

# BARAU CHOCOLAT

326 13TH STREET,  
MANHATTAN BEACH, CALIFORNIA 90266

TOMARO  
DESIGN GROUP

ARCHITECTURE

2617 N. SEPULVEDA  
MANHATTAN BEACH  
CALIFORNIA 90266

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PROJECT  
**BARAU**  
CHOCOLAT  
326 13TH STREET  
MANHATTAN BEACH  
CALIFORNIA 90266

STAMP \_\_\_\_\_  
REVISIONS \_\_\_\_\_  
DRAWING \_\_\_\_\_  
**3D MODEL**

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RENDERING  
SHEET NO. \_\_\_\_\_

PROJECT NO.  
14001

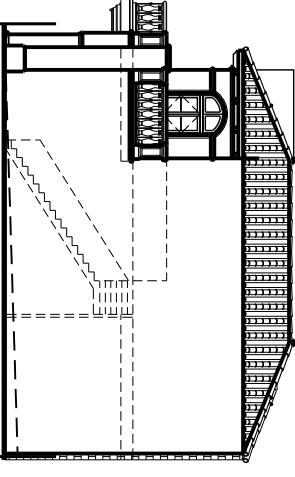
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DRAWING  
**3D MODEL**

# A NEW TWO STORY COMMERCIAL OFFICE BUILDING:

# BARAU CHOCOLAT

326 13TH STREET  
MANHATTAN BEACH, CA. 90266



## GENERAL NOTES

1. 2010 CBC, 2010 CMC, 2010 CPC, 2010 GFC, 2010 CGBS, 2008 GEEs, and the CITY OF MANHATTAN BEACH, CA.

2. AGENDA NOTIFICATION IS REQUIRED 10 DAYS BEFORE BEGINNING ANY DEMOLITION WORK, PROVIDED THAT IT IS ANNUAL, OR THE DEMOLITION IS DEDICATED TO THE BUILDING.

3. SOIL REPORT SHALL BE PROVIDED TO THE BUILDING DEPARTMENT FOR ALL CUTS, FILLS, AND EARTHWORK AS REQUIRED BY SECTION 1803.4.2010 CBC.

4. STUMPS AND ROOTS SHALL BE REMOVED TO A DEPTH OF 12" IN THE AREA OCCUPIED BY THE BUILDING.

5. INSTALLATION OF INTERIOR AND EXTERIOR WALL AND CEILING COVERINGS SHALL CONFORM TO CHAPTER 25 OF 2010 CBC.

6. ALL WATER CLOSETS TO FLUSH WITH 1.6 GALLON MAX. (CPC 402.1, 402.2)

7. ALL HOSE BBS. MUST BE PROTECTED BY BACK FLOW PREVENTION AND HAVE AN ANTI-SIPHON DEVICE.

8. PROVIDE APPROVED BACKWATER VALVE FOR ALL PLUMBING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEAR UPSTREAM MANHOLE COVER. FIXTURES ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE. PROVIDE CAST IRON WESTING RISERS.

9. ALL WINDOW COVERINGS REQUIRED BY GTR. FORM SHALL BE POSTED PRIOR TO FINAL INSPECTION.

10. WENTHAL APPROVAL FROM THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD, (714)396-2000 PER RULE 403 FOR THE PROPER DISPOSAL OF ASBESTOS.

11. ONLY LOS ANGELES COUNTY HEALTH DEPARTMENT APPROVED DEVICES MAY BE UTILIZED FOR BACKSCOPE IRRIGATION BACK FLOW PREVENTION DEVICES.

12. ALL FINISHERS SHALL COMPLY WITH 2010 CBC, CHAPTER 8 TABLE 803.9.

13. ALL FLOOR FINISHES TO COMPLY WITH 2010 CBC, SECTION 8 804.

14. PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION TO VERIFY LOT LINES.

15. THE ARCHITECT IS NOT RESPONSIBLE FOR SITE GRADING OR DRAINAGE.

16. IAPMO APPROVAL REQUIRED FOR ONE PIECE LAUTORY.

17. POST INSULATION COMPLIANCE CARD IN CONSPICUOUS LOCATION IN DWELLING CONSTRUCTION.

18. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BUILDING IS WITHIN THE HEIGHT LIMIT PRIOR TO FRAMING THE ROOF RAFTERS. CONTACT THE CIVIL SURVEY CONSULTANTS.

19. VERIFY CLEARANCES WITH OVERHEAD UTILITY LINES FROM ALL PERMANENT AND TEMPORARY STRUCTURE INCLUDING SCAFFOLDING AND OTHER WORKING AREAS DURING CONSTRUCTION. CLEARANCE TO BE 8' HORIZONTAL AND 12' VERTICAL. VERIFY CONSTRUCTION, SOUTHERN CALIFORNIA EDITION, CO. BEFORE COMMENCING CONSTRUCTION.

20. SEPARATE PERMITS AND PLANS ARE REQUIRED FOR SOLAR SYSTEMS, DEMOLITION AND SEWER CAP OF EXISTING BUILDINGS. IF SUCH IMPROVEMENTS OR DEMOLITION IS REQUIRED AS A CONDITION OF PERMITS, FOR DISCRETIONARY ACTIONS OR TO COMMENCE BUILDING, THEN SUCH PERMITS MUST BE OBTAINED BEFORE OR AT THE TIME THAT PROPOSED BUILDING PERMITS ARE ISSUED.

21. COMPLY WITH CBC SECT. 3306 REGARDING PROTECTION OF PEDESTRIANS DURING CONSTRUCTION.

22. ELEVATOR SHALL REQUIRE APPROVAL AND PERMIT FROM THE STATE PRIOR TO PERMIT ISSUANCE AND SHALL COMPLY WITH CBC CHAPTER 30, AND CHAPTER 11B.

23. PROVIDE DEFERRED SUBMITTAL FOR PLUMBING DWGS PRIOR TO INSTALLATION.

24. PROVIDE DEFERRED SUBMITTAL FOR MECHANICAL DWGS PRIOR TO INSTALLATION.

25. PROVIDE DEFERRED SUBMITTAL FOR ELECTRICAL DWGS PRIOR TO INSTALLATION.

26. ALL WORK SHALL CONFORM WITH THE REQUIREMENTS OF CBC 2010, AND ORDNANCES OF THE CITY OF MANHATTAN BEACH.

27. ELEVATOR SHALL REQUIRE APPROVAL AND PERMIT FROM THE STATE PRIOR TO PERMIT ISSUANCE AND SHALL COMPLY WITH CBC CHAPTER 30, AND CHAPTER 11B.

28. PROVIDE DEFERRED SUBMITTAL FOR POWER POLE PER PUBLIC WORKS DEPARTMENT.

29. SEPERATE PERMITS AND PLANS ARE REQUIRED FOR SIGNS, DEMOLITION AND SEWER CAP.

30. PROVIDE STREET ADDRESS LETTERS AT A MINIMUM 4" INCHES IN HEIGHT & APPROVED LOCATION.

31. CONTRACTOR TO CHECK CITY RECORDS TO DETERMINE EXISTENCE OF CSEPOL ON PROPERTY. IF THERE IS AN EXISTING CSEPOL, IT MUST BE LOCATED AND THEN INSPECTED BY CITY PERSONNEL BEFORE DEMOLITION OR BUILDING PERMITS CAN BE ISSUED.

32. PROVIDE DEFERRED SUBMITTAL FOR ELECTRICAL DWGS PRIOR TO INSTALLATION.

33. PROVIDE DEFERRED SUBMITTAL FOR MECHANICAL DWGS PRIOR TO INSTALLATION.

34. PROVIDE DEFERRED SUBMITTAL FOR PLUMBING DWGS PRIOR TO INSTALLATION.

35. PROVIDE DEFERRED SUBMITTAL FOR POWER POLE PER PUBLIC WORKS DEPARTMENT.

36. MAXIMUM ALLOWABLE HEIGHT LIMITS, SKYLIGHTS, ROOF EQUIPMENT, MUST BE WITHIN 10'-0" MAXIMUM HEIGHT LIMIT.

37. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITY AND EQUIPMENT LOCATIONS, INCLUDING MANHATTAN BEACH FIRE DEPARTMENT AND 2010 CBC SECTION 903.2.1, 903.2.2, 903.2.3, 903.2.4, 903.2.5, 903.2.6, 903.2.7, 903.2.8, 903.2.9, 903.2.10, 903.2.11, 903.2.12, 903.2.13, 903.2.14, 903.2.15, 903.2.16, 903.2.17, 903.2.18, 903.2.19, 903.2.20, 903.2.21, 903.2.22, 903.2.23, 903.2.24, 903.2.25, 903.2.26, 903.2.27, 903.2.28, 903.2.29, 903.2.30, 903.2.31, 903.2.32, 903.2.33, 903.2.34, 903.2.35, 903.2.36, 903.2.37, 903.2.38, 903.2.39, 903.2.40, 903.2.41, 903.2.42, 903.2.43, 903.2.44, 903.2.45, 903.2.46, 903.2.47, 903.2.48, 903.2.49, 903.2.50, 903.2.51, 903.2.52, 903.2.53, 903.2.54, 903.2.55, 903.2.56, 903.2.57, 903.2.58, 903.2.59, 903.2.60, 903.2.61, 903.2.62, 903.2.63, 903.2.64, 903.2.65, 903.2.66, 903.2.67, 903.2.68, 903.2.69, 903.2.70, 903.2.71, 903.2.72, 903.2.73, 903.2.74, 903.2.75, 903.2.76, 903.2.77, 903.2.78, 903.2.79, 903.2.80, 903.2.81, 903.2.82, 903.2.83, 903.2.84, 903.2.85, 903.2.86, 903.2.87, 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PIA ENGINEERING, INC.  
340 24TH STREET  
HERMOSA BEACH, CA 90554  
(310) 379-4941

DRAWN BY: PROJECT SITE:  
V.C.D./R.J.C. 326 13TH STREET  
MANHATTAN BEACH, CA

JOB NO. 12497  
SHEET 1 OF 1

LEGAL DESCRIPTION

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA THAT THIS PLAN CONSISTING OF ONE SHEET OF THE INTERNAL ISOLATED ELEVATIONS, AS PLACED ON THE PLAT, WERE PHYSICALLY MEASURED AT APPROXIMATELY THE LOCATIONS SHOWN. THEIR EXPECTED LEVEL OF ACCURACY IS  $\pm 0.10$  FOOT.

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. ISOLATED ELEVATIONS, AS PLACED ON THE PLAT, WERE PHYSICALLY MEASURED AT APPROXIMATELY THE LOCATIONS SHOWN. THEIR EXPECTED LEVEL OF ACCURACY IS  $\pm 0.10$  FOOT.

2. IF SPECIFIC ELEVATIONS ARE REQUIRED, THE USER SHOULD CONTRACT PIA ENGINEERING, INC. (TEL: (310) 379-4941) FOR SURVEY SHOULD BE DONE IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE, AND LIABILITY FOR INTERPOLATIONS NOT ASSUMED BY THE PREPARED, PIA ENGINEERING, INC.

VICTOR J. PIAI, R.C.E. 20327  
DIV. No. 2, M.B. 1-95-96  
A.P.M. 4179-004-023  
AREA = 1,350 SQ. FT.

DATE

TOPOGRAPHIC NOTES

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

**CIVIL SURVEY**

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

PRINT DATE  
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DRAWING  
**CIVIL SURVEY**

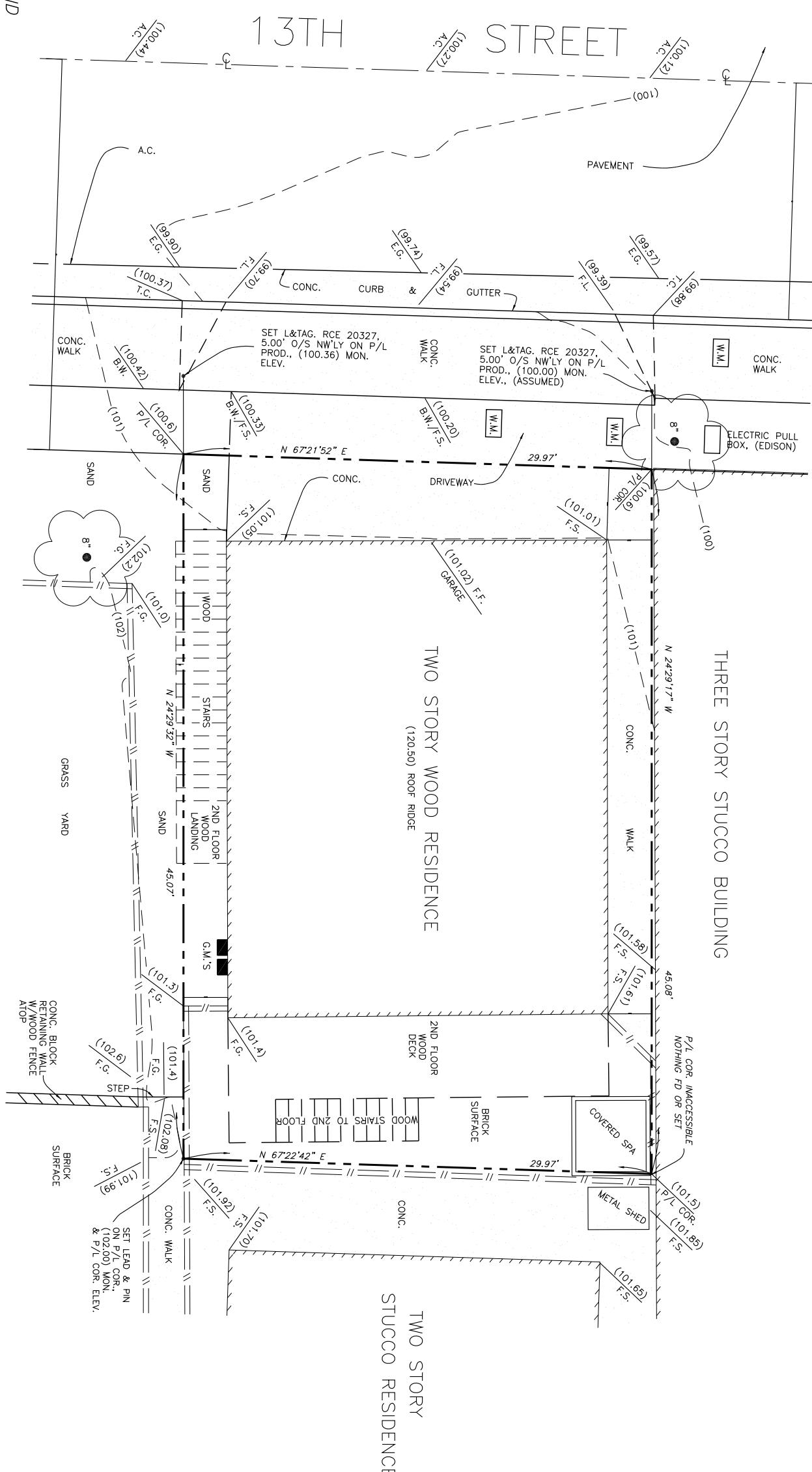
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LEGEND

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  
WOOD FENCE

INDICATES CONCRETE SURFACE

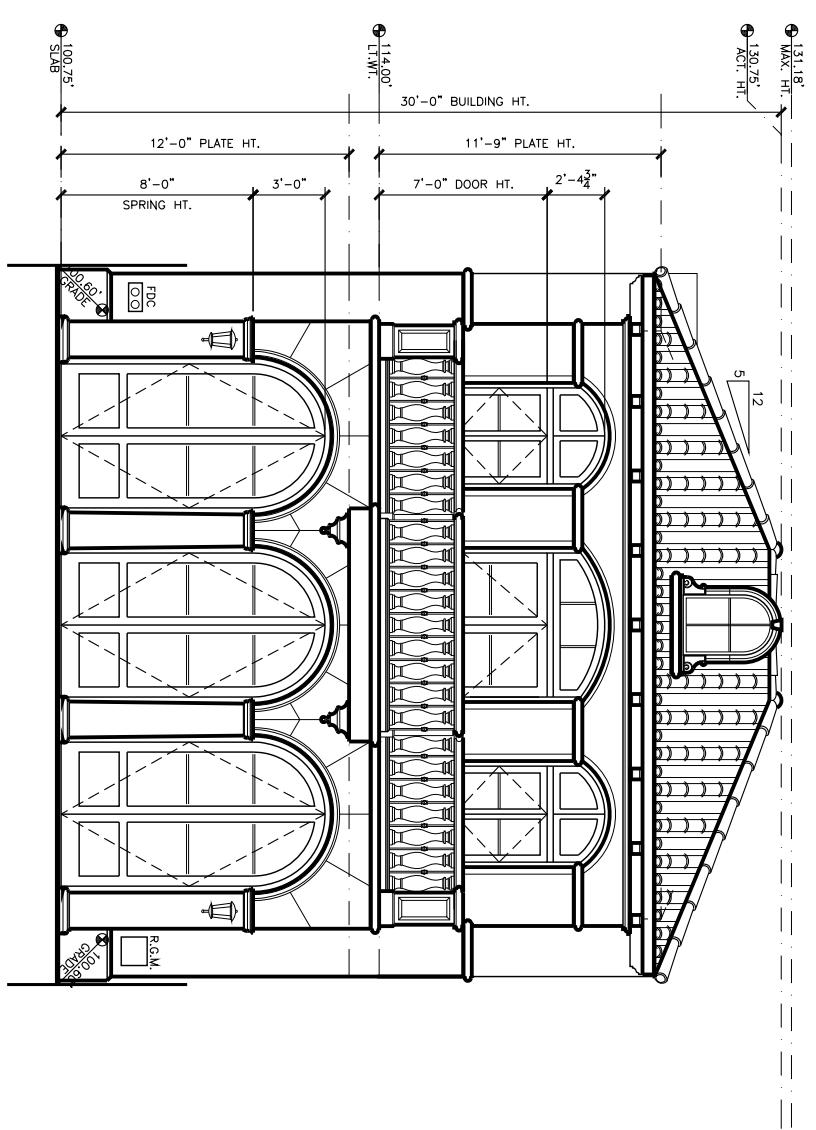






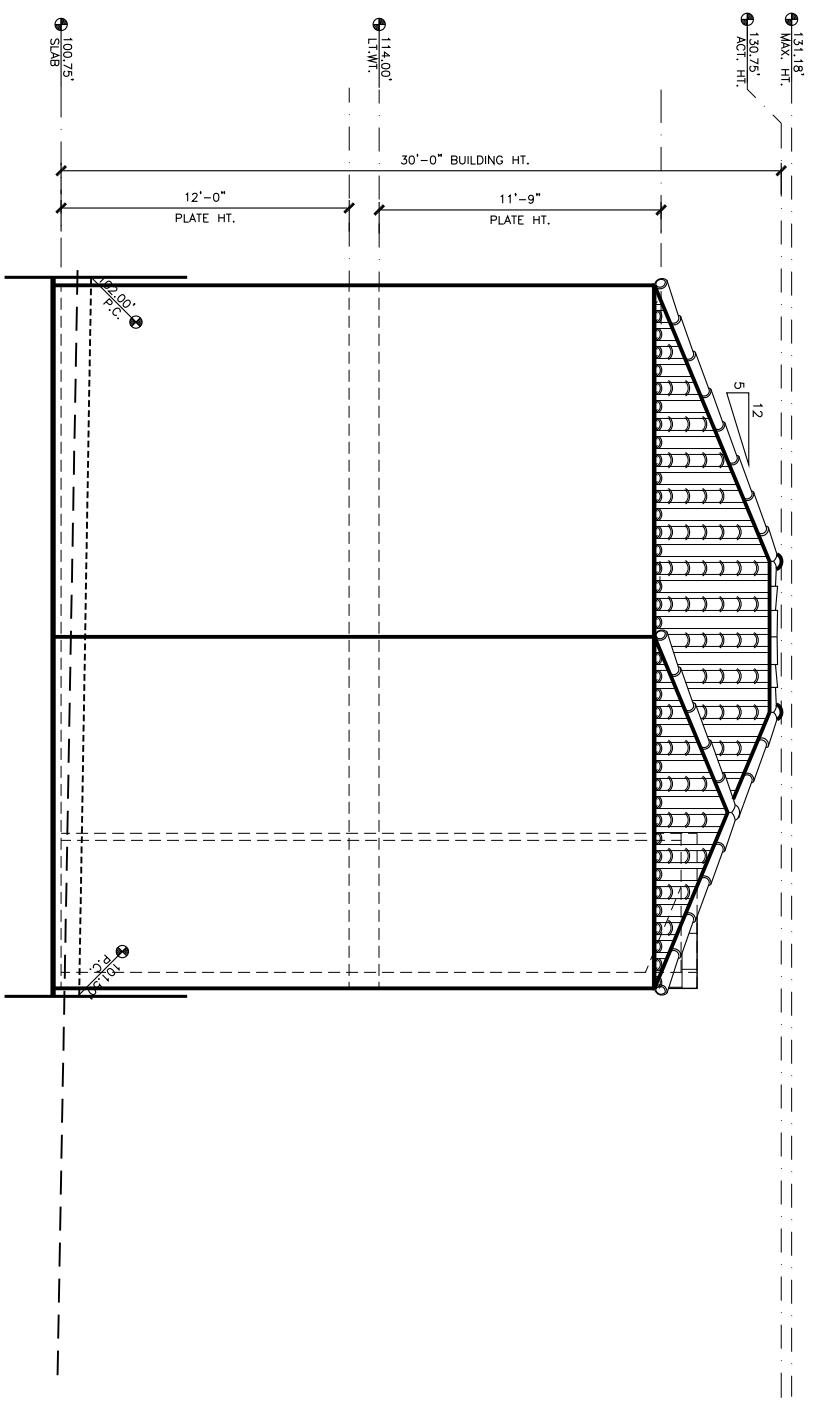
## NORTH ELEVATION

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



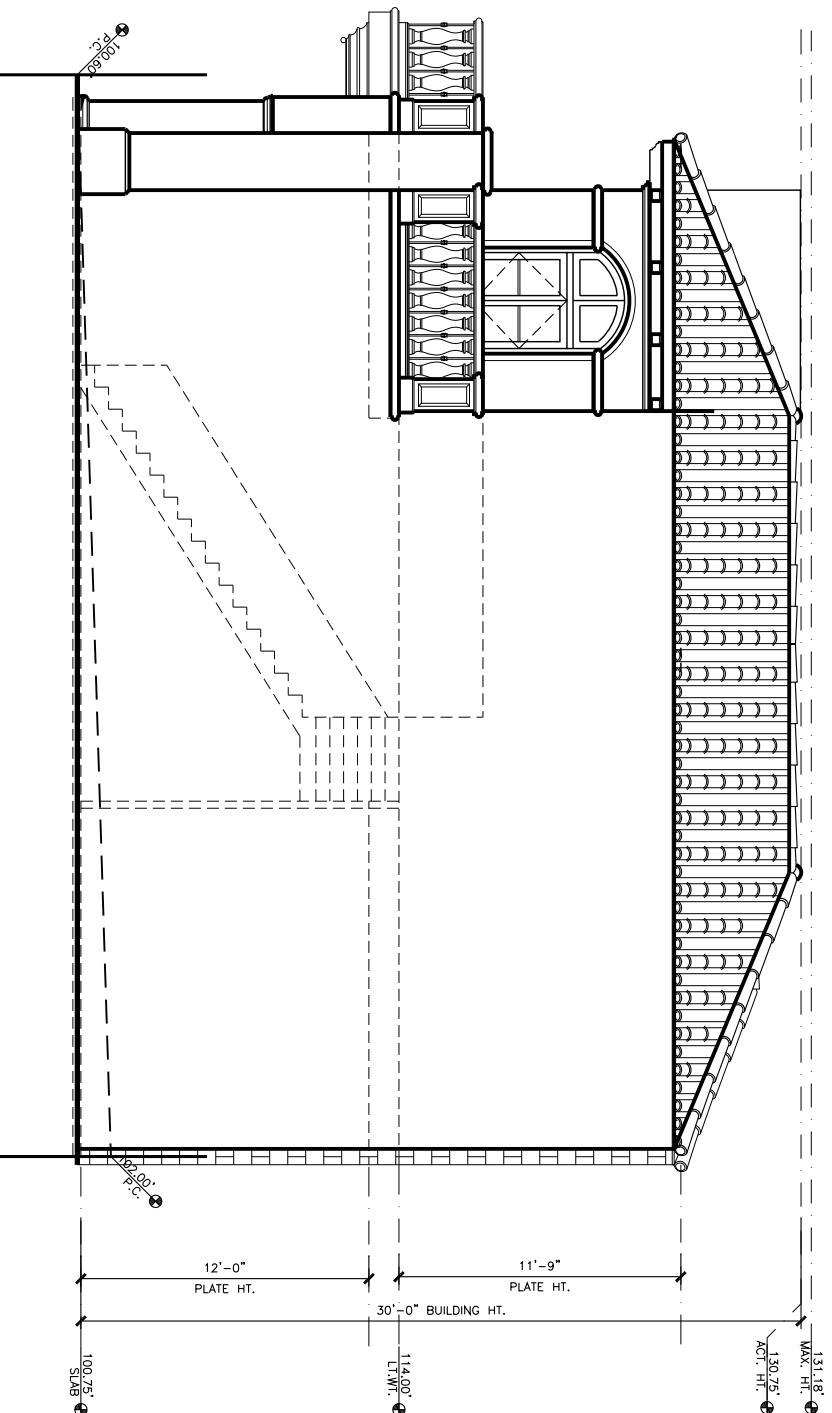
## SOUTH ELEVATION

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



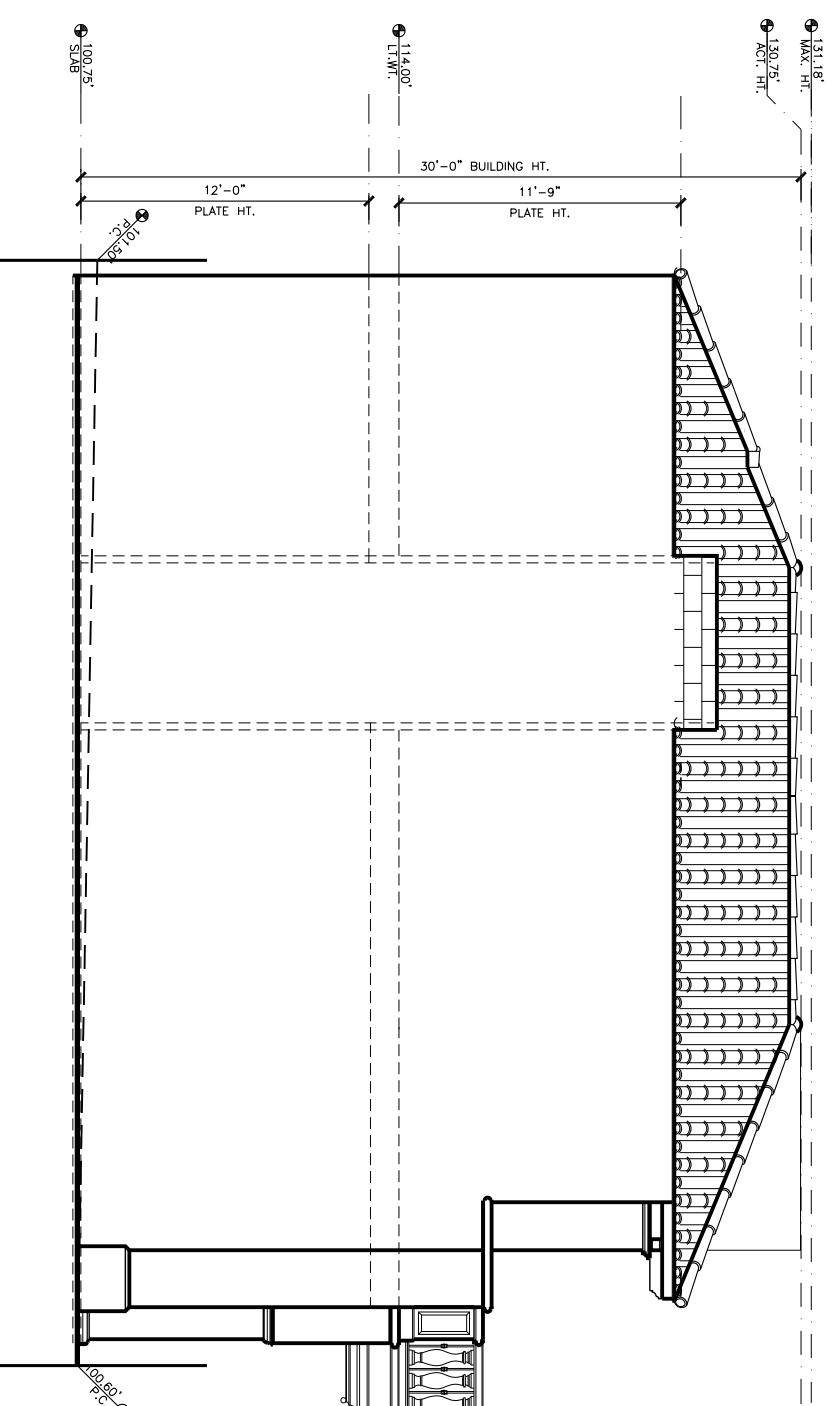
## EAST ELEVATION

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



## WEST ELEVATION

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



PROJECT  
**BAR AU**  
CHOCOLAT  
326 13TH STREET  
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CALIFORNIA 90266

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**TOMARO**  
DESIGN GROUP

### STAMP

\_\_\_\_\_

### REVISIONS

\_\_\_\_\_

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14001

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DRAWING  
ELEVATIONS

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