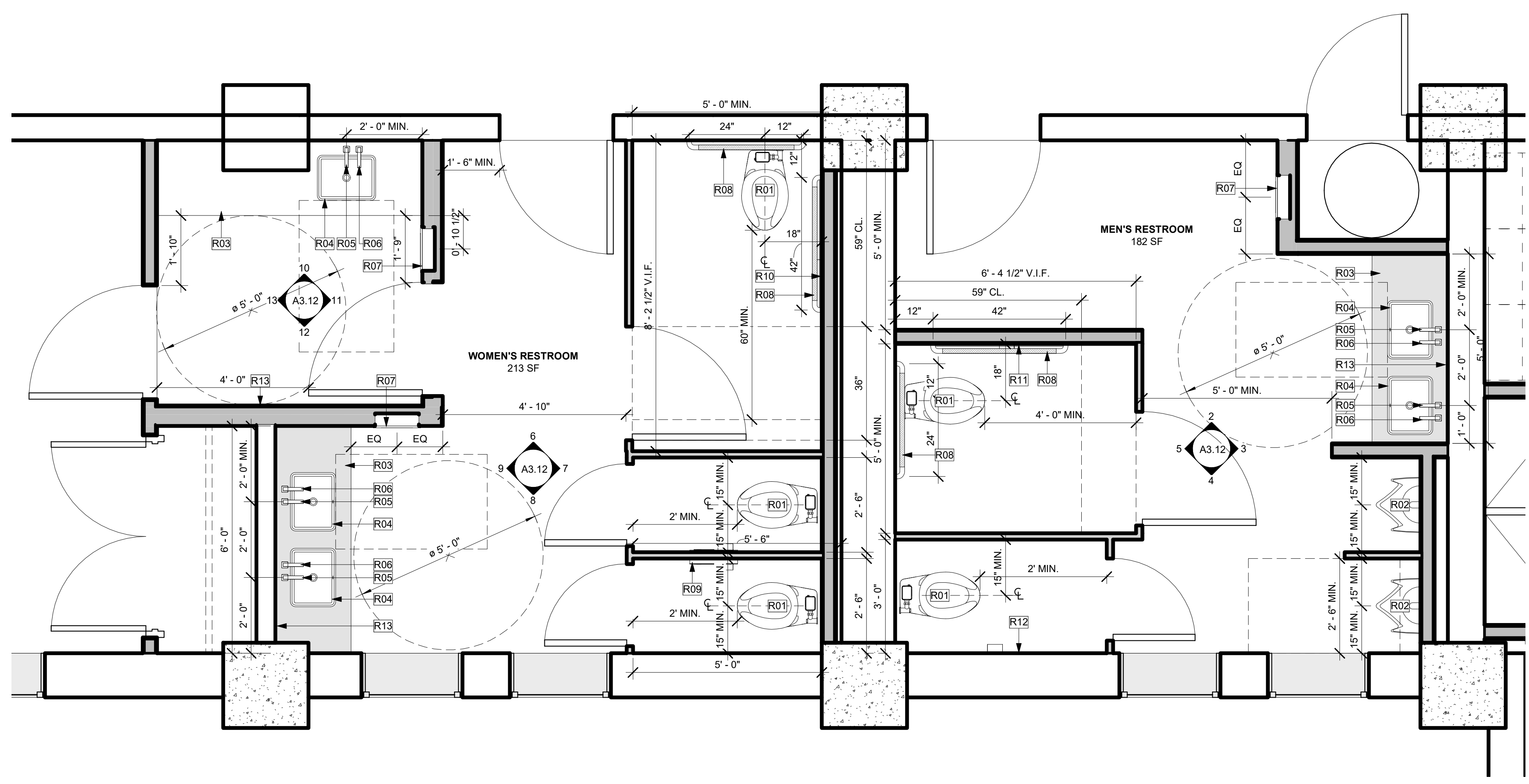
RECOMMENDED FOR PERMIT ISSUANCE: \_\_\_\_\_ DATE \_\_\_\_\_

**PRIVATE IMPROVEMENT PLANS**

PROJECT ADDRESS  
**861 VALLEY DR.**  
**HERMOSA BEACH, CA 90254**

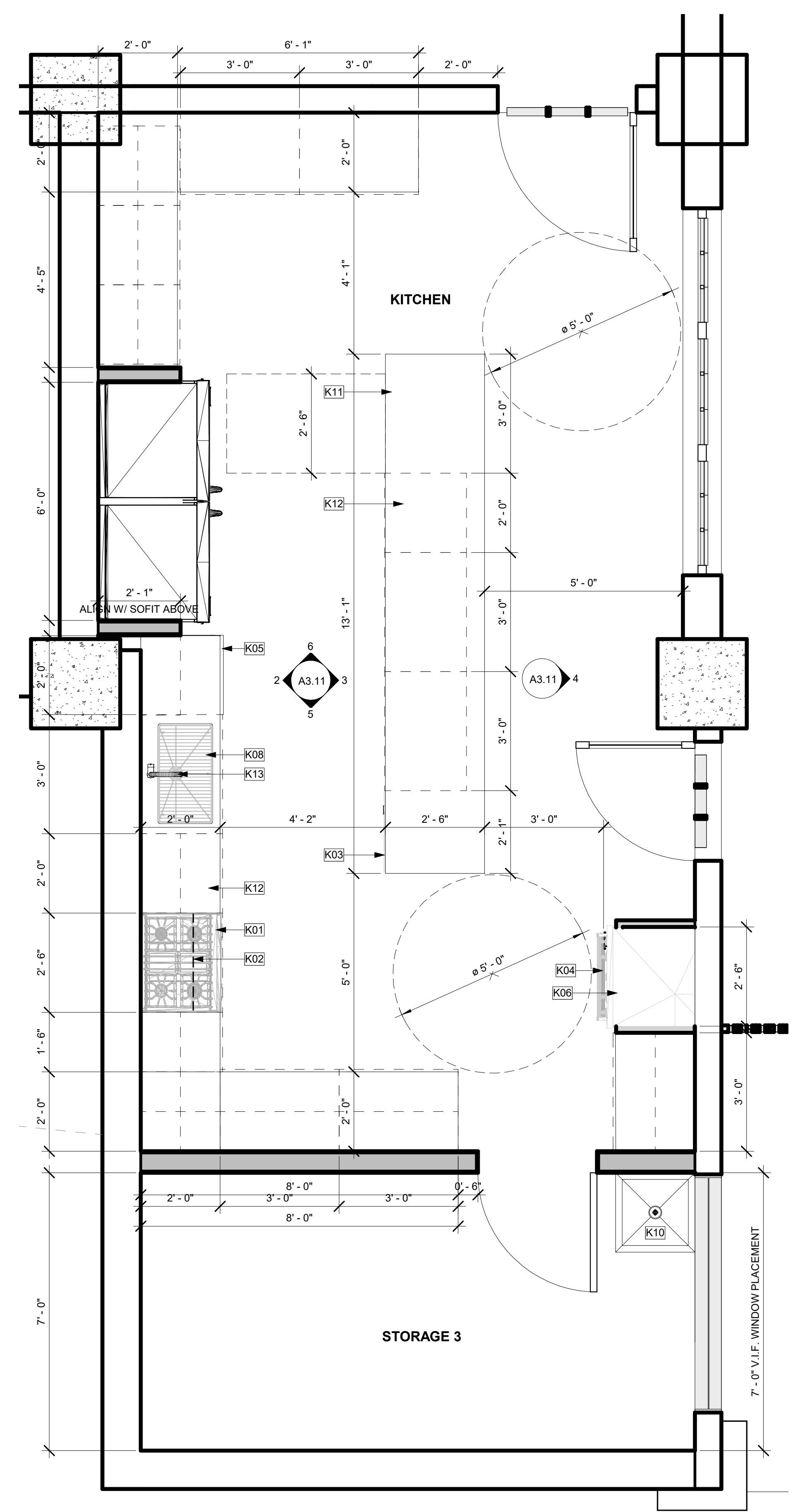
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FILE NUMBER \_\_\_\_\_  
 BUILDING #: \_\_\_\_\_  
 SHEET #: **A2.10**  
 SHT. \_\_\_ OF \_\_\_



**ENLARGED RESTROOM PLAN**

SCALE: 1/2" = 1'-0" **2**



**ENLARGED KITCHEN PLAN**

SCALE: 1/2" = 1'-0" **1**

**RESTROOM KEYNOTES**

- R01 WATER CLOSET, ADA COMPLIANT. SEE 21ACC.3 'ULTRA LOW FLUSH' TYPE TOILET. MAX. 1.28 GAL/FLUSH (TOTO CT705L/N/G) OR APPROVED EQ. 2" DEEP MAX. RECESSED TOTO ECOPOWER CONCEALED FLUSH VALVE OR APPROVED EQ. AL.
- R02 URINAL, 'ULTRA HIGH EFFICIENCY' TYPE URINAL. MAX. 0.125 GAL/FLUSH (TOTO UT484U) W/ CONCEALED TOTO ECOPOWER FLUSH VALVE - ADA COMPLIANT, OR APPROVED EQ.
- R03 COUNTERTOP, ADA COMPLIANT. MIN. 27" KOBEL CLR. A.F.F., CAESARSTONE, NOBLE GREY OR APPROVED EQ.
- R04 UNDERMOUNT LAVATORY BASIN, ADA COMPLIANT. SEE 21ACC.2 KOHLER VERTIGO, MODEL NO. K-2882-0, WHITE OR APPROVED EQ.
- R05 LAVATORY FAUCET, AUTOMATIC, ADA COMPLIANT. SEE 7ACC.1 BRADLEY VERGE ZEN SERIES S6-3700 OR APPROVED EQ.
- R06 SOAP DISPENSER, RECK MOUNTED, AUTOMATIC, ADA COMPLIANT. SEE 7ACC.1, BRADLEY VERGE ZEN SERIES 6-3700 OR APPROVED EQ.
- R07 HAND DRYER, ADA COMPLIANT. SEE 7.8ACC.1, TOTO CLEAN DRY HIGH SPEED HAND DRYER HDR11145S.
- R08 HANDCAP GRAB BAR, ICC 118 COMPLIANT. SEE 35ACC.2
- R09 SEAT-COVER DISPENSER, SANITARY NAPKIN DISPOSAL, TOILET TISSUE DISPENSER, BOBRICK CLASSIC SERIES RECESSED B-3674 OR APPROVED EQ.
- R10 SEAT-COVER DISPENSER, SANITARY NAPKIN DISPOSAL, TOILET TISSUE DISPENSER, ADA COMPLIANT-BOBRICK CLASSIC SERIES RECESSED B-3674 OR APPROVED EQ.
- R11 SEAT-COVER DISPENSER, TOILET TISSUE DISPENSER, ADA COMPLIANT-BOBRICK CLASSIC SERIES RECESSED B-3674 OR APPROVED EQ.
- R12 SEAT-COVER DISPENSER, TOILET TISSUE DISPENSER, BOBRICK CLASSIC SERIES RECESSED B-3674 OR APPROVED EQ.
- R13 FRAMELESS MIRROR, SIZE AND HEIGHT PER INTERIOR ELEVATIONS
- R20 FLOOR TILE, PORCELANOSA, CONCRETE GREY NATURE, 12X24 OR APPROVED EQ.
- R21 WALL TILE, ANN SACKS ARCILLA RECTANGLE, BLANCO IN MATTE OR APPROVED EQ.
- R22 WALL TILE, ANN SACKS ARCILLA RECTANGLE, GRIS IN GLOSS OR APPROVED EQ.
- R23 ARMSTRONG LUX PLANK W/ RIGID CORE, GROVELAND NATURAL, OR APPROVED EQ.

**KITCHEN KEYNOTES**

- K01 30" GAS RANGE, STAINLESS STEEL, VIKING 5 SERIES OR APPROVED EQ.
- K02 30" H" HOOD, STAINLESS STEEL, VIKING 5 SERIES OR APPROVED EQ.
- K03 24" WIDE UNDERCOUNTER MICROWAVE, STAINLESS STEEL, VIKING DRAWER/MICRO OVEN 5 SERIES OR APPROVED EQ.
- K04 30" WASHING DRAWER, STAINLESS STEEL, VIKING 5 SERIES OR APPROVED EQ.
- K05 24" WIDE UNDERCOUNTER DISHWASHER, STAINLESS STEEL, VIKING 524 MODEL OR APPROVED EQ.
- K06 30" ELECTRIC OVEN, STAINLESS STEEL, VIKING 5 SERIES VS0E350 OR APPROVED EQ.
- K08 STAINLESS STEEL UNDER-MOUNT SINGLE BOWL KITCHEN SINK W/ DRAINAGE DISPOSAL, KOHLER VALUET K-3821-3 OR APPROVED EQ.
- K10 24"X24" PENAL-WARE 1630 SERIES STAINLESS STEEL MOP SINK OR APPROVED EQ.
- K11 30" WIDE ADA COMPLIANT WORK SPACE W/ NO BASE CABINET FOR KNEE & TOE CLEARANCE.
- K12 36" HIGH, STONE TOP COUNTER, TYP. @ KITCHEN, CAESARSTONE EMPRA WHITE OR APPROVED EQ.
- K13 KOHLER PURIST K-24882 FAUCET, VIBRANT STAINLESS- OR APPROVED EQ.
- K14 FLOOR TILE, PORCELANOSA, CONCRETE GREY NATURE 12X24 OR APPROVED EQ.
- K15 WALL TILE, ANN SACKS ARCILLA RECTANGLE, BLANCO IN MATTE OR APPROVED EQ.
- K17 ARMSTRONG LUX PLANK W/ RIGID CORE, GROVELAND NATURAL, OR APPROVED EQ.
- K18 STONE COUNTERTOP WATERFALL OVER EDGE
- K19 MOTORIZED MECHS SHADE SYSTEM, ECOVEL, SHEER, METAL- OR APPROVED EQ. SEE INTERIOR ELEVATION FOR WALL LOCATION
- K20 KARMAL FORTE, ULTRA MATTE ACRYLIC, COLOR METALIC SILVER OR APPROVED EQ.

BENCH MARK:  
  
No. \_\_\_\_\_, ELEV. \_\_\_\_\_  
DATE ADJ. \_\_\_\_\_, QUAD. \_\_\_\_\_

REVISIONS		
No.	DESCRIPTION	DATE

**the albert group** architects  
2032 Stoner Avenue | Los Angeles, CA 90025

PROJECT #: **2017** SHEET ISSUE DATE: **8/18/2020**  
PROJECT PHASE: **CONSTRUCTION DOCUMENTS**  
DRAWING SET: **CITY REVIEW** ENLARGED RESTROOMS AND KITCHEN SCALE: **1/2" = 1'-0"**

PLANS PREPARED BY:

ENGINEER NAME, RCE LICENSE No. \_\_\_\_\_ DATE \_\_\_\_\_

**CITY OF HERMOSA BEACH**  
**PUBLIC WORKS DEPARTMENT**

RECOMMENDED FOR PERMIT ISSUANCE: \_\_\_\_\_ DATE \_\_\_\_\_

**PRIVATE IMPROVEMENT PLANS**

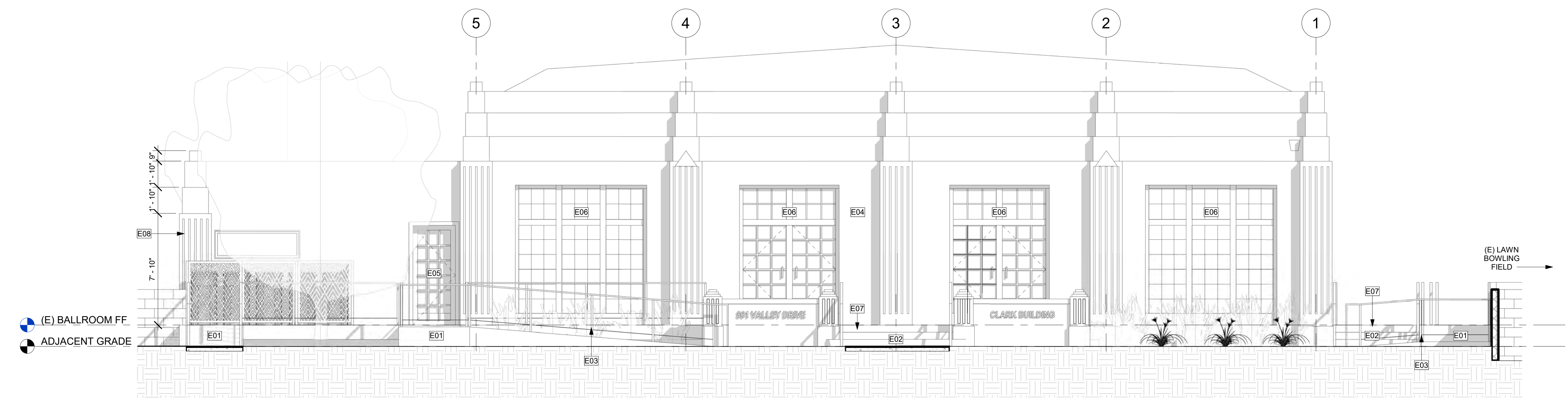
PROJECT ADDRESS  
**861 VALLEY DR.**  
**HERMOSA BEACH, CA 90254**

CIP 698-CLARK BUILDING REMODEL

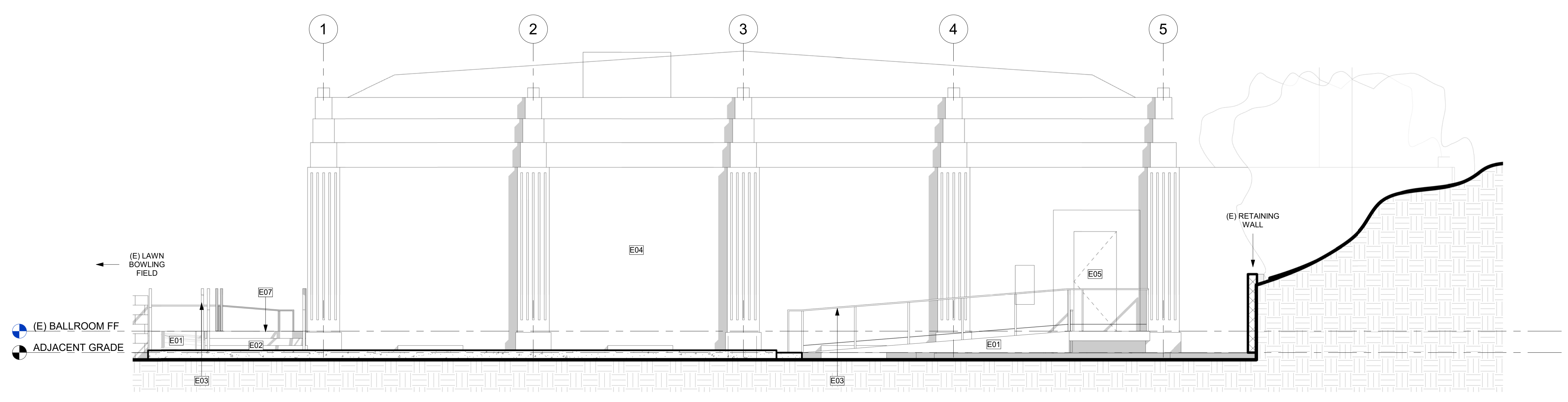
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BUILDING #: \_\_\_\_\_  
SHEET #: **A2.11**  
SHT. \_\_\_ OF \_\_\_



- ELEVATION KEYNOTES**
- E01 CONCRETE RAMP. SEE PLANS
  - E02 CONCRETE STAIRS. SEE PLANS
  - E03 POWDER COATED BLACK METAL RAILING
  - E04 POWERWASH & REPAINT EXTERIOR. COLORS TO MATCH EXISTING PER ARCHITECT'S APPROVAL
  - E05 REPLACE EXISTING DOOR PER SCHEDULE
  - E06 STOREFRONT WINDOWS & DOORS TO REMAIN
  - E07 CONCRETE OVERPOUR TO BE PROVIDED FOR AN ACCESSIBLE TRANSITION @ ENTRY DOOR. 2% SLOPE MAX. FOR DRAINAGE
  - E08 FRAMED COLUMN W/ STUCCO FINISH. PAINT TO MATCH EXISTING COLUMNS
  - E09 REPLACE EXISTING WINDOW PER SCHEDULE



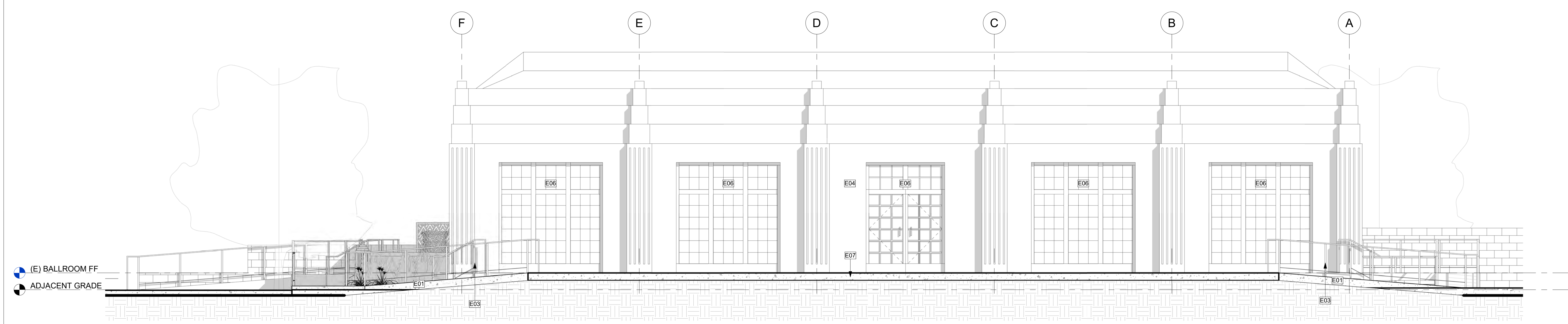
**EAST FRONT ELEVATION** SCALE: 1/4" = 1'-0" **1**



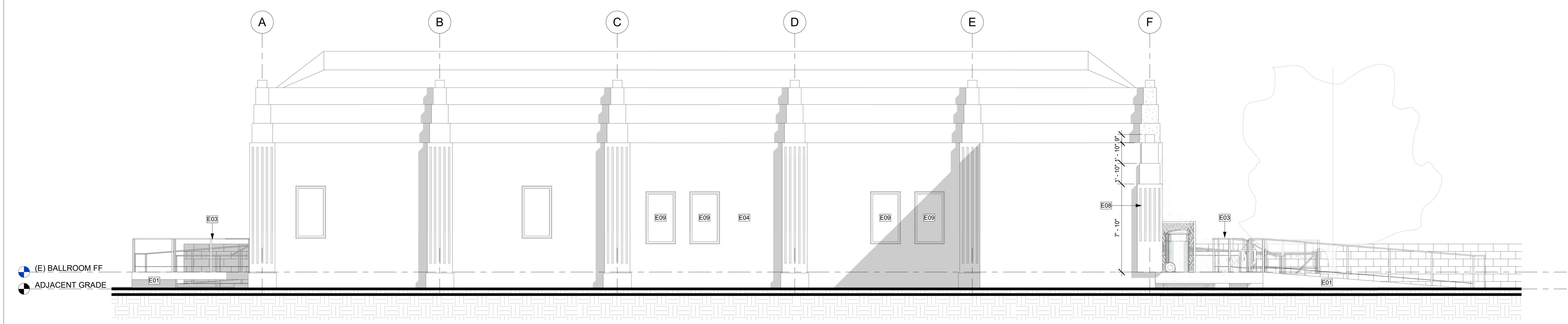
**WEST REAR ELEVATION** SCALE: 1/4" = 1'-0" **2**

<p>BENCH MARK:</p> <p>No. _____, ELEV. _____</p> <p>DATE ADJ. _____, QUAD. _____</p>		<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	DESCRIPTION	DATE				<p><b>tag</b> the albert group architects</p> <p>2032 Stoner Avenue   Los Angeles, CA 90025</p>	<p>PLANS PREPARED BY:</p> <div style="text-align: center;"> </div> <p>ENGINEER NAME, RCE LICENSE No. _____ DATE _____</p>	<p><b>CITY OF HERMOSA BEACH</b> <b>PUBLIC WORKS DEPARTMENT</b></p> <p>RECOMMENDED FOR PERMIT ISSUANCE:</p>	<p><b>PRIVATE IMPROVEMENT PLANS</b></p> <p>PROJECT ADDRESS</p> <p><b>861 VALLEY DR.</b> <b>HERMOSA BEACH, CA 90254</b></p> <p><b>CIP 698-CLARK BUILDING REMODEL</b></p>	<p>FILE NUMBER</p> <p>BUILDING #:</p> <p>SHEET #: <b>A3.00</b></p> <p>SHT. ___ OF ___</p>
No.	DESCRIPTION	DATE											
<p>PROJECT #: <b>2017</b></p> <p>PROJECT PHASE: <b>CONSTRUCTION DOCUMENTS</b></p> <p>DRAWING SET: <b>CITY REVIEW</b></p>				<p>SHEET ISSUE DATE: <b>3/31/21</b></p> <p>SHEET NAME: <b>BUILDING ELEVATIONS</b></p> <p>SCALE: <b>1/4" = 1'-0"</b></p>									

- ELEVATION KEYNOTES**
- E01 CONCRETE RAMP. SEE PLANS
  - E02 CONCRETE STAIRS. SEE PLANS
  - E03 POWDER COATED BLACK METAL RAILING
  - E04 POWERWASH & REPAINT EXTERIOR. COLORS TO MATCH EXISTING PER ARCHITECT'S APPROVAL
  - E05 REPLACE EXISTING DOOR PER SCHEDULE
  - E06 STOREFRONT WINDOWS & DOORS TO REMAIN
  - E07 CONCRETE OVERPOUR TO BE PROVIDED FOR AN ACCESSIBLE TRANSITION @ ENTRY DOOR. 2% SLOPE MAX. FOR DRAINAGE
  - E08 FRAMED COLUMN W/ STUCCO FINISH. PAINT TO MATCH EXISTING COLUMNS
  - E09 REPLACE EXISTING WINDOW PER SCHEDULE

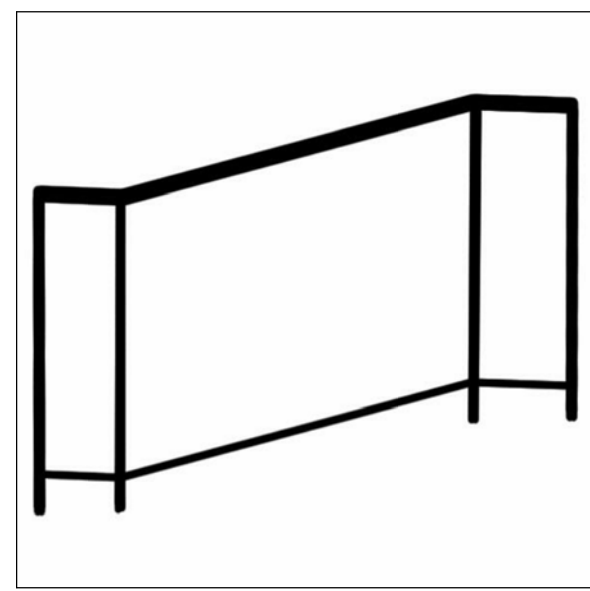


**NORTH ELEVATION** SCALE: 1/4" = 1'-0" **1**

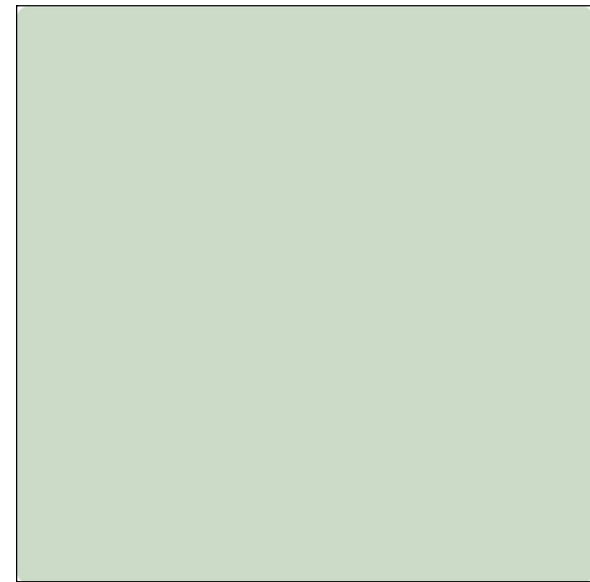


**SOUTH ELEVATION** SCALE: 1/4" = 1'-0" **2**

<p>BENCH MARK:</p> <p>No. _____, ELEV. _____</p> <p>DATE ADJ. _____, QUAD. _____</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3">REVISIONS</th> </tr> <tr> <th>No.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS			No.	DESCRIPTION	DATE				<p><b>tag</b> the albert group architects</p> <p>2032 Stoner Avenue   Los Angeles, CA 90025</p>	<p>PLANS PREPARED BY:</p> <div style="text-align: center;"> </div> <p>ENGINEER NAME, RCE LICENSE No. _____ DATE _____</p>	<p><b>CITY OF HERMOSA BEACH</b> <b>PUBLIC WORKS DEPARTMENT</b></p> <p>RECOMMENDED FOR PERMIT ISSUANCE:</p> <p>DATE _____</p>	<p><b>PRIVATE IMPROVEMENT PLANS</b></p> <p>PROJECT ADDRESS</p> <p><b>861 VALLEY DR.</b> <b>HERMOSA BEACH, CA 90254</b></p> <p>CIP 698-CLARK BUILDING REMODEL</p>	<p>FILE NUMBER</p> <p>BUILDING #:</p> <p>SHEET #: <b>A3.01</b></p> <p>SHT. ___ OF ___</p>
REVISIONS																
No.	DESCRIPTION	DATE														
<p>PROJECT #: <b>2017</b> SHEET ISSUE DATE: <b>3/31/21</b></p> <p>PROJECT PHASE: <b>CONSTRUCTION DOCUMENTS</b></p> <p>DRAWING SET: <b>CITY REVIEW</b> SCALE: <b>1/4" = 1'-0"</b></p>				<p>PROJECT ADDRESS: <b>861 VALLEY DR. HERMOSA BEACH, CA 90254</b></p> <p>PROJECT NAME: <b>CLARK BUILDING REMODEL</b></p>												



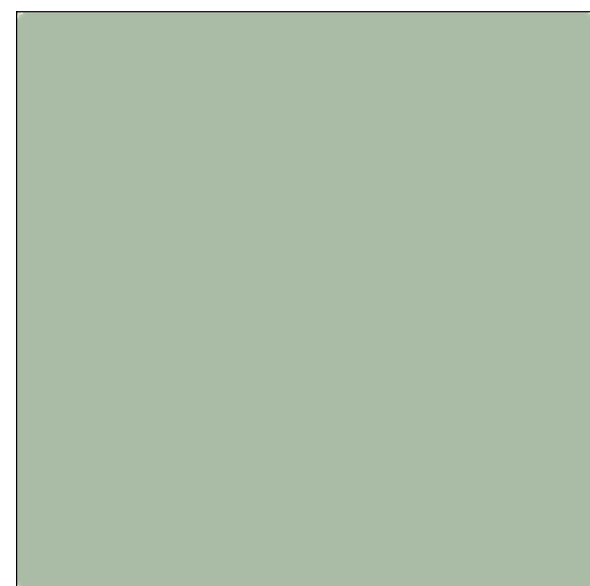
RAILING-  
METAL:  
POWDER COATED BLACK



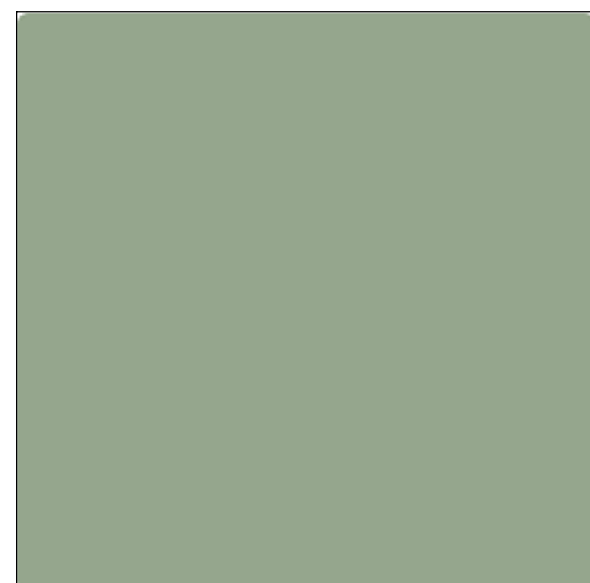
WALL-  
PAINT COLOR BENJAMIN MOORE:  
JACK AND THE BEANSTALK



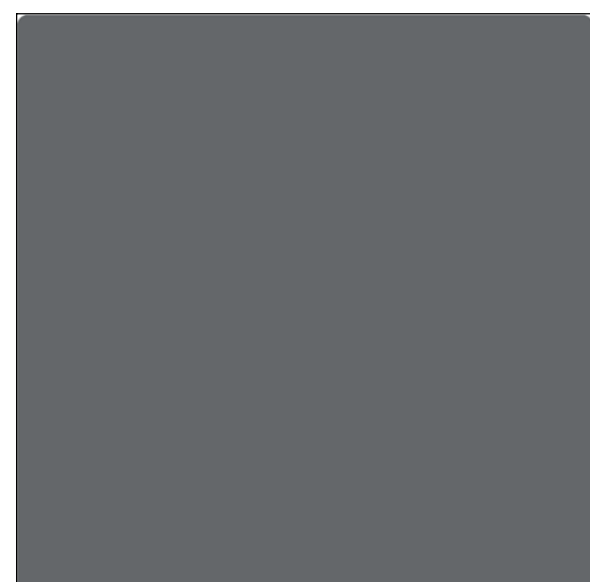
WALL-  
PAINT COLOR BENJAMIN MOORE:  
DESERT GREEN



WALL-  
PAINT COLOR BENJAMIN MOORE:  
CEDAR GROVE



WALL-  
PAINT COLOR BENJAMIN MOORE:  
GREENWICH VILLAGE

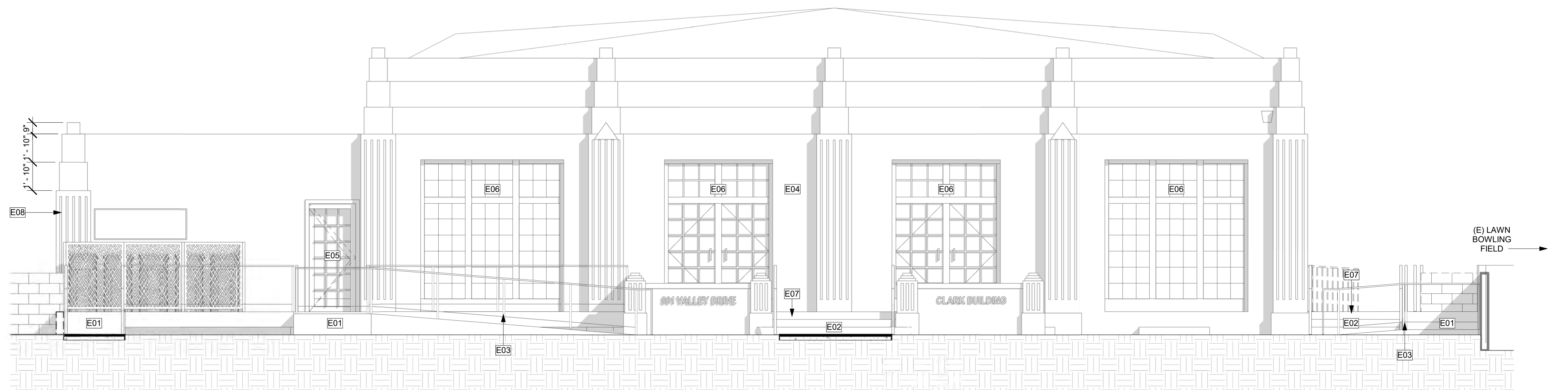


TRIM-  
PAINT COLOR BENJAMIN MOORE:  
STORMY SKY



ELEVATION KEYNOTES

- E01 CONCRETE RAMP- SEE PLANS
- E02 CONCRETE STAIRS- SEE PLANS
- E03 POWDER COATED BLACK METAL RAILING
- E04 POWERWASH & REPAINT EXTERIOR- COLORS TO MATCH EXISTING PER ARCHITECT'S APPROVAL
- E05 REPLACE EXISTING DOOR PER SCHEDULE
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- E07 CONCRETE OVERPOUR TO BE PROVIDED FOR AN ACCESSIBLE TRANSITION @ ENTRY DOOR- 2% SLOPE MAX. FOR DRAINAGE
- E08 FRAMED COLUMN W/ STUCCO FINISH- PAINT TO MATCH EXISTING COLUMNS
- E09 REPLACE EXISTING WINDOW PER SCHEDULE



**EAST ELEVATION**

SCALE:  
1/4" = 1'-0" **1**

BENCH MARK:  No. _____, ELEV. _____  DATE ADJ. _____, QUAD. _____		REVISIONS <table border="1"> <thead> <tr> <th>No.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		No.	DESCRIPTION	DATE				the albert group architects 2032 Stoner Avenue   Los Angeles, CA 90025	PLANS PREPARED BY: 	CITY OF HERMOSA BEACH PUBLIC WORKS DEPARTMENT RECOMMENDED FOR PERMIT ISSUANCE: _____ DATE _____	PRIVATE IMPROVEMENT PLANS PROJECT ADDRESS 861 VALLEY DR. HERMOSA BEACH, CA 90254 CIP 698-CLARK BUILDING REMODEL	FILE NUMBER BUILDING #: _____ SHEET #: <b>A3.14</b> SHT. ___ OF ___
		No.	DESCRIPTION	DATE										
PROJECT #: <b>2017</b> PROJECT PHASE: <b>CONSTRUCTION DOCUMENTS</b> DRAWING SET: <b>CITY REVIEW</b>	SHEET ISSUE DATE: <b>06/23/21</b> SHEET NAME: <b>RENDERING</b> SCALE: <b>1/4" = 1'-0"</b>	ENGINEER NAME, RCE LICENSE No. _____ DATE _____	DATE _____											



K13 KOHLER PURIST K-24982 FAUCET: VIBRANT STAINLESS



K06 VIKING 5 SERIES OVEN: STAINLESS STEEL



K01 / K02 VIKING 5 SERIES STOVE & HOOD: STAINLESS STEEL



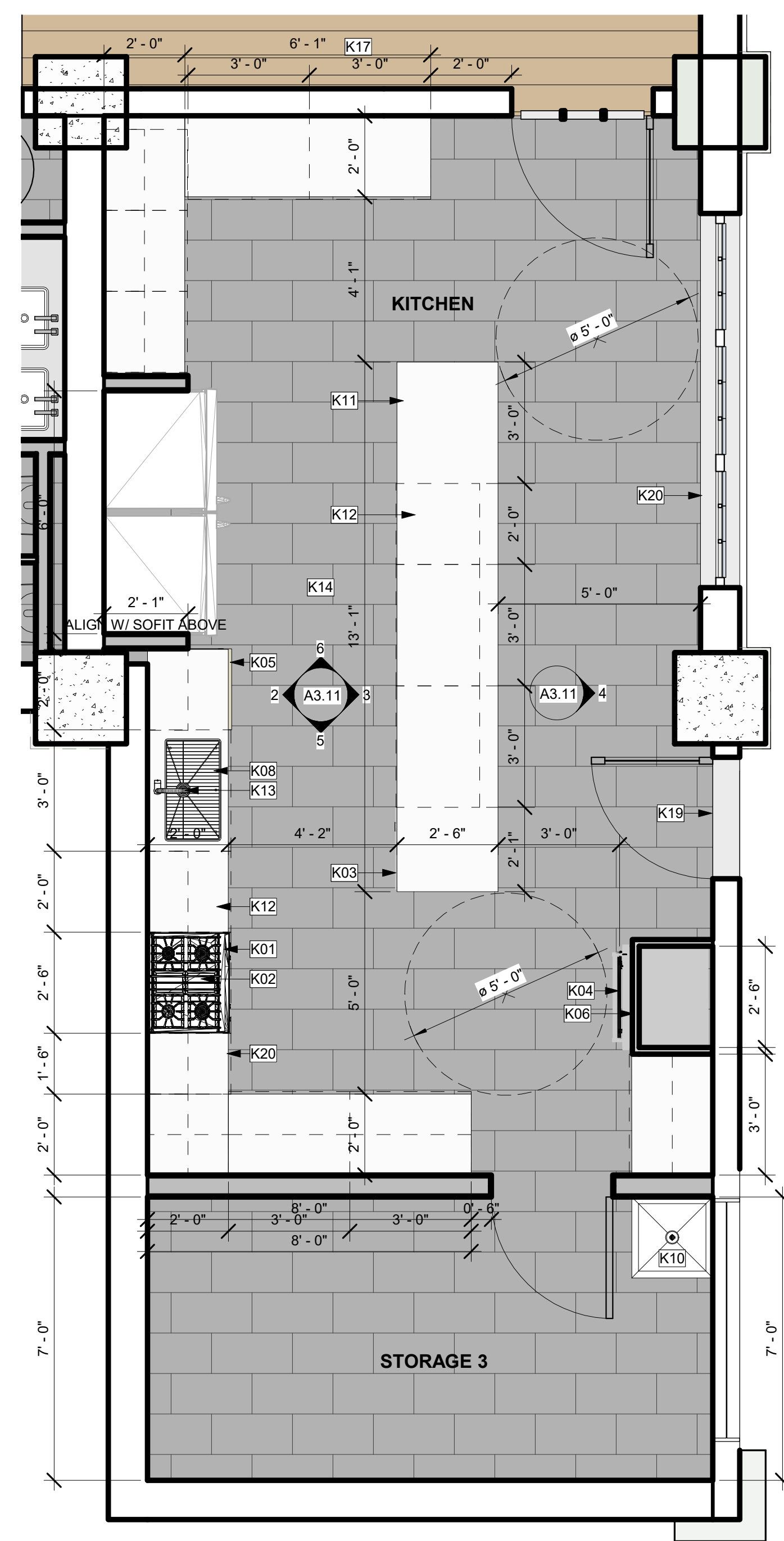
K07 VIKING 5 SERIES REFRIGERATOR: STAINLESS STEEL



K03 / K04 VIKING 5 SERIES MICROWAVE & WARMING DRAWER: STAINLESS STEEL



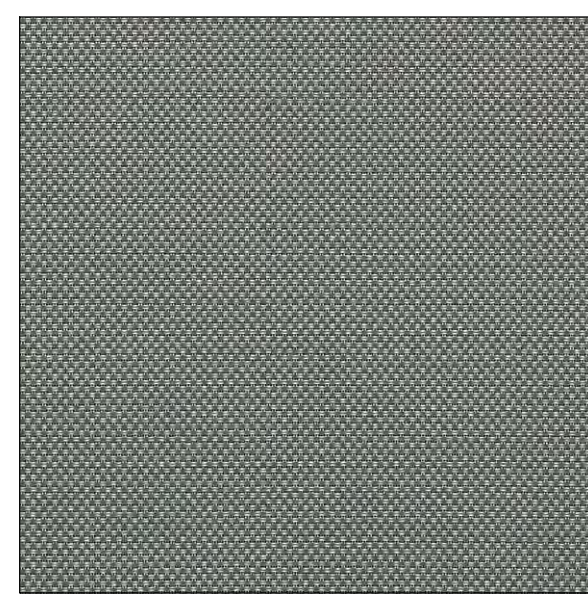
K05 VIKING 5 SERIES DISHWASHER: STAINLESS STEEL



**KITCHEN MATERIAL PLAN** SCALE: 3/8" = 1'-0" **1**

KITCHEN KEYNOTES

- K01 30" GAS RANGE, STAINLESS STEEL, VIKING 5 SERIES OR APPROVED EQ.
- K02 30" W/ HOOD, STAINLESS STEEL, VIKING 5 SERIES OR APPROVED EQ.
- K03 24" WIDE UNDERCOUNTER MICROWAVE, STAINLESS STEEL, VIKING DRAWERMICRO OVEN 5 SERIES OR APPROVED EQ.
- K04 30" WARMING DRAWER, STAINLESS STEEL, VIKING 5 SERIES OR APPROVED EQ.
- K05 24"X24" UNDERCOUNTER DISHWASHER, STAINLESS STEEL, VIKING S24 MODEL, OR APPROVED EQ.
- K06 30" ELECTRIC OVEN, STAINLESS STEEL, VIKING 5 SERIES V50E360 OR APPROVED EQ.
- K08 STAINLESS STEEL UNDER MOUNT SINGLE BOWL KITCHEN SINK W/ GRABAGE DISPOSAL, KOHLER VAULT K3821-3 OR APPROVED EQ.
- K10 24"X24" PRIMAL WARE 1000 SERIES STAINLESS STEEL MOP SINK OR APPROVED EQ.
- K11 30" WIDE ADA COMPLIANT WORK SPACE W/ NO BASE CABINET FOR KNEE & TOE CLEARANCE.
- K12 36" HIGH, STONE TOP COUNTER, TYP. @ KITCHEN, CAESARSTONE EMPRIA WHITE OR APPROVED EQ.
- K13 KOHLER PURIST K-24982 FAUCET, VIBRANT STAINLESS, OR APPROVED EQ.
- K14 FLOOR TILE, PORCELANOSA, CONCRETE GREY NATURE 12X24 OR APPROVED EQ.
- K15 WALL TILE, ANN SACKS ARCILLA RECTANGLE, BLANCO IN MATTE OR APPROVED EQ.
- K17 ARMITRONG LUX PLANK W/ RIDG CORN, GROVELAND NATURAL, OR APPROVED EQ.
- K18 STONE COUNTERTOP WATERFALL OVER EDGE.
- K19 MOTORIZED MECHO SHADE SYSTEM, ECOVEIL SHEER, METAL, OR APPROVED EQ. SEE INTERIOR ELEVATION FOR WALL LOCATION.
- K20 KARMAN, FORTE, ULTRA MATTE ACRYLIC, COLOR METALIC SILVER OR APPROVED EQ.



K19 MOTORIZED MECHO SHADE, ECOVEIL SHEER, METAL



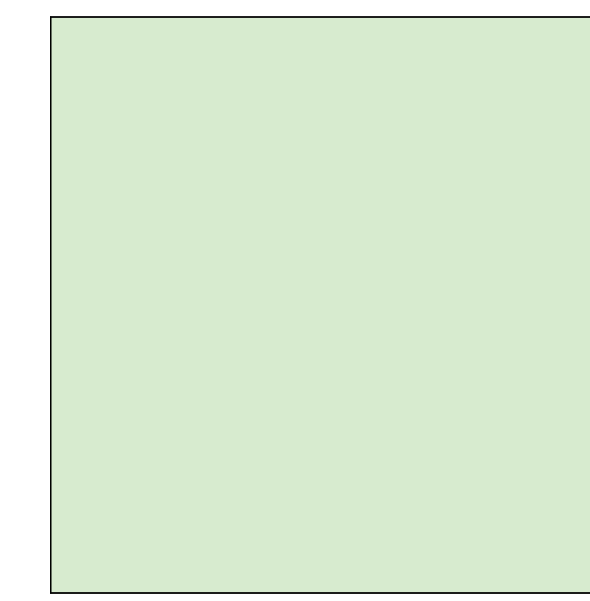
K12 CAESARSTONE, EMPRIA WHITE



K20 KARMAN, FORTE, ULTRA MATTE ACRYLIC, METALIC SILVER



K15 ANN SACKS ARCILLA RECTANGLE TILE, BLANCO IN MATTE

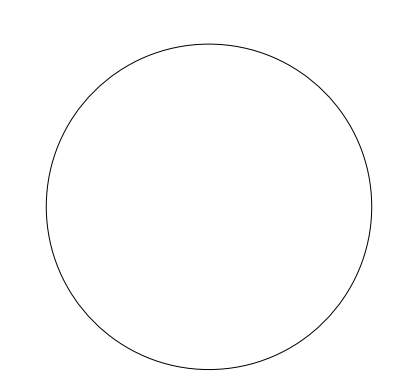


WALL: ACCENT PAINT COLOR, BENJAMIN MOORE, THORNTON SAGE



K14 PORCELANOSA TILE, CONCRETE GREY NATURE

BENCH MARK:  
No. \_\_\_\_\_, ELEV. \_\_\_\_\_  
DATE ADJ. \_\_\_\_\_, QUAD. \_\_\_\_\_



REVISIONS		
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**the albert group** architects  
2032 Stoner Avenue | Los Angeles, CA 90025

PROJECT #: **2017** SHEET: **06/23/21**  
PROJECT PHASE: **CONSTRUCTION DOCUMENTS** SHEET: **RENDERING**  
DRAWING SET: **CITY REVIEW** SCALE: **3/8" = 1'-0"**

PLANS PREPARED BY:

ENGINEER NAME, RCE LICENSE No. \_\_\_\_\_ DATE \_\_\_\_\_

**CITY OF HERMOSA BEACH**  
**PUBLIC WORKS DEPARTMENT**

RECOMMENDED FOR PERMIT ISSUANCE:

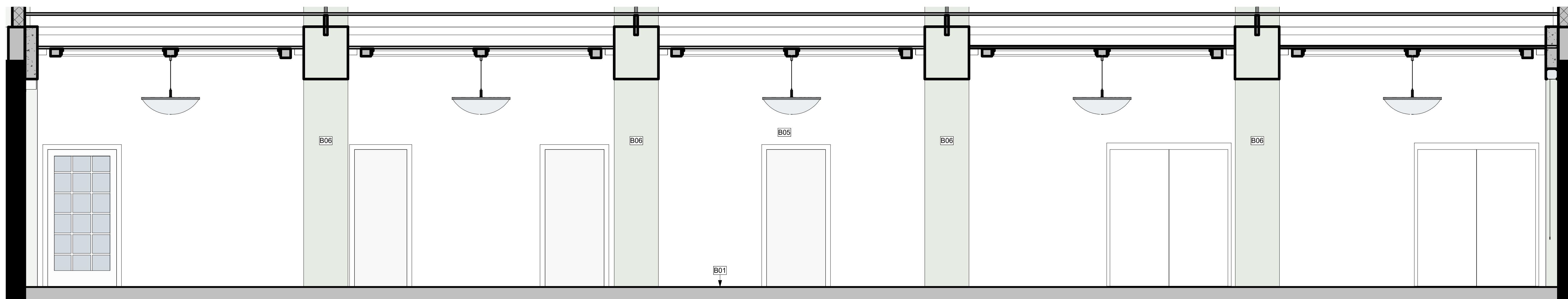
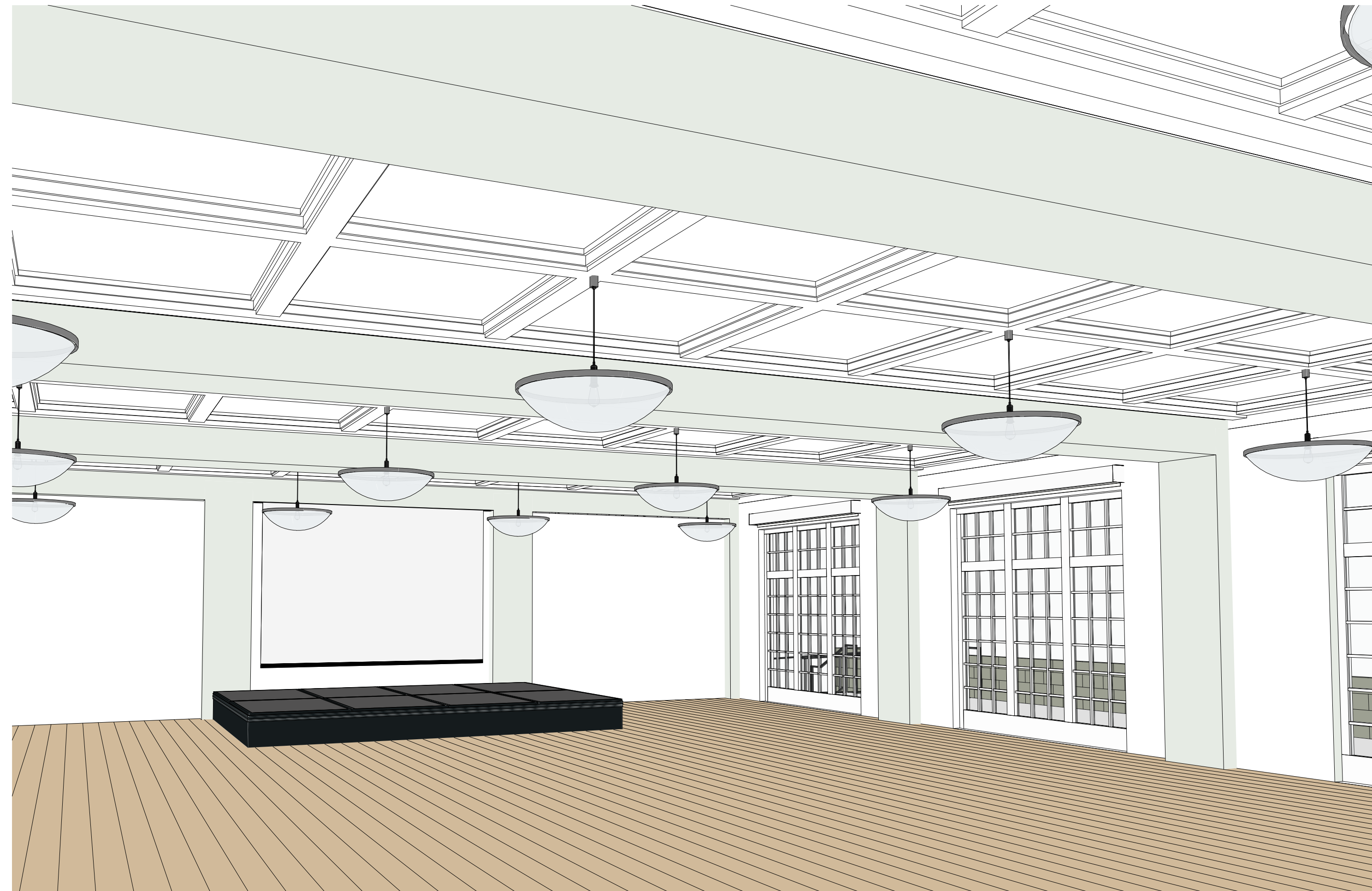
DATE \_\_\_\_\_

**PRIVATE IMPROVEMENT PLANS**

PROJECT ADDRESS  
**861 VALLEY DR.**  
**HERMOSA BEACH, CA 90254**

**CIP 698-CLARK BUILDING REMODEL**

FILE NUMBER \_\_\_\_\_  
BUILDING #: \_\_\_\_\_  
SHEET #: **A3.15**  
SHT. \_\_\_ OF \_\_\_



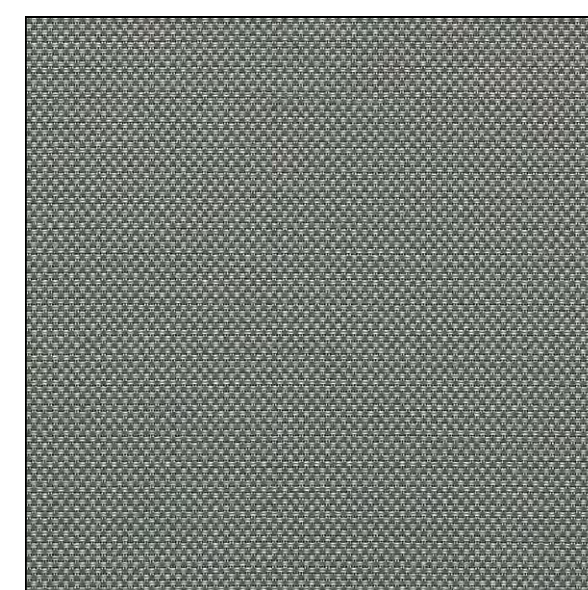
**BALLROOM SOUTH Copy 1** SCALE: 3/8" = 1'-0" **1**



B02 LARGE KOVACS BOWL P592-3; COPPER BRONZE PATINA



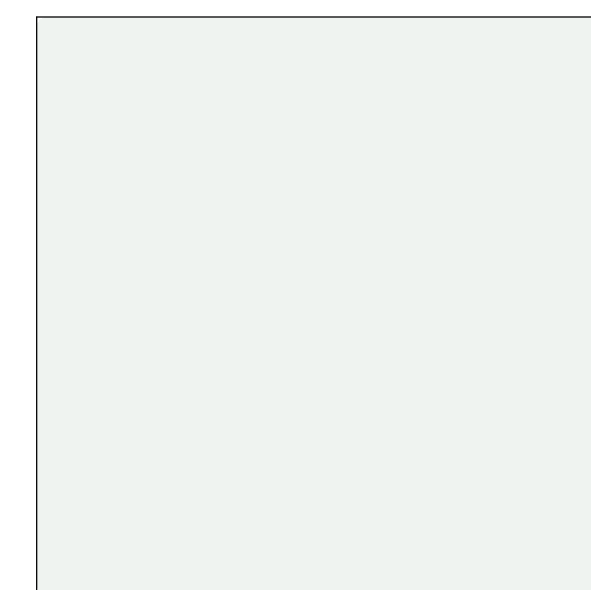
B03 EMPIRE WALL SCONSE; MODERN BRASS



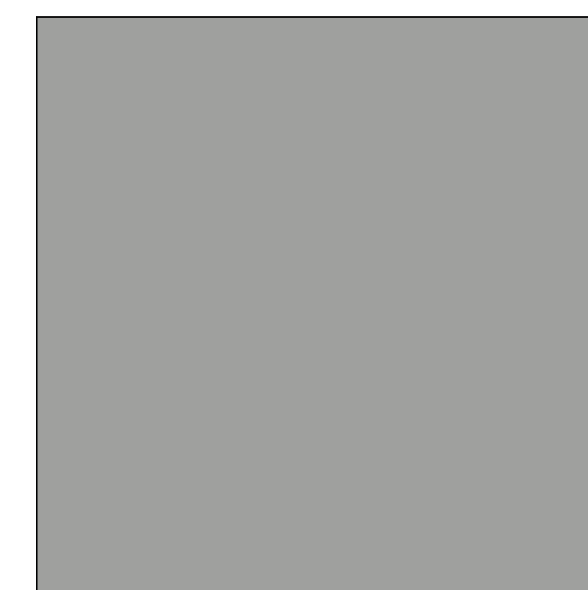
WINDOW COVERING- MOTORIZED MECHO SHADE, ECOVEIL SHEER; METAL



B06 ACCENT PAINT COLOR, BENJAMIN MOORE; THORNTON SAGE



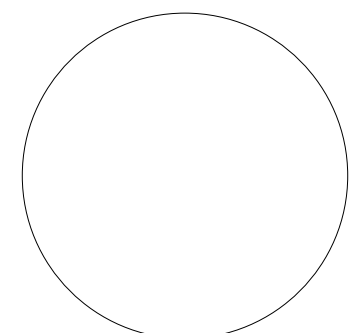
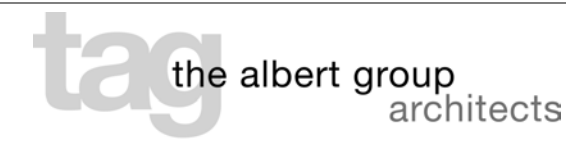
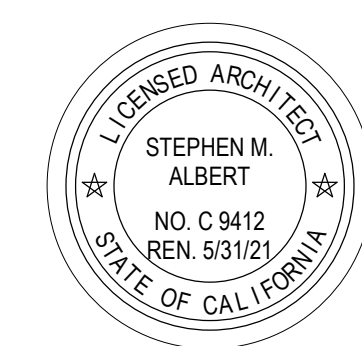
B05 PAINT COLOR, BENJAMIN MOORE; WHITE DIAMOND



TRIM: ACCENT PAINT COLOR, BENJAMIN MOORE; STORM AF-700



B01 ARMSTRONG LUXE PLANK; GROVELAND NATURAL

BENCH MARK:  No. _____, ELEV. _____  DATE ADJ. _____, QUAD. _____		REVISIONS <table border="1"> <thead> <tr> <th>No.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	DESCRIPTION	DATE				 2032 Stoner Avenue   Los Angeles, CA 90025 PROJECT #: <b>2017</b> PROJECT PHASE: <b>CONSTRUCTION DOCUMENTS</b> DRAWING SET: <b>CITY REVIEW</b>	PLANS PREPARED BY:  ENGINEER NAME, RCE LICENSE No. _____ DATE _____	CITY OF HERMOSA BEACH PUBLIC WORKS DEPARTMENT RECOMMENDED FOR PERMIT ISSUANCE: _____ DATE _____	PRIVATE IMPROVEMENT PLANS PROJECT ADDRESS 861 VALLEY DR. HERMOSA BEACH, CA 90254 CIP 698-CLARK BUILDING REMODEL	FILE NUMBER BUILDING #: _____ SHEET #: <b>A3.16</b> SHT. ___ OF ___
		No.	DESCRIPTION	DATE									
SHEET #: DATE: <b>06/23/21</b> SHEET NAME: <b>RENDERING</b> SCALE: <b>3/8" = 1'-0"</b>	CITY OF HERMOSA BEACH PUBLIC WORKS DEPARTMENT RECOMMENDED FOR PERMIT ISSUANCE: _____ DATE _____	PRIVATE IMPROVEMENT PLANS PROJECT ADDRESS 861 VALLEY DR. HERMOSA BEACH, CA 90254 CIP 698-CLARK BUILDING REMODEL	FILE NUMBER BUILDING #: _____ SHEET #: <b>A3.16</b> SHT. ___ OF ___										



FIXTURE-  
KOHLER VERCITY SINK;  
WHITE



COUNTER-  
CAESARSTONE;  
NOBLE GREY



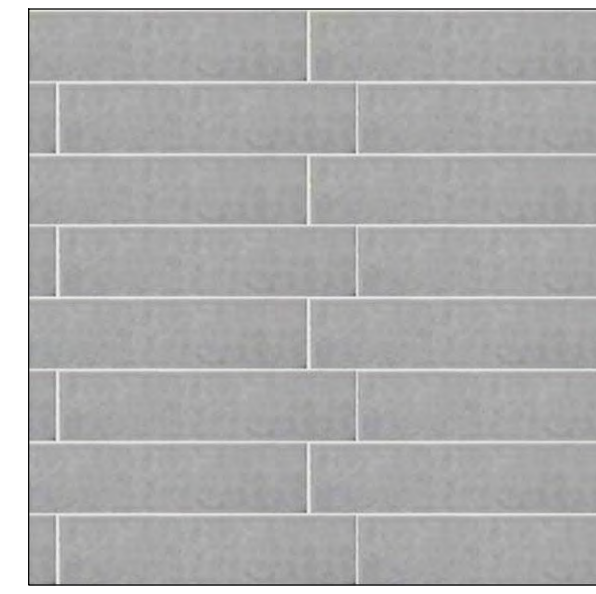
FIXTURE-  
RADLEY VERGE ZEN AUTOMATIC FAUCET;  
STAINLESS STEEL



WALL-  
ANN SACKS ARCILLA RECTANGLE TILE;  
BLANCO IN MATTE



FIXTURE-  
TOTO CLEAN DRY HIGH SPEED HAND DRYER;  
STAINLESS STEEL



WALL-  
ANN SACKS ARCILLA RECTANGLE TILE;  
GRIS IN GLOSS



FIXTURE-  
TOTO TOILET



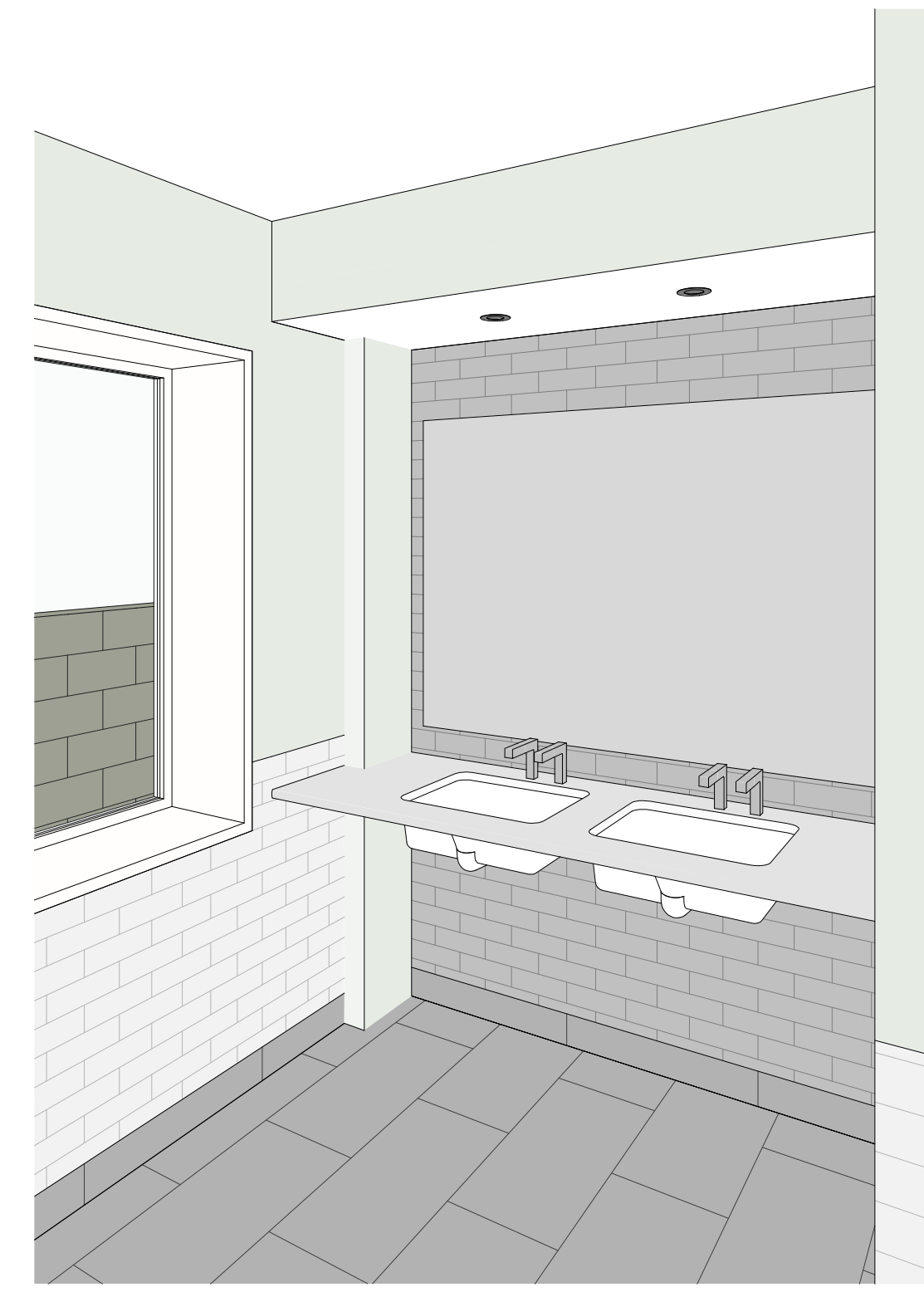
WALL-  
ACCENT PAINT COLOR, BENJAMIN MOORE;  
THORNTON SAGE



FIXTURE-  
TOTO URINAL



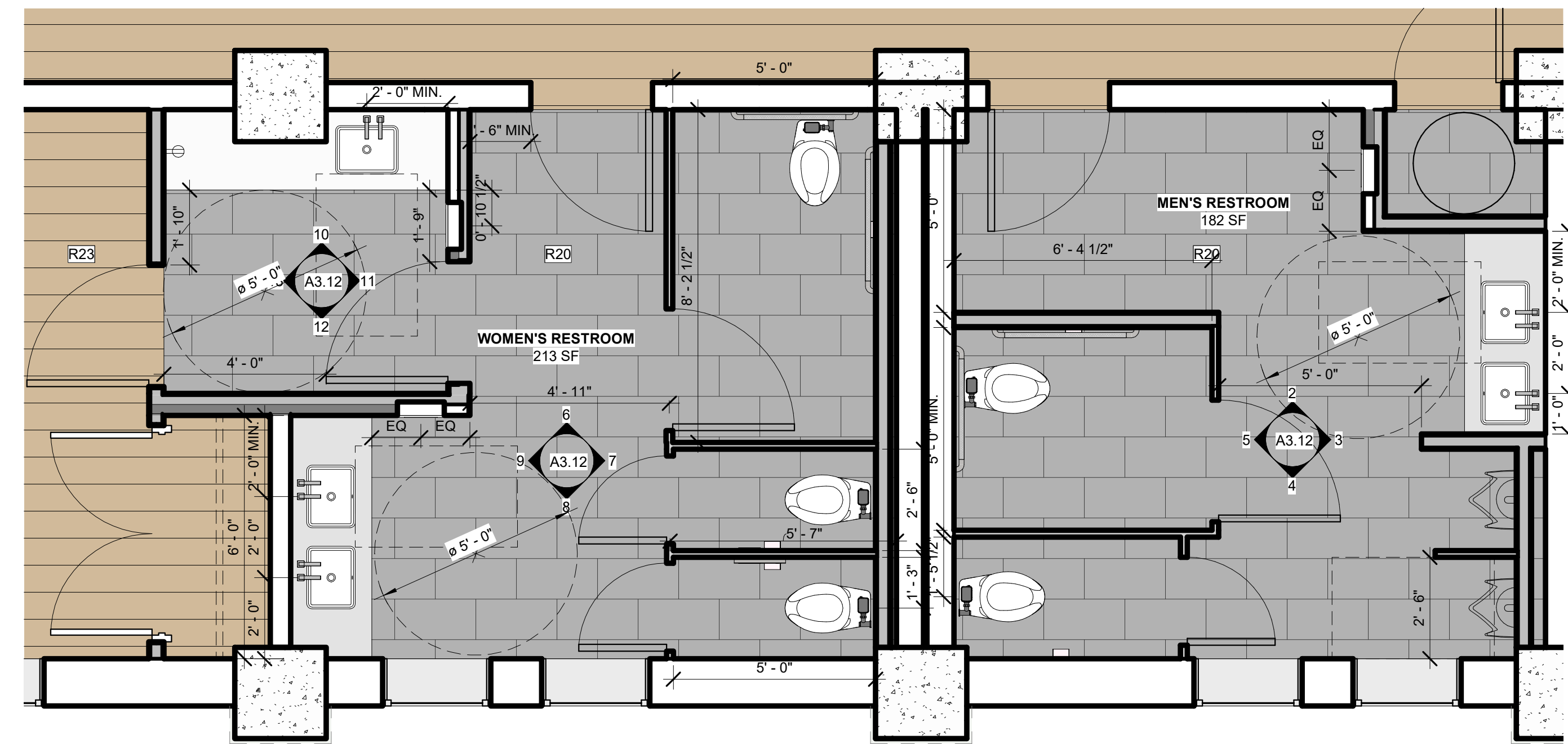
FLOOR-  
PORCELANOSA TILE;  
CONCRETE GREY NATURE



WOMEN'S RESTROOM SINK



MEN'S RESTROOM SINK

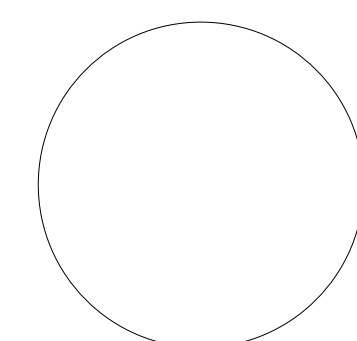


RESTROOM MATERIAL PLAN

SCALE:  
3/8" = 1'-0" 1

BENCH MARK:

No. \_\_\_\_\_, ELEV. \_\_\_\_\_  
DATE ADJ. \_\_\_\_\_, QUAD. \_\_\_\_\_

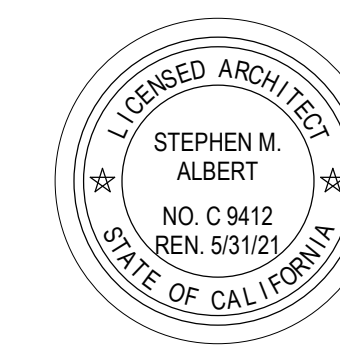


REVISIONS		
No.	DESCRIPTION	DATE



PROJECT #: 2017 SHEET ISSUE: 06/23/21  
PROJECT PHASE: CONSTRUCTION DOCUMENTS DATE: RENDERING  
DRAWING SET: CITY REVIEW SCALE: 3/8" = 1'-0"

PLANS PREPARED BY:



ENGINEER NAME, RCE LICENSE No. DATE

CITY OF HERMOSA BEACH  
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE

PRIVATE IMPROVEMENT PLANS

PROJECT ADDRESS

861 VALLEY DR.  
HERMOSA BEACH, CA 90254

CIP 698-CLARK BUILDING REMODEL

FILE NUMBER

BUILDING #:

SHEET #:  
**A3.17**

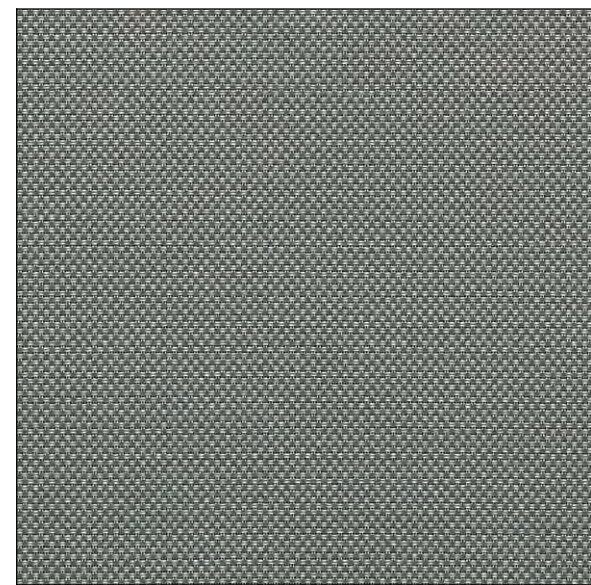
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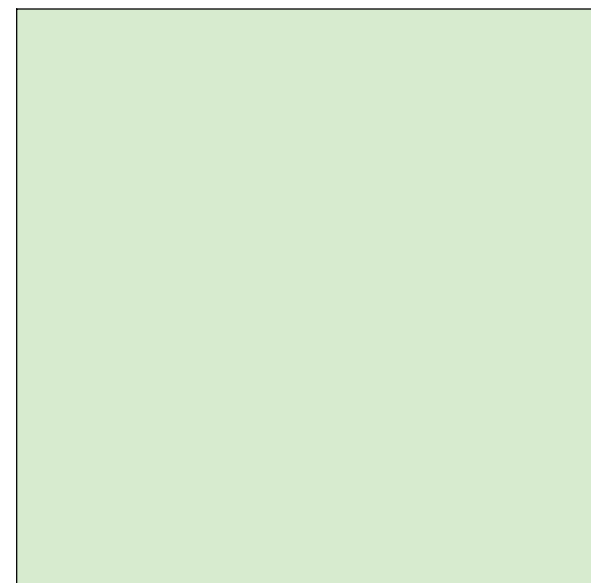
LIGHTING  
LARGE KOVACS BOWL P592-3;  
COPPER BRONZE PATINA



LIGHTING  
EMPIRE WALL SCONSE;  
MODERN BRASS



WINDOW COVERING-  
MOTORIZED MECO SHADE, ECOVEIL SHEER;  
METAL

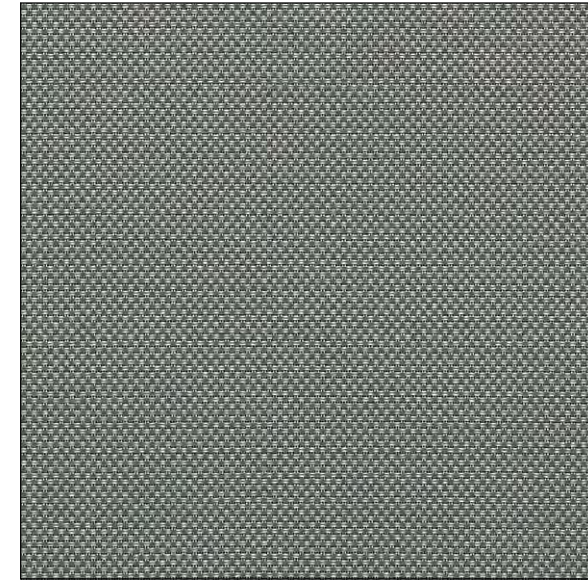


WALL-  
ACCENT PAINT COLOR, BENJAMIN MOORE;  
THORNTON SAGE



FLOOR-  
ARMSTRONG LUXE PLANK;  
GROVELAND NATURAL

**BALLROOM**



WINDOW COVERING-  
MOTORIZED MECO SHADE, ECOVEIL SHEER;  
METAL



COUNTER-  
CAESARSTONE;  
EMPIRIA WHITE



FIXTURE-  
KOHLER PURIST K-24862 FAUCET;  
VIBRANT STAINLESS



CABINET-  
KARMAN FORTE, ULTRA MATTE ACRYLIC;  
METALLIC SILVER



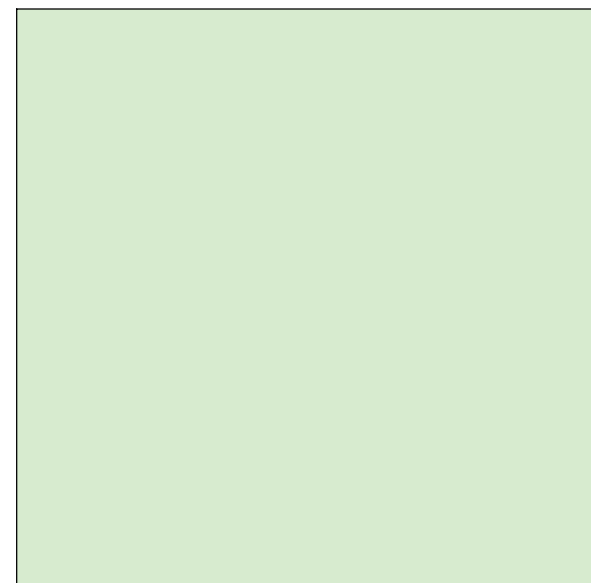
APPLIANCE-  
VIKING 5 SERIES OVEN;  
STAINLESS STEEL



WALL-  
ANN SACKS ARCILLA RECTANGLE TILE;  
BLANCO IN MATTE



APPLIANCE-  
VIKING 5 SERIES STOVE & HOOD;  
STAINLESS STEEL



WALL-  
ACCENT PAINT COLOR, BENJAMIN MOORE;  
THORNTON SAGE



APPLIANCE-  
VIKING 5 SERIES REFRIGERATOR;  
STAINLESS STEEL



FLOOR-  
PORCELANOSA TILE;  
CONCRETE GREY NATURE

**KITCHEN**



FIXTURE-  
KOHLER VERTICYL SINK;  
WHITE



COUNTER-  
CAESARSTONE;  
NOBLE GREY



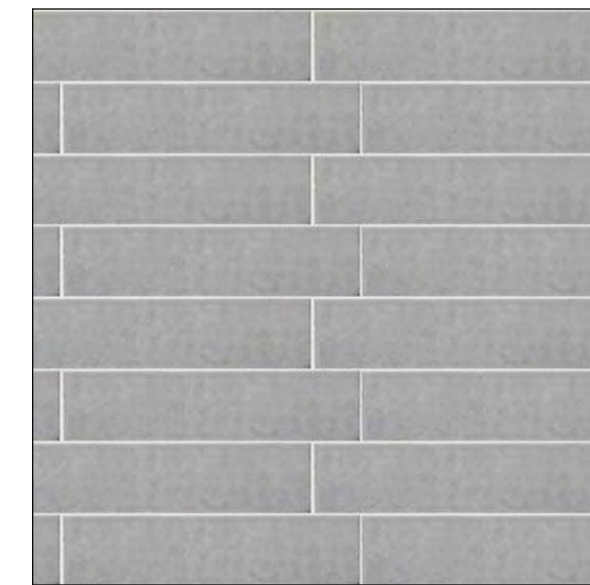
FIXTURE-  
RADLEY VERGE ZEN AUTOMATIC FAUCET;  
STAINLESS STEEL



WALL-  
ANN SACKS ARCILLA RECTANGLE TILE;  
BLANCO IN MATTE



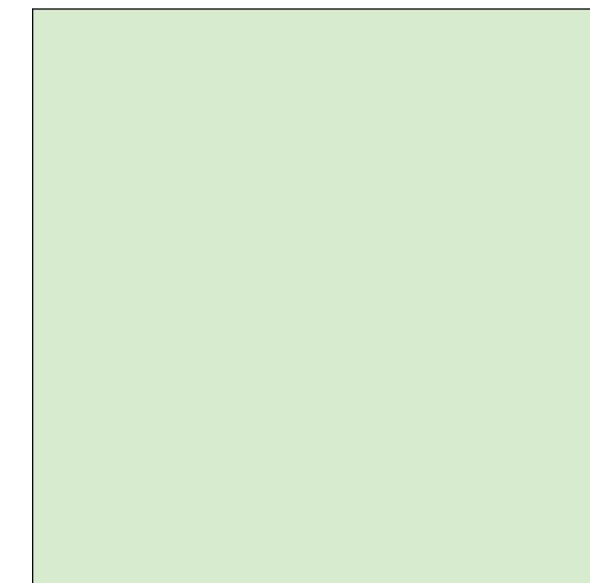
FIXTURE-  
TOTO CLEAN DRY HIGH SPEED HAND DRYER;  
STAINLESS STEEL



WALL-  
ANN SACKS ARCILLA RECTANGLE TILE;  
GRIS IN GLOSS



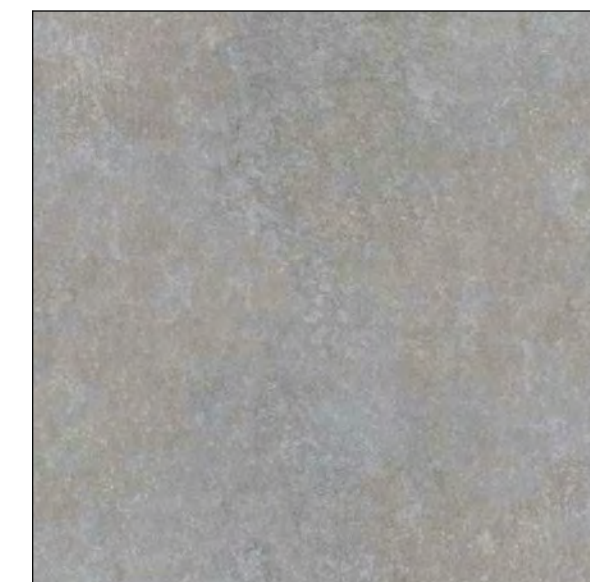
FIXTURE-  
TOTO TOILET



WALL-  
ACCENT PAINT COLOR, BENJAMIN MOORE;  
THORNTON SAGE

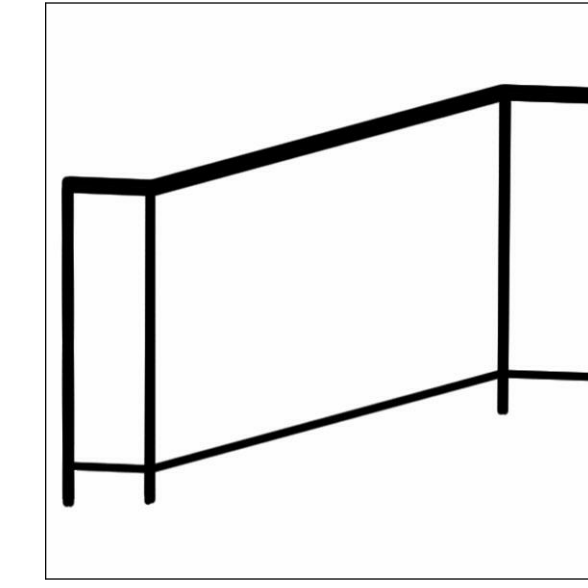


FIXTURE-  
TOTO URINAL

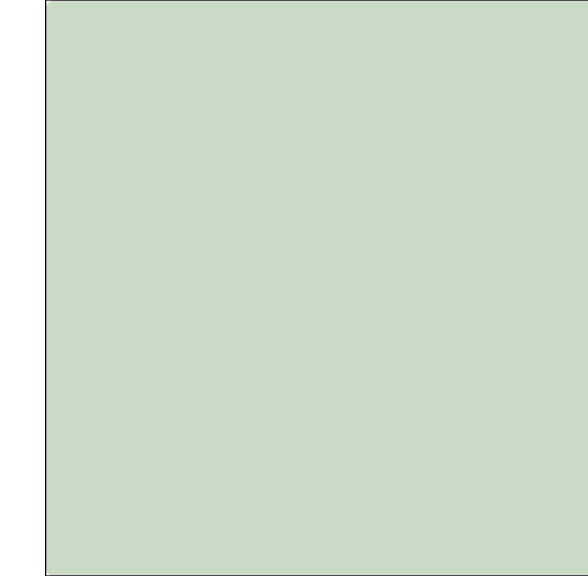


FLOOR-  
PORCELANOSA TILE;  
CONCRETE GREY NATURE

**RESTROOM**



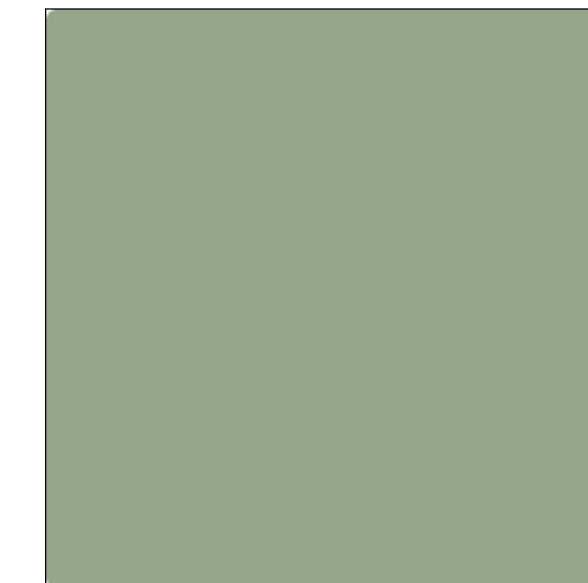
RAILING-  
METAL;  
POWDER COATED BLACK



WALL-  
PAINT COLOR BENJAMIN MOORE;  
JACK AND THE BEANSTALK



WALL-  
PAINT COLOR BENJAMIN MOORE;  
CEDAR GROVE



WALL-  
PAINT COLOR BENJAMIN MOORE;  
CAMBRIDGE GREEN

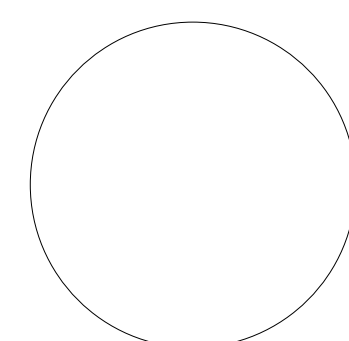


CONCRETE

**EXTERIOR**

BENCH MARK:

No. \_\_\_\_\_, ELEV. \_\_\_\_\_  
DATE ADJ. \_\_\_\_\_, QUAD. \_\_\_\_\_

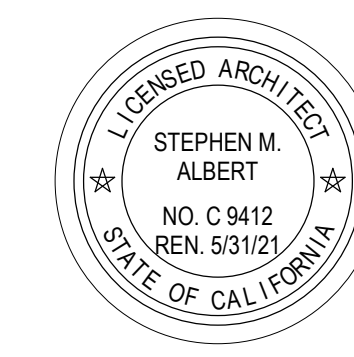


REVISIONS		
No.	DESCRIPTION	DATE



PROJECT #: **2017** SHEET ISSUE DATE: **06/16/21**  
PROJECT PHASE: **CONSTRUCTION DOCUMENTS** SHEET NAME: **MATERIALS**  
DRAWING SET: **CITY REVIEW** SCALE:

PLANS PREPARED BY:



ENGINEER NAME, RCE LICENSE No. DATE

CITY OF HERMOSA BEACH  
PUBLIC WORKS DEPARTMENT

RECOMMENDED FOR PERMIT ISSUANCE:

DATE

PRIVATE IMPROVEMENT PLANS

PROJECT ADDRESS

861 VALLEY DR.  
HERMOSA BEACH, CA 90254

CIP 698-CLARK BUILDING REMODEL

FILE NUMBER

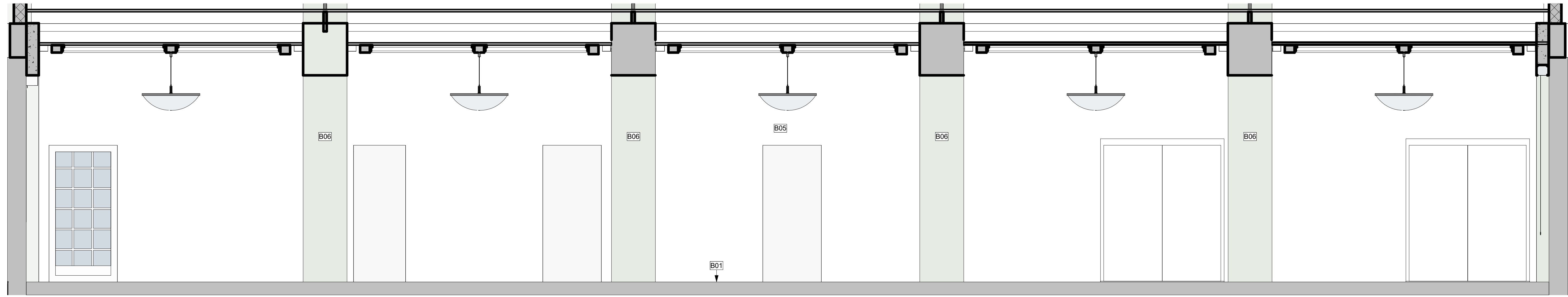
BUILDING #:

SHEET #:  
**A3.13**

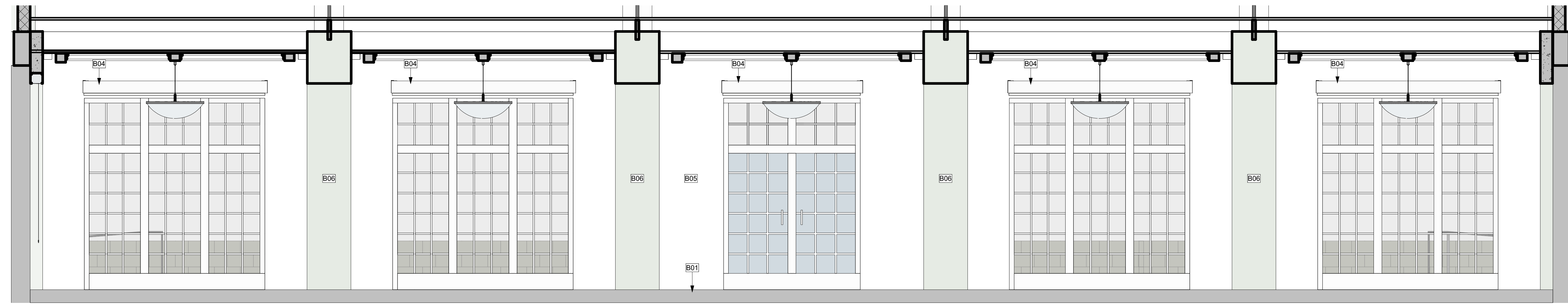
SHT. \_\_\_ OF \_\_\_

**BALLROOM KEYNOTES**

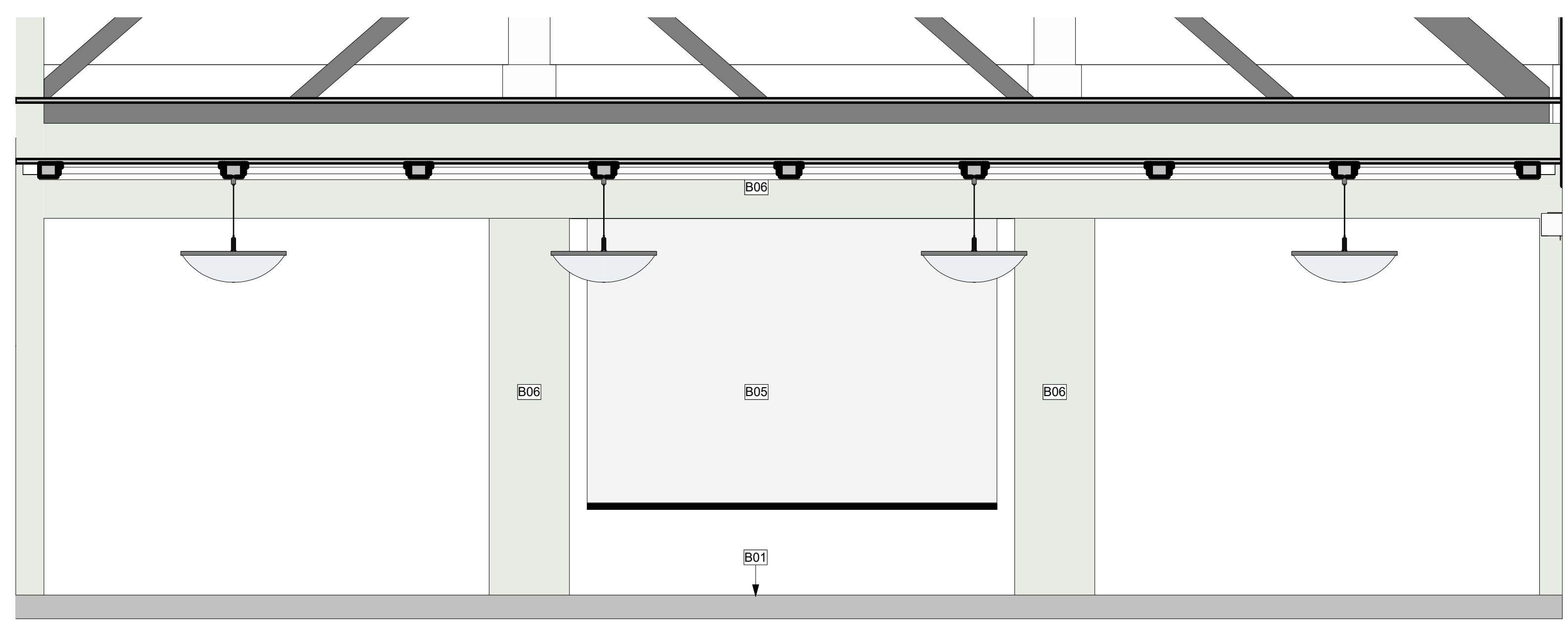
- B01 ARMSTRONG FLOORING LUXE PLANK GROVELAND NATURAL OR APPROVED EQ.
- B02 CERTANTEC ECOPHON SOLO PANEL, WHITE- SEE RCP
- B04 MOTORIZED MECO SHADE SYSTEM, ECOVEL SHEER, METAL- OR APPROVED EQ.
- B05 PAINT- WHITE OR APPROVED EQ.
- B06 ACCENT PAINT- LIGHT GREEN OR APPROVED EQ.



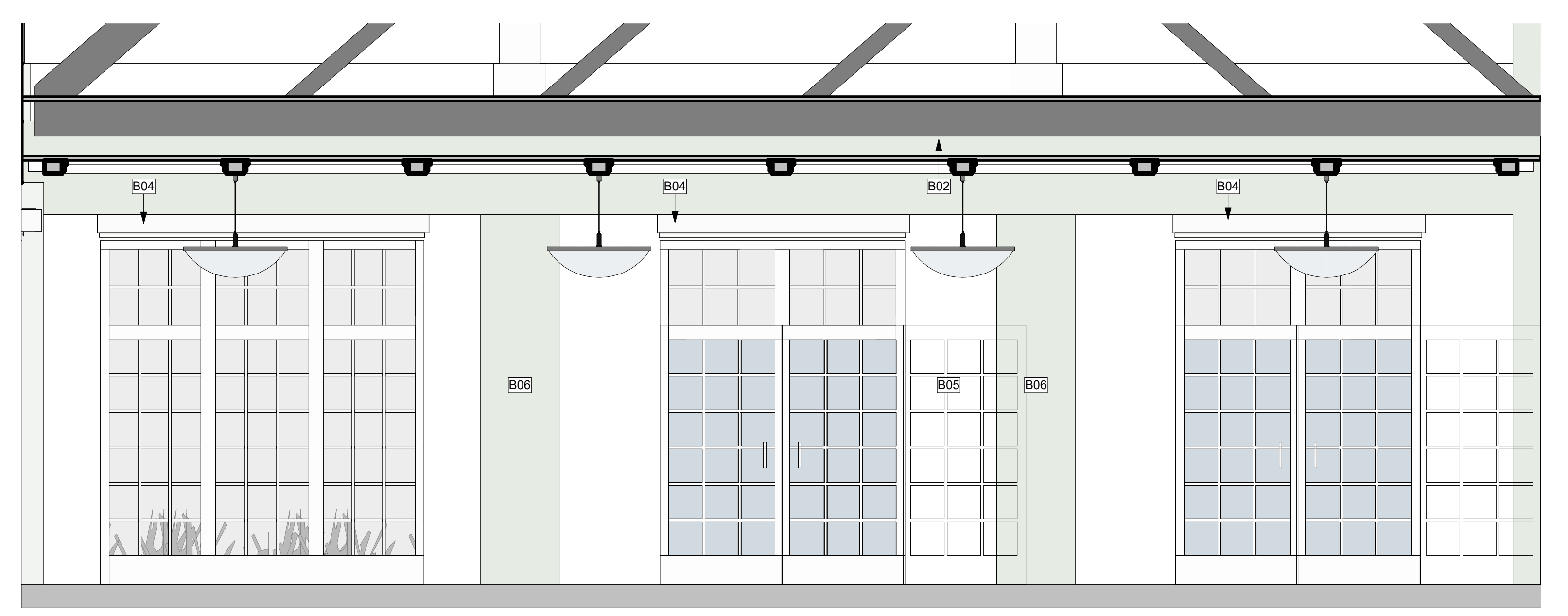
**BALLROOM SOUTH** SCALE: 3/8" = 1'-0" **1**



**BALLROOM NORTH** SCALE: 3/8" = 1'-0" **2**



**BALLROOM WEST** SCALE: 3/8" = 1'-0" **4**



**BALLROOM EAST** SCALE: 3/8" = 1'-0" **3**

BENCH MARK:

No. \_\_\_\_\_, ELEV. \_\_\_\_\_

DATE ADJ. \_\_\_\_\_, QUAD. \_\_\_\_\_

REVISIONS		
No.	DESCRIPTION	DATE

**the albert group**  
architects

2032 Stoner Avenue | Los Angeles, CA 90025

PROJECT #: **2017** SHEET ISSUE DATE: **06/16/21**

PROJECT PHASE: **CONSTRUCTION DOCUMENTS**

DRAWING SET: **CITY REVIEW**

ENGINEER NAME, RCE LICENSE No. \_\_\_\_\_ DATE \_\_\_\_\_

PLANS PREPARED BY:

ENGINEER NAME, RCE LICENSE No. \_\_\_\_\_ DATE \_\_\_\_\_

**CITY OF HERMOSA BEACH**  
**PUBLIC WORKS DEPARTMENT**

RECOMMENDED FOR PERMIT ISSUANCE:

DATE \_\_\_\_\_

**PRIVATE IMPROVEMENT PLANS**

PROJECT ADDRESS  
**861 VALLEY DR.**  
**HERMOSA BEACH, CA 90254**

**CIP 698-CLARK BUILDING REMODEL**

FILE NUMBER \_\_\_\_\_

BUILDING #: \_\_\_\_\_

SHEET #: **A3.10**

SHT. \_\_\_ OF \_\_\_

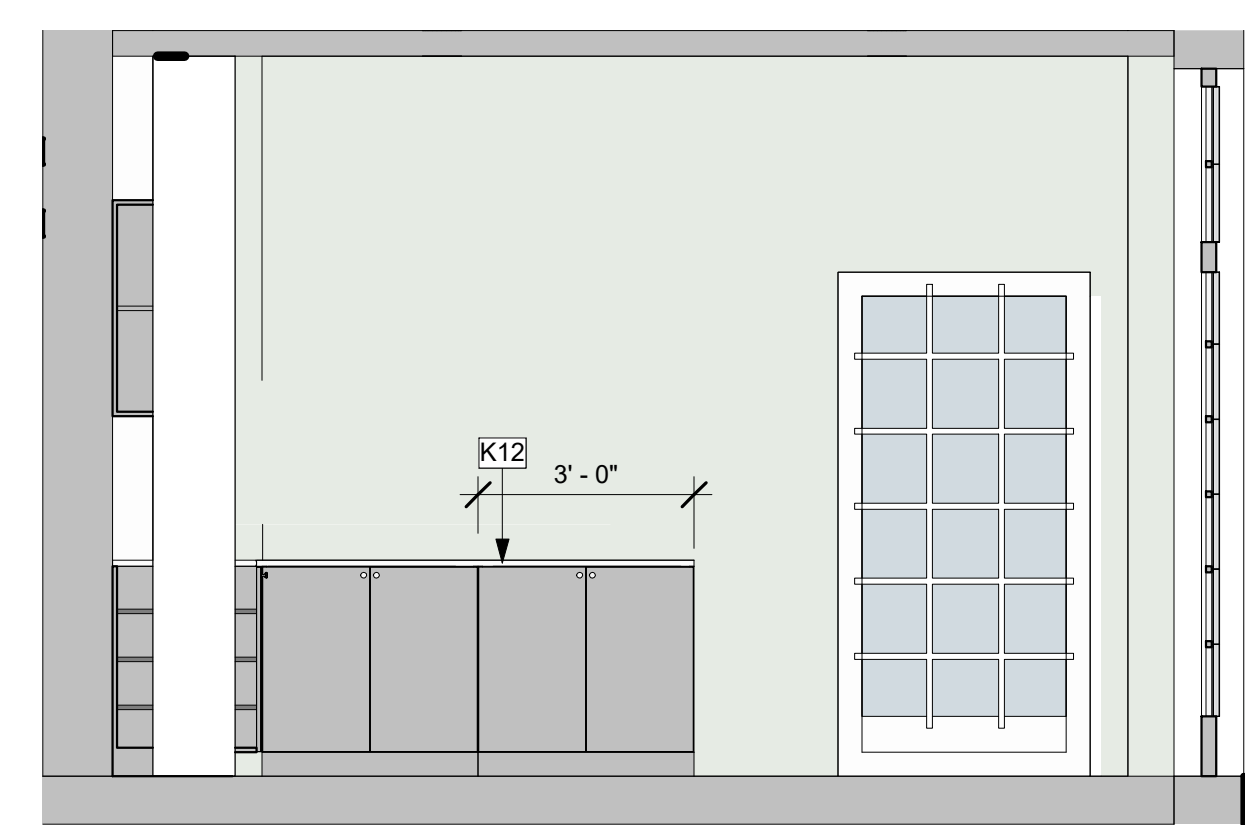


KITCHEN KEYNOTES

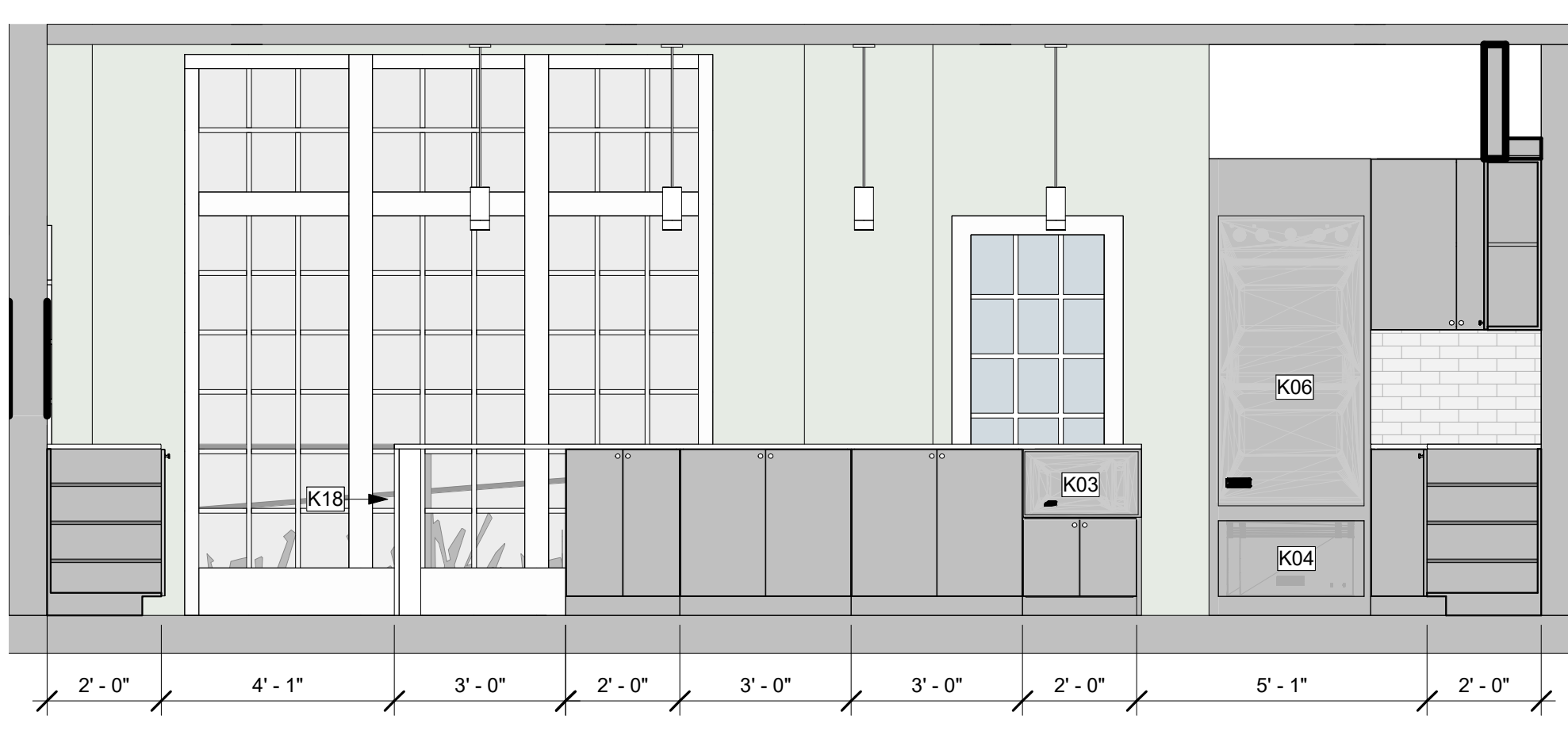
- K01 30" GAS RANGE, STAINLESS STEEL, VIKING S SERIES OR APPROVED EQ.
- K02 30"x18" HOOD, STAINLESS STEEL, VIKING S SERIES OR APPROVED EQ.
- K03 24" WIDE UNDERCOUNTER MICROWAVE, STAINLESS STEEL, VIKING DRAWERMICRO OVEN S SERIES OR APPROVED EQ.
- K04 30" WARMING DRAWER, STAINLESS STEEL, VIKING S SERIES OR APPROVED EQ.
- K05 24"x24" UNDERCOUNTER DISHWASHER, STAINLESS STEEL, VIKING S24 MODEL OR APPROVED EQ.
- K06 30" ELECTRIC OVEN, STAINLESS STEEL, VIKING S SERIES V90E360 OR APPROVED EQ.
- K08 STAINLESS STEEL UNDER-MOUNT SINGLE BOWL KITCHEN SINK W/ GRABAGE DISPOSAL, KOHLER VAULT K-3621-3 OR APPROVED EQ.
- K10 24"x24" PENAL-WARE 1000 SERIES STAINLESS STEEL MDP SINK OR APPROVED EQ.
- K11 30" WIDE ADA COMPLIANT WORK SPACE W/ NO BASE CABINET FOR KNEE & TOE CLEARANCE.
- K12 36" HIGH, STONE TOP COUNTER, TYP. @ KITCHEN, CAESARSTONE EMPIRA WHITE OR APPROVED EQ.
- K13 KOHLER PURIST K-6962 FAUCET, VIBRANT STAINLESS- OR APPROVED EQ.
- K14 FLOOR TILE, PORCELANOSA, CONCRETE GREY NATURE 12x24 OR APPROVED EQ.
- K15 WALL TILE, ANN SACKS ARCILLA RECTANGLE, BLANCO IN MATTE OR APPROVED EQ.
- K17 ARMITRONI LUX PLANK W/ RIGID CORE- GROUNDLAND NATURAL, OR APPROVED EQ.
- K18 STONE COUNTERTOP-WATERFALL OVER EDGE.
- K19 MOTORIZED MECHO SHADE SYSTEM, ECOVEL SHEER, METAL- OR APPROVED EQ. - SEE INTERIOR ELEVATION FOR WALL LOCATION
- K20 KARMAN, FORTE, ULTRA MATTE ACRYLIC, COLOR METALIC SILVER OR APPROVED EQ.



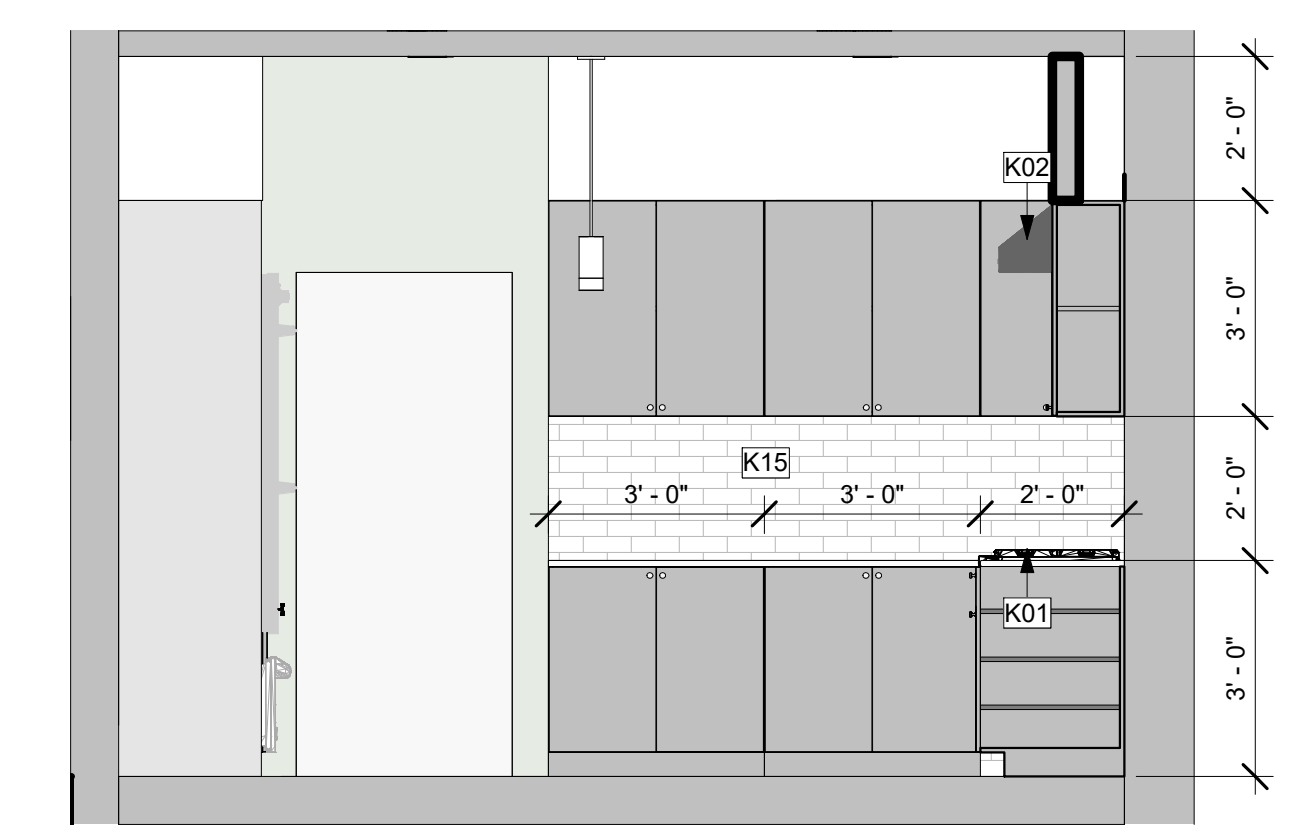
**KITCHEN EAST 2** SCALE: 3/8" = 1'-0" **4**



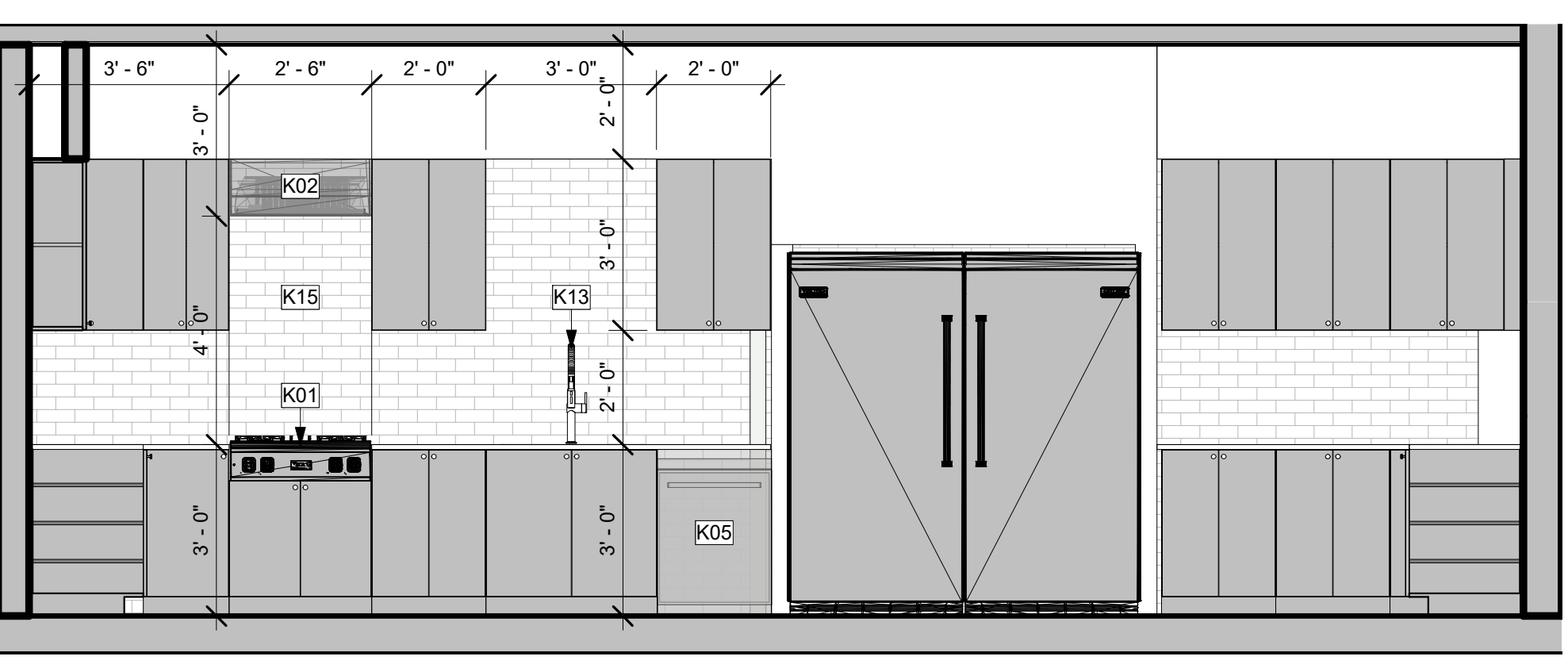
**KITCHEN NORTH** SCALE: 3/8" = 1'-0" **6**



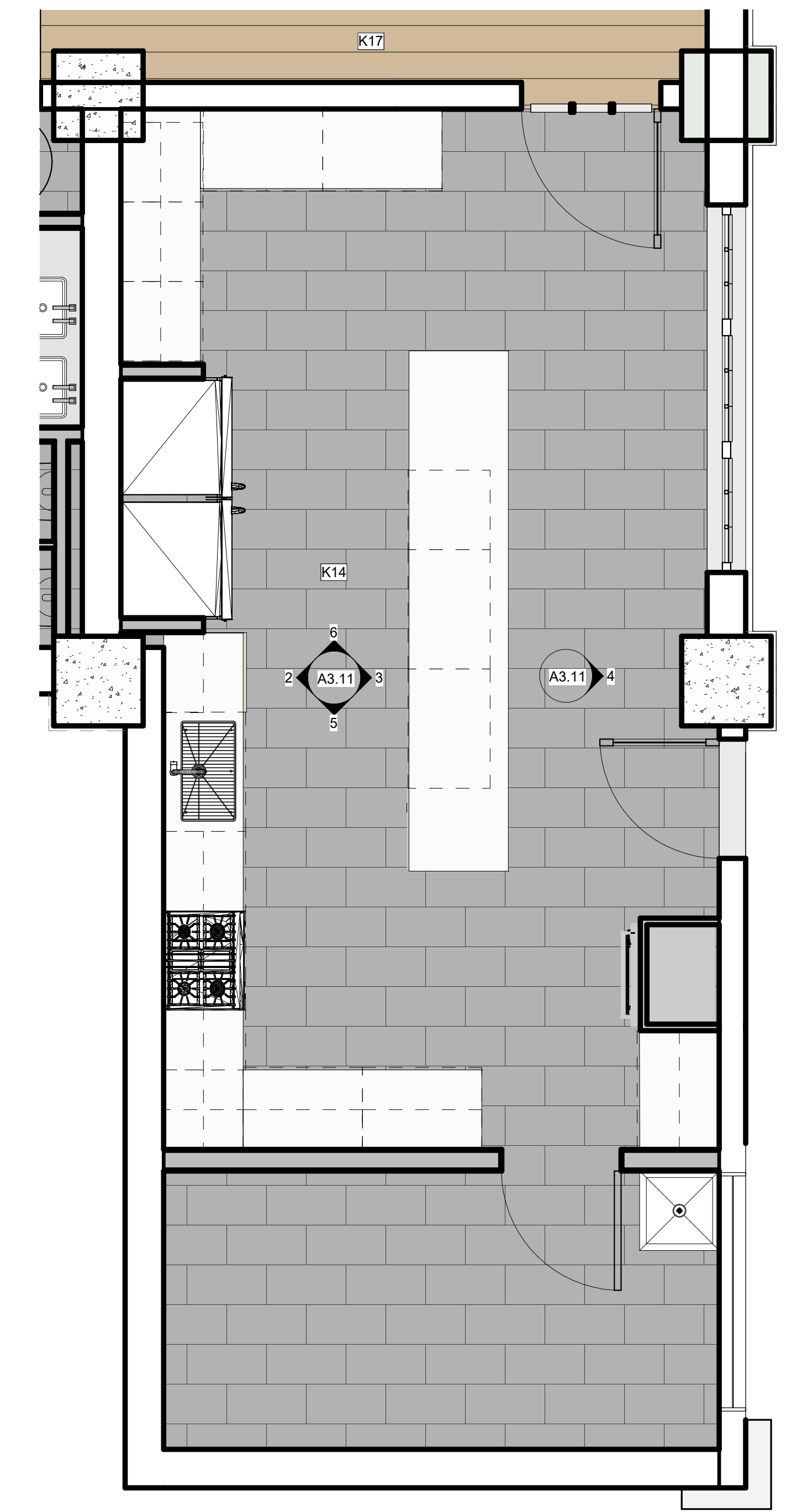
**KITCHEN EAST 1** SCALE: 3/8" = 1'-0" **3**



**KITCHEN SOUTH** SCALE: 3/8" = 1'-0" **5**



**KITCHEN WES** SCALE: 3/8" = 1'-0" **2**



**ENLARGED KITCHEN MATERIAL PLAN** SCALE: 3/8" = 1'-0" **1**

BENCH MARK:  
 No. \_\_\_\_\_, ELEV. \_\_\_\_\_  
 DATE ADJ. \_\_\_\_\_, QUAD. \_\_\_\_\_

REVISIONS		
No.	DESCRIPTION	DATE

**tag** the albert group architects  
 2032 Stoner Avenue | Los Angeles, CA 90025

PROJECT #: **2017** SHEET ISSUE DATE: **06/16/21**  
 PROJECT PHASE: **CONSTRUCTION DOCUMENTS** SHEET NAME: **INTERIOR ELEVATIONS-KITCHEN**  
 DRAWING SET: **CITY REVIEW** SCALE: **3/8" = 1'-0"**

PLANS PREPARED BY:

ENGINEER NAME, RCE LICENSE No. \_\_\_\_\_ DATE \_\_\_\_\_

**CITY OF HERMOSA BEACH**  
**PUBLIC WORKS DEPARTMENT**

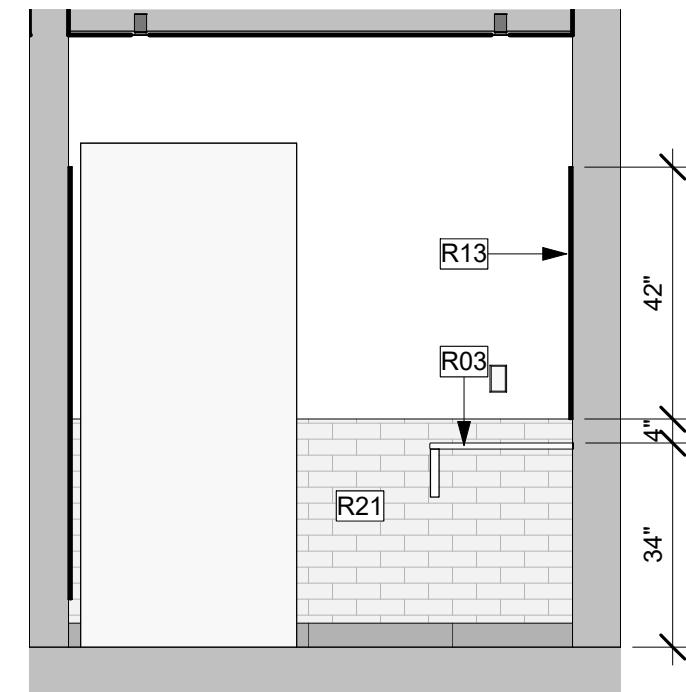
RECOMMENDED FOR PERMIT ISSUANCE: \_\_\_\_\_ DATE \_\_\_\_\_

**PRIVATE IMPROVEMENT PLANS**

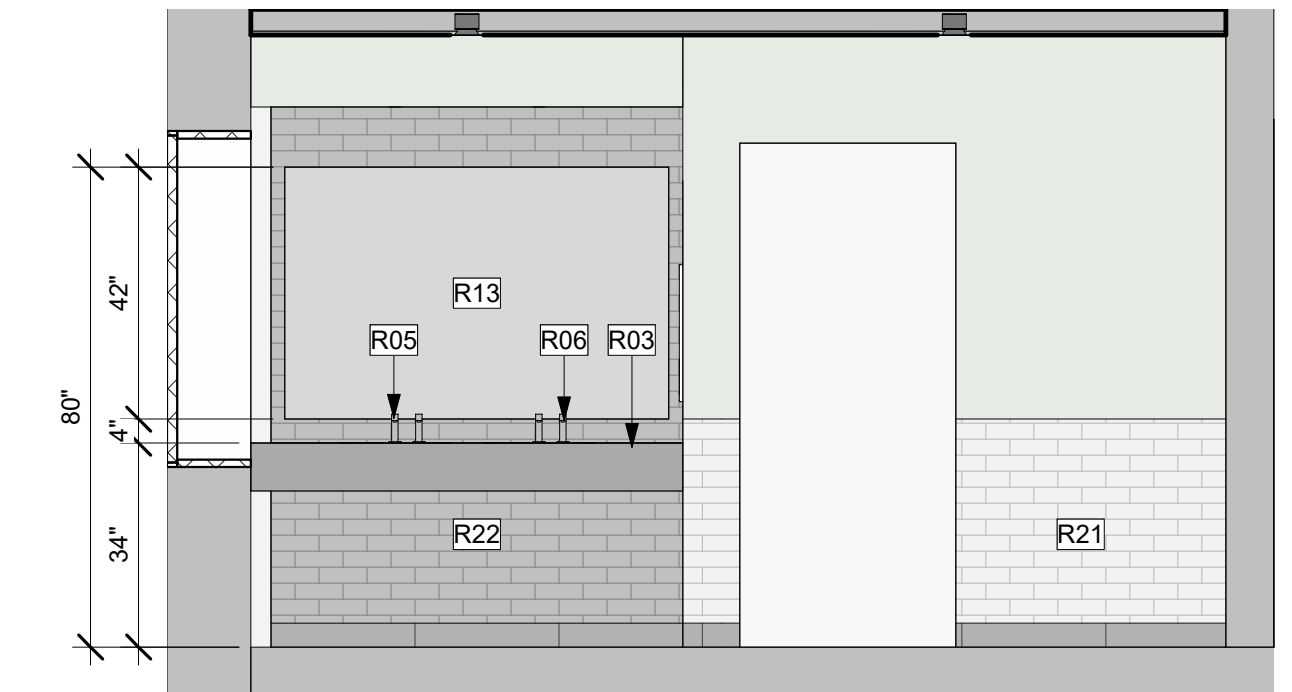
PROJECT ADDRESS  
**861 VALLEY DR.**  
**HERMOSA BEACH, CA 90254**

**CIP 698-CLARK BUILDING REMODEL**

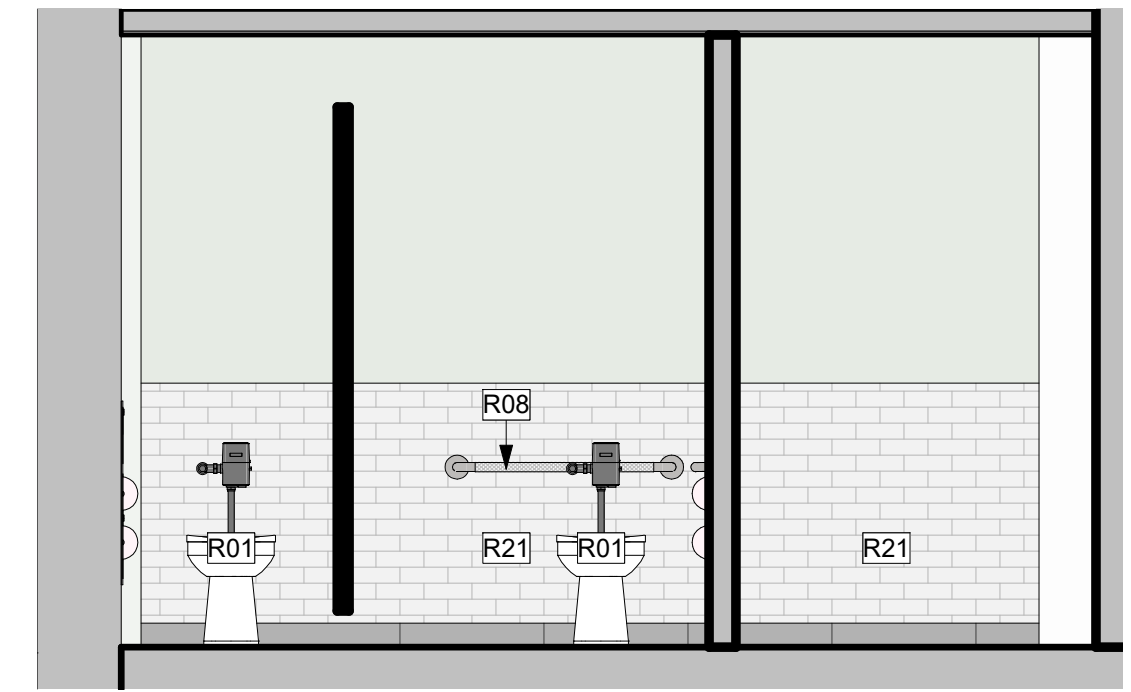
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 SHEET #: **A3.11**  
 SHT. \_\_\_ OF \_\_\_



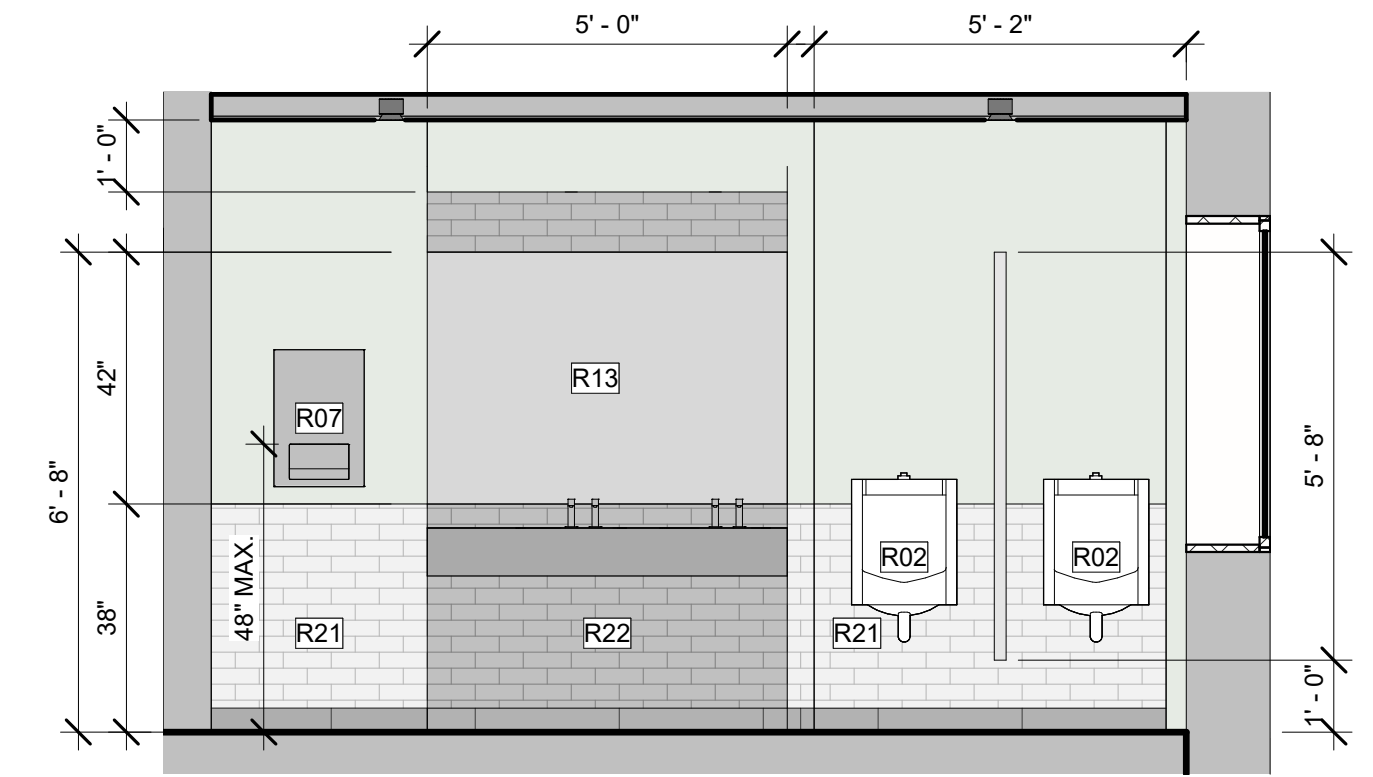
**WOME'S VANITY WEST** SCALE: 3/8" = 1'-0" **13**



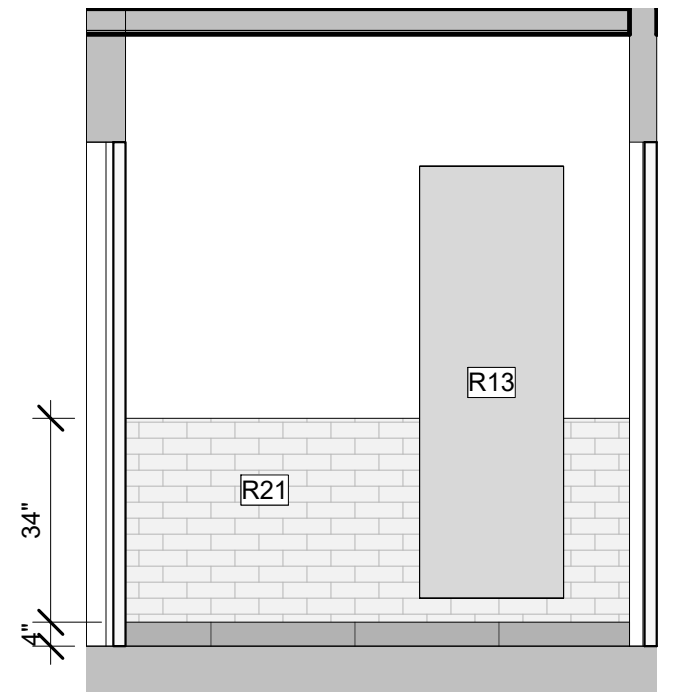
**WOMEN'S RESTROOM WEST** SCALE: 3/8" = 1'-0" **9**



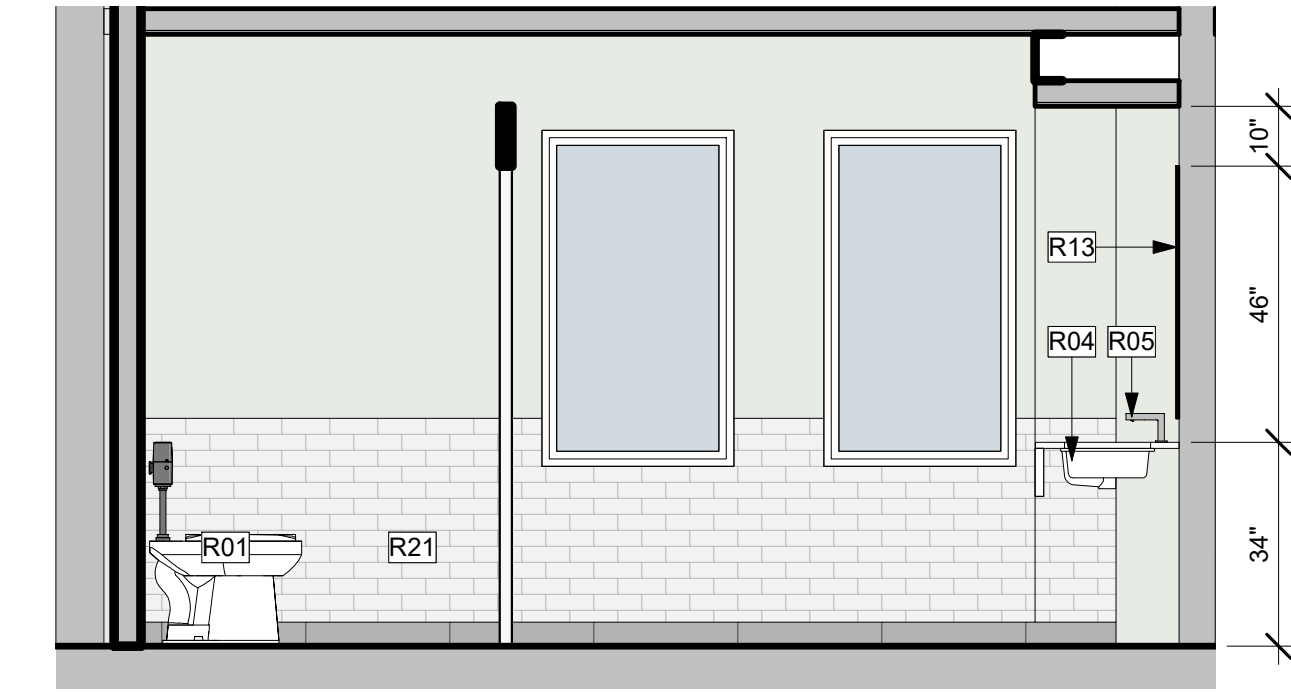
**MEN'S RESTROOM WEST** SCALE: 3/8" = 1'-0" **5**



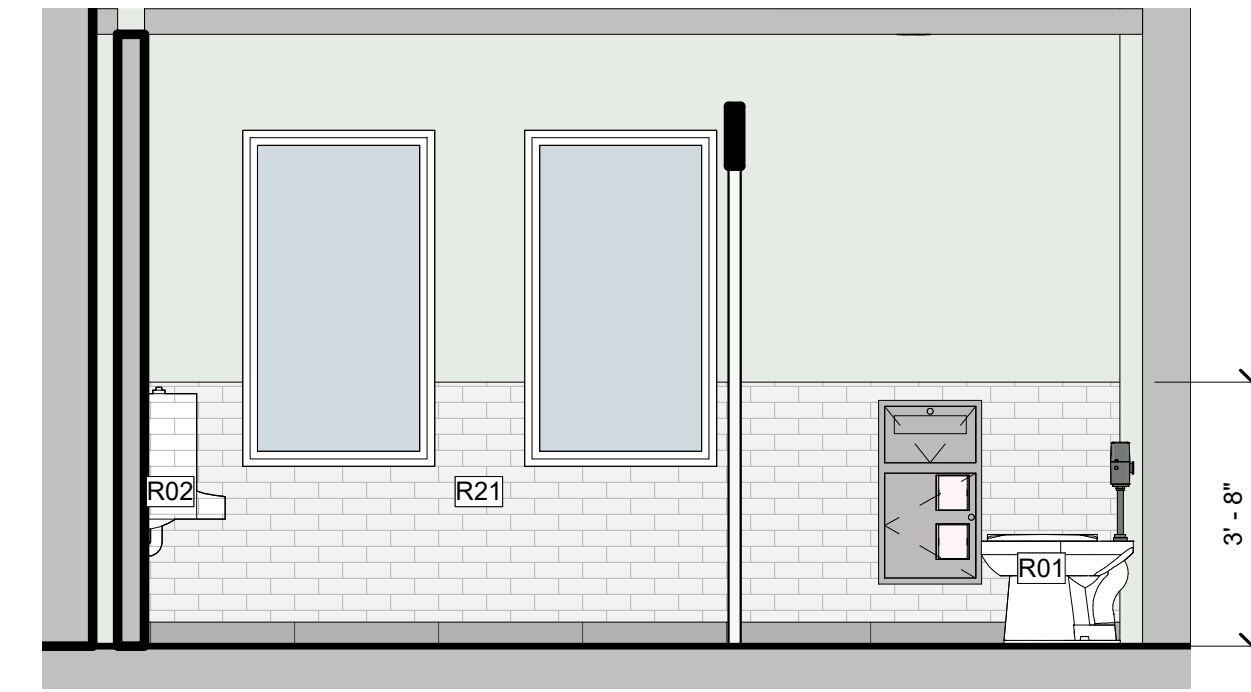
**MEN'S RESTROOM EAST** SCALE: 3/8" = 1'-0" **3**



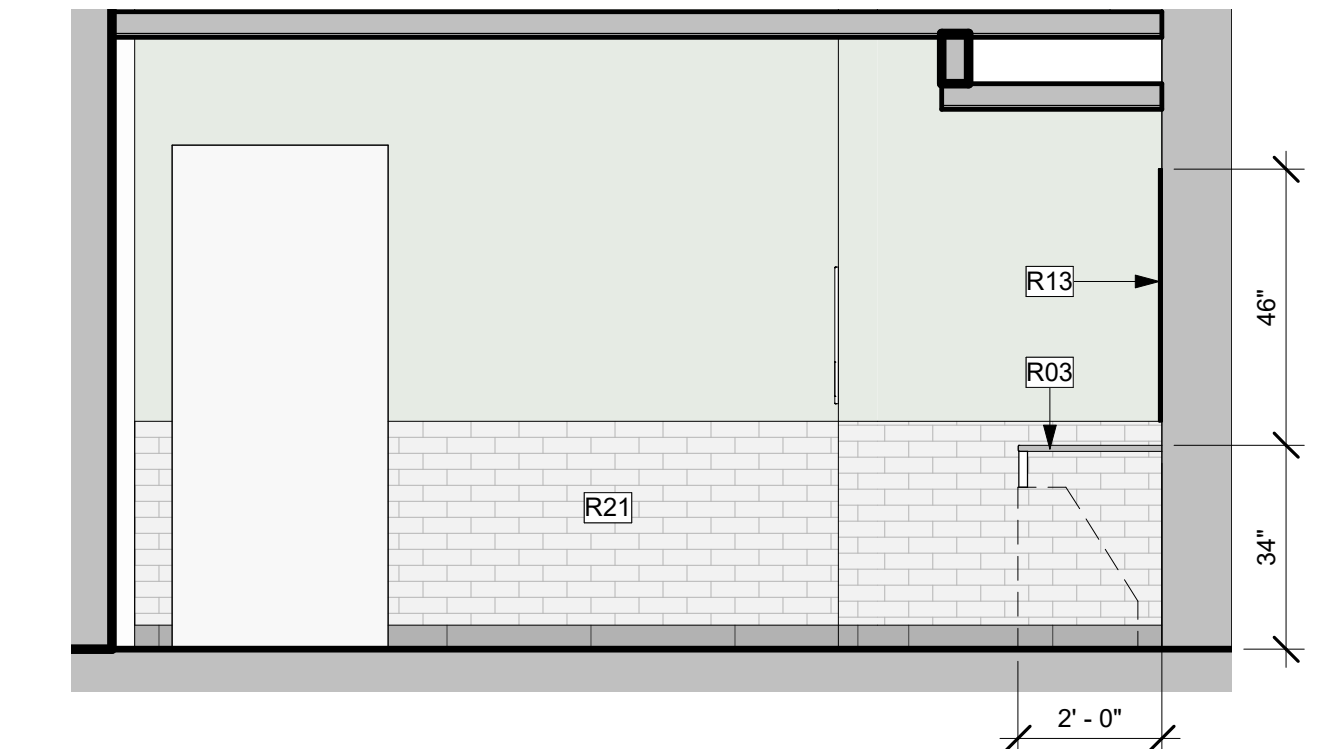
**WOMEN'S VANITY SOUTH** SCALE: 3/8" = 1'-0" **12**



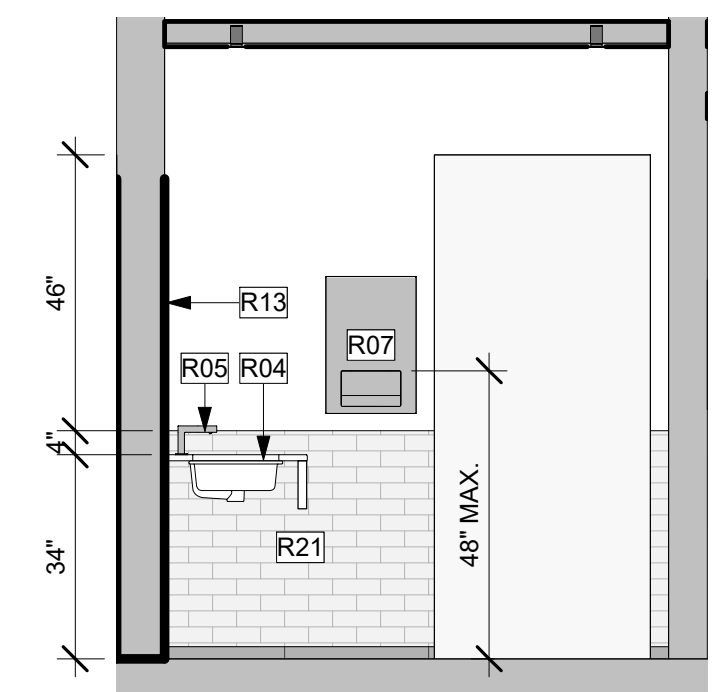
**WOMEN'S RESTROOM SOUTH** SCALE: 3/8" = 1'-0" **8**



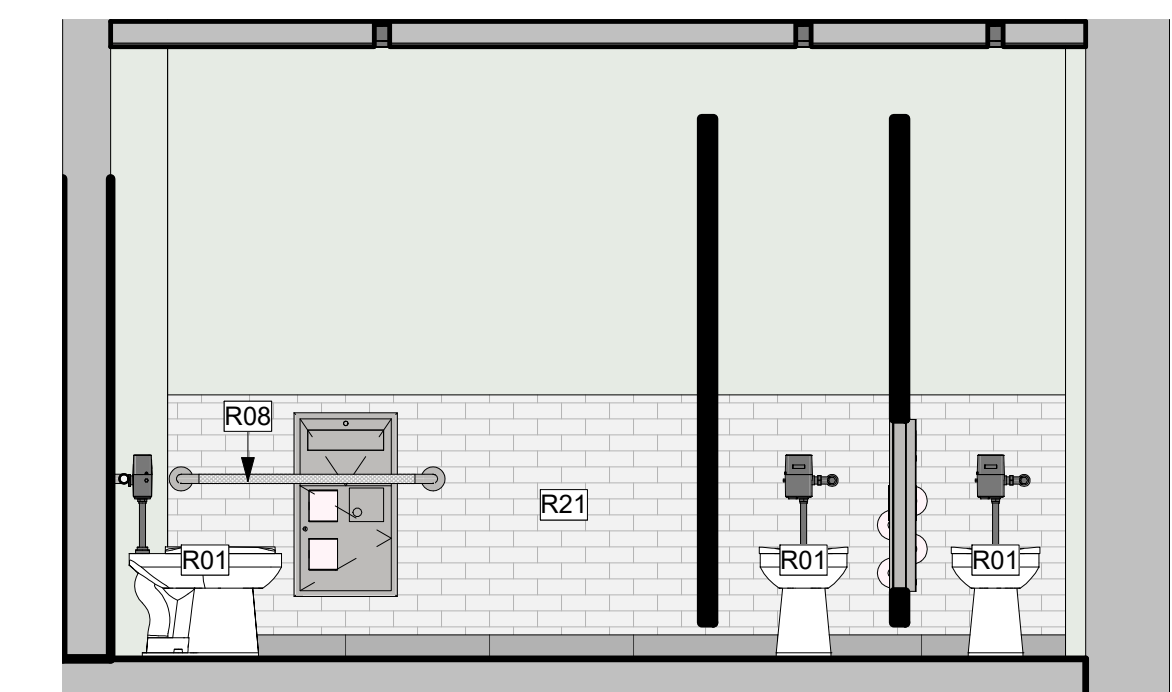
**MEN'S RESTROOM SOUTH** SCALE: 3/8" = 1'-0" **4**



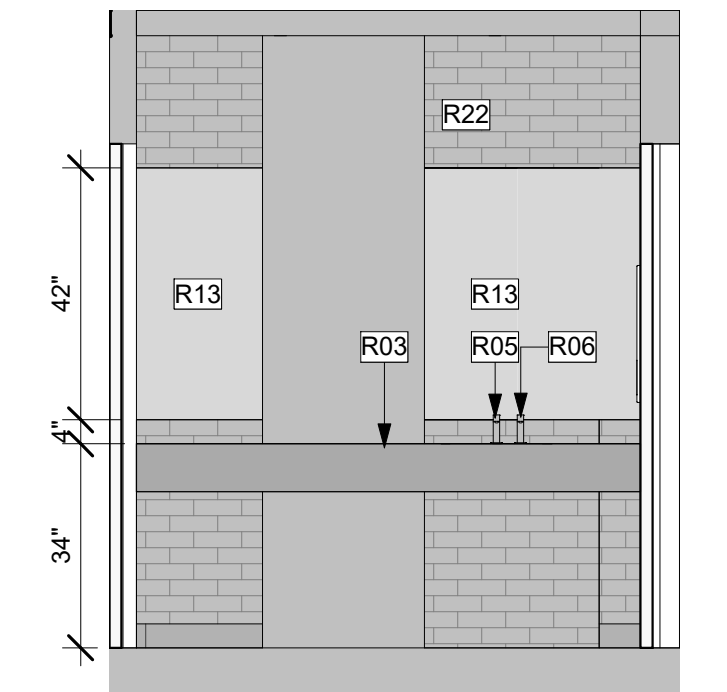
**MEN'S RESTROOM NORTH** SCALE: 3/8" = 1'-0" **2**



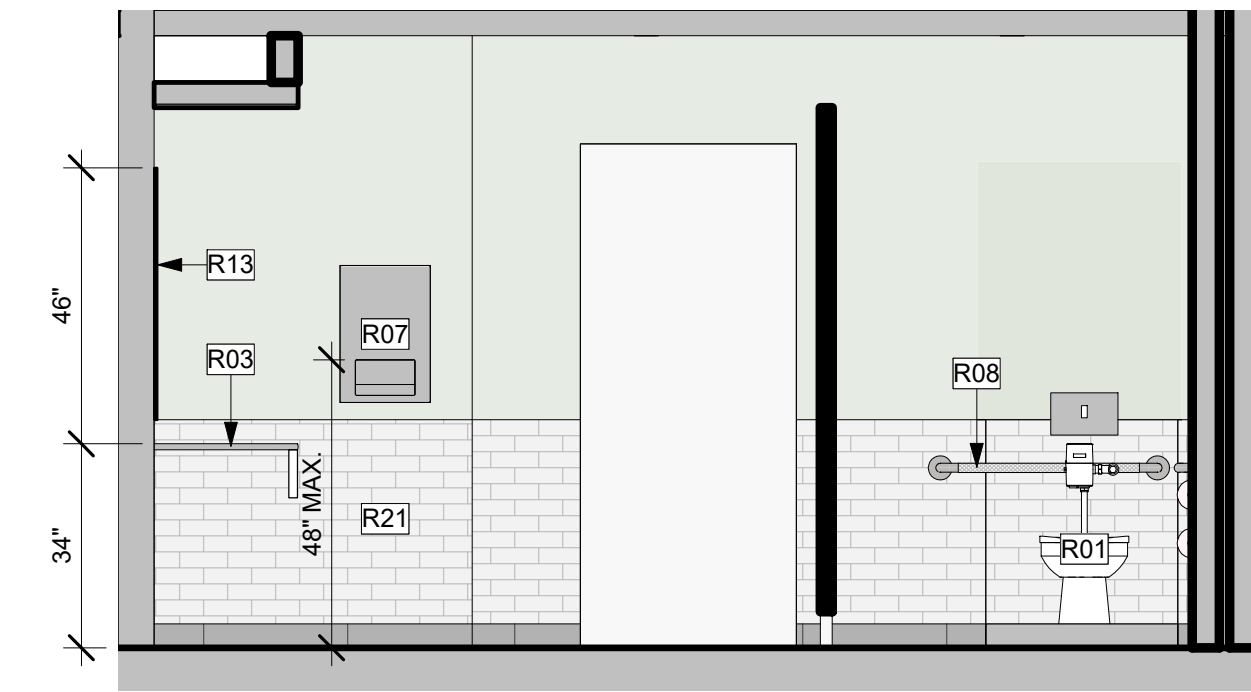
**WOMEN'S VANITY EAST** SCALE: 3/8" = 1'-0" **11**



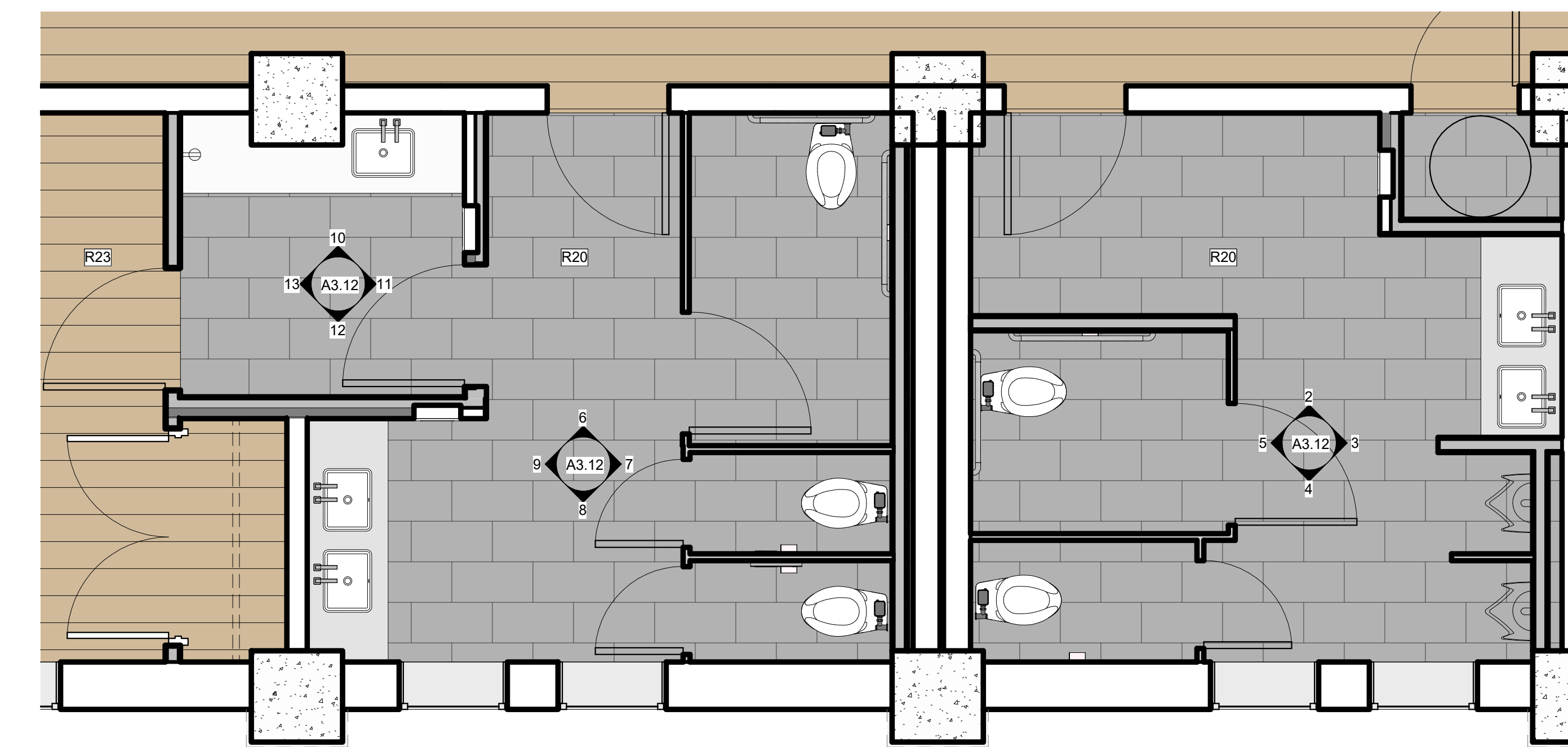
**WOMEN'S RESTROOM EAST** SCALE: 3/8" = 1'-0" **7**



**WOMEN'S VANITY NORTH** SCALE: 3/8" = 1'-0" **10**



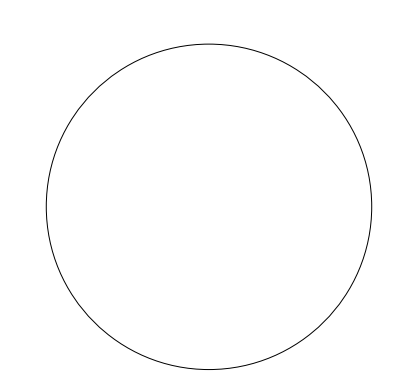
**WOMEN'S RESTROOM NORTH** SCALE: 3/8" = 1'-0" **6**



**ENLARGED RESTROOM MATERIAL PLAN** SCALE: 3/8" = 1'-0" **1**

- RESTROOM KEYNOTES**
- R01 WATER CLOSET, ADA COMPLIANT. SEE 2IACC.3 "ULTRA LOW FLUSH" TYPE TOILET. MAX. 1.28 GAL/FLUSH (TOTO CT702BLN) OR APPROVED EQ. 2" DEEP. MAX. RECESSED TOILET ECOPOWER CONCEALED FLUSH VALVE OR APPROVED EQ.
  - R02 URINAL, "ULTRA HIGH EFFICIENCY" TYPE URINAL. MAX. 0.125 GAL/FLUSH (TOTO UT450UV) W/ CONCEALED TOILET ECOPOWER FLUSH VALVE. ADA COMPLIANT, OR APPROVED EQ.
  - R03 COUNTERTOP, ADA COMPLIANT. MIN 27" KNEE CLR. A.F.F., CASASSTONE, NOBLE GREY OR APPROVED EQ.
  - R04 UNDERMOUNT LAVATORY BASIN, ADA COMPLIANT. SEE 2IACC.2 KOHLER VERTICYL. MODEL NO. K-2882-0, WHITE OR APPROVED EQ.
  - R05 LAVATORY FAUCET, AUTOMATIC, ADA COMPLIANT. SEE 7IACC.1 BRADLEY VERGE ZEN SERIES S83-3700 OR APPROVED EQ.
  - R06 SOAP DISPENSER, DECK MOUNTED, AUTOMATIC, ADA COMPLIANT. SEE 7IACC.1 BRADLEY VERGE ZEN SERIES 6-0700 OR APPROVED EQ.
  - R07 HAND DRYER, ADA COMPLIANT. SEE 7IACC.1 TOTO CLEAN DRY HIGH SPEED HAND DRYER HD0111HS.
  - R08 HANDICAP GRAB BAR, ICC-118 COMPLIANT. SEE 3IACC.2 SEAT-COVER DISPENSER, SANITARY NAPKIN DISPOSAL, TOILET TISSUE DISPENSER, ADA COMPLIANT. BOBRICK CLASSIC SERIES RECESSED B-387 OR APPROVED EQ.
  - R09 SEAT-COVER DISPENSER, SANITARY NAPKIN DISPOSAL, TOILET TISSUE DISPENSER, ADA COMPLIANT. BOBRICK CLASSIC SERIES RECESSED B-3474 OR APPROVED EQ.
  - R10 SEAT-COVER DISPENSER, TOILET TISSUE DISPENSER, ADA COMPLIANT. BOBRICK CLASSIC SERIES RECESSED B-3474 OR APPROVED EQ.
  - R11 SEAT-COVER DISPENSER, TOILET TISSUE DISPENSER, ADA COMPLIANT. BOBRICK CLASSIC SERIES RECESSED B-3474 OR APPROVED EQ.
  - R12 SEAT-COVER DISPENSER, TOILET TISSUE DISPENSER, ADA COMPLIANT. BOBRICK CLASSIC SERIES RECESSED B-3474 OR APPROVED EQ.
  - R13 FRAMELESS MIRROR, SIZE AND HEIGHT PER INTERIOR ELEVATIONS
  - R20 FLOOR TILE, PORCELANOSA CONCRETE GREY NATURE 12X24 OR APPROVED EQ.
  - R21 WALL TILE, ANN SACKS ARCLILLA RECTANGLE, BLANCO IN MATTE OR APPROVED EQ.
  - R22 WALL TILE, ANN SACKS ARCLILLA RECTANGLE, GRIS IN GLOSS OR APPROVED EQ.
  - R23 ARMSTRONG LUX PLANK W/ RIGID CORE- GROVELAND NATURAL, OR APPROVED EQ.

BENCH MARK:  
No. \_\_\_\_\_, ELEV. \_\_\_\_\_  
DATE ADJ. \_\_\_\_\_, QUAD. \_\_\_\_\_



REVISIONS		
No.	DESCRIPTION	DATE

**the albert group architects**  
2032 Stoner Avenue | Los Angeles, CA 90025

PROJECT #: **2017** SHEET: **06/16/21**  
PROJECT PHASE: **CONSTRUCTION DOCUMENTS**  
DRAWING SET: **CITY REVIEW** INTERIOR ELEVATIONS-RESTROOM SCALE: **3/8" = 1'-0"**

PLANS PREPARED BY:

ENGINEER NAME, RCE LICENSE No. \_\_\_\_\_ DATE \_\_\_\_\_

**CITY OF HERMOSA BEACH PUBLIC WORKS DEPARTMENT**

RECOMMENDED FOR PERMIT ISSUANCE: \_\_\_\_\_ DATE \_\_\_\_\_

**PRIVATE IMPROVEMENT PLANS**

PROJECT ADDRESS:  
**861 VALLEY DR.  
HERMOSA BEACH, CA 90254**

CIP 698-CLARK BUILDING REMODEL

FILE NUMBER: \_\_\_\_\_  
BUILDING #: \_\_\_\_\_  
SHEET #: **A3.12**  
SHT. \_\_\_ OF \_\_\_