

**KEYNOTE REFERENCE**

- 1 EXISTING LOADING DOCK TO REMAIN

BLDG. NO.	USE	FLOOR AREA SQUARE FEET	PARKING RATIO	SPACES REQUIRED	EXISTING SPACES	PROPOSED SPACES
65	RETAIL FOOD & BEVERAGE	5,000	1 PER 200	25		
A	OFFICE DEPOT 19,999 SF	41,550	1 PER 250	167		
B	BEV MO 10,008 SF					
C	EREWHON 16,543 SF					
65	INTERIOR DINING SPACE	60	1 PER 50	1		
		PATIO AREA				
65	NORTH PATIO DINING	374	1 PER 50	7		
	EAST PATIO DINING	445	1 PER 50	9		
	TOTAL	46,610*	SUBTOTAL	209	218	217
66	INDUSTRIAL	36,000	1 PER 1,000	36	35	
67	INDUSTRIAL	30,000	1 PER 1,000	30	34	
	TOTAL	66,000				
			SUBTOTAL	66	69	69
			TOTAL	275	287	286
			STANDARD		269	258
			COMPACT		5	15
			STD. ACCESS	6	7	7
			VAN ACCESS	1	6	6

\*EXCLUDES PATIO DINING AREA

NIC

EXISTING BUILDING NOT IN CONTRACT

- PROPERTY LINE

ACCESSIBLE PATH OF TRAVEL (POT) AS INDICATED ON PLAN IS A BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" PER FEET 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. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM (11B-307.4) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTED FROM WALL AND ABOVE 27" AND LESS THAN 80" (11B-307.2). ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL AND PATH OF TRAVEL COMPLIES WITH CBC SECTION 11B-202.4 ACCESSIBILITY FOR EXISTING BUILDINGS.

11 Golden Shore, Suite 540 | Long Beach | CA 90802 | 562.436.9900

ARCHITECT:



DATE SIGNED: \_\_\_\_\_

CONSULTANT:

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## REVISIONS:

NO.:	DATE:	DESCRIPTION:
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	5/14/2025	ISSUE FOR PLAN CHECK
A	6/17/2025	2ND PLAN CHECK SUBMITTAL
B	6/25/2025	3RD PLAN CHECK SUBMITTAL

PLAN CHECK:

PROJECT:

ROSECRANS PARKING LOT  
& PATIO IMPROVEMENT

1700 ROSECRANS AVE.  
MANHATTAN BEACH, CA  
90266

DRAWN BY:

JL

CHECKED BY:

SHEET TITLE:

## OVERALL SITE PLAN

SHEET NUMBER:

# A-1.0

PROJECT:

10488,13

AS NOTI

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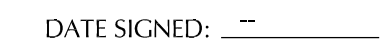


# KEYNOTE REFERENCE

- | #         | KEYNOTE REFERENCE                          |
|-----------|--|
| <u>1</u>  | EXISTING CONCRETE CURB TO BE REMOVED       |
| <u>2</u>  | EXISTING CURB RAMP FLARES TO BE REMOVED    |
| <u>3</u>  | EXISTING 36" BOX TREE WELL TO BE RELOCATED |
| <u>4</u>  | EXISTING PARKING TO BE RESTRIPPED          |
| <u>5</u>  | EXISTING CART CORAL TO BE REMOVED          |
| <u>6</u>  | EXISTING PLANTER ISLAND TO BE MODIFIED     |
| <u>7</u>  | EXISTING LIGHT POLE TO BE RELOCATED        |
| <u>8</u>  | EXISTING 48" BOX TREE TO BE RELOCATED      |
| <u>9</u>  | EXISTING ASPHALT CONCRETE TO BE REMOVED    |
| <u>10</u> | EXISTING CONCRETE TO BE REMOVED            |

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## REVISIONS:

[illegible]

PLAN CHECK:

PROJECT:

ROSECRANS PARKING LOT  
& PATIO IMPROVEMENT

1700 ROSECRANS AVE.  
MANHATTAN BEACH, CA  
90266

DRAWN BY-

JL

CHECKED BY:
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SHEET TITLE:

DEMOLITION SITE PLAN

SHEET NUMBER:

## A-1.1

PROJECT:	SCALE:	DATE:
10488.13	AS NOTED	5/13/2025

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#	KEYNOTE REFERENCE
1	NEW PLANTER STRIP
2	CONCRETE CURB PER MBSI-120A-0 (ST-3)
3	NEW ASPHALT CONCRETE
4	EXISTING CURB RAMP TO REMAIN
5	NEW TRUNCATED DOMES PER CBC 11B-705
6	EXISTING ACCESSIBLE PARKING TO REMAIN
7	NEW PARKING STRIPE
8	NOT USED
9	RELOCATED LIGHT POLE, FOOTING TO BE PROVIDED BY OTHERS.
10	MODIFIED PLANTER ISLAND AS NECESSARY TO ACCOMMODATE FIRE ACCESS
11	RELOCATED 36" BOX TREE WELL, REINSTALL PER MBLI-518A-1(ST-14)
12	FIRE APPARATUS ACCESS LANE 25'-0" WIDE MIN.
13	CART CORAL PER APPROVED PERMIT # BLDC-24-00426, SHOWN FOR REFERENCE.
14	BIKE RACK PER APPROVED PERMIT # BLDC-24-00426, SHOWN FOR REFERENCE.
15	RELOCATED 48" BOX TREE
16	EXISTING PARKING STRIPES TO REMAIN, NOT IN SCOPE
17	PAINTED RED-STRIPED OUTLINE ON THE PAVEMENT WITH CONTRASTING 'NO PARKING FIRE LANE' MARKING PER MBMC 3.16.020

11 Golden Shore, Suite 540 | Long Beach | CA 90802 | 562.436.9900

DATE SIGNED: \_\_\_\_\_

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REVISIONS:

PLAN CHECK:

PROJECT:

1700 ROSECRANS AVE.  
MANHATTAN BEACH, CA  
90266

DRAWN BY:

11

CHECKED BY:
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SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

## A-1.2

PROJECT:

PROJECT:	10488.13
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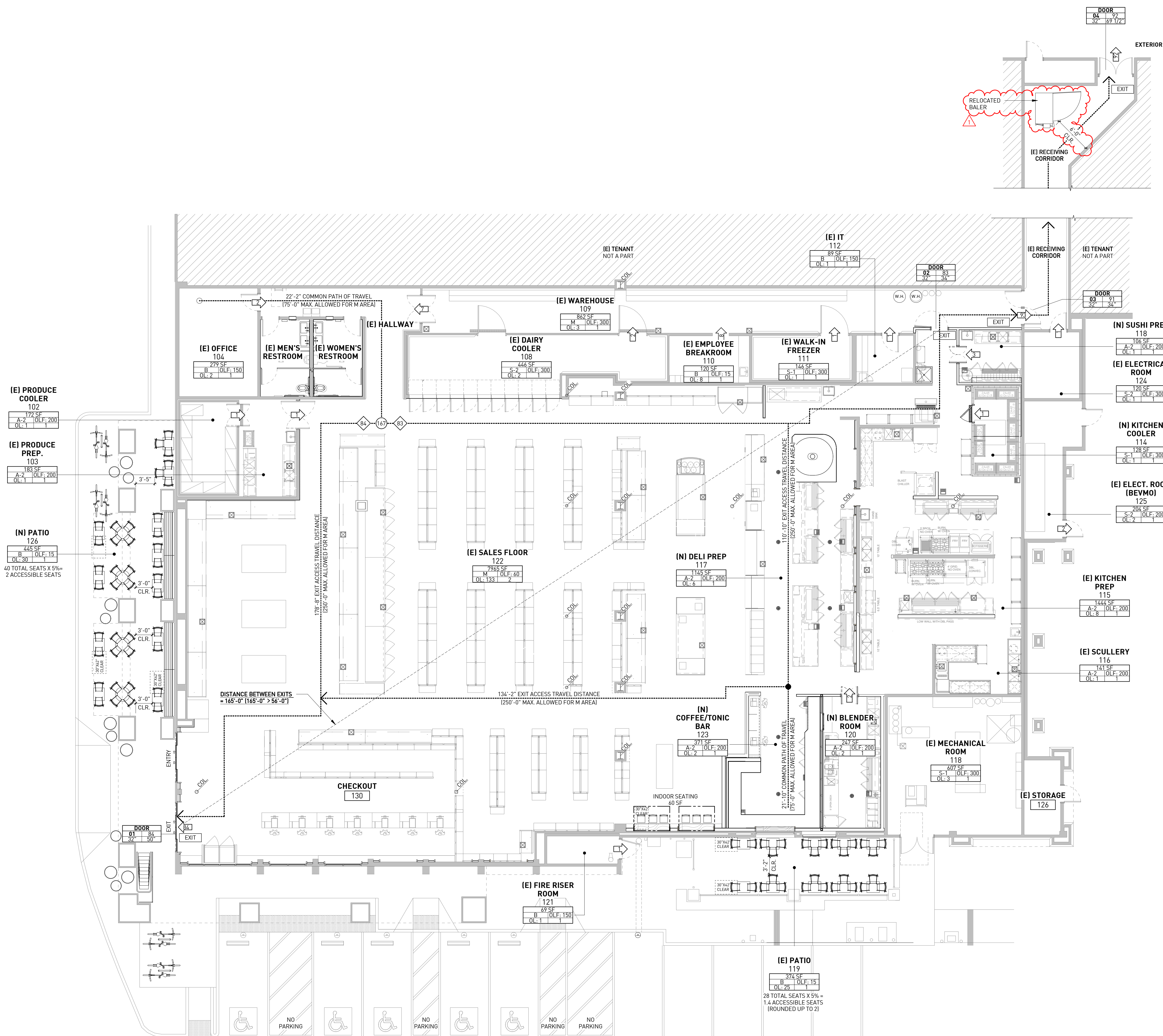
SCALE:

SCALE:	DATE:
AS NOTED	5/13/2025

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## SHEET NOTES

1. REFER TO SHEET "SYMBOLS, ABBREVIATIONS, AND GENERAL NOTES" FOR GRAPHIC SYMBOLS, ABBREVIATIONS, AND GENERAL NOTES.
2. REFER TO SHEETS "ASSEMBLIES - WALL TYPES" AND "ASSEMBLIES - FLOOR AND CEILING TYPES" FOR WALL, FLOOR AND CEILING TYPES.
3. RATED CONSTRUCTION HAS PRECEDENCE OVER NON-RATED CONSTRUCTION.
4. ALL FURNITURE, FIXTURES, AND EQUIPMENT SHOWN ON LIFE SAFETY & EGRESS PLAN IS SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR TO COORDINATE WITH OWNER ON ALL FINAL FURNITURE, FIXTURE, AND EQUIPMENT TYPES AND LOCATIONS.
5. DO NOT SCALE DRAWINGS. LOCATIONS FOR ALL PARTITIONS, WALLS, CEILING, ETC. WILL BE DETERMINED BY DIMENSIONS ON THE DRAWINGS. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. IN WRITING, PRIOR TO PROCEEDING WITH THE WORK.
6. PANIC HARDWARE SHALL BE PROVIDED AT ALL TENANT EGRESS DOORS SERVING 50 OCCUPANTS OR MORE AS PART OF AN "M" OCCUPANCY PER GOVERNING CODE R0MTS.
7. PROVIDE FIRE SEPARATION SIGNAGE AT ATTIC SPACE WITH 1/2" LETTERING INDICATING "FIRE AND/OR SMOKE BARRIER. PROTECT ALL OPENINGS" PER GOVERNING CODE REQUIREMENTS.
8. PROVIDE ACCESSIBLE SIGNAGE REFER TO DETAIL "SIGNAGE" ON SHEET A04.1.
9. TWO EXITS ARE REQUIRED FROM ANY SPACE EXCEEDING 49 OCCUPANTS, BUT LESS THAN 500 OCCUPANTS, PER GOVERNING CODE REQUIREMENTS.
10. THE MEANS OF EGRESS AND EXIT DISCHARGE SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NO LESS THAN ONE FOOT-CANDLE AT THE WALKING SURFACE LEVEL PER GOVERNING CODE REQUIREMENTS.
11. A MINIMUM OF [1] 2A 10B-C FIRE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL, CONSPICUOUSLY LOCATED, ALONG NORMAL PATHS OF TRAVEL AND BE WITHIN 75 FEET MAX. TRAVEL DISTANCE.
12. FOR "M" OCCUPANCY, ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, OR ANY SPECIAL KNOWLEDGE OR EFFORT. ONLY THE MAIN ENTRY DOORS MAY HAVE KEY OPERATED HARDWARE AND SHALL HAVE A READILY VISIBLE, DURABLE SIGN ABOVE THE DOOR STATING "THIS DOOR MUST REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" IN BLOCK LETTERS. A MINIMUM OF 1/4 INCH HIGH ON CONTRASTING BACKGROUND, PER GOVERNING CODE REQUIREMENTS.
13. ALL ILLUMINATED EXIT SIGNS SHOWN SHALL BE CLEARLY VISIBLE AND NOT OBSTRUCTED BY PIPES, MECHANICAL DUCTWORK, EQUIPMENT, ETC. CONTRACTOR TO PROVIDE PENDANT EXTENSIONS AT ALL CEILING HUNG EXIT SIGNS AS REQUIRED PER GOVERNING CODE.
14. EGRESS LIGHTING POWER TO BE CONNECTED TO BATTERY BACKUP SYSTEM.
15. MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED PER GOVERNING CODE REQUIREMENTS.
16. BUILDING TO BE EQUIPPED THROUGHTOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND EMERGENCY VOICE ALARM COMMUNICATION SYSTEM INSTALLED PER GOVERNING CODE REQUIREMENTS.
17. MINIMUM CORRIDOR WIDTHS SHALL BE 44 INCHES CLEAR PER TABLE 1020.3.

## RESTROOM FIXTURE COUNT

OCCUPANT LOAD		FIXTURE TYPE	FIXTURES PER PERSON	FIXTURES REQUIRED	FIXTURES PROVIDED
M OCC: 16,603 SF / 100 = 167		WATER FOUNTAINS	1 - 250	1	0
		WATER CLOSETS	1 - 100	1	1
MALE: 84		URINALS	0 - 0	0	1
		LAVATORIES	1 - 200	1	2
FEMALE: 84		WATER CLOSETS	1 - 100	1	2
		LAVATORIES	1 - 200	1	2

**NOTE:** ALL FIXTURES SHOWN PROVIDED ARE EXISTING FIXTURES OF THE EXISTING TENANT SPACE AND ARE SHOWN HERE IN THIS TABLE TO SHOW COMPLIANCE WITH CURRENT CODE REQUIREMENTS; EXISTING FIXTURES IN TENANT SPACE WILL BE REPLACED WITH NEW FIXTURES IN EXISTING LOCATIONS (WHERE POSSIBLE); GC TO ENSURE NEW FIXTURES SHALL MEET ALL CODE REQUIREMENTS. SEE ENLARGED PLANS FOR FURTHER INFORMATION.

## EXIT DOOR DISTRIBUTION

NO.	O.L.	O.L.F.	WIDTH REQUIRED	WIDTH PROVIDED	MAX. OCCUPANTS
01	84	0.2	32"	50"	250
02	83	0.2	32"	34"	170
03	91	0.2	32"	34"	170
04	92	0.2	32"	69 1/2"	347

**EREWHON SCOPE OF WORK:**

EREWON TOTAL OCCUPANT LOAD: 185      REQUIRED # OF EXITS: 2      EXITS PROVIDED: 2

EXIT ACCESS TRAVEL DISTANCE & COMMON PATH OF TRAVEL (TABLE 1017.2 & 1006.2.1):		
OCCUPANCY:	MAX. COMMON PATH:	MAX. TRAVEL DISTANCE
A-2	75'-0"	250'-0"
B	100'-0"	300'-0"
M	75'-0"	250'-0"
S-2	100'-0"	400'-0"

## EGRESS ANALYSIS

ROOM #	NAME	Occ.	Occ. LOAD FACTOR	AREA	Occ. LOAD
102	(E) PRODUCE COOLER	A-2	200	172 SF	1
103	(E) PRODUCE PREP.	A-2	200	183 SF	1
104	(E) OFFICE	B	150	279 SF	2
105	(E) MEN'S RESTROOM	M	0	124 SF	
106	(E) WOMEN'S RESTROOM	M	0	124 SF	
107	(E) HALLWAY	M	0	262 SF	
108	(E) DAILY COOLER	S-2	300	146 SF	2
109	(E) WAREHOUSE	M	300	862 SF	3
110	(E) EMPLOYEE BREAKROOM	B	15	120 SF	5
111	(E) WALK-IN FREEZER	S-1	300	146 SF	1
112	(E) IT	B	150	89 SF	1
114	(N) KITCHEN COOLER	S-1	300	128 SF	1
115	(E) KITCHEN PREP	A-2	200	1,444 SF	6
116	(E) SCULLERY	A-2	200	141 SF	1
117	(N) DELI PREP	A-2	200	1,145 SF	5
118	(N) SUSHI PREP	A-2	200	106 SF	1
120	(N) BLENDER ROOM	A-2	200	247 SF	2
121	(E) FIRE RISER ROOM	B	150	49 SF	1
122	(E) SALES FLOOR	M	7,965 SF	133	
123	(N) COFFEE/TONIC BAR	A-2	200	371 SF	2

EXTERIOR						174
119	(E) PATIO	B	15	374 SF	25	
126	(N) PATIO	B	15	445 SF	30	
					55	
TOTAL OCCUPANTS					229	

## GRAPHICS LEGEND

SEPARATIONS:

 1 HOUR WALL  
 2 HOUR WALL  
 3 HOUR WALL

**ROOM TAG:**

**ROOM NAME**  
L#-##

### SF	ROOM AREA
XX OLF: ###	OCCUPANT LOAD FACTOR
01: ##	EXITS REQUIRED

DOOR/STAIR TAG:

Diagram of a door symbol with labels:

- NUMBER
- TYPE (DOOR/STAIR)
- OCCUPANCY LOAD
- EXIT WIDTH PROVIDED
- EXIT WIDTH REQUIRED



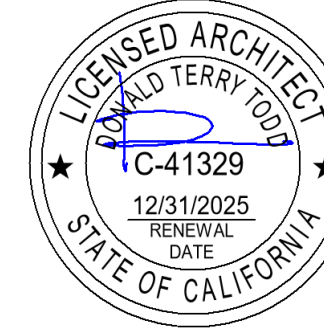
HATCH INDICATES AREA NOT IN SCOPE OF WORK

EGRESS AND OCCUPANCY PLAN

$$1/8'' = 1'-0''$$

**rdc.**

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# EREWON

22430 EAST 11TH STREET,  
LOS ANGELES, CA 90021

## EREWON MANHATTAN BEACH TENANT IMPROVEMENT

MANHATTAN BEACH, CA 90266  
PROJECT NUMBER: 24-195

ISSUANCE NAME	DATE
1 CCD 1	01.16.25

[illegible]

## EGRESS AND OCCUPANCY PLAN

## A0.21