

**From:** Weinstein, Jeffrey

**Sent:** Friday, October 5, 2018 4:05 PM

**Subject:** Constructability Review, Alamitos Beach Concession Building

**Importance:** Low

1. Sheet G0.01- no Abbreviations, no Symbols Legend, no DSA General Requirements
2. G0.02- no Fire Protection Drawings (design-build?)
3. G0.01- no Code Analysis. Project Description, rather than a straight-forward summary with building purpose, square footage and heights is more a descriptive commentary on design solution.
4. G0.11- no General Notes, Energy Notes, and Signage Notes, Fire Notes v. Fire Resistive Construction Notes
5. G0.12- is there an "Application Matrix" from 2016 Green Building Standards Code required? Is this building to be LEED certified?
6. G0.30- see Conditions of Approval, note 40 (utilities), 44 (lighting), 45 (rooftop equipment screen), and 46 (trash receptacle)
7. Sheet C2- Construction Notes 68, 70-72 missing
8. C3- see Section E-E "periodic wall openings", contractor may submit RFI for recommended spacing
9. Sheet L1.00, L1.10 and L.1.20- show 'PA' for planter areas, but no abbreviation legend to confirm.
10. L1.10- shows A-B-C around play area on 3 sides, but does not reference sheet L1.40, which shows Modules A-B-C to be precast concrete bench details.
11. Sheet A0.20- where are the ten (10) EV parking spaces shown in detail E10 on A0.05, and indicated under 'Parking Analysis' on A0.20?
12. A0.30- no north arrow shown on site plan.
13. A0.31- A16 North Planter Wall Elevation, see note 'align' at glass balustrade, does not align; also Keynote 3 "See A5\_A0.33 for details", there is no detail A5 on sheet A0.33.
14. A0.33- no detail A5 shown
15. A0.35- are separate set of plans required to obtain trash enclosure permit?
16. A1.00- the bold dashed line indicating enlarged details appears incomplete, and there is a trapezoid superimposed over Building A

that appears (in error) to be the metal mechanical screen on the 2<sup>nd</sup> level (see sheet A1.11).

17. A1.10- see keynote 35, a railing may be required at rear deck?, enlarged detail A16/A1.30 dashed line incomplete, no dimensioning between grid lines.
18. A1.11- no slope for drainage shown at dining deck on second floor plan, no area drains, confirm plumbing drawings show area drains and proper slope. IT room and Shade Structure both have same room number 205. Wall schedule referenced on A6.00. See Note 12, re: A6.20 Finish Schedule, no paver info/details. See Notes 10 & 36, indicate appropriate detail used on sheet A5.07. K16 second floor roof plan shows future solar panels, recommend installing now not future due to access. No parapet wall detail reference at second floor plan. Note 10 references glass guardrail, note 36 references glass wall, but neither reference appropriate details on sheets A5.07.
19. A1.12- finish floor plan shows little or no additional information from previous sheets, appears incomplete (no finish flooring in staff room 107, machine room 106, stair 2 vestibule 108, stair 1 and 2 treads). Shade Structure on second floor plan, not attached to building A, should be separate drawing w/ details (see sheet A4.30). Stairs unfinished, no drainage shown, IT room not identified, provide detail reference for liquid roofing membrane, there is no parapet wall at second floor roof, no slope or area drains indicated, no gutter. It looks to me second level deck and roof will both flood when rains. TL-1 is floor tile, no raised platform details, no drainage underneath, both ground and second floor finish plans appear incomplete. Interior threshold detail 2 references detail 8 on sheet A5.03 which says "future floor finish by tenant", so no threshold shown between kitchen and café.
20. A1.20- shows floor drains in ADA and family restrooms only, does not identify room thru entry door D305-1, does not indicate whether men's and/or women's toilets, locates 2 drinking fountains alongside outdoor lavatory (2 wash sinks) alongside mop sink (hygienic?), no sheet number on call-out details, no sanitary napkin dispenser (T-19) in ADA toilet (detail C2) similar to detail A6 (family restroom), no area drains at rinse station, slope arrow

barely visible, no elevation showing height of concrete seating.  
Note 14 for pylon should indicate detail A16 on sheet A0.34.

21. A1.21- clerestory plan building B appears to conflict with prior floor plans with regard to shear walls and restroom doors, no clerestory shown on later building elevations.
22. A1.22- no legend indicated for PT-XX, no reference found for anti-graffiti coating on sheet A6.20, no product shown PT-4, CMU-3, WD-1 on sheet A6.20. CMU-1 (white) and CMU-2 (dark grey) shown on same exterior wall locations (conflict?), also possible conflict between PT-4 and CMU-3 on interior walls.
23. A1.23- curb plan, building B, show exterior wall section and reference type C- CMU walls (no detail number) on sheet A6.00.
24. A1.30- identify floor drain in staff room, identify small triangular room on right side of drawing, door clearance arrows to men's and women's restrooms are inconsistent.
25. A1.40- identify gas meter closet, electric switchboard closet, dimension order and pick-up windows, I assume dashed lines at rear deck outside switchboard closet are bi-fold doors in open position? (not shown at gas meters), opening at low wall outside ramp (114) to outdoor deck is not dimensioned. See bifold doors to gas meters, the wall supporting bifold doors are not aligned, column locations for both gas meter and electric switchboard closets may conflict with these door jambs, delete curved line at upper right side of drawing. Concession deck ramps (#111 and 112) not dimensioned, ramp #112 linework incomplete (no handrail).
26. A1.41- no dimensions between Shade Structure and Building A, second floor dimension plan does not show grid line 2, there does not appear to be any dimensioning between grid lines, unclear how angled wall is located. Room next door to Lounge is unidentified.
27. A1.50- no dimensions shown to locate drinking fountains, outdoor lavatory, and mop sink. No explanation for semi-circle indicating exterior entry door swings. No dimensions shown for concrete seating at rinse station.
28. A2.00- exterior elevations, sheet A1.10 references detail A16/ A2.00 south elevation, but detail elevation A16 is north elevation (not south as indicated). Detail E16 is also north elevation, not

south as indicated. Detail I16 at top of page indicates north elevation, but is really south elevation. Elevation detail I16 does not show ramp 113 (near Shade Structure) shown on first floor plan A1.10. Note 36 on sheet A1.11 (GL-1) should match Note 26 on sheet A2.00 (GL-2), they appear to be same glass panel.

29. A2.01- detail A16 East Elevation appears in reality to be west elevation, and detail E16 and I16 west elevations appear to really be east elevations.
30. A2.10- detail H10 SW (south) elevation building B shows different lavatory (4 faucets) from A1.20 floor plan Building B (2 faucets). This elevation also shows CMU-1 and CMU-2 on elevation but cannot determine extent from drawing. Detail D10 SW elevation is really SE (east) elevation. Detail A10 NW elevation should be titled north elevation. D16 W elevation appears to be elevation of interior perforated panel of restroom 302 looking west, although view shown is from exterior with metal panel screen above (east elevation). A16 SE elevation is really west elevation and does not show public lockers (note 21).
31. A3.00- A16 cross-section looking west, no ramp shown at rear deck (see sheet A1.10), I still believe glass railing may be needed at rear deck above concrete partial wall, ramp 114 shown on sheet A1.10 not indicated in cross-section, note 15 beyond at guardrail is incorrect (note 15 refers to concrete slab on grade), and please see detail A7/A0.33. This detail shows glass guardrail to be 2'-3" high, but note 1 on sheet A1.10 shows same guardrail to be 18" high. See G16 west cross-section at kitchen, label gas meter closet adjacent to stairs, and stairs show 5 risers to landing on section versus 4 risers on first floor plan A1.10.
32. A3.01- A16 longitudinal section looking north, first level, I do not see section cut at first level, sheet A1.10. There is an A16/A3.01 section on sheet A1.11 but is not thru first level, it is thru second level deck. The open railing at stair 1 [102] is not shown per code. I do not believe stair 2 [116] is shown correctly (stairs begin beyond kitchen [100] door). See note 36, please delete reference to sheet A1.22 (unrelated).
33. A3.10- detail G7, due to the larger scale, is cut off on top, and framing/blocking should be noted, in my opinion. There is no reference at building B section to enlarged detail G16, there is a

- reference to G16/A3.10 on sheet A1.21, but not correct location. See scupper on rental structure, normally scupper closed on top.
34. A3.11- see note 28 on A16 building B section, the single vertical line indicating where shear wall occurs is confusing.
  35. A3.20- detail A8 section through entry ramp, should be A11, as indicated on sheet A1.10 and A2.00.
  36. A3.21- detail A16 section at café through single swing door is referenced on sheet A2.00. This detail references note 15 “single swing door. See spec.” I don’t think it’s clear the storefront swings out like a garage door, and no reference sheet below detail. Detail A8 section at kitchen through transaction window is also referenced on sheet A2.00, but not below detail.
  37. A3.22- detail A16 kitchen section through stairs north, how do we keep rain from entering stairwell to level below? I still think representation of stair level where section cut is incorrect. Detail A8 section through door east does not show door (no note 10 shown).
  38. A3.23- note 3 shows exterior stucco adjacent to stairwell, but section detail A16 on sheet A1.11 looks to be cut thru glazing to allow natural light to penetrate into stairwell (open below).
  39. A4.00- stair section sheet lacks sufficient detail & notes, what is rectangular outline (railing?) under stairs, itemize or number general notes so consistent on all applicable sheets.
  40. A4.01- detail A16, label outline of rooftop mechanical equipment, show floor drain (indicated on sheet A1.10) and direction to slope concrete to drain. Detail C4 shows outline of second level mechanical screen and building enclosure without notes or explanation.
  41. A4.30- Shade Structure, where are the foundation details for this structure?
  42. A5.01- J7 Detail, what is this a detail/section of?, no scale (not “none”)
  43. A5.02- sheet blank except for single detail A6, indicate (metal?) pipe, font is tiny, not same as other details.
  44. A5.03- complete details I16 and F16, detail A8, see floor finish plan A1.12 not A112.
  45. A5.04- 2 incomplete details in upper left hand side of sheet (no reference), detail F4 also incomplete.

46. A5.05- confirm whether detail J5 concrete sink has 2 faucets as shown (also see detail A16/A1.20) or 4 faucets as indicated on detail H10/A2.10.
47. A5.08- detail E7 section, label 10" wide letters as shown on detail B/A6.33.
48. A5.09- detail H4 is incomplete.
49. A6.10- detail E2 may be too small to see (my review copy was 8-1/2" x 14"). G16 door schedule, define abbreviation "TNEMEC", and reorder PTD-PC-PL-PFR-PRO abbreviations in correct alphabetical order. See door G400-1 for trash enclosure, why is this labeled ELEC for room?
50. A6.20- finish schedule & legend, under Finish Legend insert product information for ACT-1 (and description), CMU-3, PT-4, WD-1, and ST-1. Under Room Finish Schedule, insert floor finish for Kitchen and Machine Room, both show "none". Under Restroom Accessories Schedule, some of the items printed out way too light to read (not black). Confirm appropriate locations for T-19.
51. A6.30- there is no signage for room names, i.e., label machine room, service, IT, gas meter closet, switchboard closet, etc. I think S12 sign should be located on same side of elevator door as S14 sign. Second level requires S12 signage.
52. A6.31- there is a sign at each right corner (top & bottom or north & south) of each building B (4 total) with no designation. Also, I see what looks like S20b at top (north) right corner of bathrooms, but I see no S20a designation on the building B signage plan. Confirm proper location (too far from building) of S21 at top left of rental building.
53. A6.32- see sign type S5 Men's Restroom is really Women's, also see signage schedule S22 mosaic pattern sign, perhaps a descriptive note is needed.
54. A7.00- I do not see a legend for fixture types, i.e., F2, F4, F4a, F8, F11, F12, etc., and no exit signs (despite shown on legend). Why does legend show finish ceiling material on Site Lighting Plan - East?
55. A7.01- same comments as 54. above, plus there is no site lighting shown in the vicinity of Building B Rental & Restrooms.

56. A7.10- in Cafñ 101 the ceiling shows “scrim”, but I have seen any drawing, notes or reference to specifications to describe this scrim. No note or legend describing overhead light fixtures F1, F3, F7, F9, F10, etc.
57. A7.11- identify structural steel supports at exterior mechanical room, no legend for lighting (F3, F10, F13, F15), what is dashed line outside mechanical room metal screen, is this related to F13 lighting?
58. A7.20- no legend for lighting (F1, F5, F9, F17), and ceiling finish ST-1 is undefined.
59. A7.40- do staff and machine rooms need more electrical outlets, is outlet needed in vestibule 115 for cleaning, is floor level outlet needed in restrooms for cleaning purposes.
60. A7.41- electrical outlets are needed in service room 203 and where 2 mop sinks are shown adjacent to lounge. I would locate additional outlet on right side of rear wall in lounge, this area could have multiple uses. Do any outlets need to be suspended from Shade Structure?
61. A7.50- additional electrical outlets needed in rental 303 building along west wall, add outlet on left (west) side of plumbing chase room 305 near mop sink.
62. No structural drawings included for Shade Structure (deferred submittal/separate permit). I did not see any structural and/or foundation drawings for trash/transformer enclosure (also deferred submittal/separate permit).
63. M3.0- continue horizontal outline for details B and C, perhaps rename detail “wood pipe supports” to “wood blocking pipe supports” (I thought the pipe was wood).
64. P2.0- also see note 30 on sheet A0.30, is there a concrete base/detail shown in drawings for grease interceptor located at rear of building A?, did not see in architectural or structural drawings.
65. P5.0- relocate (misprint) “scale: none” below Waste & Vent Riser Diagram, Building B; we used to say “NTS”.
66. E3.00- see notes from A7.40 & A7.41 above; do staff and machine rooms need more electrical outlets, is outlet needed in vestibule 115 for cleaning, is floor level outlet needed in restrooms for cleaning purposes? Electrical outlets are needed in service room 203 and where 2 mop sinks are shown adjacent to lounge. I

would locate additional outlet on right side of rear wall in lounge, this area could have multiple uses.

67. E4.00- is there sufficient lighting in stairwell #2? (Sheet A7.11 shows 2 exterior F11 lights on adjacent wall, also shown on this sheet.)

**Jeffrey Weinstein, RA**  
**Senior Project Manager**



**Vanir Construction Management, Inc.**

1024 Arizona Ave, Santa Monica, CA 90401

Direct: 213.265.0887

Cell: 805.798.0010

[jeffrey.weinstein@vanir.com](mailto:jeffrey.weinstein@vanir.com)

