



**SKECHERS #001**  
**MANHATTAN BEACH**  
**1121 MANHATTAN AVE.**  
**MANHATTAN BEACH, CA 90266**

THE NEW WORK IS LIMITED TO INTERIOR (TENANT) IMPROVEMENTS TO AN EXISTING STRUCTURE CONSTRUCTED FOR THE PURPOSE OF RETAIL SALES. NEW CONSTRUCTION WILL BE LIMITED TO ARCHITECTURAL FEATURES, FINISHES, INCLUDING PAINT, FLOORCOVERINGS AND SALES MERCHANDISING IMPLEMENTS. AS SUCH, NO MODIFICATION TO THE EXISTING FUNDAMENTAL BUILDING SYSTEMS ARE ANTICIPATED. INTERIOR RENOVATION TO AN EXISTING COMMERCIAL STRUCTURE INCLUDING BUT NOT LIMITED TO:

**CEILING:**  
 OPEN CEILING TO BE PREPPED AND APPLIED WITH NEW FINISHES.

**INTERIOR IMPROVEMENTS:**  
 NEW NON-LOAD BEARING INTERIOR PARTITION WALLS WITH FINISHED DRYWALL TO UNDERSIDE OF THE DECK, TAPED, SANDED AND PAINTED.  
 NEW INTERIOR FINISHES, INSTALLATION OF NEW DISPLAY FIXTURES.

**ELECTRICAL SYSTEM:**  
 NEW LED STRIP LIGHTS IN SALES FLOOR AND STOCKROOM.

**FLOORING:**  
 CONCRETE FLOOR TO BE PREPPED AND DIAMOND POLISHED.

**PLUMBING SYSTEM:**  
 EXISTING PLUMBING FIXTURES TO REMAIN. VERIFY IN FIELD THAT ALL FIXTURES ARE ADA COMPLIANT.

**MECHANICAL SYSTEM:**  
 NEW SPIRAL DUCTING TO BE INSTALLED AND PROVIDED BY GC.

**FIRE SYSTEM:**  
 EXISTING FIRE SAFETY SYSTEM TO REMAIN. GC TO ADJUST AS NEEDED TO COMPLY WITH CODE.

**SIGNAGE:**  
 NEW INTERIOR AND EXTERIOR SIGN UNDER SEPARATE PERMIT.

**SCOPE OF WORK** 8  
 SCALE: NTS

EXISTING				EXPANSION			
BUILDING AREA:	3,435 S.F. (100%)	BUILDING AREA:	1,394 S.F. (100%)				
SALES AREA:	1,419 S.F. (45%)	SALES AREA:	764 S.F. (48%)				
STOCK/SUPPORT AREA:	1,304 S.F. (38%)	STOCK/SUPPORT AREA:	510 S.F. (38%)				
VESTIBULE AREA:	612 S.F. (17%)	VESTIBULE AREA:	120 S.F. (14%)				

BUILDING OCCUPANT LOAD				BUILDING OCCUPANT LOAD			
OCCUPANCY	AREA	SF PER OCCUPANT	OCCUPANTS	OCCUPANCY	AREA	SF PER OCCUPANT	OCCUPANTS
SALES AREA	1,642 SF	30	55	SALES AREA	764 SF	30	26
STOCK ROOM	1,304 SF	300	4	STOCK ROOM	510 SF	300	2
TOTAL	2,946 SF		59	TOTAL	1,284 SF		28

TOTAL BUILDING AREA	
EXISTING AREA:	3,435 S.F. (71%)
EXPANSION AREA:	1,394 S.F. (29%)
TOTAL AREA	4,829 S.F. (100%)

NO. OF EMPLOYEES: 3 EMPLOYEES AT ONE TIME

**EGRESS REQUIREMENTS:**  
 EGRESS WIDTH REQUIRED (SECTION 1005.1): 0.2' x 90 OCCUPANTS = 1'-6"  
 EGRESS WIDTH PROVIDED: DOOR 100 - 6'-0"  
 DOOR 101 - 6'-0"

NUMBER OF EXITS REQUIRED (TABLE 1018.1): 2  
 NUMBER OF EXITS PROVIDED: 2

MAXIMUM TRAVEL DISTANCES (TABLE 1015.1): 200'-0" ALLOWED (WITHOUT SPRINKLERS)

CONSTRUCTION TYPE: II-B, FULLY SPRINKLED  
 OCCUPANCY TYPE: M, MERCANTILE

**BUILDING CODES**  
 APPLICABLE CODES: ALL WORK UNDER THIS CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR INVOLVED. APPLICABLE CODES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- 2013 CALGREEN CODE
- 2013 CALIFORNIA BUILDING CODE
- 2013 NATIONAL ELECTRICAL CODE (2008 NEC)
- 2013 ELECTRICAL CODE
- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 ADMINISTRATIVE CODE
- APPLICABLE ORDINANCES AND MUNICIPAL CODES OF THE CITY OF VALLEJO

**NOTE:**  
 1. ALL NEW WORK TO COMPLY WITH CBC SECTION 3306 REGARDING PROTECTION OF PEDESTRIANS DURING CONSTRUCTION.  
 2. ALL FINISHES SHALL COMPLY WITH CBC CHAPTER 8, TABLE 803.9  
 3. CALGREEN REQUIREMENTS FOR BUILDING ADDITIONS OR ALTERATIONS SHALL APPLY ONLY TO THE PORTION THAT IS BEING ALTERED OR ADDED.

**BUILDING DEPARTMENT:**  
 CITY OF MANHATTAN BEACH  
 1400 HIGHLAND AVE.  
 MANHATTAN, CA 90266

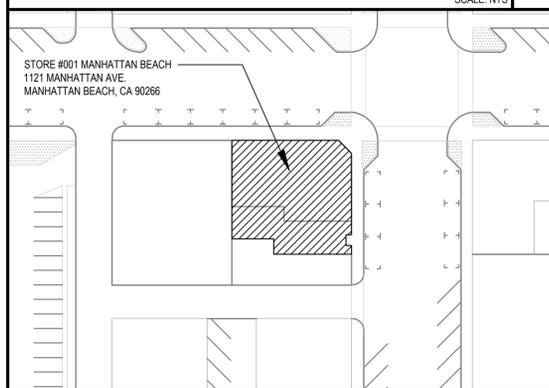
**CODE REVIEW** 6  
 SCALE: NTS

<p><b>SKECHERS USA</b>          228 MANHATTAN BEACH BLVD.          MANHATTAN BEACH, CA 90266          PHONE: (310) 318-3100          FAX: (310) 937-1360</p> <p><b>CONSTRUCTION DEPT.</b>          CONTACT: KIM BENNETT          PHONE: (310) 406-0606          FAX: (310) 937-1360          kbennett@skechers.com</p> <p><b>NEW STORE OPENING SPECIALIST</b>          CONTACT: FELICIA ETEFIA          PHONE: (310) 318-3100 x1130          FAX: (310) 374-6491          feliciab@skechers.com</p> <p><b>LOSS PREVENTION DEPT.</b>          CONTACT: LENNY SMITH          PHONE: (310) 318-3100 x4802          FAX: (310) 374-6491          lennys@skechers.com</p>	<p><b>VISUAL MERCHANDISE DEPT.</b>          CONTACT: VERA LARROUY          PHONE: (310) 318-3100 x4980          FAX: (310) 374-6491          veral@skechers.com</p> <p><b>MEP ENGINEER:</b>          SCHNACKEL ENGINEERS          3035 SOUTH 72ND STREET          OMAHA, NE 68124          PHONE: (800) 581-0963          CONTACT: JOE MELIA</p> <p><b>CONTRACTOR:</b>          T.B.D.</p> <p><b>LANDLORD:</b>          CENTERS BUSINESS MANAGEMENT          1517 S. SEPULVEDA BLVD.          LOS ANGELES, CA 90025          CONTACT: NORMA L. NAPOLES          PHONE: (310) 575-1517</p>	<p><b>ARCHITECT:</b>          NATIONAL ENGINEERING (NEC)          CONTACT: VASILIS PAPADATOS          27 ORCHARD, SUITE 200,          LAKE FOREST, CA 92630          (949) 716-9990 ex.507          vasilis.papadatos@nationaleng.com</p> <p><b>CONTACT: RICH BROWN</b>          (PROJECT MANAGER)          (949) 716-9990 ex.502          rich.brown@nationaleng.com</p>
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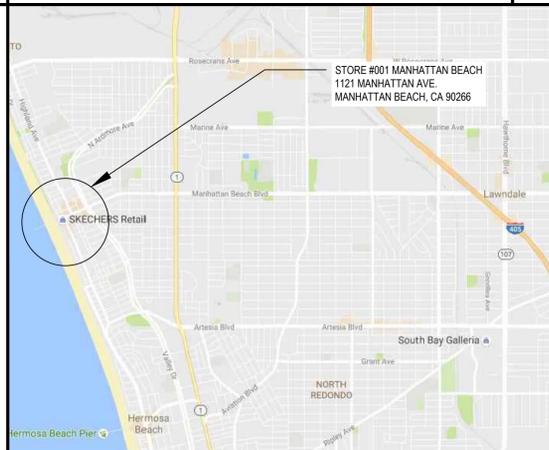
**PROJECT & UTILITIES DIRECTORY** 2  
 SCALE: NTS

ITEM	DESCRIPTION
CS-1	COVER SHEET
SP-1	OVERALL SITE PLAN (FOR REFERENCE ONLY)
D-1	DEMOLITION PLAN
RP-1	ROOF PLAN
A1	DIMENSIONED FLOOR PLAN
A2	FIXTURE PLAN
A3	EXTERIOR ELEVATIONS
A4	EXTERIOR ELEVATIONS - COLORIZED
A5	RENDERINGS

**SHEET INDEX** 7  
 SCALE: NTS



**LOCATION PLAN** 5  
 SCALE: NTS



**VICINITY PLAN** 1  
 SCALE: NTS



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**REVISIONS**

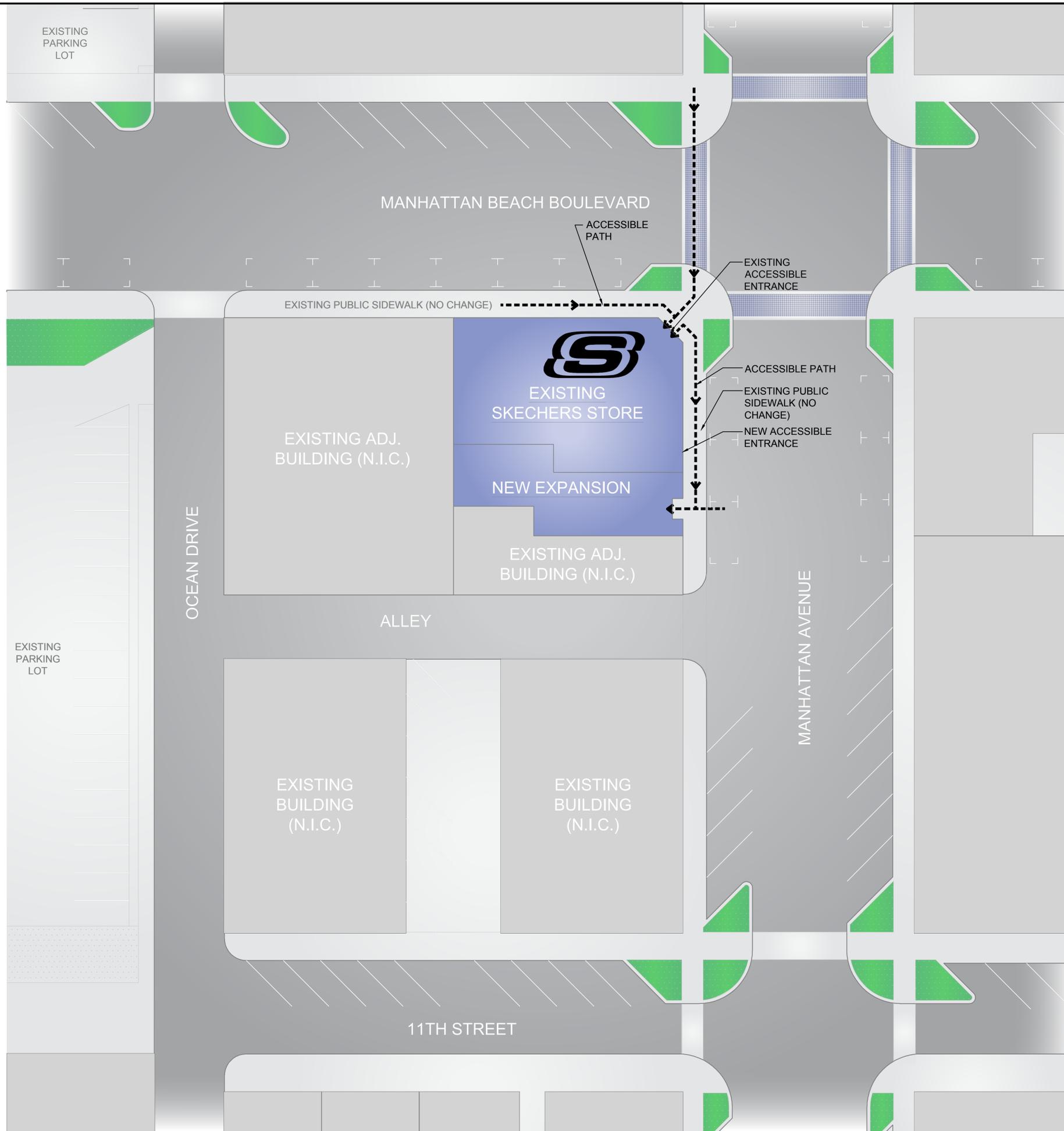
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**SHEET TITLE**  
**COVER SHEET**

DATE: 12/21/2016 SCALE: AS NOTED  
 DRAWN BY: R.B. DRAWING FILE:  
 CHECKED BY: V.P. SHEET NUMBER:  
 PROJECT NO: SKX-029

**CS-1**



STORE SCHEDULE	
(E) SUITE SIZE:	3,435 SF
(N) EXPANSION:	1,394 SF
(E) SALES:	1,642 SF
(N) EXPANSION:	764 SF
(E) STOCK:	1,304 SF
(N) EXPANSION:	510 SF

TOTAL AREA	
EXISTING SUITE SIZE:	3,435 SF (71%)
EXPANSION SUITE SIZE:	1,394 SF (29%)
TOTAL AREA:	4,829 SF (100%)

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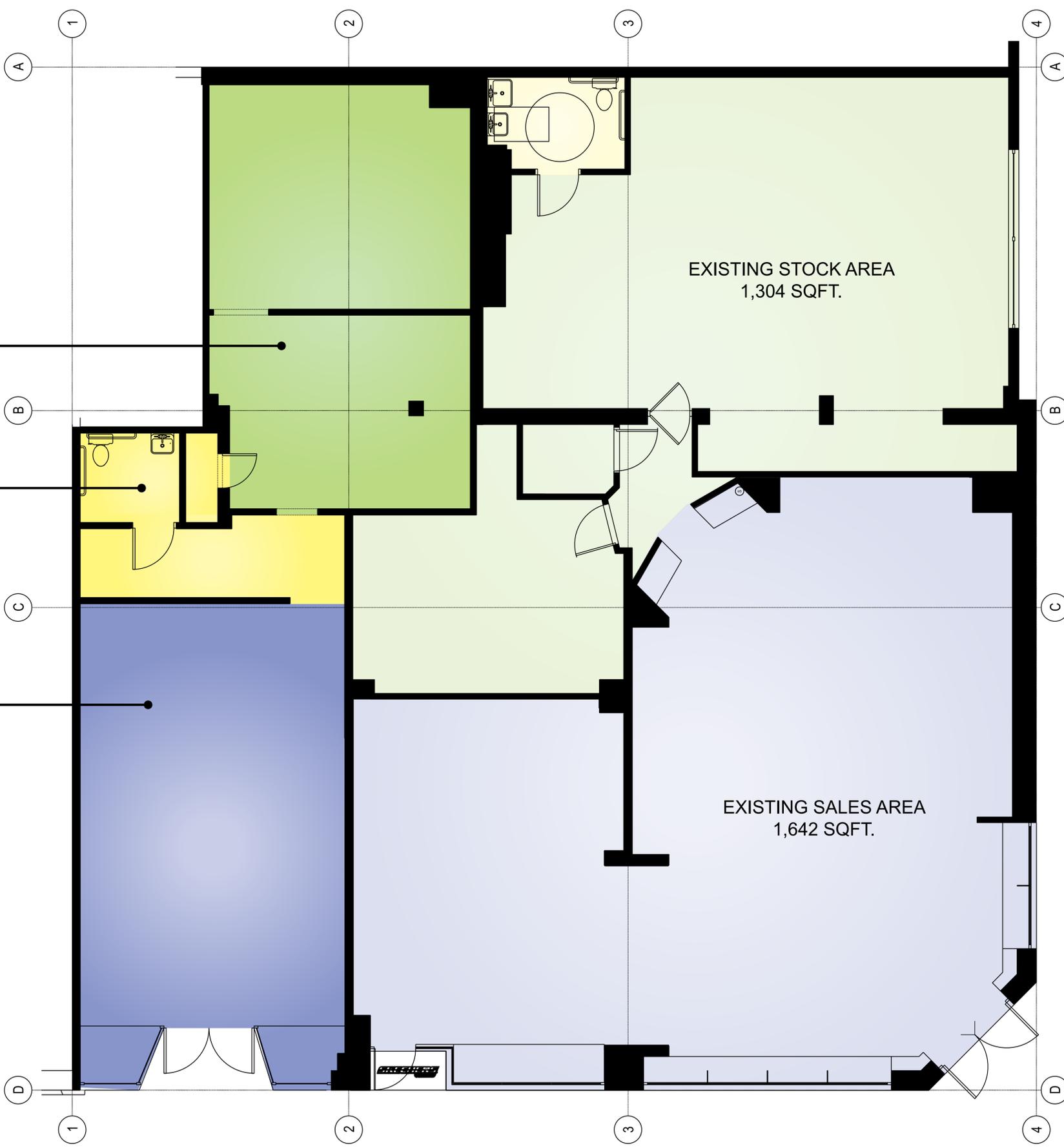


SHEET TITLE  
**OVERALL SITE PLAN  
(FOR REFERENCE ONLY)**

DATE: 12/21/2016	SCALE: AS NOTED
DRAWN BY: R.B.	DRAWING FILE:
CHECKED BY: V.P.	SHEET NUMBER: <b>SP1</b>
PROJECT NO: SKX-029	



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**(E) STORE SCHEDULE**

SUITE SIZE:	3,435 SF (100%)
SALES FLOOR:	1,642 SF (48%)
STOCKROOM:	1,304 SF (38%)
RESTROOM/VESTIBULE:	489 SF (14%)

NEW EXPANSION  
STOCK AREA  
510 SQFT.

NEW EXPANSION  
RR/VESTIBULE/FITTING  
120 SQFT.

NEW EXPANSION  
SALES AREA  
764 SQFT.

EXISTING STOCK AREA  
1,304 SQFT.

EXISTING SALES AREA  
1,642 SQFT.

**LEGEND**

- SALES AREA
- STOCK AREA
- RESTROOM / VESTIBULE / FITTING ROOMS



DEMOLITION PLAN  
SCALE: 1/4" = 1'-0"



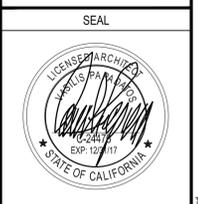
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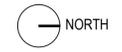
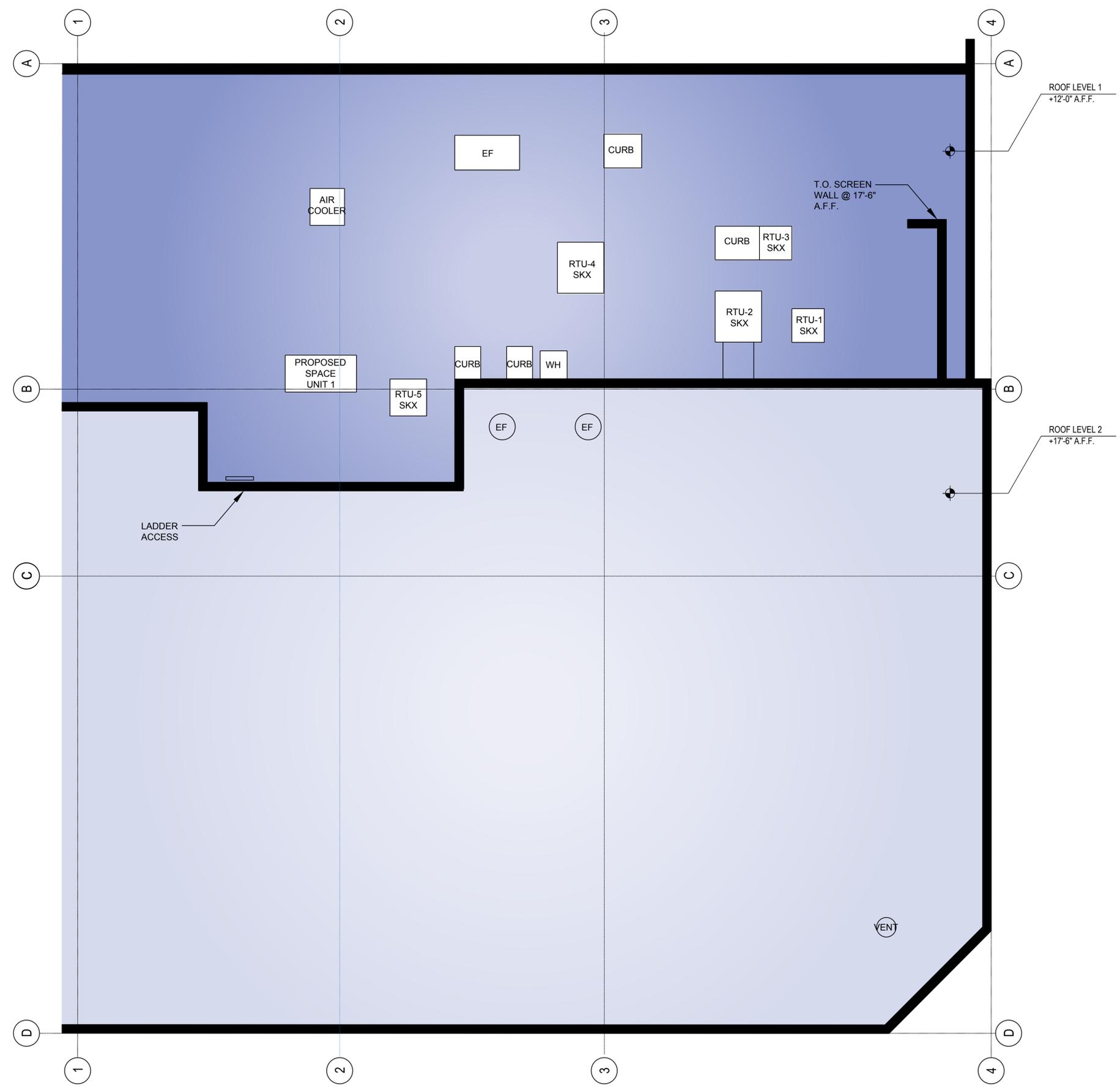
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DEMOLITION PLAN

DATE	12/21/2016	SCALE	AS NOTED
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CHECKED BY	V.P.	SHEET NUMBER	
PROJECT NO.	SKX-029		D1

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ALL FUTURE MECHANICAL EQUIPMENT MUST BE SCREENED. MECHANICAL EQUIPMENT UNDER A SEPARATE PERMIT.



ROOF PLAN  
SCALE: 1/4" = 1'-0"

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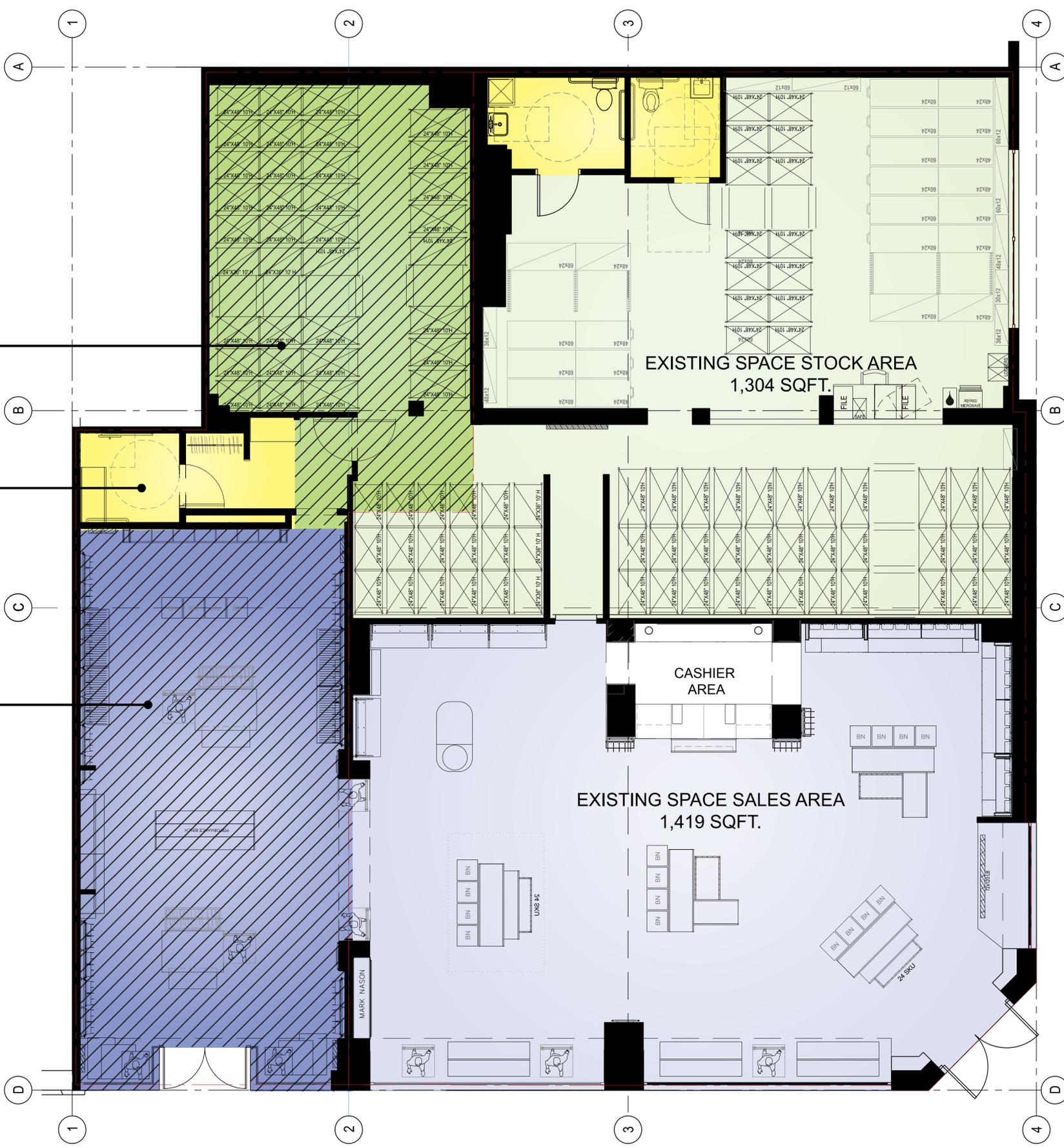
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SHEET TITLE  
**ROOF PLAN**

DATE	12/21/2016	SCALE	AS NOTED
DRAWN BY	R.B.	CHECKED BY	V.P.
PROJECT NO.	SKX-029	SHEET NUMBER	<b>RP1</b>

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**STORE INFORMATION**

OWNER/LANDLORD: Bond Companies  
 ADDRESS: 1121 Manhattan Ave., Manhattan Beach, CA 90266

**(E) STORE SCHEDULE**

SUITE SIZE: 3,435 SF (100%)  
 SALES FLOOR: 1,419 SF (45%)  
 STOCKROOM: 1,304 SF (38%)  
 RESTROOM/VESTIBULE: 612 SF (17%)

**STORE EXPANSION SCHEDULE**

SUITE SIZE: 1394 SF (100%)  
 SALES FLOOR: 764 SF (48%)  
 STOCKROOM: 510 SF (38%)  
 RESTROOM/VESTIBULE: 120 SF (14%)

TARGET CAPACITY  
 4,829 S.F. X 3.2 = 15,453 PAIRS

**TOTAL AREA**

EXISTING SUITE SIZE: 3,435 SF (71%)  
 EXPANSION SUITE SIZE: 1,394 SF (29%)  
 TOTAL SALES FLOOR AREA: 2,183 SF (45%)  
 TOTAL BFA: 4,829 SF (100%)

**LEGEND**

- SALES AREA
- STOCK AREA
- RESTROOM / VESTIBULE / FITTING ROOMS
- EXPANSION AREA



FIGURE PLAN  
 SCALE: 1/4" = 1'-0"



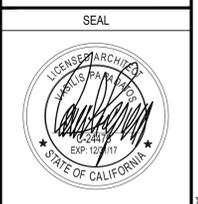
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NO.	DESCRIPTION	DATE



SHEET TITLE

FIGURE PLAN

DATE: 12/21/2016	SCALE: AS NOTED
DRAWN BY: R.B.	DRAWING FILE:
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PROJECT NO: SKX-029	<b>A2</b>

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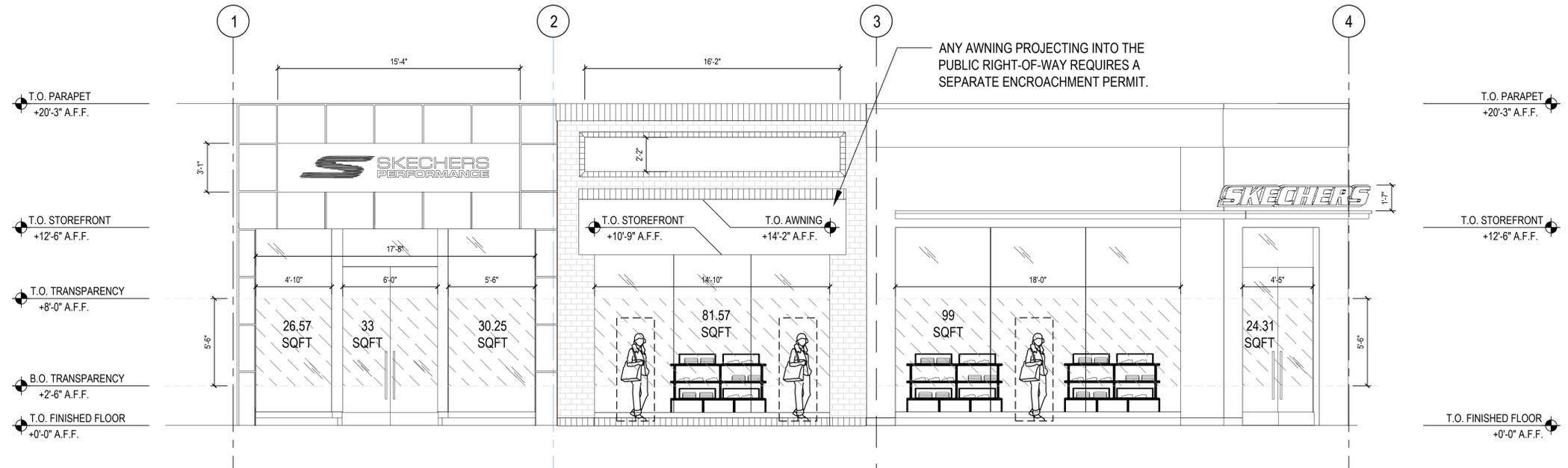
EXTERIOR SIGNAGE SHALL BE UNDER A SEPARATE PERMIT.

EXTERIOR ELEVATION FOR REFERENCE AND COORDINATION PURPOSES ONLY. SIGNAGE SIZE AND TYPE TO BE PROVIDED BY SKECHERS

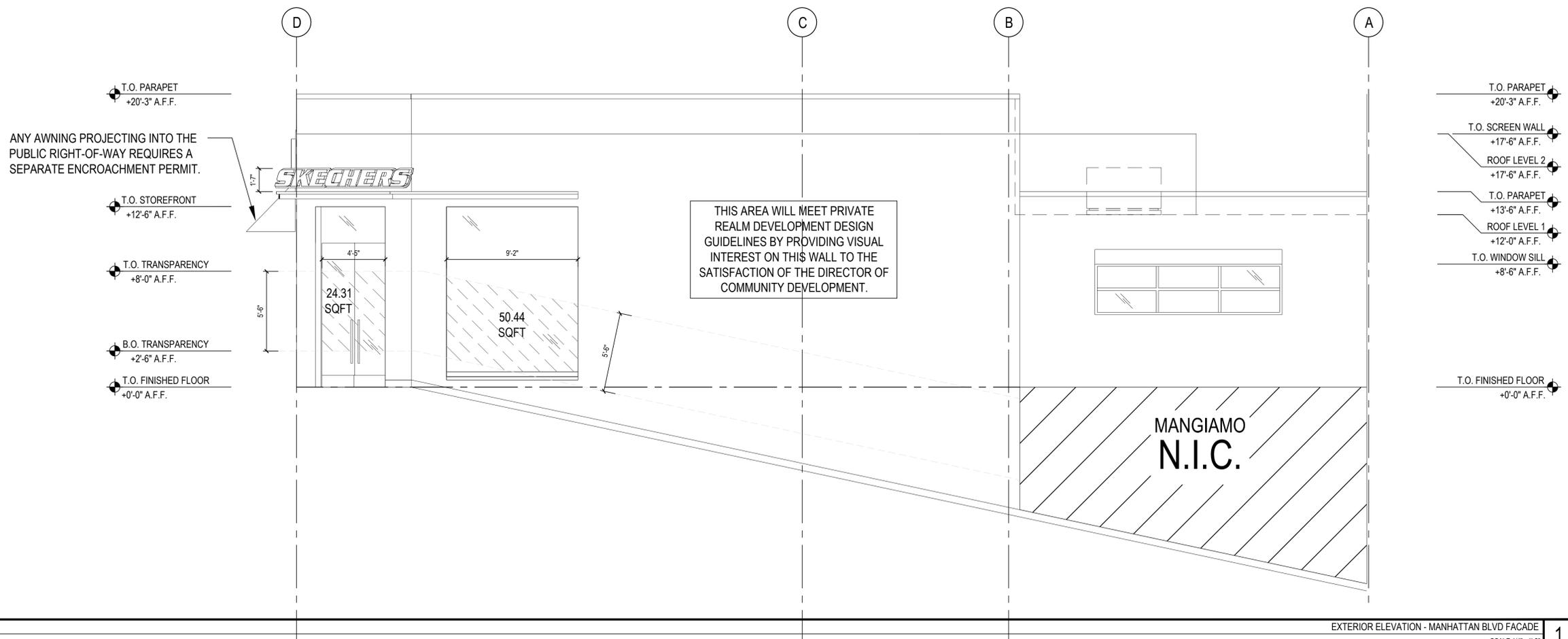
ALL FUTURE MECHANICAL EQUIPMENT MUST BE SCREENED. MECHANICAL EQUIPMENT UNDER A SEPARATE PERMIT.

**FACADE TRANSPARENCY**

MANHATTAN AVENUE FACADE TOTAL	390.5 SF (100%)
MANHATTAN AVENUE FACADE TRANSPARENCY	294.7 SF (75.47%)
MANHATTAN BEACH BLVD FACADE TOTAL	277.75 SF (100%)
MANHATTAN BEACH BLVD FACADE TRANSPARENCY	75 SF (27%)



EXTERIOR ELEVATION - MANHATTAN AVENUE FACADE  
SCALE: 1/4" = 1'-0" 2



EXTERIOR ELEVATION - MANHATTAN BLVD FACADE  
SCALE: 1/4" = 1'-0" 1



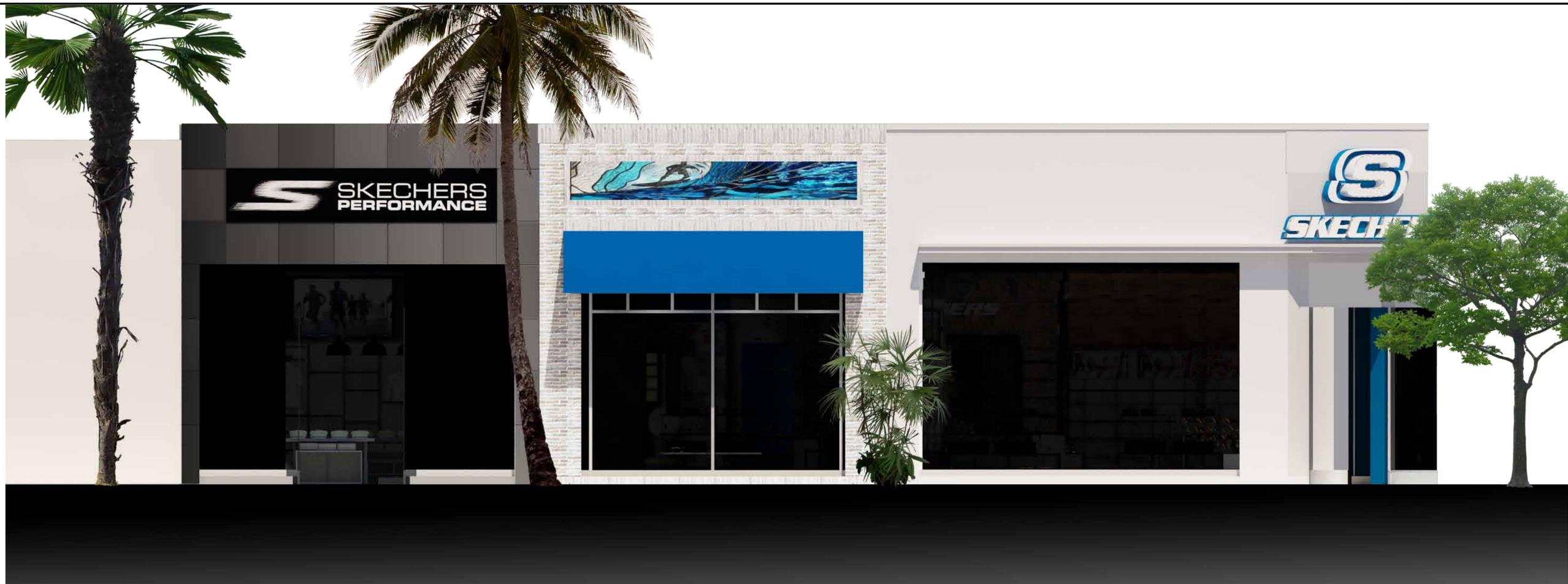
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NO.	DESCRIPTION	DATE

SEAL

SHEET TITLE  
EXTERIOR ELEVATIONS

DATE	12/21/2016	SCALE	AS NOTED
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CHECKED BY	V.P.	SHEET NUMBER	
PROJECT NO.	SKX-029		A3



EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

2



EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

1

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NO.	DESCRIPTION	DATE

SEAL



SHEET TITLE  
EXTERIOR  
ELEVATIONS  
- COLORIZED

DATE	12/21/2016	SCALE	AS NOTED
DRAWN BY	R.B.	CHECKED BY	V.P.
PROJECT NO.	SKX-029	SHEET NUMBER	A4



AFTER 2



BEFORE 1



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REVISIONS

NO.	DESCRIPTION	DATE

SEAL



SHEET TITLE

RENDERING

DATE	SCALE	AS NOTED
12/21/2016	AS NOTED	AS NOTED
DESIGNED BY: R.B.	DRAWN BY: R.B.	CHECKED BY: V.P.
PROJECT NO: SKX-029	SHEET NUMBER: A5	