

ATTACHMENT G

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:

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REVISIONS:

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:

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& PATIO IMPROVEMENT

1700 ROSECRANS AVE.
MANHATTAN BEACH, CA
90266

DRAWN BY:	CHECKED BY:
JL	--

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

A-0.0

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

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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	KIT.	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	MEMB.	MEMBRANE
APPROX.	APPROXIMATE	MET.	METAL
ARCH.	ARCHITECTURAL	MFR.	MANUFACTURER
ASPH.	ASPHALT	MH.	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.	MULLION
CAB.	CABINET	N	NEW
C.B.	CATCH BASIN	N.L.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	Obs.	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.IAM.	PLASTIC LAMINATE
CONT.	CONTINUOUS	P.T.D.	PAPER TOWEL DISPENSER
CORR.	CORRIDOR		COMBINATION
CTSK.	COUNTERSUNK	P.T.D./R	PAPER TOWEL DISPENSER
CTR.	COUNTER		& RECEPTACLE
DBL.	DOUBLE	PL	PLATE
DEPT.	DEPARTMENT	PLAS.	PLASTER
DET.	DETAIL	PLYWD.	PLYWOOD
D.F.	DRINKING FOUNTAIN	PR.	PAIR
DIA.	DIAMETER	PRCST.	PRE-CAST
DIM.	DIMENSION	PT.	POINT OR PAINTED
DISP.	DISPENSER	Q.T.	QUARRY TILE
DN.	DOWN	R.	RISER
D.O.	DOOR OPENING	RAD.	RADIUS
DR.	DOOR	R.D.	ROOF DRAIN
D.S.	DOWNSPOUT	REF.	REFERENCE
D.S.P.	DRY STANDPIPE	REFR.	REFRIGERATOR
DWG.	DRAWING	RGTR.	REGISTER
DWR.	DRAWER	REINF.	REINFORCED
E	EXISTING	REQ.	REQUIRED
EA.	EACH	RESIL.	RESILIENT
E.D.F.	ELECTRICAL DRINKING FOUNTAIN	RM.	ROOM
E.J.	EXPANSION JOINT	R.O.	ROUGH OPENING
EL.	ELEVATION	RWD.	REDWOOD
ELEC.	ELECTRICAL	R.W.L.	RAIN WATER LEADER
ELEV.	ELEVATOR	S.C.	SOLID CORE
EMER.	EMERGENCY	S.C.D.	SEAT COVER DISPENSER
ENCL.	ENCLOSURE	SCHED.	SCHEDULE
E.P.	ELECTRICAL PANEL BOARD	S.A.	SOAP DISPENSER
EQ.	EQUAL	SECT.	SECTION
EQPT.	EQUIPMENT	SH.	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.ST.	STAINLESS STEEL
FDN.	FOUNDATION	S.SK.	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.	FLOOR	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
FPRF.	FIREPROOF	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
CA.	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.L.S.M	GALVANIZED IRON SHEET METAL	T.P.D.	TOILET PAPER DISPENSER
GL.	GLASS	T.V.	TELEVISION
GND.	GROUND	TYP.	TYPICAL
GR.	GRADE	U.N.O.	UNLESS NOTED OTHERWISE
GYP.	GYP SUM	V.P.	VISION PANEL
H.B.	HOSE BIB	VERT.	VERTICAL
H.C.	HOLLOW CORE	VEST.	VESTIBULE
HDWD.	HARDWOOD	W/	WITH
HDWL.	HARDWARE	W.C.	WATER CLOSET
H.M.	HOLLOW METAL	WD.	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 RESTRIPING OF PARKING SPACES AS COMPACT STALLS TO ACCOMMODATE A REQUIRED FIRE LANE. INTERIOR WORK IS UNDER SEPARATE PERMIT.

B

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 SPRINKLERED: YES; NFPA 13, EXISTING NO CHANGE
FIRE ALARM SYSTEM: YES, EXISTING NO CHANGE
OCCUPANCY GROUP: M-MERCANTILE , EXISTING NO CHANGE
TRAVEL DISTANCE: 250' MAX FULLY SPRINKLERED
COMMON PATH OF TRAVEL: 75' MAX FULLY SPRINKLERED

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:

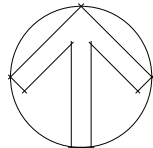
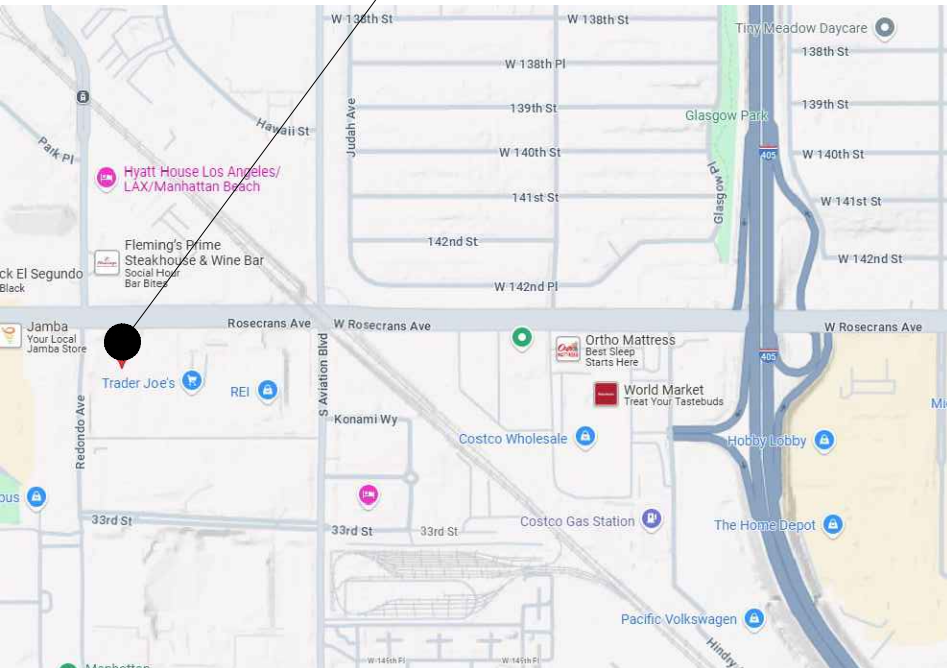
CALIFORNIA CODE OF REGULATIONS:
TITLE 19 - CALIFORNIA CODE OF REGULATIONS

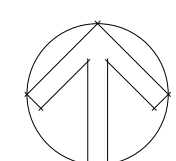
TITLE 24 - BUILDING STANDARDS CODE:
2022 CALIFORNIA ADMINISTRATIVE CODE
2022 CALIFORNIA ENERGY CODE - TITLE 24
2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA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

MANHATTAN BEACH MUNICIPAL CODE:
TITLE 10 - PLANNING AND ZONING

VICINITY MAP

PROJECT LOCATION





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

- 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" 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 (11B-301.2) AND OVERHANGING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80" (11B-301.2). 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.

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ARCHITECT:



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— — —

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1700 ROSECRANS AVE.
MANHATTAN BEACH, CA
90266

DRAWN BY:

11

CHECKED BY:

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

A-1.0

PROJECT:

10488 13

1618815

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KEYNOTE REFERENCE

- | # | 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 |

KARDENT
ARCHITECTURE | DESIGN

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REVISIONS:

[illegible]

PLAN CHECK:

1999

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1700 ROSECRANS AVE.
MANHATTAN BEACH, CA
90266

DRAWN BY:

JL

CHECKED BY:

1000

SHEET TITLE:

DEMOLITION SITE PLAN

SHEET NUMBER

A-1.1

PROJECT:	SCALE:	DATE:
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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

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MANHATTAN BEACH, CA
90266

DRAWN BY:

IL

CHECKED BY:

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

A-1.2

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

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