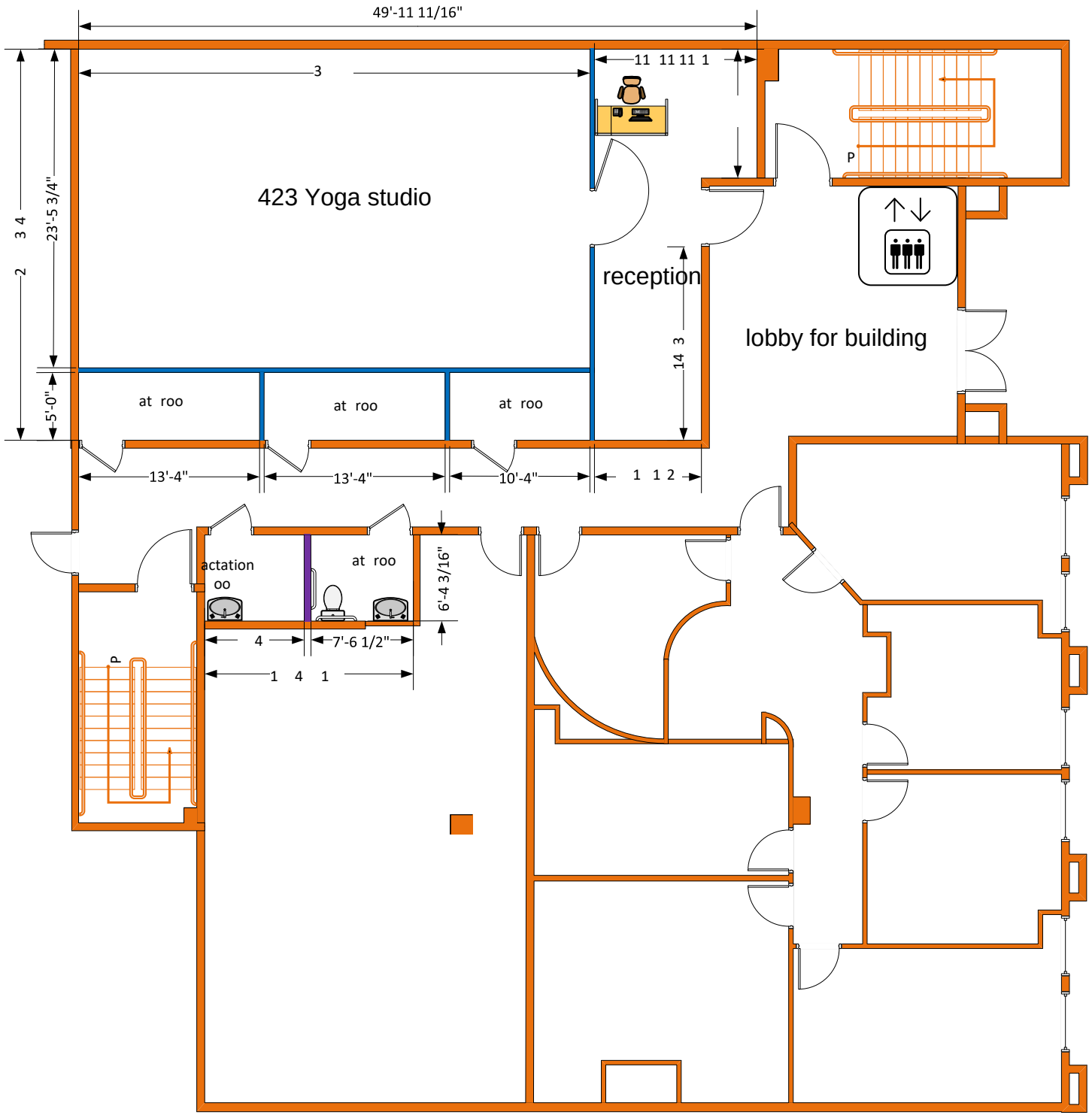
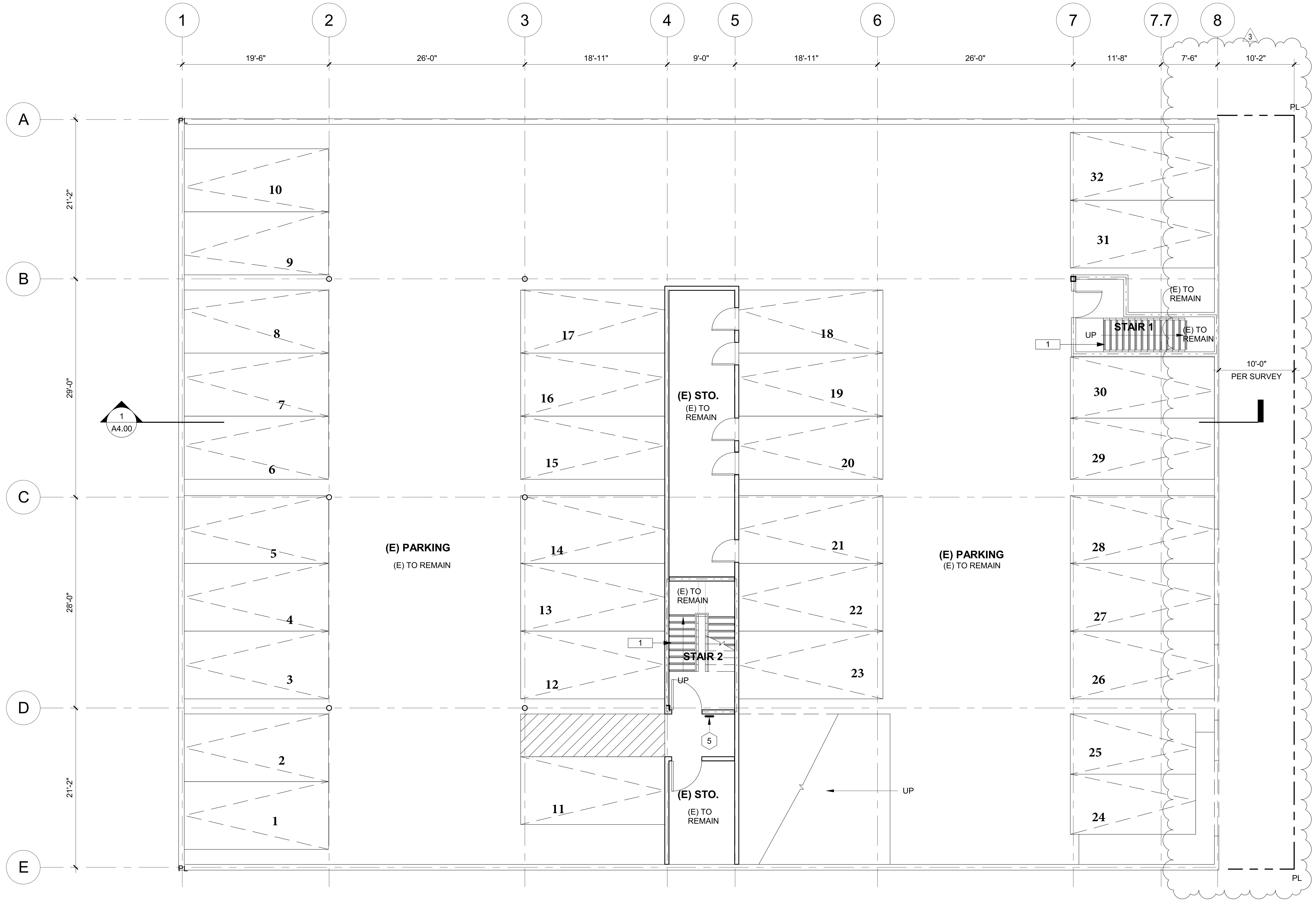


423 S. Pacific Coast Hwy

Proposed 1st Floor Plan



LIFE SAFETY - BASEMENT FLOOR PLAN | 1

1/8" = 1'-0"

FLOOR PLAN NOTES

1. Dimensions indicated on plans for horizontal control are accurate if measured on a level line not parallel with ground slope.
2. Coordinate partition framing with required structural, mechanical, plumbing, and electrical equipement or work.
3. "Typical" or "TYP" means identical for all similar conditions, unless otherwise noted. "Similar" or "SIM" means comparable characteristics to the elevation or detail noted. Verify dimensions and orientation of the plan.
4. Plan dimensions on drawings are shown to the center lines of columns and studs in partition walls U.N.O.
5. Height dimensions are measured from the top of the slab or sheathing, (unless noted "A.F.F." (above finish floor)) to the top plate elevation. Dimensions are not adjustable without review of the architect.
6. Not less than 5/8" Type X gypsum board or equivalent shall be provided above garage - per table R302.6
7. Ceiling height deimensions labeled with "MIN." should be constructed tight to the structure or ducting above.
8. Contractor to field verify dimensions for any existing conditions.
9. Wrap all drainage pipes located inside of walls to minimize sound transmission.
10. Exterior stairs shall have the upper approach & all treads marked by stripe providing clear visual contrast per 11B-504.4.1

AMERICANS WITH DISABILITIES ACT - ADA NOTES

1. All paving areas shall be accessible per title 24. Accessible paths of travel are a barrier-free access route without any abrupt level changes exceeding 1/2" if beveled at 1:2 max slope, or vertical level changes not exceeding 1/4" max, and at least 48" in width. Surface is stable, firm, and slip resistant. cross slope does not exceed 2% and slope in the direction of travel is less than 5%, unless otherwise indicated. All accessible paths of travel shall be maintained free of overhanging obstructions to 80" minimum, and protruding objects greater than 4" projection from wall and above 27" and less than 80".
2. All commons paving areas shall not exceed a 2% maximum slope in any direction unless otherwise noted.
3. Ramps are defined as any walkway between slopes of 1:20 (5%) and 1:12 (8.33%). Ramps shall not exceed 1:12 (8.33%). All ramps shall have a railing and curb per plans and details. Ramps exceeding 2'-6" vertical shall have intermediate (2% maximum slope) landings having a minimum length in the direction of travel of 60". Bottom landings at changes in ramp direction shall have a minimum length of 72".
4. A 2% maximum in all directions slope shall be provided at primary entrances to buildings, the landings shall have a minimum depth of 60 inches when the door opens into the building, and 42 inches plus the width of the door when the door opens onto entry area.
5. A 2% maximum in all directions slope shall be provided at top/bottom of all stairs, ramps and intersections of of all pathways.
6. Surface in path of travel will have min. 0.6 slip coefficient.
7. Concrete paving and concrete finishes along accessible routes of travel to be at least as slip-resistant as that described as a medium salted finish for slopes of less than 6%, and slip resistant at slopes of 6% or greater.

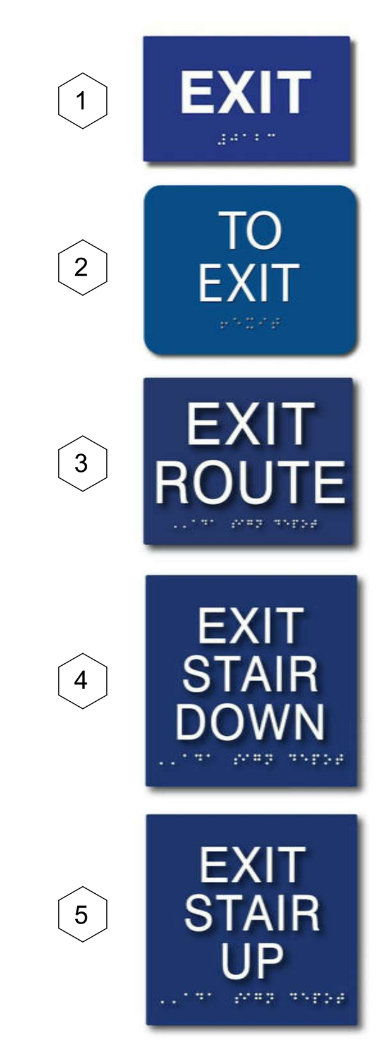
LEGEND

— — — —	PROPERTY LINES
– – – – – –	BUILDING SETBACK
- - - - - - ->	EXIT PATH OF TRAVEL
(###)	OCCUPANCY LOAD
[###]	TOTAL OCCUPANCY LOAD CALCULATED BY ADDING THE OCCUPANT LOAD
STAIRS	PATH TYPE
5	NUMBER OF OCCUPANTS
26.5"	WIDTH REQ'D PER CBC SECTION 1005.1
44"	WIDTH PROVIDED

KEYNOTES

1. (N) STAIR STRIPPING ON (E) STAIRS PER DETAIL 12/A0.40, TYP.

TACTILE EXIT SIGNAGE



JOSEPH SPIERER ARCHITECTS, INC.
707 TORRANCE BLVD., SUITE 100 . REDONDO BEACH . CA . 90277
T. (310) 876-8761 . www.calarchitect.com . joe@calarchitect.com

PROJECT: SANDLER T.I.
423 S. PACIFIC COAST HWY., REDONDO BEACH, CA 90277

SUBMITTAL

#	TYPE	DATE
3	BUILDING 3	11/7/2019

STAMP: LICENSED ARCHITECT · JOSEPH R. SPIERER · No. C 32307 · REN. 03-31-21 · STATE OF CALIFORNIA

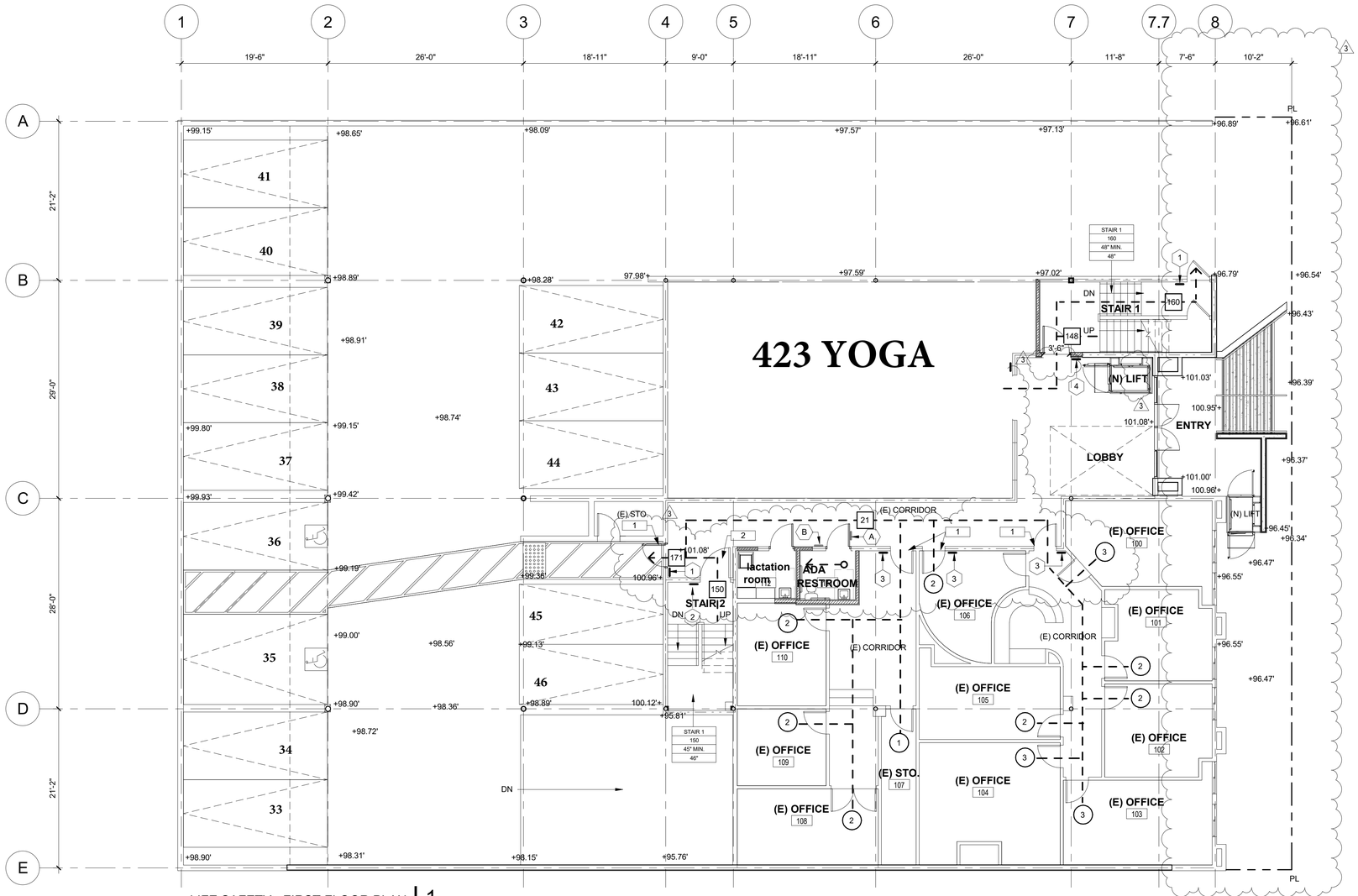
DATE: 11/7/2019 11:54:56 AM

PROJECT #: 19-001

DWG. TITLE: LIFE SAFETY

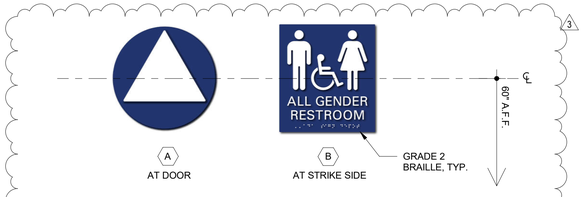
SHEET NO.: AS2.00

PERMIT SET



LIFE SAFETY - FIRST FLOOR PLAN | 1

1/8" = 1'-0"

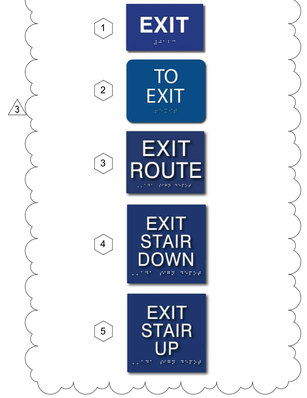


1. SINGLE-OCCUPANCY SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4" THICK 12" IN DIAMETER, WITH A 1/4" THICK TRIANGLE SUPERIMPOSED ON THE CIRCLE AND WITH THE 12" DIAMETER
2. GEOMETRIC (CIRCLE AND TRIANGLE) SYMBOLS ON SANITARY FACILITY DOORS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 60" AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR (1115B.5)
3. "ALL GENDER" SIGNAGE SHALL BE ON WALL ADJACENT TO STRIKE SIDE OF DOOR AT HEIGHT OF 60" AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE WALL
4. "ALL GENDER" SIGNS SHALL HAVE GRADE 2 BRAILLE (1117B.5.6)
5. ALL SIGNS UNDER A DEFERRED SUBMITTAL

BATHROOM SYMBOLS - 1ST FLOOR | 2

1 1/2" = 1'-0"

TACTILE EXIT SIGNAGE



PARKING COUNT

PARKING COUNT

EXISTING BASEMENT	
REGULAR STALLS	32
ADA	0
PROPOSED BASEMENT	
REGULAR STALLS	32
ADA	0
EXISTING FIRST FLOOR	
REGULAR STALLS	13
ADA	1
PROPOSED FIRST FLOOR	
REGULAR STALLS	10
ADA	2
COMPACT	2

KEYNOTES

1. (E) 1 HOUR RATED DOOR LEADING TO CORRIDOR TO REMAIN
2. (E) 2 HOUR RATED DOOR LEADING TO CORRIDOR TO REMAIN

FLOOR PLAN NOTES

1. Dimensions indicated on plans for horizontal control are accurate if measured on a level line not parallel with ground slope.
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8. Contractor to field verify dimensions for any existing conditions.
9. Wrap all drainage pipes located inside of walls to minimize sound transmission.
10. Exterior stairs shall have the upper approach & all treads marked by stripe providing clear visual contrast per 11B-504.4.1

AMERICANS WITH DISABILITIES ACT - ADA NOTES

1. All paving areas shall be accessible per title 24. Accessible paths of travel are a barrier-free access route without any abrupt level changes exceeding 1/2" if beveled at 1:2 max slope, or vertical level changes not exceeding 1/4" max, and at least 48" in width. Surface is stable, firm, and slip resistant, cross slope does not exceed 2% and slope in the direction of travel is less than 5%, unless otherwise indicated. All accessible paths of travel shall be maintained free of overhanging obstructions to 80" minimum, and protruding objects greater than 4" projection from wall and above 27" and less than 80".
2. All commons paving areas shall not exceed a 2% maximum slope in any direction unless otherwise noted.
3. Ramps are defined as any walkway between slopes of 1:20 (5%) and 1:12 (8.33%). Ramps shall not exceed 1:12 (8.33%). All ramps shall have a railing and curb per plans and details. Ramps exceeding 2'-6" vertical shall have intermediate (2% maximum slope) landings having a minimum length in the direction of travel of 60". Bottom landings at changes in ramp direction shall have a minimum length of 72".
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7. Concrete paving and concrete finishes along accessible routes of travel to be at least as slip-resistant as that described as a medium salted finish for slopes of less than 6%, and slip resistant at slopes of 6% or greater.

LEGEND

- PROPERTY LINES
- BUILDING SETBACK
- EXIT PATH OF TRAVEL
- (###) OCCUPANCY LOAD
- ### TOTAL OCCUPANCY LOAD CALCULATED BY ADDING THE OCCUPANT LOAD

STAIRS	PATH TYPE
5	NUMBER OF OCCUPANTS
26.5"	WIDTH REQ'D PER CBC SECTION 1005.1
44"	WIDTH PROVIDED

ROOM SCHEDULE

RM. NAME	RM. #	RM. AREA	OCCUPANCY: OCCUPANT LOAD FACTOR - CBC 1004.1.2	OCCUPANCY: OCCUPANT LOAD
LEVEL 1				
(E) OFFICE	100	212.83 SF	100	3
(E) OFFICE	101	160.36 SF	100	2
(E) OFFICE	102	172.49 SF	100	2
(E) OFFICE	103	226.46 SF	100	3
(E) OFFICE	104	286.59 SF	100	3
(E) OFFICE	105	185.6 SF	100	2
(E) OFFICE	106	150.85 SF	100	2
(E) STO.	107	95.47 SF	300	1
(E) OFFICE	108	189.86 SF	100	2
(E) OFFICE	109	121.04 SF	100	2
(E) OFFICE	110	160.72 SF	100	2
(E) OFFICE	113	126.71 SF	100	2
(E) OFFICE	114	126.9 SF	100	2
(E) OFFICE	115	134.59 SF	100	2
(E) OFFICE	116	118.44 SF	100	2
(E) OFFICE	117	129.52 SF	100	2
(E) OFFICE	118	120.13 SF	100	2
		2718.56 SF		36

PLAN NORTH

0' 4' 8' 16'

PERMIT SET

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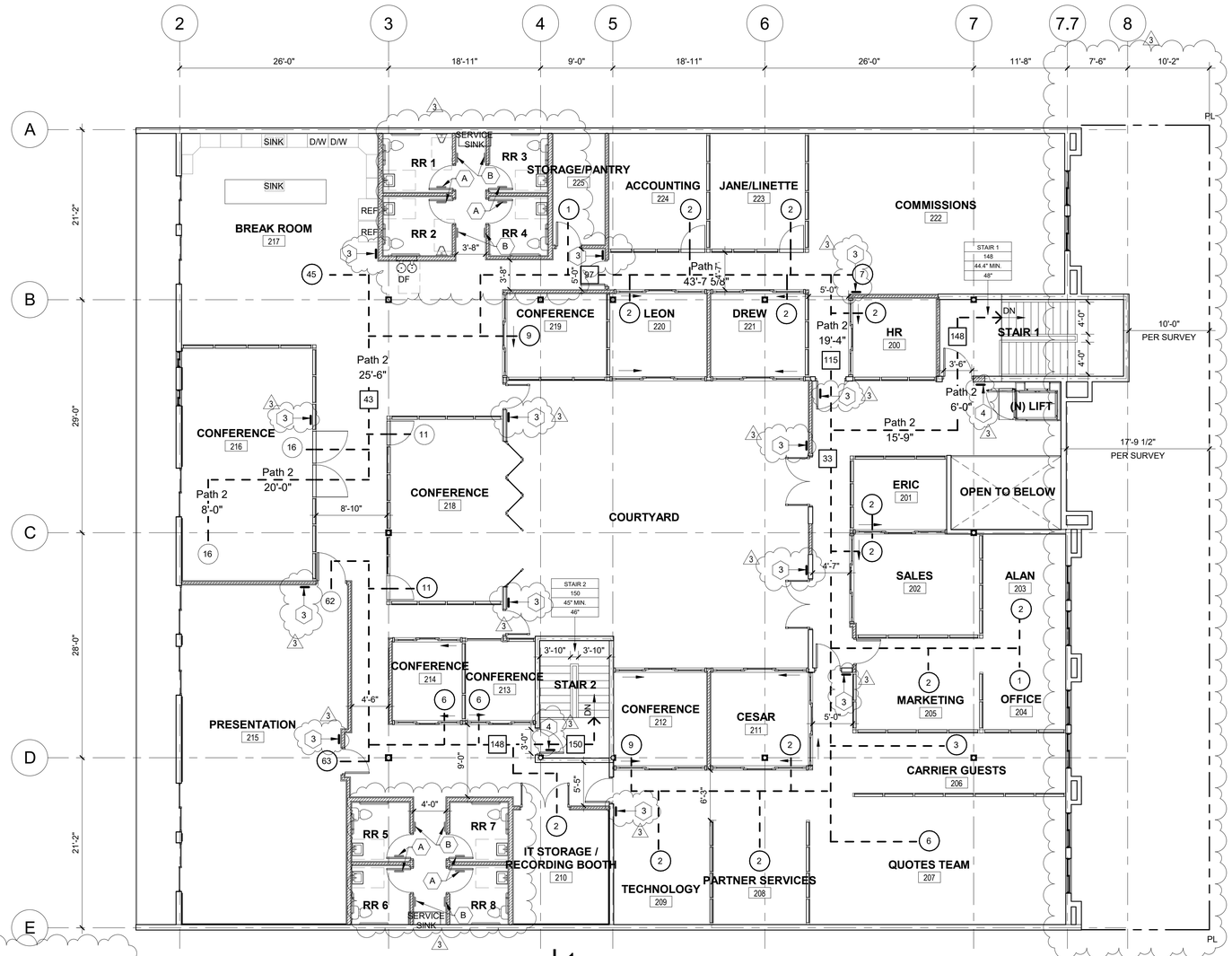
PROJECT
SANDLER T.I.
423 S. PACIFIC COAST HWY. . REDONDO BEACH, CA 90277

SUBMITTAL

1	BUILDING 1	08/09/2019
2	BUILDING 2	09/12/2019
3	BUILDING 3	11/7/2019
⚠	TYPE	DATE

STAMP
LICENSED ARCHITECT JOSEPH R. SPIERER No. C-27307 REN. 03-31-21 STATE OF CALIFORNIA

DATE 11/7/2019 11:55:03 AM
PROJECT # 19-001
DWG. TITLE LIFE SAFETY
SHEET NO. A1 AS2.01



TACTILE EXIT SIGNAGE

1. EXIT
2. TO EXIT
3. EXIT ROUTE
4. EXIT STAIR DOWN
5. EXIT STAIR UP

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5. ALL SIGNS UNDER A DEFERRED SUBMITTAL

BATHROOM SYMBOLS - 2ND FLOOR | 2
1 1/2" = 1'-0"

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LEGEND

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- BUILDING SETBACK
- EXIT PATH OF TRAVEL
- ### OCCUPANCY LOAD
- ### TOTAL OCCUPANCY LOAD CALCULATED BY ADDING THE OCCUPANT LOAD

STAIRS	PATH TYPE
5	NUMBER OF OCCUPANTS
26.5"	WIDTH REQ'D PER CBC SECTION 1005.1
44"	WIDTH PROVIDED

2

PARKING COUNT

PARKING COUNT

EXISTING BASEMENT	
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ADA	0
PROPOSED BASEMENT	
REGULAR STALLS	32
ADA	0
EXISTING FIRST FLOOR	
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PROPOSED FIRST FLOOR	
REGULAR STALLS	10
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PERMIT SET

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⚠	TYPE	DATE

STAMP

DATE: 11/7/2019 11:55:09 AM
PROJECT #: 19-001
DWG. TITLE: LIFE SAFETY
SHEET NO.: ⚠1 AS2.02