

GENERAL REQUIREMENTS

GENERAL NOTES

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING (PER ORDINANCE 170, 158) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER \$10,000) SEPARATE PLUMBING PERMIT IS REQUIRED.
3. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
4. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOBSITE.
5. PUBLIC ACCOMMODATIONS SHALL MAINTAIN IN OPERABLE WORKING CONDITION THOSE FEATURES OF FACILITIES AND EQUIPMENT THAT ARE REQUIRED TO BE ACCESSIBLE TO AND USEABLE BY PERSONS WITH DISABILITIES. ISOLATED OR TEMPORARY INTERRUPTIONS IN SERVICE OR ACCESSIBILITY DUE TO MAINTENANCE OR REPAIRS SHALL BE PERMITTED.

PROJECT DIRECTORY

OWNER SEACOAST CHURCH
100 N. PACIFIC COAST HIGHWAY
REDONDO BEACH, CA.
CONTACT: JOSH WAGGONER
JOHN JONES

DESIGNER DESIGN BLUE
25935 SW STAFFORD ROAD
WILSONVILLE, OR. 97070
CONTACT: DANIEL PACKMAN
DPAK@DESIGNBLUE.COM

PROJECT ARCHITECT PACKMAN ARCHITECTS
250 LUPE AVE.
NEWBURY PARK, CA. 91320
CONTACT: PAUL PACKMAN
PAUL@PACKMANARCHITECTS.COM

STRUCTURAL ENGINEER

GENERAL CONTRACTOR

PROJECT SUMMARY

ADDRESS 100 N. PACIFIC COAST HIGHWAY
REDONDO BEACH, CA.

SITE AREA 21,055 SQ. FT.

APN 7505-010-024

ZONE INSTITUTIONAL

LOT 22,23,24 & 25

TRACT

TYPE V-B

OCCUPANCY -

PROJECT SCOPE NEW ADA COMPLIANT RESTROOMS, PATH OF TRAVEL ACCESSIBILITY, INTERIOR TENANT IMPROVEMENT, EXTERIOR FACADE MODIFICATIONS, NEW CONCRETE STEPS AT MAIN ENTRY TO STREET.

BUILDING AREA

EXISTING	
BASEMENT	5,803 S.F.
MAIN FLOOR	12,648 S.F.
SECOND FLOOR	5,796 S.F.
TOTAL	12,648 S.F. (NO ADDED SQUARE FOOTAGE)

STORIES 2-STORY WITH PARTIAL BASEMENT

HEIGHT EXISTING

BUILDING USE CHURCH BUILDING (NO CHANGE OF USE)

PARKING NO CHANGE TO EXISTING PARKING

SHEET INDEX

- A0.00 COVER SHEET
- A0.03 SCHEDULES
- A1.00 SURVEY
- A1.01 SITE PLAN
- A1.02 GROUND FLOOR DEMO KEY PLAN
- A1.03 SECOND FLOOR DEMO KEY PLAN
- A1.04 GROUND FLOOR KEY PLAN
- A1.05 GROUND FLOOR PLAN-1
- A1.06 GROUND FLOOR PLAN-2
- A1.07 SECOND FLOOR PLAN-1
- A1.08 ENLARGED GROUND FLOOR RCP-1
- A1.09 ENLARGED GROUND FLOOR RCP-2
- A1.10 ROOF PLAN
- A2.00 EXISTING EXTERIOR ELEVATIONS
- A2.01 EXTERIOR ELEVATIONS
- A2.02 EXTERIOR ELEVATIONS
- A3.00 SECTIONS
- A4.00 INTERIOR ELEVATIONS
- A4.01 INTERIOR ELEVATIONS
- A4.02 INTERIOR ELEVATIONS
- A4.03 INTERIOR ELEVATIONS
- A4.04 INTERIOR ELEVATIONS
- A5.00 DETAILS
- A5.01 DETAILS
- A5.02 DETAILS
- A6.00 TITLE-24
- A6.01 TITLE-24
- GRN-1 GREEN BUILDING CODE
- GRN-2 GREEN BUILDING CODE

VICINITY MAP



CODE COMPLIANCE

GOVERNING AGENCY CITY OF REDONDO BEACH

APPLICABLE CODES: ALL WORK & MATERIAL SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.

CODES

- 2019 CALIFORNIA BUILDING CODE, TITLE 24 PART 2 (PARTS 8 & 10 INCLUDED)
- 2019 CALIFORNIA ELECTRICAL CODE, TITLE 24 PART 3
- 2019 CALIFORNIA MECHANICAL CODE, TITLE 24 PART 4
- 2019 CALIFORNIA PLUMBING CODE, TITLE 24 PART 5
- 2019 CALIFORNIA ENERGY CODE, TITLE 24 PART 6
- 2019 CALIFORNIA GREEN BUILDING CODE STANDARDS CODE, TITLE 24 PART 11

100 N. Pacific Coast Highway, Redondo Beach, CA.

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DATE: 4/26/2021

SCALE:

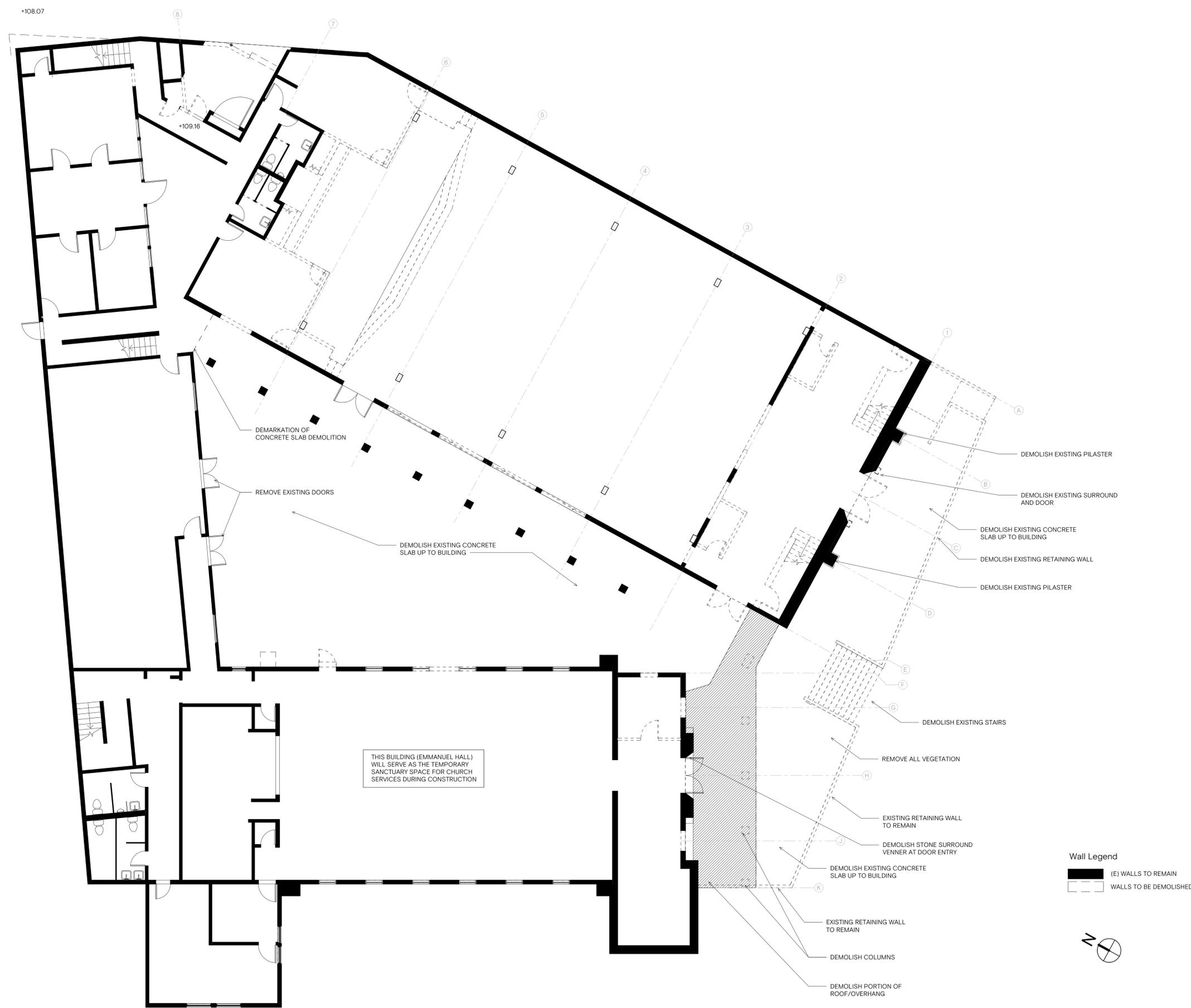


COVER SHEET

A0.00

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Wall Legend
 (E) WALLS TO REMAIN
 WALLS TO BE DEMOLISHED



GROUND FLOOR
 DEMO KEY PLAN

A1.02

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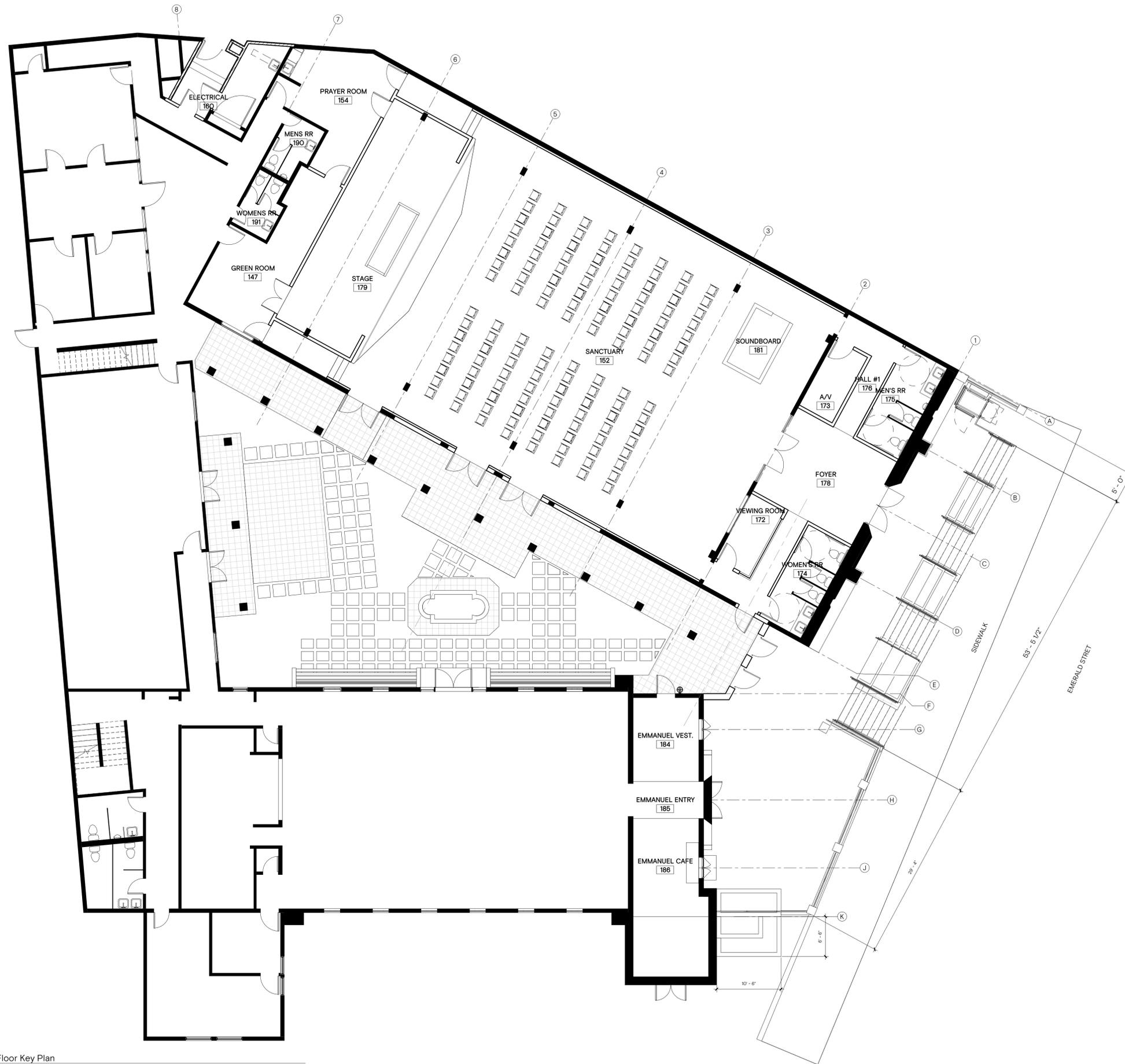
1 Ground Floor Existing/Demo Key Plan
 1/8" = 1'-0"

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4/26/2021 As Indicated



1 Ground Floor Key Plan
1/8" = 1'-0"

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GROUND FLOOR
KEY PLAN

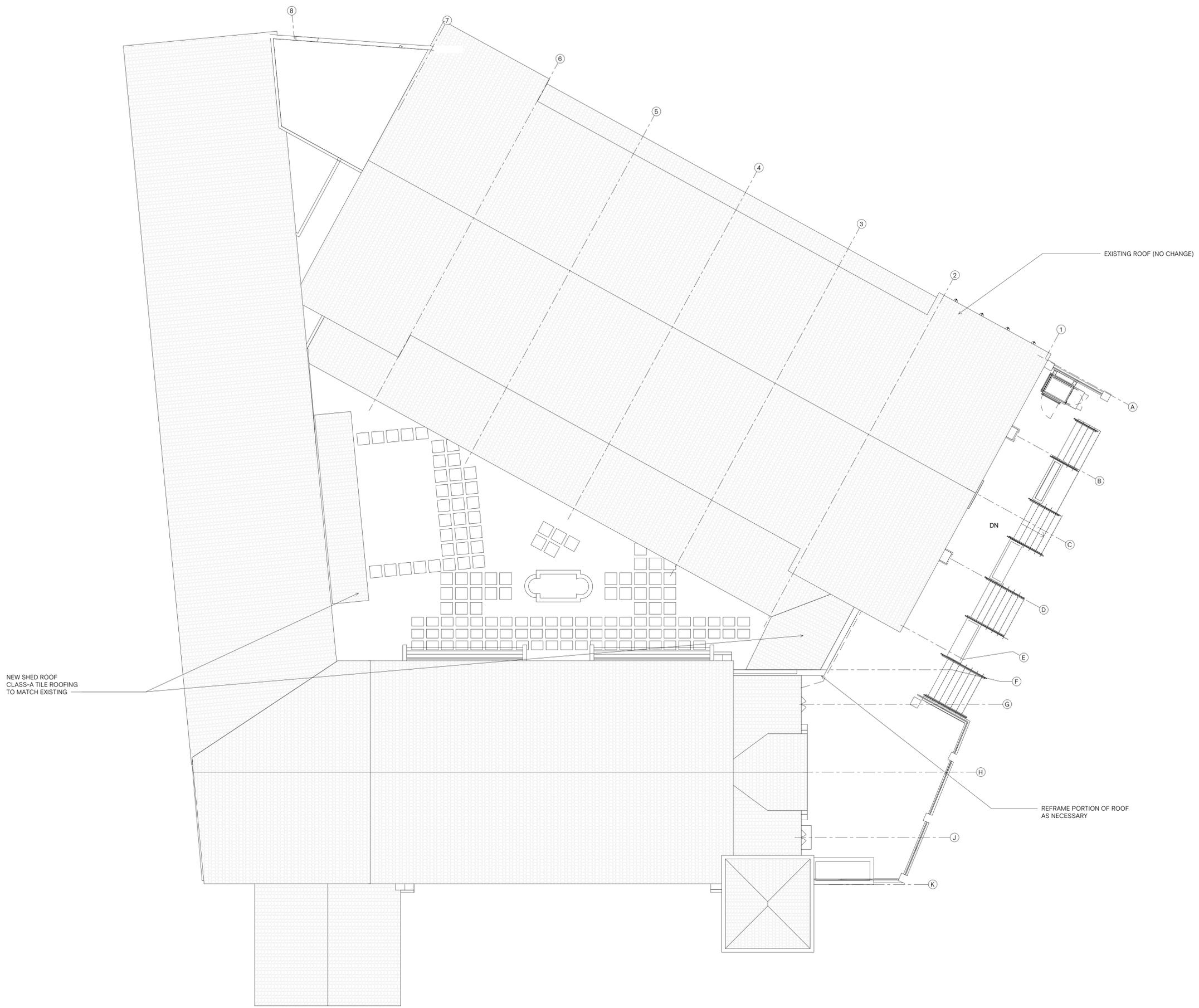
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4/26/2021 1/8" = 1'-0"



NEW SHED ROOF
CLASS-A TILE ROOFING
TO MATCH EXISTING

EXISTING ROOF (NO CHANGE)

REFRAME PORTION OF ROOF
AS NECESSARY



ROOF PLAN

A1.10

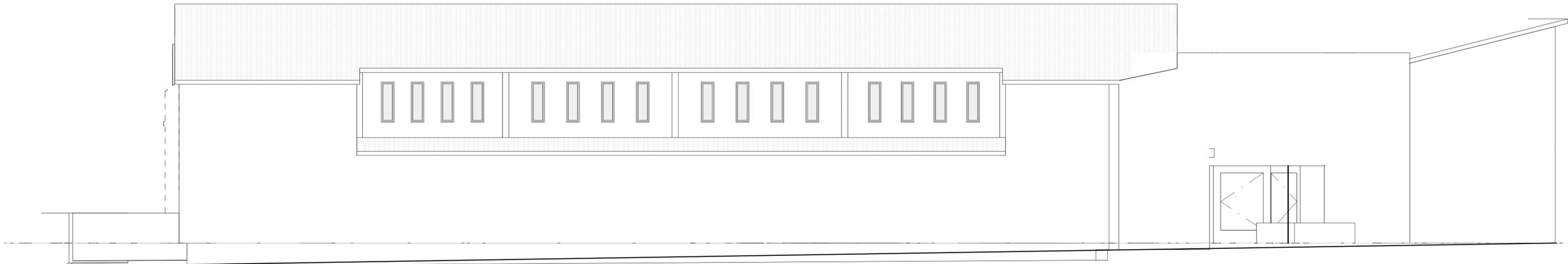
1 Roof Plan
1/8" = 1'-0"

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4/26/2021 1/8" = 1'-0"



① Existing East Elevation
3/16" = 1'-0"



② Existing South Elevation
3/16" = 1'-0"

Second Floor Ceiling
19' - 0"

Second Floor
11' - 0"

Finished Surface
-0' - 10 1/4"

Sidewalk Finished Surface



EXISTING EXTERIOR
ELEVATIONS

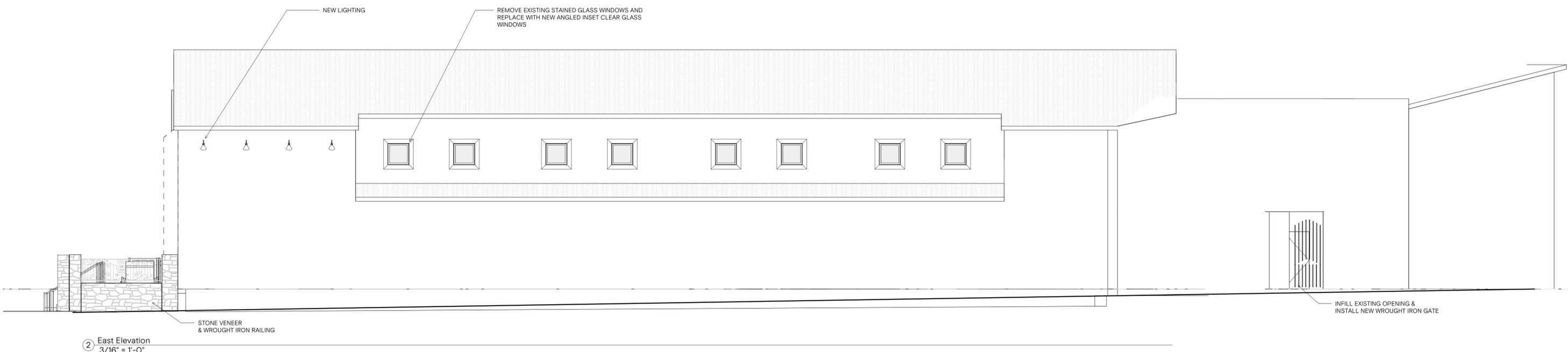
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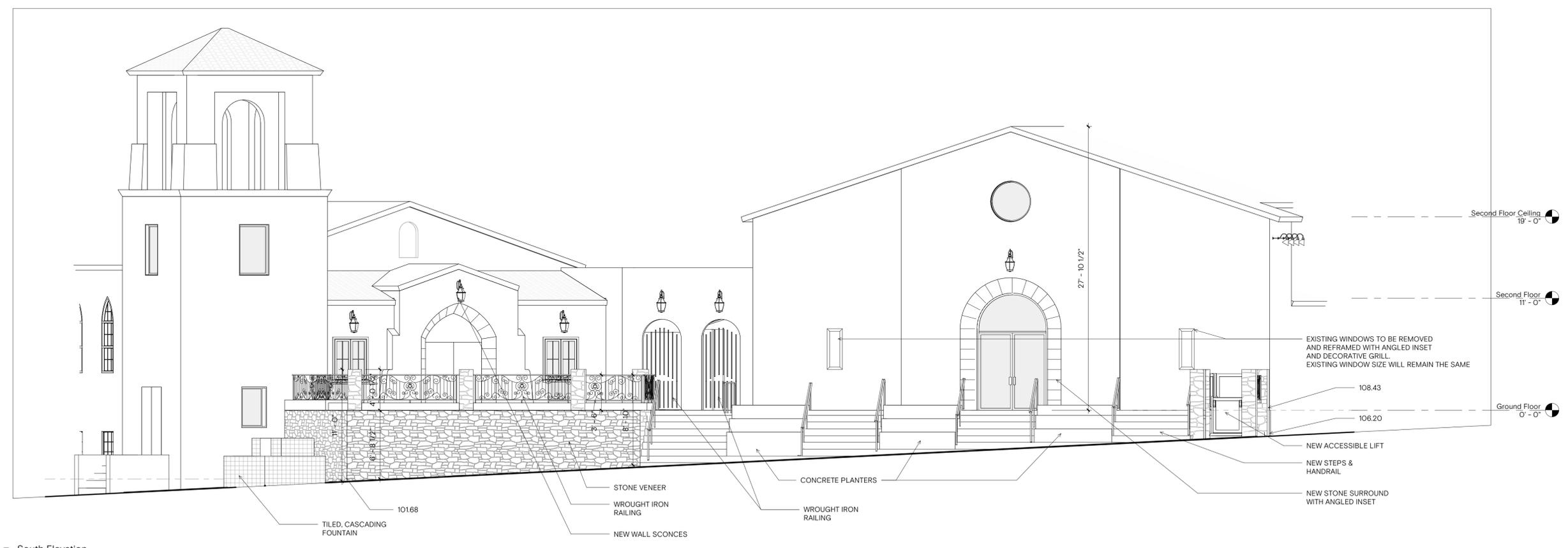
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4/26/2021 3/16" = 1'-0"



② East Elevation
3/16" = 1'-0"



① South Elevation
3/16" = 1'-0"



EXTERIOR ELEVATIONS

A2.01

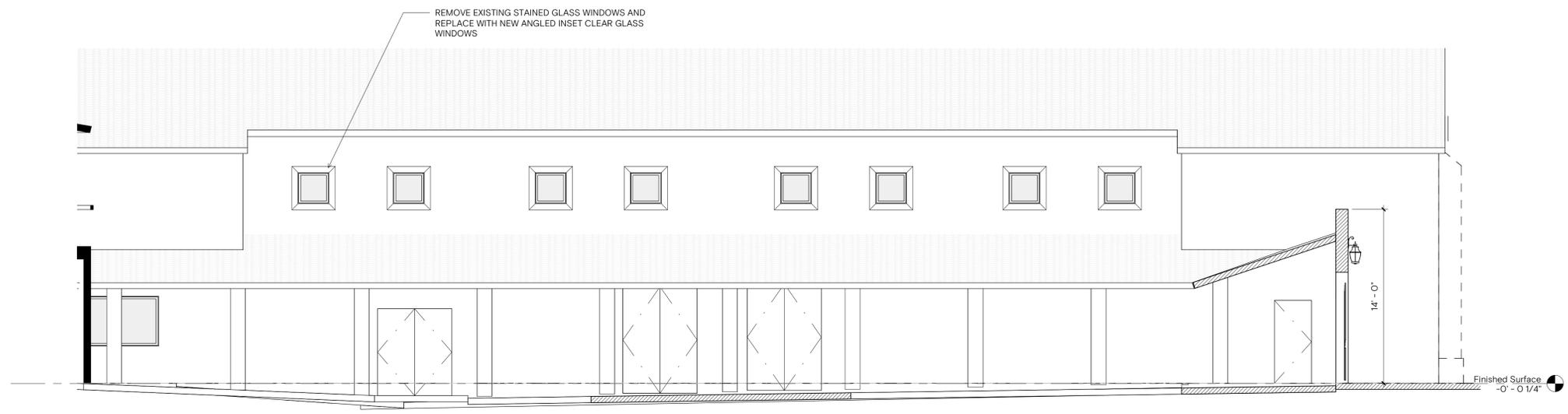
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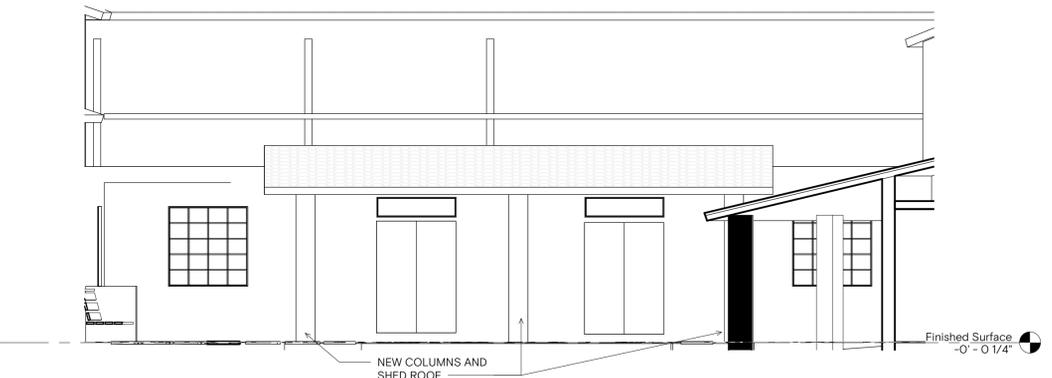
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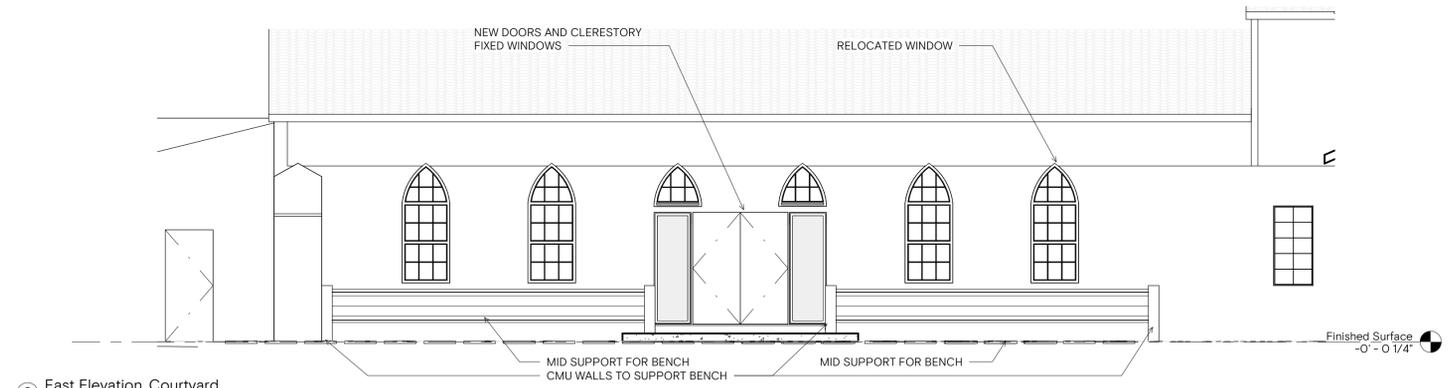
4/26/2021 3/16" = 1'-0" SCALE



① West Elevation-Courtyard
3/16" = 1'-0"



② South Elevation-Courtyard
3/16" = 1'-0"



③ East Elevation-Courtyard
3/16" = 1'-0"

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EXTERIOR
ELEVATIONS

A2.02

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DATE: 4/26/2021 SCALE: 3/16" = 1'-0"