



MBPOST
1142 Manhattan Ave
Manhattan Beach, CA 90266
CD Downtown Commercial, Area District III
APN (4179-021-002)
Lots 2 & 3, Block 66, Manhattan Beach division No.2



PROJECT DIRECTORY

OWNER REPRESENTATIVE:

RSI GROUP, INC.
3187 AIRPORT AVENUE, UNIT "A"
COSTA MESA, CA 92626
714.966.9400

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ENGINEERING TEAM :

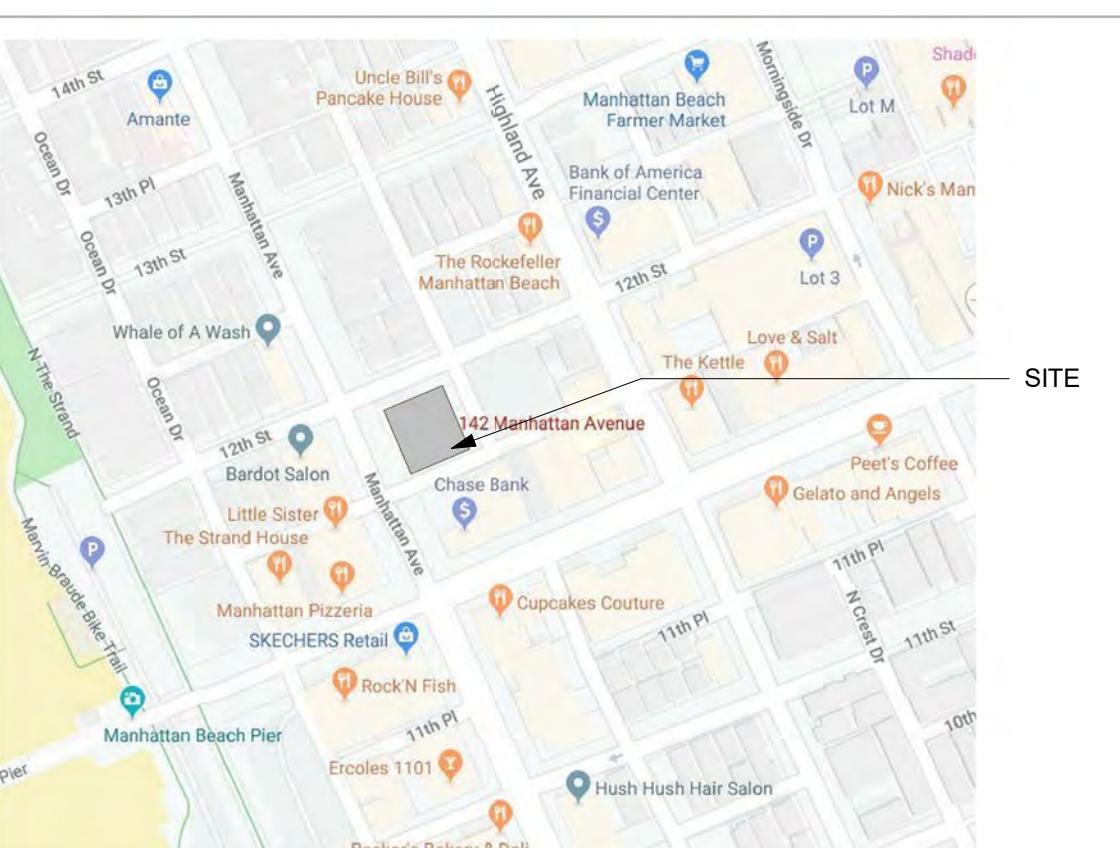
MEP ENGINEERING & DESIGN

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STRUCTURE ENGINEERING & DESIGN

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VICINITY MAP



CONSTRUCTION TEAM :

RSI GROUP, INC.
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COSTA MESA, CA 92626
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MYERS RESTAURANT SUPPLY, LLC
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310-645-1200

SCOPE OF WORK

MB-POST INTERIOR TENANT IMPROVEMENT:
 • EXISTING MB-POST INTERIOR TO BE DEMOLISHED AND NEW INTERIOR TENANT IMPROVEMENT
 • BUILDING PERMIT
 • INTERIOR SCOPE TO INCLUDE NEW GUEST AREA, AND RESTROOM; NEW INTERIOR LIGHTING; NEW DUCTING; NEW PLUMBING AND DRAINAGE.
 • EXTERIOR SCOPE TO INCLUDE NEW AWNING AND LIGHTING

DEFERRED SUBMITTALS

DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL SHALL NOT BE INSTALLED UNTIL THE DEFERRED HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
 DEFERRED SUBMITTAL:
 1. SIGNAGE

NUMBER	SHEET NAME	REVISION DATE	REVISION #
GENERAL			
G100	COVER SHEET		
DEMOLITION			
D101	DEMOLITION FLOOR PLAN		
D120	DEMOLITION REFLECTED CEILING PLAN		
D400	DEMOLITION EXTERIOR ELEVATIONS		
ARCHITECTURE			
A001	ARCHITECTURAL SITE PLAN		
A101	FLOOR PLAN, NOTES, & DIMENSIONS		
A103	ATTIC ACCESS PLAN		
A120	REFLECTED CEILING PLAN		
A130	ROOF PLAN		
A400	EXTERIOR ELEVATIONS		
A500	BUILDING SECTIONS		

CODE SUMMARY

APPLICABLE CODES:

BUILDING CODE: 2019 CA BUILDING CODE
 PLUMBING CODE: 2019 CA PLUMBING CODE
 MECHANICAL CODE: 2019 CA MECHANICAL CODE
 ELECTRICAL CODE: 2019 CA ELECTRICAL CODE
 ACCESSIBILITY CODE: 2019 CA TITLE 24 DISABLED ACCESS REQUIREMENTS
 ENERGY CODE: 2019 CA ENERGY CODE
 FIRE CODE: 2019 CA FIRE CODE
 GREEN BUILDING: 2019 CA GREEN BUILDING CODE

ZONING: CD DOWNTOWN COMMERCIAL, (AREA DISTRICT III), APN (4179-021-002)

LEGAL DESCRIPTION: (LOTS 2 & 3, BLOCK 66, MANHATTAN BEACH DIVISION NO.2),

PROPOSED NEW SQUARE FOOTAGE: (NEIGHBORING SPACE) 1,447 SQ FT (NEW EXPANSION)

148 SQ FT (NEW ADDITION)

EXISTING SQUARE FOOTAGE: (CURRENT MB POST) 3,283 SQ FT

PROPOSED TOTAL SQUARE FOOTAGE: 4,878 SQ FT

LOT SIZE: 6,000 SQ FT

BUILDING HEIGHT & AREA ALLOWABLE:

CONSTRUCTION TYPE III-B (PER CABC TABLE 504.3)

OCCUPANCY CLASSIFICATION	MAXIMUM HEIGHT	MAXIMUM AREA	MAXIMUM STORIES
A2	65' - 0"	15,000 SF	3

OVERALL EXISTING BUILDING HEIGHT

AREA OF MODIFICATION

BUILDING HEIGHT

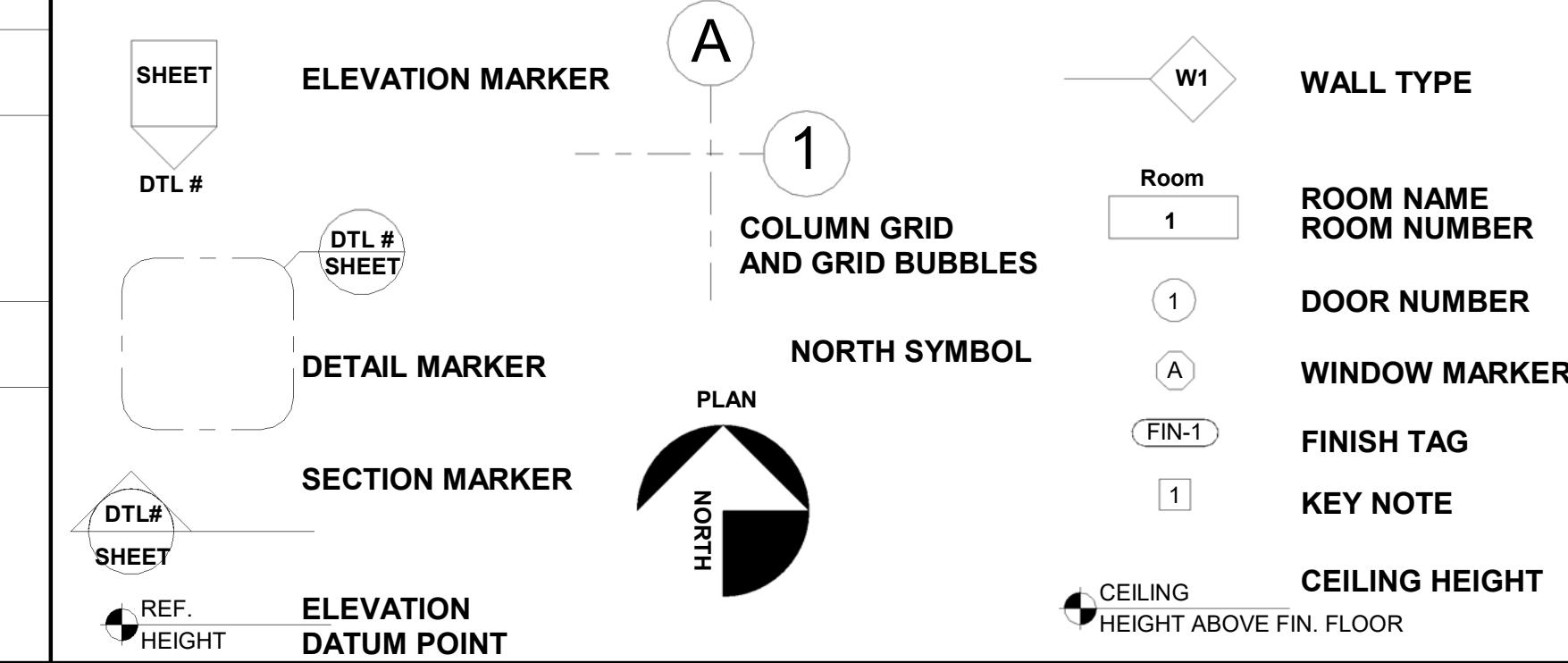
1 STORY

GROUND LEVEL COMMERCIAL TENANT IMPROVEMENT SPACE,

21'-0" (EXISTING BUILDING HEIGHT)

OVERALL TENANT IMPROVEMENT SPACE

SYMBOLS



COVER SHEET

ISSUE FOR PERMIT 2/03/2020
PROJECT NUMBER
190656

G100



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CONTRACTOR TO VERIFY
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NO | REVISION | DATE

ISSUE

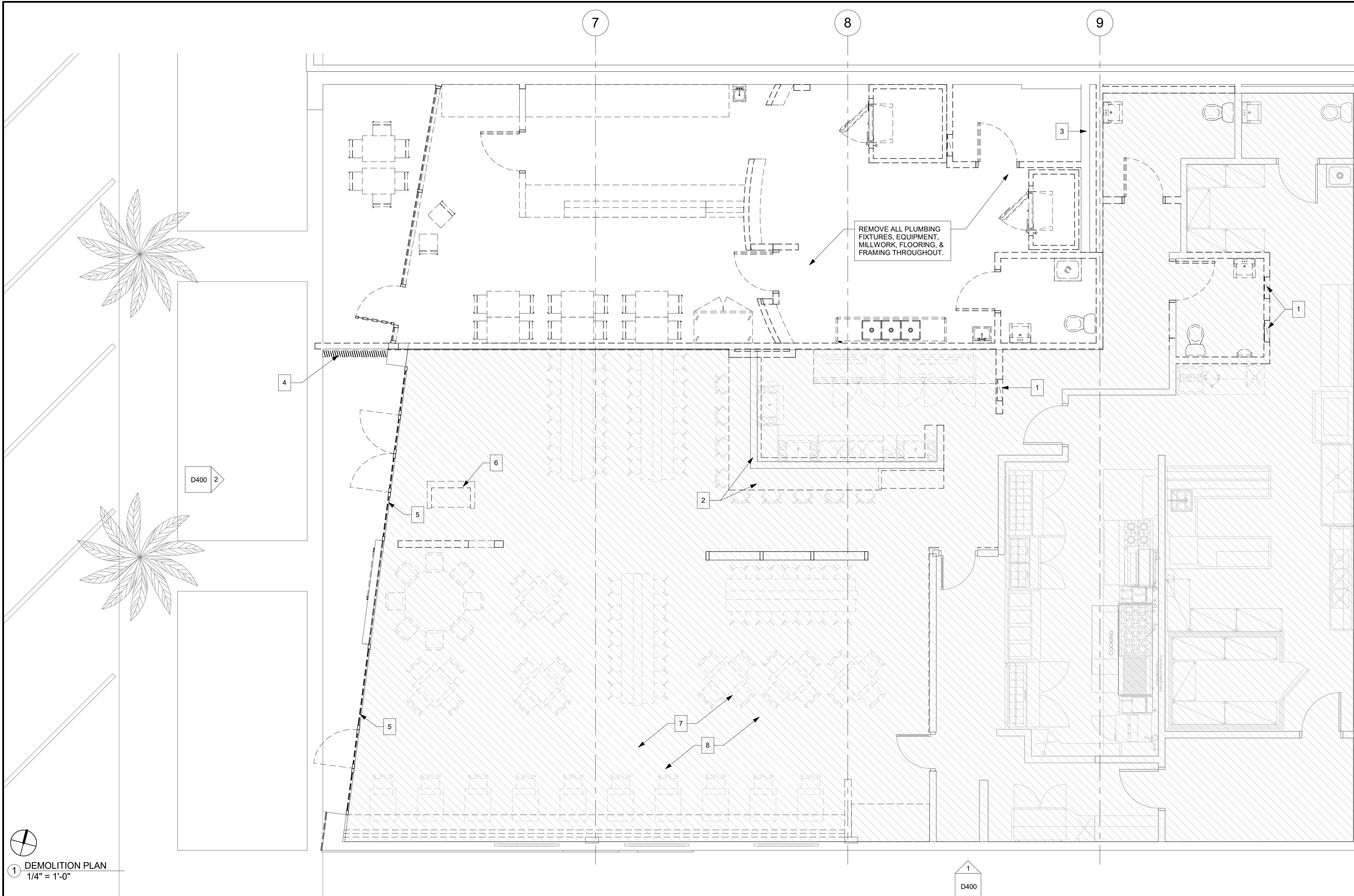
DEMOLITION FLOOR
PLAN

ISSUE FOR PERMIT 2/03/2020

PROJECT NUMBER
190656

SHEET NUMBER

D101



① DEMOLITION PLAN
1/4" = 1'-0"

GENERAL DEMOLITION NOTES:
A. REMOVE ALL FOH FURNITURE.
B. REMOVE ALL FOH LIGHTING FIXTURES.
C. REMOVE INTERIOR FINISHES.
PREPARE TO RECEIVE NEW FINISHES.

DEMOLITION KEYNOTES:

1. REMOVE EXISTING ELECTRICAL PANEL.
2. REMOVE EXISTING BAR DIE WALL TO REMAIN. BAR TOP TO BE REMOVED AND REPLACED.
3. REMOVE EXISTING CONCRETE WALL TO REMAIN.
4. REMOVE EXISTING METAL FINS.
5. REMOVE EXISTING SLIDING GLASS DOORS.
6. REMOVE AND RELOCATE HOSTESS STAND.
7. REMOVE ALL FURNITURE & BUILT IN MILLWORK.
8. REMOVE EXISTING FLOOR FINISHES AND PREPARE SURFACE FOR NEW FLOOR FINISHES.

LEGEND
— EXISTING TO REMAIN
— EXISTING TO BE REMOVED

D101



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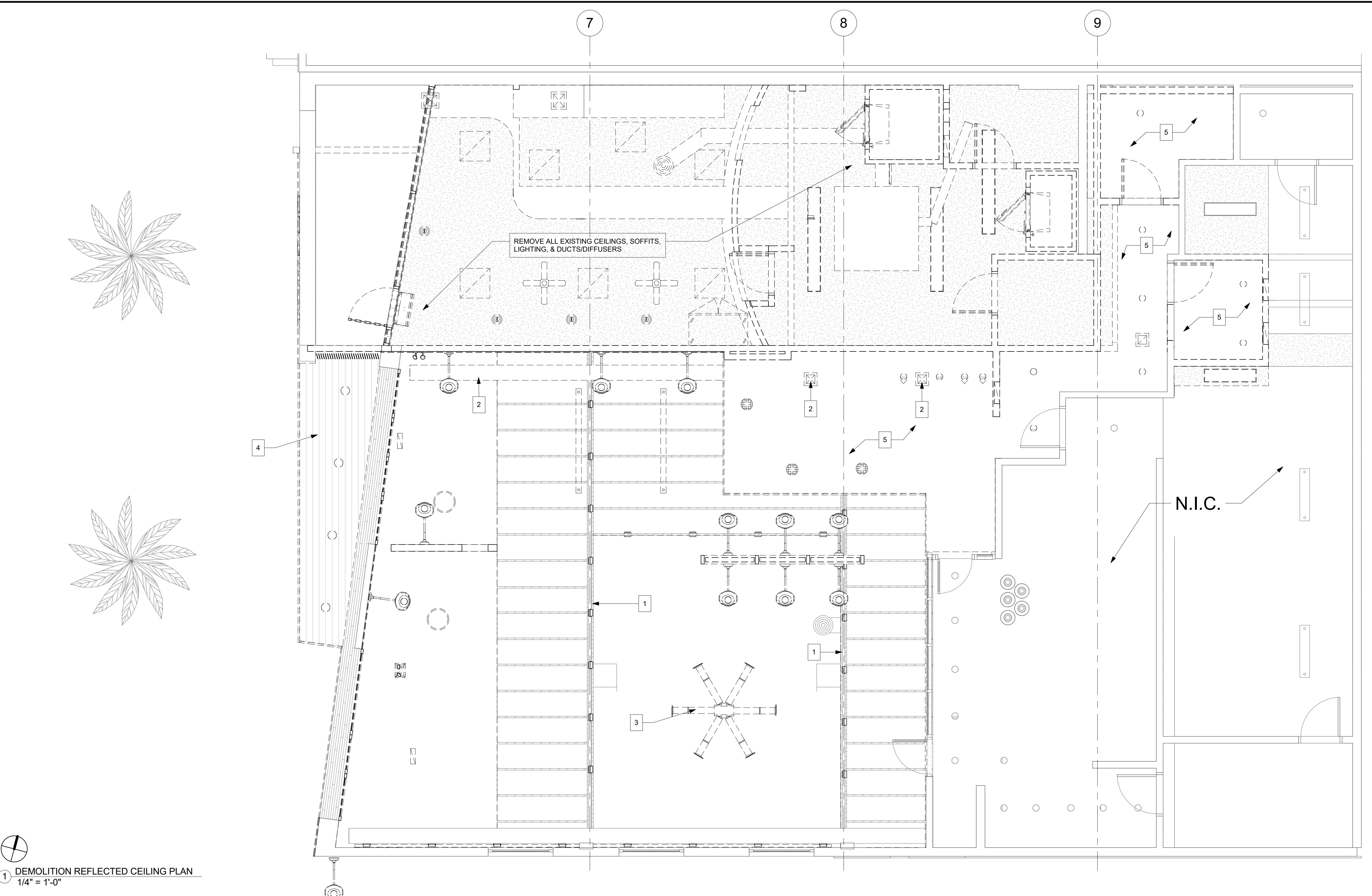
ISSUE

DEMOLITION
REFLECTED CEILING
PLAN

ISSUE FOR PERMIT 2/03/2020

PROJECT NUMBER
190656

SHEET NUMBER

D120

① DEMOLITION REFLECTED CEILING PLAN
1/4" = 1'-0"

GENERAL DEMOLITION NOTES:

- REMOVE ALL FOH FURNITURE.
- REMOVE ALL FOH LIGHTING FIXTURES.
- REMOVE INTERIOR FINISHES & PREPARE TO RECEIVE NEW FINISHES

DEMOLITION KEYNOTES:

LEGEND

— = EXISTING TO REMAIN
- - - = EXISTING TO BE REMOVED



02/03/2020

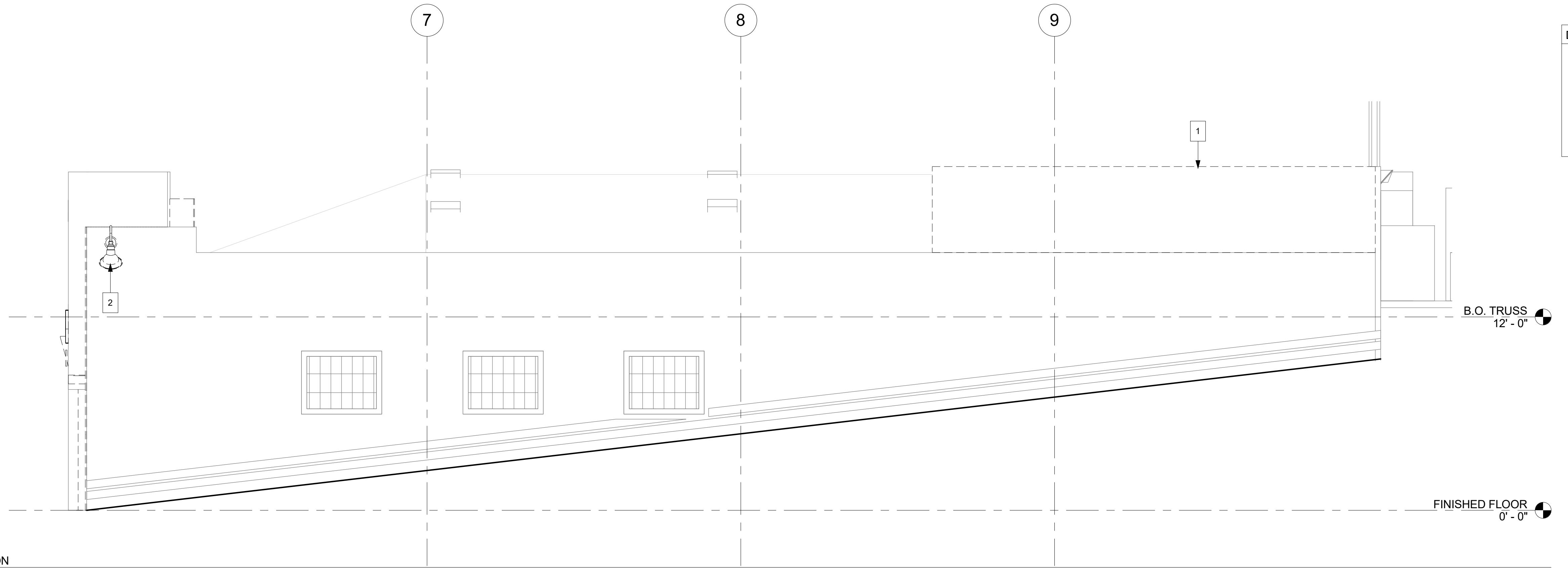
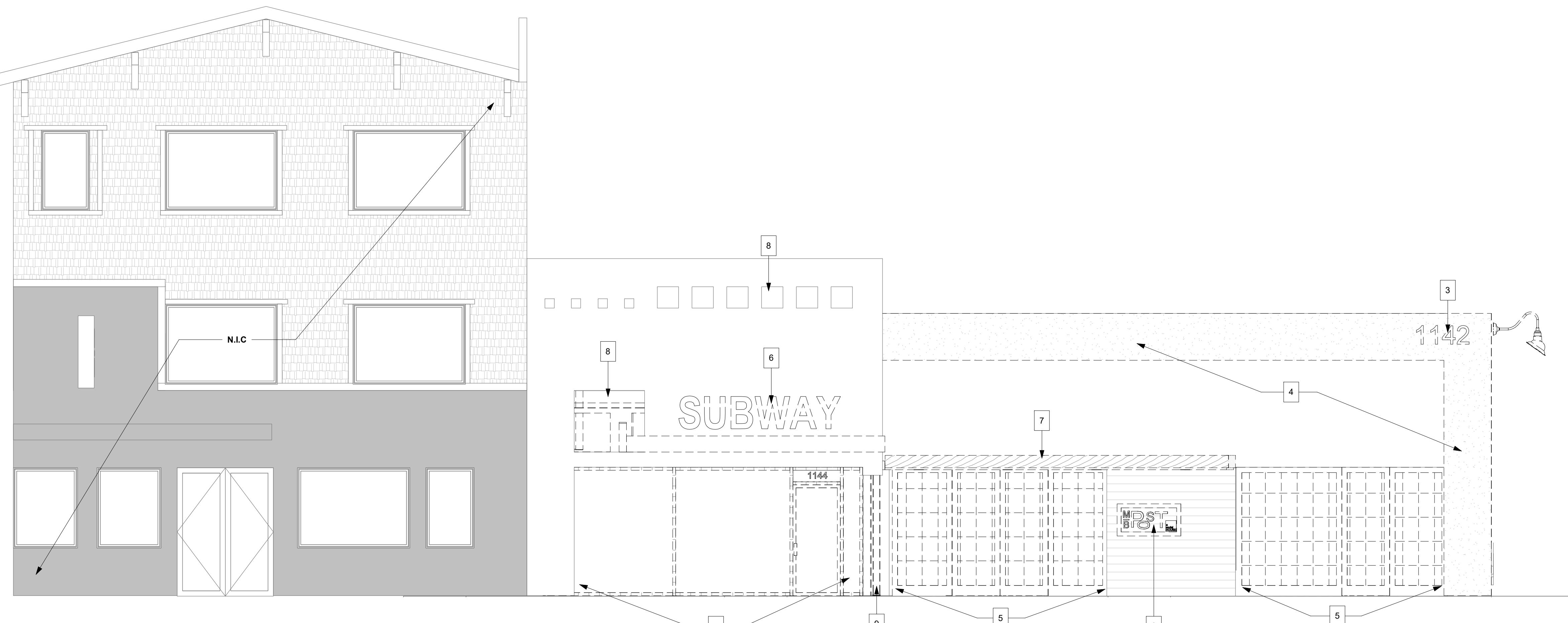


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DEMOLITION KEYNOTES:	
1.	REMOVE EXISTING CHAINLINK FENCE.
2.	REMOVE EXISTING EXTERIOR LIGHT FIXTURE.
3.	REMOVE EXISTING LETTERS AND RE-APPLY TO EXISTING EXTERIOR FINISH.
4.	REMOVE EXISTING EXTERIOR WALL FINISH.
5.	REMOVE EXISTING SLIDING WINDOWS & STOREFRONT.
6.	REMOVE EXISTING SIGNAGE.
7.	REMOVE EXISTING CANOPY.
8.	IN FILL WALL TO MATCH EXISTING.
9.	REMOVE METAL FINS.

(1) DEMOLITION SOUTH ELEVATION
1/4" = 1'-0"(2) DEMOLITION WEST ELEVATION
1/4" = 1'-0"

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ISSUE

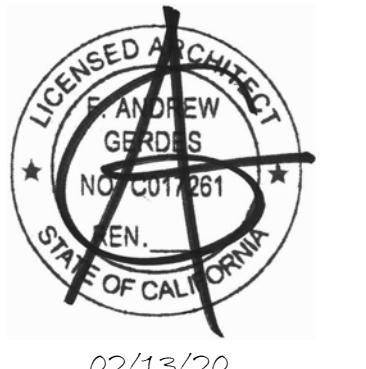
DEMOLITION EXTERIOR
ELEVATIONS

ISSUE FOR PERMIT 2/03/2020

PROJECT NUMBER
190656

SHEET NUMBER

D400



02/13/20



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Uptown Commercial, Area D
APN (4179-021-002)

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NO | REVISION | DATE

ARCHITECTURAL SITE PLAN

PROJECT NUMBER
190656

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A001

ANSWER

ISSUE FOR PERMIT 2/04/2020

12TH STREET

1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"



02/03/2022



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ISSUE

GENERAL NOTES

1. ALL DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF METAL STUD OR SURFACE OF MASONRY WALL UNLESS OTHERWISE INDICATED. ALL EXISTING CONDITIONS ARE TO BE PROVIDED BY THE LANDLORD & VERIFIED BY G.C.
2. ALL WOOD FINISHES TO MEET REQUIRED FIRE CODE WHERE APPLICABLE
3. ALL CONCEALED WOOD BLOCKING TO BE FIRE RETARDED TREATED WOOD
4. RE-SPRAY ALL DAMAGED FIRE PROTECTION AROUND ALL COLUMNS WHERE APPLICABLE.
5. COORDINATE W/ EQUIPMENT & PLUMBING PLANS FOR TRENCH DRAINS, FLOOR DRAINS, FLOOR SINKS & HUB DRAINS. DERAINS TO BE SET AT MIN. ELEVATION TO PROVIDE PROPER DRAINAGE. SLAB TO BE SLOPED 1/4" PER 1'-0" UNLESS OTHERWISE NOTED.
6. PROVIDE FIRE CAULKING AT ALL PENETRATIONS IN DEMISING WALLS IN ORDER TO MAINTAIN FIRERATING
7. GC TO PROVIDE: CLASS "K" WET CHEMICAL SUFACE MOUNTED FIRE EXTINGUISHERS & TYPE 2A 10BC FIRE EXTINGUISHERS - VERIFY QUANTITY & LOCATION IN FIELD W/ FIRE MARSHALL.
8. ALL GAPS UNDER EXTERIOR DOORS NOT TO EXCEED 1/4". GC TO PROVIDE WEATHER STRIPS.
9. REFERENCE ELEVATIONS FOR ALL NEW WALL FINISHES.
10. G.C. TO PROVIDE PAINT TOUCH UP AFTER FIXTURE INSTALL AND STOCKING
11. ALL WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED MOUSTURE RESISTANT WOOD.
12. PROVIDE REDUCER/TRANSITION STRIPS AT ALL FLOORING TRANSITIONS. REFER TO FLOOR FINISH PLAN & TRANSITION DETAILS.
13. G.C. IS REQUIRED TO PROTECT CONCRETE SIDEWALKS, WALLS, FLOORS AND OTHER SURFACES .
14. G.C. IS RESPONSIBLE TO ENSURE THAT THERE ARE NO UNDERGROUND UTILITIES OR OTHER SERVICES BEFORE CUTTING ANY CONCRETE ANYWHERE ON THE PROPERTY.
15. CONTRACTOR SHALL THOROUGHLY VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION. ALL DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.
16. CONSTRUCTION WASTE MANAGEMENT: 100% OF MIXED DEBRIS MUST BE TRANSPORTED BY A REGISTERED HAULER TO A REGISTERED FACILITY AND BE PROCESSED FOR RECYCLING, IN COMPLIANCE WITH THE LOCAL CONSTRUCITON & DEMOLITION DEBRIS ORDINANCE.
17. RECYCLING BY OCCUPANTS: PROVIDE ADEQUATE SPACE AND EQUAL ACCESS FOR STORAGE, COLLECTION, AND LOADING OF COMPOSTABLE, RECYCLABLE AND LANDFILL MATERIALS.
18. COMPOSITE WOOD: MEET CARB AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD INCLUDING MEETING THE EMISSIONS LIMITS IN CALGREGEE TABLE 5.504.4.5
19. ALL PORTIONS OF THE BUILDING/TENANT SPACE ARE REQUIRED TO BE WITHIN 75 FEET TRAVEL DISTANCE OF A 2A: 10BC RATED FIRE EXTINGUISHER. LOCATION NOTED ON A100 LIFE SAFETY PLAN.

NEW MILLWORK
REFER TO VENDO
DRAWINGS

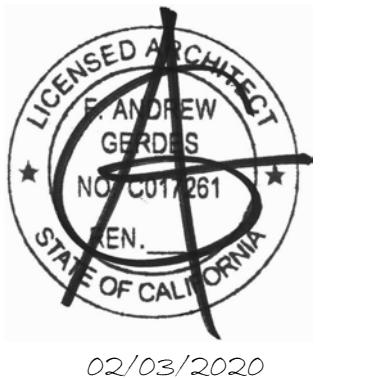
FLOOR PLAN, 1 DIMENSIONS

PROJECT NUMBER

REQUEST NUMBER
190656

150050

ITEM NUMBER



02/03/2020

GRG

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WIRELESS ACCESS PLAN

SSIE EOF PERMIT 2/03/2020

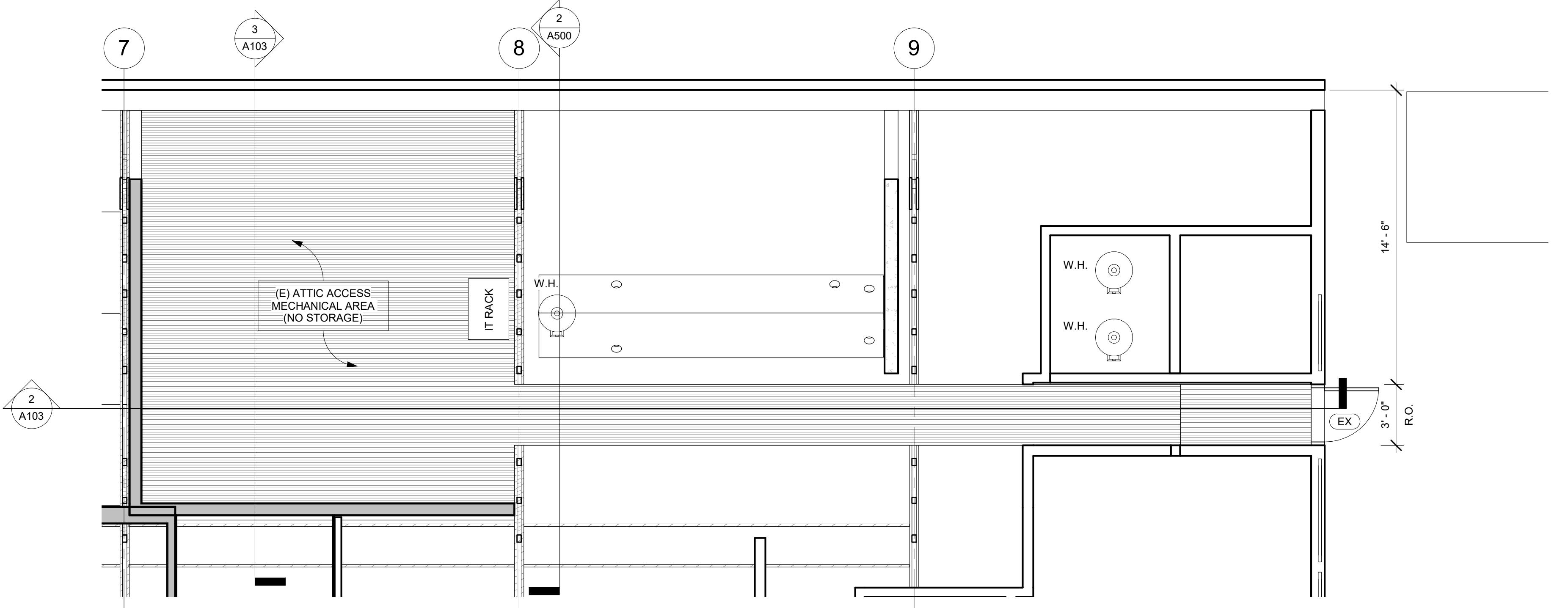
PROJECT NUMBER

190656

HEET NUMBER

A103

BAYVIEW DRIVE



This architectural diagram illustrates an Attic Plan. The plan features a central corridor with a height of 14' - 6". To the left, a vertical column is labeled with callouts 7, 2 A103, 3 A103, and 8 A500. To the right, a vertical column is labeled with callout 9. The plan includes a large rectangular room with two circular fixtures labeled 'W.H.' (Water Heaters). An 'IT RACK' is positioned in the center-left area. A callout labeled '(E) ATTIC ACCESS MECHANICAL AREA (NO STORAGE)' points to a section above the main room. The plan also shows various structural elements like beams, joists, and a central support column. A vertical dimension line on the right indicates a height of 3' - 0" from the floor to the roof. A label 'EX' is located near the bottom right corner.

1 1/4" = 1'-0"

SECTION ATTIC ACCESS
1/4" = 1'-0"

(E) ATTIC ACCESS
MECHANICAL AREA
(NO STORAGE)

2 B.O. TRUSS
12' - 0"

FINISHED FLOOR
0' - 0"

7
3 A103
8
2 A500
9

1

SECTION ATTIC ACCESS

2 A103

3 A500

LOW PARAPET 16' - 0"

F.O.H. CEILING 12' - 0"

B.O.H. CEILING 8' - 0"

FINISH T.O. SLAB 0' - 0 3/8"

1/4" = 1'-0"



02/03/202



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GENERAL NOTES

1. ALL CEILING HEIGHTS INDICATED ARE TO BE FROM FINISHED FLOOR UNLESS NOTED OTHERWISE
2. LOCATE ALL TRACK & RECESSED FIXTURES @ CENTERLINE OF TILE UNLESS OTHERWISE INDICATED
3. LIGHTING @ ALL FOOD PREP AREAS & KITCHEN HAS BEEN DESIGNED TO PROVIDE 50 FC @ WORK LEVEL LIGHTING IN ALL OTHER AREAS HAS BEEN DESIGNED TO PROVIDE AT LEAST 10 FC @ 30" A.F.F. ALL EXPOSED LAMPS IN FOOD PREP AREAS ARE TO BE ENCAPSULATED COATED PAR LAMPS
4. ALL EMERGENCY FIXTURES & EXIT SIGN QUANTITIES & LOCATIONS SHALL BE COORDINATED IN FIELD BY GC, LIGHTING VENDOR & CITY OFFICIAL. GC IS RESPONSIBLE TO PROVIDE ADDITIONAL FIXTURES IF REQUIRED BY OFFICIAL. G.C. MUST MATCH SPECIFIED FIXTURE. COORDINATE & NOTE (LIGHT SWITCH/DIMMER BANK LOCATION)
5. FIXTURE QUANTITIES SHOWN ARE APPROXIMATE THE LIGHTING VENDOR IS RESPONSIBLE FOR DETERMINING EXACT FIXTURE COUNTS REQUIRE FOR PROJECT.
6. GC IS RESPONSIBLE FOR COORDINATING FINAL FIXTURE QUANTITIES WITH LIGHTING VENDOR PRIOR TO BIDDING, ORDERING & INSTALLING.
7. REFER TO ELECTRICAL SHEETS FOR EXACT LIGHTING INFORMATION.
8. REFERENCE ELECTRICAL SHEETS FOR DIMMING SCHEDULE
9. GC TO FIELD FAINT LIGHT FIXTURE TRIM TO MATCH THE ADJACENT SOFFIT/CEILING FINISH PER THE FOLLOWING LOCATIONS.
10. CEILING FINISHES IN KITCHEN, BAR, ICE, & SERVICE ROOMS TO BE WASHABLE.

NOTE

FIXTURE QUANTITIES SHOWN ARE APPROXIMATE. THE LIGHTING VENDOR IS RESPONSIBLE FOR DETERMINING EXACT FIXTURE COUNTS REQUIRED FOR PROJECT. G.C. IS RESPONSIBLE FOR COORDINATING FINAL FIXTURE QUANTITIES WITH LIGHTING VENDOR PRIOR TO BIDDING, ORDERING & INSTALLATION.

LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LAMP	WATTS	NOTES
EM-1	EMERGENCY LIGHT W/ 90 MINUTES BATTERY PACK (WALL MOUNTED)	LIGHT ALARMS	LCA-2RHL-ID	LED 3000K	(26W	
EM-2	EMERGENCY LIGHT W/ 90 MINUTES BATTERY PACK (CEILING MOUNTED)	LIGHT ALARMS	PHM100-2LD10	LED 3000K	(25.4W	
EM-3	EXTERIOR WATERPROOF EMERGENCY LIGHT W/ 90 MINUTES BATTERY PACK (WALL MOUNTED)	LIGHT ALARMS	2V12G1/LD10-B-D-SMC	LED 3000K	(26W	
EX-1	EXIT SIGN	LIGHT ALARMS	QLXGN	LED	2.5	
F-1	RECESSED LED DOWNLIGHT	CLARTE LIGHTING	RR1-189-PAR8-0-10V1-15W-X4-FL-LS-BLKS	LED 2700K	15	
F-2	RECESSED LED ADJUSTABLE DOWNLIGHT	CLARTE LIGHTING	RR1-189-PAR8-0-10V1-15W-X4-FL-LS-BLKS	LED 2700K	15	
F-3	PENDENT MOUNTED ADJUSTABLE DOWNLIGHT	CLARTE LIGHTING	SDT-836-PAR8-0-10V-15W-X4-FL-LS-BLKS	LED 2700K	15	
F-4	SURFACE MOUNTED LED AJUSTABLE DOWNLIGHT	CLARTE LIGHTING	SMR1-201-0-10V1-8W-PAR16-X4-FL-LS-ADJ-S6-27K	LED 2700K	8W	
F-5	SUREFACE MOUNTED LINEAR LOW VOLTAGE LED	LUMINI	ZOOM ZO-LENGTHS AS REQUIRED FOR CONTINUOUS RUNS-27K-HO-F	LED 2700K	3.2/F	
F-6	SUREFACE MOUNTED LINEAR LOW VOLTAGE LED	LUMINI	KENDO M KM-LENGTHS AS REQUIRED FOR CONTINUOUS RUNS-27K-VHO-F-FC-SA	LED 2700K	6.5W/F	
LTG-100	PENDENT LIGHT	TBD	TBD	TBD	40W	
LTG-101	TABLE LAMP	TBD	TBD	TBD	30W	
LTG-102	WALL SCONCE	TBD	TBD	TBD	30W	
LTG-103	EXTERIOR WALL SCONCE	TBD	TBD	TBD	30W	
LTG-104	WALL SCONCE	TBD	TBD	TBD	30W	
LTG-105	PENDENT LIGHT	TBD	TBD	TBD	50W	
LTG-106	PENDENT LIGHT	TBD	TBD	TBD	60W	
LTG-107	PENDENT LIGHT	TBD	TBD	TBD	40W	
LTG-108	WALL SCONCE	TBD	TBD	TBD	30W	
LTG-109	SURFACE MOUNTED RESTROOM LIGHT	TBD	TBD	TBD	30W	
LTG-110	EXTERIOR WALL SCONCE	TBD	TBD	TBD	30W	
LTG-111	PENDENT LIGHT	TBD	TBD	TBD	40W	
LTG-112	WALL SCONCE	TBD	TBD	TBD	50W	
LTG-113	WALL SCONCE	TBD	TBD	TBD	30W	
LTG-114	WALL SCONCE	TBD	TBD	TBD	30W	
LTG-115	WALL SCONCE	TBD	TBD	TBD	40W	
LTG-116	WALL SCONCE	TBD	TBD	TBD	60W	

ISSUE FOR PERMIT 2/03/2020

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A120



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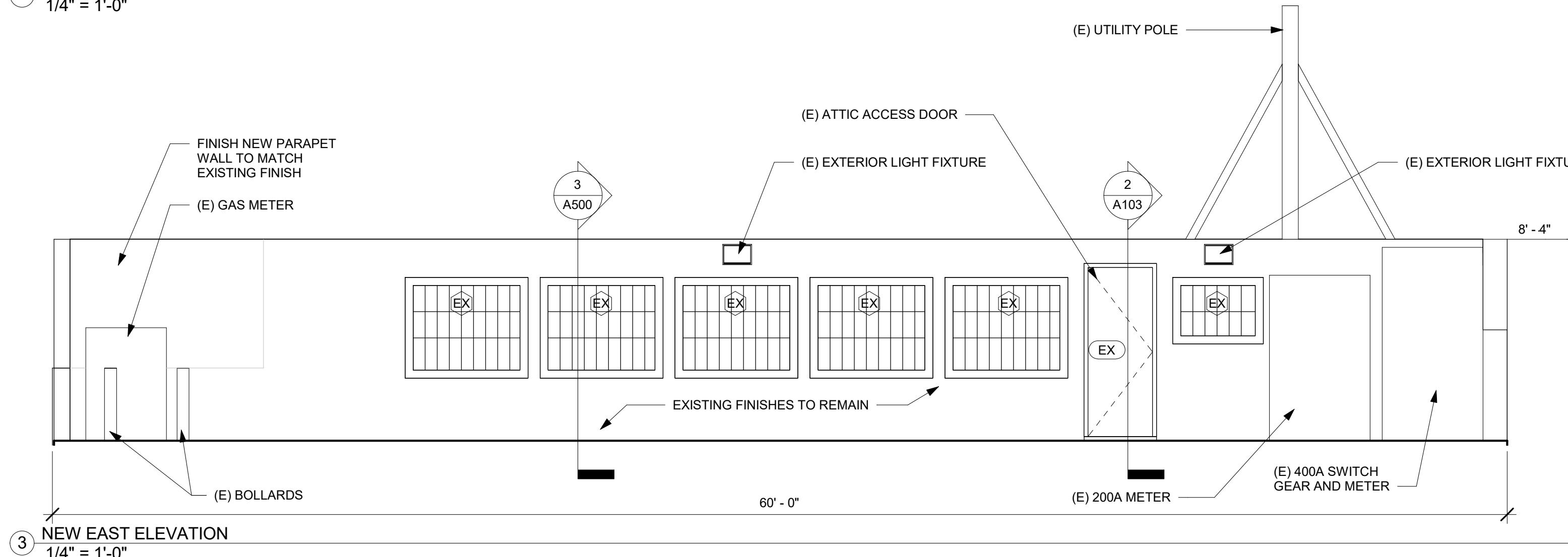
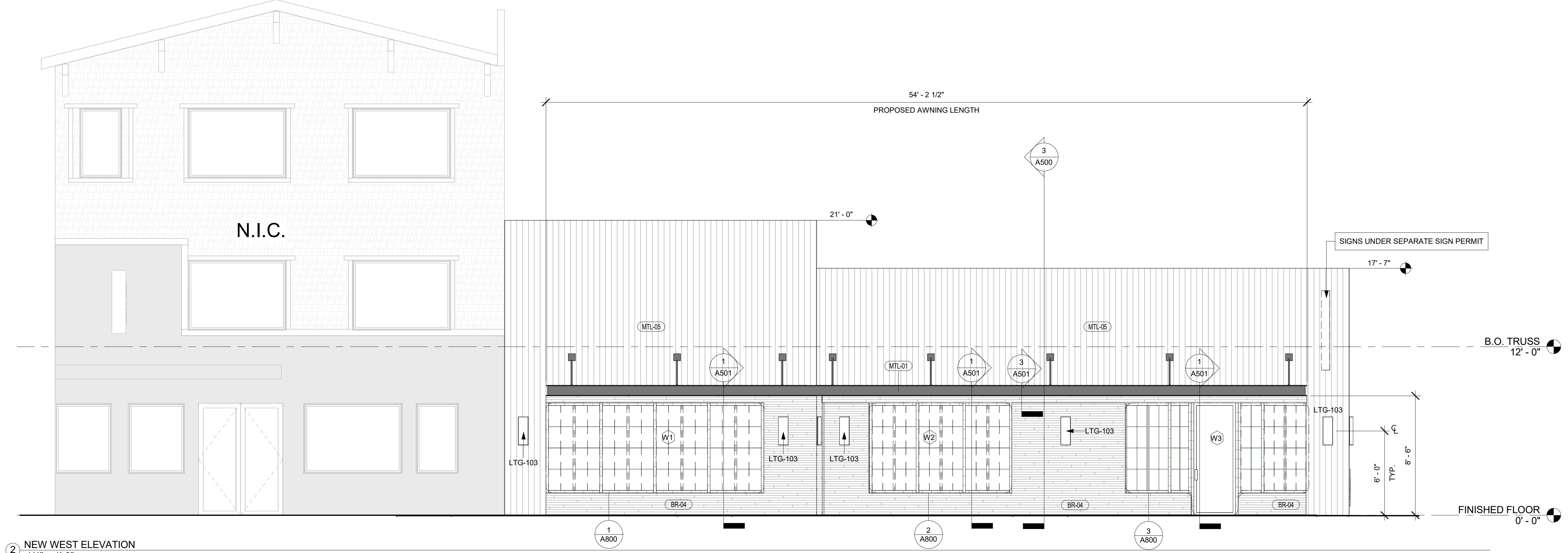
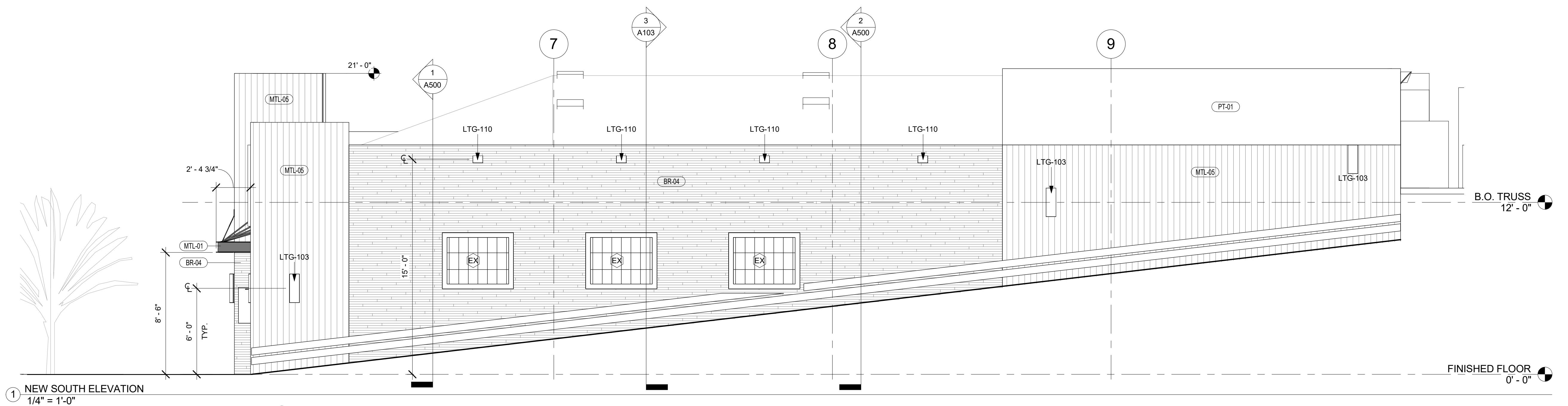
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ISSUE FOR PERMIT 2/03/2020
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SHEET NUMBER

A400

Exterior Lighting Fixture Schedule					
TYPE	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LAMP	NOTES
LTG-103	EXTERIOR WALL SCONCE	TBD		TBD	
LTG-110	EXTERIOR WALL SCONCE	TBD		TBD	

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ISSUE

BUILDING SECTIONS

PROJECT NUMBER
190656

SHEET NUMBER

A500

ISSUE FOR PERMIT 2/03/2020

