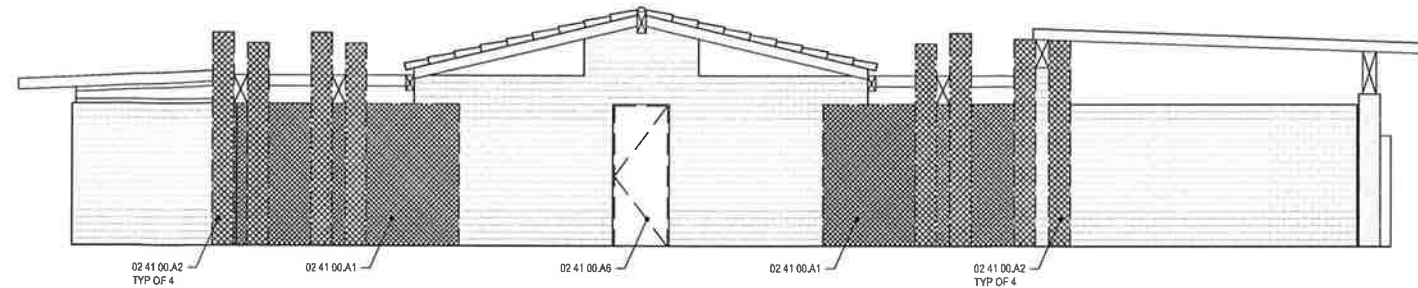
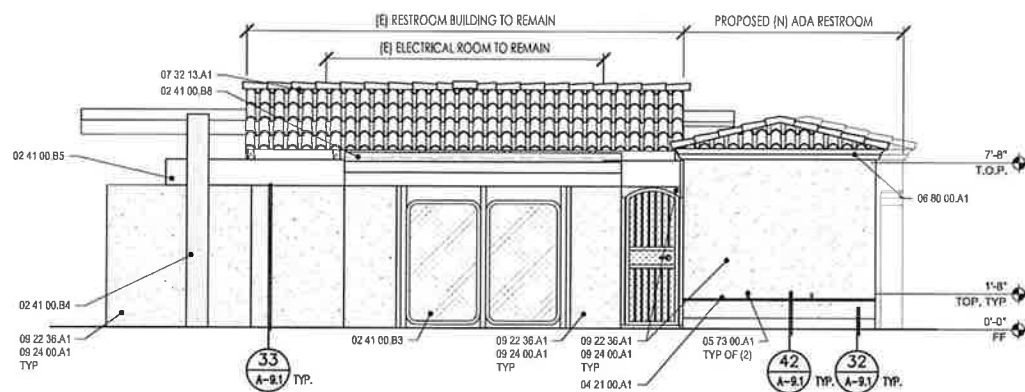


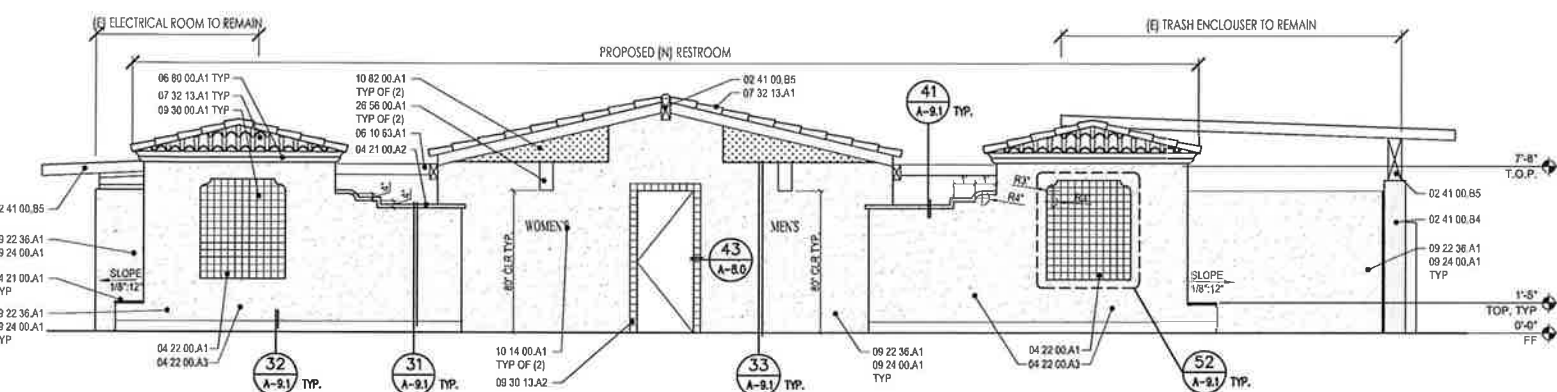
**EXISTING NORTH ELEVATION** SCALE: 1/4" = 1'-0" **2**



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



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



**PROPOSED WEST ELEVATION** SCALE: 1/4" = 1'-0" **3**

**GENERAL NOTES**

- A. REFER TO DOOR SCHEDULE AND TYPES FOR ADDITIONAL INFORMATION.
- B. ALL VERTICAL DIMENSIONS ARE TO FACE OF FINISH MATERIAL UNLESS NOTED OTHERWISE.
- C. CONTRACTOR TO VERIFY ALL FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES IN THE FIELD AND DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK. ALL DIMENSIONS FROM EXISTING ELEMENTS ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD.
- D. CONTRACTOR TO PROVIDE SMOOTH TRANSITION BETWEEN NEW AND EXISTING CONSTRUCTION. WHERE NEW CONSTRUCTION OCCURS, EXISTING SYSTEMS SHALL BE PROTECTED IN PLACE, EXTENDED AND FINISHED TO CREATE A COMPLETE SYSTEM AND SMOOTH TRANSITION TO NEW CONSTRUCTION.
- E. STUCCO WALLS WITH A STEEL HAND TRIMMER (NO MACHINE APPLICATION), SMOOTH MISSION FINISH AND SLIGHT UNIKALATIONS (APPLIED DURING BROWN COAT) AND BULL-NOSED CORNERS AND EDGES, INCLUDING ARCHWAYS (APPLIED DURING LATH), WITH NO CONTROL JOINTS, EXPANSION JOINTS.
- F. ALL EXISTING AND NEW WOOD DETAIL TRIM ELEMENTS TO BE PAINTED, PER CITY REQUIREMENTS, OXFORD BROWN COLOR.
- G. TWO-PIECE CLAY TILE ROOFING SHALL BE USED WITH BOOSTER TILES ON THE EDGES AND RIDGES AND RANDOM MORTAR PACKING. THE MORTAR SHALL BE PACKED ON 100 PERCENT OF THE TILES IN THE FIRST TWO ROWS OF TILES AND ALONG ANY RAKE AND RIDGE LINE, AND SHALL BE PACKED ON 25 PERCENT OF THE TILES ON THE REMAINING FIELD. MORTAR PACKING SHALL SERVE AS BIRD STOPS AT THE ROOF EDGES. THE VOLUME OF MORTAR PACK TO ACHIEVE THE APPROPRIATE THICKNESS SHALL BE EQUIVALENT TO A 8 INCH DIAMETER SPHERE OF MORTAR APPLIED TO EACH TILE.
- H. ALL EXPOSED EXISTING AND NEW WOOD TO BE PAINTED THROUGHOUT ENTIRE PROJECT WITH APPROVED COLORS FROM THE CITY OF SAN CLEMENTE.
- I. CONTRACTOR TO USE VINYL STUCCO ACCESSORIES WHERE POSSIBLE, TYP.

**KEYNOTES**

- 02 40 00 - DEMOLITION
  - 02 41 00.A1 - WALLS AND FOOTINGS TO BE REMOVED
  - 02 41 00.A2 - DECORATIVE WOOD PILES AND FOOTINGS TO BE REMOVED
  - 02 41 00.A3 - WOOD BEAM TO BE CUT FLUSH WITH WALL PLANE
  - 02 41 00.A6 - DOOR AND FRAME TO BE REMOVED
  - 02 41 00.A13 - REMOVE EXISTING WOOD SHINGLE SHAKE ROOFING & UNDERLAYMENT. REMOVE PROTRUDING NAIL HEADS, CLEAN & PREP WOOD T&O ROOF SHEATHING FOR NEW ROOFING SYSTEM. REFER TO ROOF PLAN, SHEET A-4.0 FOR ADDITIONAL INFORMATION.
  - 02 41 00.B3 - EXISTING DOOR TO REMAIN
  - 02 41 00.B4 - EXISTING WOOD PILE TO REMAIN
  - 02 41 00.B5 - EXISTING BUILDING STRUCTURE TO REMAIN. REFER TO EXISTING STRUCTURAL DRAWINGS ON SHEET G-1.0
  - 02 41 00.B6 - EXISTING BLOCK WALL, PREP FOR NEW PAINT
  - 02 41 00.B7 - EXISTING WOOD SCREEN TO REMAIN, PREP FOR NEW PAINT
  - 02 41 00.B8 - EXISTING ROOF TO REMAIN
  - 03 40 00 - PRECAST CONCRETE
    - 03 40 00.A1 - PRECAST WALL CAP W/ EXPOSED FINE AGGREGATE FINISH, TO BE APPROVED BY THE CITY OF SAN CLEMENTE. SLOPE AT 1/8" MIN AND PROVIDE DRIP EDGE KERF. SEE DETAIL 41A-9.1
- 04 20 00 - UNIT MASONRY
  - 04 21 00.A1 - THIN BRICK MASONRY SEAT BENCH TOP W/ SQUARE EDGES, TO MATCH EXISTING SEAT WALL BRICK IN THE PIER BOWL AREA, TO BE APPROVED BY CITY OF SAN CLEMENTE. SLOPE AT 1/8" PER FOOT. SEE DETAIL 42A-9.1 FOR FURTHER INFORMATION.
  - 04 21 00.A2 - THIN BRICK MASONRY WALL CAP W/ SQUARE EDGES, TO MATCH EXISTING SEAT WALL BRICK IN THE PIER BOWL AREA, TO BE APPROVED BY CITY OF SAN CLEMENTE. SEE DETAIL 41A-9.1
  - 04 22 00.A1 - 8X8X16 INCH PRECISION CONCRETE MASONRY BLOCK PROVIDE EXTERIOR SURFACE FOR CERAMIC TILE ARTWORK INSTALLATION OVER EXTERIOR EXPOSED SURFACES
  - 04 22 00.A2 - 8X8X16 INCH PRECISION CONCRETE MASONRY BLOCK PROVIDE PORTLAND CEMENT PLASTER FINISH OVER EXTERIOR SURFACES.
  - 04 22 00.A3 - 12x8x18 INCH PRECISION CONCRETE MASONRY BLOCK, PROVIDE PORTLAND CEMENT PLASTER EXTERIOR FINISH OVER EXTERIOR EXPOSED SURFACES. REFER TO EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
  - 05 73 00 - DECORATIVE METAL RAILINGS
    - 05 73 00.A1 - SOLID DECORATIVE WROUGHT-IRON RAILING W/ BLACK MARINE GRADE COATING. RAILING TO BE APPROVED BY CITY OF SAN CLEMENTE.
  - 06 10 00 - ROUGH CARPENTRY
    - 06 10 00.A1 - NEW SHADING SYSTEM TO MATCH EXISTING SHADING SYSTEM, REPLACE DAMAGED OR ROTTED MEMBERS.
- 06 80 00 - COMPOSITE FABRICATIONS
  - 06 80 00.A1 - ARCHITECTURAL FOAM CORNICE FASCIA, FINISHED WITH CEMENT PLASTER STUCCO. SEE DETAIL 11A-9.1 FOR FURTHER INFORMATION.
  - 07 32 00 - ROOF TILES
    - 07 32 13.A1 - 2-PIECE MISSION STYLE CLAY ROOFING TILES, BARREL CLAY ROOFING TILE BY REDLAND CLAY TILE, "OLD SEDONA" BLEND (CBO #430), MUST COMPLY WITH ICC - ESR 2144. COLOR TO BE APPROVED BY THE CITY OF SAN CLEMENTE
  - 09 00 00 - FINISHES
    - 09 22 36.A1 - METAL LATH OVER EXISTING AND NEW EXTERIOR MASONRY WALL SURFACES UNLESS OTHERWISE NOTED OR INDICATED
    - 09 24 00.A1 - EXTERIOR PORTLAND CEMENT, SIERRA BLANCO COLOR, PLASTER AND ACCESSORIES OVER METAL LATH AND EXISTING AND NEW MASONRY WALL SURFACES UNLESS OTHERWISE NOTED OR INDICATED. "SANTA BARBARA MISSION FINISH" STUCCO, PROVIDE 1/2" RADIUS BULLNOSE ON ALL CORNERS. SEE DETAIL 32A-9.1 AND/OR 33A-9.1, SAMPLE TO BE APPROVED BY THE CITY OF SAN CLEMENTE
    - 09 24 00.A2 - PROVIDE EXPANSION JOINT W/ 1/8" REVEAL, PAINT TO MATCH STUCCO COLOR, TYP
    - 09 30 00.A1 - CERAMIC TILE ARTWORK, TO BE APPROVED BY THE CITY OF SAN CLEMENTE
    - 09 30 13.A2 - CERAMIC TILE - CATALINA STYLE, TO BE APPROVED BY CITY OF SAN CLEMENTE
    - 09 96 00.A2 - PAINT FIELD COLOR
    - 10 14 00 - SIGNAGE
      - 10 14 00.A1 - HAND PAINTED RESTROOM DESIGNATION SIGNAGE, FONT, COLOR(S) AND SIZE TO BE APPROVED BY THE CITY OF SAN CLEMENTE. REFER TO DETAIL 23T-1.2 FOR PLACEMENT HEIGHT. THIS RESPONSIBILITY IS NOT OF THE CONTRACTOR BUT RATHER THE CITY OF SAN CLEMENTE. INSTALLATION OF THESE ELEMENTS PROVIDED BY THE CITY OF SAN CLEMENTE
  - 10 28 00 - RESTROOM SPECIALTIES
    - 10 28 00.A10 - NOT USED
    - 10 80 00 - OTHER SPECIALTIES
      - 10 82 00.A1 - EXTERIOR PERFORATED GALVANIZED METAL SCREEN W/ FULL CLOVERLEAF PATTERN W/ AN OXIDIZED / BLACK MARINE GRADE FINISH, TO BE APPROVED BY CITY OF S.C.
      - 26 56 00.A1 - EXTERIOR LUMINAIRE, REFER TO ELECTRICAL DRAWINGS

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REV.	DATE	DESCRIPTION	BY	APP'D.
REVISIONS				

PROJECT #12-1018

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**APPROVALS**

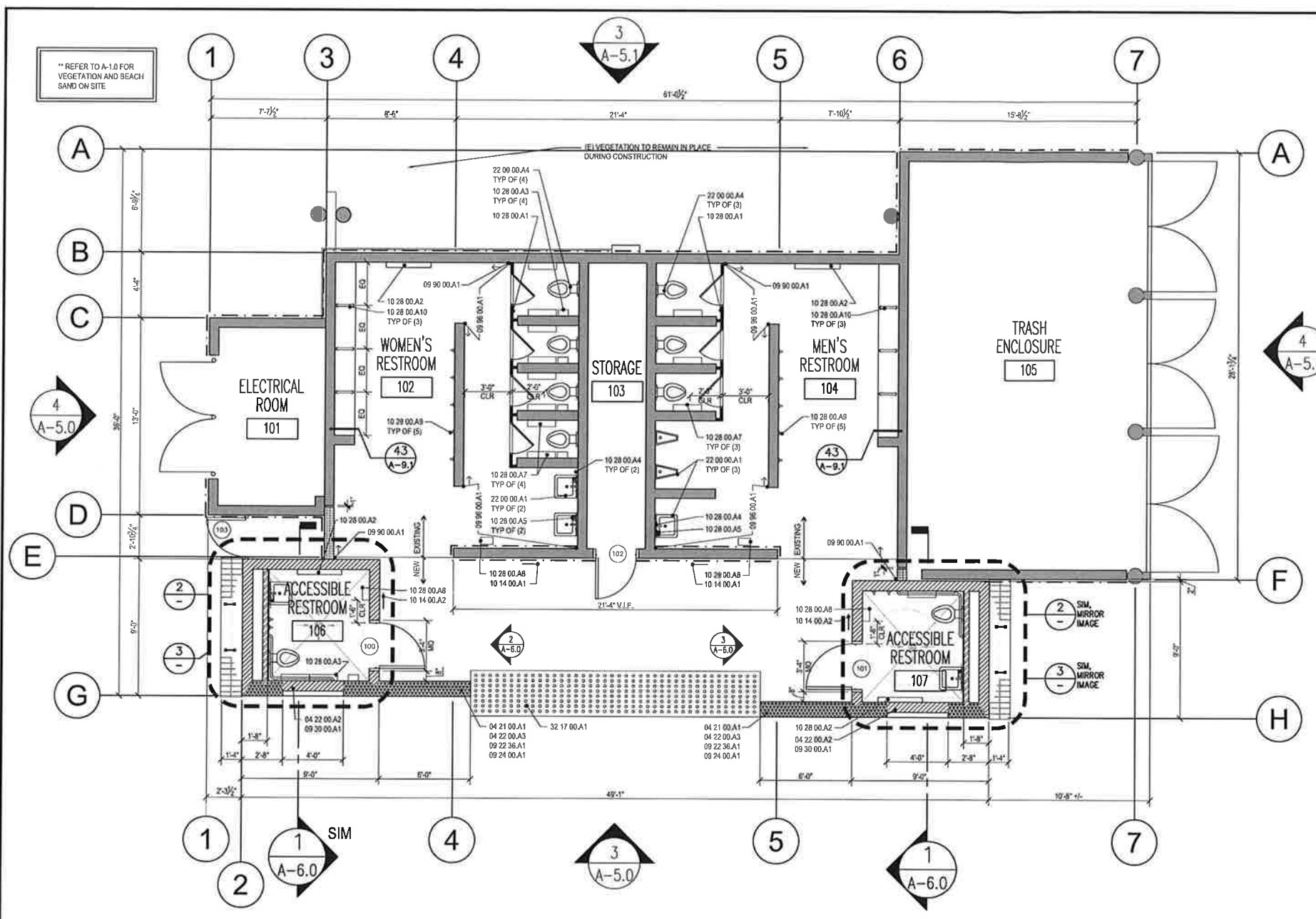
DATE:	07-01-2014
DRAWN BY:	MHJACEL
DESIGNED BY:	DC
CHECKED BY:	WDG
APPROVED:	SHARON HEIDER DIRECTOR OF BEACHES, PARKS & REC
DATE:	

**EXTERIOR ELEVATIONS WEST AND NORTH  
BASE OF PIER BEACH RESTROOM**

Project No. 12560

**CITY OF SAN CLEMENTE**

SHEET: **A-5.0**  
SHEET 14  
OF 37

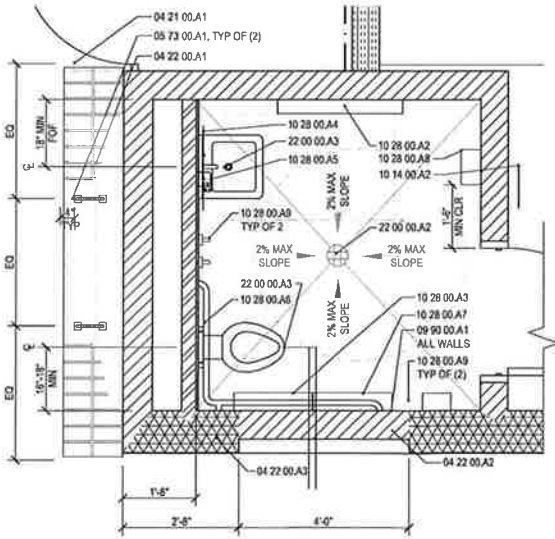


**KEYNOTES**

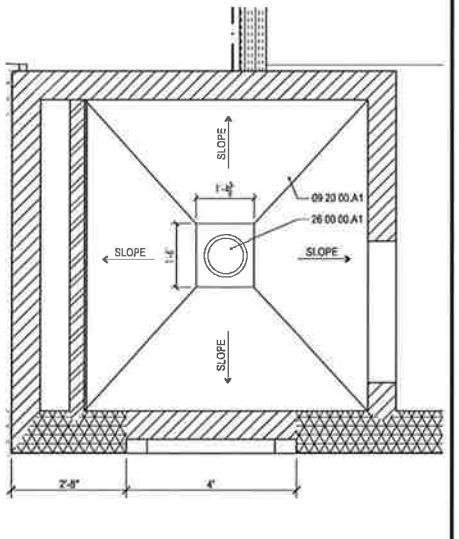
- 04 20 00 - UNIT MASONRY
  - THIN BRICK MASONRY SEAT BENCH TOP W/ SQUARE EDGES, TO MATCH EXISTING SEAT WALL BRICK IN THE PIER BOWL AREA, TO BE APPROVED BY CITY OF SAN CLEMENTE, SLOPE AT 1/8 INCH PER FOOT, SEE DETAIL 42/A-9.1 FOR FURTHER INFORMATION.
  - THIN BRICK MASONRY WALL CAP W/ SQUARE EDGES, TO MATCH EXISTING SEAT WALL BRICK IN THE PIER BOWL AREA, TO BE APPROVED BY CITY OF SAN CLEMENTE. SEE DETAIL 41/A-9.1
  - 8X8X16 INCH PRECISION CONCRETE MASONRY BLOCK, PROVIDE PORTLAND CEMENT PLASTER EXTERIOR FINISH OVER EXPOSED SURFACES, REFER TO EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
  - 12x16 INCH PRECISION CONCRETE MASONRY BLOCK, PROVIDE PORTLAND CEMENT PLASTER EXTERIOR FINISH OVER EXPOSED SURFACES, REFER TO EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- 05 73 00.A1 - SOLID DECORATIVE WROUGHT-IRON RAILING W/ BLACK MARINE GRADE COATING RAILING TO BE APPROVED BY CITY OF SAN CLEMENTE.
- 09 20 00 - PLASTER & GYPSUM BOARD
  - 5/8" GYPSUM BOARD, PAINTED
  - METAL LATH OVER EXISTING AND NEW EXTERIOR MASONRY WALL SURFACES UNLESS OTHERWISE NOTED OR INDICATED, SEE DETAIL 32/A-9.1 AND/OR 33/A-9.1
  - EXTERIOR PORTLAND CEMENT PLASTER AND ACCESSORIES OVER METAL LATH AND EXISTING AND NEW MASONRY WALL SURFACES UNLESS OTHERWISE NOTED OR INDICATED, "SANTA BARBARA MISSION FINISH" STUCCO, PROVIDE 1/2" RADIUS BULLNOSE ON ALL CORNERS, SEE DETAIL 32/A-9.1 AND/OR 33/A-9.1
  - CERAMIC TILE ARTWORK, REFER TO EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
- 09 90 00.A1 - PAINT ALL EXPOSED INTERIOR MASONRY WALL SURFACES AS INDICATED
- CITY SPECIFIED PAINT FINISH, PAINT MANUFACTURER TO APPROVED BY THE CITY OF SAN CLEMENTE. PAINT ON ALL MASONRY SURFACES FLOOR TO TOP OF WALL, THIS AREA
- 10 14 00 - SIGNAGE
  - NON-ACCESSIBLE RESTROOM DESIGNATION SIGNAGE, REFER TO DETAIL 23/T-1.2
  - WALL MOUNTED ACCESSIBLE RESTROOM DESIGNATION SIGNAGE, REFER TO DETAIL 23/T-1.2
- 10 28 00 - RESTROOM SPECIALTIES
  - TOLET PARTITION, REFER TO 31/T-1.3
  - WALL HUNG SS FOLD DOWN DIAPER CHANGING STATION, REFER TO 21/T-1.3
  - SANITARY NAPKIN DISPOSAL UNIT, REFER TO DETAIL 21/T-1.3
  - SS TRIM, GLASS MIRROR W/ SCRATCH RESISTANT FILM, SURFACE MOUNTED, REFER TO 21/T-1.3
  - STAINLESS STEEL SURFACE MOUNTED SOAP DISPENSER, REFER TO 21/T-1.3
  - 1 1/2" DIA. STAINLESS STEEL GRAB BAR, REFER TO 11, 13 & 22/T-1.3
  - STAINLESS STEEL SURFACE MOUNTED TOILET TISSUE DISPENSER, REFER TO 13 & 21/T-1.3
  - STAINLESS STEEL SURFACE MOUNTED HAND DRYER, REFER TO DETAIL 21/T-1.3 & ELECTRICAL DRAWINGS
  - SURFACE MOUNTED ROBE HOOK
- 10 28 00.A10 - 12" SURFACE MOUNTED GRAB BAR
- 22 00 00 - PLUMBING
  - PLUMBING FIXTURE, REFER TO PLUMBING, REFER TO DETAILS 23 & 13/T-1.3
  - FLOOR DRAIN, REFER TO PLUMBING AND DETAIL 11/A-9.0
  - SINGLE ACCOMMODATION, ACCESSIBLE PLUMBING FIXTURE, REFER TO 11, 13 & 23/T-1.3 & TO PLUMBING DRAWINGS, PROVIDE HINGED SEAT WITH VANDAL RESISTANT HARDWARE
  - STANDARD WATER CLOSET, REFER TO PLUMBING DRAWINGS AND DETAILS 31 & 13 PROVIDE HINGED SEAT WITH VANDAL RESISTANT HARDWARE.
- 28 00 00 - ELECTRICAL
  - SURFACE MOUNTED INTERIOR LUMINAIRE, REFER TO ELECTRICAL DRAWINGS
- 32 17 00 - PAVING SPECIALTIES
  - DETECTABLE WARNING SURFACE, REFER TO DETAIL 43/T-1.3

**GENERAL NOTES**

- A. REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION ON STRUCTURAL COMPONENTS.
  - B. REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION ON MECHANICAL EQUIPMENT.
  - C. REFER TO PLUMBING PLANS FOR FURTHER INFORMATION ON PLUMBING FIXTURES AND SITE COORDINATION.
  - D. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION ON ELECTRICAL EQUIPMENT AND SITE COORDINATION.
  - E. REFER TO ACCESSIBILITY DETAILS T-1.1 & T-1.2 FOR FURTHER INFO, ON REQUIRED CLEARANCES, MOUNTING HEIGHTS, SIGNAGE AND THRESHOLDS
  - F. CONTRACTOR TO VERIFY ALL FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK, ANY DISCREPANCIES IN THE FIELD AND DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK. ALL DIMENSIONS FROM EXISTING ELEMENTS ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD.
  - G. CONTRACTOR TO PROVIDE SMOOTH TRANSITION BETWEEN NEW AND EXISTING CONSTRUCTION, WHERE NEW CONSTRUCTION OCCURS. EXISTING SYSTEMS SHALL BE PROTECTED IN PLACE, EXTENDED AND FINISHED TO CREATE A COMPLETE SYSTEM AND SMOOTH TRANSITION TO NEW CONSTRUCTION.
  - H. ALL NEW INTERIOR EXPOSED CONCRETE SLABS TO RECEIVE WATER RESISTIVE SEALER.
  - I. WOMEN'S RESTROOM STALLS TO RECEIVE (2) x TOILET PAPER DISPENSERS IN EACH STALL, TYPICAL OF WOMEN'S RESTROOMS ONLY.
- NOTE:  
ADD DOUBLE STUD FRAMING AT SINK LOCATIONS, WATER CLOSETS, GRAB BARS, AND ALL WALL HUNG OBJECTS. PROVIDE BLOCKING, REFER TO #21/A-9.0



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



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

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

**WALL TYPES**

	EXISTING WALL TO REMAIN		NEW 4 INCH COLD FORMED METAL STUDS WITH TOP AND BOTTOM TRACKS AS REQ'D AND HIGH IMPACT GYP BD ON INTERIOR W/ SMOOTH FINISH, PAINT FIELD COLOR.
	NEW 8x16 PRECISION CMU BLOCK WALL W/ CEMENT PLASTER STUCCO ON ALL EXTERIOR SURFACES, UNDO, PAINT INTERIOR FIELD-COLOR, SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.		NEW CEMENT PLASTER STUCCO W/ "SANTA BARBARA MISSION FINISH", REFER TO 09 22 36.A1 & 09 24 00.A1, REFER ALSO TO ELEVATIONS
	NEW 12x16 PRECISION CMU BLOCK WALL W/ CEMENT PLASTER STUCCO ON ALL EXTERIOR SURFACES, PAINT INTERIOR FIELD-COLOR, SEE STRUCT DWS FOR MORE INFORMATION.		
	NEW SLUMP CMU BLOCK WALL, TO MATCH EXISTING WALL, APPLY CEMENT PLASTER STUCCO ON ALL EXTERIOR SURFACES UNDO, PAINT INTERIOR FIELD-COLOR, SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.		

REV.	DATE	DESCRIPTION	BY	APP'VD.
<b>REVISIONS</b>				

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**APPROVALS**

DRAWN BY : MWD/DEL	DESIGNED BY : DC	DATE: 07-01-2014
CHECKED BY : WDG		
APPROVED :	SHARON HEIDER DIRECTOR OF BEACHES, PARKS & REC	DATE

**PROPOSED FLOOR PLAN**  
**BASE OF PIER BEACH RESTROOM**  
Project No. 12560  
**CITY OF SAN CLEMENTE**

SHEET: **A-2.1**  
SHEET 12  
OF 37

A: 1/2014/12/12/12-3m-Common-Beach-Restrooms-Architecture-Corner/Total/Sheet/1271022P-A-2.1\_Proposed\_Floorplan.dwg, Layout, Jul 20, 2014 9:10am, author