

RESOLUTION NO. PC 14-25

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, APPROVING ENVIRONMENTAL ASSESSMENT NO. 3-25 AND SITE PLAN REVIEW #2-25 TO ALLOW THE ADDITION OF A 4,260 SQUARE-FOOT BUILDING FOR AN AUTO REPAIR FACILITY WITHIN AN EXISTING MOTOR VEHICLE DEALERSHIP, ON A 0.23-ACRE PROPERTY IN THE GENERAL COMMERCIAL (C-3) ZONE AT 15541 SOUTH WESTERN AVENUE AND FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15303 (CLASS 3 – NEW CONSTRUCTION OF SMALL STRUCTURES UNDER 10,000 SQUARE FEET IN AN URBANIZED AREA)

**15541 South Western Avenue
(APN: 4063-018-037)**

THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA, CALIFORNIA, DOES HEREBY FIND AND RESOLVE AS FOLLOWS:

SECTION 1. RECITALS

A. On February 28, 2025, Applicant, Gardena Honda, represented by Franz Nalenzy, submitted an application for a Site Plan Review (SPR) to allow the addition of a 4,260 square foot building for an auto repair facility within an existing motor vehicle dealership, on a 0.23 acre property (the “Project”) at 15541 South Western Avenue (the “Subject Property”); and

B. The General Plan Land Use designation of the Subject Property is Commercial, and the zoning is General Commercial (C-3); and

C. The Subject Property is bounded by South Western Avenue to the east and West Redondo Beach Boulevard to the south; and

D. On October 7, 2025, the Planning and Environmental Quality Commission held a duly noticed public hearing at which time it considered all the material and evidence presented by staff, the applicant, and the public, whether written or oral, and has considered the procedures and the standards required by the Gardena Municipal Code (GMC).

SECTION 2. SITE PLAN REVIEW #2-25 FINDINGS

Site Plan Review #2-25 to allow the addition of a 4,260 square foot building for an auto repair facility within an existing motor vehicle dealership per GMC Section 18.44.010.B, located in the C-3 zone, is hereby approved based on the following findings and is subject to the conditions attached hereto as Exhibit A and as shown on the plans presented to the Planning and Environmental Quality Commission on October 7, 2025, attached hereto as Exhibit B.

- 1. The physical location size, massing, setbacks, pedestrian orientation, and placement of proposed structures on the site and the location of proposed uses within the project are consistent with the applicable standards.**

The project involves the construction of a 4,260 sf building to accommodate the expansion of the vehicle service center within an existing motor vehicle dealership. The project complies with the requirements and development standards of the C-3 zone.

- 2. The development is consistent with the intent and general purpose of the general plan and provisions of this code.**

The proposed use is consistent with the City's General Plan. The project is consistent with the following General Plan Goals and Policies:

- Economic Development Plan Goal 1: Promote a growing and diverse business community that provides jobs, goods, and services for the local and regional market and maintains a sound tax base for the City.
 - Economic Development Plan Policy 1.7: Encourage diversification of businesses to support the local economy and provide a stable revenue stream.
- Land Use Goal 2: Develop and preserve high quality commercial centers and clean industrial uses that benefit the City's tax base, create jobs and provide a full range of services to the residents and businesses.
 - Land Use Policy 2.3: Encourage a balanced distribution of neighborhood commercial development throughout the City.
- Land Use Goal 3: Provide high quality, attractive and well-maintained commercial, industrial, and public environments that enhance the image and vitality of the City.
 - Land Use Policy 3.3: Attract commercial and industrial uses that minimize adverse impacts on surrounding land uses and are economically beneficial to the City in terms of revenue generation and employment opportunities.
 - Land Use Policy 3.4: Promote the development and preservation of attractive commercial and industrial development with ample landscape treatment, adequate parking and the full range of customer amenities.

- 3. The health and safety services (police and fire) and public infrastructure are sufficient to accommodate the new development.**

Police protection services in the City are provided by the Gardena Police Department (PD). Gardena PD operates out of the Civic Center located at 1718 West 162nd Street, located roughly 0.6 miles south of the project site. The project

site is already within the PD service area, and once operational, the project would continue to be served by the PD.

Fire protection and emergency medical response services in the City are provided by the Los Angeles County Fire Department (LACFD). The project site is served by Fire Station No. 158 at 1650 West 162nd Street, located approximately 0.6 miles south of the site. The project site is already within the LACFD service area, and once operational, would continue to be served by LACFD. Therefore, the City's current health and safety services and public infrastructure are sufficient to accommodate the new development.

The site is bounded by South Western Avenue to the east and West Redondo Beach Boulevard to the south. Both streets are designated as arterial roadways. Arterial roadways are the principal urban thoroughfares that provide a linkage between activity centers in the City to adjacent community and other parts of the region and provide intra-city mobility, with a typical right-of-way width of approximately 100 feet and are designated to move large volumes of traffic, typically in the range of 40,000 to 60,000 vehicle per day.

There are three (3) two-way driveways to access the property from South Western Avenue and one (1) two-way driveway to access the property from West Redondo Beach Boulevard. The northmost entrance off South Western Avenue leads into the parking structure where employees, patrons, and for-sale vehicles can park. The entrance to the south leads to patron parking and the existing auto repair/service facility. The southmost entrance on South Western Avenue and driveway fronting West Redondo Beach leads into the patron parking, show room, offices, and a parking lot the for-sale display vehicle.

4. The project is compatible with the surrounding sites and neighborhoods.

The site is bound by commercial land use and C-3 zoning designation on the north, east, and south directions, with adjacent land uses including other commercial plazas and establishments such as retail, restaurants, and offices. To the west, the properties are zoned as R-1 where single-family residential dwellings are located and complies with the minimum five (5) foot setback separation with a dividing wall to separate the residential from commercial use. Therefore, the project is compatible with the surrounding sites and neighborhoods.

5. **The project has been determined to be exempt from the California Environmental Quality Act or the appropriate environmental document has been completed and required findings have been made.**

As shown in the “Environmental Considerations”, the project is categorically exempt from the provisions of the California Environmental Quality Act Guidelines pursuant to Section 15303 (Class 3 – New Construction of Small Structures).

SECTION 3. CALIFORNIA ENVIRONMENTAL QUALITY ACT (EA #3-25)

The Project is exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to the following categorical exemption:

- A. Section 15303 Class 3, New Construction of Small Structures, which exempts construction and location of limited numbers of new, small facilities, or structures where in urban areas, up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive from the provisions of CEQA. The project consists of the construction of a new 4,260 square foot building for auto repair facilities ancillary to an existing motor vehicle dealership. The improvements to the site would be within the developed area of a commercial use property and would be consistent with the existing land use. The building is not located on any environmentally sensitive land, has all necessary utility connections in place, and is less than 10,000 square feet in floor area of new construction where it will not involve the use of significant amounts of hazardous substances.

The project is not subject to any of the exceptions to the exemptions under Section 15300.2 of the California Environmental Quality Act. The cumulative impact of constructing an accessory auto repair facility on an existing motor vehicle dealership property is not considered significant. The project is not located along any state-designated scenic highway nor within any designated hazardous waste site. The surface parking lot where the auto repair facility will be located is not considered as a significant historical structure by any governmental body. Staff do not expect any significant impacts or unusual circumstances related to the approval of this project.

- B. Staff are hereby directed to file a Notice of Exemption.

SECTION 4. APPEAL.

The approvals granted in this Resolution by the Commission may be appealed to the City Council within 10 calendar days from the date of adoption. All appeals must be in writing and filed with the City Clerk within this time period with the appropriate fee. Failure to file a timely written appeal will constitute a waiver of any right of appeal. The City Council may also call this matter for review within the same 10-day period.

SECTION 5. RECORD.

Each and every one of the findings and determinations in this Resolution is based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. All summaries of information in the findings which precede this section are based on the entire record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 6. CUSTODIAN OF RECORD.

The Custodian of Record for the proceedings relating to the Project is Greg Tsujiuchi, Community Development Director, City of Gardena, 1700 West 162nd Street, Gardena, California 90247. Mr. Tsujiuchi's email is gtsujiuchi@cityofgardena.org and his phone number is (310) 217-9530.

SECTION 7. EFFECTIVE DATE.

This Resolution shall take effect immediately.

SECTION 8. CERTIFICATION.

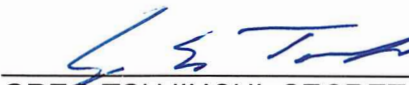
The Secretary shall certify the passage of this resolution.

PASSED, APPROVED, AND ADOPTED this 7th day of October 2025.



RONALD WRIGHT-SCHERR, CHAIR
PLANNING AND ENVIRONMENTAL
QUALITY COMMISSION

ATTEST:



GREG TSUJIUCHI, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Exhibits:

- Exhibit A – Conditions of Approval
- Exhibit B – Project Plans

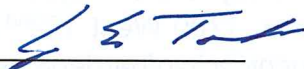
CERTIFICATION

I, Greg Tsujiuchi, Planning and Environmental Quality Commission Secretary of the City of Gardena, do hereby certify that the foregoing Resolution was duly adopted by the Planning and Environmental Quality Commission of the City of Gardena at a regular meeting thereof, held the 7th day of October 2025, by the following vote of the Planning and Environmental Quality Commission.

AYES: Wright-Scherr, Kanhan, Sherman, Henderson and Langley

NOES: None

ABSENT: None

Certification by: 

GREG TSUJIUCHI, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF GARDENA

**EXHIBIT A
CITY OF GARDENA**

CONDITIONS OF APPROVAL FOR SITE PLAN REVIEW #2-25

GENERAL CONDITIONS

- GC 1. The Applicant accepts all conditions of approval set forth in this document and shall sign the acknowledgment, prior to building permit issuance.
- GC 2. The Applicant shall comply with all written policies, resolutions, ordinances, and all applicable laws in effect at the time of approval. The conditions of approval shall supersede all conflicting notations, specifications, and dimensions which may be shown on the project development plans.
- GC 3. The architectural plans shall be in accordance with the plans approved by the Planning and Environmental Quality Commission and modified by these conditions of approval. The final completed project shall be in substantial compliance with the plans upon which the Commission based its decision on October 7, 2025, as modified by such decision. Deviations from the approved plans will require modification to the approved Site Plan Review #2-25.
- GC 4. The Applicant shall reimburse the City for all attorneys' and consultants' fees spent in processing the project application, including a review of all documents required by these conditions of approval prior to the issuance of a final building permit.
- GC 5. The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claims, actions or proceedings, damages, costs (including without limitation attorneys' fees), injuries, or liabilities against the City or its agents, officers, or employees arising out of the City's approval of the Notice of Exemption and Conditional Use Permit. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the Applicant of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Although the Applicant is the real party in interest in the action, the City may, at its sole discretion, participate in the defense of any action with the attorneys of its own choosing, but such participation shall not relieve the Applicant of any obligation under this condition, including the payment of attorneys' fees.
- GC 6. The costs and expenses of any enforcement activities, including, but not limited to attorney's fees, caused by the Applicant's violation of any condition imposed by this approval or any provision of the Gardena Municipal Code (GMC) shall be paid by the Applicant.

SITE PLAN REVIEW (SPR #2-25)

- SPR1. Site Plan Review #2-25 shall be utilized within a period not to exceed twelve (12) months from the date of approval unless an extension is granted in accordance with GMC Section 18.44.060. Utilization shall mean the issuance of a building permit by the Community Development Department.
- SPR2. The approved Resolution, including the Conditions of Approval and the signed acknowledgement of acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including revisions and the final working drawings.
- SPR3. The final completed project shall be in compliance with the plans and elevations upon which the Planning and Environmental Quality Commission based their decision. Minor modifications or alterations to the design, style, colors, material, and vegetation shall be subject to the review and approval of the Community Development Director.
- SPR4. The project shall maintain compliance with all off-street parking and loading regulations in accordance with GMC Section 18.40.
- SPR5. The Applicant shall ensure that all auto repair services shall be conducted within an enclosed building.
- SPR6. The Applicant shall ensure that no auto parts or tires shall be stored outdoors.
- SPR7. The Applicant shall ensure that any proposed signage shall meet the necessary requirements put forth by GMC Chapter 18.58.
- SPR8. The project shall comply with American Disability Act (ADA) requirements.
- SPR9. The Applicant shall comply with all provisions outlined in the City's Noise Ordinance as specified in GMC Chapter 8.36.
- SPR10. The Applicant shall be required to notify the City of any changes to the use of the facility.
- SPR11. In the event noise/traffic circulation nuisances or public safety issues are brought to the attention of the City, the Community Development Director can impose further conditions or restrictions on the operation activities on the site to ensure land use compatibility.
- SPR12. If the business operation results in excessive issues or complaints at any time, the Director of Community Development shall initiate a review of the SPR by the Planning and Environmental Quality Commission. The Commission shall

determine if additional restrictions, conditions, or physical changes are needed to address the issues or concerns.

- SPR13. The Site Plan Review may be revoked, amended or suspended by the Planning and Environmental Quality Commission under the provisions of GMC Section 18.44.070.

BUILDING AND SAFETY DIVISION

- BS1. The Applicant shall comply with all applicable portions of the most current California Building Standards Code (Title 24, California Code of Regulations) in effect at the time of permit application.
- BS2. The Applicant shall obtain separate Building Division including permits for Demolition, Grading, Building, Landscaping, Site Lighting, Trash Enclosure and Fences and Walls if required.
- BS3. The Applicant shall comply with all conditions set forth by other departments and agencies, including but not limited to: Gardena Planning, Gardena Public Works, and Los Angeles County Fire Department.
- BS4. The Applicant shall comply with the latest adopted Los Angeles County Fire Code and Fire Department requirements, as applicable.
- BS5. The Applicant shall demonstrate that coverages has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing shall be provided to the Chief Building Official and the City Engineer. Projects subject to this requirement shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). A copy of the SWPPP shall be kept at the project site and be available for review on request. Best Management Practices shall be used during construction to prevent construction materials and soil from entering the storm drain.
- BS6. The Applicant shall submit a Final Priority WQMP to the Building Division for review and approval. This plan shall be in conformance with all current NPDES requirements. The WQMP must implement Low Impact Development (LID) principles such that projects infiltrate, harvest, re-use, evaporation, or bio-treat storm water runoff. Sheet flowing stormwater, without filtering, is no longer acceptable.
- BS7. Prior to demolition activities, an asbestos survey shall be conducted by an Asbestos Hazard Emergency Response Act (AHERA) and California Division of Occupational Safety and Health (Cal/OSHA) certified inspector to determine the presence or absence of asbestos containing materials (ACMs).
- BS8. A grading plan shall be submitted by the Applicant/developer to the Building

- Official for review and approval. Grading shall be in substantial conformance with the proposed project plans.
- BS9. The Applicant shall provide complete hydrology and hydraulic study prepared by a qualified engineer, and comply with the recommendations of the engineer, to the satisfaction of the Building Official.
- BS10. The Applicant shall submit a Final Geotechnical Investigation for City review/approval and comply with its recommendations and any revisions deemed necessary by the City's Building Official. The Gardena Building Services Division will review construction plans to verify compliance with standard engineering practices, the GMC/CBSC, and the Geotechnical Investigation's recommendations.
- BS11. The Applicant shall prepare construction and demolition (C&D) waste recycling plans for review and approval by the Building Division. The Applicant shall enroll in the city's waste diversion program.
- BS12. The Applicant shall post procedures and phone numbers at the construction site for notifying the City, local Police Department, and construction contractor (during regular construction hours and off- hours), along with permitted construction days and hours, complaint procedures, and who to notify in the event of a problem.
- BS13. The Applicant shall notify neighbors and occupants within 300 feet of the project construction area at least 30 days in advance of anticipated times when noise levels are expected to exceed limits established in the noise element of the general plan or noise ordinance.
- BS14. The Applicant shall designate an on-site construction complaint and enforcement manager for the project.
- BS15. The Applicant shall ensure that all construction equipment is properly maintained per manufacturers' specifications and fitted with the best available noise suppression devices (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds silencers, wraps). All intake and exhaust ports on power equipment shall be muffled or shielded.
- BS16. Prior to commencement of work, the contractor/developer shall schedule a pre-job meeting with the City's building inspectors to minimize construction noise levels, including sound-reduction equipment as deemed necessary by the City. Prior to the issuance of demolition or construction permits, the contractor/developer shall prepare and implement a construction management plan, approved by the City, which includes procedures to minimize off-site transportation of heavy construction equipment.

END LIST OF THE CONDITIONS OF APPROVAL

Gardena Honda, by and through its representative, certifies that he/she/they/it has read, understood, and agrees to the Project Conditions listed herein.

Gardena Honda, by and through its representative

_____	_____
By	Date
Title: _____	

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	GENERAL
T1.0	TITLE SHEET & PROJECT DATA
	ARCHITECTURAL
A0.1	SITE DEMOLITION PLAN
A1.0	SITE PLAN
A1.1	EXISTING PARKING STRUCTURE CONFIGURATION
A2.0	FLOOR PLAN & ROOF PLAN
A3.0	ELEVATIONS
A4.0	SECTIONS
A5.0	REFLECTED CEILING PLAN

OWNER WILSON AUTOMOTIVE GROUP 1400 NORTH TUSTIN AVENUE ORANGE, CA 92668		
BUILDING ADDRESS GARDENA HONDA 15541 SOUTH WESTERN AVENUE GARDENA, CA 90249		
A.P.N. 4063-018-031, 4063-018-032, 4063-018-033, 4063-018-034		
JURISDICTION CITY OF GARDENA 1700 WEST 162ND STREET GARDENA, CA, 90247		
BUILDING CODE 2022 CBC, CPC, CMC, CFC, & CEC, 2022 CALIFORNIA ENERGY CODE & 2022 CALIFORNIA GREEN CODE		
OCCUPANCY S-1 OCCUPANCY - STORAGE / SERVICE GARAGE		
CONSTRUCTION TYPE V-B SPRINKLERED		
ALLOWABLE HEIGHT S-1 OCCUPANCY -60 FEET		
ACTUAL HEIGHT -22'-0"		
ALLOWABLE STORIES S-1 OCCUPANCY -2 STORIES		
ACTUAL STORIES -1 STORY		
BASIC ALLOWABLE AREA (CBC TABLE 506.2) S-1 OCCUPANCY -36,000 SF		
BUILDING AREA		
FIRST FLOOR:	S-1 OCCUPANCY (SERVICE) S-1 OCCUPANCY (STORAGE)	4,036 SF 224 SF
	TOTAL FIRST FLOOR	4,260 SF

PROJECT DATA

PARKING CALCULATIONS

REQUIRED	
CUSTOMER	74 SPACES REQUIRED PER CONDITIONS OF APPROVAL SITE REVIEW #7-90 ITEM #15
	10 SPACES REQUIRED PER CONDITIONS OF APPROVAL SITE REVIEW #7-90 ITEM #10
EMPLOYEE	155 EMPLOYEE / 2 = 78 EMPLOYEE SPACES REQUIRED (1 SPACE FOR EVERY TWO EMPLOYEES)
	TOTAL REQUIRED 162 SPACES
PROVIDED	
CUSTOMER	85 SPACES INCLUDES 6 ACCESSIBLE SPACES (85 ON GRADE)
EMPLOYEE	78 SPACES (16 ON GRADE & 62 IN PARKING STRUCTURE)
	TOTAL PROVIDED: 163 SPACES

PARKING	
DISPLAY CARS	99 (ON GRADE)
CUSTOMER PARKING	85 (ON GRADE)
SERVICE PARKING	35 (ON GRADE)
EMPLOYEE EMPLOYEE	15 (ON GRADE)
SERVICE STALLS	63 (PARKING STRUCTURE)
STORAGE / INVENTORY	42 (ON GRADE)
STORAGE / INVENTORY	50 (BUILDING 2ND FLOOR)
STORAGE / INVENTORY	50 (BUILDING 3RD FLOOR)
STORAGE / INVENTORY	50 (BUILDING 4TH FLOOR)
STORAGE / INVENTORY	16 (BUILDING 5TH FLOOR)

*TOTAL

505

*INCLUDES SERVICE STALLS

PARKING ANALYSIS

SCOPE OF WORK

CONTRACTOR
SAUERS LOPEZ CONST., INC.
26072 MERIT CIRCLE #112
LAGUNA HILLS CA 92653

PROPERTY OWNER
WILSON AUTOMOTIVE GROUP
1400 NORTH TUSTIN AVE
ORANGE, CA 92668

ARCHITECT
STUDIO IV ARCHITECTS
25691 ATLANTIC OCEAN DRIVE, SUITE B-12
LAKE FOREST CA. 92630
PHONE (949) 598-9544
FAX (949) 598-0054
MR. FRANZ NALEZNY
E-MAIL: FN.S4@LIVE.COM

CLIENT
GARDENA HONDA
15541 SOUTH WESTERN AVENUE
GARDENA, CA 90249

- ADD NEW 4,260 S.F., 1 STORY SERVICE BUILDING
- REVISE PARKING LAYOUT ADJACENT TO NEW BUILDING TO MEET CITY STANDARDS, IMPROVE CIRCULATION AND TO ADD AN ACCESSIBLE PATH OF TRAVEL FROM THE PUBLIC WAY TO THE NEW BUILDING

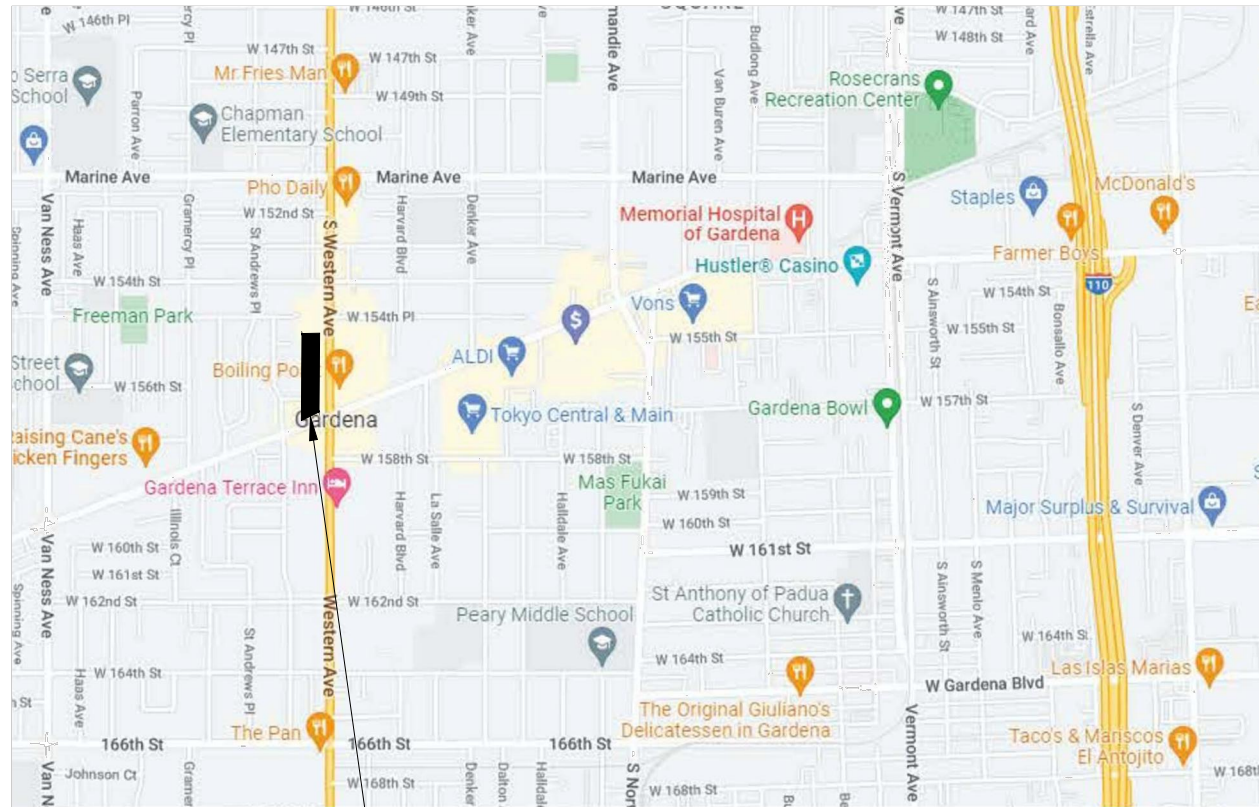
CLIENT / CONTRACTOR / REP.

Building and Safety Conditions:

- BS1. The applicant shall comply with all applicable portions of the most current California Building Standards Code (Title 24, California Code of Regulations) in effect at the time of permit application.
- BS2. The applicant shall obtain separate Building Division including permits for Demolition, Grading, Building, Landscaping, Site Lighting, Trash Enclosure and Fences and Walls if required.
- BS3. The applicant shall comply with all conditions set forth by other departments and agencies, including but not limited to: Gardena Planning, Gardena Public Works, and Los Angeles County Fire Department.
- BS4. The applicant shall comply with the latest adopted Los Angeles County Fire Code and Fire Department requirements, as applicable.
- BS5. The applicant shall demonstrate that coverages has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing shall be provided to the Chief Building Official and the City Engineer. Projects subject to this requirement shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). A copy of the SWPPP shall be kept at the project site and be available for review on request. Best Management Practices shall be used during construction to prevent construction materials and soil from entering the storm drain.
- BS6. The applicant shall submit a Final Priority WQMP to the Building Division for review and approval. This plan shall be in conformance with all current NPDES requirements. The WQMP must implement Low Impact Development (LID) principles such that projects infiltrate, harvest, re-use, evaporation, or bio-treat storm water runoff. Sheet flowing stormwater, without filtering, is no longer acceptable.
- BS7. Prior to demolition activities, an asbestos survey shall be conducted by an Asbestos Hazard Emergency Response Act (AHERA) and California Division of Occupational Safety and Health (Cal/OSHA) certified inspector to determine the presence or absence of asbestos containing materials (ACMs).
- BS8. A grading plan shall be submitted by the applicant/developer to the Building Official for review and approval. Grading shall be in substantial conformance with the proposed project plans.
- BS9. The applicant shall provide complete hydrology and hydraulic study prepared by a qualified engineer, and comply with the recommendations of the engineer, to the satisfaction of the Building Official.
- BS10. The applicant shall submit a Final Geotechnical Investigation for City review/approval and comply with its recommendations and any revisions deemed necessary by the City's Building Official. The Gardena Building Services Division will review construction plans to verify compliance with standard engineering practices, the GMC/CBSC, and the Geotechnical Investigation's recommendations.
- BS11. The applicant shall prepare construction and demolition (C&D) waste recycling plans for review and approval by the Building Division. The applicant shall enroll in the city's waste diversion program.

BUILDING AND SAFETY CONDITIONS

- BS12. The applicant shall post procedures and phone numbers at the construction site for notifying the City, local Police Department, and construction contractor (during regular construction hours and off- hours), along with permitted construction days and hours, complaint procedures, and who to notify in the event of a problem.
- BS13. The applicant shall notify neighbors and occupants within 300 feet of the project construction area at least 30 days in advance of anticipated times when noise levels are expected to exceed limits established in the noise element of the general plan or noise ordinance.
- BS14. The applicant shall designate an on-site construction complaint and enforcement manager for the project.
- BS15. The applicant shall ensure that all construction equipment is properly maintained per manufacturers' specifications and fitted with the best available noise suppression devices (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds silencers, wraps). All intake and exhaust ports on power equipment shall be muffled or shielded.
- BS16. Prior to commencement of work, the contractor/developer shall schedule a pre-job meeting with the City's building inspectors to minimize construction noise levels, including sound-reduction equipment as deemed necessary by the City. Prior to the issuance of demolition or construction permits, the contractor/developer shall prepare and implement a construction management plan, approved by the City, which includes procedures to minimize off-site transportation of heavy construction equipment.
- BS17. Grading and construction activities on the project site shall adhere to the requirements of Chapter 8.36 of the Gardena Municipal Code, which limits construction activities to the hours of 7 a.m. to 6 p.m., Monday through Friday, and 9 a.m. to 6 p.m. on Saturdays. Construction activities on Sundays and public holidays are strictly prohibited.



PROJECT LOCATION

VICINITY MAP

NOT TO SCALE

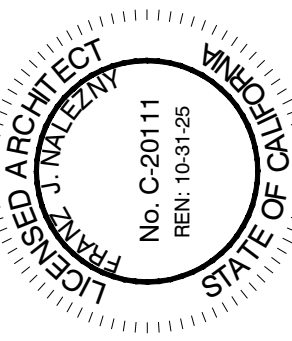


GARDENA
HONDA

NEW SERVICE BUILDING

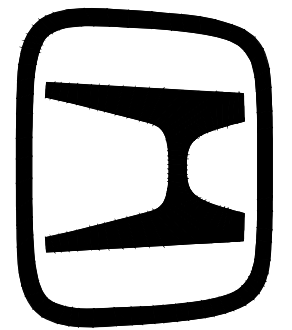
15541 SOUTH WESTERN AVENUE
GARDENA, CA 90249

STUDIO
IV
INCORPORATED
25691 ATLANTIC OCEAN DRIVE, SUITE B12
LAKE FOREST CA 92630
Ph: (949) 598-9544
Fax: (949) 598-0054
Franz J. Nalezny - Architect - C 2011



Revision:

NOT FOR CONSTRUCTION
THESE PLANS ARE CURRENTLY UNDER REVIEW. REVIEW AND REVISIONS ARE BEING MADE TO THE PLANS. CONSULT WITH THE ARCHITECT FOR ANY REVISIONS. CONTRACTOR IS RESPONSIBLE FOR THE ACCURACY OF THE PLANS.



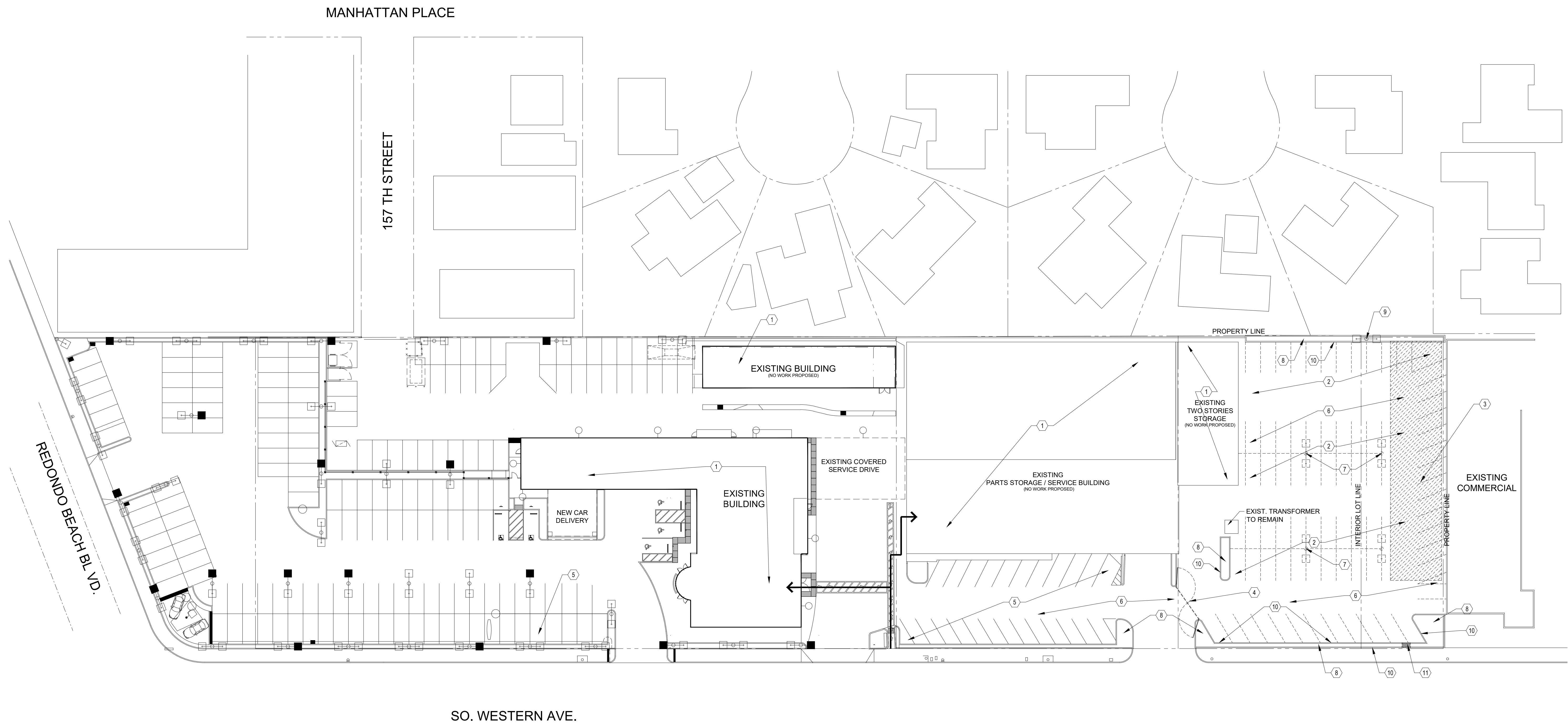
SLCI
SAUERS LOPEZ CONSTRUCTION, INC.
26072 MERIT CIRCLE #112
LAGUNA HILLS CA 92653
Phone: 949-362-0799
Fax: 949-362-0593
Contractor's Lic. No. 72995

GARDENA HONDA - SERVICE BUILDING
15541 SOUTH WESTERN AVENUE
GARDENA, CA 90249

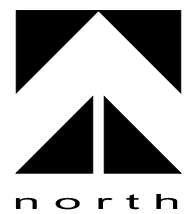
Project: GH-SB
Drawn: GH-SB
Checked: GH-SB
Approved: GH-SB-T1-0
File: 05-07-25
Date: NONE
Scale: NONE

Sheet No:
T1.0
of
Rev No:
Plot Date: 05-07-25

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- 1 EXISTING BUILDING TO REMAIN - NO WORK PROPOSED
- 2 REMOVE EXISTING PARKING STRIPING THIS AREA FOR NEW LAYOUT
- 3 REMOVE EXISTING PAVING THIS ARE FOR NEW CONSTRUCTION
- 4 EXISTING VEHICLE GATES TO REMAIN
- 5 EXISTING PARKING STRIPING THIS AREA TO REMAIN
- 6 EXISTING AC PAVING TO REMAIN
- 7 REMOVE EXISTING POLE MOUNTED LIGHT FIXTURE
- 8 EXISTING PLANTER / LANDSCAPING TO REMAIN
- 9 EXISTING POLE MOUNTED LIGHT FIXTURE TO REMAIN
- 10 EXISTING CURB TO REMAIN
- 11 REMOVE EXISTING CURB & PLANTER THIS AREA FOR NEW CONSTRUCTION



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2569 ATLANTIC OCEAN DRIVE, SUITE B-12
LAKE FOREST, CA 92630
Ph: (949) 598-9544
Fax: (949) 598-0054
Franz J. Nalazy - Architect - C 2011

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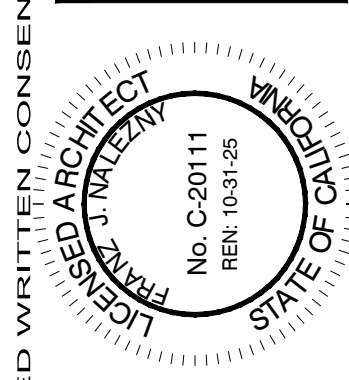
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PHONE: 949-562-0766
FAX: 949-562-0593
CONTRACTOR L.P. NO. 759876

GARDENA HONDA - SERVICE BUILDING
15541 SOUTH WESTERN AVENUE
GARDENA, CA 90249

Project: GH-SB
Drawn: GH-SB-A-0
Checked: GH-SB-A-0
Approved: GH-SB-A-0
Date: 05-07-25
Scale: 1"=30'-0"

Sheet No: A01
of
Rev No:
Plot Date: 05-07-25



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REVISION:

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PHONE: 949-362-0756
FAX: 949-362-0756
CORPORATE & LIC. NO. 726916

GARDENA HONDA - SERVICE BUILDING
15541 SOUTH WESTERN AVENUE
GARDENA, CA 90249

Project: GH-SB
Drawn: GH-SB
Checked: GH-SB
Approved: GH-SB-A1.0
Date: 05-07-23
Scale: 1/30"=1'-0"

Sheet No:
A1.0
Rev No:
Plot Date: 05-07-23

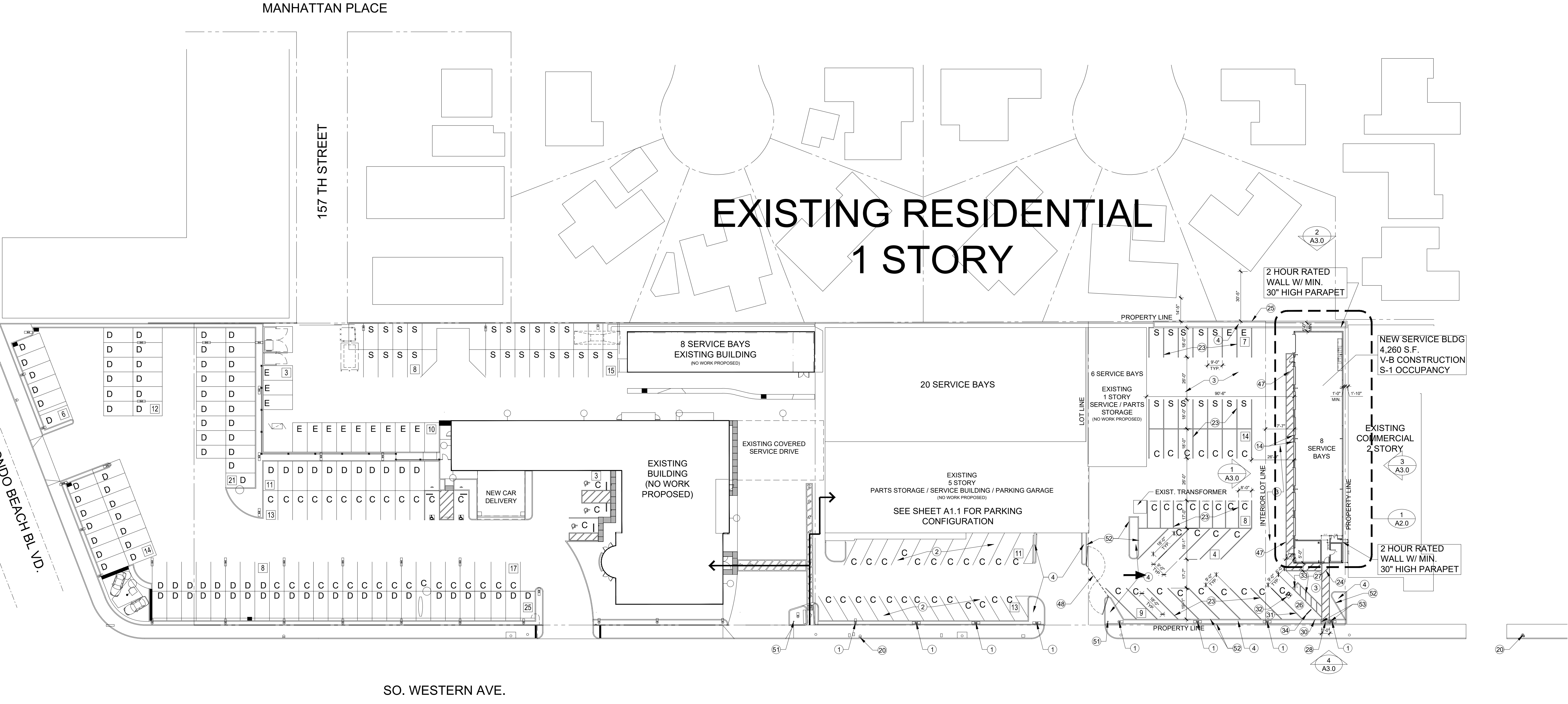
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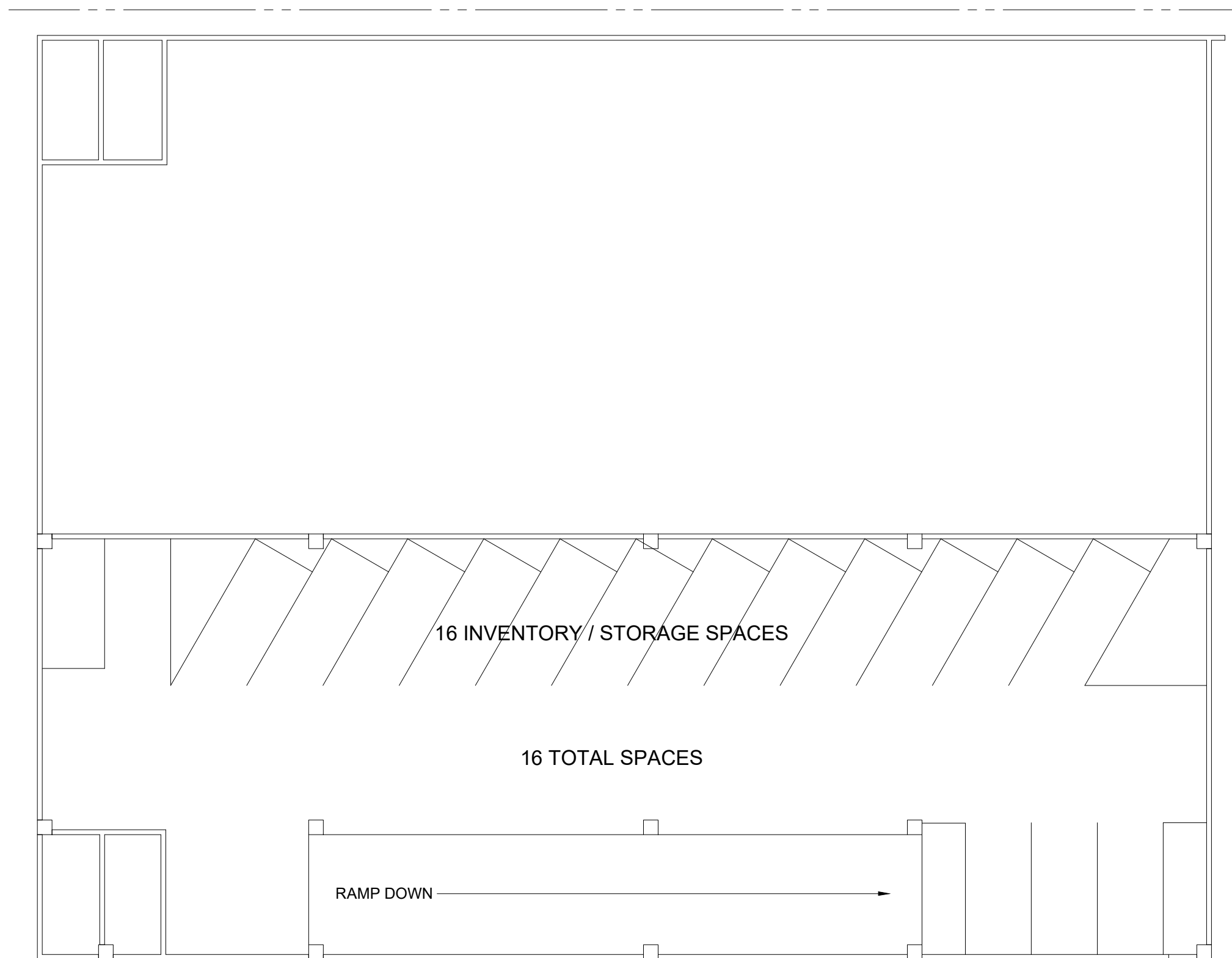
- C CUSTOMER PARKING SPACE
E EMPLOYEE PARKING SPACE
D DISPLAY VEHICLE SPACE
S SERVICE PARKING SPACE
I INVENTORY / STORAGE SPACE

PARKING SPACE LEGEND

FIRE DEPARTMENT NOTES

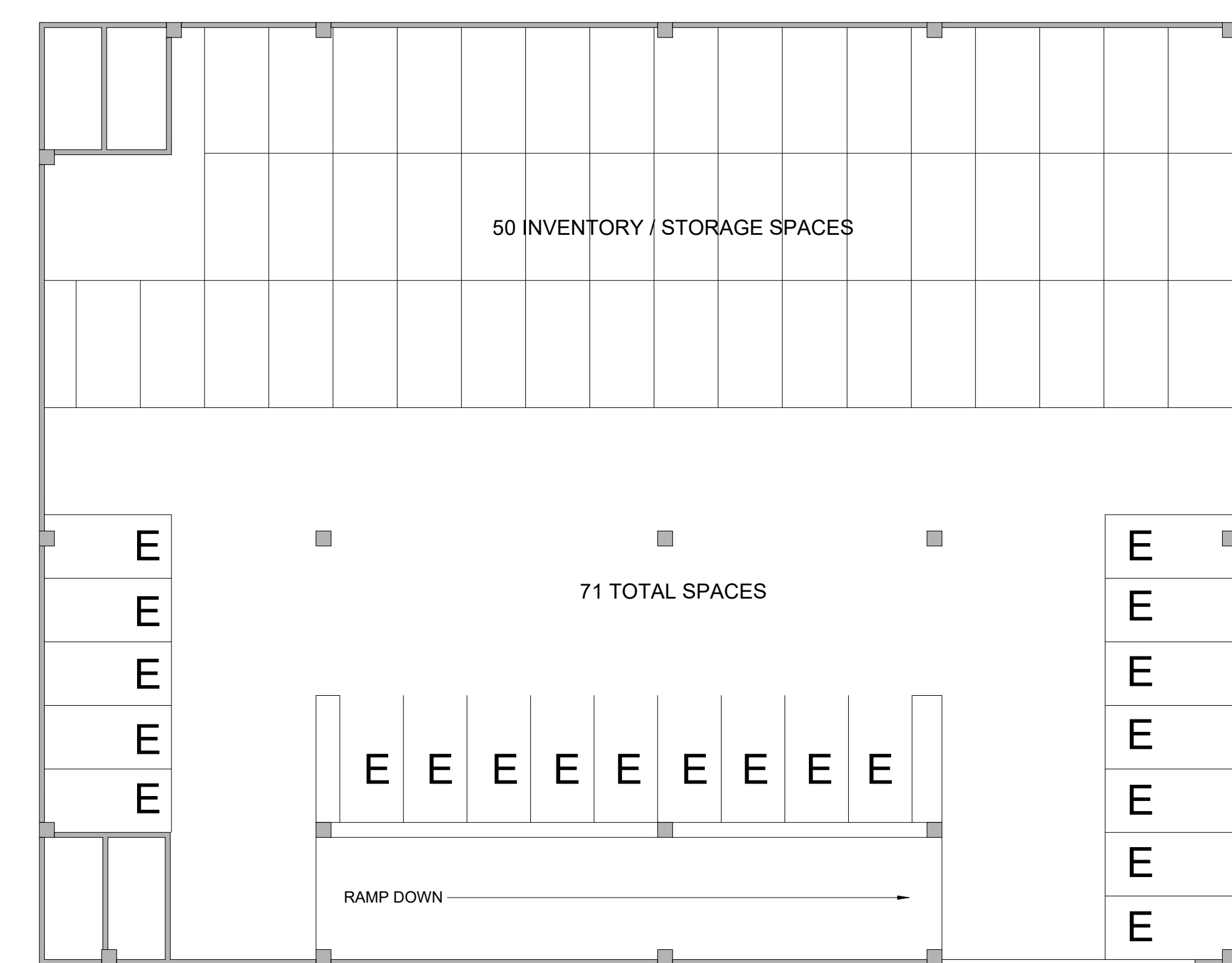
- EXISTING POLE MOUNTED LIGHT TO REMAIN
- EXISTING PARKING LOT STRIPING TO REMAIN
- EXISTING AC PAVING TO REMAIN
- EXISTING PLANTER / LANDSCAPING TO REMAIN
- PEMB STRUCTURE BY DESIGN / BUILD CONTRACTOR - PAINTED WHITE WHERE EXPOSED ON INTERIOR
- R-30 MIN. SMOOTH, PRE-FINISHED INSULATED METAL PANEL WALL SYSTEM BY AWIP, KINGSPAN OR APPROVED EQUIVALENT OVER Z GIRTS BY PEMB CONTRACTOR
- 60 MIL SINGLE PLY TPO ROOF W/ 20 YEAR MFR WARRANTY W/ CLASS A RATING, WHITE COOL ROOF BY CARLISLE OR EQUAL
- AUTO EQUIPMENT BY OWNER - UNDER SEPARATE PERMIT
- 6" METAL STUD WALL AT 16" O.C. FULL HEIGHT TO STRUCTURE ABOVE W/ 5/8" TYPE 'X' GYPSUM BD. 5/8" TYPE 'X' WATER RESISTANT GYPSUM BD. AT RESTROOMS) EACH SIDE FULL HEIGHT W/ LEVEL 5 FINISH AT ALL EXPOSED SURFACES
- NEW COILING OVERHEAD DOOR
- ROOF ACCESS LADDER W/ SAFETY POST
- ROOF HATCH - BILCO MODEL #E-20 TYPE W/ LADDER UP SAFETY POST & ROOF HATCH RAILING SYSTEM OR EQUAL
- 24 GA. GALV. SHEET METAL CAP FLASHING - PAINTED TO MATCH WALL BELOW
- 4" DIA. CONC. FILLED STEEL PROTECTION BOLLARDS, 36" HIGH - PAINTED - SEE DETAIL 18/AD.1
- ACCESSIBLE ENTRANCE SIGN - SEE 4/GN.2
- 8" HIGH X 8" WIDE THROUGH PARAPET SCUPPER
- 24 GA. GALV. METAL GUTTER W/ SINGLE PLY ROOFING OVER
- 12" WIDE X 8" HIGH X 8" DEEP DOWNSPOUT LEADER
- 6" SQ. 24 GA. GALV. METAL DOWNSPOUT - PAINTED
- EXISTING FIRE HYDRANT
- LOCATION FOR STREET ADDRESS - 12" HIGH NUMERALS - COLOR TO CONTRAST WITH BACKGROUND - SEE DETAIL 17/AD.1
- SERVICE SINK - SEE PLUMBING DRAWINGS
- NEW 4" WIDE PAINTED PARKING SPACE STRIPING PER CITY STANDARDS
- NEW PAINTED ACCESSIBLE PATH OF TRAVEL FROM PUBLIC RIGHT OF WAY - 4'-0" MIN. WIDTH, 2% MAX. CROSS SLOPE AND MAX. 5% SLOPE IN DIRECTION OF TRAVEL - SEE DETAIL 24/GN.2
- EXISTING 7'-0" HIGH CMU FENCE W/ 3/2" HIGH WROUGHT IRON EXTENSION
- NEW ACCESSIBLE PARKING SPACE - SEE 5/GN.2
- NEW 5'-0" WIDE ACCESSIBLE ACCESS AISLE - SEE 5/GN.2
- NEW TRUNCATED DOME DETECTABLE WARNING SURFACE - SEE 12 & 23/GN.2
- 8" WIDE CONCRETE BLOCK WALL - SEE STRUCTURAL DRAWINGS
- NEW ACCESSIBLE PARKING STALL SIGNAGE - SEE 5 & 10/GN.2
- 4" WIDE BLUE PAINTED PARKING SPACE STRIPING
- PAINTED INTERNATIONAL ACCESSIBILITY SYMBOL - SEE 5 & 10/GN.2
- 12" HIGH WHITE PAINTED LETTERING - SEE 5/GN.2
- NEW 6" H X 6" W X 48" L PRECAST CONCRETE WHEEL STOP
- LINE OF ROOF BEYOND
- MIN. 48" HIGH FRP WAINSCOT - PROVIDE MANUFACTURER'S TRIM AT EXPOSED EDGES, CORNERS AND JOINTS
- LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
- NEW CONCRETE SLAB - SEE STRUCTURAL DRAWINGS
- GYPSUM BOARD SOFFIT / CEILING
- LIGHT GAUGE METAL CEILING JOISTS @ 16" O.C.
- 3/8" METAL STUDS @ 16" O.C. TO 8'-0" HIGH CEILING W/ 5/8" TYPE 'X' WATER-RESISTANT GYPSUM BOARD ON RESTROOM SIDE W/ LEVEL 5 FINISH @ ALL EXPOSED SURFACES
- 6" METAL STUDS @ 16" O.C. TO 8'-0" HIGH CEILING W/ 5/8" TYPE 'X' WATER-RESISTANT GYPSUM BOARD ON RESTROOM SIDE W/ LEVEL 5 FINISH @ ALL EXPOSED SURFACES
- SURFACE MOUNTED PORTABLE FIRE EXTINGUISHER - SEE NOTE #2 UNDER FIRE DEPT. NOTES SHEET A1.0 AND SEE FIRE EXTINGUISHER NOTES SHEET A2.0
- METAL DOOR LOUVER VENT - SEE MECHANICAL DRAWINGS
- THROUGH WALL LOUVER VENT W/ PEST SCREEN AND SECURITY BARS - SEE MECHANICAL DRAWINGS FOR SIZE
- Mechanical Unit - SEE MECHANICAL DRAWINGS
- 5'-0" MIN. WIDTH FIREFIGHTER ACCESS PATH OF TRAVEL DELINEATED BY 4'-0" WIDE STRIPING W/ MAXIMUM CROSS SLOPE OF 2%
- EXISTING DRIVEWAY GATE TO REMAIN
- 30" MIN. PARAPET
- TRENCH DRAIN (SLOPE TO DRAIN) W/ TRAFFIC RATED & ACCESSIBLE / ADA COMPLIANT GRATE - SEE PLUMBING DRAWINGS
- NEW SITE ACCESSIBILITY SIGN - SEE 10/GN.2
- EXISTING CONCRETE CURB
- NEW CONCRETE CURB TO MATCH EXISTING
- FIRE RATED CMU JOINT
- FLOOR SINK - SEE PLUMBING DRAWINGS
- TACTILE SIGNAGE STATING "EXIT" - SEE 22B/GN.2
- TACTILE SIGNAGE STATING "EXIT ROUTE" - SEE 22A/GN.2
- 6" HIGH CONCRETE BUILDING CURB





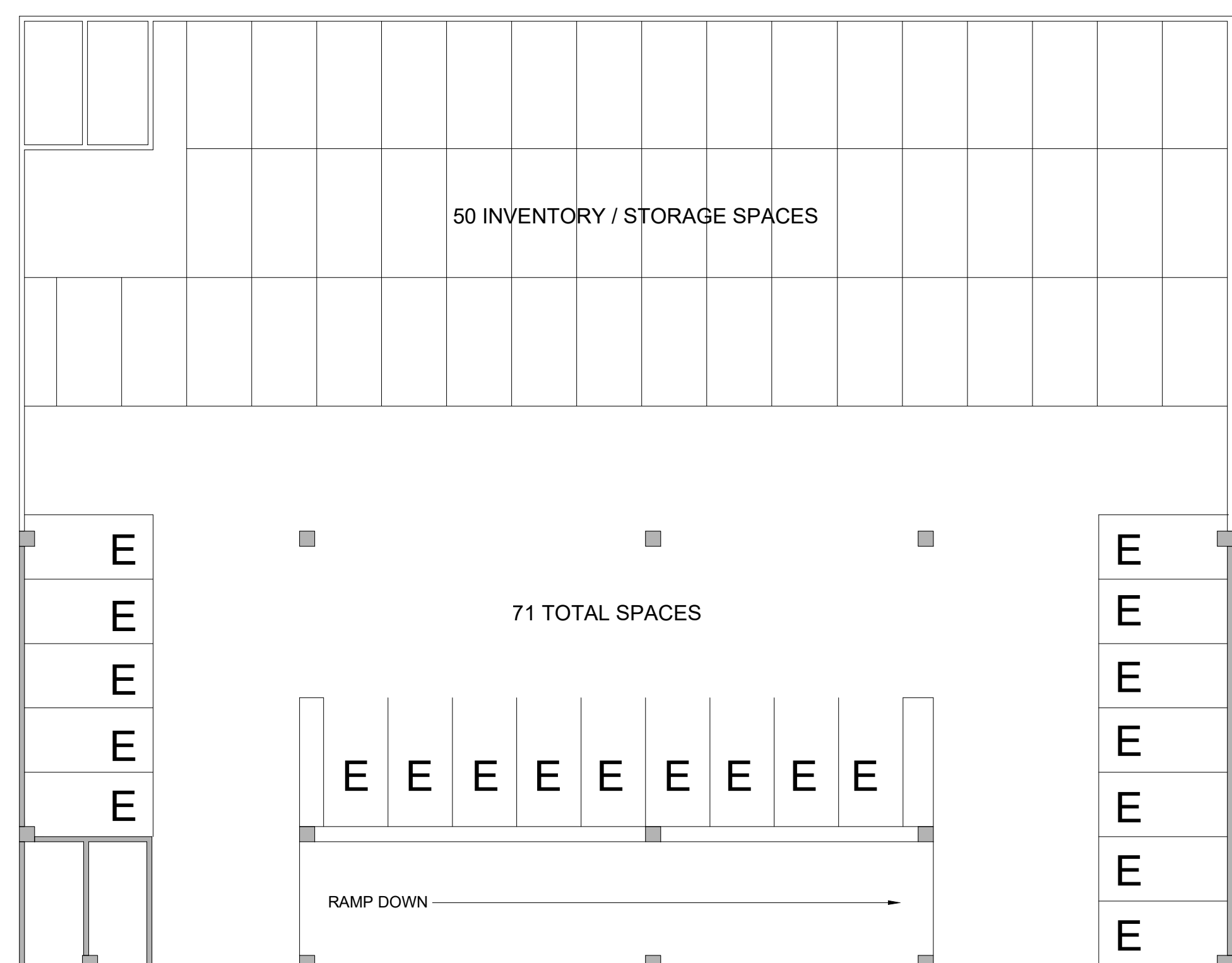
5TH FLOOR - EXISTING PARKING STRUCTURE (N.W.P)

SCALE: 1/16" = 1'-0" 4



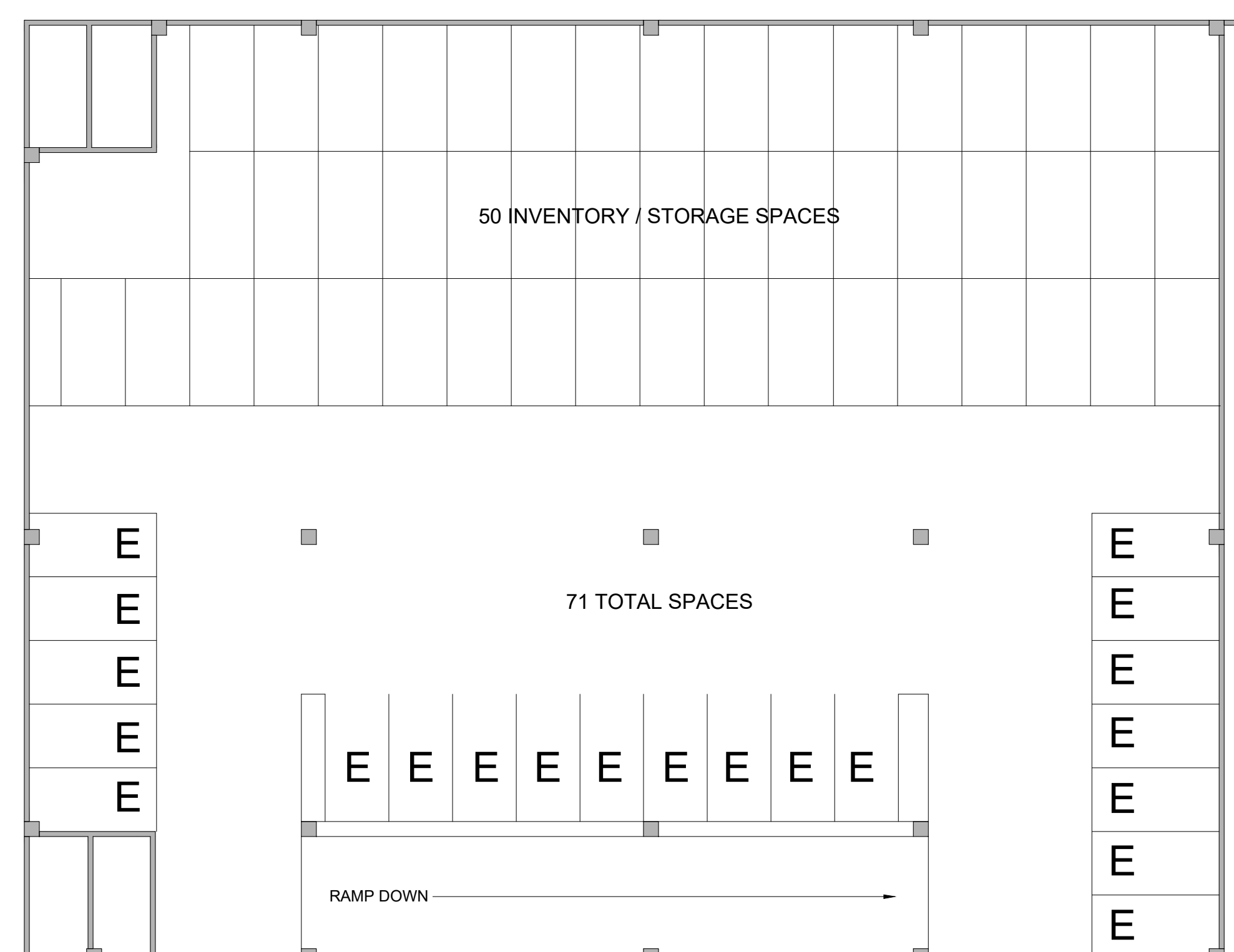
3RD FLOOR - EXISTING PARKING STRUCTURE (N.W.P)

SCALE: 1/16" = 1'-0" 2



4TH FLOOR - EXISTING PARKING STRUCTURE (N.W.P)

SCALE: 1/16" = 1'-0" 3



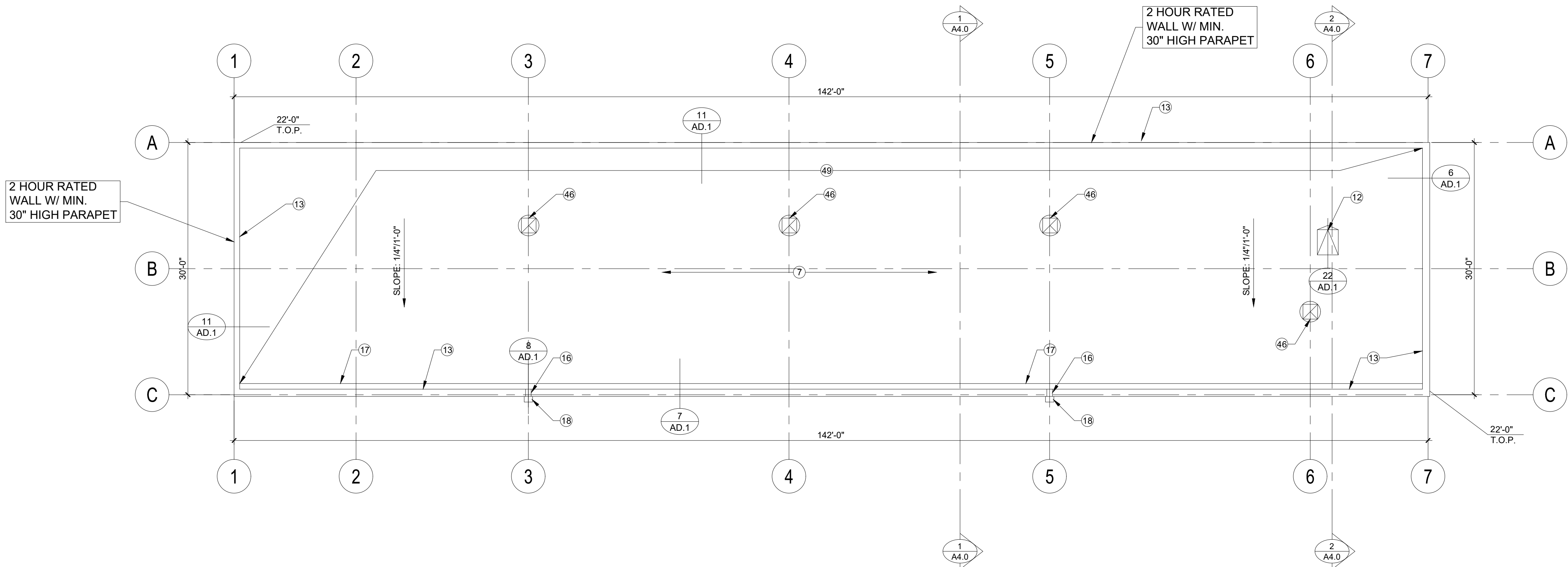
2ND FLOOR - EXISTING PARKING STRUCTURE (N.W.P)

SCALE: 1/16" = 1'-0" 1

C	CUSTOMER PARKING SPACE
E	EMPLOYEE PARKING SPACE
D	DISPLAY VEHICLE SPACE
S	SERVICE PARKING SPACE
I	INVENTORY / STORAGE SPACE

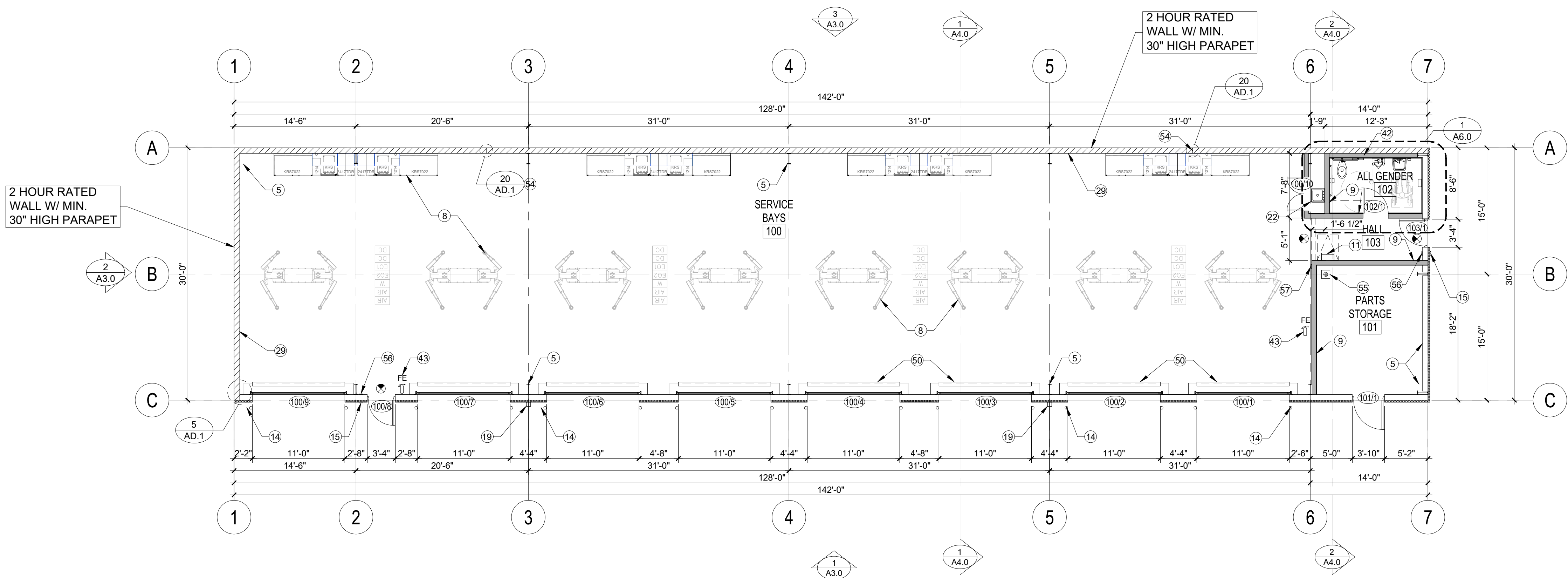
PARKING SPACE LEGEND





ROOF PLAN

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



FLOOR PLAN

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

- FE
1 NEW SURFACE MOUNTED FIRE EXTINGUISHER 4A/30-B RATED
- NOTE: PORTABLE FIRE EXTINGUISHERS WILL BE INSTALLED IN BUILDING IN ACCORDANCE W/ SECTION 906.3(1) & 906.3(2) FINAL LOCATIONS TO BE REVIEWED WITH FIRE INSPECTOR DURING CONSTRUCTION.
- ### FIRE EXTINGUISHER
- ALL MILLWORK SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION - NO EXCEPTION.
 - REFER TO DETAIL 1/IGN.2 FOR ACCESSIBILITY REACH RANGES/ELECTRICAL CONTROL REQUIREMENTS

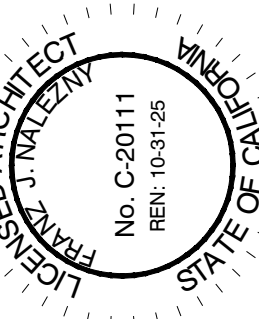
NOTES

- EXISTING POLE MOUNTED LIGHT TO REMAIN
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- AUTO EQUIPMENT BY OWNER - UNDER SEPARATE PERMIT
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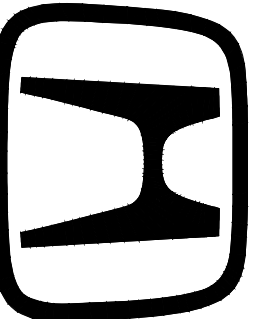
KEYNOTES

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INCORPORATED
2569 ATLANTIC OCEAN DRIVE, SUITE B-12
LAKE FOREST, CA. 92630
Ph: (949) 598-9544
Fax: (949) 598-0054
Franz J. Natsary - Architect - C 2011



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DRAWINGS AND SPECIFICATIONS

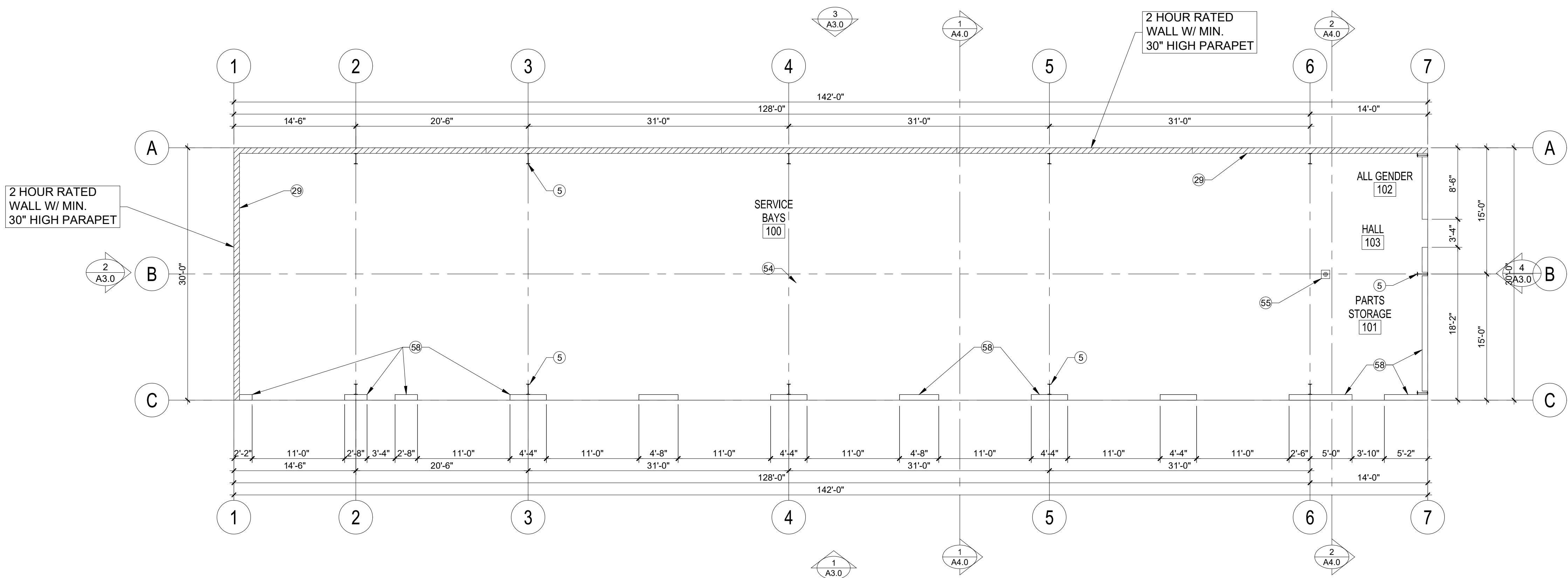


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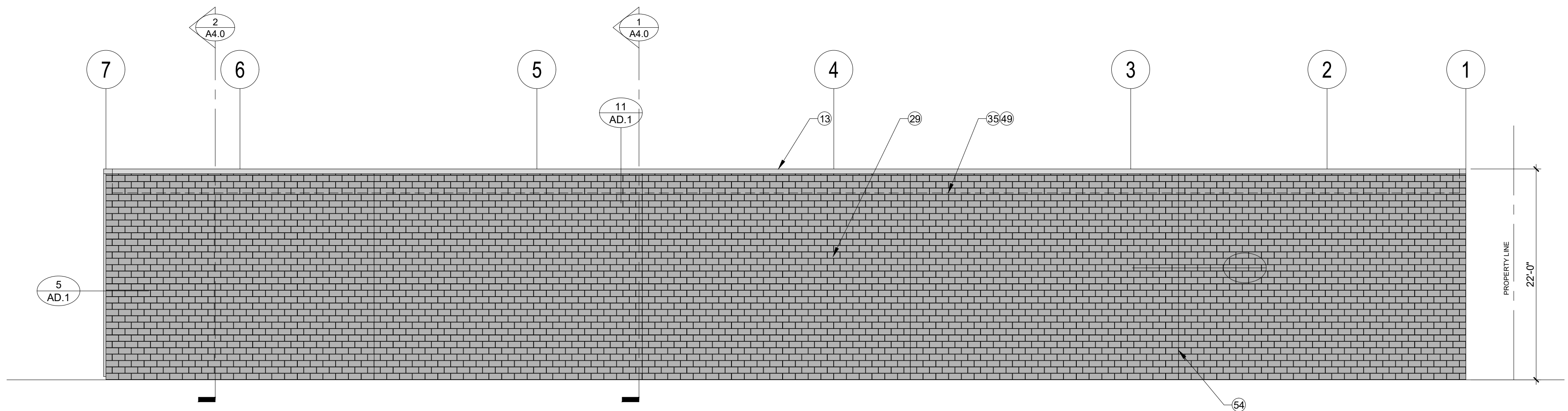
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Project: GH-SB
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Approved: GH-SB-A-2.0
Date: 05-07-25
Scale: 1/8"=1'-0"

Sheet No:
A2.0
of
Rev No:
Plot Date: 05-07-25

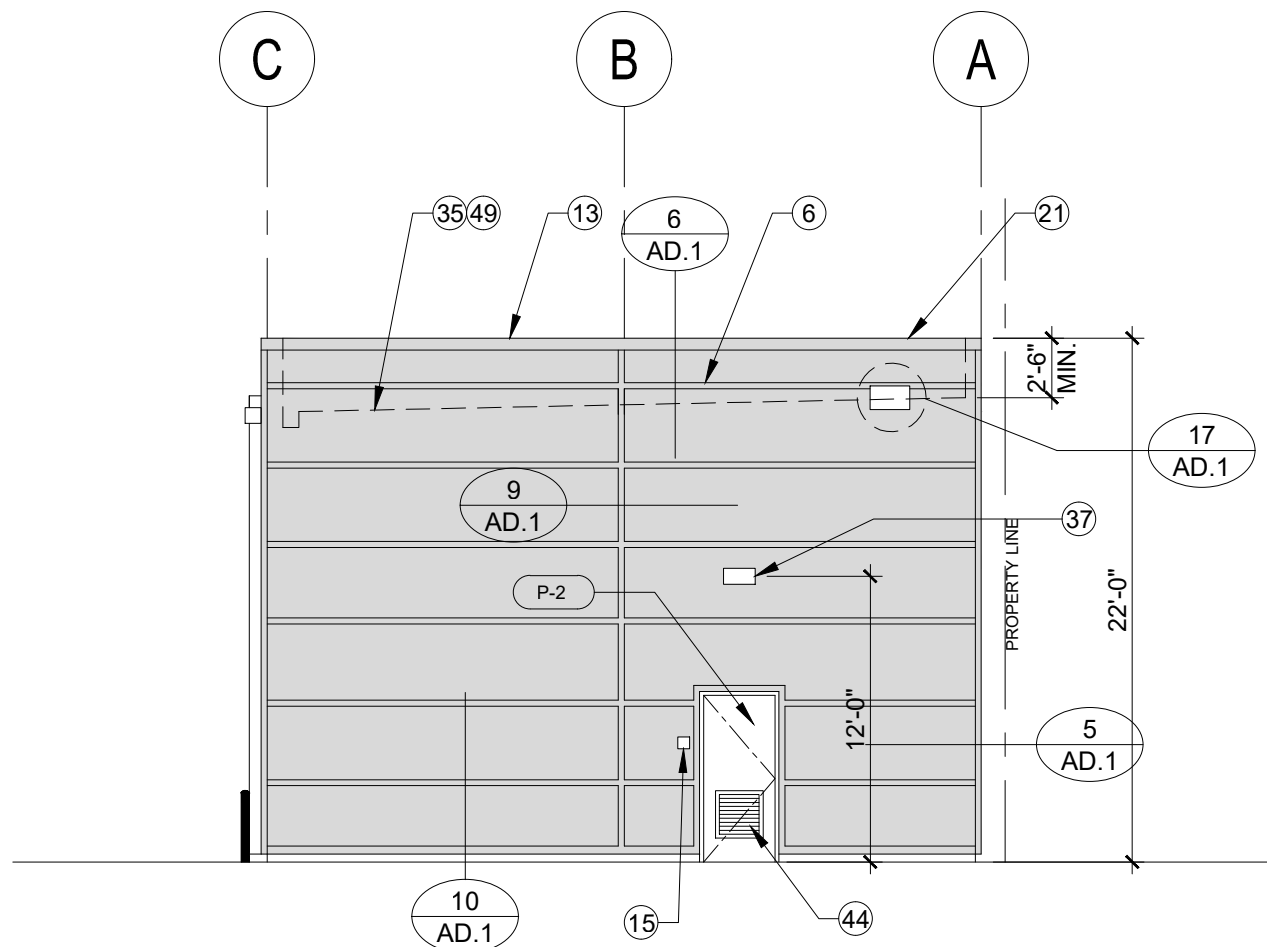


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 38. NEW CONCRETE SLAB - SEE STRUCTURAL DRAWINGS
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 57. TACTILE SIGNAGE STATING "EXIT ROUTE" SEE - 22A/GN.2
 58. 6" HIGH CONCRETE BUILDING CURB



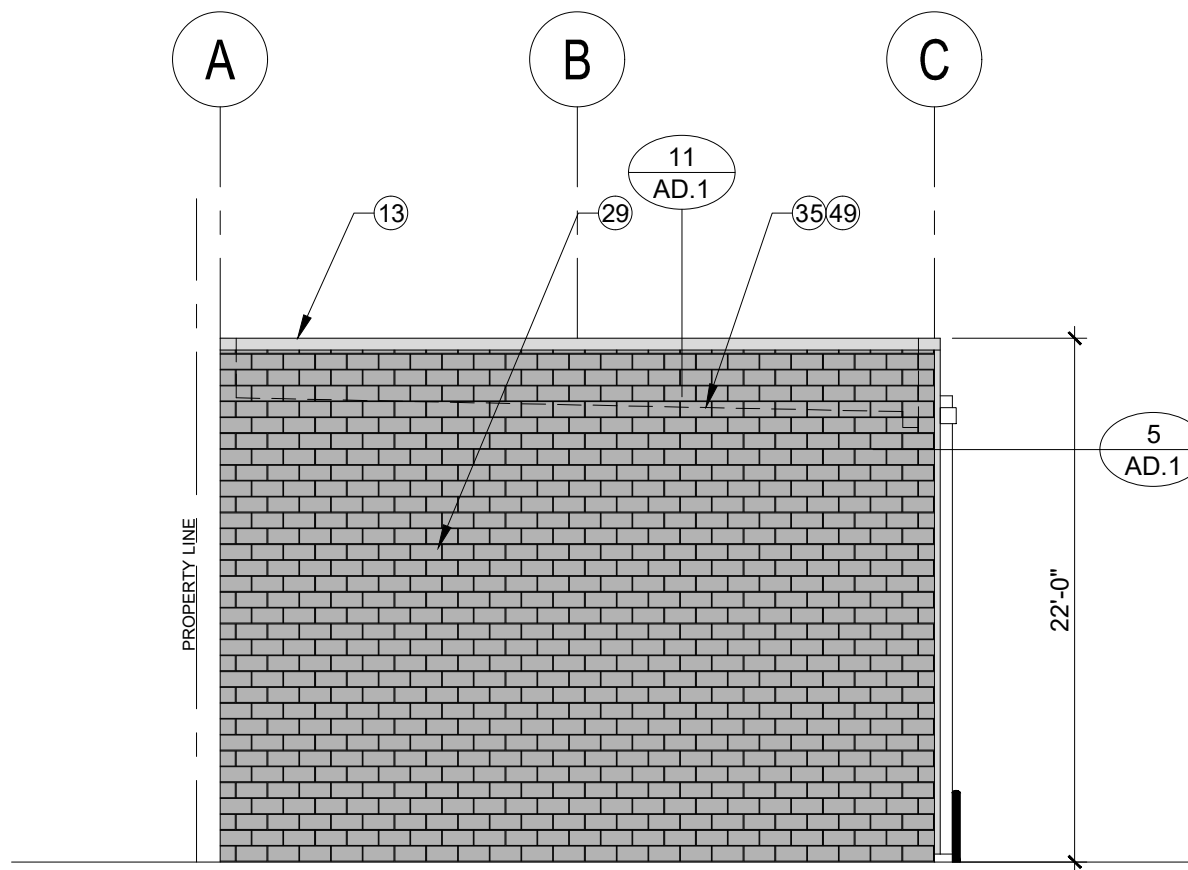
NORTH ELEVATION

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



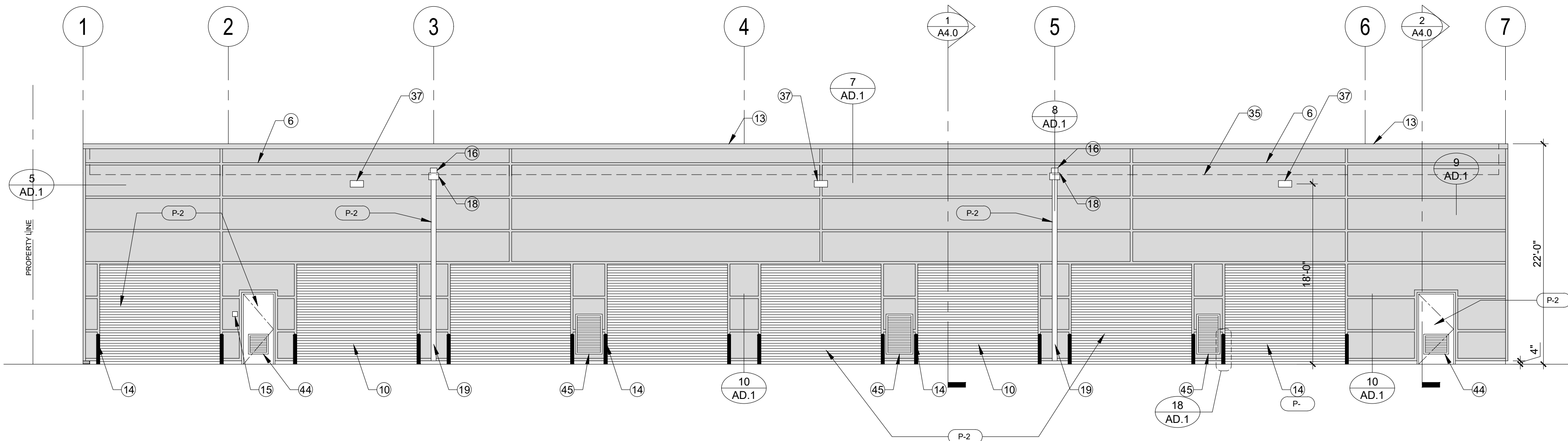
EAST ELEVATION

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



WEST ELEVATION

SCALE: 1/8" = 1'-0" 2



SOUTH ELEVATION

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

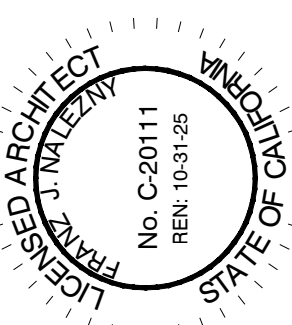
FINISHES

- P-2 EXT. PAINT
MP-1 METAL PANEL

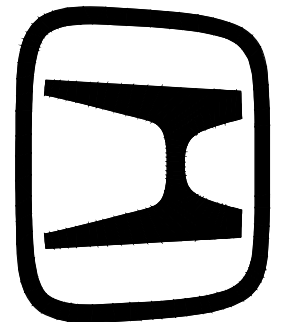
- EXISTING POLE MOUNTED LIGHT TO REMAIN
- EXISTING PARKING LOT STRIPING TO REMAIN
- EXISTING AC PAVING TO REMAIN
- EXISTING PLANTER / LANDSCAPING TO REMAIN
- PEMB STRUCTURE BY DESIGN / BUILD CONTRACTOR - PAINTED WHITE WHERE EXPOSED ON INTERIOR
- R-30 MIN. SMOOTH, PRE-FINISHED INSULATED METAL PANEL WALL SYSTEM BY AWIP, KINGSPAN OR APPROVED EQUALLY OVER Z GIRTS BY PEMB CONTRACTOR
- 60 MIL SINGLE PLY TPO ROOF W/ 20 YEAR MFR WARRANTY W/ CLASS A RATING, WHITE COOL ROOF BY CARLISLE OR EQUAL
- AUTO EQUIPMENT BY OWNER - UNDER SEPARATE PERMIT
- 6" METAL STUD WALL AT 16" O.C. FULL HEIGHT TO STRUCTURE ABOVE W/ 5/8" TYPE 'X' GYPSUM BD. (6" TYPE 'X' WATER RESISTANT GYPSUM BD. AT RESTROOMS) EACH SIDE FULL HEIGHT W/ LEVEL 5 FINISH AT ALL EXPOSED SURFACES
- NEW COILING OVERHEAD DOOR - SEE DETAIL 17/AD.1
- ROOF ACCESS LADDER W/ SAFETY POST
- ROOF HATCH - BILCO MODEL #E-20 TYPE W/ LADDER UP SAFETY POST & ROOF HATCH RAILING SYSTEM OR EQUAL
- 24 GA. GALV. SHEET METAL CAP FLASHING - PAINTED TO MATCH WALL BELOW
- 4" DIA. CONC. FILLED STEEL PROTECTION BOLLARDS, 36" HIGH - PAINTED - SEE DETAIL 18/AD.1
- ACCESSIBLE ENTRANCE SIGN - SEE 4/GN.2
- 8" HIGH X 8" WIDE THROUGH PARAPET SCUPPER
- 24 GA. GALV. METAL GUTTER W/ SINGLE PLY ROOFING OVER
- 12" WIDE X 8" HIGH X 8" DEEP DOWNSPOUT LEADER
- 6" SQ. 24 GA. GALV. METAL DOWNSPOUT - PAINTED
- EXISTING FIRE HYDRANT
- LOCATION FOR STREET ADDRESS - 12" HIGH NUMERALS - COLOR TO CONTRAST WITH BACKGROUND - SEE DETAIL 17/AD.1
- SERVICE SINK - SEE PLUMBING DRAWINGS
- NEW 4" WIDE PAINTED PARKING SPACE STRIPING PER CITY STANDARDS
- NEW PAINTED ACCESSIBLE PATH OF TRAVEL FROM PUBLIC RIGHT OF WAY - 4'-0" MIN. WIDTH, 2% MAX. CROSS SLOPE AND MAX. 5% SLOPE IN DIRECTION OF TRAVEL - SEE DETAIL 24/GN.2
- EXISTING 7'-0" HIGH CMU FENCE W/ 32" HIGH WROUGHT IRON EXTENSION
- NEW ACCESSIBLE PARKING SPACE - SEE 5/GN.2
- NEW 5'-0" WIDE ACCESSIBLE ACCESS AISLE - SEE 5/GN.2
- NEW TRUNCATED DOME DETECTABLE WARNING SURFACE - SEE 12 & 23/GN.2
- 8" WIDE CONCRETE BLOCK WALL - SEE STRUCTURAL DRAWINGS
- NEW ACCESSIBLE PARKING STALL SIGNAGE - SEE 5 & 10/GN.2
- 4" WIDE BLUE PAINTED PARKING SPACE STRIPING
- PAINTED INTERNATIONAL ACCESSIBILITY SYMBOL - SEE 5 & 10/GN.2
- 12" HIGH WHITE PAINTED LETTERING - SEE 5/GN.2
- NEW 6" H X 6" W X 48" L PRECAST CONCRETE WHEEL STOP
- LINE OF ROOF BEYOND
- MIN. 48" HIGH FRP WAINSCOT - PROVIDE MANUFACTURER'S TRIM AT EXPOSED EDGES, CORNERS AND JOINTS
- LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
- NEW CONCRETE SLAB - SEE STRUCTURAL DRAWINGS
- GYPSUM BOARD SOFFIT / CEILING
- LIGHT GAUGE METAL CEILING JOISTS @ 16" O.C.
- 3 5/8" METAL STUDS @ 16" O.C. TO 8'-0" HIGH CEILING W/ 5/8" TYPE 'X' WATER-RESISTANT GYPSUM BOARD ON RESTROOM SIDE W/ LEVEL 5 FINISH @ ALL EXPOSED SURFACES
- 6" METAL STUDS @ 16" O.C. TO 8'-0" HIGH CEILING W/ 5/8" TYPE 'X' WATER-RESISTANT GYPSUM BOARD ON RESTROOM SIDE W/ LEVEL 5 FINISH @ ALL EXPOSED SURFACES
- SURFACE MOUNTED PORTABLE FIRE EXTINGUISHER - SEE NOTE #2 UNDER FIRE DEPT. NOTES SHEET A1.0 AND SEE FIRE EXTINGUISHER NOTES SHEET A2.0
- METAL DOOR LOUVER VENT - SEE MECHANICAL DRAWINGS
- THROUGH WALL LOUVER VENT W/ PEST SCREEN AND SECURITY BARS - SEE MECHANICAL DRAWINGS FOR SIZE
- MECHANICAL UNIT - SEE MECHANICAL DRAWINGS
- 5'-0" MIN. WIDTH FIREFIGHTER ACCESS PATH OF TRAVEL DELINEATED BY 4'-0" WIDE STRIPING W/ MAXIMUM CROSS SLOPE OF 2%
- EXISTING DRIVEWAY GATE TO REMAIN
- 30" MIN. PARAPET
- TRENCH DRAIN (SLOPE TO DRAIN) W/ TRAFFIC RATED & ACCESSIBLE / ADA COMPLIANT GRATE - SEE PLUMBING DRAWINGS
- NEW SITE ACCESSIBILITY SIGN - SEE 10/GN.2
- EXISTING CONCRETE CURB
- NEW CONCRETE CURB TO MATCH EXISTING
- FIRE RATED CMU JOINT
- FLOOR SINK - SEE PLUMBING DRAWINGS
- TACTILE SIGNAGE STATING "EXIT" - SEE 22B/GN.2
- TACTILE SIGNAGE STATING "EXIT ROUTE" SEE - 22A/GN.2
- 6" HIGH CONCRETE BUILDING CURB

KEYNOTES

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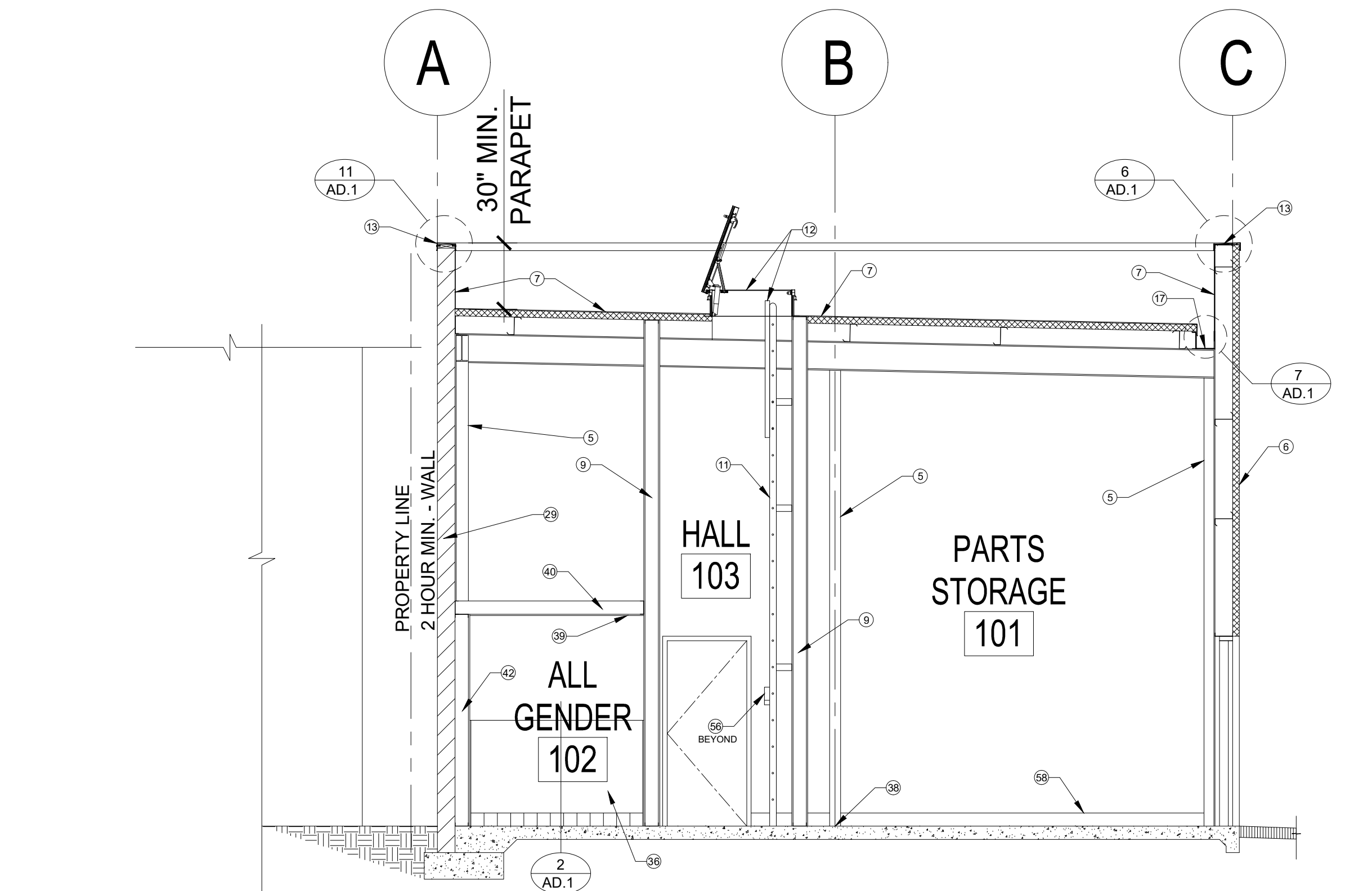


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SAUER LOPEZ CONSTRUCTION, INC.
15541 SOUTH WESTERN AVENUE
GARDENA, CA 90249
Phone: 949-362-0599
Contractors Lic. No. 726915

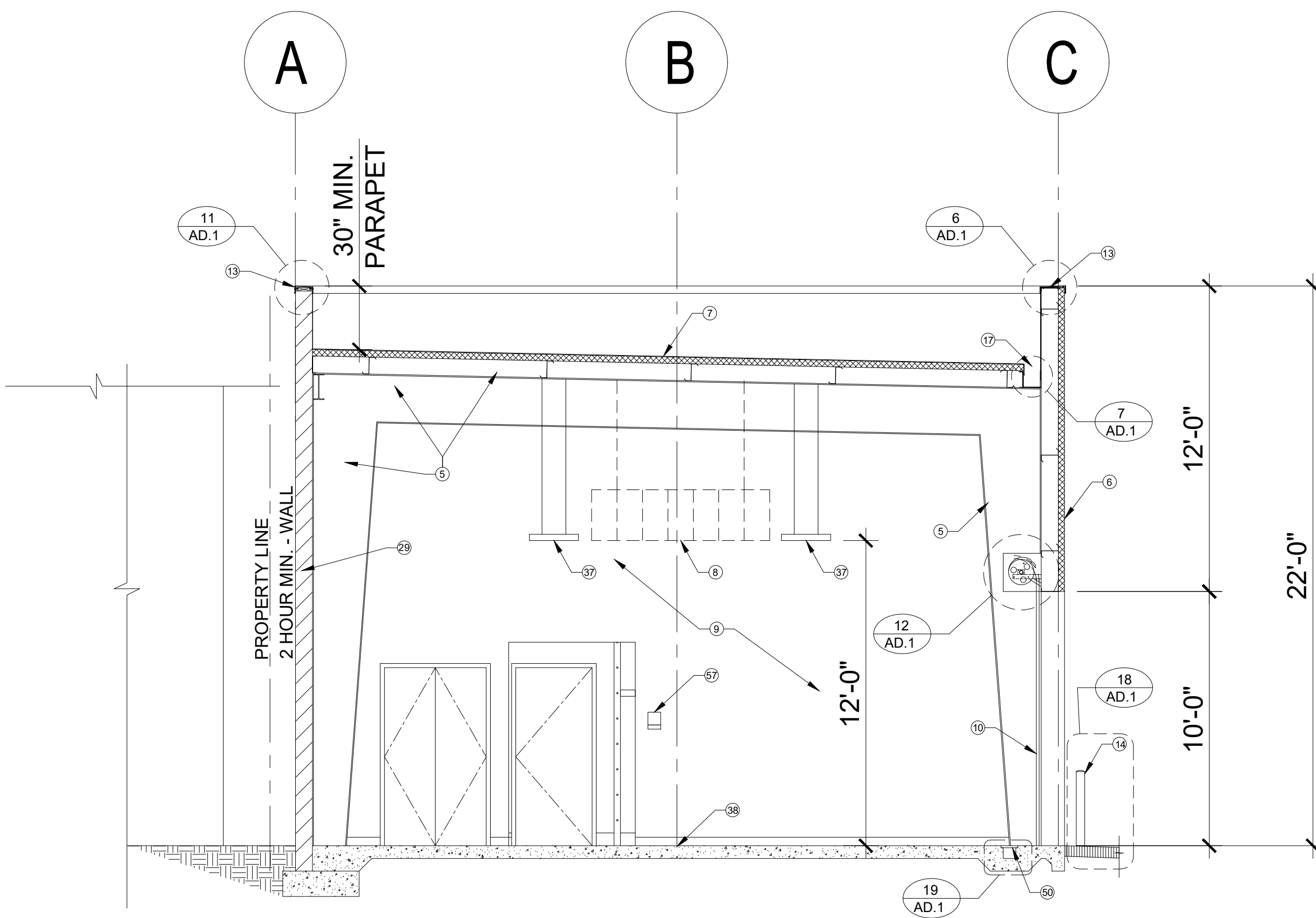
GARDENA HONDA - SERVICE BUILDING
15541 SOUTH WESTERN AVENUE
GARDENA, CA 90249

Project:	GH-SB
Drawn:	
Checked:	
Approved:	
File:	GH-SB-A-3.0
Date:	05-07-25
Scale:	1/8"=1'-0"

Sheet No:	A3.0
of	
Rev No:	
Plot Date:	05-07-25

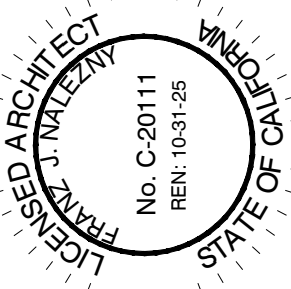


BUILDING SECTION SCALE: 1/4"=1'-0" 2

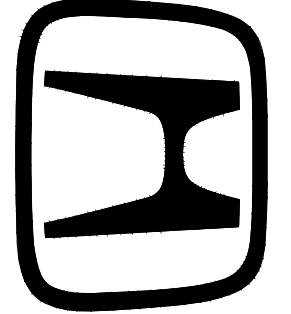


BUILDING SECTION SCALE: 1/4"=1'-0" 1

- 1 EXISTING POLE MOUNTED LIGHT TO REMAIN
2 EXISTING PARKING LOT STRIPING TO REMAIN
3 EXISTING AC PAVING TO REMAIN
4 EXISTING PLANTER / LANDSCAPING TO REMAIN
5 PEMB STRUCTURE BY DESIGN / BUILD CONTRACTOR - PAINTED WHITE WHERE EXPOSED ON INTERIOR
6 R-30 MIN. SMOOTH, PRE-FINISHED INSULATED METAL PANEL WALL SYSTEM BY AWP, KINGSPAN OR APPROVED EQUAL OVER 2 GIRTS BY PEMB CONTRACTOR
7 60 MIL SINGLE PLY TPO ROOF W/ 20 YEAR MFR WARRANTY W/ CLASS A RATING, WHITE COOL ROOF BY CARLSLE OR EQUAL
8 AUTO EQUIPMENT BY OWNER - UNDER SEPARATE PERMIT
9 6" METAL STUD WALL AT 16" O.C. FULL HEIGHT TO STRUCTURE ABOVE W/ 5/8" TYPE "X" GYPSUM BD. (5/8" TYPE "X" WATER RESISTANT GYPSUM BD. AT RESTROOM) EACH SIDE FULL HEIGHT W/ LEVEL 5 FINISH AT ALL EXPOSED SURFACES
10 NEW COILING OVERHEAD DOOR
11 ROOF ACCESS LADDER W/ SAFETY POST
12 ROOF HATCH - BILCO MODEL #E-20 TYPE W/ LADDER UP SAFETY POST & ROOF HATCH RAILING SYSTEM OR EQUAL
13 24 GA. GALV. SHEET METAL CAP FLASHING - PAINTED TO MATCH WALL BELOW
14 4" DIA. CONC. FILLED STEEL PROTECTION BOLLARDS, 36" HIGH - PAINTED - SEE DETAIL 18AD.1
15 ACCESSIBLE ENTRANCE SIGN - SEE 4/GN.2
16 8" HIGH X 8" WIDE THROUGH PARAPET SCUPPER
17 24 GA. GALV. METAL GUTTER W/ SINGLE PLY ROOFING OVER
18 12" WIDE X 8" HIGH X 8" DEEP DOWNSPOUT LEADER
19 6" SQ. 24 GA. GALV. METAL DOWNSPOUT - PAINTED
20 EXISTING FIRE HYDRANT
21 LOCATION FOR STREET ADDRESS - 12" HIGH NUMERALS - COLOR TO CONTRAST WITH BACKGROUND - SEE DETAIL 17AD.1
22 SERVICE SINK - SEE PLUMBING DRAWINGS
23 NEW 4" WIDE PAINTED PARKING SPACE STRIPING PER CITY STANDARDS
24 NEW PAINTED ACCESSIBLE PATH OF TRAVEL FROM PUBLIC RIGHT OF WAY - 4'-0" MIN. WIDTH, 2% MAX. CROSS SLOPE AND MAX. 5% SLOPE IN DIRECTION OF TRAVEL - SEE DETAIL 24/GN.2
25 EXISTING 7'-0" HIGH CMU FENCE W/ 32" HIGH WROUGHT IRON EXTENSION
26 NEW ACCESSIBLE PARKING SPACE - SEE 5/GN.2
27 NEW 5'-0" WIDE ACCESSIBLE ACCESS AISLE - SEE 5/GN.2
28 NEW TRUNCATED DOME DETECTABLE WARNING SURFACE - SEE 12 & 23/GN.2
29 8" WIDE CONCRETE BLOCK WALL - SEE STRUCTURAL DRAWINGS
30 NEW ACCESSIBLE PARKING STALL SIGNAGE - SEE 5 & 10/GN.2
31 4" WIDE BLUE PAINTED PARKING SPACE STRIPING
32 PAINTED INTERNATIONAL ACCESSIBILITY SYMBOL - SEE 5 & 10/GN.2
33 12" HIGH WHITE PAINTED LETTERING - SEE 5/GN.2
34 NEW 6" H X 6" W X 48" L PRECAST CONCRETE WHEEL STOP
35 LINE OF ROOF BEYOND
36 MIN. 48" HIGH FRP WAIRSCOT - PROVIDE MANUFACTURER'S TRIM AT EXPOSED EDGES, CORNERS AND JOINTS
37 LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
38 NEW CONCRETE SLAB - SEE STRUCTURAL DRAWINGS
39 GYPSUM BOARD SOFFIT / CEILING
40 LIGHT GAUGE METAL CEILING JOISTS @ 16" O.C.
41 3 5/8" METAL STUDS @ 16" O.C. TO 8'-0" HIGH CEILING W/ 5/8" TYPE "X" WATER-RESISTANT GYPSUM BOARD ON RESTROOM SIDE W/ LEVEL 5 FINISH @ ALL EXPOSED SURFACES
42 6" METAL STUDS @ 16" O.C. TO 8'-0" HIGH CEILING W/ 5/8" TYPE "X" WATER-RESISTANT GYPSUM BOARD ON RESTROOM SIDE W/ LEVEL 5 FINISH @ ALL EXPOSED SURFACES
43 SURFACE MOUNTED PORTABLE FIRE EXTINGUISHER - SEE NOTE #2 UNDER FIRE DEPT. NOTES SHEET A1.0 AND SEE FIRE EXTINGUISHER NOTES SHEET A2.0
44 METAL DOOR LOUVER VENT - SEE MECHANICAL DRAWINGS
45 THROUGH WALL LOUVER VENT W/ PEST SCREEN AND SECURITY BARS - SEE MECHANICAL DRAWINGS FOR SIZE
46 MECHANICAL UNIT - SEE MECHANICAL DRAWINGS
47 5'-0" MIN. WIDTH FIREFIGHTER ACCESS PATH OF TRAVEL DELINEATED BY 4'-0" WIDE STRIPING W/ MAXIMUM CROSS SLOPE OF 2%
48 EXISTING DRIVEWAY GATE TO REMAIN
49 30" MIN. PARAPET
50 TRENCH DRAIN (SLOPE TO DRAIN) W/ TRAFFIC RATED & ACCESSIBLE / ADA COMPLIANT GRATE - SEE PLUMBING DRAWINGS
51 NEW SITE ACCESSIBILITY SIGN - SEE 10/GN.2
52 EXISTING CONCRETE CURB
53 NEW CONCRETE CURB TO MATCH EXISTING
54 FIRE RATED CMU JOINT
55 FLOOR SINK - SEE PLUMBING DRAWINGS
56 TACTILE SIGNAGE STATING "EXIT" - SEE 22B/GN.2
57 TACTILE SIGNAGE STATING "EXIT ROUTE" - SEE - 22A/GN.2
58 6" HIGH CONCRETE BUILDING CURB



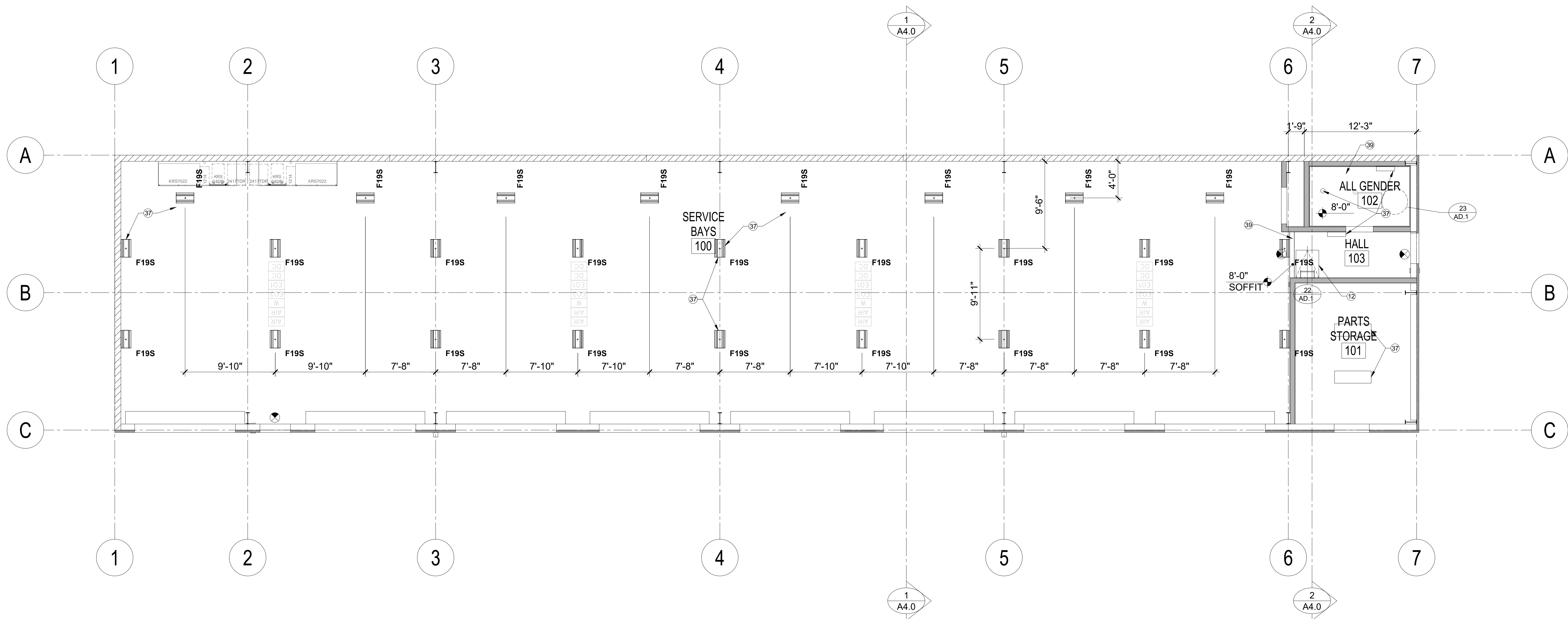
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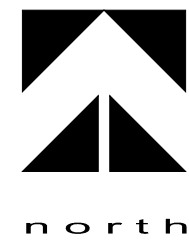
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File:	GH-SB-A-4-0
Date:	05-07-25
Scale:	1/4"=1'-0"

Sheet No:	A4.0
of	
Rev No:	
Plot Date:	05-07-25

KEYNOTES



- 21 EXISTING POLE MOUNTED LIGHT TO REMAIN
- 22 EXISTING PARKING LOT STRIPING TO REMAIN
- 23 EXISTING AC PAVING TO REMAIN
- 24 EXISTING PLANTER / LANDSCAPING TO REMAIN
- 25 PEMB STRUCTURE BY DESIGN / BUILD CONTRACTOR - PAINTED
WHITE WHERE EXPOSED
- 26 R-30 MIN. SMOOTH PER-FINISHED INSULATED METAL PANEL WALL
SYSTEM BY AWIP. KINGSAPOR OR APPROVED EQUAL OR 2X GIRTS BY
PEMB CONTRACTOR
- 27 6" X 12" TPO ROOF W/ 10 YEAR MFR WARRANTY W/
CLASS A RATING, WHITE COOL ROOF BY CARLISLE OR EQUAL
- 28 AUTO EQUIPMENT BY OWNER - UNDER SEPARATE PERMIT
- 29 6" METAL STUD WALL AT 16" O.C. FULL HEIGHT TO STRUCTURE
ABOVE W/ 5/8" TYPE "X" GYPSUM BD. (5/8" TYPE "X" WATER
RESISTANT GYPSUM BD. IN RESTROOMS) EACH SIDE FULL HEIGHT,
W/ LEVEL 5 FINISH AT ALL EXPOSED SURFACES
- 30 NEW CEILING OVERHEAD DOOR
- 31 ROOF ACCESS BY 12" DIA. WOOD POST
- 32 ROOF HATCH - B/LCO MODEL, #E-20 W/ LADDER UP
SAFETY POST, B/LCO HATCH RAILING SYSTEM OR EQUAL
- 33 24 GA. GALV. SHEET METAL CAP FLASHING - PAINTED TO MATCH
WALL BELOW
- 34 1" CONC. FILLED STEEL PROTECTION BOLLARDS, 36" HIGH -
PAINTED - SEE DETAIL 16/40.1
- 35 ACCESSIBLE ENTRANCE SIGN - SEE 4/GN 2
- 36 8" HIGH X 8" WIDE THROUGH PARAPET SCUPPER
- 37 24 GA. GALV. W/ CUTTERS AND 1/2" CHUTE SLOPE AND MAX. 5%
SLOPE IN DIRECTION OF TRAVEL - SEE DETAIL 24/GN 2
- 38 12" WIDE X 8" HIGH X 8" DEEP DOWNSPOUT LEADER
- 39 6" SQ. 24 GA. GALV. METAL DOWNSPOUT - PAINTED
- 40 EXISTING FIRE HYDRANT
- 41 LOCATION FOR STREET ADDRESS - 12" HIGH NUMERALS - COLOR
OF CONTRAST WITH BACKGROUND - SEE DETAIL 17/40.1
- 42 SERVICE SINK - SEE PLUMBING DRAWINGS
- 43 NEW 4' WIDE PAINTED PARKING SPACE STRIPING PER CITY
STANDARDS
- 44 NEW PAINTED ACCESSIBLE PATH OR TRAVEL FROM PUBLIC RIGHT
OF WAY TO ENTRANCE OF BUILDING ON SLOPE AND MAX. 5%
SLOPE IN DIRECTION OF TRAVEL - SEE DETAIL 24/GN 2
- 45 EXISTING 7'0" HIGH CMU FENCE W/ 32" HIGH WROUGHT IRON
ENCLOSURE
- 46 NEW ACCESSIBLE PARKING SPACE - SEE SIGN 2
- 47 NEW 5'-0" WIDE ACCESSIBLE ACCESS ALIAS - SEE 5/GN 2
- 48 NEW TRUNCATED DOME DETECTABLE WARNING SURFACE - SEE 12
& 23/GN 2
- 49 NEW CONCRETE BLOCK WALL - SEE STRUCTURAL DRAWINGS
- 50 NEW ACCESSIBLE PARKING STALL SIGNAGE - SEE 5 & 10/GN 2
- 51 4" WIDE BLUE PAINTED PARKING SPACE STRIPING
- 52 PAINTED INTERNATIONAL ACCESSIBILITY SYMBOL - SEE 5 & 10/GN 2
- 53 12" HIGH WHITE PAINTED LETTERING - SEE 5/GN 2
- 54 NEW 6' H X 8' W X 48' L PRECAST CONCRETE WHEEL STOP
- 55 LINE OF ROOF RISE
- 56 MN. 48" HIGH FRP VAISOULT - PROVIDE MANUFACTURER'S TRIM AT
TOP OF VAISOULT GYPSUM BOARD JOINTS
- 57 LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
- 58 NEW CONCRETE SLAB - SEE STRUCTURAL DRAWINGS
- 59 GYPSUM BOARD SOFFIT / CEILING
- 60 LIGHT GAUGE METAL CEILING JOISTS @ 16" O.C.
- 61 3/8" METAL STUDS @ 16" O.C. TO 6" HIGH CEILING W/ 5/8" TYPE
"X" WATER RESISTANT GYPSUM BOARD ON RESTROOM W/ LEVEL
5 FINISH @ ALL EXPOSED SURFACES
- 62 6" METAL STUDS @ 16" O.C. TO 6" HIGH CEILING W/ 5/8" TYPE
"X" WATER RESISTANT GYPSUM BOARD ON RESTROOM SIDE W/ LEVEL
5 FINISH @ ALL EXPOSED SURFACES
- 63 SURFACE MOUNTED PORTABLE FIRE EXTINGUISHER - SEE NOTE #2
UNDER FIRE DEPT. NOTES. SHEET A10 AND SEE FIRE
DEPARTMENT NOTES FOR SHEET A10
- 64 METAL DOOR LOUVER VENT - SEE MECHANICAL DRAWINGS
- 65 THROUGH WALL LOUVER VENT W/ PEST SCREEN AND SECURITY
BARRS - SEE MECHANICAL DRAWINGS FOR SIZE
- 66 METAL RAINCURE UNIT - SEE MECHANICAL DRAWINGS
- 67 5'-0" MIN. WIDE FIREFIGHTER ACCESS PATH TO BE
DELINEATED BY 4'-0" WIDE STRIPING W/ MAXIMUM CROSS SLOPE OF
2%.
- 68 EXISTING DRIVEWAY GATE TO REMAIN
- 69 30" MIN. PARAPET
- 70 TRENCH DRAIN (SLOPE TO DRAIN) W/ TRAFFIC RATED &
ACCESSIBLE / ADA COMPLIANT GRATE - SEE PLUMBING DRAWINGS
- 71 NEW SITE ACCESSIBILITY SIGN - SEE 10/GN 2
- 72 EXISTING CONCRETE CURB
- 73 NEW CONCRETE CURB TO MATCH EXISTING
- 74 FIRE RATED CMU JOINT
- 75 FLOOR SINK - SEE PLUMBING DRAWINGS
- 76 TACTILE SIGNAGE STATING "EXIT" - SEE 22B/GN 2
- 77 TACTILE SIGNAGE STATING "EXIT ROUTE" - SEE - 22A/GN 2
- 78 6" HIGH CONCRETE BUILDING CURB



SCALE: 3/16" = 1'-0" 1

REFLECTED CEILING PLAN

KEYNOTES