

GREAT WHITE

401 MANHATTAN BEACH BOULEVARD MANHATTAN BEACH, CALIFORNIA 90266

NATALIE
KAZANJIAN
ARCHITECT

1204 DON JOSE DRIVE
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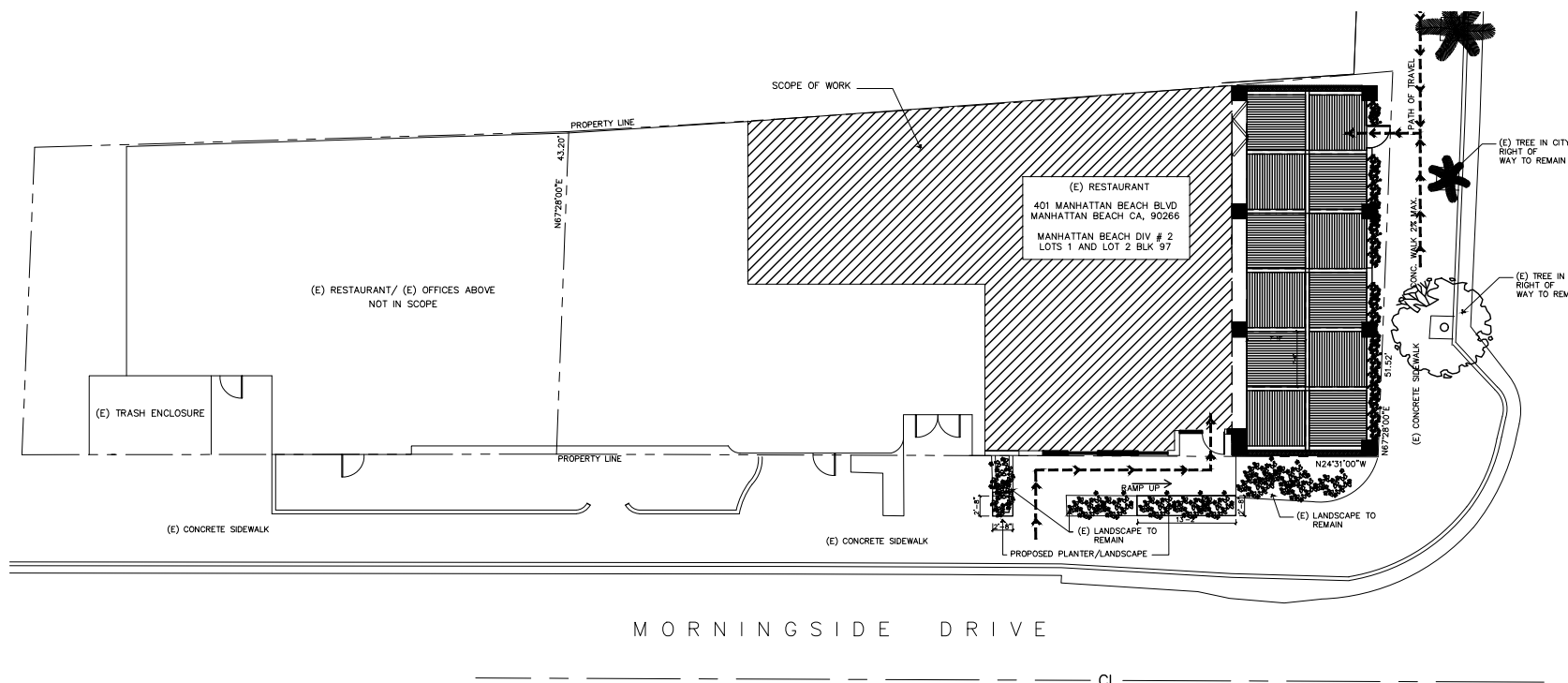
SYMBOLS AND TAGS

	REVISION TAG		KEYNOTE TAG		+0'-0" A.F.F. CEILING TAG
	SECTION CALLOUT		ROOM IDENTIFICATION		W XX# WALL FINISH TAG
	DETAIL SYMBOL		WINDOW TAG		F XX# FLOOR FINISH TAG
	ELEVATION CALLOUT		LEVEL INDICATOR		C XX# CEILING FINISH TAG
	DETAIL BOUNDARY		EXISTING WALL		NEW WALL
	DOOR TYPE		DEMO WALL		FF&E TAG

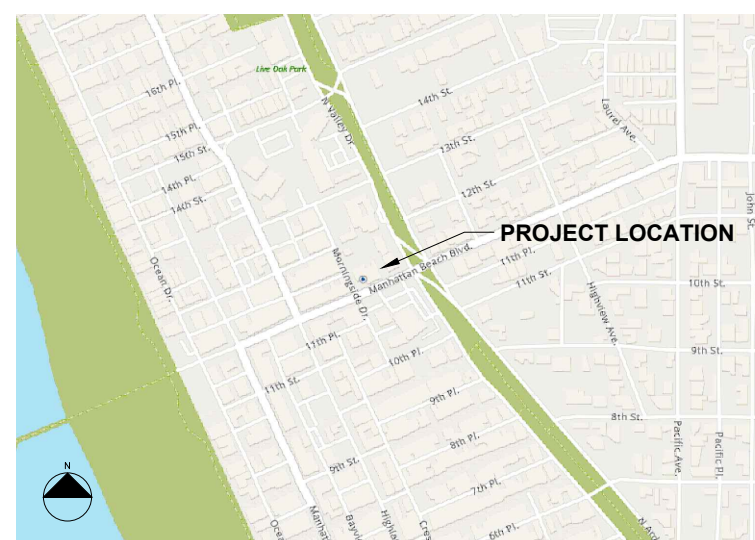
NOTES AND ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	G.C.	GENERAL CONTRACTOR	RM	ROOM
APPROX	APPROXIMATELY	GEN	GENERAL	SS	SOLID SURFACE
B.O.H.	BACK OF HOUSE/STORAGE	GL	GLASS	STD	STANDARD
CUST.	CUSTOM	GYP.	GYPSPUM BOARD	STP	SPECIAL PAINT
DIA.	DIAMETER	HDW	HARDWARE	ST	STONE
DIST.	DISTRIBUTOR	KE	KEEP EXISTING	TL	TILE
(E)	EXISTING	MOD.D.	MODULAR	T.O.S	TOP OF SLAB
ELEC	ELECTRICAL	MR	MIRROR	T.B.D.	TO BE DETERMINED
ELEV.	ELEVATION	MW	MILLWORK	(TYP)	TYPICAL OR THROUGHOUT
EQ.	EQUAL	N.I.C.	NOT IN CONTRACT	U/S	UNDER SIDE
E	EQUIPMENT	O.C	ON CENTER	UC	UNDER COUNTER
(E)	EXISTING TO REMAIN	O.D.	OUTSIDE DIAMETER	V.I.F	VERIFY IN FIELD
F.A.	FINISH FLOOR	PT	PAINT	WP	WALLPAPER
FF&E	FURNITURE, FIXTURE, & EQUIPMENT	PL	PLASTER	W/	WITH
FIN.	FINISHED	P	PLUMBING FIXTURE	W.C.	WATER CLOSET
FIXT.	FIXTURE	R	RADIUS	WD	WOOD
FL	FLOOR				

PLOT PLAN



VICINITY MAP



CONSULTANTS:

ARCHITECT: NATALIE KAZANJIAN ARCHITECT, INC.
1204 DON JOSE DRIVE
GLENDALE, CA 91207
310.748.9218

STRUCTURAL/CIVIL ENGINEERS: TUCHSCHER ENGINEERING GROUP, INC.
130 PINE AVE
3RD FLOOR
LONG BEACH, CA 90802
310.613.9980
PENY VILLANUEVA

MECHANICAL/PLUMBING/ELECTRICAL ENGINEERS: GRO ENGINEERING GROUP, INC.
18652 FLORIDA STREET, SUITE 100
HUNTINGTON BEACH, CA 92648
714.847.7100

PROJECT INFORMATION

SCOPE OF WORK: REVISED (E) ACCESSIBLE RAMP IN CITY RIGHT OF WAY INCLUDING NEW RAMP AND NEW PLANTERS. ALL EXISTING PLANTERS TO REMAIN.

PROJECT LOCATION: 401 MANHATTAN BEACH BOULEVARD
MANHATTAN BEACH, CALIFORNIA 90266

OWNER: 401 MANHATTAN BEACH, LLC
401 MANHATTAN BEACH BOULEVARD
MANHATTAN BEACH, CALIFORNIA 90266

OCCUPANCY: A-2

CONSTRUCTION TYPE: TYPE V-B -FULLY SPRINKLERED

NUMBER OF STORIES: EXISTING 1-LEVEL
PROPOSED 1-LEVEL TO REMAIN

NUMBER OF BUILDINGS: 1

USE: EXISTING - RESTAURANT - A

HEIGHT: EXISTING - 21'-0"
PROPOSED - 21'-0" TO REMAIN

NFRP-13 FIRE SPRINKLER: YES (UNDER SEPARATE PERMIT)

LEGAL DESCRIPTION:

ZONING DISTRICT: CD (DOWNTOWN COMMERCIAL)

ACCESSOR'S ID: 4179-003-003

LEGAL DESCRIPTION: MANHATTAN BEACH DIV # 2 LOTS 1
AND LOT 2 BLK 97

LOT SIZE: 5,209 SF

DRAWING SHEET INDEX

ARCHITECTURAL

A-0.0 PROJECT DATA / INDEX SHEET

TS-1 TOPOGRAPHIC SURVEY

A-1.0 EXISTING AND PROPOSED SITE PLAN

A-2.0 ENLARGED PROPOSED PLAN

A-3.0 PROPOSED LANDSCAPE PLAN

GOVERNING CODES:

ALL WORK SHALL BE IN CONFORMANCE WITH, BUT NOT LIMITED TO, THE REQUIREMENTS OF THE CALIFORNIA AND LOCAL CITY CODES HAVING JURISDICTION.

BUILDING CODES: THIS PROJECT SHALL COMPLY WITH THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE (CBC) WITH THE 2022 CALIFORNIA GREEN BUILDING CODE AND CITY OF MANHATTAN BEACH AMENDMENTS.

CITY OF MANHATTAN BEACH MUNICIPAL CODE
CALIFORNIA BUILDING CODE (2022) EDITION
CALIFORNIA PLUMBING CODE (2022) EDITION
CALIFORNIA MECHANICAL CODE (2022) EDITION
CALIFORNIA ELECTRICAL CODE (2022) EDITION
CALIFORNIA ENERGY AND RESIDENTIAL CODES (2022 EDITION)
CALIFORNIA GREEN CODE (2022)
CALIFORNIA FIRE CODE (2022)

MISCELLANEOUS NOTES:

TENANT'S GENERAL CONTRACTOR SHALL VISIT THE PREMISES AND VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND SHALL REPORT ALL DISCREPANCIES TO TENANT'S ARCHITECT.
TENANT'S GENERAL CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS REGARDING CONSTRUCTION PROCEDURES, INSURANCE, ETC., AS SET FORTH BY THE LANDLORD.

REVISION/ISSUE DATE

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PROJECT:

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INDEX SHEET

A-0.0

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LEGAL DESCRIPTION:

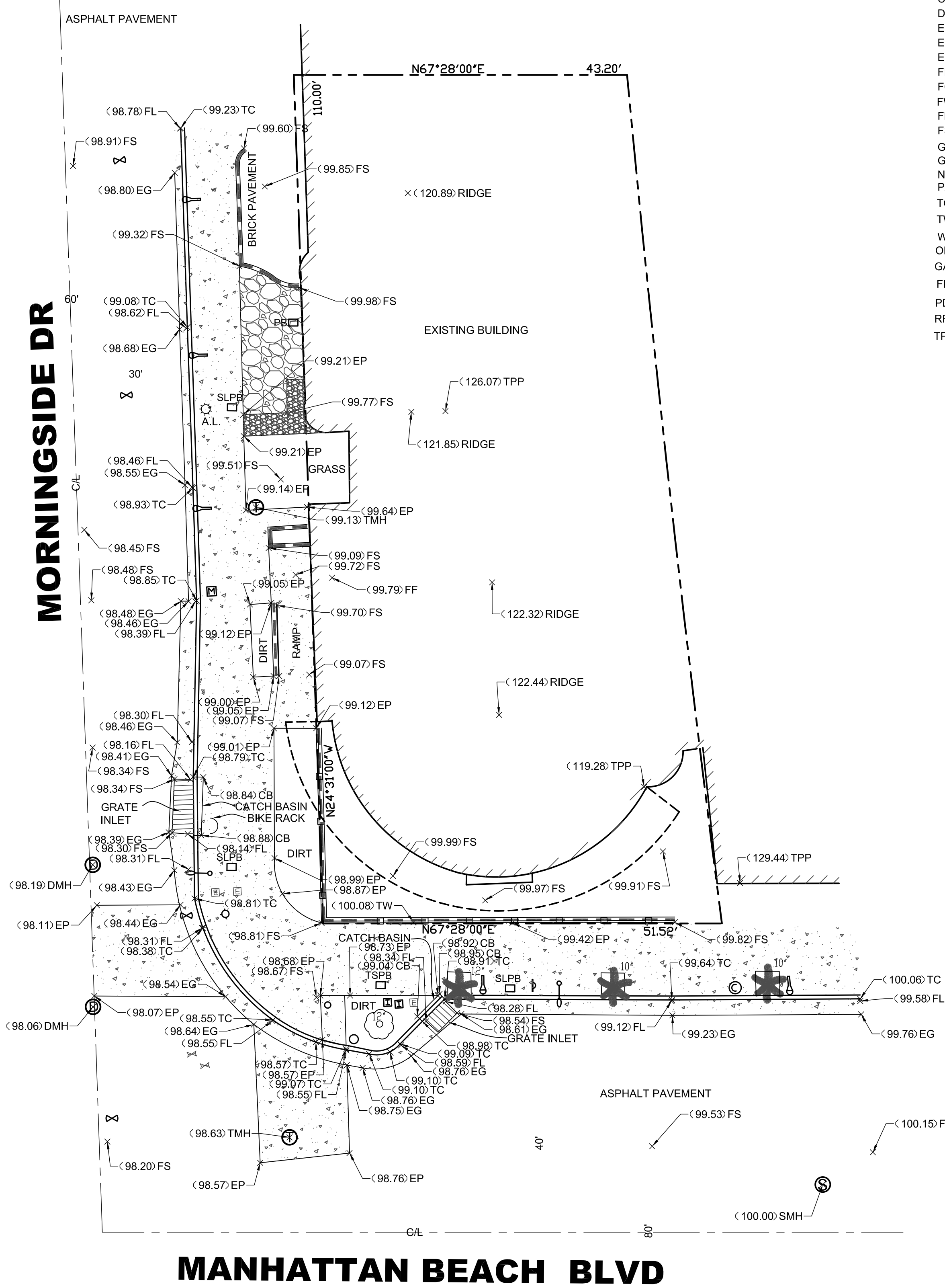
LOT 1 IN BLOCK 97 OF MANHATTAN BEACH DIVISION NO.2 TRACT, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGE 95-96 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN: 4179-003-009

NOTES:

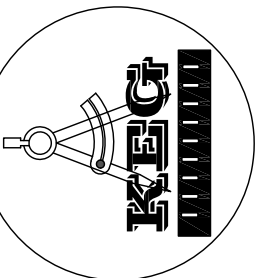
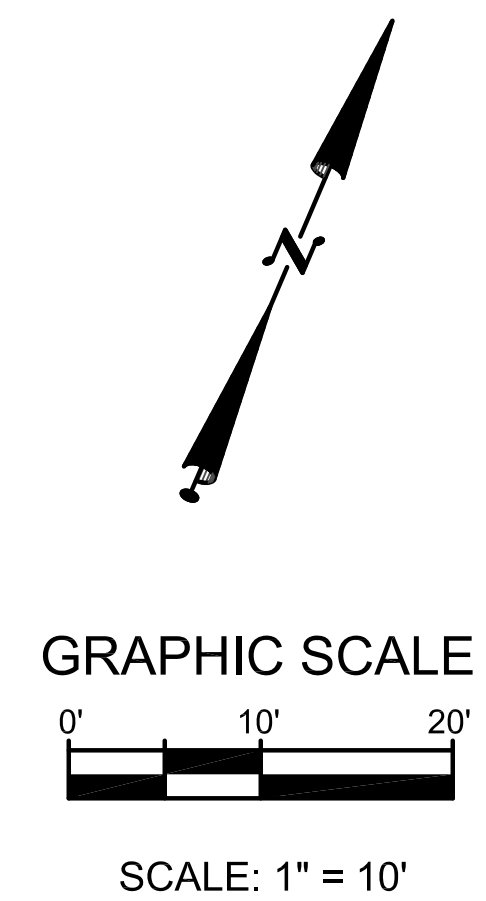
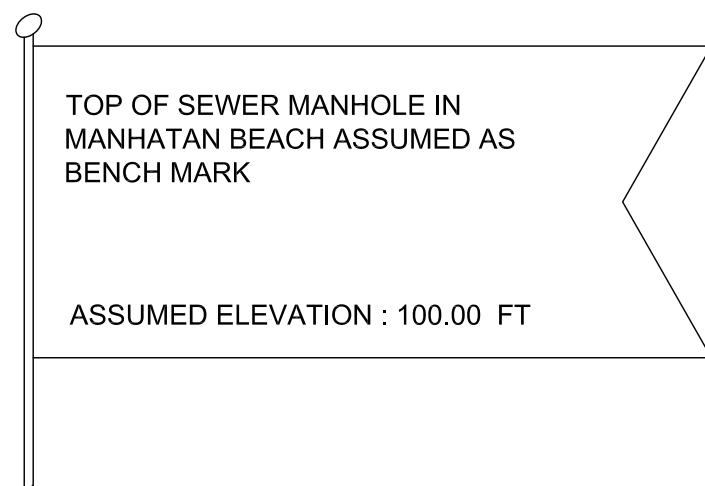
1. THE LEGAL DESCRIPTION, BOUNDARIES SHOWN HEREON ARE PER RECORD DATA.
2. FOR PLOT THE EASEMENT IF ANY, OWNER NEED TO PROVIDE HYPER LINK OF PRELIMINARY TITLE REPORT.

LEGEND

- | | | |
|------------------------|------------------------------------|--------------------------------------|
| AC = ASPHALT CONCRETE | A.L. = AREA LIGHT | ⊙ = SEWER CLEAN-OUT |
| BLDG = BUILDING | PB = PULL BOX | EM = ELECTRIC METER |
| BW = BACK OF WALK | ⊕ = TELEPHONE MAINT HOLE | CB = CATCH BASIN |
| CB = CATCH BASIN | ⊕ = STREET LIGHT | ⊕ = GAS VALVE |
| CL = CENTERLINE | ⊕ = WATER VALVE | ⊕ = GUY WIRE |
| CF = CURB FACE | ⊕ = FIRE HYDRANT | ⊕ = POWER POLE |
| CLF = CHAIN LINK FENCE | ⊕ = STORM DRAIN MH | ⊕ = WATER METER |
| CONG = CONCRETE | ⊕ = WATER VALVE | ⊕ = GAS METER |
| DWY = DRIVEWAY | ⊕ = GAS VALVE | + = SPOT ELEVATION |
| EG = EDGE OF GUTTER | ⊕ = TRAFFIC SIGNAL PULL BOX | — OHE — = OVER HEAD WIRE |
| EP = EDGE OF PAVEMENT | ⊕ = PULLBOX IRRIGATION | — W — = WOOD FENCE |
| FF = FINISHED FLOOR | ⊕ = ELECTRIC PULLBOX | -x-x- = CHAIN LINK FENCE |
| FG = FINISHED GRADE | ⊕ = STREET LIGHT PULL BOX | — W — = WROUGHT IRON FENCE |
| FW = FRONT OF WALK | ⊕ = PARKING METER | — S — = RETAINER STONE WALL |
| FL = FLOW LINE | ⊕ = TREE-
SIZE IN INCHES | — S — = RETAINER CONCRETE BLOCK WALL |
| FS = FINISHED SURFACE | ⊕ = 22" OAK TREE
SIZE IN INCHES | — B — = BOUNDARY LINE |
| GM = GAS METER | ⊕ = PALM TREE
SIZE IN INCHES | — C — = CONCRETE PAVEMENT |
| GV = GAS VALVE | ⊕ = SEWER MAINT HOLE | — A — = ASPHALT PAVEMENT |
| NG = NATURAL GROUND | ⊕ = SIGN | — B — = BRICK PAVEMENT |
| PA = PLANTER AREA | | |
| TC = TOP OF CURB | | |
| TW = TOP OF WALL | | |
| WF = WALL FACE | | |
| OH = OVER HEAD WIRE | | |
| GA = GUY ANCHOR | | |
| FP = FIRE PLACE | | |
| PD = PARKWAY DRAIN | | |
| RRT = RAILROAD TIE | | |
| TPP = TOP OF PARAPET | | |



BENCHMARK

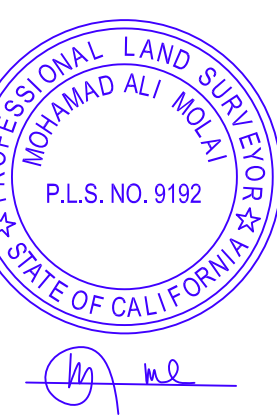


KEG GROUP INC.
 (818)919-8133
 KAMYAR@KAMRAVA.COM
 12838 KLING ST STUDIO CITY, CA 91604

PREPARED FOR
SAM TRUDE

PARTIAL TOPOGRAPHY SURVEY
 401 MANHATAN BEACH BLVD. MANHATAN BEACH, CA 90266

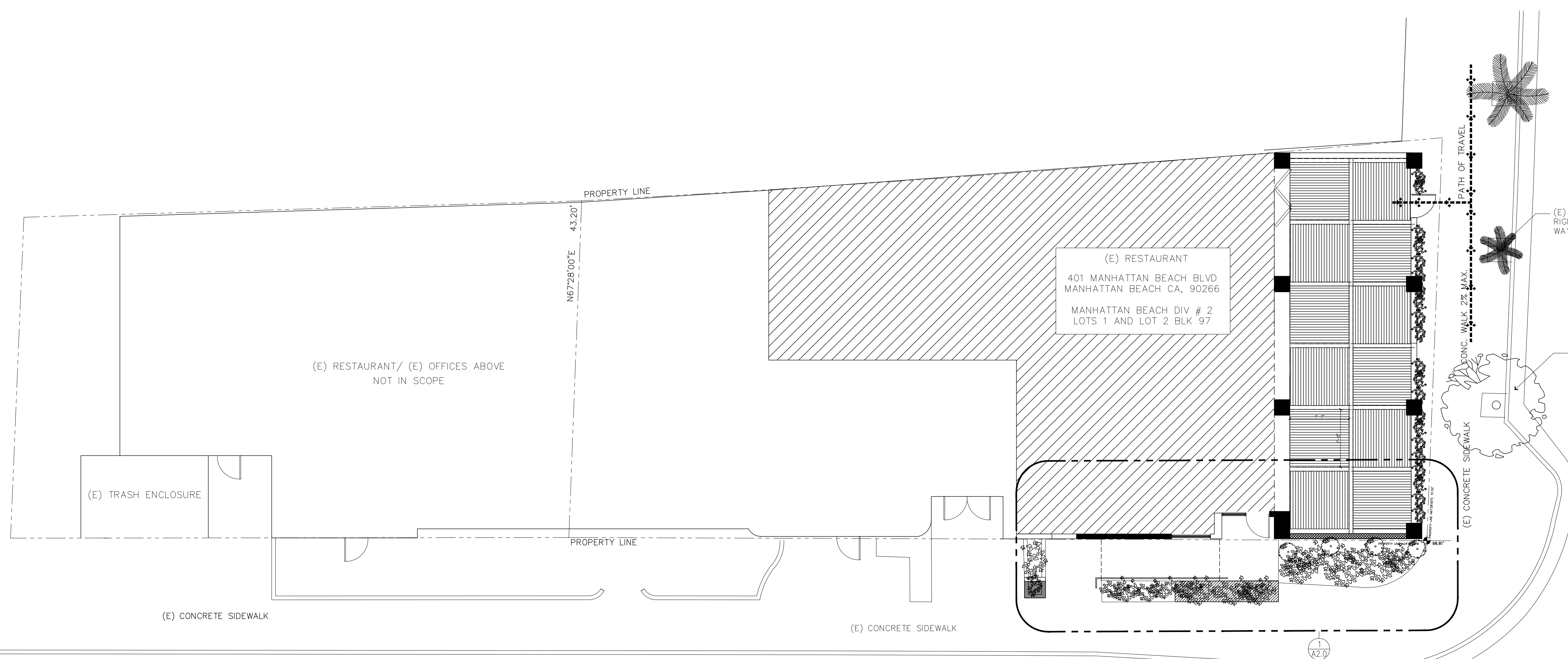
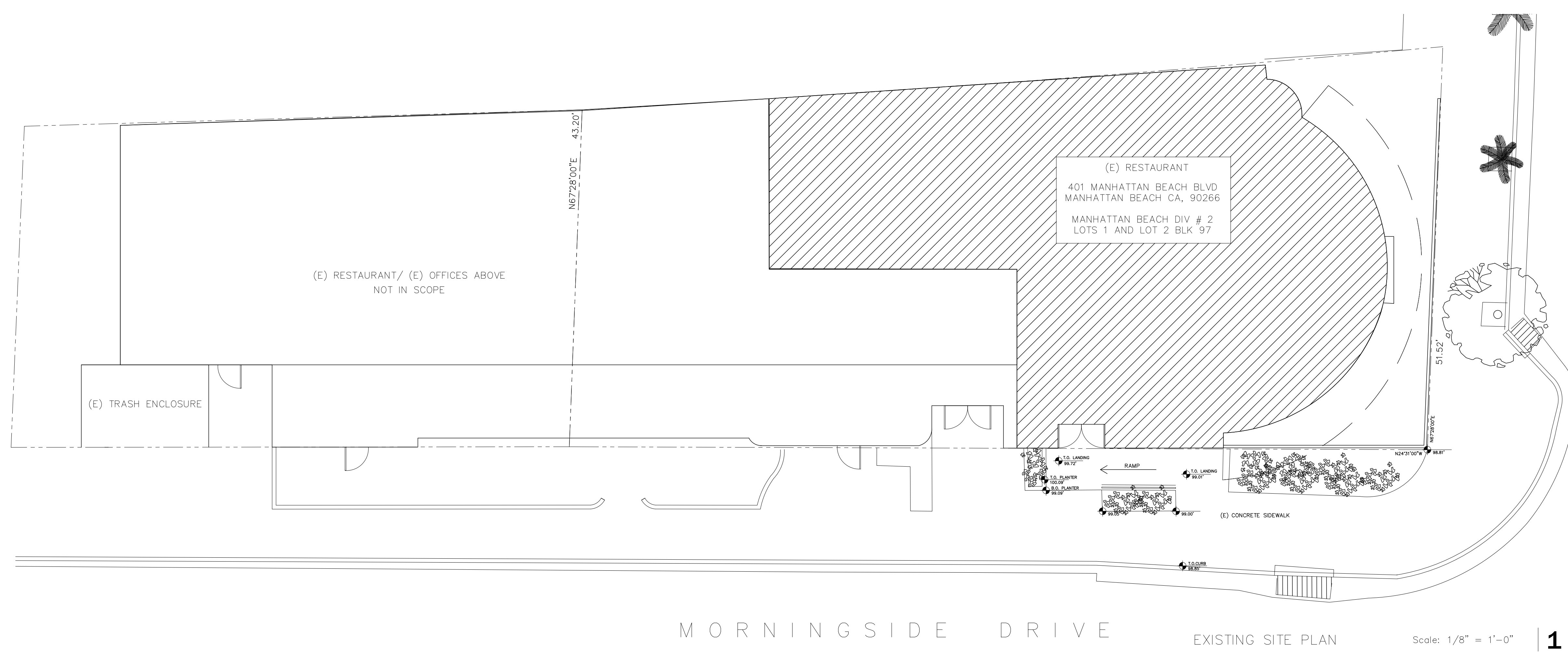
PROFESSIONAL STAMP



SCALE: 1" = 10'

SHEET NO.

TS-1
 SHEET 1 OF 1



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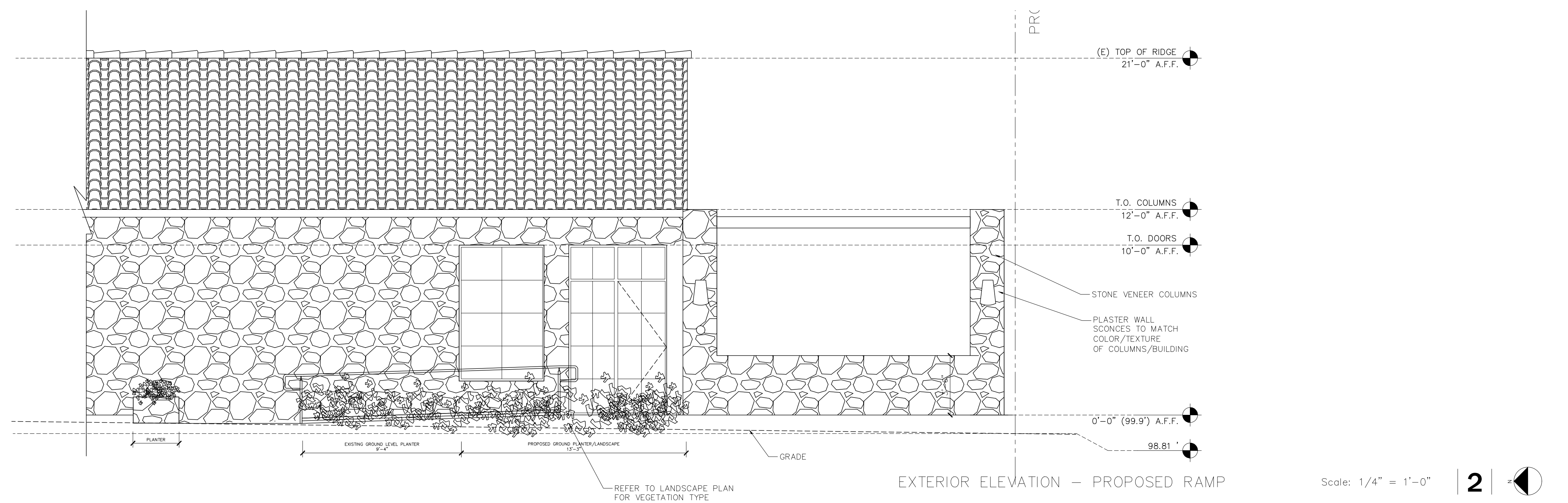
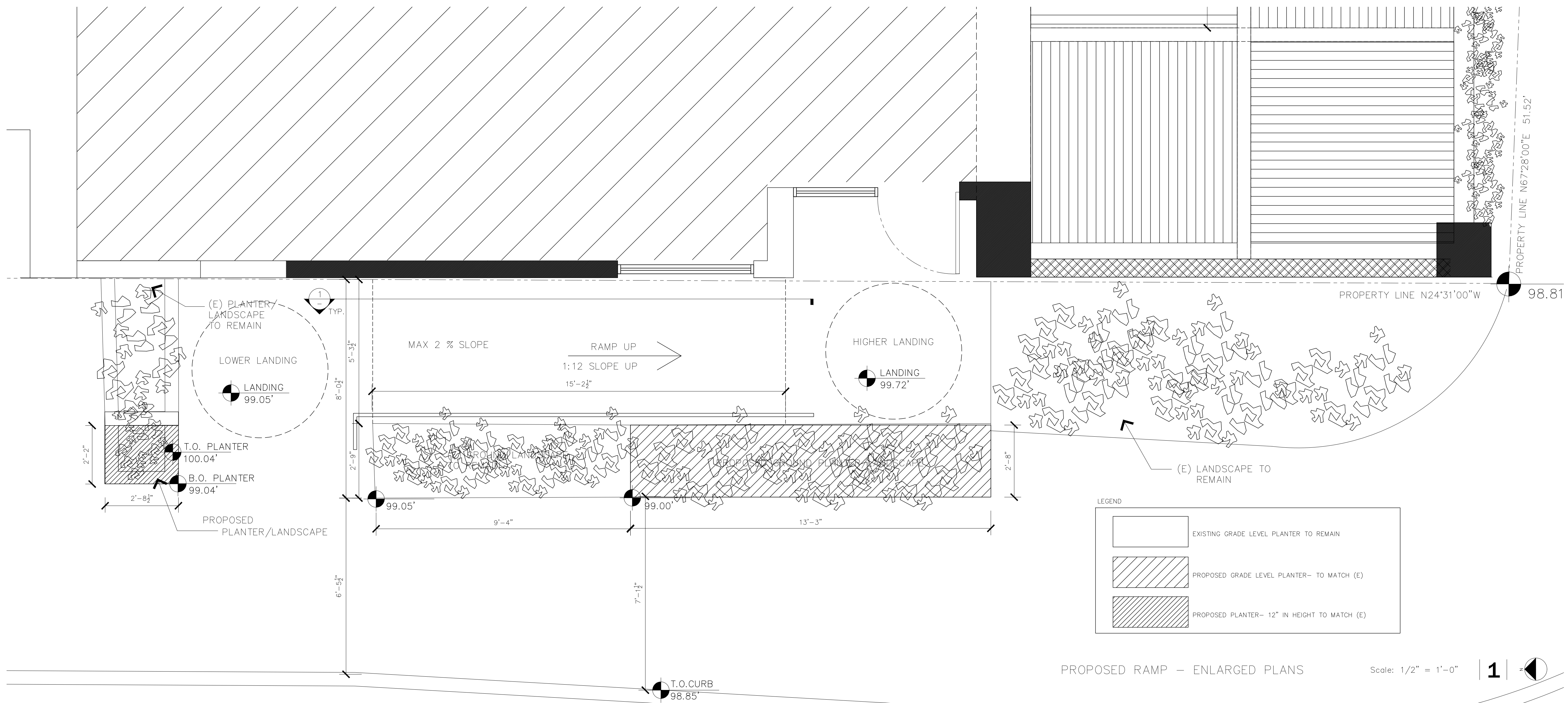
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SITE PLAN

A-1.0

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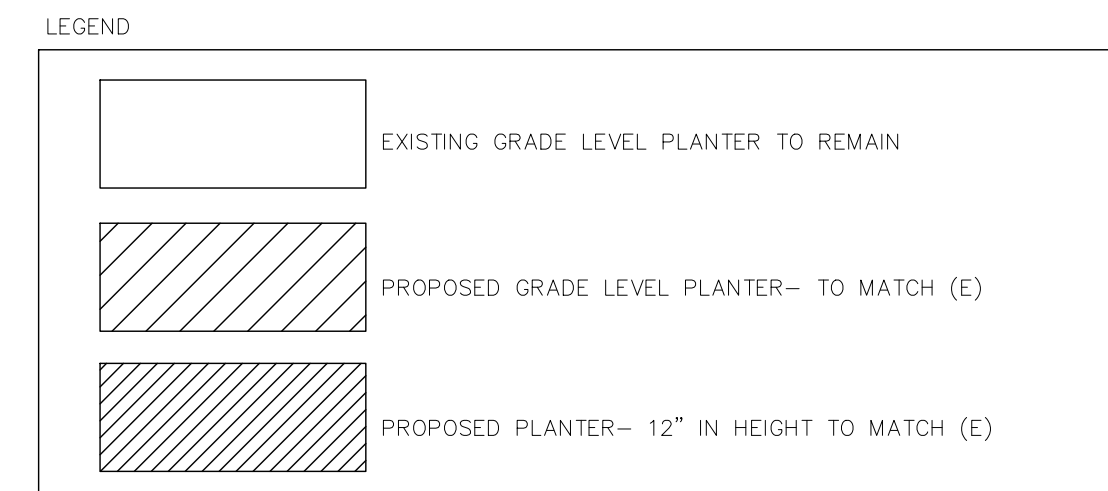
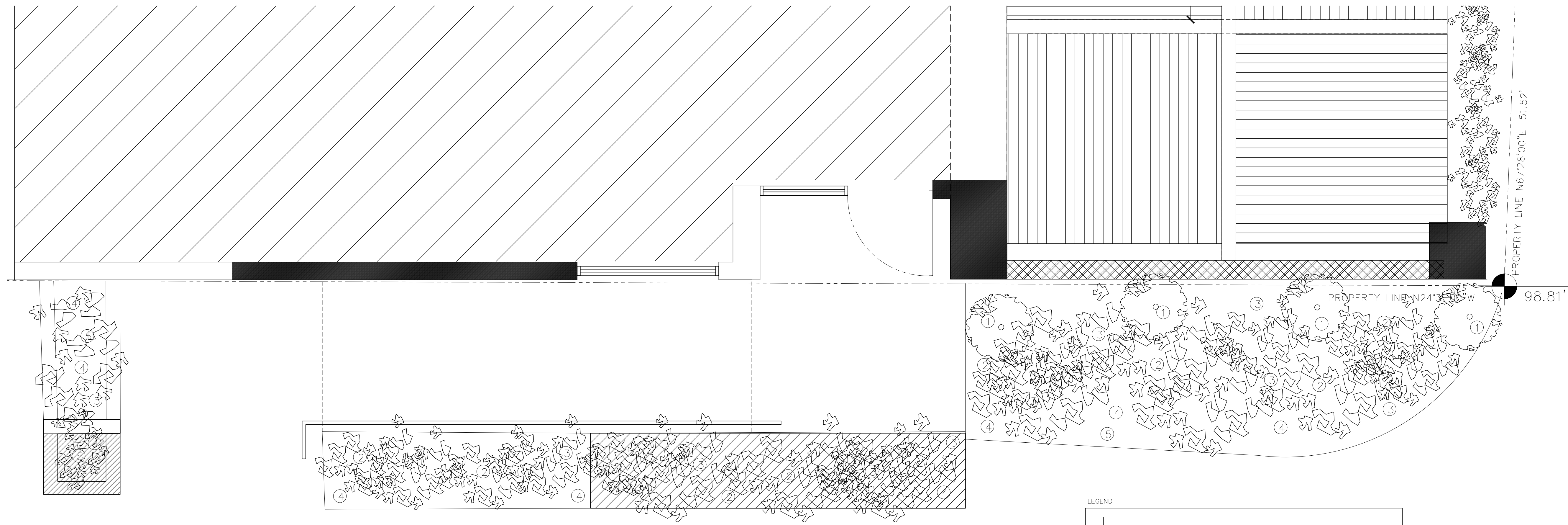
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PROPOSED ENLARGED PLANS

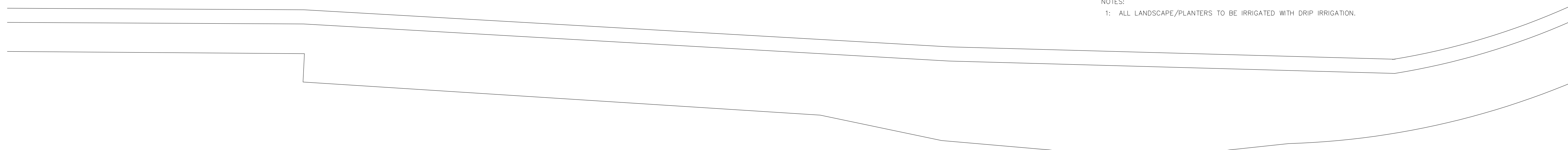
A-2.0

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PROPOSED LANDSCAPE PLAN Scale: 1/2" = 1'-0" | 1

NOTES:
1: ALL LANDSCAPE/PLANTERS TO BE IRRIGATED WITH DRIP IRRIGATION.



TREE INVENTORY				
TREE NUMBER	TREE SPECIES	COMMON NAME	HEIGHT	CITY RIGHT OF WAY
1	Olea WILSONII MULTI	WILSON OLIVE	20'	Y
2	ACACIA CULTRIFORMIS	ACACIA CULTRIFORMIS	24"	Y
3	AGAVE SHAWII X ATTENUATA 'BLUE FLAME'	BLUE FLAME AGAVE	24"-36"	Y
4	PENNISETUM SETACEUM	GREEN FOUNTAIN GRASS	24"-36"	Y
5	WESTRINGIA GREY BOX	NATIVE ROSEMARY	18"	Y

LANDSCAPE SPECIES | 2

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PROPOSED LANDSCAPE PLAN

A-3.0

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