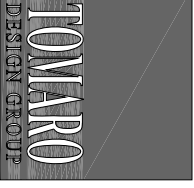


BAR AU CHOCOLAT

326 13TH STREET,
MANHATTAN BEACH, CALIFORNIA 90266



ARCHITECTURE

2617 N. SEPULVEDA
MANHATTAN BEACH
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PROJECT

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326 13TH STREET
MANHATTAN BEACH
CALIFORNIA 90266

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REVISIONS

PROJECT NO.
14001

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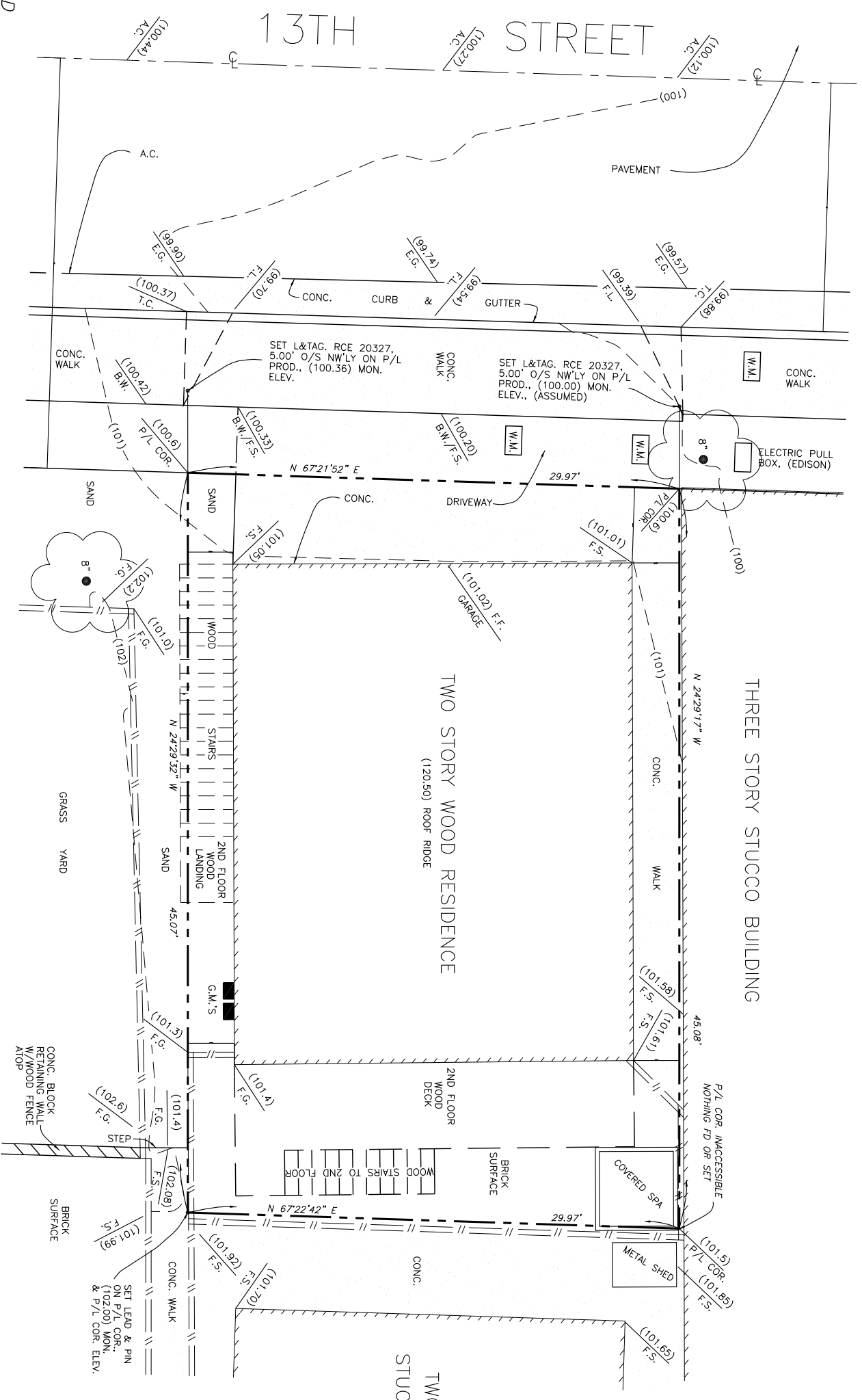
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SHEET NO.

RENDERING



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.M. INDICATES BACK OF WALK
- G.M. INDICATES GAS METER

- 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 ± 1/2" OF THE CONTOUR 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 PREPARE, PIAI ENGINEERING, INC.

2. IF SPOT ELEVATIONS ARE REQUIRED, THE USER SHOULD CONTACT PIAI ENGINEERING, INC. (310) 379-4941 OR FAX (310) 379-4941. SPOT ELEVATIONS SHOULD BE MEASURED AT APPROXIMATELY THE SAME LOCATIONS SHOWN, THEIR EXPECTED LEVEL OF ACCURACY IS ± 0.10 FOOT.

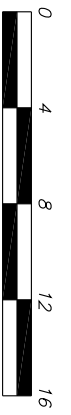
LEGAL DESCRIPTION

THE WHOLE 1/2 OF LOT 14, BLOCK 93, MANHATTAN BEACH DIV. No. 2, W.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. 45878, WHO HAS PERSONALLY AND CORRECTLY REPRESENTED AS 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 DENIED HEREON.

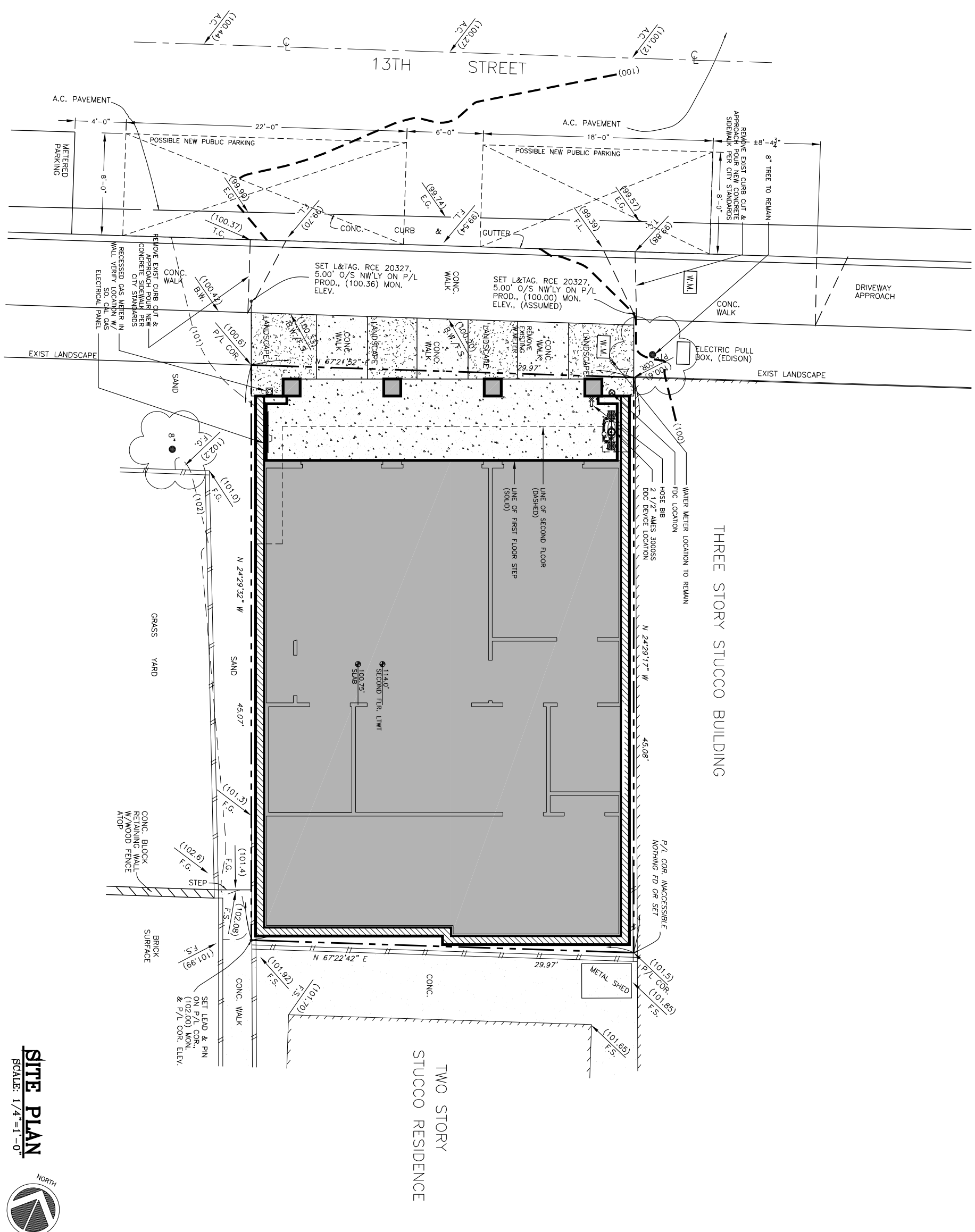
VICTOR J. PAI, R.C.E. 20327 DATE



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

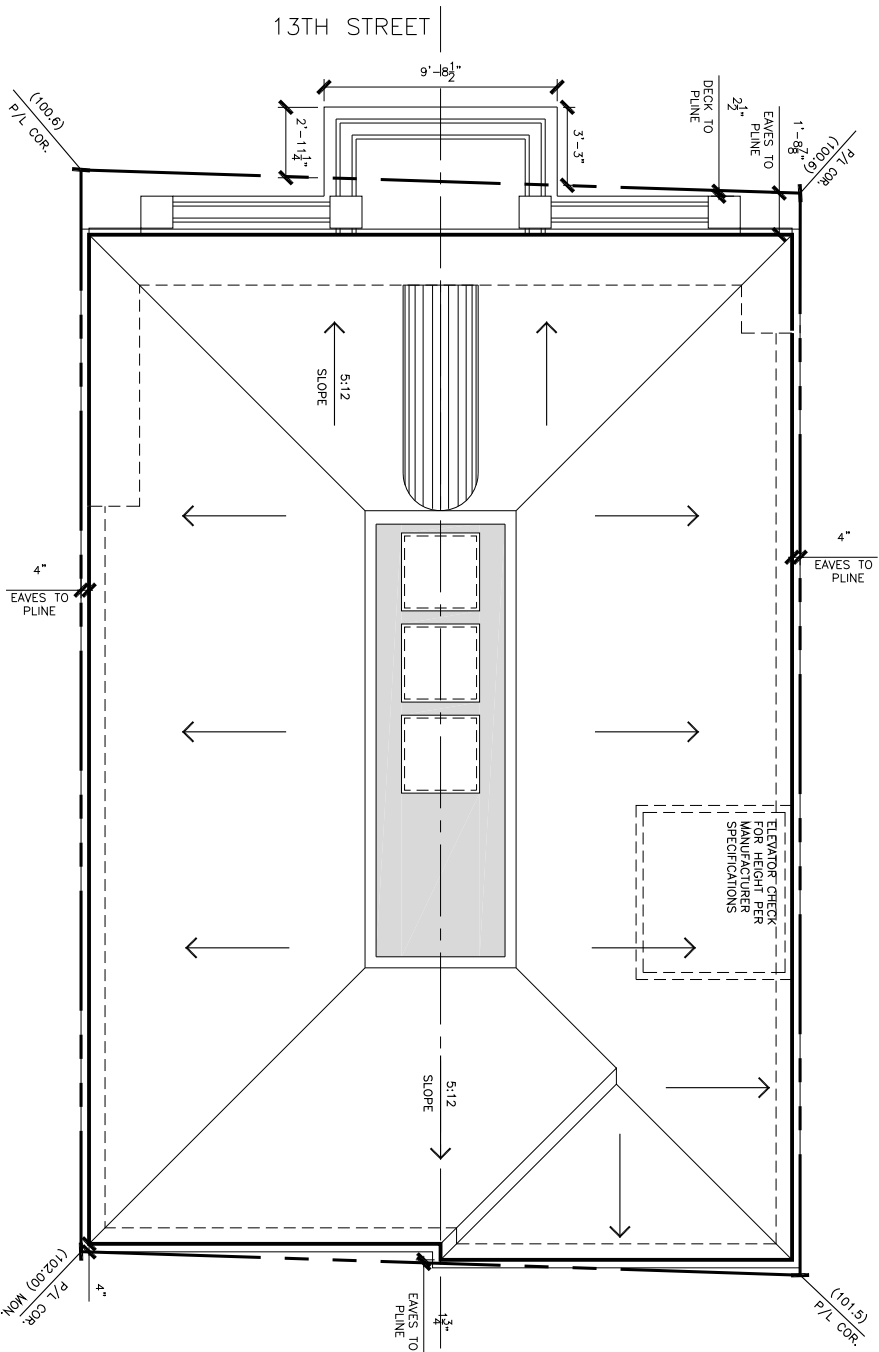
LOT & TOPOGRAPHIC SURVEY

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



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





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

AREA CALCULATIONS

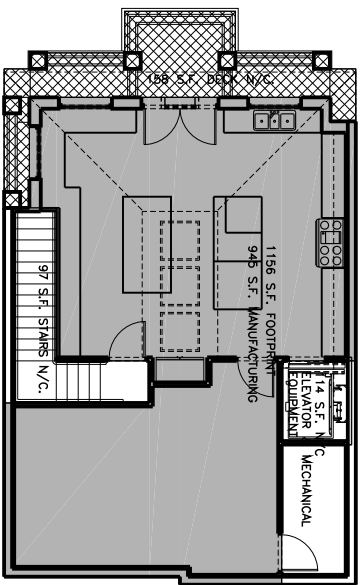
FIRST FLOOR CALCS:

GROSS FLR. AREA	:	1282 S.F.
RETAIL	:	290 S.F.
MANUFACTURING	:	667 S.F.
STAIRS	:	82 S.F.
ELEVATOR	:	51 S.F.
COVERED PATIO	:	192 S.F.
NET FIRST FLOOR TOWARDS BR/A	:	967 S.F.
SECOND FLOOR PLAN		
GROSS FLR. AREA	:	1156 S.F.
MANUFACTURING	:	945 S.F.
ELECT./MACH. EQUIP. (N/C)	:	114 S.F.
STAIRS	:	97 S.F.
NET SECOND FLOOR TOWARDS BR/A	:	944 S.F.
DECK	:	158 S.F.
TOTAL BR/A	:	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 BR/A (1901 S.F.)	<	ALLOWABLE BR/A (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

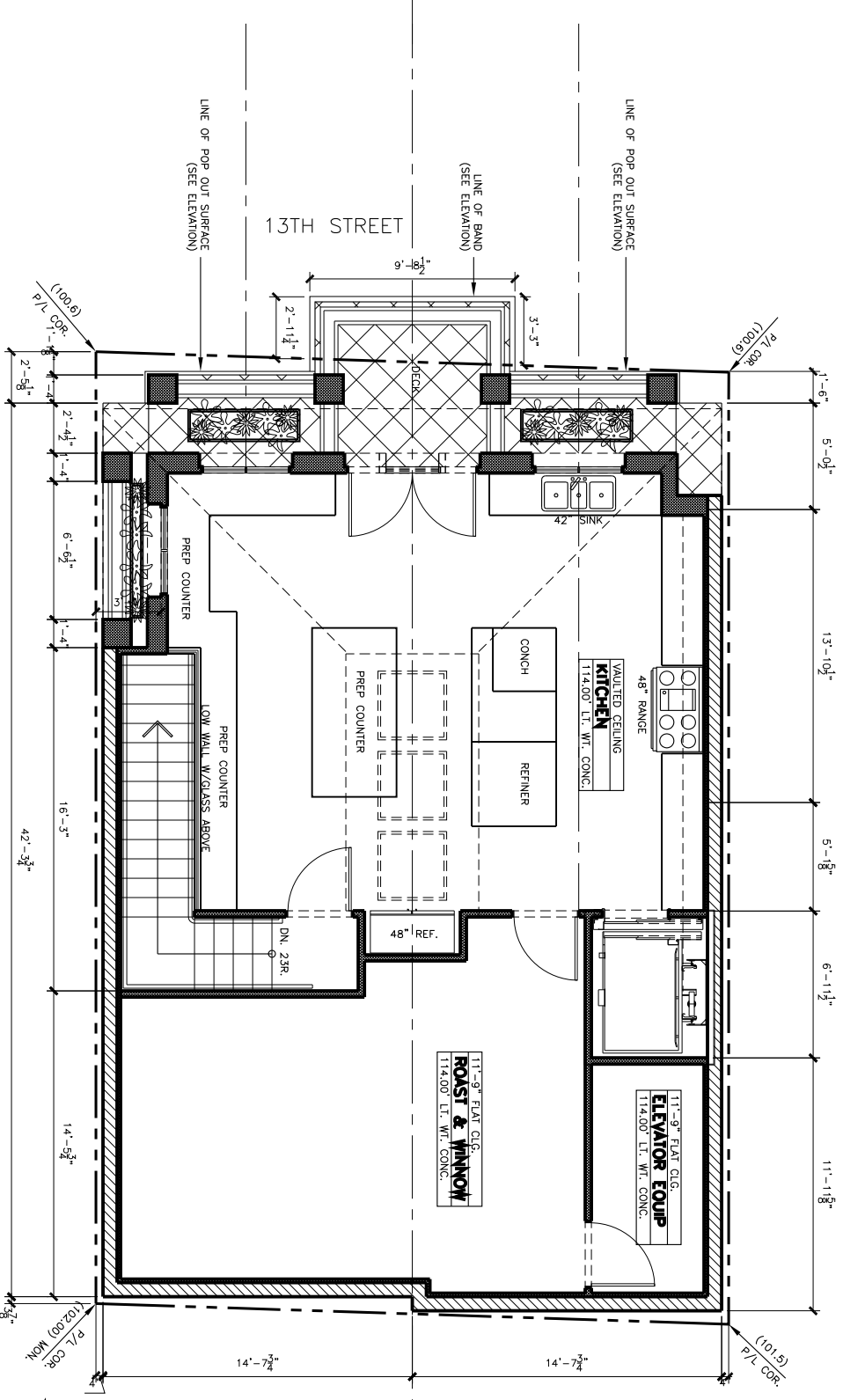
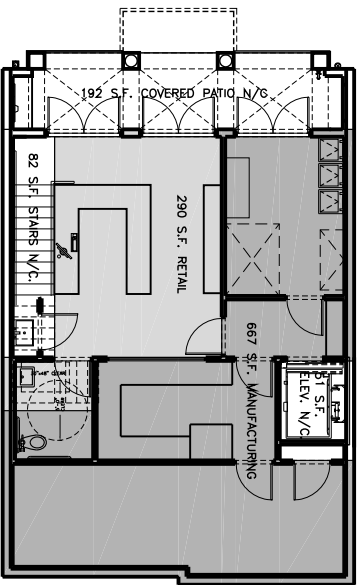
PARKING CALCULATIONS

ACTUAL BR/A = 1901 SQ. FT.
 1901 - 1350 = 551 SQ. FT.
 RATIO OF RETAIL AND MANUFACTURING = 18% & 82% RESPLY.
 PARKING NEEDED FOR BR/A ABOVE THE LOT SIZE
 LOT AREA: 1350 SQ. FT.
 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

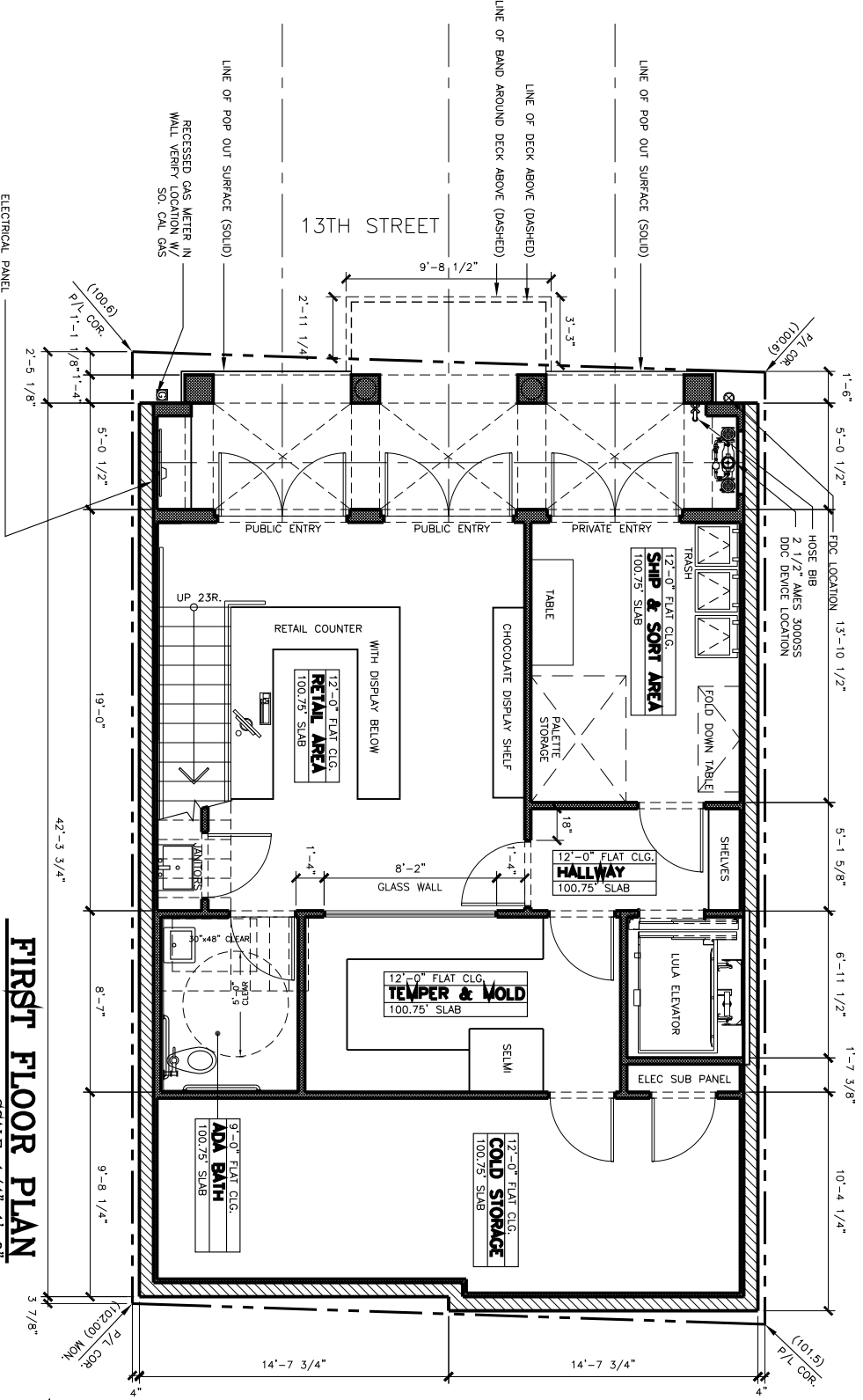
FIRST FLOOR PLAN



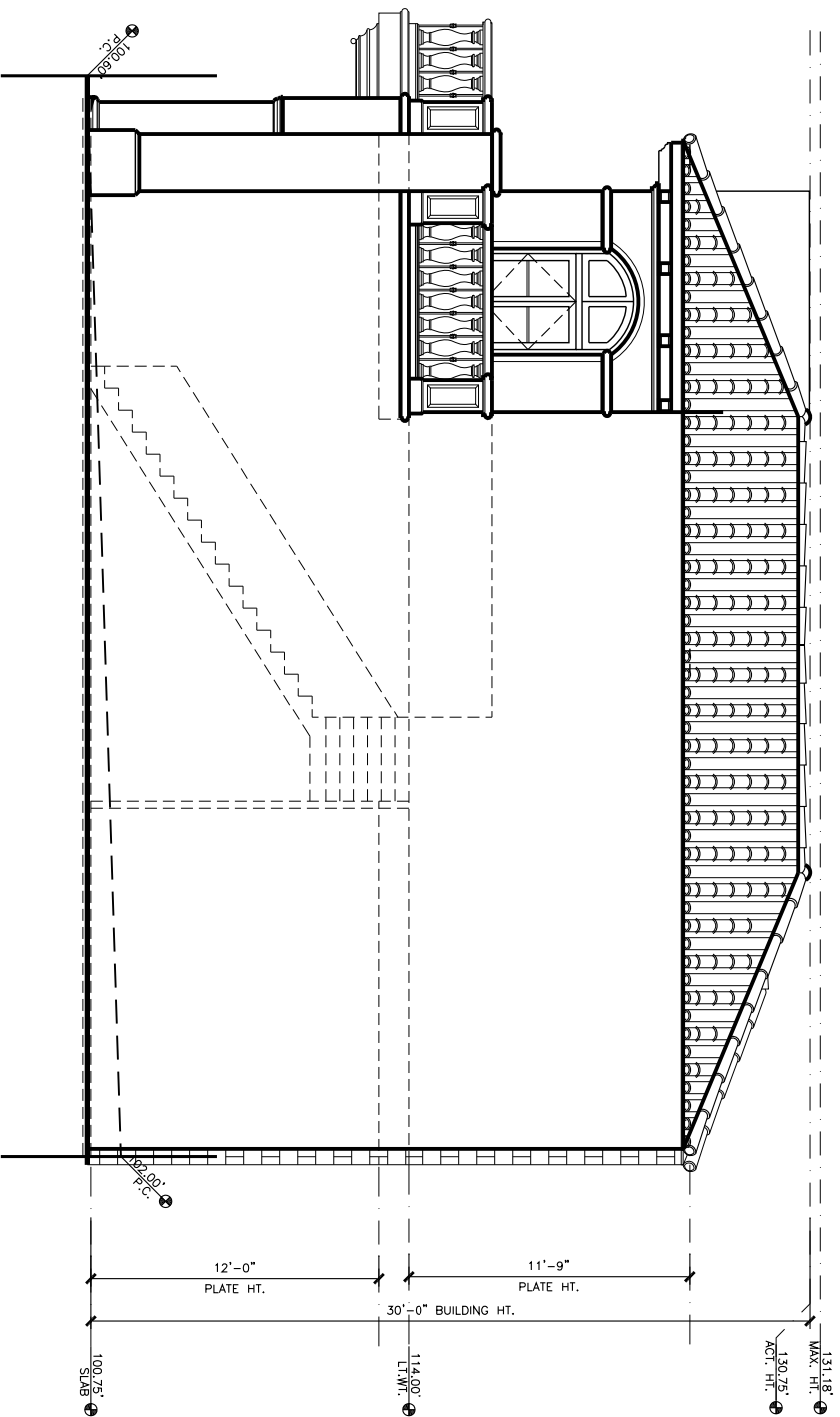
SECOND FLOOR PLAN



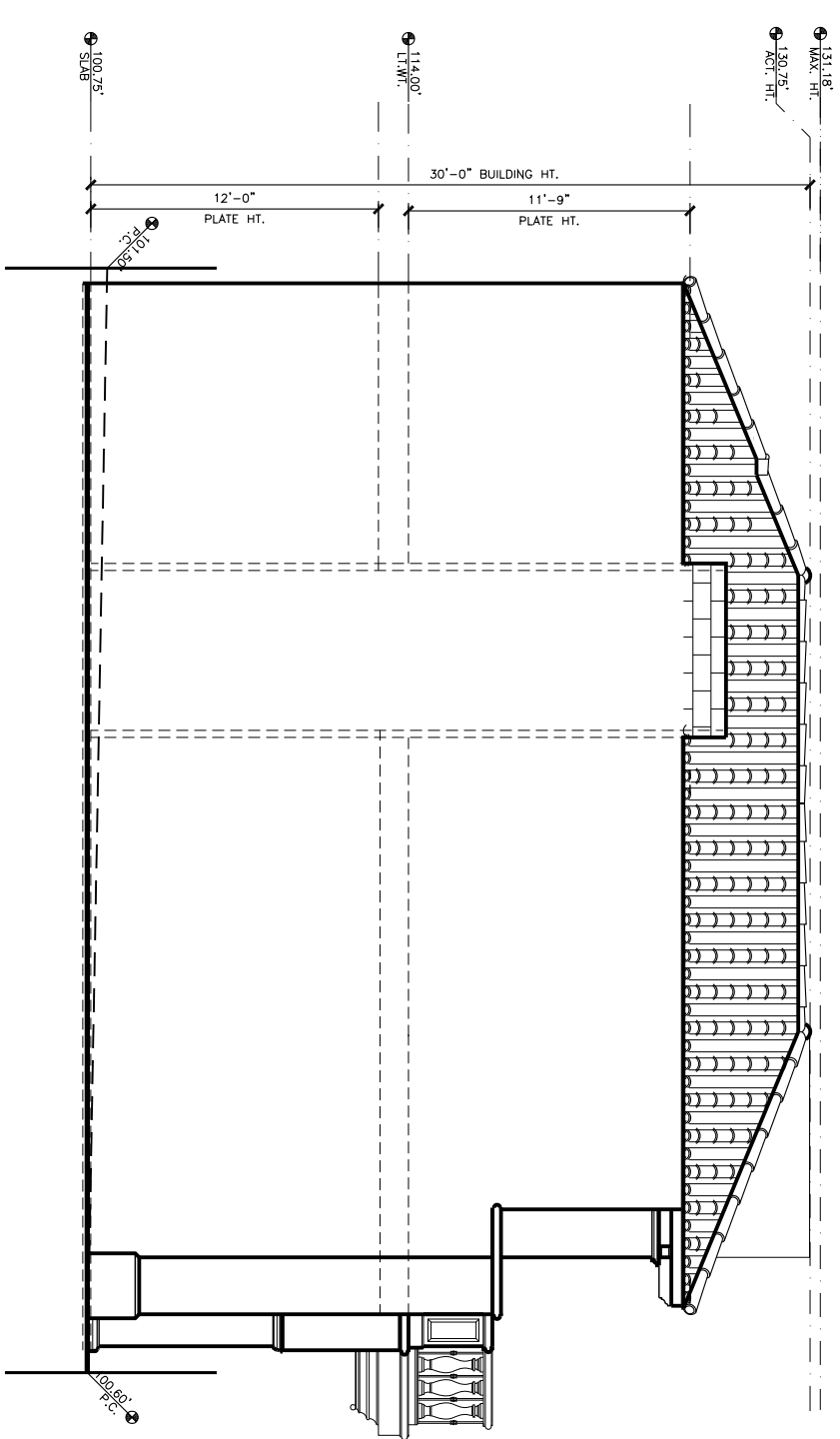
SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



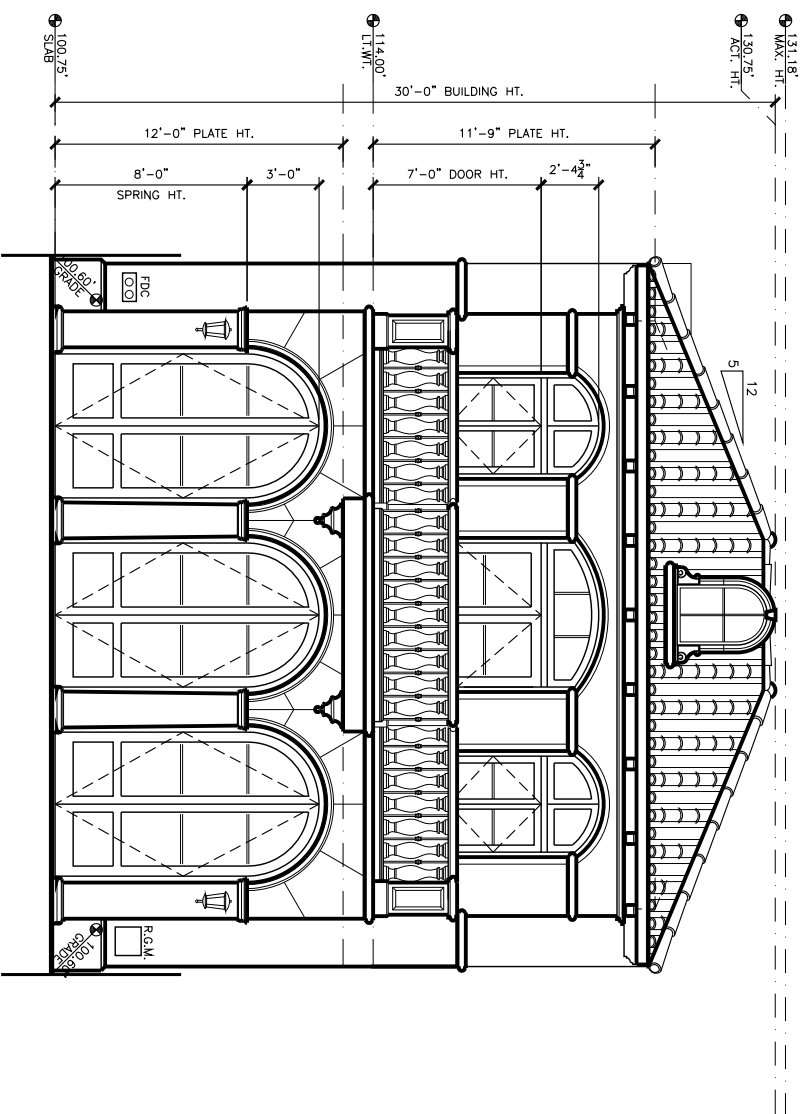
FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



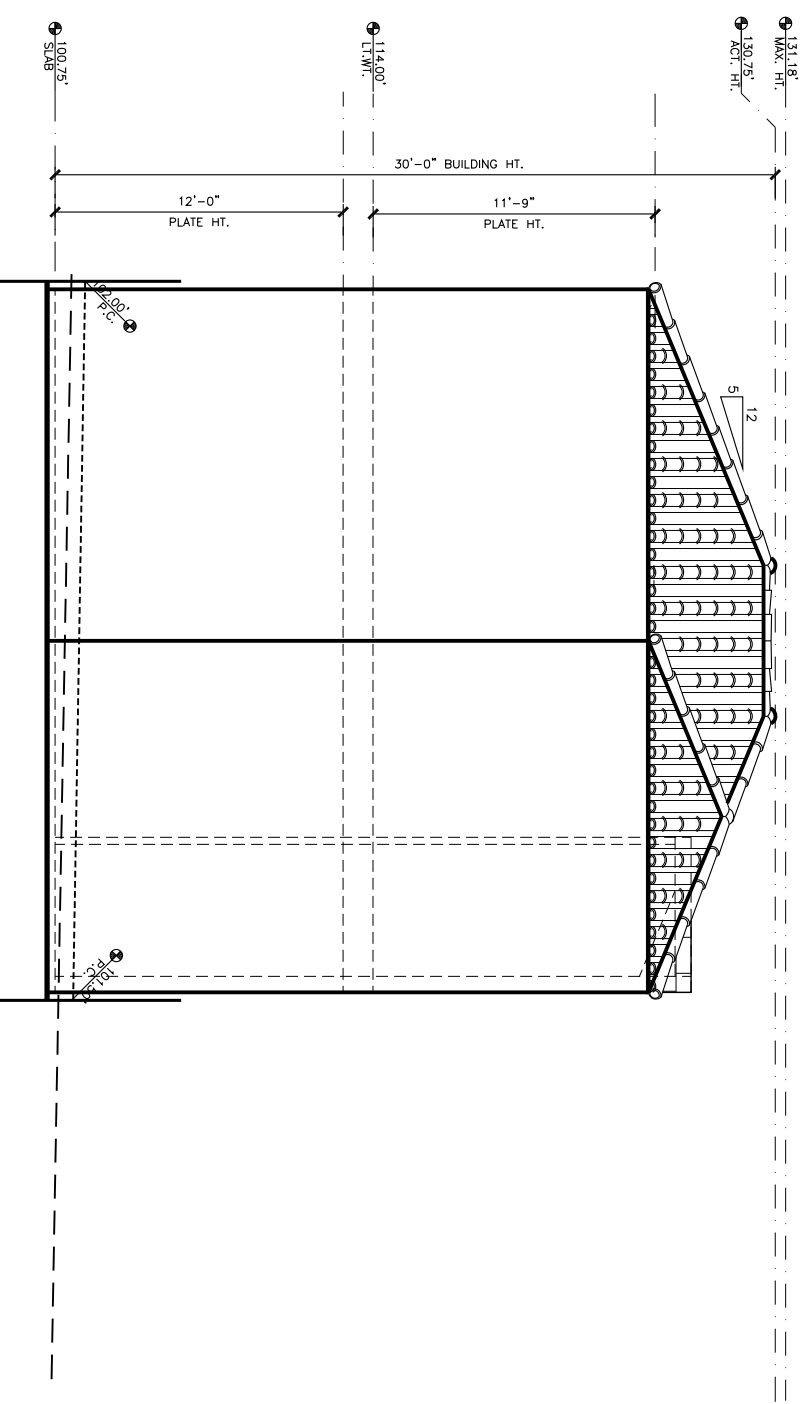
WEST ELEVATION
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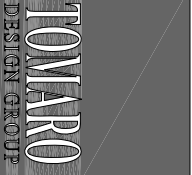
EAST ELEVATION
SCALE: 1/4"=1'-0"



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



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



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