

CITY OF BEVERLY HILLS

MURAL AT CIVIC CENTER - PARKING STRUCTURE

450 REXFORD DRIVE BEVERLY HILLS, CA 90210

GENERAL NOTES:

- ALL WORK IS AT EXISTING AREA.
- ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:
 - CALIFORNIA BUILDING CODE 2010 WITH CITY OF BEVERLY HILLS AMENDMENTS.
 - OTHER APPLICABLE LAWS, ORDINANCES AND REGULATIONS HAVING JURISDICTION.
- SCOPE DOCUMENTS: THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF REQUIRED WORK. DESIGN DEVELOPER'S DIMENSIONS OF THE BUILDING, THE MARKER ARCHITECTURAL INDICATED OR DESCRIBED. FURNISH ALL ITEMS REQUIRED FOR THE EXECUTION AND COMPLETION OF WORK.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AT THE JOB SITE AND TO CROSS CHECK DETAILS AND DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS WITH RELEVANT OTHER ARCHITECTURAL REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH THE CONSTRUCTION.
- THE CONTRACTOR SHALL MAKE CERTAIN THAT NEW CONSTRUCTION WORK WILL NOT OBSTRUCT EXISTING FROM THE BUILDING WORK OBSTRUCT FIRE DEPARTMENTS ACCESS TO THE BUILDING.
- ALL CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED AND AS REQUIRED BY THE CALIFORNIA BUILDING CODE AND LOCAL GOVERNING CODES AND AUTHORITIES.
- FIRE-PROTECTION SYSTEMS SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES DURING ALTERATION, CFC-2001.
- ALL CUTTING, FITTING OR PATCHING THAT MAY BE REQUIRED TO MAKE SEVERAL PARTS FIT TOGETHER PROPERLY SHALL BE DONE SO AS NOT TO ENDANGER ANY OTHER WORK BY CUTTING OR OTHERWISE ALTERING THE TOTAL WORK OR ANY PART OF IT. ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES CUT OR DAMAGED IN EXECUTION OF WORK SHALL BE DONE WITH THE APPLICABLE MATERIALS SO THAT SURFACES WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES IN TERMS OF PERFORMANCE CHARACTERISTICS INCLUDING VISUAL EFFECT WHERE APPLICABLE.
- PROVIDE ATTACHMENT AND CONNECTION DEVICES AND METHODS FOR SECURING WORK PROPERLY AS IT IS INSTALLED TRUE TO LINE AND LEVEL, PER CODE AND WITHIN RECOGNIZED INDUSTRY TOLERANCES IF NOT OTHERWISE INDICATED. ALLOW FOR EXPANSIONS AND WIDTHS IN EXPOSED WORK, ORGANIZED FOR BEST POSSIBLE VISUAL EFFECT. REFER QUESTIONABLE VISUAL-EFFECTS CHOICES TO ARCHITECT FOR FINAL DECISION.
- VERIFY ALL DIMENSION AND SITE CONDITIONS BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE SPECIFICATIONS OR DRAWINGS OR IN THE WORK DONE BY OTHERS FROM THE CONTRACT DOCUMENTS THAT AFFECT ANY WORK, NOTIFY THE ARCHITECT AT ONCE FOR INSTRUCTIONS ON HOW TO PROCEED. IF THE CONTRACTOR PROCEEDS WITH THE WORK AFFECTED WITHOUT THE ARCHITECT'S APPROVAL, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT.
- DIMENSIONS:
 - ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE.
 - ALL DIMENSIONS ARE TO BE ROUGH UNLESS OTHERWISE NOTED.
 - HEIGHT DIMENSIONS ARE FROM FINISH FLOOR TO FINISH FACE.
- ANY REQUIRED INTERRUPTION OF OR REMOVAL OF ANY UTILITY SERVICE SERVING THE EXISTING FACILITY SHALL NOT BE PERFORMED UNTIL A MINIMUM OF A 48-HOUR PRIOR NOTICE IS GIVEN TO THE OWNER BY THE CONTRACTOR. SUCH WORK AS RELATED TO THE NEW OR EXISTING WORK SHALL BE COORDINATED WITH THE OWNER AND THE APPLICABLE UTILITY COMPANY, AS MAY BE NECESSARY.
- WORKMANSHIP STANDARDS:
 - REMOVE AND REPLACE WORK WHICH DOES NOT COMPLY WITH WORKMANSHIP STANDARDS AS SPECIFIED AND AS RECOGNIZED IN THE CONSTRUCTION INDUSTRY FOR APPLICATIONS INDICATED. REMOVE AND REPLACE OTHER WORK DAMAGED OR DETERIORATED BY FAULTY WORKMANSHIP OR ITS REPLACEMENT.
- ALL CONTRACTORS DOING BUSINESS IN THE CITY MUST BE LICENSED BY THE STATE AND SHALL HAVE A CERTIFICATE IF WORKMAN'S COMPENSATION ON FILE WITH THE CITY. SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, MECHANICAL, AND PLUMBING. THESE ARE TO BE OBTAINED BY THE CONTRACTORS.
- WHERE FIRE ALARM SYSTEMS MODIFIED OR ADDED TO, PLANS SHALL BE SUBMITTED AND APPROVED BY THE CITY. WHERE FIRE ALARM SYSTEMS MODIFIED OR ADDED TO, PLANS SHALL BE SUBMITTED AND BY THE FIRE DEPARTMENT BEFORE INSTALLATION.
- FIRE-PROTECTION SYSTEMS SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES DURING ALTERATION, CFC-2001.

DATA:

CONSTRUCTION TYPE:	1- UNLIMITED
OCCUPANCY TYPE (S):	B-3 OPEN PARKING GARAGE
SPRINKLERED:	YES
DESCRIPTION OF WORK:	INSTALLATION OF MARBLE PANELS ON NEW STEEL FRAME ATTACHED TO EXISTING EXTERIOR WALL OF THE PARKING STRUCTURE.

PROJECT DIRECTORY:

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SHEET INDEX:

ARCHITECTURAL	A-0.0 COVER SHEET, SITE PLAN, PARTIAL PLAN / ELEVATION / FRAMING ELEVATION
A-0.1	DETAILS
A-0.2	DETAILS
STRUCTURAL	S-1.01 STRUCTURAL FRAMING / SECTION & ELEVATION
S-1.02	SECTIONS AND DETAILS

SPECIFICATIONS:

MARBLE

PART 1 - GENERAL

- SUMMARY
 - REINSTALL EXISTING SECTIONALIZED MARBLE AND MOSAIC MURAL WITH NEW MARBLE FRAME ON NEW STEEL FRAME ON EXISTING WALL.
- SUBMITTALS
 - SAMPLES OF PROPOSED MURAL FRAME.
 - PROVIDE SHOP DRAWINGS INDICATING ANCHORAGE AND ANY DEVIATION FROM PROPOSED DOCUMENTS REQUIRED BY METHODS OR MATERIALS OF INSTALLATION BASED ON INSTALLERS EXPERIENCE.
- QUALITY ASSURANCE
 - USE ADEQUATE NUMBER OF SKILLED WORKMEN THOROUGHLY TRAINED AND EXPERIENCED IN THE REPAIR AND INSTALLATION OF MARBLE AND MOSAIC. REQUIREMENTS AND METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK OF THIS SECTION.
 - USE A SUBCONTRACTOR HAVING NOT LESS THAN FIVE YEARS SUCCESSFUL EXPERIENCE IN INSTALLATION OF SIMILAR PRODUCTS, AS APPROVED BY THE ARCHITECT.
- DELIVERY AND HANDLING
 - MARBLE IS TO BE STORED AT FACILITY AND AN OFF SITE TRANSPORTATION COST WILL BE HANDLED BY MURAL INSTALLER AND IS INCLUDED IN ALLOWANCE #1.

PART 2 - PRODUCTS

- MARBLE
 - WHERE NEW MARBLE IS INDICATED, SECTION DRAWINGS PROVIDE NATURAL MARBLE NOT LESS THAN 1 1/2" THICKNESS, WITH ALL EXPOSED SURFACES AND EDGES HOME FINISHED.
- OTHER MATERIALS
 - PORTLAND CEMENT: COMPLY WITH ASTM C150, TYPE I OR II, LOW ALKALI.
 - ANGLES, ANCHORS, DOWELS, BOLTS, AND GRAPHS: USE CORROSION-RESISTANT METALS ONLY.
 - SETTING CUSHIONS: USE NON-STAINING RESIDENT MATERIAL.
 - SETTING BED: USE NON-STAINING RESIDENT MATERIAL, NORMALLY USED FOR AS DESCRIBED IN SECTION 0720 OF THESE SPECIFICATIONS.
 - PROVIDE OTHER MATERIALS, NOT SPECIFICALLY DESCRIBED BUT REQUIRED FOR A COMPLETE AND PROPER INSTALLATION, AS SELECTED BY THE CONTRACTOR SUBJECT TO THE APPROVAL OF THE ARCHITECT.

PART 3 - EXECUTION

- SURFACE CONDITIONS
 - EXAMINE THE AREAS AND CONDITIONS UNDER WHICH THE WORK OF THIS SECTION WILL BE PERFORMED. CORRECT CONDITIONS DETRIMENTAL TO TIMELY AND PROPER COMPLETION OF THE WORK. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.
- INSTALLATION - GENERAL
 - COMPLY WITH REQUIREMENTS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION, AND INSTALL PANELS IN ACCORDANCE WITH DRAWINGS AND THE APPROVED SHOP DRAWINGS.
 - THROUGHOUT THE INSTALLATION, PROVIDE SECURE ATTACHMENT OF ANCHORS TO BACKUP MATERIAL AND TO MARBLE WITH ALL ANCHOR HOLES FILLED AND ENCASED IN MORTAR.
 - REMOVE ALL EXCESS MORTAR FROM JOINTS, TRIM JOINTS TO TRUE PLANE, WITH JOINTS FLUSH AND LEVEL WITHIN A TOLERANCE OF 1/8" IN 10 FEET.
 - PROVIDE MINIMUM JOINTS BETWEEN PANELS.
- CLEANING
 - UPON COMPLETION OF INSTALLATION, CAREFULLY CLEAN ALL EXPOSED SURFACE OF THE MARBLE.
 - REMOVE ALL EXCESS MORTAR, STAINS AND DEFACEMENT.
 - DO NOT USE ACIDS, HARSH ABRASIVES OR WIRE BRUSHES.

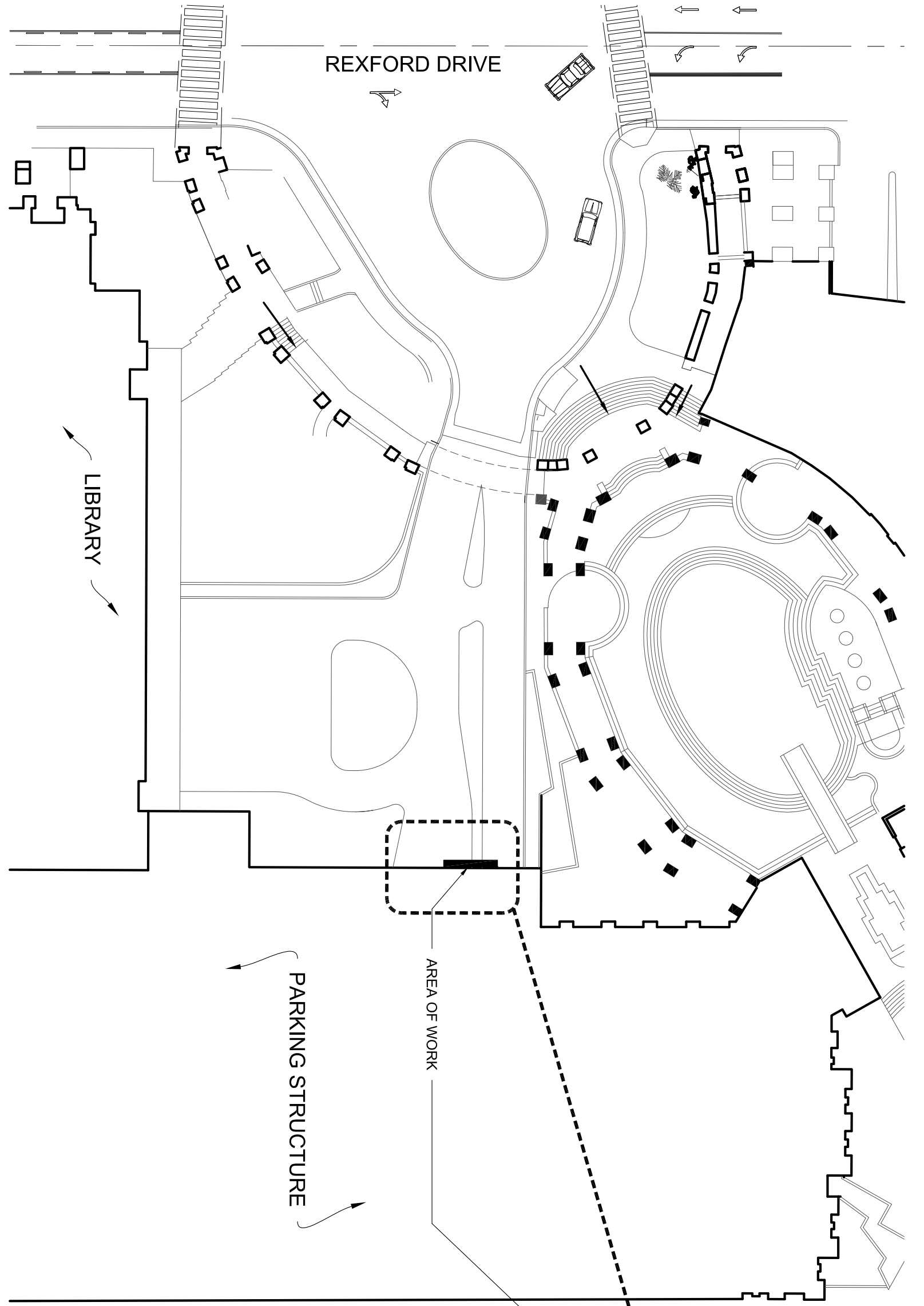
SPECIAL INSPECTION:

- FIELD WELDING
- INSTALLATION OF WEDGE ANCHOR

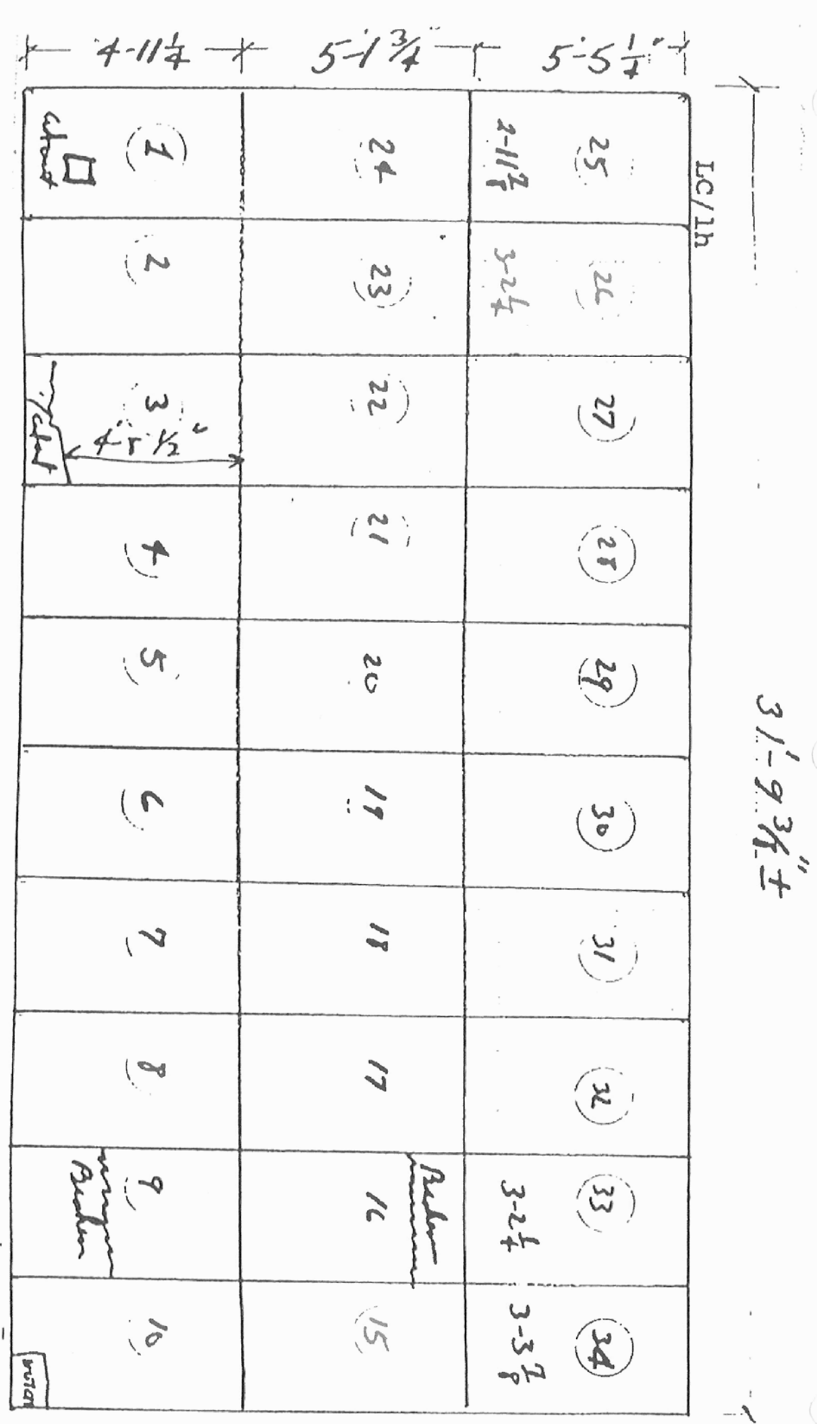
ALLOWANCES & ALTERNATIVES:

ALLOWANCE #1
INCLUDE AN ALLOWANCE OF \$199,413.00 FOR TRANSPORTATION AND INSTALLATION OF MILLARD SHEETS IN THE SHOP DRAWING. ENGINEERING OF ANCHORING SYSTEM TO METAL FRAMING PROVIDED BY OTHERS. SCAFFOLDING, INSTALL MOSAIC PANELS, FURNISH AND INSTALL MARBLE TRIM, INSTALLATION MATERIALS FOR STONE AND MOSAIC PANELS, REPAIRING OF ALL EDGE OF MOSAIC, CAULK JOINTS AND APPLY ACRYLIC PAINT TO MATCH MOSAIC, AND STORAGE AND TRUCKING.

ALTERNATE #1
INCLUDE A SUM OF \$3,865.00 FOR RESTORATION OF JOINTS WITH MOSAIC PIECES IN LIEU OF CAULKING AS AN ALTERNATIVE ITEM.



SITE PLAN
SCALE: 1/32" = 1'-0"

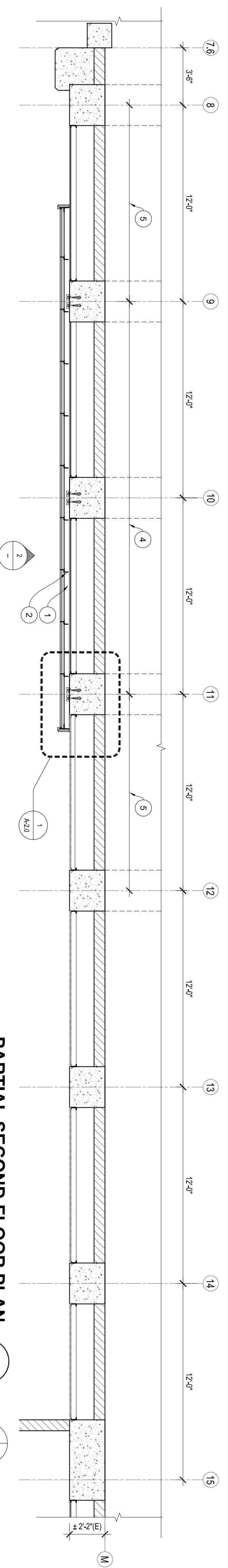


THE ABOVE INDICATES THE CUT MARBLE AND MOSAIC PANELS TO BE ERECTED AND SECURED ON PARKING STRUCTURE WALL, AFTER ERECTION, PATCHING AND FILLING ALL JOINTS AND CRACKS, ETC., TO BE DONE BY RESTORATION CONTRACTOR PER ALLOWANCE #1.

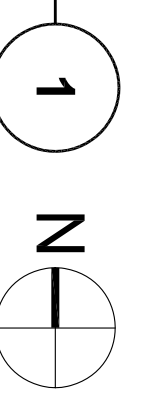
EXISTING MURAL INFORMATION

2

COVER SHEET CITY OF BEVERLY HILLS MURAL AT CIVIC CENTER - PARKING STRUCTURE 450 REXFORD DRIVE BEVERLY HILLS, CA. 90210	Job No. 1105004 Submittal 08 / 09 / 12 Issue Date Drawn By SK Checked By MM	<table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>By</th> <th>Revision</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Date	By	Revision																	RTK Architects, Inc. Architecture • Planning • Interior www.rtkarchitects.com 3975 Landmark St. Ste.#400 Culver City, CA 90232 310 / 837-3606
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A-0.0	08/09/12																						



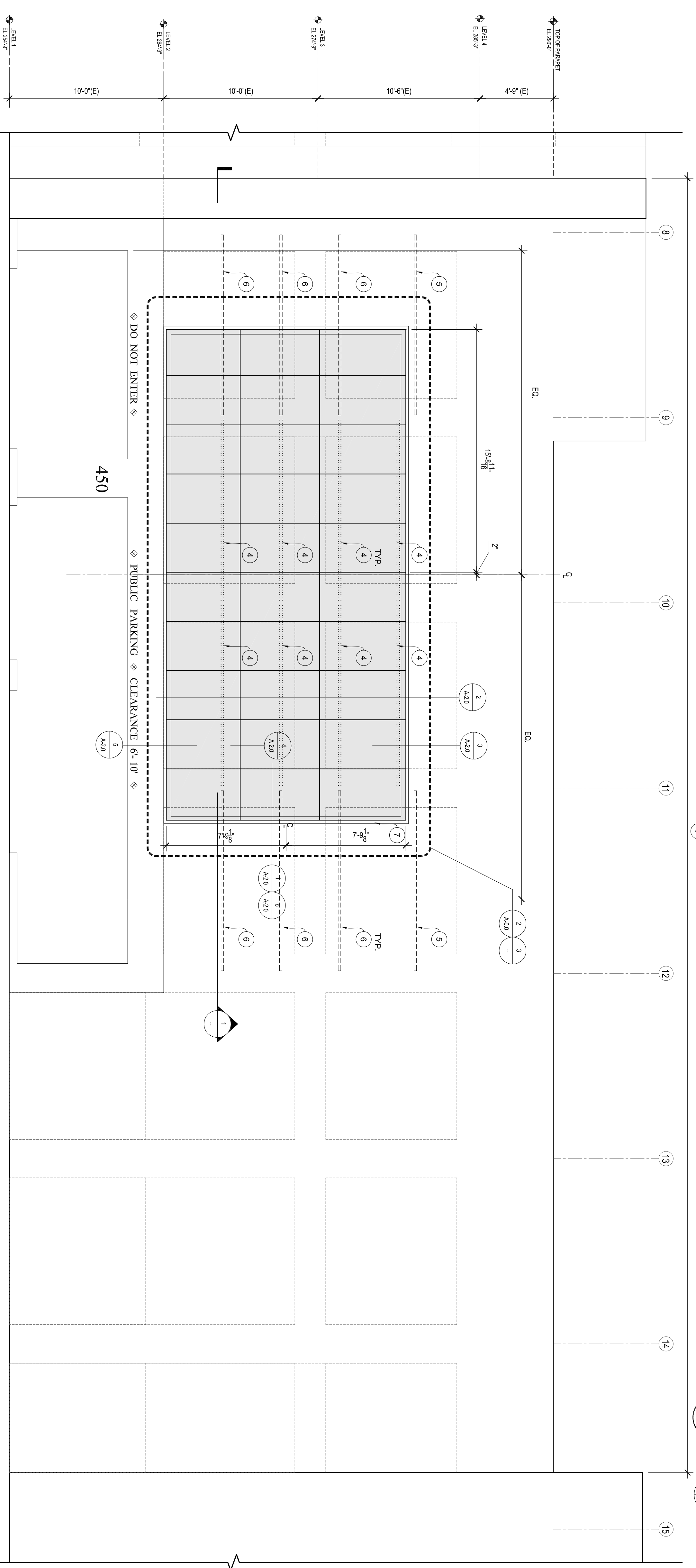
PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



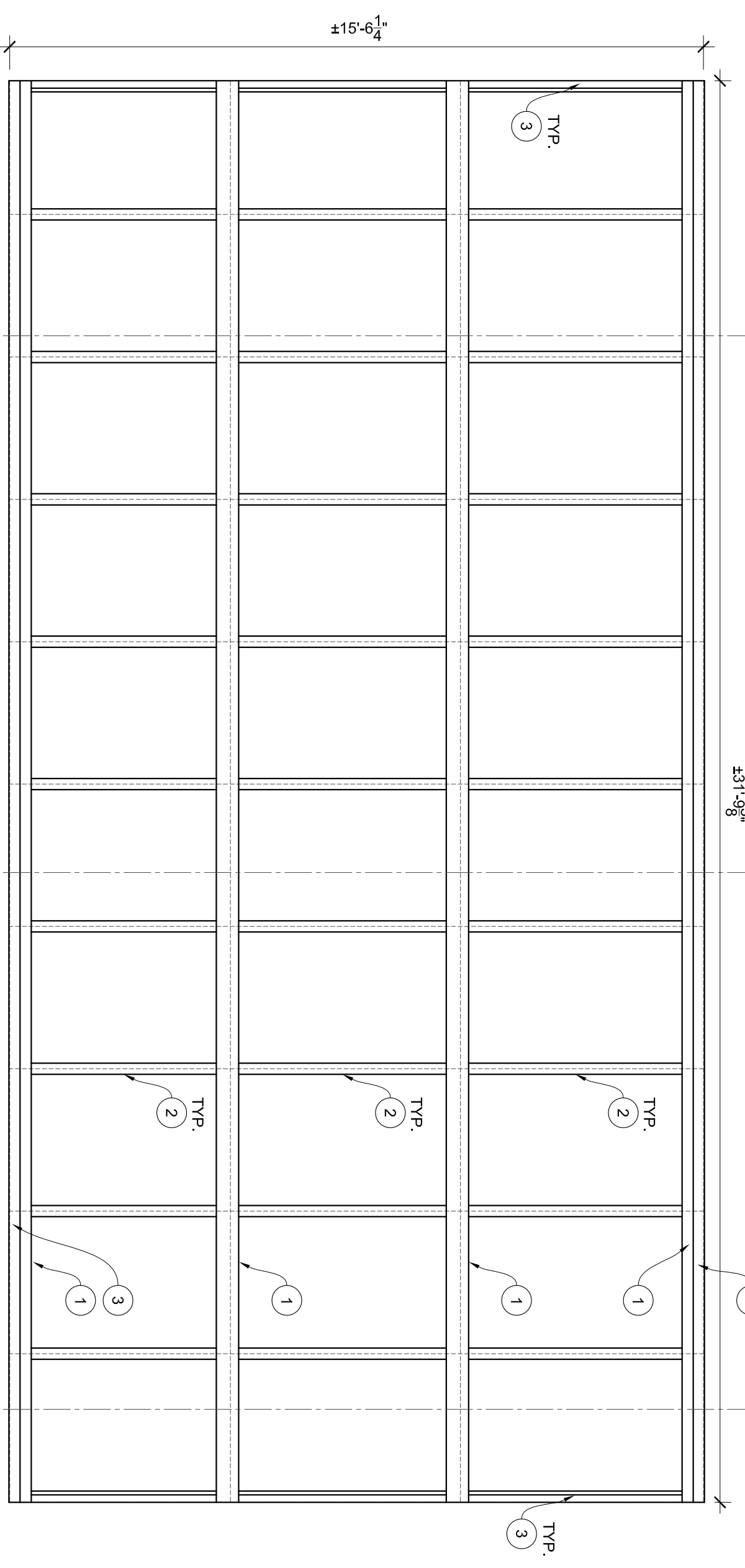
- KEY NOTES:**
1. STEEL TUBE, TYP. - SEE STRUCTURAL
 2. STEEL ANGLE, TYP. - SEE STRUCTURAL
 3. STAINLESS STEEL BENT PLATE
 4. REMOVE UN-STRUTS AT MURAL LOCATION ONLY
 5. REMOVE UN-STRUT AND RELOCATE ABOVE THE MURAL, CONNECT TO EXISTING CONCRETE COLUMNS. ANCHORS SIZE AND SPACING TO MATCH EXISTING
 6. EXISTING UN-STRUT TO REMAIN, TYP.
 7. MARBLE FRAME, TYP.

GENERAL NOTES:

1. FOR ADDITIONAL INFORMATION ON NEW STEEL FRAMING, REFER TO STRUCTURAL DRAWINGS.
2. NEW ELASTOMERIC PAINTED SURFACE SHALL BE IN TWO COLOR VARIATION
3. STAINLESS STEEL DOWELS, CLIPS, J' MOLDS, ETC., SHALL BE PROVIDED BY MURAL INSTALLER. STAINLESS STEEL BENT PLATE TOP AND BOTTOM STAINLESS STEEL MEMBERS SHALL BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR AND INSTALLED BY GENERAL CONTRACTOR ALSO. SEE STRUCTURAL DRAWINGS.
4. ALL STEEL MEMBERS SHALL BE GALVANIZED



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



STEEL FRAMING FOR MURAL SUPPORT
SCALE: 3/8" = 1'-0"

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Job No.	1105004
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Checked By	MM

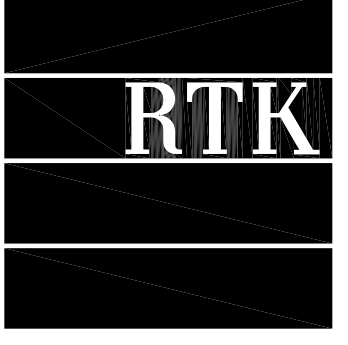
FLOOR PLAN / ELEVATION

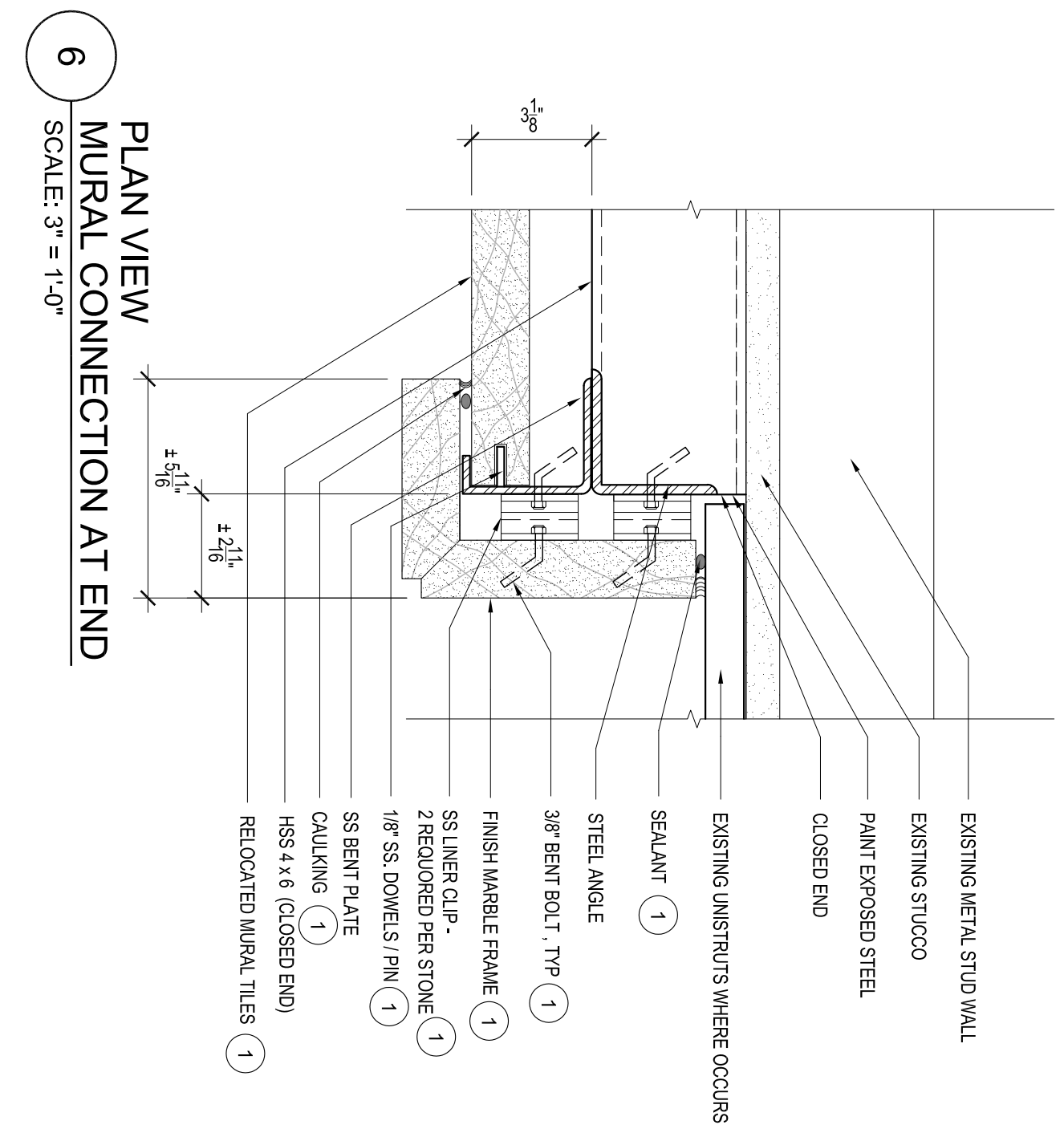
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MURAL AT CIVIC CENTER - PARKING STRUCTURE

450 REXFORD DRIVE
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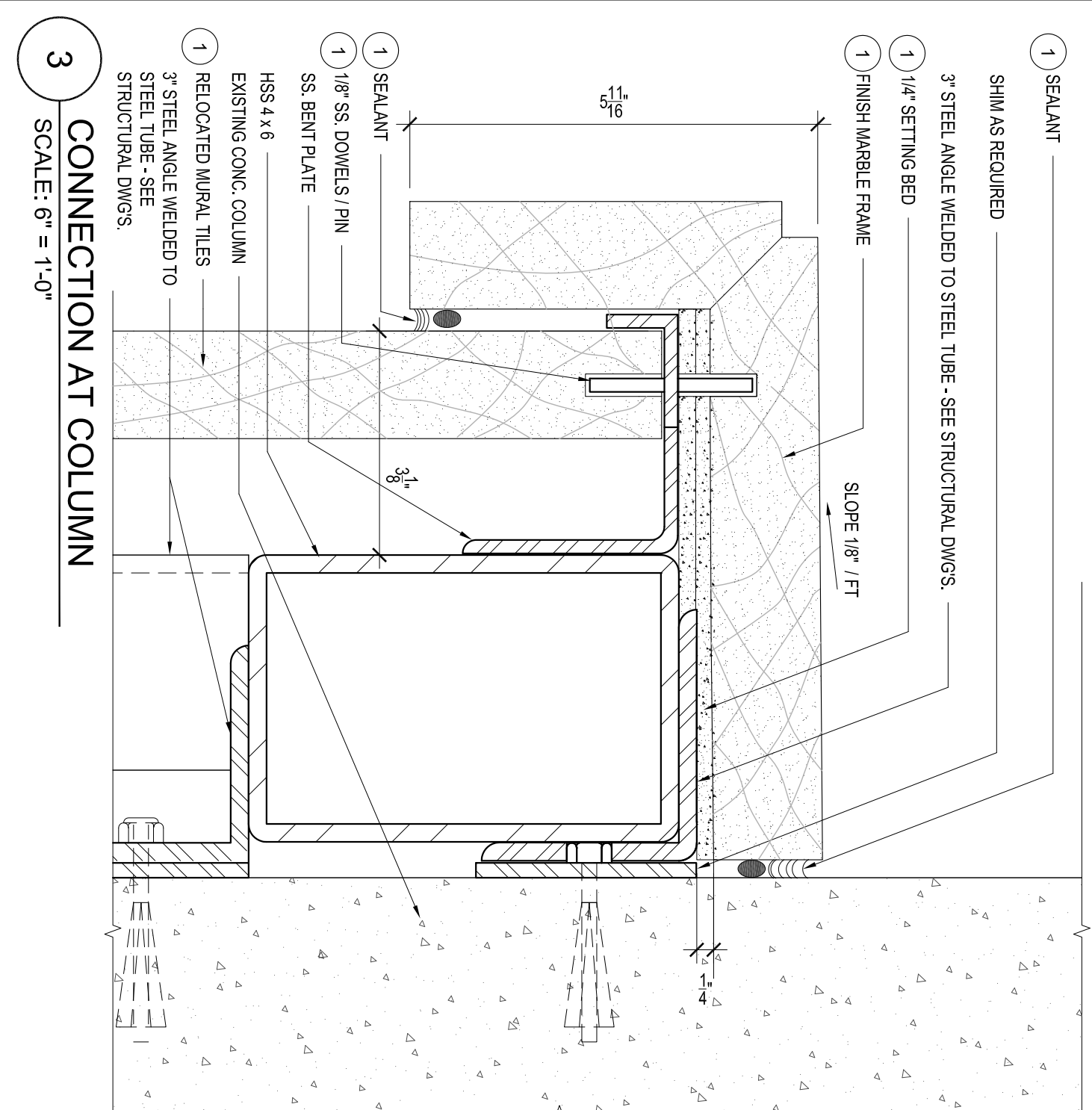
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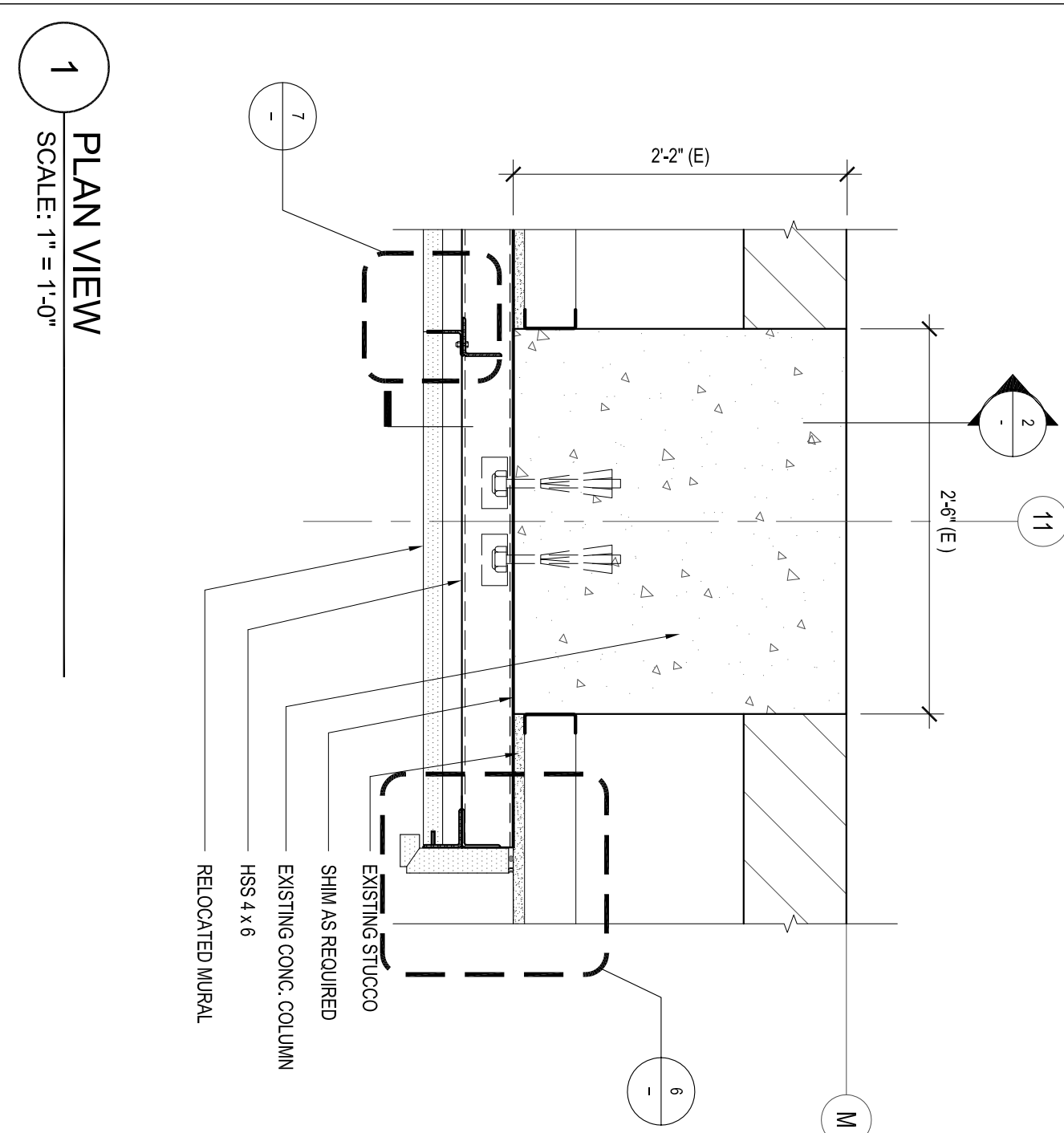




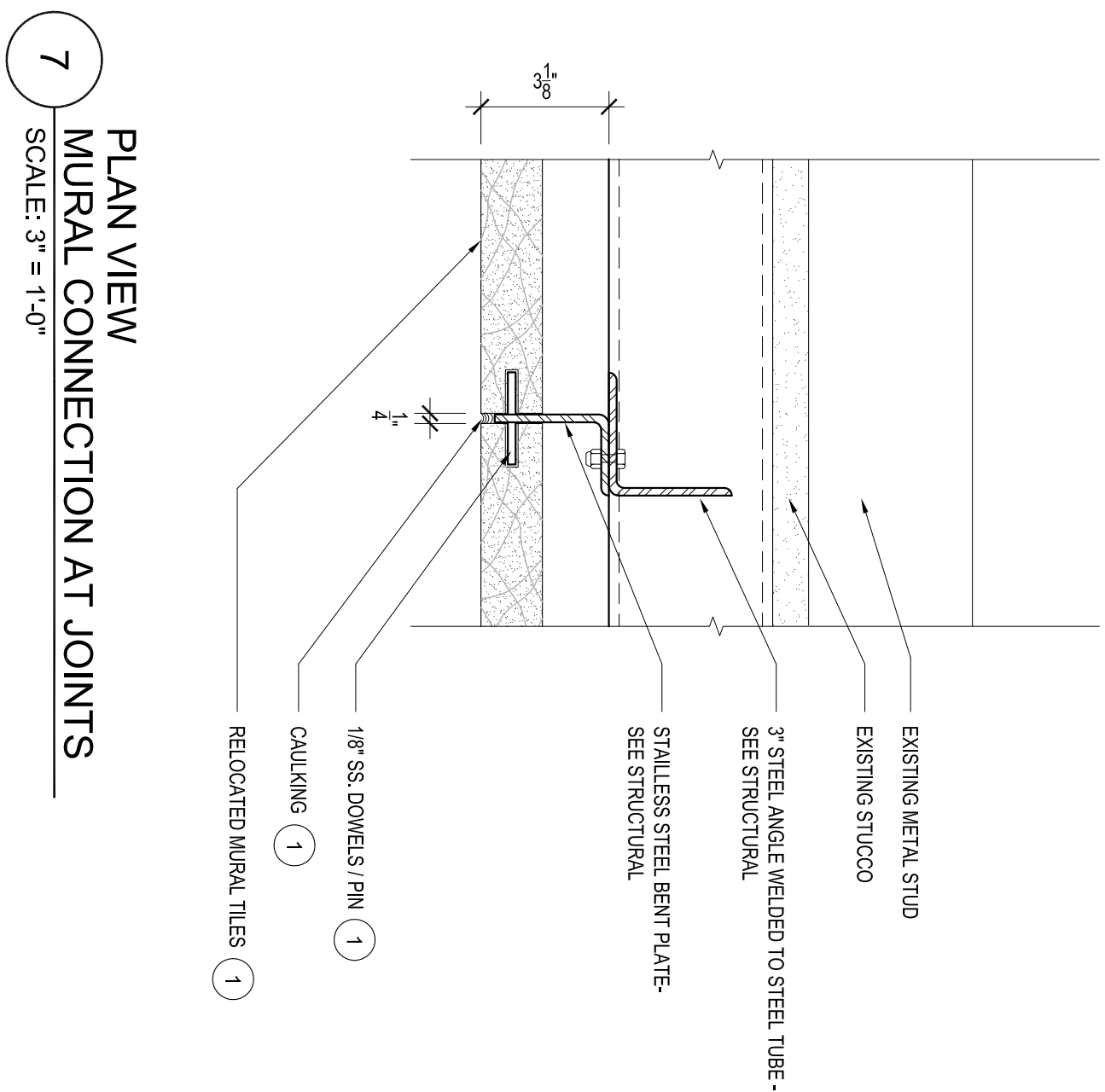
6 PLAN VIEW
MURAL CONNECTION AT END
SCALE: 3/4" = 1'-0"



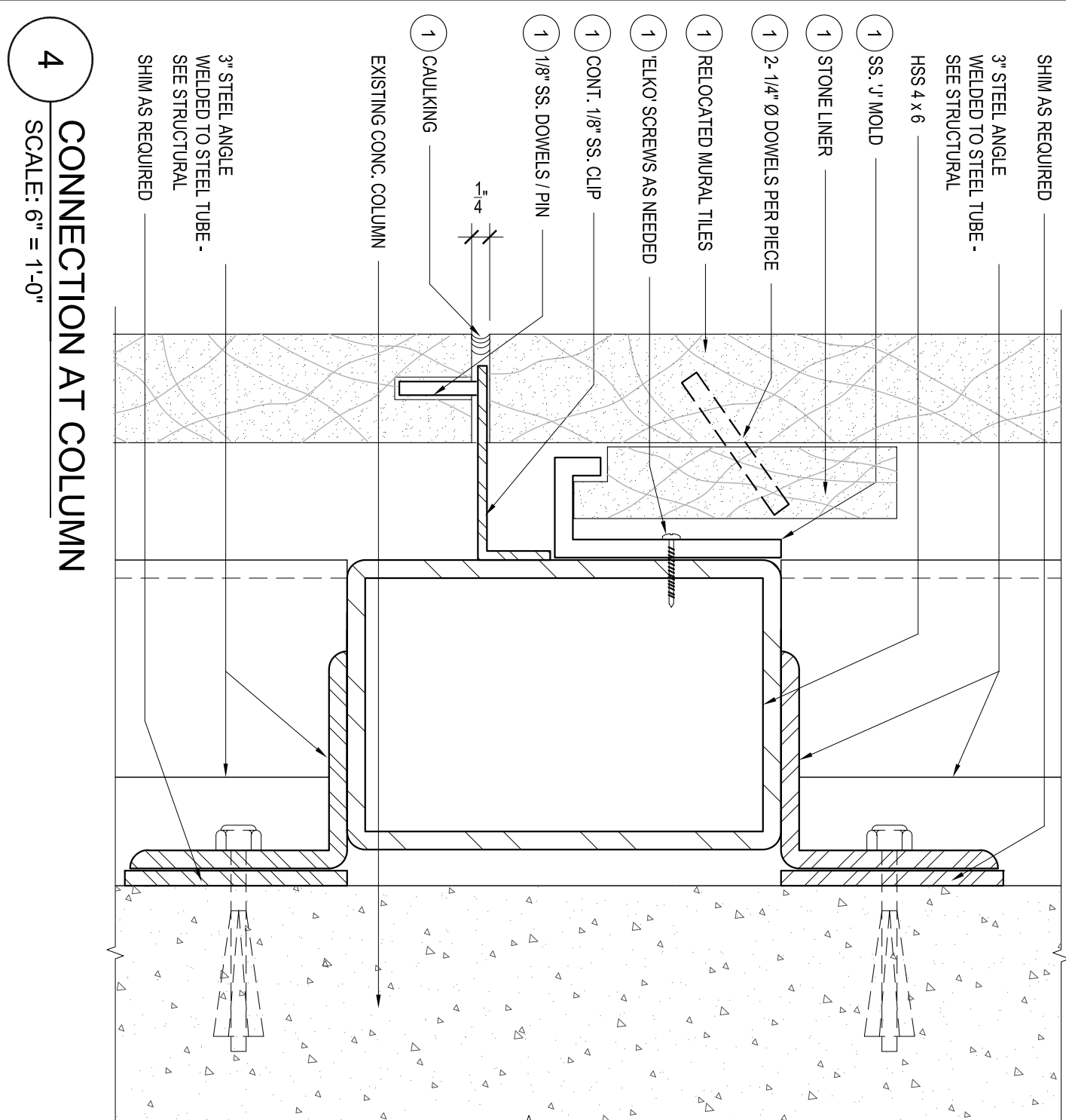
3 CONNECTION AT COLUMN
SCALE: 6/8" = 1'-0"



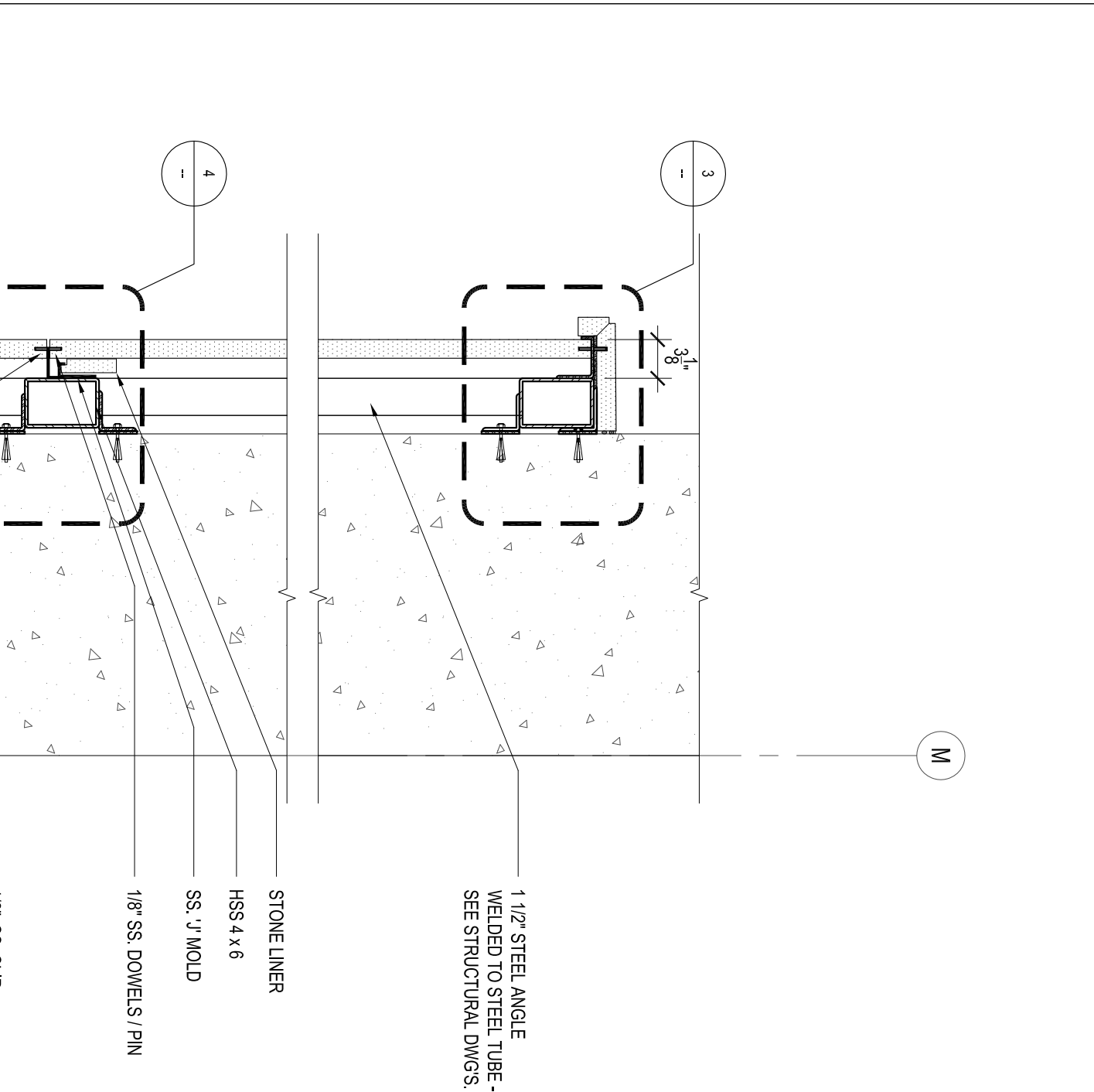
1 PLAN VIEW
SCALE: 1/4" = 1'-0"



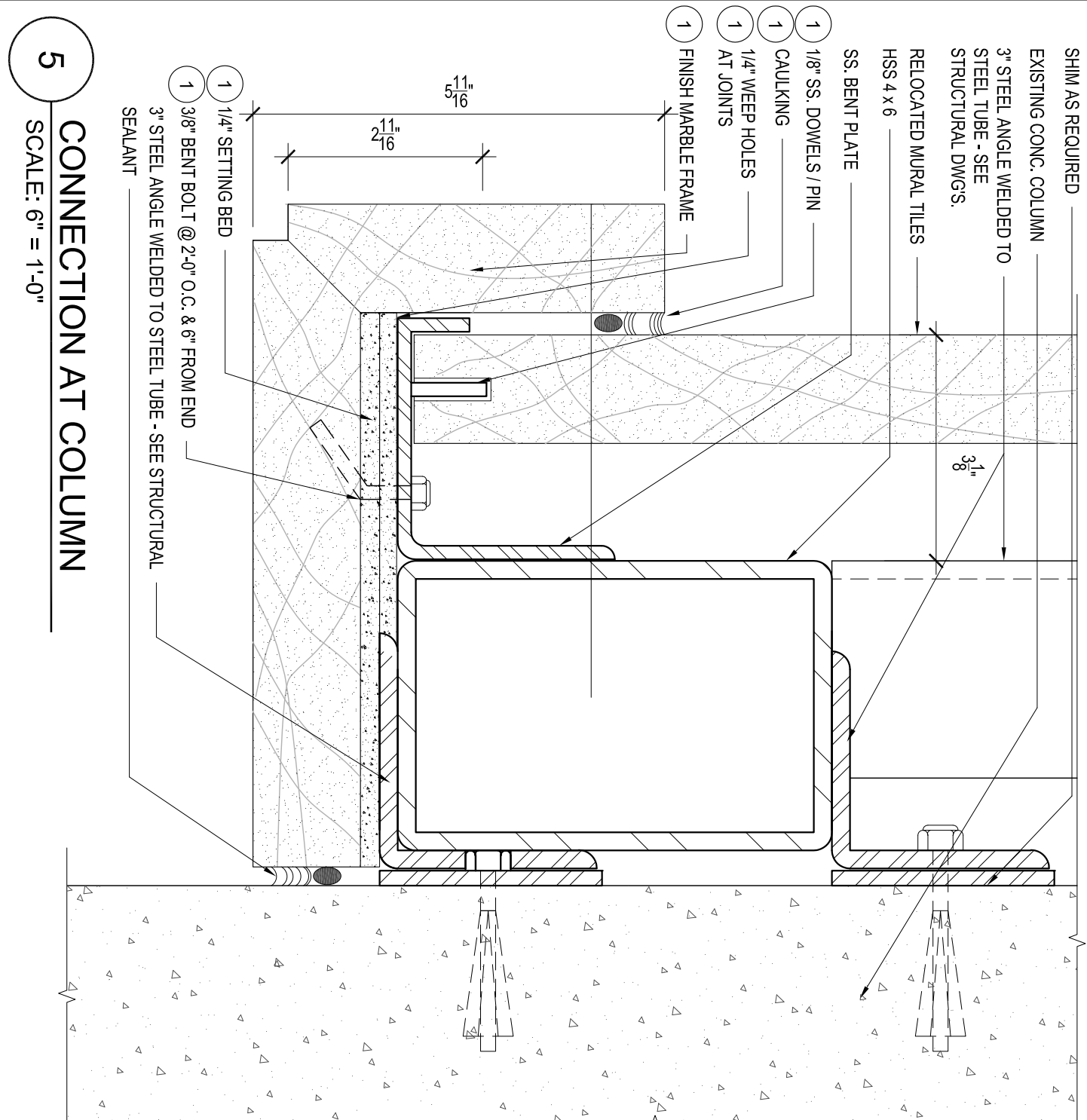
7 PLAN VIEW
MURAL CONNECTION AT JOINTS
SCALE: 3/4" = 1'-0"



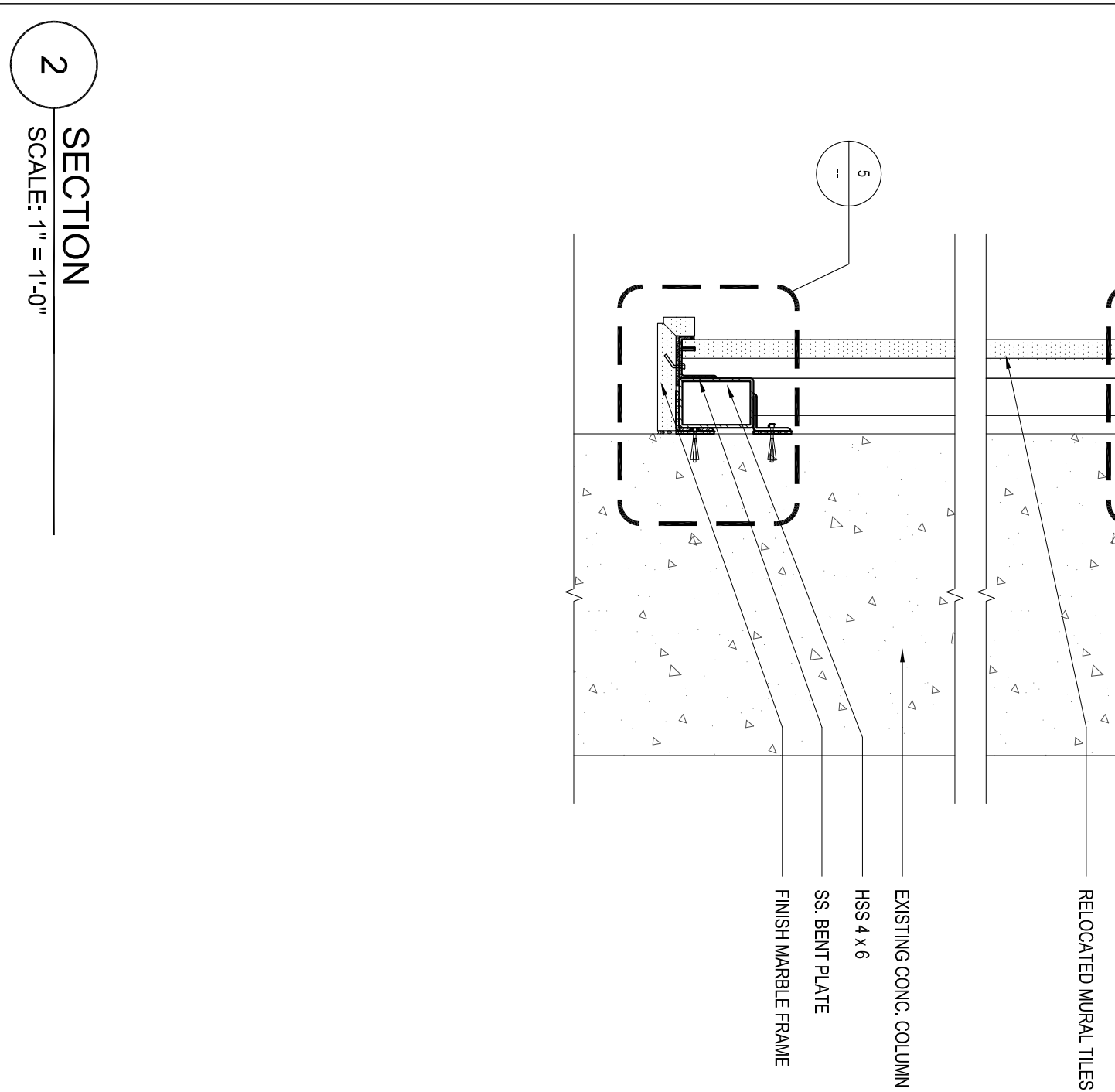
4 CONNECTION AT COLUMN
SCALE: 6/8" = 1'-0"



GENERAL NOTES:
ALL ITEMS IDENTIFIED WITH KEYNOTE (1) RELATE TO THE WORK INCLUDED IN ALLOWANCE # 1



5 CONNECTION AT COLUMN
SCALE: 6/8" = 1'-0"



2 SECTION
SCALE: 1/4" = 1'-0"

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Checked By	MM

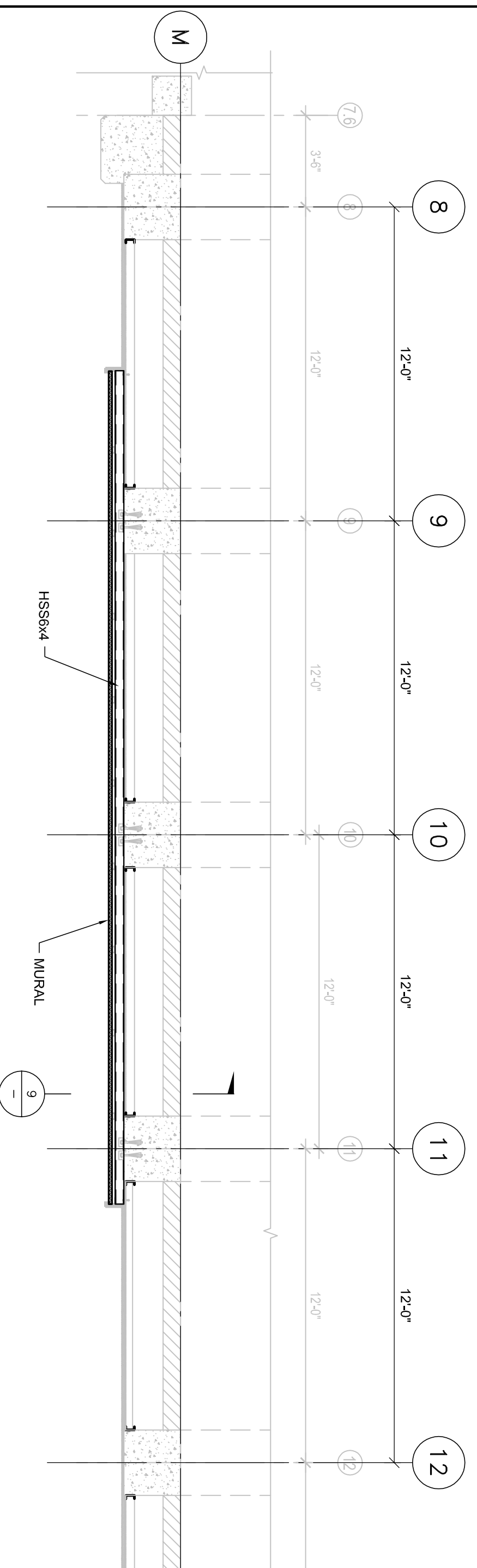
DETAILS

CITY OF BEVERLY HILLS
MURAL AT CIVIC CENTER - PARKING STRUCTURE

450 REXFORD DRIVE
BEVERLY HILLS, CA. 90210

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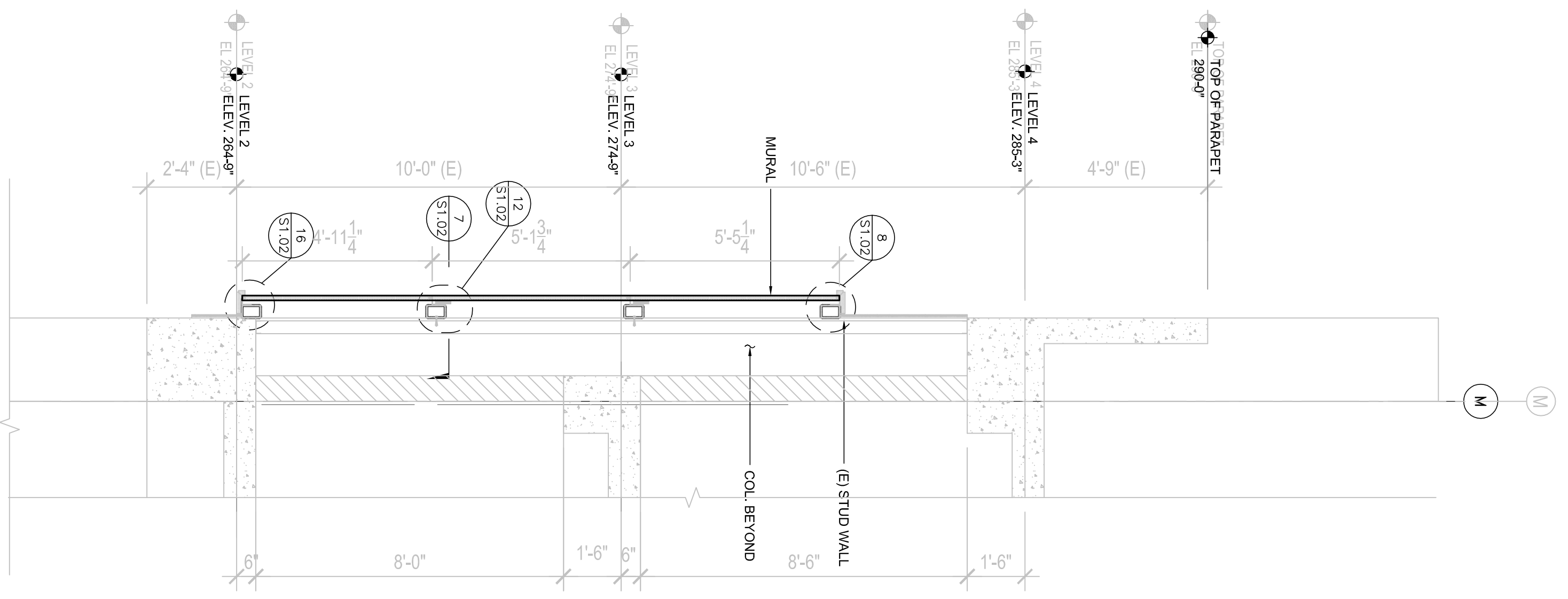
PARTIAL PARKING STRUCTURAL FRAMING PLAN

SCALE: 1/4"=1'-0"
3

- GENERAL NOTES:**
1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS DISCOVERED THAT ARE NOT RECOGNIZED BY THE DOCUMENTS REPRESENTATIVE IMMEDIATELY.
 2. COORDINATE STRUCTURAL DETAILS AND DIMENSIONS WITH RELATED REQUIREMENTS BY THE EQUIPMENT MANUFACTURER.
 3. THE OWNER'S REPRESENTATIVE WILL INTERPRET THE INTENT OF THE DOCUMENTS IN CASE OF POSSIBLE CONFLICT OR DISCREPANCY BETWEEN STRUCTURAL AND OTHER DISCIPLINES.
 4. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FURNISHING AND INSTALLING ADEQUATE SHORING, BRACING OR ANY OTHER MEANS THAT ARE REQUIRED TO SAFELY EXECUTE ALL WORK.
 5. DETAILS NOTED AS TYP. OR TYPICAL APPLY IN ALL CASES WHETHER OR NOT SPECIFICALLY REFERENCED.
 6. WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF CITY OF BEVERLY HILLS BUILDING CODE EDITION AND 2010 EDITION OF CALIFORNIA BUILDING CODE.
 7. MATERIAL REQUIREMENTS:
 - ANGLES AND PLATES: ASTM A-36
 - STEEL TUBE: ASTM A-570 GRADE B
 - STAINLESS STEEL: TYPE 304
 - DRILLED ANCHORS: HITL K9-1Z (ICC ESR #1917)
 8. ALL STEEL EXPOSED TO OUTSIDE AIR SHALL BE GALVANIZED.
 9. STRUCTURAL STEEL FABRICATION SHALL BE PERFORMED IN THE APPROVED FABRICATION SHOP.
 10. ALL FIELD WELDING AND INSTALLATION OF DRILLED ANCHORS SHALL BE PERFORMED UNDER CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR.
 11. STRUCTURAL OBSERVATION IS REQUIRED BY THE CITY OF BEVERLY HILLS.

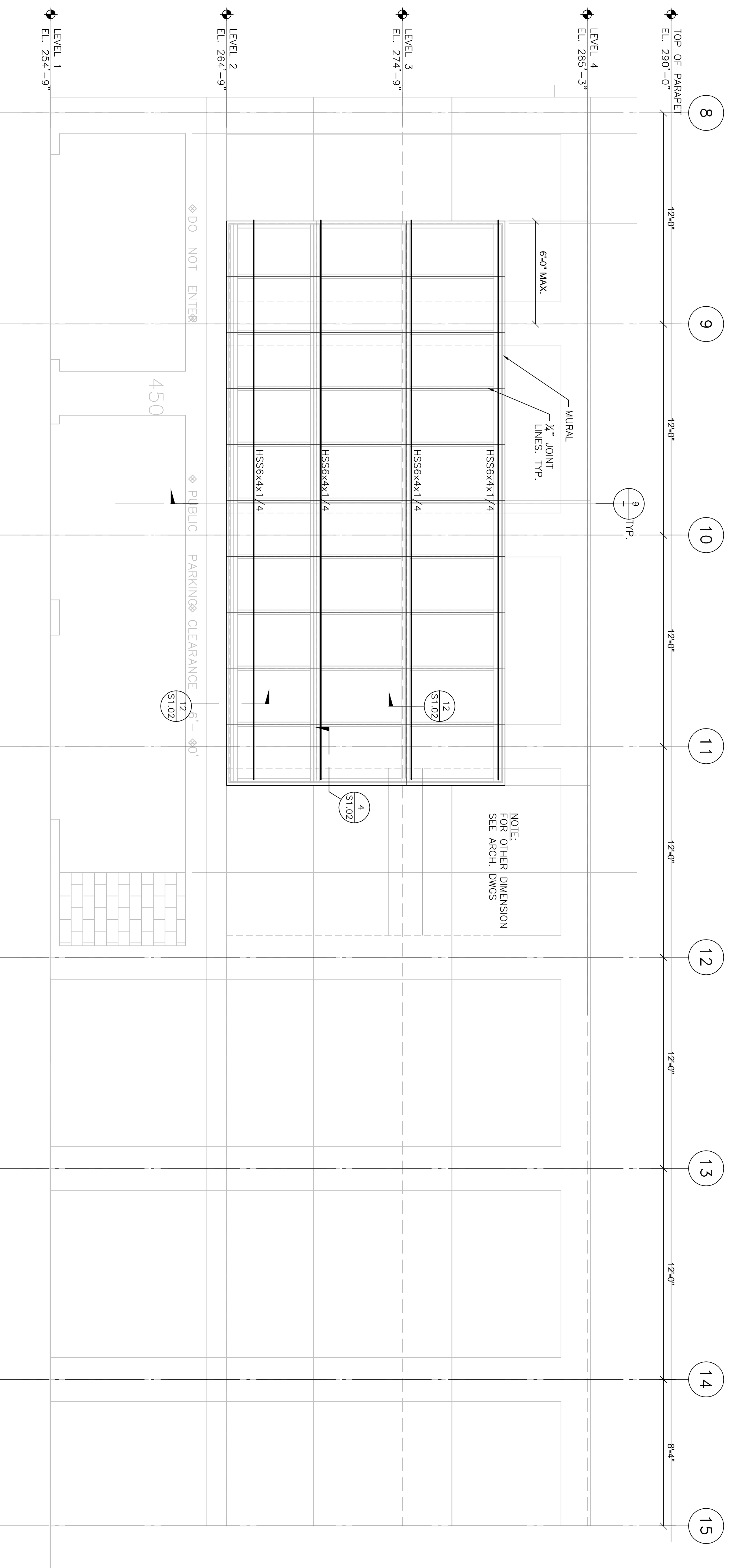
GENERAL NOTES

SCALE: 1/4"=1'-0"
8



WALL SECTION

SCALE: 3/8"=1'-0"
9



PARTIAL PARKING ELEVATION

SCALE: 1/4"=1'-0"
11

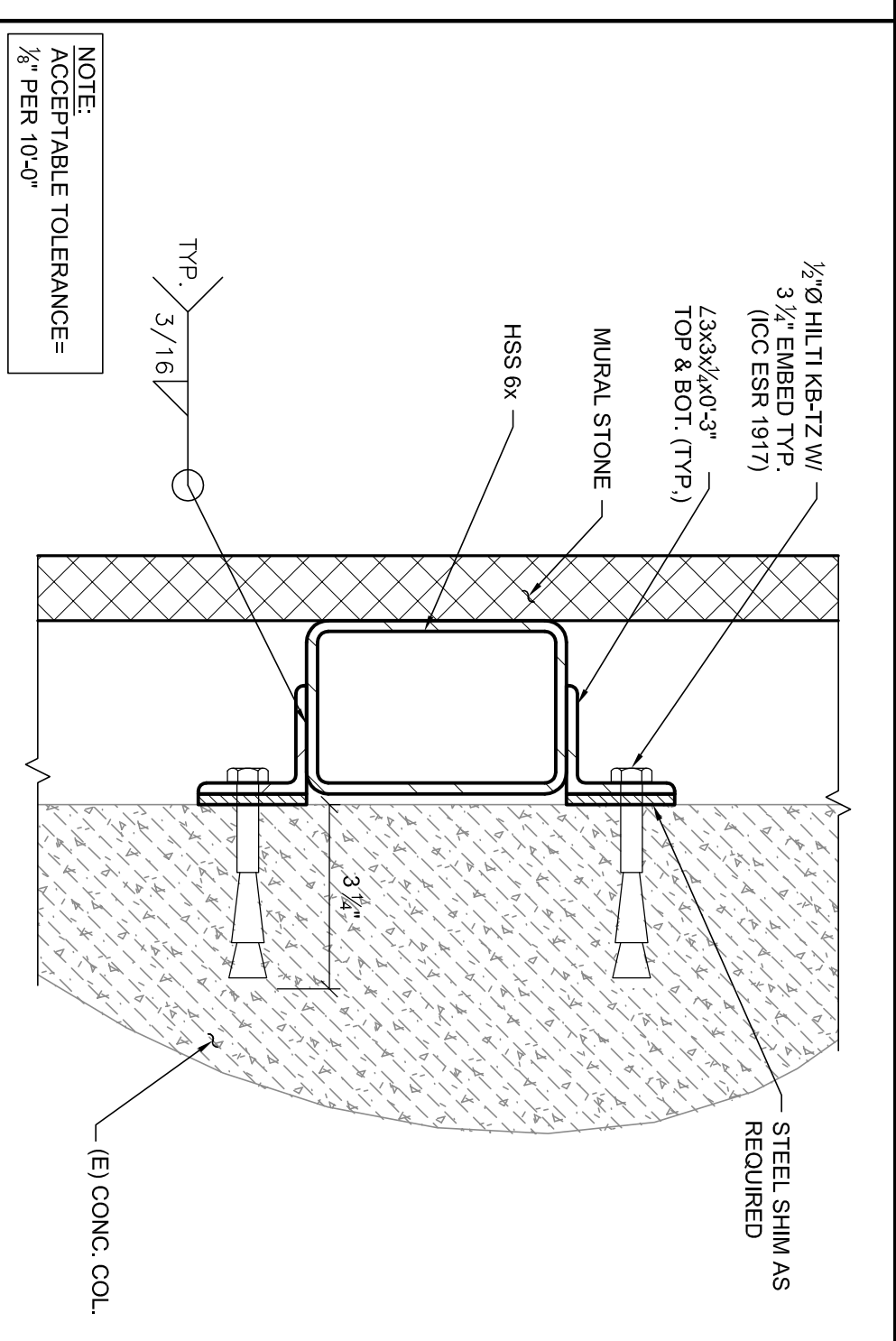


DATE: FOR BRANDOW & JOHNSTON, INC.

No.	Date	By	Revision

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Drawn By	JA
Checked By	IK

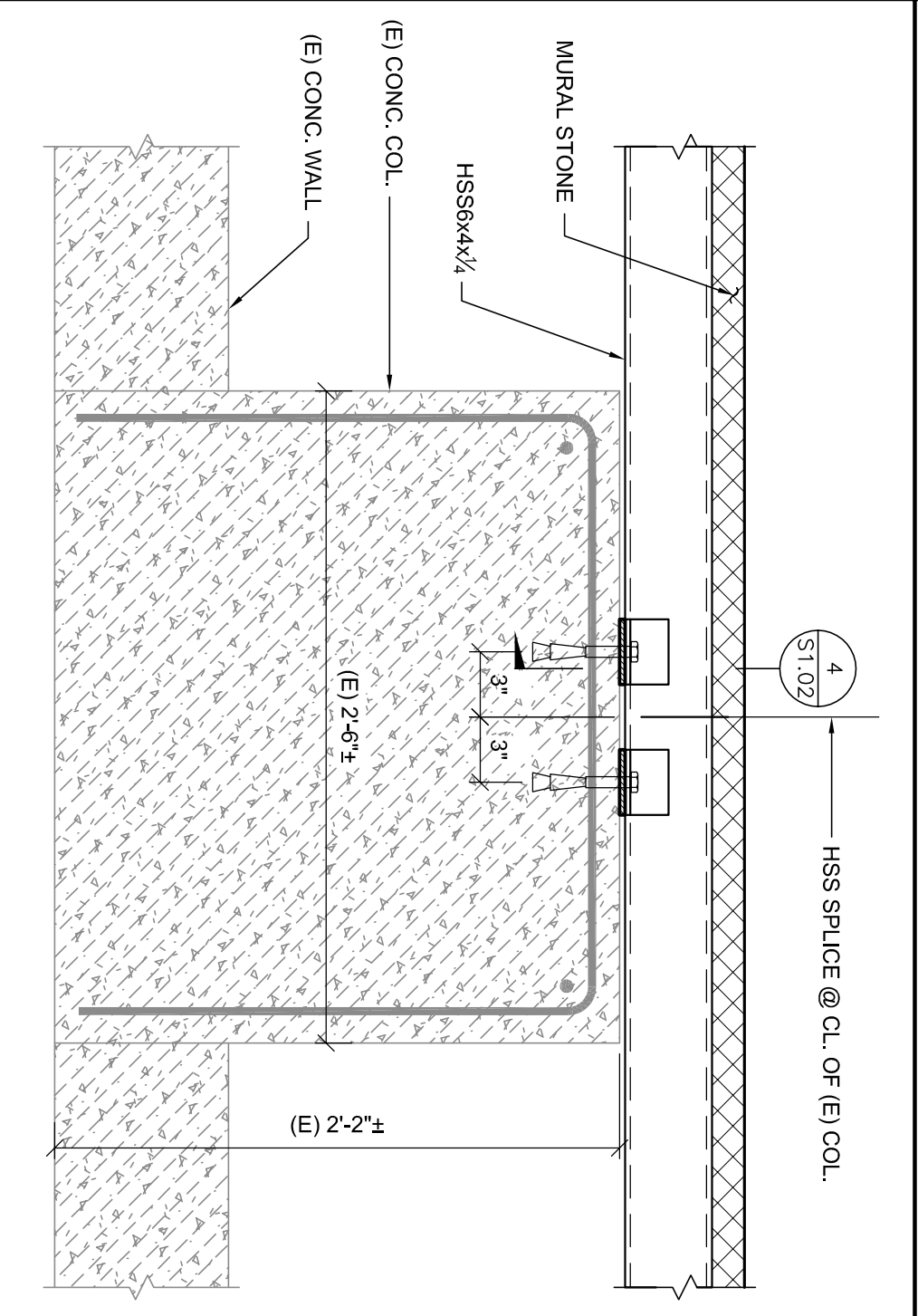
SECTION AND ELEVATION PLAN
CITY OF BEVERLY HILLS
MURAL AT CIVIC CENTER - PARKING STRUCTURE
450 REXFORD DRIVE
BEVERLY HILLS, CA. 90210



SECTION

SCALE: 3"=1'-0"

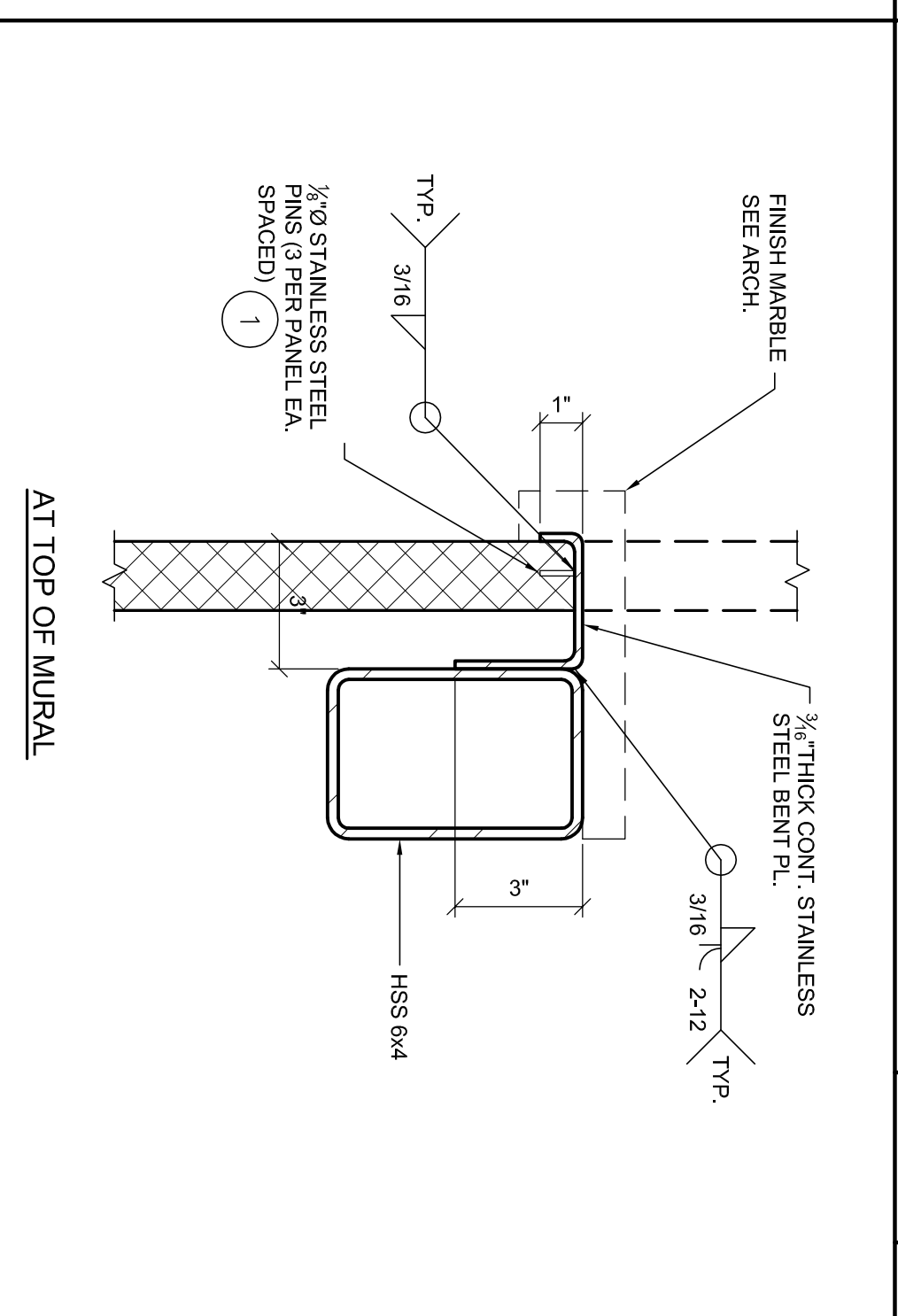
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PLAN VIEW

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

7



SECTION

SCALE: 3"=1'-0"

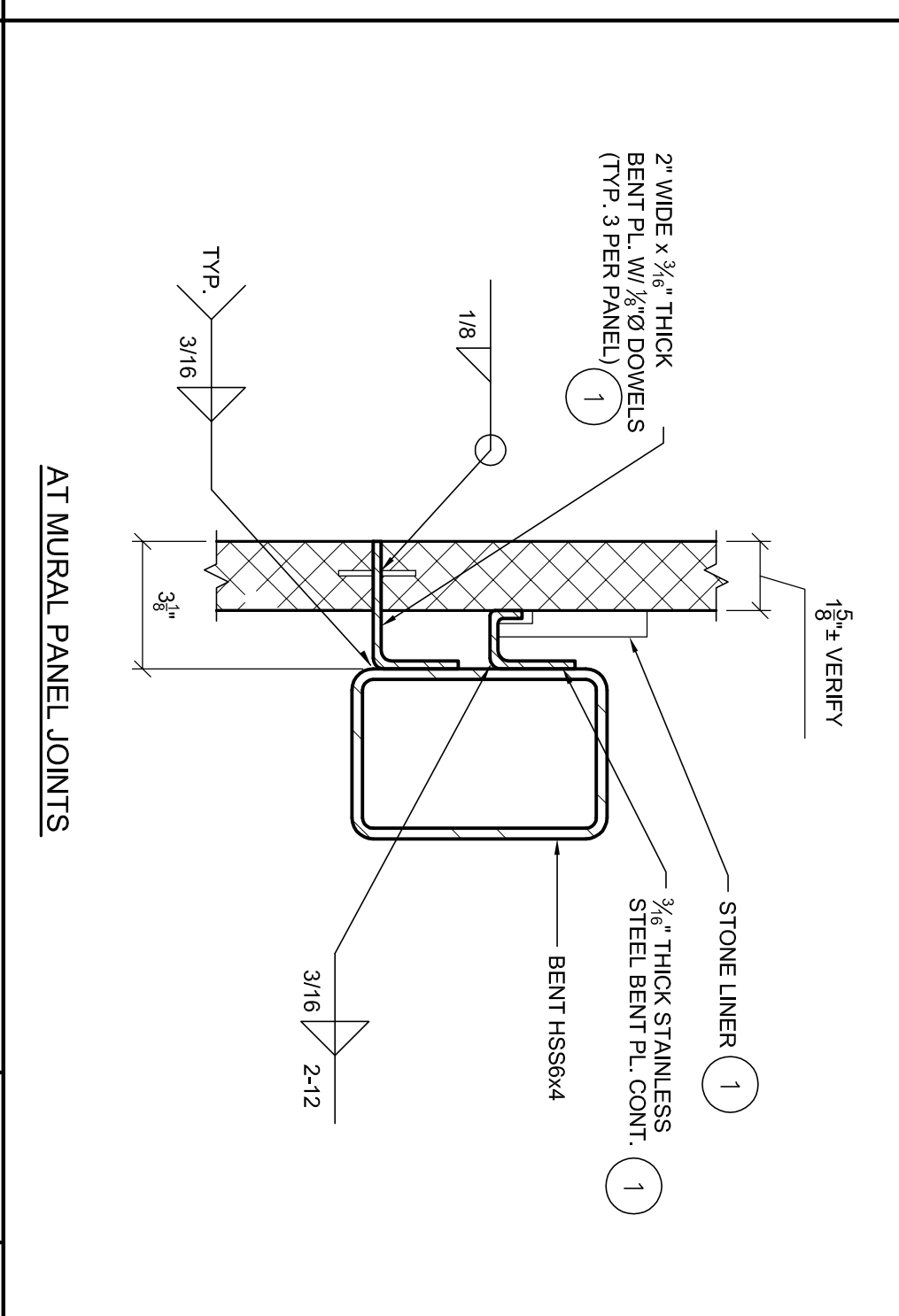
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PLAN VIEW

SCALE: 3"=1'-0"

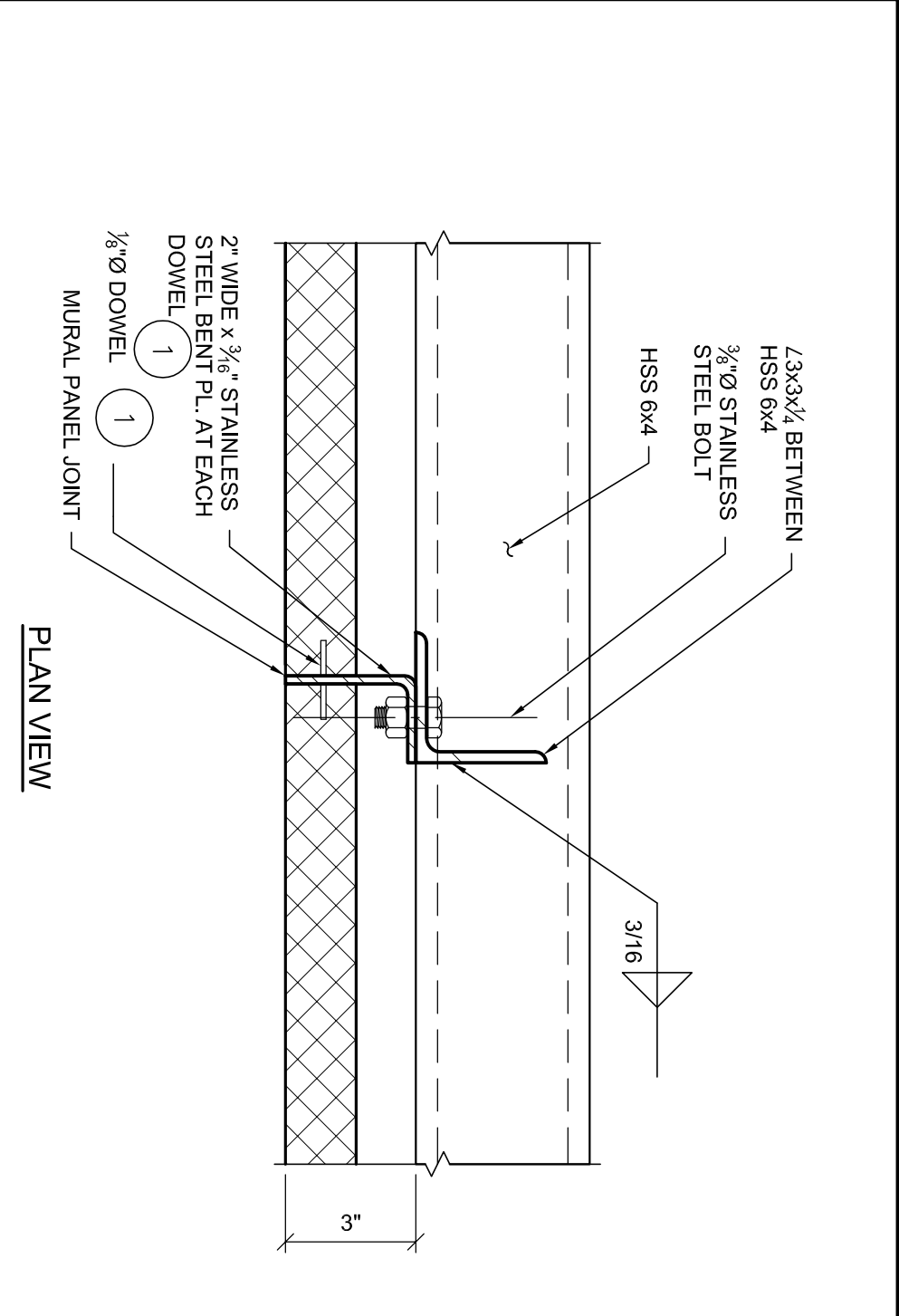
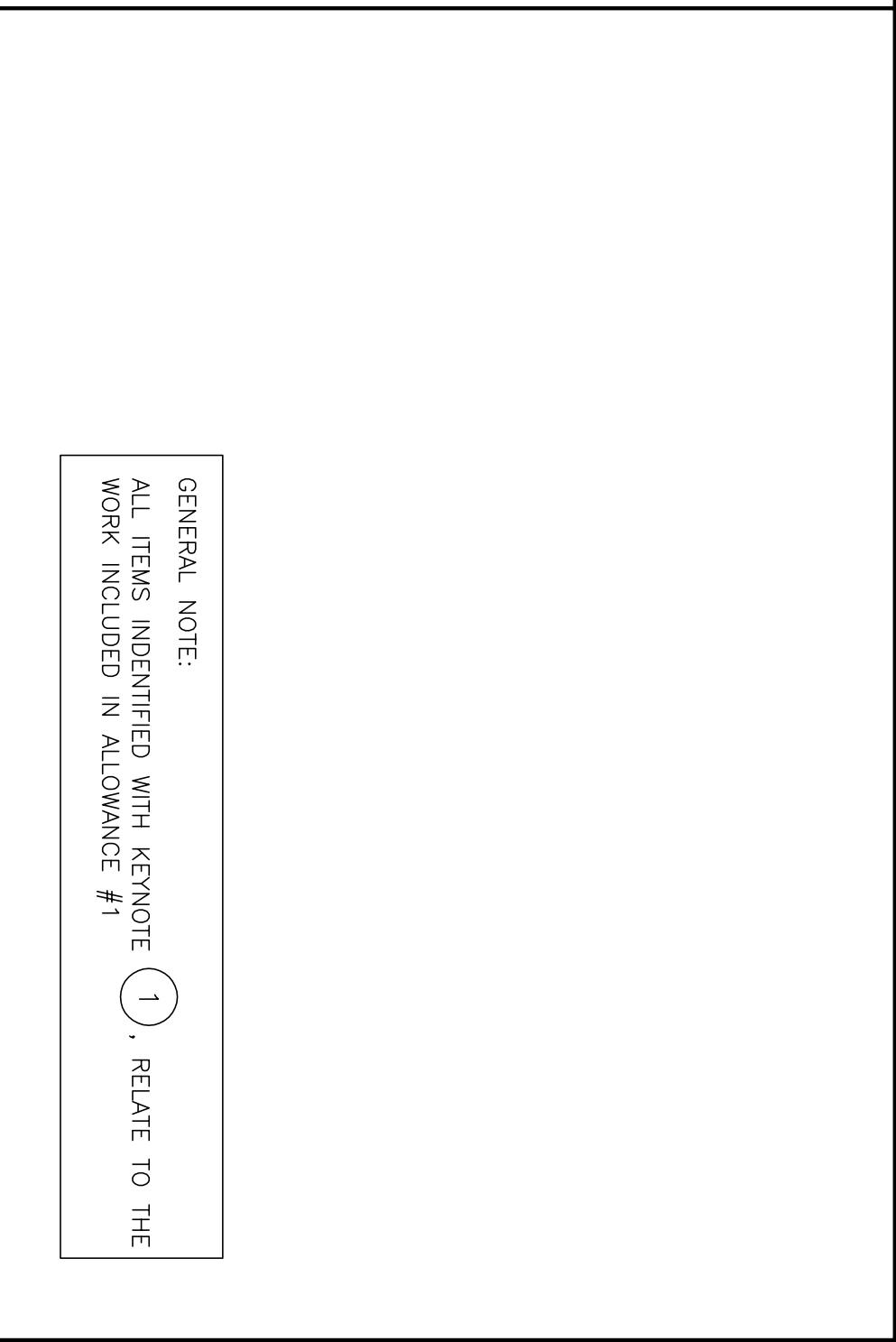
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SECTION

SCALE: 3"=1'-0"

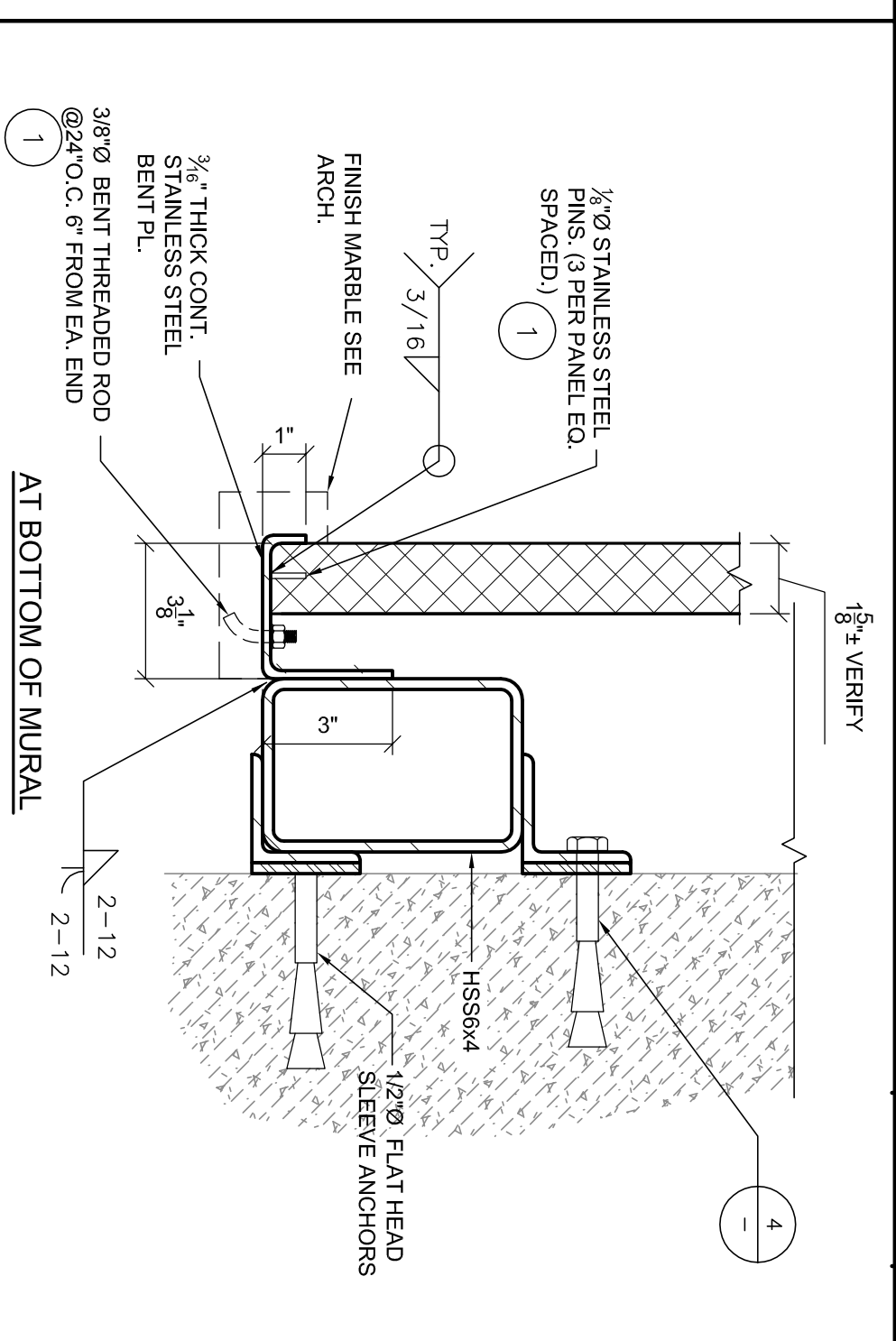
12



PLAN VIEW

SCALE: 3"=1'-0"

15



SECTION

SCALE: 3"=1'-0"

16

NOTE:
ACCEPTABLE TOLERANCE=
1/8" PER 10'-0"

BRANDOW & JOHNSTON, INC.
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DATE: 12/3/2013
FOR BRANDOW & JOHNSTON, INC.

REGISTERED PROFESSIONAL ENGINEER
No. 2150
Exp. 12/31/2015
STATE OF CALIFORNIA

No.	Date	By	Revision

Job No.	1105004
Submittal	
Issue Date	
Drawn By	JA
Checked By	IK

SECTIONS AND DETAILS

CITY OF BEVERLY HILLS
MURAL AT CIVIC CENTER - PARKING STRUCTURE

450 REXFORD DRIVE
BEVERLY HILLS, CA. 90210

S1.02

08/22/12