



## PROJECT DIRECTORY

### OWNER REPRESENTATIVE:

**RSI GROUP, INC.**  
3187 AIRPORT AVENUE, UNIT "A"  
COSTA MESA, CA 92626  
714-966.9400

**BOB LOMBARDO**  
PRINCIPAL  
714.376.0090  
boblombardo@rsi-group.com

### DESIGN TEAM :

**DESIGN**  
**STUDIO COLLECTIVE**  
**MADISON O'CALLAGHAN**  
DESIGNER  
318 LINCOLN BLVD - SUITE 225  
VENICE CA 90291  
madison@studio-collective.com

**ARCHITECT**  
**GHA ARCHITECTURE**  
14901 QUORUM DRIVE  
DALLAS, TX 75254

**ANDREW GERDES**  
PRESIDENT  
972-239-8884

**MICHAEL NAGEL**  
PROJECT ARCHITECT  
972-239-8884  
mnagel@gha-architects.com

**RYAN MOORE**  
PROJECT MANAGER  
972-239-8884  
rmoore@gha-architects.com

### CONSTRUCTION TEAM :

**RSI GROUP, INC.**  
3187 AIRPORT AVENUE, UNIT "A"  
COSTA MESA, CA 92626  
714-966.9400

**MONI DOSANJH**  
DIRECTOR OF DEVELOPMENT  
714.804.0281  
moni@rsi-group.com

### LIGHTING DESIGN & FIXTURES

**KAPLAN GEHRING MCCARROL**  
**ERICA MCNICHOLAS**  
PRINCIPAL  
270 CORAL CIRCLE  
EL SEGUNDO, CA 90245  
emcnicholas@kgmlighting.com

### KITCHEN EQUIPMENT

**MYERS RESTAURANT SUPPLY, LLC**  
KEVIN MCQUEEN  
5855 GREEN VALLEY CIRCLE SUITE 310  
CULVER CITY, CA. 90230  
310-645-1200

### ENGINEERING TEAM :

#### MEP ENGINEERING & DESIGN

**CRO ENGINEERING GROUP, INC.**  
**CONRAD ORR, SR**  
PRESIDENT  
714-847-7100 X 4001  
conrad@croeg.com

#### STRUCTURE ENGINEERING & DESIGN

**STB STRUCTURAL ENGINEERS, INC.**  
**DOUG THOMPSON**  
STRUCTURAL ENGINEER  
949-599-0320 x112  
doug@stbse.com

## SCOPE OF WORK

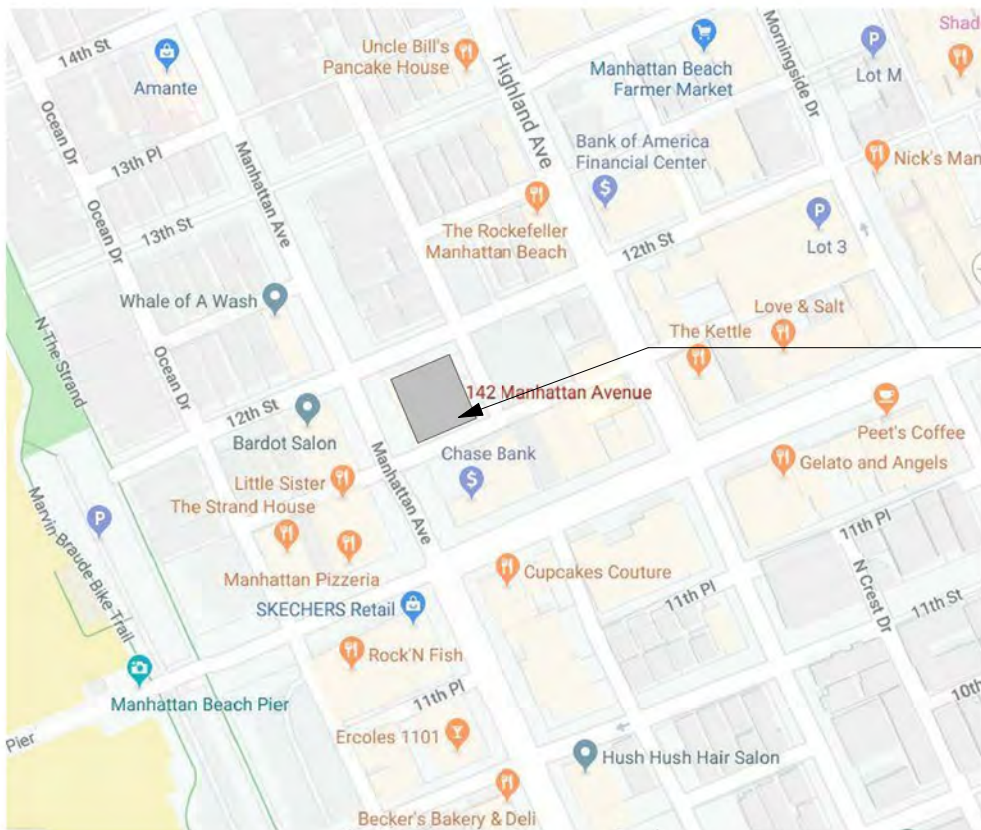
### MB-POST INTERIOR TENANT IMPROVEMENT:

- 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

## VICINITY MAP



SITE

## 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: 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).

### BUILDING HEIGHT & AREA ALLOWABLE:

CONSTRUCTION TYPE III-B (PER CABG 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

### OCCUPANCY GROUP:

A2- GROUP ( SECTION 304.1 ; 2019 CABG)

### OCCUPANCY LOAD

99 OCCUPANTS( SEE OCCUPANCY CALCULATION ON SHEET A100)

### CONSTRUCTION TYPE :

TYPE V-B (TABLE 602; 2019 CABG)

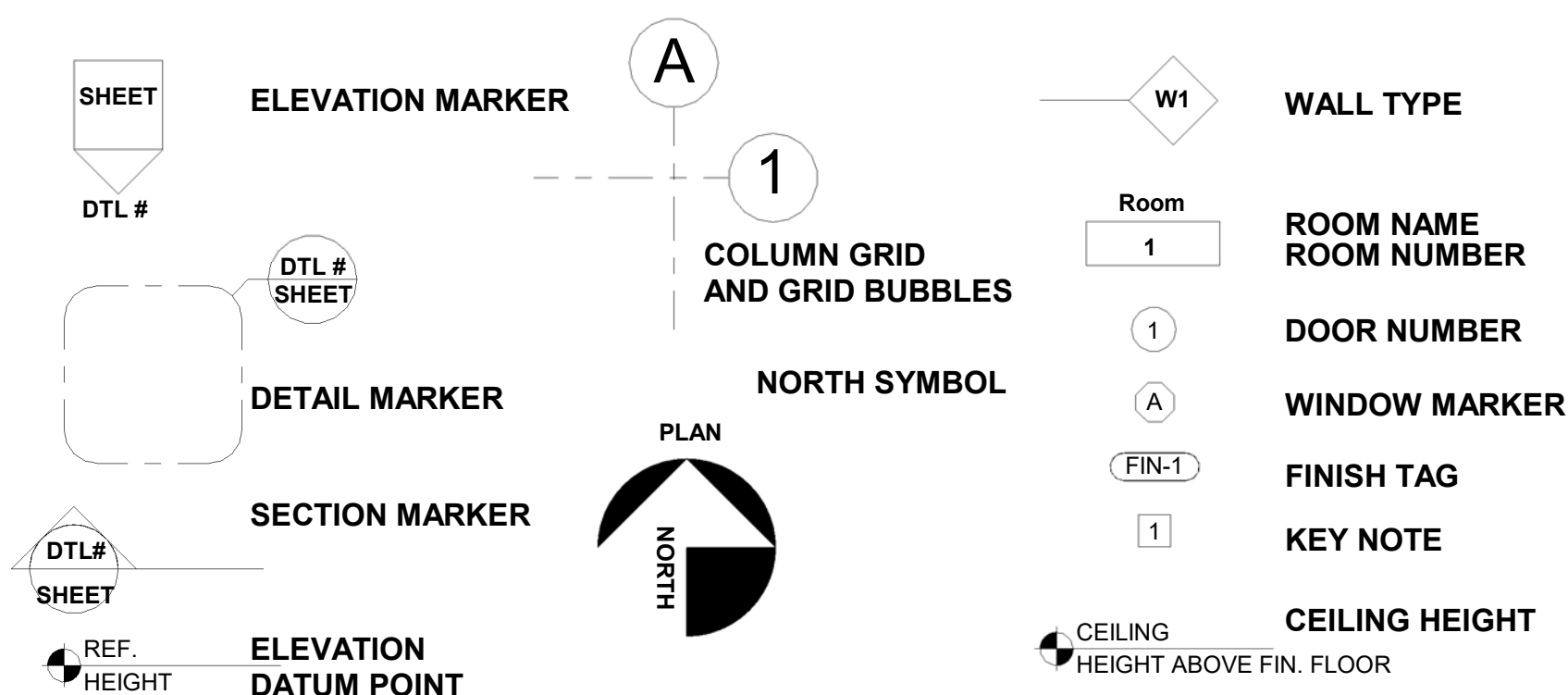
**EXISTING SQUARE FOOTAGE:** (CURRENT MB POST)  
3,283 SQ FT

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

**PROPOSED TOTAL SQUARE FOOTAGE:**  
4,878 SQ FT

**LOT SIZE:**  
6,000 SQ FT

## SYMBOLS



Architecture/Development

14901 Quorum Drive  
Suite 300  
Dallas, Texas 75254

Ph: (972) 239-8884  
Fax: (972) 239-5054



02/03/2020



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

DO NOT SCALE DRAWINGS  
CONTRACTOR TO VERIFY  
ALL EXISTING CONDITIONS AND  
DIMENSIONS-NOTIFY ARCHITECT  
OF ANY DISCREPANCIES PRIOR  
TO BEGINNING CONSTRUCTION

NO REVISION DATE

ISSUE

COVER SHEET

PROJECT NUMBER

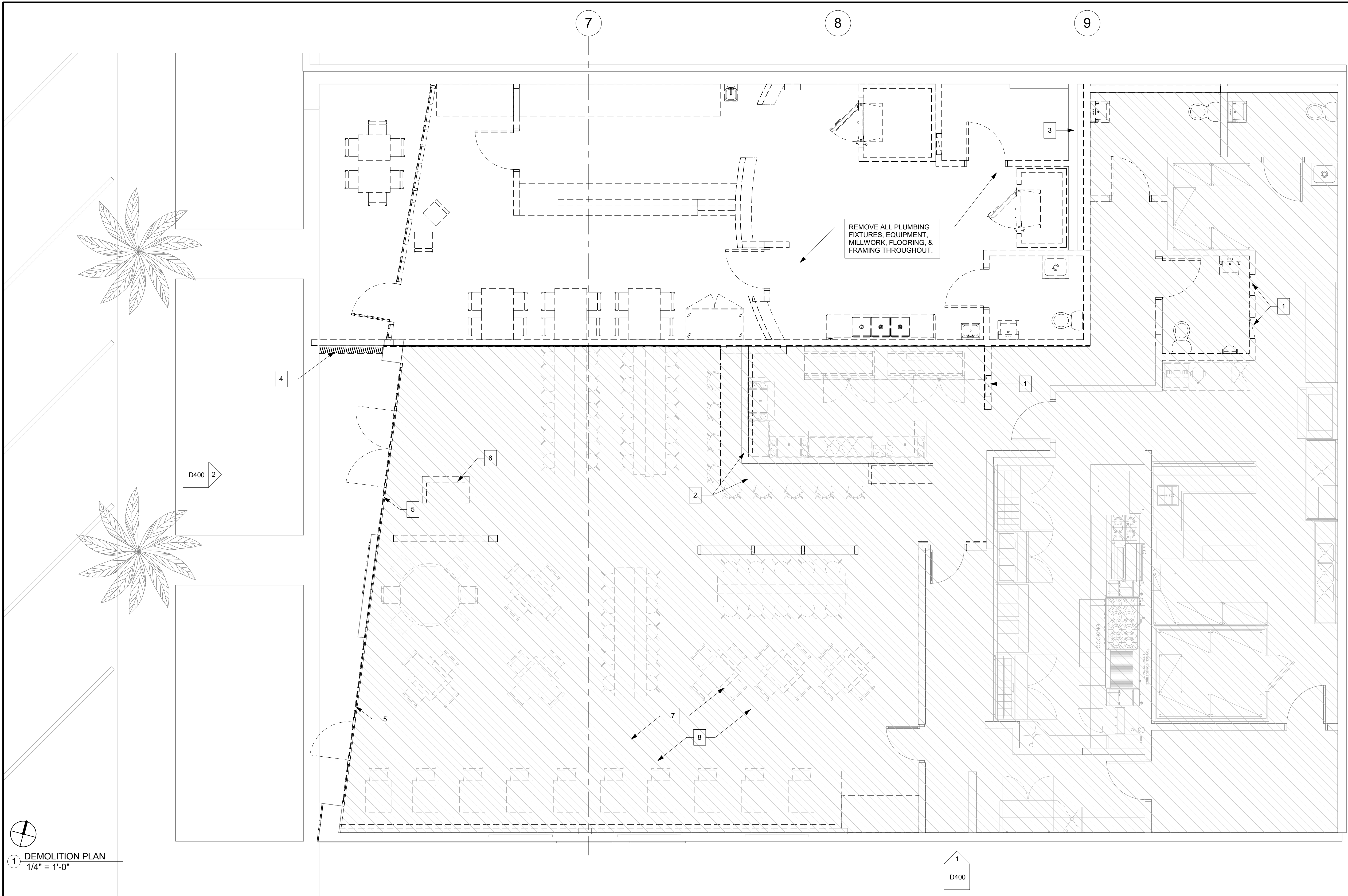
190656

SHEET NUMBER

G100

ISSUE FOR PERMIT 2/03/2020





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

LEGEND	
	= EXISTING TO REMAIN
	= EXISTING TO BE REMOVED

GH A

Architecture/Development

14901 Quorum Drive  
Suite 300  
Dallas, Texas 75254  
Ph: (972) 239-8884  
Fax: (972) 239-5054

LICENSED ARCHITECT  
P. ANDREW  
GERDES  
NO. 0017651  
DEN.  
STATE OF CALIFORNIA  
02/03/2020

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ISSUE

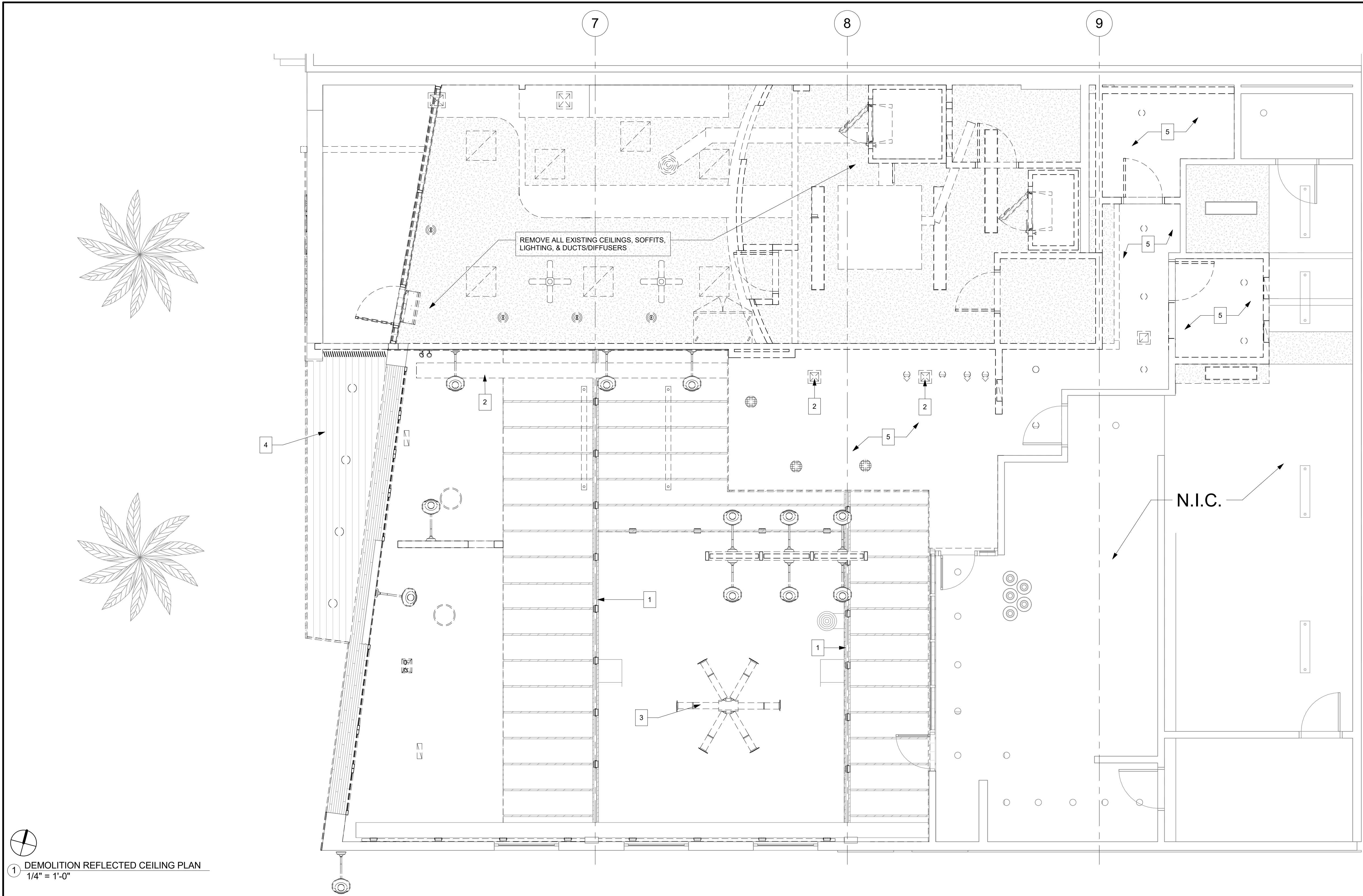
DEMOLITION FLOOR  
PLAN

PROJECT NUMBER  
**190656**

SHEET NUMBER  
**D101**

ISSUE FOR PERMIT 2/03/2020





1 DEMOLITION REFLECTED CEILING 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. EXISTING TRUSSES TO REMAIN.  
2. REMOVE EXISTING SUPPLY TRUNK & DIFFUSER.  
3. REMOVE EXISTING FAN.  
4. REMOVE EXISTING EXTERIOR CANOPY.  
5. REMOVE EXISTING CEILING, LIGHTING, DUCTS, & DIFFUSERS.

**LEGEND**

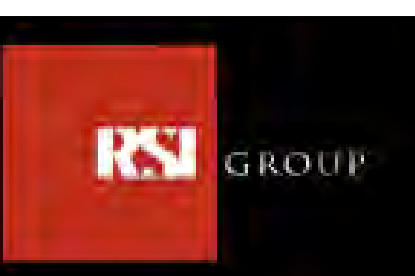
— = EXISTING TO REMAIN  
--- = EXISTING TO BE REMOVED

**GHA**  
Architecture/Development

14901 Quorum Drive  
Suite 300  
Dallas, Texas 75254

Ph: (972) 239-8884  
Fax: (972) 239-5054

LICENSED ARCHITECT  
ANDREW GORDON  
NO. 017261  
PEN.  
STATE OF CALIFORNIA  
02/03/2020



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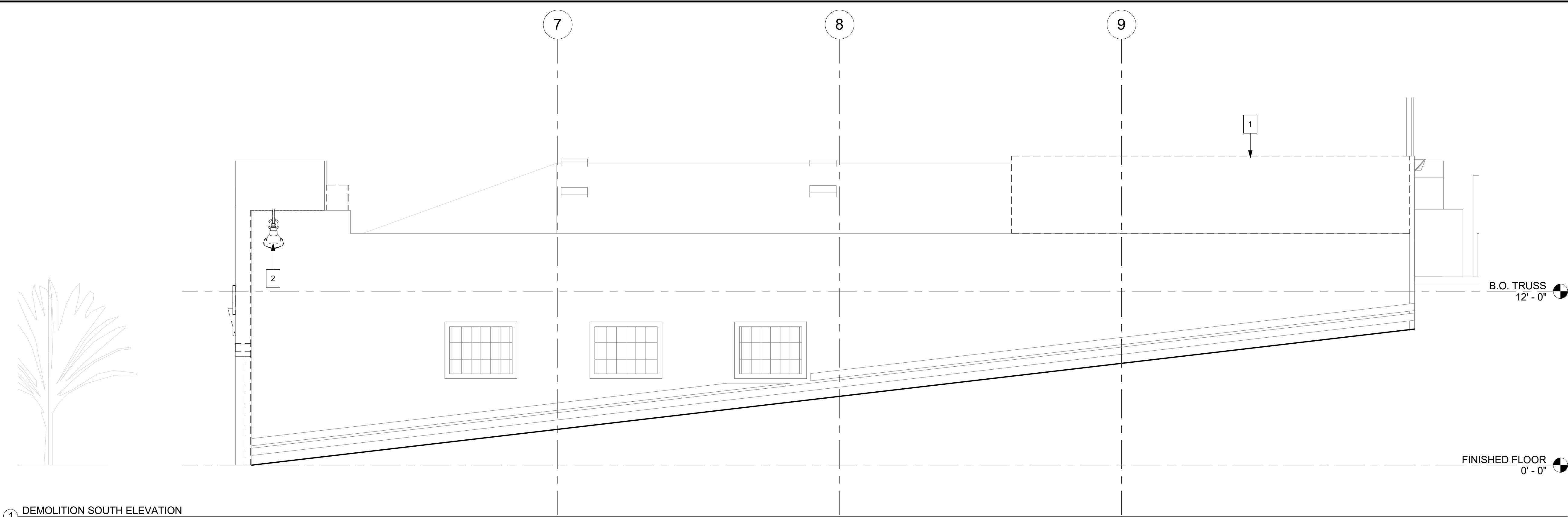
ISSUE

DEMOLITION  
REFLECTED CEILING  
PLAN

PROJECT NUMBER  
**190656**

SHEET NUMBER  
**D120**

ISSUE FOR PERMIT 2/03/2020



1 DEMOLITION SOUTH ELEVATION  
1/4" = 1'-0"

- DEMOLITION KEYNOTES:
- 1. REMOVE EXISTING CHAINLINK FENCE.
  - 2. REMOVE EXISTING EXTERIOR LIGHT FIXTURE.
  - 3. REMOVE EXISTING LETTERS AND RE-APPLY TO NEW 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 FINIS

GH A

Architecture/Development

14901 Quorum Drive  
Suite 300  
Dallas, Texas 75254

Ph: (972) 239-8884  
Fax: (972) 239-5054

LICENSED ARCHITECT  
P. ANDREW  
GORDON  
NO. 0172651  
CEN.  
STATE OF CALIFORNIA

02/03/2020

RSI

GROUP

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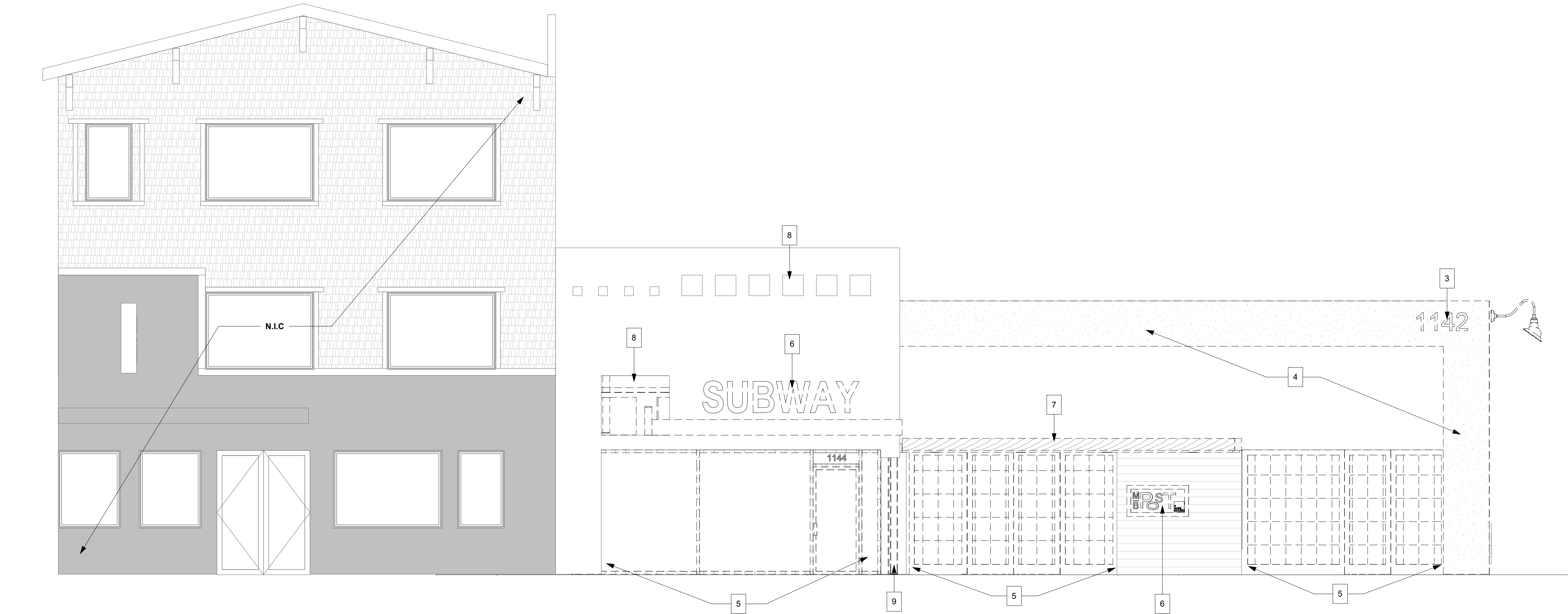
ISSUE

DEMOLITION EXTERIOR  
ELEVATIONS

PROJECT NUMBER  
**190656**

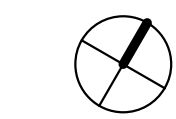
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**D400**

ISSUE FOR PERMIT 2/03/2020

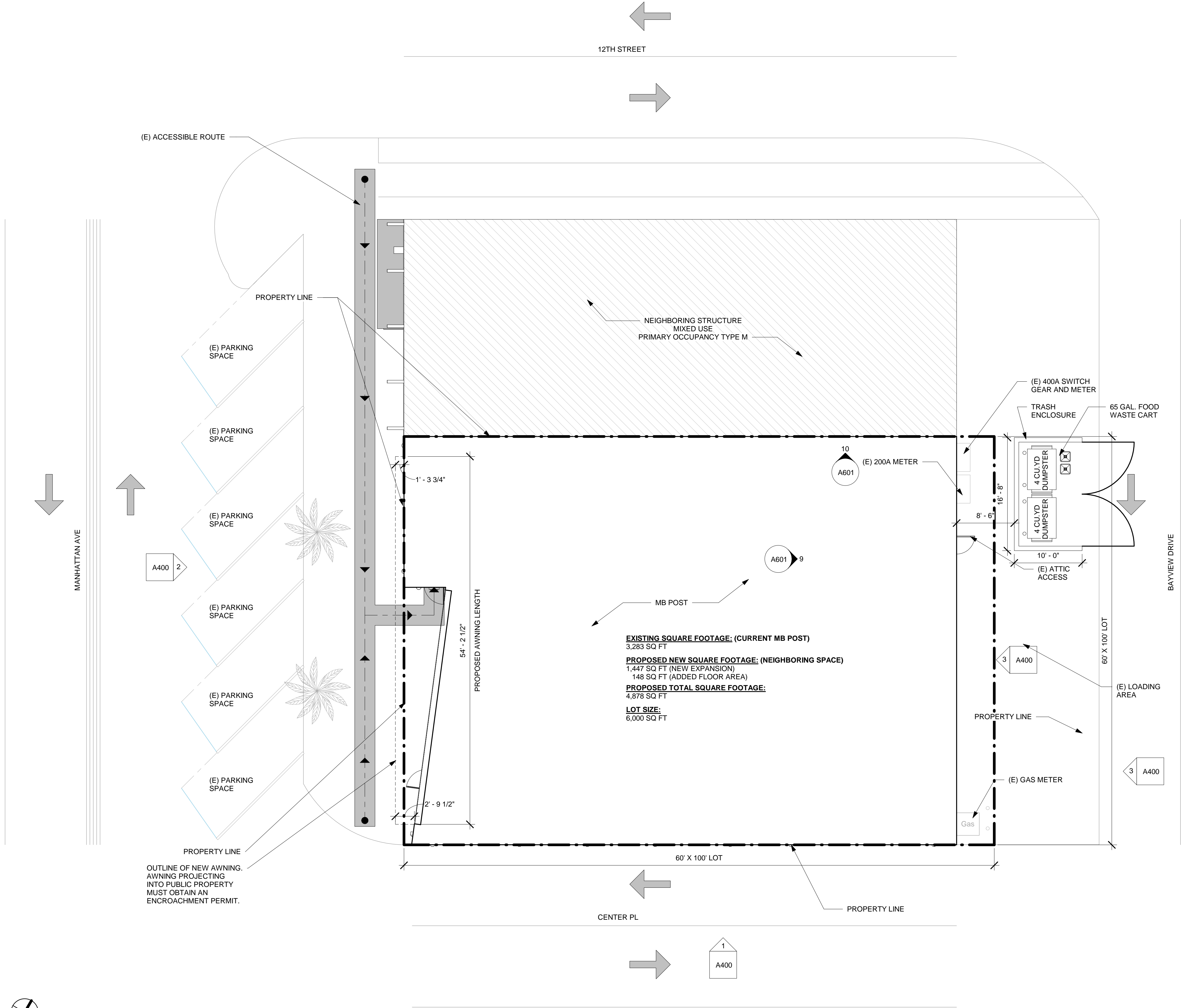


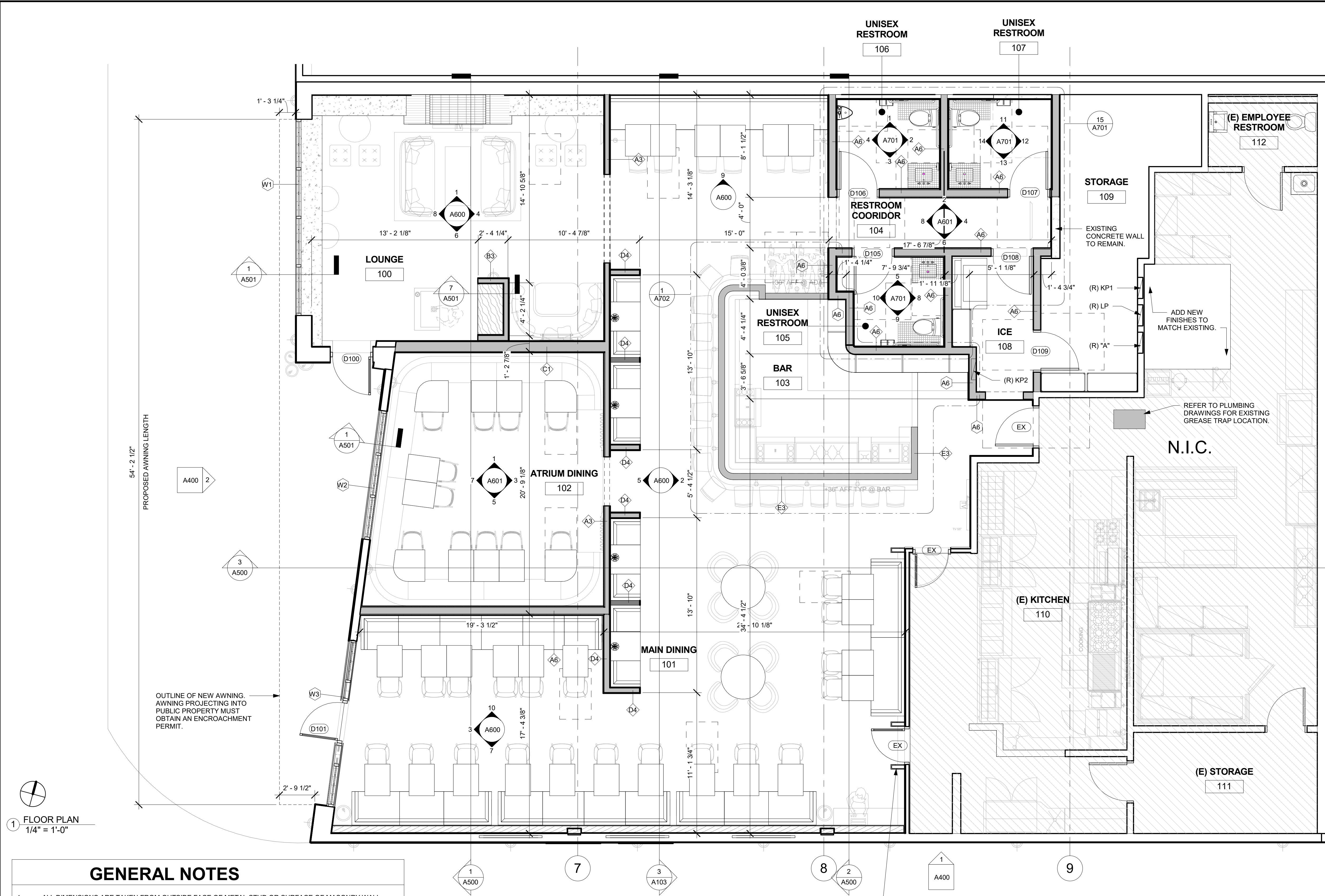
2 DEMOLITION WEST ELEVATION  
1/4" = 1'-0"





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



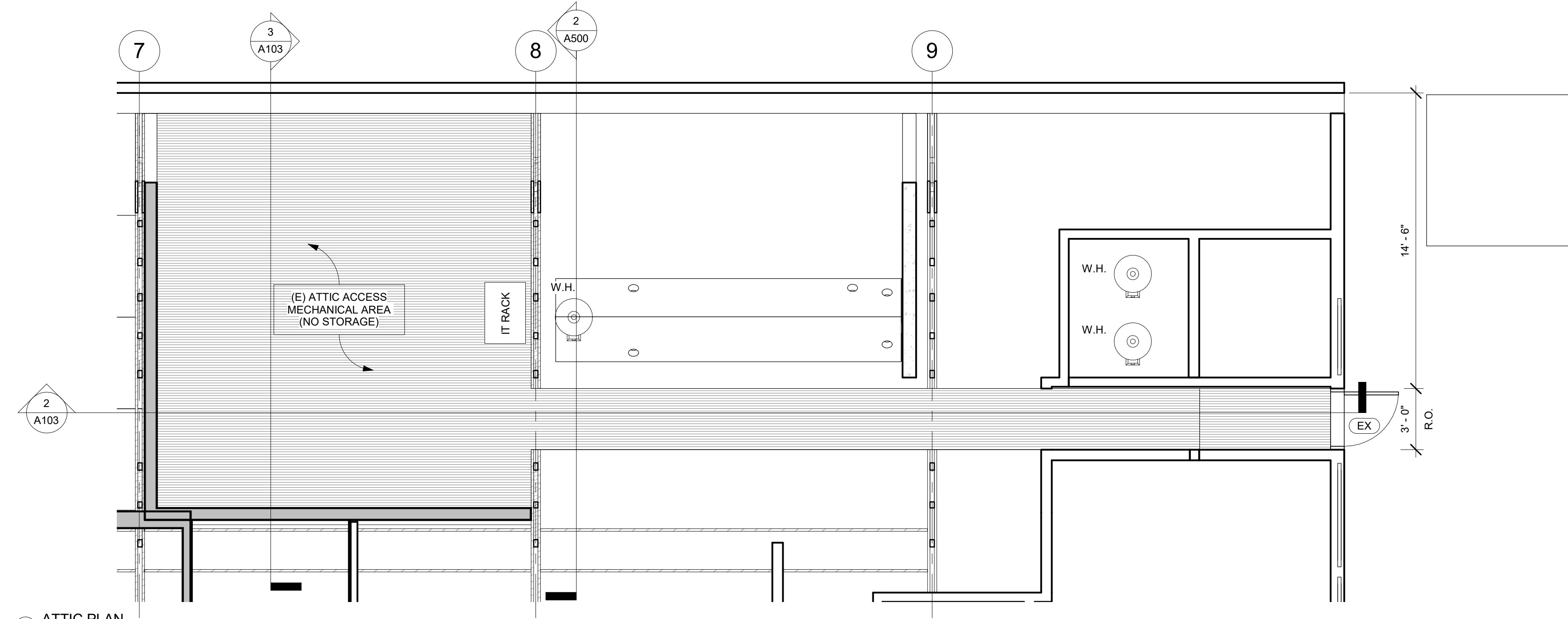


1 FLOOR PLAN  
1/4" = 1'-0"

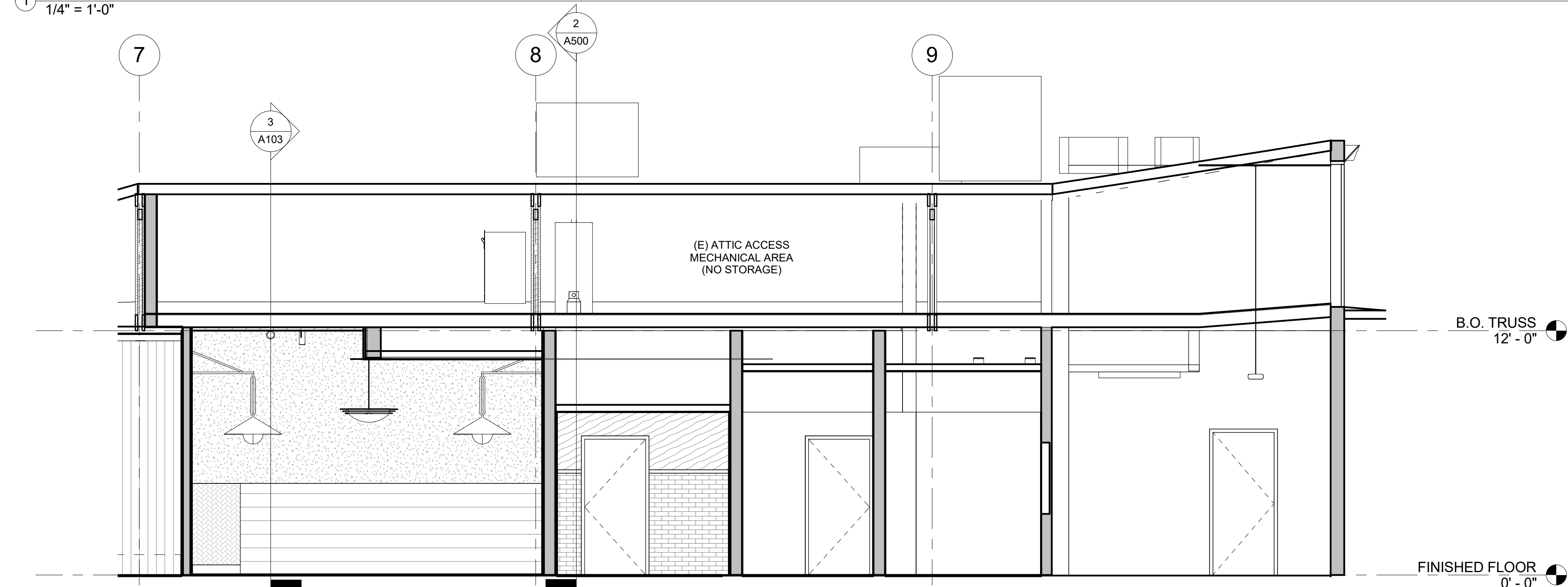
## GENERAL NOTES

- 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.
- ALL WOOD FINISHES TO MEET REQUIRED FIRE CODE WHERE APPLICABLE.
- ALL CONCEALED WOOD BLOCKING TO BE FIRE RETARDED TREATED WOOD.
- RE-SPRAY ALL DAMAGED FIRE PROTECTION AROUND ALL COLUMNS WHERE APPLICABLE.
- COORDINATE W/ EQUIPMENT & PLUMBING PLANS FOR TRENCH DRAINS, FLOOR SINKS & HUB DRAINS. DRAINS TO BE SET AT MIN. ELEVATION TO PROVIDE PROPER DRAINAGE. SLAB TO BE SLOPED 1/4" PER 1'-0" UNLESS OTHERWISE NOTED.
- PROVIDE FIRE CAULKING AT ALL PENETRATIONS IN DEMISING WALLS IN ORDER TO MAINTAIN FIRERATING GC TO PROVIDE CLASS "K" WET CHEMICAL SUFACE MOUNTED FIRE EXTINGUISHERS & TYPE 2A 10BC FIRE EXTINGUISHERS - VERIFY QUANTITY & LOCATION IN FIELD W/ FIRE MARSHALL.
- ALL GAPS UNDER EXTERIOR DOORS NOT TO EXCEED 1/4". GC TO PROVIDE WEATHER STRIPS.
- REFERENCE ELEVATIONS FOR ALL NEW WALL FINISHES.
- G.C. TO PROVIDE PAINT TOUCH UP AFTER FIXTURE INSTALL AND STOCKING
- ALL WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED MOUSTURE RESISTANT WOOD.
- PROVIDE REDUCER/TRANSITION STRIPS AT ALL FLOORING TRANSITIONS. REFER TO FLOOR FINISH PLAN & TRANSITION DETAILS.
- G.C. IS REQUIRED TO PROTECT CONCRETE SIDEWALKS, WALLS, FLOORS AND OTHER SURFACES.
- G.C. IS RESPONSIBLE TO ENSURE THAT THERE ARE NO UNDERGROUND UTILITIES OR OTHER SERVICES BEFORE CUTTING ANY CONCRETE ANYWHERE ON THE PROPERTY.
- 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.
- 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 CONSTRUCTION & DEMOLITION DEBRIS ORDINANCE.
- RECYCLING BY OCCUPANTS: PROVIDE ADEQUATE SPACE AND EQUAL ACCESS FOR STORAGE, COLLECTION, AND LOADING OF COMPOSTABLE, RECYCLABLE AND LANDFILL MATERIALS.
- COMPOSITE WOOD: MEET CARB AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD INCLUDING MEETING THE EMISSION LIMITS IN CALGREE TABLE 5.504.4.5
- 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.

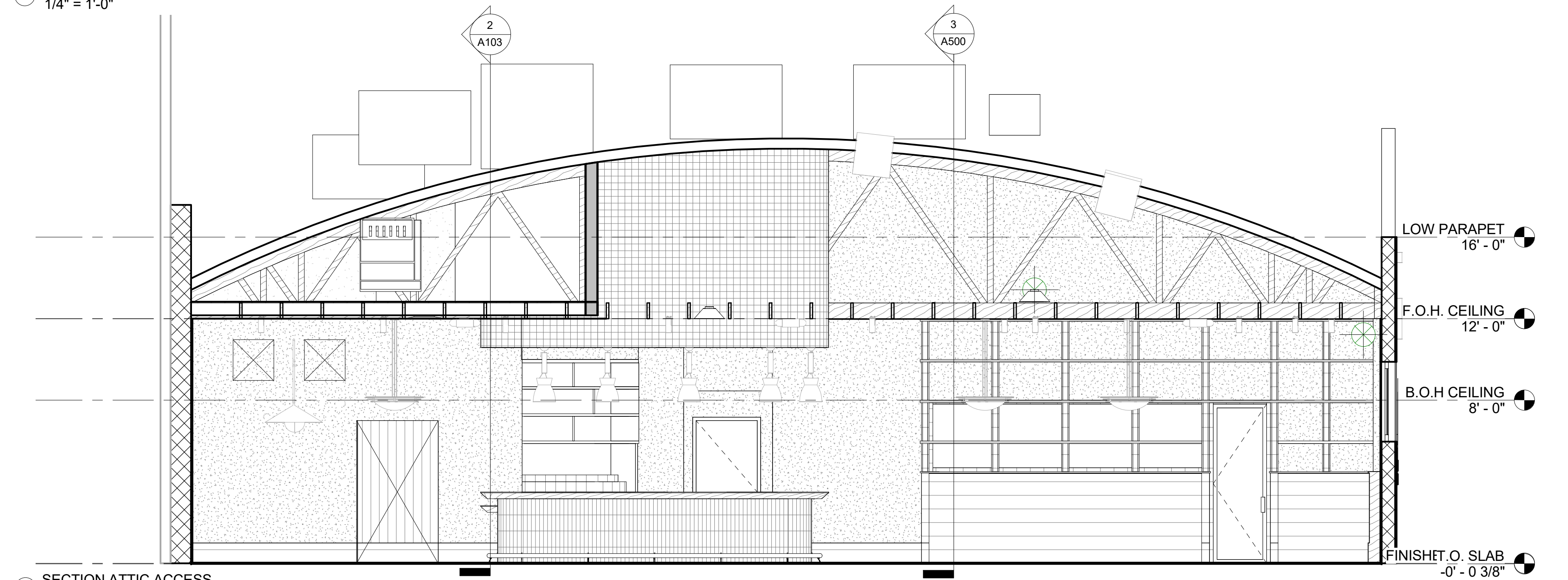




① ATTIC PLAN  
1/4" = 1'-0"



② SECTION ATTIC ACCESS  
1/4" = 1'-0"



③ SECTION ATTIC ACCESS  
1/4" = 1'-0"

BAYVIEW DRIVE



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Suite 300  
Dallas, Texas 75254  
Ph: (972) 239-8884  
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ISSUE

ATTIC ACCESS PLAN

PROJECT NUMBER

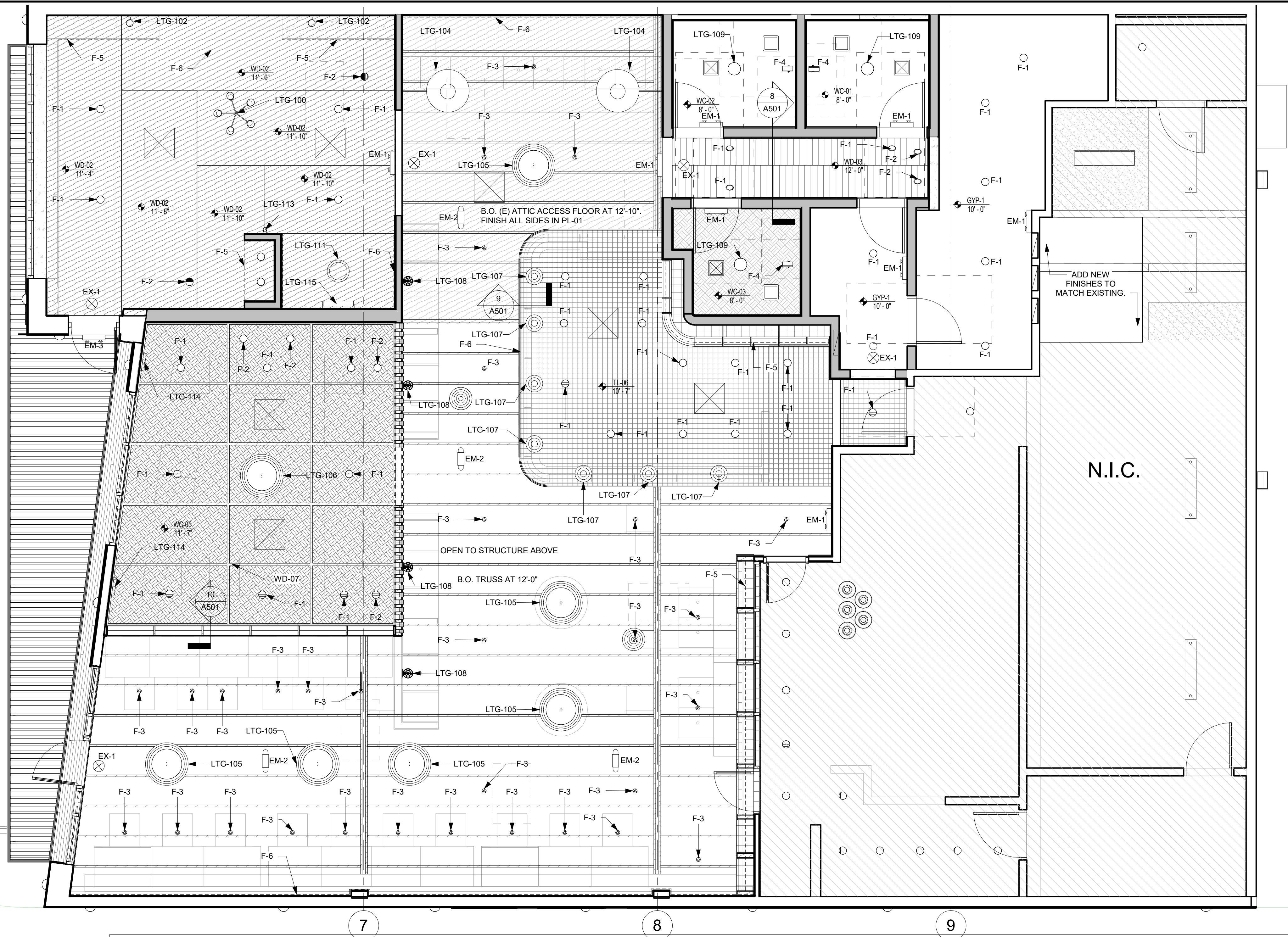
**190656**

SHEET NUMBER

**A103**

ISSUE FOR PERMIT 2/03/2020





1 A201\_REFLECTED CEILING PLAN  
1/4" = 1'-0"

## GENERAL NOTES

- ALL CEILING HEIGHTS INDICATED ARE TO BE FROM FINISHED FLOOR UNLESS NOTED OTHERWISE
- LOCATE ALL TRACK & RECESSED FIXTURES @ CENTERLINE OF TILE UNLESS OTHERWISE INDICATED
- 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
- 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)
- FIXTURE QUANTITIES SHOWN ARE APPROXIMATE THE LIGHTING VENDOR IS RESPONSIBLE FOR DETERMINING EXACT FIXTURE COUNTS REQUIRE FOR PROJECT
- GC IS RESPONSIBLE FOR COORDINATING FINAL FIXTURE QUANTITIES WITH LIGHTING VENDOR PRIOR TO BIDDING, ORDERING & INSTALLING.
- REFER TO ELECTRICAL SHEETS FOR EXACT LIGHTING INFORMATION.
- REFERENCE ELECTRICAL SHEETS FOR DIMMING SCHEDULE
- GC TO FIELD FAINT LIGHT FIXTURE TRIM TO MATCH THE ADJACENT SOFFIT/CEILING FINISH PER THE FOLLOWING LOCATIONS.
- 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 COORDINATION FINAL FIXTURE QUANTITIES WITH LIGHTING VENDOR PRIOR TO BIDDING, ORDERING & INSTALLATION.

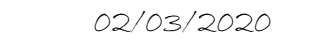
## LIGHT FIXTURE SCHEDULE

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	(2)6W	
EM-2	EMERGENCY LIGHT W/ 90 MINUTES BATTERY PACK (CEILING MOUNTED)	LIGHT ALARMS	PHM100-2LD10	LED 3000K	(2)5.4W	
EM-3	EXTERIOR WATERPROOF EMERGENCY LIGHT W/ 90 MINUTES BATTERY PACK (WALL MOUNTED)	LIGHT ALARMS	2V12G1/LD10-B-D-SMC	LED 3000K	(2)6W	
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 ADJUSTABLE DOWNLIGHT	CLARTE LIGHTING	SMR1-201-0-10V1-8W-PAR16-X4-FL-LS-ADJ-S6-27K	LED 2700K	8W	
F-5	SURFACE MOUNTED LINEAR LOW VOLTAGE LED	LUMINI	ZOOM ZO-LENGTHS AS REQUIRED FOR CONTINUOUS RUNS-27K-HO-F	LED 2700K	3.2/FT	
F-6	SURFACE MOUNTED LINEAR LOW VOLTAGE LED	LUMINI	KENDO M KM-LENGTHS AS REQUIRED FOR CONTINUOUS RUNS-27K-VHO-F-FC-SA	LED 2700K	6.5W/FT	
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	





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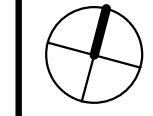
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PROJECT NUMBER \_\_\_\_\_

**100656**

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ISSUE FOR PERMIT 2/03/2020

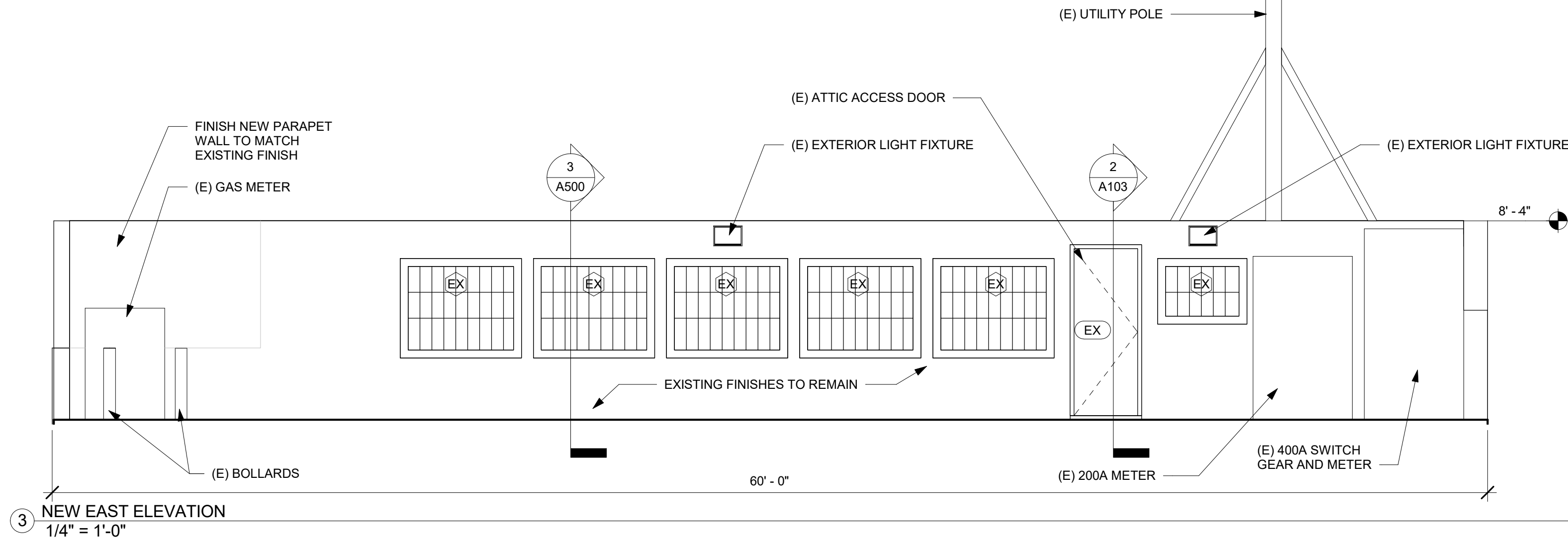
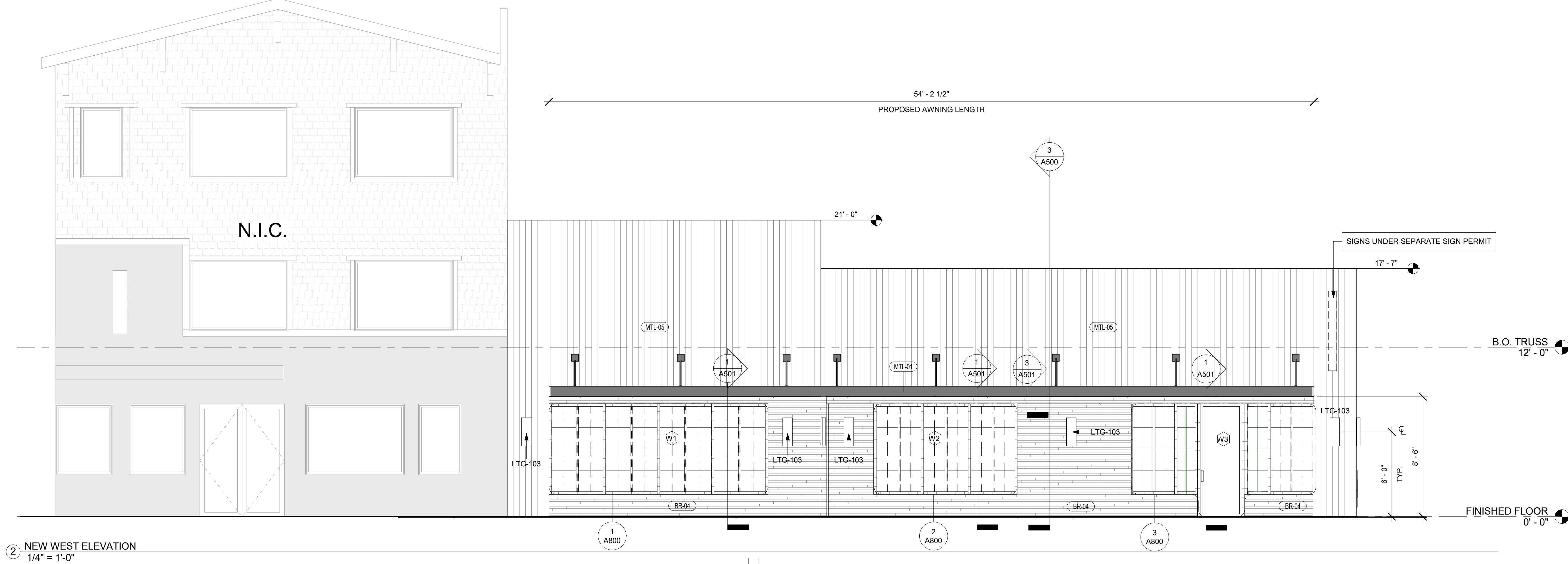
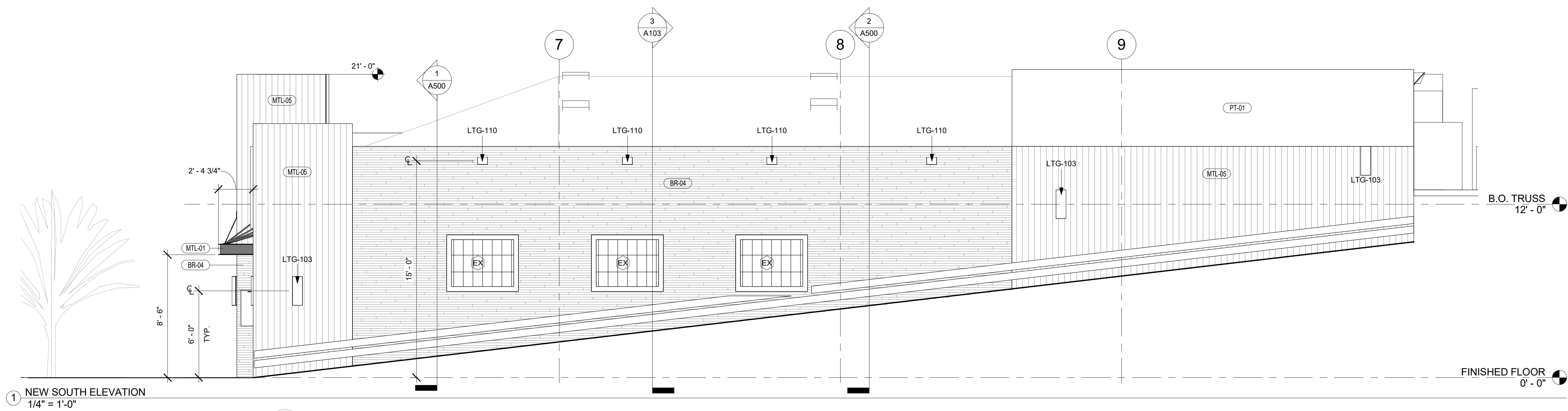


1 ROOF PLAN  
1/4" = 1'-0"

OUTLINE OF NEW AWNING. -  
AWNING PROJECTING INTO  
PUBLIC PROPERTY MUST  
OBTAIN AN ENCROACHMENT  
PERMIT.

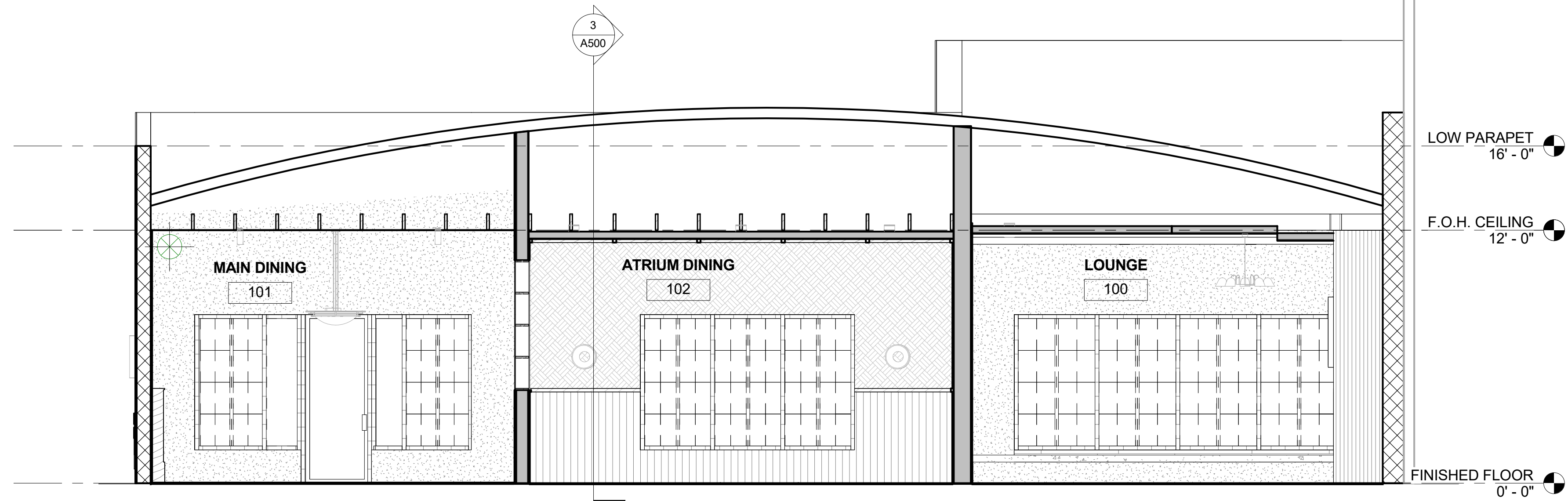
 $8^{\circ} - 8^{\circ}$



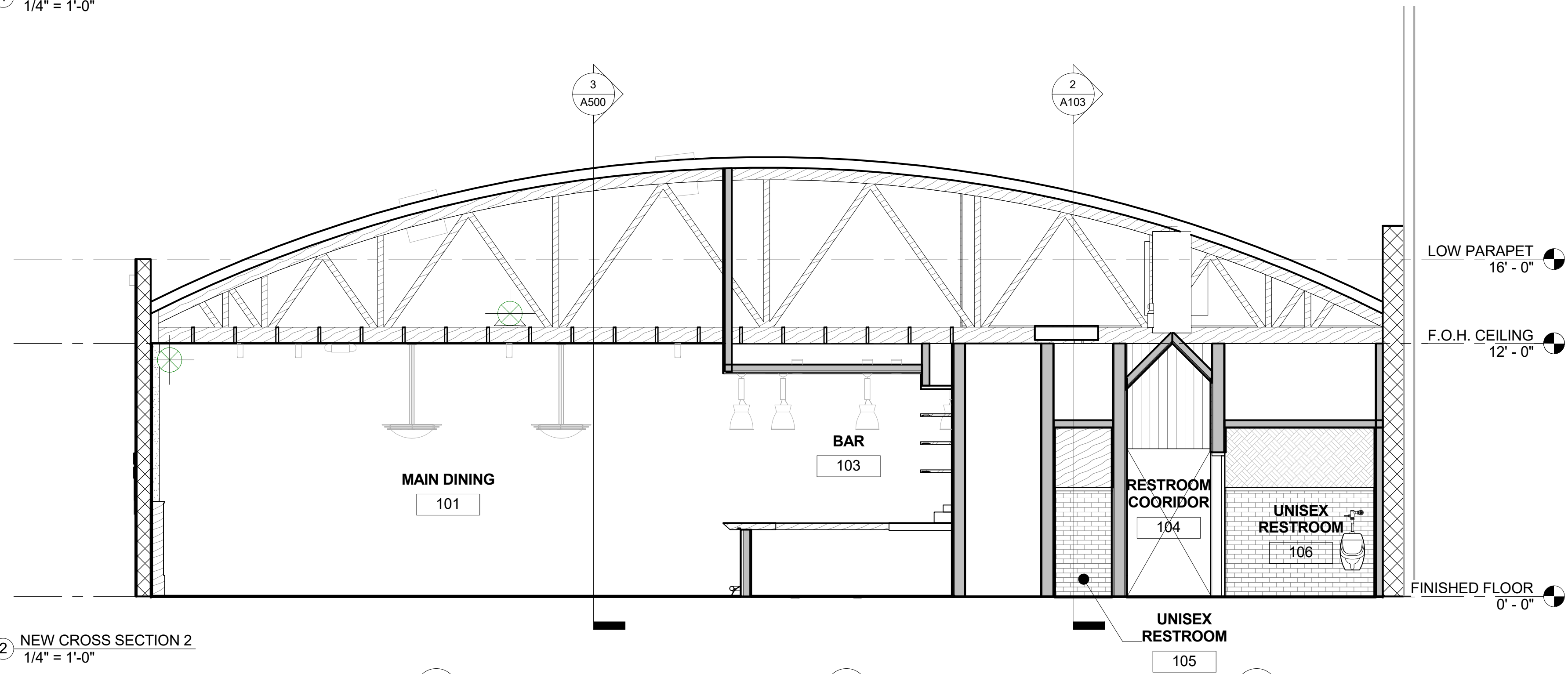


Exterior Lighting Fixture Schedule					
TYPE	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LAMP	NOTES
LTG-103	EXTERIOR WALL SCONCE	TBD		TBD	
LTG-110	EXTERIOR WALL SCONCE	TBD		TBD	

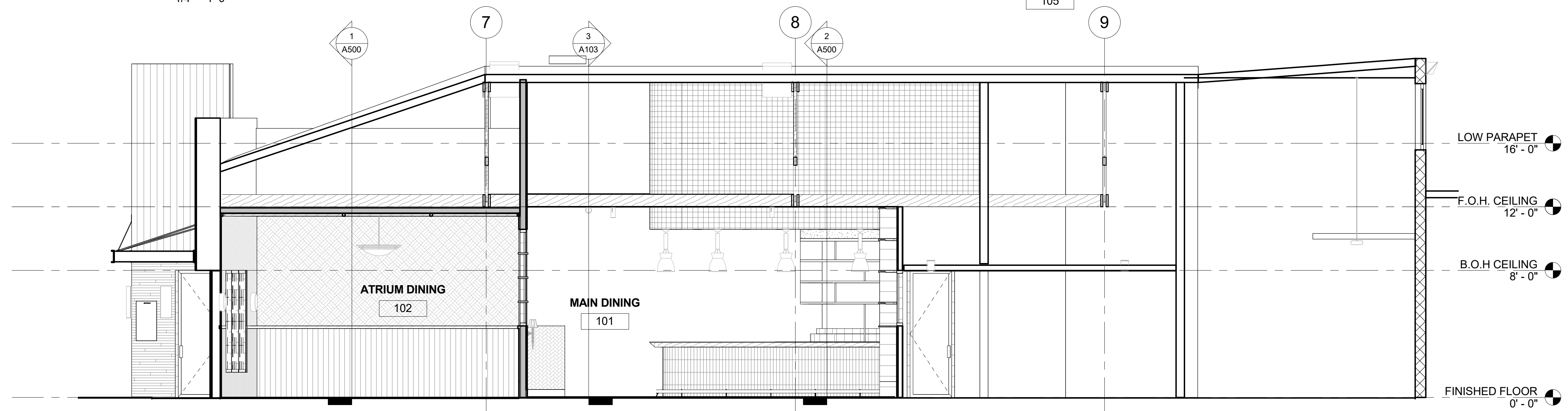




① NEW CROSS SECTION 1  
1/4" = 1'-0"



② NEW CROSS SECTION 2  
1/4" = 1'-0"



③ NEW LONGITUDINAL SECTION 1  
1/4" = 1'-0"