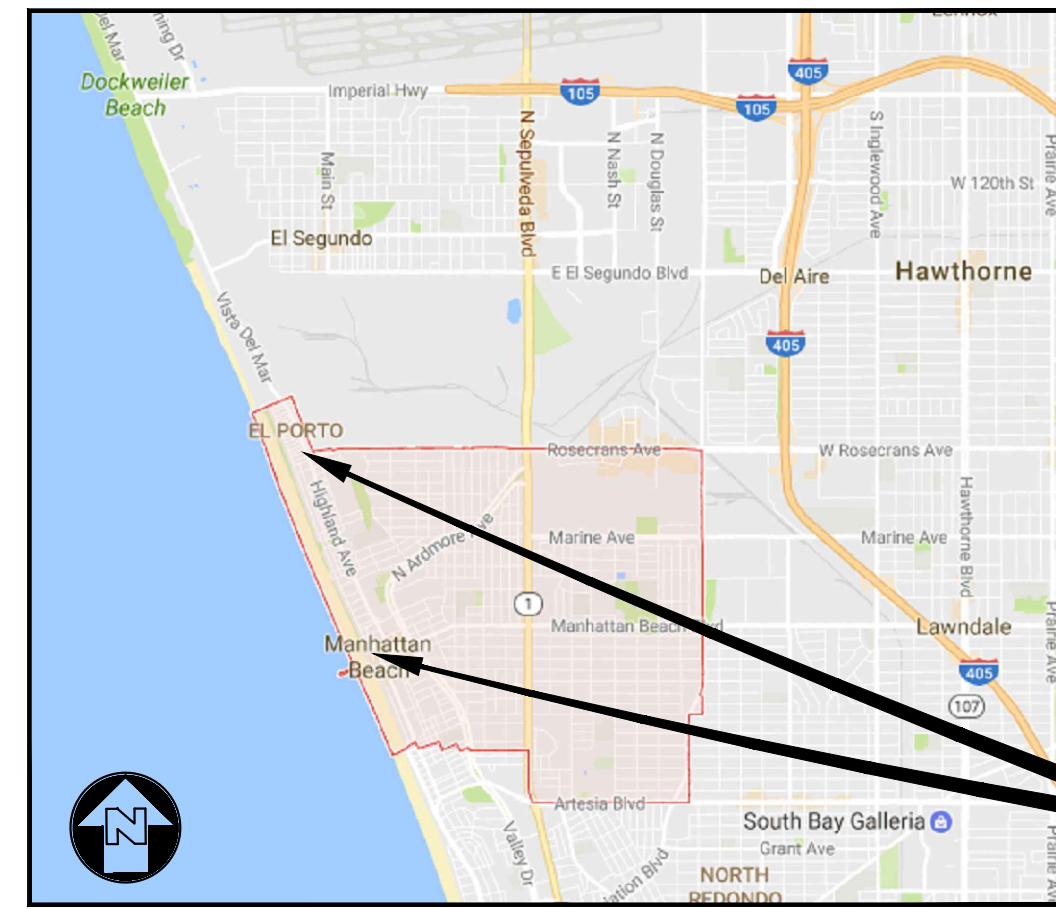


CITY OF MANHATTAN BEACH PLANS FOR MANHATTAN BEACH OUTDOOR DINING



PUBLIC WORKS DEPARTMENT
3621 BELL AVENUE
MANHATTAN BEACH, CALIFORNIA 90266



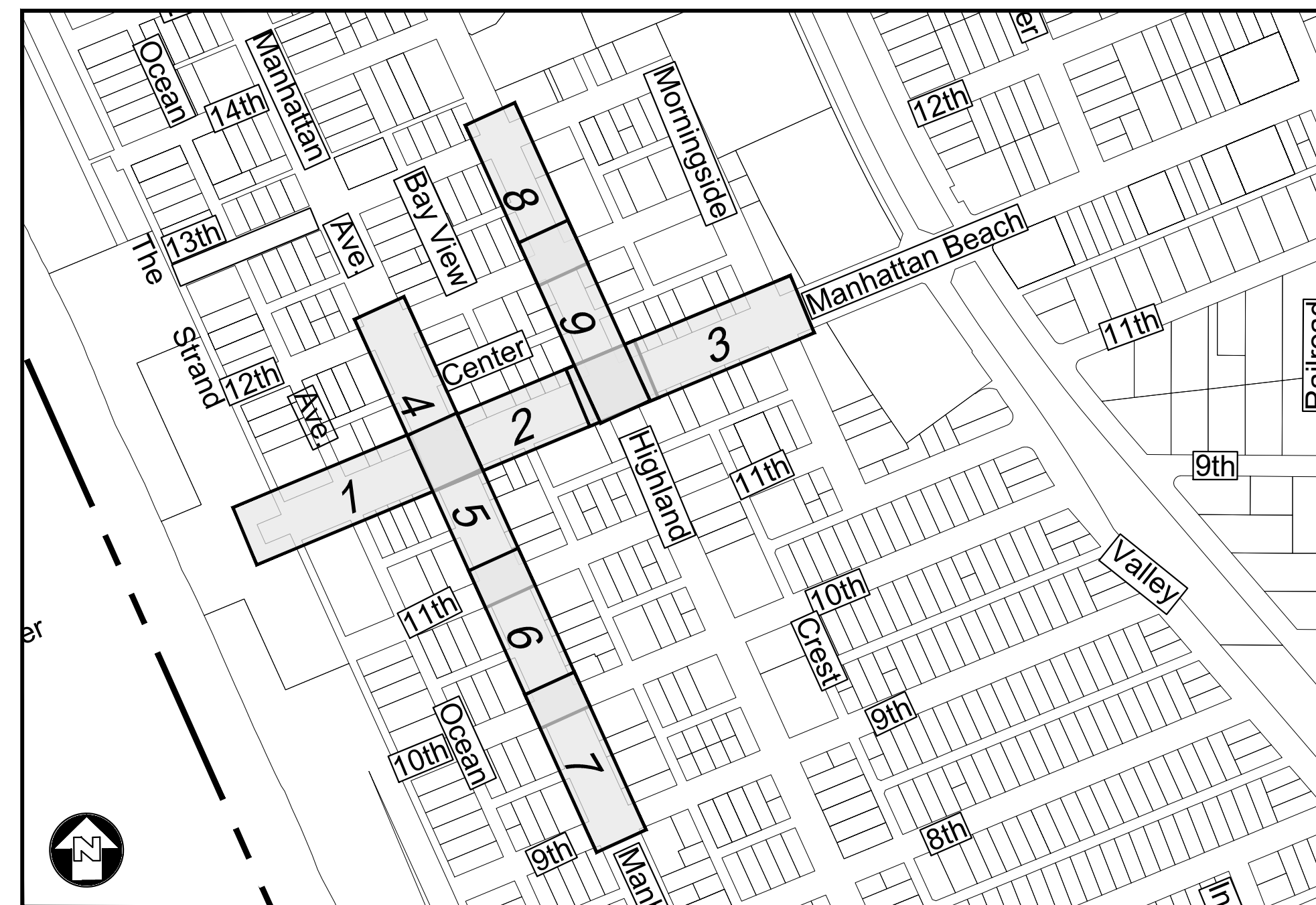
VICINITY MAP

NOT TO SCALE

PROJECT SITES



NORTH MANHATTAN BEACH OUTDOOR DINING AREAS



DOWNTOWN OUTDOOR DINING AREAS

LOCATION MAPS

NOT TO SCALE

PRELIMINARY (5%) DESIGN

INDEX OF DRAWINGS		
SHEET NO.	SHEET TITLE	
1	G1.0	COVER SHEET
2	D1.1	TYPICAL SIDEWALK AND DINING AREA SECTIONS
3	D1.2	DINING AREA TYPOLOGY PERSPECTIVES
4	C1.1	MANHATTAN BEACH BOULEVARD – FROM THE STRAND TO MANHATTAN AVE
5	C1.2	MANHATTAN BEACH BOULEVARD – FROM MANHATTAN AVE TO HIGHLAND AVE
6	C1.3	MANHATTAN BEACH BOULEVARD – FROM HIGHLAND AVE TO MORNINGSIDE DRIVE
7	C1.4	MANHATTAN AVE – FROM 12TH STREET TO MANHATTAN BEACH BOULEVARD
8	C1.5	MANHATTAN AVE – FROM MANHATTAN BEACH BOULEVARD TO 11TH STREET
9	C1.6	MANHATTAN AVE – FROM 11TH STREET TO 10TH STREET
10	C1.7	MANHATTAN AVE – FROM 10TH STREET TO 9TH STREET
11	C1.8	HIGHLAND AVE – FROM 13TH STREET TO 12TH STREET
12	C1.9	HIGHLAND AVE – FROM 12TH STREET TO MANHATTAN BEACH BOULEVARD
13	C1.10	HIGHLAND AVE – FROM 39TH STREET TO 38TH STREET
14	C1.11	HIGHLAND AVE – FROM ROSECRANS AVE TO 36TH STREET
15	C1.12	HIGHLAND AVE – FROM 35TH STREET TO 33RD STREET
16	PH1.0	POTENTIAL PHASING & COSTING APPROACH FOR OUTDOOR DINING IMPROVEMENTS

CITY OF MANHATTAN BEACH
PUBLIC WORKS DEPARTMENT – ENGINEERING DIVISION

REVISIONS			
NO.	DESCRIPTION	BY	DATE

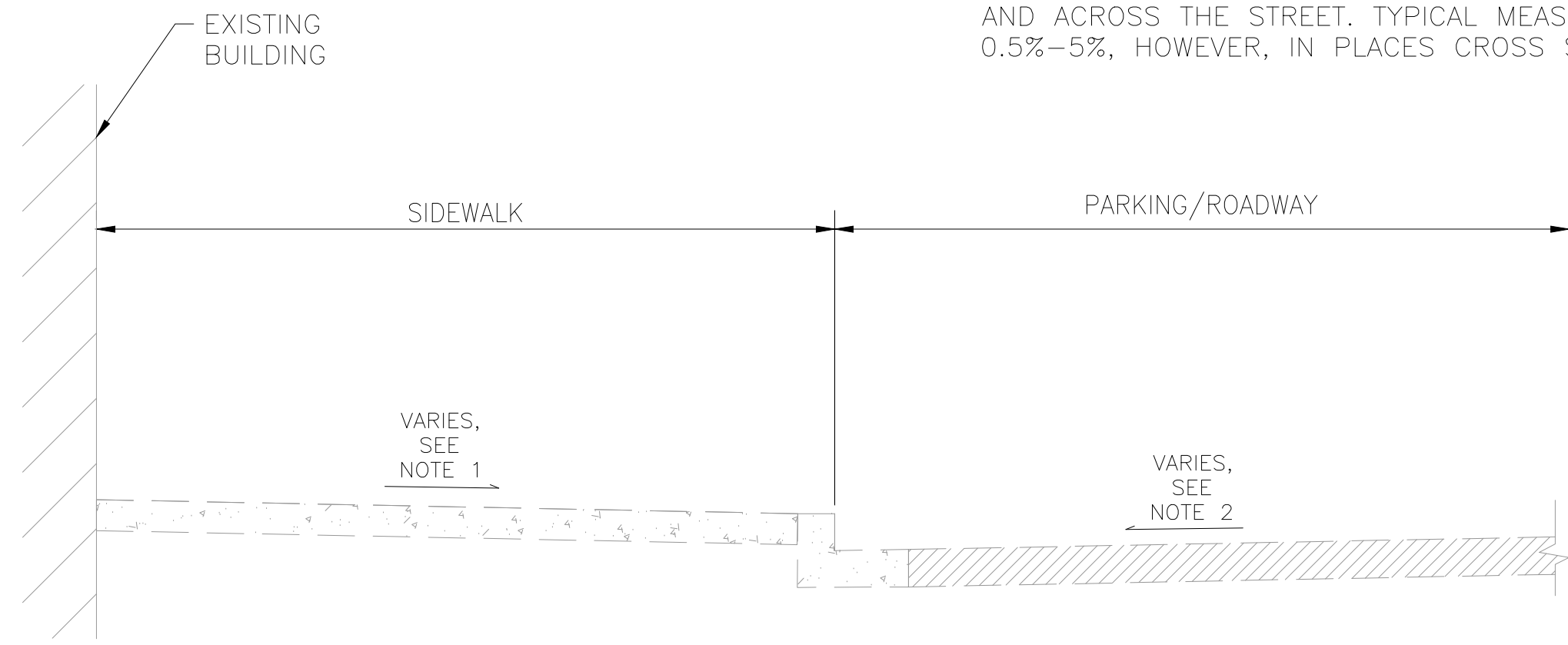
**OUTDOOR DINING
PRELIMINARY (5%) DESIGN**

COVER SHEET

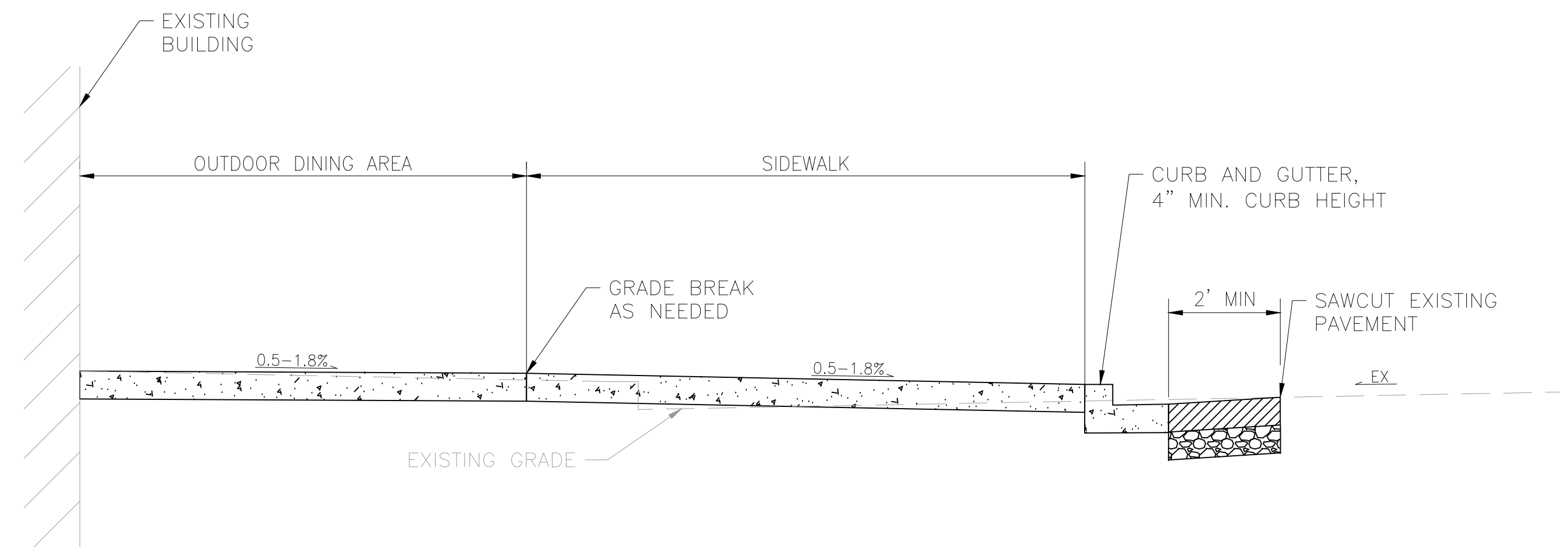


SCALE AS NOTED	DATE 09-20-24	SHEET NO. G1.0
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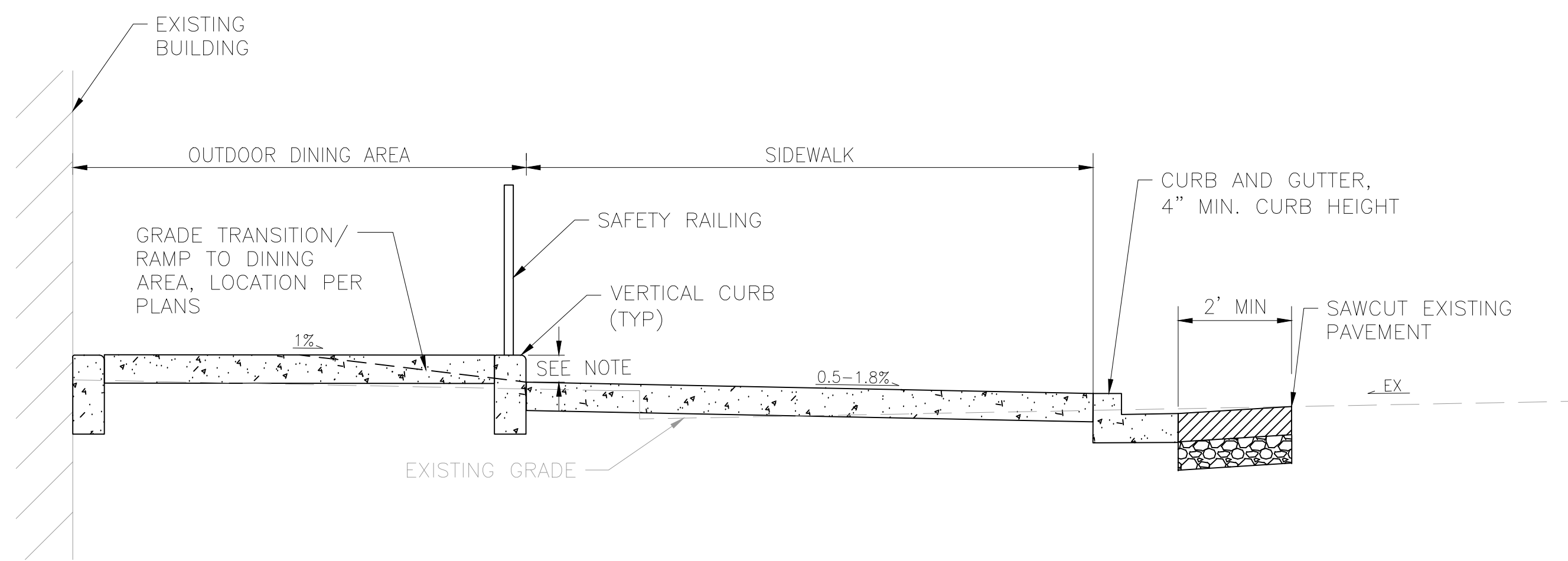
- NOTES:
1. THE TYPICAL EXISTING DOWNTOWN SIDEWALK WAS FIELD MEASURED AS 10' WIDE WITH FIELD MEASURED CROSS SLOPES THAT VARIED FROM ~0.5%–2.5%.
 2. EXISTING ROADWAY CROSS SLOPES VARY BY LOCATION, BOTH ALONG THE BLOCK AND ACROSS THE STREET. TYPICAL MEASURED CROSS SLOPES VARIED BETWEEN 0.5%–5%, HOWEVER, IN PLACES CROSS SLOPES WERE AS HIGH AS 10%.



Sample Existing Section ^{NTS} 1

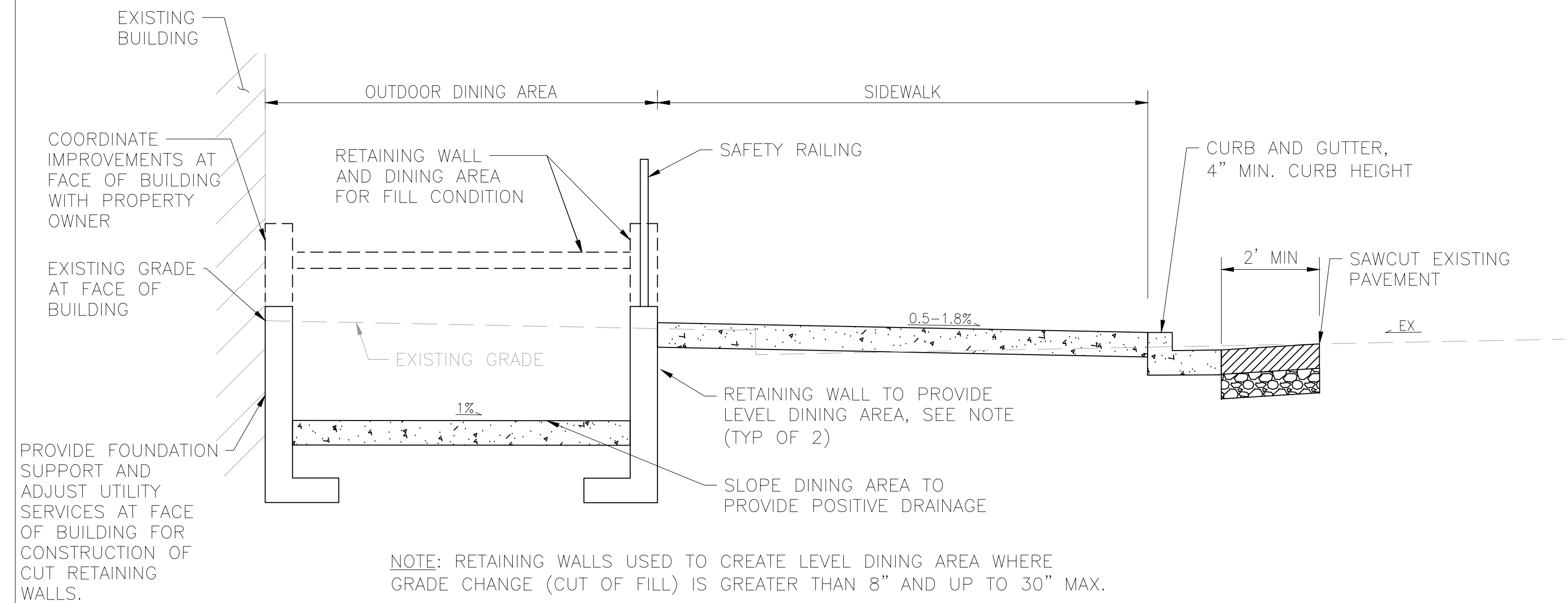


Typical Section at Dining Area without Curb/Retaining Wall ^{NTS} 2



NOTE: ASSUME VERTICAL CURB IS USED TO PROVIDE LEVEL DINING AREA WHEN GRADE CHANGE (CUT OF FILL) IS LESS THAN ~8".

Typical Section at Dining Area with Vertical Curbs ^{NTS} 3




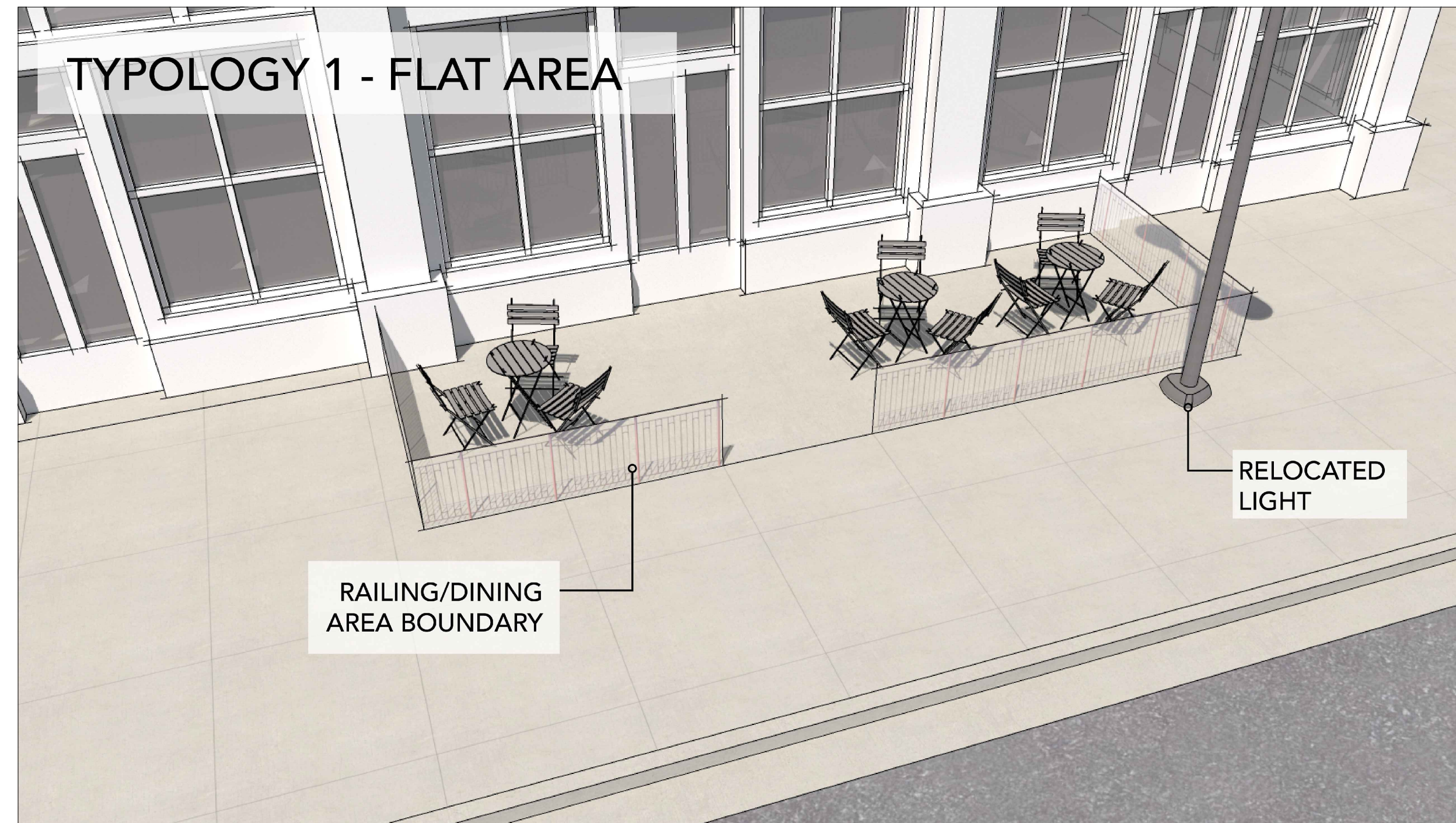
NOTE: RETAINING WALLS USED TO CREATE LEVEL DINING AREA WHERE GRADE CHANGE (CUT OF FILL) IS GREATER THAN 8" AND UP TO 30" MAX.

Typical Section at Dining Area with Retaining Walls ^{NTS} 4

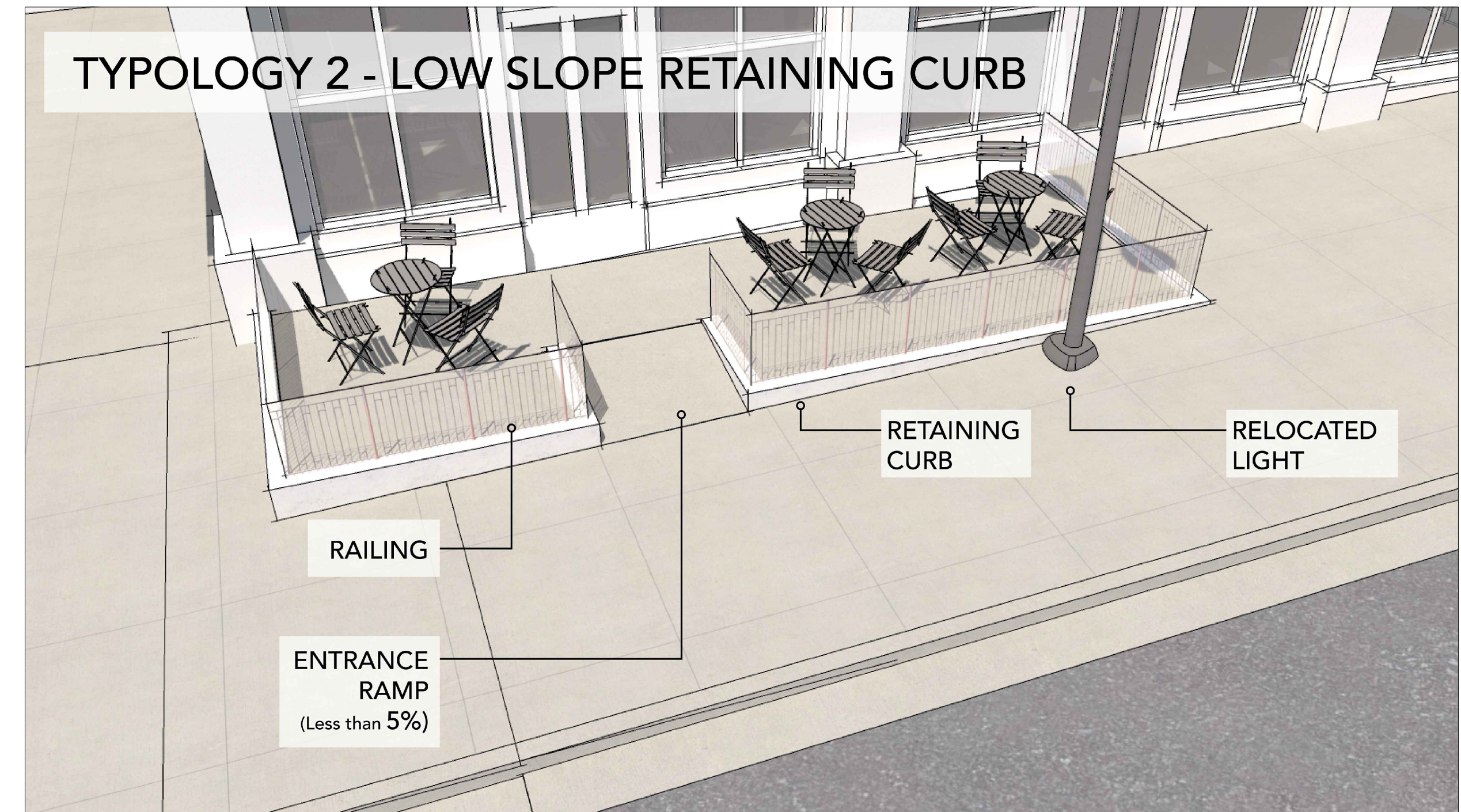
Not Used ^{NTS} 5

Not Used ^{NTS} 6

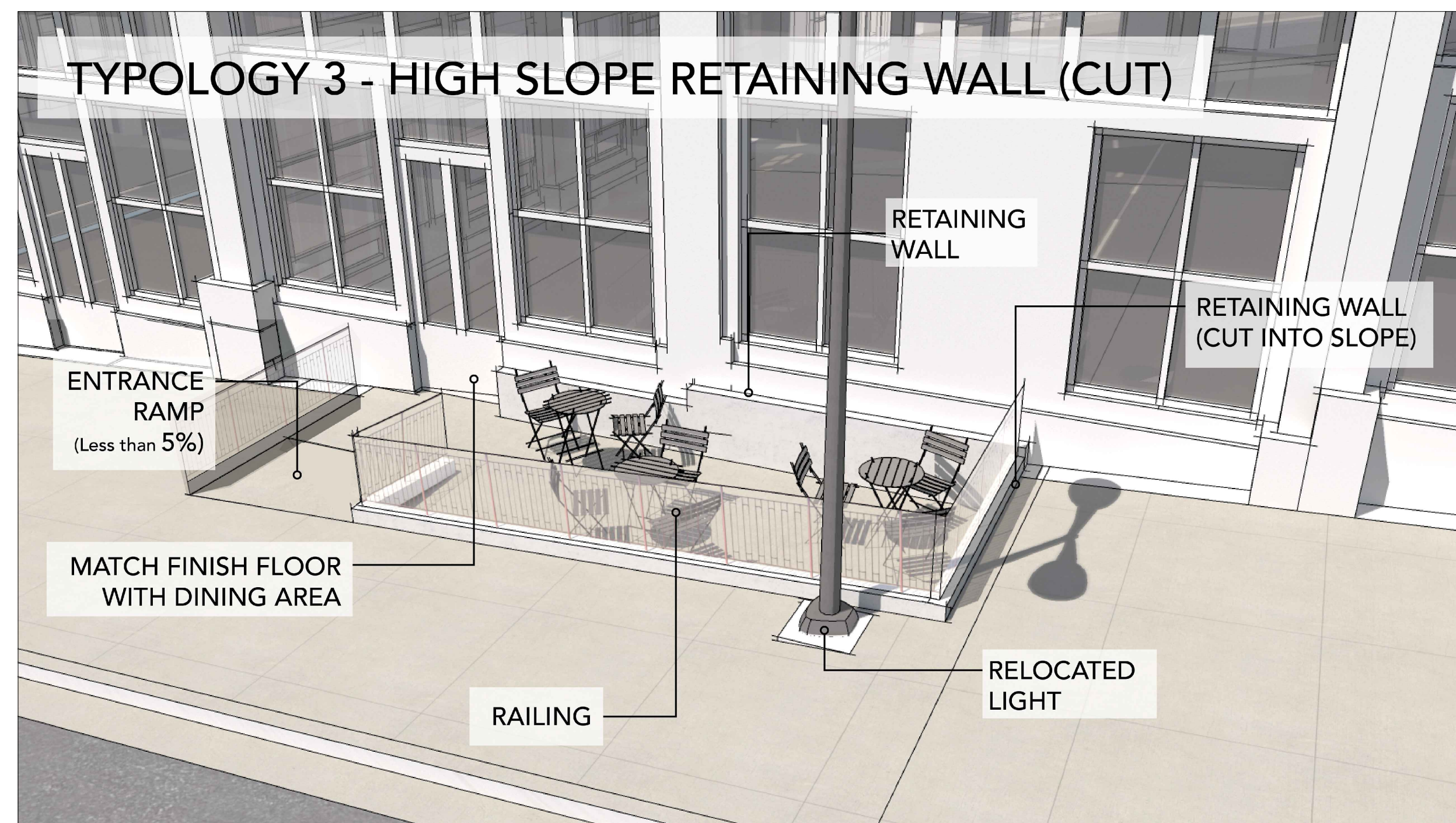
CITY OF MANHATTAN BEACH PUBLIC WORKS DEPARTMENT – ENGINEERING DIVISION																									
OUTDOOR DINING PRELIMINARY (5%) DESIGN																									
TYPICAL SIDEWALK AND DINING AREA SECTIONS																									
<table border="1"> <thead> <tr> <th colspan="4">REVISIONS</th> </tr> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		REVISIONS				NO.	DESCRIPTION	BY	DATE									<table border="1"> <tr> <td>SCALE</td> <td>DATE</td> <td>SHEET NO.</td> </tr> <tr> <td>AS NOTED</td> <td>09-20-24</td> <td>D1.1</td> </tr> </table>		SCALE	DATE	SHEET NO.	AS NOTED	09-20-24	D1.1
REVISIONS																									
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 <p>119 PINE STREET, SUITE 400 SEATTLE, WA 98101 T. 206.223.0399 www.migcom.com</p>																									



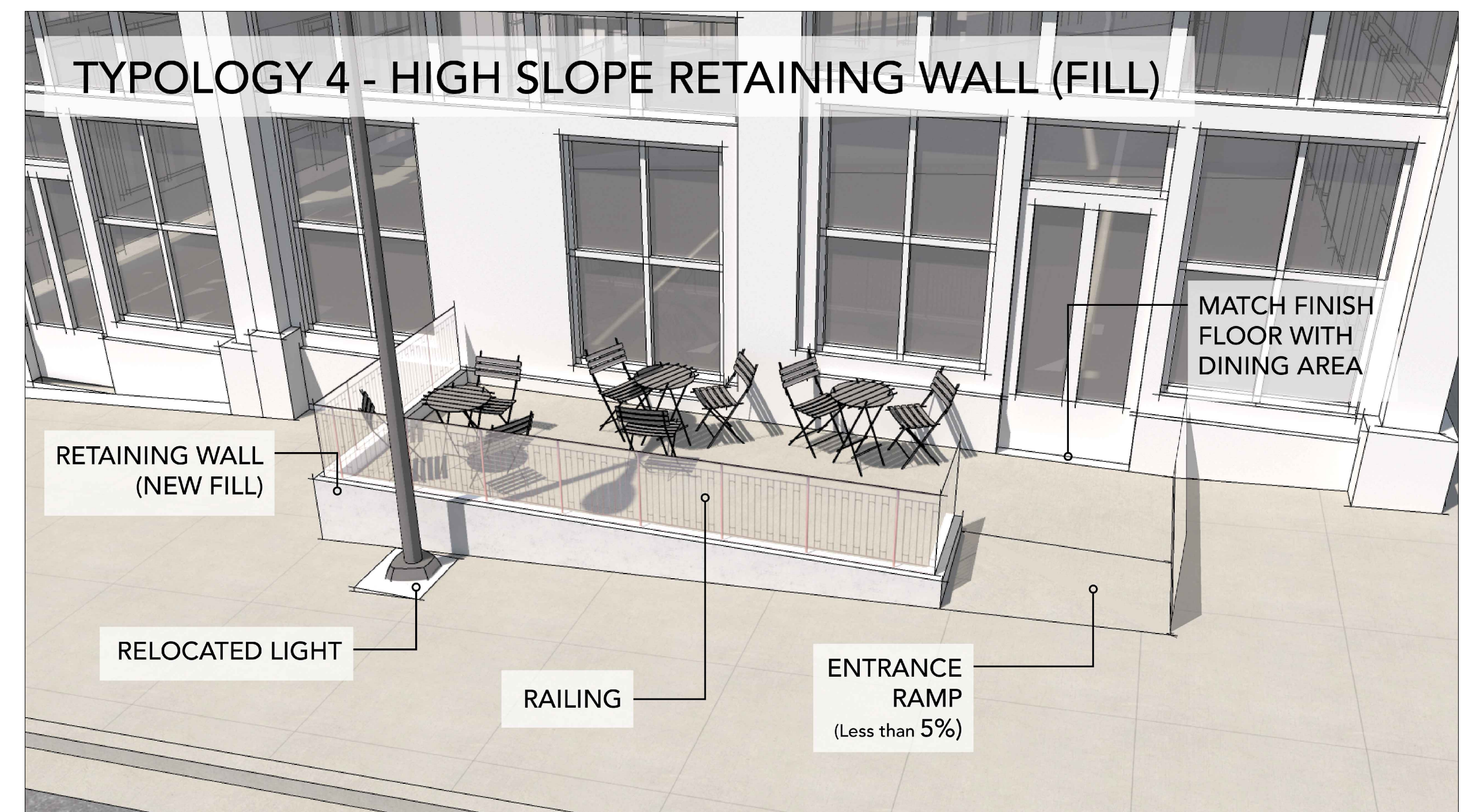
Typology 1 - Flat Area ^{NTS} 1



Typology 2 - Low Slope Retaining Curb ^{NTS} 2



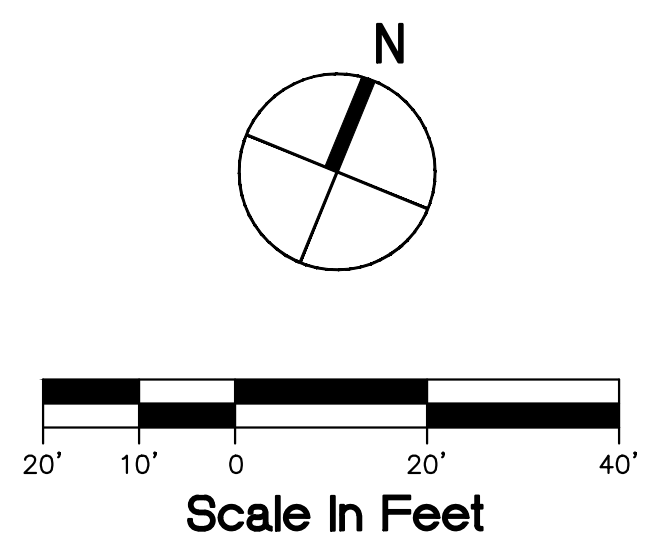
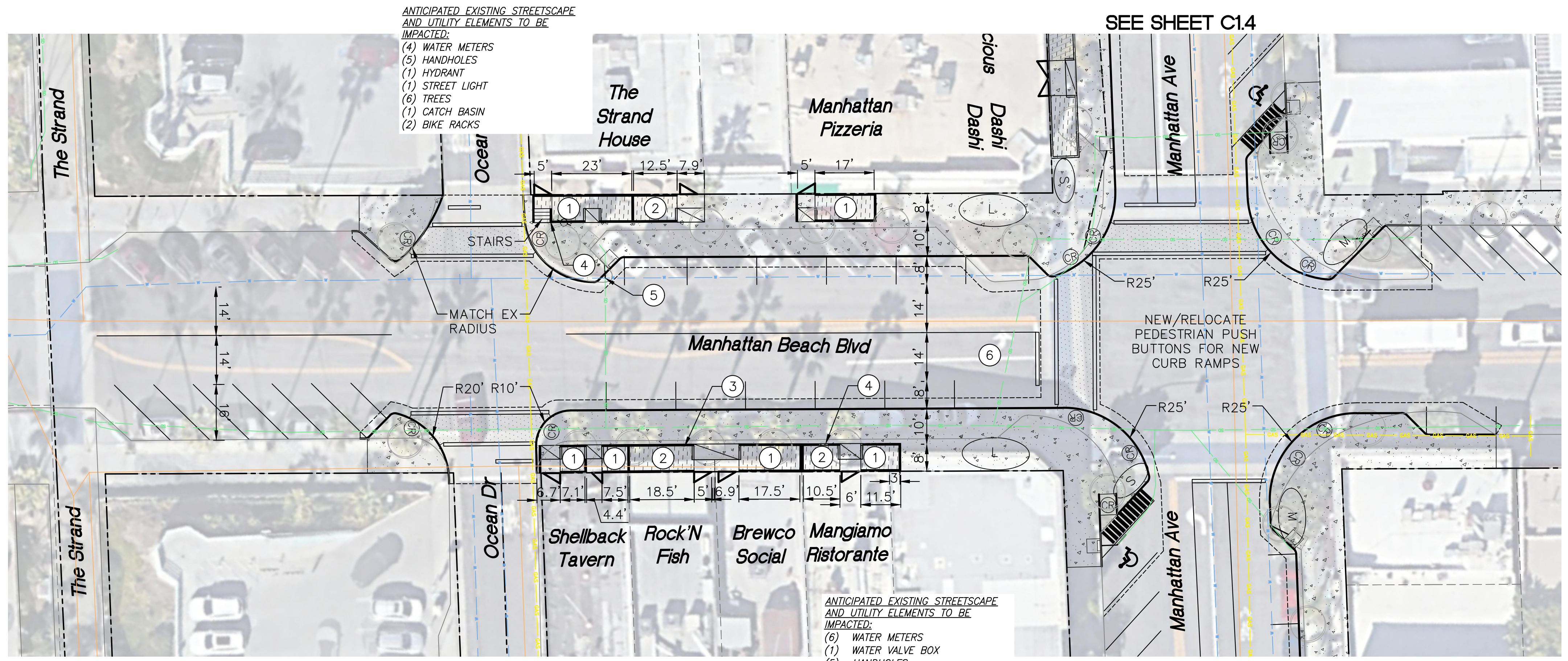
Typology 3 - High Slope Retaining Wall (Cut Condition) ^{NTS} 3



Typology 4 - High Slope Retaining Wall (Fill Condition) ^{NTS} 4

Plotted: Sep 20, 2024 - 11:56:03 AM By: mcsnellie
 File: Z:\Shared\San Diego\01 Projects\1920120 Manhattan Beach Outdoor Dining\05 Documents\Task 9 Outdoor Dining\01 Typologies\CMB- Typologies.dwg Layout: Typologies

CITY OF MANHATTAN BEACH <small>PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION</small>																			
OUTDOOR DINING PRELIMINARY (5%) DESIGN																			
<i>DINING AREA TYPOLOGY PERSPECTIVES</i>																			
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REVISIONS																			
NO.	DESCRIPTION	BY	DATE																
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AS NOTED	09-20-24	D1.2																	
<small>119 PINE STREET, SUITE 400 SEATTLE, WA 98101 T 206.223.0599 www.migcom.com</small>																			



LEGEND

- RIGHT OF WAY (PER CITY GIS)
- PUBLIC DINING AREA
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT/CROSSWALKS
- SAWCUT AT LIMIT OF PAVEMENT REPLACEMENT
- PUBLIC FURNISHING AREA, SEE GENERAL NOTE 4
- CURB AND GUTTER, SEE GENERAL NOTE 2
- STRIPING
- PROPOSED CROSSWALK, SEE GENERAL NOTE 5
- PROPOSED CURB RAMP, SEE GENERAL NOTE 3
- EXISTING/PROPOSED CATCH BASIN
- GRADE TRANSITION TO DINING AREA
- EXISTING TREE TO BE REMOVED
- RETAINING CURB WITH RAILING
- RETAINING WALL WITH RAILING
- STORM DRAIN LINE
- EXISTING PEDESTRIAN LIGHT, SEE GENERAL NOTE 6
- EXISTING STREET LIGHT, SEE GENERAL NOTE 6

- GENERAL NOTES**
1. THE BASE MAP IS BASED ON CITY PROVIDED GIS INFORMATION WITH AN AERIAL FROM GOOGLE MAPS. LOCATIONS OF EXISTING SURFACE FEATURES SHOWN (E.G. TREES, LIGHTS, ETC.) ARE APPROXIMATE AND BASED ON FIELD OBSERVATION.
 2. CURB AND GUTTER AND ADJACENT PAVEMENT PATCH (NOT SHOWN) SHALL BE PER CITY OF MANHATTAN BEACH STANDARDS.
 3. CURB RAMPS INCLUDE REQUIRED COMPANION RAMPS; ALL RAMPS SHALL BE DESIGNED TO CALTRANS STANDARDS.
 4. THE LETTER WITHIN THE PUBLIC FURNISHING AREA SYMBOL (S, M, OR L) INDICATES THE APPROXIMATE SIZE OF AREA AVAILABLE FOR USE:
 - SMALL (S) AREAS: <60 SF
 - MEDIUM (M) AREAS: 61-139 SF
 - LARGE (L) AREAS: >140 SF
 5. PROPOSED CROSSWALKS INCLUDE NEW CONCRETE PAVEMENT AND STRIPING. CROSSWALKS SHALL BE GRADED TO MEET ADA GUIDELINES.
 6. THE PLANS SHOW EXISTING STREET AND PEDESTRIAN LIGHTS THAT ARE IMPACTED BY OUTDOOR DINING IMPROVEMENTS. IN ADDITION TO THESE IMPACTS THE COST ESTIMATE ASSUMES THE RELOCATION OF ALL EXISTING LIGHTS ALONG EACH FULL BLOCK RETROFIT ASSUMING APPROXIMATE 100' SPACING FOR STREET LIGHTS WITH PEDESTRIAN LIGHTS IN BETWEEN.

OUTDOOR DINING AREA ACCESS AND GRADING TABLE

BUSINESS NAME	ELEVATION OF DINING AREA	CURB OR RETAINING WALL HEIGHT TO PROVIDE LEVEL DINING AREA ¹
THE STRAND HOUSE – WEST AREA	FLUSH WITH WEST BUILDING ENTRANCE (TOP OF STAIRS)	~22" BELOW GRADE AT EAST SIDE OF DINING AREA
THE STRAND HOUSE – EAST AREA	FLUSH WITH EAST ENTRANCE	~16" ABOVE GRADE AT WEST SIDE OF DINING AREA
MANHATTAN PIZZERIA	FLUSH WITH DOOR THRESHOLD	~26" BELOW GRADE AT EAST SIDE OF DINING AREA
SHELLBACK TAVERN – WEST AREA	FLUSH WITH WEST DOOR THRESHOLD	~9" BELOW GRADE AT EAST SIDE OF DINING AREA
SHELLBACK TAVERN – EAST AREA	FLUSH WITH EAST DOOR THRESHOLD	~9" ABOVE GRADE AT WEST SIDE OF DINING AREA
ROCK'N FISH	FLUSH WITH BUILDING FINISHED FLOOR	~29" ABOVE GRADE AT WEST SIDE OF DINING AREA
BREWCO	FLUSH WITH BUILDING ENTRANCE	~26" BELOW GRADE AT EAST SIDE OF DINING AREA
MANGIAMO RISTORANTE – EAST AREA	FLUSH WITH DOOR THRESHOLD (TOP OF RAMP)	~13" BELOW GRADE AT EAST SIDE OF DINING AREA
MANGIAMO RISTORANTE – WEST AREA	FLUSH WITH DOOR THRESHOLD (TOP OF RAMP)	~18" ABOVE GRADE AT WEST SIDE OF DINING AREA

NOTES:
 1. MAXIMUM EXPOSED HEIGHT OF WALL INCLUDES A 4" REVEAL ABOVE THE FINISHED SIDEWALK/DINING AREA GRADE AND IS APPROXIMATE BASED ON SIDEWALK SLOPES MEASURED IN THE FIELD.

ANTICIPATED EXISTING STREETSCAPE AND UTILITY ELEMENTS TO BE IMPACTED:
 (6) WATER METERS
 (1) WATER VALVE BOX
 (5) HANDHOLES
 (1) UTILITY VAULT
 (1) GAS VALVE
 (1) HYDRANT
 (1) STREET LIGHT
 (1) PEDESTRIAN LIGHT
 (6) TREES

- SHEET NOTES**
- ① DINING AREA WITH CUT RETAINING WALLS/CURB, TYPE PER PLAN
 - ② DINING AREA WITH FILL RETAINING WALLS/CURB, TYPE PER PLAN
 - ③ RELOCATE EXISTING PEDESTRIAN LIGHT
 - ④ RELOCATE EXISTING STREET LIGHT
 - ⑤ CONNECT TO EXISTING STORM LINE
 - ⑥ RECUT VEHICLE LOOP DETECTORS FOR RESTRIPING

CITY OF MANHATTAN BEACH
 PUBLIC WORKS DEPARTMENT – ENGINEERING DIVISION

**OUTDOOR DINING
 PRELIMINARY (5%) DESIGN**

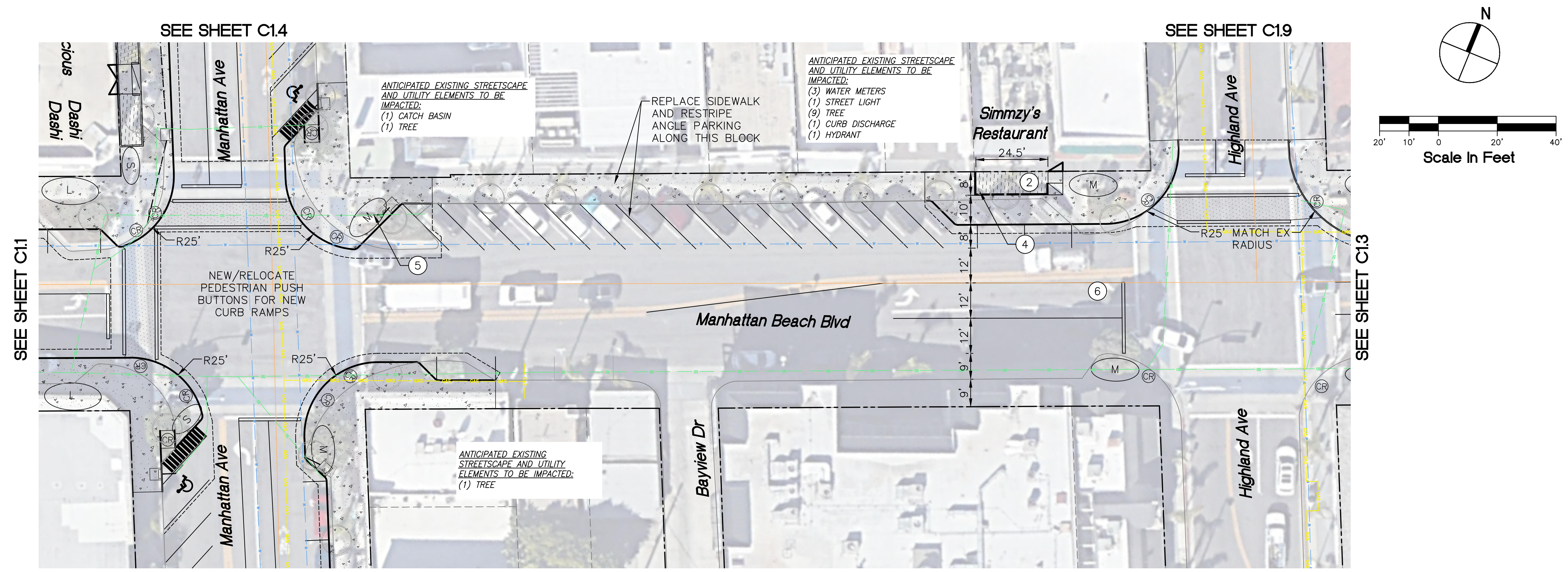
**MANHATTAN BEACH BOULEVARD
 FROM THE STRAND TO MANHATTAN AVE**

REVISIONS			
NO.	DESCRIPTION	BY	DATE

119 PINE STREET, SUITE 400
 SEATTLE, WA 98101
 T. 206.223.0399
 www.migcom.com

SCALE	DATE	SHEET NO.
AS NOTED	09-20-24	C1.1

Plotted: Sep 20, 2024 - 11:56:03am By: mcs@mhbc.com
 File: Z:\Shared\San Diego\IT\Projects\1923120 Manhattan Beach\Outdoor Dining\IG Documents\Task 9 Outdoor Dining\1923120 Manhattan Beach Outdoor Dining Layout Layout.dwg



LEGEND

- RIGHT OF WAY (PER CITY GIS)
- PUBLIC DINING AREA
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT/CROSSWALKS
- SAWCUT AT LIMIT OF PAVEMENT REPLACEMENT
- PUBLIC FURNISHING AREA, SEE GENERAL NOTE 4
- CURB AND GUTTER, SEE GENERAL NOTE 2
- STRIPING
- PROPOSED CROSSWALK, SEE GENERAL NOTE 5
- PROPOSED CURB RAMP, SEE GENERAL NOTE 3
- EXISTING/PROPOSED CATCH BASIN
- GRADE TRANSITION TO DINING AREA
- EXISTING TREE TO BE REMOVED
- RETAINING CURB WITH RAILING
- RETAINING WALL WITH RAILING
- STORM DRAIN LINE
- EXISTING PEDESTRIAN LIGHT, SEE GENERAL NOTE 6
- EXISTING STREET LIGHT, SEE GENERAL NOTE 6

- GENERAL NOTES**
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OUTDOOR DINING AREA ACCESS AND GRADING TABLE

BUSINESS NAME	ELEVATION OF DINING AREA	CURB OR RETAINING WALL HEIGHT TO PROVIDE LEVEL DINING AREA ¹
SIMMZYS RESTAURANT	FLUSH WITH BUILDING FINISHED FLOOR	~26" ABOVE GRADE AT EAST SIDE OF DINING AREA

- NOTES:
- MAXIMUM EXPOSED HEIGHT OF WALL INCLUDES A 4" REVEAL ABOVE THE FINISHED SIDEWALK/DINING AREA GRADE AND IS APPROXIMATE BASED ON SIDEWALK SLOPES MEASURED IN THE FIELD.

- SHEET NOTES**
- DINING AREA WITH CUT RETAINING WALLS/CURB, TYPE PER PLAN
 - DINING AREA WITH FILL RETAINING WALLS/CURB, TYPE PER PLAN
 - RELOCATE EXISTING PEDESTRIAN LIGHT
 - RELOCATE EXISTING STREET LIGHT
 - CONNECT TO EXISTING STORM LINE
 - RECUT VEHICLE LOOP DETECTORS FOR RESTRIPE

CITY OF MANHATTAN BEACH
PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION

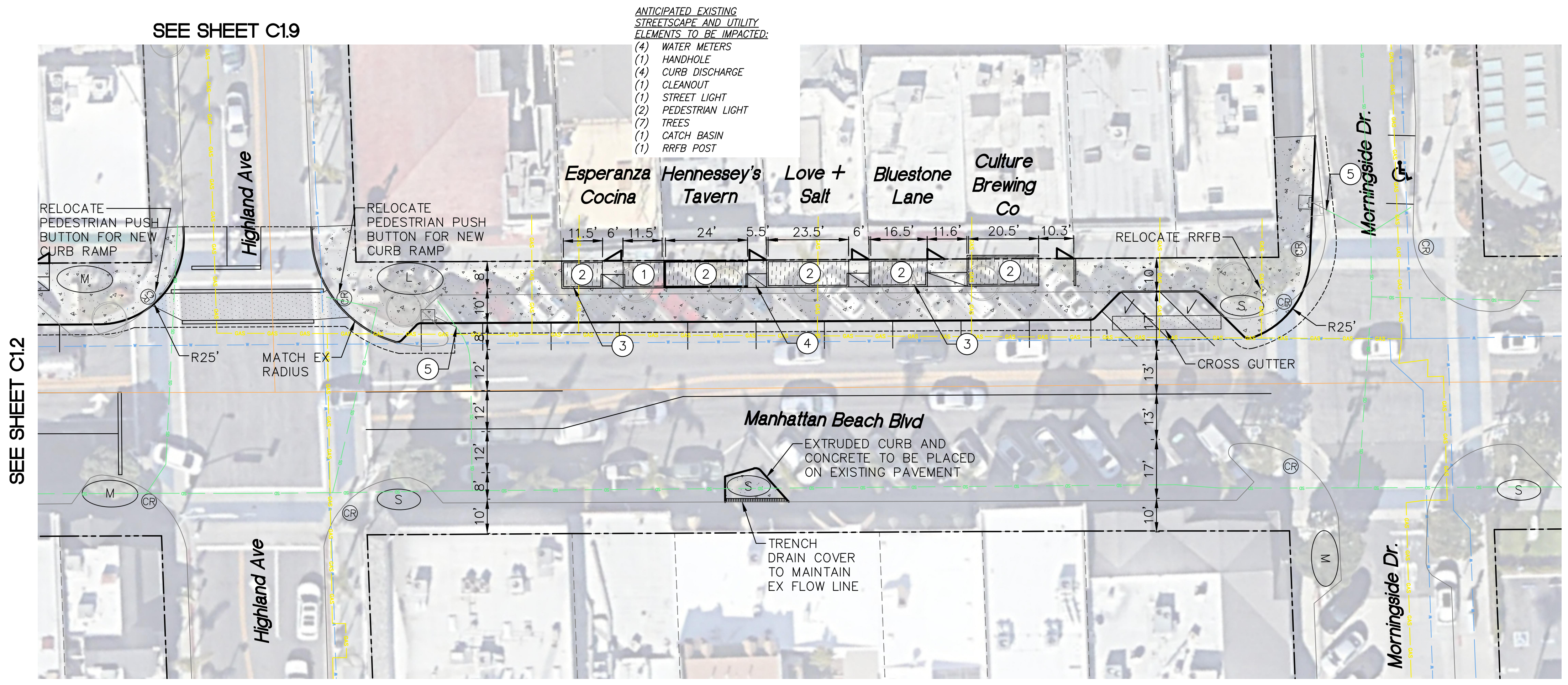
**OUTDOOR DINING
PRELIMINARY (5%) DESIGN**

**MANHATTAN BEACH BOULEVARD
FROM MANHATTAN AVE TO HIGHLAND AVE**

REVISIONS			
NO.	DESCRIPTION	BY	DATE

 <small>119 PINE STREET, SUITE 400 SEATTLE, WA 98101 T: 206.223.0399 www.migcom.com</small>	SCALE AS NOTED	DATE 09-20-24	SHEET NO. C1.2
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Plotted: Sep 20, 2024 - 11:56:37am By: mcs@mlb
 File: Z:\Shared\San Diego\01 Projects\1923120 Manhattan Beach Outdoor Dining\05 Documents\Task 9 Outdoor Dining\05 Documents\CMBL_Street_Visualizing Layout_Layout2



ANTICIPATED EXISTING
STREETSCAPE AND UTILITY
ELEMENTS TO BE IMPACTED:
(4) WATER METERS
(1) HANDHOLE
(4) CURB DISCHARGE
(1) CLEANOUT
(1) STREET LIGHT
(2) PEDESTRIAN LIGHT
(7) TREES
(1) CATCH BASIN
(1) RRFB POST

LEGEND

- RIGHT OF WAY (PER CITY GIS)
- PUBLIC DINING AREA
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT/CROSSWALKS
- SAWCUT AT LIMIT OF PAVEMENT REPLACEMENT
- PUBLIC FURNISHING AREA, SEE GENERAL NOTE 4
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- EXISTING STREET LIGHT, SEE GENERAL NOTE 6

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OUTDOOR DINING AREA ACCESS AND GRADING TABLE

BUSINESS NAME	ELEVATION OF DINING AREA	CURB OR RETAINING WALL HEIGHT TO PROVIDE LEVEL DINING AREA'
ESPERANZA COCINA – WEST AREA	FLUSH WITH BUILDING ENTRANCE	~5" ABOVE GRADE AT WEST SIDE OF DINING AREA
ESPERANZA COCINA – EAST AREA	FLUSH WITH BUILDING ENTRANCE	~5" BELOW GRADE AT EAST SIDE OF DINING AREA
HENNESSEY'S TAVERN	FLUSH WITH BUILDING FINISHED FLOOR	~10" ABOVE GRADE AT WEST SIDE OF DINING AREA
LOVE + SALT	FLUSH WITH BUILDING ENTRANCE	~6" ABOVE GRADE AT WEST SIDE OF DINING AREA
BLUESTONE LANE	FLUSH WITH BUILDING FINISHED FLOOR	~6" ABOVE GRADE AT WEST SIDE OF DINING AREA
CULTURE BREWING CO.	FLUSH WITH BUILDING ENTRANCE	~4" ABOVE GRADE AT WEST SIDE OF DINING AREA

NOTES:
1. MAXIMUM EXPOSED HEIGHT OF WALL INCLUDES A 4" REVEAL ABOVE THE FINISHED SIDEWALK/DINING AREA GRADE AND IS APPROXIMATE BASED ON SIDEWALK SLOPES MEASURED IN THE FIELD.

- SHEET NOTES**
- DINING AREA WITH CUT RETAINING WALLS/CURB, TYPE PER PLAN
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 - RELOCATE EXISTING PEDESTRIAN LIGHT
 - RELOCATE EXISTING STREET LIGHT
 - CONNECT TO EXISTING STORM LINE
 - RECUT VEHICLE LOOP DETECTORS FOR RESTRIPING

CITY OF MANHATTAN BEACH
PUBLIC WORKS DEPARTMENT – ENGINEERING DIVISION

**OUTDOOR DINING
PRELIMINARY (5%) DESIGN**

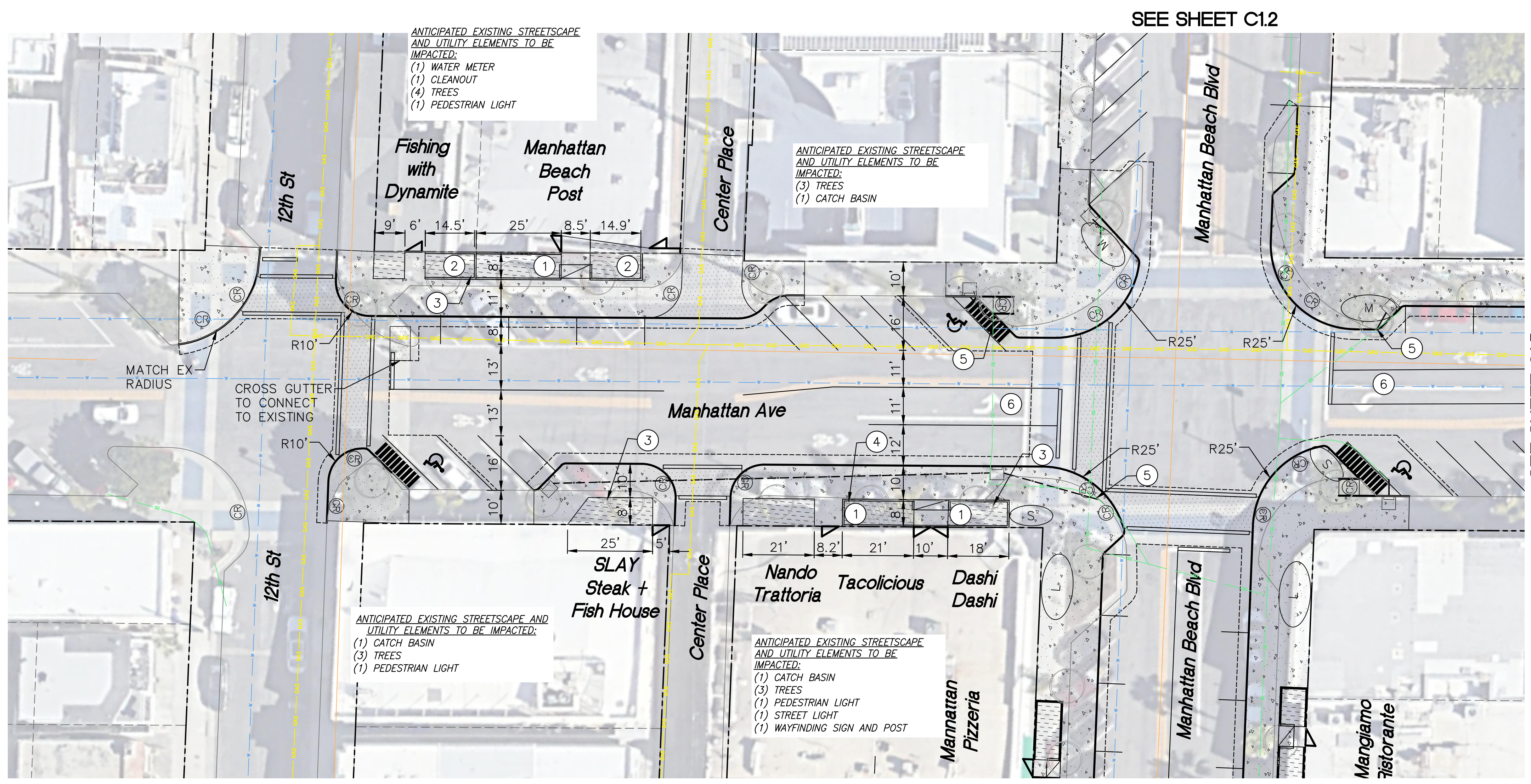
**MANHATTAN BEACH BOULEVARD
FROM HIGHLAND AVE TO MORNINGSIDE DRIVE**

REVISIONS			
NO.	DESCRIPTION	BY	DATE

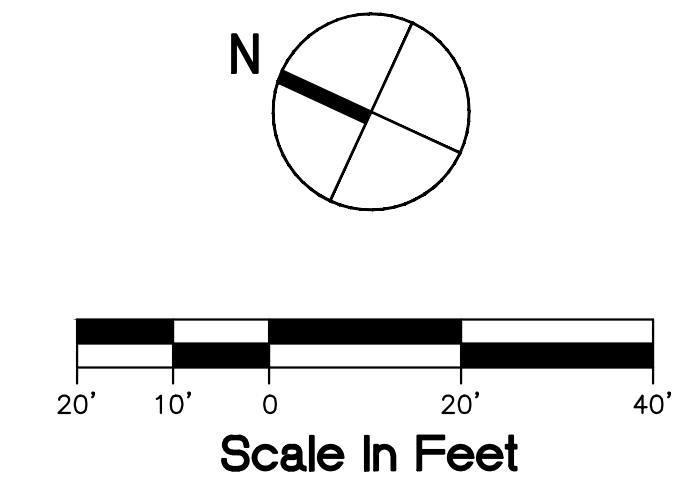
119 PINE STREET, SUITE 400
SEATTLE, WA 98101
T. 206.223.0399
www.migcom.com

SCALE AS NOTED	DATE 09-20-24	SHEET NO. C1.3
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Plotted: Sep 20, 2024 - 11:52:07am By: mcsdelle
 File: Z:\Shared\San Diego\IT\Projects\19231200_Manhattan_Beach_Outdoor_Dining\IG_Documents\Task_9_Outdoor_Dining\19231200_Manhattan_Beach_Outdoor_Dining\CMBL_Street_Visualizing_Layout_Layout.dwg



SEE SHEET C1.2



LEGEND

- RIGHT OF WAY (PER CITY GIS)
- PUBLIC DINING AREA
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT/CROSSWALKS
- SAWCUT AT LIMIT OF PAVEMENT REPLACEMENT
- PUBLIC FURNISHING AREA, SEE GENERAL NOTE 4
- CURB AND GUTTER, SEE GENERAL NOTE 2
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SEE SHEET C1.1

OUTDOOR DINING AREA ACCESS AND GRADING TABLE

BUSINESS NAME	ELEVATION OF DINING AREA	CURB OR RETAINING WALL HEIGHT TO PROVIDE LEVEL DINING AREA'
FISHING WITH DYNAMITE - NORTH AREA	FLUSH WITH BUILDING ENTRANCE	N/A - EXISTING SLOPES <2%
FISHING WITH DYNAMITE - SOUTH AREA	FLUSH WITH BUILDING ENTRANCE	~4" ABOVE GRADE AT SOUTH SIDE OF DINING AREA
MANHATTAN BEACH POST - NORTH AREA	FLUSH WITH ACCESSIBLE ENTRANCE	~9" BELOW GRADE AT NORTH SIDE OF DINING AREA
MANHATTAN BEACH POST - SOUTH AREA	FLUSH WITH TOP OF STEP AT BUILDING ENTRANCE	~8" ABOVE GRADE AT SOUTH SIDE OF DINING AREA
SLAY STEAK & FISH HOUSE	FLUSH WITH BUILDING ENTRANCE	N/A - EXISTING SLOPES <2%
NANDO TRATTORIA	FLUSH WITH BUILDING ENTRANCE	N/A - EXISTING SLOPES <2%
TACOLICIOUS	FLUSH WITH BUILDING ENTRANCE	~4" BELOW GRADE AT NORTH SIDE OF DINING AREA
DASHI DASHI	FLUSH WITH BUILDING ENTRANCE	~3" ABOVE GRADE AT SOUTH SIDE OF DINING AREA

- NOTES:**
- MAXIMUM EXPOSED HEIGHT OF WALL INCLUDES A 4" REVEAL ABOVE THE FINISHED SIDEWALK/DINING AREA GRADE AND IS APPROXIMATE BASED ON SIDEWALK SLOPES MEASURED IN THE FIELD.

- SHEET NOTES**
- DINING AREA WITH CUT RETAINING WALLS/CURB, TYPE PER PLAN
 - DINING AREA WITH FILL RETAINING WALLS/CURB, TYPE PER PLAN
 - RELOCATE EXISTING PEDESTRIAN LIGHT
 - RELOCATE EXISTING STREET LIGHT
 - CONNECT TO EXISTING STORM LINE
 - RECURVE VEHICLE LOOP DETECTORS FOR RESTRIPING

CITY OF MANHATTAN BEACH
PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION

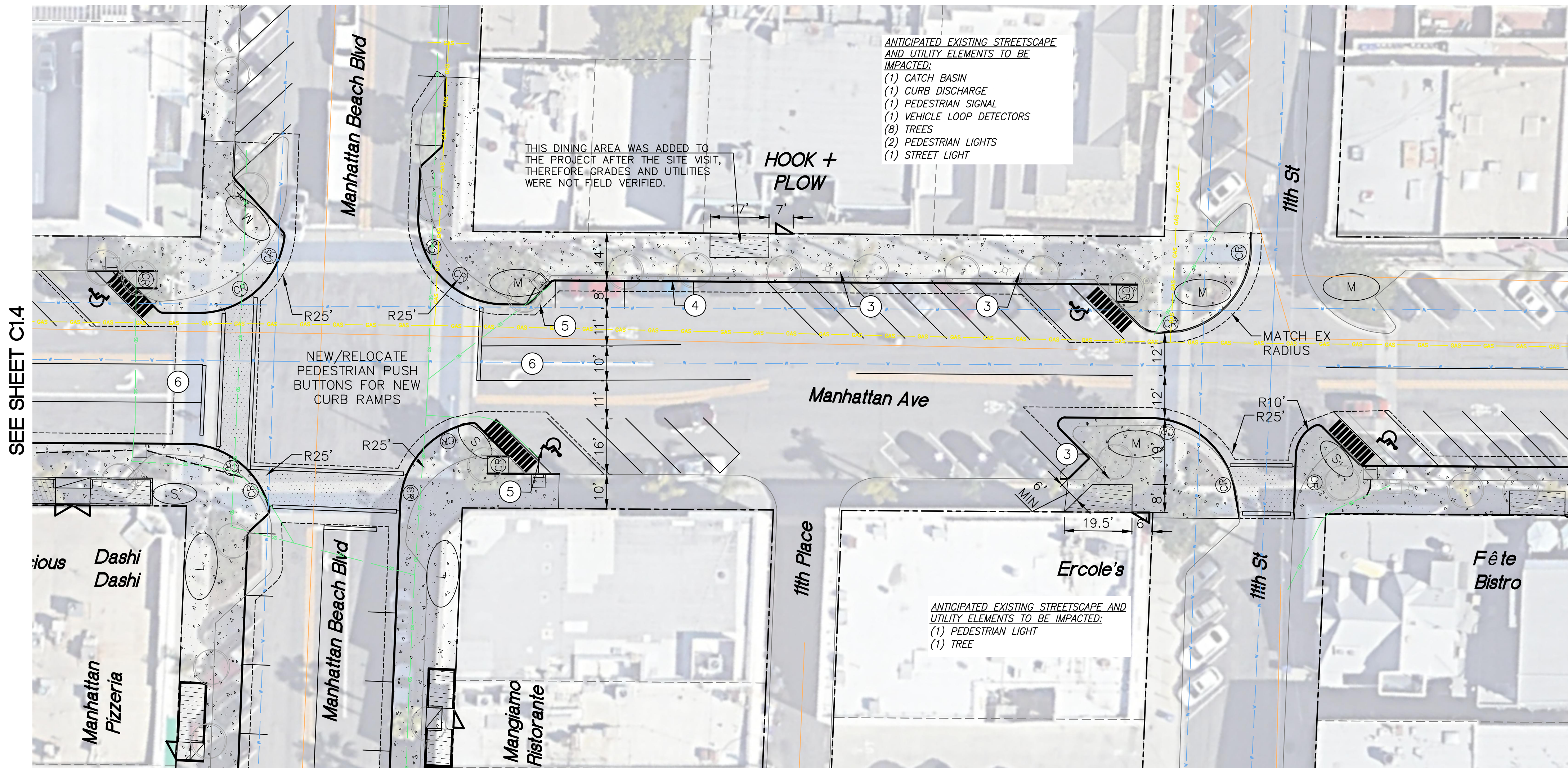
**OUTDOOR DINING
PRELIMINARY (5%) DESIGN**

**MANHATTAN AVE
FROM 12TH STREET TO MANHATTAN BEACH BOULEVARD**

<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		NO.	DESCRIPTION	BY	DATE													<p>119 PINE STREET, SUITE 400 SEATTLE, WA 98101 T: 206.223.0399 www.migcom.com</p>	<p>SCALE</p> <p>AS NOTED</p>	<p>DATE</p> <p>10-23-24</p>	<p>SHEET NO.</p> <p>C1.4</p>
NO.	DESCRIPTION	BY	DATE																		

Plotted: Oct 23, 2024 - 12:42:38pm By: mrsdelle
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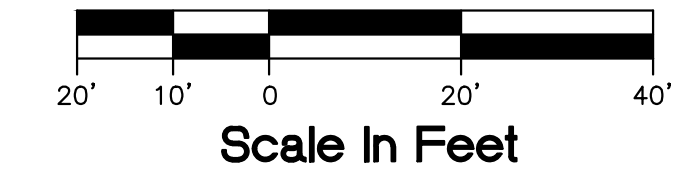
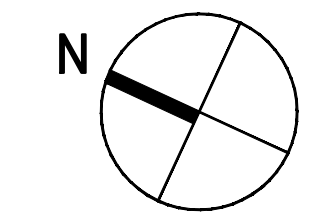
SEE SHEET C1.2



ANTICIPATED EXISTING STREETScape AND UTILITY ELEMENTS TO BE IMPACTED:
 (1) CATCH BASIN
 (1) CURB DISCHARGE
 (1) PEDESTRIAN SIGNAL
 (1) VEHICLE LOOP DETECTORS
 (8) TREES
 (2) PEDESTRIAN LIGHTS
 (1) STREET LIGHT

THIS DINING AREA WAS ADDED TO THE PROJECT AFTER THE SITE VISIT, THEREFORE GRADES AND UTILITIES WERE NOT FIELD VERIFIED.

HOOK + PLOW



LEGEND

- RIGHT OF WAY (PER CITY GIS)
- PUBLIC DINING AREA
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT/CROSSWALKS
- SAWCUT AT LIMIT OF PAVEMENT REPLACEMENT
- PUBLIC FURNISHING AREA, SEE GENERAL NOTE 4
- CURB AND GUTTER, SEE GENERAL NOTE 2
- STRIPING
- PROPOSED CROSSWALK, SEE GENERAL NOTE 5
- PROPOSED CURB RAMP, SEE GENERAL NOTE 3
- EXISTING/PROPOSED CATCH BASIN
- GRADE TRANSITION TO DINING AREA
- EXISTING TREE TO BE REMOVED
- RETAINING CURB WITH RAILING
- RETAINING WALL WITH RAILING
- STORM DRAIN LINE
- EXISTING PEDESTRIAN LIGHT, SEE GENERAL NOTE 6
- EXISTING STREET LIGHT, SEE GENERAL NOTE 6

GENERAL NOTES

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SEE SHEET C1.1

OUTDOOR DINING AREA ACCESS AND GRADING TABLE

BUSINESS NAME	ELEVATION OF DINING AREA	CURB OR RETAINING WALL HEIGHT TO PROVIDE LEVEL DINING AREA
HOOK AND PLOW	FLUSH WITH EXTERIOR ENTRANCE	UNKNOWN. TO BE EVALUATED IN FINAL DESIGN
ERCOLE'S	FLUSH WITH BUILDING ENTRANCE	N/A - EXISTING SLOPES <2%

SHEET NOTES

- ① DINING AREA WITH CUT RETAINING WALLS/CURB, TYPE PER PLAN
- ② DINING AREA WITH FILL RETAINING WALLS/CURB, TYPE PER PLAN
- ③ RELOCATE EXISTING PEDESTRIAN LIGHT
- ④ RELOCATE EXISTING STREET LIGHT
- ⑤ CONNECT TO EXISTING STORM LINE
- ⑥ RECUT VEHICLE LOOP DETECTORS FOR RESTRIPIPING

CITY OF MANHATTAN BEACH
 PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION

REVISIONS			
NO.	DESCRIPTION	BY	DATE

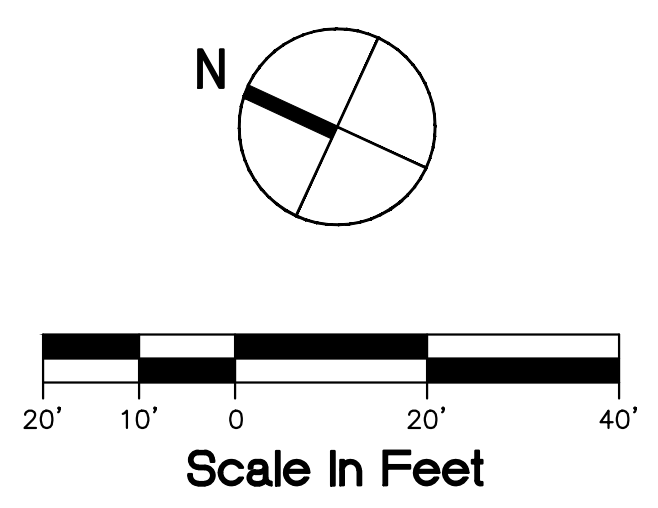
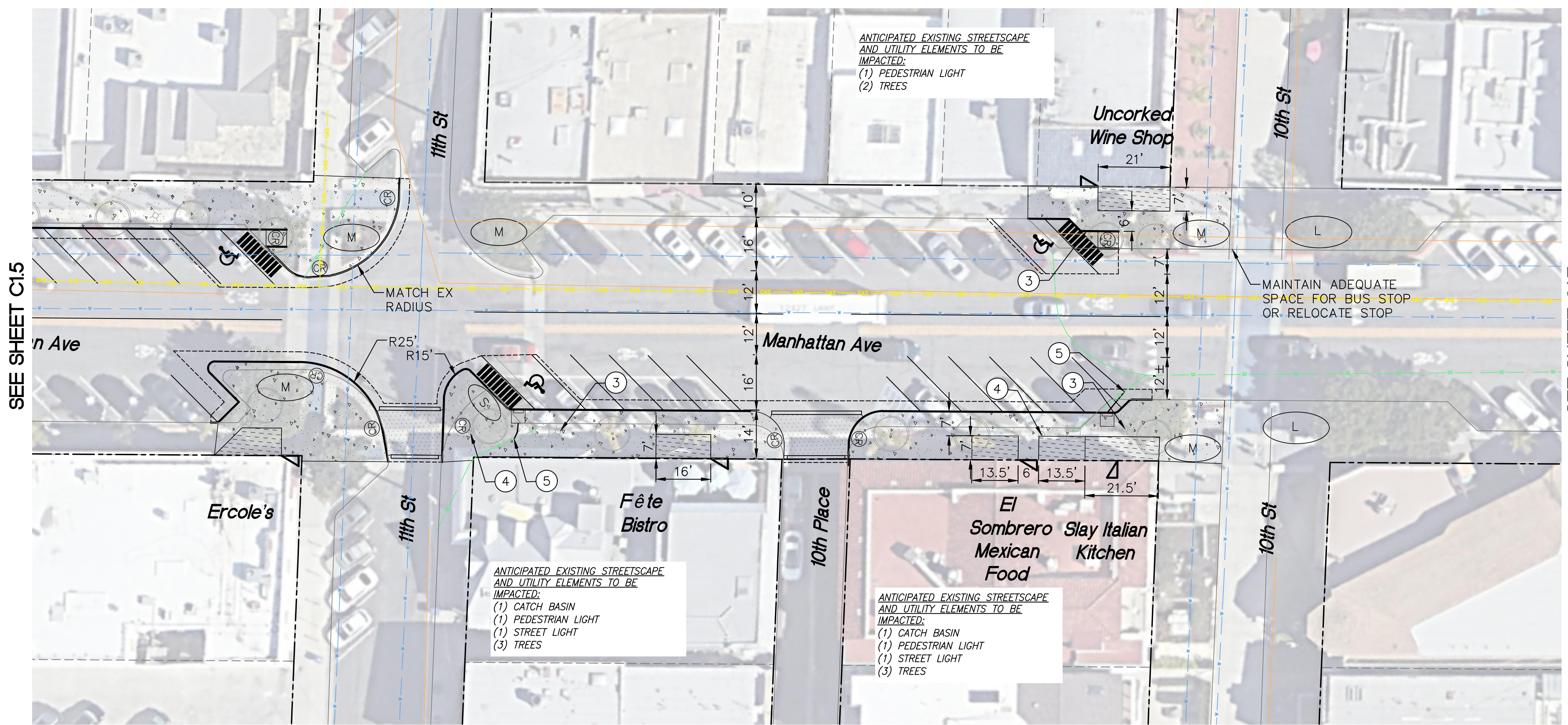
**OUTDOOR DINING
 PRELIMINARY (5%) DESIGN**

**MANHATTAN AVE
 FROM MANHATTAN BEACH BOULEVARD TO 11TH STREET**



SCALE AS NOTED	DATE 10-23-24	SHEET NO. C1.5
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Plotted: Oct 23, 2024 - 12:44:16pm By: mrsdelle
 File: Z:\Shared\San Diego\IT Projects\1923120 Manhattan Beach Outdoor Dining\IG Documents\Task 9 Outdoor Dining\1923120 Manhattan Beach Outdoor Dining Layout Layouts



- LEGEND**
- RIGHT OF WAY (PER CITY GIS)
 - PUBLIC DINING AREA
 - CONCRETE SIDEWALK
 - CONCRETE PAVEMENT/CROSSWALKS
 - SAWCUT AT LIMIT OF PAVEMENT REPLACEMENT
 - PUBLIC FURNISHING AREA, SEE GENERAL NOTE 4
 - CURB AND GUTTER, SEE GENERAL NOTE 2
 - STRIPING
 - PROPOSED CROSSWALK, SEE GENERAL NOTE 5
 - PROPOSED CURB RAMP, SEE GENERAL NOTE 3
 - EXISTING/PROPOSED CATCH BASIN
 - GRADE TRANSITION TO DINING AREA
 - EXISTING TREE TO BE REMOVED
 - RETAINING CURB WITH RAILING
 - RETAINING WALL WITH RAILING
 - STORM DRAIN LINE
 - EXISTING PEDESTRIAN LIGHT, SEE GENERAL NOTE 6
 - EXISTING STREET LIGHT, SEE GENERAL NOTE 6

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OUTDOOR DINING AREA ACCESS AND GRADING TABLE

BUSINESS NAME	ELEVATION OF DINING AREA	CURB OR RETAINING WALL HEIGHT TO PROVIDE LEVEL DINING AREA
UNCORKED WINE SHOP	FLUSH WITH BUILDING ENTRANCE	N/A - EXISTING SLOPES <2%
FETE BISTRO	FLUSH WITH BUILDING ENTRANCE	N/A - EXISTING SLOPES <2%
EL SOMBRERO MEXICAN - NORTH AREA	FLUSH WITH BUILDING ENTRANCE	N/A - EXISTING SLOPES <2%
EL SOMBRERO MEXICAN - SOUTH AREA	FLUSH WITH BUILDING ENTRANCE	N/A - EXISTING SLOPES <2%
SLAY ITALIAN KITCHEN	FLUSH WITH BUILDING ENTRANCE	N/A - EXISTING SLOPES <2%

- SHEET NOTES**
- ① DINING AREA WITH CUT RETAINING WALLS/CURB, TYPE PER PLAN
 - ② DINING AREA WITH FILL RETAINING WALLS/CURB, TYPE PER PLAN
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 - ⑥ RECUT VEHICLE LOOP DETECTORS FOR RESTRIPIPING

CITY OF MANHATTAN BEACH
PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION

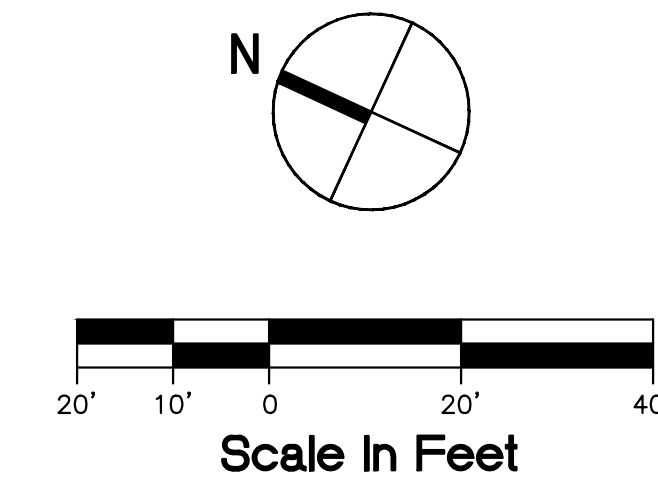
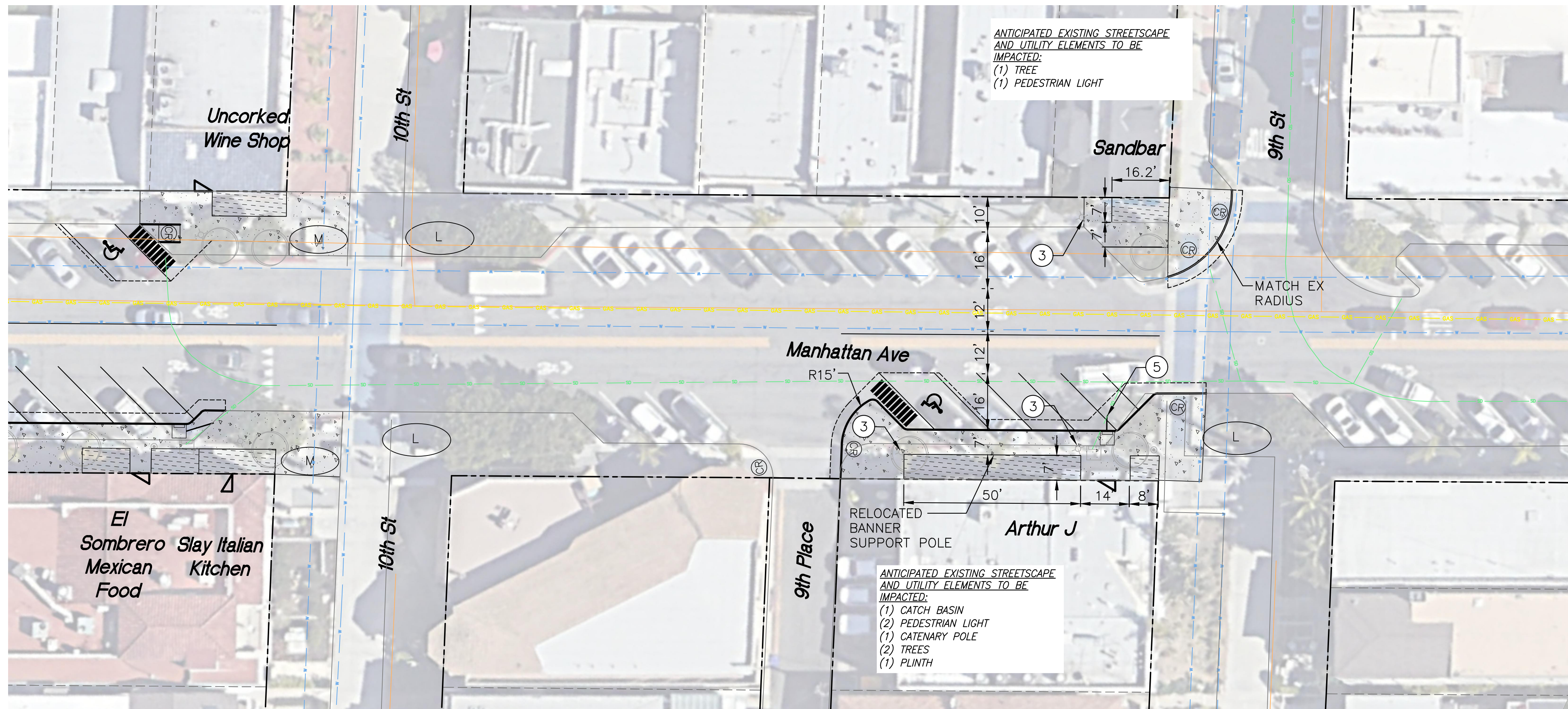
**OUTDOOR DINING
PRELIMINARY (5%) DESIGN**

**MANHATTAN AVE
FROM 11TH STREET TO 10TH STREET**

REVISIONS			SCALE: AS NOTED DATE: 10-10-24 SHEET NO.: C1.6
NO.	DESCRIPTION		
		119 PINE STREET, SUITE 400 SEATTLE, WA 98101 T. 206.223.0399 www.migcom.com	

Plotted: Oct 10, 2024 - 10:04:26am By: mrsdelle
 File: Z:\Shared\San Diego\IT\Projects\1923120 Manhattan Beach Outdoor Dining\IG Documents\Task 9 Outdoor Dining\1923120 Manhattan Beach Outdoor Dining\CMBL_Street_Visualizing Layout Layout.dwg

SEE SHEET C16



LEGEND

- RIGHT OF WAY (PER CITY GIS)
- PUBLIC DINING AREA
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT/CROSSWALKS
- SAWCUT AT LIMIT OF PAVEMENT REPLACEMENT
- PUBLIC FURNISHING AREA, SEE GENERAL NOTE 4
- CURB AND GUTTER, SEE GENERAL NOTE 2
- STRIPING
- PROPOSED CROSSWALK, SEE GENERAL NOTE 5
- PROPOSED CURB RAMP, SEE GENERAL NOTE 3
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OUTDOOR DINING AREA ACCESS AND GRADING TABLE

BUSINESS NAME	ELEVATION OF DINING AREA	CURB OR RETAINING WALL HEIGHT TO PROVIDE LEVEL DINING AREA
SANDBAR	FLUSH WITH BOTTOM OF STEPS AT BUILDING ENTRANCE	N/A - EXISTING SLOPES <2%
ARTHUR J - NORTH AREA	FLUSH WITH BUILDING ENTRANCE	N/A - EXISTING SLOPES <2%
ARTHUR J - SOUTH AREA	FLUSH WITH BUILDING ENTRANCE	N/A - EXISTING SLOPES <2%

- SHEET NOTES**
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CITY OF MANHATTAN BEACH
PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION

**OUTDOOR DINING
PRELIMINARY (5%) DESIGN**

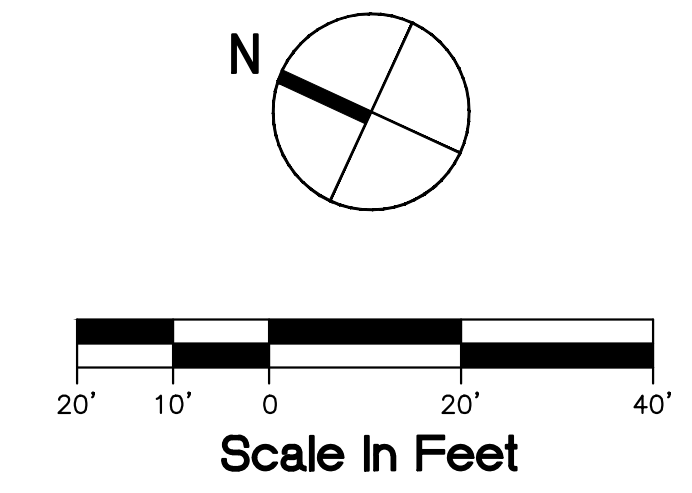
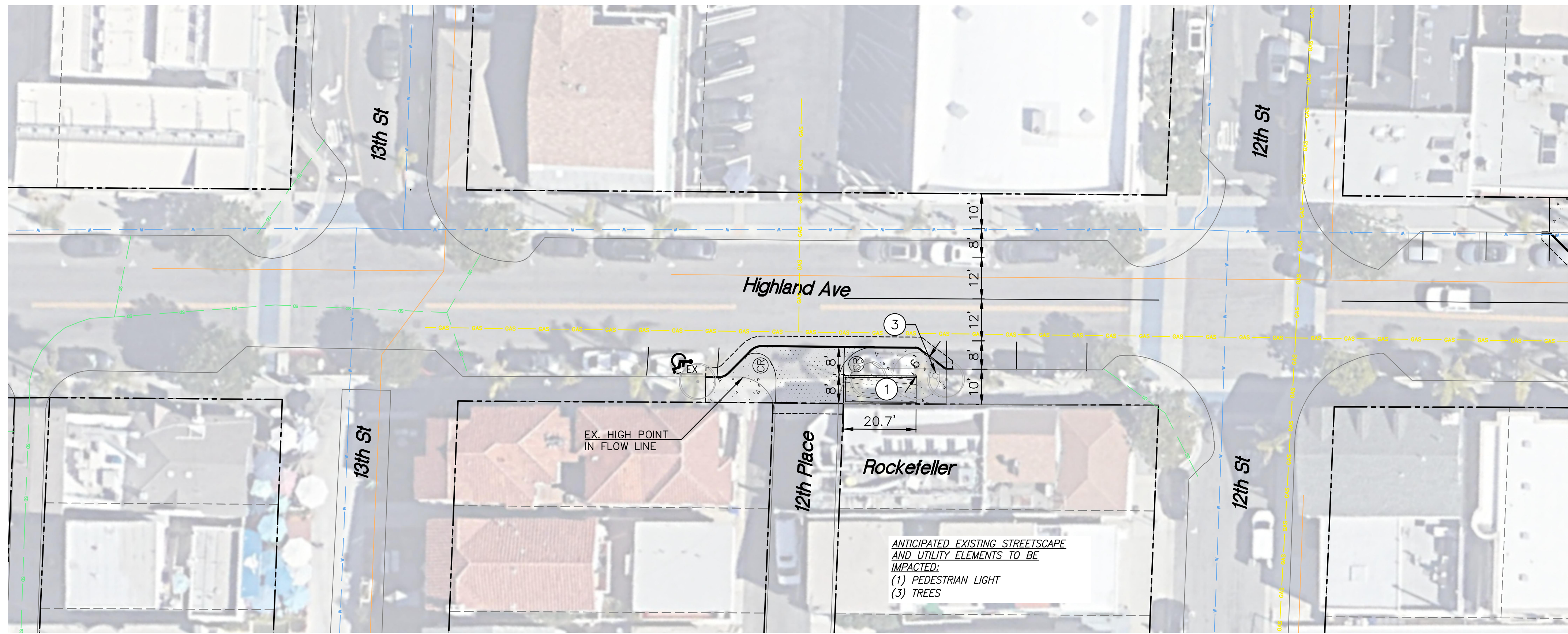
**MANHATTAN AVE
FROM 10TH STREET TO 9TH STREET**

REVISIONS			
NO.	DESCRIPTION	BY	DATE

119 PINE STREET, SUITE 400
SEATTLE, WA 98101
T: 206.223.0399
www.migcom.com

SCALE	DATE	SHEET NO.
AS NOTED	09-20-24	C1.7

Plotted: Sep 20, 2024 - 11:58:05am By: ericwells
 File: Z:\Shared\San Diego\IT\Projects\19231200_Manhattan_Beach_Outdoor_Dining\IG_Documents\Task_9_Outdoor_Dining\19231200_Manhattan_Beach_Outdoor_Dining\CMBG_Street_Restriping_Layout_Layout.rvt



LEGEND

- RIGHT OF WAY (PER CITY GIS)
- PUBLIC DINING AREA
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT/CROSSWALKS
- SAWCUT AT LIMIT OF PAVEMENT REPLACEMENT
- PUBLIC FURNISHING AREA, SEE GENERAL NOTE 4
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OUTDOOR DINING AREA ACCESS AND GRADING TABLE

BUSINESS NAME	ELEVATION OF DINING AREA	CURB OR RETAINING WALL HEIGHT TO PROVIDE LEVEL DINING AREA
ROCKEFELLER	FLUSH WITH DOOR THRESHOLD	~4" BELOW GRADE AT NORTH END OF DINING AREA

- SHEET NOTES**
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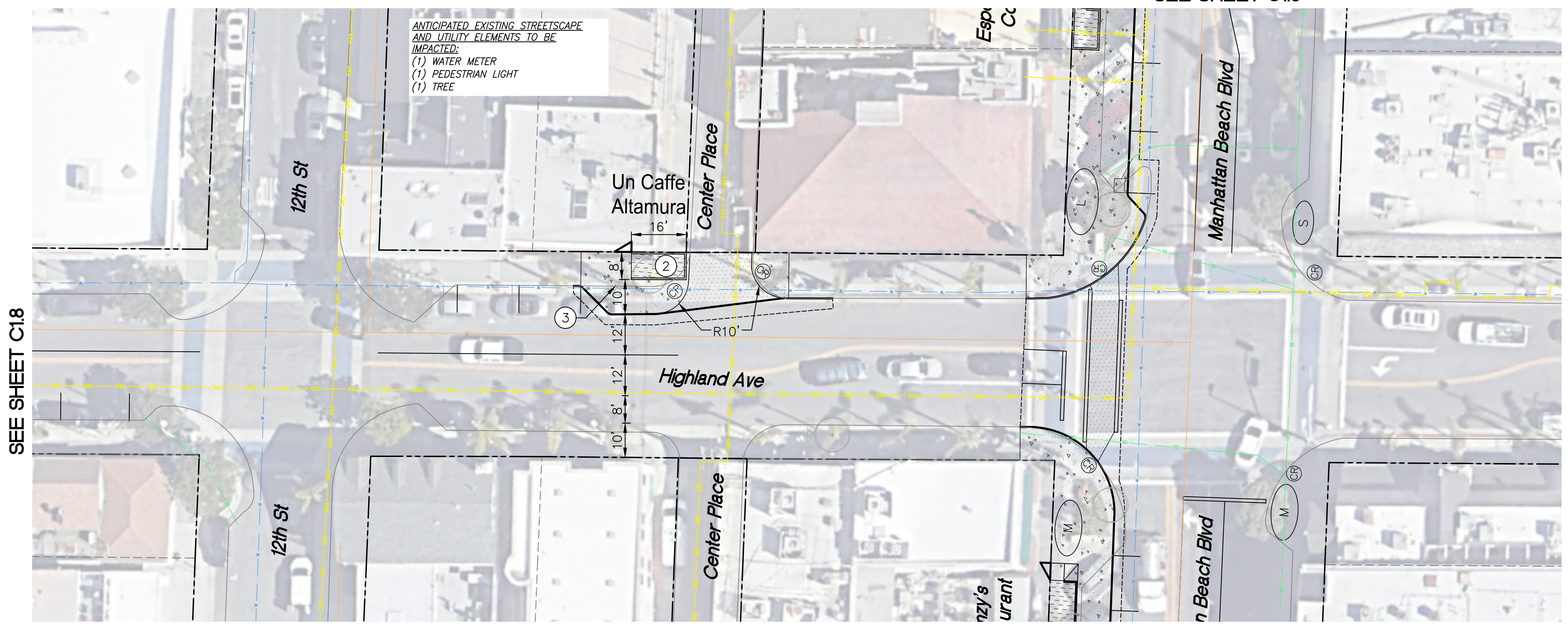
CITY OF MANHATTAN BEACH
PUBLIC WORKS DEPARTMENT – ENGINEERING DIVISION

<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4">REVISIONS</th> </tr> <tr> <th style="width: 5%;">NO.</th> <th style="width: 65%;">DESCRIPTION</th> <th style="width: 10%;">BY</th> <th style="width: 20%;">DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	REVISIONS				NO.	DESCRIPTION	BY	DATE													<p>OUTDOOR DINING PRELIMINARY (5%) DESIGN</p> <p>HIGHLAND AVE FROM 13TH STREET TO 12TH STREET</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">SCALE</td> <td style="width: 50%;">DATE</td> </tr> <tr> <td>AS NOTED</td> <td>09-20-24</td> </tr> </table>	SCALE	DATE	AS NOTED	09-20-24	<p>SHEET NO.</p> <p style="font-size: 24pt;">C1.8</p>
REVISIONS																											
NO.	DESCRIPTION	BY	DATE																								
SCALE	DATE																										
AS NOTED	09-20-24																										

119 PINE STREET, SUITE 400
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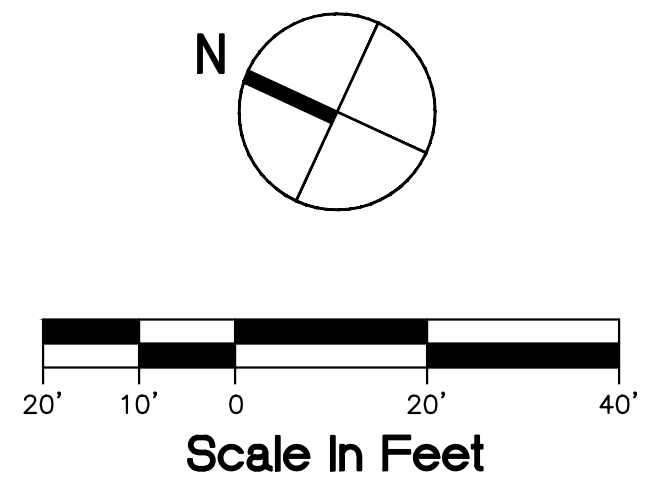
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 File: Z:\Shared\San Diego\01 Projects\1923120 Manhattan Beach Outdoor Dining\05 Documents\Task 9 Outdoor Dining\05 Documents\CMBG_Street\Manhattan Beach Outdoor Dining Layout Layout.dwg

SEE SHEET C1.3



SEE SHEET C1.8

SEE SHEET C1.2



LEGEND

	RIGHT OF WAY (PER CITY GIS)
	PUBLIC DINING AREA
	CONCRETE SIDEWALK
	CONCRETE PAVEMENT/CROSSWALKS
	SAWCUT AT LIMIT OF PAVEMENT REPLACEMENT
	PUBLIC FURNISHING AREA, SEE GENERAL NOTE 4
	CURB AND GUTTER, SEE GENERAL NOTE 2
	STRIPING
	PROPOSED CROSSWALK, SEE GENERAL NOTE 5
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	EXISTING/PROPOSED CATCH BASIN
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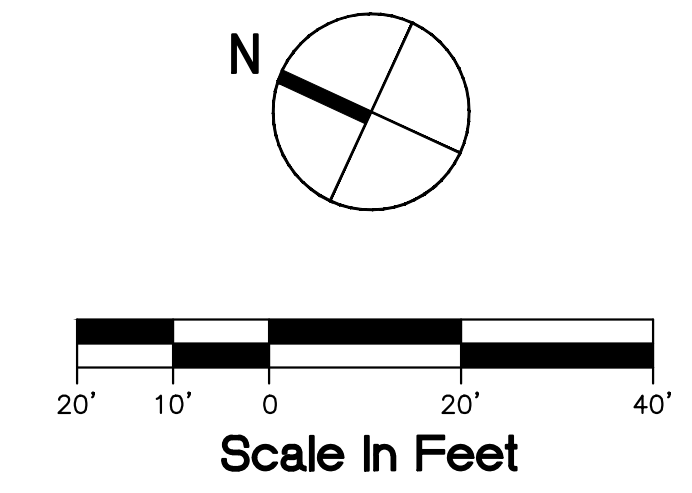
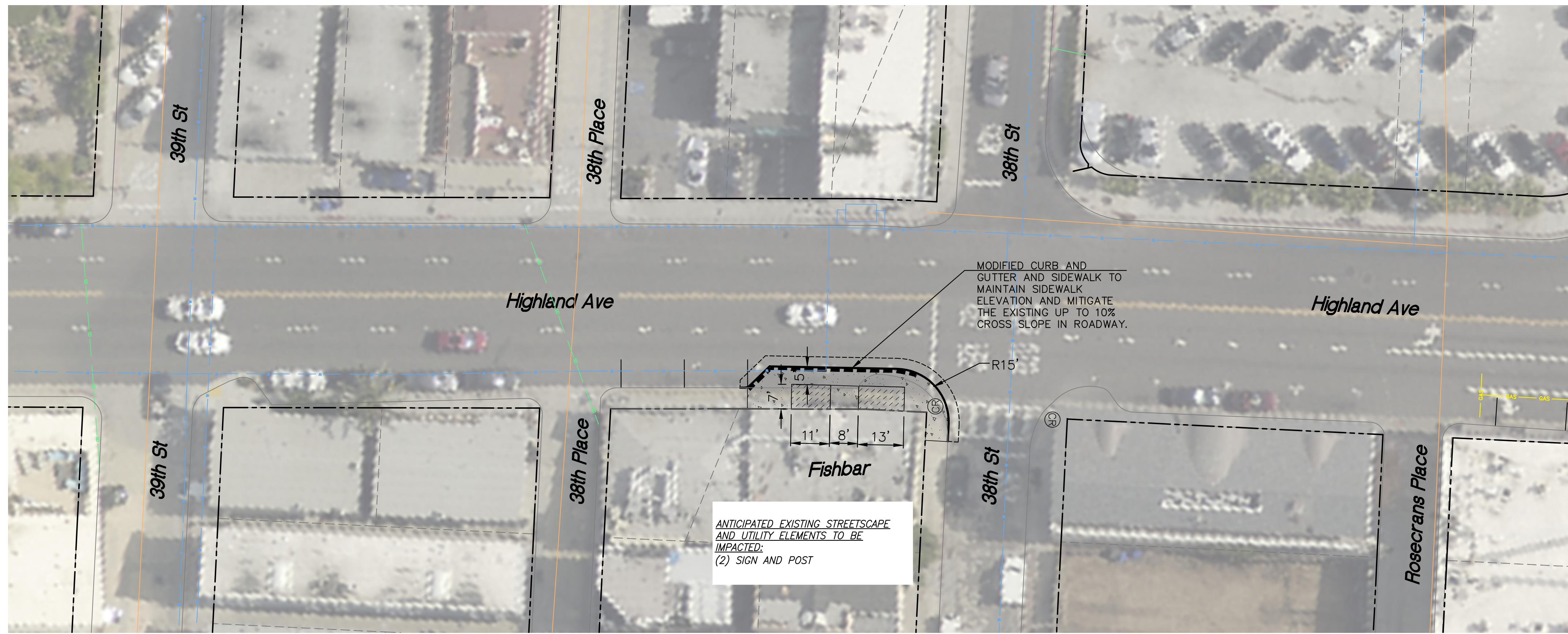
OUTDOOR DINING AREA ACCESS AND GRADING TABLE

BUSINESS NAME	ELEVATION OF DINING AREA	CURB OR RETAINING WALL HEIGHT TO PROVIDE LEVEL DINING AREA
UN CAFFE ALTAMURA	FLUSH WITH BUILDING ENTRANCE	~7" ABOVE GRADE AT SOUTH END OF DINING AREA

- SHEET NOTES**
- DINING AREA WITH CUT RETAINING WALLS/CURB, TYPE PER PLAN
 - DINING AREA WITH FILL RETAINING WALLS/CURB, TYPE PER PLAN
 - RELOCATE EXISTING PEDESTRIAN LIGHT
 - RELOCATE EXISTING STREET LIGHT
 - CONNECT TO EXISTING STORM LINE
 - RECUT VEHICLE LOOP DETECTORS FOR RESTRIPING

CITY OF MANHATTAN BEACH PUBLIC WORKS DEPARTMENT – ENGINEERING DIVISION			
REVISIONS		OUTDOOR DINING PRELIMINARY (5%) DESIGN	
NO.	DESCRIPTION	BY	DATE
HIGHLAND AVE FROM 12TH STREET TO MANHATTAN BEACH BOULEVARD			
		SCALE AS NOTED	DATE 09-20-24
119 PINE STREET, SUITE 400 SEATTLE, WA 98101 T. 206.223.0399 www.migcom.com		SHEET NO. C1.9	

Plotted: Sep 20, 2024 - 2:27:59pm By: emohalle
 File: Z:\Shared\San Diego\01 - Projects\19231.00 - Manhattan Beach - Outdoor Dining\05 - Documents\Task 9 - Outdoor Dining\10 - Manhattan Beach - Outdoor Dining\CMBL_Street - Restroom - Layout - Layout9



LEGEND

- RIGHT OF WAY (PER CITY GIS)
- PUBLIC DINING AREA
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT/CROSSWALKS
- SAWCUT AT LIMIT OF PAVEMENT REPLACEMENT
- PUBLIC FURNISHING AREA, SEE GENERAL NOTE 4
- CURB AND GUTTER, SEE GENERAL NOTE 2
- STRIPING
- PROPOSED CROSSWALK, SEE GENERAL NOTE 5
- PROPOSED CURB RAMP, SEE GENERAL NOTE 3
- EXISTING/PROPOSED CATCH BASIN
- GRADE TRANSITION TO DINING AREA
- EXISTING TREE TO BE REMOVED
- RETAINING CURB WITH RAILING
- RETAINING WALL WITH RAILING
- STORM DRAIN LINE
- EXISTING PEDESTRIAN LIGHT, SEE GENERAL NOTE 6
- EXISTING STREET LIGHT, SEE GENERAL NOTE 6

- GENERAL NOTES**
1. THE BASE MAP IS BASED ON CITY PROVIDED GIS INFORMATION WITH AN AERIAL FROM GOOGLE MAPS. LOCATIONS OF EXISTING SURFACE FEATURES SHOWN (E.G. TREES, LIGHTS, ETC.) ARE APPROXIMATE AND BASED ON FIELD OBSERVATION.
 2. CURB AND GUTTER AND ADJACENT PAVEMENT PATCH (NOT SHOWN) SHALL BE PER CITY OF MANHATTAN BEACH STANDARDS.
 3. CURB RAMPS INCLUDE REQUIRED COMPANION RAMPS; ALL RAMPS SHALL BE DESIGNED TO CALTRANS STANDARDS.
 4. THE LETTER WITHIN THE PUBLIC FURNISHING AREA SYMBOL (S, M, OR L) INDICATES THE APPROXIMATE SIZE OF AREA AVAILABLE FOR USE:
 - SMALL (S) AREAS: <60 SF
 - MEDIUM (M) AREAS: 61-139 SF
 - LARGE (L) AREAS: >140 SF
 5. PROPOSED CROSSWALKS INCLUDE NEW CONCRETE PAVEMENT AND STRIPING. CROSSWALKS SHALL BE GRADED TO MEET ADA GUIDELINES.
 6. THE PLANS SHOW EXISTING STREET AND PEDESTRIAN LIGHTS THAT ARE IMPACTED BY OUTDOOR DINING IMPROVEMENTS. IN ADDITION TO THESE IMPACTS THE COST ESTIMATE ASSUMES THE RELOCATION OF ALL EXISTING LIGHTS ALONG EACH FULL BLOCK RETROFIT ASSUMING APPROXIMATE 100' SPACING FOR STREET LIGHTS WITH PEDESTRIAN LIGHTS IN BETWEEN.

OUTDOOR DINING AREA ACCESS AND GRADING TABLE

BUSINESS NAME	ELEVATION OF DINING AREA	CURB OR RETAINING WALL HEIGHT TO PROVIDE LEVEL DINING AREA
FISHBAR – NORTH AREA AND SOUTH AREA	FLUSH WITH BUILDING ENTRANCE	MODIFIED CURB AT ROADWAY TO MITIGATE STEEP ROADWAY CROSS SLOPES AND ALLOW ACCESSIBLE ACCESS TO DINING AREA AND BUILDING

- SHEET NOTES**
- ① DINING AREA WITH CUT RETAINING WALLS/CURB, TYPE PER PLAN
 - ② DINING AREA WITH FILL RETAINING WALLS/CURB, TYPE PER PLAN
 - ③ RELOCATE EXISTING PEDESTRIAN LIGHT
 - ④ RELOCATE EXISTING STREET LIGHT
 - ⑤ CONNECT TO EXISTING STORM LINE
 - ⑥ RECUT VEHICLE LOOP DETECTORS FOR RESTRIPING

CITY OF MANHATTAN BEACH
PUBLIC WORKS DEPARTMENT – ENGINEERING DIVISION

**OUTDOOR DINING
PRELIMINARY (5%) DESIGN**

**HIGHLAND AVE
FROM 39TH STREET TO 38TH STREET**

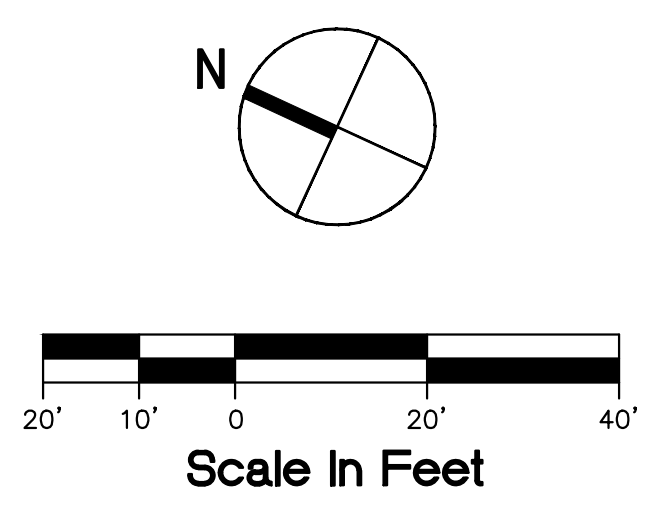
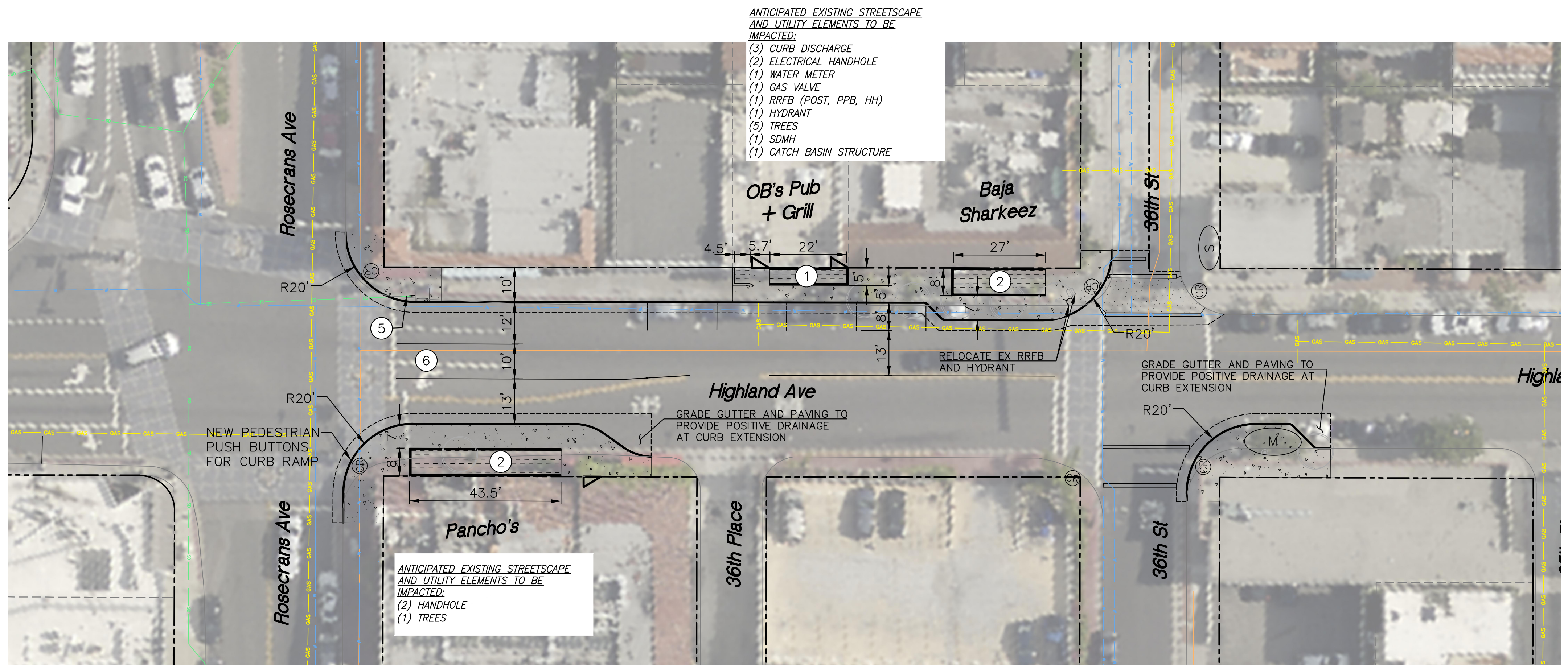
REVISIONS			
NO.	DESCRIPTION	BY	DATE

119 PINE STREET, SUITE 400
SEATTLE, WA 98101
T. 206.223.0399
www.migcom.com

SCALE AS NOTED	DATE 10-23-24	SHEET NO. C1.10
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Plotted: Oct 23, 2024 - 12:45:41pm By: wendell
 File: Z:\Shared\San Diego\01 Projects\19231\20 Manhattan Beach Outdoor Dining\05 Documents\Task 9 Outdoor Dining\01 Projects\19231\20 Manhattan Beach Outdoor Dining Layout Layout.dwg

SEE SHEET C110



- LEGEND**
- RIGHT OF WAY (PER CITY GIS)
 - [Pattern] PUBLIC DINING AREA
 - [Pattern] CONCRETE SIDEWALK
 - [Pattern] CONCRETE PAVEMENT/CROSSWALKS
 - SAWCUT AT LIMIT OF PAVEMENT REPLACEMENT
 - (X) PUBLIC FURNISHING AREA, SEE GENERAL NOTE 4
 - CURB AND GUTTER, SEE GENERAL NOTE 2
 - STRIPING
 - [Pattern] PROPOSED CROSSWALK, SEE GENERAL NOTE 5
 - (CR) PROPOSED CURB RAMP, SEE GENERAL NOTE 3
 - [Symbol] EXISTING/PROPOSED CATCH BASIN
 - [Symbol] GRADE TRANSITION TO DINING AREA
 - (T) EXISTING TREE TO BE REMOVED
 - [Symbol] RETAINING CURB WITH RAILING
 - [Symbol] RETAINING WALL WITH RAILING
 - STORM DRAIN LINE
 - (L) EXISTING PEDESTRIAN LIGHT, SEE GENERAL NOTE 6
 - (S) EXISTING STREET LIGHT, SEE GENERAL NOTE 6

- GENERAL NOTES**
- THE BASE MAP IS BASED ON CITY PROVIDED GIS INFORMATION WITH AN AERIAL FROM GOOGLE MAPS. LOCATIONS OF EXISTING SURFACE FEATURES SHOWN (E.G. TREES, LIGHTS, ETC.) ARE APPROXIMATE AND BASED ON FIELD OBSERVATION.
 - CURB AND GUTTER AND ADJACENT PAVEMENT PATCH (NOT SHOWN) SHALL BE PER CITY OF MANHATTAN BEACH STANDARDS.
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 - THE PLANS SHOW EXISTING STREET AND PEDESTRIAN LIGHTS THAT ARE IMPACTED BY OUTDOOR DINING IMPROVEMENTS. IN ADDITION TO THESE IMPACTS THE COST ESTIMATE ASSUMES THE RELOCATION OF ALL EXISTING LIGHTS ALONG EACH FULL BLOCK RETROFIT ASSUMING APPROXIMATE 100' SPACING FOR STREET LIGHTS WITH PEDESTRIAN LIGHTS IN BETWEEN.

OUTDOOR DINING AREA ACCESS AND GRADING TABLE

BUSINESS NAME	ELEVATION OF DINING AREA	CURB OR RETAINING WALL HEIGHT TO PROVIDE 'LEVEL DINING AREA'
OB'S PUB & GRILL - NORTH AREA	FLUSH WITH BOTTOM OF STEPS AT BUILDING ENTRANCE	~2" ABOVE GRADE AT NORTH END OF DINING AREA
OB'S PUB & GRILL - SOUTH AREA	FLUSH WITH BUILDING ENTRANCE	~9" BELOW GRADE AT SOUTH END OF DINING AREA
BAJA SHARKEEZ	FLUSH WITH BUILDING ENTRANCE	~14" ABOVE GRADE AT NORTH END OF DINING AREA
PANCHO'S	FLUSH WITH BUILDING ENTRANCE	~26" ABOVE GRADE AT NORTH END OF DINING AREA

- SHEET NOTES**
- DINING AREA WITH CUT RETAINING WALLS/CURB, TYPE PER PLAN
 - DINING AREA WITH FILL RETAINING WALLS/CURB, TYPE PER PLAN
 - RELOCATE EXISTING PEDESTRIAN LIGHT
 - RELOCATE EXISTING STREET LIGHT
 - CONNECT TO EXISTING STORM LINE
 - RELOCATE VEHICLE LOOP DETECTORS FOR RESTRIPING

CITY OF MANHATTAN BEACH
PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION

**OUTDOOR DINING
PRELIMINARY (5%) DESIGN**

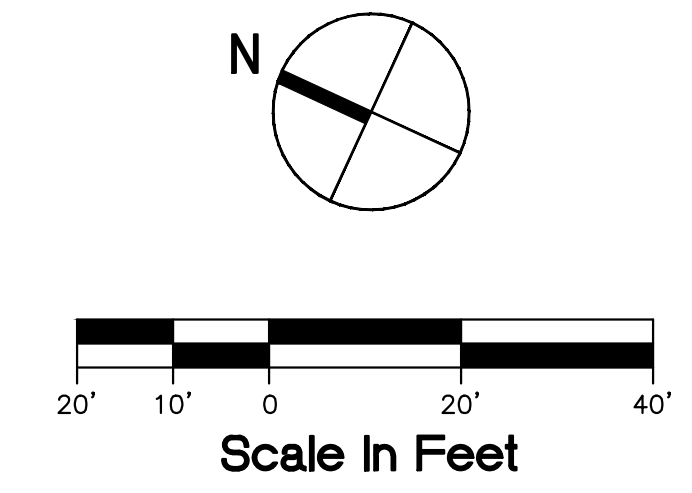
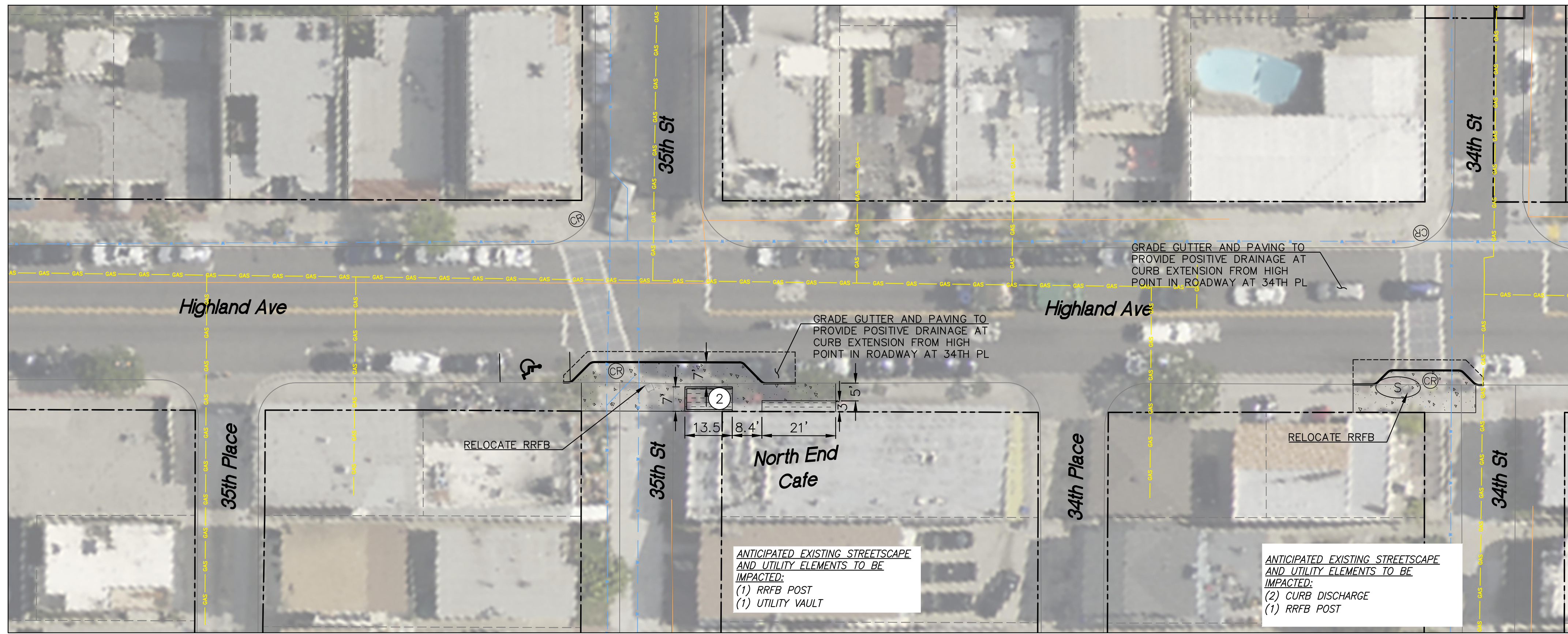
**HIGHLAND AVE
FROM ROSECRANS AVE TO 36TH STREET**

REVISIONS			
NO.	DESCRIPTION	BY	DATE

119 PINE STREET, SUITE 400
SEATTLE, WA 98101
T. 206.223.0399
www.migcom.com

SCALE AS NOTED	DATE 10-23-24	SHEET NO. C1.11
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Plotted: Oct 23, 2024 - 12:46:17pm By: [redacted]
 File: Z:\Shared\San Diego\IT\Projects\19231120_Manhattan_Beach_Outdoor_Dining\GIS_Documents\Task_9_Outdoor_Dining\19231120_Manhattan_Beach_Outdoor_Dining\CMBL_Street_Visualizing_Layout_Layout1.rvt

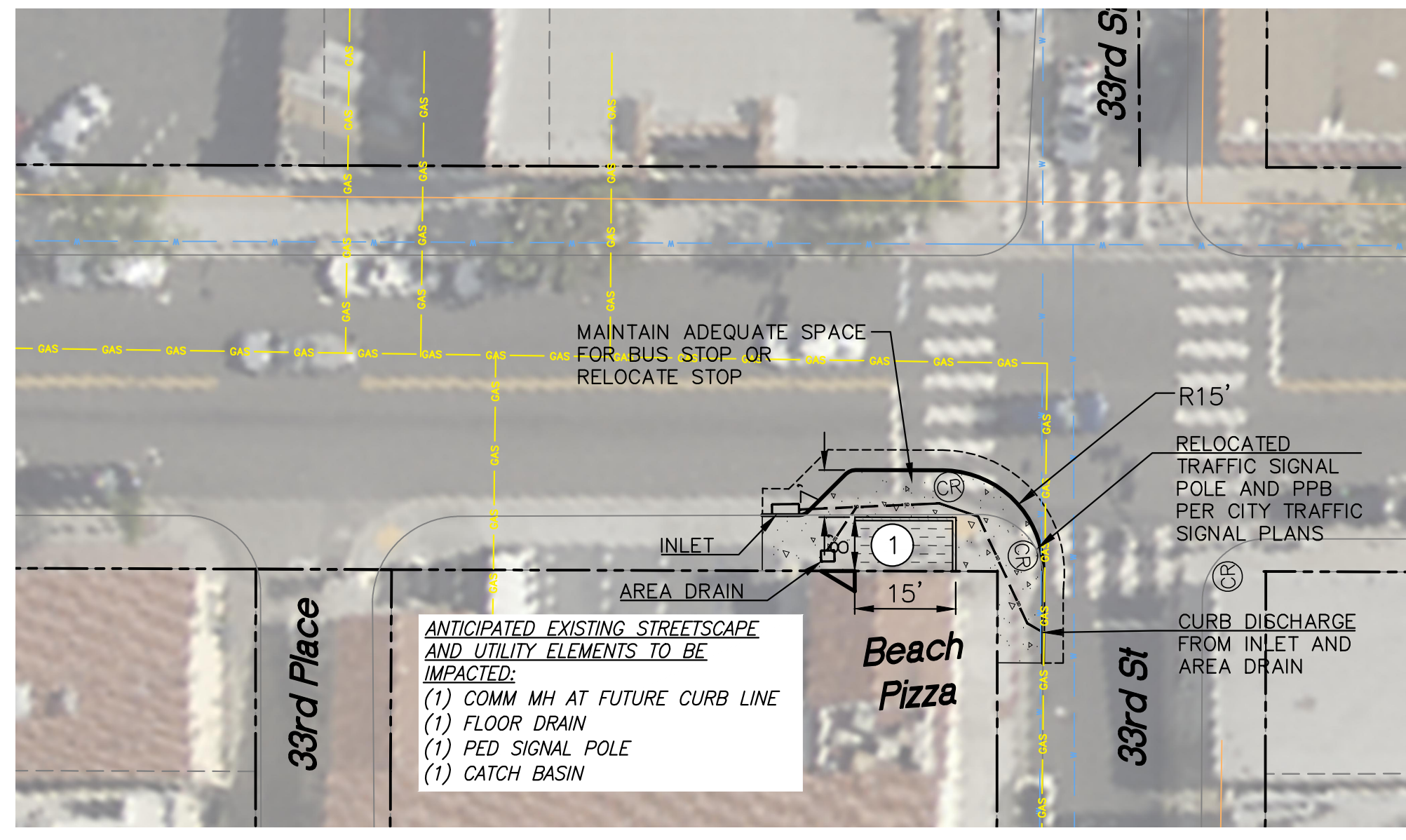


- LEGEND**
- RIGHT OF WAY (PER CITY GIS)
 - PUBLIC DINING AREA
 - CONCRETE SIDEWALK
 - CONCRETE PAVEMENT/CROSSWALKS
 - SAWCUT AT LIMIT OF PAVEMENT REPLACEMENT
 - PUBLIC FURNISHING AREA, SEE GENERAL NOTE 4
 - CURB AND GUTTER, SEE GENERAL NOTE 2
 - STRIPING
 - PROPOSED CROSSWALK, SEE GENERAL NOTE 5
 - PROPOSED CURB RAMP, SEE GENERAL NOTE 3
 - EXISTING/PROPOSED CATCH BASIN
 - GRADE TRANSITION TO DINING AREA
 - EXISTING TREE TO BE REMOVED
 - RETAINING CURB WITH RAILING
 - RETAINING WALL WITH RAILING
 - STORM DRAIN LINE
 - EXISTING PEDESTRIAN LIGHT, SEE GENERAL NOTE 6
 - EXISTING STREET LIGHT, SEE GENERAL NOTE 6

- GENERAL NOTES**
- THE BASE MAP IS BASED ON CITY PROVIDED GIS INFORMATION WITH AN AERIAL FROM GOOGLE MAPS. LOCATIONS OF EXISTING SURFACE FEATURES SHOWN (E.G. TREES, LIGHTS, ETC.) ARE APPROXIMATE AND BASED ON FIELD OBSERVATION.
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OUTDOOR DINING AREA ACCESS AND GRADING TABLE

BUSINESS NAME	ELEVATION OF DINING AREA	CURB OR RETAINING WALL HEIGHT TO PROVIDE LEVEL DINING AREA
NORTH END CAFE - NORTH AREA	FLUSH WITH DOOR THRESHOLD	~2" ABOVE GRADE AT NORTH END OF DINING AREA
NORTH END CAFE - SOUTH AREA	FLUSH WITH DOOR THRESHOLD	N/A - EXISTING SLOPES <2%
BEACH PIZZA	FLUSH WITH DOOR THRESHOLD	~6" BELOW GRADE AT SOUTH END



ADDITIONAL VIEW OF 33RD STREET AND HIGHLAND AVENUE

- SHEET NOTES**
- DINING AREA WITH CUT RETAINING WALLS/CURB, TYPE PER PLAN
 - DINING AREA WITH FILL RETAINING WALLS/CURB, TYPE PER PLAN
 - RELOCATE EXISTING PEDESTRIAN LIGHT
 - RELOCATE EXISTING STREET LIGHT
 - CONNECT TO EXISTING STORM LINE
 - RECUT VEHICLE LOOP DETECTORS FOR RESTRIPING

CITY OF MANHATTAN BEACH
PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION

**OUTDOOR DINING
PRELIMINARY (5%) DESIGN**

**HIGHLAND AVE
FROM 35TH STREET TO 33RD STREET**

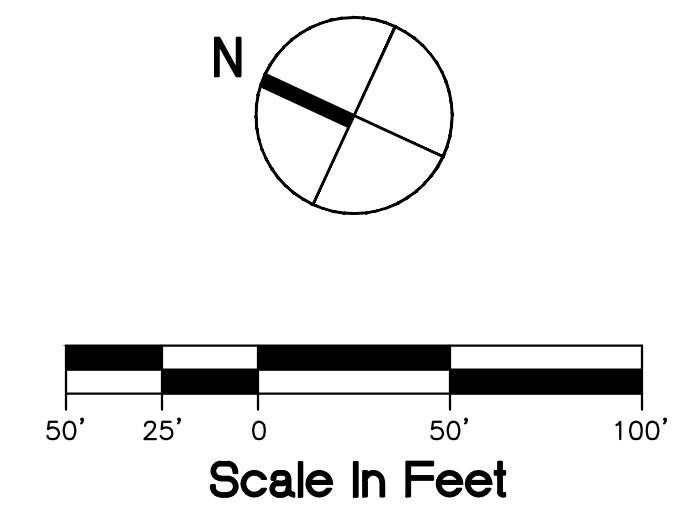
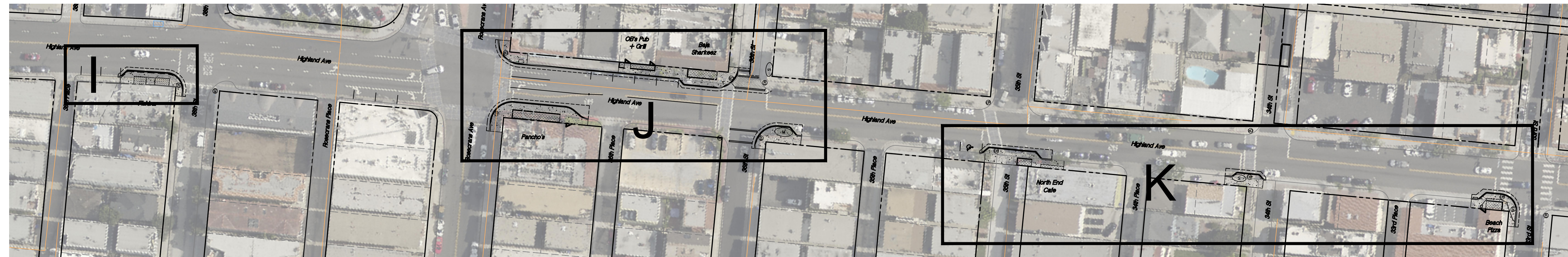
REVISIONS			
NO.	DESCRIPTION	BY	DATE

119 PINE STREET, SUITE 400
SEATTLE, WA 98101
T. 206.223.0399
www.migcom.com

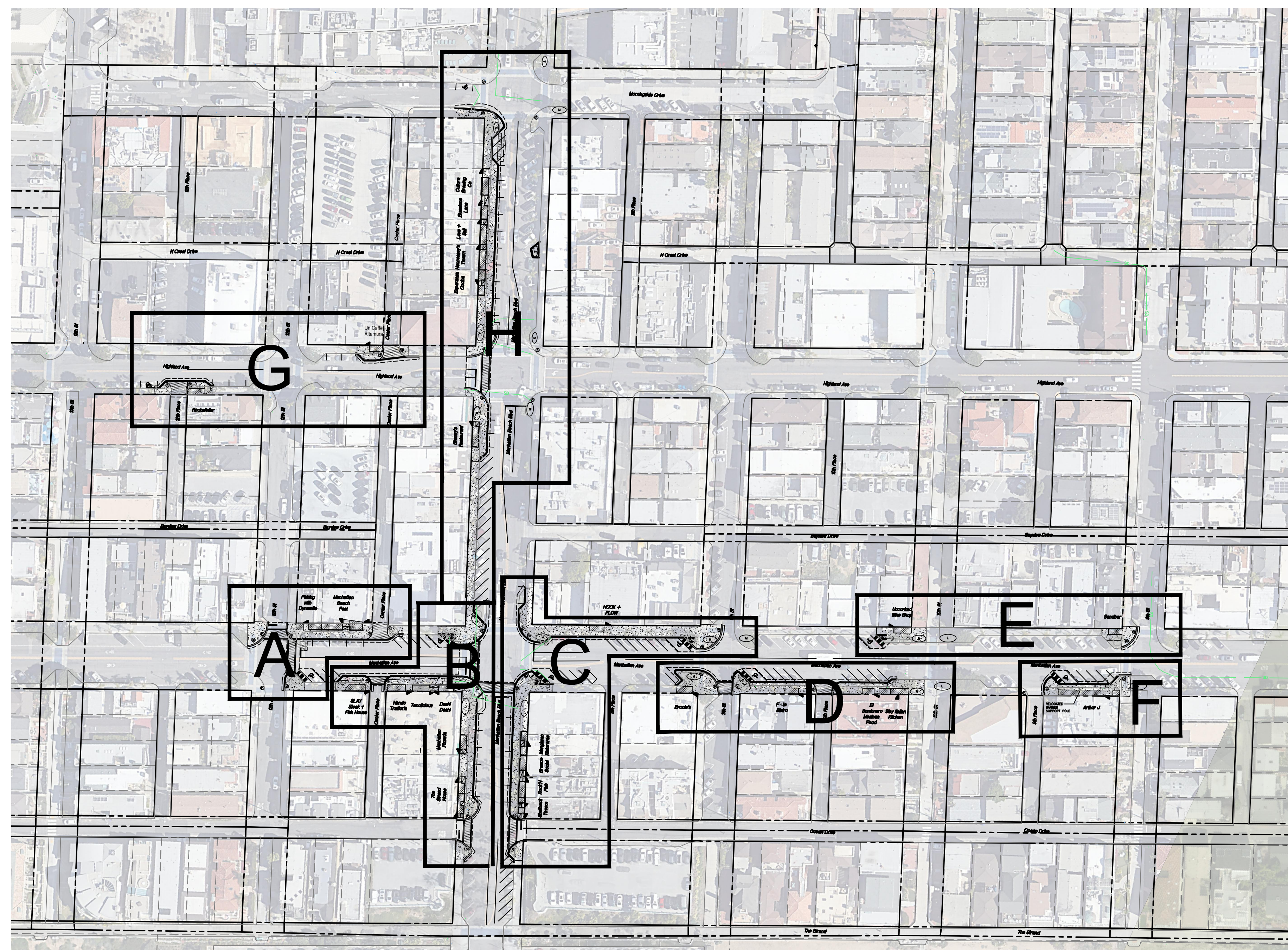
SCALE AS NOTED	DATE 10-23-24	SHEET NO. C1.12
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Plotted: Oct 23, 2024 - 12:42:03pm By: mrsdelle
 File: Z:\Shared\San Diego\01 Projects\1920120 Manhattan Beach Outdoor Dining\05 Documents\Task 9 Outdoor Dining\01 Manhattan Beach Outdoor Dining Layout Layout12

NORTH MANHATTAN BEACH OUTDOOR DINING AREAS



DOWNTOWN OUTDOOR DINING AREAS

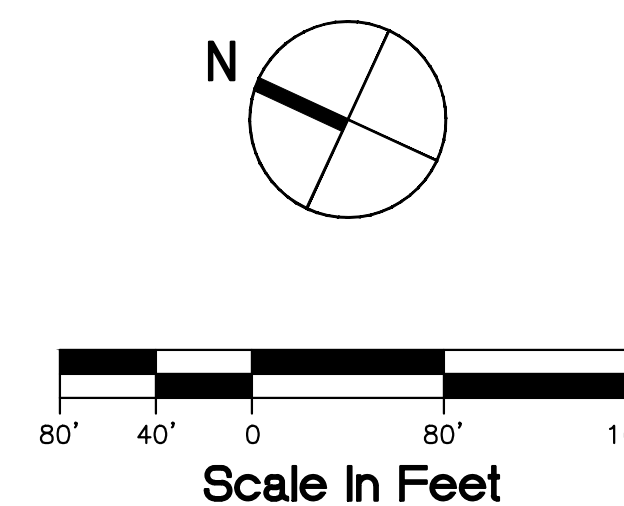



POTENTIAL PHASING FOR IMPLEMENTATION

- THIS PLAN SHOWS ONE POTENTIAL APPROACH FOR PHASING OUTDOOR DINING IMPROVEMENTS TO FACILITATE A DISCUSSION WITH CITY STAFF. THIS PHASING APPROACH FOCUSES ON CONSOLIDATING NEARBY IMPROVEMENTS WHILE:
 - MINIMIZING IMPACTS TO PEDESTRIAN ACCESS AND DOWNTOWN BUSINESSES BY GENERALLY FOCUSING WORK ON ONE SIDE OF THE STREET AT A TIME,
 - REDUCING IMPACTS TO TRAFFIC BY MINIMIZING IMPACTS AT INTERSECTIONS AND GENERALLY NOT WORKING ACROSS MULTIPLE INTERSECTIONS IN THE SAME PHASE,
 - COMBINING AREAS OF WORK AT INTERSECTIONS WHERE CROSSWALKS WILL BE RELOCATED TO PROVIDE COMPLETE CROSSINGS WITHOUT IMPACTING THE FULL INTERSECTION, AND
 - REDUCING THE NEED FOR INTERIM IMPROVEMENTS AND/OR RECONSTRUCTION OF PREVIOUSLY CONSTRUCTED AREAS.
- THE FINAL CONFIGURATION AND PHASING ORDER WILL BE DETERMINED BY CITY STAFF BASED ON CITY GOALS AND PRIORITIES, AVAILABLE FUNDING, AND INTEREST AND PARTNERSHIP OF ADJACENT BUSINESSES. IT MAY BE BENEFICIAL TO START WITH PHASES THAT INCLUDE LESS COMPLEX DESIGNS (I.E., WITHOUT RETAINING WALLS, OR WITH LOW FILL WALL CONDITIONS) OR THAT ARE LOCATED ALONG LESS TRAVELED STREETS TO APPLY LESSONS LEARNED FROM EARLY PROJECTS TO MORE COMPLEX DESIGNS.
- THE IMPLEMENTATION OF IMPROVEMENTS AT A BLOCK SCALE RATHER THAN AT A FRONTAGE OR BUSINESSES FOCUSED SCALE IS GENERALLY RECOMMENDED TO REDUCE THE IMPACT OF CONSTRUCTION TO ADJACENT BUSINESSES AND THE DOWNTOWN STREETScape ENVIRONMENT AND TO MINIMIZE THE NEED FOR INTERIM/TEMPORARY IMPROVEMENTS, WHICH WILL INCREASE THE OVERALL COST OF IMPLEMENTATION.

COST ESTIMATING FOR POTENTIAL PROJECT PHASES

- THE PRELIMINARY (5%) DESIGN OPINION OF PROBABLE CONSTRUCTION COSTS IS BASED ON THE PHASING BOUNDARIES SHOWN.
- CONSTRUCTION COSTS INCLUDE ALLOWANCES FOR STREET TREES AND LANDSCAPING, WHICH WILL BE DESIGNED DURING A FUTURE DESIGN PHASE ARE NOT SHOWN IN THE PRELIMINARY (5%) DESIGN PLANS.



CITY OF MANHATTAN BEACH PUBLIC WORKS DEPARTMENT – ENGINEERING DIVISION																									
OUTDOOR DINING PRELIMINARY (5%) DESIGN																									
POTENTIAL PHASING & COSTING APPROACH FOR OUTDOOR DINING IMPROVEMENTS																									
<table border="1"> <thead> <tr> <th colspan="4">REVISIONS</th> </tr> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		REVISIONS				NO.	DESCRIPTION	BY	DATE									<table border="1"> <tr> <td>SCALE</td> <td>DATE</td> <td>SHEET NO.</td> </tr> <tr> <td>AS NOTED</td> <td>09-20-24</td> <td>PH1.0</td> </tr> </table>		SCALE	DATE	SHEET NO.	AS NOTED	09-20-24	PH1.0
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		119 PINE STREET, SUITE 400 SEATTLE, WA 98101 T 206.223.0399 www.migcom.com																							