



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			
OCUPANCY	AREA	SF PER OCCUPANT	OCCUPANTS	OCUPANCY	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

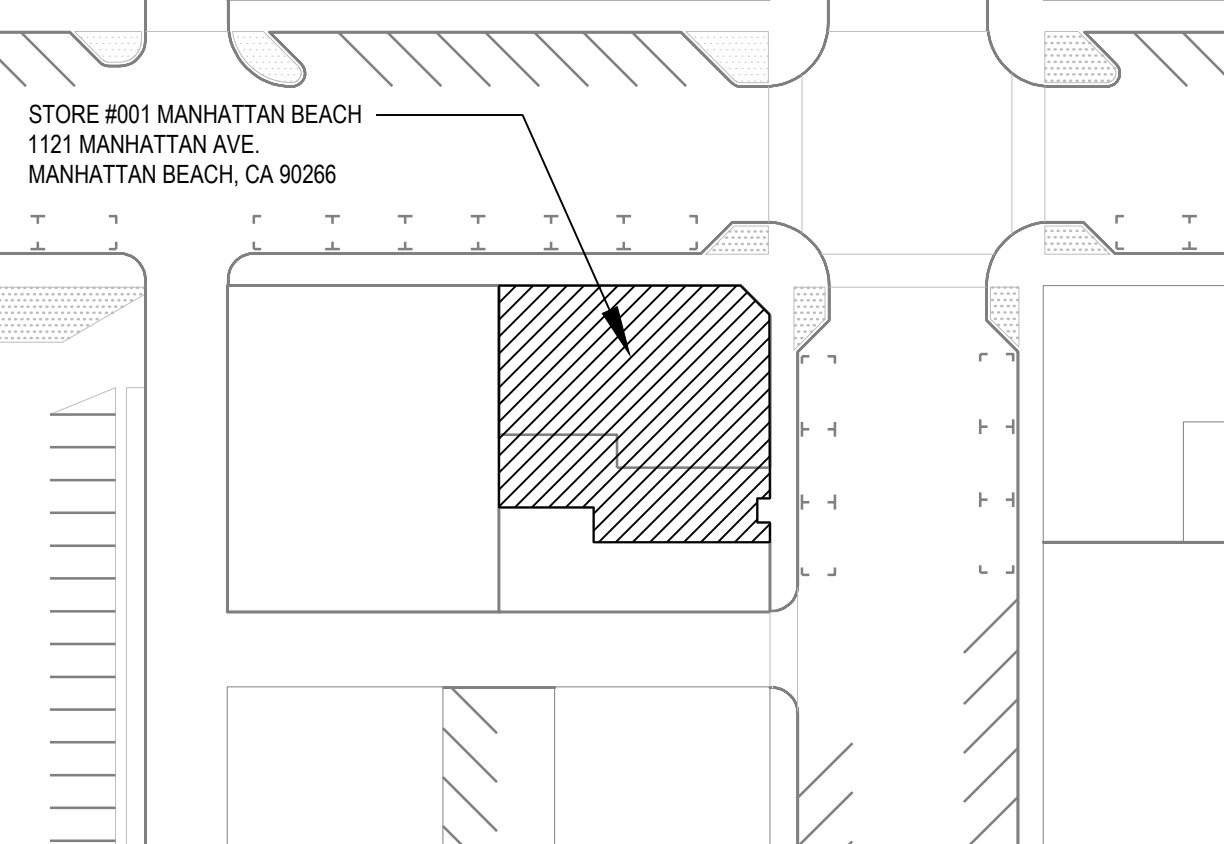
CODE REVIEW 6
SCALE: NTS

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

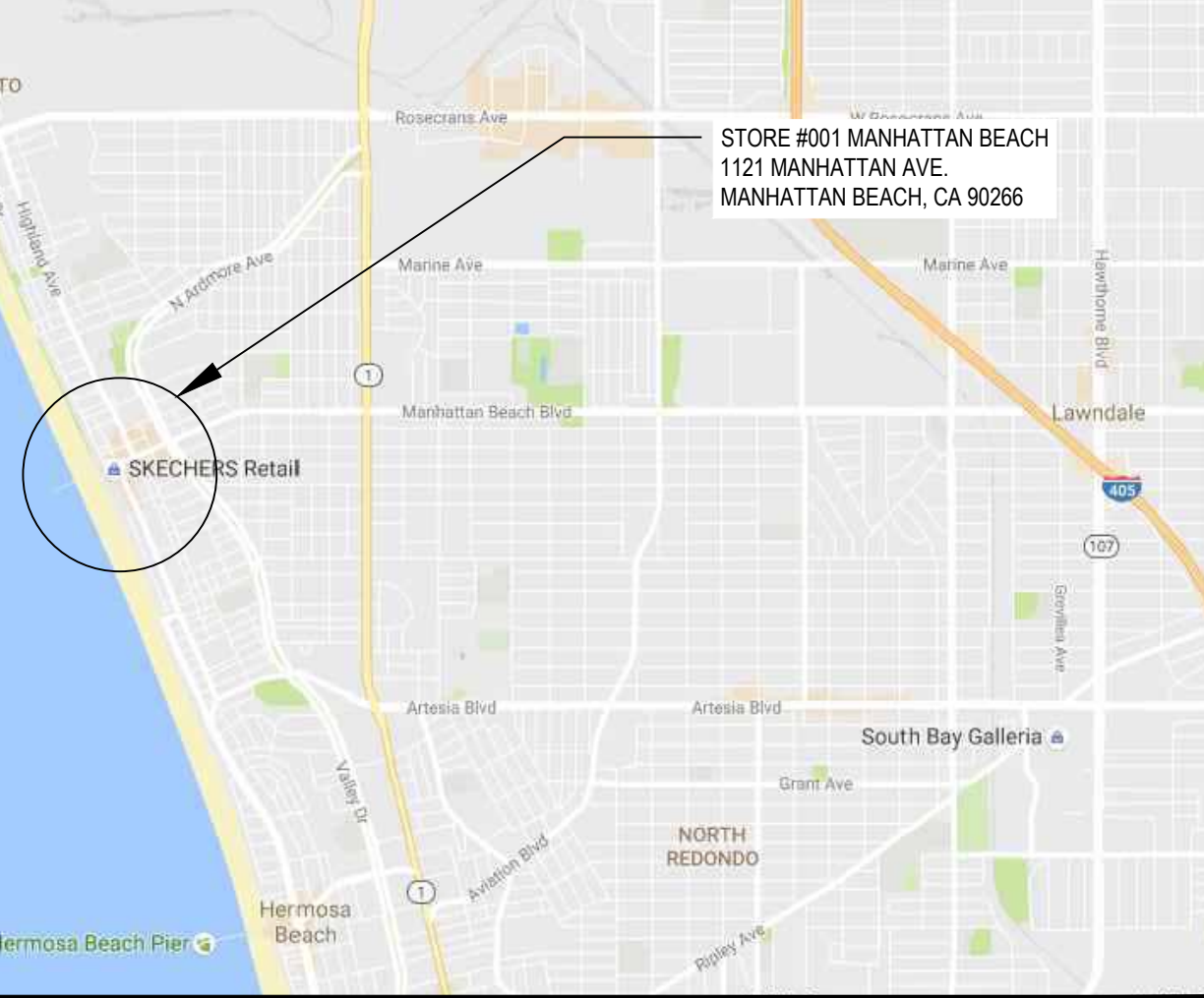
PROJECT & UTILITIES DIRECTORY 2
SCALE: NTS

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

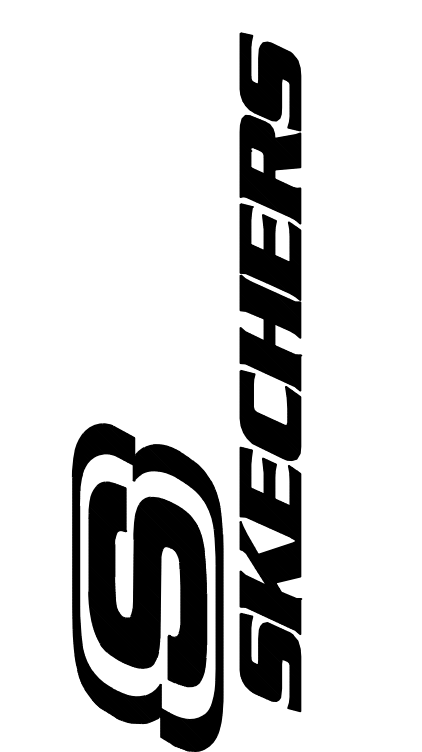
SHEET INDEX 7
SCALE: NTS



LOCATION PLAN 5
SCALE: NTS



VICINITY PLAN 1
SCALE: NTS



228 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90266
TEL. (310) 318-3100

PROJECT

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

REVISIONS

NO.	DESCRIPTION	DATE

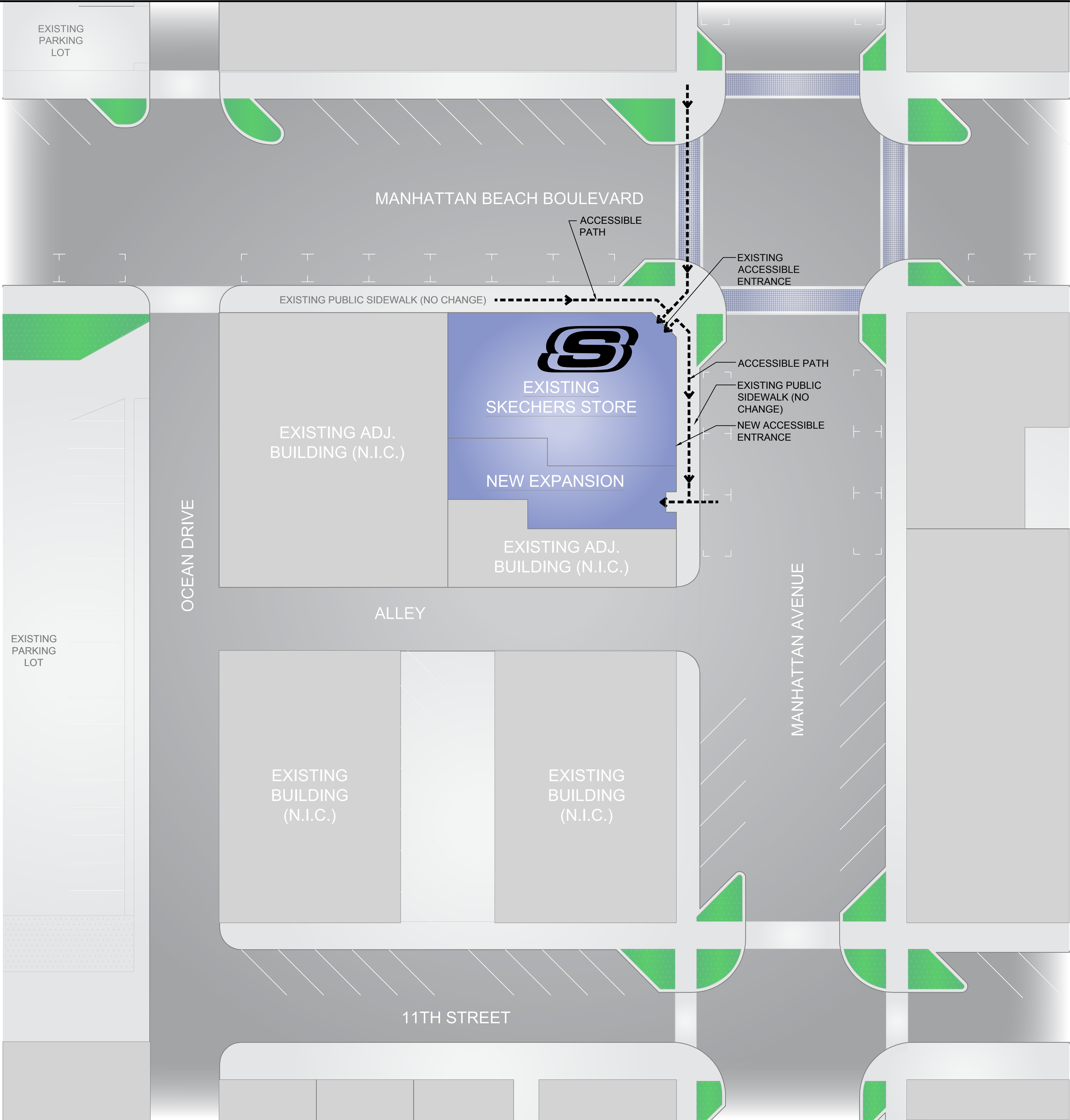
SEAL



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

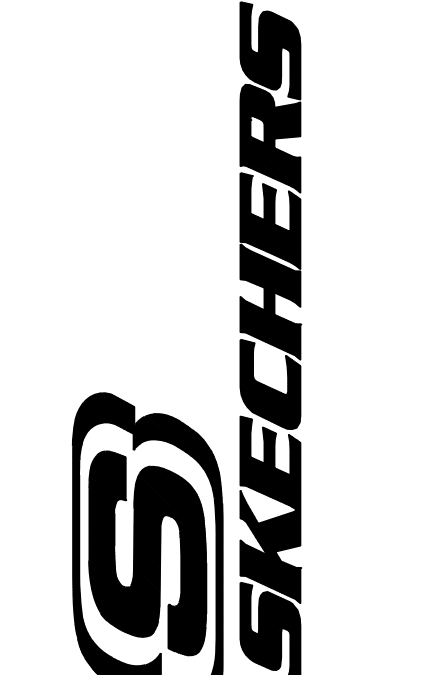


STORE SCHEDULE	
(E) SUITE SIZE:	3,435 SF
(N) EXPANSION:	1,394 SF
(E) SALES:	1,642 SF
(N) EXPANSION:	764 SF
(E) STOCK:	1,304 SF
(N) EXPANSION:	510 SF

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



NATIONAL
ENGINEERING & CONSULTING, INC.
27 ORCHARD, LAKE FOREST, CA 92630
PHONE: (949) 716-9999 | FAX: (949) 716-9997



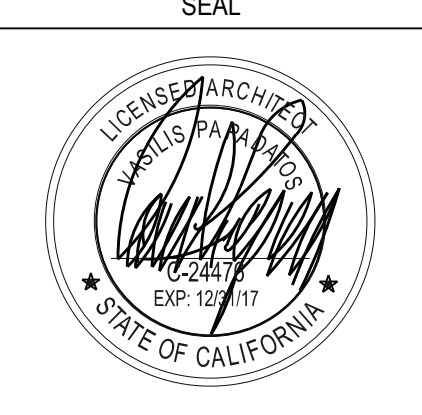
228 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90266
TEL. (310) 318-3100

PROJECT

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

REVISIONS		
NO.	DESCRIPTION	DATE

SEAL

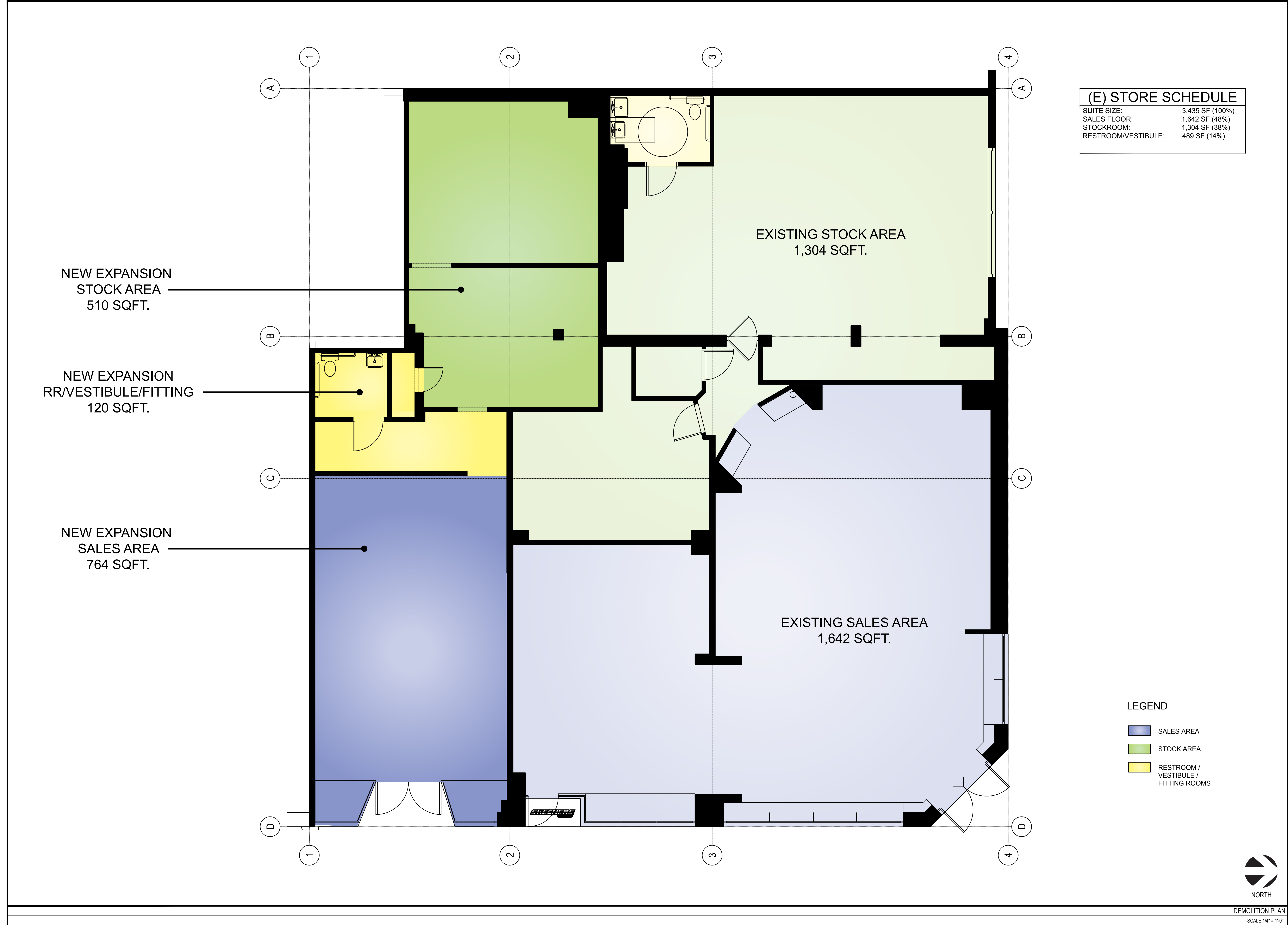


SHEET TITLE

**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	SP1
PROJECT NO.	SKX-029		





NATIONAL
ENGINEERING & CONSULTING, INC.
27 ORCHARD, LAKE FOREST, CA 92630
PHONE: (949) 716-9999 | FAX: (949) 716-9997

228 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90266
TEL. (310) 318-3100

PROJECT

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

REVISIONS

SEAL

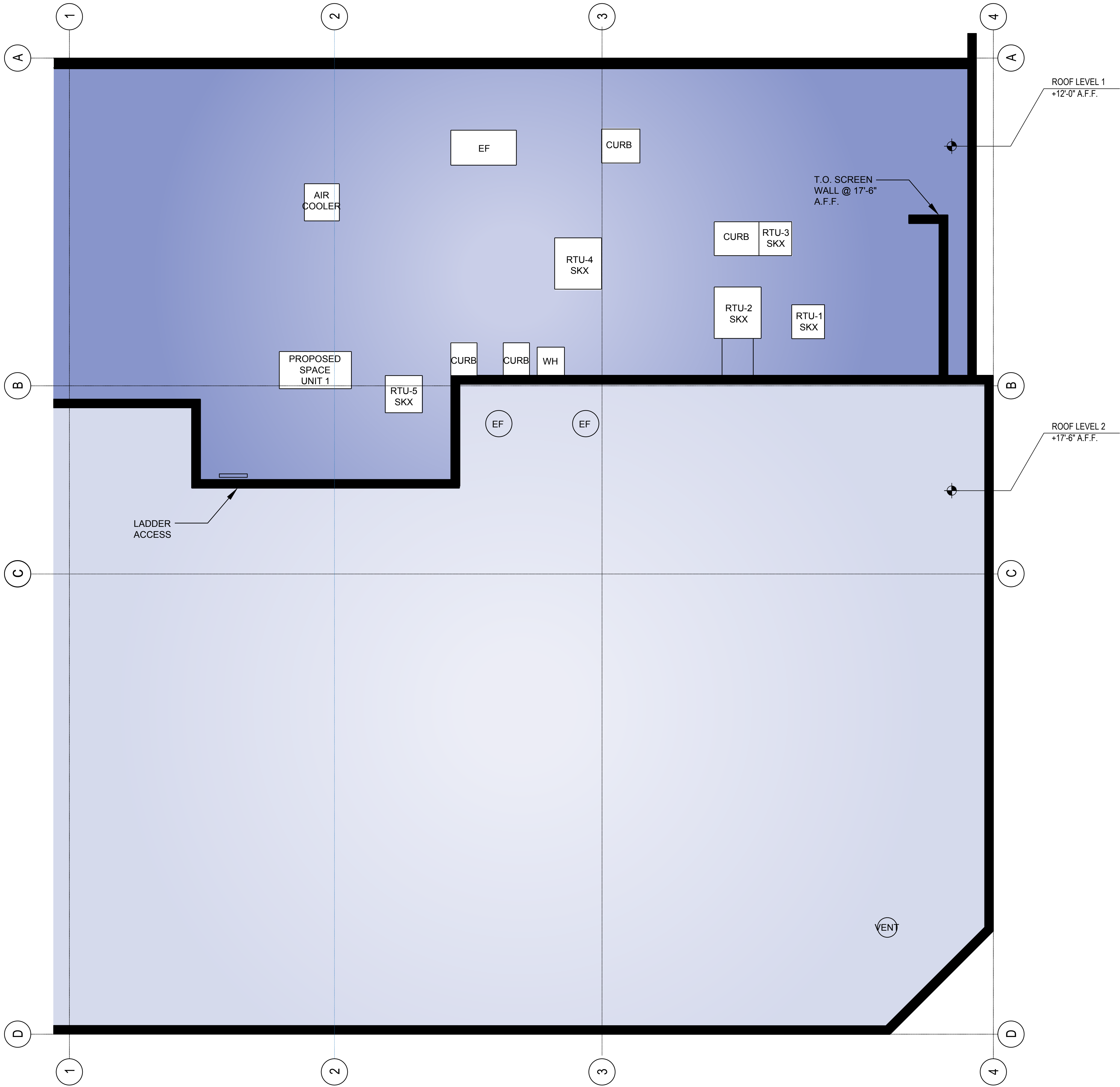
SHEET TITLE

DEMOLITION PLAN

DATE: 12/21/2016 SCALE: AS NOTED

DRAWN BY: R.B. CHECKED BY: V.P. PROJECT NO: SKX-029

D1



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



NATIONAL
ENGINEERING & CONSULTING, INC.
27 ORCHARD, LAKE FOREST, CA 92630
PHONE: (949) 716-9999 | FAX: (949) 716-9997



228 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90266
TEL. (310) 318-3100

PROJECT

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

REVISIONS

NO.	DESCRIPTION	DATE

SEAL

SHEET TITLE

ROOF PLAN

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

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



NATIONAL
ENGINEERING & CONSULTING, INC.
27 ORCHARD, LAKE FOREST, CA 92630
PHONE: (949) 716-9999 | FAX: (949) 716-9997

SKECHERS

228 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90266
TEL. (310) 318-3100

PROJECT

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

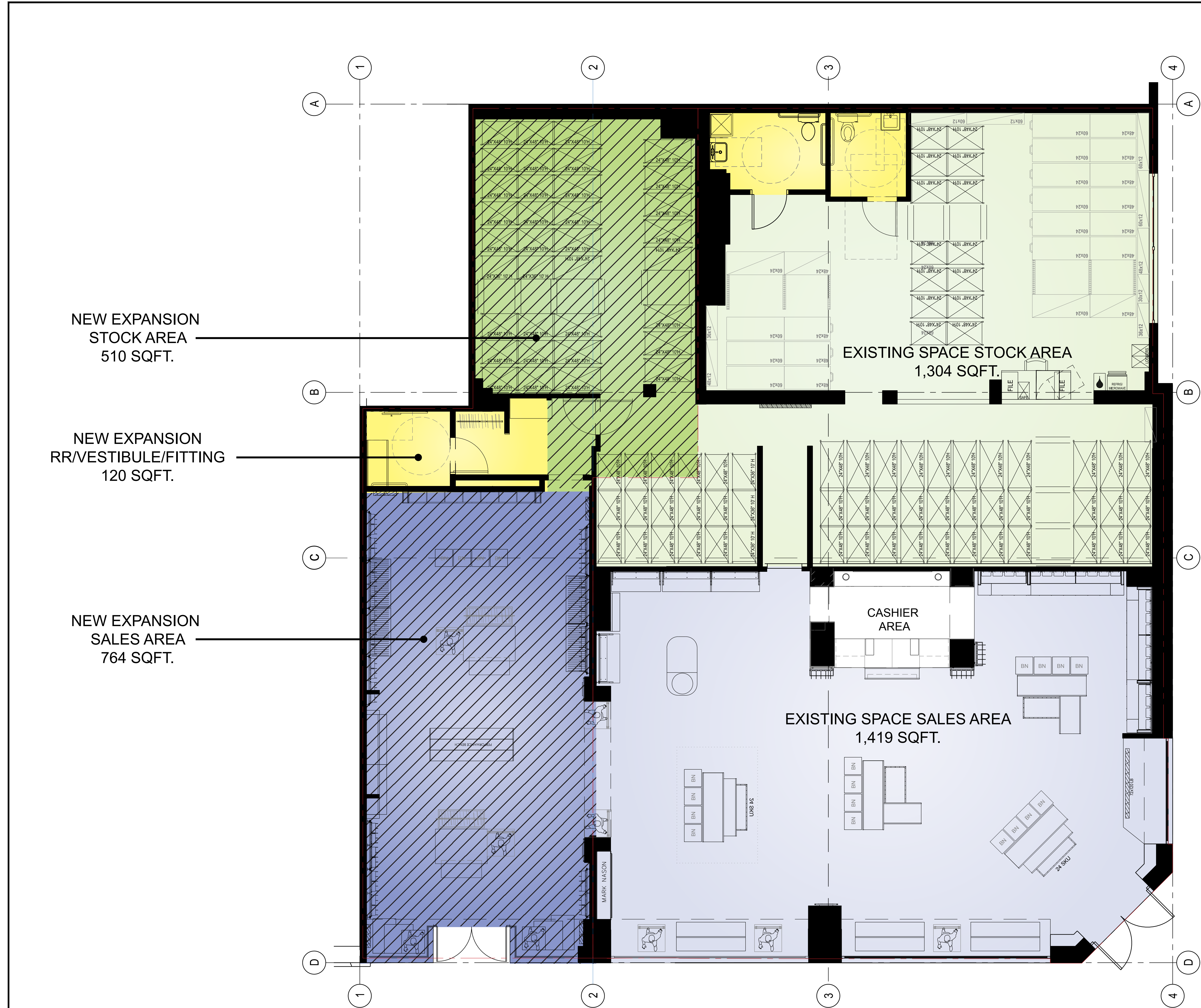
REVISIONS		
NO.	DESCRIPTION	DATE
1		

SEAL

SHEET TITLE			
DIMENSIONED FLOOR PLAN			
DATE:	12/21/2016	SCALE:	AS NOTED
DRAWN BY:	R.B.	DRAWING FILE:	
CHECKED BY:	V.P.	SHEET NUMBER:	
PROJECT NO:	SKX-029		A1



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



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%)

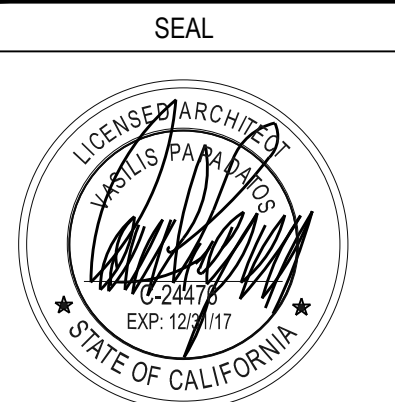
LEGEND

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



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

REVISIONS		
NO.	DESCRIPTION	DATE



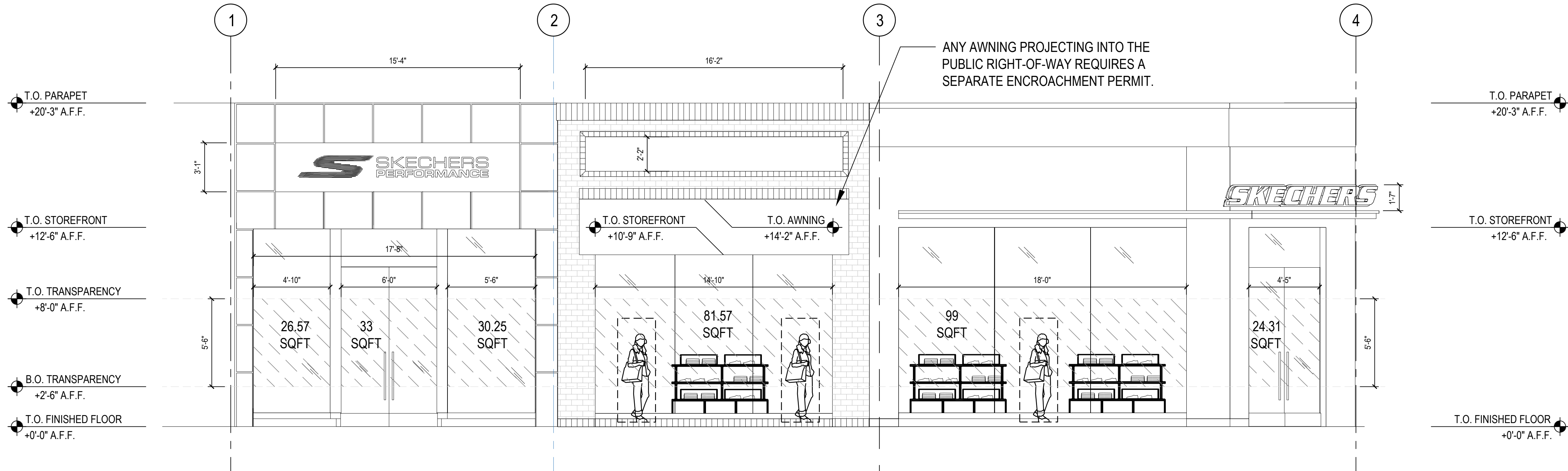
EXTERIOR SIGNAGE SHALL BE UNDER A SEPARATE PERMIT.

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

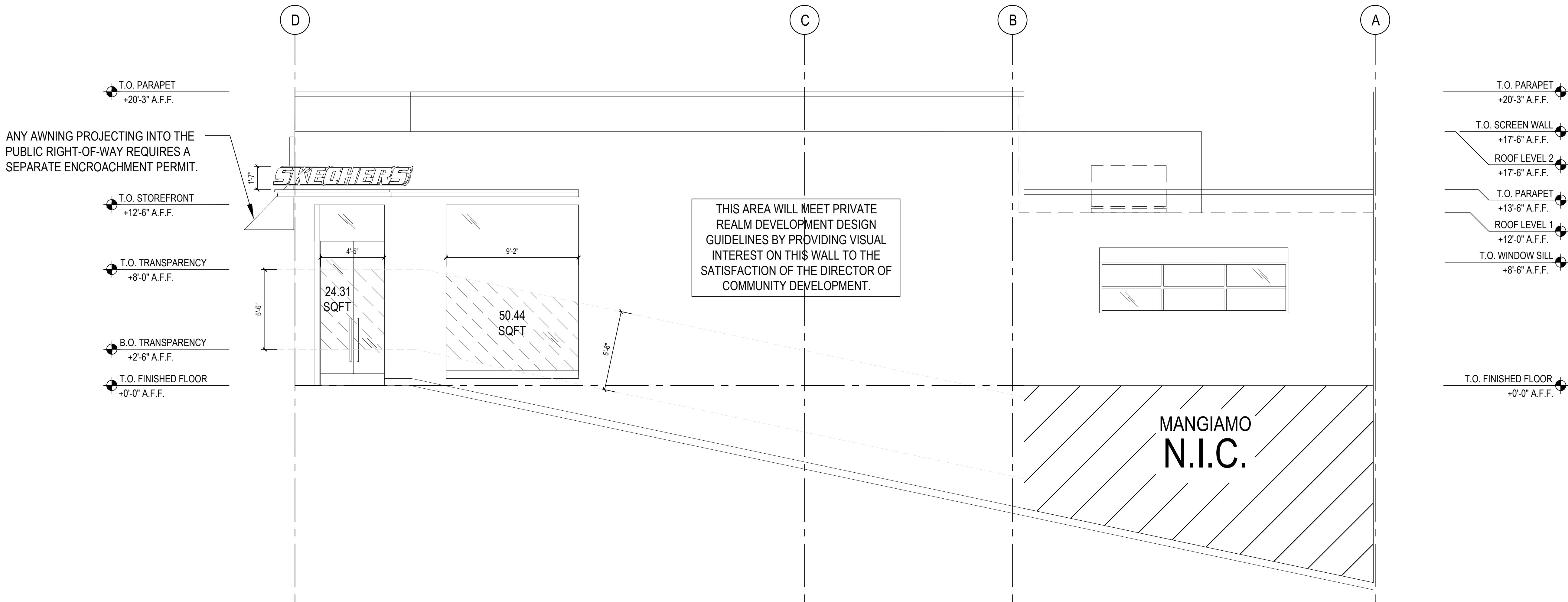
MANHATTAN AVENUE FACADE TOTAL	390.5 SF (100%)
MANHATTAN AVENUE FACADE TRANSPARENCY	294.7 SF (75.47%)
MANHATTAN BEACH BLVD FACADE TOTAL	277.75 SF (100%)
MANHATTAN BEACH BLVD FACADE TRANSPARENCY	75 SF (27%)



EXTERIOR ELEVATION - MANHATTAN AVENUE FACADE

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

2



EXTERIOR ELEVATION - MANHATTAN BLVD FACADE

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

1

NATIONAL
ENGINEERING & CONSULTING, INC.
27 ORCHARD LAKE FOREST, CA 92630
PHONE: (949) 716-9900 | FAX: (949) 716-9991



228 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90266
TEL. (310) 318-3100

PROJECT

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

REVISIONS

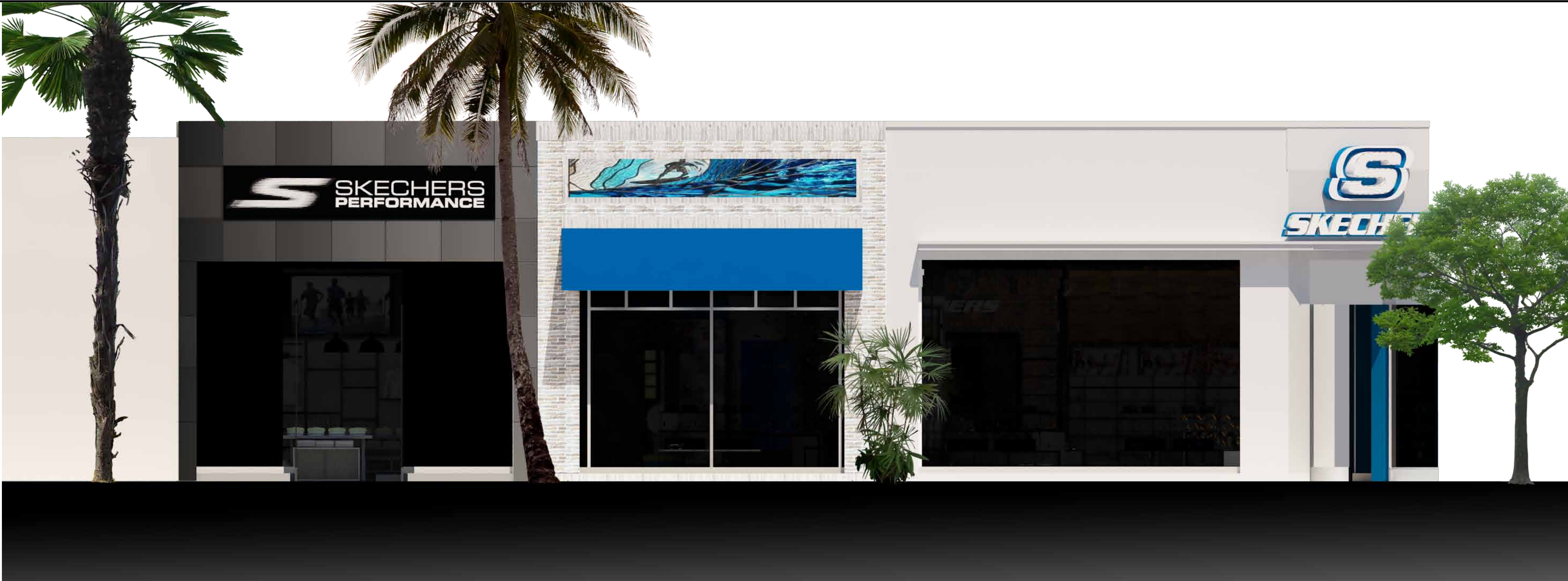
NO.	DESCRIPTION	DATE

SEAL

SHEET TITLE

EXTERIOR
ELEVATIONS

DATE	12/21/2016	SCALE	AS NOTED
DRAWN BY	R.B.	DRAWING FILE	
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



228 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90266
TEL. (310) 318-3100

PROJECT

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

REVISIONS

NO.	DESCRIPTION	DATE

SEAL



SHEET TITLE
EXTERIOR
ELEVATIONS
- COLORIZED

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



AFTER

2



BEFORE

1



NATIONAL
ENGINEERING & CONSULTING, INC.
27 ORCHARD, LAKE FOREST, CA 92630
PHONE: (949) 716-9999 | FAX: (949) 716-9997



228 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90266
TEL. (310) 318-3100

PROJECT

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

REVISIONS

NO.	DESCRIPTION	DATE

SEAL



SHEET TITLE

RENDERING

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