

GENERAL NOTES:

- ALL STRUCTURAL PLAN SHEETS AND INDEX SHEET OF CALCULATIONS (SHOWING NUMBER OF PAGES) MUST BE SIGNED BY THE CIVIL/STRUCTURAL ENGINEER OR ARCHITECT, LICENSED BY THE STATE OF CALIFORNIA, SEC. 106.3.3
- THE DESIGNATED WORK AREA OF ANY LIVE/WORK UNIT SHALL BE INSPECTED ANNUALLY BY THE FIRE DEPARTMENT.
- THE USE OF HAZARDOUS MATERIALS AND OPEN FLAMES IN LIVE/WORK UNITS SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE DEPARTMENT.
- STRUCTURAL OBSERVATION BY A LICENSED ARCHITECT OR CIVIL/STRUCTURAL ENGINEER, AS AUTHORIZED BY SECTION 1702, SHALL BE REQUIRED FOR THE ANCHORAGE SYSTEM WALL ANCHORS, ANCHOR CONNECTORS, CONTINUITY TIES AND OTHER ELEMENTS THAT ARE PART OF THE LOAD PATH SUPPORTING THE CONCRETE/REINFORCED MASONRY WALLS.
- FIRE ALARMS/LIFE SAFETY SYSTEM SHALL BE PROVIDED AS REQUIRED PER THE CURRENT CODE REQUIREMENTS. THE FIRE ALARM/LIFE SAFETY SYSTEM SHALL BE SUPPLIED FROM AN EMERGENCY GENERATOR IN A BUILDING WITH OCCUPIED LEVEL MORE THAN 75 FEET IN HEIGHT OR WITH AN OCCUPANT LOAD MORE THAN 500.

Beach Cities

LITTLE FISH THEATER CUP

514 North Prospect Avenue

Redondo Beach, California 90277

- All Contractors and Subcontractors must have valid business licenses to do business in the City of Redondo Beach.
- All work shall conform to the City of Redondo Beach building code, standards and to any other applicable ordinances.
- Contractor shall check and verify all dimensions at the site. All dimensions indicated are to face of stud, masonry or concrete, except where centerlines are indicated, or as specifically noted otherwise.
- All omissions or conflicts between various construction documents shall be brought to the attention of the Architect prior to proceeding with any work so involved.
- Any detail that applies to a particular situation shall apply to all other like situations.
- All Electrical work shall comply with the Uniform Building Code and National Electrical Code.
- All Plumbing work shall comply with the Uniform Building Code and Uniform Plumbing Code.
- All Heating and Air Conditioning work shall comply with the Uniform Building Code, Uniform Mechanical Code and Title 24.
- All work shall be done to the highest quality standards in the industry and in a safe and clean manner.
- Product substitutions shall be allowed only with the express written consent of the Architect.
- Any dimensions not given on the drawings shall be available from the Architect. Scaling of the drawings is expressly forbidden.
- Samples and/or catalogue cuts of all products and finishes will be required to be reviewed prior to installation by the Architect and/or the Owner.
- All gypsum wallboard shall be installed in accordance with UBC section 2511 and UBC table no. 25-G.
- Provide weather stripping at all exterior doors.
- Verify dimensions and locations of all openings, base, etc. and special provisions required for equipment, plumbing fixtures, ducts, conduits, finish hardware, etc.(Coordination), here written.

- Provide continuous and solid blocking behind all wall mounted fixtures and accessories including, but not limited to, toilet accessories, millwork items, etc. In addition, provide solid blocking as required for all recessed and semi-recessed fixtures and accessories, including, but not limited to medicine cabinets, etc.
- Fire blocking, vertical and/or horizontal, shall conform to section 708 of the UBC.
- All subcontractors shall be responsible for the removal of all debris accumulated as a result of their work.
- Each subcontractor shall be responsible for the protection of his materials, work and installation during the process of construction.
- The American Institute of Architects, "General Conditions to the Contract for Construction A201 - 1987", shall apply to all Contractors and Subcontractors as if here written.

PROJECT INFORMATION
 THE PROJECT IS DESCRIBED AS A THEATER PRODUCTION COMPANY LOCATED IN THE BASEMENT AREA OF THE BEACH CITIES MEDICAL FACILITY LOCATED AT 514 NORTH PROSPECT AVENUE, REDONDO BEACH, CALIFORNIA 90277.

EXISTING BUILDING SUMMARY

<u>BASEMENT AREA</u>	
THEATER AND BACK OF HOUSE CORRIDOR	8,266 SQ. FT.
TOTAL INTERIOR AREA	595 SQ. FT.
TOTAL INTERIOR AREA	8,861 SQ. FT.
<u>OUTDOOR AREA</u>	
EXIT STAIR	136 SQ. FT.
OUTDOOR AREA	4,216 SQ. FT.
TOTAL	13,213 SQ. FT.

PROPOSED BUILDING SUMMARY

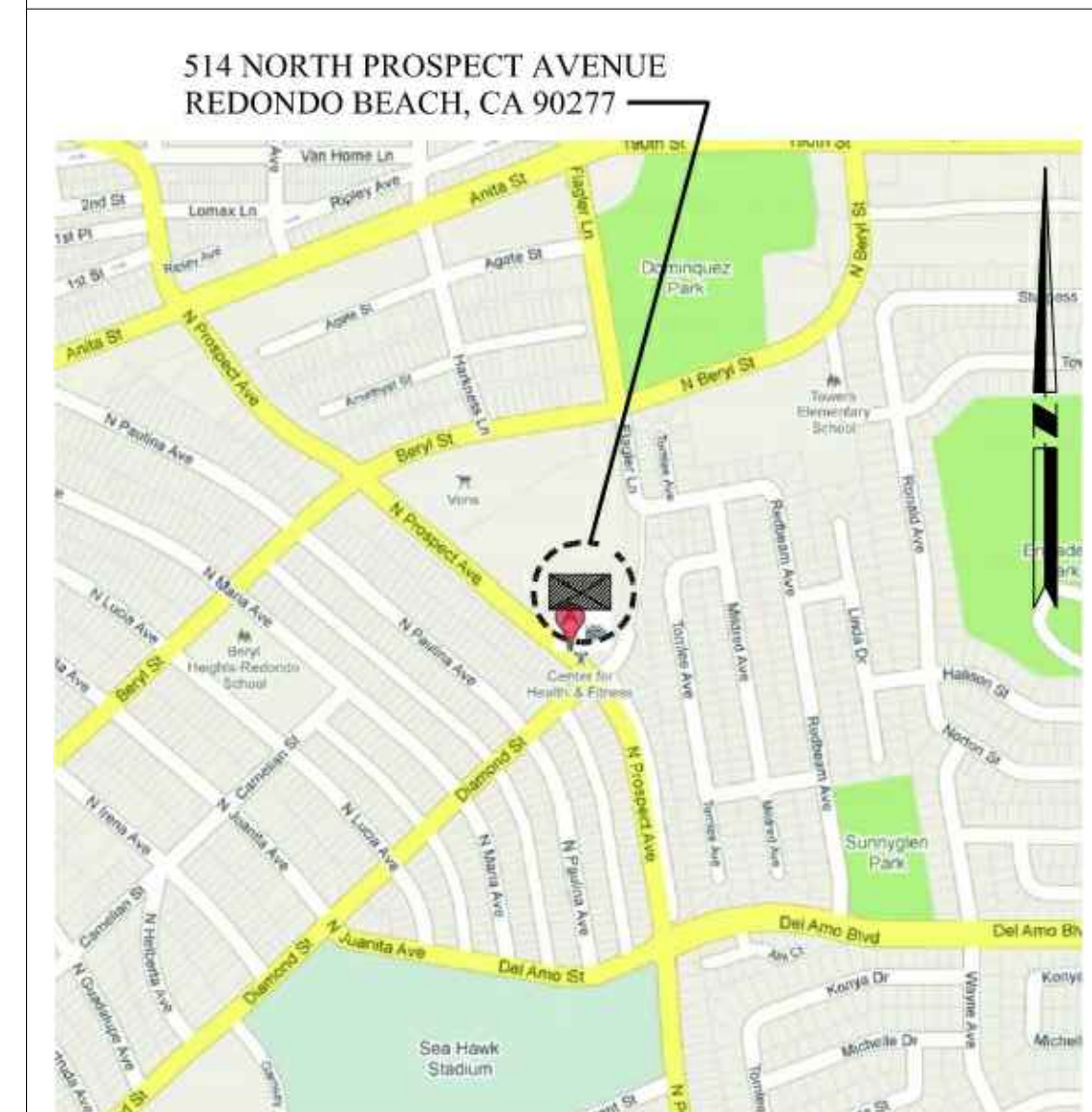
<u>BASEMENT AREA</u>	
THEATER SPACE	2,300 SQ. FT.
LOBBY, REHEARSAL, DRESSING ROOMS, RESTROOMS, STORAGE AREAS	6,561 SQ. FT.
TOTAL INTERIOR AREA	8,861 SQ. FT.
<u>OUTDOOR AREA</u>	
EXIT STAIR	136 SQ. FT.
OUTDOOR PLAYGROUND AREA	4,216 SQ. FT.
TOTAL	13,213 SQ. FT.

CONSTRUCTION TYPE/OCCUPANCY
 Type IA/1-4 FULLY SPRINKLERED AND FIRE ALARM REQUIRED

PROJECT TEAM

OWNER
 BEACH CITIES HEALTH DISTRICT
 514 NORTH PROSPECT AVENUE
 3RD FLOOR
 REDONDO BEACH, CA 90277
 ATTN: MONICA SUJA
 (310) 374-3426, EXT. 141

- TITLE SHEET, VICINITY MAP & NOTES
- SITE PLAN
- SURVEY
- DRONE IMAGE
- DETAIL AREA
- EXISTING LANDSCAPE AND OPEN SPACE AREA
- EXISTING FLOOR PLAN
- PROPOSED FLOOR PLAN
- ELEVATIONS



GENERAL NOTES

GENERAL INFORMATION

VICINITY MAP

SHEET INDEX

STAMP

CONSULTANT:

TITLE

Beach Cities
 LITTLE FISH THEATER CUP
 Redondo Beach, California 90277
 514 North Prospect Avenue

CLIENT



SOUTH BAY MEDICAL CENTER
 514 NORTH PROSPECT AVENUE
 REDONDO BEACH, CA 90277

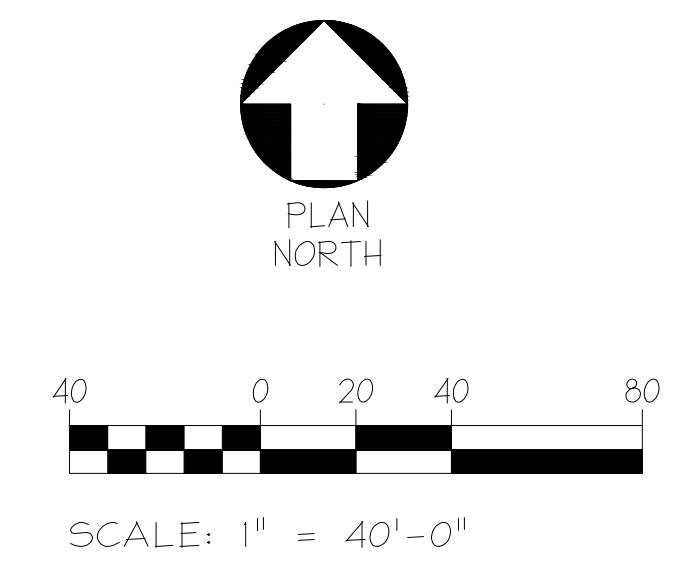
ISSUES & REVISIONS

TITLE SHEET

CITY SUBMITTAL
 JULY 29, 2024
 ISSUED FOR CONSTRUCTION
 XXX
 SHEET #



SITE PLAN
SCALE: 1"=40'-0"



1
- A-201

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Beach Cities
LITTLE FISH THEATER CUP
514 North Prospect Avenue Redondo Beach, California 90277

CLIENT



SOUTH BAY MEDICAL CENTER
514 NORTH PROSPECT AVENUE
REDONDO BEACH, CA 90277

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION

SHEET TITLE

SITE PLAN

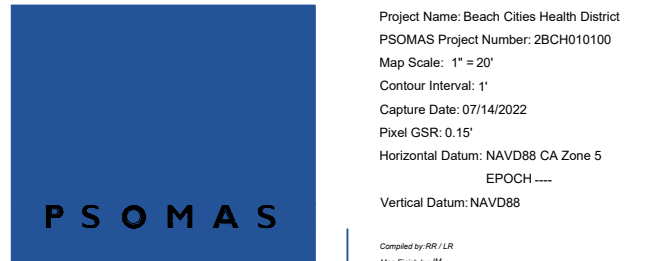
CITY SUBMITTAL

JULY 29, 2024

ISSUED FOR CONSTRUCTION

XXX

SHEET #



555 South Flower Street
Suite 4300
Los Angeles, CA 90071
Phone: 213.233.4600
www.psomas.com

Project Name: Beach Cities Health District
PSOMAS Project Number: 2023010100
Map Scale: 1"=60'
Control Points: 7
Capture Date: 07/14/2022
Plan Date: 01/15/2023
Prepared By: MANSUR CA, JAMES
Vertical Datum: NAVD83
Vertical Curve: BPOC
Vertical Curve: BPOC

NOTES:
- Map must be properly field checked and verified before use.
- Building outlines include 90% but may also include elevated stairs and miscellaneous attachments.
- Features in shadows and vegetation may be obscured.
- Features near tall obstructions may be obscured due to camera angle.
- Street shadows and vegetation areas not shown for clarity.
- Mapping outside of the survey control perimeter may not meet accuracy standards.
- Horizontal and vertical features in elevated imagery not meet accuracy standards.
- Posted control point elevations are at ground level unless otherwise indicated.
- Accuracy Standards: ASPRS Class 1 & MMS

PSOMAS Geospatial Services PHOTOGRAMMETRY LEGEND

ROADWAY

- Asphalt Line & Outline
- Concrete Line & Outline
- Stitch
- Centerline
- Grill
- Curb Draft
- Retained Curb
- Outline
- Stripes
- Bridge Abutment
- Guardrail
- Median
- Speed Bump & Label
- Jump Trail
- Unpaved or Dirt Road
- Sidewalk

ROADWAY - Markings & Labels

- Crosswalk Paint Stripe
- Solid Paint Stripe
- Dashed Paint Stripe
- Auxiliary Paint Marking
- Roadway Name Label
- PSOMAS ROULEVARD
- Left Turn Arrow
- Right Turn Arrow
- Straight Arrow
- High Occupancy Vehicle Lane

VEGETATION

- Vegetation - Brushline | Outline
- Vegetation - Ground Not Visible | Outline
- Vegetation - Treeless | Outline
- Vegetation - Grassline | Outline
- Vegetation - Planter
- Ground Not Visible Label
- Scattered Trees Label
- Scattered Trees | Label
- Scattered Trees | Label
- Scattered Trees | Label
- Dense Trees Label
- Dense Trees | Label

MISCELLANEOUS

- Miscellaneous | Line & Outline
- Miscellaneous - Athletic | Line & Outline
- Bench | Outline
- Benches | Outline
- Drill Pipe | Outline
- Field Strip/Signpost | Outline
- Rock Line | Outline
- Miscellaneous Object
- Miscellaneous Tower
- Miscellaneous Post
- Cable Cabinet
- Mail Box
- Flag Pole
- Miscellaneous | Line & Outline
- Miscellaneous - Athletic | Line & Outline
- Bench | Outline
- Benches | Outline
- Drill Pipe | Outline
- Field Strip/Signpost | Outline
- Rock Line | Outline
- Miscellaneous Object
- Miscellaneous Tower
- Miscellaneous Post
- Cable Cabinet
- Mail Box
- Flag Pole

GOLF

- Golf Sand Trap/Bunker | Outline & Label
- Golf Cart Path | Line & Outline
- Golf Fairway | Line & Outline
- Golf Green | Outline
- Golf Tee Marker: Professional
- Golf Tee Marker: Mens
- Golf Tee Marker: Womens
- Golf Pin
- Golf Sidewinder

RAILROAD

- Railroad Track
- Railroad Gate
- Railroad Crossing Barrier
- Railroad Underwater Light

PARKING

- Parking Area Curb
- Parking Space Bumper/Curb
- Space Stripe & Label
- Solid Paint Stripe
- Dashed Paint Stripe
- Parking Space Paint Stripe
- Auxiliary Paint Marking
- Straight Arrow | Paint Marker
- Right Turn Arrow | Paint Marker
- Left Turn Arrow | Paint Marker
- ADA Parking | Paint Marker

STRUCTURES

- Building | Outline & Hatch
- Canopy or Covered Area | Outline with Cross Hatch
- Trailer | Outline & Hatch with Label
- Building Foundation | Outline
- LYC or UNDER CONSTRUCTION
- Building Under Construction | Outline & Hatch
- Deck | Outline & Hatch
- Star Attached to Building | Outline
- Mine (Active or Abandoned)

SITE

- Fence
- Masonry Wall
- Masonry Wall with Fence
- Retaining Wall
- Retaining Wall with Fence
- Head Wall
- Stairway Not Attached to Building | Outline
- Trail
- Landscape Edging | Line & Outline
- Rip Rap | Line & Outline
- Site Specific Paint Striping (Pavement, Parking, Access) | Line & Outline

TOPOGRAPHY

- DTM | Outline
- Mapping Line | Line & Outline
- Boundary
- Mass Point
- Index (Major) Contour
- Intermediate (Minor) Contour
- Index (Major) Contour - Depression - By Request Only
- Intermediate (Minor) Contour - Depression - By Request Only
- Ground Control Point (GCP) | Symbol & Label
- Spot Elevation | Symbol & Label
- Spot Elevation on Bridge | Symbol & Label

WATER

- Canal
- Ditch
- Ditch Wash
- Foundation
- Lake (Large Body of Water) | Outline with Label
- Pond (Small Body of Water) | Outline with Label
- Waterline (Stream or River) | Line & Outline
- Point of Sale with Label
- Wellhead
- Dam

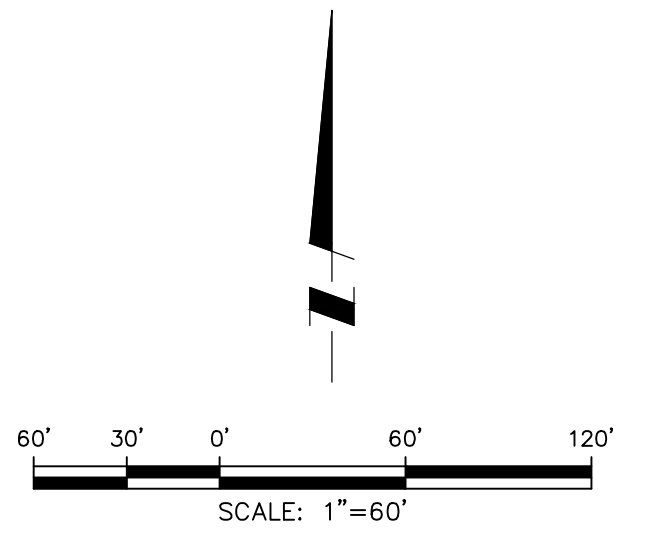
UTILITIES

- Pipe
- Headwall
- Call Box
- Two Directional Light
- Miscellaneous Light
- Utility Pole with Wire
- Beam
- Above Ground Valve
- Flow
- Call Box
- Directional Light
- Parking Light
- City Light
- Circular Storm Drain
- Utility Pole
- Spurway
- Fire Hydrant
- Traffic Crosswalk Light
- Light Pole
- Transmission Tower
- Square Storm Drain
- Crosswalk Post
- Streetlight
- Streetlight Arm
- Traffic Light
- Traffic Signal With Arm
- Electric Pole
- Valve
- Well
- Tank with Label
- Utility Pole
- Utility Box



BOUNDARY FOR THE CITY OF REDONDO BEACH AS PROVIDED VIA GIS SHAPEFILE BY THE CITY OF REDONDO BEACH. NO SURVEY WAS PERFORMED TO VERIFY ITS POSITION.

CITY OF REDONDO BEACH ROADWAY VACATION AREA (NOT RECORDED)



DESIGNED	RM								
DRAFTED	RM								
CHECKED	TP								
	REV	DATE	DESCRIPTION	BY	APP'D				

BENCH MARK									
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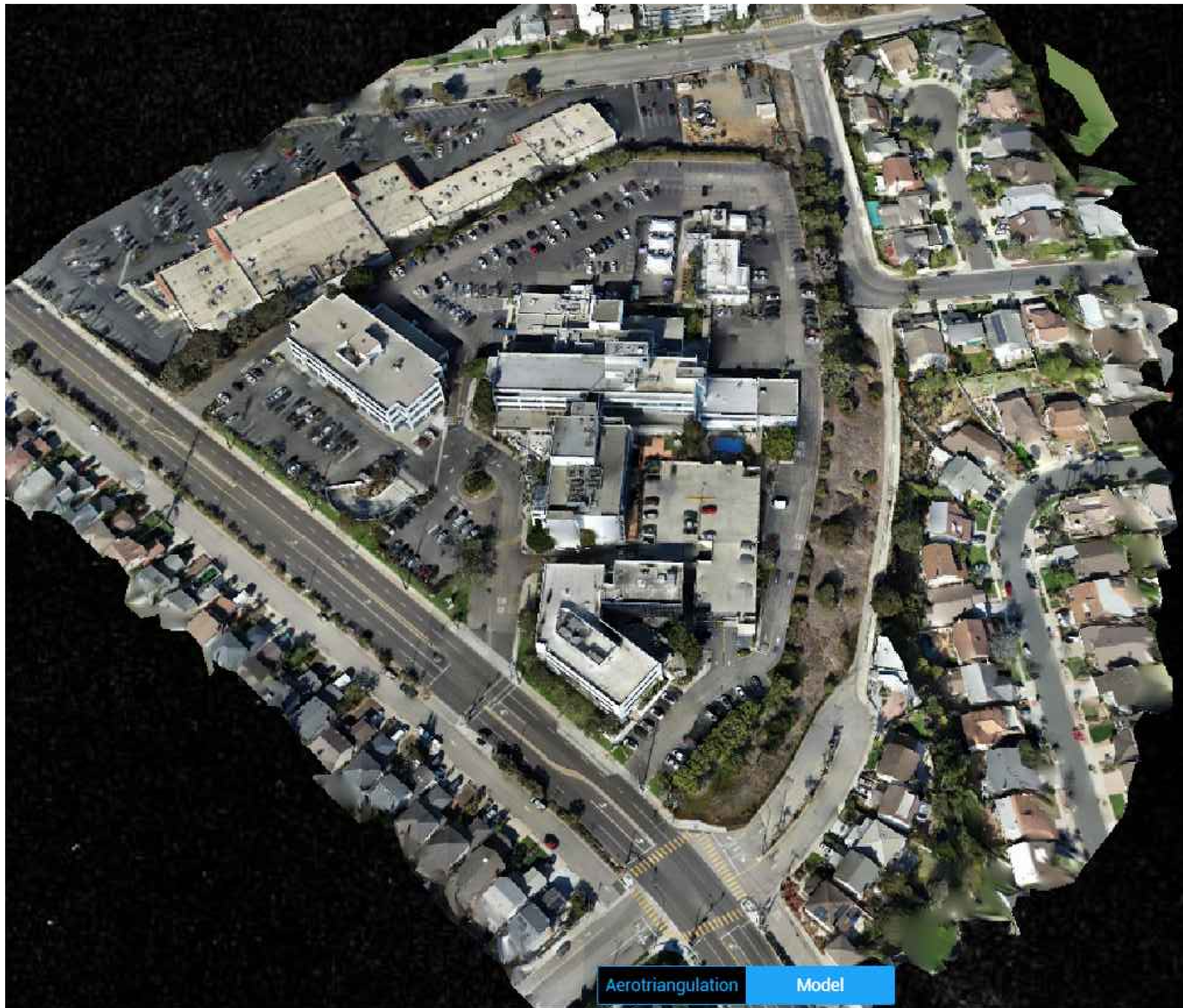
PSOMAS
5 HUTTON CENTRE, SUITE 300
SANTA ANA, CA 92707-8794
(714) 751-7373

BEACH CITIES HOSPITAL

IN CITY OF REDONDO BEACH COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE:	FEBRUARY 15, 2023	SHEET	
SCALE:	1"=60'		3
PROJECT NUMBER:	2BCH010100	OF	9

DWG Name: W:\2BCH010100\SURVEY\DESIGN\N\08001.dwg Printed By: tom.piarasik on Feb 15, 2023 - 12:49:22



Aerotriangulation Model

AERIAL PHOTO

STAMP

CONSULTANT

TITLE

Beach Cities
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514 North Prospect Avenue Redondo Beach, California 90277

CLIENT



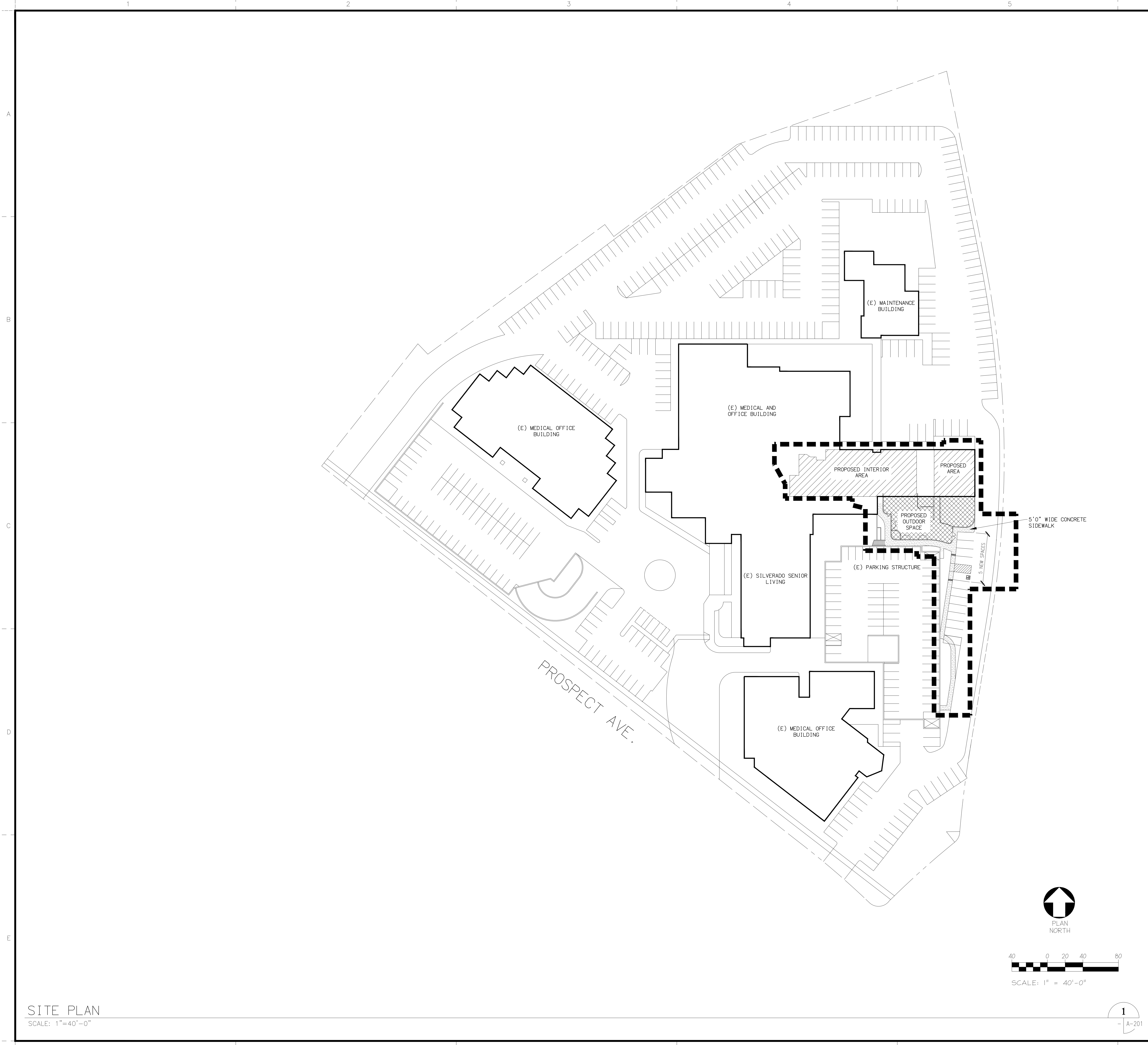
SOUTHBAY MEDICAL CENTER
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ISSUES & REVISIONS

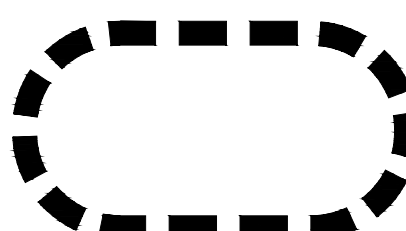
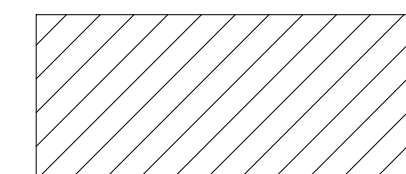
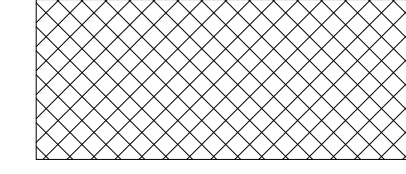
NO.	DATE	DESCRIPTION

SHEET TITLE
AERIAL PHOTO

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JULY 29, 2024
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PLAN LEGEND

-  SCOPE OF WORK (AREA)
-  PROPOSED INTERIOR SPACES
-  PROPOSED OUTDOOR SPACE

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ISSUES & REVISIONS

NO.	DATE	DESCRIPTION

DETAIL AREA

CITY SUBMITTAL
JULY 29, 2024
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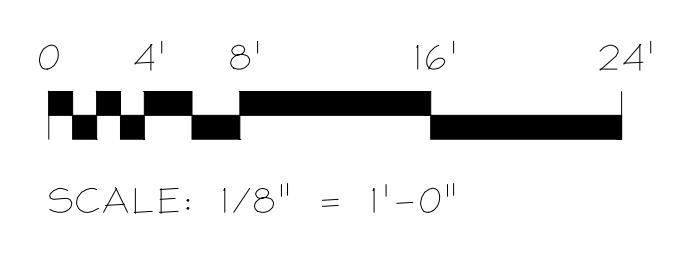
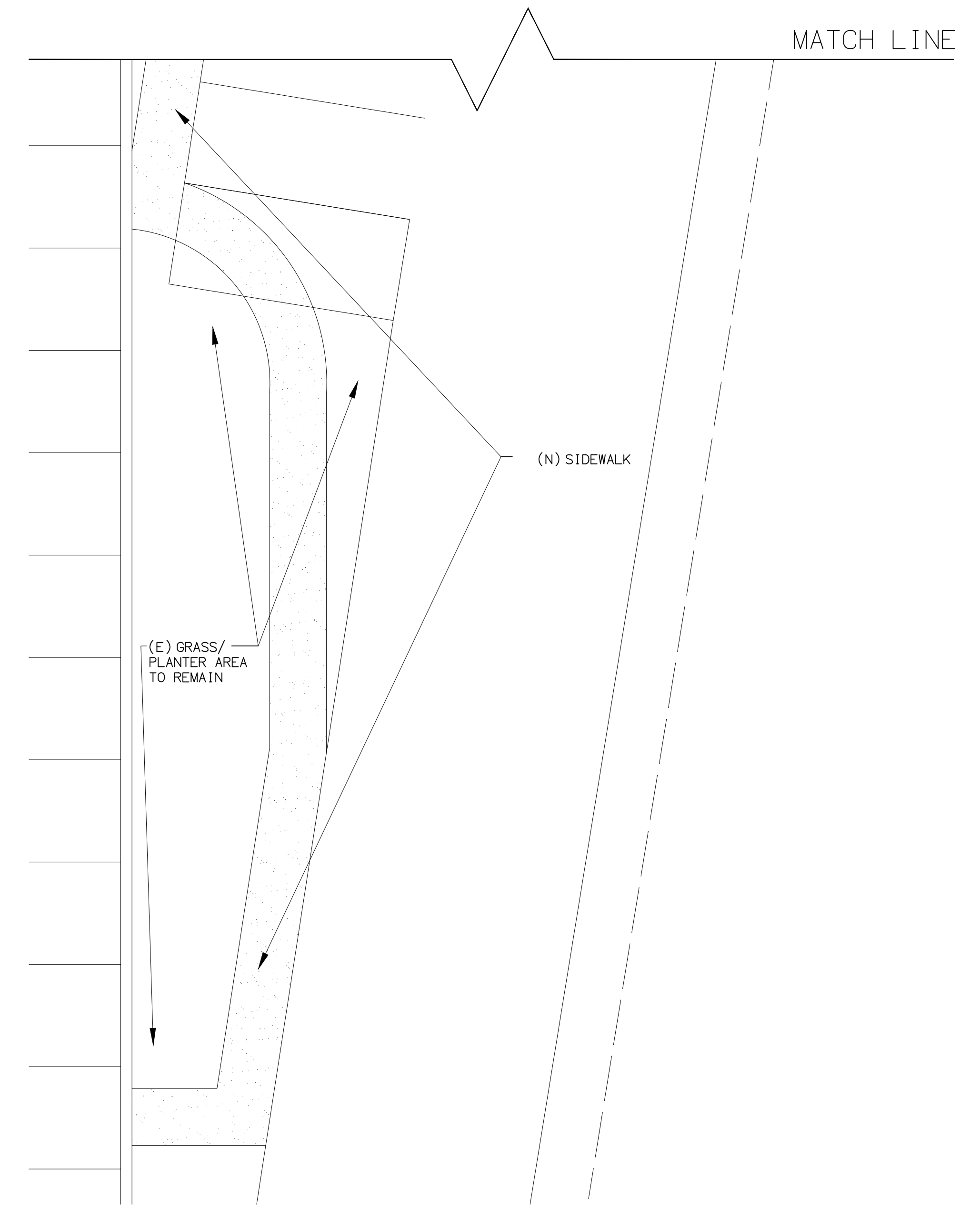
PLAN NORTH



SCALE: 1" = 40'-0"

SITE PLAN
SCALE: 1"=40'-0"

1
- A-201



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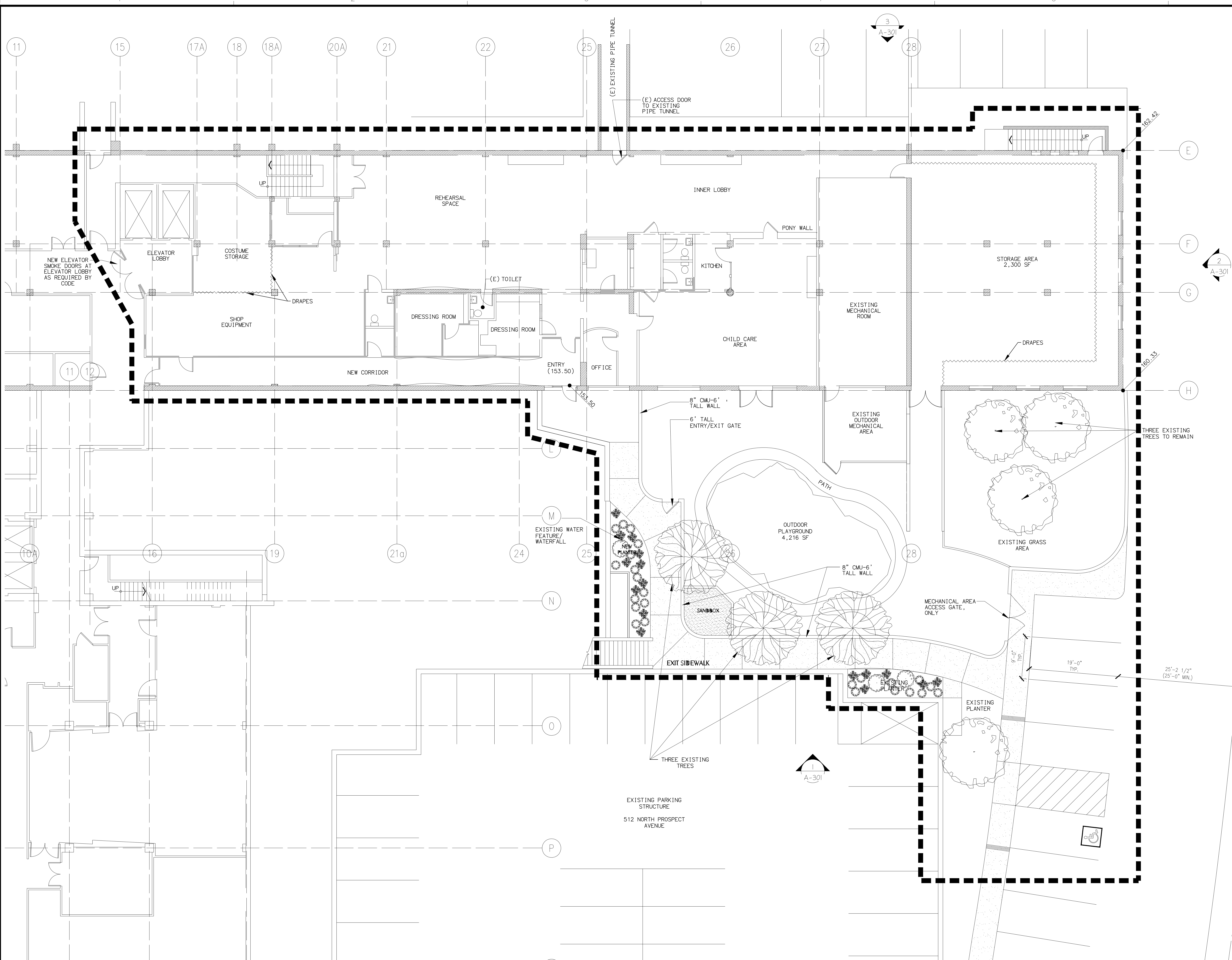
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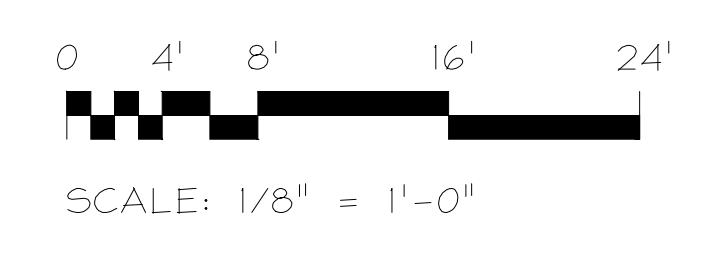
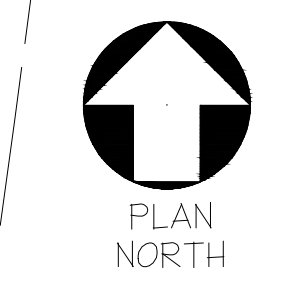
NO.	DATE	DESCRIPTION

EXISTING LANDSCAPE PLAN

CITY SUBMITTAL
JULY 29, 2024
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FLOOR PLAN
SCALE: 1/4"=1'-0"



STAMP

CONSULTANT:

TITLE

Beach Cities
LITTLE FISH THEATER CUP

514 North Prospect Avenue
Redondo Beach, California 90277

CLIENT:

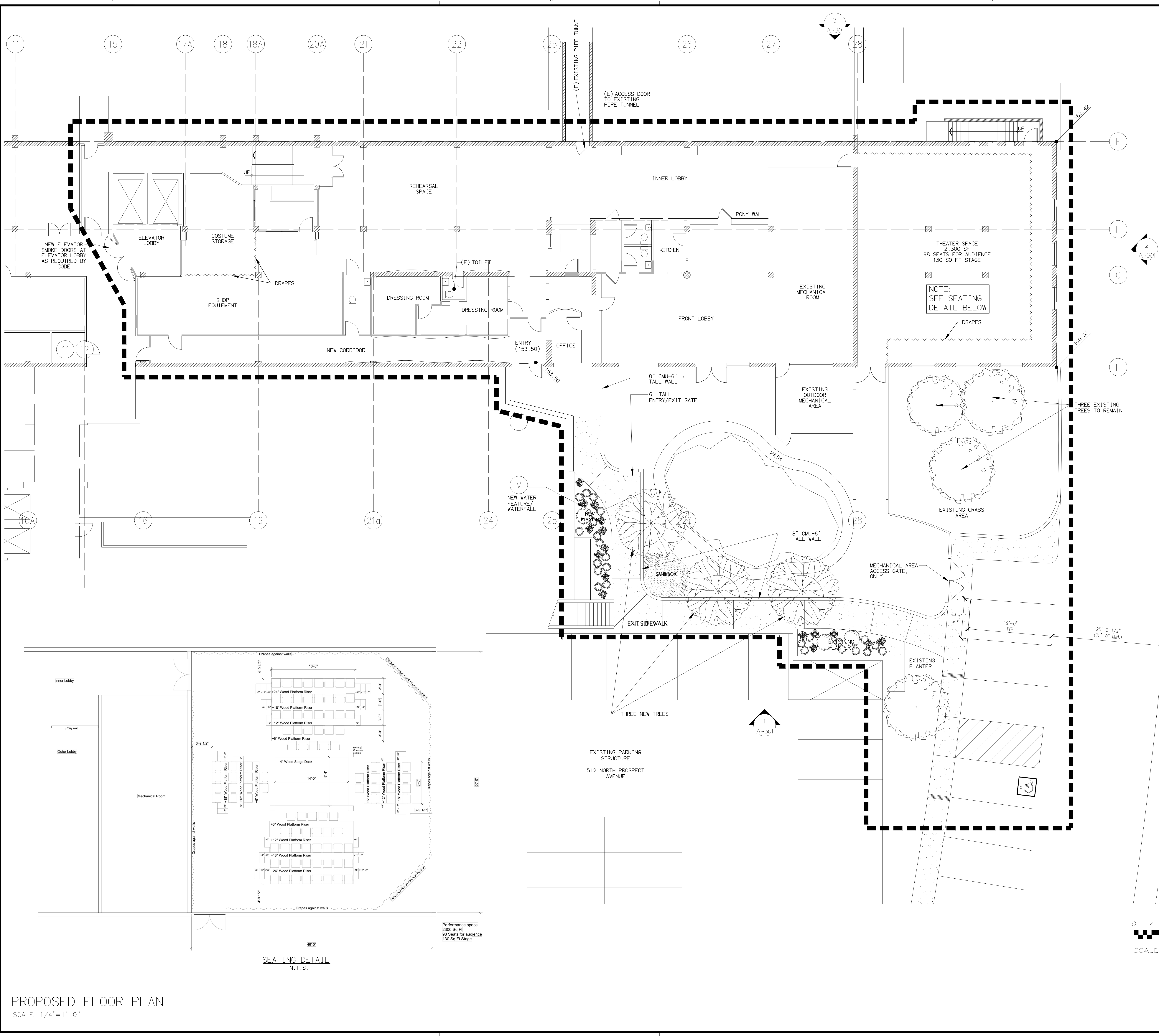
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ISSUES & REVISIONS

SHEET TITLE

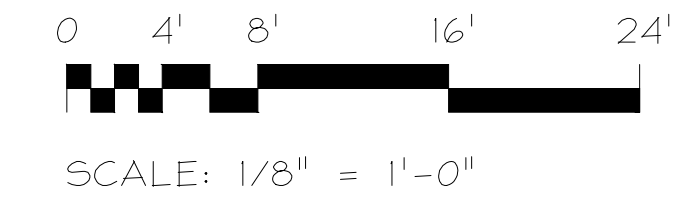
EXISTING FLOOR PLAN

CITY SUBMITTAL
JULY 29, 2024
ISSUED FOR CONSTRUCTION
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PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

SEATING DETAIL
N.T.S.



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TITLE

CLIENT:

BCHD
Beach Cities Health District
SOUTH BAY MEDICAL CENTER
514 NORTH PROSPECT AVENUE
REDONDO BEACH, CA 90277

ISSUES & REVISIONS

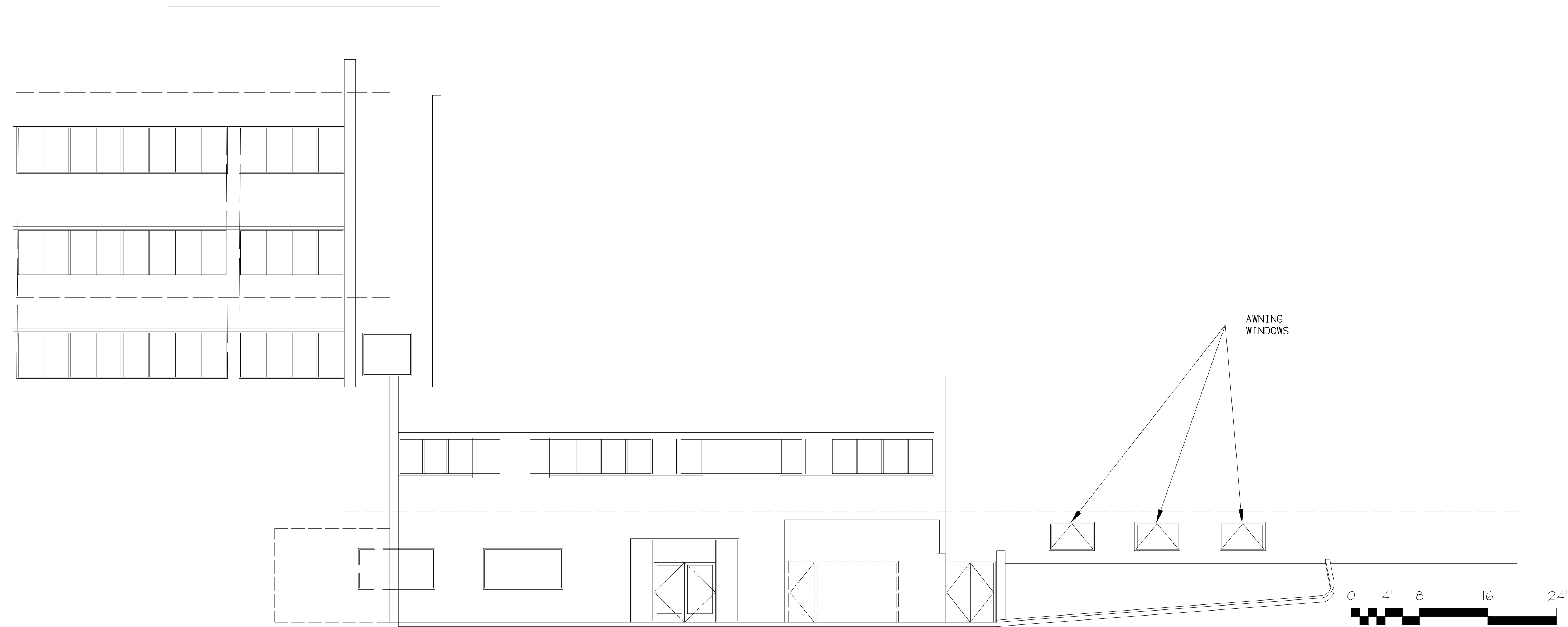
SHEET TITLE

PROPOSED FLOOR PLAN

CITY SUBMITTAL
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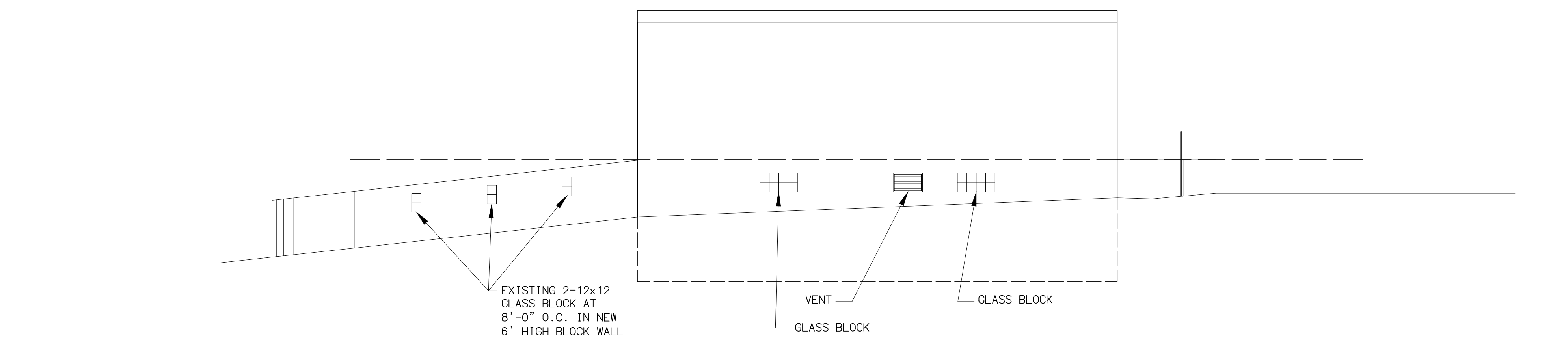
Beach Cities
LITTLE FISH THEATER CUP

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SOUTHERN EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

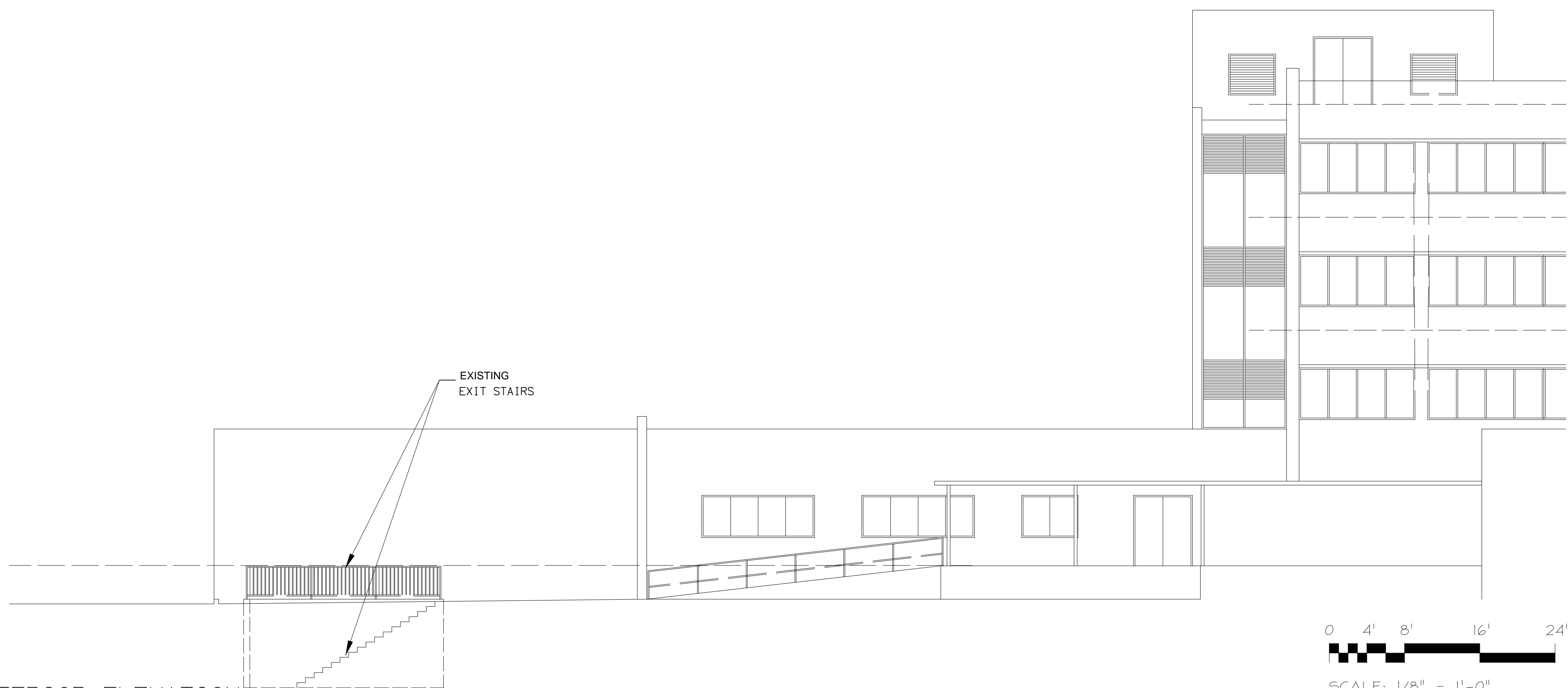
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- A-301



EAST EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

0 4' 8' 16' 24'
SCALE: 1/8" = 1'-0"

2
- A-301



NORTHERN EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

0 4' 8' 16' 24'
SCALE: 1/8" = 1'-0"

3
- A-301

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EXTERIOR ELEVATIONS

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A-301