



ARCHITECT  
 MICHAEL & GINA MULLIGAN  
 353-254-3745  
 LOS ANGELES, CA 90042

REVISIONS

**JOB ADDRESS:**  
 1620 GRAMERCY AVENUE

**OWNERS:**  
 MICHAEL & GINA MULLIGAN

**OCCUPANCY: GROUP B  
 CONSTRUCTION TYPE V**

**SCOPE OF WORK**

1. TWO NEW TOILET ROOMS (173 SF)
2. NEW SINK (SEPARATE PERMIT)
3. NEW ELECTRICAL (SEPARATE PERMIT)

**GENERAL NOTES**

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND CONDITIONS SHOWN ON THIS PLAN AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT AREAS AT ALL TIMES.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
8. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT AREAS AT ALL TIMES.

**LEGEND**

	WHEELCHAIR ACCESSIBILITY SYMBOL INDICATED AT FLOOR LEVEL
	IMPROVED FINISH INDICATED AT FLOOR LEVEL
	EXISTING WALL
	TOILET PAPER DISPENSER
	SINK
	DOOR
	WINDOW
	ELECTRICAL PANEL
	FIRE ALARM PULL STATION
	FIRE EXTINGUISHER
	FIRE ALARM CONTROL PANEL
	FIRE ALARM NOTIFICATION APPLIANCE
	FIRE ALARM CONTROL UNIT
	FIRE ALARM CONTROL PANEL WITH REMOTE SIGNALING
	FIRE ALARM CONTROL PANEL WITH REMOTE SIGNALING AND TROUBLE SIGNALING
	FIRE ALARM CONTROL PANEL WITH REMOTE SIGNALING, TROUBLE SIGNALING, AND TROUBLE SIGNALING WITH TROUBLE SIGNALING

**ELECTRICAL LEGEND**

1. SERVICE PANEL - 100 AMP (JULC)

2. ELECTRICAL SYMBOLS - SEE DETAIL

3. ELECTRICAL SYMBOLS - SEE DETAIL

4. ELECTRICAL SYMBOLS - SEE DETAIL

5. ELECTRICAL SYMBOLS - SEE DETAIL

6. ELECTRICAL SYMBOLS - SEE DETAIL

7. ELECTRICAL SYMBOLS - SEE DETAIL

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16. ELECTRICAL SYMBOLS - SEE DETAIL

17. ELECTRICAL SYMBOLS - SEE DETAIL

18. ELECTRICAL SYMBOLS - SEE DETAIL

19. ELECTRICAL SYMBOLS - SEE DETAIL

20. ELECTRICAL SYMBOLS - SEE DETAIL

**ELECTRICAL NOTES AND REQUIREMENTS**

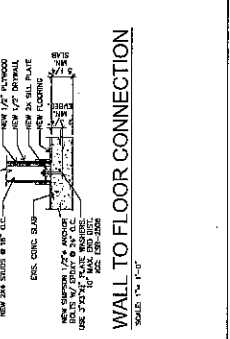
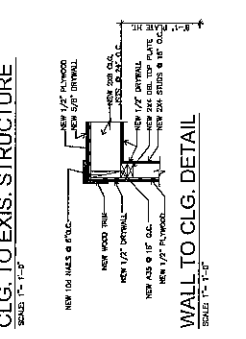
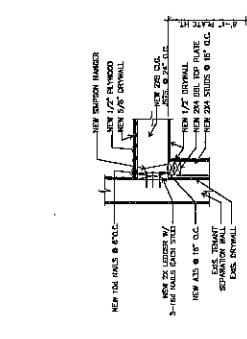
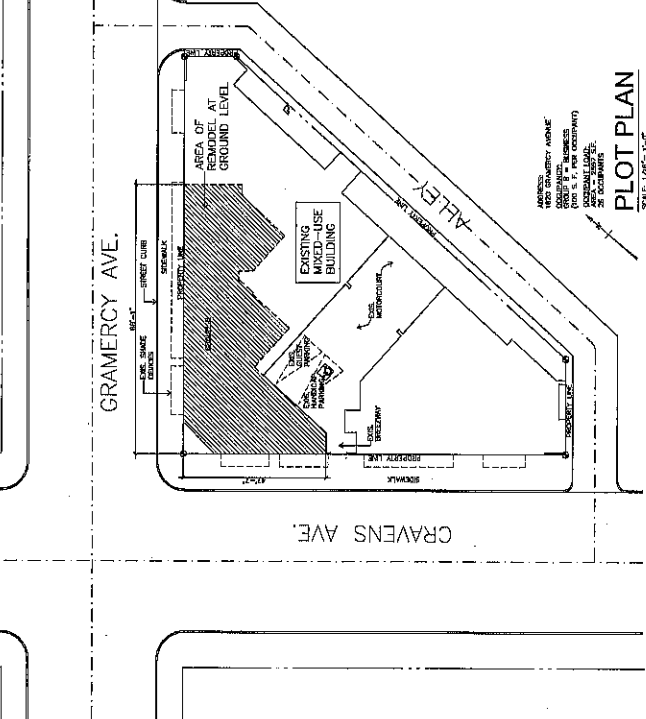
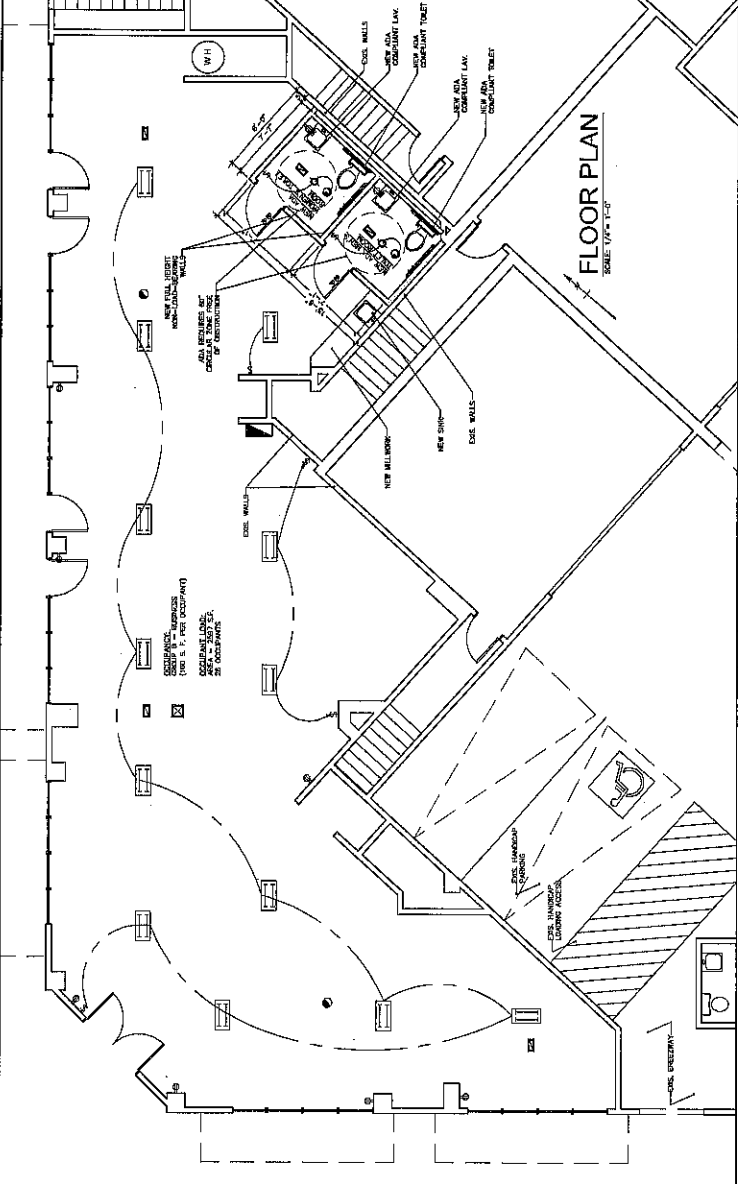
1. ELECTRICAL CONTRACTOR TO VERIFY THE POWER REQUIREMENTS AND LOCATION OF ALL ELECTRICAL EQUIPMENT AND TO PROVIDE THE NECESSARY ELECTRICAL SERVICE TO ALL ELECTRICAL EQUIPMENT.
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS.
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**NEW RESTROOM**  
 1620 GRAMERCY AVENUE  
 TORRANCE, CA 90501

Michael & Gina Mulligan  
 ARCHITECTS  
 353-254-3745  
 LOS ANGELES, CA 90042

DATE: JAN 15, 2013

SITE PLAN  
 A-101



**WALL TO FLOOR CONNECTION**  
 SCALES 1/4" = 1'-0"

1. NEW 1/2" PLANK FLOORING

2. NEW 1/2" SUBFLOORING

3. NEW 1/2" GYPSUM BOARD

4. NEW 1/2" GYPSUM BOARD

5. NEW 1/2" GYPSUM BOARD

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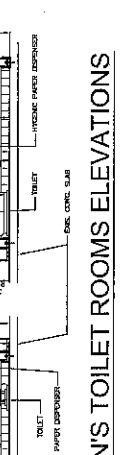
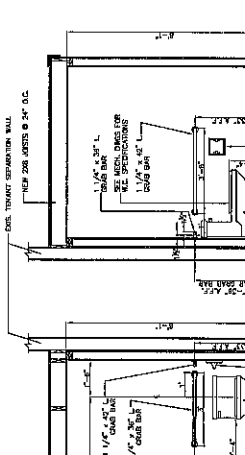
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20. NEW 1/2" GYPSUM BOARD



**MEN'S & WOMEN'S TOILET ROOMS ELEVATIONS**  
 SCALES 1/4" = 1'-0"

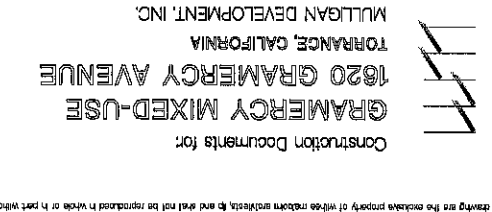
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 2015 IBC  
 2018 IBC  
 2021 IBC  
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 2090 IBC  
 2093 IBC  
 2096 IBC  
 2100 IBC

CLIENT: \_\_\_\_\_  
 PROJECT: \_\_\_\_\_  
 SHEET: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_



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

UNIT 1  
 UNIT 2  
 UNIT 3  
 UNIT 4  
 UNIT 5  
 UNIT 6  
 UNIT 7



UNIT 1  
 UNIT 2  
 UNIT 3  
 UNIT 4  
 UNIT 5  
 UNIT 6  
 UNIT 7

UNIT 1  
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 UNIT 5  
 UNIT 6  
 UNIT 7

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 UNIT 5  
 UNIT 6  
 UNIT 7

- building notices**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.
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- key notes**
1. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
  2. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.
  3. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
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- well & plan legend**
- 1. 2" x 4" FLOOR JOIST HALLS
  - 2. 2" x 4" FLOOR JOIST HALLS
  - 3. 2" x 4" FLOOR JOIST HALLS
  - 4. 2" x 4" FLOOR JOIST HALLS
  - 5. 2" x 4" FLOOR JOIST HALLS
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  - 9. 2" x 4" FLOOR JOIST HALLS
  - 10. 2" x 4" FLOOR JOIST HALLS

- fire protection legend**
- 1. 2" x 4" FLOOR JOIST HALLS
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  - 10. 2" x 4" FLOOR JOIST HALLS

UNIT 1  
 UNIT 2  
 UNIT 3  
 UNIT 4  
 UNIT 5  
 UNIT 6  
 UNIT 7

Construction Documents for:  
**GRAMERCY MIXED-USE**  
**1620 GRAMERCY AVENUE**  
**TORRANCE, CALIFORNIA**  
**MULLIGAN DEVELOPMENT, INC.**



**WITHEE MALCOLM**  
**ARCHITECTS, LLC**  
 2251 W. 140th Street  
 Torrance, CA 90504  
 T 310.271.0255

mixed-use building  
 Level 2  
 building floor plan  
 sheet **A202**

**FIRST PLAN CHECK**  
**RESUBMITTAL 01/28/08**

1620 GRAMERCY AVENUE  
 TORRANCE, CALIFORNIA 90503  
 MULLIGAN DEVELOPMENT, INC.  
 CONSTRUCTION DOCUMENTS FOR  
 GRAMERCY MIXED-USE  
 1620 GRAMERCY AVENUE  
 TORRANCE, CALIFORNIA  
 WITHESS MALCOLM  
 ARCHITECTS, LLP  
 2221 W. 104th Street  
 Torrance, CA 90503  
 T 310.271.2665  
 F 310.271.0465

mbrad-lane building  
 Level 3  
 building floor plan  
 sheet  
**A203**

FIRST PLAN CHECK  
 RESUBMITTAL 01/28/08

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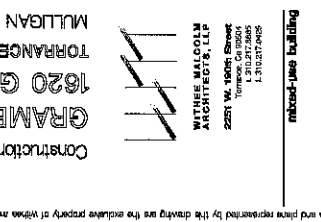
1. REVISIONS  
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 7. REVISIONS  
 8. DATE  
 9. BY  
 10. REVISIONS  
 11. DATE  
 12. BY

**Building notes**  
 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.  
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**fire protection legend**  
 1. 2" MIN. THICK CONCRETE  
 2. 1" MIN. THICK Gypsum Board  
 3. 1" MIN. THICK Gypsum Board  
 4. 1" MIN. THICK Gypsum Board  
 5. 1" MIN. THICK Gypsum Board  
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**well & plan legend**  
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SCALE: 1/8" = 1'-0"  
 NORTH







PROJECT:	1620 GRAMERCY AVENUE
CLIENT:	MULLIGAN DEVELOPMENT, INC.
ARCHITECT:	WITHEE MALCOLM ARCHITECTS, LLP
DATE:	08/14/15
DRAWING NO.:	15-0000-00-01
SHEET NO.:	1 OF 1
SCALE:	AS SHOWN

CONSTRUCTION DOCUMENTS FOR  
**GRAMERCY MIXED-USE**  
 1620 GRAMERCY AVENUE  
 TORRANCE, CALIFORNIA  
 MULLIGAN DEVELOPMENT, INC.



WITHEE MALCOLM  
 ARCHITECTS, LLP  
 4251 W. 150th Street  
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 T: 310.772.2655  
 F: 310.772.2656

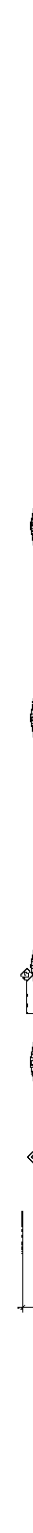
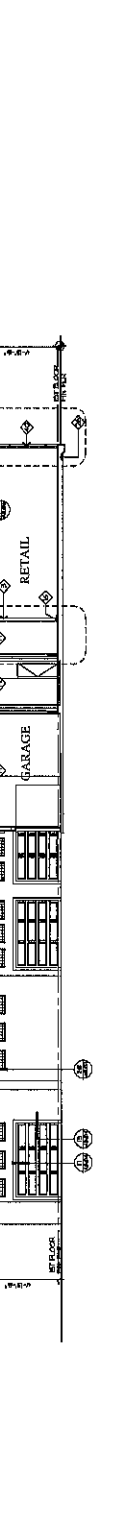
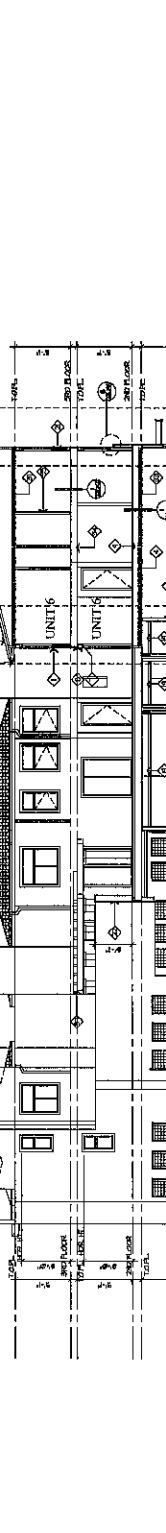
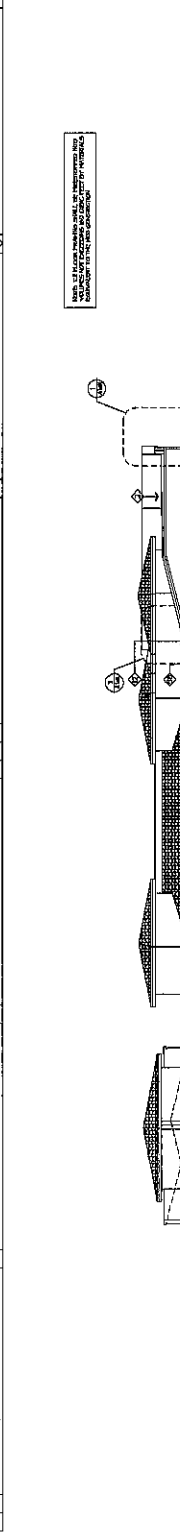
mixed-use building

building sections

sheets **A3.03**

FIRST PLAN CHECK  
 RESUBMITTAL 08/28/05

GENERAL SECTION NOTES	SECTION KEY NOTES
1. PROVIDE THE BUILDING IN COMPLIANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA MECHANICAL, ELECTRICAL AND PLUMBING (CMAP) CODES.	1. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS SHOWN ON THIS DRAWING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.	2. VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THIS DRAWING BEFORE CONSTRUCTION.
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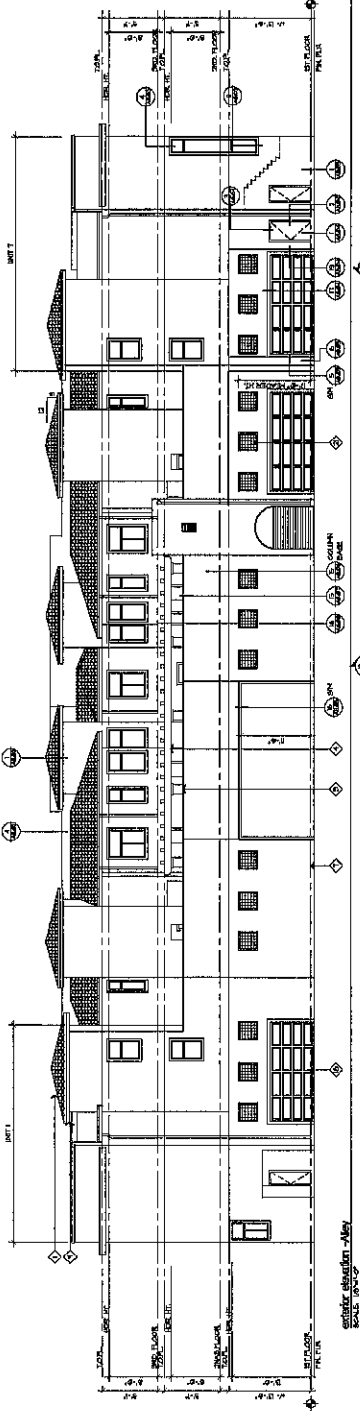
SCALE: 1/8"=1'-0"



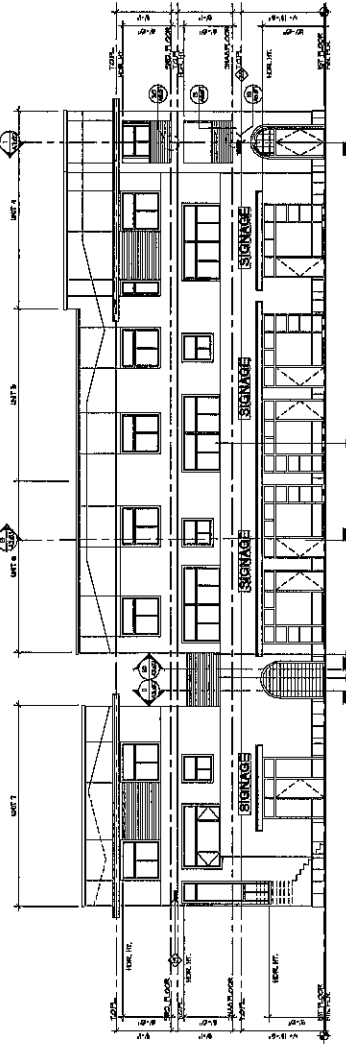


APPROVED: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_  
 PROJECT: \_\_\_\_\_  
 SHEET: \_\_\_\_\_

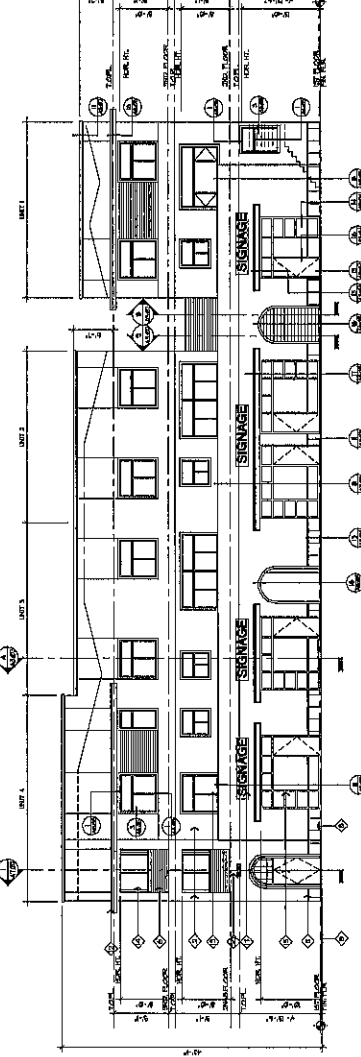
KEY NOTING	
ALL ELEMENTS NOT SHOWN ARE TO BE INSTALLED	
1	CONCRETE TO THE FINISH
2	FINISH FLOORING
3	FINISH WALLS
4	FINISH CEILING
5	FINISH DOORS
6	FINISH WINDOWS
7	FINISH STAIRS
8	FINISH ELEVATOR
9	FINISH MECHANICAL
10	FINISH ELECTRICAL
11	FINISH PLUMBING
12	FINISH PAINT
13	FINISH GLASS
14	FINISH METAL
15	FINISH WOOD
16	FINISH STONE
17	FINISH TILE
18	FINISH TERRAZZO
19	FINISH GRANITE
20	FINISH MARBLE
21	FINISH CEMENT
22	FINISH GROUT
23	FINISH JOINT
24	FINISH SEALANT
25	FINISH ADHESIVE
26	FINISH PRIMER
27	FINISH UNDERLAY
28	FINISH INSULATION
29	FINISH VAPOR BARRIER
30	FINISH SOUND BARRIER
31	FINISH SOUND ATTENUATION
32	FINISH SOUND ABSORPTION
33	FINISH SOUND REFLECTION
34	FINISH SOUND TRANSMISSION
35	FINISH SOUND ISOLATION
36	FINISH SOUND BARRIER
37	FINISH SOUND ATTENUATION
38	FINISH SOUND ABSORPTION
39	FINISH SOUND REFLECTION
40	FINISH SOUND TRANSMISSION
41	FINISH SOUND ISOLATION
42	FINISH SOUND BARRIER
43	FINISH SOUND ATTENUATION
44	FINISH SOUND ABSORPTION
45	FINISH SOUND REFLECTION
46	FINISH SOUND TRANSMISSION
47	FINISH SOUND ISOLATION
48	FINISH SOUND BARRIER
49	FINISH SOUND ATTENUATION
50	FINISH SOUND ABSORPTION



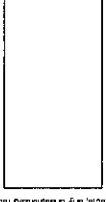
exterior elevation - West



exterior elevation - East



exterior elevation - South



elevation key

NOTE: SEE EXTERIOR ELEVATION NO. 1 FOR EXTERIOR ELEVATION THIS SHEET FOR TYPICAL INFORMATION NOT SHOWN

MATERIALS SHOWN ARE TO BE INSTALLED AS SHOWN

MATERIALS SHOWN ARE TO BE INSTALLED AS SHOWN

MATERIALS SHOWN ARE TO BE INSTALLED AS SHOWN

MATERIALS SHOWN ARE TO BE INSTALLED AS SHOWN



Construction Documents for  
**GRAMERCY MIXED-USE**  
**1620 GRAMERCY AVENUE**  
 TORRANCE, CALIFORNIA  
 MULLIGAN DEVELOPMENT, INC.



**WITHEE MALCOLM**  
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 Torrance, CA 90503  
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sheet no. **exterior elevations**  
 sheet of **A3.01**

**FIRST PLAN CHECK**  
**RESUBMITTAL 01/28/08**