

SHT. CONTENT

# "Congregation Tikvat Jacob-Beth Torah "

1829 N. SEPULVEDA - MANHATTAN BEACH - CALIFORNIA

TITLE SHEET

CLIENT  
 CTJ "EXPANDED SCOPE"  
 1829 N. SEPULVEDA BLVD.  
 MANHATTAN BEACH  
 Project number: CTJ2-1113 Date: OCTOBER 2, 2012

<p><b>CONTACT PERSONS</b></p> <p><b>OWNER:</b> CTJ 1829 N. SEPULVEDA BLVD MANHATTAN BEACH, CA 90286</p> <p><b>DESIGNER:</b> LANE DESIGN BUILD 101 N. PACIFIC COAST HWY REDONDO BEACH, CA 92277 PHONE :310-437-8081</p> <p><b>STRUCTURAL ENGINEER:</b></p>	<p><b>SCOPE OF WORK</b></p> <p><b>SITE PLAN:</b> ADD (2) NEW PARKING STALLS IN PARKING AREA</p> <p><b>BASEMENT:</b> CONVERT EXISTING GARAGE TO NEW LOBBY/ENTRANCE FACING PARKING LOT CONVERT PORTION OF EXISTING STORAGE AREA TO PRESCHOOL WITH H.C. BATH NEW ENTRANCE CANOPY NEW SIGNAGE ON WEST FACING ELEVATION NEW ELEVATOR AND STAIRWELL TO FIRST FLOOR PATCH &amp; PAINT EXISTING STORAGE ROOMS NEW EQUIPMENT STORAGE</p> <p><b>FIRST FLOOR:</b> REMODEL EXISTING ROOMS AS SHOWN RENAME EXISTING ROOMS AS SHOWN NEW WOMAN BATHROOM, REMOVE EXISTING NEW FAMILY BATHROOM SWITCH EXISTING KITCHEN AND MULTIPURPOSE ROOMS NEW ELEVATOR AND STAIRWELL TO SECOND FLOOR NEW ELECTRONIC ANNOUNCEMENT BOARD PATCH &amp; PAINT WHERE NEEDED</p> <p><b>SECOND FLOOR:</b> REMODEL ALL CLASSROOMS INSTALL FOLDING PARTITION WALLS AS SHOWN NEW BATHROOM CONVERT EXISTING ROOF DECK TO OPEN SPACE/GARDEN PATCH &amp; PAINT WHERE NEEDED</p> <p><b>ROOF:</b> INSTALL SOLAR PANELS ON EXISTING ROOF</p> <p><b>DEMOLITION:</b> SEE DEMOLITION PLANS FOR ALL LEVELS FOR COMPLETE SCOPE OF WORK</p> <p><b>UNDER SEPARATE PERMIT:</b> RELOCATE AND REPAIR EXISTING SPRINKLER HEADS FOR NEW LAYOUT NEW STOREFRONT GLASS ON WEST SIDE</p>	<p><b>LOCATION PLAN</b></p>	<p><b>TABLE OF CONTENTS</b></p> <table border="1"> <thead> <tr> <th>SHT.NO.</th> <th>SHT. NAME</th> </tr> </thead> <tbody> <tr><td>A100</td><td>TITLE SHEET</td></tr> <tr><td>A101</td><td>SITE PLAN</td></tr> <tr><td>A102</td><td>BASEMENT PLAN</td></tr> <tr><td>A103</td><td>FIRST FLOOR PLAN</td></tr> <tr><td>A104</td><td>SECOND FLOOR PLAN</td></tr> <tr><td>A105</td><td>ELEVATIONS</td></tr> <tr><td>A105a</td><td>ELEVATION &amp; SECTION</td></tr> <tr><td>A105b</td><td>SECTIONS</td></tr> <tr><td>A107</td><td>DEMOLITION PLAN - BASEMENT</td></tr> <tr><td>A108</td><td>DEMOLITION PLAN - FIRST FLOOR</td></tr> <tr><td>A109</td><td>DEMOLITION PLAN - SECOND FLOOR</td></tr> <tr><td>A111</td><td>TYPICAL PARKING STANDARDS</td></tr> </tbody> </table> <p><b>AREA BREAKDOWN</b></p> <table border="1"> <thead> <tr> <th>BASEMENT:</th> <th></th> <th></th> <th>2897.00 SQF.</th> </tr> </thead> <tbody> <tr><td>MECH/ELEC.</td><td>405.00</td><td>STORAGE</td><td>73.00</td></tr> <tr><td>PRESCHOOL</td><td>978.00</td><td>BATHROOM</td><td>124.00</td></tr> <tr><td>LOBBY</td><td>354.00</td><td>EQUIPMENT STOR.(H)</td><td>925.00</td></tr> <tr><td colspan="3"></td><td>7,438.00 SQF.</td></tr> <tr><td colspan="4"><b>FIRST FLOOR:</b></td></tr> <tr><td>KITCHEN/PANTRY</td><td>430.00</td><td colspan="2"></td></tr> <tr><td>MULTIPURPOSE</td><td>1006.00</td><td colspan="2"></td></tr> <tr><td>MAIN SPACE</td><td>2420.00 (1750 sqf seating)</td><td colspan="2"></td></tr> <tr><td>OFFICE/BATHROOM/ETC.</td><td>3071.00</td><td colspan="2"></td></tr> <tr><td colspan="4"><b>SECOND FLOOR:</b></td></tr> <tr><td colspan="3"></td><td>2,448.00 SQF.</td></tr> <tr><td colspan="3"><b>TOTAL AREA:</b></td><td>13,181.00 SQF.</td></tr> <tr><td colspan="3"><b>ROOF DECK: (REPURPOSED)</b></td><td>483.00 SQF.</td></tr> <tr><td colspan="3"><b>TEMPORARY OUTDOOR PLAYAREA</b></td><td>2928.00 SQF.</td></tr> <tr><td colspan="4"><b>CONSTRUCTION TYPE:</b> V-A (2 STORY WITH BASEMENT) FULLY FIRE SPRINKLERED BUILDING</td></tr> <tr><td colspan="4"><b>OCCUPANCY GROUP:</b> E BASEMENT A-3 FIRST FLOOR E SECOND FLOOR</td></tr> </tbody> </table>	SHT.NO.	SHT. NAME	A100	TITLE SHEET	A101	SITE PLAN	A102	BASEMENT PLAN	A103	FIRST FLOOR PLAN	A104	SECOND FLOOR PLAN	A105	ELEVATIONS	A105a	ELEVATION & SECTION	A105b	SECTIONS	A107	DEMOLITION PLAN - BASEMENT	A108	DEMOLITION PLAN - FIRST FLOOR	A109	DEMOLITION PLAN - SECOND FLOOR	A111	TYPICAL PARKING STANDARDS	BASEMENT:			2897.00 SQF.	MECH/ELEC.	405.00	STORAGE	73.00	PRESCHOOL	978.00	BATHROOM	124.00	LOBBY	354.00	EQUIPMENT STOR.(H)	925.00				7,438.00 SQF.	<b>FIRST FLOOR:</b>				KITCHEN/PANTRY	430.00			MULTIPURPOSE	1006.00			MAIN SPACE	2420.00 (1750 sqf seating)			OFFICE/BATHROOM/ETC.	3071.00			<b>SECOND FLOOR:</b>							2,448.00 SQF.	<b>TOTAL AREA:</b>			13,181.00 SQF.	<b>ROOF DECK: (REPURPOSED)</b>			483.00 SQF.	<b>TEMPORARY OUTDOOR PLAYAREA</b>			2928.00 SQF.	<b>CONSTRUCTION TYPE:</b> V-A (2 STORY WITH BASEMENT) FULLY FIRE SPRINKLERED BUILDING				<b>OCCUPANCY GROUP:</b> E BASEMENT A-3 FIRST FLOOR E SECOND FLOOR			
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<p><b>ANNOUNCEMENT BOARD SPECS.</b></p> <p>OUTDOOR RATED SIGN          HEIGHT 40.00"          WIDTH 115.00"          DEPTH 7.50"          3 ROWS OF 10" LETTERS          10 MM PVDF, PITCH          SINGLE COLOR LED DISPLAY          NON-SCROLLING          STATIC MESSAGE</p>																																																																																																	

**REVISIONS**

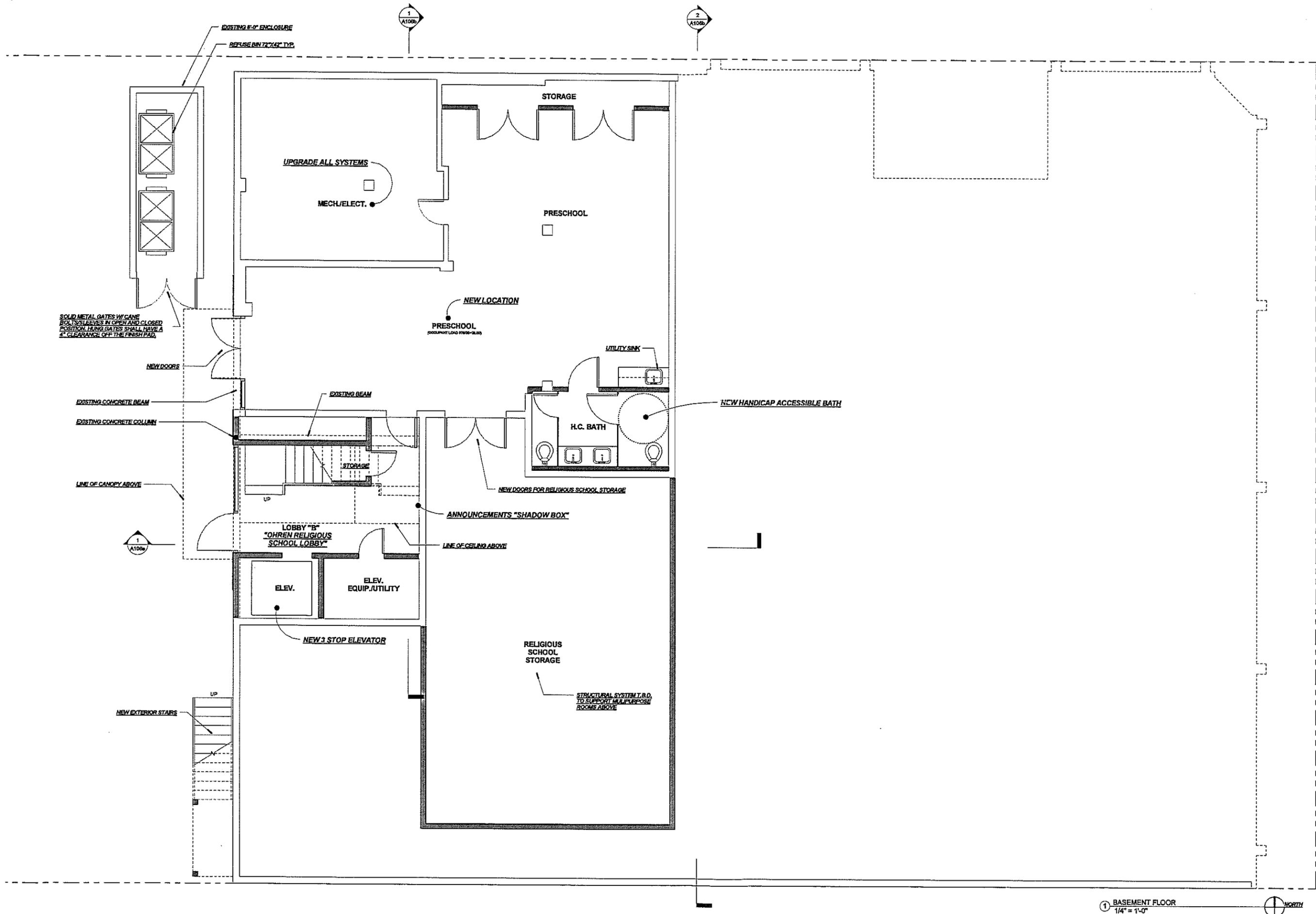
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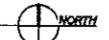
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1 BASEMENT FLOOR  
1/4" = 1'-0"



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SHT. CONTENT

BASEMENT PLAN

CLIENT

CTJ "EXPANDED SCOPE"  
1829 N. SEPULVEDA BLVD.  
MANHATTAN BEACH  
Project Number: CTJ2-1113 Date: OCTOBER 2, 2012

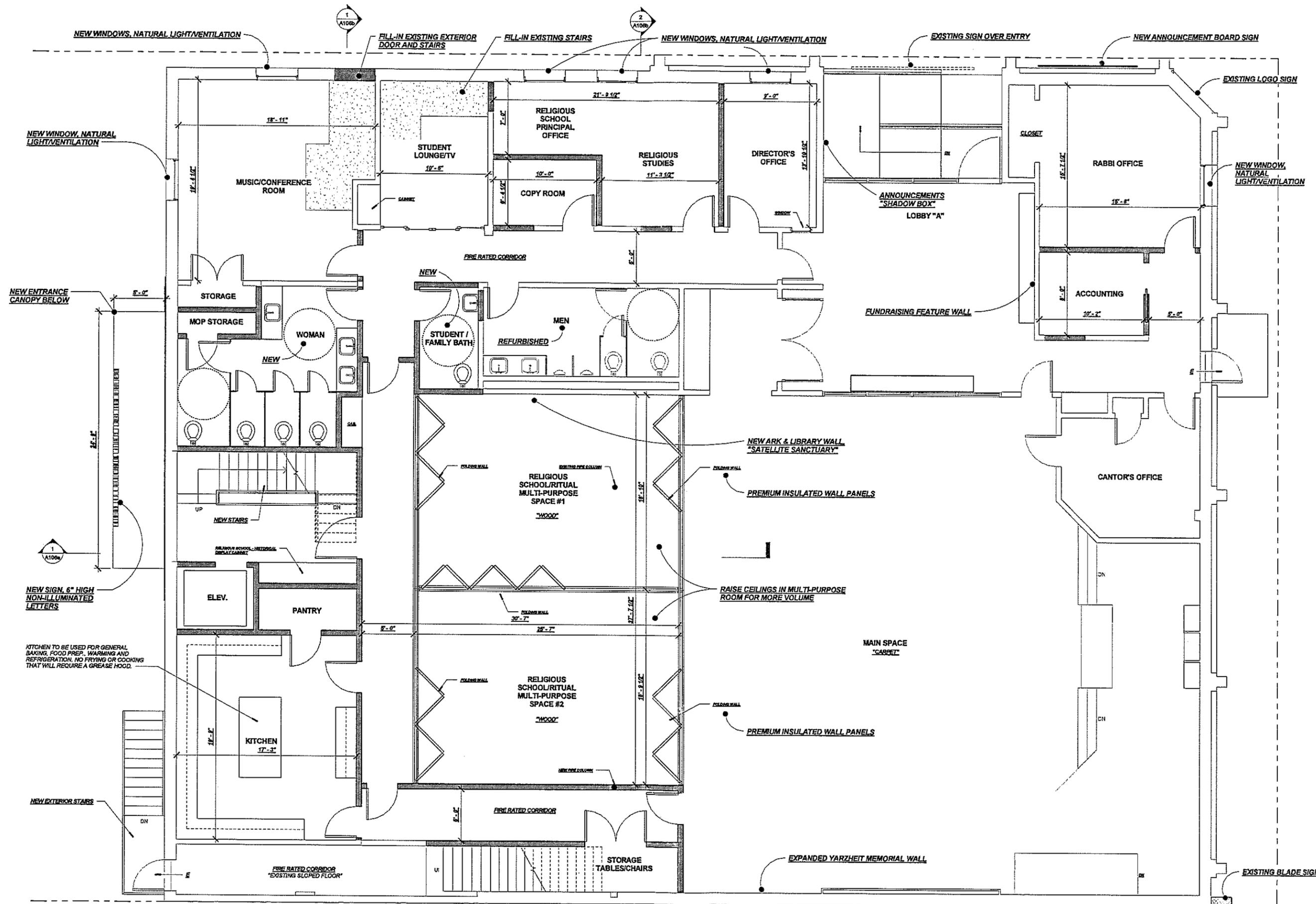
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FIRST FLOOR PLAN

CLIENT

CTJ "EXPANDED SCOPE"  
1829 N. SEPULVEDA BLVD.  
MANHATTAN BEACH

REVISIONS

No.	Description	Date

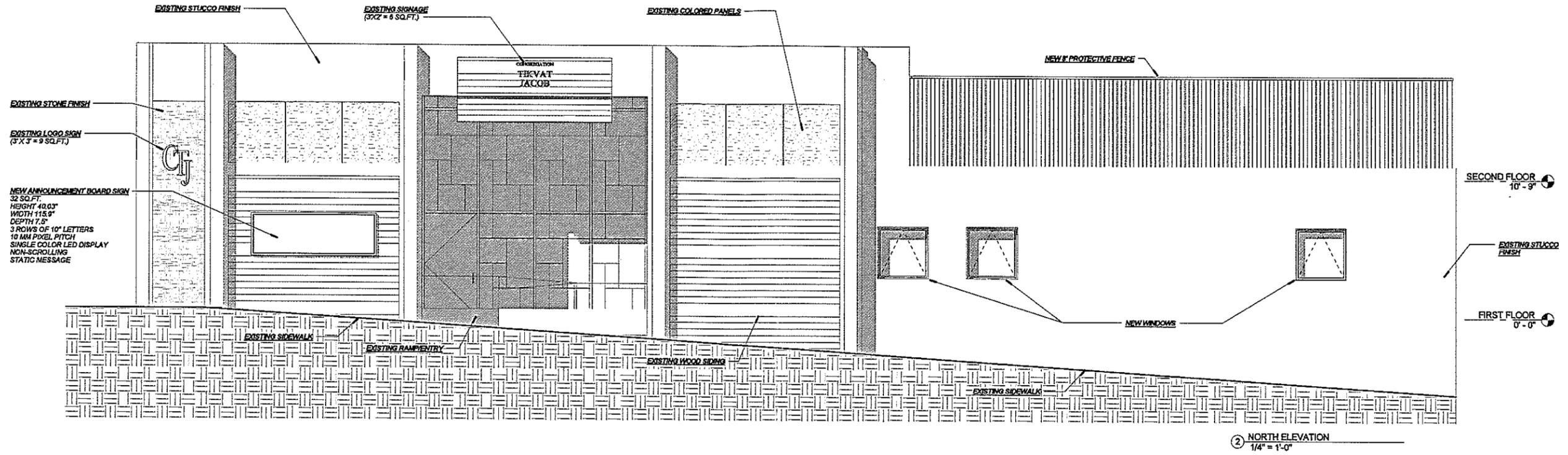
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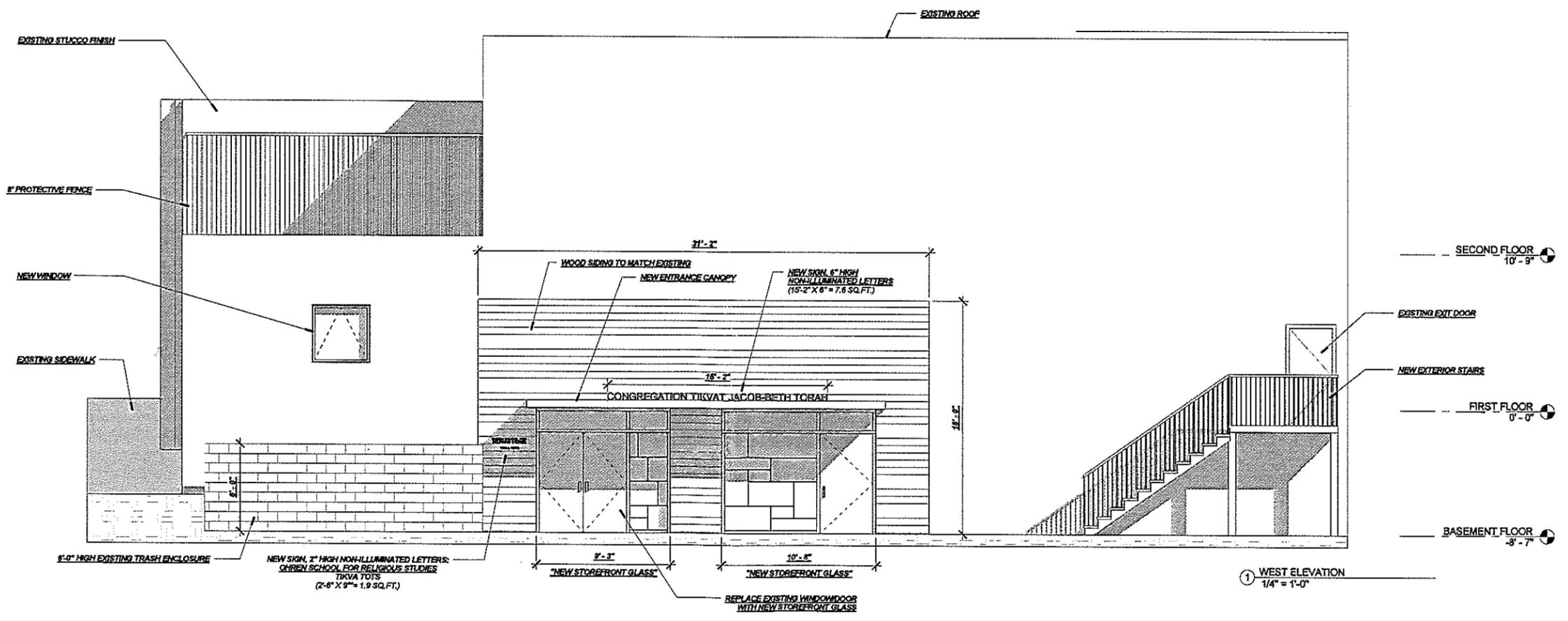
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② NORTH ELEVATION  
1/4" = 1'-0"



① WEST ELEVATION  
1/4" = 1'-0"

**LANE**  
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181 N. PACIFIC COAST HWY., SUITE 100, REDONDO BEACH, CA 90277  
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SHT. CONTENT

ELEVATIONS

CLIENT

CTJ "EXPANDED SCOPE"  
1829 N. SEPULVEDA BLVD.  
MANHATTAN BEACH

REVISIONS

No.	Description	Date

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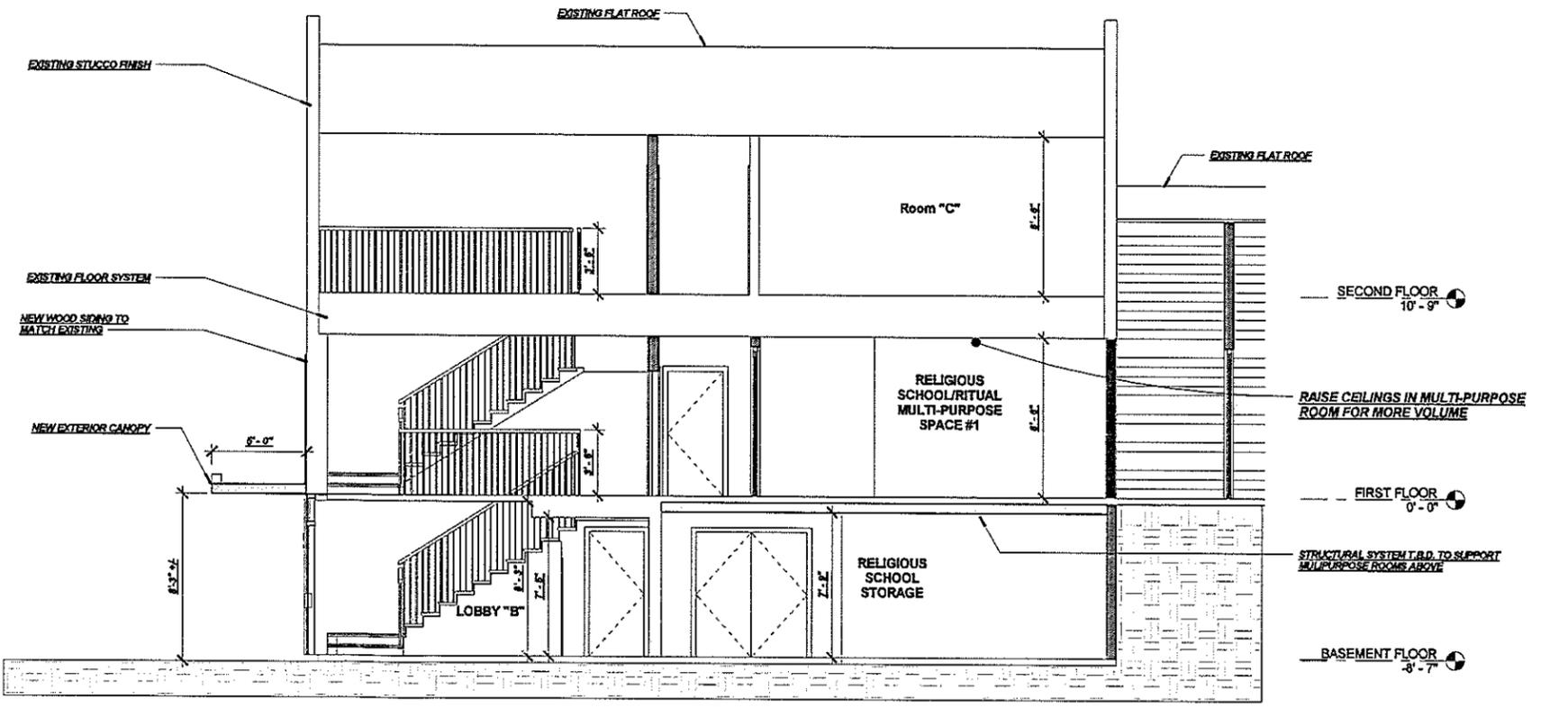
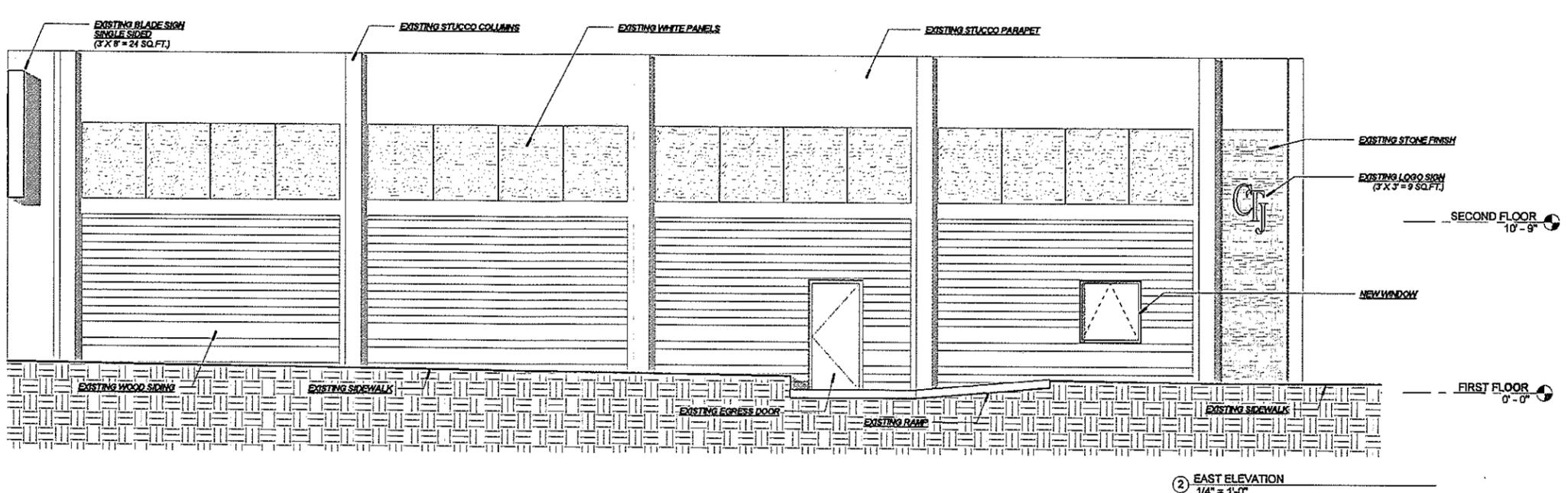
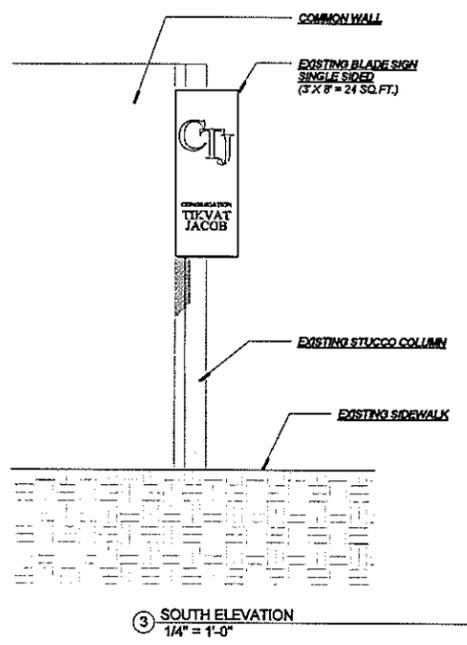
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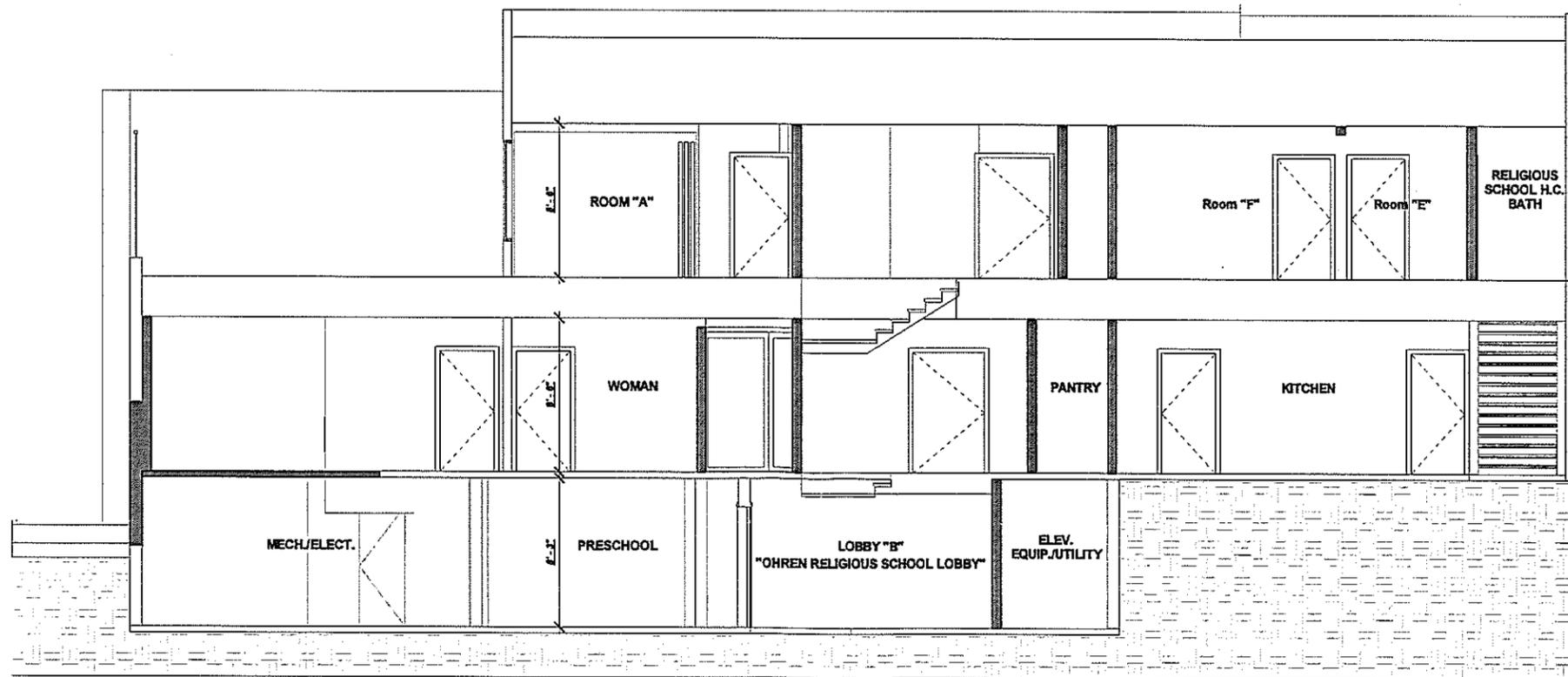
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② Section 3  
1/4" = 1'-0"



① Section 2  
1/4" = 1'-0"

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SECTIONS

CLIENT

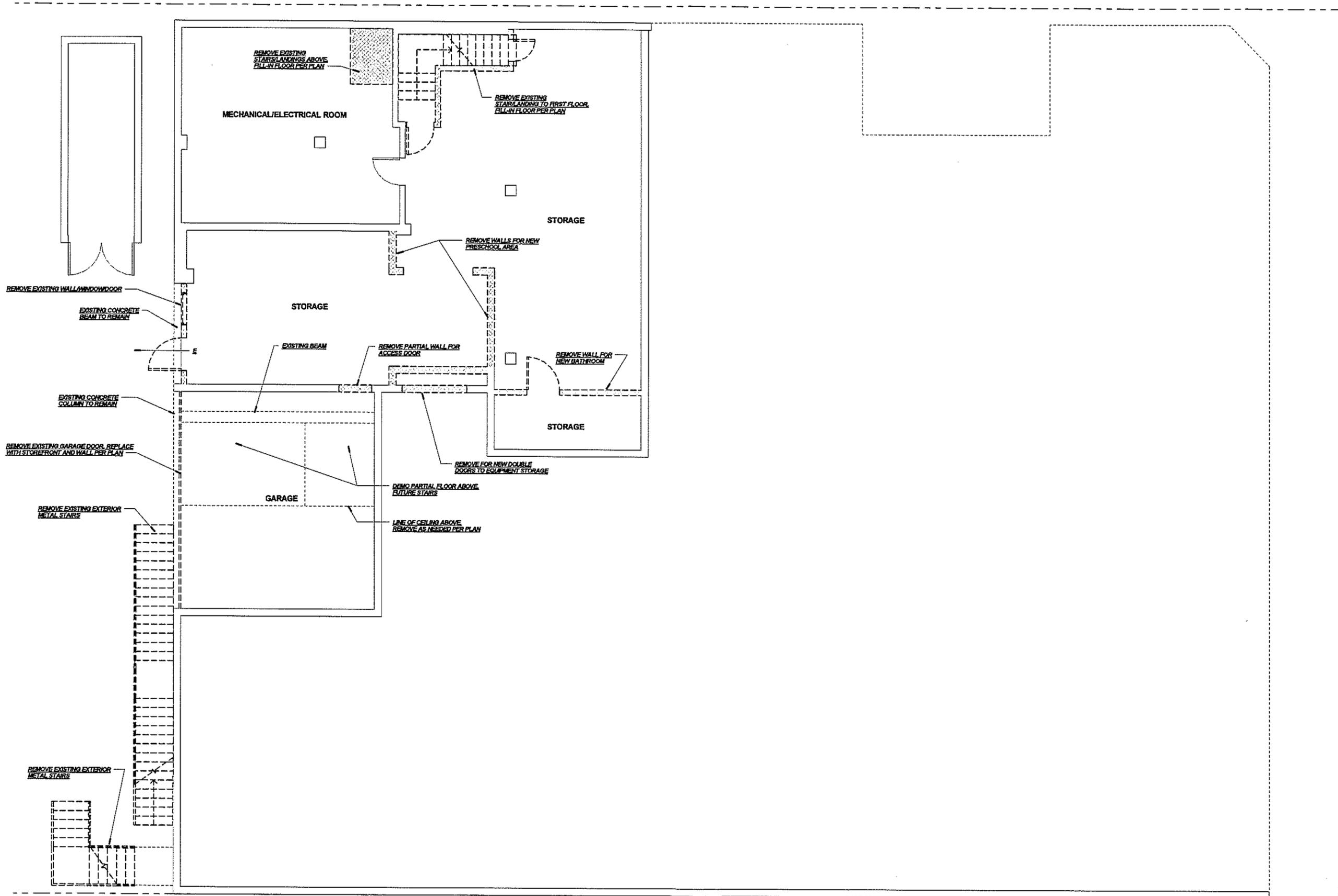
CTJ "EXPANDED SCOPE"  
1829 N. SEPULVEDA BLVD.  
MANHATTAN BEACH

REVISIONS

No.	Description	Date	By	Check

SHT. ID.

A106b



1 BASEMENT FLOOR - DEMOLITION  
1/4" = 1'-0"

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SHT. CONTENT

DEMOLITION PLAN -  
BASEMENT

CLIENT

CTJ "EXPANDED SCOPE"  
1829 N. SEPULVEDA BLVD.  
MANHATTAN BEACH  
Project Number: CTJ2-1113 Date: OCTOBER 2, 2012

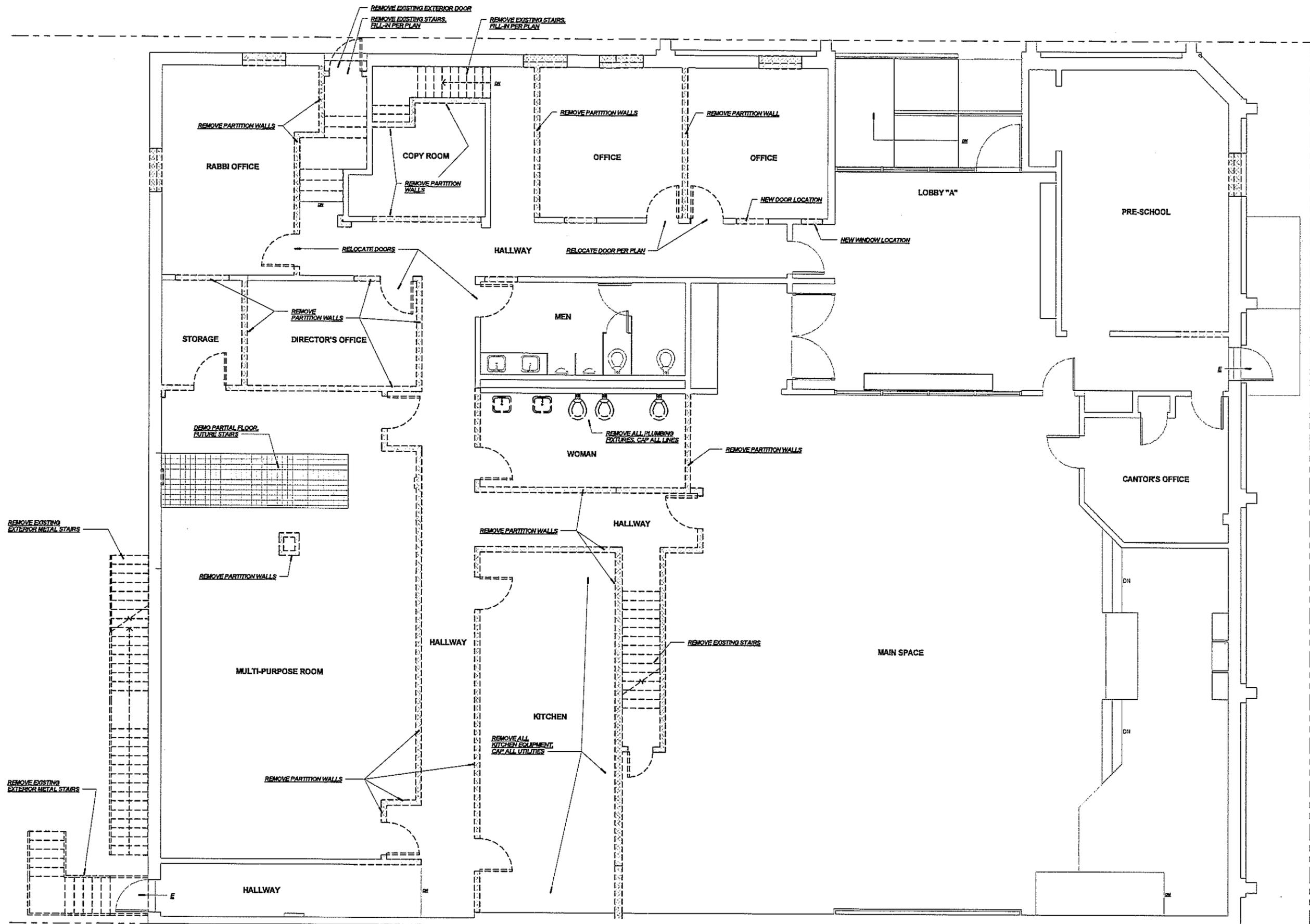
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① FIRST FLOOR - DEMOLITION  
1/4" = 1'-0"



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DEMOLITION PLAN -  
FIRST FLOOR

CLIENT

CTJ "EXPANDED SCOPE"  
1829 N. SEPULVEDA BLVD.  
MANHATTAN BEACH  
Project number: CTJ2-1113 Date: OCTOBER 2, 2012

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**DEMOLITION PLAN -  
SECOND FLOOR**

CLIENT

**CTJ "EXPANDED SCOPE"  
1829 N. SEPULVEDA BLVD.  
MANHATTAN BEACH**

System number: CTJ2-1113 Date: OCTOBER 2, 2012

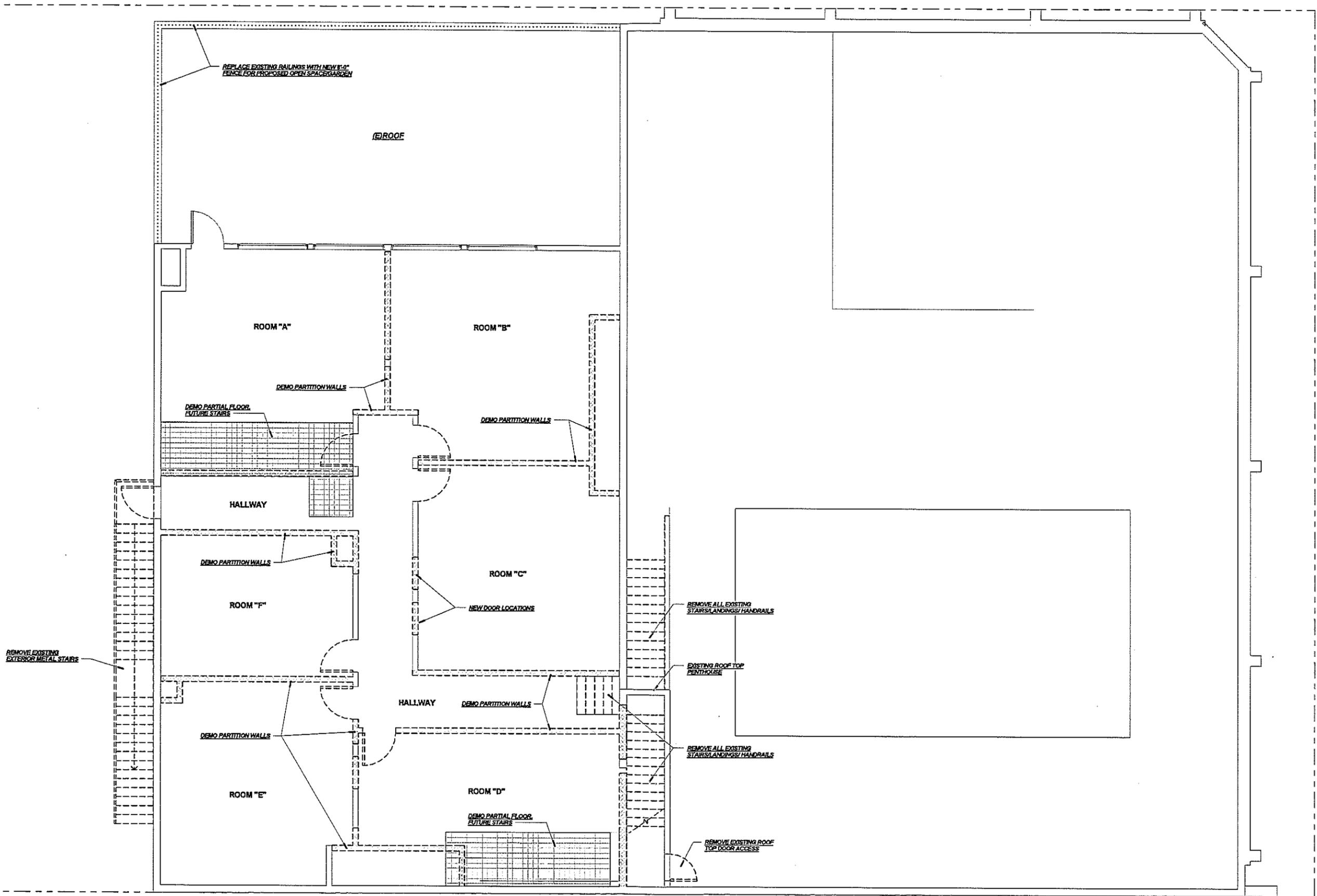
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No.	Description	Date	By	G.T.L.

SHT. ID.

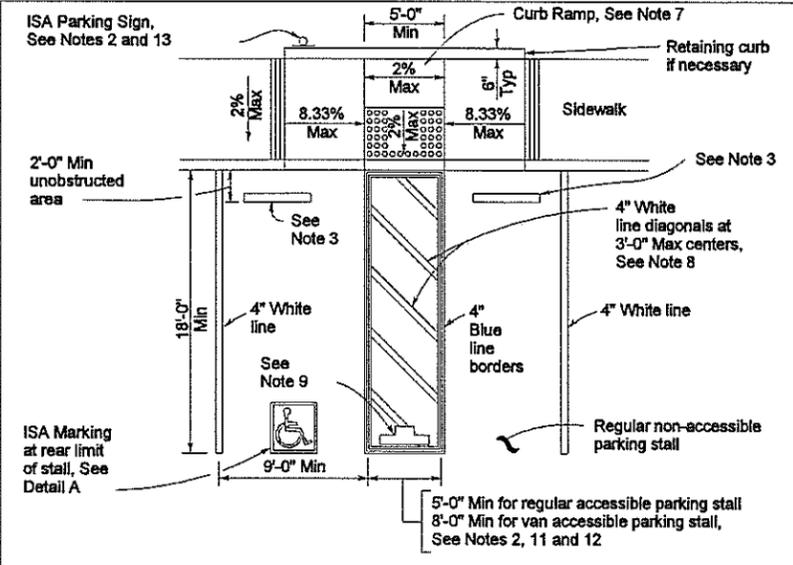
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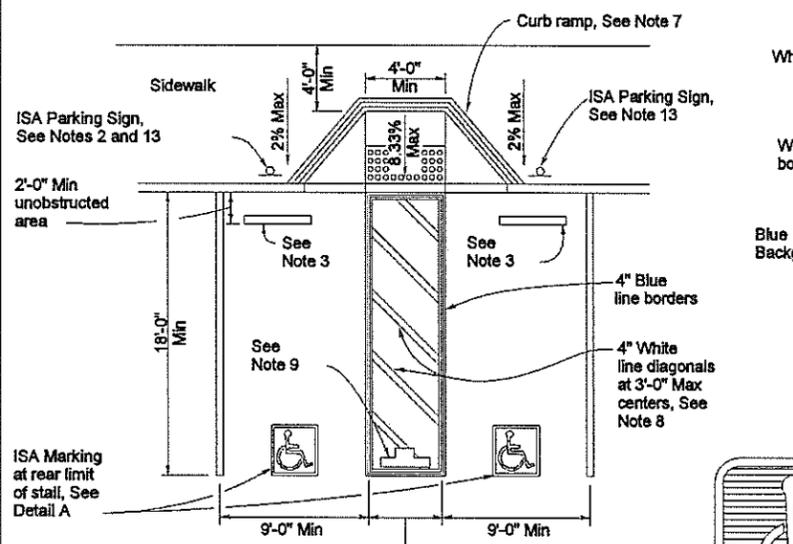


① SECOND FLOOR - DEMOLITION  
1/4" = 1'-0" NORTH

No.	Description	Date	By	Checked	G.T.L.



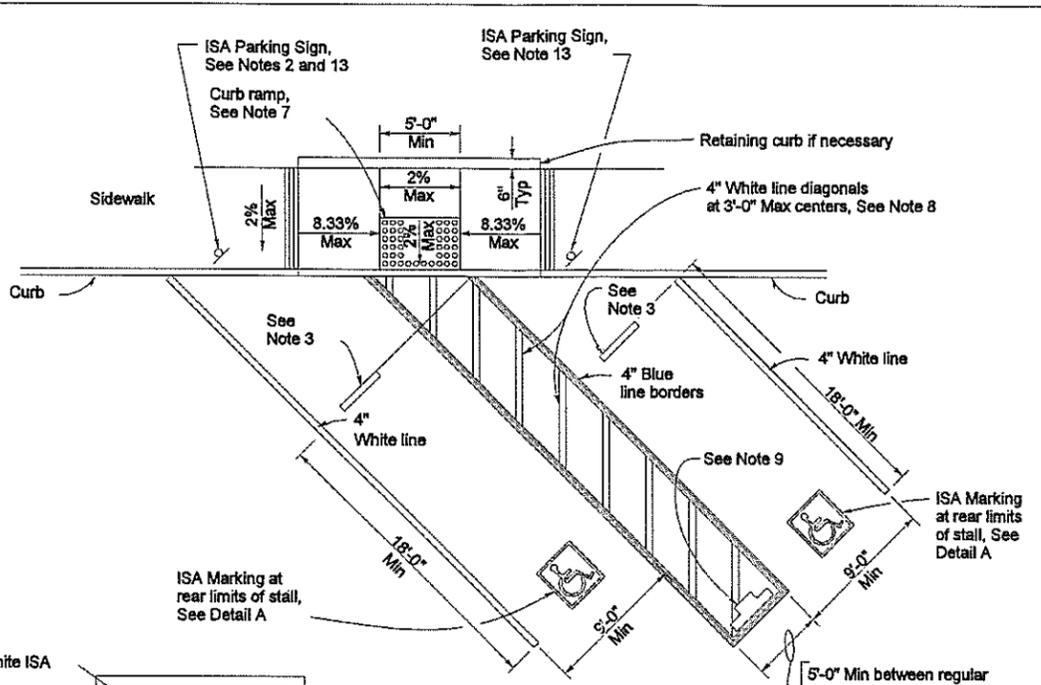
**SINGLE PARKING STALL**



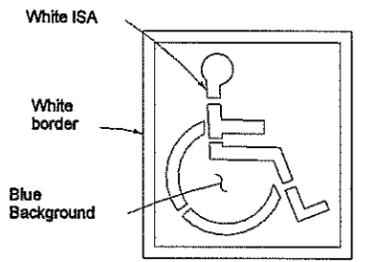
**DOUBLE PARKING STALL**

**TABLE A**

Total Number of Parking Spaces or Stalls	Minimum Number of Disabled Accessible Parking Spaces or Stalls
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1000	2 percent of total
Greater than 1001	20 plus 1 for each 100 or fraction thereof over 1001



**DIAGONAL DOUBLE PARKING STALLS**



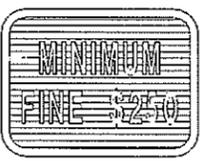
**DETAIL A**



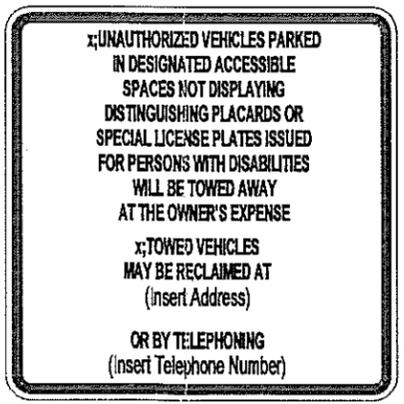
SIGN R99 (CA)



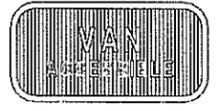
SIGN R99C (CA)  
See Note 6



PLAQUE R99B (CA)  
SIGN R99 (CA) with PLAQUE R99B (CA)  
See Note 6



SIGN R100B (CA)  
See Note 10



SIGN R7-8b  
See Notes 2 and 6

**NOTES:**

1. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In parking facilities that do not serve a particular building, accessible parking shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility.
2. One in every eight accessible off-street parking stalls, but not less than one, shall be served by an accessible aisle of 8'-0" minimum width and shall be signed van accessible. The R7-8b sign shall be mounted below the R99B (CA) plaque or the R99C (CA) sign.
3. In each parking stall, a curb or bumper shall be provided and located to prevent encroachment of vehicles over the required width of walkways. Parking stalls shall be so located that persons with disabilities are not compelled to wheel or walk behind parked cars other than their own.
4. Surface slopes of accessible off-street parking stalls shall be the minimum possible and shall not exceed 2 percent in any direction.
5. Table A shall be used to determine the required number of accessible parking stalls in each parking lot or garage.
6. Where Plaque R99B (CA), Sign R99C (CA) or Sign R7-8b are installed, the bottom of the sign or plaque panel shall be a minimum of 7'-0" above the surrounding surface.
7. Curb ramps shall conform to the details shown on Revised Standard Plan RSP A88A.
8. Blue paint, instead of white may be used for marking accessibility aisles in areas where snow may cause white markings to not be visible.
9. The words "NO PARKING", shall be painted in white letters no less than 1'-0" high and located so that it is visible to traffic enforcement officials. See Revised Standard Plan RSP A90B for details of the "NO PARKING" pavement marking.
10. A R100B (CA) sign shall be posted in a conspicuous place at each entrance to off-street parking facilities or immediately adjacent to and visible from each stall. The sign shall include the address where the towed vehicle may be reclaimed and the telephone number of the local traffic law enforcement agency.
11. Where a single (non-van) accessible parking space is provided, the loading and unloading access aisle shall be on the passenger side of the vehicle as the vehicle is going forward into the parking space.
12. Where a van accessible parking space is provided, the loading and unloading access aisle shall be 8'-0" wide minimum, and shall be on the passenger side of the vehicle as the vehicle is going forward into the parking space.
13. Accessible Parking Only Sign shall be Sign R99C (CA) or Sign R99 (CA) with Plaque R99B (CA).

**OFF-STREET PARKING SIGNS**

(Parking lot or garage)  
See Note 6

STATE OF CALIFORNIA  
DEPARTMENT OF TRANSPORTATION  
**ACCESSIBLE PARKING  
OFF-STREET**

NO SCALE

RSP A90A DATED JUNE 6, 2008 SUPERSEDES STANDARD PLAN A90A  
DATED MAY 1, 2006 - PAGE 117 OF THE STANDARD PLANS BOOK DATED MAY 2006.

**REVISED STANDARD PLAN RSP A90A**