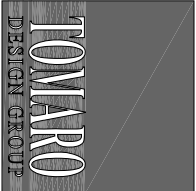


BAR AU CHOCOLAT

326 13TH STREET,
MANHATTAN BEACH, CALIFORNIA 90266



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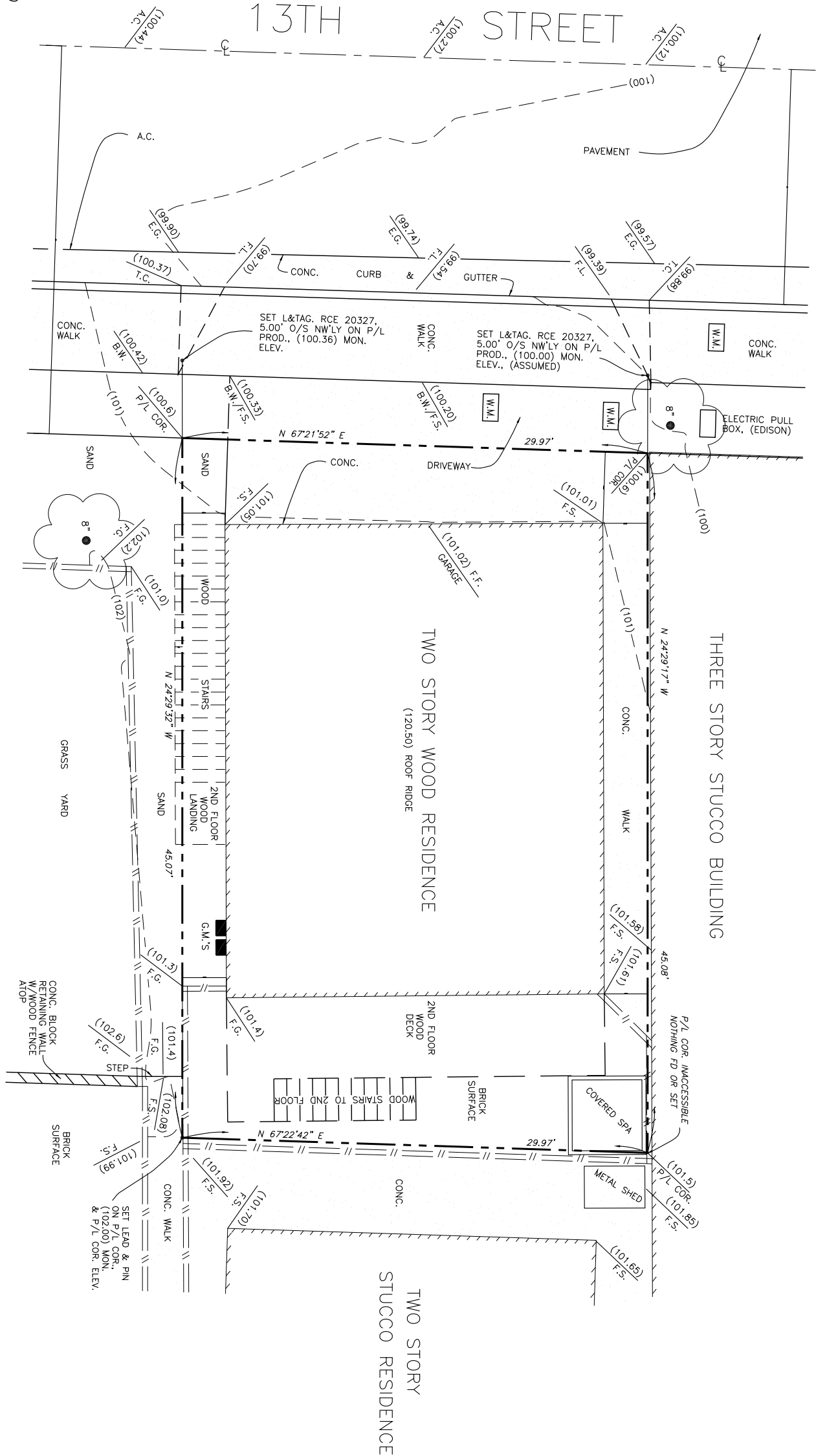
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C.01



LEGEND

- A.C. INDICATES ASPHALT CONC. SURFACE
- F.S. INDICATES FINISHED SURFACE
- T.C. INDICATES TOP OF CURB
- F.L. INDICATES FLOW LINE
- F.G. INDICATES FINISHED GRADE
- W.M. INDICATES WATER METER
- CONC. INDICATES CONCRETE
- F.F. INDICATES FINISH FLOOR
- E.G. INDICATES EDGE OF GUTTER
- B.W. INDICATES BACK OF WALK
- G.M. INDICATES GAS METER

8"•
INDICATES TREE AND TRUNK DIAMETER

=====
INDICATES WOOD FENCE

■
INDICATES CONCRETE SURFACE

TOPOGRAPHIC NOTES

1. CONTOUR LINES SHOWN ON THIS TOPOGRAPHIC SURVEY WERE GENERATED FROM RANDOM SPOT ELEVATIONS. THE EXPECTED LEVEL OF ACCURACY IS $\pm 1/2$ OF THE CONTOUR INTERVAL. SPOT ELEVATIONS WERE MEASURED AT THE PLAT LOCATIONS SHOWN. THEIR EXPECTED LEVEL OF ACCURACY IS ± 0.10 FOOT.

2. IF SPECIFIC ELEVATIONS ARE REQUIRED, THE USER SHOULD CONTACT THE ENGINEERING FIRM (101.37-101.44) FOR SAME. INTERPOLATIONS MADE FROM THIS TOPOGRAPHIC SURVEY SHOULD BE DONE IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE, AND LIABILITY FOR INTERPOLATIONS IS NOT ASSUMED BY THE PREPARED, PIAI ENGINEERING, INC.

LEGAL DESCRIPTION

THE NW1/4 1/2 OF LOT 14, BLOCK 93, MANHATTAN BEACH DIV. NO. 2, M.B. 1-95-96.
A.P.N. 4179-004-023 AREA = 1,350 SQ. FT.

SURVEY CERTIFICATION

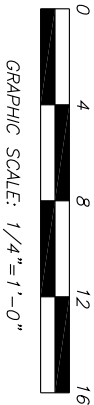
I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, LICENSE NO. 10137, AND THAT THIS SURVEY CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN NOVEMBER, 2012. THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.

VICTOR L. PIAI, R.C.E. 20327

DATE

PIAI ENGINEERING, INC. 340 24TH STREET HERMOSA BEACH, CA 90254 (310) 379-4941		FILE NAME: 12497LS DATE: 11-12-2012
DRAWN BY: V.C.D./R.J.C.	PROJECT SITE: 326 13TH STREET, MANHATTAN BEACH, CA	SCALE: 1/4"=1'-0" JOB NO. 12497
		SHEET 1 OF 1

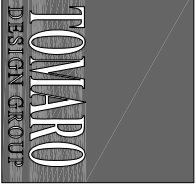
LOT & TOPOGRAPHIC SURVEY



GRAPHIC SCALE: 1/4"=1'-0"

CIVIL SURVEY
SCALE: 1/4"=1'-0"





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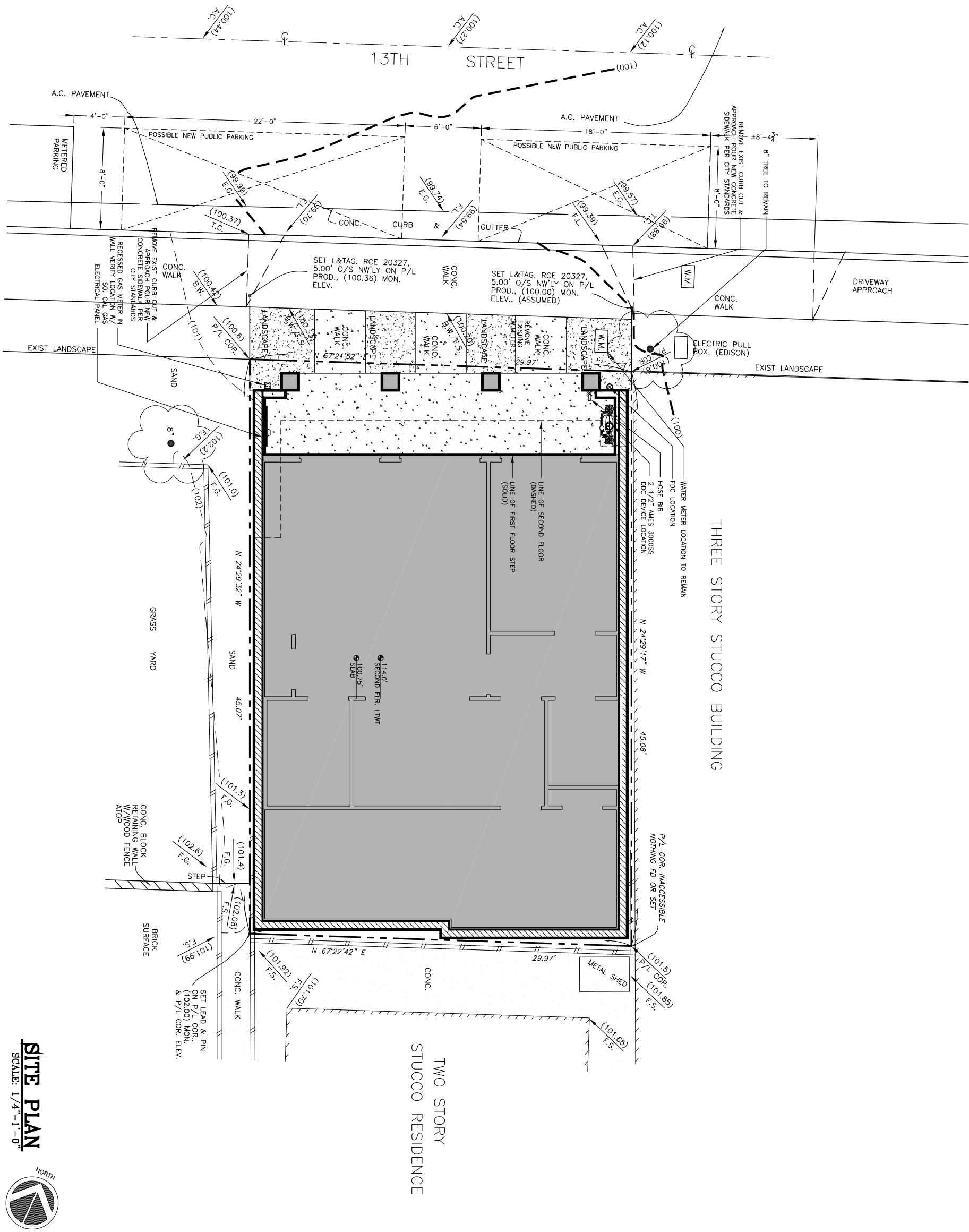
DRAWING SITE PLAN

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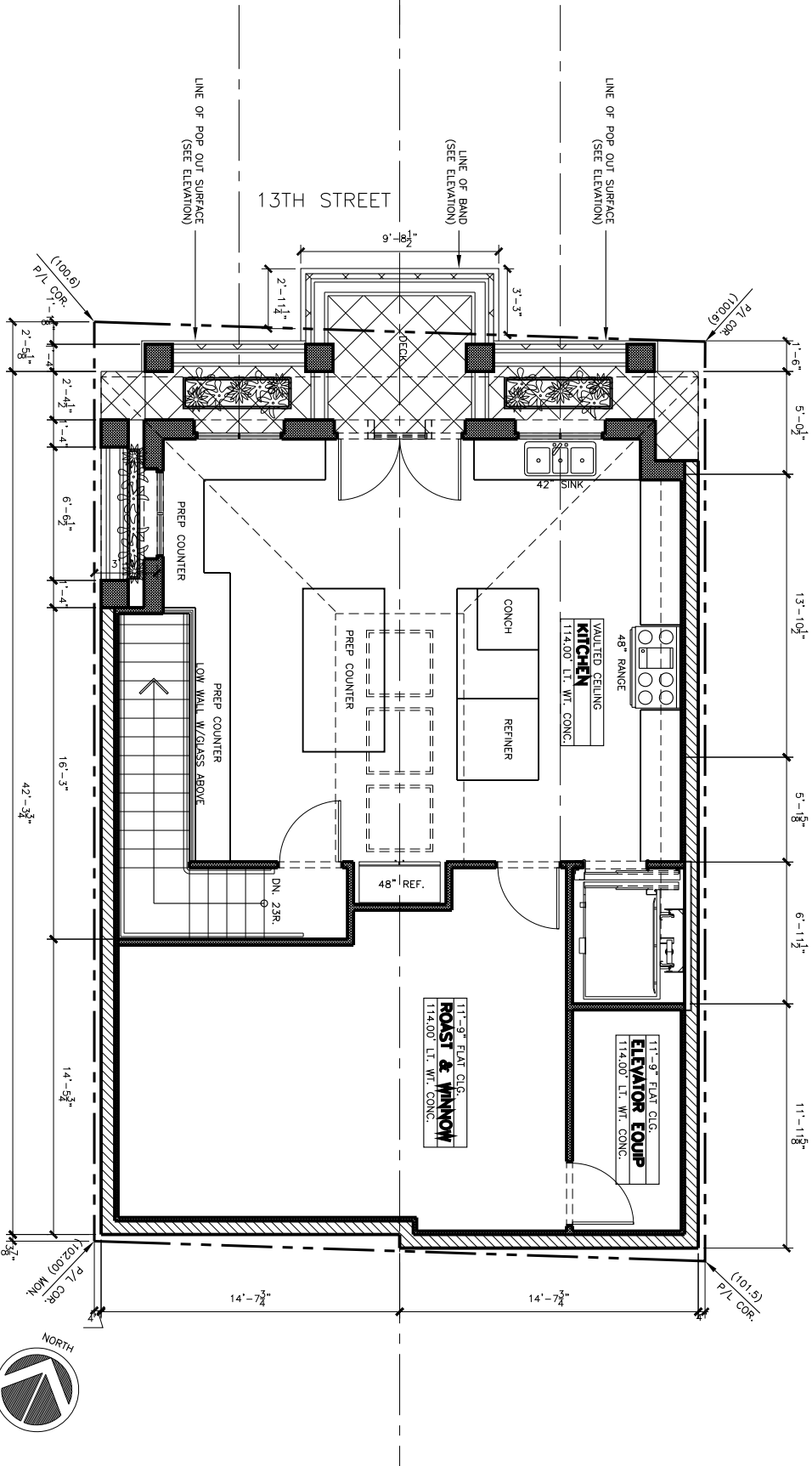
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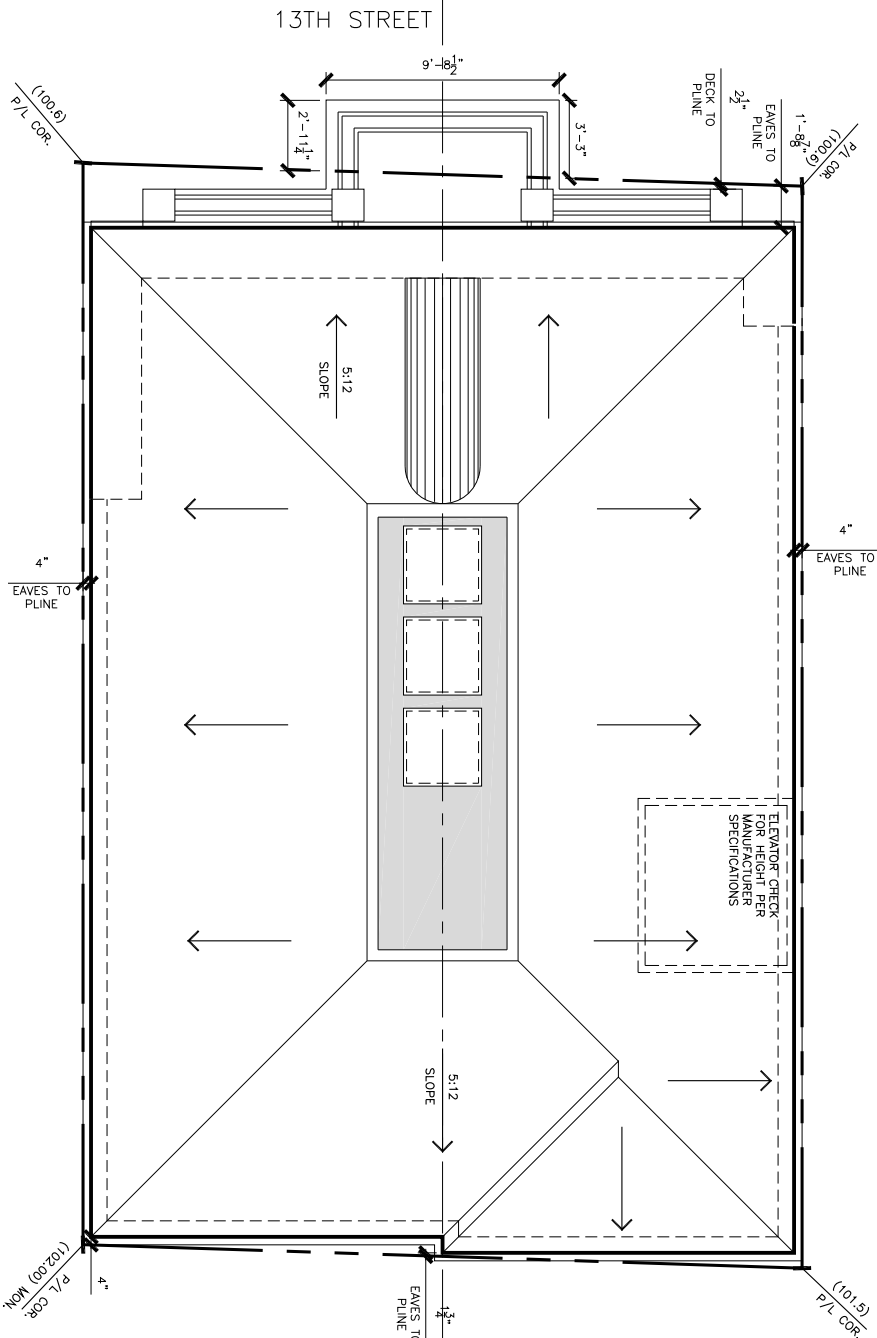


SITE PLAN
SCALE: 1/4"=1'-0"





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



ROOF PLAN
SCALE: 1/4"=1'-0"

AREA CALCULATIONS

FIRST FLOOR CALCS:

GROSS FLR. AREA	:	1202 S.F.
RETAIL	:	290 S.F.
MANUFACTURING	:	667 S.F.
STAIRS	:	82 S.F.
ELEVATOR	:	61 S.F.
COVERED PATIO	:	192 S.F.
NET FIRST FLOOR TOWARDS BFA	:	967 S.F.
SECOND FLOOR PLAN	:	
GROSS FLR. AREA	:	1156 S.F.
MANUFACTURING	:	945 S.F.
ELEV/MATCH EQUIP. (N/C)	:	114 S.F.
STAIRS	:	97 S.F.
NET SECOND FLOOR TOWARDS BFA	:	944 S.F.
DECK	:	158 S.F.
TOTAL BFA:	:	967 + 944 = 1901 S.F.
OR 1,408 X LOT SIZE	:	
ALLOWABLE B.F.A.	:	= 1.5 X LOT SIZE
	:	= 1.5 X 1350 = 2025 S.F.

ACTUAL BFA (1901 S.F.) < ALLOWABLE BFA (2025)
AREA OF MANUFACTURING = 667+944 = 1611
AREA OF RETAIL = 290 S.F.

RATIO OF RETAIL TO MANUFACTURING:
290/1611 = 0.18 OR 18% & 82% RESPECTIVELY

PARKING CALCULATIONS

PARKING NEEDED FOR BFA ABOVE THE LOT SIZE
LOT AREA: 1350 SQ. FT.

ACTUAL BFA = 1901 SQ. FT.
1901 - 1350 = 551 SQ. FT.

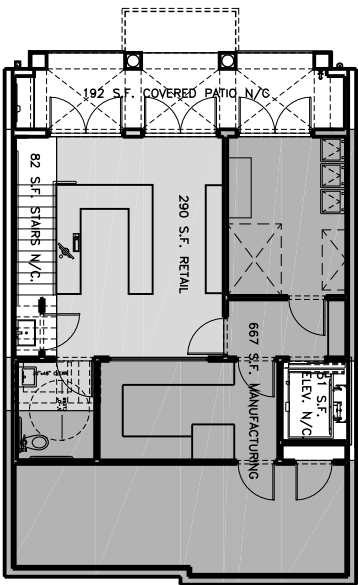
RATIO OF RETAIL AND MANUFACTURING = 18% & 82% RESPLY.

RETAIL PARKING: 1/200 S.F.
18% X 551 = 99.18 S.F. (99.18/200 = 0.50 PARKING)

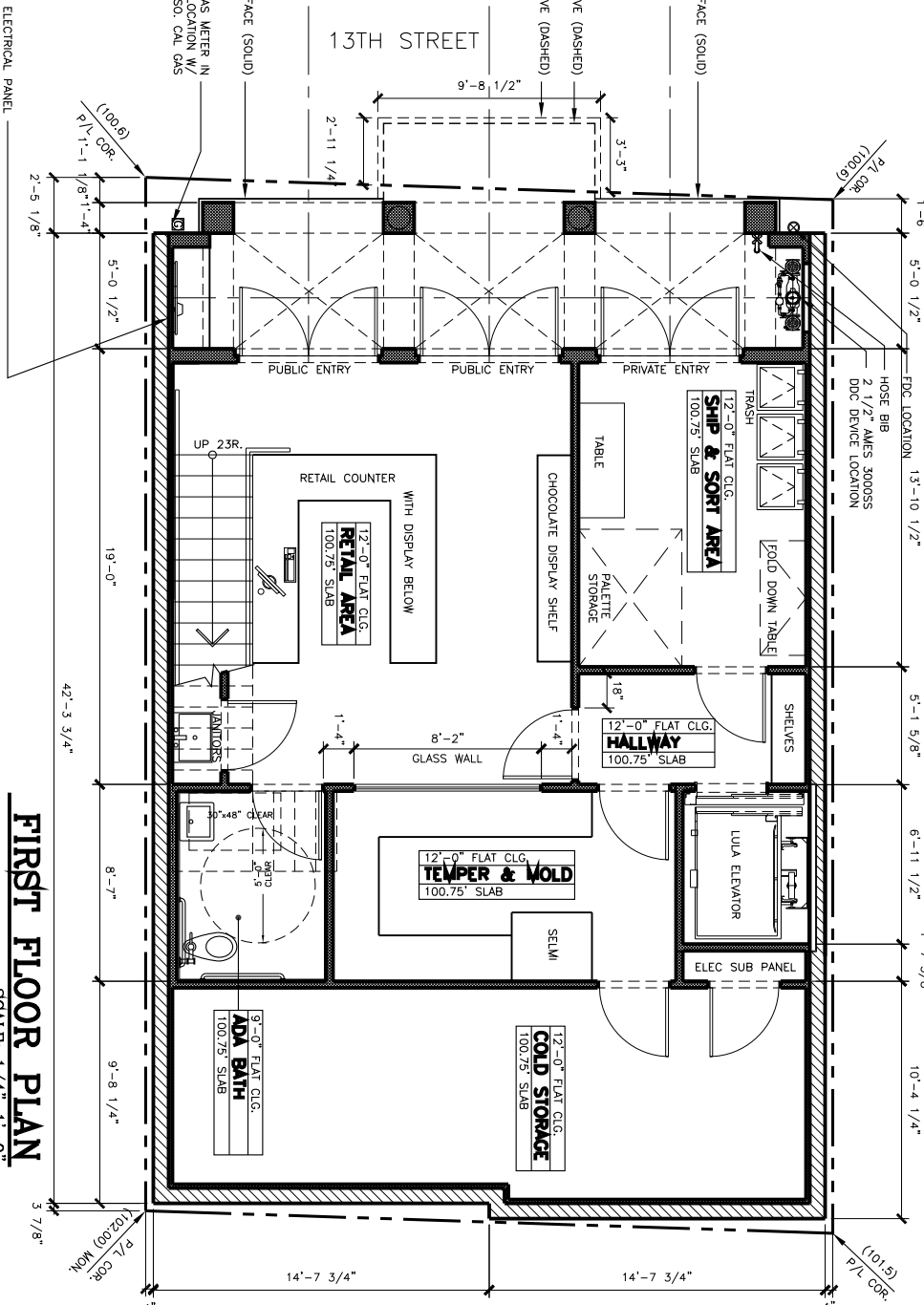
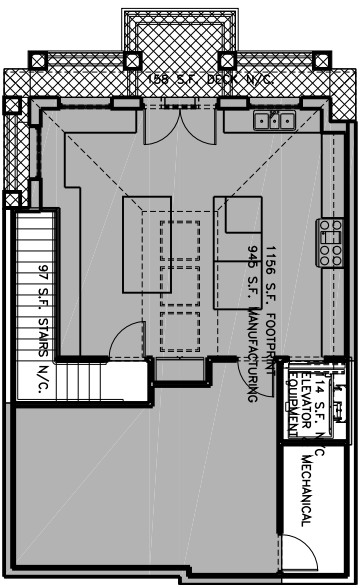
MANUFACTURING PARKING: 1/1000 S.F.
82% X 551 = 451.82 S.F. (451.82/1000 = 0.45 PARKING)

TOTAL PARKING REQUIRED: 0.50 + 0.45 = 0.95 = 1 SPACE

FIRST FLOOR PLAN

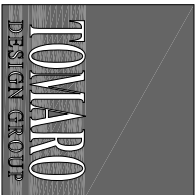


SECOND FLOOR PLAN



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





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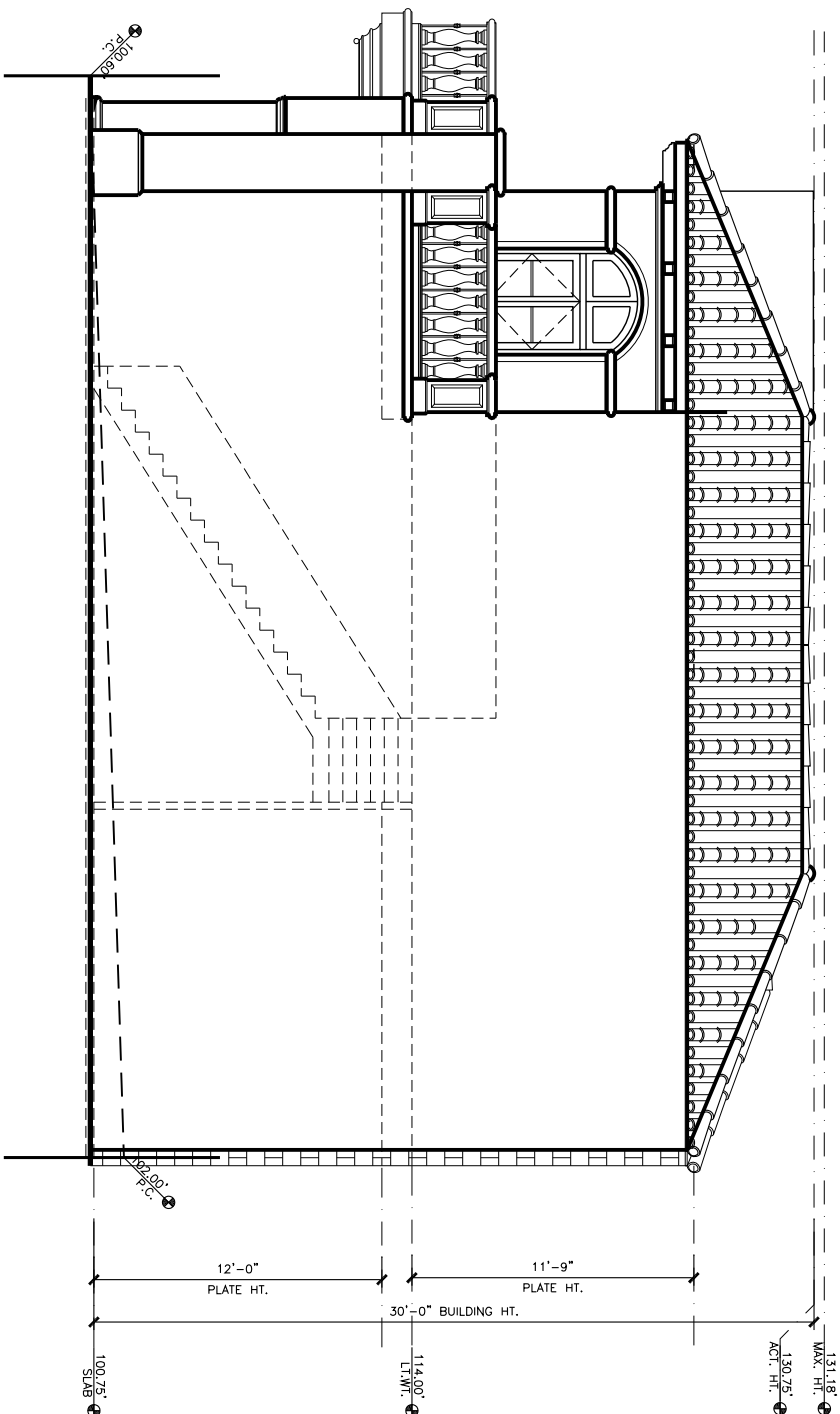
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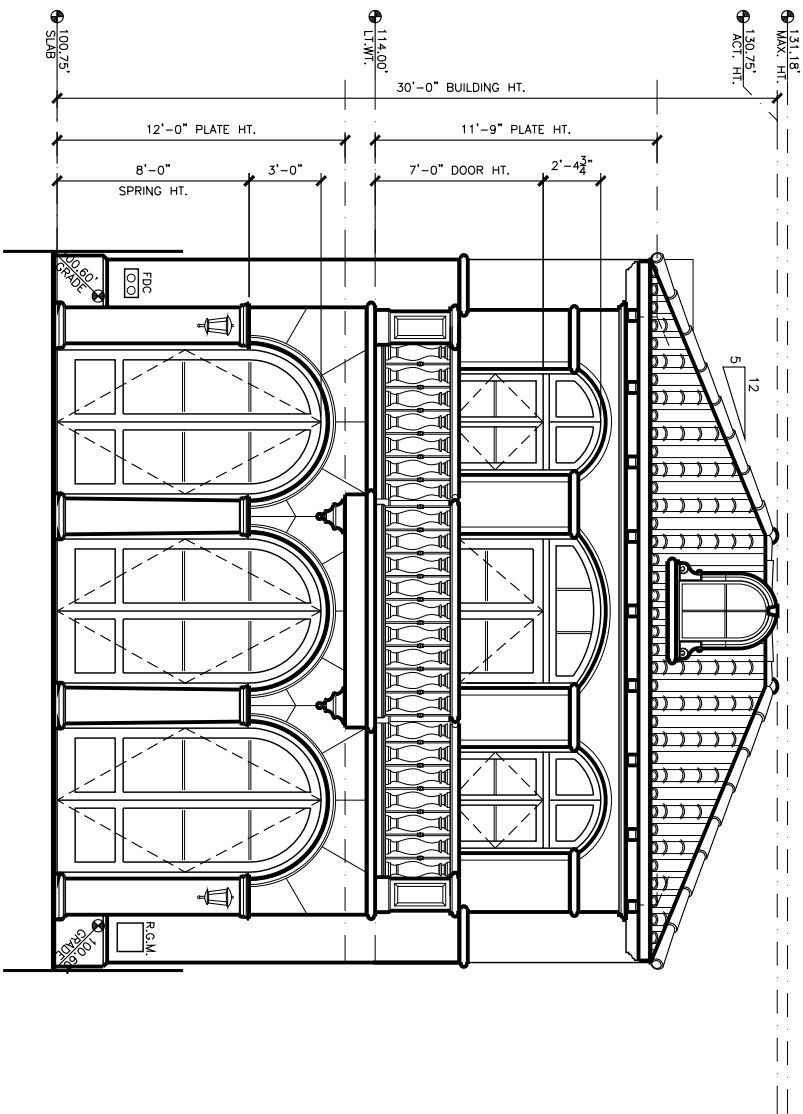
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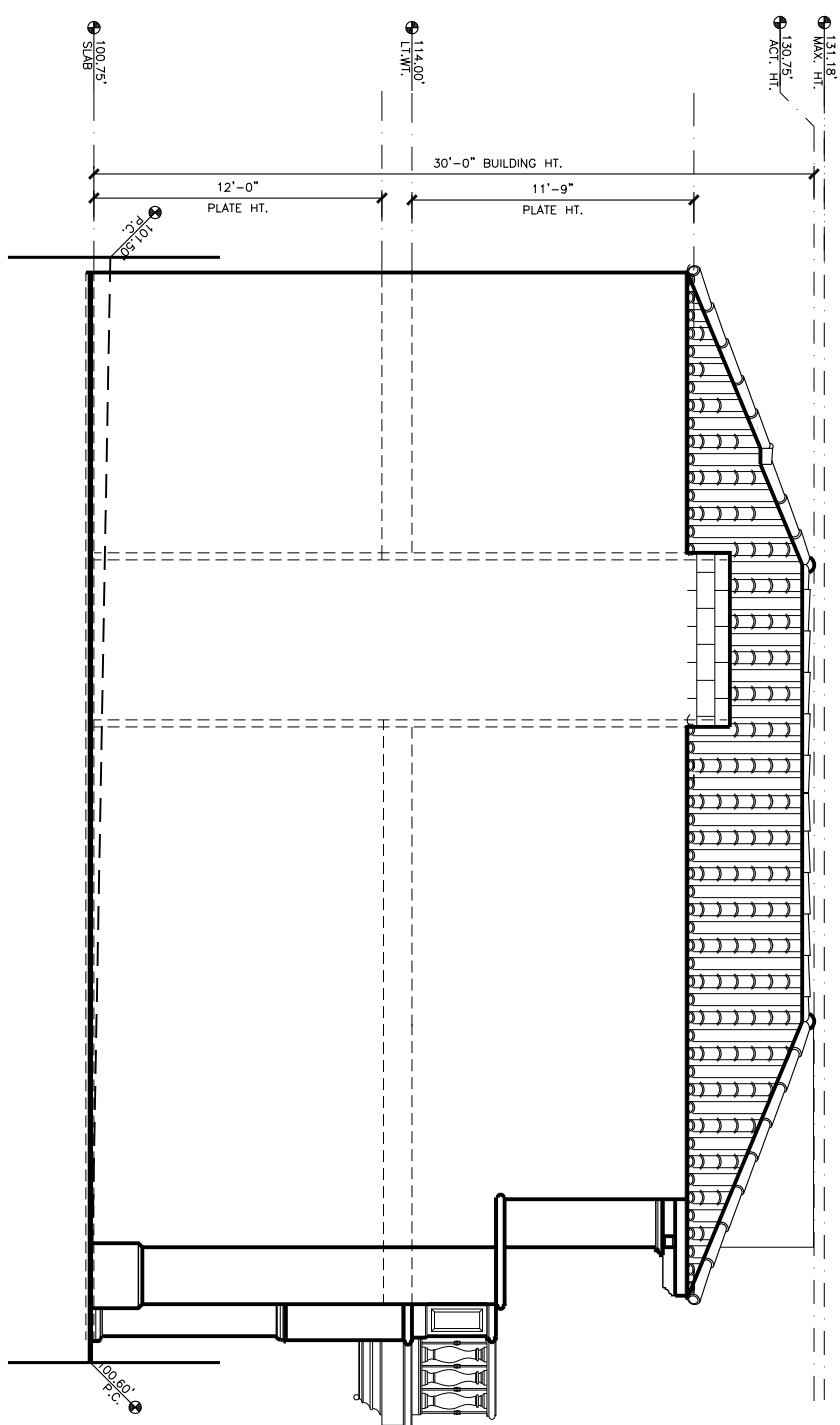
WEST ELEVATION

SCALE: 1/4"=1'-0"



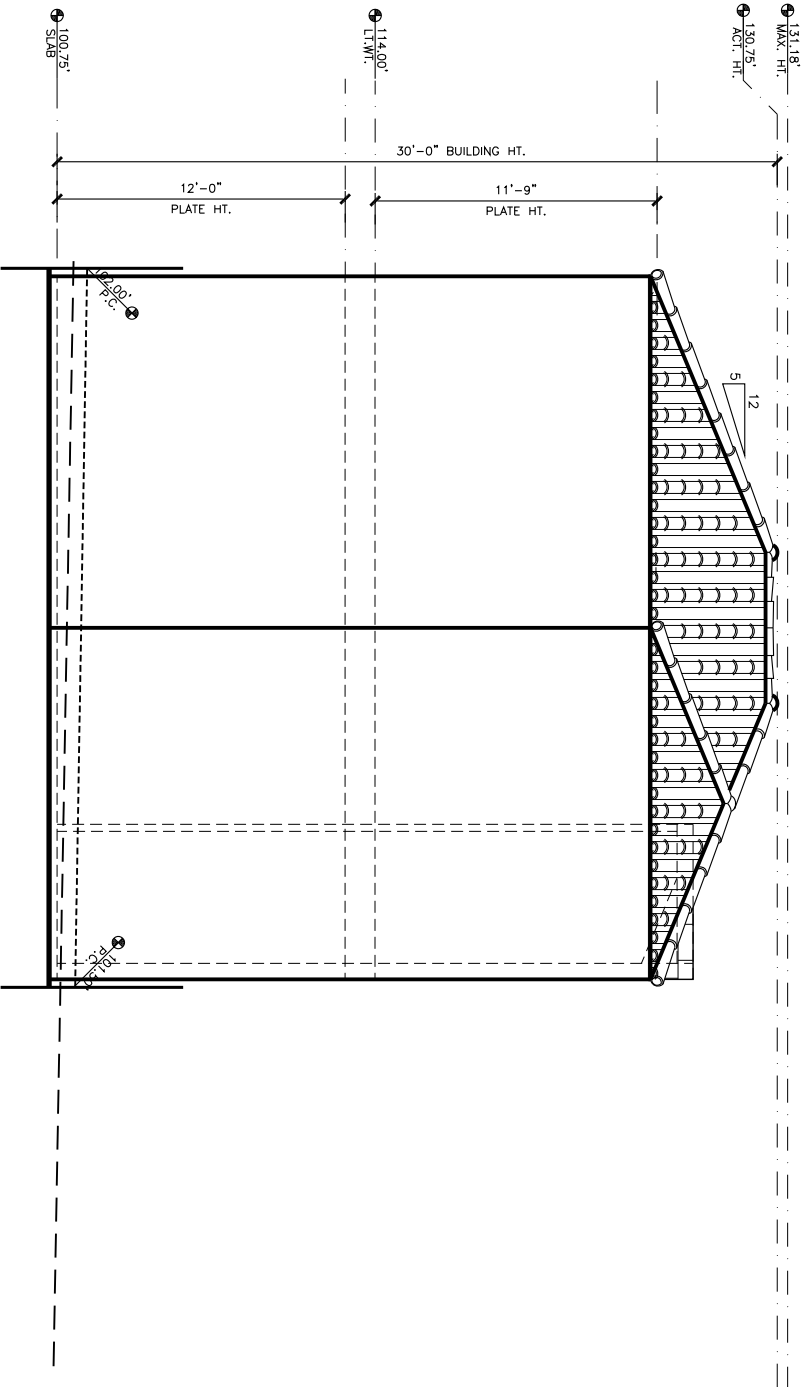
NORTH ELEVATION

SCALE: 1/4"=1'-0"



EAST ELEVATION

SCALE: 1/4"=1'-0"



SOUTH ELEVATION

SCALE: 1/4"=1'-0"