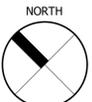


NOTE
 LOCATION OF EXISTING SANITARY SEWER PIPING AND SLOPE DIRECTION IS UNKNOWN. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED TO COMPLETE THE DESIGN INTENT.

EXISTING SANITARY SEWER PIPING. CONTRACTOR TO VERIFY LOCATION, SIZE AND SLOPE.

EXISTING SANITARY SEWER PIPING. CONTRACTOR TO VERIFY LOCATION, SIZE AND SLOPE.

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 LOCATION OF EXISTING SANITARY SEWER PIPING AND SLOPE DIRECTION IS UNKNOWN. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED TO COMPLETE THE DESIGN INTENT.



1 FLOOR PLAN -- EXISTING CONDITIONS & DEMOLITION SCALE: 1/4" = 1'-0"

KEYED NOTE SCHEDULE -- D-2.0

#	NOTE
Doors	
08.13.01	EXISTING DOOR TO BE DEMOLISHED
08.43.01	EXISTING STOREFRONT DOOR, TO REMAIN -- NO WORK
Electrical Equipment	
EE-208/200-e	EXISTING, 42 CIRCUIT, 120/208V, 3 PHASE, 4 WIRE, 200 AMP, RECESSED ELECTRICAL PANEL -- REFER TO ELECTRICAL ONE-LINE DIAGRAM FOR FEEDERS AND CIRCUITING INFORMATION -- CONTRACTOR TO VERIFY THAT PANEL IS IN GOOD, WORKING ORDER -- NOTIFY ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED TO COMPLETE THE DESIGN INTENT
Floors	
02.20.00	EXISTING 4" CONCRETE SLAB TO REMAIN
Pipes	
22.13.00	EXISTING SANITARY SEWER PIPING TO REMAIN -- CONTRACTOR TO VERIFY LOCATION AND SLOPE -- NOTIFY ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED TO COMPLETE DESIGN INTENT
Plumbing Fixtures	
22.41.01	EXISTING LAVATORY TO BE DEMOLISHED
22.41.03	EXISTING SINK AND CASEWORK TO BE DEMOLISHED
Walls	
08.40.01	EXISTING WALL TO BE DEMOLISHED, TYPICAL
08.41.00	EXISTING ALUMINUM STOREFRONT SYSTEM TO REMAIN -- NO WORK
08.41.03	EXISTING FIRE-RATED WALL, TO REMAIN -- NO WORK
Windows	
08.14.01	EXISTING EXTERIOR WINDOW TO REMAIN

WALL LEGEND - EXISTING

MARK	WALL SYMBOL
EXT-1	[Solid black line]
i6W-E	[Red hatched line]

WALL SCHEDULE - EXISTING

MARK	FRAMING	FIRE RATING	INS.	DETAIL
EXT-1	EXISTING EXTERIOR WALL FRAMING			
i6W-E	2x6 WOOD STUDS @ 16" O.C	1 HR	R-19 UNFACED BATTS	

SEE DEMOLITION NOTES ON DRAWING D-1.0

NOTE
 CONTRACTOR TO VERIFY EXISTING CONDITIONS IF EXISTING FIXTURES, DUCTWORK AND/OR PIPING LEFT BY PREVIOUS TENANT MEET THE PERFORMANCE AND ACCESSIBILITY REQUIREMENTS OF BUILDING CODE AND PROJECT SPECIFICATIONS, EXISTING PIPING, DUCTWORK FIXTURES AND EQUIPMENT MAY BE UTILIZED

NOTIFY ARCHITECT IF REVISIONS AND/OR ADDITIONAL INFORMATION IS REQUIRED TO MEET PROJECT CRITERIA

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 Modesto • California • 95354
 www.commercialarch.com
 ph. 209.571.8158



The NOW
 A MESSAGE BOUTIQUE

REDONDO BEACH, CALIFORNIA

INTERIOR TENANT IMPROVEMENT

LOCATION
 409 N. PACIFIC COAST HWY
 SUITE 100
 REDONDO BEACH, CA 90277

PARCEL
 7503-018-040

OWNER
 THE NOW
 MARJANEH MANAVI

PERMIT NUMBERS

CITY OF REDONDO BEACH
 TBD

COUNTY OF LOS ANGELES

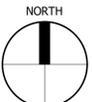
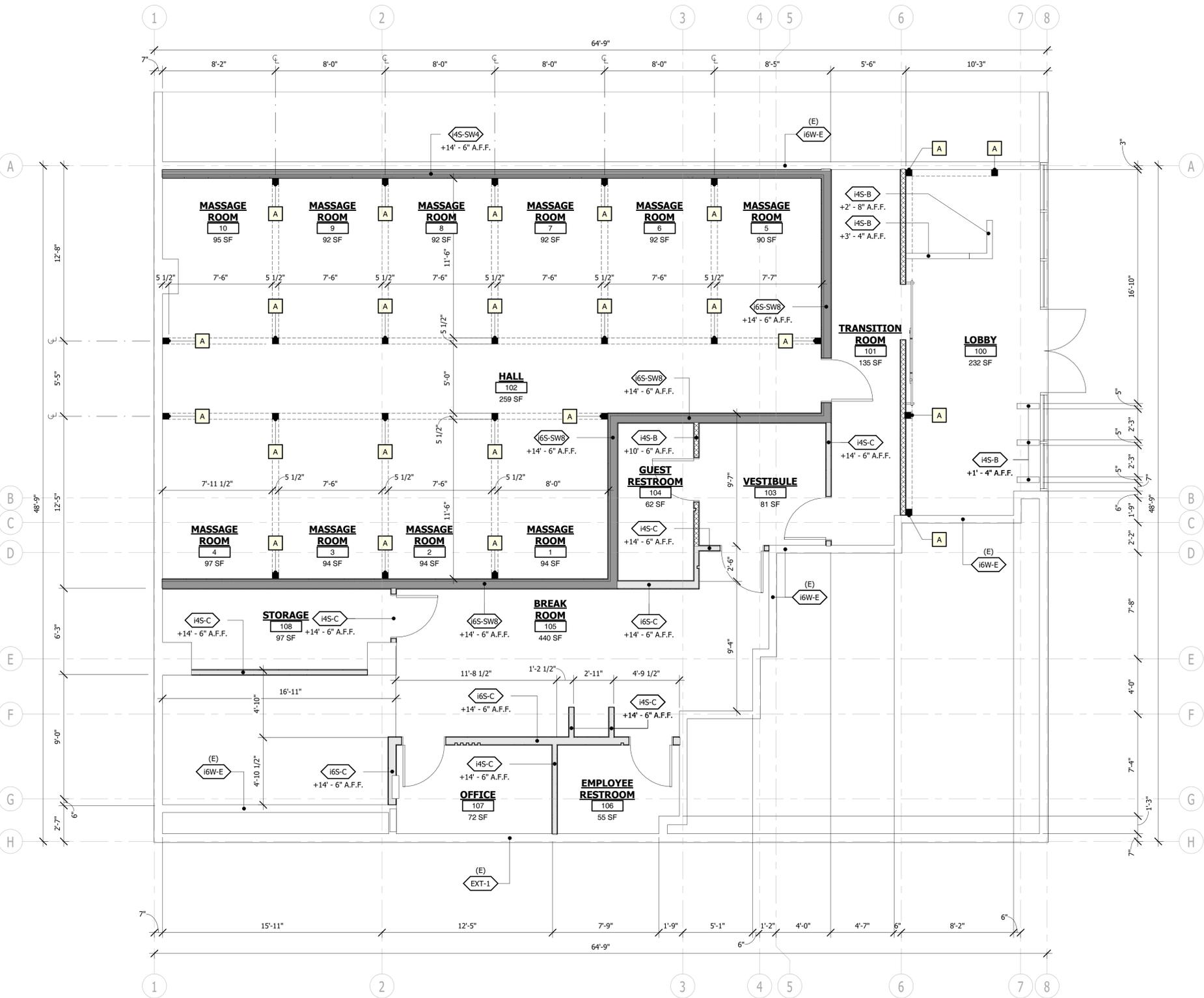
CITY OF REDONDO FIRE PREVENTION BUREAU

DATE
 11/27/2024 11:43:00 AM

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D-2.0

FLOOR PLAN -- EXISTING CONDITIONS & DEMOLITION



2 FLOOR PLAN -- DIMENSIONS SCALE: 1/4" = 1'-0"

WALL LEGEND - NEW

MARK	WALL SYMBOL
I4S-B	
I4S-C	
I6S-C	
I4S-SW4	
I6S-SW8	

WALL SCHEDULE

MARK	FRAMING	FIRE RATING	INS.	DETAIL
I4S-B	INTERIOR PARTITION 3-5/8" STEEL STUDS @ 16" O.C. PARTIAL HEIGHT FRAMING PARTIAL HEIGHT WALL FINISH	-	R-13 UNFACED BATTS	I-B / A-10.0
I4S-C	INTERIOR PARTITION 3-5/8" STEEL STUDS @ 16" O.C. FULL HEIGHT FRAMING PARTIAL HEIGHT WALL FINISH	-	R-13 UNFACED BATTS	I-C / A-10.0
I6S-C	INTERIOR PARTITION 6" STEEL STUDS @ 16" O.C. FULL HEIGHT FRAMING PARTIAL HEIGHT WALL FINISH	-	R-19 UNFACED BATTS	I-C / A-10.0
I4S-SW4	INTERIOR SOUND PARTITION 1" AIR GAP FROM (E) CONSTRUCTION 3-5/8" STEEL STUDS @ 16" O.C. 7/8" RESILIENT CHANNEL 1-1/4" SOUND CLIP 2-LAYERS, 5/8" GYPSUM BOARD TAPE, TEXTURE, PAINT PER FINISH SCHEDULE	-	THERMAFIBER SAFB	SW4 / A-10.0
I6S-SW8	INTERIOR SOUND PARTITION 6" STEEL STUDS @ 16" O.C. 1-1/4" SOUND CLIP 2-LAYERS, 5/8" GYPSUM BOARD TAPE, TEXTURE, PAINT PER FINISH SCHEDULE	-	THERMAFIBER SAFB	SW8 / A-10.0

DECORATIVE COLUMN SCHEDULE

MARK	QTY	DESCRIPTION	LENGTH	BASE / HOLD DOWN	DETAIL
A	24	6x6, D.F. #1	9' - 0"		

CONTRACTOR SHALL VERIFY EXACT LENGTHS OF COLUMNS AND BEAMS PRIOR TO FABRICATION

FLOOR PLAN NOTES

- FIELD VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- ALL DIMENSIONS FROM EXISTING WALLS ARE FROM EDGE OF EXISTING WALL FINISH.
- ALL DIMENSIONS FROM NEW WALLS ARE MEASURED TO FACE OF STUD, UNLESS OTHERWISE NOTED.

SEE DRAWING A-2.1 FOR WALL SCHEDULE AND SPECIFICATIONS

SEE DRAWING A-2.1 FOR STRUCTURAL COLUMN SCHEDULE & SPECIFICATIONS

NOTE
CONTRACTOR TO VERIFY EXISTING CONDITIONS
IF EXISTING FIXTURES, DUCTWORK AND/OR PIPING LEFT BY PREVIOUS TENANT MEET THE PERFORMANCE AND ACCESSIBILITY REQUIREMENTS OF BUILDING CODE AND PROJECT SPECIFICATIONS, EXISTING PIPING, DUCTWORK FIXTURES AND EQUIPMENT MAY BE UTILIZED
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A-2.1
FLOOR PLAN -- DIMENSIONS