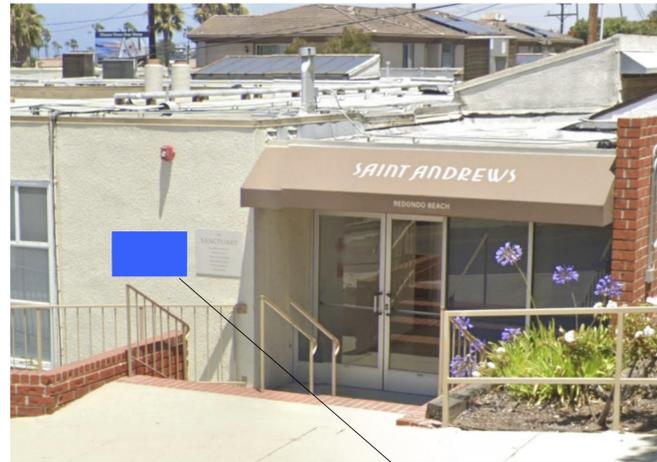


PLACARD LOCATIONS



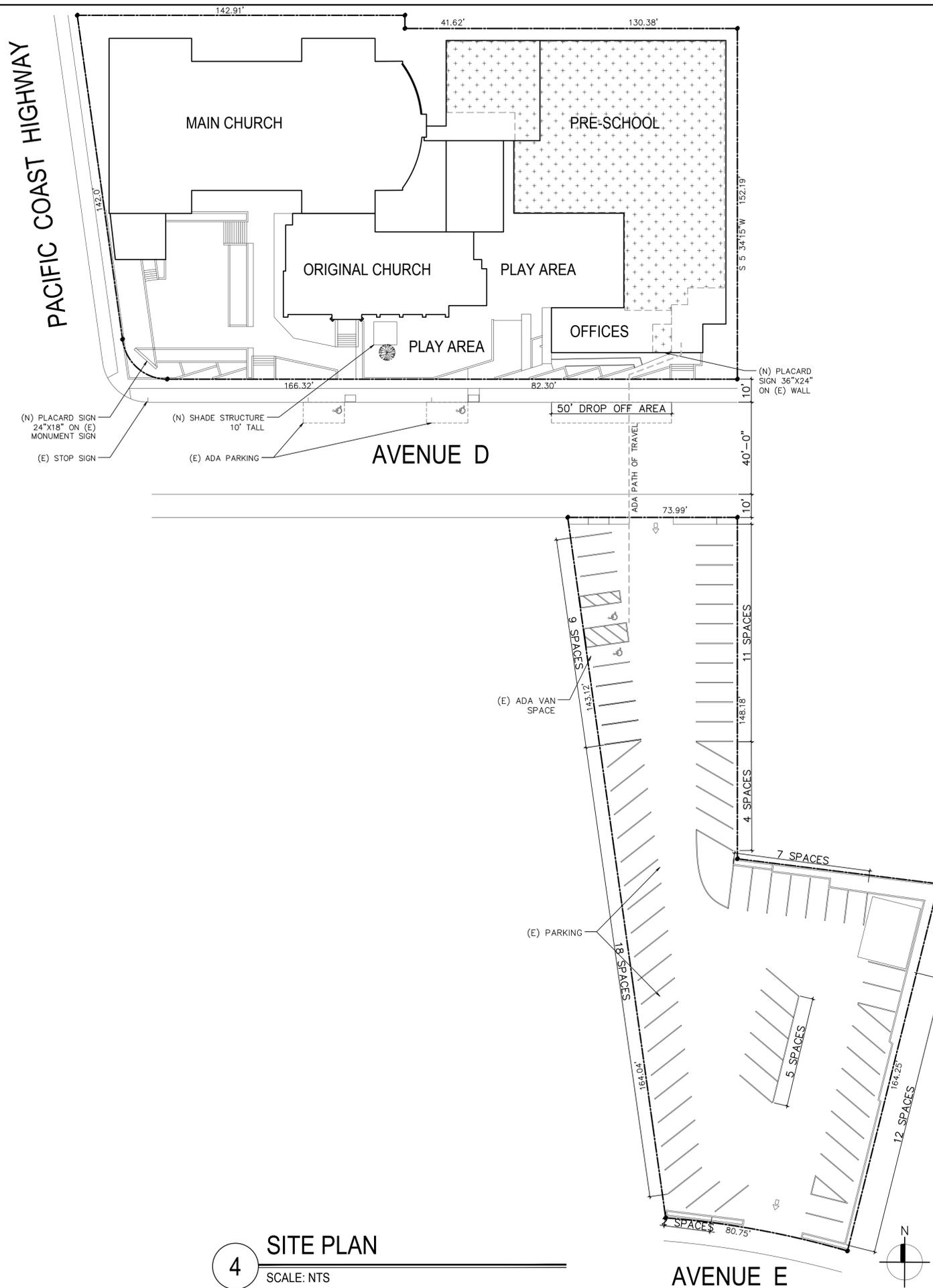
PLACARD, METAL



PLACARD SIGN



SHADE STRUCTURE



4 SITE PLAN
SCALE: NTS

INDEX OF SHEETS

ARCHITECTURAL
A-001 COVER SHEET &
SITE PLAN
A-101 FIRST FLOOR PLAN
A-102 SECOND FLOOR PLAN

PROJECT SUMMARY

OWNER: ST. ANDREWS CHURCH
PACIFIC COAST HIGHWAY
REDONDO BEACH, CALIFORNIA

CONSTRUCTION TYPE: III-B
STORIES: 2 STORY
OCCUPANCY GROUPS: I
LOT SIZE: 000 sqft
ZONE: I

FIRST FLOOR:
PLAY AREA: 4,366SQFT
SECOND FLOOR:
OFFICE 555SQFT
CLASSROOMS: 5,736sqft

SCOPE OF WORK:
NEW PRE-SCHOOL TO OCCUPY EXISTING SCHOOL,
NEW SHADE STRUCTURE. 161STUDENTS

SITE PARKING
EXISTING SPACES: 68
STANDARD: 56
COMPACT: 10
VAN ACCESSIBLE: 1
ACCESSIBLE: 1
TOTAL PROVIDED: 68 SPACES

PROJECT NOTES:

- All work shall conform to the 2022 CBC, CPC, CMC, CEC, California Green Building Code and Energy Code.
- All construction waste to be containerized at all times.
- All General Contractors/Sub-contractors conducting business within the City of Torrance are required to maintain a current City Business License as per the Municipal Code.
- Final approval required by the Public Works Department for street improvements, curb cores, curbs/gutters, etc. Separate Public Works permit required for driveways, driveway approach and any work in City right of way.
- A re-inspection fee may be charged for inspections which is not accessible, approved plans not on site, or job not ready.
- All dimensions are from finish to finish. Do not scale dimensions from plans. Contractor to verify all conditions and dimensions in the field. Notify the Architect and Engineer of any discrepancies or conflicts prior to demolition.
- Per local requirements, working hours are 7:00AM to 7:00PM Monday through Saturday. With NO work on Sundays or Holidays.
- All special inspectors shall be registered with the City Building Department prior to performing any inspections and shall also notify the Building Official of each job location thereafter.
- See Structural, Mechanical, Electrical, Lighting Drawings and Title-24 Energy calculations.
- Exterior signage requires separate approval and separate permit.

LEGEND

	NEW PRE-SCHOOL
	DETAIL REFERENCE REFERENCE SHEET NO.
	ELEVATION REFERENCE REFERENCE SHEET NO.
	SECTION REFERENCE REFERENCE SHEET NO.
	PROPERTY LINE
	ADA PATH OF TRAVEL
	WALL BELOW
	PROPERTY MARKER
	(E) TREE

The design, details and ideas contained in this drawing are and shall remain the property of BKA. No part thereof shall be copied, reproduced, disclosed to others, or used for any other work or project without the written consent of BKA.



Bizhan Khaleeli Architect, Inc.
4001 Pacific Coast Highway
Suite 108
Torrance, California 90505
phone (310)874-3201
bizhan@bkarchitectinc.com



REVISIONS	
No.	Date

PROJECT TITLE
C.U.P.

OWNER
St. Andrews Church

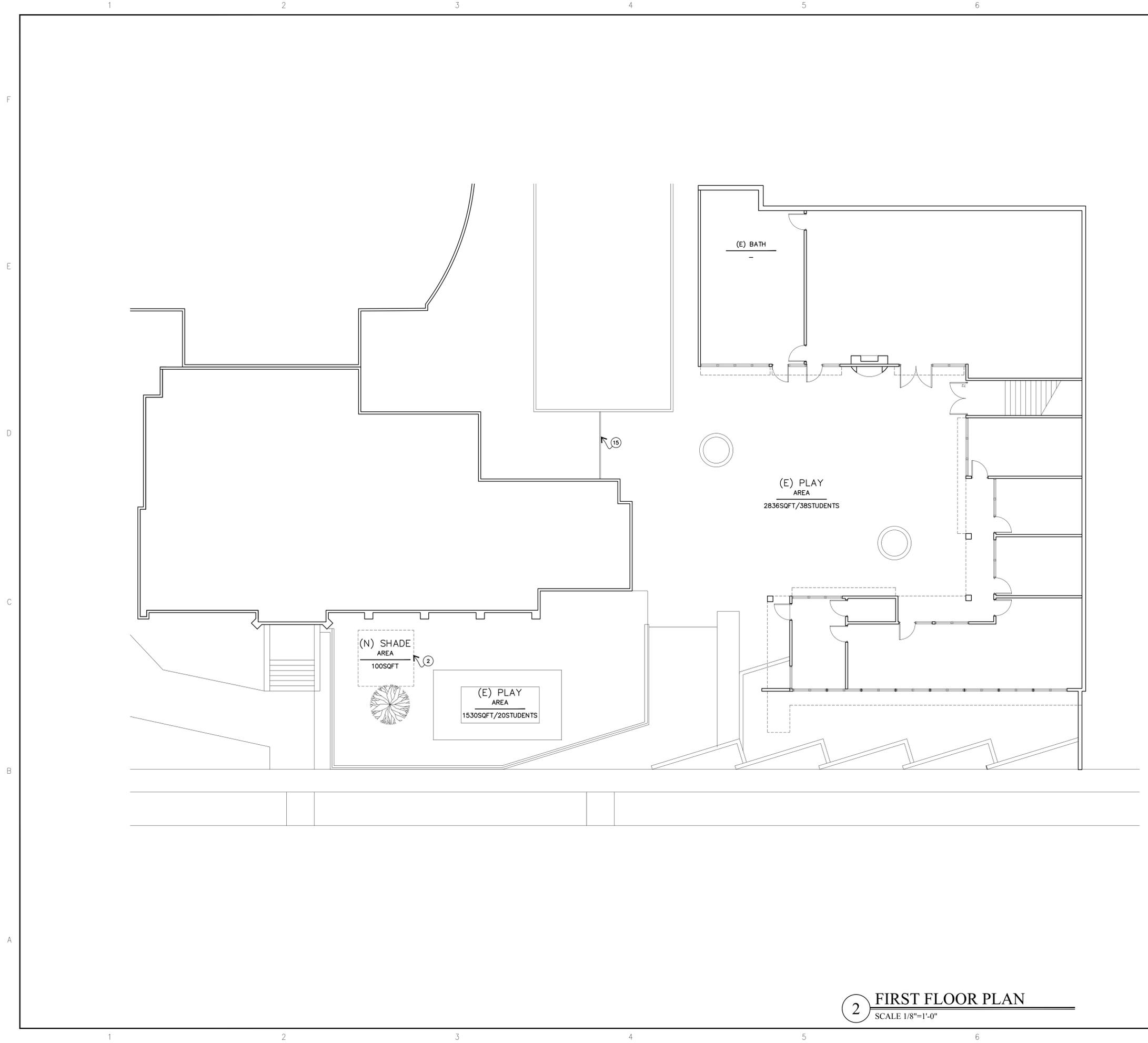
PROJECT ADDRESS
1122 S. Pacific Coast Hwy
Redondo Beach,
California
90277

LEGAL DESCRIPTION
APN : 7509-009-014

SHEET TITLE
SITE PLAN &
COVER SHEET
SHEET INFO.
JOB NO. K-2408
DATE: 02-26-24
DRAWN BY: BK

SHEET NO.

A-001



SHEET NOTES

1. (N) SIGNAGE
2. SHADE STRUCTURE, 10' TALL
3. GRAB BAR
4. UNISEX ACCESSIBLE DOOR SIGN
5. RECESSED PAPER TOWEL DISPENSER
6. (N) EXHAUST FAN, 50 CFM INTERMITTANT, 3 SONES MAX.
7. (N) MIRROR, BOTTOM EDGE 40" MAX. ABOVE FIN. FLOOR, TOP EDGE @ 74" HIGH MIN.
8. LAVATORY SINK
9. TOILET, 1.28 GAL PER FLUSH
10. (E) RAMP
11. ADA PATH OF TRAVEL
12. PORTABLE FIRE EXTINGUISHER
13. EXIT DOOR
14. OCCUPANT LOAD SIGN
15. NEW GATE

The design, details and ideas contained in this drawing are and shall remain the property of BKA. No part thereof shall be copied, reproduced, disclosed to others, or used for any other work or project without the written consent of BKA.



Bizhan Khaleeli Architect, Inc.
 4001 Pacific Coast Highway
 Suite 108
 Torrance, California 90505
 phone (310)874-3201
 bizhan@bkarchitectinc.com



DOOR & EXIT NOTES

1. EXIT TO COMPLY WITH SECTION 1010.1.9.4 ITEM 2.2. A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE OR ADJACENT TO THE DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". THE SIGN SHALL BE IN CONTRASTING LETTERS 1 INCH (25MM) HIGH ON A CONTRASTING BACKGROUND.
2. THE USE OF THE KEY OPERATED LOCKING DEVICE IS REVOKEABLE BY THE FIRE CODE OFFICIAL FOR DUE CAUSE
3. DOOR HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE BY CHAPTER 11A & 11B OF THE CBC SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. THESE DESIGN REQUIREMENTS FOR DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES, INTENDED FOR USE ON MEANS OF EGRESS DOORS IN OTHER THAN GROUP R AND M OCCUPANCIES WITH AN OCCUPANT LOAD OF 10 OR LESS, SHALL COMPLY WITH CALIFORNIA CODE OF REGULATIONS, TITLE-24 PART 12, SFM STANDARD 12-10-2.
4. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.
5. PROVIDE EMERGENCY POWER FOR EGRESS ILLUMINATION.
6. PROVIDE A MINIMUM OF 1 INTERNATIONAL SYMBOL OF ACCESSIBILITY AT ALL ACCESSIBLE BUILDING ENTRANCES.

REVISIONS

No.	Date

PROJECT TITLE

C.U.P.

OWNER

St. Andrews Church

PROJECT ADDRESS

1122 S. Pacific Coast Hwy
 Redondo Beach,
 California
 90277

LEGAL DESCRIPTION

APN : 7509-009-014

SHEET TITLE

FIRST FLOOR PLAN

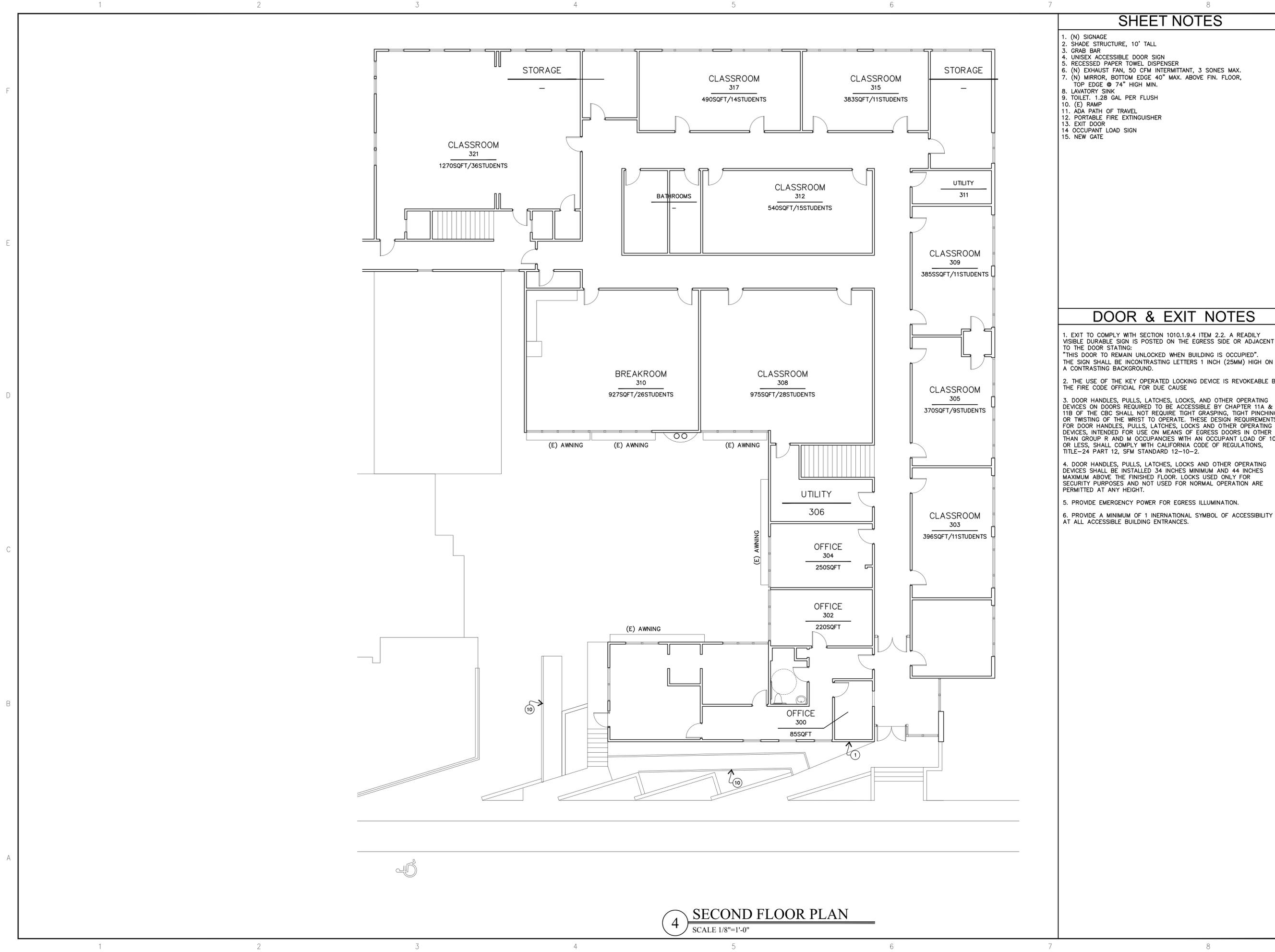
SHEET INFO.

JOB NO. K-2408
 DATE: 02-26-24
 DRAWN BY: BK

SHEET NO.

A-101

2 FIRST FLOOR PLAN
 SCALE 1/8"=1'-0"



SHEET NOTES

1. (N) SIGNAGE
2. SHADE STRUCTURE, 10' TALL
3. GRAB BAR
4. UNISEX ACCESSIBLE DOOR SIGN
5. RECESSED PAPER TOWEL DISPENSER
6. (N) EXHAUST FAN, 50 CFM INTERMITTANT, 3 SONES MAX.
7. (N) MIRROR, BOTTOM EDGE 40" MAX. ABOVE FIN. FLOOR, TOP EDGE @ 74" HIGH MIN.
8. LAVATORY SINK
9. TOILET, 1.28 GAL PER FLUSH
10. (E) RAMP
11. ADA PATH OF TRAVEL
12. PORTABLE FIRE EXTINGUISHER
13. EXIT DOOR
14. OCCUPANT LOAD SIGN
15. NEW GATE

The design, details and ideas contained in this drawing are and shall remain the property of BKA. No part thereof shall be copied, reproduced, disclosed to others, or used for any other work or project without the written consent of BKA.



Bizhan Khaleeli Architect, Inc.
 4001 Pacific Coast Highway
 Suite 108
 Torrance, California 90505
 phone (310)874-3201
 bizhan@bkarchitectinc.com



REVISIONS

No.	Date

DOOR & EXIT NOTES

1. EXIT TO COMPLY WITH SECTION 1010.1.9.4 ITEM 2.2. A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE OR ADJACENT TO THE DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". THE SIGN SHALL BE IN CONTRASTING LETTERS 1 INCH (25MM) HIGH ON A CONTRASTING BACKGROUND.
2. THE USE OF THE KEY OPERATED LOCKING DEVICE IS REVOKEABLE BY THE FIRE CODE OFFICIAL FOR DUE CAUSE
3. DOOR HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE BY CHAPTER 11A & 11B OF THE CBC SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. THESE DESIGN REQUIREMENTS FOR DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES, INTENDED FOR USE ON MEANS OF EGRESS DOORS IN OTHER THAN GROUP R AND M OCCUPANCIES WITH AN OCCUPANT LOAD OF 10 OR LESS, SHALL COMPLY WITH CALIFORNIA CODE OF REGULATIONS, TITLE-24 PART 12, SFM STANDARD 12-10-2.
4. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.
5. PROVIDE EMERGENCY POWER FOR EGRESS ILLUMINATION.
6. PROVIDE A MINIMUM OF 1 INTERNATIONAL SYMBOL OF ACCESSIBILITY AT ALL ACCESSIBLE BUILDING ENTRANCES.

PROJECT TITLE

C.U.P.

OWNER

St. Andrews Church

PROJECT ADDRESS

1122 S. Pacific Coast Hwy
 Redondo Beach,
 California
 90277

LEGAL DESCRIPTION

APN : 7509-009-014

SHEET TITLE

SECOND FLOOR PLAN

SHEET INFO.

JOB NO. K-2408
 DATE: 02-26-24
 DRAWN BY: BK

SHEET NO.

A-102

4 SECOND FLOOR PLAN
 SCALE 1/8"=1'-0"