



**CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM**

DATE: July 24, 2024

TO: Planning Commission

FROM: Talyn Mirzakhania, Community Development Director

THROUGH: Adam Finestone AICP, Planning Manager

BY: Angelica Ochoa, Associate Planner

SUBJECT: Consideration of a Master Use Permit amendment to modify an existing structure to reduce the indoor seating area and increase the outdoor seating area, expand hours of operation for outdoor dining, and allow for sale and service of distilled spirits in addition to existing beer and wine sales and service, at an existing tenant space located at 401 Manhattan Beach Boulevard and currently utilized as an Eating and Drinking Establishment.

APPLICANT: Great White Partners Manhattan Beach, LLC
1608 Pacific Avenue, Suite 201
Venice, CA 90291

RECOMMENDATION

Staff recommends that the Planning Commission: (1) conduct a public hearing; and (2) adopt the attached resolution approving a master use permit amendment at 401 Manhattan Beach Boulevard and finding the project exempt from the California Environmental Quality Act.

BACKGROUND

On January 18, 2024, the Community Development Department received an application requesting a master use permit amendment for an existing structure located at 401 Manhattan Beach Boulevard. The amendment has been requested to accommodate a new tenant within an existing tenant space currently being used as an eating and drinking establishment. Specifically, the applicant seeks to modify the existing structure to reduce the indoor seating

area and increase the outdoor seating area, expand hours of operation for outdoor dining, and allow for sale and service of distilled spirits in addition to existing beer and wine sales and service. The amendment applies to the subject eating and drinking establishment and does not affect the existing eating and drinking establishment or office use on the site.

Site Overview

The property was issued a use permit in 1992 for use as an eating and drinking establishment. In 2000, a master use permit was approved to divide the existing building into three separate tenant spaces to accommodate two eating and drinking establishments and one office use. Outdoor dining areas in the public right of way were approved for the two eating and drinking establishments, however alcohol was prohibited within the outdoor dining areas within the right of way. In 2005, a master use permit amendment was approved (Planning Commission Resolution No. 05-05, included as Attachment “A” to this report) to remove all dining areas from the public right of way for the tenant space, and add beer and wine service to the existing outdoor patio on private property. This Planning Commission resolution currently governs the project site.

The subject property is located in the Downtown Commercial (CD) zoning district in Area District III. The property is in the non-appealable portion of the City’s Coastal Zone, and has a General Plan land use designation of Downtown Commercial. The zoning designations of surrounding properties on all sides is CD and the uses of the surrounding properties are as follows:

- North: Restaurant and retail
- South: Bank
- East: Retail
- West: Retail, office, and public parking lot

A vicinity map, included as Attachment “B” to this staff report, demonstrates the site configuration and surrounding uses.

Project Overview

The table below summarizes the proposed project.

PROJECT OVERVIEW	
Location:	401 Manhattan Beach Boulevard and 1150 Morningside Drive (See Vicinity Map – Attachment “B”)
Legal Description:	Lots 1 and 2, Block 97, Manhattan Beach Division 2

Assessor's Parcel Number:	4179-003-009	
General Plan Land Use:	Downtown Commercial	
Zoning:	Downtown Commercial (CD)	
Area District:	III	
Coastal Zone:	Non-appealable	
Land Use:	<u>Existing</u> Eating and Drinking Establishment on ground floor/Office on second floor	<u>Proposed</u> No change
Maximum Buildable Floor Area:	<u>Existing</u> 12,255 sq. ft.	<u>Proposed</u> No change
Actual Buildable Floor Area	<u>Existing</u> <u>2,518 sq. ft. (tenant space)</u> <u>8,414 sq. ft. (property)</u>	<u>Proposed</u> <u>2,301 sq. ft. (tenant space)</u> <u>8,197 sq. ft. (property)</u>
Parking:	<u>Required</u> 34 spaces*	<u>Proposed</u> No change
Setbacks	<u>Required</u> None	<u>Proposed</u> Sides and rear: no change Front: 0.69 ft.
Height	<u>Required</u> 30 ft. (maximum)	<u>Proposed</u> 21 ft. (no change)
Lot Size	<u>Minimum Required</u> 2,700 sq. ft.	<u>Proposed</u> 2,700 sq. ft. (no change)
Outdoor Hours of Operation	<u>Existing</u> 7:00 a.m. to 10:00 p.m.	<u>Proposed</u> 7:00 a.m. to 11:00pm
Outdoor seating area	<u>Existing</u> 450 sq. ft.	<u>Proposed</u> 699 sq. ft.

*Existing master use permit for entire site requires 34 parking spaces, which are provided through city parking permits issued to site tenants.

Governing Regulations

The proposed project is subject to applicable provisions of the Manhattan Beach General Plan, Manhattan Beach Local Coastal Program (“LCP”), and Downtown Design Guidelines.

Manhattan Beach General Plan

The Manhattan Beach General Plan is a long-range policy document that identifies the community’s vision for its collective future and establishes the fundamental framework to guide decision-making about development, resource management, public safety, public services, and general community well-being. This vision is established through a series of goals and policies that serve as a framework for analysis of all land use actions taken by the City. The Manhattan Beach General Plan contains a series of “elements,” including a Land Use Element, which is used to guide the City’s development, maintenance, and improvement of land and properties.

This project was evaluated for conformance with the following applicable Land Use Element goals and policies:

- LU-6: Maintain the viability of the commercial areas of Manhattan Beach.
- LU-6.2: Encourage a diverse mix of businesses that support the local tax base, are beneficial to residents, and support the economic needs of the community.
- LU-7: Continue to support and encourage the viability of the Downtown area of Manhattan Beach.

Manhattan Beach Local Coastal Program

A portion of the City is within the Coastal Zone and, thus, subject to applicable provisions of the California Coastal Act. The California Coastal Act is administered through the California Coast Commission and authorizes coastal jurisdictions to create LCPs that specify location, type, and scale of new or changed uses of land. Each LCP includes a land use plan and measures to implement the plan (similar to zoning ordinances). While an LCP reflects the unique characteristics of individual coastal communities, regional and Statewide interests and concerns must also be addressed. The California Coastal Commission certified the City’s LCP in 1996.

The proposed project is located in the Coastal Zone and was reviewed for compliance with the LCP including, but not limited to, the chapters below:

- LCP Chapter A.16 - governs commercial districts, including the Downtown Commercial (CD) district where the project is located.

- LCP Chapter A.84. - governs use permits
- LCP Chapter A.96 – governs Coastal Development Permits

The overall purpose of the regulations contained in the LCP is to protect and promote the public health, safety, and general welfare of the community through implementation of goals and policies contained in the General Plan.

PROJECT DESCRIPTION

The applicant, Great White Partners, LLC, is requesting an amendment to the existing Master Use Permit (PC No. 05-05) to accommodate a new restaurant within an existing tenant space. The building would be modified to reduce the indoor seating area and increase the outdoor seating area. Operational changes requested include an allowance for a full alcohol license and extending hours of operation for outdoor dining. Details on the proposal are shown in the following table:

Condition Description	Existing Condition	Proposed Condition	Change
Buildable floor area	2,518 square feet	2,301 square feet	217 square feet (decrease)
Outdoor seating area	450 square feet	699 square feet	249 square feet (increase)
Interior seating area	1,200 square feet	398 square feet	802 square feet (decrease)
Operating hours (outdoor patio)	7am to 10pm daily	7am to 11pm daily	1 hour increase
Alcohol Service	Off-sale beer and wine (Type 41)	Off-sale distilled spirits (Type 47)	N/A

An analysis of the proposed project and compliance with required findings is provided in the “Discussion” section below.

It should be noted that, as part of the physical changes to the building, the applicant has proposed to relocate the entrance into the tenant space. To accommodate this, an existing entry ramp leading from the sidewalk to the front door must be modified. Because the ramp is within the public right of way, this modification is subject to an encroachment permit. Pursuant to Section 7.36.170.A of the Manhattan Beach Local Coastal Program, long-term commercial use of the public right of way requires City Council approval. While an encroachment permit request is a part of the overall project, the Planning Commission is not

tasked with making a decision on it; however, should the Planning Commission approve the Master Use Permit amendment, said approval will not become effective unless and until the City Council approves the Encroachment Permit.

DISCUSSION

Project Analysis

The applicant is requesting both physical and operational modifications as part of the Master Use Permit amendment. Conditions of approval have been included in the draft Planning Commission resolution (Attachment "A" to this staff report) to minimize the potential for negative impacts to the surrounding community. Project components warranting special considerations are as follows:

Indoor/Outdoor Seating Area

The applicant is requesting to modify the existing building to decrease the existing indoor seating area and increase the existing outdoor seating area. As proposed, the indoor seating area would be reduced by 802 square feet (from 1,200 square feet to 398 square feet) and the outdoor seating area would be enlarged by 249 square feet (from 450 square feet to 699 square feet). In order to address any potential increase in land use intensity, an existing condition of approval limiting the maximum indoor dining area to 1,200 square feet would be modified to reduce the allowed indoor dining area by the same amount as the outdoor dining area is increasing. Based on the proposed 249 square-foot increase in the outdoor seating area, the revised condition would limit the indoor seating area to a maximum of 951 square feet. In addition, the modification will not result in any increase to the maximum allowable eating and drinking establishment floor area of 3,000 square feet established by Planning Commission Resolution No. 05-05, and the overall tenant space (including both interior and exterior seating area and non-seating area) would only increase by a total of 32 square feet. Thus, the proposed modifications would change the location of uses within the tenant space without substantially increasing the total usable space.

Hours of Operation for Outdoor Dining

The most significant consideration related to outdoor dining is the potential for noise impacts to nearby land uses. In order to address this concern, hours of operation for eating and drinking establishments are regulated by an establishment's use permit.

The existing hours of operation for the property are limited to 7am to 11pm daily, with the outdoor seating area required to close at 10pm. The applicant is requesting to extend the hours of operation for the outdoor seating area by one hour, from 10pm to 11pm, to align with the indoor operating hours. The proposed one hour increase for the outdoor seating area is comparable to the hours of operation for outdoor seating areas of other eating and drinking establishments in the vicinity. The location of the new outdoor seating area will remain the

same as the existing outdoor seating area (facing Manhattan Beach Boulevard) and is approximately 200 feet from the closest residential use. Additionally, the project will be subject to the City's noise ordinance. As such, any increase in potential noise impacts would be negligible.

Expansion of Alcohol License

The applicant is requesting to allow sales and service of distilled spirits in addition to the existing allowance of sales and service of beer and wine, in conjunction with the operation a new eating and drinking establishment within an existing tenant space. A corresponding alcohol license upgrade (from a Type 41 ABC license to a Type 47 ABC license) would have to be obtained through the California Department of Alcoholic Beverage Control, and the applicant will be required to abide by all ABC license requirements in addition to all conditions established by this Use Permit. In instances where there are conflicts between the ABC license and this use permit, the more restrictive conditions would apply.

The existing tenant space currently operates as a restaurant and is currently allowed to sell beer and wine. The new tenant would continue to operate as a restaurant, not a bar, and a condition has been included with the draft Planning Commission Resolution to require the kitchen to remain open at all times when alcohol is available for purchase. Dining service with the addition of distilled spirits has typically been approved for other Downtown outdoor patios located on private property. As such, the addition of distilled spirits is not anticipated to have a significant impact on the welfare of properties and uses in the project vicinity.

When taken together, the requested physical and operational changes described above (expanded outdoor dining area, extended operating hours, and addition of alcohol service) do not result in a significant intensification of use because the site will continue to operate as an eating and drinking establishment, with the total seating area being reduced (when combining the indoor and outdoor seating areas). Additionally, the property is on a busy street and is not adjacent to any residential uses, and would operate in a similar manner to other eating and drinking establishments in the vicinity.

Consistency and Compliance with Governing Regulations

Manhattan Beach General Plan

As noted above, the project was reviewed for consistency with a number of General Plan goals and policies. The project has been determined to be consistent with the following goals and policies for the reasons described:

- *Land Use Plan Goal LU-6: Maintain the viability of the commercial areas of Manhattan Beach.*

The viability of commercial areas depends on a range of factors, including having various types of services and restaurants. The proposed eating and drinking establishment will continue to offer dining options to the community and visitors to support the Downtown commercial businesses.

- *Land Use Plan Policy LU-6.2: Encourage a diverse mix of businesses that support the local tax base, are beneficial to residents, and support the economic needs of the community.*

Downtown Manhattan Beach has a mix of restaurants and services. The expanded outdoor dining area will attract more patrons to the area who may visit other establishments while they are here. Therefore, the proposed project will assist in meeting the overall economic needs of Downtown.

- *Land Use Plan Goal LU-7: Continue to support and encourage the viability of the Downtown area of Manhattan Beach.*

Downtown Manhattan Beach has a variety of commercial uses including, but not limited to, coffee shops, restaurants, and retail stores. As proposed, the eating and drinking establishment is complimentary to these uses, as patrons will visit other Downtown businesses, thus contributing to the economic vitality of Downtown Manhattan Beach.

Manhattan Beach Local Coastal Program

As noted previously, the Property is located in the Coastal Zone, and is thus subject to the provisions of the City's LCP.

Section A.16.020 of the LCP requires a use permit for an eating and drinking establishment. Section A.16.020 (L) requires a use permit or use permit amendment for any new or amended alcohol license. Because the request includes the addition of sales and service of distilled spirits (Type 47 ABC license) in addition to beer and wine sales and service, an amendment to the existing use permit is required. Additionally, Section A.84.105 of the LCP requires a master use permit amendment for any modifications to conditions applied to an existing master use permit. Because the proposed request would amend conditions related to indoor and outdoor dining area, operating hours, and alcohol service, a master use permit amendment is required.

Chapter A.96 of the LCP requires most projects in the Coastal Zone to obtain a Coastal Development Permit ("CDP") unless specifically exempted by the City's LCP. The proposed project qualifies for an exemption pursuant to Chapter A.96.050 (Exemptions/categorical

exclusions) of the LCP, which is applicable to commercial structures and exempts the alteration of existing structures, provided the project does not involve any improvement that changes the intensity or use of the structure. (LCP Chapter A.96.050B.1.) Because the proposed Master Use Permit amendment will not change the use of the property and operational characteristics will remain substantially the same, the project qualifies for the exemption noted above and a CDP is not required.

Downtown Design Guidelines

The Downtown Design Guidelines were adopted by the City Council in 2018 and “are intended to perpetuate quality development that will complement and enhance the project area’s eclectic style and small-town character.” The proposed building complies with the applicable Downtown Design Guidelines including the following:

- Site Layout and Building Orientation: The building’s main pedestrian entry faces Morningside Drive and the outdoor patio faces Manhattan Beach Boulevard.
- Outdoor Spaces: The building’s outdoor patio is located on the northeast corner of Manhattan Beach Boulevard and Morningside Drive. The outdoor patio provides an open and visual interest to the surrounding areas.
- Building Design: The building’s façade includes architectural elements such as scones, columns, lighting, an open trellis and attractive landscaping.

Required Findings

Use Permit

Per LCP Section A.84.060 (Required findings), in order to approve a use permit (or amendment thereto), the decision-making authority must make certain findings in order to ensure that the use operates in a manner that is compatible with uses on adjacent properties and in the surrounding area. The required findings are addressed below.

1. *The proposed location of the site is in accord with the objectives of this title and the purposes of the district in which the site is located.*

The proposed project is in the City’s CD zoning district. The LCP’s stated purpose for the CD zone is to provide opportunities for residential, commercial, public and semipublic uses that are appropriate for the downtown area. In addition, the CD zoning district is intended to accommodate a broad range of businesses that serve beach visitors. Such businesses include eating and drinking establishments. Eating and drinking establishment uses are permitted in a commercial zone with a use permit. An existing eating and drinking establishment was approved in March 23, 2005, through adoption of Planning

Commission Resolution No. 05-05. The new tenant will continue the same use and have substantially similar operating characteristics.

- 2. The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working on the proposed project site or in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city.*

The General Plan encourages a “vibrant downtown” that offers “services and activities for residents and visitors.” The property’s General Plan land use designation is Downtown Commercial, and the proposed changes to the existing eating and drinking establishment use are consistent with that designation. The Project is compatible with neighboring uses, as neighboring lots on all sides are developed with commercial uses. Furthermore, the Project was reviewed by the Building and Traffic divisions, the Public Works, Police, and Fire Departments, and Waste Management, none of which raised concerns or objections. Therefore, the Project will not be detrimental to the public health, safety or welfare of persons residing or working on the site or in or adjacent to the neighborhood of such use and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.

When taken together, the requested physical and operational changes described above (expanded outdoor dining area, extended operating hours, and addition of alcohol service) do not result in a significant intensification of use because the site will continue to operate as an eating and drinking establishment, with the total seating area being reduced (when combining the indoor and outdoor seating areas). Additionally, the property is on a busy street and is not adjacent to any residential uses, and would operate in a similar manner to other eating and drinking establishments in the vicinity.

- 3. The proposed use will comply with the provisions of the City’s LCP Title A, including any specific conditions required for the proposed use in the district in which it would be located.*

The proposed project does not alter the existing use of the tenant space, which is an eating and drinking establishment. Eating and drinking establishments are permitted with the approval of a use permit within the subject property’s zoning district (CD) per LCP Section A.16.020. A Master Use Permit amendment is required if the new use does not conform to the approved mix of uses, parking requirements and certain conditions per LCP Section A.84.105.D, which is the case with this project. If the requested Master Use Permit amendment is approved, the eating and drinking establishment use will be in compliance with all provisions of Title A of the LCP. Furthermore, conditions of approval that serve to

minimize any potential adverse impacts associated with the project such as the hours of operation, the City's noise ordinance, waste management, and signage requirements are included in the draft resolution (Attachment "A" to this staff report). Specifically, if adopted, the conditions in the Resolution will ensure compliance with the required findings for a Use Permit and serve as the governing resolution for the development and operation of the project.

4. *The proposed use will not adversely impact or be adversely impacted by nearby properties.*

The proposed eating and drinking establishment use, does not adversely impact neighboring properties since there is no change in use and the project includes a minor expansion related to an existing alcohol license type and hours of operation for an outdoor seating area. Furthermore, eating and drinking establishments in the CD zone were contemplated by the General Plan and will not create demands exceeding the capacity of public services and facilities. Additionally, a Type 47 ABC license must be obtained from the California Department of Alcohol Beverage Control prior to commencement of sale of distilled spirits. Conditions of approval have been included in the draft resolution to address potential concerns and to minimize adverse impacts to the community.

ENVIRONMENTAL DETERMINATION

The City has reviewed the Project for compliance with the California Environmental Quality Act ("CEQA") and has determined that the project qualifies for a Class I categorical exemption pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. Specifically, the Project involves a negligible expansion to an existing eating and drinking establishment use and is consistent with the zoning requirements for the site. Furthermore, there are no features that would impact the environmental review of the Project which distinguish it from others in the exempt class. Thus, no further environmental review is necessary.

PUBLIC OUTREACH

A public notice for the July 24, 2024, Planning Commission hearing was published in The Beach Reporter, mailed to all property owners within a 500-foot radius of the Property, and posted at City Hall, on July 11, 2024. As of the writing of this report, no public comments were received.

CONCLUSION

Staff recommends that the Planning Commission conduct a public hearing and adopt the attached draft resolution approving the Master Use Permit amendment to modify existing conditions for an eating and drinking establishment in an existing tenant space located at 401

Manhattan Beach Boulevard; and find the project exempt from the California Environmental Quality Act.

ATTACHMENTS:

- A. Draft Planning Commission Resolution No. PC 24-XX
- B. Vicinity Map
- C. Applicant's Written Materials (Application, Environmental Document and Narrative)
- D. Architectural Plans
- E. PC Reso 05-05

RESOLUTION NO. PC 24-XX

A RESOLUTION OF THE MANHATTAN BEACH PLANNING COMMISSION APPROVING A MASTER USE PERMIT AMENDMENT TO MODIFY AN EXISTING STRUCTURE TO REDUCE THE INDOOR SEATING AREA AND INCREASE THE OUTDOOR SEATING AREA, EXPAND HOURS OF OPERATION FOR OUTDOOR DINING, AND ALLOW THE SALE AND SERVICE OF DISTILLED SPIRITS IN ADDITION TO EXISTING ALLOWANCE OF SALE AND SERVICE OF BEER AND WINE, AT AN EXISTING TENANT SPACE LOCATED AT 401 MANHATTAN BEACH BOULEVARD, AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

THE MANHATTAN BEACH PLANNING COMMISSION DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. On December 15, 1992, the City Council approved a use permit (City Council Resolution No. 4974) to allow the establishment of a drinking and eating establishment at 401 Manhattan Beach Boulevard ("Property"). On March 8, 2000, the Planning Commission approved a Master Use Permit (Planning Commission Resolution No. 00-7) to divide the existing building into three separate tenant spaces to accommodate two eating and drinking establishments and one office use. On May 2, 2000, the City Council considered an appeal of the Planning Commission's decision and upheld the approval of the Master Use Permit (City Council Resolution 5570) with revised conditions related to alcohol, parking, and hours of operation. On March 23, 2005, the Planning Commission approved a Master Use Permit amendment (Planning Commission Resolution No. 05-05) to modify an existing outdoor dining area patio and allow for service of beer and wine at an existing tenant space at the Property.

SECTION 2. On January 18, 2024, Manny Diaz, on behalf of Great White Partners Manhattan Beach, LLC ("Applicant"), applied for a Master Use Permit Amendment to modify an existing structure to reduce the indoor seating area and increase the outdoor seating area, expand hours of operation for outdoor dining, and allow for sale and service of distilled spirits in addition to the existing allowance of sale of beer and wine in conjunction with the operation of an eating and drinking establishment in an existing tenant space ("Project"). The amendment applies to the subject eating and drinking establishment and does not affect the existing eating and drinking establishment or office use on the site. Pursuant to the Manhattan Beach Local Coastal Program ("LCP"), the existing and proposed uses are classified as eating and drinking establishments.

SECTION 3. Use permits and amendments thereto are governed by Chapter A.84 of the LCP. Section A.84.010 specifies that, "[U]se permits are required for use classifications typically having unusual site development features or operating characteristics requiring special consideration so that they may be designed, located, and operated compatibly with uses on adjoining properties and in the surrounding area." Section A.84.105.D denotes that an amendment to a master use permit is required any time modifications to existing conditions of approval are requested. The Applicant's request includes modifications to existing conditions, thus a master use permit amendment is required.

SECTION 4. On July 24, 2024, the Planning Commission conducted a duly noticed public hearing to consider the Project, during which the Planning Commission received a presentation by staff and testimony from the Applicant, and provided an opportunity for the public to provide evidence and testimony. The Planning Commission also received and reviewed written testimony received by the City prior to the public hearing.

SECTION 5. The Project qualifies for a Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities, which is a Class 1 exemption. The Master Use Permit amendment involves a request to reduce the indoor seating area and increase the outdoor seating area, expand hours of operation for outdoor dining, and allow for sale and service of distilled spirits in addition to the existing allowance of sale and service of beer and wine in conjunction with the operation of an eating and drinking establishment in an existing tenant space. The proposed changes would be a negligible expansion to an existing use. There are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances.

SECTION 6. The record of the public hearing indicates:

- A. The legal description of the site is: Lot 1 in Block 97 of Manhattan Beach Division No. 2 Tract, in the City of Manhattan Beach, County of Los Angeles, as per Map recorded in Book 1 page 95-96. The site is located in Area District III and is zoned Downtown Commercial (CD), with a General Plan land use designation of Downtown Commercial. The site is within the non-appealable portion of the City's Coastal Zone, and surrounding properties are zoned CD on all sides.

- B. The use is conditionally permitted in the CD zone subject to a Use Permit and is in compliance with the City's General Plan designation of General Commercial. The General Plan designation of General Commercial encourages the Downtown Commercial land use category to provide "services and activities to our residents and visitors."
- C. The eating and drinking establishment use is currently governed by a master use permit approved by the Planning Commission in 2005. The use has been operated in compliance with the current Master Use Permit.
- D. The Applicant is requesting approval of a master use permit amendment for the following changes:
 - 1) A decrease in the maximum indoor seating area from 1,200 square feet to 818 square feet and an increase in the maximum outdoor seating area from 450 square feet to 832 square feet;
 - 2) Extension of hours of operation for outdoor dining to allow service until 11pm, whereas the current limit is 10pm; and
 - 3) Allowance for sales and service of distilled spirits (Type 47 ABC License) in addition to the existing allowance of beer and wine sales and service (Type 41 ABC License).
- E. The Project is consistent with following General Plan goals and policies, as described in the staff report prepared for the Project:

Land Use Plan Goal LU-6: Maintain the viability of the commercial areas of Manhattan Beach.

Land Use Plan Policy LU-6.2: Encourage a diverse mix of businesses that support the local tax base, are beneficial to residents, and support the economic needs of the community.

Land Use Plan Goal LU-7: Continue to support and encourage the viability of the Downtown area of Manhattan Beach.

SECTION 7. Based upon substantial evidence in the record, and pursuant to Section A.84.060 of the LCP, the Planning Commission hereby makes the following findings related to the Master Use Permit amendment:

- A. The proposed location of the use is in accord with the objectives of this title and the purposes of the district in which the site is located for the following reasons:

The proposed project is in the City's CD zoning district. The LCP's stated purpose for the CD zone is to provide opportunities for residential, commercial, public and semipublic uses that are appropriate for the downtown area. In addition, the CD zoning district is intended to accommodate a broad range of businesses that serve beach visitors. Such businesses include eating and drinking establishments. Eating and drinking establishment uses are permitted in a commercial zone with a use permit. An existing eating and drinking establishment was approved in March 23, 2005, through adoption of Planning Commission Resolution No. 05-05. The new tenant will continue the same use and have substantially similar operating characteristics.

- B. The proposed location of the use and the proposed conditions under which the uses would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working on the proposed project site or in or adjacent to the neighborhood of such uses; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city for the following reasons:

The General Plan encourages a "vibrant downtown" that offers "services and activities for residents and visitors." The property's General Plan land use designation is Downtown Commercial, and the proposed changes to the existing eating and drinking establishment use are consistent with that designation. The Project is compatible with neighboring uses, as neighboring lots on all sides are developed with commercial uses. Furthermore, the Project was reviewed by the Building and Traffic divisions, the Public Works, Police, and Fire Departments, and Waste Management, none of which raised concerns or objections. Therefore, the Project will not be detrimental to the public health, safety or welfare of persons residing or working on the site or in or adjacent to the neighborhood of such use and will not be detrimental to properties or

improvements in the vicinity or to the general welfare of the City.

When taken together, the requested physical and operational changes described above (expanded outdoor dining area, extended operating hours, and addition of alcohol service) do not result in a significant intensification of use because the site will continue to operate as an eating and drinking establishment, with the total seating area being reduced (when combining the indoor and outdoor seating areas). Additionally, the property is on a busy street and is not adjacent to any residential uses, and would operate in a similar manner to other eating and drinking establishments in the vicinity.

- C. The proposed use will comply with the provisions of this title, including any specific condition required for the proposed uses in the district in which they would be located for the following reasons:

The proposed project does not alter the existing use of the tenant space, which is an eating and drinking establishment. Eating and drinking establishments are permitted with the approval of a use permit within the subject property’s zoning district (CD) per LCP Section A.16.020. A Master Use Permit amendment is required if the new use does not conform to the approved mix of uses, parking requirements and certain conditions per LCP Section A.84.105.D, which is the case with this project. If the requested Master Use Permit amendment is approved, the eating and drinking establishment use will be in compliance with all provisions of Title A of the LCP. Furthermore, conditions of approval that serve to minimize any potential adverse impacts associated with the project such as the hours of operation, the City’s noise ordinance, waste management, and signage requirements are included in the draft resolution (Attachment “A” to this staff report). Specifically, if adopted, the conditions in the Resolution will ensure compliance with the required findings for a Use Permit and serve as the governing resolution for the development and operation of the project.

- D. The proposed use will not adversely impact or be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to traffic, parking, noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated for the following reasons:

The proposed eating and drinking establishment use, does not adversely impact neighboring properties since there is no change in use and the project includes a minor expansion related to an existing alcohol license type and hours of operation for an outdoor seating area. Furthermore, eating and drinking establishments in the CD zone were contemplated by the General Plan and will not create demands exceeding the capacity of public services and facilities. Additionally, a Type 47 ABC license must be obtained from the California Department of Alcohol Beverage Control prior to commencement of sale of distilled spirits. Conditions of approval have been included in the draft resolution to address potential concerns and to minimize adverse impacts to the community.

SECTION 8. Based upon the foregoing, the Planning Commission hereby APPROVES the Project, subject to the conditions below.

General

1. All conditions applied to PC Resolution No. 05-05 remain in full effect unless expressly modified by the conditions contained herein
2. The Project shall be in substantial conformance with the plans and project description submitted to, and approved by, the Planning Commission on July 24, 2024, as amended by these conditions. Any substantial deviation from the approved plans and project description, as conditioned, shall require review by the Community Development Director to determine if further approval from the Planning Commission is required.
3. Any questions of intent or interpretation of any condition will be reviewed by the Community Development Director to determine if further Planning Commission review and action is required.
4. At any time in the future, the Planning Commission or City Council may review the Master Use Permit for the purpose of revocation or modification in accordance with the requirements of the Manhattan Beach Municipal Code (“MBMC”) Chapter 10.104. Modification may consist of conditions deemed reasonable to mitigate or alleviate impacts to adjacent land uses.
5. Community Development Department staff shall be allowed to inspect the site at any time to

determine compliance with conditions imposed and Local Coastal Program requirements.

6. Future modifications and improvements to the site shall be in compliance with applicable Planning Division, Building Division, Public Works, Waste Management, Fire Department, and Health Department regulations, when applicable.
7. Any modifications to the site that necessitate accessibility improvements must comply with the accessibility requirements found in Title 24 of the California Code of Regulations, or successor code.

Operational

8. The Project shall be operated in conformance with all applicable provisions of the MBMC and this use permit.
9. The subject eating and drinking establishment shall have a maximum of 951 square feet of interior seating area and 699 square feet of outdoor seating area and no more than 3,000 square feet of building floor area.
10. Hours of operation shall be 7am-11pm daily, including outdoor seating area.
11. Noise emanating from the property shall be within the limitations prescribed by the City’s Noise Ordinance at all times, as specified in Chapter 5.48 of the MBMC and shall not create a nuisance to nearby property owners.
12. The kitchen shall remain open, and food shall be available for purchase, at all times when alcohol is available for purchase.

Alcohol

13. A Type 47 ABC license must be obtained from the California Department of Alcoholic Beverage Control prior to commencement of sales and service of distilled spirits.
14. The operation shall abide by all ABC license requirements and conditions at all times. If conflicts exist between conditions contained in the ABC license and those contained in this Use Permit Amendment, the more stringent conditions shall govern.
15. Alcohol service shall only be allowed within the enclosed building and in outdoor dining areas located on private property.

Procedural

16. Terms and Conditions are Perpetual; Recordation of Covenant. The provisions, terms and conditions set forth herein are perpetual, and are binding on the owner, its successors-in-interest, and, where applicable, all tenants and lessees of the site. Further, the owner shall submit the covenant, prepared and approved by the City, indicating its consent to the conditions of approval of this Resolution, and the City shall record the covenant with the Office of the County Clerk/Recorder of Los Angeles. Owner shall deliver the executed covenant, and all required recording and related fees, to the Community Development Department within 45 calendar days of receipt of a signed copy of this Resolution. Notwithstanding the foregoing, the Director may, upon a request by owner, grant an extension to the 45-day time limit. The Project approval shall not become effective until the covenant is recorded.
17. This Master Use Permit Amendment shall not be effective unless and until the City Council approves an encroachment permit for long-term commercial use of the right-of-way for an accessible entrance ramp into the tenant space.

SECTION 9. Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys’ Fees, Incurred by the City. The operator and owner (operator/owner) shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively “Indemnitees”) from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys’ fees or court costs) in any manner arising out of or incident to this approval, related entitlements, or the City’s environmental review thereof. The operator/owner shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the operator/owner of any

claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the operator/owner of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the operator/owner shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The operator/owner shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this Section shall be construed to require the operator/owner to indemnify Indemnitees for any Claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The operator/owner shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.

SECTION 10. The Planning Commission's decision is based upon each of the totally independent and separate grounds stated herein, each of which stands alone as a sufficient basis for its decision.

SECTION 11. This Resolution shall become effective when all time limits for appeal as set forth in MBMC Section Chapter 10.100 have expired.

SECTION 12. The Secretary of the Planning Commission shall certify to the adoption of this Resolution and shall forward a copy of this Resolution to the Applicant. The Secretary shall make this resolution readily available for public inspection.

[Continued on following page]

SECTION 13. This Use Permit Amendment shall lapse two years after its date of approval, unless implemented or extended pursuant to 10.84.090 of the Municipal Code.

July 24, 2024

Kristin Sistos
Planning Commission Chair

I hereby certify that the following is a full, true, and correct copy of the Resolution as **ADOPTED** by the Planning Commission at its regular meeting on **July 24, 2024**, and that said Resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Talyn Mirzakhanian
Secretary to the Planning Commission

Rosemary Lackow
Recording Secretary

ATTACHMENT C

VICINITY MAP

401 MANHATTAN BEACH BOULEVARD



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MASTER APPLICATION FORM

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

<u>Office Use Only</u>
Date Submitted:
Received By:
F&G Check Submitted:

401 Manhattan Beach Boulevard

Project Address

MANHATTAN BEACH DIV #2 LOT 1, SE 127.8 FT MEASURED ON NE LINE OF LOT 2 BLK 97

Legal Description

Downtown Commerical

CD

3

General Plan Designation

Zoning Designation

Area District

For projects requiring a Coastal Development Permit, select one of the following determinations¹:

Project located in Appeal Jurisdiction

Major Development (Public Hearing required)

Minor Development (Public Hearing, if requested)

Project not located in Appeal Jurisdiction

Public Hearing Required (due to UP, Var, ME, etc.)

No Public Hearing Required

Submitted Application (check all that apply)

<input type="checkbox"/> Appeal to PC/PPIC/BBA/CC	4225	<input type="checkbox"/> Use Permit (Residential)	4330
<input type="checkbox"/> Coastal Development Permit	4341	<input type="checkbox"/> Use Permit (Commercial)	4330 X
<input type="checkbox"/> Continuance	4343	<input type="checkbox"/> Use Permit Amendment	4332
<input type="checkbox"/> Cultural Landmark	4336	<input type="checkbox"/> Variance	4331
<input type="checkbox"/> Environmental Assessment	4225	<input type="checkbox"/> Park/Rec Quimby Fee	4425
<input type="checkbox"/> Minor Exception	4333	<input type="checkbox"/> Pre-application meeting	4425
<input type="checkbox"/> Subdivision (Map Deposit)	4300	<input type="checkbox"/> Public Hearing Notice	4339
<input type="checkbox"/> Subdivision (Tentative Map)	4334	<input type="checkbox"/> Lot Merger/Adjust./\$15 rec.	4225
<input type="checkbox"/> Subdivision (Final)	4334	<input type="checkbox"/> Zoning Business Review	4337
<input type="checkbox"/> Subdivision (Lot Line Adjust.)	4335	<input type="checkbox"/> Zoning Report	4340
<input type="checkbox"/> Telecom (New or Renewed)	4338	<input type="checkbox"/> Other	

Fee Summary: (See fees on reverse side)

Total Amount: \$ _____ (less Pre-Application Fee if applied within past 3 months)

Receipt Number: _____ Date Paid: _____ Cashier: _____

Applicant(s)/Appellant(s) Information

Great White Partners Manhattan Beach, LLC

Name

1608 Pacific Avenue, Suite 201, Venice CA 90291

Mailing Address

Tenant

Applicant(s)/Appellant(s) Relationship to Property

Manny Diaz (Agent)

(213) 545-2646

Contact Person (include relation to applicant/appellant)

Phone number / email

327 East Second Street #222, Los Angeles CA 90012

Address

323-428-0066

Applicant(s)/Appellant(s) Signature

Phone number / email

Complete Project Description- including any demolition (attach additional pages as necessary)

A Use Permit to allow the sale & on-site consumption of a full-line of alcoholic beverages at a bona-fide restaurant.

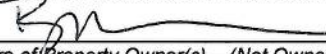
¹ An Application for a Coastal Development Permit shall be made prior to, or concurrent with, an application for any other permit or approvals required for the project by the City of Manhattan Beach Municipal Code. (Continued on reverse) ◆

OWNER'S AFFIDAVIT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

I/We Bryce Maddalon being duly sworn, depose and say that I am/we are the owner(s) of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my/our knowledge and belief(s).


Signature of Property Owner(s) – (Not Owner in Escrow or Lessee)

Bryce Maddalon - 401 Manhattan Beach LLC
Print Name

4314 Marina City Drive PH#16, Marina Del Rey, CA 90292
Mailing Address

310 306-4182 / LBROTMAN@yahoo.com
Telephone/email

Subscribed and sworn to (or affirmed) before me this 15th day of November, 2023
by Bryce Maddalon, proved to me on

the basis of satisfactory evidence to be the person(s) who appeared before me.













Signature 
Notary Public

PLEASE SEE CALIFORNIA
NOTARY CERTIFICATE
SEAL

Fee Schedule Summary

Below are the fees typically associated with the corresponding applications. Additional fees not shown on this sheet may apply – refer to current City Fee Resolution (contact the Planning Division for assistance.) Fees are subject to annual adjustment.

Submitted Application (circle applicable fees, apply total to Fee Summary on application)

Coastal Development Permit	
Public hearing – no other discretionary approval required:	\$ 3,948 
Public hearing – other discretionary approvals required:	1,940 
No public hearing required – administrative:	1,509 
Transfer:	155
Use Permit	
Use Permit:	\$ 8,393 
Master Use Permit:	10,908 
Master Use Permit Amendment:	7,414 
Master Use Permit Conversion:	5,035 
Variance	
Filing Fee:	\$ 8,421 
Minor Exception	
Without notice:	\$ 353
With notice:	1,575 
Subdivision	
Certificate of Compliance:	\$ 1,652
Final Parcel Map + mapping deposit:	601
Final Tract Map + mapping deposit:	601
Mapping Deposit (paid with Final Map application):	500
Merger of Parcels or Lot Line Adjustment:	1,184
Quimby (Parks & Recreation) fee (per unit/lot):	1,817
Tentative Parcel Map (4 or less lots / units) No Public Hearing:	1,397
Tentative Parcel Map (4 or less lots / units) Public Hearing:	3,546 
Tentative Tract Map (5 or more lots / units) No Public Hearing:	4,074 
Environmental Review (contact Planning Division for applicable fee)	
Environmental Assessment (no Initial Study prepared):	\$ 215
Environmental Assessment (if Initial Study is prepared):	3,133
 Public Hearing Notice applies to all projects with public hearings and covers the City's costs of envelopes, postage and handling the mailing of public notices. Add this to filing fees above, as applicable:	
Coastal Permit – 100 ft. Radius	\$ 182
Large Family Daycare – 100 ft. Radius	56
Minor Exception – 300 ft. Radius	129
Other Permits – 300 to 500 ft. Radius	263
Code, General Plan, Zoning Amendments	588

Effective 07/01/2020

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

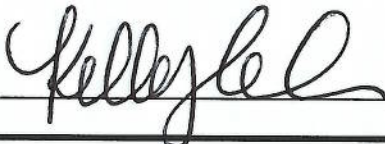
State of California
County of LOS ANGELES)

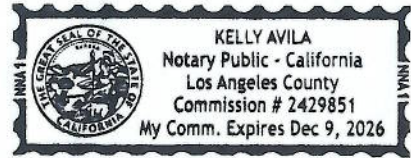
On NOVEMBER 15, 2023 before me, KELLY AVILA, NOTARY PUBLIC
(insert name and title of the officer)

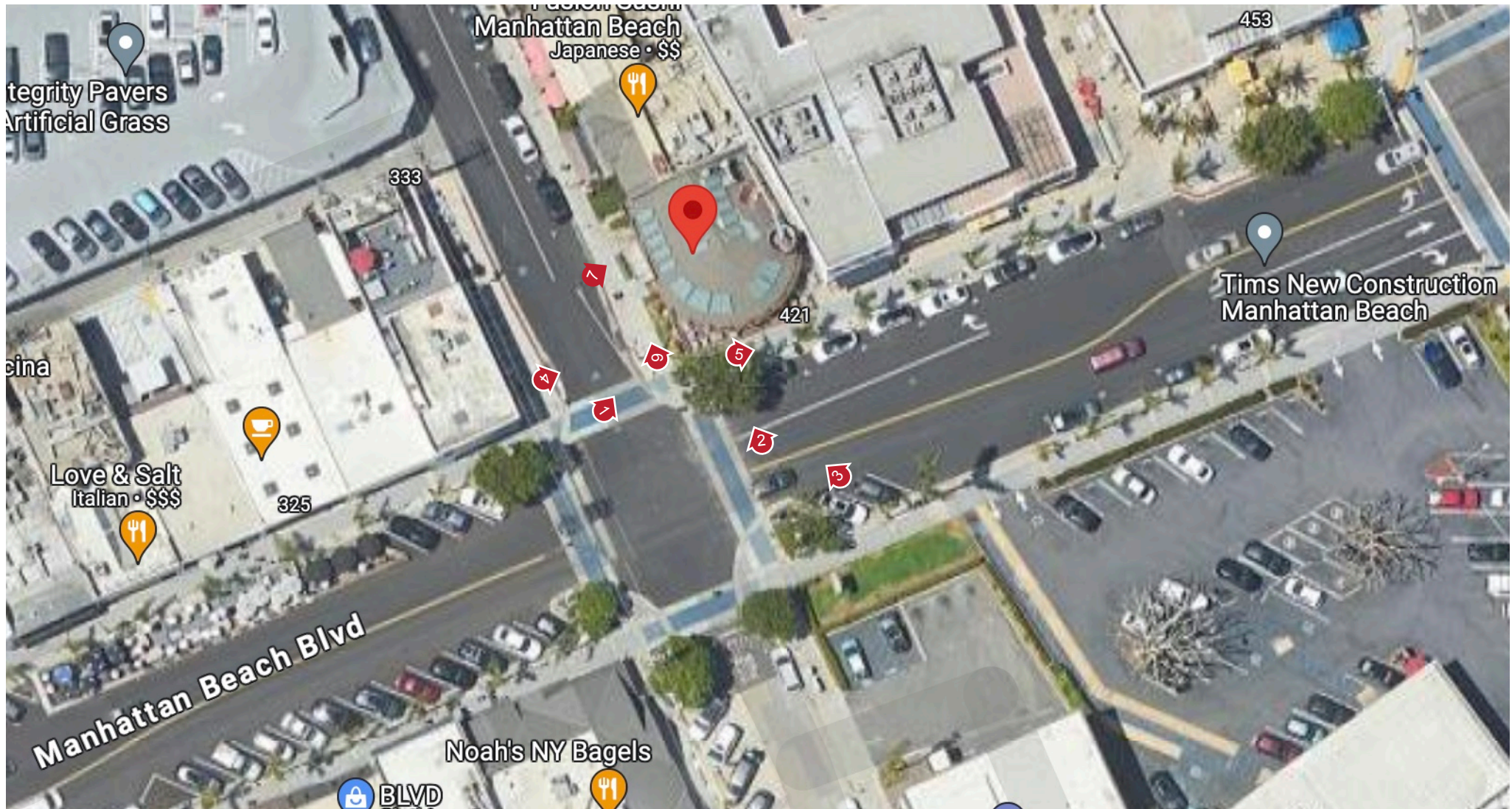
personally appeared BRYCE MADDALON,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)





FE DESIGN & CONSULTING

PHOTO KEY

Great White

401 Manhattan Beach Blvd, Manhattan Beach, CA 90266

1



Manhattan Beach Blvd, across street facing subject site. Direction: Northwest

2



Manhattan Beach Blvd, across street facing outdoor patio in front of subject site. Direction: Northwest

3



Manhattan Beach Blvd, across street facing subject site. Direction: North

4



Manhattan Beach Blvd, across street facing subject site. Direction: West

5



Manhattan Beach Blvd, on sidewalk along subject site. Direction: Northeast

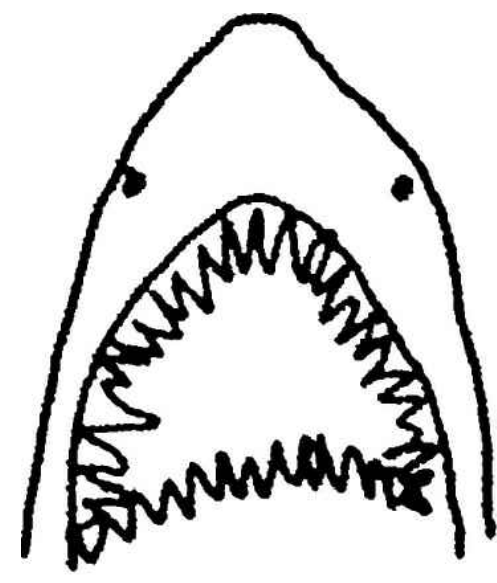
6



Manhattan Beach Blvd, on sidewalk along subject site. Direction: Southwest

7





GREAT WHITE

401 MANHATTAN BEACH BOULEVARD

MANHATTAN BEACH, CALIFORNIA 90266

NATALIE
KAZANJIAN
ARCHITECT

1204 DON JOSE DRIVE
GLENDALE, CA 91207
T : 310.748.9218
info@nataliekazanjian.com
nataliekazanjian.com



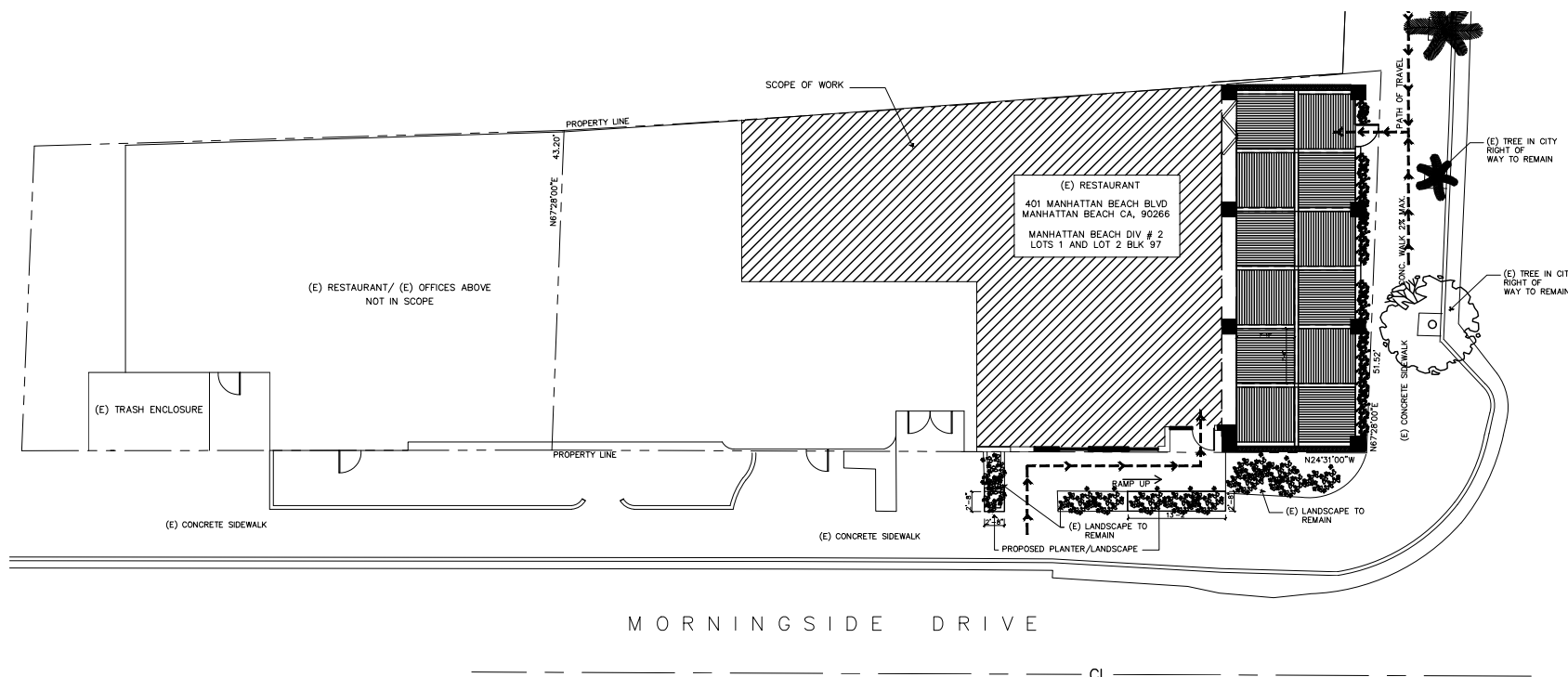
SYMBOLS AND TAGS

	REVISION TAG		KEYNOTE TAG		CEILING TAG
	SECTION CALLOUT		ROOM IDENTIFICATION		WALL FINISH TAG
	DETAIL SYMBOL		FLOOR FINISH TAG		CEILING FINISH TAG
	ELEVATION CALLOUT		WINDOW TAG		EXISTING WALL
	DETAIL BOUNDARY		LEVEL INDICATOR		NEW WALL
	DOOR TYPE		FF&E TAG		DEMO WALL

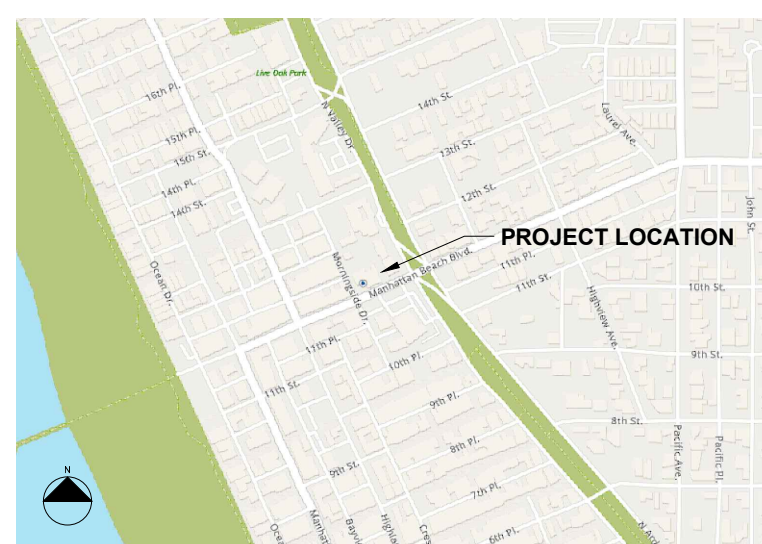
NOTES AND ABBREVIATIONS

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	U.C	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	WO	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 200
HUNTINGTON BEACH, CA 92648
714.847.7100

I have surveyed the building at _____ for compliance with required accessibility features per the California Building Code. The proposed alteration work complies with accessibility requirements serving the area of work as described in section 11B-202 of the California Building Code.

I acknowledge that the following applies to the scope of required accessibility on this project: (check one)

The existing required accessibility features serving the area of alteration are in conformance with the CBC.

Upgrades to the existing condition are proposed, and shown on plans, to provide compliance with required accessibility features serving the area of work in conformance with the CBC.

Not all access features will be provided with the proposed scope of work, thus an Unreasonable Hardship determination must be granted. Upgrades will be provided for all features as described in the approved Hardship application and shown on the plans.

Print Name _____ @Signature _____ Date _____

Relation to the project: (Check one)

Architect, Project Designer, Business Owner, Property Owner

PROJECT INFORMATION

SCOPE OF WORK: REMODEL OF (E) RESTAURANT. REMODEL INCLUDES REMODEL OF OUTDOOR PATIO AREA, TWO NEW RESTROOMS (ONE ACCESSIBLE), INSTALLATION OF A 0.12 SQUARE FEET WALL SIGN AT ENTRY.

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: 5,179 SF

AREA CALCULATIONS:

ALLOWABLE RESTAURANT AREA PER RESOLUTION NO. PC 05-05: 3,000 SF

EXISTING BUILDING AREA:	2,518 SF
BUILDING AREA:	2,518 SF
OUTDOOR PATIO AREA:	450 SF
PROPOSED BUILDING AREA:	
BUILDING AREA:	2,301 SF
PROPOSED INDOOR AREA:	2,301 SF
PROPOSED OUTDOOR AREA:	699 SF
TOTAL AREA:	3,000 SF

DINING AREA TABULATION:

TOTAL OUTDOOR DINING AREA:	699 SF
TOTAL INDOOR DINING AREA:	398 SF
TOTAL DINING AREA:	1,097 SF

SEATING COUNT:

EXISTING:	
INDOOR SEATING:	63
OUTDOOR SEATING:	30
PROPOSED:	
INDOOR SEATING:	32
OUTDOOR SEATING:	70

DEFERRED SUBMITTALS:

SIGNAGE PERMIT
FIRE SPRINKLERS
FIRE UNDERGROUND
HOOD/DUCT SUPPRESSION SYSTEM

OCCUPANCY LOAD

PROPOSED:

AREA USE	OCCUPANCY GROUP	NET FLOOR AREA	GROSS FLOOR AREA	OCCUPANCY LOAD	TOTAL OCCUPANTS
INDOOR DINING - RM 102	A-2	398 SF.	398 SF.	/15	26.5
FRONT SERVICE COUNTER - RM 104	A-2	266 SF.	295 SF.	/200	1.3
KITCHEN - RM 105	A-2	798 SF.	879 SF.	/200	4
STORAGE - RM 109	S-2	132 SF.	150 SF.	/300	-
RESTROOM (2+SINK)		150 SF.	176 SF.	SINGLE USE	3
CIRCULATION		375 SF.	403 SF.	/100	3.7
TOTAL BUILDING AREAS		2,119 SF.	2,301 SF.		39
OUTDOOR PATIO		699 SF.	699 SF.		47
TOTAL					86

EGRESS ANALYSIS

COMMON PATH OF TRAVEL - TABLE 1006.2.1
A OCCUPANCY - W/ SPRINKLER SYSTEM - 75 FT

EGRESS WIDTH PER OCCUPANT - 1005.3.2

MIN INCHES OF WIDTH OF MEANS OF EGRESS IS 0.2" PER OCCUPANT.

EXIT ANALYSIS:
= 86 OCCUPANCY
MIN DOOR WIDTH REQUIRED - 17.2" PER DOOR
MIN DOOR WIDTH PROVIDED - 36" PER DOOR

PLUMBING FIXTURE JUSTIFICATION - OCCUPANCY LOAD

AREA USE	OCCUPANCY GROUP	FLOOR AREA	OCCUPANCY LOAD	TOTAL OCCUPANTS
DINING AREA	A	398 SF.	/30	13.3
KITCHEN/PREP AREA	A	879 SF.	/400	2.2
OUTDOOR DINING	A	699 SF.	/30	23.3
TOTAL OCCUPANT LOAD PER TABLE A				39

PER TABLE 4-1 OCCUPANT LOAD FACTOR (BSC) - ACCESSORY AREAS SUCH AS, BUT NOT LIMITED TO, HALLWAYS/CORRIDORS, STAIRWAYS, RAMPS, TOILET ROOMS, MECHANICAL ROOMS, CLOSETS AND FIXED EQUIPMENT, MAY BE EXCLUDED.

ROOM NUMBER	ROOM NAME	FIXTURE OCCUPANCY	FIXTURE CALCULATIONS		
			TOILET COUNT [2]	URINAL COUNT [2]	LAVATORY COUNT
	MENS RESTROOM	39	20	1	1
	WOMENS RESTROOM	20	1**	-	1

* [1] 2022 CALIFORNIA PLUMBING CODE (C.P.C.) CHAPTER 4
* [2] 2022 CALIFORNIA PLUMBING CODE (C.P.C.) TABLE 421.1
* [3] 2022 CALIFORNIA PLUMBING CODE (C.P.C.) TABLE 422.2

ARCHITECTURAL

A-0.0 PROJECT DATA / INDEX SHEET
A-0.1 GENERAL NOTES
A-0.2 ACCESSIBLE NOTES
A-0.3 ACCESSIBLE NOTES/ DETAILS
A-0.4 ACCESSIBLE NOTES/ DETAILS
A-0.5 ACCESSIBLE NOTES/ DETAILS
A-0.6 ACCESSIBLE NOTES/ DETAILS
A-0.7 GREEN BUILDING NOTES
A-0.8 GREEN BUILDING NOTES
A-0.9 GREEN BUILDING NOTES
A-0.10 PLANNING APPROVAL
A-0.11 EXIT PLAN

TS-1 TOPOGRAPHIC SURVEY

A-1.0 EXISTING AND PROPOSED SITE PLAN

A-1.1 DEMO - FLOOR PLAN
A-1.2 DEMO - ROOF PLAN

A-2.0 PROPOSED PARTITION PLAN
A-2.1 PROPOSED FLOOR PLAN
A-2.2 REFLECTED CEILING PLAN
A-2.3 ENLARGED FLOOR PLAN

A-3.0 ROOF PLAN

A-4.0 EXTERIOR ELEVATION
A-4.1 EXTERIOR ELEVATION
A-4.2 EXTERIOR ELEVATION/BUILDING SECTIONS

A-5.0 DOOR AND WINDOW SCHEDULE
A-5.1 FINISH PLAN

AD-1.0 BUILDING DETAILS
AD-1.1 BUILDING DETAILS
AD-1.2 BUILDING DETAILS
AD-1.3 BUILDING DETAILS
AD-1.4 BUILDING DETAILS
AD-1.5 ACCESSIBLE DETAILS - BUILDING

STRUCTURAL

S-0 GENERAL NOTES
S-1 FOUNDATION PLAN
S-2 ROOF FRAMING PLAN
SD-1 STRUCTURAL DETAILS
SD-2 STRUCTURAL DETAILS
SD-3 STRUCTURAL DETAILS
SD-4 STRUCTURAL DETAILS
SD-5 STRUCTURAL DETAILS
SD-6 STRUCTURAL DETAILS
SN-1 STRUCTURAL NOTES
SN-2 STRUCTURAL NOTES
YLMC1 YIELD LINK MOMENT CONNECTION
YLMC2 YIELD LINK MOMENT CONNECTION
YLMC3 YIELD LINK MOMENT CONNECTION

FOOD SERVICE

FS-1.0 EQUIPMENT PLAN
FS-1.1 EQUIPMENT PLAN - ENLARGED
FS-1.2 EQUIPMENT SCHEDULE

PLUMBING

P1.0 SCHEDULE, NOTES AND SPECIFICATIONS
P1.1 FOOD SERVICE EQUIPMENT SCHEDULE
P1.2 DETAILS
P1.3 DETAILS
P1.4 GENERAL NOTES
P2.0 WASTE AND VENT PIPING PLAN
P3.0 WATER PIPING 1ST FLOOR PLAN
P4.0 GAS, CONDENSATE & SD PIPING 1ST FLOOR PLAN
P5.0 ROOF PLAN
P6.0 WASTE AND VENT PIPING ISOMETRIC
P6.1 WATER PIPING ISOMETRIC
P6.2 GAS PIPING ISOMETRIC

MECHANICAL

M1.0 MECHANICAL NOTES, LEGENDS AND SHEET INDEX
M1.1 MECHANICAL SCHEDULE
M1.2 HOOD CUT SHEETS
M1.2b HOOD CUT SHEETS
M1.3a FAN AND MAU CUT SHEETS
M1.3b FAN AND MAU CUT SHEETS
M1.3c FAN AND MAU CUT SHEETS
M1.3d FAN AND MAU CUT SHEETS
M1.3e FAN AND MAU CUT SHEETS
M1.4a MECHANICAL DETAILS
M1.4b MECHANICAL DETAILS
M2.0 MECHANICAL FLOOR PLAN
M3.0 MECHANICAL ROOF PLAN
M4.0a ENERGY COMPLIANCE FORM
M4.0b ENERGY COMPLIANCE FORM
M5.0 MECHANICAL SPECIFICATIONS

ELECTRICAL

E1 ELECTRICAL LEGEND/SYMBOLS LIST
E1.1 ELECTRICAL LEGEND/SYMBOLS LIST
E1.2 ELECTRICAL DETAILS
E1.3 ELECTRICAL SCHEDULES
E1.4 KITCHEN EQUIPMENT SCHEDULES
E1.5 ELECTRICAL SITE PLAN
E1.6 ELECTRICAL DEMO PLAN
E2.0 ELECTRICAL LIGHTING PLAN
E3.0 ELECTRICAL POWER
E3.1 A.V. / I.T. ELECTRICAL POWER - 1ST FLOOR
E3.2 ELECTRICAL ROOF PLAN
E4.0 ELECTRICAL SINGLE LINE DIAGRAM
E5.1 ELECTRICAL PANEL SCHEDULES
E6.0a TITLE 24 CALCULATIONS - INTERIORS
E6.0b TITLE 24 CALCULATIONS - INTERIORS
E6.1a TITLE 24 CALCULATIONS - EXTERIOR
E6.1b TITLE 24 CALCULATIONS - INTERIORS
E7.0 ELECTRICAL SPECIFICATIONS

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
BUILDING DEPARTMENT SUBMITTAL	04.30.2024

OWNER/TENANT:
GREAT WHITE
401 MANHATTAN BEACH BOULEVARD
MANHATTAN BEACH, CALIFORNIA 90266

PROJECT:
GREAT WHITE
401 MANHATTAN BEACH BOULEVARD
MANHATTAN BEACH, CALIFORNIA 90266

INDEX SHEET

A-0.0

GENERAL NOTES & SPECIFICATIONS:

FOR CONVENIENCE OF REFERENCE AND TO FACILITATE THE LETTING OF CONTRACTS AND SUBCONTRACTS, THE SPECIFICATIONS ARE SEPARATED INTO TITLED SECTIONS. SUCH SEPARATIONS SHALL NOT OPERATE TO MAKE THE ARCHITECT AN ARBITER TO ESTABLISH LIMITS BETWEEN THE CONTRACTOR AND SUBCONTRACTOR.

1. GENERAL REQUIREMENTS

ARCHITECT'S STATUS:

THE TERM "ARCHITECT" AS USED THROUGHOUT THE CONSTRUCTION DOCUMENTS MEANS LIM CHANG AND ASSOCIATES, INC. (LCA) IN ACCORDANCE WITH AGREEMENT BETWEEN OWNER AND ARCHITECT. THE ARCHITECT WILL NOT PROVIDE, NOR BE RESPONSIBLE FOR, ADMINISTRATION OF THE CONSTRUCTION CONTRACT, NOR MAKE ANY ON-SITE INSPECTIONS OR REVIEW OF THE WORK. THE CONTRACTOR AND OWNER SHALL HOLD THE ARCHITECT AND ARCHITECT'S CONSULTANTS HARMLESS OF ALL LIABILITY IN CONNECTION WITH ANY ACT OF OMISSION ON THE PART OF THE CONTRACTOR AND/OR HIS SUBCONTRACTORS.

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

THE ARCHITECT DOES NOT GUARANTEE THE CONTRACTOR'S PERFORMANCE AND NO PROVISIONS OF THE CONTRACT DOCUMENTS SHALL RELIEVE THE CONTRACTOR FROM ANY LIABILITY DUE TO NEGLIGENCE, INCOMPETENCE OR ERRORS OF OMISSION OR COMMISSION OF THE CONTRACTOR.

CODES:

ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT, INCLUDING ALL APPLICABLE STATE, CITY AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS BEFORE COMMENCEMENT OF CONSTRUCTION AND BRING ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT IN WRITING.

ERRORS AND OMISSIONS:

ERROR AND OMISSIONS WHICH MAY OCCUR IN CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING AND WRITTEN INSTRUCTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH WORK. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS OF WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE THE CONSTRUCTION AND/OR FABRICATION OF THE WORK.

JOB CONDITIONS:

THE CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS AT THE JOB SITE SUFFICIENTLY IN ADVANCE OF WORK TO BE PERFORMED TO ASSURE THE ORDERLY PROGRESS OF THE WORK.

A. EACH CONTRACTOR OR SUBCONTRACTOR SHALL REPORT TO PROJECT SUPERINTENDENT ALL CONDITIONS WHICH PREVENT THE PROPER EXECUTION OF THEIR WORK. SUBCONTRACTOR SHALL INSURE THAT ALL WORK IS DONE IN A PROFESSIONAL WORKMANLIKE MANNER BY SKILLED MECHANICS AND DAMAGED OR ITEMS DAMAGED BY SUBCONTRACTORS' PERFORMANCE. SUBCONTRACTORS AND SUPPLIERS ARE HEREBY NOTIFIED THAT THEY ARE TO CONFER AND COOPERATE FULLY WITH EACH OTHER DURING THE COURSE OF CONSTRUCTION TO DETERMINE THE EXACT EXTENT AND OVERLAP OF EACH OTHER'S WORK AND TO SUCCESSFULLY COMPLETE THE EXECUTION OF THE WORK. ALL SUBCONTRACTOR'S WORKMANSHIP WILL BE OF QUALITY TO PASS INSPECTIONS BY LOCAL AUTHORITIES, LENDING INSTITUTIONS, ARCHITECT OR BUILDER. ANY ONE OR ALL OF THE ABOVE MENTIONED INSPECTORS MAY INSPECT AT ANY TIME, AND ANY CORRECTIONS NEEDED TO ENHANCE THE QUALITY OF BUILDING WILL BE DONE IMMEDIATELY.

STRUCTURAL ENGINEERING:

A. REFER TO THE CURRENT CALCULATIONS FOR ANY QUESTION REGARDING LUMBER GRADES, BEAM AND HEADER SIZES, FOOTINGS AND SHEAR REQUIREMENTS.

B. NO DEVIATIONS FROM STRUCTURAL DETAILS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER. APPROVAL BY CITY/COUNTY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM PLANS OR SPECIFICATIONS.

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS SHOWN ON THE DRAWINGS. DO NOT SCALE DRAWINGS. TYPICAL DETAILS AND GENERAL NOTES ARE MINIMUM REQUIREMENTS TO BE USED WHEN CONDITIONS ARE NOT SHOWN OTHERWISE.

NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.

WORK NECESSARY TO COMPLETE CONSTRUCTION:

IT IS THE PURPOSE OF THESE PLANS AND SPECIFICATIONS TO DESCRIBE A COMPLETE AND FINISHED PROJECT OTHER THAN ITEMS MARKED "N.I.C."(NOT IN CONTRACT).

CLEAN UP:

CONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH, DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT OVERS, SPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.

GENERAL REQUIREMENTS:

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR ADJ UNOBSTRUCTIVE ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VALVES, PUMPS, VALVES, METERS, APPURTENANCES,ETC.) OR THE LOCATION OF THE HOOR-UP. THE CONSTRUCTION SHALL NOT BE WITHIN FEET OF ANY POWER LINES- WHEATEAR OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

2. AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIDGELY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

3. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW CONSUMPTION.

3. PROVIDE 70" HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE.

4. WATER HEATER MUST BE STRAPPED TO WALL.

5. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

1. ALTERATIONS, REPAIRS, OR REHABILITATION OF THE EXISTING PORTION IN EXCESS OF 10 PERCENT OF THE REPLACEMENT VALUE OF BUILDING OR STRUCTURE MAY BE PROVIDED IF ALL THE WORK CONFORMS TO THIS CODE FOR A NEW BUILDING. (SECTION 402.1, LA EXISTING BUILDING CODE)

2. ANY CHANGE IN USE OR OCCUPANCY OF ANY BUILDING SHALL COMPLY WITH THE REQUIREMENTS OF THE BURBANK MUNICIPAL CODE FOR THE USE OR OCCUPANCY CHANGES IN USE OR OCCUPANCY OF A BUILDING OR PORTION THEREOF SHALL BE SUCH THAT THE EXISTING BUILDING IS NO LESS COMPLYING WITH THE PROVISIONS OF THIS CODE THAN THE EXISTING BUILDING OR STRUCTURE WAS PRIOR TO THE CHANGE.

MISCELLANEOUS NOTES

1.GLASS DOORS, ADJACENT PANELS WITHIN 12" OF DOORS, AND ALL GLAZED OPENINGS WITHIN 18" OF THE ADJACENT FLOOR SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD. BURGLARY-RESISTANT GLASS IN ALL LOCATIONS WITHIN 40" OF DOOR LOCK WHEN IN CLOSED POSITION. GLAZING SUBJECT TO HUMAN IMPACT SHALL BE "SAFETY GLAZING" PER UBC 2406.

2. EACH UNIT OF TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER. THE IDENTIFICATION SHALL BE ETCHED OR CERAMIC FIRED ON THE GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED.

3. PLASTERING, LATHING AND THE INSTALLATION OF WALLBOARD SHALL COMPLY WITH THE GOVERNING BUILDING CODES.

4. ALL ELECTRICAL, MECHANICAL, AND PLUMBING MATERIAL, DEVICES AND INSTALLATION SHALL COMPLY WITH THE GOVERNING BUILDING CODES.

5. EXIT DOORS MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD.

6. ALL FIXED APPLIANCES ARE REQUIRED TO BE SECURELY FASTENED IN PLACE.

7. THE GENERAL CONTRACTOR SHALL PROVIDE ACCESS PANELS FOR AIR CONDITIONING, PLUMBING AND OTHER INSTALLERS AS REQUIRED BY ACCESS PANEL TYPE, FIRE RATING, FINISH AND LOCATION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.

8. SOLELY AS A CONVENIENCE TO THE OWNER, THE ARCHITECT MAY INCLUDE DOCUMENTS PREPARED BY CERTAIN CONSULTANTS NOT UNDER CONTRACT TO THE ARCHITECT (OR INCORPORATE THE RECOMMENDATIONS OF SAID CONSULTANTS IN DOCUMENTS ISSUED BY THE ARCHITECT) WITH THE SET OF DOCUMENTS ISSUED BY THE ARCHITECT; IT BEING EXPRESSLY UNDERSTOOD THAT, BY SAID ISSUANCE, THE ARCHITECT ASSUMES NO LIABILITY FOR THE SERVICES OF SAID CONSULTANTS.

9. DOORS WHEN FULLY OPEN SHALL NOT PROJECT MORE THAN 7" INTO THE REQUIRED CORRIDOR WIDTH.

10. GYPSUM WALLBOARD WHERE USED AS A BASE FOR TILE, OR AS WALL PANELS NEAR DISHWASHING EQUIPMENT OR SINKS, OR AS WATER CLOSET COMPARTMENT WALLS SHALL BE OF WATER-RESISTANT TYPE. WATER RESISTANT GYPSUM WALL BOARD SHALL NOT BE USED IN THE FOLLOWING

LOCATIONS:

A. OVER A VAPOR RETARDER

B. IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY, SUCH AS SAUNAS, STEAM ROOMS OR GANG SHOWER ROOMS

C. ON CEILINGS

MEANS OF EGRESS

1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED

2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES [54 LUX.]

3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.

4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.

5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS

6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.8.3 FOR EXCEPTIONS.

7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A CODE- 34" AND A MAX. 48" ABOVE THE FINISH FLOOR.

8. "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED".

9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9 B 1010.1.9.12.

10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.

11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.

12. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:

a. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.

b. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

c. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

d. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1. IN

A: BUILDINGS REQUIRED EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1010.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

13. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.

14. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.08 FOOT-CANDLE (0.8 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

FIRE - RESISTANCE RATED CONSTRUCTION

THE BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13/NFPA-13R); THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.

A: IN BUILDINGS USED FOR OTHER THAN RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN WOOD FRAME FLOOR CONSTRUCTION CONTAINING CONCEALED SPACE. SUCH DRAFT STOPS MUST BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED (1000) SQUARE FEET (718.3.3).

B: IN BUILDINGS USED FOR OTHER THAN RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN THE ATTIC (MANSARDS) (OVERHANGS) (FALSE FRONTS SET OUT FROM WALLS) (SIMILAR CONCEALED SPACES) FORMED BY COMBUSTIBLE CONSTRUCTION. SUCH DRAFT STOPS MUST BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED (3000) SQUARE FEET (718.4.3).

C: DRAFT-STOPPING MATERIALS MUST NOT BE LESS THAN 2INCH DIPSUM BOARD, 3/8-INCH PLYWOOD, 3/8-INCH TYPE 2-M PARTICLE BOARD OR OTHER MATERIALS APPROVED BY THE BUILDING DEPARTMENT. DRAFTSTOPPING MUST BE ADEQUATELY SUPPORTED. (718.3.1)

FIRE BLOCKING

FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 718.2 AT THE FOLLOWING LOCATIONS

A: IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.

B: IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL.

C: AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.

D: IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED.

E: IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.

FIRE PROTECTION — SECTION 903

1: THIS BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13/ NFPA-13R); THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.@ (903.2)

2: PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR.

3: THIS BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH [NFPA-13/NFPA-13R} THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. AND LOS ANGELES CITY FIRE DEPARTMENT PRIOR TO INSTALLATION. [903.2]

4: PROVIDE FIRE SPRINKLERS THROUGHOUT. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.[12.21A17(d), 903.2]

FIRE AND SMOKE PROTECTION

1. FIRE BLOCKING IS REQUIRED IN CONCEALED SPACES 10'-0" O.C. HORIZONTALLY AND VERTICALLY AT THE CEILING AND FLOOR LEVELS, CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES, CONCEALED SPACES BETWEEN STAIR AND LANDING, OPENINGS AROUND VENTS, PIPES, AND [CBC 717.2]

FIRE ALARM AND DETECTION SYSTEMS— SECTION 907

1: CONSTRUCTION DOCUMENTS FOR FIRE ALARM SYSTEMS SHALL BE OF SUFFICIENT CLARITY TO INDICATE THE LOCATION, NATURE AND EXTENT OF THE WORK PROPOSED AND SHOW IN DETAIL THAT IT WILL CONFORM TO THE PROVISIONS OF THIS CODE, THE CALIFORNIA BUILDING CODE, AND RELEVANT LAWS, ORDINANCES, RULES AND REGULATIONS, AS DETERMINED BY THE FIRE CODE OFFICIAL.

2: FIRE ALARM SHOP DRAWINGS

3: SHOP DRAWINGS FOR FIRE ALARM SYSTEMS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO SYSTEM INSTALLATION.

4: EQUIPMENT SYSTEMS AND COMPONENTS SHALL BE CALIFORNIA STATE FIRE MARSHAL LISTED AND APPROVED IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1 FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED.

5: FIRE-WALLS AND FIRE BARRIER WALLS FOR THE PURPOSE OF SECTION 907, FIRE WALLS AND FIRE BARRIER WALLS SHALL NOT DEFINE SEPARATE BUILDINGS.

6: FIRE ALARM USE: A FIRE ALARM SYSTEM SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN FIRE WARNING OR MASS NOTIFICATION AND WHERE PERMITTED BY NFPA 72.

INTERIOR FINISHES

INTERIOR WALL AND CEILING FINISHES SHALL BE AS PER OWNER OR INTERIOR DESIGNER AND SHALL COMPLY WITH THE REQUIREMENTS PER IABC SECTION 803.1 AND TABLE 803.13 WITH CLASS A FINISHES (FLAME SPREAD INDEX 0-25; SMOKE DEVELOPED INDEX 0-450) FOR INTERIOR EXIT STAIRS, EXIT PASSAGEWAYS, CORRIDORS AND ENCLOSURE FOR EXIT ACCESS ACCESS STAIRWAYS; AND, CLASS B FINISHES (FLAME SPREAD INDEX 26-75; SMOKE DEVELOPED INDEX 0-450) FOR ROOMS AND ENCLOSED SPACES

HEALTH DEPARTMENT NOTES:

1: ALL PERISHABLE FOOD SHALL BE HELD AT OR BELOW 41 DEGREES FAHRENHEIT, OR ABOVE 140 DEGREES FAHRENHEIT AT ALL TIMES

2: A THERMOMETER, ACCURATE TO PLUS OR MINUS 2 DEGREES FAHRENHEIT, SHALL BE PROVIDED FOR EACH REFRIGERATED UNIT. THERMOMETERS SHALL BE AFFIXED, READILY VISIBLE AND TEMPERATURE READING SHALL BE FROM WARMEST PART OF REFRIGERATED UNIT.

3: ALL NEW EQUIPMENT SHALL MEET NATIONAL SANITATION FOUNDATION STANDARDS.

4: ALL EXISTING OR USED EQUIPMENT SHALL MEET NATIONAL SANITATION FOUNDATION STANDARDS OR BE APPROVED FOR USE.

5: INTEGRAL DUAL DRAINBOARDS, SINK COMPARTMENTS, SHALL BE A MINIMUM OF 18"X 18"X 12"DEEP AND SHALL ACCOMMODATE THE LARGEST UTENSIL TO BE WASHED. DRAINBOARDS SHALL BE EQUAL TO THE LARGEST SINK COMPARTMENT.

6: LIGHTING: A: ALL FOOD PREPARATION AREAS, ALL DISHWASHING AREAS, AND ALL BAR AND FOUNTAIN GLASS WASHING SINKS (EXCEPT WHERE ALCOHOLIC BEVERAGE UTENSILS ARE WASHED) SHALL BE PROVIDED WITH AT LEAST 20 FOOT-CANDLES OF LIGHT, AS MEASURED WASHED), 3-INCHES ABOVE THE FLOOR.

B: FOOD AND UTENSIL STORAGE ROOMS, REFRIGERATION STORAGE, TOILET ROOMS, AND DRESSING ROOMS SHALL BE PROVIDED WITH AT LEAST 10 FOOT-CANDLES OF LIGHT.

7: ALL EQUIPMENT SHALL BE PLACED ON MINIMUM SIX (6) INCH HIGH, EASILY CLEANABLE LEGS OR ON A FOUR (4) INCH HEIGHT CONTINUOUSLY COVERED CURB, OR ON APPROVED CASTERS, OR CANTILEVERED FROM THE WALL IN AN APPROVED MANNER.

8: ALL WALL AND CEILING FINISHES IN FOOD PREP/STORAGE, CHANGE ROOM, RESTROOMS, BAR WALLS ADJACENT TO SINKS OR SERVICE AREAS SHALL HAVE SMOOTH NON-ABSORBENT WASHABLE SURFACES AND SHALL BE LIGHT IN COLOR WITH A 70% LIGHT REFLECTIVE VALUE.

9: ALL CUSTOMER EATING AND DRINKING UTENSILS WILL BE SINGLE SERVICE OR DISPOSABLE.

10: TOILET ROOMS WILL BE VENTED TO THE OUTSIDE BY MEANS OF A LIGHT SWITCH ACTIVATED EXHAUST FAN.

DOOR AND WINDOW NOTES:

1: AT MAIN ENTRY PROVIDE SIGN ABOVE DOOR WITH A LETTER NOT LESS THAN 1" HIGH ON A CONTRASTING BACKGROUND TO READ "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS"

2: PROVIDE LEVER HARDWARE AT ALL DOORS & PANIC HARDWARE IF NOT EXISTING AT EXTERIOR DOOR.

3: WINDOWS & DOORS NOT LISTED INDICATE EXISTING TO REMAIN

4: WHEN CORRIDORS ARE REQUIRED TO BE OF ONE-HOUR FIRE RESISTIVE CONSTRUCTION, EVERY INTERIOR DOOR OPENING SHALL BE PROTECTED BY 20 MINUTE RATED CASKET, TIGHT FITTING, SMOKE-AND-DRAFT CONTROL ASSEMBLY WITH NO VENTS. DOORS SHALL BE AUTOMATIC OR SELF-CLOSING.

5: PROVIDE SELF CLOSING DOORS AT RESTROOM AND TO THE EXTERIOR AS REQUIRED BY HEALTH CODE.

6: ALL EXTERIOR DOORS SHALL BE 1-3/4" THICK MINIMUM, WITH SOLID CORE CONSTRUCTION OR AS INDICATED ON DOOR SCHEDULE.

7: ALL OPENINGS MARKED WITH (*) ARE SECURITY OPENINGS AND THE FOLLOWING NOTES APPLY:

a) DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE PIECE CONSTRUCTION WITH THE STOP JOINED BY RABBIT TO THE JAMB

b) ALL PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM THE OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS IN ADDITION THEY SHALL HAVE MIN. 3/4" DIAMETER STEEL JAMB STUD WITH 1/4" MIN PROJECTION UNLESS JAMBS ARE SHAPED TO PREVENT REMOVAL OF THE DOOR IF THE HINGE PINS ARE REMOVED.

c) THE STRIKE PLATES FOR LATCHES AND THE HOLDING DEVICE FOR PROTECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NOT LESS THAN 2-1/2" IN LENGTH.

d) DEAD BOLTS SHALL CONTAIN HARDENED INSERTS. STRAIGHT DEAD BOLTS SHALL HAVE MIN. THROW OF 1" AND AN EMBEDMENT THROW OF 3/4" MIN.

8: GLASS DOORS, ADJACENT PANELS AND ALL GLAZED OPENINGS WITH 12" OF THE ADJACENT FLOOR SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD. GLASS DOORS SHALL BE SAFETY GLAZING COMPLYING WITH SECTION 5406 OF THE UBC.

9: PANIC HARDWARE MUST BE PROVIDED ON EXIT DOORS SERVING THE GROUP A, DIVISION 1 2 2.1 3 OCCUPANCIES 1016.4 IN LIEU OF THIS DOORS MAY HAVE NO LOCKS OR LATCHES.

10: ALL DOOR HARDWARE & SIGNAGE SHALL COMPLY WITH ALL ADA REQUIREMENTS AND LOCAL/STATE CODES. IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT THESE GUIDELINES HAVE BEEN MET. SEE ACCESSIBILITY NOTES.

11: EXIT DOORS SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN THREE FEET OR 66 INCHES HIGH. NO DOOR LEAF SHALL EXCEED FOUR FEET.

12: ALL DOOR AND HARDWARE TO COMPLY WITH DISABILITY ACCESS REQUIREMENTS (LEVER, PUSH/PULL AND PANIC HARDWARE) PER CBC 11B-309.3 HEIGHT AND 11B-309.4 OPERATION. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM

13: HAND ACTIVATED DOOR OPENING HARDWARE TO BE MOUNTED 30" TO 44" ABOVE THE FLOOR AND ABLE TO BE OPENED WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE.

14: MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8 1/2 LBS FOR EXTERIOR DOORS AND 5 LBS FOR INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. WHEN FIRE DOORS ARE REQUIRED MAXIMUM EFFORT TO OPERATE DOOR MAY BE INCREASED TO MAXIMUM ALLOWABLE BY THE APPROPRIATE AUTHORITY, NOT TO EXCEED 15 LBS.

15: DOOR SHALL BE WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE INTO THE HALLWAY. ACCEPTABLE SEALING OF DOORS SHALL BE DEMONSTRATED BY TESTCONDUCTED IN ACCORDANCE WITH ANSI-ASTM-E779-03.

16: THE BOTTOM 10 INCHES OF ALL DOORS ON THE PUSH SIDE EXCEPT SLIDING HAVE A SMOOTH, UNINTERRUPTED SURFACE. (CBC 11B-404.2.10)

17: ALL EXITS TO BE OPENABLE FROM INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

18: EXTERIOR WINDOWS, WINDOW WALLS AND GLAZED DOORS, WINDOWS WITHIN EXTERIOR DOORS, AND SKYLIGHTS SHALL BE TEMPERED GLASS, MULTILAYERED GLAZED PANELS, GLASS BLOCK OR HAVE A FIRE-PROTECTION RATING OF NOT LESS THAN 20 MINUTES.

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REVISION/ISSUE	DATE
BUILDING DEPARTMENT SUBMITTAL	04.30.2024

OWNER/TENANT:

GREAT WHITE
401 MANHATTAN BEACH BOULEVARD
MANHATTAN BEACH, CALIFORNIA 90266

PROJECT:
GREAT WHITE
401 MANHATTAN BEACH BOULEVARD
MANHATTAN BEACH, CALIFORNIA 90266

GENERAL NOTES

A-0.1

NATALIE KAZANJIAN ARCHITECT

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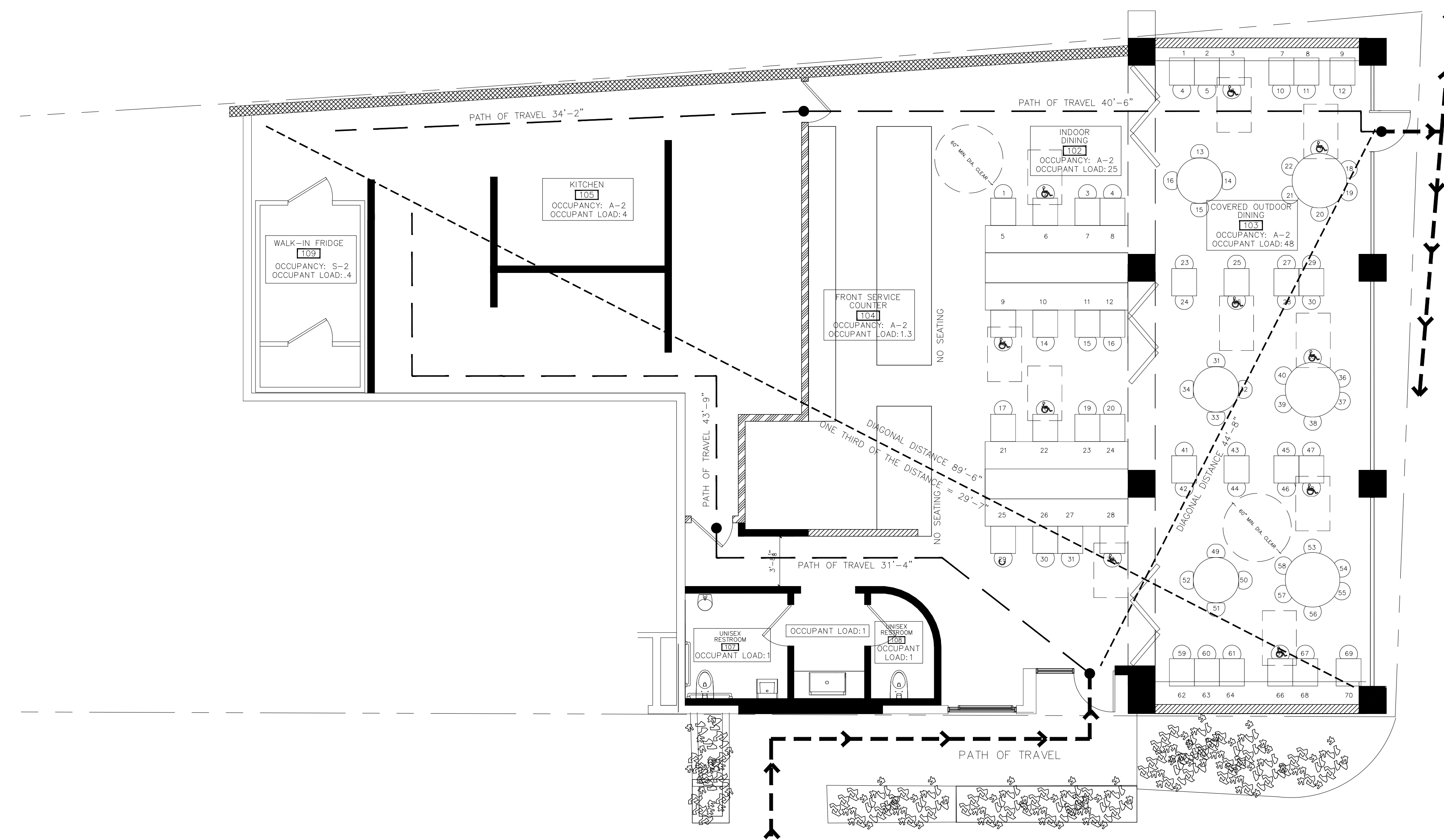
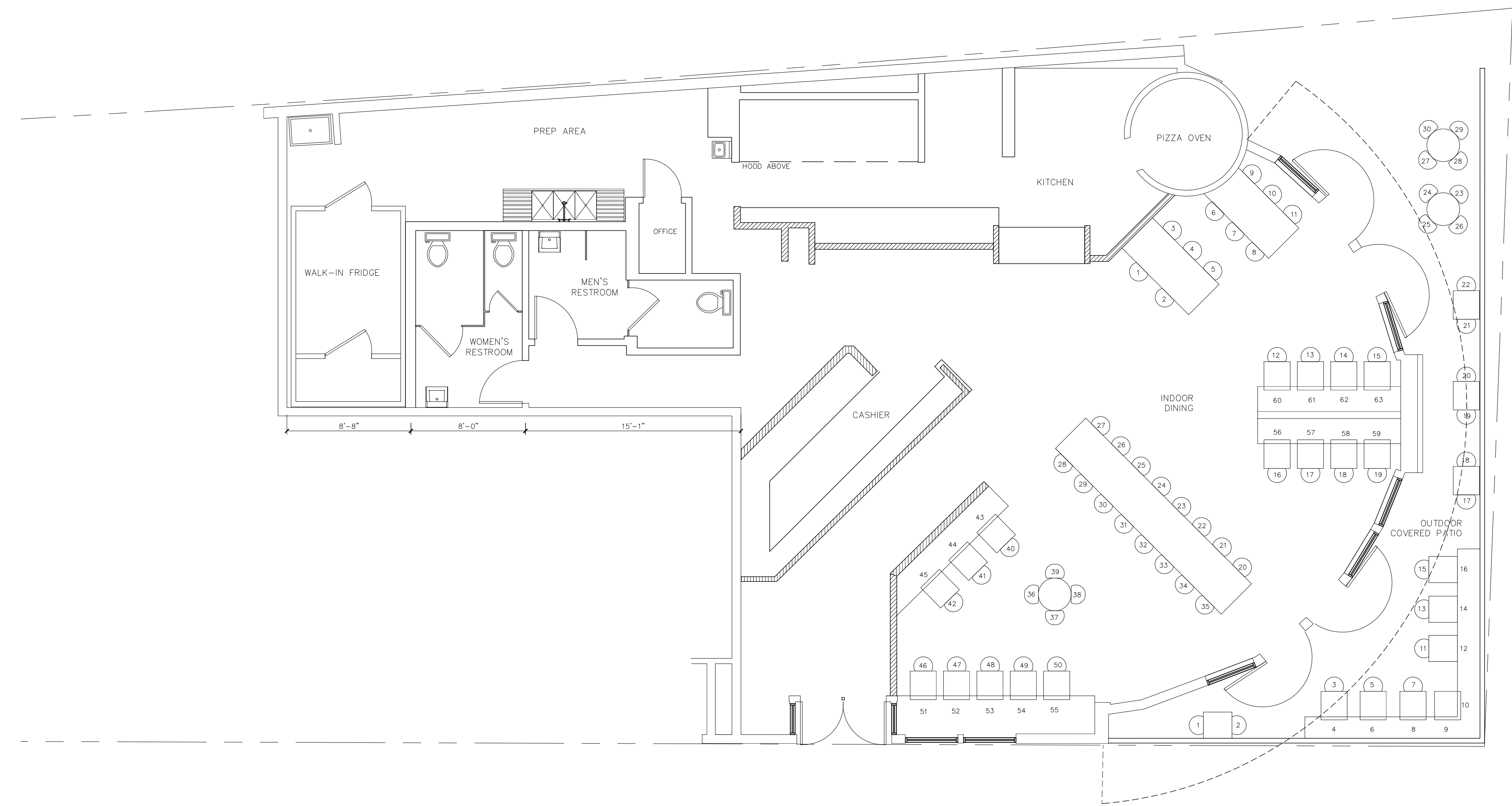
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EXIT PLAN

A-0.11



- (E) WALL TO REMAIN
- (E) CMU WALL TO REMAIN
- (N) WALL - SEE DETAILS 8 AND 4 ON SHEET AD1.0
- 1-HR FIRE RATED WALL - SEE DETAILS 1 AND 3 ON SHEET AD1.0
- (N) 3FT PONY WALL
- ACCESSIBLE PATH OF TRAVEL
- - - EGRESS PATH OF TRAVEL

OCCUPANCY LOAD

PROPOSED:

AREA USE	OCCUPANCY GROUP	NET FLOOR AREA	GROSS FLOOR AREA	OCCUPANCY LOAD	TOTAL OCCUPANTS
INDOOR DINING - RM 102	A-2	398 SF.	398 SF.	/15	26.5
FRONT SERVICE COUNTER - RM 104	A-2	266 SF.	295 SF.	/200	1.3
KITCHEN - RM 105	A-2	798 SF.	879 SF.	/200	4
STORAGE - RM 109	S-2	132 SF.	150 SF.	/300	-
RESTROOM (2+SINK)		150 SF.	176 SF.	SINGLE USE	3
CIRCULATION		375 SF.	403 SF.	/100	3.7
TOTAL BUILDING AREAS		2,119 SF.	2,301 SF.		39
OUTDOOR PATIO		699 SF.	699 SF.		47
TOTAL					86

EGRESS ANALYSIS

COMMON PATH OF TRAVEL - TABLE 1006.2.1
A OCCUPANCY - W/ SPRINKLER SYSTEM - 75FT
EGRESS WIDTH PER OCCUPANT - 1005.3.2
MIN INCHES OF WIDTH OF MEANS OF EGRESS IS 0.2" PER OCCUPANT.
EXIT ANALYSIS:
= 86 OCCUPANCY
MIN DOOR WIDTH REQUIRED - 17.2" PER DOOR
MIN DOOR WIDTH PROVIDED - 36" PER DOOR

PLUMBING FIXTURE JUSTIFICATION - OCCUPANCY LOAD

AREA USE	OCCUPANCY GROUP	FLOOR AREA	OCCUPANCY LOAD	TOTAL OCCUPANTS
DINING AREA	A	398 SF.	/30	13.3
KITCHEN/PREP AREA	A	879 SF.	/400	2.2
OUTDOOR DINING	A	699 SF.	/30	23.3
TOTAL OCCUPANT LOAD PER TABLE A				39

PER TABLE 4-1 OCCUPANT LOAD FACTOR (BBS) - ACCESSORY AREAS SUCH AS, BUT NOT LIMITED TO, HALLWAYS, CORRIDORS, STAIRWAYS, RAMPS, TOILET ROOMS, MECHANICAL ROOMS, CLOSETS AND FIXED EQUIPMENT, MAY BE EXCLUDED.

PLUMBING FIXTURE CALCULATIONS [1]		FIXTURE CALCULATIONS			
ROOM NUMBER	ROOM NAME	FIXTURE OCCUPANCY	TOILET COUNT [2]	URINAL COUNT [2]	LAVATORY COUNT
	MENS RESTROOM	39	20	1	1
	WOMENS RESTROOM	20	1**	-	1

[1] 2022 CALIFORNIA PLUMBING CODE (C.P.C.) CHAPTER 4
[2] 2022 CALIFORNIA PLUMBING CODE (C.P.C.) TABLE 421.1
** [3] 2022 CALIFORNIA PLUMBING CODE (C.P.C.) TABLE 422.2

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LEGAL DESCRIPTION:

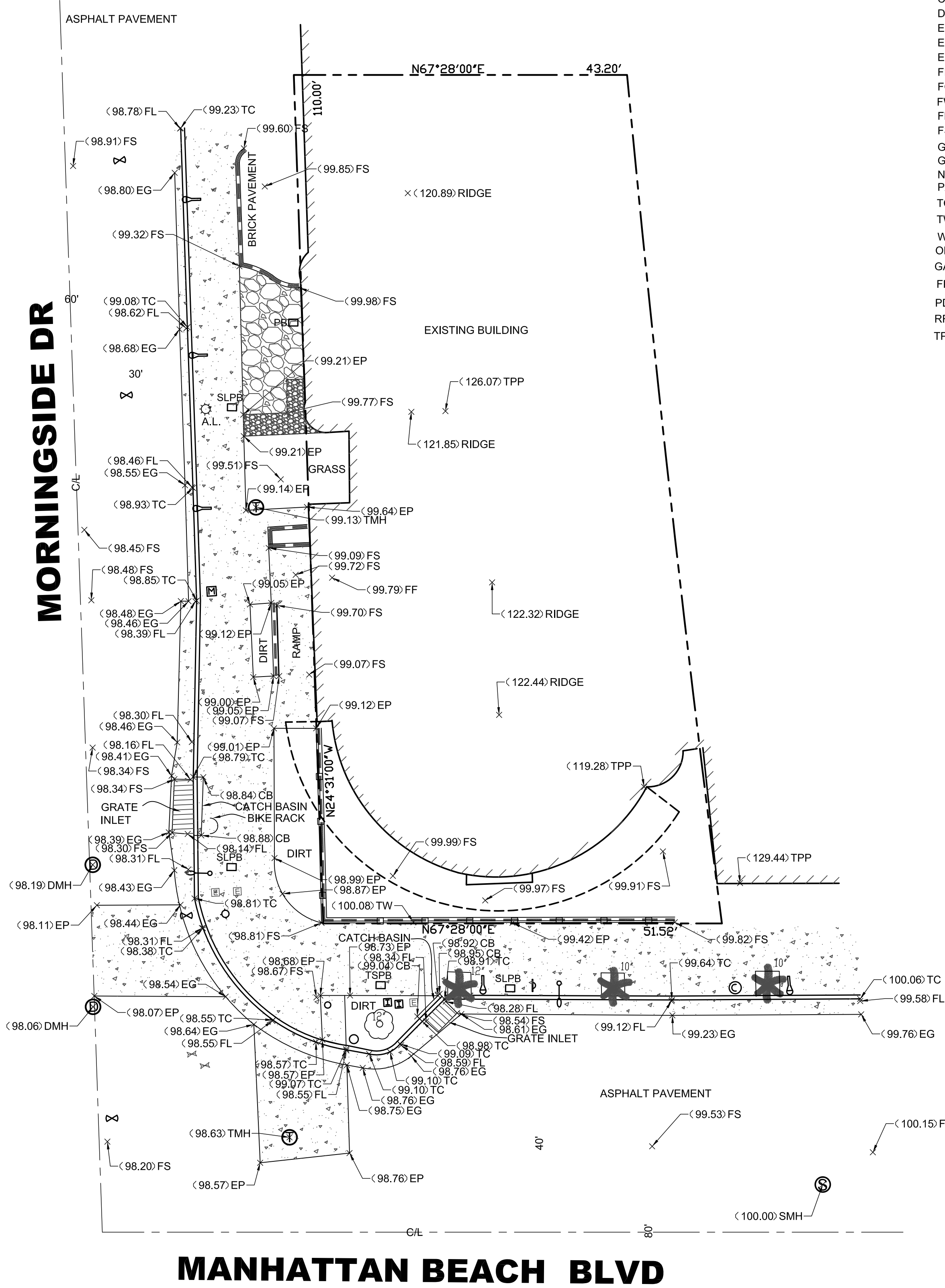
LOT 1 IN BLOCK 97 OF MANHATTAN BEACH DIVISION NO.2 TRACT, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGE 95-96 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN: 4179-003-009

NOTES:

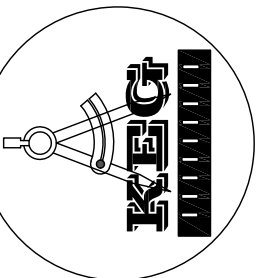
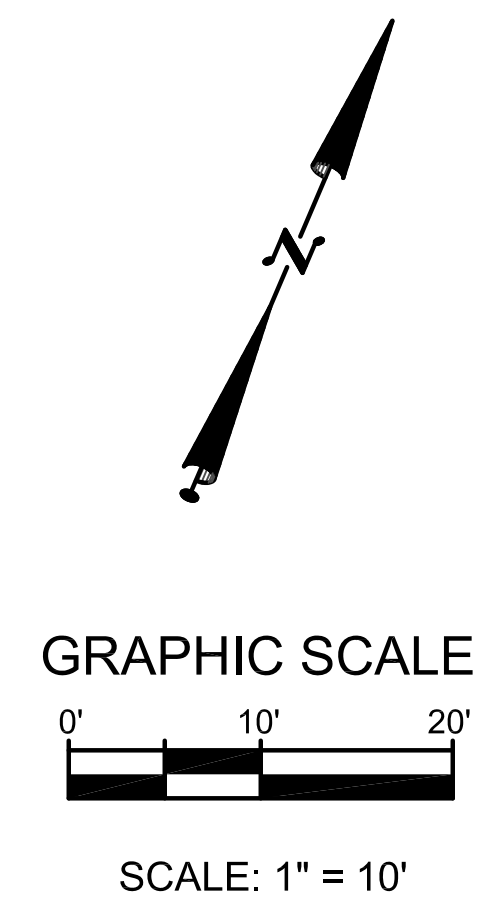
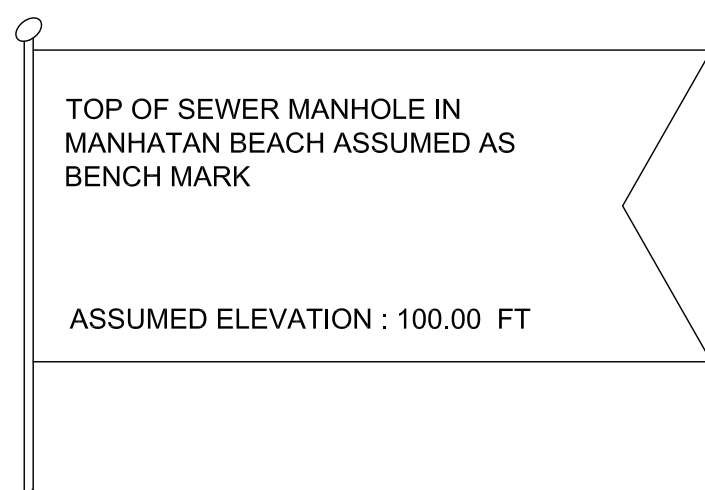
1. THE LEGAL DESCRIPTION, BOUNDARIES SHOWN HEREON ARE PER RECORD DATA.
2. FOR PLOT THE EASEMENT IF ANY, OWNER NEED TO PROVIDE HYPER LINK OF PRELIMINARY TITLE REPORT. TOTAL PROPERTY AREA ~ 5179 SQ.FT.

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 |
| ELEC = ELECTRIC | ⊕ = PULLBOX IRRIGATION | — W — = WOOD FENCE |
| EP = EDGE OF PAVEMENT | ⊕ = ELECTRIC PULLBOX | -x-x- = CHAIN LINK FENCE |
| FF = FINISHED FLOOR | ⊕ = STREET LIGHT PULL BOX | — W — = WROUGHT IRON FENCE |
| FG = FINISHED GRADE | ⊕ = PARKING METER | — S — = RETAINER STONE WALL |
| FW = FRONT OF WALK | ⊕ = TREE- SIZE IN INCHES | — S — = RETAINER CONCRETE BLOCK WALL |
| FL = FLOW LINE | ⊕ = 22" OAK TREE SIZE IN INCHES | — B — = BOUNDARY LINE |
| FS = FINISHED SURFACE | ⊕ = PALM TREE SIZE IN INCHES | — C — = CONCRETE PAVEMENT |
| GM = GAS METER | ⊕ = SEWER MAINT HOLE | — A — = ASPHALT PAVEMENT |
| GV = GAS VALVE | ⊕ = SIGN | — B — = BRICK PAVEMENT |
| NG = NATURAL GROUND | | |
| 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



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 (818)919-8133
 KAMYAR@AMRANA.COM
 12838 KLING ST STUDIO CITY, CA 91604

PREPARED FOR
SAM TRUDE

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

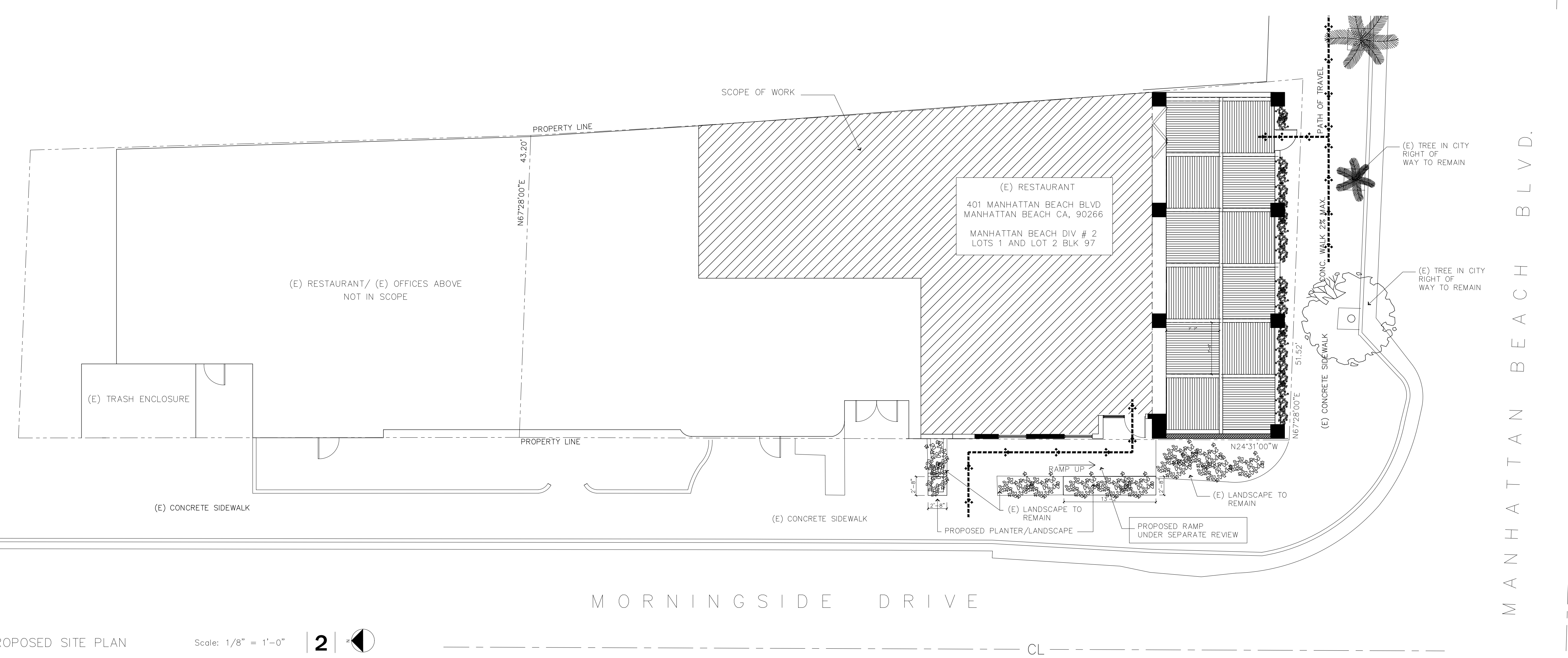
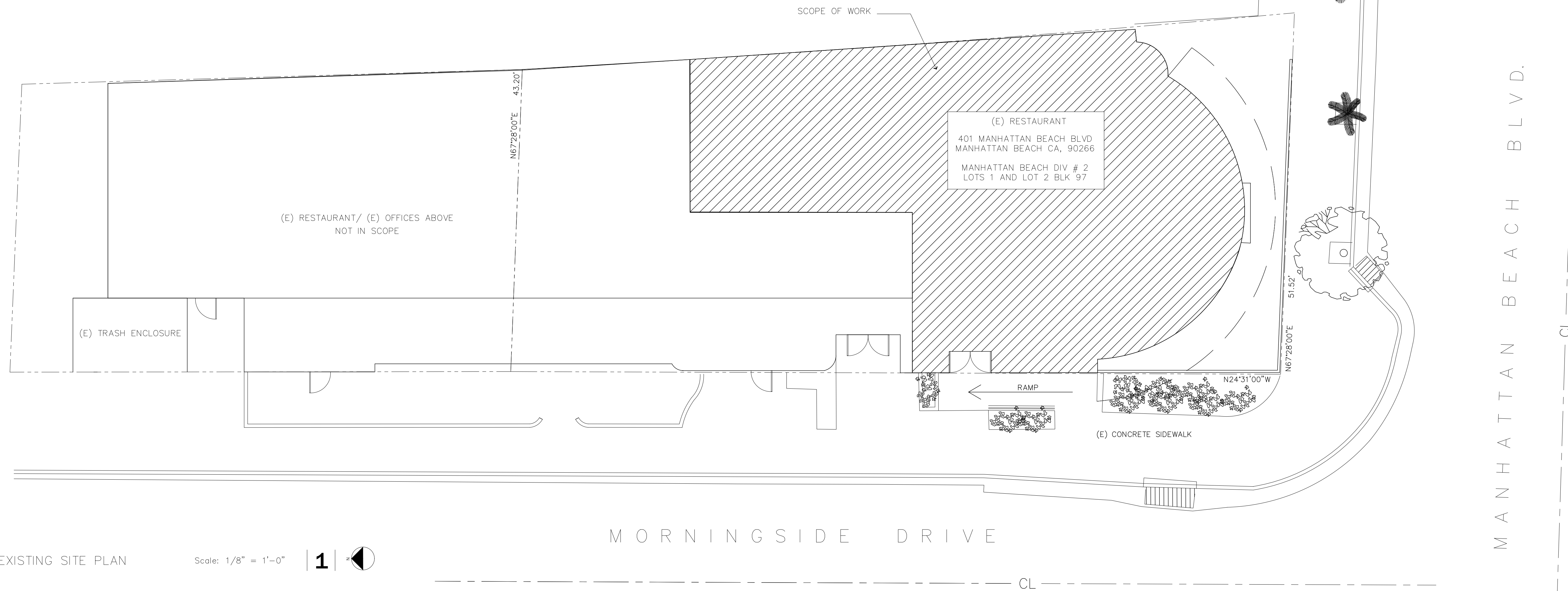
PROFESSIONAL STAMP



SCALE: 1" = 10'

SHEET NO.

TS-1
 SHEET 1 OF 1



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SITE PLAN


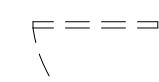
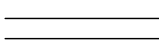
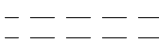

A-1.0

DEMOLITION PLAN SHEET NOTES:

1. CONTRACTOR TO PATCH AND REPAIR ANY DAMAGES CAUSED DURING DEMOLITION. ALL PATCHED AND REPAIRED AREAS TO MATCH ADJACENT FINISHES.
2. REMOVE ALL EXISTING PLUMBING FIXTURES AND CAP EXISTING LINES NOT TO BE USED IN THIS TENANT IMPROVEMENT. ALL PLUMBING LINES TO BE CAPPED PER C.P.C.
3. SEE FLOOR PLAN FOR ALL DIMENSIONS AND ANY ADDITIONAL NOTES
4. ALL BUILDING AND SITE DEMOLITION WORK SHALL COMPLY WITH C.B.C.
5. DURING DEMOLITION THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY STRUCTURAL FRAMING MEMBERS NOT INDICATED ON THE PLANS DISCOVERED DURING THE COURSE OF WORK. DO NOT REMOVE PRIOR TO ARCHITECTURAL REVIEW.
6. REFER TO STRUCTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS WHEN PROVIDED FOR ADDITIONAL INFORMATION.
7. SELECTED EXISTING ELECTRICAL, PLUMBING AND MECHANICAL SHALL BE TERMINATED PER APPLICABLE CALIFORNIA CODE AND DESIGN BUILD DRAWINGS.
8. MATERIAL NOT SPECIFIED BY OWNER TO BE SALVAGED OR REINSTALLED IN NEW WORK SHALL BE CONSIDERED AS SCRAP AND SHALL BE DISPOSED OF BY CONTRACTOR OFF OWNER'S PREMISES.
9. CUTTING WORK SHALL BE DONE WITH MINIMUM DAMAGE TO SURROUNDING SURFACES TO BE RETAINED.
10. EXPOSE FRAMING PRIOR TO ANY DEMOLITION. DO NOT ENDANGER EXISTING STRUCTURAL SYSTEMS. NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF ANY STRUCTURAL CONFLICTS.
11. ALL ELECTRICAL, DATA AND TELEPHONE OUTLETS AND SWITCHES LOCATED WITHIN AREA OF DEMO TO BE DEMOLISHED ARE TO BE REMOVED U.O.N.
12. ELECTRICAL, DATA, TELEPHONE WIRING AND CONDUITS FROM PARTITIONS AND CEILING ARE TO BE REMOVED BACK TO PANEL BOARD TERMINATE.
13. ALL ITEMS TO BE RE-USED, IF ANY, SHALL BE CAREFULLY REMOVED FREE OF DAMAGE AND STORED IN ONE AREA AS DEEMED BY GENERAL CONTRACTOR. SAID AREA SHALL BE LOCKED AND CLIMATE CONTROLLED.
14. EXTENT OF SELECTIVE DEMOLITION WORK IS INDICATED ON THE DRAWINGS. REVIEW COMPLETE SET AND AS-BUILT CONDITIONS TO SEE ENTIRE SCOPE OF DEMOLITION AND PROJECT WORK.
15. DEMOLITION REQUIRES SELECTIVE REMOVAL AND/ OR DISPOSAL/ REUSE OF INDICATED ITEMS. COORDINATE ALL WORK RELATED TO DEMOLITION OF BUILDING SYSTEMS WITH ARCHITECT OR OWNER'S CONTRACTORS/ VENDORS FOR THE FIRE ALARM, SECURITY VOICE COMMUNICATION, DATA/ TELECOM.
16. EXISTING FIRE RATED ENCLOSURE TO REMAIN UNOBSTRUCTED THROUGHOUT DEMOLITION. ALL ALARMED AND OPERABLE DOORS MUST REMAIN IN PLACE AND OPERABLE THROUGHOUT DEMOLITION AND NEW CONSTRUCTION.
17. PROTECT AND MAINTAIN OPERATION OF ALL EMERGENCY LIGHTING, EXIT SIGNAGE, SMOKE & FIRE DETECTORS, FIRE EXTINGUISHERS IN PATH OF TRAVEL.
18. REFER TO MEP DRAWINGS FOR SAFE-OFFS AND DEMOLITION EXTENTS OF MEP SYSTEMS.
19. PROTECT AND MAINTAIN OPERATION OF ALL EMERGENCY LIGHTING, EXIT SIGNAGE, SMOKE & FIRE DETECTORS, FIRE EXTINGUISHERS IN PATH OF TRAVEL.

DEMOLITION PLAN SHEET NOTES

2

-  EXISTING DOOR TO REMAIN
-  EXISTING DOOR TO BE REMOVED
-  EXISTING WALL, PATCH AND REPAIR WHERE DAMAGED
-  EXISTING WALL TO BE REMOVED
-  NEW NON-BEARING WALL

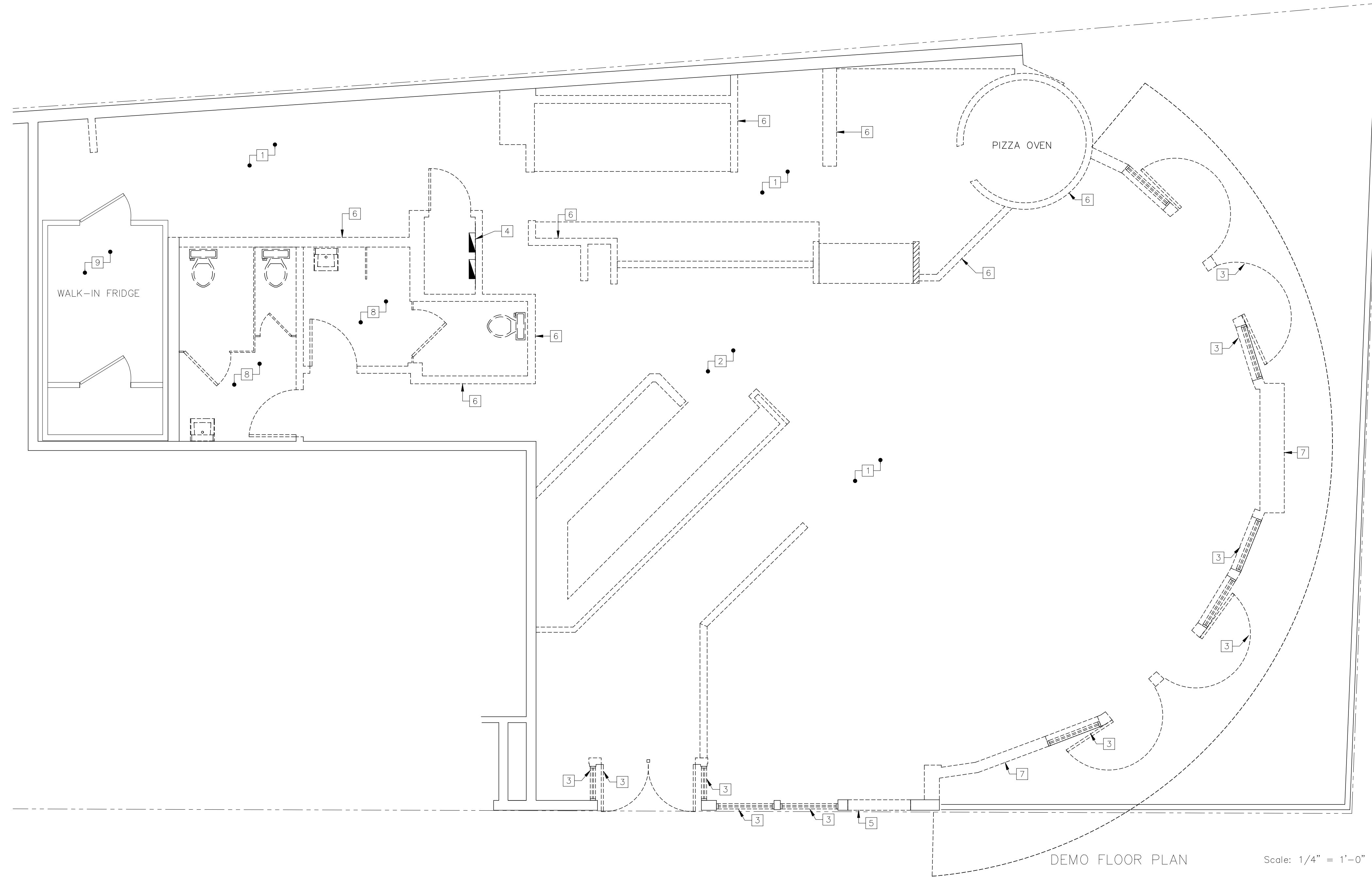
LEGEND

3

- 1 EXISTING TYP. SLAB ON GRADE TO REMAIN
- 2 EXISTING TRUSS SYSTEM TO REMAIN – REFER TO STRUCTURAL
- 3 EXISTING DOOR/WINDOW TO BE REMOVED
- 4 ELECTRICAL METER/PANEL TO BE RELOCATED AND UPGRADED – REFER TO ELECTRICAL PLANS
- 5 EXISTING PORTION OF EXTERIOR WALL TO BE REMOVED FOR (N) WINDOW – REFER TO EXTERIOR ELEVATIONS
- 6 EXISTING INTERIOR WALL/PONY WALL TO BE DEMOED
- 7 EXISTING EXTERIOR WALL TO BE DEMOED
- 8 EXISTING RESTROOMS TO BE DEMOED
- 9 EXISTING WALK-IN FRIDGE TO REMAIN

DEMOLITION KEY NOTES

4



DEMO FLOOR PLAN

Scale: 1/4" = 1'-0"

1

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DEMO PLAN

A-1.1

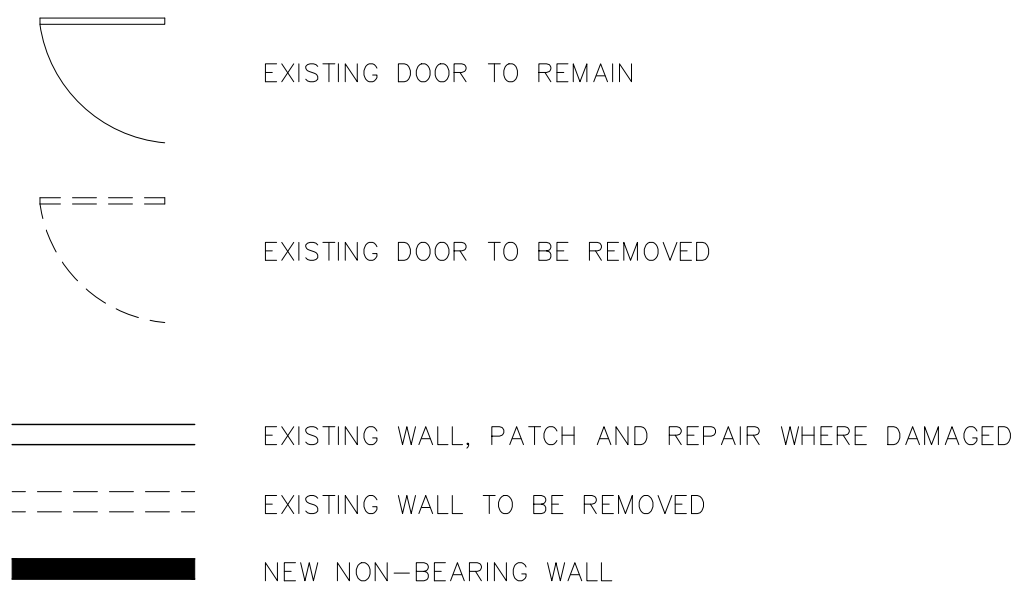
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18. REFER TO MEP DRAWINGS FOR SAFE-OFFS AND DEMOLITION EXTENTS OF MEP SYSTEMS.
19. PROTECT AND MAINTAIN OPERATION OF ALL EMERGENCY LIGHTING, EXIT SIGNAGE, SMOKE & FIRE DETECTORS, FIRE EXTINGUISHERS IN PATH OF TRAVEL.

DEMOLITION PLAN SHEET NOTES

2



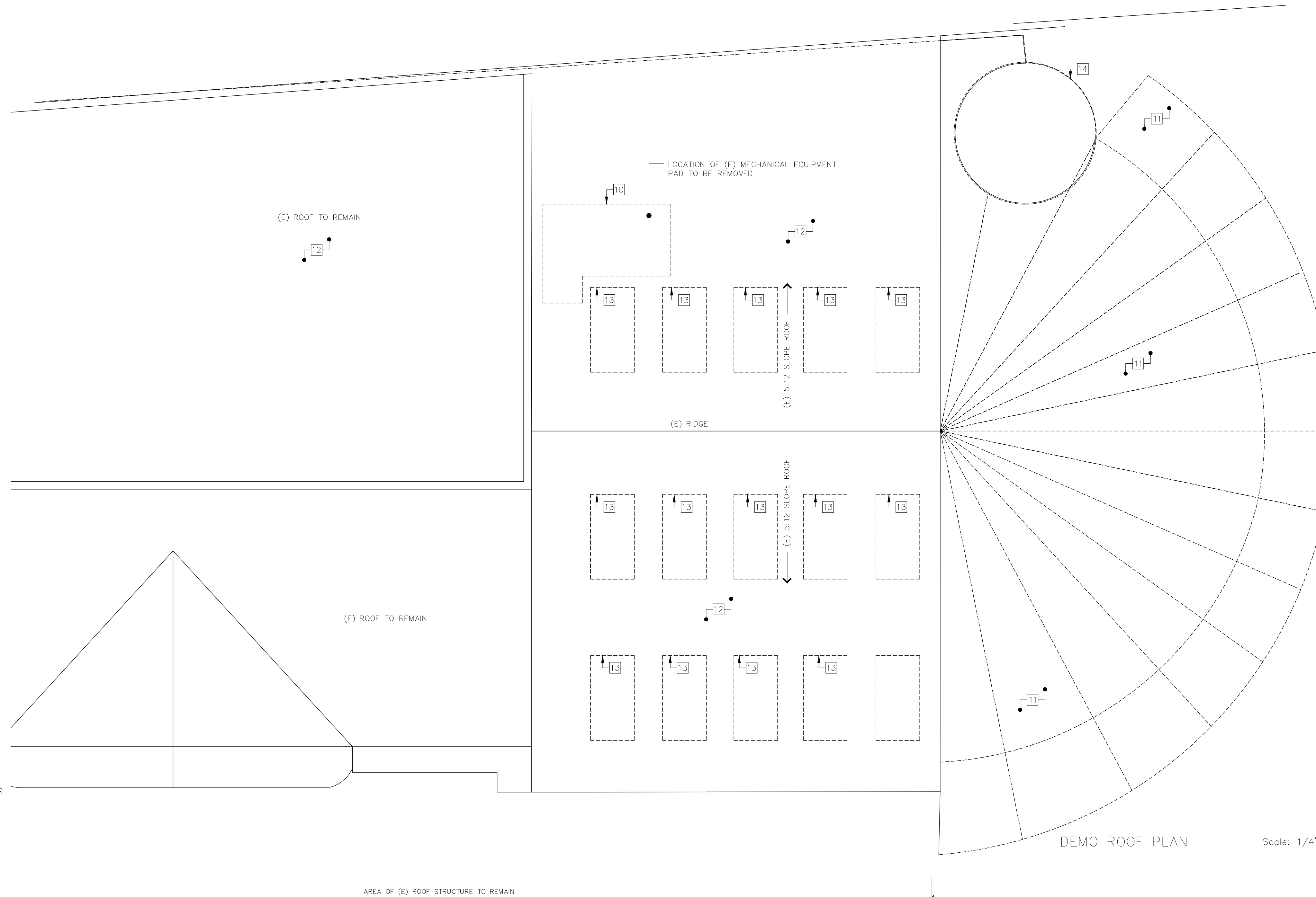
LEGEND

3

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- 6 EXISTING INTERIOR WALL/PONY WALL TO BE DEMOED
- 7 EXISTING EXTERIOR WALL TO BE DEMOED
- 8 EXISTING RESTROOMS TO BE DEMOED
- 9 EXISTING WALK-IN FRIDGE TO REMAIN
- 10 EXISTING MECHANICAL EQUIPMENT TO BE REMOVED
- 11 EXISTING ROOF STRUCTURE TO BE REMOVED
- 12 EXISTING ROOF STRUCTURE TO REMAIN - REMOVE ASPHALT SINGLES ONLY
- 13 EXISTING SKYLIGHT TO BE REMOVED
- 14 EXISTING HOOD VENT SHAFT TO BE REMOVED

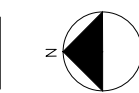
DEMOLITION KEY NOTES

4



Scale: 1/4" = 1'-0"

1



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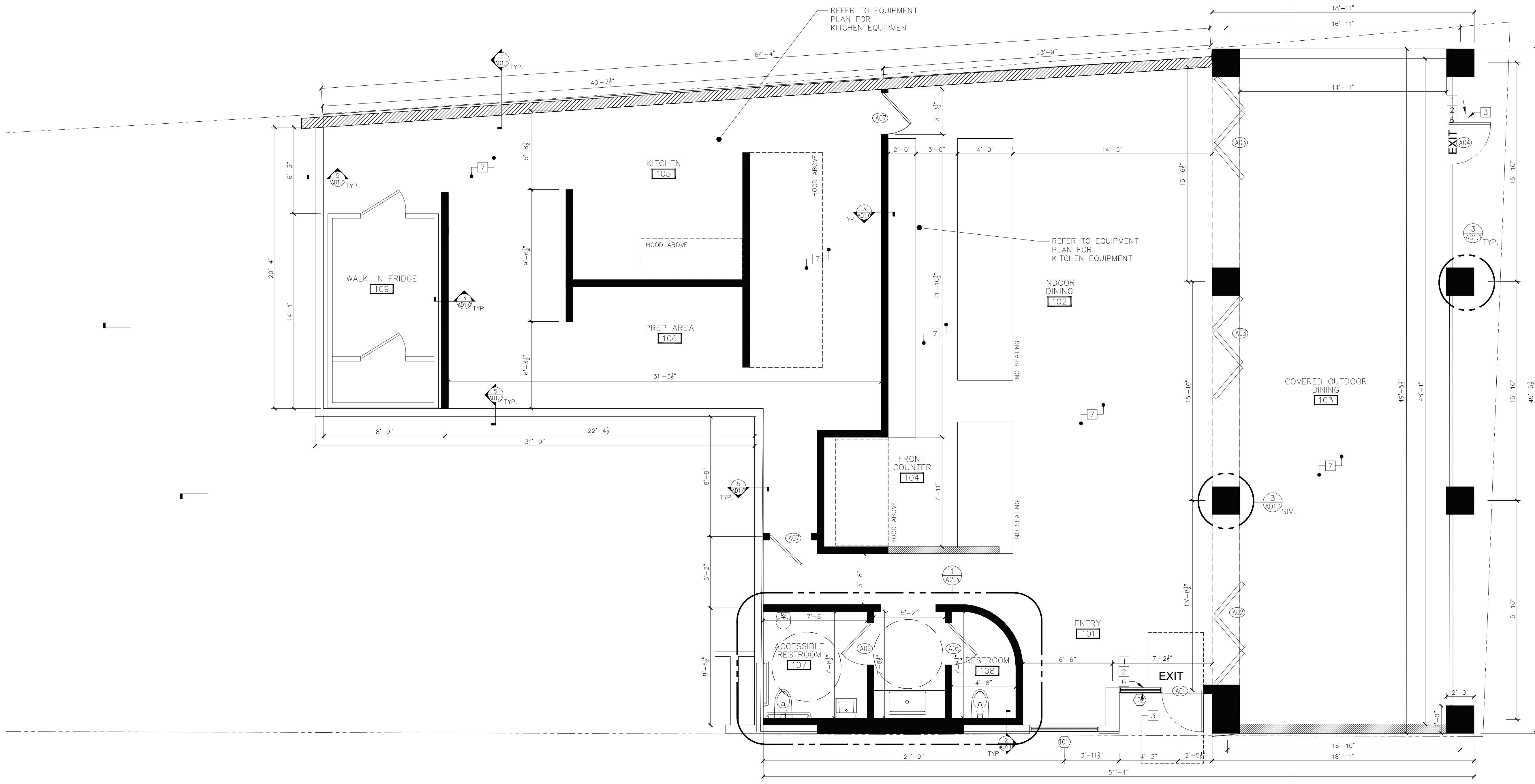
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DEMO PLAN

A-1.2

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PROPOSED FLOOR PLAN Scale: 1/4" = 1'-0" **1**

- 1 EACH GRADE LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD EXIT, SEE DETAIL 12/ A7.0
- 2 OCCUPANT LOAD SIGN PER CBC SEC 1004.3
- 3 ALL BUILDING AND FACILITY ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING CIRCULATION PATHS, SEE DETAIL 11 AND 12 / SHEET A7.0
- 4 WATER HEATER - REFER TO PLUMBING PLANS FOR DETAILS
- 5 ELECTRICAL PANEL - REFER TO ELECTRICAL PLANS FOR DETAILS
- 6 PROVIDE A READILY VISIBLE DURABLE SIGN ABOVE THE MAIN ENTRANCE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHEN MAIN ENTRANCE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED"
- 7 PROVIDE SLIP RESISTANT FLOOR FINISH

KEYNOTES

4

- 1: CONTRACTOR TO PROVIDE FIRE EXTINGUISHERS PER LOCAL FIRE MARSHAL. RELOCATE WHERE EXISTING DUE TO NEW CONSTRUCTION
- 2: PROVIDE SOLID BLOCKING FOR FIXTURES THAT ATTACH TO WALL
- 3: CONTRACTOR TO PROVIDE TACTILE EXIT SIGNAGE IN THE FOLLOWING LOCATIONS:
 - a: EACH GRADE-LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY TACTILE WORD: "EXIT."
 - b: EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE."
- 4: ALL NEW AND EXISTING PLUMBING FIXTURES SHALL COMPLY WITH THE FOLLOWING STANDARDS:
 - WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH
 - FLOOR MOUNTED URINALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH
 - WALL MOUNTED URINALS SHALL NOT EXCEED 0.125 GALLONS PER FLUSH
 - SHOWERHEADS SHALL HAVE MINIMUM FLOW RATE OF 2.0 GPM at 80 PSI
 - NON RESIDENTIAL LAVATORY SHALL NOT EXCEED 0.5 GPM at 60PSI
 - NON RESIDENTIAL KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GPM at 60PSI
- 5: WATER CLOSET BOWLS FOR PUBLIC USE SHALL BE OF THE ELONGATED TYPE AND THE SEAT SHALL BE ELONGATED WITH EITHER AN OPEN END TYPE OR AUTOMATIC SEAT COVER DISPENSER. CPC SEC 411.3
- 6: AT DINING AND WORK SURFACES REQUIRED TO BE ACCESSIBLE, KNEE CLEARANCE SHALL BE PROVIDED THAT IS 30 INCHES IN WIDTH AT 27 INCHES ABOVE THE FINISH FLOOR OR GROUND FOR A DEPTH OF AT LEAST 19 INCHES. §11B-306.3 - DETAIL #14/ A6.0
- 7: NON-ABSORBENT FLOOR AND WALL FINISHES ON INTERIORS OF ENTRIES. 2FT IN ALL DIRECTIONS

GENERAL NOTES

3

- (N) DOOR, SEE DOOR SCHEDULE
- (N) WINDOW, SEE WINDOW SCHEDULE
- (N) NEW
- (E) EXISTING
- (R) RELOCATE
- (E) WALL TO REMAIN
- (N) WALL
- 1-HR FIRE RATED WALL
- (E) CMU WALL - REFER TO STRUCTURAL
- (N) 3'-6" PONY WALL
- EXIT SIGN - REFER TO RCP FOR EXIT SIGN DETAILS AND LOCATION
- EXISTING ELECTRICAL PANEL TO BE RELOCATED - REFER TO ELECTRICAL DRAWINGS

LEGEND

2

OWNER/TENANT:
GREAT WHITE
401 MANHATTAN BEACH BOULEVARD
MANHATTAN BEACH, CALIFORNIA 90266

PROJECT:
GREAT WHITE
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MANHATTAN BEACH, CALIFORNIA 90266

PARTITION FLOOR PLAN

A-2.0

NATALIE KAZANJIAN ARCHITECT

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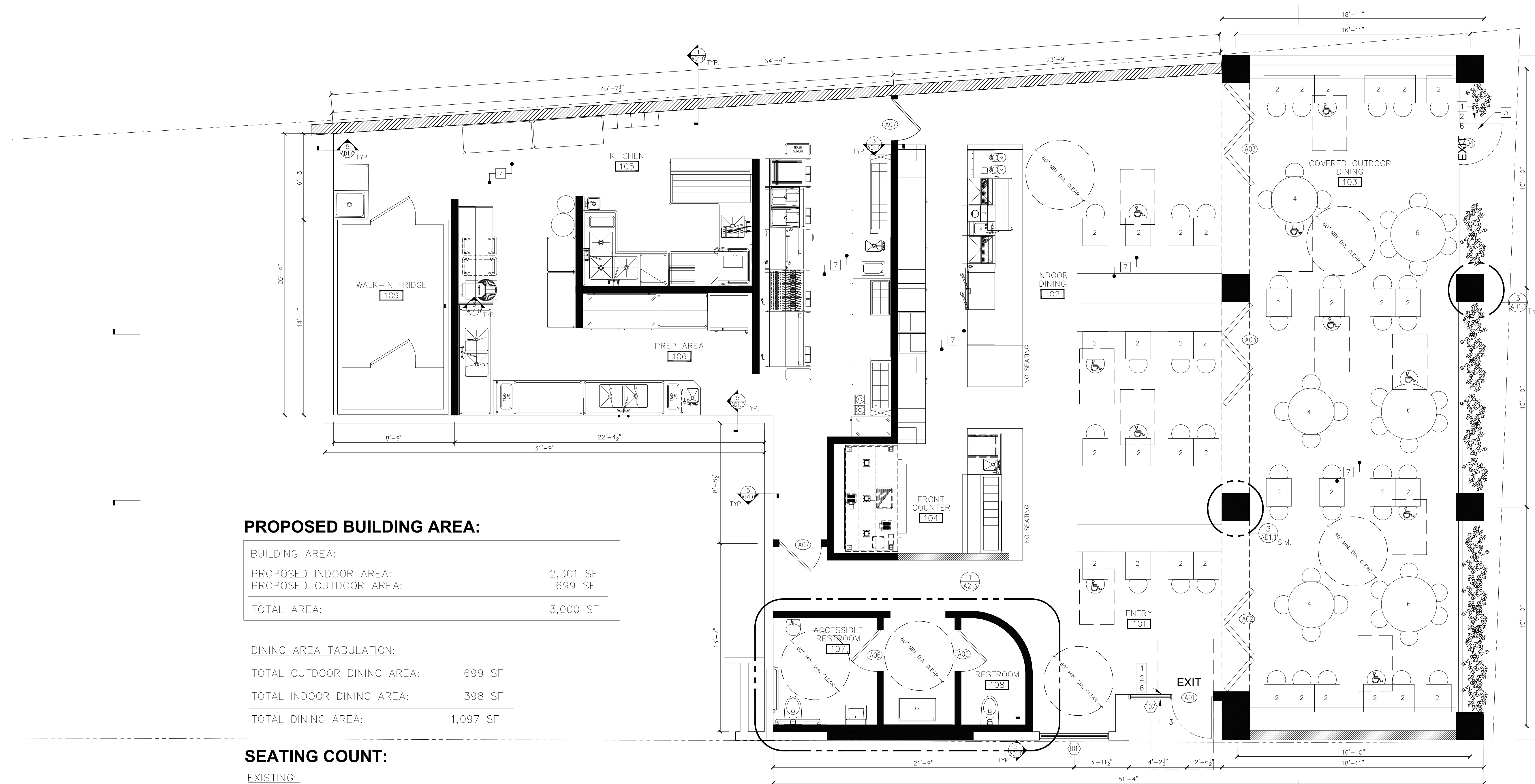
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BUILDING DEPARTMENT SUBMITTAL 04.30.2024

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FURNITURE FLOOR PLAN

A-2.1



PROPOSED BUILDING AREA:

BUILDING AREA:	
PROPOSED INDOOR AREA:	2,301 SF
PROPOSED OUTDOOR AREA:	699 SF
TOTAL AREA:	3,000 SF

DINING AREA TABULATION:

TOTAL OUTDOOR DINING AREA:	699 SF
TOTAL INDOOR DINING AREA:	398 SF
TOTAL DINING AREA:	1,097 SF

SEATING COUNT:

EXISTING:	
INDOOR SEATING:	63
OUTDOOR SEATING:	30

PROPOSED:	
INDOOR SEATING:	32
OUTDOOR SEATING:	70

PROPOSED FLOOR PLAN

Scale: 1/4" = 1'-0"

1

- 1 EACH GRADE LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD EXIT, SEE DETAIL 12/ A7.0
- 2 OCCUPANT LOAD SIGN PER CBC SEC 1004.3
- 3 ALL BUILDING AND FACILITY ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING CIRCULATION PATHS, SEE DETAIL 11 AND 12 / SHEET A7.0
- 4 WATER HEATER - REFER TO PLUMBING PLANS FOR DETAILS
- 5 ELECTRICAL PANEL - REFER TO ELECTRICAL PLANS FOR DETAILS
- 6 PROVIDE A READILY VISIBLE DURABLE SIGN ABOVE THE MAIN ENTRANCE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHEN MAIN ENTRANCE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHEN DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED"
- 7 PROVIDE SLIP RESISTANT FLOOR FINISH

KEYNOTES

4

- 1: CONTRACTOR TO PROVIDE FIRE EXTINGUISHERS PER LOCAL FIRE MARSHAL. RELOCATE WHERE EXISTING DUE TO NEW CONSTRUCTION
- 2: PROVIDE SOLID BLOCKING FOR FIXTURES THAT ATTACH TO WALL
- 3: CONTRACTOR TO PROVIDE TACTILE EXIT SIGNAGE IN THE FOLLOWING LOCATIONS:
 - a: EACH GRADE-LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY TACTILE WORD: "EXIT."
 - b: EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE."
- 4: ALL NEW AND EXISTING PLUMBING FIXTURES SHALL COMPLY WITH THE FOLLOWING STANDARDS:
 - WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH
 - FLOOR MOUNTED URINALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH
 - WALL MOUNTED URINALS SHALL NOT EXCEED 0.125 GALLONS PER FLUSH
 - SHOWERHEADS SHALL HAVE MINIMUM FLOW RATE OF 2.0 GPM at 80 PSI
 - NON RESIDENTIAL LAVATORY SHALL NOT EXCEED 0.5 GPM at 60PSI
 - NON RESIDENTIAL KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GPM at 60PSI
- 5: WATER CLOSET BOWLS FOR PUBLIC USE SHALL BE OF THE ELONGATED TYPE AND THE SEAT SHALL BE ELONGATED WITH EITHER AN OPEN END TYPE OR AUTOMATIC SEAT COVER DISPENSER. CPC SEC 411.3
- 6: AT DINING AND WORK SURFACES REQUIRED TO BE ACCESSIBLE, KNEE CLEARANCE SHALL BE PROVIDED THAT IS 30 INCHES IN WIDTH AT 27 INCHES ABOVE THE FINISH FLOOR OR GROUND FOR A DEPTH OF AT LEAST 19 INCHES. §11B-306.3 - DETAIL #14/ A6.0
- 7: NON-ABSORBENT FLOOR AND WALL FINISHES ON INTERIORS OF ENTRIES. 2FT IN ALL DIRECTIONS

GENERAL NOTES

3

- (N) DOOR, SEE DOOR SCHEDULE
- (N) WINDOW, SEE WINDOW SCHEDULE
- (N) NEW
- (E) EXISTING
- (R) RELOCATE
- (E) WALL TO REMAIN
- (N) WALL
- 1-HR FIRE RATED WALL
- (E) CMU WALL - REFER TO STRUCTURAL
- (N) 3'-6" PONY WALL

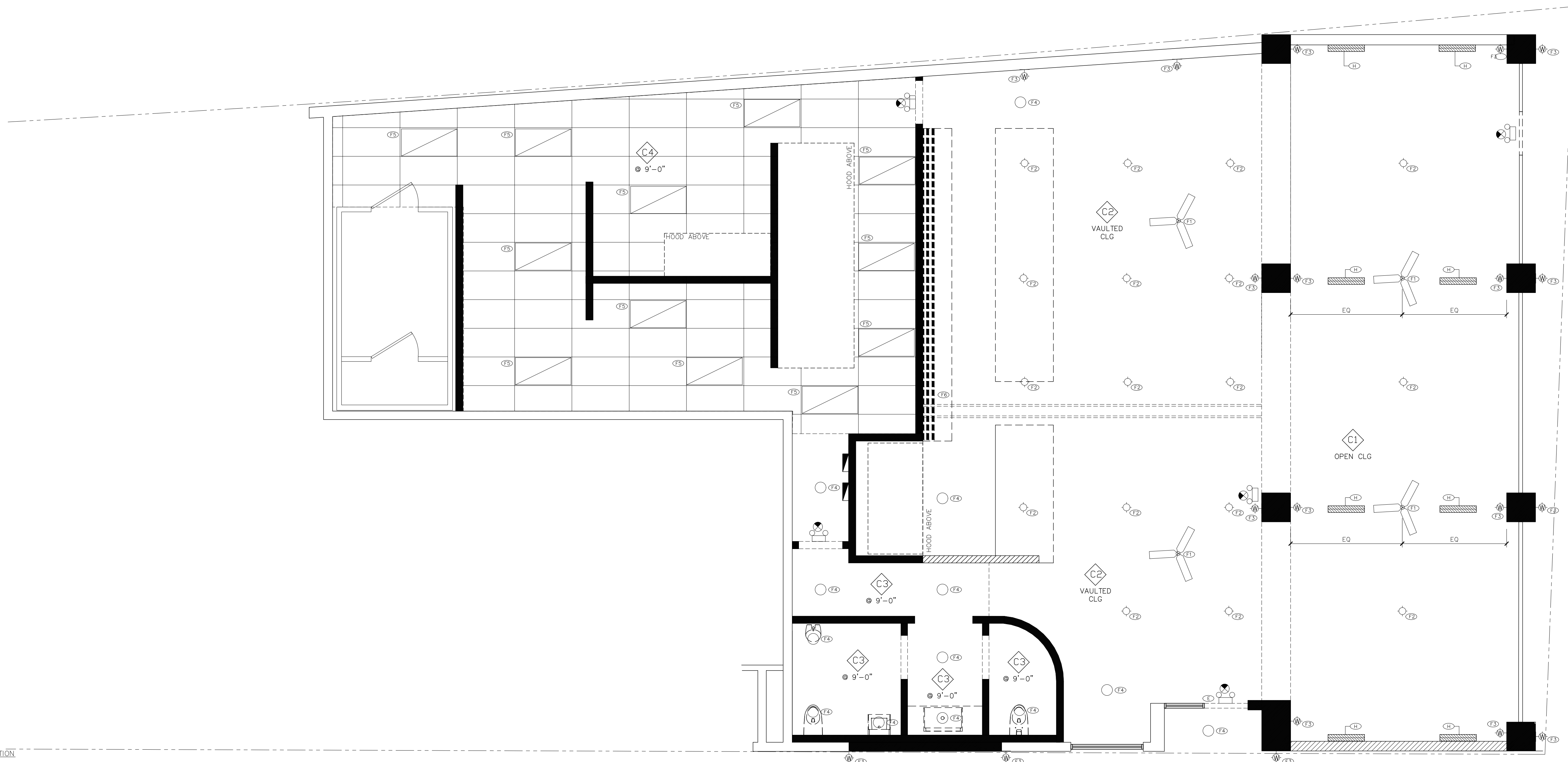
EXIT SIGN - REFER TO RCP FOR EXIT SIGN DETAILS AND LOCATION

EXISTING ELECTRICAL PANEL TO BE RELOCATED - REFER TO ELECTRICAL DRAWINGS

LEGEND

EXIT

2



RCP FIRST FLOOR PLAN Scale: 1/4" = 1'-0" | 1

SYMBOL	DESCRIPTION
	CEILING MOUNT SCONCE FIXTURE
	CEILING FAN - TBD - VERIFY WEIGHT AND PROVIDE SUFFICIENT BLOCKING
	WALL MOUNT SCONCE FIXTURE
	WALL MOUNT SCONCE FIXTURE W/ WATERPROOF COVER (EXTERIOR LIGHTS ON PHOTO-SENSORS)
	RECESSED CAN LIGHT FIXTURE
	CEILING MOUNT CYLINDER LIGHT FIXTURE
	OCCUPANCY SENSOR CONTROL
	ONE-WAY SWITCH @ 48" A.F.F. (U.N.O.) **
	TWO-WAY SWITCH @ 48" A.F.F. (U.N.O.) **
	ONE-WAY SWITCH @ 48" A.F.F. (U.N.O.) W/ DIMMER **

	EXHAUST FAN ENERGYSTAR HUMIDISTAT CONTROLLED FANS, DUCTED OUT 3FT. AWAY FROM WINDOWS & DOORS (MIN. VENTILATION RATES OF 50 MIN CFM/UNIT FOR CONTINUOUS VENTILATION ARE PROVIDED, THEY WILL BE VENTED THROUGH ROOF). LIGHT SWITCH ACTIVATED. BUILT IN HUMIDITY SENSOR.
	EXIT SIGNAGE. PROVIDE 2 SOURCES OF POWER PER CBC SECTION 1006. ALL NEW EXIT SIGN TO MATCH BUILDING STANDARDS. SEE ELECTRICAL DRAWINGS
	EMERGENCY BUG LIGHT W/ BATTERY PACK SEE ELECTRICAL DRAWINGS
	OUTDOOR HEATER - WALL MOUNTED
	LED T BAR FLAT PANEL LED LIGHT FIXTURE
	LED LIGHTING
	FLOOD LIGHT FIXTURE
	JUNCTION BOX

LEGEND

NOTE: LIGHTING SHALL COMPLY WITH THE APPLICABLE HIGH EFFICACY REQUIREMENT OF THE CALIFORNIA TITLE 24 PART 6 SECTION 150

** ALL BRANCH CIRCUITS SUPPLYING 120V 15-AMPERE AND 20-AMPERE OUTLETS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI)

	OPEN CEILING WITH PAINTED GYP BD. FINISH AND WOOD SLATE OPENINGS @ ELEVATION PTS AS INDICATED. CONTRACTOR TO VERIFY SLOPE TO ACCOMMODATE PROPER INFRASTRUCTURE.
	PAINTED GYP BD. PLASTER AND EXPOSED BEAM FINISH @ ELEVATION PTS. AS INDICATED. NO CONDUITS, OR PIPES OF ANY TYPE SHALL BE EXPOSED ABOVE FOOD PREPARATION.
	PAINTED GYP BD. FINISH @ ELEVATION PTS. AS INDICATED. NO CONDUITS, OR PIPES OF ANY TYPE SHALL BE EXPOSED ABOVE FOOD PREPARATION.
	DROP CEILING SUSPENSION - REFER TO SHEET A7.4 NO CONDUITS, OR PIPES OF ANY TYPE SHALL BE EXPOSED ABOVE FOOD PREPARATION.

- NOTES**
- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED
 - EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).
 - INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
 - EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (1013.3)
 - EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS (1013.6.3)
 - EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1010.1.9.3 FOR EXCEPTIONS.
 - DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
 - THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
 - ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9 B 1010.1.9.12
 - THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
 - THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE
 - THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS: A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS B. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS E. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1010.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.
 - EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

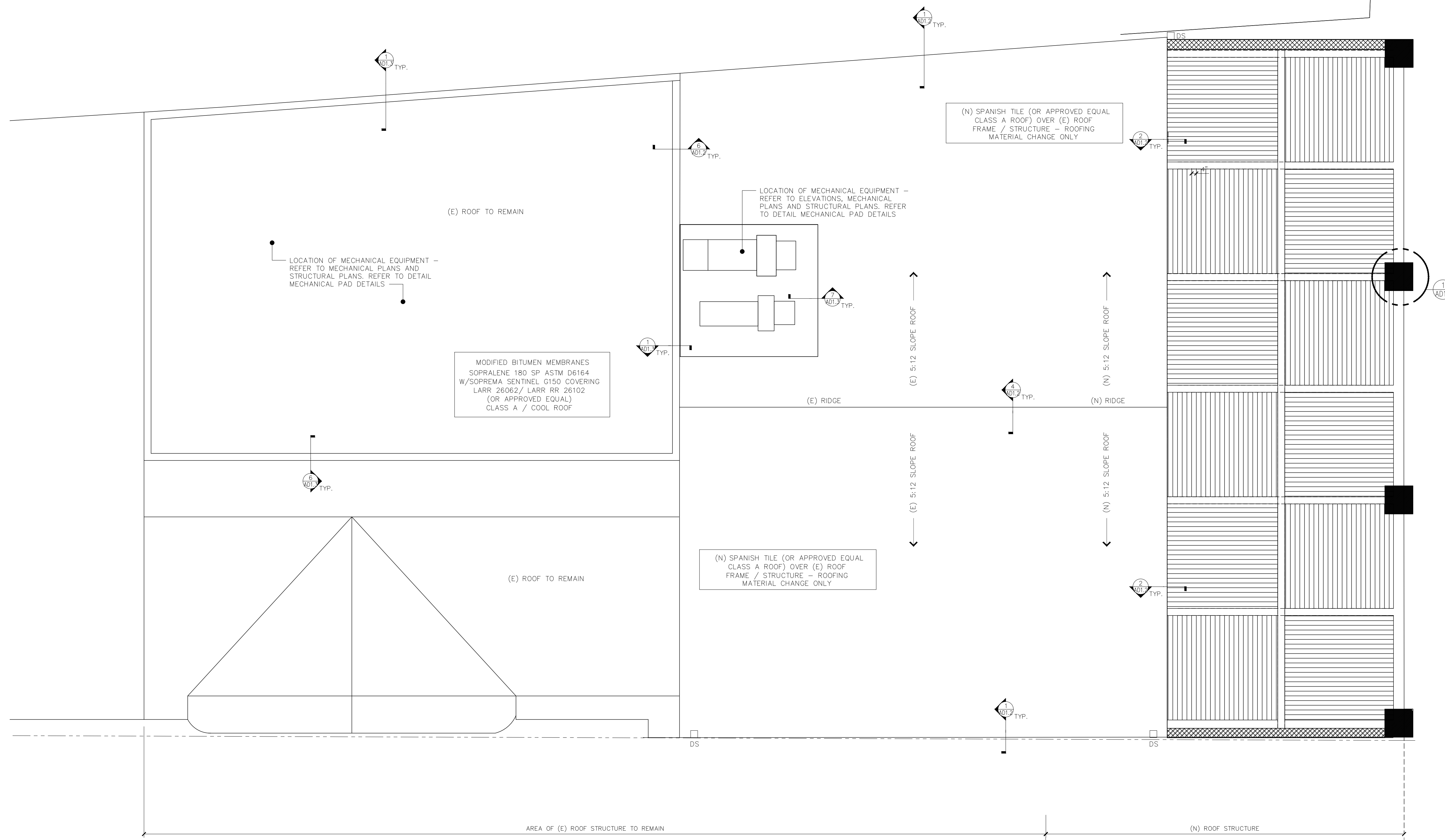
	F1 TOTAL COUNT: 4 DESCRIPTION: ALL MODERN HARFORD 52" CEILING FAN		F2 TOTAL COUNT: 17 DESCRIPTION: CHROMA LED PENDANT NO. PD1709 IN WHITE BY KUZCO LIGHTING LED - 11W		F3 TOTAL COUNT: 19 DESCRIPTION: THE INSIDE-OUTY ANGLED PLANE MODERN LED OUTDOOR WALL LIGHT BY SONNEMAN IS A TILTED SQUARE PANEL DIRECTING LIGHT, WITH TEXTURED WHITE FINISH. ADA COMPATIBLE		F4 TOTAL COUNT: 13 DESCRIPTION: LONG MADE COMPANY - W/ BUILT IN LED - 11 WATT
	F5 TOTAL COUNT: 12 DESCRIPTION: LumeGen - 2FT X 4FT WATTAGE ADJUSTABLE & COLOR TUNABLE LED BACKLIT FLAT PANEL - 40-50-55W - MOTION SENSOR COMPATIBLE		F6 TOTAL COUNT: 20 LINEAR FEET X 3 ROWS DESCRIPTION: FLEXFIRE ULTRABRIGHT ARCHITECTURAL SERIES LED STRIP LIGHT. 4.4 W/ FT - DIMMER CONTROL		E TOTAL COUNT: 5 DESCRIPTION: LAVEX INDUSTRIAL INDOOR SINGLE HEAD REMOTE LED EMERGENCY LIGHT - 1 WATT, 3.6V COMPATIBILITY PLUS - OR EQUAL		H TOTAL COUNT: 8 DESCRIPTION: BROMIC HEATING - TUNGSTEN SMART-HEAT ELECTRIC HEATER - 6000W

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RCP



PROPOSED ROOF PLAN

Scale: 1/4" = 1'-0"

1

BRAVA

Brava Spanish Barrel Tile

Beautifully authentic high-performance roofing.

The beautiful look of a Spanish barrel tile roof without the maintenance.

Truly realistic
Our proprietary process creates the most authentic-looking Spanish barrel tile on the market.

Superior performance
Brava is designed to withstand even the most severe weather, boasting the highest hail resistance rating in the industry.

Enhanced curb appeal
Curb appeal directly correlates with owner satisfaction and higher property value.

Maintenance free
Brava's proprietary formulation ensures extreme durability.

Color technology
Brava's proprietary multi-coloring process means you get the authentic appearance of a natural product, complete with variegated colors throughout the entire product.

Fully sustainable
Brava uses recycled material to create a roof that is fully recyclable.

Complete
Brava offers a complete line of accessory tiles.

bravaofthe.com • (844) 290-4186 • info@bravaofthe.com

Unparalleled Performance

Description	Weight	Dimensions
Spanish Field Tile	2.9 lbs.	15" x 18 1/2"
Brava Starter	0.8 lbs.	11 1/2" x 2"
Ridge Closure	0.5 lbs.	11 1/2" x 2 1/2"
Hip & Rake	3.5 lbs.	8 1/2" x 9 1/2"
Top Ridge	4.2 lbs.	10" x 10 1/2" x 1"
Bulldozer	3.9 lbs.	7 1/2" x 8 1/2" x 1 1/2"
Rake Edge (Optional)	3.0 lbs.	5 1/2" x 8 1/2" x 1 1/2"

Weight Per Square	201 lbs./sq.
Concrete Spanish Barrel Tile	✓
Clay Spanish Barrel Tile	✓
Clay / Concrete Spanish Tile	✓

Aesthetics	Brava Spanish Barrel Tile	Clay / Concrete Spanish Tile
Authentic Look	✓	✓
Multi-Colored Variegated	✓	✗

Performance	Brava Spanish Barrel Tile	Clay / Concrete Spanish Tile
Fire Retardant: Class A or Class C	✓	✗
Wind Resistance: 180+ mph*	✓	✗
Impact Resistance: Class 4	✓	Varies by manufacturer
Frost/Thaw Resistant	✓	✗
Maintenance Free	✓	Requires repair throughout the cycle
Colorfast	✓	Varies; concrete may develop efflorescence (primary appearance)
Hail Resistant	✓	Varies by manufacturer

Installation	Brava Spanish Barrel Tile	Clay / Concrete Spanish Tile
Lightweight	✓	✗
Estimated Waste Factor	Low	High (Brava's multi-coloring process allows for less waste)
Can Halled in Cold Weather	✓	✗

*Impact tests are tested and approved to withstand wind speeds of up to 100 mph with nails and up to 120 mph with high wind holes resistance.

Interlock "X" 12" - All specifications subject to change without notice.

The product shown is not intended for use in areas where building codes require a different type of roof or installation. Please contact your local building department for more information.

In order to purchase Brava, the local building codes, special evaluation situations may be required. Please contact Brava for the installation requirements and contact your local building department for more details.

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ROOF SPECIFICATIONS (OR APPROVED EQUAL)

3

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ROOF PLAN

A-3.0



SOUTH ELEVATION/RENDER

Scale: 1/4" = 1'-0"

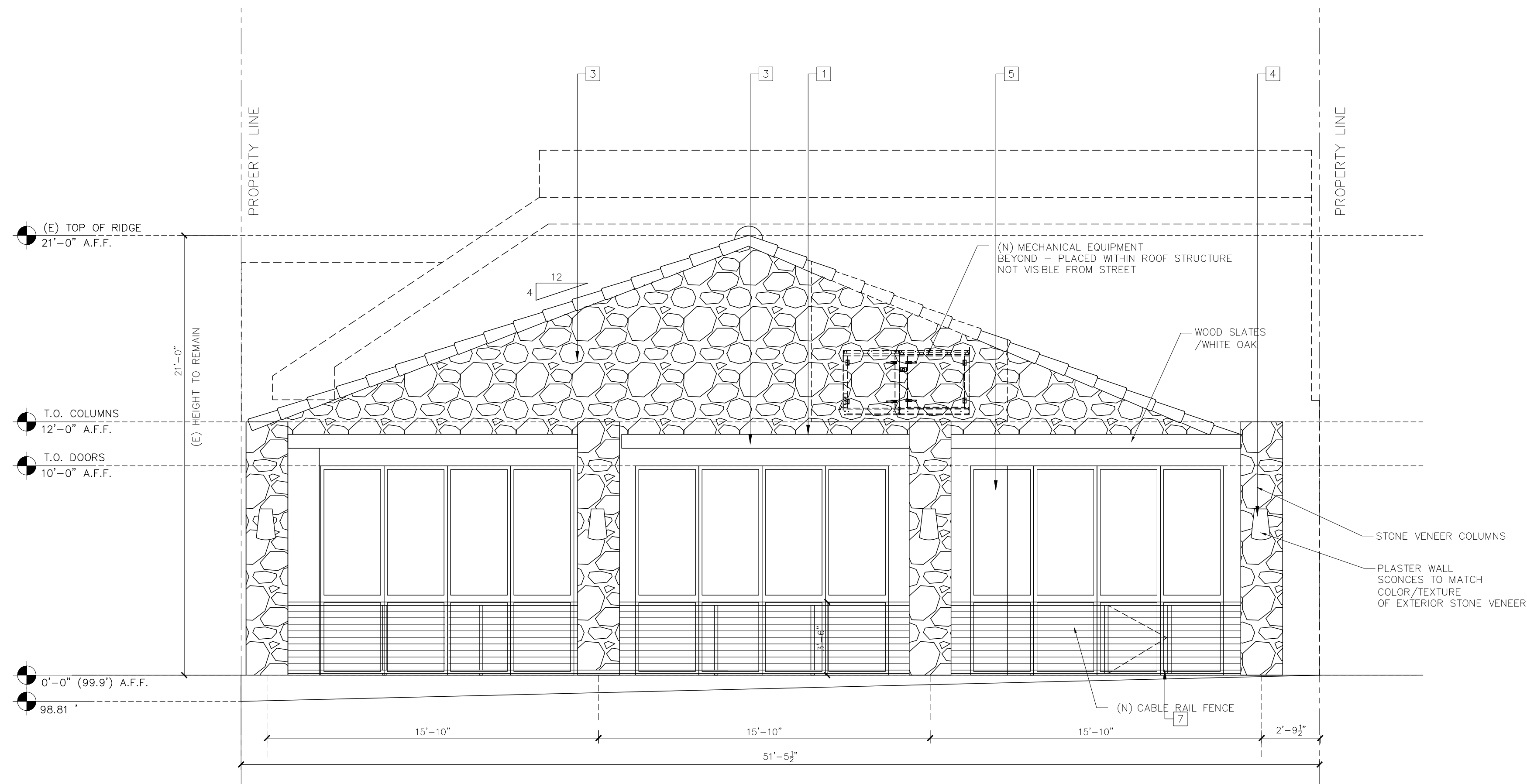
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SOUTH/EAST RENDER

Scale: 1/4" = 1'-0"

2



ELEVATION NOTES

- 1 (N) WHITE OAK SLATES
- 2 (N) METAL FRAME DOORS/WINDOWS - WHITE FRAME WITH NON-REFLECTIVE GLASS
- 3 STONE VENEER ON EXTERIOR WALL
- 4 CERAMIC EXTERIOR WALL SCUNCES
- 5 METAL FRAME EXTERIOR DOOR
- 6 BRASS SIGNAGE
- 7 WIRE GUARDRAIL AT 3'-6" IN HEIGHT
- 8 PONY WALL AT 3'-6" IN HEIGHT

NOTE: PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT

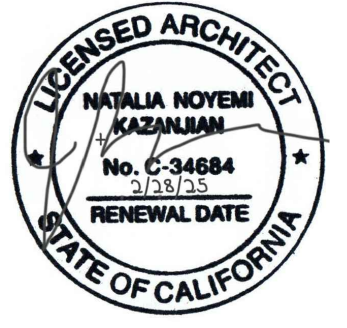
SOUTH ELEVATION

Scale: 1/4" = 1'-0"

1

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EXTERIOR
ELEVATION/ RENDER

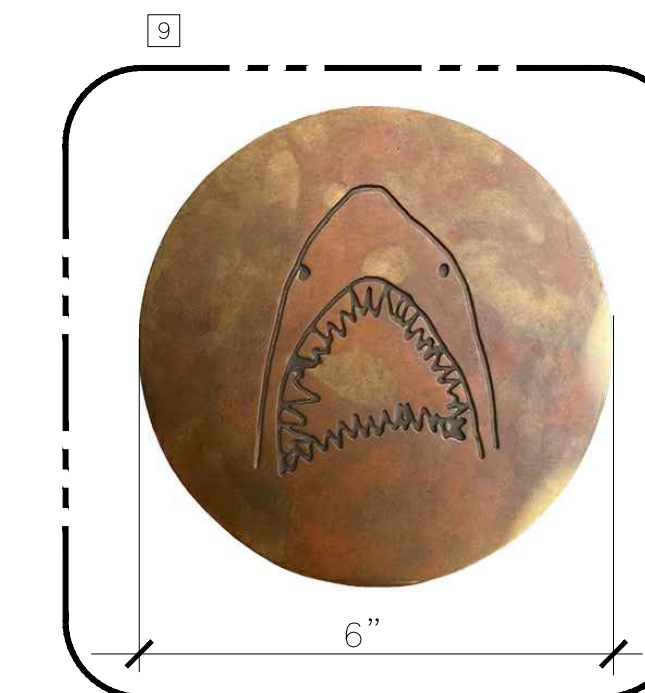
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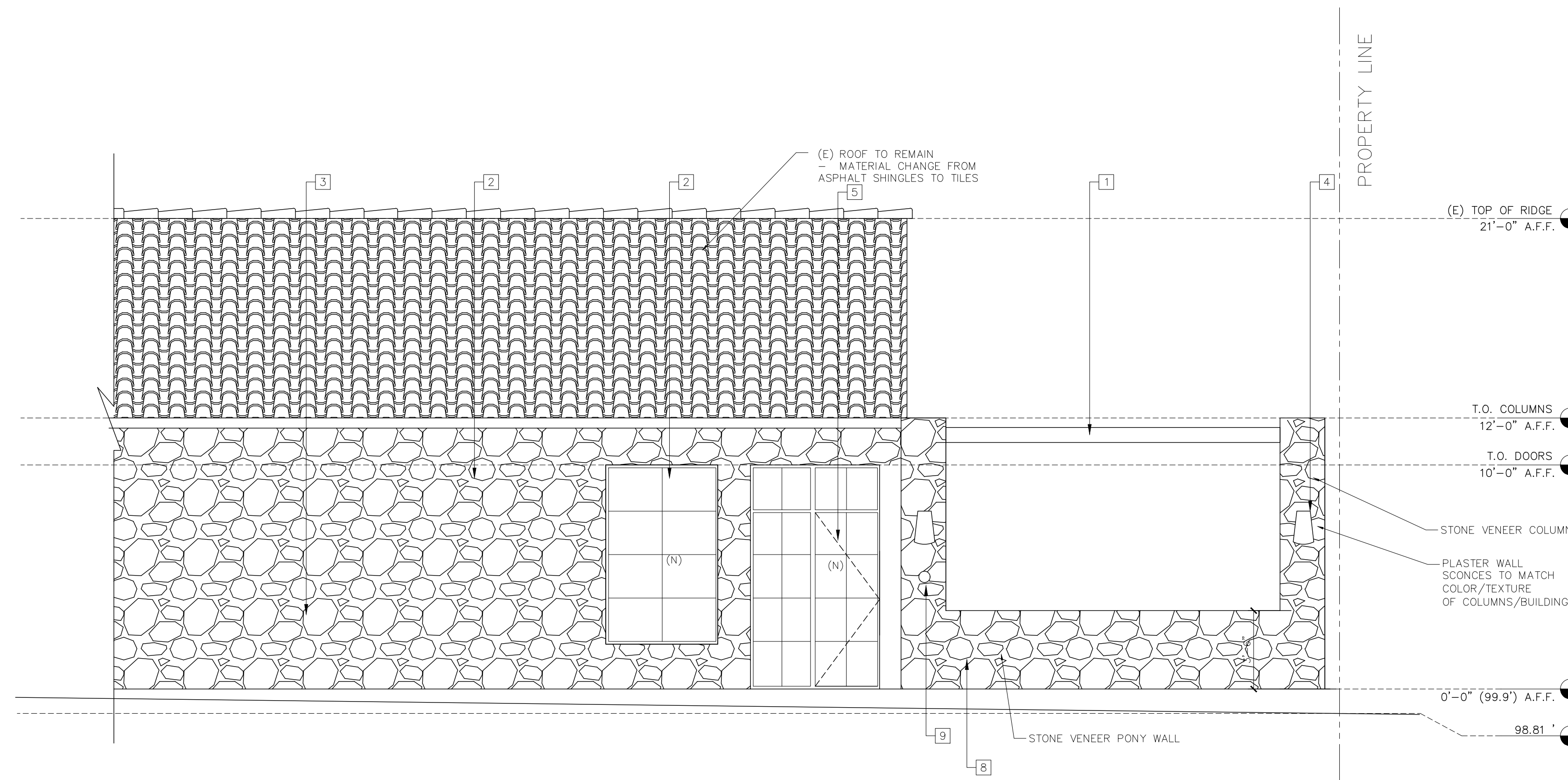


ELEVATION NOTES

- 1 (N) WHITE OAK SLATES
- 2 (N) METAL FRAME DOORS/WINDOWS – WHITE FRAME WITH NON-REFLECTIVE GLASS
- 3 STONE VENEER ON EXTERIOR WALL
- 4 CERAMIC EXTERIOR WALL SCUNCES
- 5 METAL FRAME EXTERIOR DOOR
- 6 BRASS SIGNAGE
- 7 WIRE GUARDRAIL AT 3'-6" IN HEIGHT
- 8 PONY WALL AT 3'-6" IN HEIGHT



BRASS CIRCLE SIGNAGE AT 6" IN DIAMETER
TOTAL: 0.12 SF



NOTE: PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT

EAST ELEVATION

Scale: 1/4" = 1'-0"

1

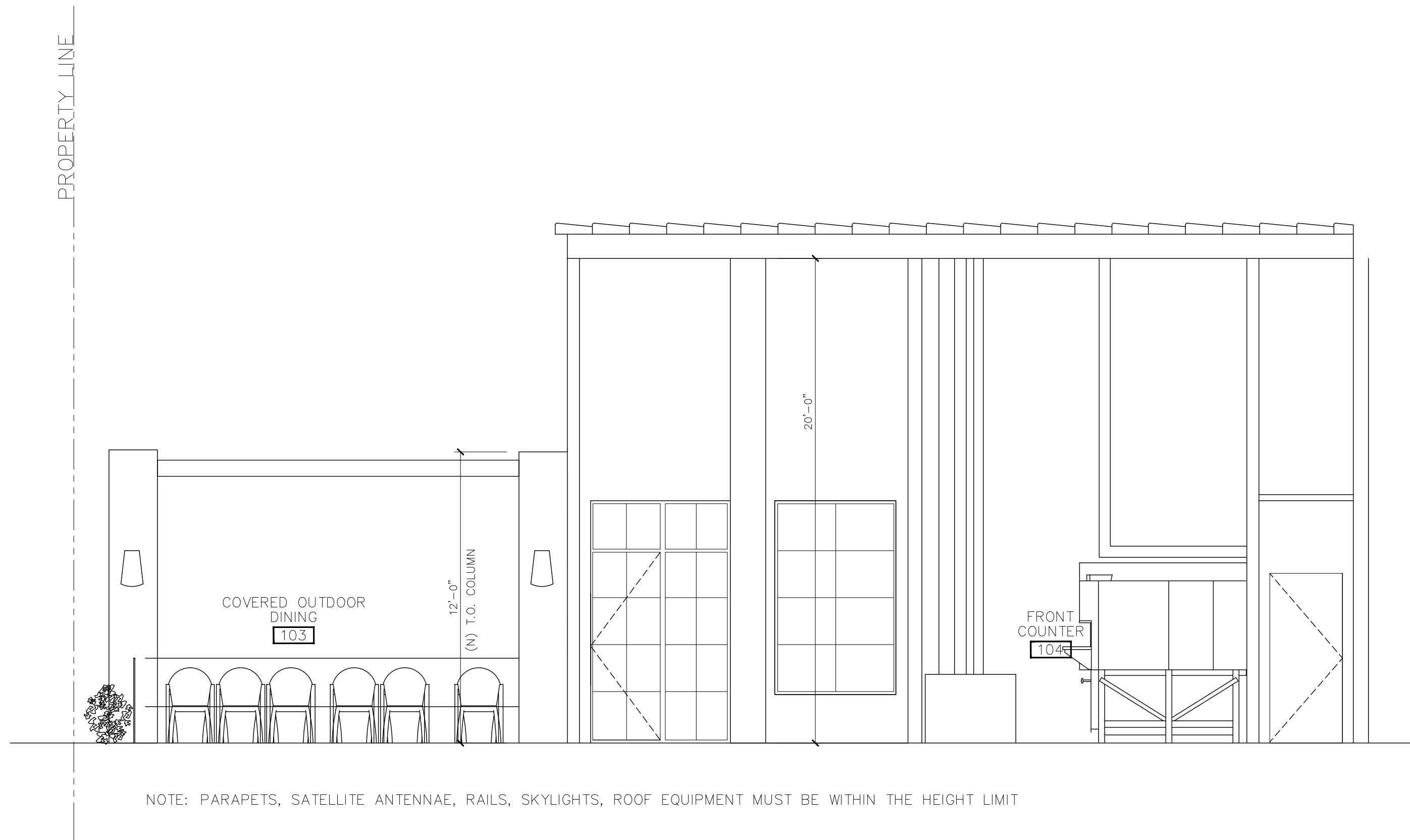
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EXTERIOR
ELEVATION

A-4.1

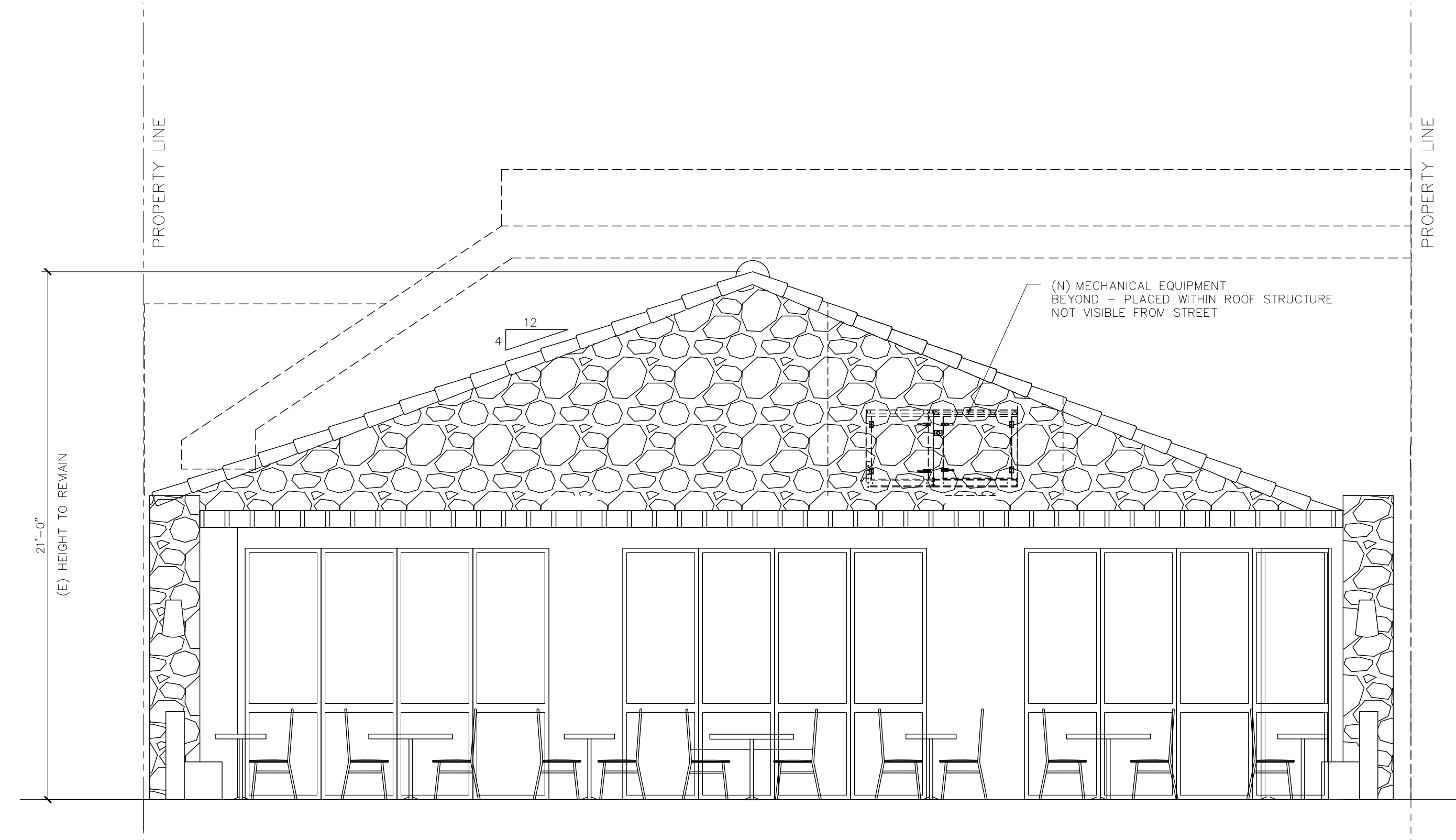


NOTE: PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT

SECTION A

Scale: 1/4" = 1'-0"

1

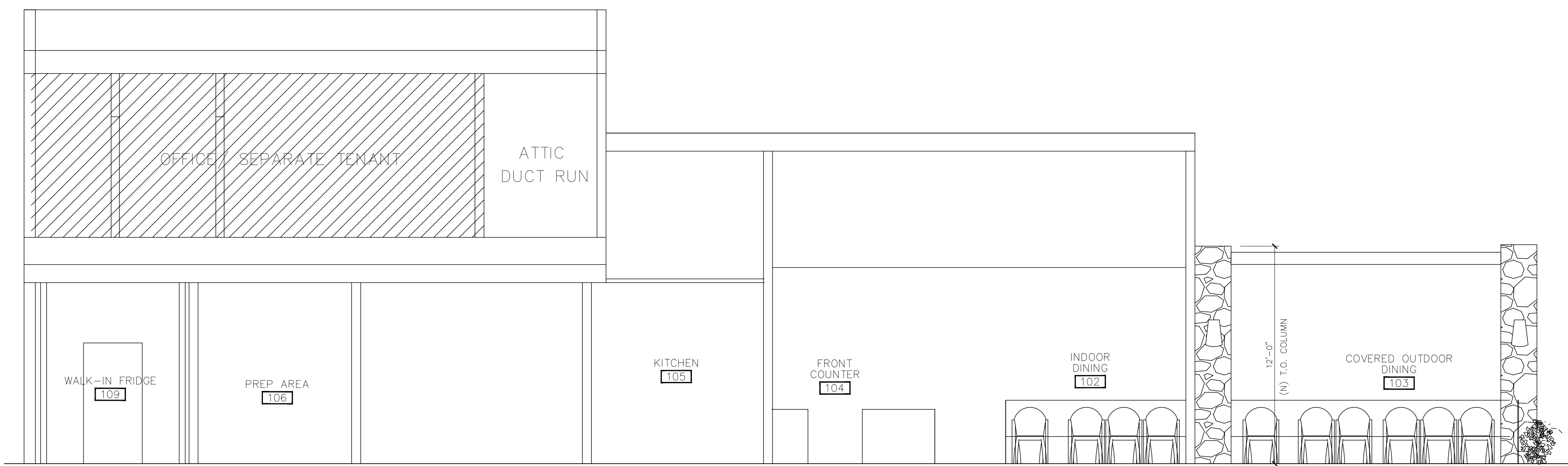


NOTE: PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT

SECTION B

Scale: 1/4" = 1'-0"

2



NOTE: PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT

SECTION C

Scale: 1/4" = 1'-0"

3

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MANHATTAN BEACH, CALIFORNIA 90266

PROJECT:
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MANHATTAN BEACH, CALIFORNIA 90266

BUILDING SECTIONS

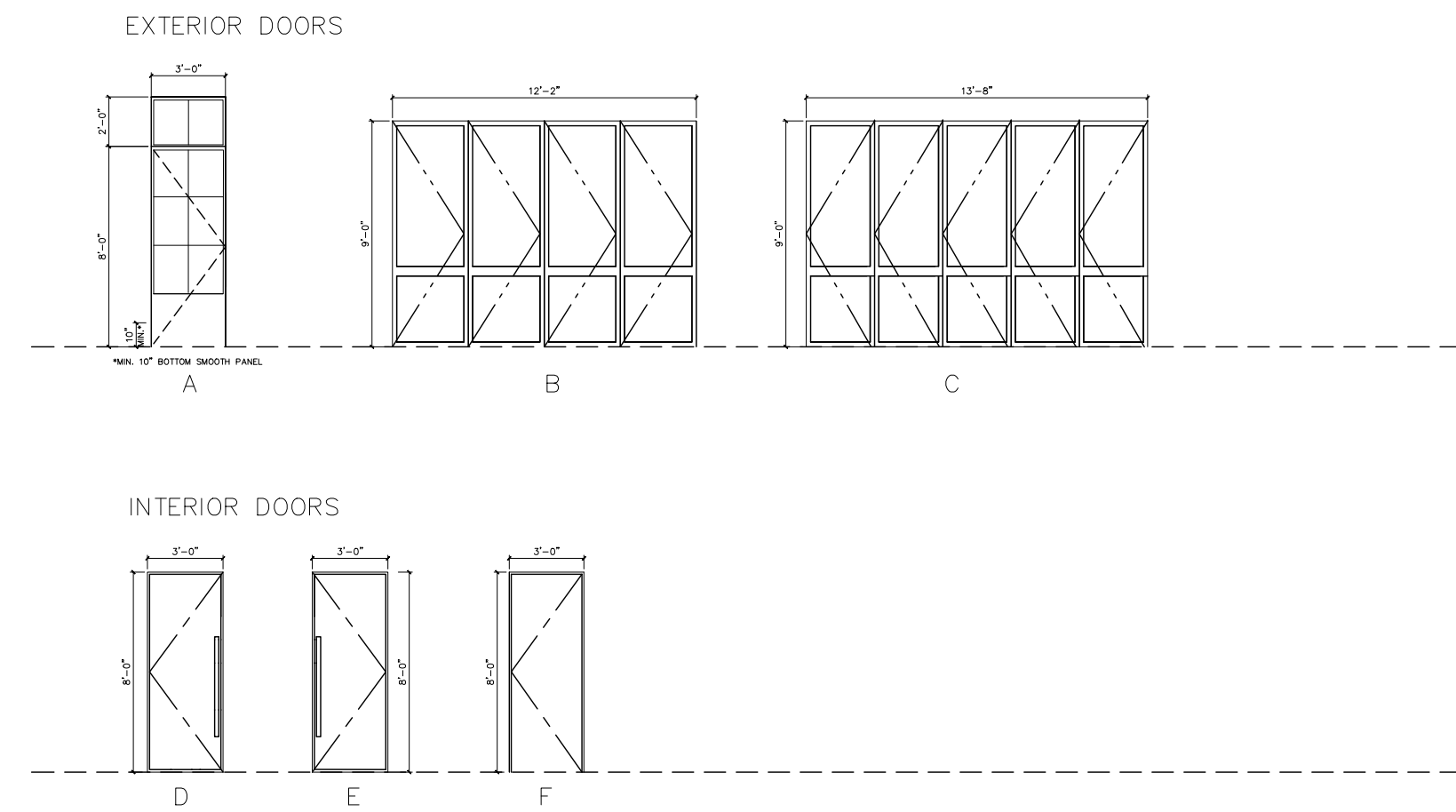
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WINDOW SCHEDULE *



DOOR SCHEDULE *



NO.	TYPE	LOCATION	WIDTH	HEIGHT	MATERIAL	GLAZING	U-FACTOR	SHGC	FIRE PROTECTED WINDOW	REMARKS
WINDOW SCHEDULE										
101	1	ENTRY (RM 101)	5'-0"	8'-0"	METAL FRAME	NON-REFLECTIVE LOW E / DUAL GLAZE / TEMPERED GLASS VIRACON SOUND RATED GLASS - MIN STC RATING 40*				(N) FIXED WINDOW
102	1	ENTRY (RM 101)	3'-0"	10'-0"	METAL FRAME	NON-REFLECTIVE LOW E / DUAL GLAZE / TEMP. VIRACON SOUND RATED GLASS - MIN STC RATING 40*				(N) FIXED WINDOW SIDE-LITE WINDOW

*1-7/16" OVERALL - 1/8" GLASS, .030" PVB, 1/8" GLASS, 1" AIRSPACE, 3/16" GLASS

NO.	TYPE	LOCATION	WIDTH	HEIGHT	MATERIAL	GLAZING	U-FACTOR	SHGC	FIRE EXIT HARDWARE	REMARKS
EXTERIOR DOOR SCHEDULE										
A01	A	ENTRY (RM 101)	3'-0"	10'-0"	METAL / GLASS	NON-REFLECTIVE LOW E / DUAL GLAZE / TEMPERED GLASS VIRACON SOUND RATED GLASS - MIN STC RATING 40*			YES	(N) ENTRY SWING DOOR WITH TRANSOM ABOVE
A02	B	INDOOR DINING (RM 102)	12'-2"	9'-0"	METAL / GLASS	NON-REFLECTIVE LOW E / DUAL GLAZE / TEMPERED GLASS VIRACON SOUND RATED GLASS - MIN STC RATING 40*			NO	(N) FOLDING DOORS - OPEN AT ALL TIMES DURING BUSINESS
A03	C	INDOOR DINING (RM 102)	13'-8"	9'-0"	METAL / GLASS	NON-REFLECTIVE LOW E / DUAL GLAZE / TEMPERED GLASS VIRACON SOUND RATED GLASS - MIN STC RATING 40*			NO	(N) FOLDING DOORS - OPEN AT ALL TIMES DURING BUSINESS
A04		OUTDOOR DINING (RM 103)	3'-0"	3'-6"	METAL					(N) EXIT GATE DOOR
INTERIOR DOOR SCHEDULE										
A05	D	RESTROOM (RM 108)	3'-0"	8'-0"	METAL / GLASS					(N) FOLDING DOORS - OPEN AT ALL TIMES DURING BUSINESS
A06	E	RESTROOM (RM 107)	3'-0"	8'-0"	METAL / GLASS					(N) FOLDING DOORS - OPEN AT ALL TIMES DURING BUSINESS
A07	F	FRONT SERVICE COUNTER	3'-0"	7'-0"	SS DOOR	1-HOUR RATED DOOR				(N) DOUBLE ACTING CAFE DOOR

*1-7/16" OVERALL - 1/8" GLASS, .030" PVB, 1/8" GLASS, 1" AIRSPACE, 3/16" GLASS

DOOR AND WINDOW NOTES:

- ALL DIMENSIONS TO BE FIELD VERIFIED BY GLAZING MANUFACTURER & INSTALLER PRIOR TO INSTALLATION & FABRICATION
- ALL DIMENSIONS ARE FINISH DIMENSIONS
- WINDOWS & DOORS NOT LISTED INDICATE EXISTING TO REMAIN
- ALL DOORS AND WINDOWS TO BE REVIEWED BY ARCHITECT PRIOR TO PURCHASE
- WHEN CORRIDORS ARE REQUIRED TO BE OF ONE-HOUR FIRE RESISTIVE CONSTRUCTION, EVERY INTERIOR DOOR OPENING SHALL BE PROTECTED BY 20 MINUTE RATED GASKET, TIGHT FITTING, SMOKE-AND-DRAFT CONTROL ASSEMBLY WITH NO VENTS. DOORS SHALL BE AUTOMATIC OR SELF-CLOSING.
- PROVIDE SELF CLOSING DOORS AT RESTROOM AND TO THE EXTERIOR AS REQUIRED BY HEALTH CODE.
- ALL EXTERIOR DOORS SHALL BE 1-3/4" THICK MINIMUM, WITH SOLID CORE CONSTRUCTION OR AS INDICATED ON DOOR SCHEDULE.
- ALL OPENINGS MARKED WITH (*) ARE SECURITY OPENINGS AND THE FOLLOWING NOTES APPLY:
 - DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE PIECE CONSTRUCTION WITH THE STOP JOINED BY RABBIT TO THE JAMB
 - ALL PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM THE OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS IN ADDITION THEY SHALL HAVE MIN. 1/2" DIAMETER STEEL JAMB STUD WITH 1/4" MIN PROJECTION UNLESS JAMBS ARE SHAPED TO PREVENT REMOVAL OF THE DOOR IF THE HINGE PINS ARE REMOVED.
 - THE STRIKE PLATES FOR LATCHES AND THE HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NOT LESS THAN 2-1/2" IN LENGTH.
 - DEAD BOLTS SHALL CONTAIN HARDENED INSERTS. STRAIGHT DEAD BOLTS SHALL HAVE MIN. THROW OF 1" AND AN EMBEDMENT THROW OF 3/4" MIN.

9: GLASS DOORS, ADJACENT PANELS AND ALL GLAZED OPENINGS WITH 12" OF THE ADJACENT FLOOR SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD. GLASS DOORS SHALL BE SAFETY GLAZING COMPLYING WITH SECTION 5406 OF THE UBC.

10: PANIC HARDWARE MUST BE PROVIDED ON EXIT DOORS SERVING THE GROUP A, DIVISION 1 2 2.1 3 OCCUPANCIES 1016.4 IN LIEU OF THIS DOORS MAY HAVE NO LOCKS OR LATCHES.

EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURERS DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF SAFETY GLAZING. GLAZING IN: SECTION 2406

- SWING DOORS.
- FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD CLOSET DOOR ASSEMBLIES.
- STORM DOORS.
- UNFRAMED SWINGING DOORS.
- DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.

f. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCHES (610 MM) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1,525 MM) ABOVE THE WALKING SURFACE. READ CODE FOR EXCEPTIONS.

g. FIXED OR OPERABLE PANEL, OTHER THAN DESCRIBED IN ITEMS E AND F, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS (SEE 2406.4 FOR EXCEPTIONS WITH SPECIAL INSTALLATION).

- EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.84 M2)
- EXPOSED BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
- EXPOSED TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
- ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.
- GUARDS AND RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
- WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHERE ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
 - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1,525 MM) ABOVE A WALKING SURFACE ON THE POOL OR SPA SIDE OF THE GLAZING.
 - THE GLAZING IS WITHIN 60 INCHES (1,525 MM) OF A SWIMMING POOL OR SPA-WATER EDGE.
 - ADJACENT TO STAIRWAYS, LANDINGS AND RAMP WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE; WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).
 - ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).

NATALIE KAZANJIAN ARCHITECT

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REVISION/ISSUE	DATE
BUILDING DEPARTMENT SUBMITTAL	04.30.2024

OWNER/TENANT:
GREAT WHITE
401 MANHATTAN BEACH BOULEVARD
MANHATTAN BEACH, CALIFORNIA 90266

PROJECT:
GREAT WHITE
401 MANHATTAN BEACH BOULEVARD
MANHATTAN BEACH, CALIFORNIA 90266

DOOR/WINDOW SCHEDULE

A-5.0

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RESOLUTION NO. PC 05-05

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A MASTER USE PERMIT AMENDMENT FOR THE MODIFICATION OF AN OUTDOOR PATIO ON THE PROPERTY LOCATED AT 401 MANHATTAN BEACH BOULEVARD (Pasta Pomodoro)

THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Manhattan Beach hereby makes the following findings:

- A. The Planning Commission of the City of Manhattan Beach conducted a public hearing, received testimony, and considered an application for a master use permit amendment at its regular meeting of March 23, 2005; for the modification of an existing 450 square foot outdoor dining patio to remove encroaching area and include service of beer and wine on the property legally described as Lots 1 & 2, Block 97, Manhattan Beach Division #2 located at 401 Manhattan Beach Boulevard and 1148/1150 Morningside Drive in the City of Manhattan Beach.
- B. The applicant for the subject project is Pasta Pomodoro, and the owner of the property is Dana Ireland
- C. Pursuant to the California Environmental Quality Act (CEQA), and the Manhattan Beach CEQA Guidelines, the subject project has been determined to be exempt (Class 32) as infill development within an existing urbanized area per Section 15332 of the CEQA Guidelines.
- D. The project will not individually nor cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.
- E. The property is located within Area District III and is zoned CD Commercial Downtown. The surrounding private land uses consist of commercial and residential.
- F. The General Plan designation for the property is Downtown Commercial.
- G. The Local Coastal Program designation for the property is Downtown Commercial. A coastal development permit is not required since the project does not include a building enlargement or increase in intensity of land use classification.
- H. Approval of the patio modification and patio beer and wine service, subject to the conditions below, will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City as detailed in the project Staff Report.
- I. The project shall be in compliance with applicable provisions of the Manhattan Beach Municipal Code.
- J. The project will not create adverse impacts on, nor be adversely impacted by, the surrounding area, or create demands exceeding the capacity of public services and facilities.
- K. A total of 34 parking spaces are required by this use permit. The property shall comply with this requirement by maintaining 34 city merchant parking permits or other equivalent qualifying off-site parking.
- L. This approval supercedes all previous use permit approvals on the site. Applicable conditions from the original master use permit establishing 3 separate commercial tenancies, and an amendment removing an on-site parking lot are included in this approval and shall remain in effect. This Resolution, upon its effectiveness, constitutes the Master Use Permit for the subject property.

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Section 2. The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the subject master use permit application subject to the following conditions (*indicates a site specific condition):

Construction/General Operation

1. * The project shall be operated in substantial compliance with the submitted plans as previously approved by the City Council on May 2, 2000, and Planning Commission on March 23, 2005, except that the rear parking lot portion of the plans shall be removed from the site. Any substantial deviation from the approved plans must be reviewed and approved by the Planning Commission.
2. * The facility shall be limited to a maximum of 8,414 square feet of buildable floor area including a maximum of three tenant spaces. Uses permitted at the ground floor level shall be limited to restaurant, retail and personal services. Uses permitted at the upper floor level shall be limited to office, retail, and personal services. No single restaurant operation shall occupy more than 3,000 square feet of building floor area. The front restaurant (if applicable) shall have a maximum of 1,200 square feet of interior seating area and 450 square feet of outdoor seating area. The rear restaurant shall have a maximum of 1,721 square feet of interior seating area, 425 square feet of banquet/entertainment area and 270 square feet of outdoor seating area. Uses permitted at the upper floor level shall be limited to office, retail, and personal services.
3. A Traffic Management Plan shall be submitted in conjunction with any construction and other building plans, to be approved by the Police and Public Works Departments prior to issuance of building permits. The plan shall provide for the management of all construction related traffic during all phases of construction, including delivery of materials and parking of construction related vehicles.
4. All electrical, telephone, cable television system, and similar service wires and cables shall be installed and maintained underground to the appropriate utility connections in compliance with all applicable Building and Electrical Codes, safety regulations, and orders, rules of the Public Utilities Commission, the serving utility company, and specifications of the Public Works Department.
5. Detailed plans shall be provided for Community Development review of all improvements and treatments of outdoor areas adjacent to the building prior to issuance of applicable tenant improvement building permits. Alcohol beverages shall be prohibited in all outdoor areas. No improvements or use of the public right-of-way shall occur until issuance of a corresponding encroachment permit by the City Council. Any areas located between the building and the public sidewalk not used for dining area or entry/exit walkways shall be on-grade landscape planter areas. Any site planting plans shall utilize drought tolerant native plants and shall be submitted for review and approval. A low pressure or drip irrigation system shall be installed in the planting areas, which shall not cause any surface run-off. Details of the irrigation system shall be noted on the landscaping plans. The type and design shall be subject to the approval of the Public Works and Community Development Departments.
6. Security lighting for the site shall be provided in conformance with Municipal Code requirements including glare prevention design.
7. A covered trash enclosure(s), with adequate capacity shall be provided and maintained on the site subject to the specifications and approval of the Public Works Department, Community Development Department, and City's waste contractor. A trash and recycling plan shall be provided as required by the Public Works Department.

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8. * A total of 34 off-site parking spaces shall be provided for the site. This requirement may be satisfied by city merchant parking permits, or other qualifying off-site parking pursuant to Chapter 10.64 of the Manhattan Beach Municipal Code. Parking permit fees and other parking permit requirements shall be provided in conformance with city/property owner agreements established pursuant to the City Council's direction on July 16, 2002.
9. * Outdoor dining area boundaries shall be clearly delineated with railings or other physical barriers.
10. * All new signs and sign changes shall be in compliance with the City's Sign Code. Pole signs and internally illuminated awnings shall be prohibited. A sign program identifying allocation and restrictions of signs shall be submitted to and approved by the Community Development Department prior to the issuance of any sign permits.
11. Noise emanating from the site shall be in compliance with the Municipal Noise Ordinance.
12. Any outside sound or amplification system or equipment is prohibited.
13. Operations shall comply with all South Coast Air Quality Management District Regulations and shall not transmit excessive emissions or odors across property lines.
14. Operations shall remain in compliance with all Fire and Building occupancy requirements at all times. The project shall conform to all disabled access requirements subject to the approval of the Building Official.
15. The management of the property shall police the property and all areas immediately adjacent to the businesses during the hours of operation to keep it free of litter.
16. The operators of the facility shall provide adequate management and supervisory techniques to prevent loitering and other security concerns outside the subject businesses.
17. No waste water shall be permitted to be discharged from the premises. Waste water shall be discharged into the sanitary sewer system.
18. The design and construction of patio, planting, and other on-grade areas to be modified at the site's perimeter shall be coordinated and compatible with adjacent public and private improvements as determined to be appropriate by the Community Development Department. Perimeter locations where drainage improvements are specifically determined to be necessary by the Community Development Director shall be improved prior to any service or consumption of beer and wine at the modified front restaurant patio area.
19. The subject project shall contribute an appropriate "fair share" of funding toward the costs associated with upgrading the Morningside Drive sidewalk abutting the site if such a project is initiated prior to January 1, 2007.

Restaurant Operations

20. * A maximum of 2 tenant spaces shall operate as eating and drinking establishment uses. A maximum of one restaurant may include counter customer service only in combination with a method of food preparation that involves interaction and direction from the customers. This use shall not be considered "take-out" restaurant use. Entertainment and dancing shall be permitted for private parties only, Thursday through Saturday, only within the banquet room located at the lower rear corner of the building. The banquet room shall have no exterior windows, doors, or other openings.

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21. * Hours of operation of the restaurants or other ground level uses shall be as follows:

Front (401 MBB) 7am – 11pm, Daily
Rear (1150 Morningside) 9am – 11pm, Sunday through Wednesday
7am – 12am, Thursday through Saturday

All outdoor seating areas shall be closed at 10pm daily.

22. Alcohol service shall only be permitted within the enclosed building and approved plan-designated outdoor areas within private property. Alcohol service shall occur only in conjunction with the service of food to patrons except within the single service bar designated on the submitted plans within the rear restaurant. Alcohol service within the front restaurant shall be limited to beer and wine.

Procedural


23. All provisions of the Use Permit are subject to review by the Community Development Department 6 months after occupancy and yearly thereafter.
24. This Use Permit shall lapse two years after its date of approval, unless implemented or extended pursuant to 10.84.090 of the Municipal Code.
25. Pursuant to Public Resources Code section 21089(b) and Fish and Game Code section 711.4(c), the project is not operative, vested or final until the required filing fees are paid.
26. The applicant agrees, as a condition of approval of this project, to pay all reasonable legal and expert fees and expenses of the City of Manhattan Beach, in defending any legal action brought against the City challenging the approval of the project.
27. At any time in the future, the Planning Commission or City Council may review the Use Permit for the purposes of revocation or modification. Modification may consist of conditions deemed reasonable to mitigate or alleviate impacts to adjacent land uses.

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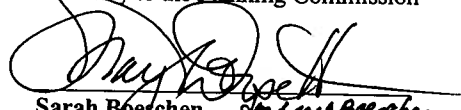
SECTION 3. Pursuant to Government Code Section 65009 and Code of Civil Procedure Section 1094.6, any action or proceeding to attack, review, set aside, void or annul this decision, or concerning any of the proceedings, acts, or determinations taken, done or made prior to such decision or to determine the reasonableness, legality or validity of any condition attached to this decision shall not be maintained by any person unless the action or proceeding is commenced within 90 days of the date of this resolution and the City Council is served within 120 days of the date of this resolution. The City Clerk shall send a certified copy of this resolution to the applicant, and if any, the appellant at the address of said person set forth in the record of the proceedings and such mailing shall constitute the notice required by Code of Civil Procedure Section 1094.6.

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of March 23, 2005 and that said Resolution was adopted by the following vote:

AYES: Kuch, Simon, Chairman O'Connor
NOES: None
ABSTAIN: None
ABSENT: Savikas



RICHARD THOMPSON,
Secretary to the Planning Commission



Sarah Boeschen,
Recording Secretary