

PARKING DATA:

8 ACCESSIBLE PARKING SPACES REQUIRED

10 ACCESSIBLE PARKING SPACES PROVIDED

4 VAN ACCESSIBLE PARKING SPACES PROVIDED

4 STANDARD ACCESSIBLE PARKING SPACES PROVIDED

312 STANDARD PARKING SPACES PROVIDED

322 TOTAL PARKING SPACES PROVIDED ON-SITE

FIT KID'S GYM ALLOWANCED PARKING:

WEEKDAY DAYTIME PARKING DEMAND 8AM - 5PM

40 TOTAL PARKING SPACES ASSIGNED TO FIT KID'S GYM INCLUDING TWO ACCESSIBLE SPACES

12 STAFF PARKING SPACES (12 EMPLOYEES)

28 STUDENT PARKING SPACES (86 STUDENTS)

WEEKDAY EVENING PARKING DEMAND 5PM - 10PM

60 TOTAL PARKING SPACES ASSIGNED TO FIT KID'S GYM INCLUDING TWO ACCESSIBLE SPACES

20 STAFF PARKING SPACES (20 EMPLOYEES)

40 STUDENT PARKING SPACES (86 STUDENTS)

WEEKEND PARKING DEMAND 8AM - 10PM

60 TOTAL PARKING SPACES ASSIGNED TO FIT KID'S GYM INCLUDING TWO ACCESSIBLE SPACES

20 STAFF PARKING SPACES (20 EMPLOYEES)

40 STUDENT PARKING SPACES (86 STUDENTS)

LEGAL DESCRIPTION:

TRIPARTITION MAP SHOWING PROPERTY FORMERLY OF THE REDONDO LAND CO LOT EX OF ST COM S 89°59'19" W 606.94 FT FROM SE COR OF LOT 12 IN SEC 20 T 35 R 14W TH S 89°59'19" W 64.06 FT TH N PARALLEL WITH W LINE OF SD LOT 465 FT TH N 89°59'19" E 11.8 FT TH E ON A CURVE CONCAVE TO N RADII EQUALS 412.78 FT 188.07 FT TH N 74°59'19" E TO A PT N 0°04' W FROM BEG TH S 0°04' E TO BEG POR OF LOT 12 IN SEC 20 T 35 R 14W

PROJECT DATA:

AINR: 414-9006-032

ZONE: IC-1

SITE AREA: 28724 S.F. (28826 S.F. USABE)

CONSTRUCTION TYPE: III-B (ORIGINAL III-N, 1997 UBC/2002 CBC)

ACTUAL STORIES: 1 STORY

EXISTING BUILDINGS: 25,500 S.F. (2601/2605)

OFFICE AREA: 3,166 S.F.

OTHER AREAS: 15,902

TRAINING AREA: 18,168

TOTAL AREA: 18,168

TENANT: FIT KID'S GYMNASTICS CENTER
2641 MANHATTAN BEACH BLVD.
REDONDO BEACH, CA 90278
CONTACT: CHRIS OLSEN
PHONE: (310) 938-7595
EMAIL: CHRIS@FITKIDS.COM

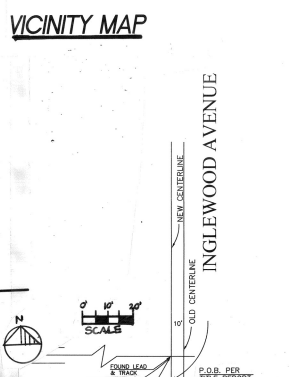
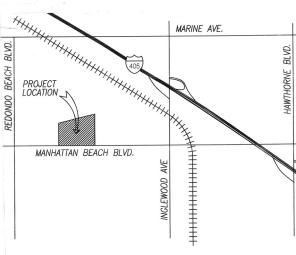
OWNER: REXFORD INDUSTRIAL
2605 MANHATTAN BEACH BLVD.
REDONDO BEACH, CA 90278
(310) 966-1680

ARCHITECT: BRUCE McVey
BRUCE@BRUCEMVEY.COM
PHONE: (562) 310-2759

DRAWN BY: ROBERT MULL
R.MULL@BRUCEMVEY.COM

THIS PROJECT SHALL COMPLY WITH CURRENT GOVERNING CODES:
BUILDING CODE - 2025 CALIFORNIA BUILDING CODE w/ CITY OF REDONDO BEACH MUNICIPAL CODE

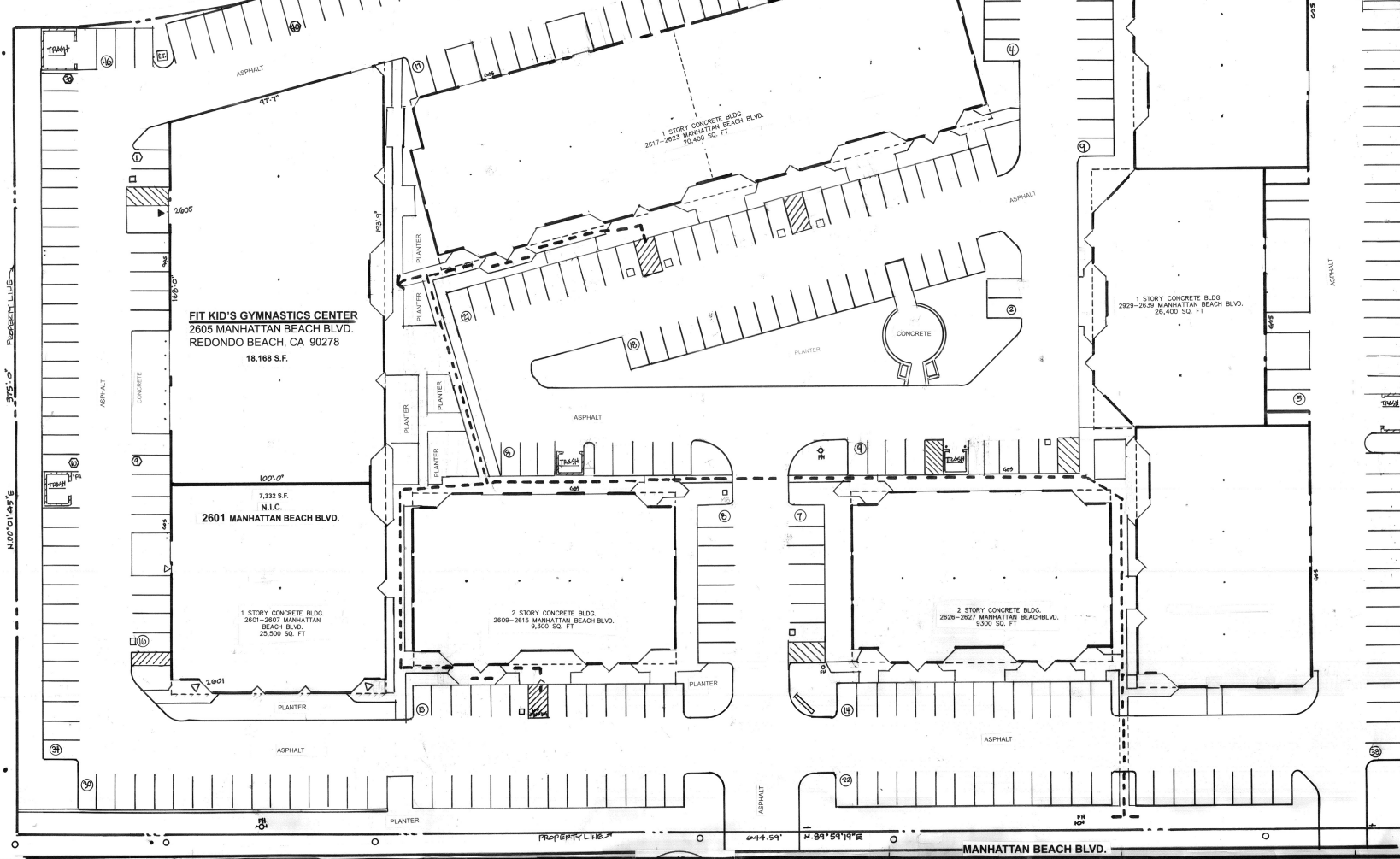
OCCUPANCY:
ORIGINAL OCCUPANCY: 2005 TRAINING GYMNASIUM UNDER THE 2001 CALIFORNIA BUILDING STANDARDS CODE, BASED ON THE 1997 UNIFORM BUILDING CODE SECTION 303.2.2.2, ASSEMBLY, DIVISION 3 PROVISIONS.
CURRENT PROPOSED OCCUPANCY: 2025 NO CHANGE OF USE, TRAINING GYMNASIUM PER 2025 CALIFORNIA BUILDING CODE SECTION 303.4 ASSEMBLY GROUP 3 OCCUPANCY, **0 4 5**.



TYPICAL ACCESSIBLE PARKING SPACE:

STANDARD OVERALL PARKING SPACES

FIT KID'S GYM ASSIGNED PARKING SPACES



Revision	Date	Description	By	Revision	Date	Description	By	Revision	Date	Description	By
1				1				1			
2				2				2			
3				3				3			
4				4				4			
5				5				5			



FIT KID'S GYMNASTICS CENTER
2605 MANHATTAN BEACH BLVD.,
REDONDO BEACH, CA 90278



SITE PLAN
ALL CONDITIONS ARE EXISTING, TYPICAL.

Job No.	1261.47	A-1
Date	2/28/26	
Drawn	R. MULL	
Checked		
Scale	1" = 20'-0"	P.O.B. PER TITLE REPORT
Of		Sheets

PLUMBING FIXTURE ANALYSIS:

PER 2025 CALIFORNIA PLUMBING CODE, TABLE 422.1 MINIMUM PLUMBING FACILITIES:

ROOM DESCRIPTION	AREA	FACTOR	OCCUPANTS
OFFICES / CHECK-IN / RECEPTION	= 1,063 S.F. / 150 S.F.	= 7.0	
WAITING AREA	= 132 S.F. / 15 S.F.	= 8.8	
STORAGE AREA	= 719 S.F. / 300 S.F.	= 2.3	
CIRCULATION OFFICE AREA	= 484 S.F. /	= N/A	
UTILITY & ELECTRICAL ROOMS	= 156 S.F. /	= N/A	
MEN'S & WOMEN'S ROOM	= 612 S.F. /	= N/A	
TRAMPOLINE AREA	= 540 S.F. / RESTRICTED USE	= 2.0	
NINJA AEROBATICS AREA	= 1,040 S.F. / RESTRICTED USE	= 2.0	
BAR AREA	= 1,121 S.F. / RESTRICTED USE	= 6.0	
VAULT AREA	= 912 S.F. / RESTRICTED USE	= 2.0	
FLOOR EXERCISE AREA	= 1,600 S.F. / RESTRICTED USE	= 5.0	
BALANCE BEAM AREA	= 1,030 S.F. / RESTRICTED USE	= 10.0	
TRAINING CIRCULATION AREA	= 8,839 S.F. /	= N/A	
TOTAL OCCUPANT LOAD	18,168 S.F.		46

BASED ON 60 MAXIMUM OCCUPANTS AT PEAK BUSINESS HOURS (PER PARKING RESTRICTIONS):

REQUIRED:

TYPE OF OCCUPANCY	WATER CLOSETS		URINALS		LAVATORIES		DRINKING FOUNTAINS		OTHER	
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	PER PERSON	PER PERSON	SERV. SINK	
A-3	1(1-100)	2(26-50)	1(1-100)		1(1-200)	1(1-200)	1(1-250)			1

PROVIDED:

TYPE OF OCCUPANCY	WATER CLOSETS		URINALS		LAVATORIES		DRINKING FOUNTAINS		OTHER	
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	PER PERSON	PER PERSON	SERV. SINK	
A-3	2	2			2	2	1			1

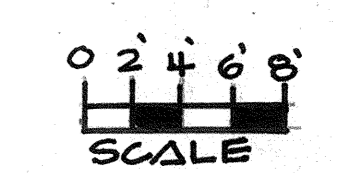
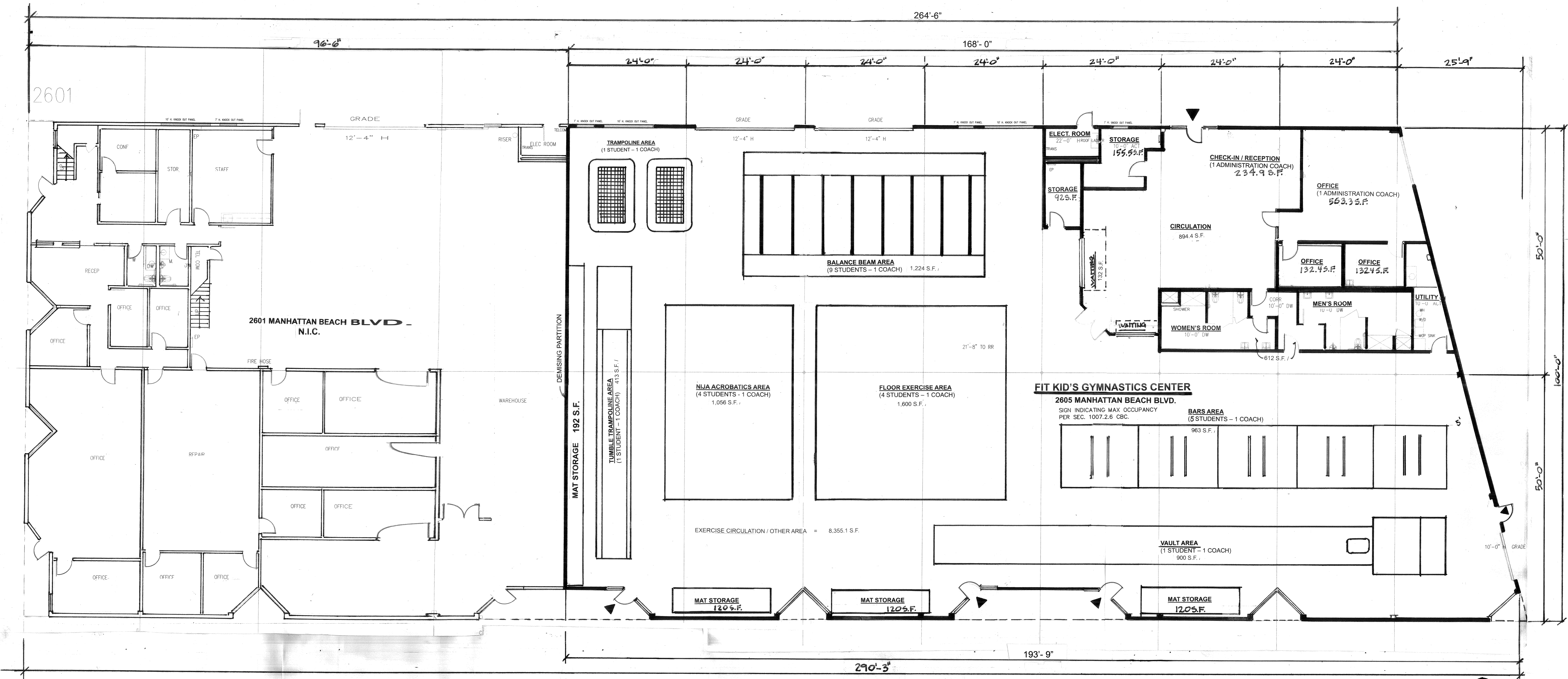
EXITING ANALYSIS:

PER 2025 CALIFORNIA BUILDING CODE, SECTION 1004 - OCCUPANT LOAD.

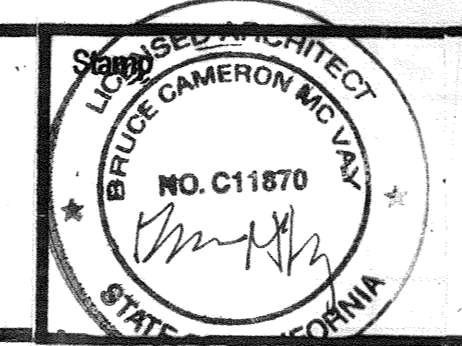
ROOM DESCRIPTION	AREA	FACTOR	OCCUPANTS
OFFICES / CHECK-IN / RECEPTION	= 1,063 S.F. / 150 S.F.	= 7.0	
WAITING AREA	= 132 S.F. / 15 S.F.	= 8.8	
STORAGE AREA	= 799 S.F. / 300 S.F.	= 2.6	
CIRCULATION FRONT AREA	= 894 S.F. / 50 S.F.	= 17.8	
UTILITY & ELECTRICAL ROOMS	= 156 S.F. /	= N/A	
MEN'S & WOMEN'S ROOM	= 612 S.F. /	= N/A	
TUMBLE/TRAMPOLINE EXERCISE AREA	= 413 S.F. / 50 S.F.	= 8.26	
NINJA AEROBATICS EXERCISE AREA	= 1,056 S.F. / 50 S.F.	= 21.1	
BAR EXERCISE AREA	= 983 S.F. / 50 S.F.	= 19.2	
VAULT EXERCISE AREA	= 900 S.F. / 50 S.F.	= 18.0	
FLOOR EXERCISE AREA	= 1,600 S.F. / 50 S.F.	= 32.0	
BALANCE BEAM EXERCISE AREA	= 1,224 S.F. / 50 S.F.	= 22.4	
EXERCISE CIRCULATION / OTHER AREA	= 8,355 S.F. / 50 S.F.	= 167.1	
TOTAL OCCUPANT LOAD	18,168 S.F.		325 OCCUP.

PER 2025 CBC TABLE 1006.3.3 MIN. NUMBER OF EXITS:

2 EXITS REQUIRED
 5 EXITS PROVIDED
 REQUIRED WIDTH OF EXIT DOOR = 322 OCCUPANTS / 5 EXITS = 65 OCCUPANTS PER EXIT.
 65 x 2 = 13' MINIMUM SIZE EACH EXIT DOOR REQUIRED
 (5) 36" MINIMUM SIZE EXIT DOORS PROVIDED.



Revision	Date	Description	By	Revisions	Date	Description	By	Revision	Date
▲				▲				▲	
▲				▲				▲	
▲				▲				▲	
▲				▲				▲	



FIT KID'S GYMNASTICS CENTER
 2605 MANHATTAN BEACH BLVD.,
 REDONDO BEACH, CA 90278



FLOOR PLAN 18,168 S.F.
 ALL PARTITIONS & CEILINGS ARE EXISTING, TYPICAL

Job No.	
Date	20 MAR 26
Checked	R. Mull
Scale	1/8" = 1'-0"

A-2

DATE PLOTTED: 3/26/2025 10:00 AM

