

# ROSECRANS PARKING LOT & PATIO IMPROVEMENT

1700 ROSECRANS AVE.  
MANHATTAN BEACH, CA

FC  
08/06/2025

KARDENT  
ARCHITECTURE | DESIGN

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

ARCHITECT:



DATE SIGNED: \_\_\_\_

CONSULTANT:

## ABBREVIATIONS

(E)	EXISTING	ID.	INSIDE DIAMETER
(N)	NEW	IN.	INCH OR INCHES
L	ANGLE	INSUL.	INSULATION
&	AND	INT.	INTERIOR
@	AT	JAN.	JANITOR
#	POUND OR NUMBER	JT.	JOINT
CL	CENTERLINE	KITCH.	KITCHEN
DIA.	DIAMETER OR ROUND	LAB.	LABORATORY
ACOUS.	ACOUSTICAL	LAM.	LAMINATE
ACT.	ACOUSTICAL CEILING TILE	LAV.	LAVATORY
A.D.	AREA DRAIN	LKR.	LOCKER
ARCH.	ARCHITECTURAL	LT.	LIGHT
AES.ST.	AESTHETIC STEEL	MAX.	MAXIMUM
AGG.	AGGREGATE	M.D.	MEDICINE CABINET
ALUM.	ALUMINUM	MECH.	MECHANICAL
ANO.	ANODIZED	MEMBR.	MEMBRANE
APPROX.	APPROXIMATE	MET.	METAL
ARCH.	ARCHITECTURAL	MFR.	MANUFACTURER
ASPH.	ASPHALT	M.H.	MANHOLE
BD.	BOARD	MIN.	MINIMUM OR MINUTES
BITUM.	BITUMINOUS	MIR.	MIRROR
BLDG.	BUILDING	MISC.	MISCELLANEOUS
BLK.	BLOCK	M.O.	MASONRY OPENING
BLKG.	BLOCKING	MTD.	MOUNTED
BM.	BEAM	MTL.	MATERIAL
BOT.	BOTTOM	MUL.	MULCH
CAB.	CABINET	N.	NEW
C.B.	CATCH BASIN	N.I.C.	NOT IN CONTRACT
CEM.	CEMENT	NO.	NUMBER
CER.	CERAMIC	NOM.	NOMINAL
C.G.	CORNER GUARD	N.R.	NOT RATED
C.I.	CAST IRON	N.T.S.	NOT TO SCALE
CLG.	CEILING	O.A.	OVERALL
CLKG.	CAULKING	OBSCURE	
CLO.	CLOSET	O.C.	ON CENTER
CLR.	CLEAR	O.D.	OUTSIDE DIAMETER
CNTR.	CENTER	OFF.	OFFICE
C.O.	CASED OPENING	OPNG.	OPENING
COL.	COLUMN	OPP.	OPPOSITE
CONC.	CONCRETE	O.L.F.	OCCUPANT LOAD FACTOR
CONN.	CONNECTION	P.F.	PRE-FINISHED
CONSTR.	CONSTRUCTION	P.LAM.	PLASTIC LAMINATE
CONT.	CONTINUOUS	P.T.D.	PAPER TOWEL DISPENSER
CORR.	CORRIDOR	P.T.D./R	COMBINATION & RECEPTABLE
CTSK.	COUNTERSUNK	PL.	PLATE
CTR.	COUNTER	PLAS.	PLASTER
DBL.	DOUBLE	PLYWD.	PLYWOOD
DEPT.	DEPARTMENT	PR.	PAIR
DET.	DETAIL	PRCST.	PRE-CAST
D.F.	DRINKING FOUNTAIN	PT.	POINT OR PAINTED
DIA.	DIAMETER	Q.T.	QUARRY TILE
DIM.	DIMENSION	R.	RISER
DISP.	DISPENSER	RAD.	RADIUS
DN.	DOWN	R.D.	ROOF DRAIN
D.O.	DOOR OPENING	REF.	REFERENCE
DR.	DOOR	REFR.	REFRIGERATOR
D.S.	DOWSPOUT	REFR.	REFRIGERATOR
D.S.P.	DRY STANDPIPE	RGTR.	REGISTER
DWG.	DRAWING	REINF.	REINFORCED
DWR.	DRAWER	REQ.	REQUIRED
E.	EXISTING	RESIL.	RESILIENT
EA.	EACH	RM.	ROOM
E.D.F.	ELECTRICAL DRINKING FOUNTAIN	ROUGH OPENING	ROUGH OPENING
E.J.	EXPANSION JOINT	R.O.	REDWOOD
EL.	ELEVATION	RWD.	REDWOOD
ELEC.	ELECTRICAL	R.W.L.	RAIN WATER LEADER
ELEV.	ELEVATOR	S.C.	SOLID CORE
EMER.	EMERGENCY	S.C.D.	SEAT CLOTH DISPENSER
ENCL.	ENCLOSURE	SCHED.	SCHEDULE
E.P.	ELECTRICAL PANEL BOARD	S.A.	SOAP DISPENSER
EQ.	EQUAL	SECT.	SECTION
EOPT.	EQUIPMENT	SHT.	SHELL
E.W.C.	ELECTRICAL WATER COOLER	SHR.	SHOWER
EXST.	EXISTING	SHT.	SHEET
EXP.	EXPANSION	SIM.	SIMILAR
EXPO.	EXPOSED	S.N.D.	SANITARY NAPKIN DISPENSER
EXT.	EXTERIOR	S.N.R.	SANITARY NAPKIN RECEPTACLE
F.A.	FIRE ALARM	SPEC.	SPECIFICATION
F.B.	FLAT BAR	SQ.	SQUARE
F.D.	FLOOR DRAIN	S.S.T.	STAINLESS STEEL
FDN.	FOUNDATION	S.S.K.	SERVICE SINK
F.A.	FIRE EXTINGUISHER	ST.	STAINED
F.A.C.	FIRE EXTINGUISHER CABINET	STA.	STATION
F.B.	FINISH FLOOR	STD.	STANDARD
F.H.C.	FIRE HOSE CABINET	STL.	STEEL
FIN.	FINISH	STOR.	STORAGE
FL.	FLUOR.	STR.	STRUCTURAL
FLASH.	FLASHING	SUSP.	SUSPENDED
FLUOR.	FLUORESCENT	SYM.	SYMMETRICAL
F.O.C.	FACE OF CONCRETE	T.	TEMPERED
F.O.F.	FACE OF MASONRY	TRD.	THREAD
F.O.S.	FACE OF STUD	T.B.	TOWEL BAR
FRPF.	FIREFPROOF	T.C.	TOP OF CURB
F.R.	FIRE-RATED	TEL.	TELEPHONE
F.S.	FULL SIZE	TER.	TERRAZZO
FT.	FOOT OR FEET	T.G.	TONGUE AND GROOVE
FTG.	FOOTING	THK.	THICK
FURR.	FURRING	T.O.C.	TOP OF CANOPY
FUT.	FUTURE	T.O.M.S.	TOP OF MECHANICAL SCREEN
GA.	GAUGE	T.O.P.	TOP OF PARAPET
GALV.	GALVANIZED	T.O.S.	TOP OF SURFACE
G.B.	GRAB BAR	T.O.W.	TOP OF SURFACE
G.C.	GENERAL CONTRACTOR	T.P.	TOP OF PAVEMENT
G.I.S.M.	GALVANIZED IRON SHEET METAL	T.P.D.	TOILET PAPER DISPENSER
GL.	GLASS	T.V.	TELEVISION
GND.	GROUND	T.Y.P.	TYPICAL
GR.	GRADE	U.N.O.	UNLESS NOTED OTHERWISE
GYP.	CYPSUM	V.P.	VISION PANEL
H.	HOSE BIB	VERT.	VERTICAL
H.C.	HOLLOW CORE	VEST.	VEHICLE
HDWD.	HARDWOOD	W.	WITH
HDWE.	HARDWARE	W.C.	WATER CLOSET
H.M.	HOLLOW METAL	W.D.	WOOD
HORIZ.	HORIZONTAL	W/O.	WITHOUT
HR.	HOUR	W.P.	WATERPROOF
H.	HEIGHT	WT.	WEIGHT

## PROJECT TEAM

## OWNER/ BUILDING MANAGEMENT

CONTINENTAL DEVELOPMENT CORPORATION  
2041 ROSECRANS AVE., SUITE 200  
EL SEGUNDO, CA 90245

CONTACT: JAY KIM  
PHONE: (310) 640-1520 X244  
EMAIL: JKIM@CONTINENTALDEVELOPMENT.COM

## ARCHITECT

KARDENT  
11 GOLDEN SHORE, SUITE 540  
LONG BEACH, CA 90802

CONTACT: JACK LI  
PHONE: 562-436-9900  
EMAIL: JLI@KARDENTDESIGN.COM

## SCOPE OF WORK

EXTERIOR ONLY UPGRADES ALONG THE EAST FRONTAGE OF EREWHON MARKET.  
WORK INCLUDES ADDING NEW PLANTER STRIP, AND MODIFICATION OF PARKING  
LAYOUT, RELOCATION OF AN EXISTING TREE WELL AND LIGHT POLE, AND  
RESTRIPPING OF PARKING SPACES AS COMPACT STALLS TO ACCOMMODATE A  
REQUIRED FIRE LANE. INTERIOR WORK IS UNDER SEPARATE PERMIT.

## DRAWING INDEX

ARCHITECTURAL SHEET	DESCRIPTION
A-0.0	COVER SHEET
A-0.1	GENERAL NOTES
A-0.2	GENERAL NOTES
A-0.3	2022 CBC CHAPTER 11B
A-0.4	2022 CBC CHAPTER 11B
A-1.0	OVERALL SITE PLAN
A-1.1	DEMOLITION SITE PLAN
A-1.2	ENLARGED SITE PLAN

## BUILDING INFORMATION

USE OF BUILDING: RETAIL  
ZONING: PD, AREA DISTRICT II  
TYPE OF CONSTRUCTION: V-A, EXISTING TO BE VERIFIED  
NUMBER OF STORIES: 1, EXISTING  
SQUARE FOOTAGE: 16,603 SQ.FT., EXISTING  
ALTERATION AREA: APPROX. 500 SQ.FT.  
FULLY FIRE SPRINKLED: YES; NFPA 13, EXISTING NO CHANGE  
FIRE ALARM SYSTEM: NO  
OCCUPANCY GROUP: M-MERCANTILE, EXISTING NO CHANGE  
TRAVEL DISTANCE: 250' MAX FULLY SPRINKLED  
COMMON PATH OF TRAVEL: 75' MAX FULLY SPRINKLED

## DEFERRED SUBMITTAL

UNDER SEPARATE REVIEW & PERMIT BY OTHERS.  
1. SIGNS  
2. DEMOLITION  
3. SEWER CAP OF EXISTING BUILDINGS

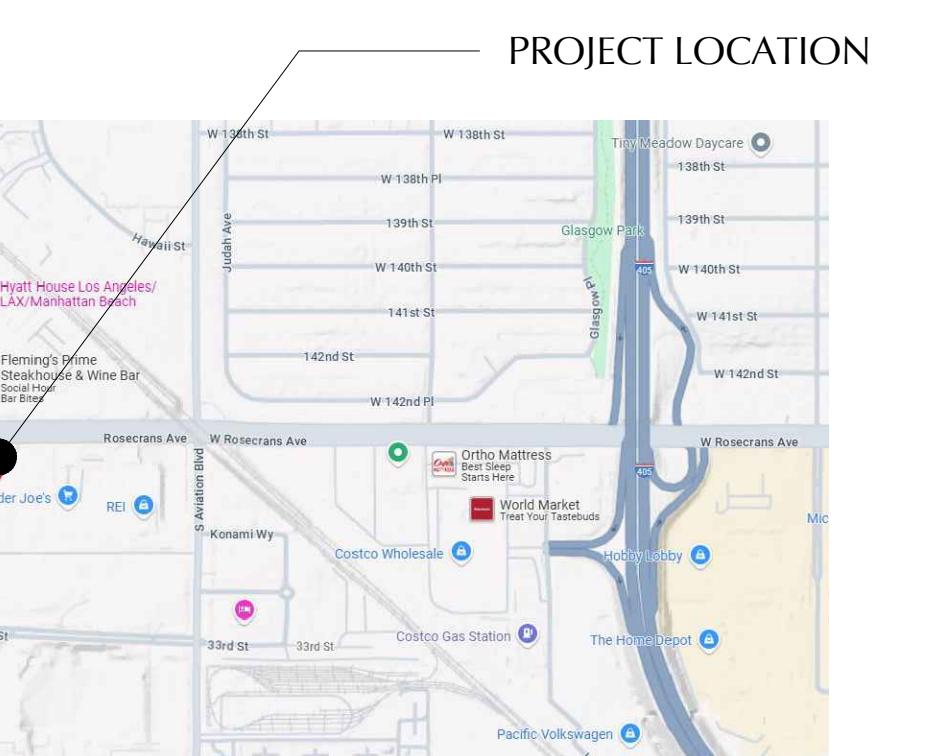
## CODE COMPLIANCE

THE CONTRACTOR SHALL CONFORM TO ALL CODES, ORDINANCES, ETC.,  
WHICH HAVE JURISDICTION OVER THE WORK. THE CONTRACTOR SHALL  
RETAIN RESPONSIBILITY FOR COMPLIANCE WITH LATEST REVISIONS OF ALL  
OTHER APPLICABLE CODES AND ORDINANCES INCLUDING THE FOLLOWING:

CALIFORNIA CODE OF REGULATIONS:  
TITLE 24 - BUILDING STANDARDS CODE:  
2022 CALIFORNIA ADMINISTRATIVE CODE  
2022 CALIFORNIA ENERGY CODE - TITLE 24  
2022 CALIFORNIA BUILDING CODE (CBC)  
2022 CALIFORNIA ELECTRICAL CODE (CEC)  
2022 CALIFORNIA MECHANICAL CODE (CMC)  
2022 CALIFORNIA PLUMBING CODE (CPC)  
2022 CALIFORNIA FIRE CODE (CFC)  
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)

MANHATTAN BEACH MUNICIPAL CODE:  
TITLE 10 - PLANNING AND ZONING

## VICINITY MAP



# KARDENT

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ARCHITECT:



DATE SIGNED: \_\_\_\_

CONSULTANT:



## KEYNOTES

① KEYNOTE REFERENCE  
1 EXISTING LOADING DOCK TO REMAIN

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ARCHITECT:



DATE SIGNED: \_\_\_\_

CONSULTANT:

## PARKING TABULATION

BLDG. NO.	USE	FLOOR AREA SQUARE FEET	PARKING RATIO	SPACES REQUIRED	EXISTING SPACES	PROPOSED SPACES	
65	RETAIL/ FOOD & BEVERAGE: A OFFICE DEPOT 19,999 SF B BEV MO 10,008 SF C EREWHON 16,543 SF	5,000 41,550	1 PER 200 1 PER 250	25 167			
65	INTERIOR DINING SPACE	60	1 PER 50	1			
65	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

## SYMBOL LEGEND



EXISTING BUILDING NOT IN CONTRACT

PROPERTY LINE

ACCESIBLE PATH OF TRAVEL (POT) AS INDICATED ON PLAN IS A BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2 IF BEVELED 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 (1B-307.4) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80" (1B-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.

PLAN CHECK:

PROJECT:

ROSECRANS PARKING LOT &amp; 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 SCALE: AS NOTED DATE: 5/13/2025

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## KEYNOTES

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

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

ARCHITECT:



DATE SIGNED:

CONSULTANT:

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## REVISI覩NS:

NO.:	DATE:	DESCRIPTION:
	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: L	CHECKED BY: --
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DEMOLITION SITE PLAN

# DEMOLITION SITE PLAN

LIETT-NIIMIRED

# A-1.1

A-1.1

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This architectural site plan illustrates the demolition of a building at 13 Continental Rosecrans. The plan shows the building's footprint with various sections labeled for demolition, indicated by diagonal hatching. The building contains several levels, including a ground floor with a large entrance and multiple rooms, and upper floors with various rooms and structural elements. A parking area is located to the left of the building, featuring several stalls: (E) ACCESSIBLE STALL, (E) ACCESSIBLE STALL, (E) ACCESSIBLE STALL, (E) VAN ACCESSIBLE STALL, and NO PARKING. The plan also shows a driveway and a sidewalk. To the right of the building, a detailed elevation view shows the building's height and the demolition zones. The elevation indicates a height of 14'-6" and a vertical clearance of 7'-9" V.I.F. (Vertical Clearance). The demolition zones are marked with dashed lines and labeled (1), (2), (3), (4), (5), (6), (7), (8), (9), and (10). Cloud symbols with the letter 'B' are placed near the demolition zones (2), (3), (4), (5), (6), (7), (8), (9), and (10). A legend in the top left corner provides symbols for accessible parking, van accessible parking, and no parking.

Legend:

- (E) ACCESSIBLE PARKING
- (E) VAN ACCESSIBLE PARKING
- NO PARKING

Building Labels:

- TENANT A
- EXISTING EREWHON (NOT IN CONTRACT)

Demolition Zones:

- (1)
- (2)
- (3)
- (4)
- (5)
- (6)
- (7)
- (8)
- (9)
- (10)

Vertical Clearance:

- (E) 7'-9" V.I.F.
- 4'-0"

Building Height:

- 14'-6"

Cloud Symbols with 'B':

- (2)
- (3)
- (4)
- (5)
- (6)
- (7)
- (8)
- (9)
- (10)

Building Footprint Labels:

- (E) ACCESSIBLE STALL
- (E) ACCESSIBLE STALL
- (E) VAN ACCESSIBLE STALL
- NO PARKING
- NO PARKING

Building Footprint Legend:

- STALL
- ACCESSIBLE
- VAN ACCESSIBLE
- NO PARKING





## HEET NOTES

REFER TO SHEET "SYMBOLS, ABBREVIATIONS, AND GENERAL NOTES" FOR GRAPHIC SYMBOLS, ABBREVIATIONS, AND GENERAL NOTES.

REFER TO SHEETS "ASSEMBLIES - WALL TYPES" AND "ASSEMBLIES - FLOOR AND CEILING TYPES" FOR WALL, FLOOR AND CEILING TYPES.

RATED CONSTRUCTION HAS PRECEDENCE OVER NON-RATED CONSTRUCTION.

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.

DO NOT SCALE DRAWINGS: LOCATIONS FOR ALL PARTITIONS, WALLS, CEILINGS, ETC. WILL BE DETERMINED BY DIMENSIONS ON THE DRAWINGS. ANY DISCREPENCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, IN WRITING, PRIOR TO PROCEEDING WITH THE WORK.

PANIC HARDWARE SHALL BE PROVIDED AT ALL TENANT EGRESS DOORS SERVING 50 OCCUPANTS OR MORE AS PART OF AN "M" OCCUPANCY PER GOVERNING CODE RQMTS.

PROVIDE FIRE SEPARATION SIGNAGE AT ATTIC SPACE WITH 1/2" LETTERING INDICATING "FIRE AND/OR SMOKE BARRIER. PROTECT ALL OPENINGS" PER GOVERNING CODE REQUIREMENTS.

PROVIDE ACCESSIBLE SIGNAGE REFER TO DETAIL "SIGNAGE" ON SHEET A0.41.

TWO EXITS ARE REQUIRED FROM ANY SPACE EXCEEDING 49 OCCUPANTS, BUT LESS THAN 500 OCCUPANTS, PER GOVERNING CODE REQUIREMENTS.

. 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.

. 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.

. 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) INCH HIGH ON CONTRASTING BACKGROUND, PER GOVERNING CODE REQUIREMENTS.

. 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.

. EGRESS LIGHTING POWER TO BE CONNECTED TO BATTERY BACKUP SYSTEM.

. MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED PER GOVERNING CODE REQUIREMENTS

. BUILDING TO BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND EMERGENCY VOICE ALARM COMMUNICATION SYSTEM INSTALLED PER GOVERNING CODE REQUIREMENTS.

. MINIMUM COORRIDOR WIDTHS SHALL BE 44 INCHES CLEAR PER TABLE 1020.3.

# ESTROOM FIXTURE COUNT

CCUPANT LOAD	Fixture Type	Fixtures Per Person	Fixtures Required	Fixtures Provided
1 OCC: 16,603 SF / 100 = 167	WATER FOUNTAINS	1 - 250	1	0
MALE: 84	WATER CLOSETS	1 - 100	1	1
	URINALS	0 - 0	0	1
	LAVATORIES	1 - 200	1	2
EMALE: 84	WATER CLOSETS	1 - 100	1	2
	LAVATORIES	1 - 200	1	2

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

## EXIT DOOR DISTRIBUTION

NO.	O.L.	O.L.F.	WIDTH REQUIRED	WIDTH PROVIDED	MAX. OCCUPANTS
1	84	0.2	32"	50"	250
2	83	0.2	32"	34"	170
3	91	0.2	32"	34"	170
4	82	0.2	22"	49 1/2"	247

<b><u>EWHON SCOPE OF WORK:</u></b>		
EWHON TOTAL OCCUPANT LOAD: 185	REQUIRED # OF EXITS: 2	EXITS PROVIDED: 2

# GRESS ANALYSIS

ROOM #	NAME	OCC.	OCC. LOAD FACTOR	AREA	OCC. LOAD
102	(E) PRODUCE COOLER	A-2		200	172 SF
103	(E) PRODUCE PREP.	A-2		200	183 SF
104	(E) OFFICE	B		150	279 SF
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) DAIRY COOLER	S-2		300	446 SF
109	(E) WAREHOUSE	M		300	862 SF
110	(E) EMPLOYEE BREAKROOM	B		15	120 SF
111	(E) WALK-IN FREEZER	S-1		300	146 SF
112	(E) IT	B		150	89 SF
114	(N) KITCHEN COOLER	S-1		300	128 SF
115	(E) KITCHEN PREP	A-2		200	1,444 SF
116	(E) SCULLERY	A-2		200	141 SF
117	(N) DELI PREP	A-2		200	1,145 SF
118	(N) SUSHI PREP	A-2		200	106 SF
120	(N) BLENDER ROOM	A-2		200	247 SF
121	(E) FIRE RISER ROOM	B		150	69 SF
122	(E) SALES FLOOR	M		60	7,965 SF
					133

126	(N) PATIO	B	
<b>TOTAL OCCUPANTS</b>			

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## GRAPHICS LEGEND

**PARAPROPS** - **EXPRESS**

**WALL RESISTANCE:**

- 1 HOUR WALL
- 2 HOUR WALL
- 3 HOUR WALL

**EGRESS:**

- ● ● → ACCESSIBLE ROUTE
- - - → EGRESS ROUTE
- ↔ DIRECTION OF EXIT ARROW
- EXIT SYMBOL

**ROOM TAG:**

**ROOM NAME**  
L#-#  
#### SF → ROOM AREA

XX OLF: # → OCCUPANT LOAD FACTOR

### # → EXITS REQUIRED

↔ OCCUPANCY LOAD

 HATCH INDICATES AREA  
NOT IN SCOPE OF WORK

# WINTER

700 ROSECRANS AVE., BUILDING #65, TENANT C  
MANHATTAN BEACH, CA 90266  
PROJECT NUMBER: 24-195  
2430 EAST 11TH STREET,  
LOS ANGELES, CA 90021

# REWHON MANHATTAN BEACH TENANT IMPROVEMENT

ROSECRANS AVE., BUILDING #65, TENANT C  
MANHATTAN BEACH, CA 90266

**QUANCE NAME** **DATE**

# EGRESS AND OCCUPANCY PLAN