



**CITY OF MANHATTAN BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT
INFORMATIONAL REPORT**

DATE: August 10, 2022

TO: Planning Commission

FROM: Carrie Tai, AICP, Community Development Director

THROUGH: Talyn Mirzakhanian, Planning Manager

BY: Ted Faturros, Associate Planner

SUBJECT: One-Year Review of a Use Permit Amendment Allowing a Major Remodel of an Existing Restaurant with Full Liquor Service and Live Entertainment at 309 Manhattan Beach Boulevard. (Esperanza/Newman)

BACKGROUND

The Planning Commission, at its regular meeting on March 27, 2019, unanimously adopted Resolution No. PC 19-03 (Attachment 1), granting a Use Permit Amendment to applicant Greg Newman for approval of a major remodel to an existing restaurant space (Shark's Cove) to accommodate a new restaurant tenant (Esperanza), located at 309 Manhattan Beach Boulevard. The applicant did not propose any changes to the operating hours, full alcohol service, or live entertainment hours. Condition of approval No. 4 in Resolution No. PC 19-03 requires that "one year from the date of opening, Planning staff shall prepare and submit an informational report to the Planning Commission giving an update on the applicant's compliance with all conditions in the Use Permit Amendment."

Operation of the approved Eating and Drinking Establishment use at 309 Manhattan Beach Boulevard (Esperanza) commenced in late July 2021, subsequent to the Planning Commission's approval of the Use Permit Amendment request. Thus, this report serves as the one-year review of the operation, in accordance with Condition No. 4 in Resolution No. PC 19-03.

DISCUSSION

In preparation for the required one-year review, staff completed the following steps:

1. Consult with the Code Enforcement staff to ascertain any documented violations of applicable Manhattan Beach Municipal Code (MBMC) provisions, Local Coastal Program (LCP) provisions, or conditions of approval by the subject operator, and status thereof;
2. Consult with the Police Department to obtain a list of “calls for service” documented under the address of the subject operation at 309 Manhattan Beach Boulevard; and
3. Review the applicable conditions of approval in Resolution No. PC 19-03 to confirm the operator’s compliance with conditions of approval.

First, staff’s consultation with the Code Enforcement staff yielded the following results:

- On December 23, 2021, Code Enforcement staff notified the operator of a violation regarding unpermitted drainage of a liquid from a pipe onto the public right-of-way. The operator determined that the unpermitted drainage was due to a drain blockage. Subsequently, the blockage was cleared and the Code Enforcement case was closed on January 7, 2022. Thus, this violation is no longer outstanding.
- On January 25, 2022, Code Enforcement staff notified the operator of a violation regarding unpermitted placement of commercial items in the public right-of-way. On multiple occasions, staff observed the host podium, utilized by the subject operator, placed on the sidewalk in front of the restaurant along Manhattan Beach Boulevard. This was a violation of Condition No. 29 in Resolution No. PC 19-03, which states, “The owner shall be required to obtain a City of Manhattan Beach right-of-way encroachment permit for any projections into the public right-of-way,” as well as a violation of Chapter 7.36 of the LCP. Staff conducted an on-site meeting with the business owner/operator to discuss this violation, after which the podium was relocated, thereby ceasing the operator’s unpermitted use of the right-of-way. Thus, this violation is no longer outstanding.
- Also on January 25, 2022, the operator was notified of a violation of Condition No. 22 in Resolution No. PC 19-03, which states, “There shall be no restaurant or commercial uses allowed on the second floor area including the deck. The second-floor interior and exterior deck shall not be rented out for events or private parties” (note that all approved plans on file for the property delineate the upstairs unit as a residential use). In advance of issuing this notice of violation to the operator on January 25, 2022, staff

fielded multiple reports regarding the unpermitted commercial use of the upstairs interior and exterior spaces, including reports from restaurant employees, residents, and City staff, and uncovered evidence of the unpermitted use in the form of advertisement flyers and internet reviews/photos (Attachment 2). In April 2022, staff met with the business owner/operator to discuss the matter, and advised them that the upstairs shall remain a residential use unless and until a Use Permit Amendment is obtained for commercial use of the upstairs interior/exterior spaces. All subsequent Code Enforcement inspections during the past three months in regard to commercial use of the upstairs space have revealed no violations. Thus, this violation is no longer outstanding.

- On July 18, 2022, while conducting an unscheduled inspection of the second-floor space, staff observed a discrepancy between the approved plans and the space delineated as the bathroom for the residential unit; specifically, staff observed installation of an unpermitted toilet in a space originally approved as a closet. This is a violation of Condition No. 1 in Resolution No. PC 19-03, which requires substantial conformance with the approved plans (Attachment 3). This violation is outstanding and the applicant is required to work with staff to resolve it.

Second, staff's consultation with the Police Department regarding "calls for service" documented under the subject address (July 1, 2021 to July 31, 2022) yielded the following results (see Attachment 4):

- Of the eleven documented "calls for service", seven were pertaining to parking meter malfunction, unpermitted parking, and sounding alarms, and were unrelated/not attributed to the subject operator.
- On October 9, 2021, dispatch received a call regarding loud music at the location. An officer made contact with the involved party, but no arrests were made.
- On January 1, 2022, officers observed three male subjects at the location in a fight. Officers made contact with the involved parties, but no arrests were made.
- On July 10, 2022, officers responded to the location regarding an intoxicated female. Officers made contact with involved parties. The female subject was arrested for public intoxication.
- On July 31, 2022, dispatch received a call requesting fire and police response regarding a female who was passed out at the location. No arrests were made.

Lastly, staff reviewed the subject operator's compliance with all conditions of approval in Resolution No. PC 19-03, which are primarily focused on restaurant operations, the service of alcohol, regulations on live entertainment, the use of the second-story interior and exterior spaces, noise, trash, and signage. Notwithstanding the violations described herein, three of which corrected by the applicant, and one of which is outstanding, the applicant is in compliance with the remainder of the conditions of approval in Resolution No. PC 19-03.

PUBLIC OUTREACH

No public outreach was required for this one-year update.

CONCLUSION

Staff concludes that the applicant is currently in compliance with conditions of approval in Resolution No. PC 19-03, with the exception of the unpermitted toilet in the second-floor residential unit. The applicant is required to work with staff to resolve the outstanding violation; otherwise, further Code Enforcement action will be initiated.

Staff recommends that the Planning Commission receive and file this report, marking compliance with Condition No. 4 in Resolution No. PC 19-03. Alternatively, the Commission may request a second review of the Use Permit Amendment, upon a time interval also dictated by the Commission (i.e. six months or one year). MBMC Section 10.104.030 states that upon determination that there are reasonable grounds for revocation or modification of a Use Permit Amendment, the Commission may direct staff to schedule a noticed public hearing, during which the Use Permit Amendment would be reviewed for the purpose of revocation or modification in accordance with the requirements of the MBMC, also referenced in Section A.84.090(D) of the LCP.

ATTACHMENTS

1. Resolution No. PC 19-03
2. Internet documentation/advertisement of unpermitted second-floor operations
3. Approved Plans (2019)
4. Police Reports- July 2021 to the Present

ATTACHMENT 1

RESOLUTION NO. PC 19-03

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A USE PERMIT AMENDMENT TO ALLOW A MAJOR REMODEL OF AN EXISTING RESTAURANT WITH FULL LIQUOR SERVICE AND LIVE ENTERTAINMENT, AND ACKNOWLEDGE NO MORE THAN TWO EXISTING UPSTAIRS RESIDENTIAL UNITS AT 309 MANHATTAN BEACH BOULEVARD (ESPERANZA/NEWMAN)

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. On August 14, 1984, the Board of Zoning Adjustment of the City of Manhattan Beach adopted Board of Zoning Adjustment Resolution No. BZA 84-37, approving a Use Permit for a substantial remodel and renovation to an existing restaurant at the property located at 309 Manhattan Beach Boulevard, subject to a number of conditions.
B. Under the entitlements conferred by Board of Zoning Adjustment Resolution No. BZA 84-37, the restaurant operators were granted the ability to substantially remodel and renovate the restaurant and bar while still being able have full alcohol service and live music.
C. The Planning Commission of the City of Manhattan Beach opened a public hearing on January 23, 2019 and continued the public hearing to March 27, 2019 without discussion. At the March 27, 2019 meeting, the Commission conducted the continued public hearing, received testimony, and considered an application for a Use Permit Amendment to allow a major remodel of the existing restaurant (Shark's Cove) located at 309 Manhattan Beach Boulevard. The applicant did not request to change the operating hours, full alcohol service, or live entertainment hours.
D. The subject property is legally described as Lot 3, Block 92, Manhattan Beach Division #2 in the City of Manhattan Beach, County of Los Angeles.
E. The applicant for the subject project is Greg Newman, the owner of the business (hereafter referred to as "the owner").
F. The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Existing Facilities Section 15301 based on Staff's determination that there is no expansion of use associated with the Project.
G. 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.
H. The existing building maintains an eating and drinking establishment use at the first story. The original permitted use for the second story was two residential units, but it appears that the second story has not been used as a residential use for some time, and is currently being used as an unpermitted office/storage use.
I. The subject property is located in Area District III and is zoned CD, Downtown Commercial. The surrounding properties are zoned CD to the North (across Center Place), South (across Manhattan Beach Boulevard), East, and West.
J. The use is permitted in the CD zone subject to a Use Permit and is in compliance with the City's General Plan designation of Downtown Commercial.
K. The General Plan designation for the property is Downtown Commercial. The General Plan encourages Downtown businesses that offer "services and activities to our residents and visitors". The project is specifically consistent with General Plan Policies as follows:

LU-6: Maintain the viability of the commercial areas of Manhattan Beach.

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

L. The Planning Commission makes the following findings required to approve the Use Permit pursuant to MBMC Section 10.84.060:

1. 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.

Esperanza will continue to be a commercial use located in the CD Downtown Commercial zone.

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.

Esperanza will be a commercial use consistent with the General Plan's Downtown Commercial land use designation assigned to the project lot and the neighboring lots. The proposed use is consistent with neighboring uses, as the neighboring lots have also been developed with commercial uses, many of which are eating and drinking establishments that serve alcohol. The General Plan encourages a "vibrant downtown" that offers "services and activities for residents and visitors", and Esperanza can be part of the Downtown commercial mix of businesses that helps create a dynamic and interesting Downtown.

3. The proposed use will comply with the provisions of this title, including any specific condition required for the proposed use in the district in which it would be located.

Esperanza will be an eating and drinking establishment use that complies with all provisions of the Municipal Code's Title 10 Planning and Zoning. Requiring permits for the reestablishment of two upstairs residential units will make the area in conformance with Planning, Building & Safety, Fire, Health Department, and Department of Alcoholic Beverage Control (ABC) regulations.

4. 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.

The existing tenant on the site, Shark's Cove, has been operating at the location for several years, serving full alcohol in conjunction with food service. The proposed tenant, Esperanza, will also be an eating and drinking establishment located on the busy Manhattan Beach Boulevard commercial corridor in the heart of Downtown Manhattan Beach, with some of the surrounded businesses having similar operating characteristics. Significant buffers between Esperanza and surrounding residences exist, with Manhattan Beach Boulevard, Center Place, City Parking Lot 3 (between Center Place and 12th Street), and other businesses providing sound barriers that help minimize any impacts associated with the use. Additionally, the conditions to limit the hours of entertainment, further define what type of entertainment is allowed, and other conditions will serve to mitigate impacts of the use.

M. The project shall comply with all applicable provisions of the Manhattan Beach Municipal Code.

N. This Resolution, upon its effectiveness, constitutes the Use Permit Amendment for the subject project.

1 SECTION 2. The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the Use Permit
2 Amendment subject to the following conditions:

- 3 1. The project shall be in substantial conformance with the plans and project description submitted
4 to, and approved by the Planning Commission on March 27, 2019 as amended and conditioned. Any substantial deviation from the approved plans and project description, as conditioned, shall
5 require review by the Community Development Director to determine if approval from the
6 Planning Commission is required.
- 7 2. Any questions of intent or interpretation of any condition will be reviewed by the Community
8 Development Director to determine if Planning Commission review and action is required.
- 9 3. The applicant shall be required to obtain permits for any work necessary to bring the second floor
10 into compliance with the Building Code and Fire Code, as determined the Building & Safety
11 Division and Fire Department, respectively for no more than two residential units. The proposed
12 work for the first and second stories will be under a single building permit submittal to ensure that
13 the necessary upgrades to the residential unit(s) on the second story occur in conjunction with
14 the renovation of the lower level restaurant space. The restaurant will not be allowed to start
15 operations until all of the required improvements to the upstairs residential units have been
16 completed and the permits finalized.
- 17 4. One year from the date of opening, Planning staff shall prepare and submit an informational report
18 to the Planning Commission giving an update on the applicant's compliance with all conditions in
19 the Use Permit Amendment.

20 **Operation**

- 21 5. The management of the property shall police the property and all areas adjacent to the business
22 during the hours of operation to keep it free of litter and food debris.
- 23 6. The operators of the business shall provide adequate management and supervisory techniques
24 to prevent loitering and other security concerns outside the subject business.
- 25 7. All rooftop mechanical equipment shall be screened from the public right-of-way.
- 26 8. All mats shall be cleaned on the premises with no outside cleaning of mats permitted. If any floor
27 mats cannot be cleaned within the premises, a service company must be contracted.
- 28 9. Hours of operation for the establishment shall be permitted as follows:

Monday - Sunday	7:00am – 2:00am
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- 29 10. Alcohol service shall be conducted only in conjunction with food service during all hours of
30 operation.
- 31 11. Sale of alcoholic beverages for consumption off-premise is prohibited.
- 32 12. Food service shall be available at all seats, and no specific bar area serving exclusively alcohol
shall be permitted.
- 13. The owner shall be in substantial compliance with all restrictions imposed by the Alcohol
Beverage Control Board (ABC) prior to service of liquor.
- 14. At all times the business shall identify itself as a "restaurant" and will not identify itself as a "bar"
in public advertisements.
- 15. The hours of live entertainment shall be limited as follows:

Monday – Sunday	7am – 1:30am
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16. Noise emanating from the property shall be within the limitations prescribed by the City Noise Ordinance and shall not create a nuisance to nearby property owners. Noise shall not be audible beyond the premises.
17. The restaurant management shall control the volume of any music. Exterior music and amplified sound associated with the commercial use is prohibited on any decks and patios.
18. The management shall ensure that all exterior doors and windows are kept closed during live entertainment performances. The exterior doors and windows facing Manhattan Beach Boulevard shall have a Sound Transmission Class (STC) rating of at least 30.
19. Live entertainment is limited to no more than five musicians and/or vocalists. Live entertainment shall only use the restaurant's speaker system, no extra speakers and/or amplifiers from an outside source is permitted. The sound system will be managed and controlled by the restaurant management staff.
20. An acoustic engineer or similarly qualified professional shall be hired by the applicant to review the restaurant's layout, materials, finishes, and operating characteristics; and will make recommendations on how to mitigate the noise generated by the business' operations. The applicant will share the acoustic engineer's recommendations and observations with Community Development Staff, and modifications shall be implemented as determined to be appropriate by the Director of Community Development.
21. At any time in the future, the Planning Commission or City Council may review the Use Permit for the purpose of revocation or modification in accordance with the requirements of the MBMC Chapter 10.104. Modification may consist of conditions deemed reasonable to mitigate or alleviate impacts to adjacent land uses.
22. There shall be no restaurant or commercial uses allowed on the second floor area including the deck. The second-floor interior and exterior deck shall not be rented out for events or private parties.
23. The Community Development Department staff shall be allowed to inspect the site at any time.

Refuse

24. The management shall arrange for special on-site pickup as often as necessary to ensure that the refuse area has adequate space to accommodate the needs of the subject business.
25. No refuse generated at the subject site shall be located in the non-alley Public Right-of-Way for storage or pickup, including the disposal of refuse in any refuse container established for public use.

Signage

26. All new signs and alterations to existing signs shall receive permits, and shall be in compliance with the City's sign code.
27. A-frame or other sidewalk signs in the public right-of-way shall be prohibited.
28. No temporary banner or other signs shall be placed on the site without City permit and approval.

Procedural

29. The owner shall be required to obtain a City of Manhattan Beach right-of-way encroachment permit for any projections into the public right-of-way.
30. This Resolution shall become effective when all time limits for appeal as set forth in MBMC Section 10.100.030 have expired

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- 31. 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.
- 32. This Resolution shall serve as the amended and restated Use Permit for the subject property. Board of Zoning Adjustment Resolution No. BZA 84-37 is rescinded and no longer in effect.
- 33. 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.
- 34. 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.
- 35. The Secretary of the Planning Commission shall certify to the adoption of this Resolution and shall forward a copy of this Resolution to the owner. The Secretary shall make this resolution readily available for public inspection.
- 36. 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 Department of Community Development within 30 days of the adoption of this Resolution. Notwithstanding the foregoing, the Director may, upon a request by owner, grant an extension to the 30-day time limit. The project approval shall not become effective until recordation of the covenant.
- 37. *Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City.* The 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 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 owner of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the owner of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the 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 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 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 owner shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.

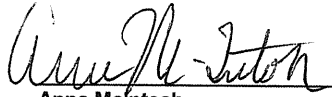
I hereby certify that the following is a full, true, and correct copy of the Resolution as **ADOPTED** by the Planning Commission at its regular meeting on **March 27, 2019** and that said Resolution was adopted by the following vote:

AYES: Morton, Thompson, Fournier,
Chair Burkhalter

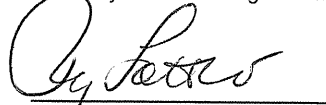
NOES: None

ABSTAIN: None

ABSENT: None



Anne McIntosh
Secretary to the Planning Commission




Rosemary Lackow
Recording Secretary

ATTACHMENT 2


Esperanza Cocina de la Playa
309 Manhattan Beach Blvd, Manhattan Beach, CA

4.5 ★★★★★ 110 reviews ⓘ

walking distance to the pier. Come ready to eat. DELICIOUS authentic Mexican dishes. I had "Sabor de Tres Mariscos." The drinks are yummy too 😊




Like

 **Victor Bellino**
Local Guide · 431 reviews · 1,406 photos

★★★★★ 6 months ago

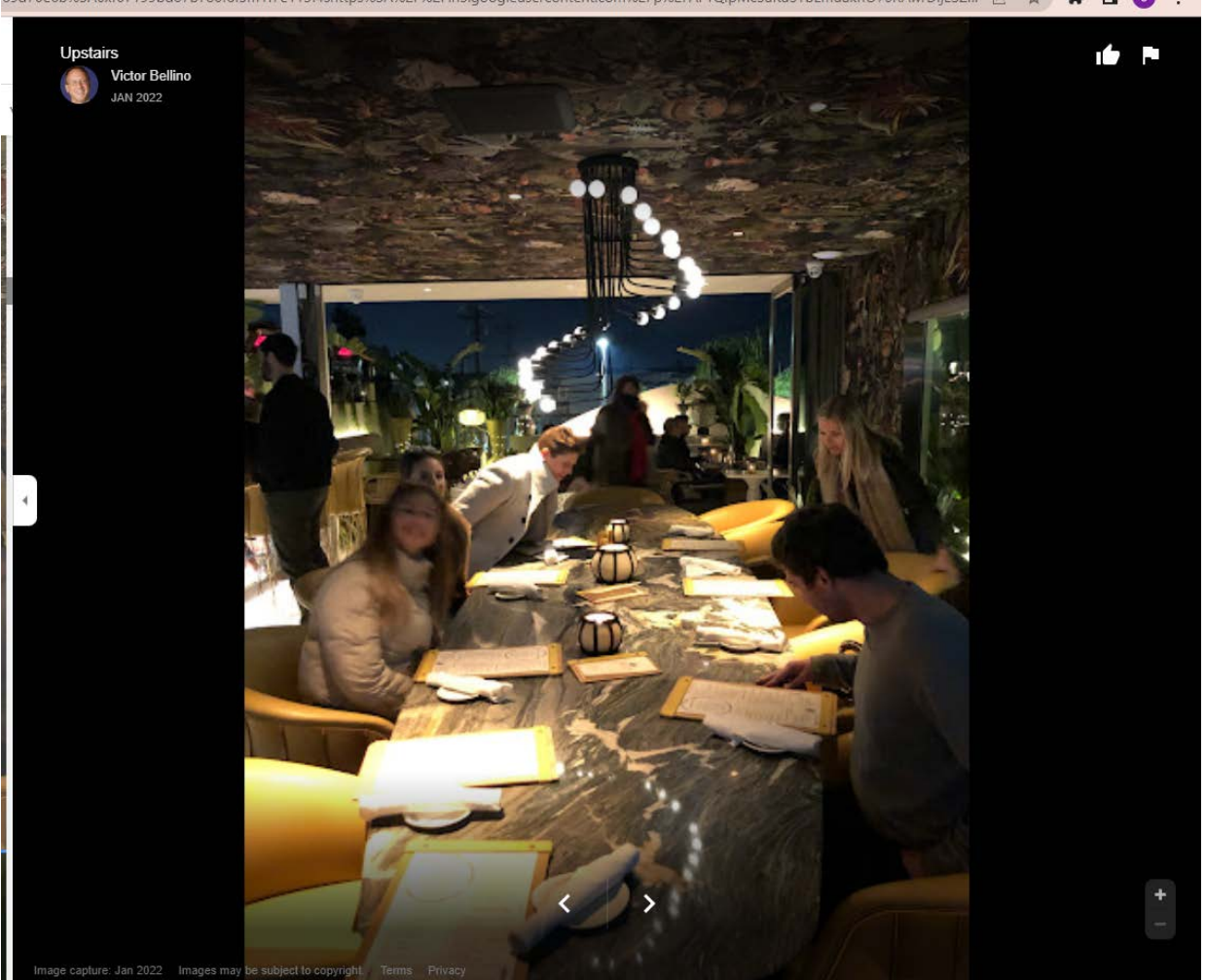
It's an upscale eatery with great food and drinks. Start with a cucumber jalapeño martini or a Rico Suave or a Basil Hayden bourbon. Then dive into the amazing dinner options. Some are fairly pricy (Prawns Pacific) which was delish but a small portion, and some were a great value like Crab & Shrimp enchiladas for \$26. Downstairs has a more "formal" vibe, so we enjoyed the upstairs my casual/lively seating. Our waiter (Devin) was great.

VictorB



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direction of Corporate Chef Raymon

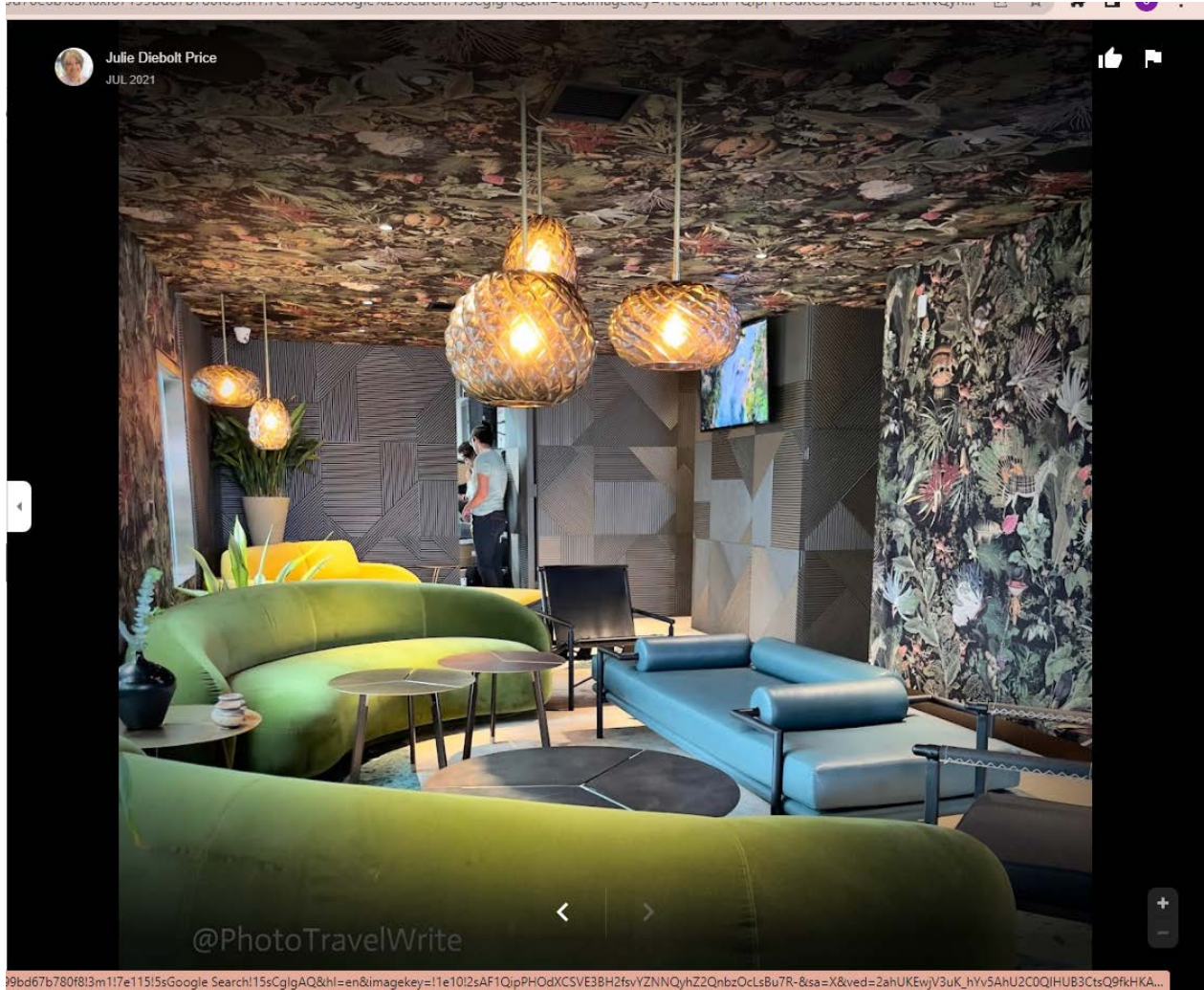




Christian Gardner
DEC 2021



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Julie Diebolt Price
JUL 2021

@PhotoTravelWrite

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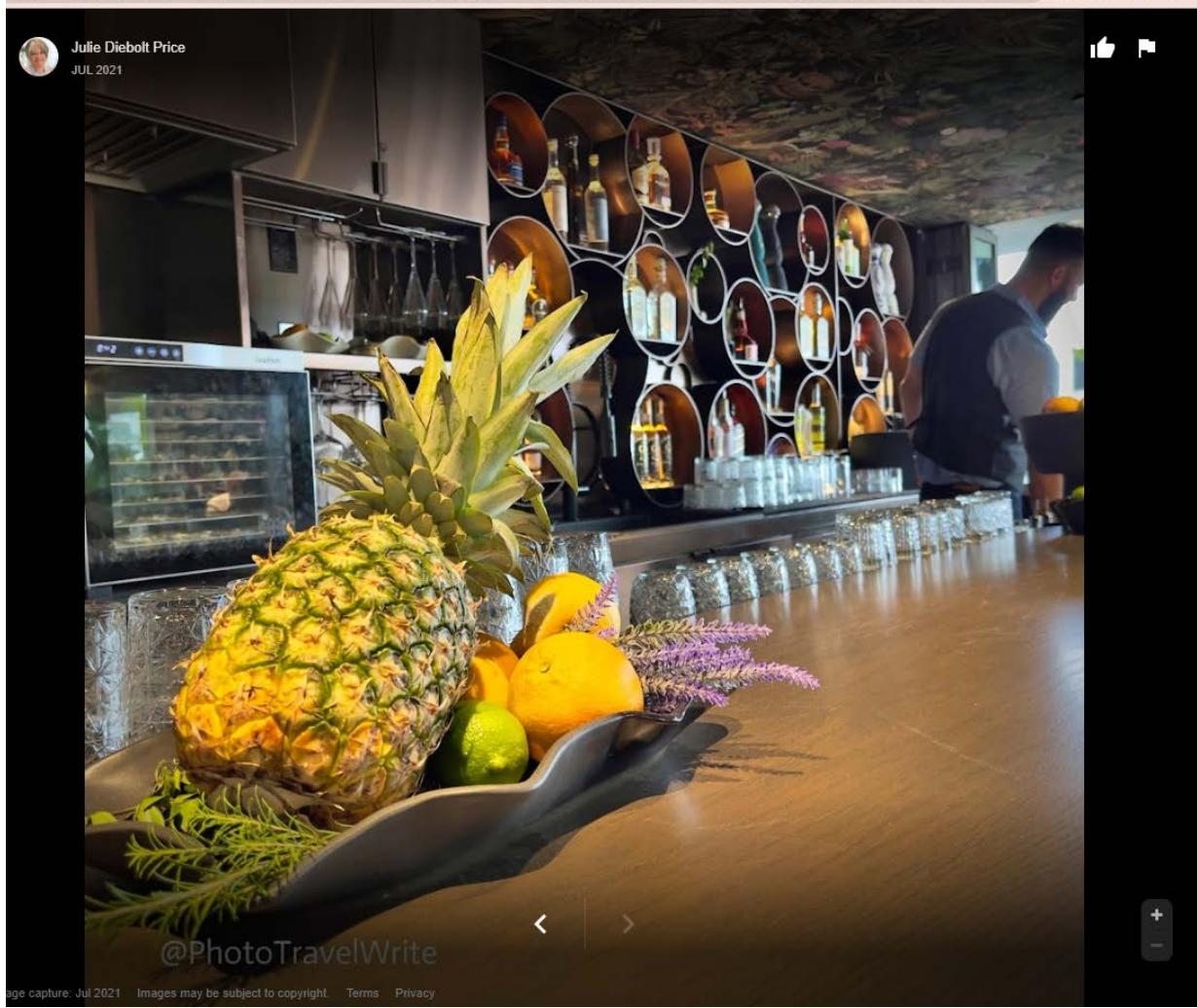


Image capture: Jul 2021 Images may be subject to copyright. Terms Privacy



OpenTable
Diner
Minneapolis
4 reviews

★★★★★ Dined on March 22, 2022
Overall 5 · Food 5 · Service 5 · Ambience 5

Excellent food. Not a place to have a quiet lunch/dinner

Report



Jacqueline
Los Angeles
1 review

★★★★★ Dined on March 20, 2022
Overall 5 · Food 5 · Service 5 · Ambience 5

This spot is a VIBE in downtown Manhattan Beach and one of my favorite spots to dine and chill at with my friends. After a certain time on the weekends, the restaurant turns into a club and gets loud AF - so be aware if you're not into that. Appetizers, entrees, and dessert are all tasty. Drinks are strong and delicious. The downstairs area is muted in colors; it can be loud, crowded and chaotic. Downstairs is also reserved for walk ins at the bar and first come first serve. The furniture is cute, but way too big for how crowded the downstairs area is. However, upstairs is colorful with plants and has a tropical lounge vibe. Upstairs is reserved for reservations and is much quieter, calm, and chill - WAY less chaotic! Overall, LOVE this spot. It's small, quaint but absolutely vibey.

[- Read less](#)

Report

more about reservation

For 2 people, Jul 21, 2022, 7:00 PM

[Find a time](#)

Booked 59 times today

Order delivery or takeout

Takeout

(424) 422-0057



Gina
Los Angeles
2 reviews

★★★★★ Dined on February 22, 2022
Overall 5 • Food 5 • Service 5 • Ambience 5

We had made a reservation for my daughter's birthday about a month and a half ago which made the poor service even more disappointing as we were looking forward to a great experience. When we arrived we were sat at a dirty, disheveled table at the entrance with the hostess basically on top of us and with napkins, bins of utensils and other equipment all around us. Our server was unenthusiastic and seemed so disinterested; hardly looking at us and speaking so quietly we could hardly hear her. Our appetizers came and we had no roll ups, no utensils and no plates. We basically just grabbed what was sitting in the bins around us and made our own as our server was no help. We had to ask multiple staff members repeatedly to get basic things like more plates, more chips or salsa. Our waitress hardly checked in with us. We were offered a different table about an hour into sitting on the edge of the restaurant which was considerate though at that point our experience was already ruined. Food was amazing but not much else! We returned to Esperanza on 3/3/22. It was amazing. We felt as if we were in a completely different restaurant than our first visit. First of all we sat upstairs, which was beautiful. Felt as if we were on vacation. We were met with gracious attentive servers and host upstairs. We received amazing tortillas and dips right as we sat. We didn't have to seek out servers for anything, they were on it! The food and drinks were on point! Based on this experience, not our first experience, we will return. I am a bit confused as to why the upstairs dining experience was so much better. I guess my suggestion, request seating upstairs. Thanks for a wonderful dining experience John Fox! We appreciate the stellar service and food!

[Read less](#)

Report

1 review



VIP
ExtremelyHappyPerson000
Los Angeles
59 reviews

★★★★★ Dined on November 5, 2021
Overall 5 • Food 5 • Service 5 • Ambience 5

What a fabulous and fantastic restaurant and upstairs bar. Definitely the best new concept in Manhattan Beach. Food is delicious, drinks are yummy, service is excellent. I loved it and will continue to recommend it.

Report

Make a reservation

For 2 people, Jul 21, 2022, 7:00 PM

Find a time

Booked 59 times today

Order delivery or takeout

Takeout

(424) 422-0057

Username
 Location
 📍 0 📞 0

☆☆☆☆☆
 Start your review of **Esperanza Cocina de la Playa.**

<http://www.esperanza.com>

(424) 422-0057

Get Directions
 309 Manhattan Beach Blvd
 Manhattan Beach, CA 90266

Message the Business

Kevin S.
 South Los Angeles, Los Angeles, CA
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☆☆☆☆☆ 8/30/2021

This guy Devin is the best server I've ever had. Checked in on us so much, bought us shots. This guy was such a stud I can't wait to go back. He was so informational when it came to describing the meals and sold me on the achiole beso salmon which was absolutely delicious. All my friends loved him. The **roof top** experience was amazing even though it was my only day off i felt like I was on vacation. If you guys don't know about the Esperanza experience know that this is the new spot in Manhattan. Enjoy!!!!

👍 Useful 😄 Funny 😎 Cool

1 of 1

Nicole E. Elite 2022
 Orange County, CA
 📍 282 📞 459 📧 2795

☆☆☆☆☆ 2/16/2022

📷 3 photos

Located in Manhattan Beach. Tip: parking is TOUGH so arrive early to find parking. They also take walk ins but recommend reservations because the rooftop is exclusive for reservations only and so CHIC.

This restaurant is fairly new and so dreamy! Aesthetically I felt like I was whisked away to Cabo, going from the streets of Manhattan Beach to a stylish white covered restaurant on the first floor. We were celebrating my sister in laws birthday and had reservations so we were told to go upstairs. The upstairs has an exclusive bar and a rooftop vibe. The upstairs also has fire pits and just as beautiful!

Food- 5/5
 Really great Mexican dishes and our party of 10 raved about the food.
 The taco and enchilada was done really well \$21
 The taco plates were also hearty and cooked to perfection.
 Heard rave reviews about the prawns-- so recommend!
 The cocktail list is extensive and the drinks are beautiful presentation.

Service was attentive and everyone was friendly.
 I will definitely be back sooner then later!



<http://www.esperanzamb.com>

(424) 422-0057

Get Directions
 309 Manhattan Beach Blvd
 Manhattan Beach, CA 90266

Message the Business

The main occupying my attention is the area around the bar. The upstairs has an exclusive bar and a rooftop vibe. The upstairs also has fire pits and just as



weather) and there was a constant draft.

Photos for Esperanza Cocina de la Playa

1 of 3 [See all photos](#)

Upstairs for reservations only

by [Nicole E.](#) on February 13, 2022

↑ Helpful ↓ Not Helpful



IMG_4139.jpg

Show all X



Juliet S. Elite 2022
 Long Beach, CA
 📍 67 📅 227 📧 99

★★★★★ 11/21/2021

📷 2 photos

From beginning to end the experience was amazing. My friend and I walked up and we were lucky enough to snag a table and were seated right away.

We were seated in the upstairs area and it was so cute. I ordered the pineapple cilantro marg and it was perfectly balanced and I loved it. I also loved the complimentary tortillas instead of chips situation. ordered the taco, enchilada and chile relleno plate. When I go somewhere new I order a big plate so I can try multiple items. I honestly wasn't expecting much to be honest. I've been to a lot of beautiful Mexican restaurants where it's all ambiance and the food isn't good but this place exceeded my expectations and the portions were huge with such reasonable pricing!! That beef crunchy taco hit the spot lol. Our server Kristy was super nice too. My girlfriend and I are already planning a double date there with our bfs. Haha

👍 Useful 1

😄 Funny

😎 Cool 1



Antonina C.
 Los Angeles, CA
 📍 8 📅 45 📧 69

<http://www.esperanza.com>

(424) 422-0057

Get Directions

309 Manhattan Beach
 Manhattan Beach, CA 90263

Message the Business



Kayla P.
 Los Angeles, CA
 📍 356 📅 191 📧 214

★★★★★ 1/11/2022

📷 6 photos

Too notch!
 Esperanza is amazing from the service, to the location, down to every last bite!
 It is super intimate and perfect for a cute night out or a romantic date! It's cozy, and classy in all the right ways!
 Kyla is amazing hands down!!!

We came in and were seated promptly upstairs (yes it has an upstairs!) and this would be perfect for a nice day out! Or a warm summer night!

Our server (whoops, I forgot his name) was super knowledgeable and friendly. He really gave us the best experience ever! He gave us a run down of the menu, and when I say this man's recommendations were everything.... HIS RECOMMENDATIONS WERE EVERYTHING!
 Everything was perfection from the perfectly crafted cocktails, to the incredibly flavored meal...

I will definitely be making my way back!!



<http://www.esperanza.com>

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 Manhattan Beach, CA 90263

Message the Business

IMG_4139.jpg

Show all X



Dona S.

Los Angeles, CA

6 146 53

★★★★★ 6/19/2022 · Updated review

One of my fave restaurants in MB. Lounge vibes, great food & margs. Make a reso ahead of time because a lot of times they have no availability even tho they have 2 floors. Queso is a must have as an app.

Useful Funny Cool

★★★★★ 11/6/2021 · Previous review

Trendy restaurant, cute bar downstairs but upstairs is where it's at. Feels more like a lounge and a more fun atmosphere than downstairs. Food and drinks are great! Highly recommend for a night out or a date night.

Useful Funny Cool

[Read less](#)



Burtiny C.

South Los Angeles, Los Angeles, CA

<http://www.esperanza.com>

(424) 422-0057

[Get Directions](#)

309 Manhattan Beach
Manhattan Beach, CA 90263

[Message the Business](#)

IMG_4139.jpg

Show all X



Photos for Esperanza Cocina de la Playa

2 of 6 [See all photos](#)

Upstairs seating with cool wallpaper

by [Lauren B.](#) on September 16, 2021

↑ Helpful ↓ Not Helpful



[See All Photos](#)

You can get different meat version of fajitas, relleno, tacos, enchiladas, and so on! Everything is so

IMG_4139.jpg

Show all X



Lauren B.
Redondo Beach, CA
📍 373 📱 38 📧 53

★★★★★ 9/16/2021

📷 6 photos

Absolutely love this place! So glad there is an upscale Mexican restaurant in downtown Manhattan Beach now! I love the staff, the food and the drinks here. Sadie and Devin helped us and were fantastic. The attention to detail was great. We felt truly cared for. You must try the vegan potato taquitos - I am not vegan and I love them! I appreciate the warm tortillas and maple butter they provide for free as an appetizer. All the cocktails we had were delicious and fresh. I recommend making a reservation before you go! Don't forget to check out the upstairs while you're there.



See all photos from Lauren B. for Esperanza Cocina de la Playa

IMG_4139.jpg

Show all X

<http://www.esperanza.com>

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Manhattan Beach, CA 90263

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Chloe K.
Manhattan Beach, CA
📍 226 📱 81 📧 16

★★★★★ 3/23/2022

📷 1 photo

What a vibe! The rooftop was stunning! The menu is super similar to the sister restaurant (Palmilla) - delicious. The enchiladas were so yummy and the fresh tortillas with honey butter are a MUST!



👍 Useful

😄 Funny

👌 Cool

IMG_4139.jpg

Show all X

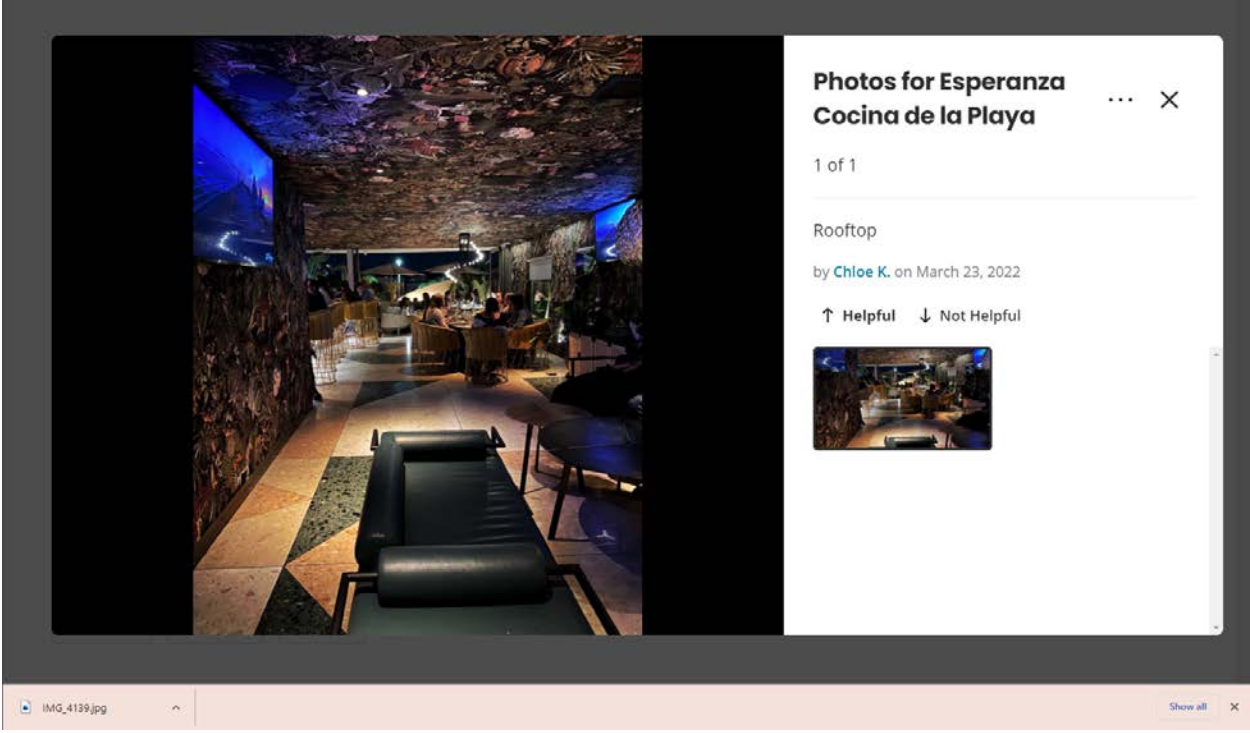
<http://www.esperanza.com>

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Manhattan Beach, CA 90263

[Message the Business](#)




Bridget M.
Portland, OR
0 9 3

★★★★★ 4/2/2022

1 photo

Amazing rooftop - all the plants and decor give it a cool modern vibe. The beef taquitos as an appetizer were delicious! And OF COURSE a spicy mango marg with tajin rim that was top notch. All the servers were really friendly and attentive



Fresh spicy mango margarita

Useful Funny Cool


<http://www.esperanza.com>

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Manhattan Beach, CA 90263

Message the Business

1 photo



9/6/2021


Photos for Esperanza Cocina de la Playa ... X

1 of 1

Upstairs area is so cute


by [Katrina M.](#) on January 15, 2022

↑ Helpful ↓ Not Helpful



IMG_4139.jpg Show all X

Came back for a second time! Food here is beyond amazing, very flavorful and makes your tastebuds pop! This evening I started with a pina colada! It was wonderful, light as so full of flavor!




Photos for Esperanza Cocina de la Playa ... X

1 of 10 [See all photos](#)

The view from upstairs

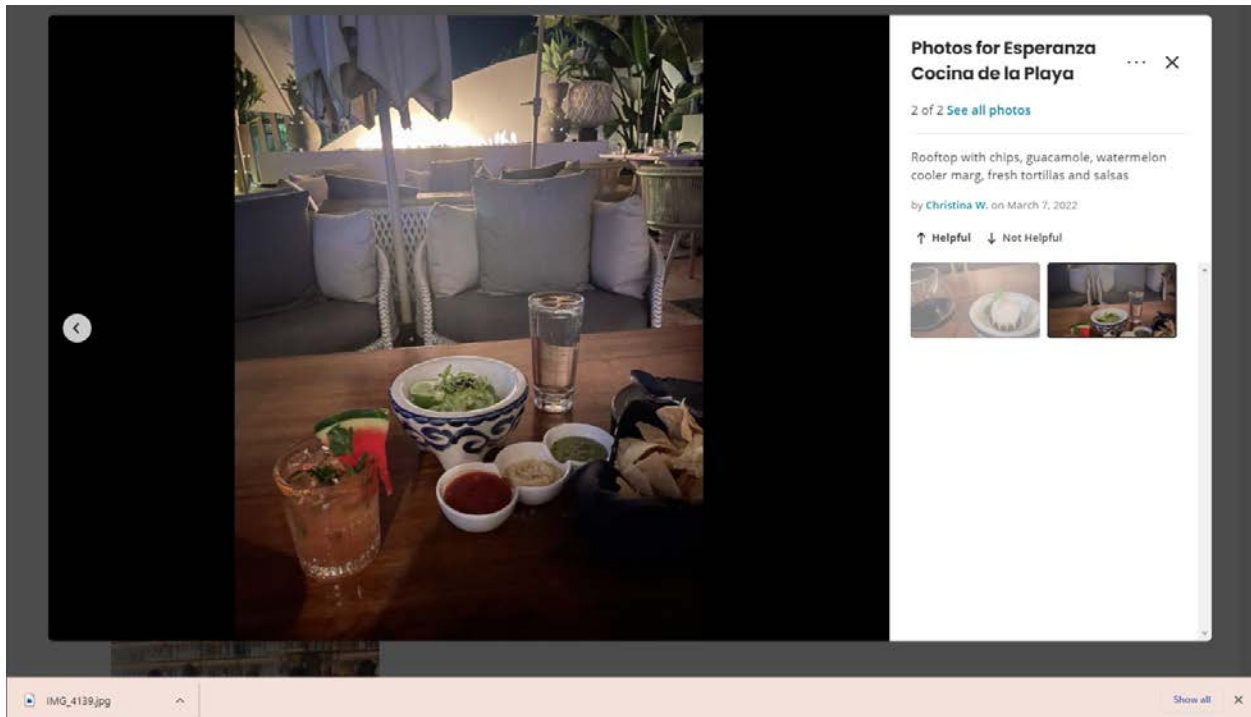
by [Melody S.](#) on November 2, 2021

↑ Helpful ↓ Not Helpful



appetizer. They were delicious! Also ordered a meal. The meal came out about 5 minutes after the...
Read more

IMG_4139.jpg Show all X



James W.
Los Angeles, CA
@ 0 📷 32 📖 5

★★★★★ 9/29/2021

Had a great time with high end Mexican cuisine. The spicy margaritas were fantastic. The downstairs has an open-air feel, and we sat at a table right on the sidewalk (with a view of the pier/ocean). Great for people watching, and to hear the crash of the waves just blocks away. Don't miss the upstairs bar/lounge with a small patio for outdoor dining. Our waitress (Kailee) was super fun, attentive and had great food recommendations. I had the scallop entree, which was a perfect combo with the spicy margs. If you like your food and drink on the jalapeño side, you'll love this new hot spot in the South Bay.

👍 Useful 1 😄 Funny 🧊 Cool

Steven S.
Palos Verdes Peninsula, CA
@ 76 📷 30 📖 4

http
(424
Get
309
Mar
Mes



Sonia S.

Minneapolis, MN

@ 532 + 11 4

...

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309

Mar

Mes



10/30/2021

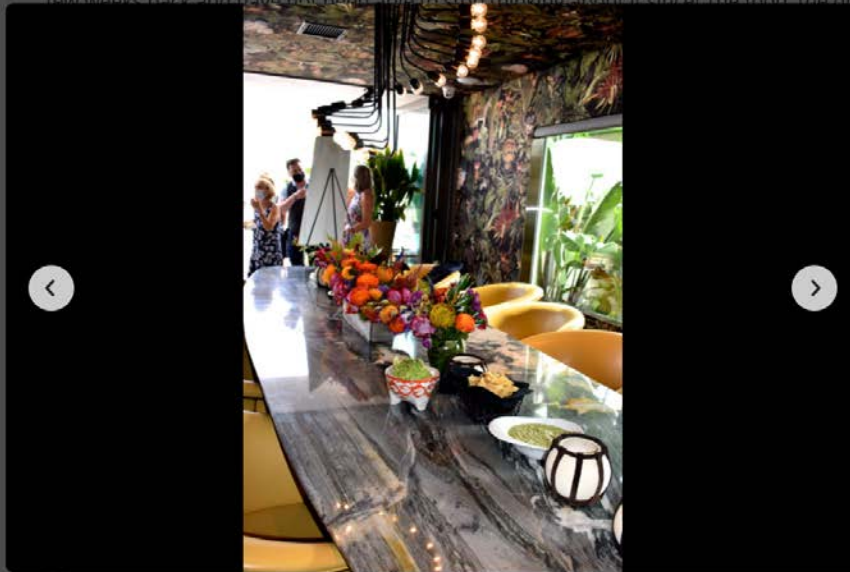
Food and ambiance were so amazing! We sat on the second floor rooftop. Our table was large and had a lot of special requests, but they were so incredibly accommodating. shout out to Ben who handled our table so wonderfully- he made our experience amazing! thanks all, definitely check it out for a special occasion

Useful

Funny

Cool

few weeks back and have not been able to stop thinking about it since! The food, the drinks, the



Photos for Esperanza Cocina de la Playa

2 of 3 [See all photos](#)

by [Christy M.](#) on August 31, 2021

Helpful Not Helpful



Skye W.

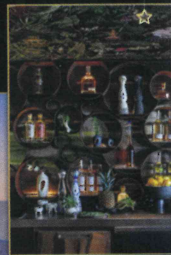
Lynwood, CA

...

The Holidays are right around the corner...

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to Full Venue Buyouts!

*For more info call Kyla (424) 422-0057
or email reservations@esperanzamb.com*

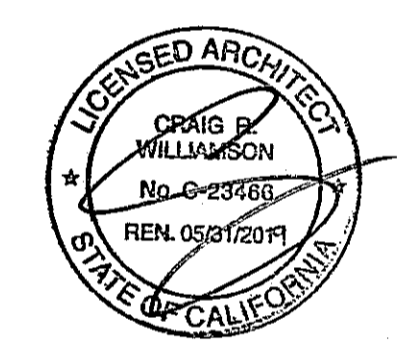

ESPERANZA
Cocina de la Playa

309 MANHATTAN BEACH BLVD, MANHATTAN BEACH, CA

  [ESPERANZAMANHATTANBEACH · WWW.ESPERANZAMB.COM](https://www.esperanzamb.com)

Page 26 of 138

PC MTG 08/10/2022



REVIEWED BY CONSULTANT FOR CODE COMPLIANCE
THESE PLANS AND SUPPORTING DOCUMENTATION HAVE BEEN REVIEWED AND FOUND TO SHOW COMPLIANCE WITH THE CALIFORNIA BUILDING CODE AS ADOPTED BY THIS JURISDICTION, ISSUANCE OF A BUILDING PERMIT BASED ON THESE PLANS IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER APPLICABLE AGENCIES AND ANY COMMENTS ARE SHOWN ON THE ENCLOSED LETTER.
SEP 23 2019
APPLICANT: ESPERANZA
DATE: 09/23/19

NO.	DESCRIPTION	DATE
1	1st PLAN CHECK SUBMITTAL	03/26/19
2	2nd PLAN CHECK SUBMITTAL	05/28/19
3	3rd PLAN CHECK SUBMITTAL/BID SET	08/23/19

OK TO ISSUE
Planning Division
NAME _____ DATE _____

USE PERMIT
PC 19-03

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE REPRODUCED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.
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JOB NO.	NH012.01	SHEET NO.	T2
DATE	09/13/18		
DRAWN	GAA		
FILE NAME	NH012_T2		

- Noise emanating from the property shall be within the limitations prescribed by the City Noise Ordinance and shall not create a nuisance to nearby property owners. Noise shall not be audible beyond the premises.
- The restaurant management shall control the volume of any music. Exterior music and amplified sound associated with the commercial use is prohibited on any decks and patios.
- The management shall ensure that all exterior doors and windows are kept closed during live entertainment performances. The exterior doors and windows facing Manhattan Beach Boulevard shall have a Sound Transmission Class (STC) rating of at least 30.
- Live entertainment is limited to no more than five musicians and/or vocalists. Live entertainment shall only use the restaurant's speaker system, no extra speakers and/or amplifiers from an outside source is permitted. The sound system will be managed and controlled by the restaurant management staff.
- An acoustic engineer or similarly qualified professional shall be hired by the applicant to review the restaurant's layout, materials, finishes, and operating characteristics; and will make recommendations on how to mitigate the noise generated by the business operations. The applicant will share the acoustic engineer's recommendations and observations with Community Development Staff, and modifications shall be implemented as determined to be appropriate by Community Development Staff.
- At any time in the future, the Planning Commission or City Council may review the Use Permit for the purpose of revocation or modification in accordance with the requirements of the MIMM Chapter 15.004. Modification may consist of conditions deemed reasonable to mitigate or alleviate impacts to adjacent land uses.
- There shall be no restaurant or commercial uses allowed on the second floor area including the deck. The second-floor interior and exterior deck shall not be rented out for events or private parties.
- The Community Development Department staff shall be allowed to inspect the site at any time.
- Refuse
- The management shall arrange for special on-site pickup as often as necessary to ensure that the refuse area has adequate space to accommodate the needs of the subject business.
- No refuse generated at the subject site shall be located in the non-ally Public Right-of-Way for storage or pickup, including the disposal of refuse in any refuse container established for public use.

Page 4 of 6

- SECTION 5.** The Planning Commission of the City of Manhattan Beach hereby APPROVES the Use Permit Amendment subject to the following conditions:
- The project shall be in substantial conformance with the plans and project description submitted to, and approved by the Planning Commission on March 27, 2019 as amended and conditioned. Any substantial deviation from the approved plans and project description, its conditions, shall require review by the Community Development Director to determine if approval from the Planning Commission is required.
 - Any portions of intent or interpretation of any condition will be reviewed by the Community Development Director to determine if Planning Commission review and action is required.
 - The applicant shall be required to obtain permits for any work necessary to bring the second floor into compliance with the Building Code and Fire Code, as determined by the Building & Safety Division and Fire Department, respectively for no more than two residential units. The proposed work for the first and second stories will be under a single building permit submitted to ensure that the necessary upgrades to the residential units on the second story occur in conjunction with the renovation of the lower level restaurant space. The restaurant will not be allowed to start operations until all of the required improvements to the updated residential units have been completed and the permits issued.
 - One year from the date of opening, Planning staff shall prepare and submit an informational report to the Planning Commission giving an update on the applicant's compliance with all conditions in the Use Permit Amendment.
- Operation**
- The management of the property shall police the property and all areas adjacent to the business during the hours of operation to keep it free of litter and food debris.
 - The operators of the business shall provide adequate management and supervisory techniques to prevent loitering and other security concerns outside the subject business.
 - All rooftop mechanical equipment shall be screened from the public right-of-way.
 - All mats shall be cleaned on the premises with no outside cleaning of mats permitted. If any floor mats cannot be cleaned within the premises, a service company must be contracted.
 - Hours of operation for the establishment shall be permitted as follows:
Monday - Sunday 7:00am - 2:00am
 - Alcohol service shall be conducted only in conjunction with food service during all hours of operation.
 - Sale of alcoholic beverages for consumption off-premise is prohibited.
 - Food service shall be available at all seats, and no specific bar area serving exclusively alcohol shall be permitted.
 - The owner shall be in substantial compliance with all restrictions imposed by the Alcohol Beverage Control Board (ABC) prior to service of liquor.
 - At all times the business shall identify itself as a "restaurant" and will not identify itself as a "bar" in public advertisements.
 - The hours of live entertainment shall be limited as follows:
Monday - Sunday 7am - 1:30am

Page 5 of 6

- LU-6: Maintain the viability of the commercial areas of Manhattan Beach.
LU-7: Continue to support and encourage the viability of the Downtown area of Manhattan Beach.
- L. The Planning Commission makes the following findings required to approve the Use Permit pursuant to MIMM Section 15.044.002:
- 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.
Esperanza will continue to be a commercial use located in the CD Downtown Commercial zone.
 - 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.
Esperanza will be a commercial use consistent with the General Plan's Downtown Commercial land use designation assigned to the project lot and the neighboring lots. The proposed use is consistent with neighboring uses, as the neighboring lots have also been developed with commercial uses, many of which are eating and drinking establishments that serve alcohol. The General Plan encourages a "vibrant downtown" that offers "services and activities for residents and visitors", and Esperanza can be part of the Downtown commercial mix of businesses that helps create a dynamic and interesting Downtown.
 - The proposed use will comply with the provisions of this title, including any specific condition required for the proposed use in the district in which it would be located.
Esperanza will be an eating and drinking establishment use that complies with all provisions of the Municipal Code's Title 10 Planning and Zoning. Reviewing permits for the establishment of two separate residential units will make the area in conformance with Planning, Building & Safety, Fire, Health Department, and Department of Alcoholic Beverage Control (ABC) regulations.
 - 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.
The existing tenant on the site, Shark's Cove, has been operating at the location for several years, serving full alcohol in conjunction with food service. The proposed tenant, Esperanza, will also be an eating and drinking establishment located on the busy Manhattan Beach Boulevard commercial corridor in the heart of Downtown Manhattan Beach, with some of the surrounding businesses having similar operating characteristics. Significant buffers between Esperanza and surrounding residences exist, including 12th Street and other businesses. City Planning Lot 3 (between Center Place and 12th Street) and other businesses providing sound barriers that help minimize any impacts associated with the use. Additionally, the conditions to limit the hours of entertainment, further define what type of entertainment is allowed, and other conditions will serve to mitigate impacts of the use.
- M. The project shall comply with all applicable provisions of the Manhattan Beach Municipal Code.
N. This Resolution, upon its effectiveness, constitutes the Use Permit Amendment for the subject project.

Page 6 of 6

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 March 27, 2019 and that said Resolution was adopted by the following vote:

AYES: Morton, Thompson, Fournier, Chair
Blaukhalter

NOES: None

ABSTAIN: None

ABSENT: None

Chris P. Williamson
Secretary to the Planning Commission

Rosemary Lockrow
Recording Secretary

Page 6 of 6

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A USE PERMIT AMENDMENT TO ALLOW A MAJOR REUSE OF AN EXISTING RESTAURANT WITH FULL LIQUOR SERVICE AND LIVE ENTERTAINMENT AND RENOVATIONS TO TWO EXISTING UPSTAIRS RESIDENTIAL UNITS AT 309 MANHATTAN BEACH BOULEVARD (ESPERANZA/NEWMAN)

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

SECTION 3. The Planning Commission of the City of Manhattan Beach hereby makes the following findings:

- On August 14, 1984, the Board of Zoning Adjustment of the City of Manhattan Beach adopted Board of Zoning Adjustment Resolution No. BZA 84-37, approving a Use Permit for a substantial remodel and renovation to an existing restaurant at the property located at 309 Manhattan Beach Boulevard, subject to a number of conditions.
- Under the entitlements conferred by Board of Zoning Adjustment Resolution No. BZA 84-37, the restaurant operators were granted the ability to substantially remodel and renovate the restaurant and bar while still being able to have full alcohol service and live music.
- The Planning Commission of the City of Manhattan Beach opened a public hearing on January 23, 2019 and continued the public hearing to March 27, 2019 without discussion. At the March 27, 2019 meeting, the Commission conducted the continued public hearing, received testimony, and considered an application for a Use Permit Amendment to allow a major remodel of the existing restaurant (Shark's Cove) located at 309 Manhattan Beach Boulevard. The applicant did not request to change the operating hours, full alcohol service, or live entertainment hours.
- The subject property is legally described as Lot 3, Block 92, Manhattan Beach Division #2 in the City of Manhattan Beach, County of Los Angeles.
- The applicant for the subject project is Greg Newman, the owner of the business (hereinafter referred to as "the owner").
- The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Existing Facilities Section 15301 based on Staff's determination that there is no expansion of use associated with the Project.
- 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.
- The existing building maintains an eating and drinking establishment use as the first story. The original permitted use for the second story was two residential units, but it appears that the second story has not been used as a residential use for some time, and is currently being used as an unpermitted office/usage use.
- The subject property is located in Area District III and is zoned CD, Downtown Commercial. The surrounding properties are zoned CD to the North (across Center Place), South (across Manhattan Beach Boulevard), East, and West.
- The Use is permitted in the CD zone subject to a Use Permit and is in compliance with the City's General Plan designation of Downtown Commercial.
- The General Plan designation for the property is Downtown Commercial. The General Plan encourages Downtown businesses that offer "services and activities to our residents and visitors". The project is specifically consistent with General Plan Policies as follows:

Page 1 of 6

- This Use Permit shall lapse two years after its date of approval, unless implemented or extended pursuant to 15.044.002 of the Municipal Code.
- This Resolution shall serve as the amended and related Use Permit for the subject property. Board of Zoning Adjustment Resolution No. BZA 84-37 is rescinded and no longer in effect.
- 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.
- 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.
- The Secretary of the Planning Commission shall certify to the adoption of this Resolution and shall forward a copy of this Resolution to the owner. The Secretary shall make this resolution readily available for public inspection.
- Terms and Conditions are Prepackaged Reiteration of Government. The provisions, terms and conditions set forth herein are prepackaged and are binding on the owner, its successors, assigns, 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 Department of Community Development within 30 days of the adoption of this Resolution. Notwithstanding the foregoing, the Director may, upon a request by owner, grant an extension to the 30-day time limit. The project approval shall not become effective until recording of the covenant.
- Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorney's Fees, Incurred by the City.** The 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, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorney's fees or court costs) in any manner arising out of or incident to this approval, related entitlements, or the City's involvement herein. The owner shall pay and satisfy any judgment, award or decree that may be rendered against City or the indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the owner of any claim, action, or proceeding and the City shall reasonably cooperate in the defense, if the City fails to promptly notify the owner of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the owner shall not 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 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 owner to indemnify indemnitees for any claim arising from the sole negligence or willful misconduct of the indemnitee. In the event such a legal action is filed challenging the City's determination herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The owner shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.

Page 6 of 6



ADDITIONS AND ALTERATIONS TO NON-RESIDENTIAL BUILDINGS MANDATORY MEASURES

2016 CALGREEN CODE Effective January 1, 2017. Project Address: 309 Manhattan Beach Blvd, Manhattan Beach, CA 90264.

The Owner or the Owner's Agent shall employ a Design Professional experienced with the 2016 California Green Building Standards Code to assure that all required work described herein is properly planned and implemented in the project.

MANDATORY FEATURE OR MEASURE

Table with 2 columns: Mandatory Feature or Measure, Plan Reference. Includes items like 4.303.1.1 Water Closets, 4.303.1.2 Urinals, 4.303.1.3 Single showerheads, etc.

Table with 2 columns: Mandatory Feature or Measure, Plan Reference. Includes items like 4.303.1.2 Multiple showerheads, 4.303.1.4 Residential lavatory faucets, etc.

The Owner or the Owner's Agent shall employ a Design Professional experienced with the 2016 California Green Building Standards Code to assure that all required work described herein is properly planned and implemented in the project.

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MANDATORY FEATURE OR MEASURE

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MANDATORY FEATURE OR MEASURE

Table with 2 columns: Mandatory Feature or Measure, Plan Reference. Includes items like 4.303.1.1 Water Closets, 4.303.1.2 Urinals, 4.303.1.3 Single showerheads, etc.

MANDATORY FEATURE OR MEASURE

Table with 2 columns: Mandatory Feature or Measure, Plan Reference. Includes items like 4.303.1.1 Water Closets, 4.303.1.2 Urinals, 4.303.1.3 Single showerheads, etc.

MANDATORY FEATURE OR MEASURE

Table with 2 columns: Mandatory Feature or Measure, Plan Reference. Includes items like 4.303.1.1 Water Closets, 4.303.1.2 Urinals, 4.303.1.3 Single showerheads, etc.

MANDATORY FEATURE OR MEASURE

Table with 2 columns: Mandatory Feature or Measure, Plan Reference. Includes items like 4.303.1.1 Water Closets, 4.303.1.2 Urinals, 4.303.1.3 Single showerheads, etc.

CAL GREEN RESIDENTIAL MANDATORY MEASURE 2

Table with 2 columns: Residential Mandatory Measures, Plan Reference. Includes items like 4.303.1.1 Water Closets, 4.303.1.2 Urinals, 4.303.1.3 Single showerheads, etc.

MANDATORY FEATURE OR MEASURE

Table with 2 columns: Mandatory Feature or Measure, Plan Reference. Includes items like 4.505.3 Moisture content of building materials, 4.506.1 Bathroom exhaust fans, etc.

MANDATORY FEATURE OR MEASURE

Table with 2 columns: Mandatory Feature or Measure, Plan Reference. Includes items like 4.504.3 Carpet systems, 4.504.3.2 Carpet cushion, etc.

MANDATORY FEATURE OR MEASURE

Table with 2 columns: Mandatory Feature or Measure, Plan Reference. Includes items like 4.408.3 Waste management company, 4.410.1 Operation and maintenance manual, etc.

CAL GREEN RESIDENTIAL MANDATORY MEASURE (CONT'D) 2

Table with 2 columns: Residential Mandatory Measures, Plan Reference. Includes items like 4.505.3 Moisture content of building materials, 4.506.1 Bathroom exhaust fans, etc.

MANDATORY FEATURE OR MEASURE

Table with 2 columns: Mandatory Feature or Measure, Plan Reference. Includes items like 4.505.3 Moisture content of building materials, 4.506.1 Bathroom exhaust fans, etc.

MANDATORY FEATURE OR MEASURE

Table with 2 columns: Mandatory Feature or Measure, Plan Reference. Includes items like 4.504.3 Carpet systems, 4.504.3.2 Carpet cushion, etc.

MANDATORY FEATURE OR MEASURE

Table with 2 columns: Mandatory Feature or Measure, Plan Reference. Includes items like 4.408.3 Waste management company, 4.410.1 Operation and maintenance manual, etc.

CAL GREEN RESIDENTIAL MANDATORY MEASURE (CONT'D) 2

Table with 2 columns: Residential Mandatory Measures, Plan Reference. Includes items like 4.505.3 Moisture content of building materials, 4.506.1 Bathroom exhaust fans, etc.

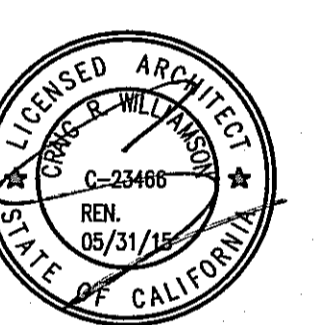
GAA ARCHITECTS logo and address: 8811 Research Drive, Suite 200, Irvine, CA 92618

ESPERANZA COMMERCIAL PERMIT #19-00812 (1ST FLOOR) 309 MANHATTAN BEACH BLVD, MANHATTAN BEACH, CA 90264

ESPERANZA COMMERCIAL PERMIT #19-01835 (2ND FLOOR) 308 CENTER PLACE MANHATTAN BEACH, CA 90264

REVIEWED BY CONSULTANT FOR CODE COMPLIANCE. THESE PLANS AND SUPPORTING DOCUMENTATION HAVE BEEN REVIEWED AND FOUND TO SHOW COMPLIANCE WITH THE CALIFORNIA BUILDING CODE AS ADOPTED BY THIS JURISDICTION, ISSUANCE OF A BUILDING PERMIT IS REQUIRED.

Table with 3 columns: NO., DESCRIPTION, DATE. Includes items like 1st PLAN CHECK SUBMITTAL, 2nd PLAN CHECK SUBMITTAL, etc.



REVIEWED BY CONSULTANT FOR CODE COMPLIANCE

THREE PLANS AND SUPPORTING DOCUMENTATION HAVE BEEN REVIEWED AND FOUND TO SHOW COMPLIANCE WITH THE CALIFORNIA BUILDING CODE AS ADAPTED BY THIS JURISDICTION'S ORDINANCE OF A BUILDING PERMIT BASED

SEP 25 2019

UPON THESE PLANS & RECOMMENDATIONS TO APPROVE, BY THE APPLICABLE RULES AND AN ATTORNEY'S NOTED BY THE ENCLOSED LETTER.

THE CODE GROUP IS:

Table with 4 columns: NO., DESCRIPTION, DATE. Includes entries for 1st Plan Check, 2nd Plan Check, and 3rd Plan Check.

DINING/WORK SURFACES, CHECK-OUT AISLES AND SALES/SERVICE COUNTERS PER CBC 2016 SEC. 11B-902, 11B-904. A CLEAR FLOOR SPACE COMPLYING WITH SECTION 11B-305 POSITIONED FOR A FORWARD APPROACH SHALL BE PROVIDED...

Table with 4 columns: JOB NO., DATE, DRAWN, FILE NAME. Includes job details for NH012_01.

Table with 2 columns: SHEET NO., TITLE. Includes sheet number A0.1 and title ACCESSIBILITY NOTES.

RAMPS PER CBC 2016 SEC. 11B-405. 1. RAMP ON ACCESSIBLE ROUTES SHALL COMPLY WITH SECTION 11B-405. 11B-405.1 1. CLEAR FLOOR SPACE. A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH SECTION 11B-305 SHALL BE PROVIDED...

CURB RAMPS, BLENDED TRANSITIONS AND ISLANDS PER CBC 2016 SEC. 11B-406. CURB RAMPS, BLENDED TRANSITIONS AND ISLANDS ON ACCESSIBLE ROUTES SHALL COMPLY WITH SECTION 11B-406...

STAIRWAYS PER CBC 2016 SEC. 11B-504. INTERIOR AND EXTERIOR STAIRS SHALL COMPLY WITH SECTION 11B-504 (EXCEPT AS MODIFIED BY THIS SECTION) 11B-510

OPERABLE PARTS PER CBC 2016 SEC. 11B-309. GENERAL. OPERABLE PARTS SHALL COMPLY WITH SECTION 11B-309. 11B-309.1 1. CLEAR FLOOR SPACE. A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH SECTION 11B-305 SHALL BE PROVIDED...

DOORS, DOORWAYS, AND GATES PER CBC 2016 SEC. 11B-404. MANUAL. DOORS, DOORWAYS, AND MANUAL GATES INTENDED FOR USER PASSAGE SHALL COMPLY WITH SECTION 11B-404...

PROTRUDING OBJECTS PER CBC 2016 SEC. 11B-307. PROTRUDING OBJECTS ON CIRCULATION PATHS SHALL COMPLY WITH SECTION 11B-307. 11B-307.1 1. PROTRUSION LIMITS. OBJECTS WITH LEADING EDGES MORE THAN 27" AND NOT MORE THAN 80" ABOVE THE FINISH FLOOR OR GROUND SHALL PROTRUDE 4" MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH...

FLOORS OR GROUND SURFACES AND CHANGES IN LEVEL PER CBC 2016 SEC. 11B-302, 11B-303. 4. LEVEL. CHANGES IN LEVEL 1/4" (6.4 mm) HIGH MAXIMUM AND 1/2" (12.7 mm) HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. 11B-303.3

TURNING SPACE, CLEAR FLOOR OR GROUND SPACE, KNEE AND TOE CLEARANCE, REACH RANGES PER CBC 2016 SEC. 11B-304, 11B-305, 11B-306, 11B-308. 1. FLOOR OR GROUND SURFACES. FLOOR OR GROUND SURFACES OF A TURNING SPACE SHALL COMPLY WITH SECTION 11B-302. CHANGES IN LEVEL ARE NOT PERMITTED EXCEPT SLOPES NOT STEEPER THAN 1:48. 11B-304.2

FLOORS OR GROUND SURFACES AND CHANGES IN LEVEL PER CBC 2016 SEC. 11B-302, 11B-303. GENERAL. FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT AND SHALL COMPLY WITH SECTION 11B-302. 11B-302.1

ALTERATIONS TO EXISTING BUILDINGS AND FACILITIES PER CBC 2016 SEC. 11B-202. 1. GENERAL. ADDITIONS AND ALTERATIONS TO EXISTING BUILDINGS OR FACILITIES SHALL COMPLY WITH SECTION 11B-202. 11B-202.1

EMPLOYEE WORK AREAS AND WORK STATIONS PER CBC 2016 SEC. 11B-203, 11B-206. 1. WORK STATION IS DEFINED AS "A DEFINED SPACE OR AN INDEPENDENT PRINCIPAL PIECE OF EQUIPMENT USING 'HMM' WITHIN A FABRICATION AREA WHERE A SPECIFIC FUNCTION, LABORATORY PROCEDURE OR RESEARCH ACTIVITY OCCURS...

SITE DEVELOPMENT & ACCESSIBLE ROUTE OF TRAVEL PER CBC 2016 SEC. 11B-206. ACCESSIBLE ROUTES SHALL COMPLY WITH SECTION 11B-206...

ENTRANCES & EXTERIOR GROUND FLOOR EXITS PER CBC 2016 SEC. 11B-206.4.1. 1. ALL ENTRANCES AND EXTERIOR GROUND-FLOOR EXITS TO BUILDINGS AND FACILITIES SHALL COMPLY WITH SECTION 11B-404...

FIRE ALARM SYSTEMS AND CARBON MONOXIDE ALARM SYSTEMS PER CBC 2016 SEC. 11B-215. GENERAL. WHERE FIRE ALARM SYSTEMS AND CARBON MONOXIDE ALARM SYSTEMS PROVIDE AUDIBLE ALARM COVERAGE, ALARMS SHALL COMPLY WITH SECTION 11B-215...

ASSISTIVE LISTENING SYSTEMS PER CBC 2016 SEC. 11B-219. GENERAL. ASSISTIVE LISTENING SYSTEMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 11B-219 AND SHALL COMPLY WITH SECTION 11B-706. 11B-219.1

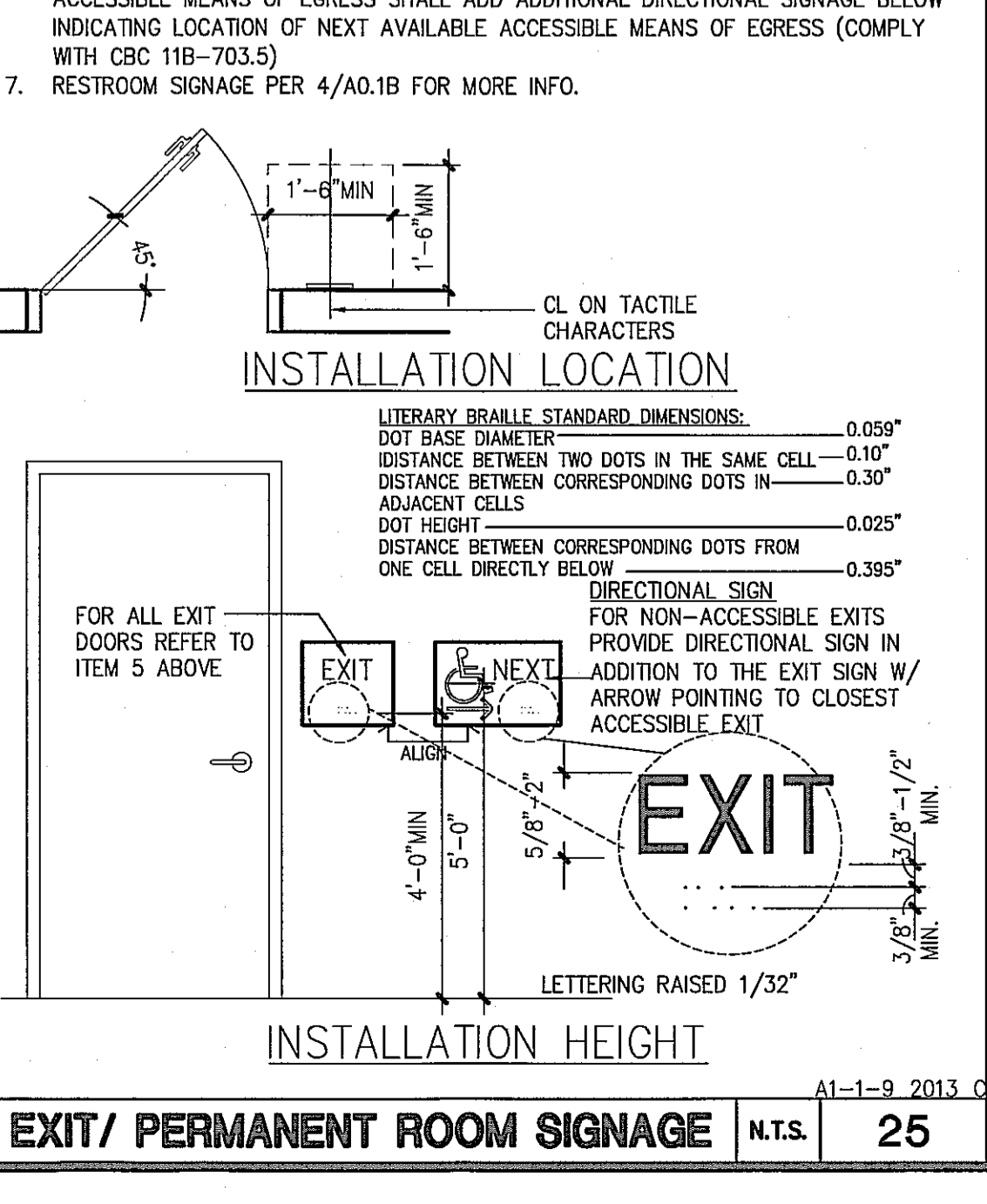
STORAGE PER CBC 2016 SEC. 11B-225. 1. STORAGE. WHERE STORAGE IS PROVIDED IN ACCESSIBLE SPACES, AT LEAST ONE OF EACH TYPE SHALL COMPLY WITH SECTION 11B-811. 11B-225.2

PROTRUDING OBJECTS PER CBC 2016 SEC. 11B-307. PROTRUDING OBJECTS ON CIRCULATION PATHS SHALL COMPLY WITH SECTION 11B-307. 11B-307.1 1. PROTRUSION LIMITS. OBJECTS WITH LEADING EDGES MORE THAN 27" AND NOT MORE THAN 80" ABOVE THE FINISH FLOOR OR GROUND SHALL PROTRUDE 4" MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH...

NOTES. SIGNS SHALL COMPLY WITH SECTION 11B-703. WHERE BOTH VISUAL AND TACTILE CHARACTERS ARE REQUIRED, EITHER ONE WITH BOTH VISUAL AND TACTILE CHARACTERS OR TWO SEPARATE SIGNS, ONE WITH VISUAL AND ONE WITH TACTILE CHARACTERS SHALL BE PROVIDED...

RAISED CHARACTERS SHALL COMPLY WITH SECTION 11B-703.2 AND SHALL BE DUPLICATED IN BRAILLE COMPLYING WITH SECTION 11B-703.3. RAISED CHARACTERS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 11B-703.4

ALL SIGNAGE REQUIRED BY SECTION 11B-703 SHALL COMPLY WITH 11B-703.1.1.1, PLAN REVIEW AND 11B-703.1.2, INSPECTION. 1. PLANS, SPECIFICATIONS OR OTHER INFORMATION INDICATING COMPLIANCE WITH THESE REGULATIONS SHALL BE SUBMITTED TO THE ENFORCING AGENCY FOR REVIEW AND APPROVAL. 11B-703.1.1.1



EXIT/PERMANENT ROOM SIGNAGE N.T.S. 25



REVIEWED BY CONSULTANT FOR CODE COMPLIANCE

THESE PLANS AND SUPPORTING DOCUMENTATION HAVE BEEN REVIEWED AND FOUND TO SHOW COMPLIANCE WITH THE CALIFORNIA BUILDING CODE AS ADOPTED BY THIS JURISDICTION, ISSUANCE OF A BUILDING PERMIT BEING AS NECESSARY. (COMPLY WITH 11B-703.5 AND 11B-703.7.2.1)

SEP 25 2019

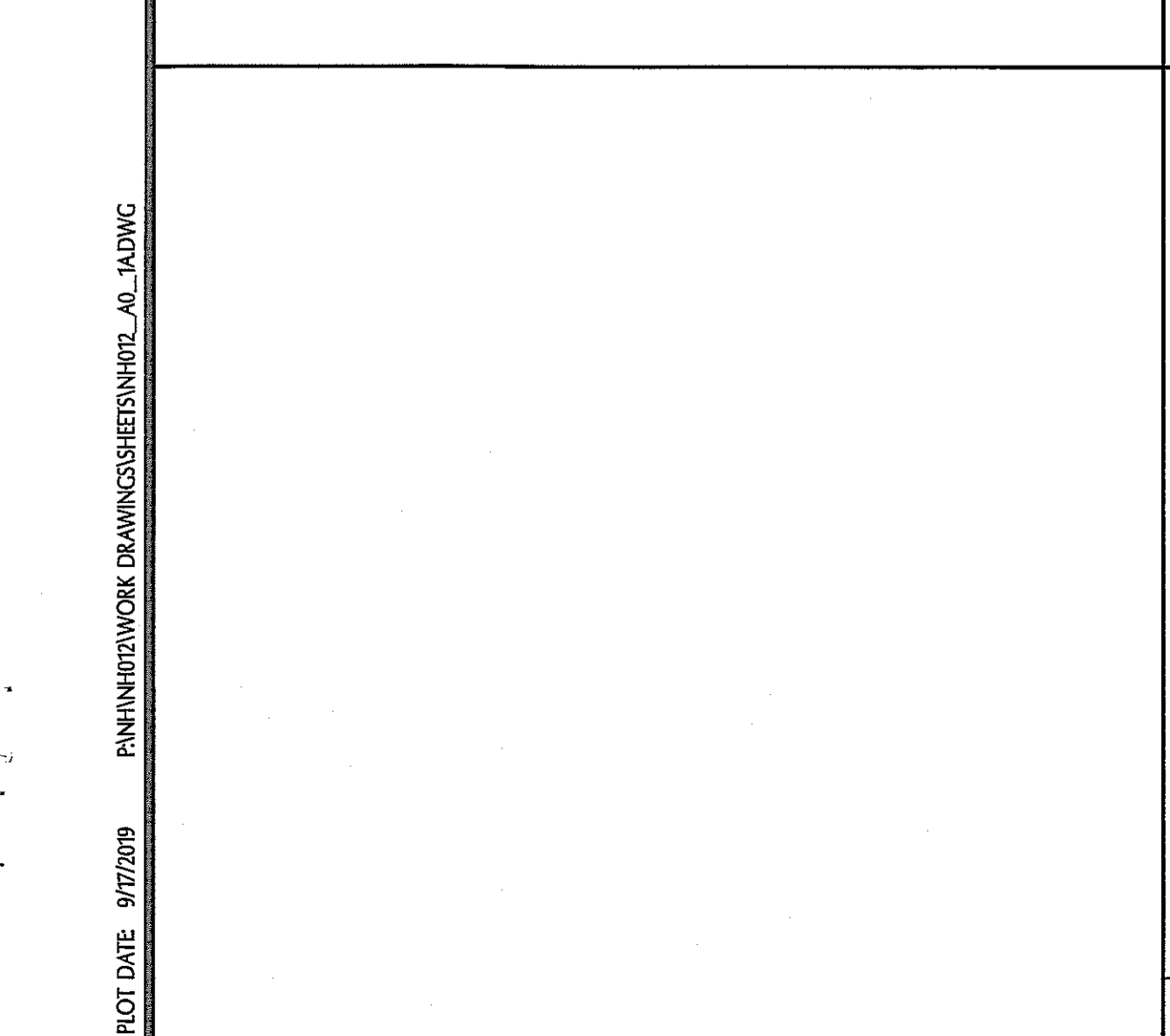
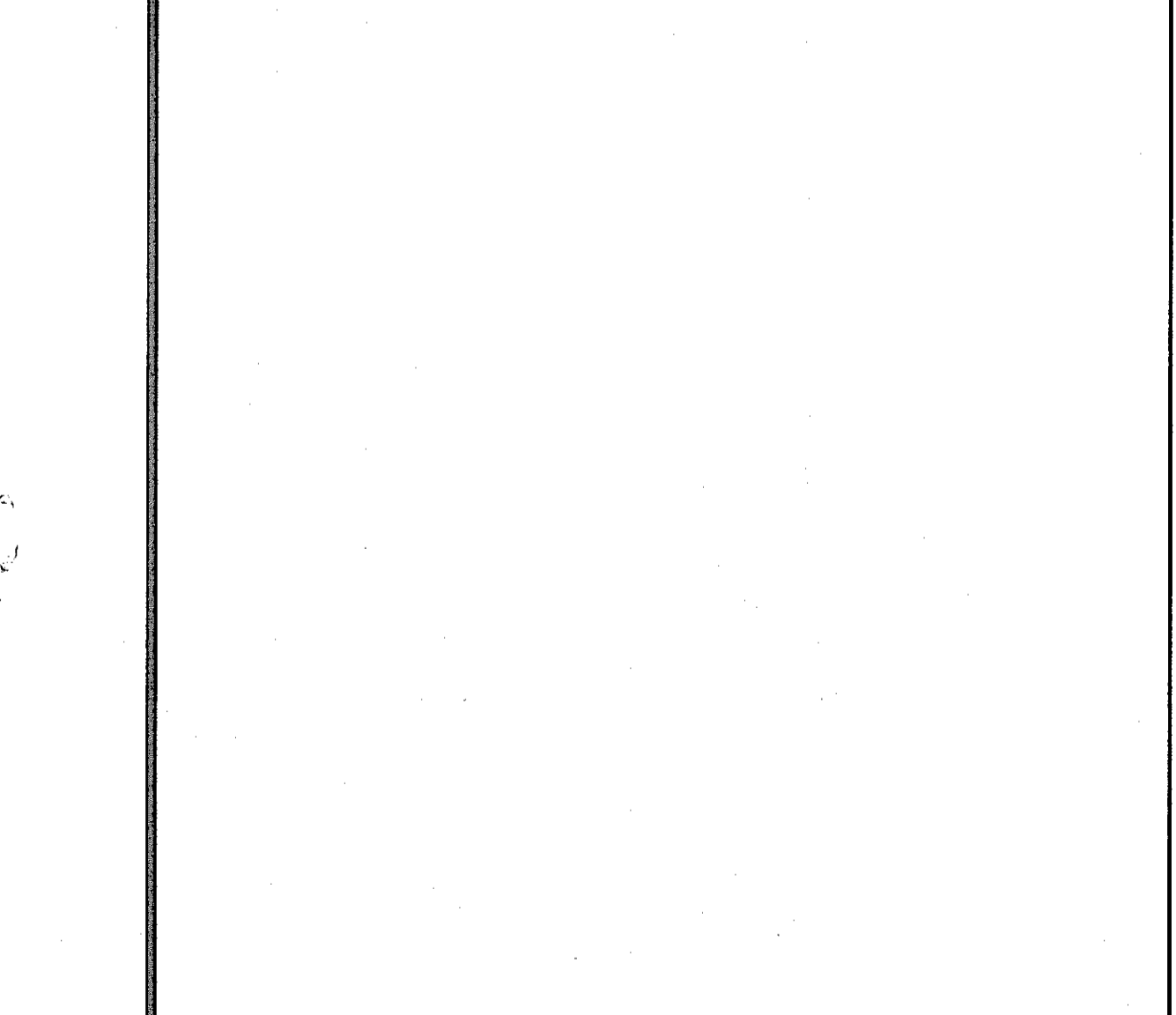
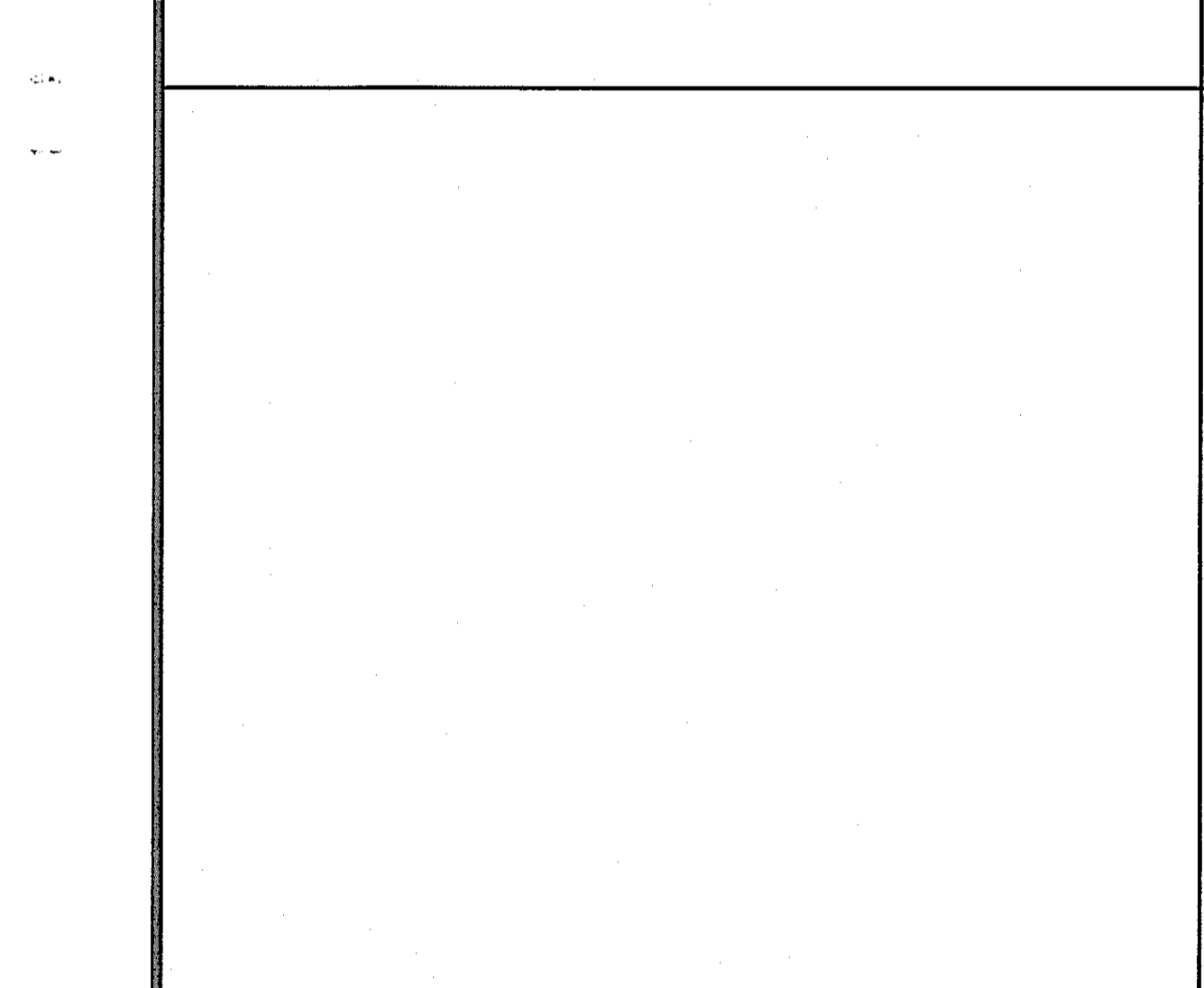
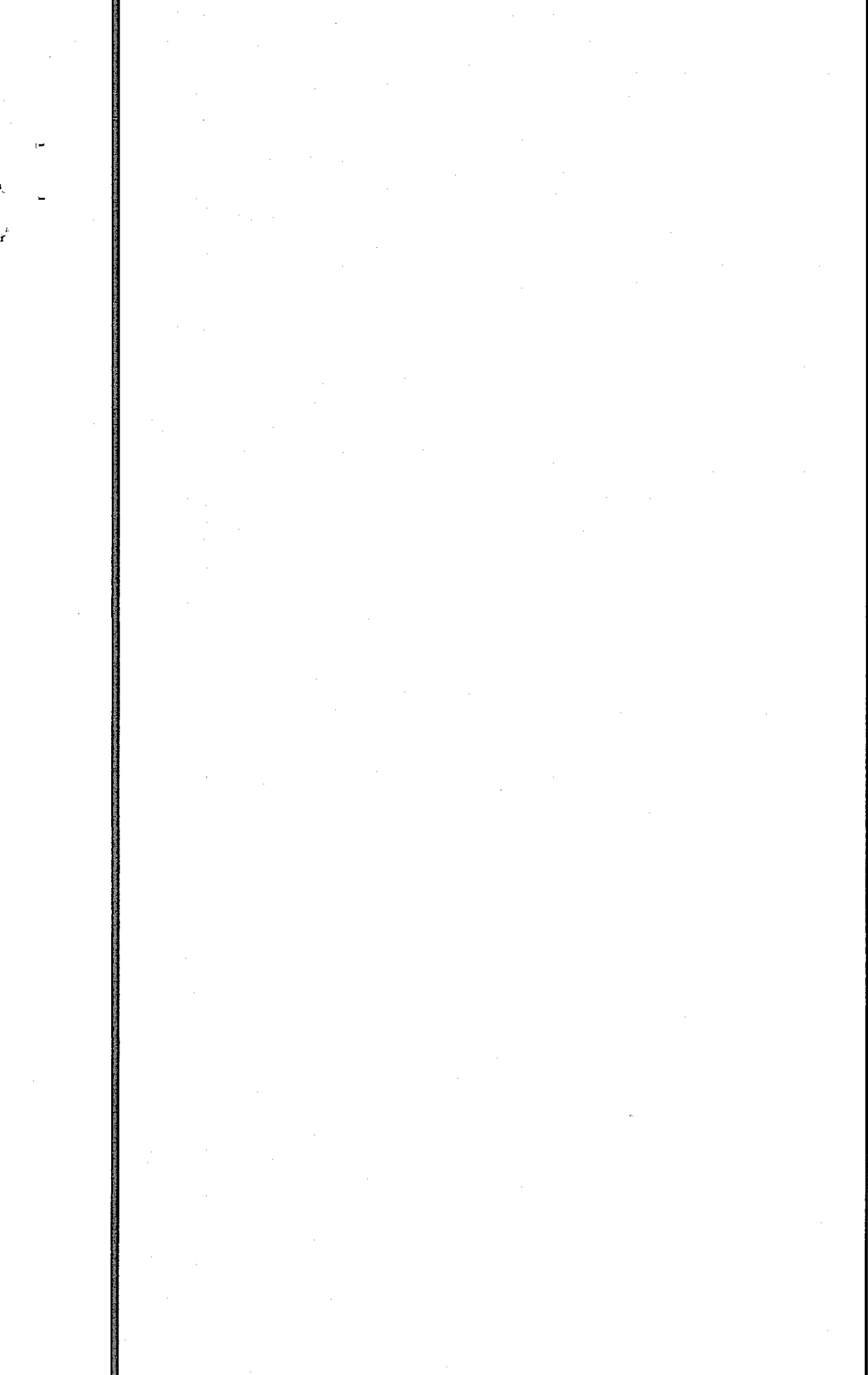
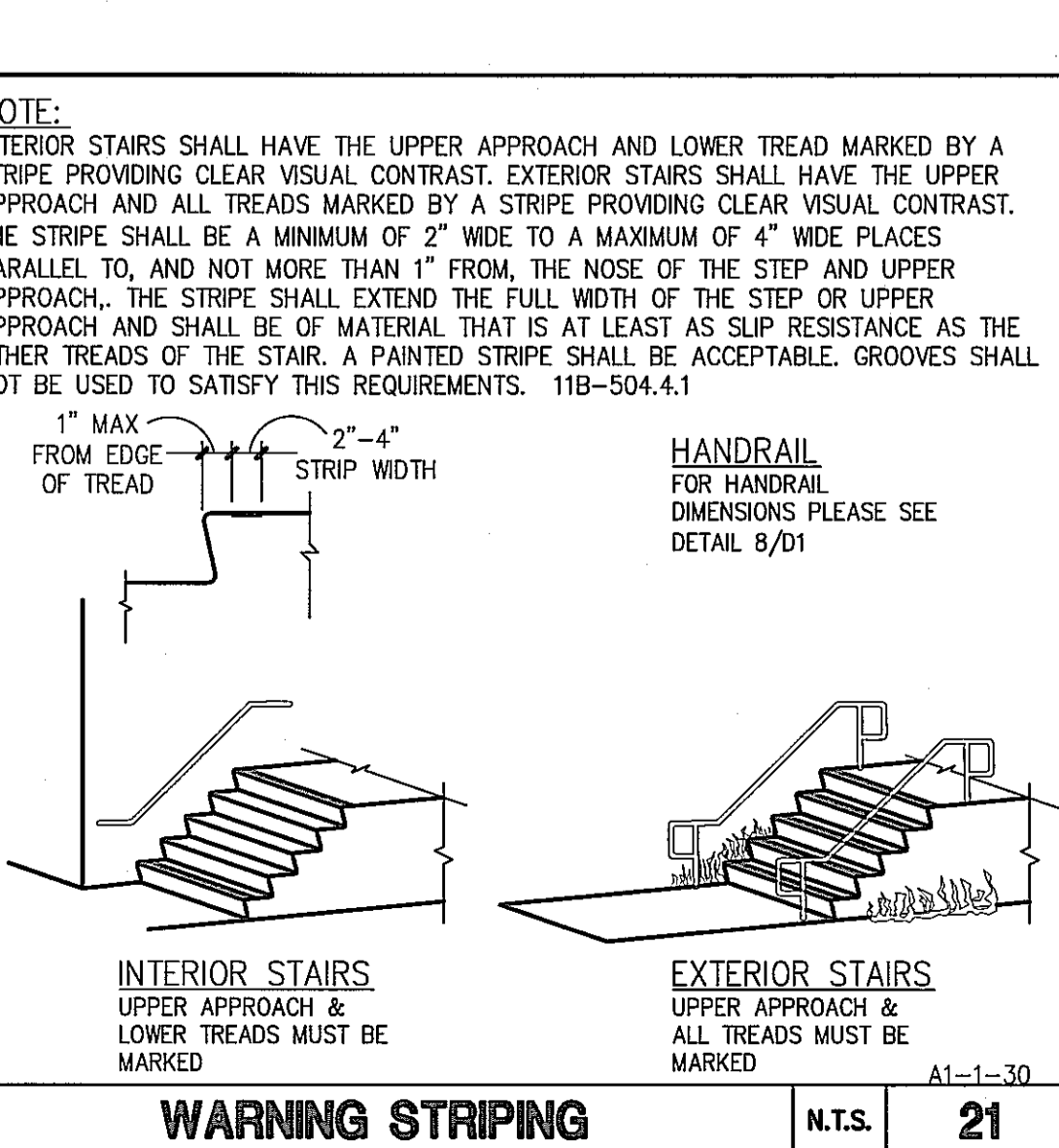
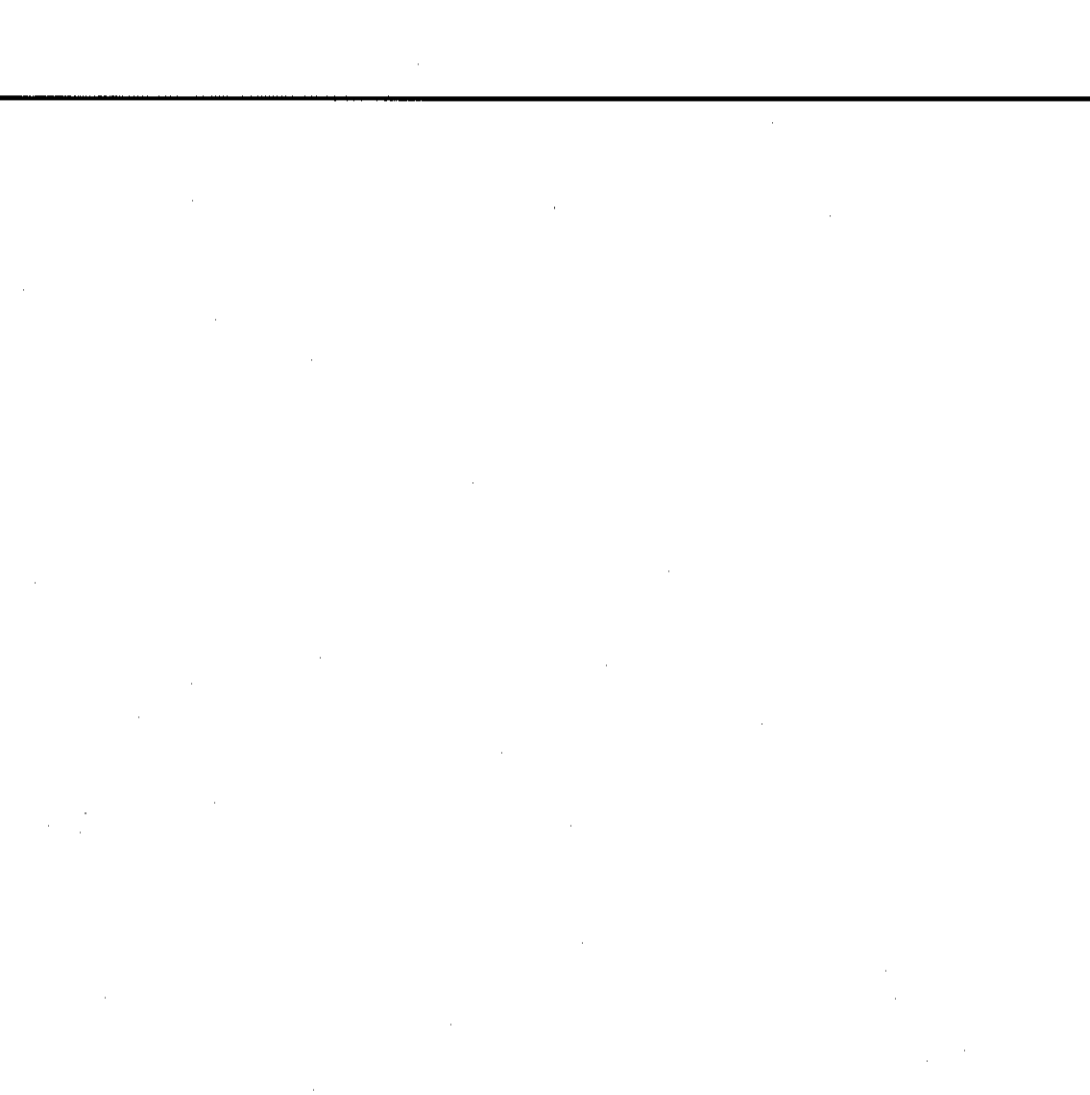
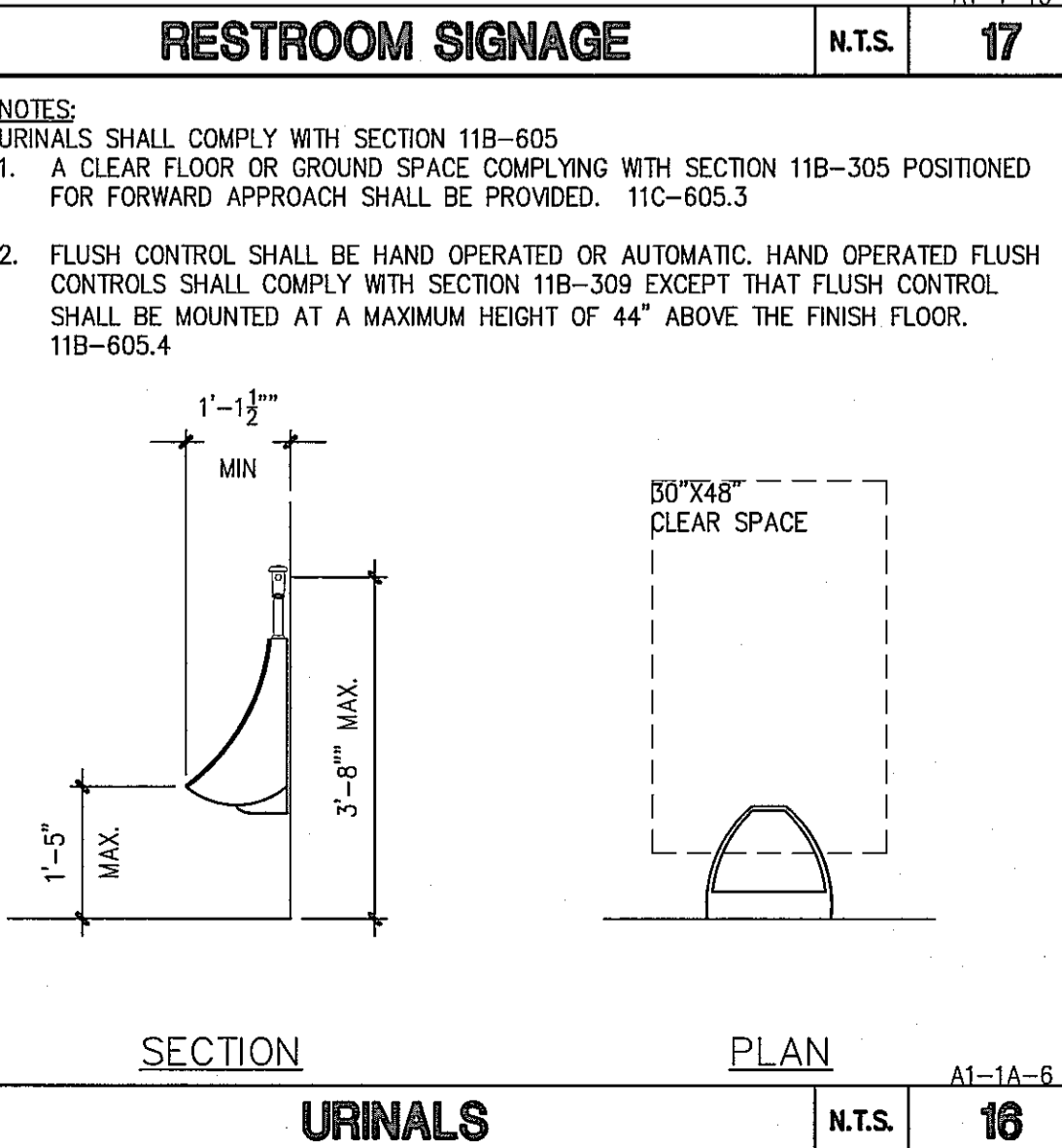
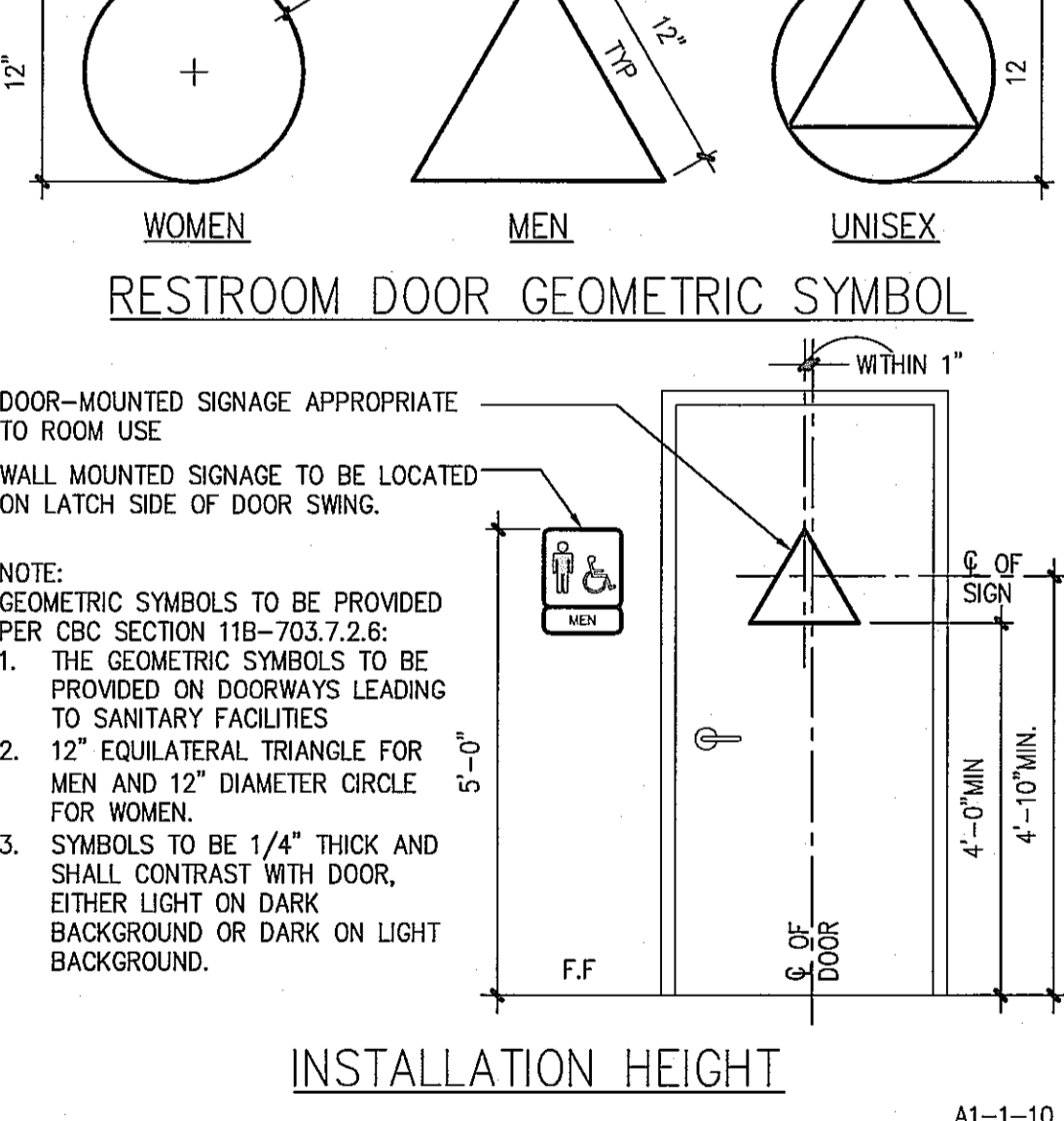
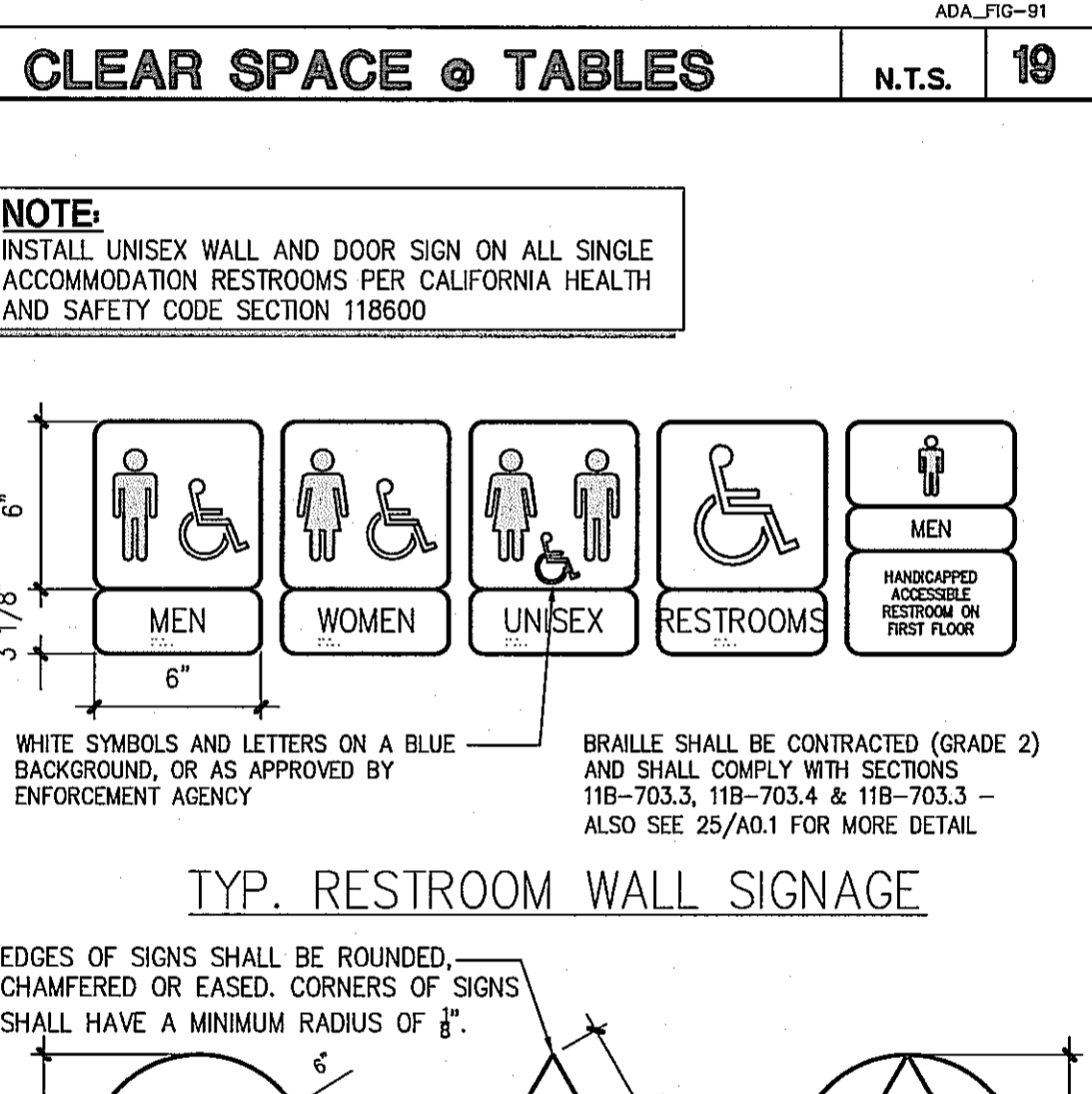
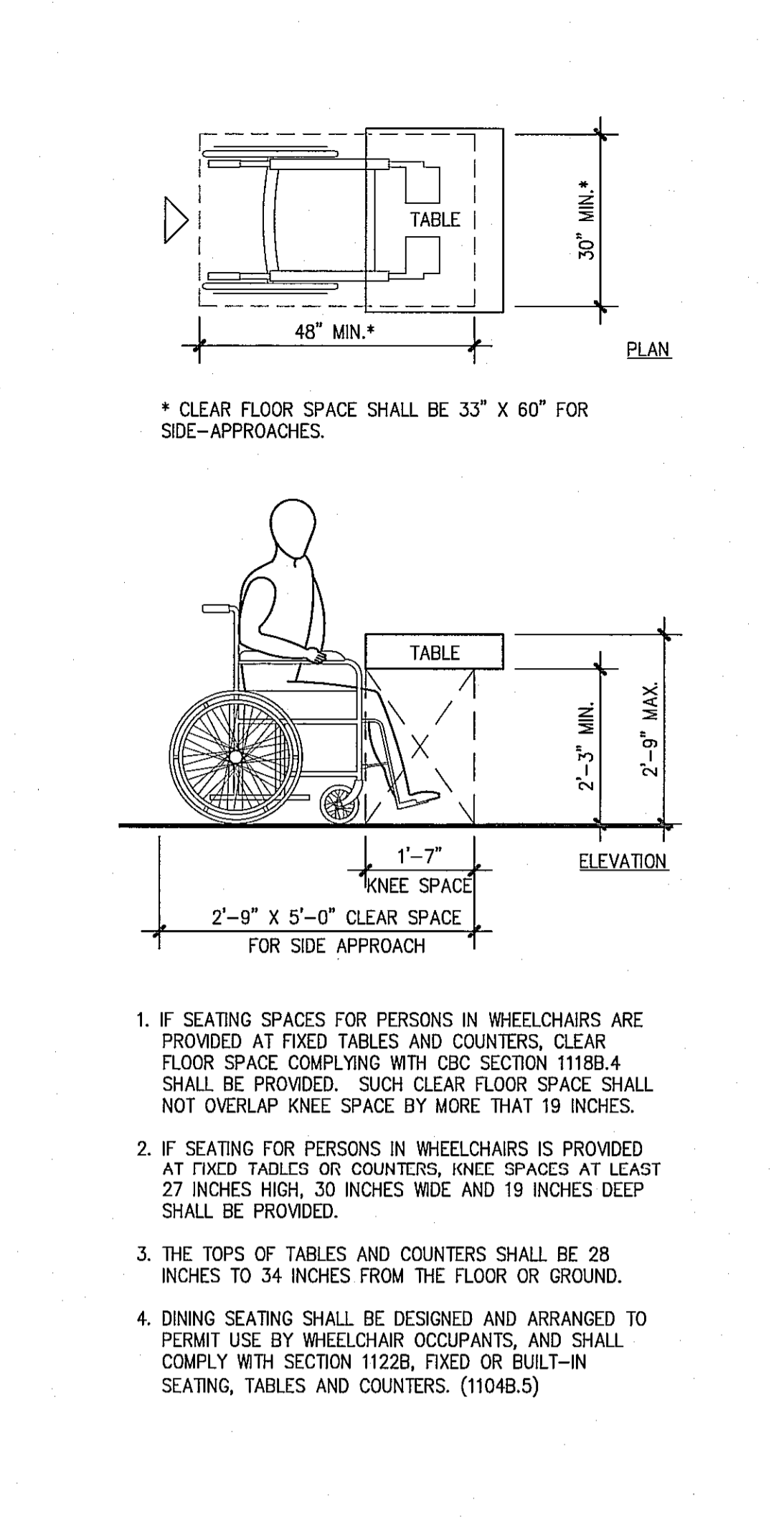
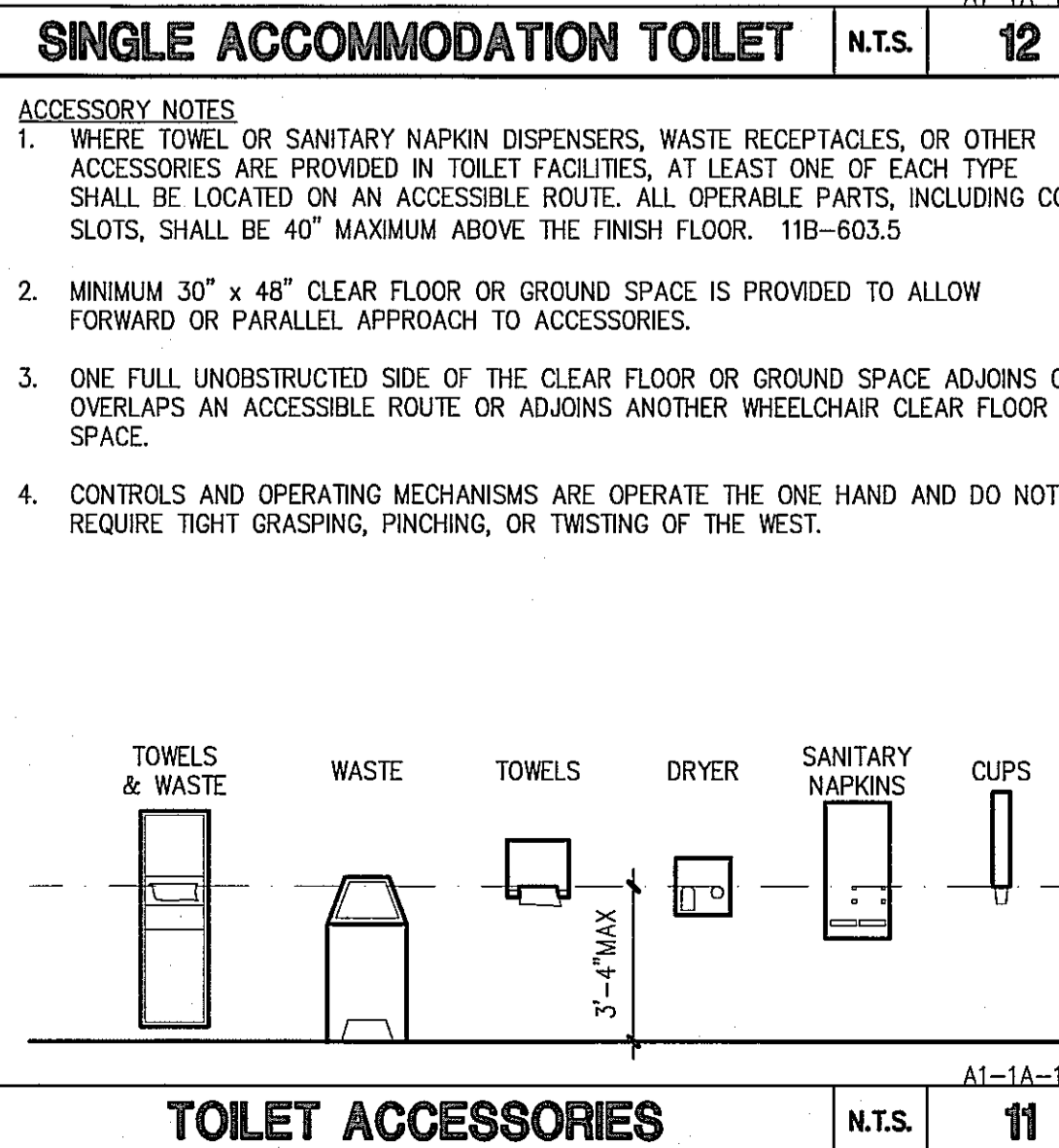
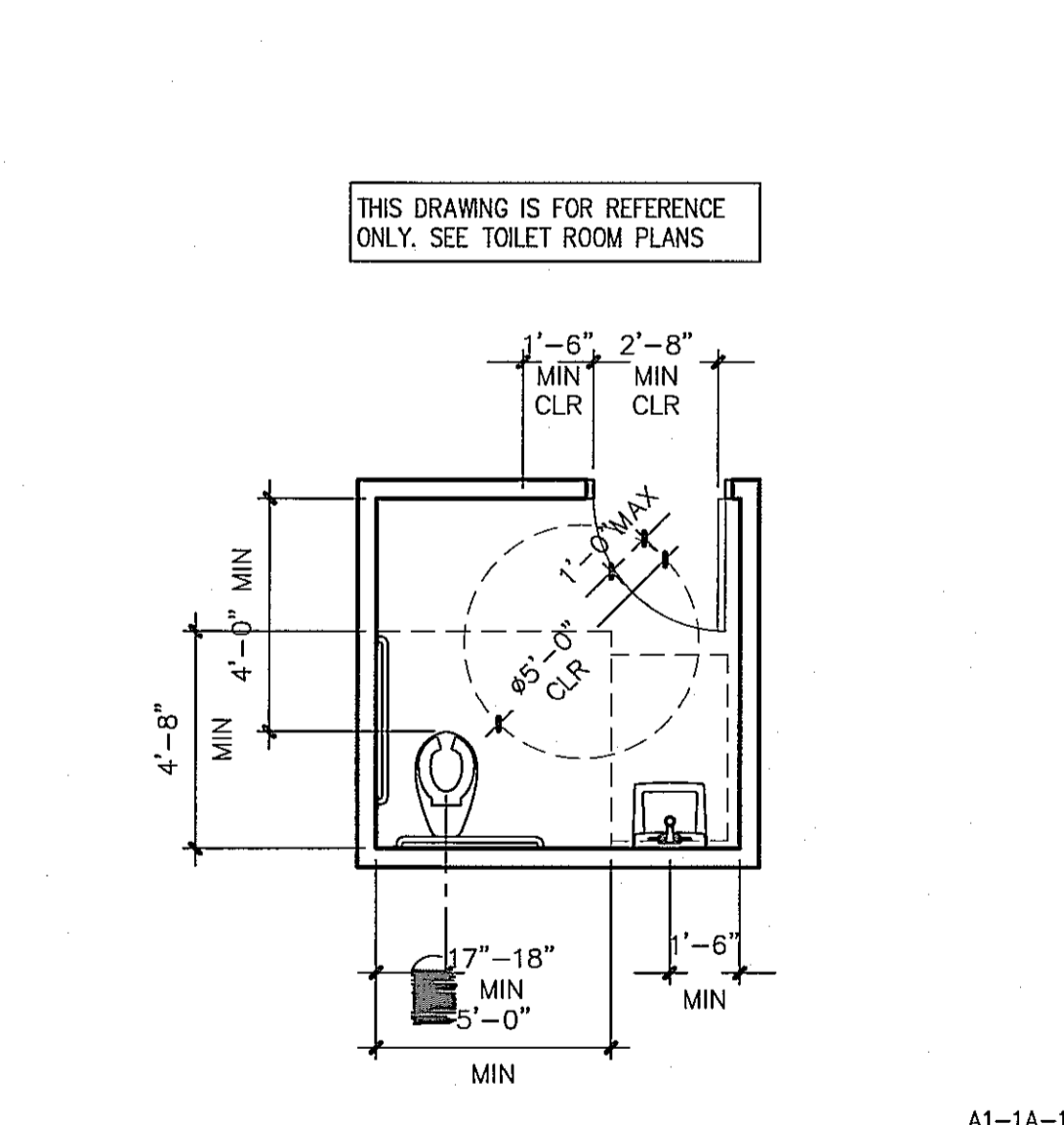
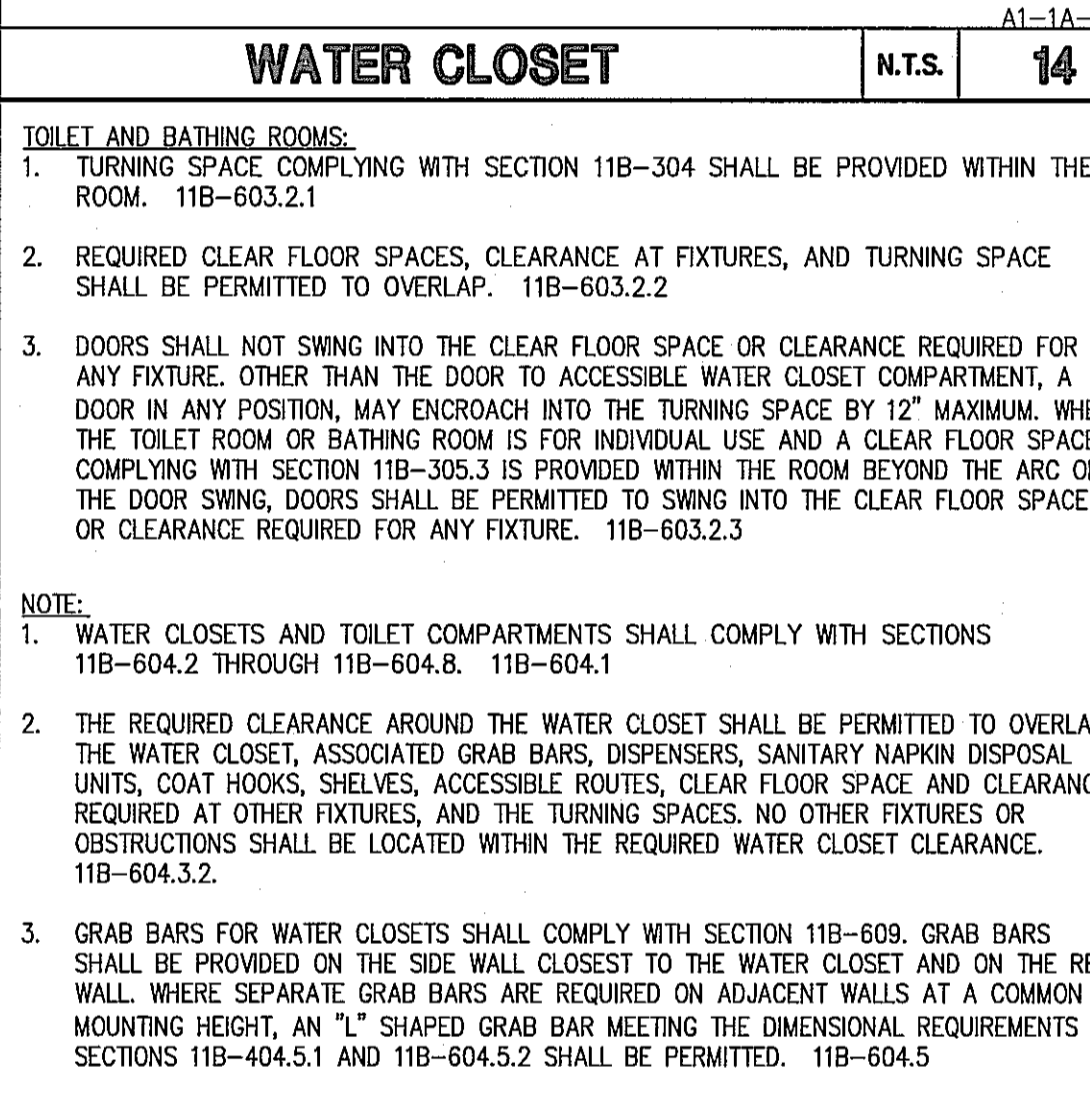
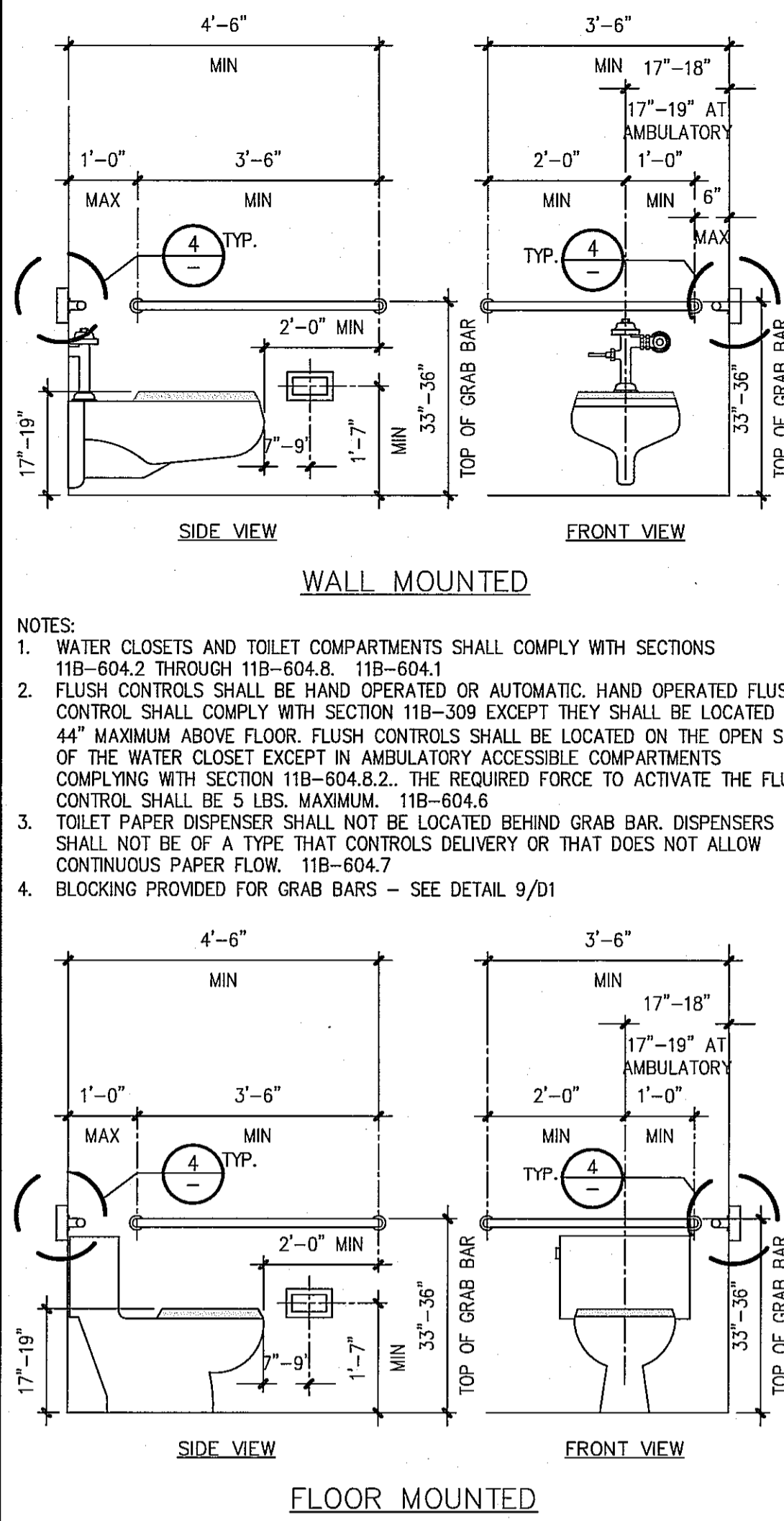
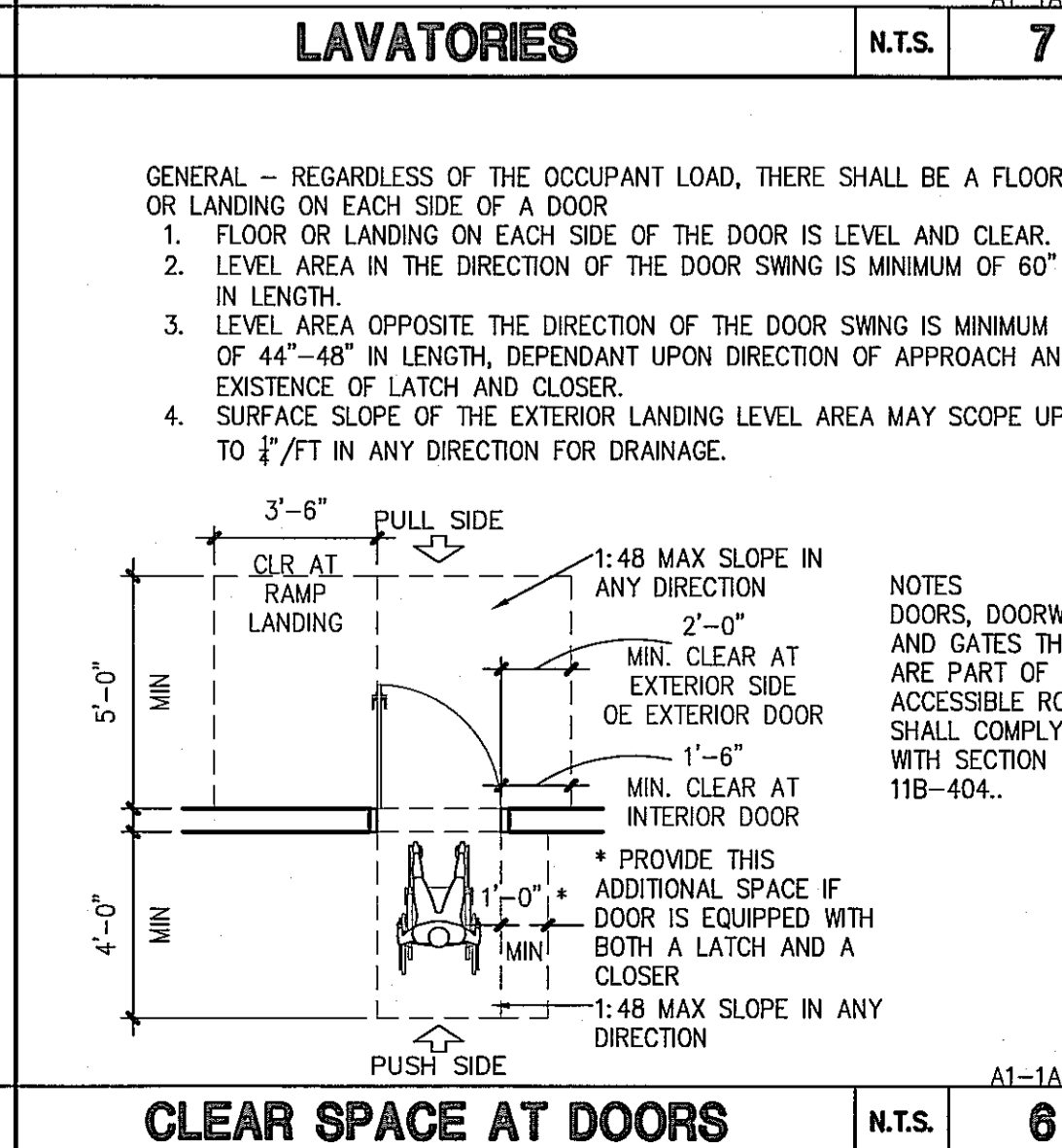
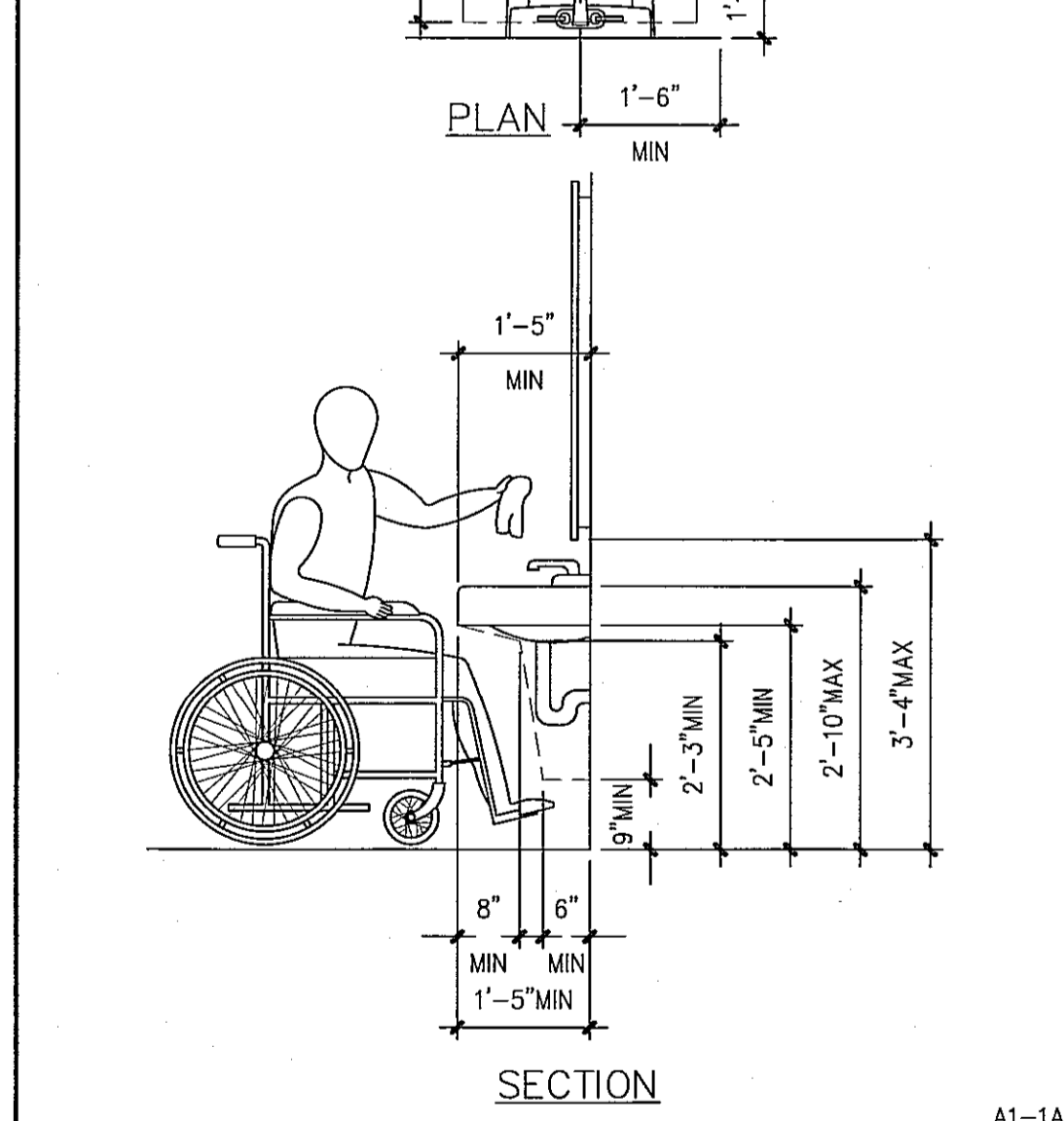
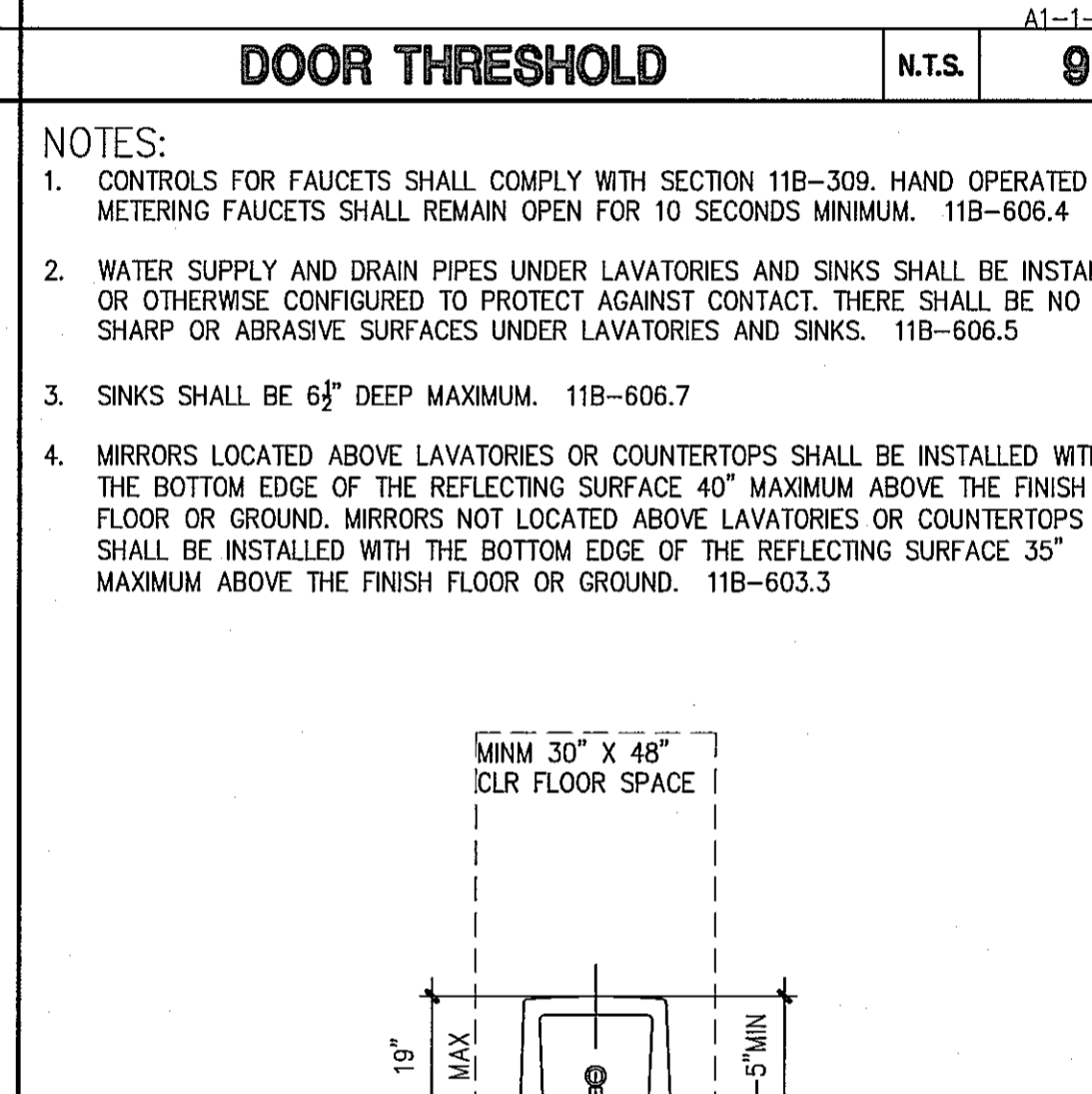
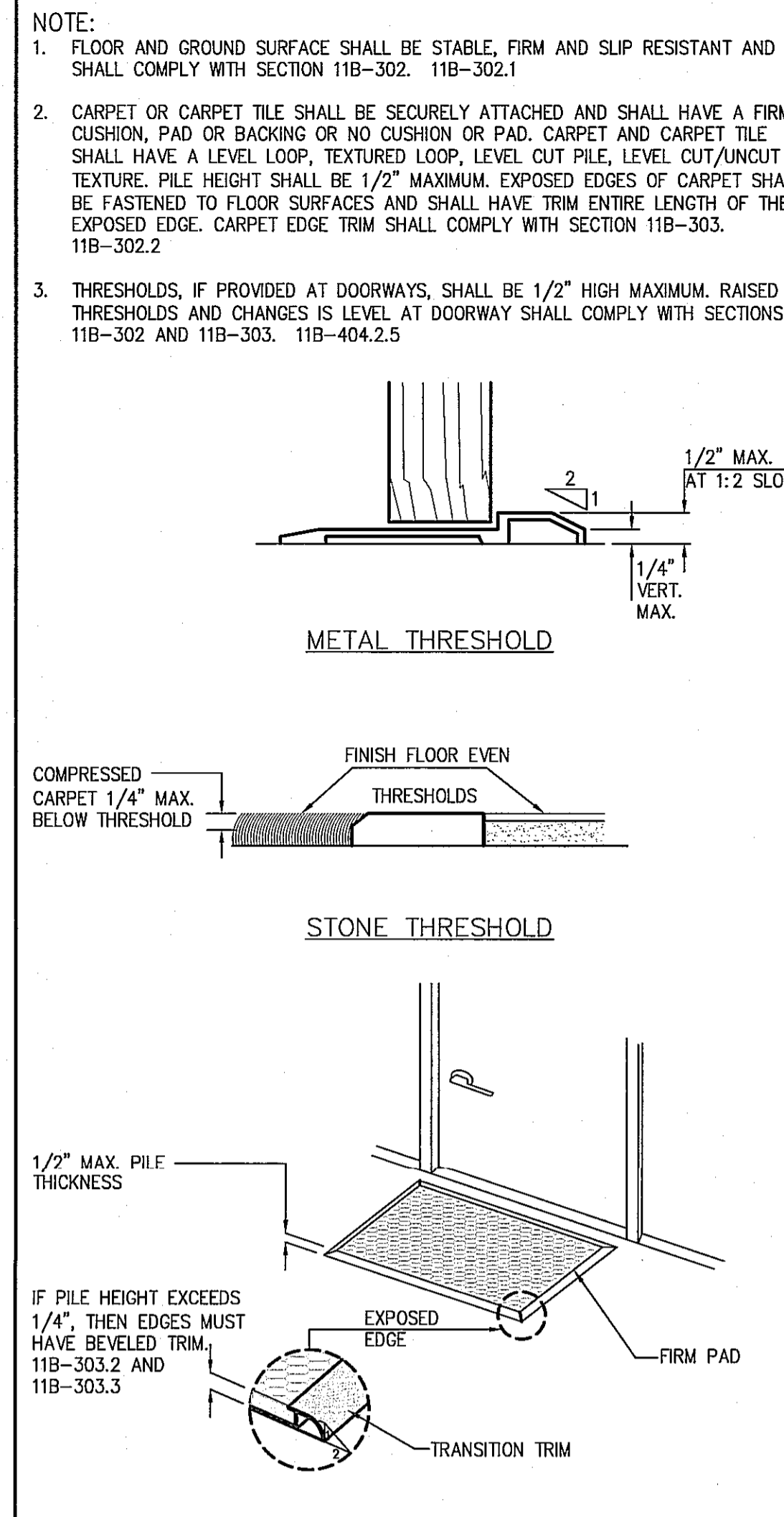
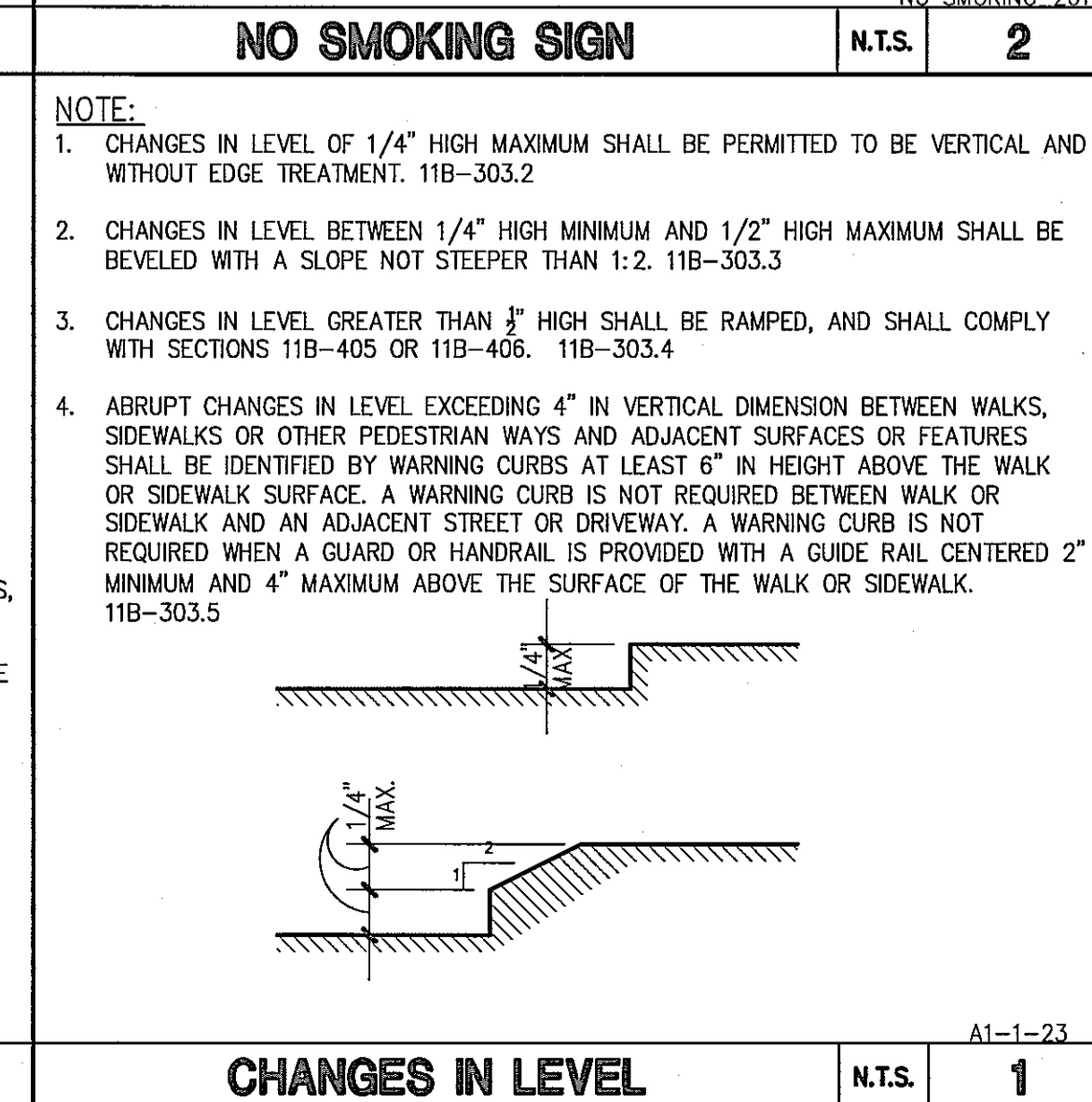
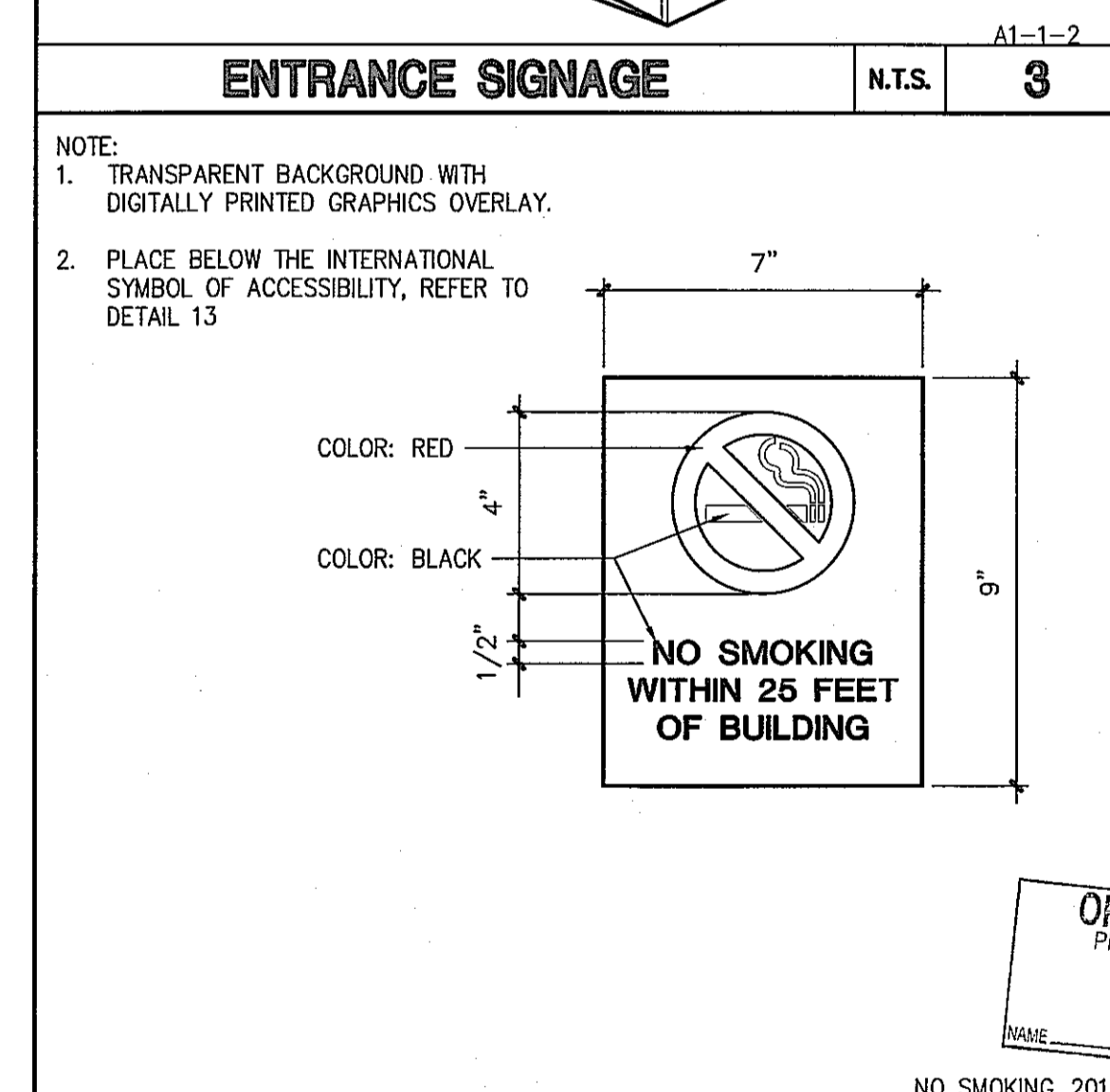
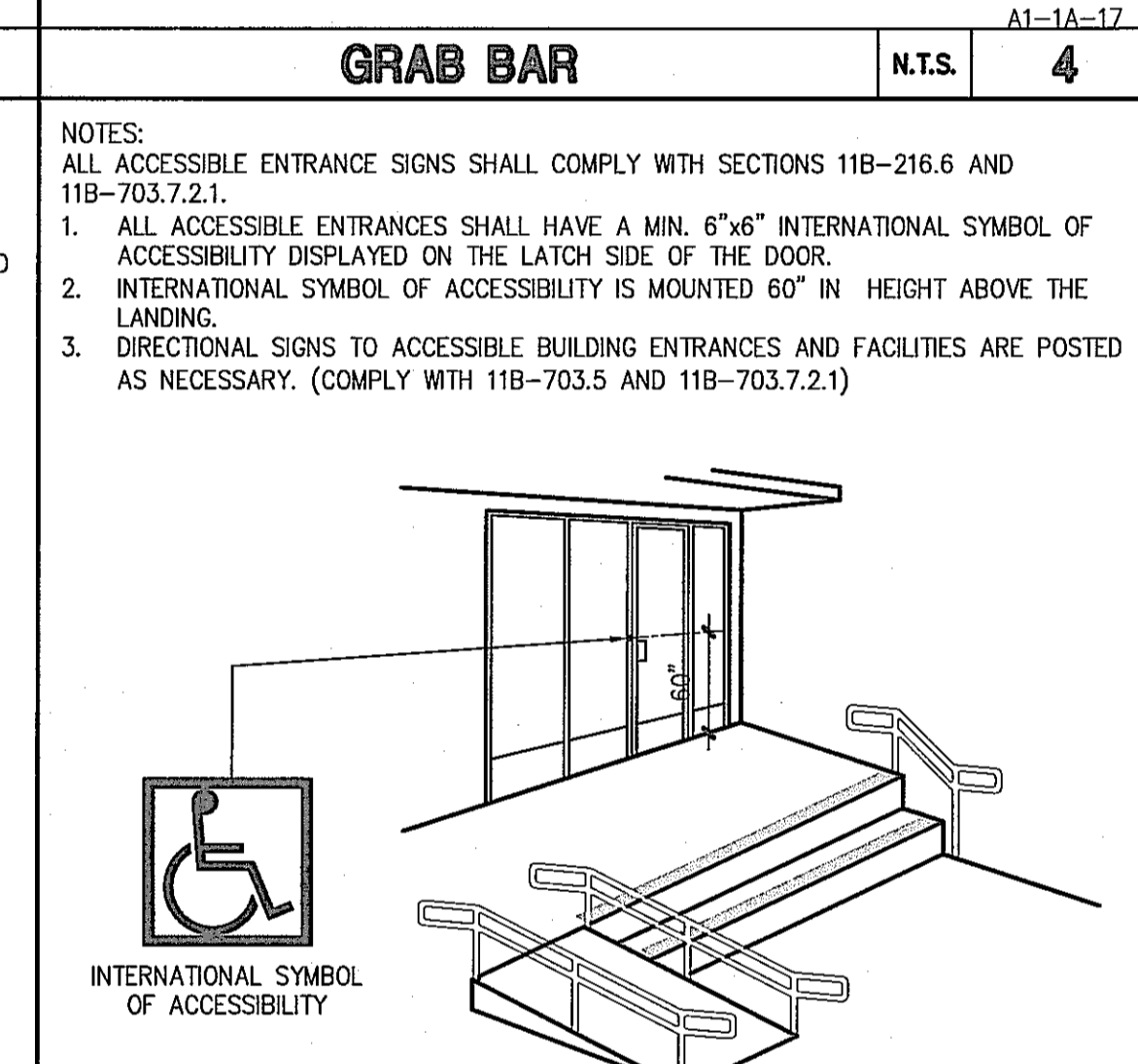
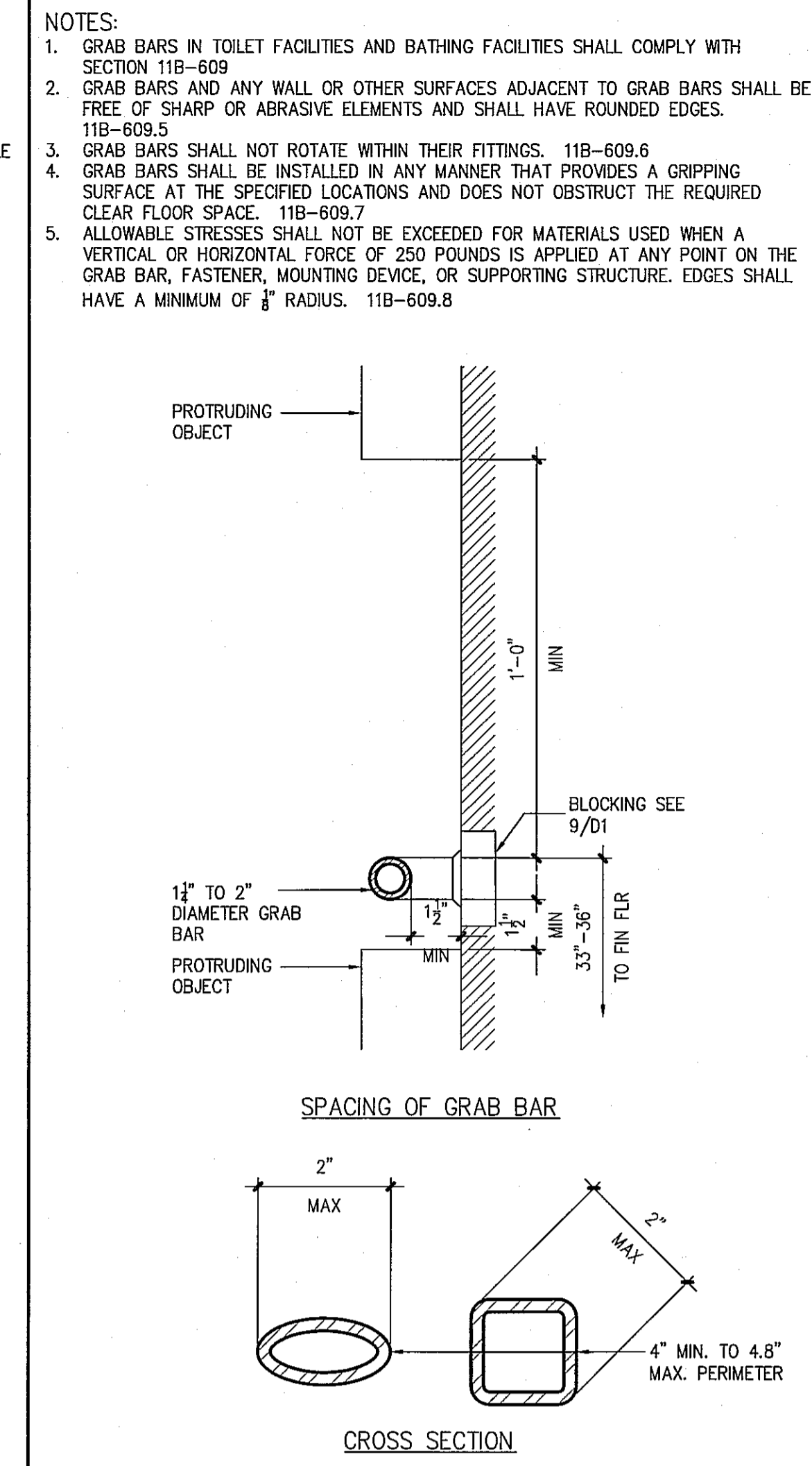
UPON THESE PLANS IS RECOMMENDED SUBMITTAL APPROVAL BY OTHER APPLICABLE AGENCIES AND ANY CONSIDERATIONS IN THE ENCLOSURE LEFTS.
THE CODE GROUP, INC.

NO.	DESCRIPTION	DATE
1	1st PLAN CHECK SUBMITTAL	03/28/19
2	2nd PLAN CHECK SUBMITTAL	06/28/19
3	3rd PLAN CHECK SUBMITTAL/BID SET	08/23/19

ACCESSIBILITY DETAILS

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JOB NO:	NH012.01	SHEET NO.	A0.1A
DATE:	09/13/18		
DRAWN:	GAA		
FILE NAME:	NH012_A01A		

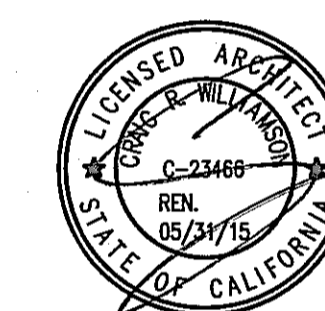


309 MANHATTAN BEACH BLVD
NO CHANGE TO SITE OR OVERALL
BUILDING SQUARE FOOTAGE
ALL SITE CONDITIONS TO REMAIN
AS-IS

NO ON-SITE PARKING, PUBLIC
PARKING PROVIDE ALONG
MANHATTAN BEACH BLVD. AND
PARKING STRUCTURE TO THE
NORTH OF SITE.

A2/B/R-3 OCCUPANCY

ESPERANZA
COMMERCIAL PERMIT #19-00812 (1ST FLOOR)
309 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90254
RESIDENTIAL PERMIT #19-01835 (2ND FLOOR)
308 CENTER PLACE
MANHATTAN BEACH, CA 90254
DEVELOPED FOR:
NEWMAN HOSPITALITY



REVIEWED BY CONSULTANT
FOR CODE COMPLIANCE
THESE PLANS AND SUPPORTING DOCUMENTATION HAVE BEEN REVIEWED AND
FORWED TO SHOW COMPLIANCE WITH THE CALIFORNIA BUILDING CODE AS
ADOPTED BY THIS JURISDICTION. ISSUANCE OF A BUILDING PERMIT SHALL
UPON THESE PLANS IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER
APPLICABLE AGENCIES AND ANY COMMENTS NOTED BY THE ENCLOSED LETTER.
SEP 25 2019
THE CODE GROUP, INC.

KEYNOTES

- 1.0 GENERAL
- 1.1 (E) PROPERTY LINE
- 1.2 (E) ADJACENT BUILDING
- 1.3 (E) ALLEY
- 1.4 (E) SLOPED PUBLIC SIDEWALK
- 1.5 (E) ADA ACCESSIBLE ROUTE - FROM PUBLIC PARKING STRUCTURE
- 1.6 (E) TRASH ENCLOSURE
- 1.7 (E) PUBLIC PARKING STRUCTURE - WITH ADA PARKING
- 1.8 (E) METER PARKING STALLS
- 1.9 (E) FIRE HYDRANT
- 1.10 ADA COMMERCIAL BUILDING ENTRY
- 1.11 (E) BACK OF HOUSE KITCHEN ENTRY
- 1.12 (E) RESIDENTIAL ENTRY

LEGEND - SITE PLAN

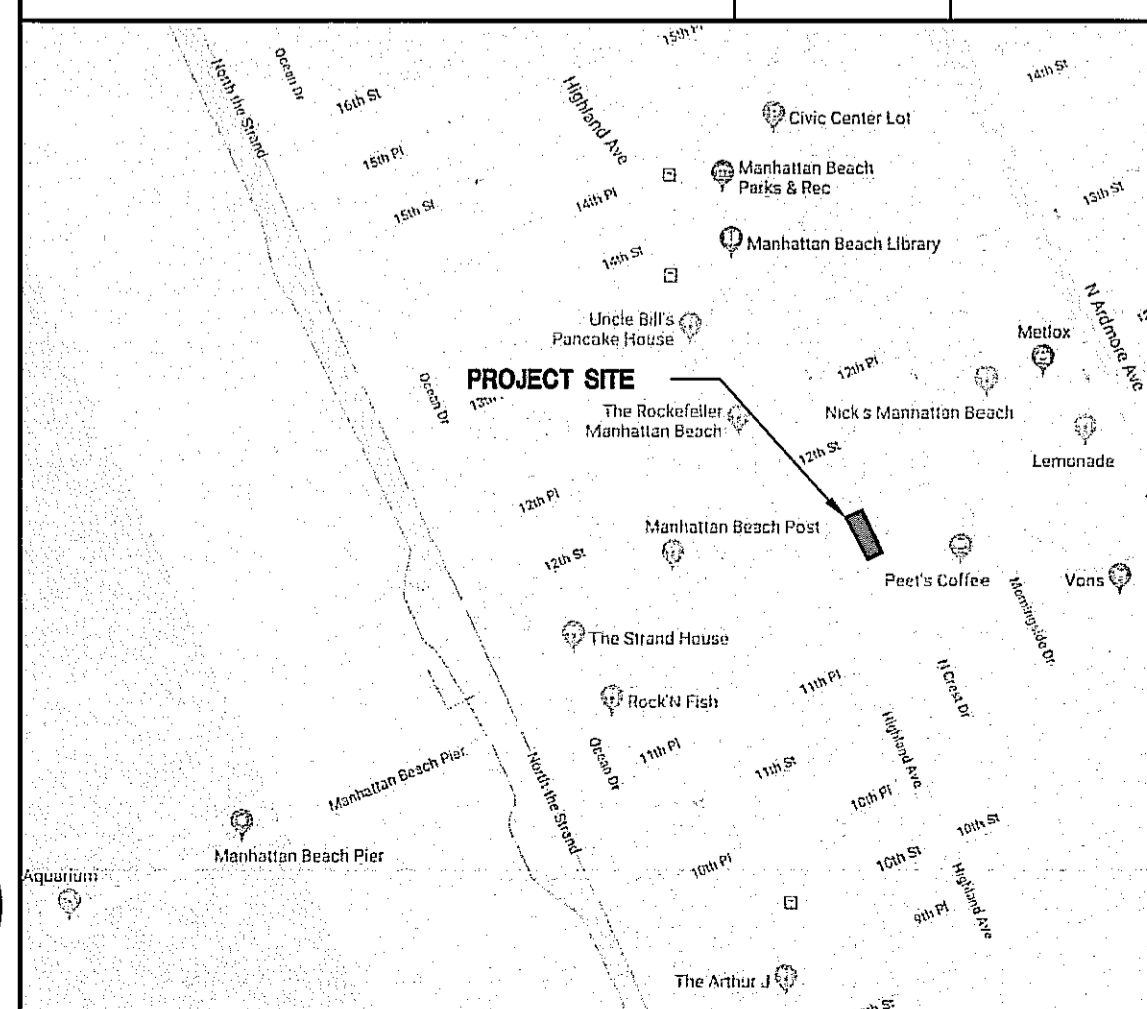
- (F) FIRE HYDRANT
- ACCESSIBLE PATH OF TRAVEL, REFER TO SHEET A0.1 DETAILS
- FIRE LANE - PER FIRE DEPARTMENT STANDARDS

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON DRAWINGS FOR CONFLICTS PRIOR TO CONSTRUCTION.
2. ALL CONSTRUCTION TO BE PERFORMED AS PER CBC 2016 AS APPLICABLE.
3. VERIFY SITE CONDITIONS BEFORE STARTING WORK.
4. EXISTING SITE PLAN FOR REFERENCE ONLY. NO ALTERATIONS OR ADDITIONS TO SITE ARE PLANNED.
5. ALL SIGNS UNDER SEPARATE SIGN PERMIT.
6. ALL MECHANICAL EQUIPMENT MUST BE SCREENED.

OK TO ISSUE
Planning Division
NAME: _____ DATE: _____

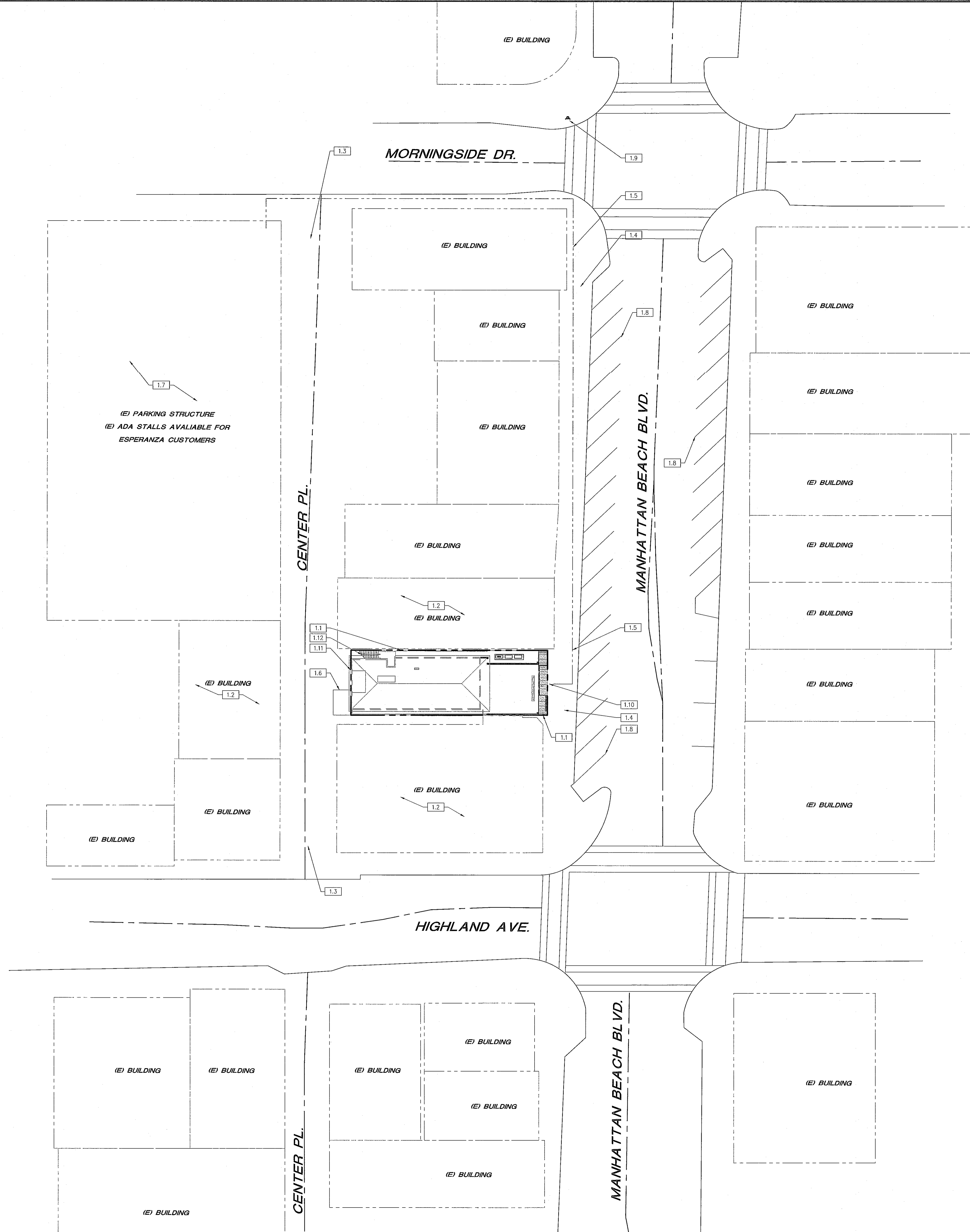
KEYNOTES



SITE PLAN

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JOB NO:	NH012.01	SHEET NO:	A1.0
DATE:	09/13/18		
DRAWN:	GAA		
FILE NAME:	NH012_A1.0		



ESPERANZA
COMMERCIAL PERMIT #19-00812 (1ST FLOOR)
309 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90254

RESIDENTIAL PERMIT #19-01835 (2ND FLOOR)
308 CENTER PLACE
MANHATTAN BEACH, CA 90254
DEVELOPED FOR:
NEWMAN HOSPITALITY



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SEP 25 2019

NO.	DESCRIPTION	DATE
1	1st PLAN CHECK SUBMITTAL	03/28/19
2	2nd PLAN CHECK SUBMITTAL	05/28/19
3	3rd PLAN CHECK SUBMITTAL/BD SET	08/23/19
4	4th P.C. SUBMITTAL/ADDENDUM 1	09/13/19

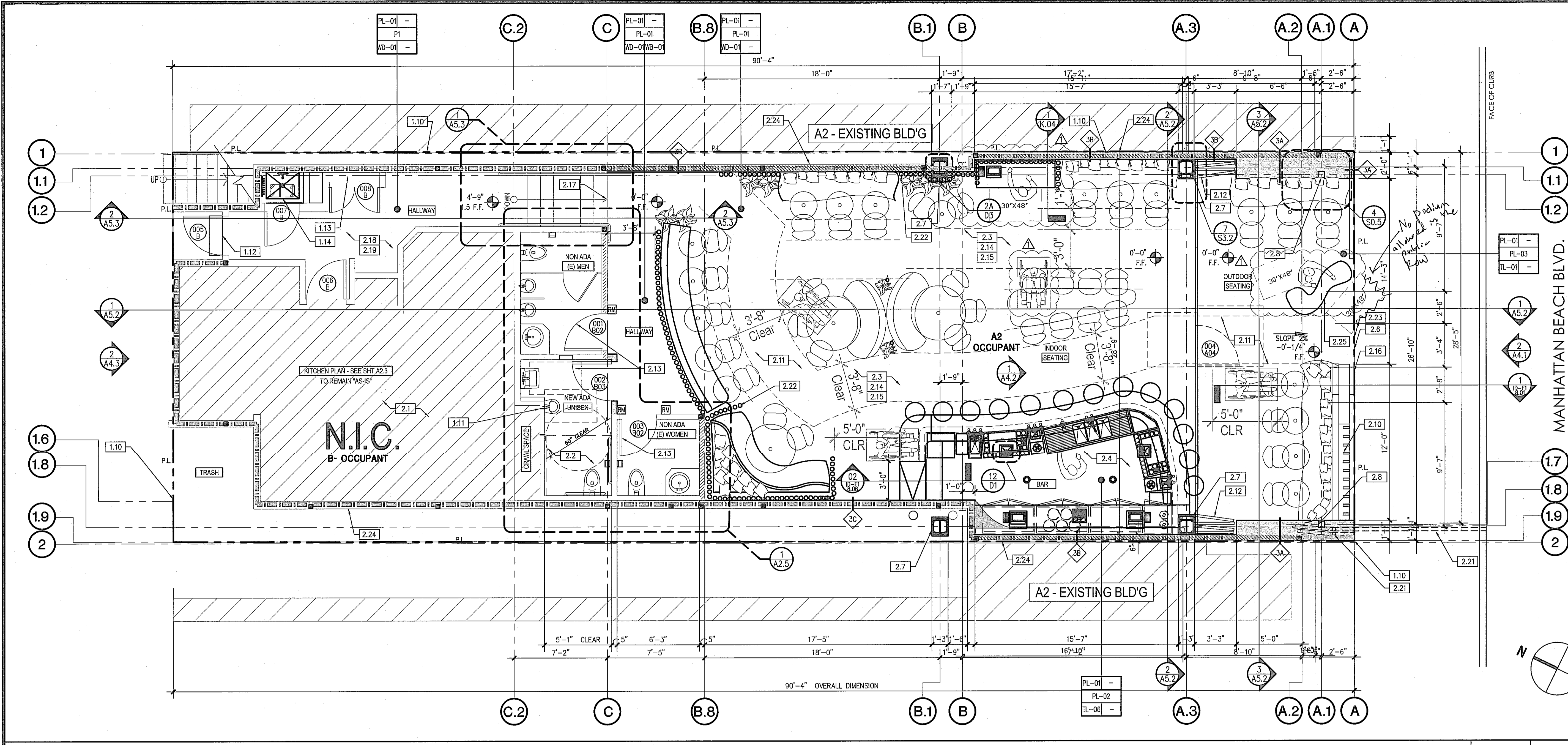
DEMO 1ST FLOOR & NEW RESTAURANT FLOOR PLAN

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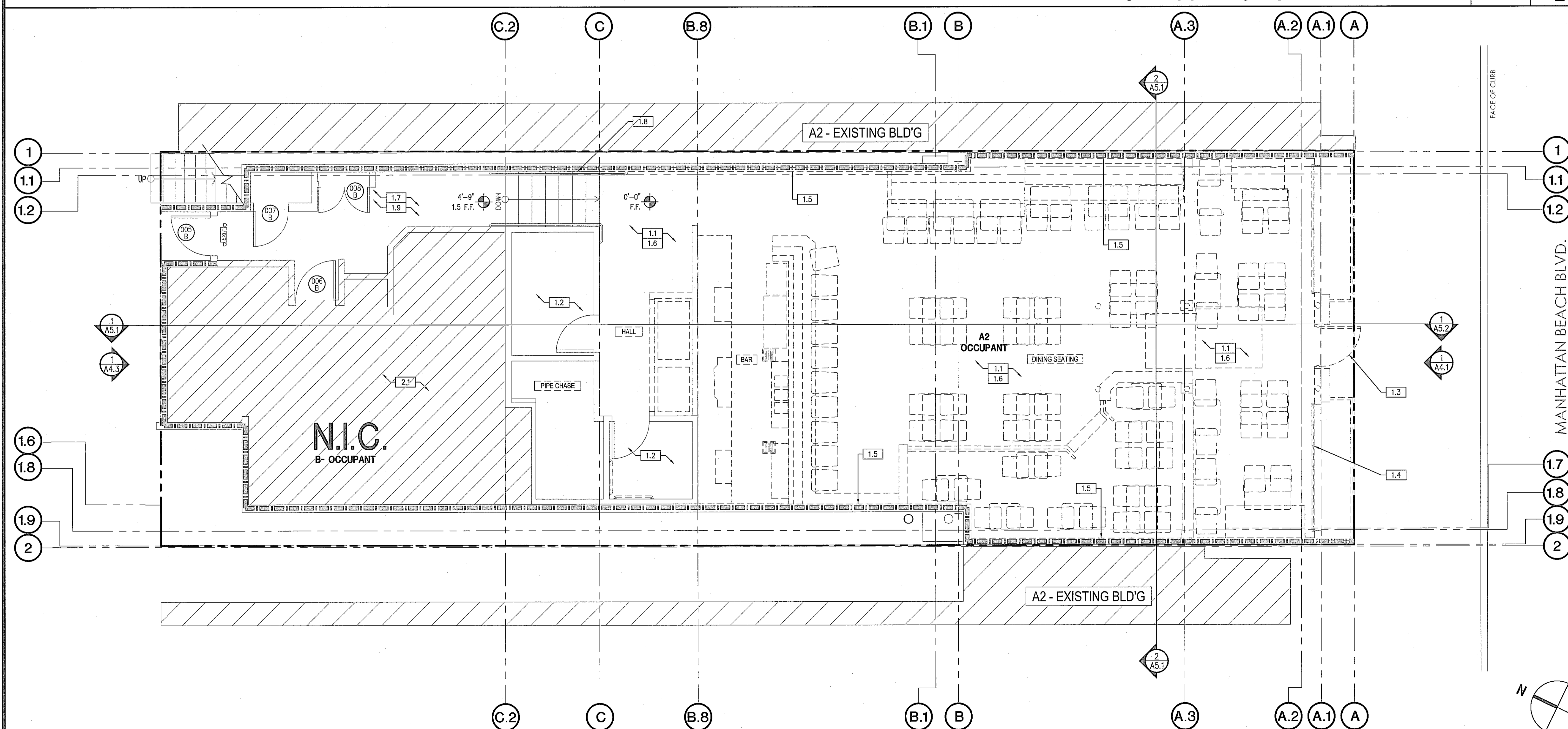
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JOB NO:	NH012.01	SHEET NO:	
DATE:	09/13/18		
DRAWN:	GAA		A2.0
FILE NAME:	NH012_A2.0		

- ### KEYNOTES
- 1.0 GENERAL
 - 1.1 DEMO (E) ENTIRE DINING ROOM- INCLUDING FINISHES AND FIXTURES
 - 1.2 DEMO (E) RESTROOM FINISH AND FIXTURE
 - 1.3 DEMO (E) FRONT ENTRY ELEVATION
 - 1.4 DEMO (E) METAL SEATING RAILING
 - 1.5 DEMO (E) INTERIOR FACE OF 1 HR EXTERIOR WALL
 - 1.6 DEMO (E) FLOOR FINISH, PREP FOR NEW FLOOR FINISH
 - 1.7 DEMO (E) FINISH OF WALLS AND CEILING
 - 1.8 DEMO (E) STAIR FINISH AND HANDRAIL
 - 1.9 DEMO (E) FINISH OF FLOOR
 - 1.10 (E) PROPERTY LINE - NO NEW WALL ON PROPERTY LINE
 - 1.11 (E) CRAWL SPACE OPENING
 - 1.12 (E) DOOR - WITH SELF CLOSER
 - 1.13 (E) ELECTRICAL CLOSET
 - 1.14 (E) MOP SINK CLOSET
 - 1.15 (E) HOT WATER HEATER FOR COMMERCIAL USE ONLY
 - 1.16 (E) STAIR FRAMING TO REMAIN
 - 2.1 KITCHEN AREA TO REMAIN. (NO CHANGES PROPOSED) - SEE K SHEETS
 - 2.2 ALL GENDER EMPLOYEE RESTROOM - SEE 1/A2.5
 - 2.3 INDOOR SEATING AREA
 - 2.4 BAR - SEE FINISH AND FIXTURE SCHEDULE ON ID-F1-8.05 SHEET
 - 2.5 2ND FLOOR RESIDENT TO REMAIN
 - 2.6 DUNE STRUCTURE - SEE DETAIL SHEETS & STRUCTURAL DRAWINGS.
 - 2.7 MOMENT FRAME - SEE STRUCTURAL DRAWINGS SHEET S3.2
 - 2.8 HSS POST - SEE STRUCTURAL DRAWINGS SHEET S3.1
 - 2.9 TILE DECK OVER SINGLE PLY ROOF - SEE DETAIL 16/D1
 - 2.10 ALUMINUM SLATS - SEE DETAIL 21/D3
 - 2.11 PATH OF TRAVEL TO PUBLIC SIDEWALK
 - 2.12 BI-FOLDING DOOR SYSTEM - SEE A6.1 ALSO SEE GEN. NOTES #16
 - 2.13 RESTROOM DOOR - SEE A6.1
 - 2.14 FLOOR FINISH ON EXISTING FLOOR SLAB - SEE ID-F1-2.00
 - 2.15 FURNITURE PLAN - SEE ID-F1-3.00
 - 2.16 RESTAURANT SIGNAGE - DEFERRED SUBMITTAL
 - 2.17 FINISH STAIRS & HANDRAILS - WARNING STRIP - SEE 21/A0.1A AND 8/D1
 - 2.18 FINISH WOOD FLOOR TO MATCH STAIRS
 - 2.19 PAINT, FINISH OF EXISTING WALLS AND CEILING.
 - 2.20 MESH UNIT W/AIN 5" CURB
 - 2.21 ROOF DRAIN W/OVERFLOW ROOF DRAIN
 - 2.22 CASWORK/MILLWORK - SEE ID-F1-8.00 SHEETS
 - 2.23 ROOF LINE ABOVE.
 - 2.24 1HR EXTERIOR WALL - SEE D3 SHEET
 - 2.25 ADA HOST STAND HT. @ 34" MAX - SEE ID-F1-8.10
 - 2.26 FLOOR BASE COVE - SEE DETAIL 16/D1
- ### WALL LEGEND
- DEMO WALL
 - EXISTING WALL TO REMAIN
 - SHEAR WALL - SEE SHEET S2.1
 - EXISTING WALL - TO REMAIN
 - FINISHED WALL - SEE SHEET D3
- * NOTE: WALLS AND CEILING FIRE RATING MUST REMAIN INTACT OR REPLACE AT THE SAME RATING WHERE DEMOLITION AND REMODELING OCCURS.
- ### GENERAL NOTES
1. ALL DIMENSIONS ARE TO FACE OF GYP. BOARD WALL, OR GRIDLINE, OR FACE OF FINISHED WALL (U.N.O.).
 2. INTERIOR WALLS TO BE FINISHED PER FINISH SCHEDULE.
 3. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL PERSONAL EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
 4. STEEL GIRDERS, TRUSSES AND LEDGERS SHALL BE PRIMED LIGHT GRAY.
 5. ALL REQUIRED AND NON-REQUIRED EXITS THAT ARE NOT ACCESSIBLE BY A RAMP. EXIT ONLY DOORS WHICH ARE NOT ACCESSIBLE TO THE DISABLED SHALL NOT HAVE ENTRY HARDWARE.
 6. PROVIDE A "NO SMOKING WITHIN 25 FEET OF BUILDING" SIGN AT BUILDING ENTRIES, OUTDOOR AIR INTAKES AND OPERABLE WINDOWS (EXCEPT EMERGENCY EXIT ONLY AND ELECTRICAL/UTILITY ROOMS).
 7. ADEQUATE NUMBER OF PLUMBING FIXTURES SHALL BE PROVIDED TO COMPLY WITH THE CALIFORNIA PLUMBING CODE TABLE 422.1 PRIOR TO CERTIFICATE OF OCCUPANCY OF THE BUILDING OR THE RESPECTIVE TENANT SPACE.
 8. BUILDING SIGNAGE UNDER SEPARATE PERMIT.
 9. FIRE EXTINGUISHERS SHALL BE PROVIDED PER 2013 CFC.
 10. REFER TO PLUMBING DRAWINGS FOR FLOOR DRAIN WHERE OCCURS.
 11. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL.
 12. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED W/ SECONDARY POWER SOURCE.
 13. ANY TIME A BUILDING OR A PORTION OF A BUILDING IS OCCUPIED, THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1-FOOT-CANDLE (11 LUX) AT THE WALKING SURFACE LEVEL. 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. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
 14. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM FOR THE FOLLOWING AREAS:
A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
B. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 15. DOORS AND WINDOWS FACING MANHATTAN BEACH BLVD. MUST HAVE A STC 30 RATING PER PG 19-03, THE GLAZING WILL BE A STC 30 OR BETTER. SEE 182/14A.
 16. WALL AND CEILING FIRE RATINGS MUST REMAIN INTACT OR REPLACE AT THE SAME RATING WHERE DEMOLITION AND REMODELING OCCURS.



1ST FLOOR RESTAURANT FLOOR PLAN 1/4"=1'-0" 2

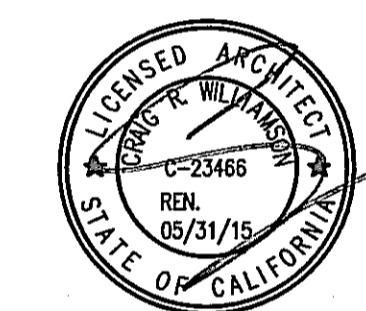


DEMO 1ST FLOOR RESTAURANT FLOOR PLAN 1/4"=1'-0" 1

KEYNOTES - -

P:\PROJECTS\19-00812\DRAWINGS\19-00812_A2.DWG

ESPERANZA
COMMERCIAL PERMIT #19-00812 (1ST FLOOR)
309 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90254
RESIDENTIAL PERMIT #19-01835 (2ND FLOOR)
308 CENTER PLACE
MANHATTAN BEACH, CA 90254
DEVELOPED FOR:
NEWMAN HOSPITALITY



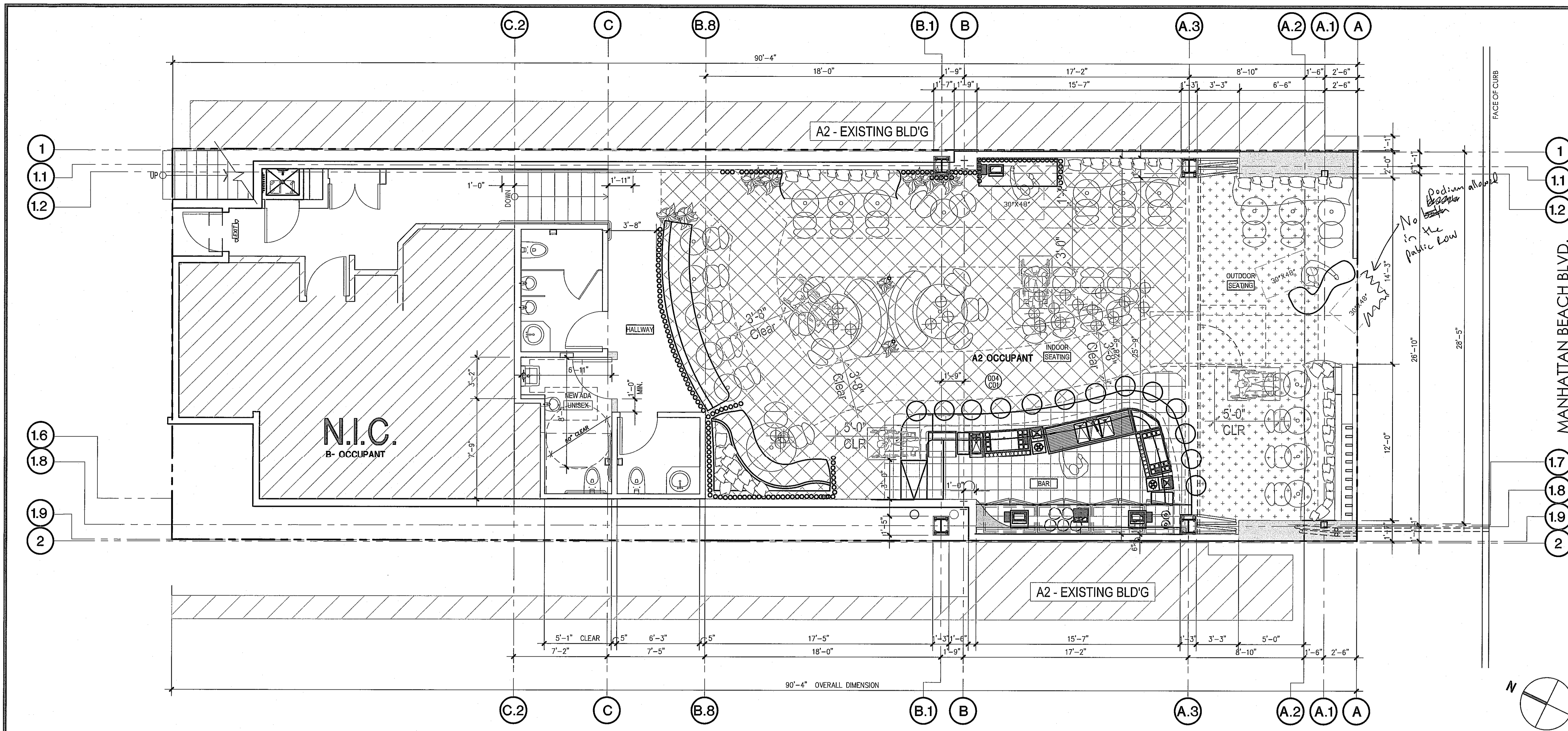
REVIEWED BY CONSULTANT
FOR CODE COMPLIANCE
THESE PLANS AND SUPPORTING DOCUMENTATION HAVE BEEN REVIEWED AND
FOUND TO SHOW COMPLIANCE WITH THE CALIFORNIA BUILDING CODE AS
ADOPTED BY THIS JURISDICTION, ISSUANCE OF A BUILDING PERMIT BASED
SEP 25 2019
UPON THESE PLANS IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER
APPLICABLE AGENCIES AND ANY CONDITIONS NOTED IN THE ENCLOSED LETTER.
THE CODE GROUP IS:
NAME: _____ DATE: _____

NO.	DESCRIPTION	DATE
▲ 1st	PLAN CHECK SUBMITTAL	03/28/19
▲ 2nd	PLAN CHECK SUBMITTAL	06/28/19
▲ 3rd	PLAN CHECK SUBMITTAL/BD SET	08/23/19

1ST FLOOR EXISTING & NEW OCCUPANCY PLAN

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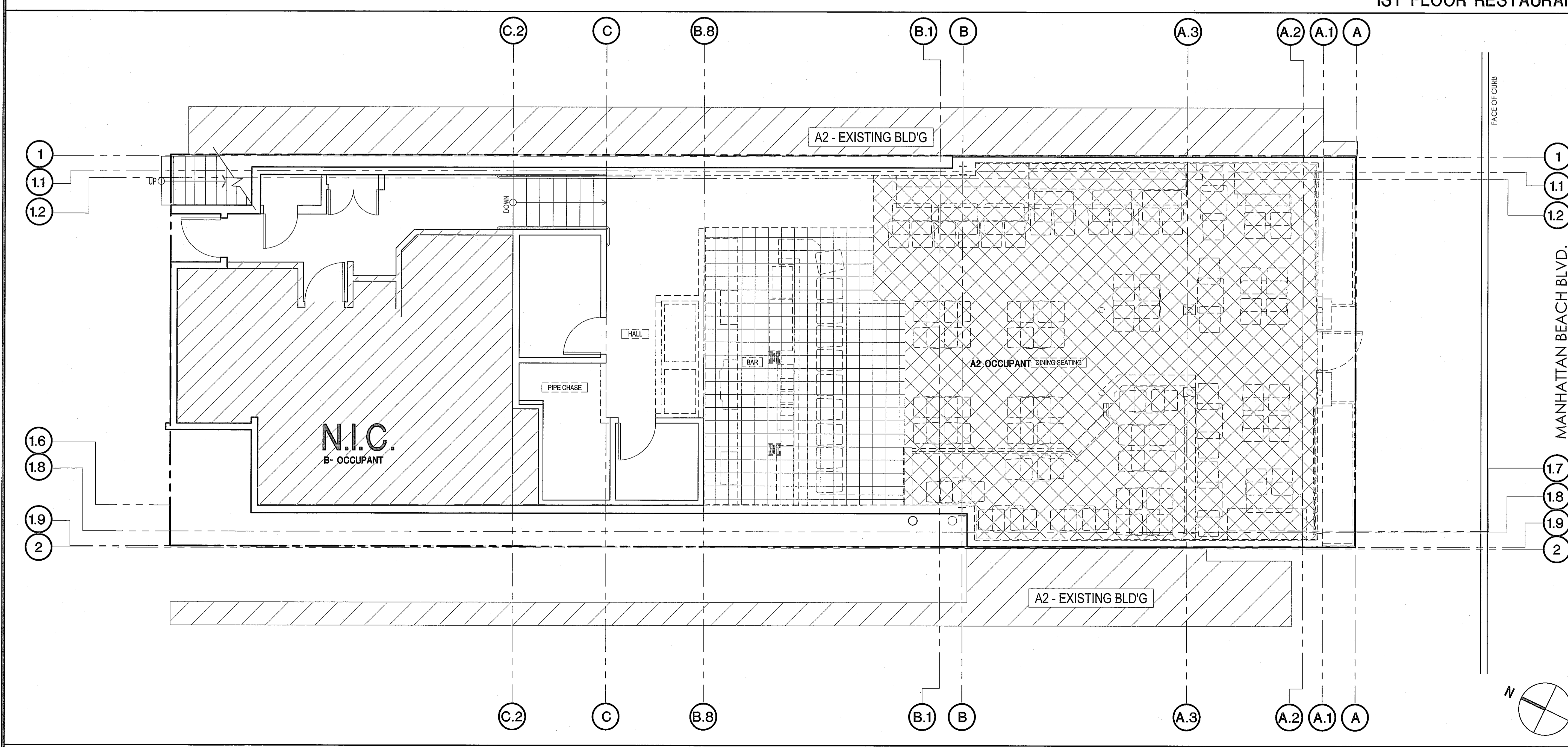
JOB NO:	NH012.01	SHEET NO:	A2.1
DATE:	09/13/18		
DRAWN:	GAA		
FILE NAME:	NH012_2.1		



PROPOSED OCCUPANCY DIAGRAM
OCCUPANCY LOAD:

ROOMSPACE	AREA	LOAD FACTOR	LOAD
KITCHEN (GROSS)	755	1/100	8.00
BEHIND BAR	85	1/100	1.00
MAIN FLOOR	506	1/15	34.00
BAR STANDING ROOM	16	1/7	3.00
NORTH BENCHES (LF)	21	1/2	11.00
WEST BENCHES (LF)	21	1/2	11.00
BAR STOOL (SEATS)	14	1	14.00
TOTAL INTERIOR			82
PATIO MAIN FLOOR	210	1/15	14.00
PATIO NORTH BENCHES (LF)	8	1/2	4.00
PATIO EAST BENCHES (LF)	8	1/2	4.00
TOTAL PATIO			22.00
TOTAL			104

1ST FLOOR RESTAURANT OCCUPANCY PLAN 1/4"=1'-0" 2



EXISTING OCCUPANCY DIAGRAM
OCCUPANCY LOAD:

ROOMSPACE	AREA	LOAD FACTOR	LOAD
COOKLINE	755	1/100	8.00
BEHIND BAR	88	1/100	1.00
MAIN FLOOR	649	1/15	44.00
BAR STANDING ROOM	45	1/7	7.00
WEST BENCHES (LF)	6	1/2	3.00
EAST BENCHES (LF)	26	1/2	13.00
BAR STOOL (SEATS)	10	1	10.00
TOTAL			86

DEMO 1ST FLOOR RESTAURANT OCCUPANCY PLAN 1/4"=1'-0" 1



REVIEWED BY CONSULTANT FOR CODE COMPLIANCE
THESE PLANS AND SUPPORTING DOCUMENTATION HAVE BEEN REVIEWED AND FOUND TO SHOW COMPLIANCE WITH THE CALIFORNIA BUILDING CODE AS ADOPTED BY THIS JURISDICTION, IN ASSISTANCE OF A BUILDING PERMIT BASED UPON THESE PLANS IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER APPLICABLE AGENCIES AND ANY CONDITIONS NOTED IN THE ENCLOSED LETTER.

SEP 25 2019

UPON THESE PLANS IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER APPLICABLE AGENCIES AND ANY CONDITIONS NOTED IN THE ENCLOSED LETTER.
THE CODE GROUP, INC.

NO.	DESCRIPTION	DATE
1	1st PLAN CHECK SUBMITTAL	03/29/19
2	2nd PLAN CHECK SUBMITTAL	06/28/19
3	3rd PLAN CHECK SUBMITTAL/BID SET	08/23/19
4	4th P.C. SUBMITTAL/ADDENDUM 1	09/13/19

OK TO ISSUE
Planning Division
NAME: _____ DATE: _____

DEMO 1ST FLOOR CEILING PLAN & NEW 1ST FLOOR CEILING PLAN

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JOB NO:	NH012.01	SHEET NO:	A2.2
DATE:	09/13/18		
DRAWN:	GAA		
FILE NAME:	NH012.2.2		

KEYNOTES - RCP

- 1.0 GENERAL
1.1 DEMO (E) CEILING, LIGHT FIXTURES AND HVAC EQUIPMENT.
1.2 (E) CEILING TO REMAIN - KITCHEN N.I.C.
2.1 SUSPENDED STUCCO FINISH CEILING
2.2 FLUSH MOUNTED AREA HEATERS - SEE T3 SHEET
2.3 ETCHED STUCCO DESIGN - SEE I.D. SHEETS
2.4 POINT OF SUSPENDED LIGHT FIXTURES
2.5 TOP HANG BI-FOLDING DOOR - TOP TRACK SYSTEM - SEE 2/A6.1 & 17/01
2.6 2HR FIRE RATED ROOF ASSEMBLY ABOVE - SEE 5/03
2.7 FINISH CEILING - REFER TO FINISH SCHEDULE ON 0-01
2.8 LIGHT FIXTURES - SEE LIGHTING PLANS AND ELECTRICAL PLANS
2.9 (E) EXHAUST AIR TO REMAIN
2.10 EXHAUST AIR - SEE MECHANICAL PLANS
2.11 FAN UNIT - SEE MECHANICAL PLANS
2.12 UNIT ACCESS SERVICE PANEL - SEE KEYNOTES 3 ON M2 SHEET
2.13 METAL SLATS - TOP CONNECTION SEE DETAIL 21/03

RCP LEGEND

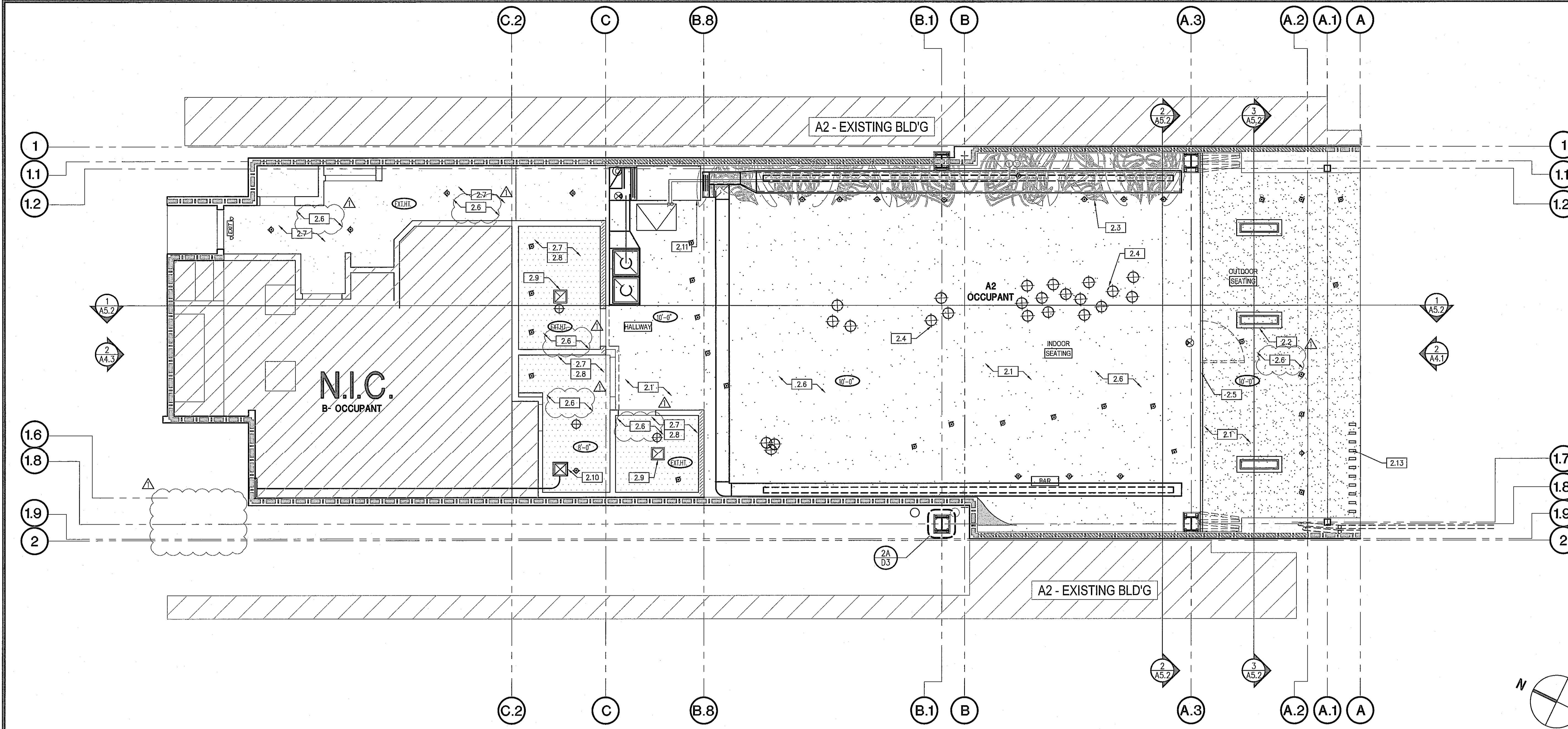
- PL-01 - FINISH CEILING - ETCHED PLASTER, SEE ID-0.01
- WC-01 - FINISH CEILING - CUSTOM WALL COVERING, SEE ID-0.01
- LED LIGHT FIXTURE, SUSPENDED
- EMERGENCY LIGHT - SEE KEYNOTE 4/E-4.2 SHEET
- FLUSH MOUNTED AREA HEATERS - SEE SPECIFICATION SHEET
- ILLUMINATED EMERGENCY EXIT SIGN ABOVE DOOR PER CBC 1003.2.8
- 24" X 24" SUPPLY AIR REGISTER - SEE MECH.
- 24" X 24" RETURN AIR GRILL - SEE MECH.
- EXHAUST AIR GRILL - SEE MECH.
- CEILING HEIGHT SYMBOL

WALL LEGEND

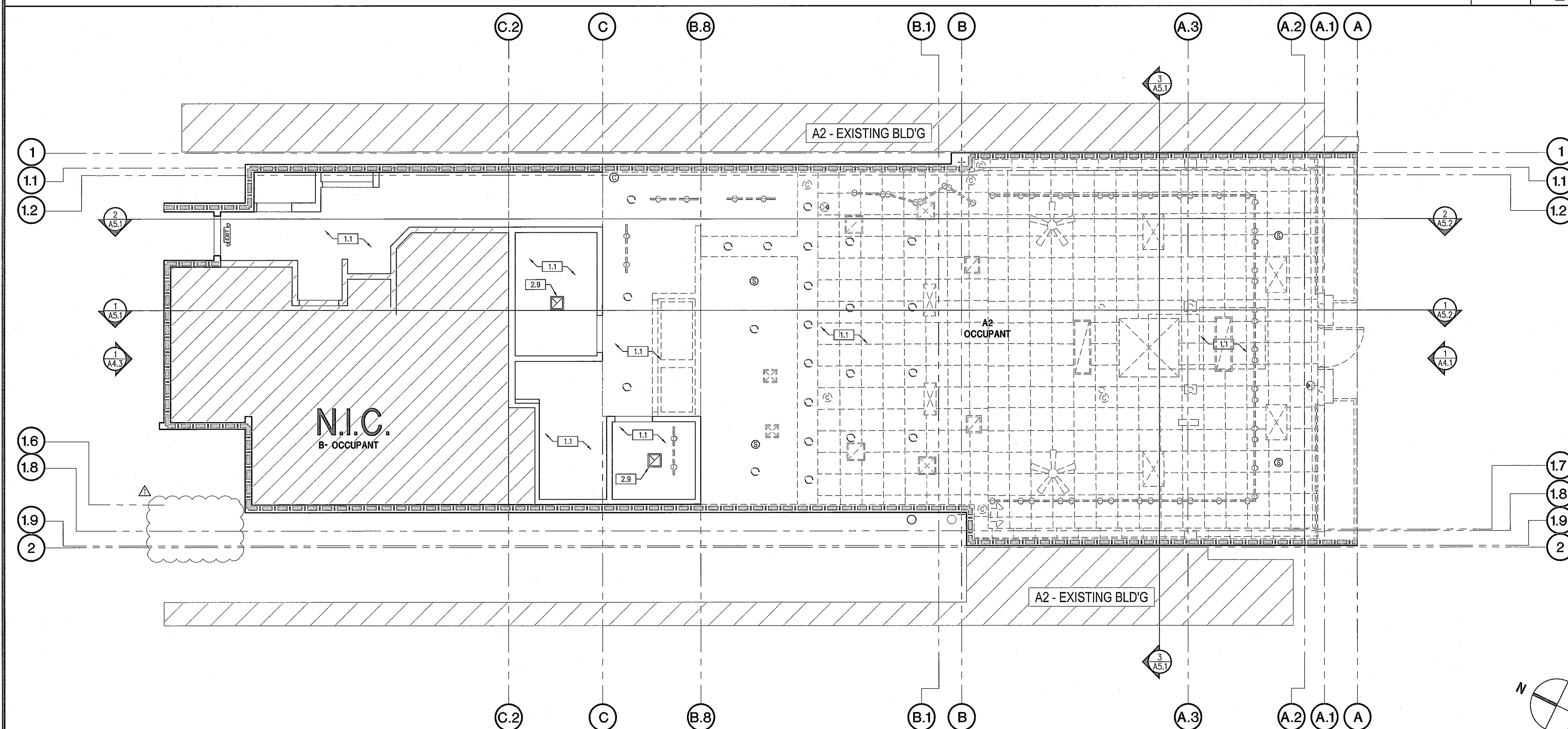
- DEMO WALL
 - EXISTING WALL TO REMAIN
 - SHEAR WALL - SEE SHEET S2.1
 - EXISTING WALL - TO REMAIN
 - REFINISHED WALL - SEE SHEET D3
- * NOTE: WALLS AND CEILING FIRE RATING MUST REMAIN INTACT OR REPLACE AT THE SAME RATING WHERE DEMOLITION AND REMODELING OCCURS.

GENERAL NOTES

- ALL PENETRATIONS, CONDUITS, PIPES, ETC. BY ALL TRADES AND DISCIPLINES SHALL CONFORM TO THE TYPICAL DETAILS.
- COORDINATE INSTALLATION OF ROOFING MATERIALS WITH OWNER'S ROOFING CONSULTANT IF ANY.
- PAINT INSIDE OF PARAPET - MATCH DUNE COLOR.
- THE LOCATIONS OF BEAMS, CURBS AND PLATFORMS BELOW MECHANICAL UNITS AND MECHANICAL PENETRATIONS ARE APPROXIMATE. EXACT LOCATIONS SHALL BE DETERMINED BY THE MECHANICAL CONTRACTOR AND COORDINATED BY THE GENERAL CONTRACTOR.
- NOTE PER PC 19-03:
NO RESTAURANT USE OR ANY OTHER COMMERCIAL USES ALLOWED ON THE DECK. DECK CANNOT BE RENTED OUT FOR EVENTS OR PARTIES. NO AMPLIFIED SOUND ASSOCIATED WITH A COMMERCIAL USE IS ALLOWED ON THE DECK.* PER PC 19-03 CONDITIONS #15, 17 AND 22.
- DOORS AND WINDOWS FACING MANHATTAN BEACH BLVD. MUST HAVE A STC 30 RATING PER PC 19-03. THE GLAZING WILL BE STC 30 OR BETTER. SEE 1&2/14A
- WALL AND CEILING FIRE RATING MUST REMAIN INTACT OR REPLACE AT THE SAME RATING WHERE DEMOLITION AND REMODELING OCCURS.



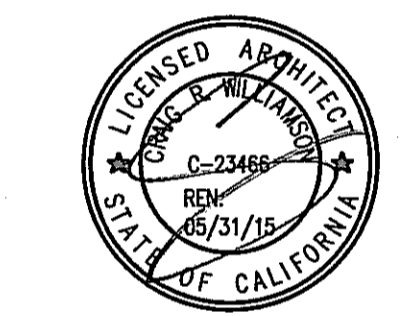
1ST FLOOR RCP 1/4"=1'-0" 2



DEMO 1ST FLOOR RCP 1/4"=1'-0" 1

KEYNOTES

- -



REVIEWED BY CONSULTANT FOR CODE COMPLIANCE
SEP 25 2019

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THE GROUP, INC.

NO.	DESCRIPTION	DATE
1	1st PLAN CHECK SUBMITTAL	03/28/19
2	2nd PLAN CHECK SUBMITTAL	06/28/19
3	3rd PLAN CHECK SUBMITTAL/BD SET	08/23/19
4	4th P.C. SUBMITTAL/ADDENDUM 1	09/13/19

DEMO AND NEW 1.5 FLOOR PLAN

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JOB NO:	NH012.01	SHEET NO:	
DATE:	09/13/18		
DRAWN:	GAA		A2.3
FILE NAME:	NH012_2.3		

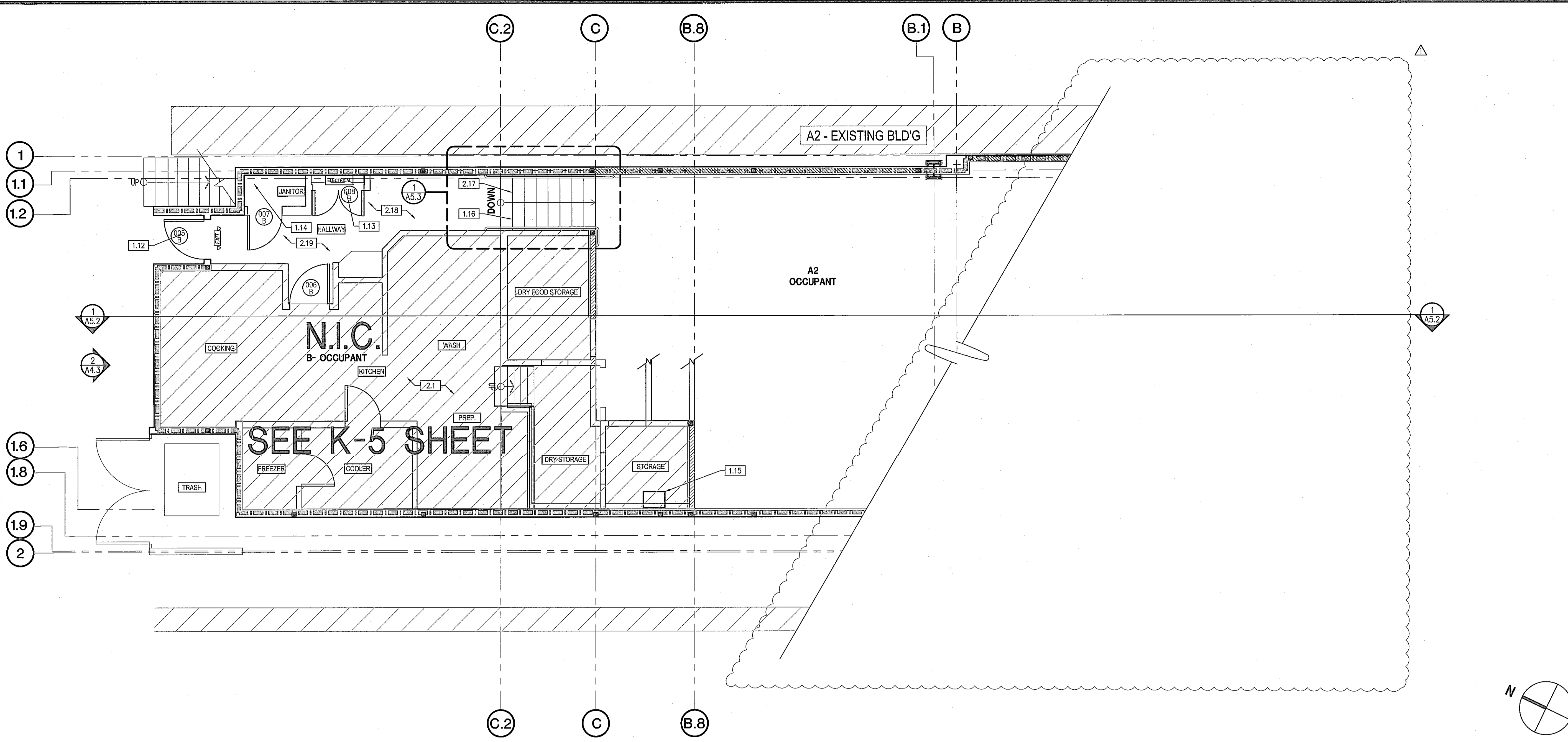
- ### KEYNOTES
- 1.0 GENERAL
 - 1.1 DEMO (E) ENTIRE DINING ROOM- INCLUDING FINISHES AND FIXTURES
 - 1.2 DEMO (E) RESTROOM FINISH AND FIXTURE
 - 1.3 DEMO (E) FRONT ENTRY ELEVATION
 - 1.4 DEMO (E) METAL SEATING RAILING
 - 1.5 DEMO (E) INTERIOR FACE OF 1 HR EXTERIOR WALL
 - 1.6 DEMO (E) FLOOR FINISH, PREP FOR NEW FLOOR FINISH
 - 1.7 DEMO (E) FINISH OF WALLS AND CEILINGS
 - 1.8 DEMO (E) STAIR FINISH AND HANDRAIL
 - 1.9 DEMO (E) FINISH OF FLOOR
 - 1.10 (E) PROPERTY LINE - NO NEW WALL ON PROPERTY LINE
 - 1.11 (E) CRAWL SPACE OPENING.
 - 1.12 (E) DOOR - WITH SELF CLOSER
 - 1.13 (E) ELECTRICAL CLOSET
 - 1.14 (E) MOP SINK CLOSET
 - 1.15 (E) HOT WATER HEATER FOR COMMERCIAL USE ONLY
 - 1.16 (E) STAIR FRAMING TO REMAIN
 - 2.1 KITCHEN AREA TO REMAIN. (NO CHANGES PROPOSED) -SEE K SHEETS
 - 2.2 ALL GENDER EMPLOYEE RESTROOM - SEE 1/A2.5
 - 2.3 INDOOR SEATING AREA
 - 2.4 BAR - SEE FINISH AND FIXTURE SCHEDULE ON ID-F1-8.05 SHEET
 - 2.5 2ND FLOOR RESIDENT TO REMAIN
 - 2.6 DUNE STRUCTURE - SEE DETAIL SHEETS & STRUCTURAL DRAWINGS.
 - 2.7 MOMENT FRAME - SEE STRUCTURAL DRAWINGS SHEET S3.2
 - 2.8 HSS POST - SEE STRUCTURAL DRAWINGS SHEET S3.1
 - 2.9 TILE DECK OVER SINGLE PLY ROOF. - SEE DETAIL 16/D1
 - 2.10 ALUMINUM SLATS - SEE DETAIL 21/D3
 - 2.11 PATH OF TRAVEL TO PUBLIC SIDEWALK
 - 2.12 BI-FOLDING DOOR SYSTEM - SEE A6.1 ALSO SEE GEN. NOTES #16
 - 2.13 RESTROOM DOOR - SEE A6.1
 - 2.14 FLOOR FINISH ON EXISTING FLOOR SLAB - SEE I.D.-F1-2.00
 - 2.15 FURNITURE PLAN - SEE I.D.-F1-3.00
 - 2.16 RESTAURANT STORAGE - DEFERRED SUBMITTAL
 - 2.17 FINISH STAIRS & HANDRAILS - WARNING STRIP -SEE 21/A0.1A AND 8/D1
 - 2.18 FINISH WOOD FLOOR TO MATCH STAIRS
 - 2.19 PAINT, FINISH ON EXISTING WALLS AND CEILING.
 - 2.20 MECH UNIT W/MAIN 8" CURB
 - 2.21 ROOF DRAIN W/OVERFLOW ROOF DRAIN
 - 2.22 CASEWORK/MILLWORK - SEE ID-F1-8.00 SHEETS
 - 2.23 ROOF LINE ABOVE.
 - 2.24 1HR EXTERIOR WALL - SEE D3 SHEET
 - 2.25 ADA HOST STAND HT. @ 34" MAX - SEE ID-F1-8.10
 - 2.26 FLOOR BASE COVE - SEE DETAIL 16/D1

- ### WALL LEGEND
- DEMO WALL
 - EXISTING WALL TO REMAIN
 - /// SHEAR WALL - SEE SHEET S2.1
 - EXISTING WALL - TO REMAIN
 - REFINISHED WALL - SEE SHEET D3
- * NOTE: WALLS AND CEILING FIRE RATING MUST REMAIN INTACT OR REPLACE AT THE SAME RATING WHERE DEMOLITION AND REMODELING OCCURS.

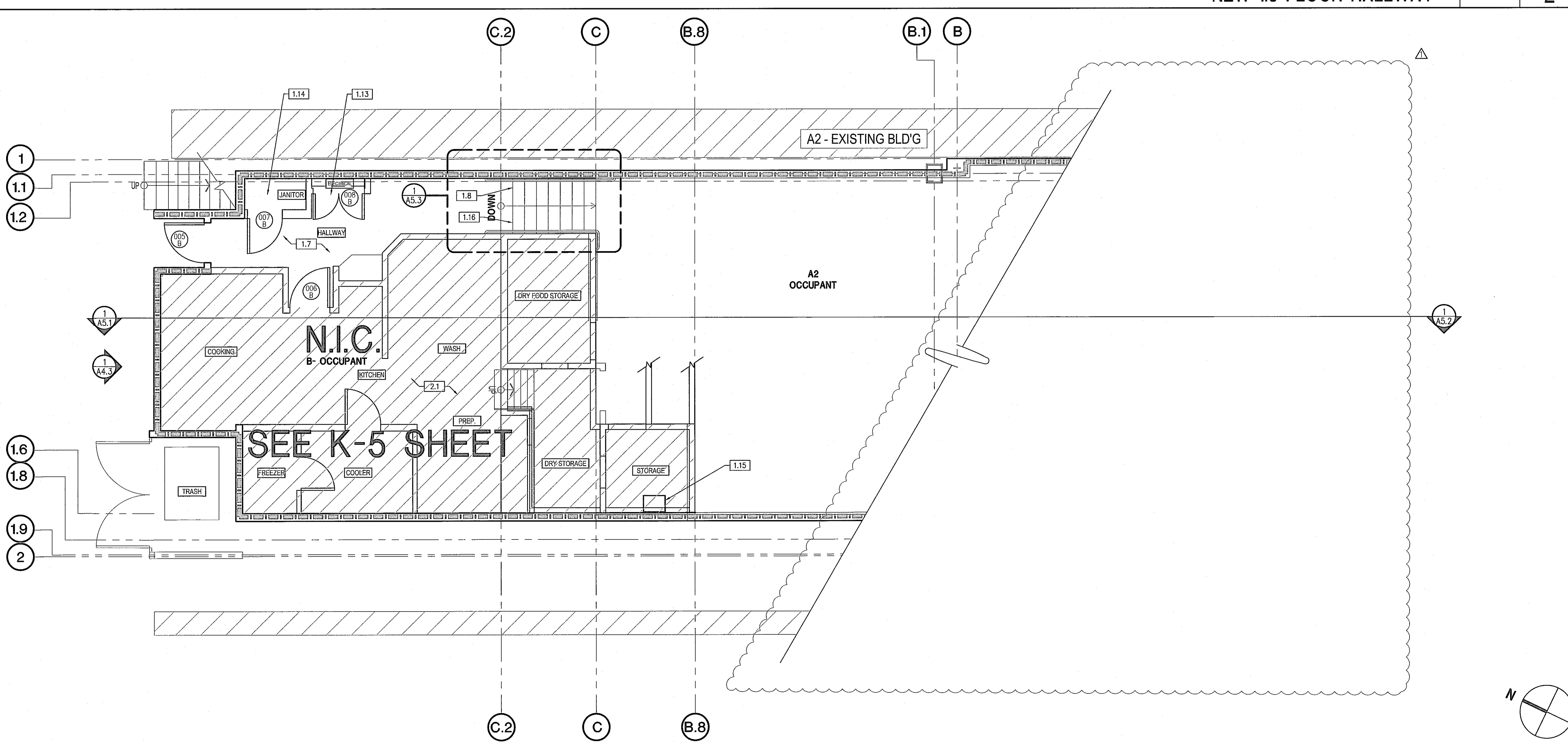
- EX EXIT SIGNS REFER TO 25/A0.1
 - RM PERMANENT ROOM IDENTIFICATION REFER TO 25/A0.1.
 - RESTROOM REFER TO 17/A0.1A
 - DIRECTIONAL SIGN REFER TO 25/A0.1
 - ST STAIR IDENTIFICATION SIGN, REFER TO 25/A0.1
- INTERNALLY ILLUMINATED EMERGENCY EXIT SIGN ABOVE DOOR OR HUNG FROM THE CEILING PER CBC 1003.2.8. REFER TO ELECTRICAL - PROVIDE TACTILE EXIT SIGNS, SEE DETAIL 25/A0.1
- X: INSULATION MIN. R VALUE BETWEEN STUDS
 - R-19 (FURRED EXT WALLS)
 - S - FULL THICKNESS SOUND BATTS @ RESTROOMS
 - NOTE: NO NUMBER INDICATES NO INSULATION
 - ALL WALLS SHOWN ON PLAN ARE UNLESS OTHERWISE NOTED
 - INDICATES WALL TYPE, REFER TO D3
- DOOR NUMBER
 - HARDWARE SET-REFER 11/A6.1 FOR DETAIL
 - NUMBER INDICATES FIRE RATED HOUR/ NO FR INDICATES NON-FIRE RATED
 - DOOR TYPE-REFER TO 2/A6.1
 - 60" DIAMETER WHEELCHAIR TURNING AREA

- ### GENERAL NOTES
1. ALL DIMENSIONS ARE TO FACE OF GYP. BOARD WALL, OR GRIDLINE, OR FACE OF FINISHED WALL (U.N.O.).
 2. INTERIOR WALLS TO BE FINISHED PER FINISH SCHEDULE.
 3. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL PERSONAL EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
 4. STEEL GIRDERS, TRUSSES AND LEDGERS SHALL BE PRIMED LIGHT GRAY.
 5. ALL REQUIRED AND NON-REQUIRED EXITS THAT ARE NOT ACCESSIBLE BY A RAMP, EXIT ONLY DOORS WHICH ARE NOT ACCESSIBLE TO THE DISABLED SHALL NOT HAVE ENTRY HARDWARE.
 6. PROVIDE A "NO SMOKING WITHIN 25 FEET OF BUILDING" SIGN AT BUILDING ENTRIES, OUTDOOR AIR INTAKES AND OPERABLE WINDOWS (EXCEPT EMERGENCY EXIT ONLY AND ELECTRICAL/UTILITY ROOMS).
 7. ADEQUATE NUMBER OF PLUMBING FIXTURES SHALL BE PROVIDED TO COMPLY WITH THE CALIFORNIA PLUMBING CODE TABLE 422.1 PRIOR TO CERTIFICATE OF OCCUPANCY OF THE BUILDING OR THE RESPECTIVE TENANT SPACE.
 8. BUILDING SIGNAGE UNDER SEPARATE PERMIT.
 9. FIRE EXTINGUISHERS SHALL BE PROVIDED PER 2013 CFC.
 10. REFER TO PLUMBING DRAWINGS FOR FLOOR DRAIN WHERE OCCURS.
 11. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL
 12. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED W/ SECONDARY POWER SOURCE.
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 14. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM FOR THE FOLLOWING AREAS:
 - A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
 - B. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS
 15. DOORS AND WINDOWS FACING MANHATTAN BEACH BLVD. MUST HAVE A STC 30 RATING PER FC 19-03, THE GLAZING WILL BE A STC 30 OR BETTER. SEE 142/74A.
 16. WALL AND CEILING FIRE RATING MUST REMAIN INTACT OR REPLACE AT THE SAME RATING WHERE DEMOLITION AND REMODELING OCCURS.

OK TO ISSUE
Planning Division
NAME: _____ DATE: _____



NEW 1.5 FLOOR HALLWAY 1/4"=1'-0" 2



DEMO 1.5 FLOOR RESTAURANT FLOOR PLAN 1/4"=1'-0" 1

KEYNOTES - -

ESPERANZA
COMMERCIAL PERMIT #19-00812 (1ST FLOOR)
309 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90254
RESIDENTIAL PERMIT #19-01835 (2ND FLOOR)
308 CENTER PLACE
MANHATTAN BEACH, CA 90254
DEVELOPED FOR:
NEWMAN HOSPITALITY



REVIEWED BY CONSULTANT
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THE CODE GROUP, INC.

NO.	DESCRIPTION	DATE
▲	1st PLAN CHECK SUBMITTAL	03/28/19
▲	2nd PLAN CHECK SUBMITTAL	06/28/19
▲	3rd PLAN CHECK SUBMITTAL/BID SET	08/23/19
▲	4th P.C. SUBMITTAL/ADDENDUM 1	09/13/19

DEMO & NEW 15 FLOOR RCP

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JOB NO:	NH012.01	SHEET NO:	A2.4
DATE:	09/13/18		
DRAWN:	GAA		
FILE NAME:	NH012_2.4		

KEYNOTES - RCP

- 1.0 GENERAL
- 1.1 DEMO (E) CEILING, LIGHT FIXTURES AND HVAC EQUIPMENT.
 - 1.2 (E) CEILING TO REMAIN - KITCHEN N.I.C.
 - 2.1 SUSPENDED STUCCO FINISH CEILING
 - 2.2 FLUSH MOUNTED AREA HEATERS - SEE T3 SHEET
 - 2.3 ETCHED STUCCO DESIGN - SEE I.D. SHEETS
 - 2.4 POINT OF SUSPENDED LIGHT FIXTURES
 - 2.5 TOP HANG BI-FOLDING DOOR - TOP TRACK SYSTEM - SEE 2/A6.1 & 17/D1
 - 2.6 2HR FIRE RATED ROOF ASSEMBLY ABOVE - SEE 5/D3
 - 2.7 FINISH CEILING - REFER TO FINISH SCHEDULE ON D-0.01
 - 2.8 LIGHT FIXTURES - SEE LIGHTING PLANS AND ELECTRICAL PLANS
 - 2.9 (E) EXHAUST AIR TO REMAIN
 - 2.10 EXHAUST AIR - SEE MECHANICAL PLANS
 - 2.11 FAN UNIT - SEE MECHANICAL PLANS
 - 2.12 UNIT ACCESS SERVICE PANEL - SEE KEYNOTES 3 ON M2 SHEET
 - 2.13 METAL SLATS - TOP CONNECTION SEE DETAIL 21/D3

RCP LEGEND

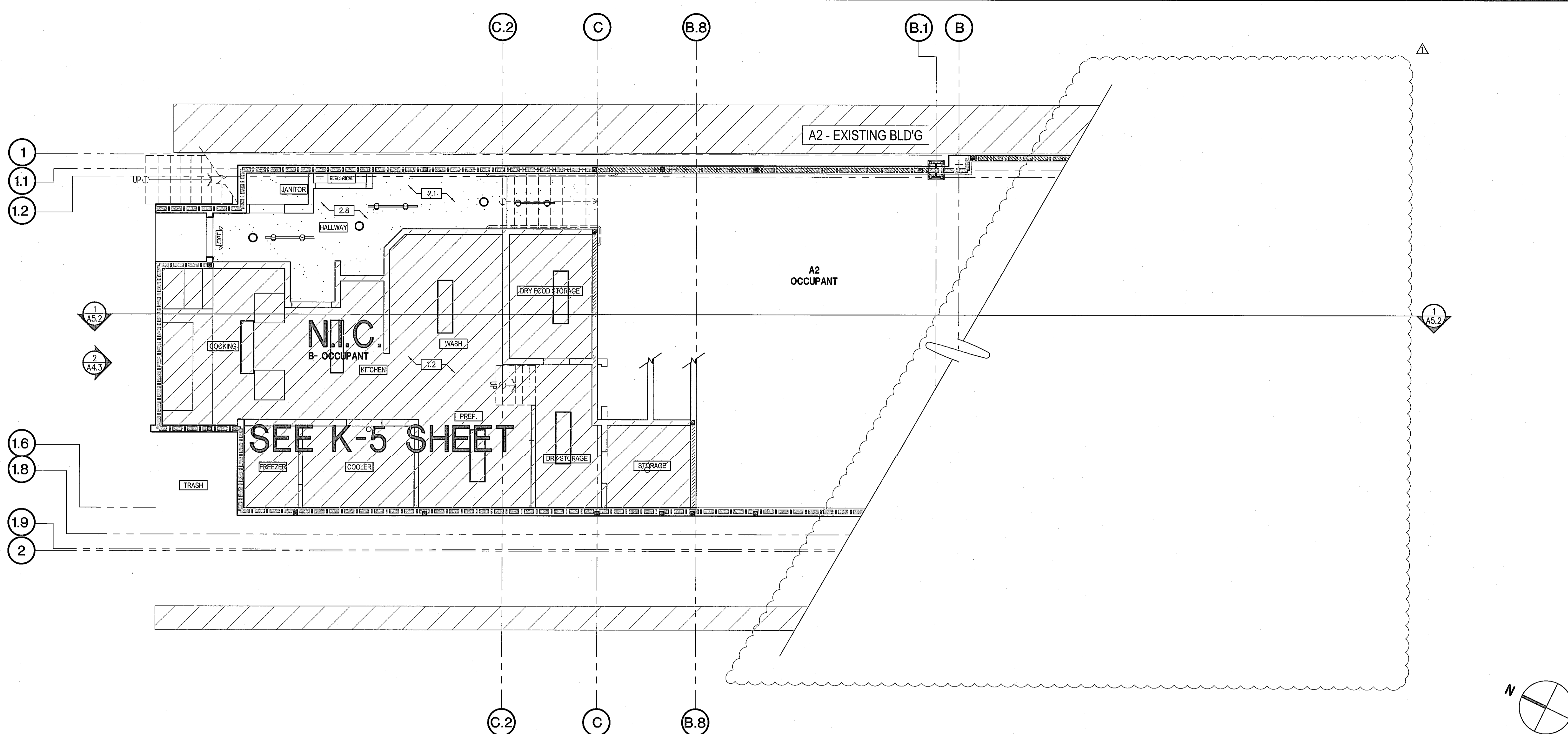
- PL-01 - FINISH CEILING - ETCHED PLASTER, SEE ID-0.01
- SUSPENDED STUCCO FINISH CEILING
- WC-01 - FINISH CEILING - CUSTOM WALL COVERING, SEE ID-0.01
- LED LIGHT FIXTURE, SUSPENDED
- EMERGENCY LIGHT - SEE KEYNOTE 4/E-4.2 SHEET
- FLUSH MOUNTED AREA HEATERS - SEE SPECIFICATION SHEET
- ILLUMINATED EMERGENCY EXIT SIGN ABOVE DOOR PER CBC 1003.2.8
- 24" X 24" SUPPLY AIR REGISTER - SEE MECH.
- 24" X 24" RETURN AIR GRILL - SEE MECH.
- EXHAUST AIR GRILL - SEE MECH.
- CEILING HEIGHT SYMBOL

WALL LEGEND

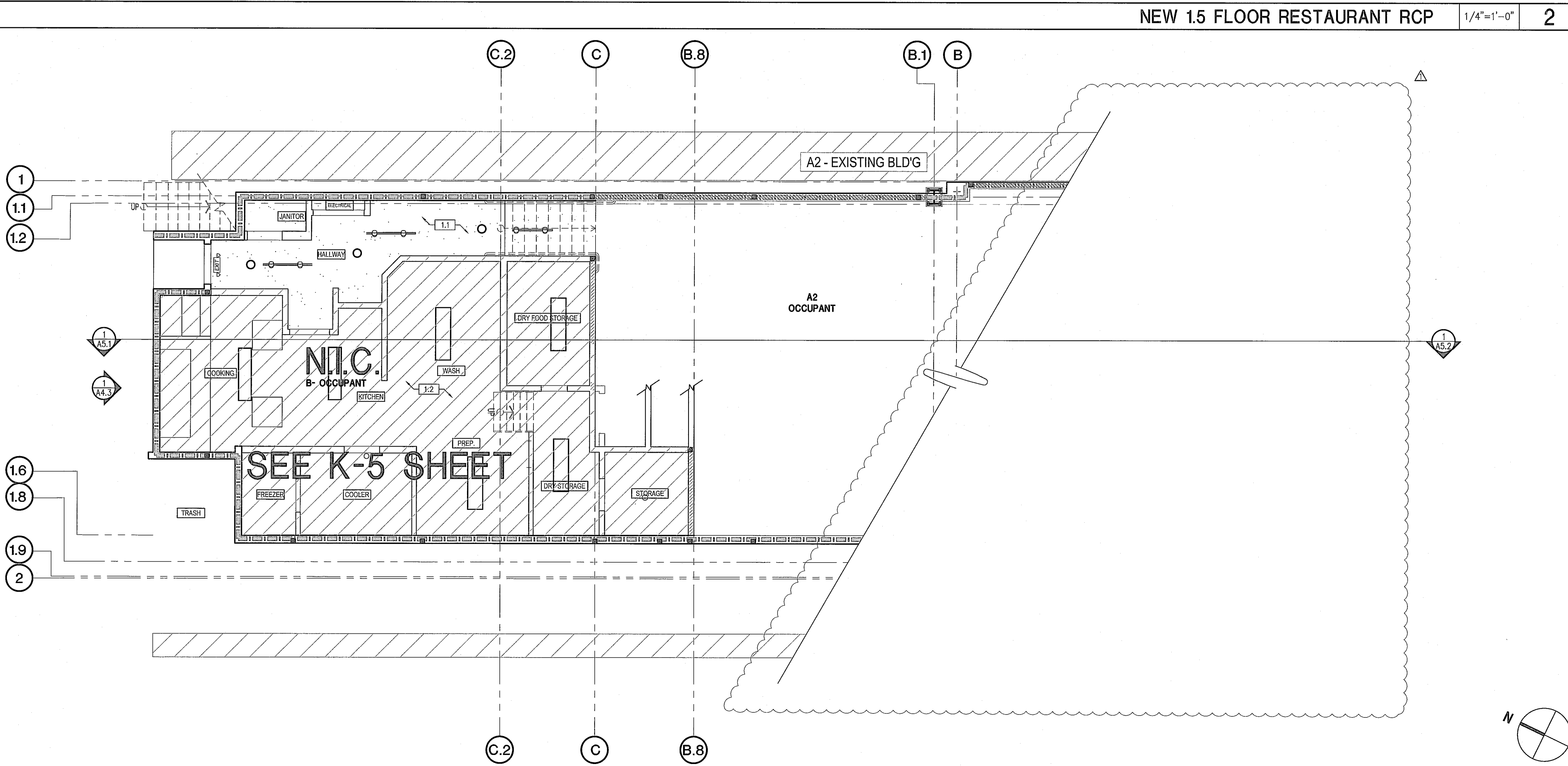
- DEMO WALL
 - EXISTING WALL TO REMAIN
 - SHEAR WALL - SEE SHEET S2.1
 - EXISTING WALL - TO REMAIN
 - REFINISHED WALL - SEE SHEET D3
- * NOTE: WALLS AND CEILING FIRE RATING
MUST REMAIN INTACT OR REPLACE AT THE
SAME RATING WHERE DEMOLITION AND
REMODELING OCCURS.

GENERAL NOTES

1. ALL PENETRATIONS, CONDUITS, PIPES, ETC. BY ALL TRADES AND DISCIPLINES SHALL CONFORM TO THE TYPICAL DETAILS.
2. COORDINATE INSTALLATION OF ROOFING MATERIALS WITH OWNER'S ROOFING CONSULTANT IF ANY.
3. PAINT INSIDE OF PARAPET - MATCH DUNE COLOR.
4. THE LOCATIONS OF BEAMS, CURBS AND PLATFORMS BELOW MECHANICAL UNITS AND MECHANICAL PENETRATIONS ARE APPROXIMATE. EXACT LOCATIONS SHALL BE DETERMINED BY THE MECHANICAL CONTRACTOR AND COORDINATED BY THE GENERAL CONTRACTOR.
5. NOTE PER PC 19-03:
NO RESTAURANT USE OR ANY OTHER COMMERCIAL USES ALLOWED ON THE DECK. DECK CANNOT BE RENTED OUT FOR EVENTS OR PARTIES. NO AMPLIFIED SOUND ASSOCIATED WITH A COMMERCIAL USE IS ALLOWED ON THE DECK.* PER PC 19-03 CONDITIONS #15, 17 AND 22.
6. DOORS AND WINDOWS FACING MANHATTAN BEACH BLVD. MUST HAVE A STC 30 RATING PER PC 19-03. THE GLAZING WILL BE STC 30 OR BETTER. SEE 182/14A WALL AND CEILING FIRE RATING MUST REMAIN INTACT OR REPLACE AT THE SAME RATING WHERE DEMOLITION AND REMODELING OCCURS.
- 7.



NEW 15 FLOOR RESTAURANT RCP 1/4"=1'-0" 2

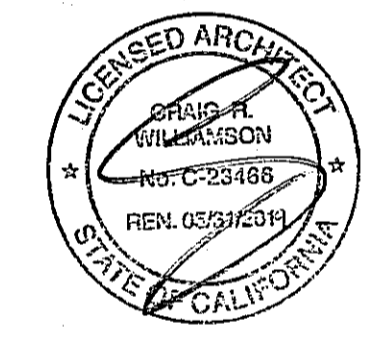


EXISTING 15 FLOOR RESTAURANT RCP 1/4"=1'-0" 1

KEYNOTES

- -

ESPERANZA
COMMERCIAL PERMIT #19-00812 (1ST FLOOR)
309 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90254
RESIDENTIAL PERMIT #19-01835 (2ND FLOOR)
308 CENTER PLACE
MANHATTAN BEACH, CA 90254
DEVELOPED FOR:
NEWMAN HOSPITALITY



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NO.	DESCRIPTION	DATE
1	1st PLAN CHECK SUBMITTAL	03/28/19
2	2nd PLAN CHECK SUBMITTAL	06/28/19
3	3rd PLAN CHECK SUBMITTAL/BID SET	08/23/19
4	4th P.C. SUBMITTAL/ADDENDUM 1	09/13/19

DEMO 2ND FLOOR & NEW ROOF DECK

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JOB NO:	NH012.01	SHEET NO:	
DATE:	09/13/18		
DRAWN:	GAA		A3.1
FILE NAME:	NH012_3.1		

- ### KEYNOTES
- 1.0 GENERAL
 - 1.1 DEMO (E) ROOF DECK
 - 1.2 DEMO (E) MECH. UNITS
 - 1.3 DEMO (E) AFTER THE FACT WALL REMOVAL - DEMO PERMIT REQUIRED
 - 1.4 DEMO (E) INTERIOR WALL
 - 1.5 DEMO (E) EXTERIOR WALL
 - 1.6 DEMO (E) PLUMBING FIXTURE
 - 1.7 DEMO (E) WATER HEATER
 - 1.8 DEMO (E) WOOD CLADDING
 - 1.9 DEMO (E) WINDOW AND FRAME
 - 1.10 (E) INTERIOR WALL TO REMAIN - PATCH AND PAINT
 - 1.11 DEMO (E) FINISH FLOOR
 - 1.12 DEMO (E) SKY LIGHT
 - 1.13 DEMO (E) ROOF
 - 2.1 2ND FLOOR RESIDENTIAL UNIT
 - 2.2 1ST FLOOR ROOF/2ND FLOOR DECK - SEE 5.2
 - 2.3 MECHANICAL UNIT - 6" EQUIPMENT CURB - SEE MECH. SHEETS
 - 2.4 PVC OVER SINGLE PLY ROOFING
 - 2.5 PVC WITH THIN SET TILE OVER SINGLE PLY ROOFING
 - 2.6 ROOF DRAIN/OVER FLOW DRAIN - SEE SHEET 1/02
 - 2.7 PARAPET WALL - SEE DETAIL 6/02
 - 2.8 DUNE STRUCTURE - SEE STRUCTURAL SHEETS
 - 2.9 SLATS - TOP OF RAILING 42"
 - 2.10 EXTERIOR STUCCO FINISH - SEE ID PLANS
 - 2.11 6" MECHANICAL SCREEN WALL - STUCCO FINISH
 - 2.12 MECH. UNIT W/ MIN. 6" CURB
 - 2.13 NEW WINDOW - SEE WINDOW SCHEDULE
 - 2.14 NEW BI-FOLDING DOOR - SEE DOOR SCHEDULE
 - 2.15 RESIDENTIAL EGRESS WINDOW - SEE WINDOW SCHEDULE
 - 2.16 HALF WALL - NON STRUCTURAL WALL. SEE DETAIL 20/D3
 - 2.17 TERRAZZO TILE - OVER SINGLE PLY ROOFING
 - 2.18 FIRE PLACE - DEFERRED SUBMITTAL

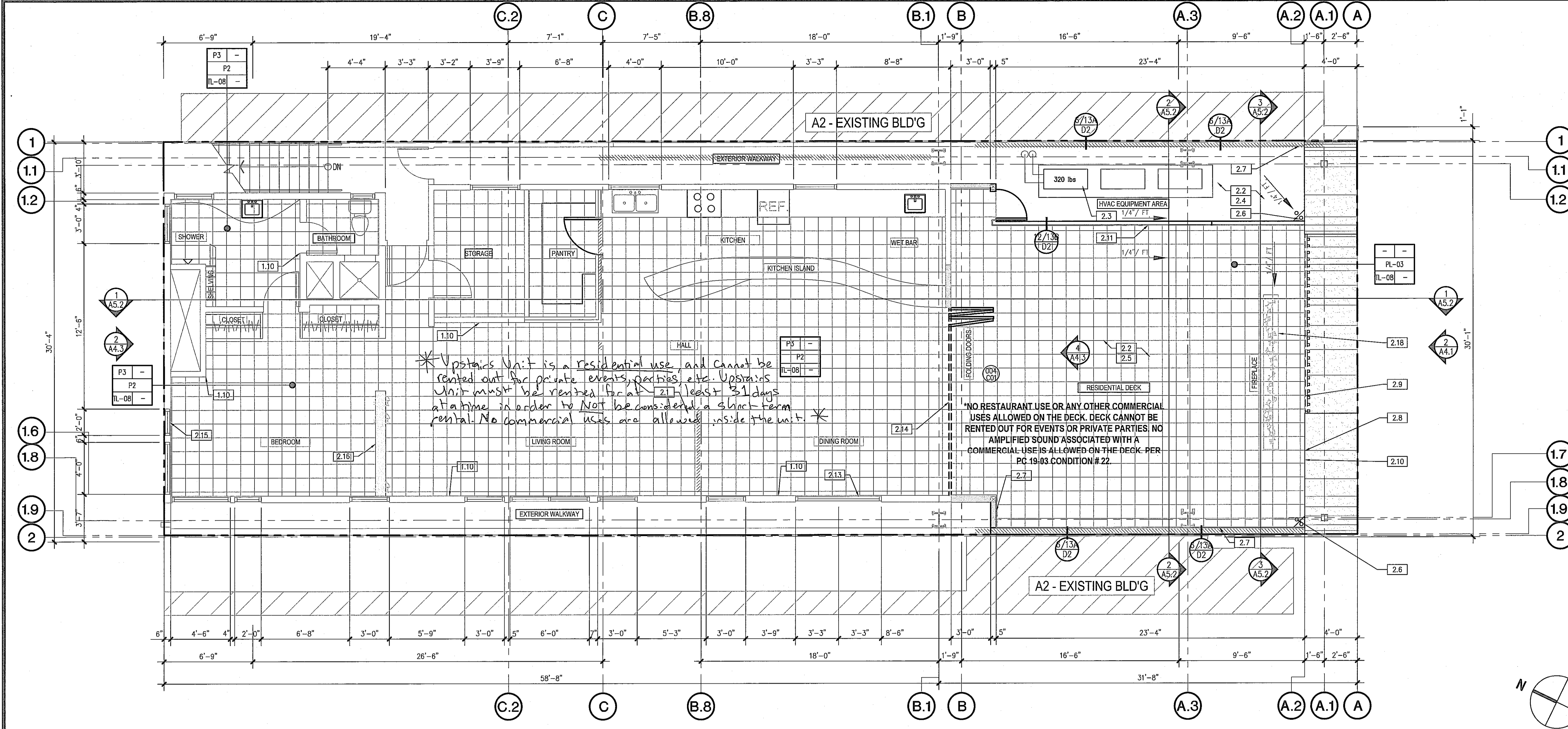
- ### LEGEND
- ROOF DRAIN AND OVERFLOW DRAIN, REFER TO 5/02
 - EXHAUST FAN - REFER TO MECHANICAL DRAWINGS,
 - HVAC UNIT - REFER TO MECHANICAL DRAWINGS, REFER TO 7.8/02

- ### WALL LEGEND
- DEMO WALL
 - EXISTING WALL TO REMAIN
 - SHEAR WALL - SEE SHEET S2.1
 - EXISTING WALL - TO REMAIN
 - REFINISHING WALL - SEE SHEET D3
- * NOTE: WALLS AND CEILING FIRE RATING MUST REMAIN INTACT OR REPLACE AT THE SAME RATING WHERE DEMOLITION AND REMODELING OCCURS.

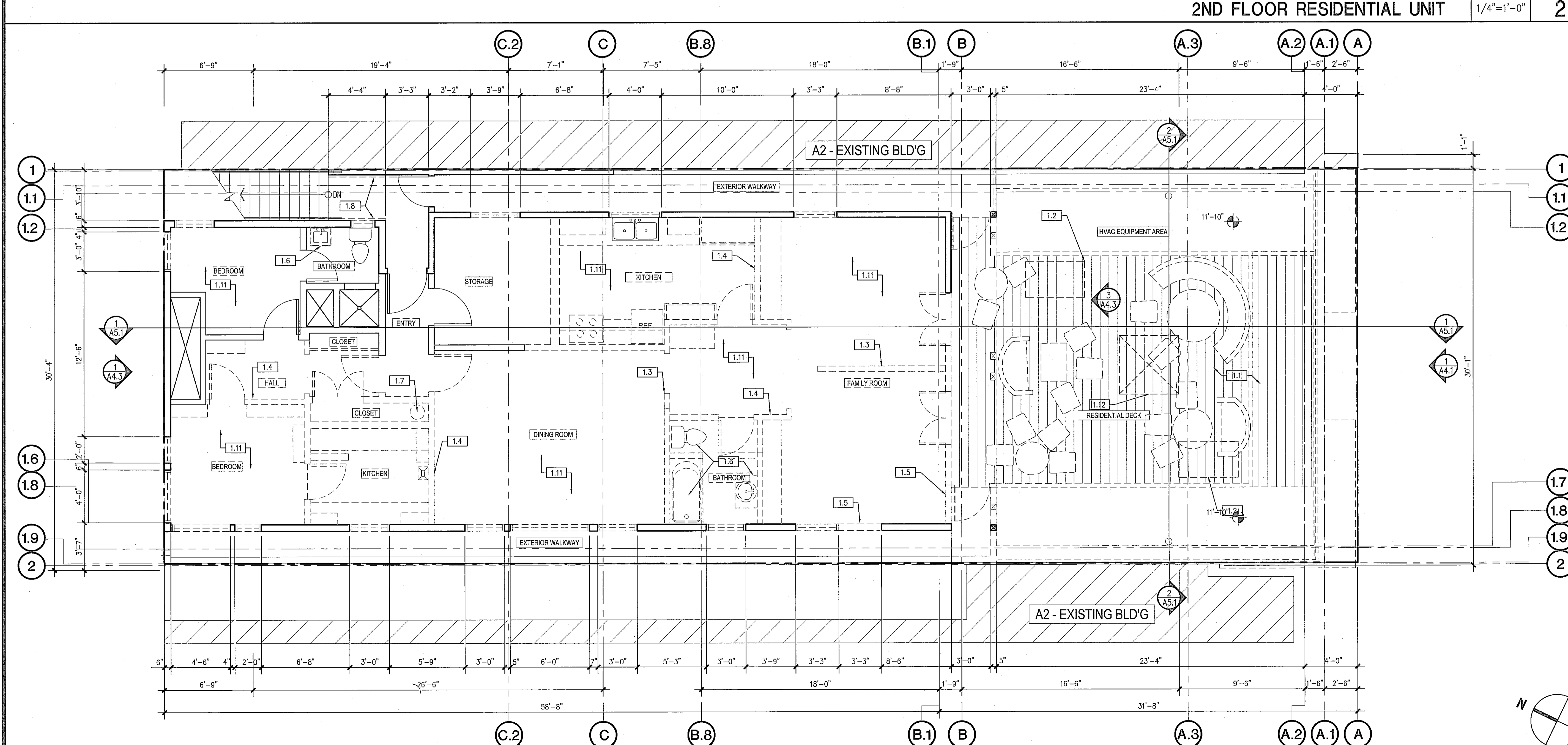
- ### GENERAL NOTES
1. ALL PENETRATIONS, CONDUITS, PIPES, ETC. BY ALL TRADES AND DISCIPLINES SHALL CONFORM TO THE TYPICAL DETAILS.
 2. COORDINATE INSTALLATION OF ROOFING MATERIALS WITH OWNER'S ROOFING CONSULTANT IF ANY.
 3. PAINT INSIDE OF PARAPET - MATCH DUNE COLOR.
 4. THE LOCATIONS OF BEAMS, CURBS, AND PLATFORMS BELOW MECHANICAL UNITS AND MECHANICAL PENETRATIONS ARE APPROXIMATE. EXACT LOCATIONS SHALL BE DETERMINED BY THE MECHANICAL CONTRACTOR AND COORDINATED BY THE GENERAL CONTRACTOR.
 5. NOTE PER PC 19-03:
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 6. DOORS AND WINDOWS FACING MANHATTAN BEACH BLVD. MUST HAVE A STC 30 RATING PER PC 19-03. THE GLAZING WILL BE STC 30 OR BETTER. SEE 182/T44.
 7. WALL AND CEILING FIRE RATING MUST REMAIN INTACT OR REPLACE AT THE SAME RATING WHERE DEMOLITION AND REMODELING OCCURS.

- ### FINISH NOTES - WALL AND CEILING
1. WALL AND CEILING FINISH MATERIALS ARE REQUIRED TO COMPLY WITH SEC. 803.1 AND TABLE 803.1.
 2. TEXTILE AND EXPANDED VINYL WALL OR CEILING COVERINGS SHALL HAVE CLASS A FLAME SPREAD RATING, AND SHALL BE PROTECTED BY AUTOMATIC SPRINKLERS OR MEET THE ACCEPTANCE CRITERIA OF CBC SECTION 803.1.4.
 3. TILE FLOOR FINISHES SHALL HAVE A SMOOTH, HARD NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 4 INCHES. SEC. 1201.2
 4. WALLS AND PARTITIONS WITHIN 2 FEET OF THE FRONT AND SIDES OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD NONABSORBENT SURFACE TO A HEIGHT OF 4 FEET. SEC. 1201.2
 5. WALL MOUNTED MOTION SENSOR @ 7'-2" FROM 0'-0" FLOOR.(U.N.O.)

- ### LEGEND - FINISHES
- | | |
|---------|------------------|
| CEILING | PLASTIC LAMINATE |
| WALL | WALL |
| FLOOR | BASE |
- FLOORING**
- PL-01: ETCHED PLASTER
 - PL-02: PATTERNED PLASTER
 - PL-03: EXTERIOR PLASTER
- PAINT**
- P-1: WALL - COLOR TO MATCH PL-01
 - P-2: WALL - WHITE
 - P-3: CEILING - WHITE
- STONE**
- ST-01: MARBLE TERRAZZO
- TILE**
- TL-01: FLOOR TILE
 - TL-02: FLOOR TILE
 - TL-03: FLOOR TILE
 - TL-04: FLOOR TILE
 - TL-05: FLOOR TILE
 - TL-06: FLOOR TILE
 - TL-07: COVE TILE
 - TL-08: 2ND FLOOR TILE
- WALLCOVER**
- WC-01: CUSTOM WALLCOVER
 - WC-02: WALLCOVER
- WOOD**
- WD-01: PATTERNED WOOD FLOOR PANEL
 - WD-02: WOOD FLOORING
- NOTE: REFER TO SHEET ID-0-01 FOR DETAILED INTERIOR FINISHES SPECIFICATIONS



2ND FLOOR RESIDENTIAL UNIT 1/4"=1'-0" 2



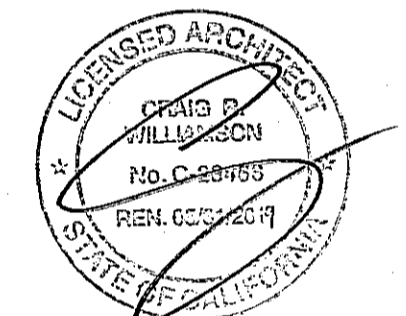
DEMO 2ND FLOOR RESIDENTIAL UNIT 1/4"=1'-0" 1

KEYNOTES

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COMMERCIAL PERMIT #19-00812 (1ST FLOOR)
309 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90254

RESIDENTIAL PERMIT #19-01895 (2ND FLOOR)
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MANHATTAN BEACH, CA 90254

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NEWMAN HOSPITALITY



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DEMO AND NEW 2ND FLOOR RCP

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JOB NO:	NH012.01	SHEET NO.:	A3.2
DATE:	09/13/18		
DRAWN:	GAA		
FILE NAME:	NH012_3.2		

KEYNOTES - RCP

- 1.0 GENERAL
- 1.1 DEMO (E) CEILING, LIGHT FIXTURES AND HVAC EQUIPMENT.
 - 2.1 GYP RD. TYP X CEILING - REFER TO FINISH SCHEDULE
 - 2.2 LIGHT FIXTURES - SEE LIGHTING PLANS AND ELECTRICAL PLANS
 - 2.3 SUSPENDED BI-FOLDING DOOR TOP TRACK SYSTEM - SEE A6.1
 - 2.4 2HR FIRE RATED ROOF ASSEMBLY BELOW - SEE 5/03

RCP LEGEND

- P-3 - PAINTED GYPSUM BOARD CEILING
- LED LIGHT FIXTURE, SUSPENDED
- FLUSH MOUNTED AREA HEATERS
- CEILING HEIGHT SYMBOL

WALL AND CEILING FINISH NOTES

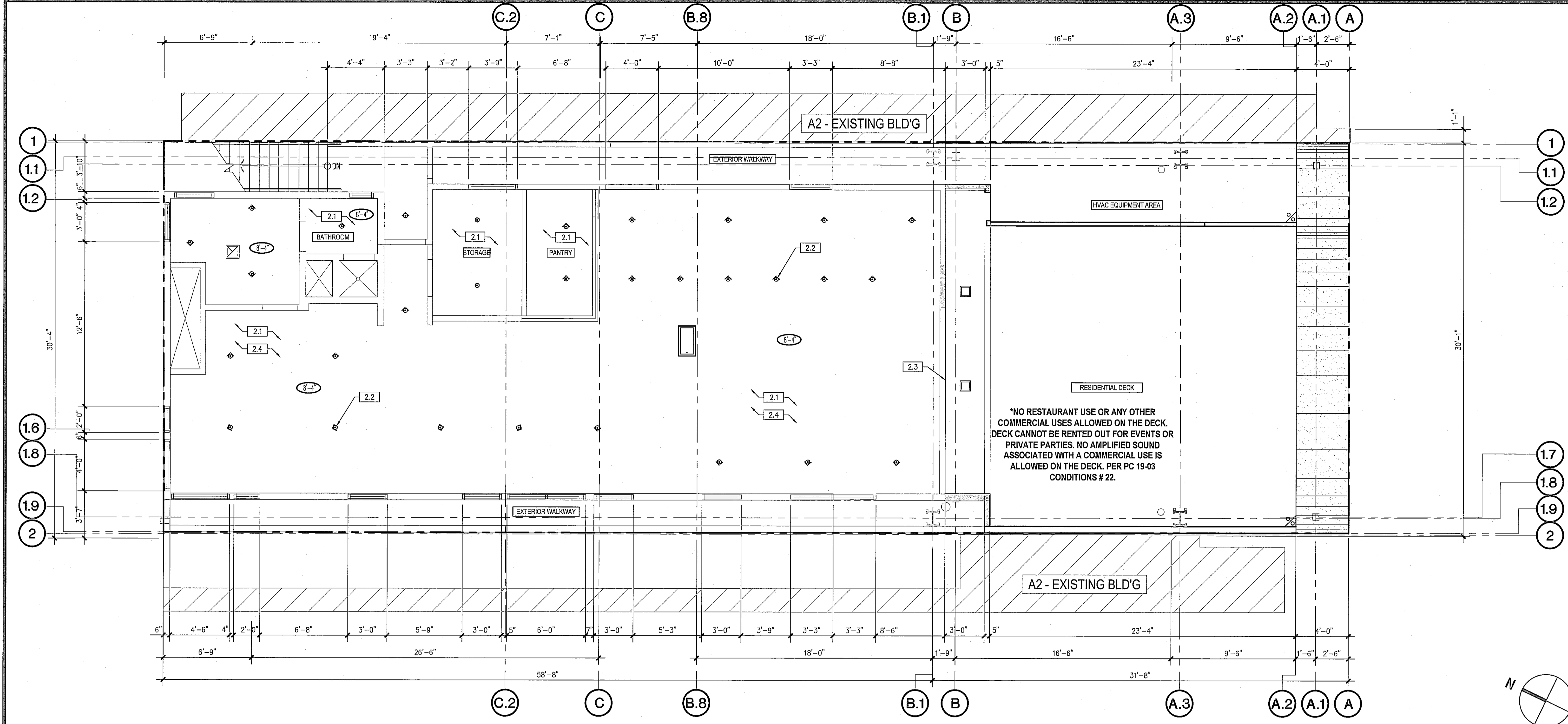
1. WALL AND CEILING FINISH MATERIALS ARE REQUIRED TO COMPLY WITH SEC. 803.1 AND TABLE 803.9
2. TEXTILE AND EXPANDED VINYL WALL OR CEILING COVERINGS SHALL HAVE CLASS A FLAME SPREAD RATING AND SHALL BE PROTECTED BY AUTOMATIC SPRINKLERS OR MEET THE ACCEPTANCE CRITERIA OF CBC SECTION 803.1.4
3. WALL MOUNTED MOTION SENSOR @ 7'-2" FROM 0'-0" FLOOR (U.N.O)
4. DRYWALL PROVIDE GA LEVEL 4 FINISH THROUGHOUT

WALL LEGEND

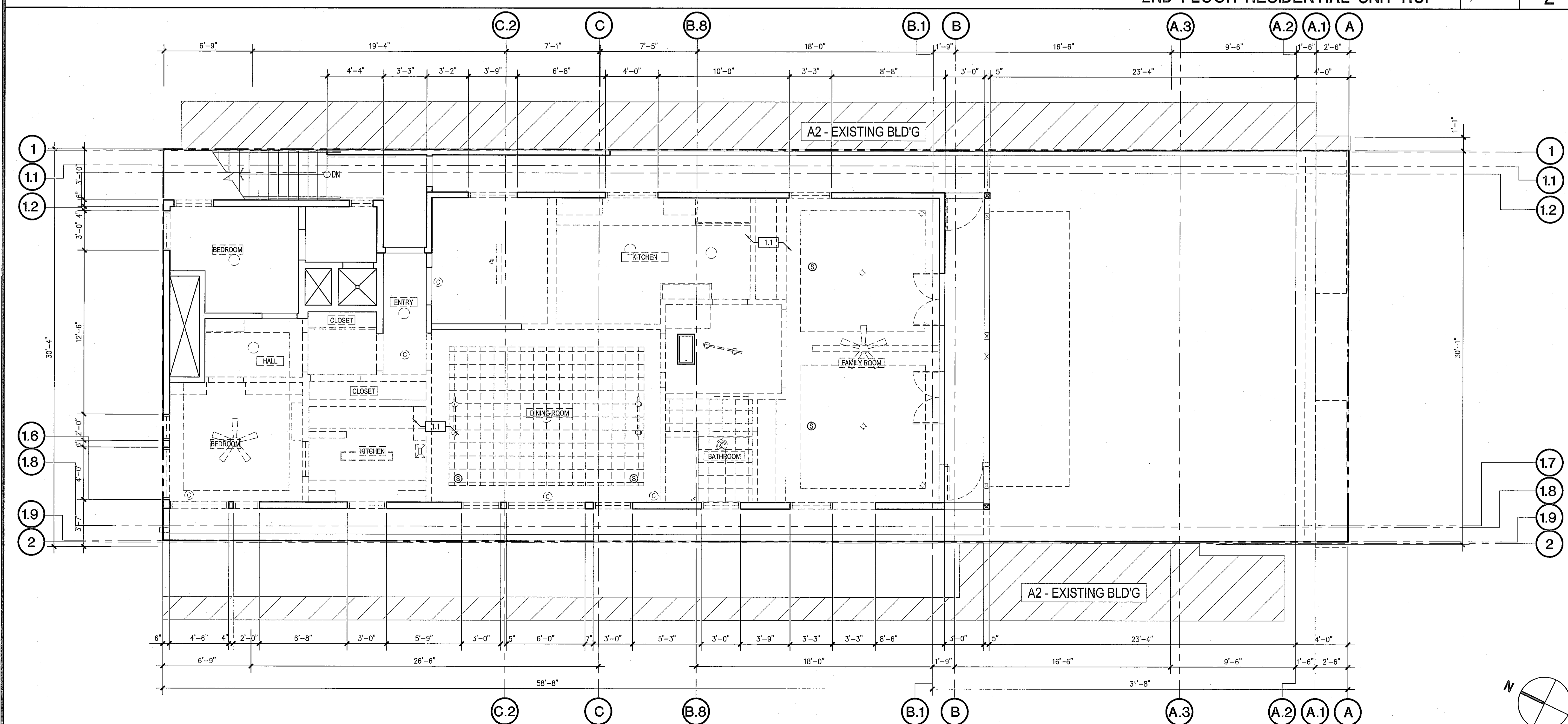
- DEMO WALL
 - EXISTING WALL TO REMAIN
 - SHEAR WALL - SEE SHEET S2.1
 - EXISTING WALL - TO REMAIN
 - REFINISHED WALL - SEE SHEET D3
- * NOTE: WALLS AND CEILING FIRE RATING MUST REMAIN INTACT OR REPLACE AT THE SAME RATING WHERE DEMOLITION AND REMODELING OCCURS.

LEGEND - FINISHES

- CEILING: ● - PLASTIC LAMINATE
● - WALL
● - BASE
- FLOORING
- EL-01: ETCHED PLASTER
 - EL-02: PATTERNED PLASTER
 - EL-03: EXTERIOR PLASTER
- PAINT
- P-1: WALL - COLOR TO MATCH PL-01
 - P-2: WALL - WHITE
 - P-3: CEILING - WHITE
- STONE
- ST-01: MARBLE TERRAZZO
- TILE
- TL-01: FLOOR TILE
 - TL-02: FLOOR TILE
 - TL-03: FLOOR TILE
 - TL-04: FLOOR TILE
 - TL-05: FLOOR TILE
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- WC-01: CUSTOM WALLCOVER
 - WC-02: WALLCOVER
- WOOD
- WD-01: PATTERNED WOOD FLOOR PANEL
 - WD-02: WOOD FLOORING
- NOTE: REFER TO SHEET ID-0.01 FOR DETAILED INTERIOR FINISHES SPECIFICATIONS



2ND FLOOR RESIDENTIAL UNIT RCP 1/4"=1'-0" 2



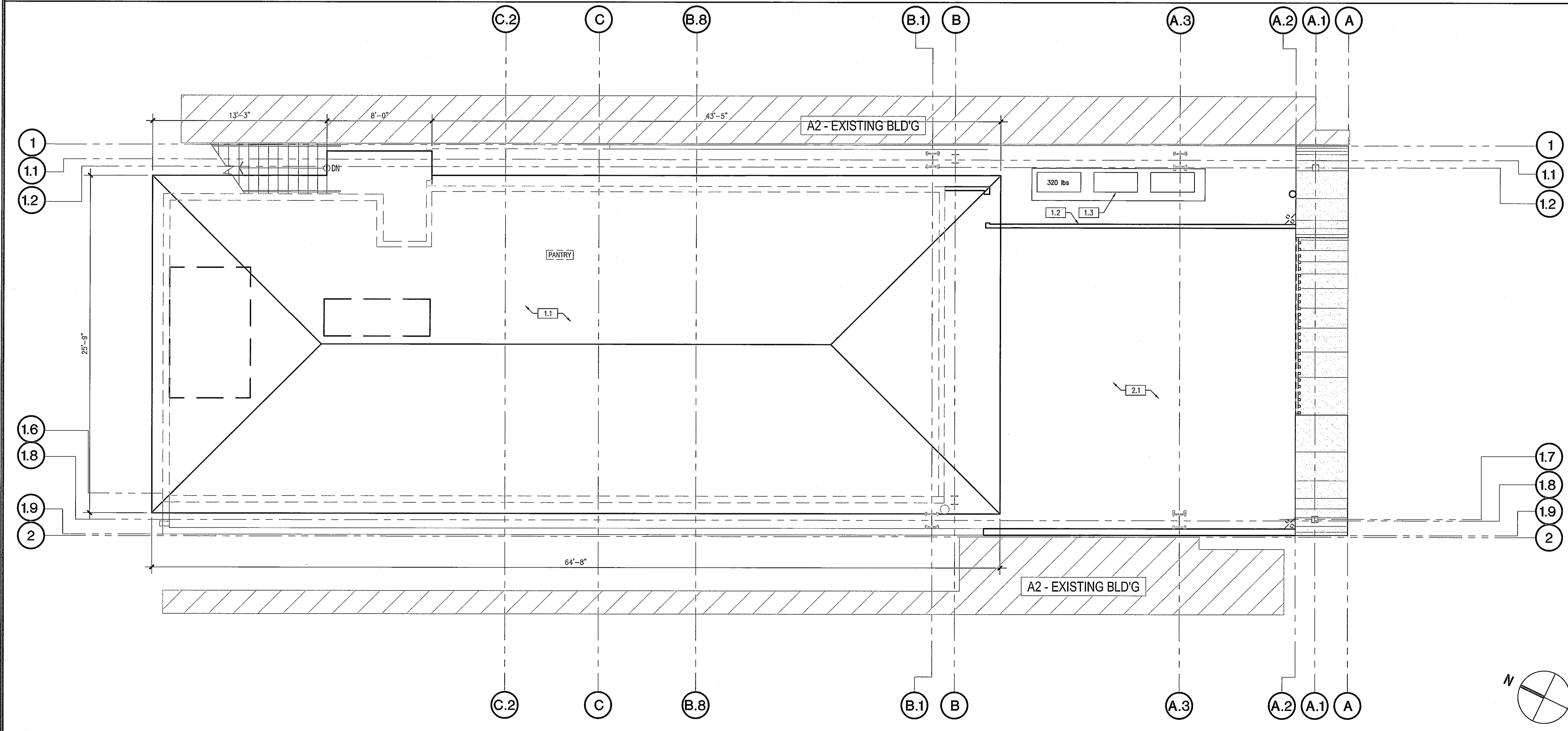
DEMO 2ND FLOOR RESIDENTIAL UNIT RCP 1/4"=1'-0" 1

KEYNOTES

- -

ROT DATE: 9/13/18 DRAWING: 20190913-01

PLAN/REVISIONS/DATE/ISSUED



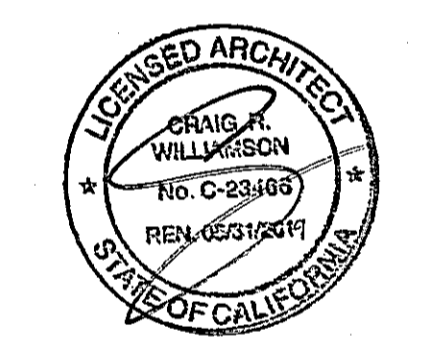
KEYNOTES - ROOF

- 1.0 GENERAL
- 1.1 (E) ROOF TO REMAIN.
- 1.2 (E) MECH. UNIT TO REMAIN.
- 1.3 (E) MECH. SCREEN TO REMAIN.
- 2.1 ROOF DECK ON RESIDENTIAL FLOOR - SEE A3.1

GAA ARCHITECTS

8811 Research Drive,
Suite 200,
Irvine, CA 92618
T: 949 474 1775
F: 949 553 9133

ESPERANZA
COMMERCIAL PERMIT #19-00812 (1ST FLOOR)
309 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90254
RESIDENTIAL PERMIT #19-01835 (2ND FLOOR)
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ROOF PLAN

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DATE	09/13/18		
DRAWN	GAA		
FILE NAME	NH012_3.2		

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

KEYNOTES - -



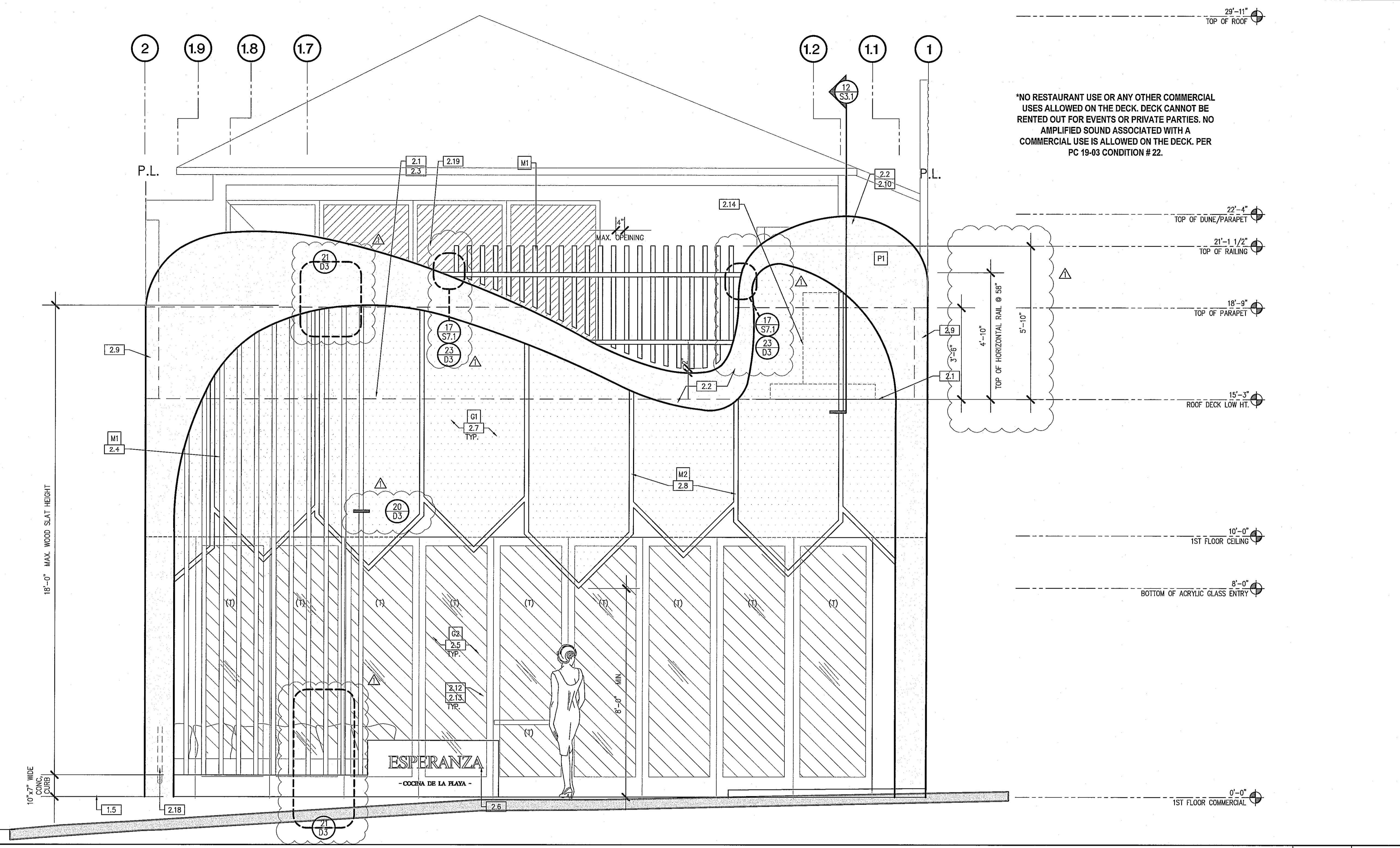
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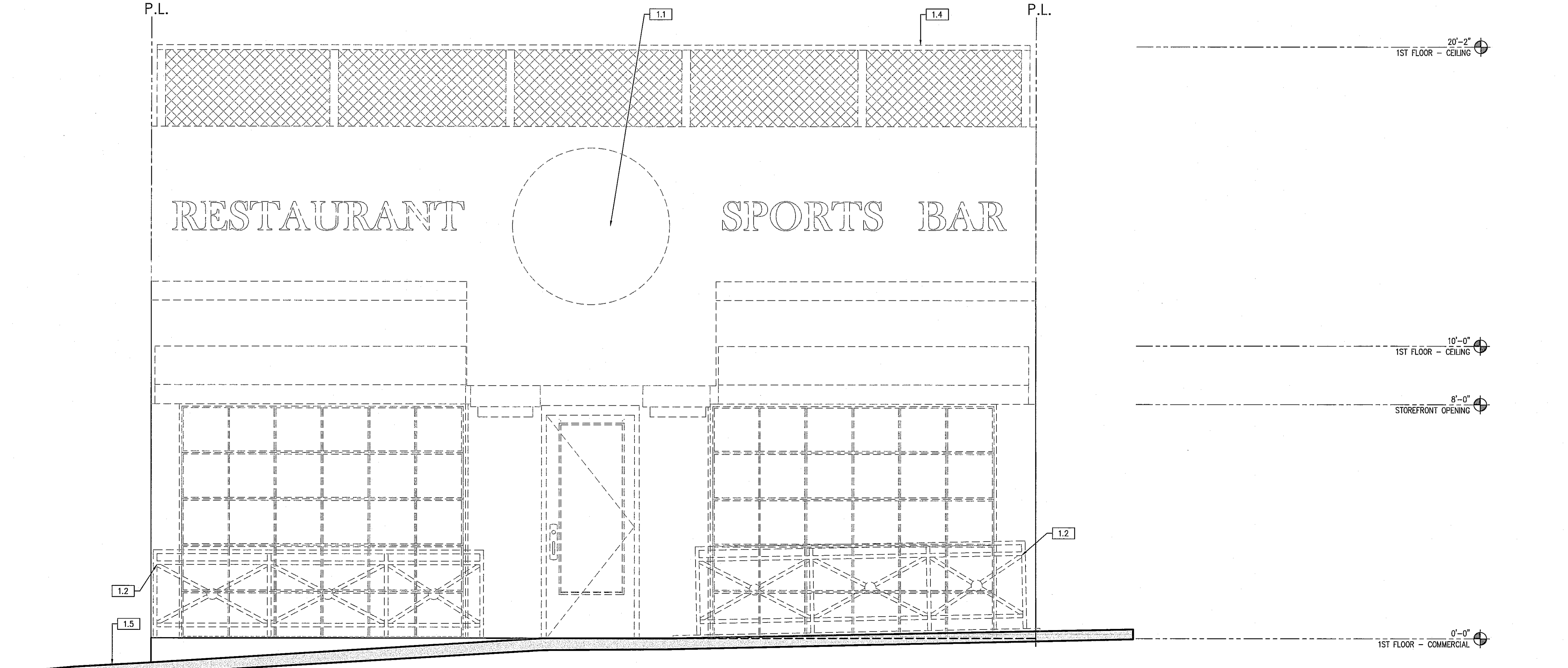
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JOB NO:	NH012.01	SHEET NO:	A4.1
DATE:	09/13/18		
DRAWN:	GAA		
FILE NAME:	NH012_4.1		



NEW ENTRY ELEVATION 1/2"=1'-0" 2



DEMO ENTRY ELEVATION 1/2"=1'-0" 1

- ### KEYNOTES
- GENERAL
 - DEMO (E) FRONT ENTRY ELEVATION
 - DEMO (E) METAL SEATING RAILING
 - DEMO (E) WOOD CLADDING
 - DEMO (E) GUARDRAIL
 - (C) SIDEWALK AND SLOPE
 - (C) TRASH ENCLOSURE
 - (E) ROOF TO REMAIN
 - (E) STAIRS TO REMAIN
 - (E) EXIT DOOR TO REMAIN
 - DEMO (E) EXTERIOR WALL
 - DEMO (E) POST
 - DEMO (E) DOUBLE DOORS
 - (E) HAND RAIL TO REMAIN
 - DEMO (C) SIGNAGE
 - (C) MECH. SCREEN TO REMAIN
 - REPLACE (E) WINDOWS SEE A6.1 FOR SCHEDULE AND RATING.
 - LINE OF ROOF/DECK BEYOND
 - DUNE STRUCTURE - SEE DETAIL SHEETS & STRUCTURAL DRAWINGS.
 - TILE DECK OVER SINGLE PLY ROOF.
 - METAL SLATS - SEE DETAILS 20& 21/D3
 - (E) FOLDING DOOR SYSTEM - SEE 2/A6.1 AND 17/D1
 - RESTAURANT SIGNAGE - SIGNAGE UNDER SEPARATE SIGN PERMIT.
 - ACRYLIC PANEL AND ALUMINUM FRAME - DEFERRED SUBMITTAL
 - METAL TRIM - 3/4" WIDE
 - PARAPET BEYOND - SEE SHEET D2, VERIFY IN FIELD
 - EXTERIOR STUCCO FINISH - SEE ID-0.1
 - INTERIOR STUCCO FINISH - SEE ID-0.1
 - ENTRANCE SIGNAGE - SEE 3/A6.1A
 - NO SMOKING SIGN - SEE 2/A6.1A
 - MECH. UNIT BEYOND DUNE STRUCTURE - SEE PLAN A2.0
 - MECH. UNIT SCREEN WALL - 8" TALL - EXTERIOR STUCCO FINISH.
 - MOMENT FRAME - SEE STRUCTURAL FOR DETAILS
 - TERRAZZO TILE - OVER SINGLE PLY ROOFING
 - OVERFLOW DRAIN SEE DETAIL 1/D2
 - METAL SLAT RAILING - SEE DETAIL 23/D3

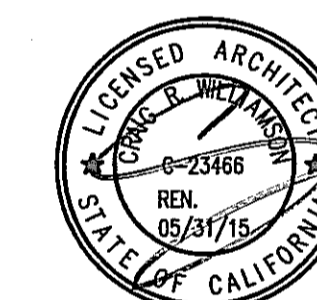
- ### WALL LEGEND
- DEMO WALL
 - EXISTING WALL TO REMAIN
 - SHEAR WALL - SEE SHEET S2.1
 - EXISTING WALL - TO REMAIN
 - REFINISHED WALL - SEE SHEET D3
- * NOTE: WALLS AND CEILING FIRE RATING MUST REMAIN INTACT OR REPLACE AT THE SAME RATING WHERE DEMOLITION AND REMODELING OCCURS.

- ### GENERAL NOTES
- MECHANICAL ROOF EQUIPMENT TO BE SCREENED FROM VIEW - SEE KEYNOTE 2.15
 - BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
 - T.O.P. = TOP OF PARAPET ELEVATION - ABBREVIATIONS
 - F.F. = FINISH FLOOR ELEVATION - ABBREVIATIONS
 - D.R. = DECK/ROOF FLOOR ELEVATION - ABBREVIATIONS
 - GLAZING PANEL/STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS, AND LINTELS SHALL BE DESIGNED TO RESIST 110 MPH EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
 - DOORS AND WINDOWS FACING MANHATTAN BEACH BLVD. MUST HAVE A STC 30 RATING PER PC 19-03. THE GLAZING WILL BE STC 30 OR BETTER. SEE 18&2/14A.
 - ALL SIGNAGE UNDER SEPARATE SIGN PERMIT.
 - NOTE PER PC 19-03:
 - "NO RESTAURANT USE OR ANY OTHER COMMERCIAL USES ALLOWED ON THE DECK. DECK CANNOT BE RENTED OUT FOR EVENTS OR PARTIES. NO AMPLIFIED SOUND ASSOCIATED WITH A COMMERCIAL USE IS ALLOWED ON THE DECK." PER PC 19-03 CONDITIONS #16, 17 AND 22.
 - WALL AND CEILING FIRE RATING MUST REMAIN INTACT OR REPLACE AT THE SAME RATING WHERE DEMOLITION AND REMODELING OCCURS.

- ### COLOR SCHEDULE / MATERIALS
- G1 GLAZING ACRYLIC .5" COLOR: WHITE GLASS STOREFRONT COLOR: LIGHT GREY
 - G2 GLAZING ACRYLIC .5" COLOR: WHITE GLASS STOREFRONT COLOR: LIGHT GREY
 - M1 METAL SLATS ALUMINUM FINISH: KNOTWOOD - DRIFTWOOD
 - M2 MULLIONS ALUMINUM FINISH: CLEAR ANODIZED
 - P1 STUCCO CEMENT STUCCO FINISH - SANTA BARBARA
- FOR DOORS SEE A6.1

- ### COLOR SCHEDULE/ LEGEND
- M1 - ALUMINUM FINISH: KNOTWOOD - DRIFTWOOD
 - M2 - ALUMINUM FINISH: CLEAR ANODIZED
 - G1 - ACRYLIC PANEL FINISH: MATTE - 1/2" UV PROTECTED
 - G2 - VISION GLASS - HEAT STRENGTHENED DOUBLE PANE GLAZING.
 - P1 - CEMENT STUCCO FINISH FINISH: SANTA BARBARA
 - (T) TEMPERED GLASS

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Planning Division
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JOB NO:	NH012.01	SHEET NO:	
DATE:	09/13/18		A4.2
DRAWN:	GAA		
FILE NAME:	NH012_A4.2		

KEYNOTES

- 1.0 GENERAL
- 1.1 DEMO (E) FRONT ENTRY ELEVATION
- 1.2 DEMO (E) METAL SEATING RAILING
- 1.3 DEMO (E) WOOD CLADDING
- 1.4 DEMO (E) GUARDRAIL
- 1.5 (E) SIDEWALK AND SLOPE.
- 1.6 (E) TRASH ENCLOSURE
- 1.7 (E) ROOF TO REMAIN
- 1.8 (E) STAIRS TO REMAIN
- 1.9 (E) EXIT DOOR TO REMAIN
- 1.10 DEMO (E) EXTERIOR WALL
- 1.11 DEMO (E) POST
- 1.12 DEMO (E) DOUBLE DOORS
- 1.13 (E) HAND RAIL TO REMAIN
- 1.14 DEMO (E) SIGNAGE
- 1.15 (E) MECH. SCREEN TO REMAIN
- 1.16 REPLACE (E) WINDOWS SEE A6.1 FOR SCHEDULE AND RATING.
- 2.1 LINE OF ROOF/DECK BEYOND
- 2.2 DUNE STRUCTURE - SEE DETAIL SHEETS & STRUCTURAL DRAWINGS.
- 2.3 TILE DECK OVER SINGLE PLY ROOF.
- 2.4 METAL SLATS - SEE DETAILS 20& 21/D3
- 2.5 BI-FOLDING DOOR SYSTEM - SEE 2/A6.1AND 17/D1
- 2.6 RESTAURANT SIGNAGE - SIGNAGE UNDER SEPARATE SIGN PERMIT.
- 2.7 ACRYLIC PANEL AND ALUMINUM FRAME - DEFERRED SUBMITTAL.
- 2.8 METAL TRIM - 3/4" WIDE
- 2.9 PARAPET BEYOND - SEE SHEET D2. VERIFY IN FIELD
- 2.10 EXTERIOR STUCCO FINISH - SEE ID-01
- 2.11 INTERIOR STUCCO FINISH - SEE ID-01
- 2.12 ENTRANCE SIGNAGE - SEE 3/A0.1A
- 2.13 NO SMOKING SIGN - SEE 2/A0.1A
- 2.14 MECH. UNIT BEYOND DUNE STRUCTURE - SEE PLAN A2.0
- 2.15 MECH. UNIT SCREEN WALL - 6" TALL - EXTERIOR STUCCO FINISH.
- 2.16 MOMENT FRAME - SEE STRUCTURAL FOR DETAILS
- 2.17 TERRAZZO TILE - OVER SINGLE PLY ROOFING
- 2.18 OVERFLOW URINAL-SEE DETAIL 1/02
- 2.19 METAL SLAT RAILING - SEE DETAIL 23/D3

WALL LEGEND

- DEMO WALL
 - EXISTING WALL TO REMAIN
 - SHEAR WALL - SEE SHEET S2.1
 - EXISTING WALL - TO REMAIN
 - REFINISHED WALL - SEE SHEET D3
- * NOTE: WALLS AND CEILING FIRE RATING MUST REMAIN INTACT OR REPLACE AT THE SAME RATING WHERE DEMOLITION AND REMODELING OCCURS.

GENERAL NOTES

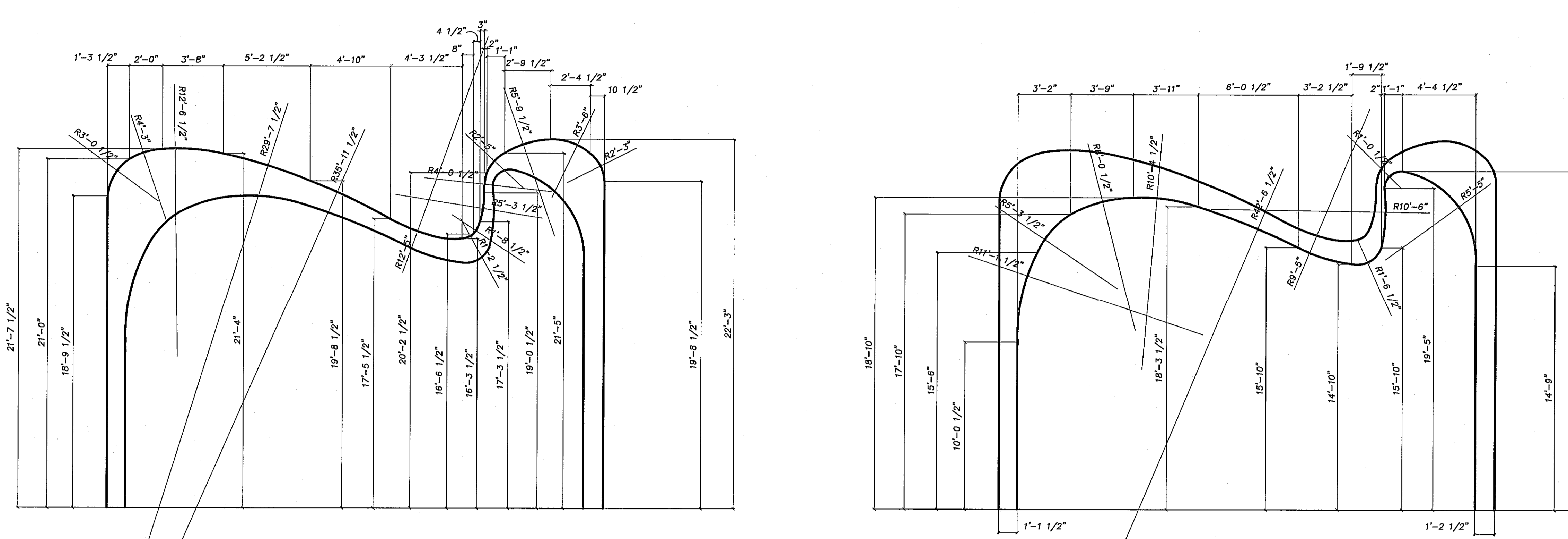
1. MECHANICAL ROOF EQUIPMENT TO BE SCREENED FROM VIEW - SEE KEYNOTE 2.15
2. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT
3. T.O.P. = TOP OF PARAPET ELEVATION - ABBREVIATIONS
4. F.F. = FINISH FLOOR ELEVATION - ABBREVIATIONS
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6. GLAZING PANEL/STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS, AND LUNETS SHALL BE DESIGNED TO RESIST 110 MPH EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
7. DOORS AND WINDOWS FACING MANHATTAN BEACH BLVD. MUST HAVE A STC 30 RATING PER PC 19-03. THE GLAZING WILL BE STC 30 OR BETTER. SEE 1&2/7&4.
8. ALL SIGNAGE UNDER SEPARATE SIGN PERMIT.
9. NOTE PER PC 19-03:
NO RESTAURANT USE OR ANY OTHER COMMERCIAL USES ALLOWED ON THE DECK. DECK CANNOT BE RENTED OUT FOR EVENTS OR PARTIES. NO AMPLIFIED SOUND ASSOCIATED WITH A COMMERCIAL USE IS ALLOWED ON THE DECK.* PER PC 19-03 CONDITIONS #16, 17 AND 22
COMMERCIAL USE IS ALLOWED ON THE DECK. PER PC 19-03 CONDITION # 22.
10. WALL AND CEILING FIRE RATING MUST REMAIN INTACT OR REPLACE AT THE SAME RATING WHERE DEMOLITION AND REMODELING OCCURS.

COLOR SCHEDULE / MATERIALS

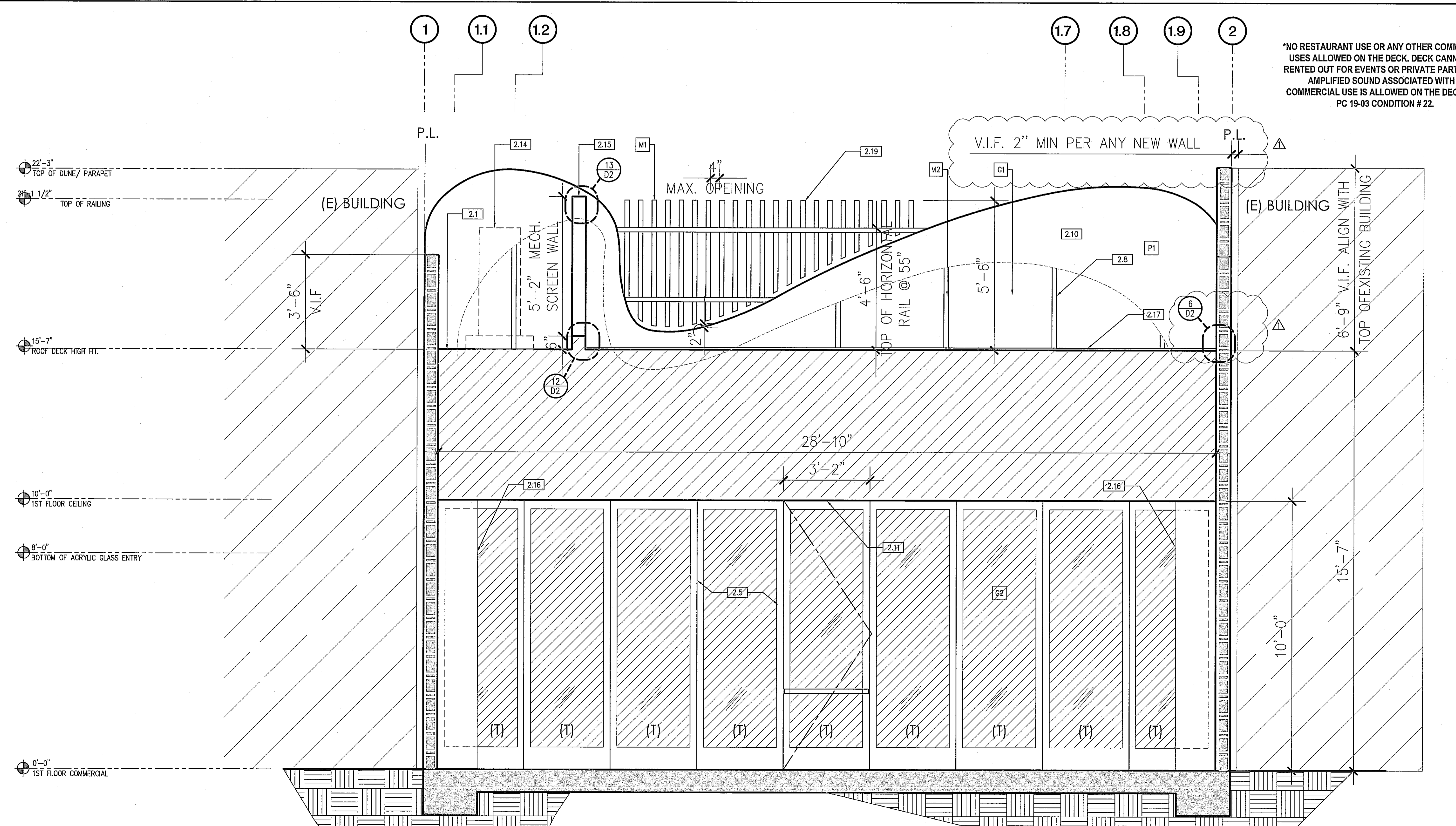
- G1 GLAZING ACRYLIC, 5" COLOR: WHITE
 - G2 GLAZING GLASS STOREFRONT COLOR: LIGHT GREY
 - M1 METAL SLATS ALUMINUM FINISH: KNOTWOOD - DRIFTWOOD
 - M2 MULLIONS ALUMINUM FINISH: CLEAR ANODIZED
 - P1 STUCCO CEMENT STUCCO FINISH - SANTA BARBARA
- FOR DOORS SEE A6.1

COLOR SCHEDULE / LEGEND

- M1 - ALUMINUM FINISH: KNOTWOOD - DRIFTWOOD
- M2 - ALUMINUM FINISH: CLEAR ANODIZED
- G1 - ACRYLIC PANEL FINISH: MATTE - 1/2" UV PROTECTED
- G2 - VISION GLASS - HEAT STRENGTHENED DOUBLE PANE GLAZING.
- P1 - CEMENT STUCCO FINISH FINISH: SANTA BARBARA
- (T) TEMPERED GLASS

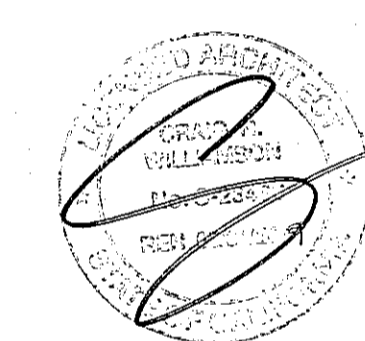


DUNE ELEVATION DIMENSION 1/4"=1'-0" **2**



DUNE & BI FOLDING DOOR ELEVATION 1/2"=1'-0" **1**

ESPERANZA
COMMERCIAL PERMIT #19-00812 (1ST FLOOR)
309 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90254
RESIDENTIAL PERMIT #19-01835 (2ND FLOOR)
308 CENTER PLACE
MANHATTAN BEACH, CA 90254
DEVELOPED FOR:
NEWMAN HOSPITALITY



REVIEWED BY CONSULTANT
FOR CODE COMPLIANCE
THESE PLANS AND SUPPORTING DOCUMENTATION HAVE BEEN REVIEWED AND FOUND TO SHOW COMPLIANCE WITH THE CALIFORNIA BUILDING CODE AS ADOPTED BY THIS JURISDICTION. ISSUANCE OF A BUILDING PERMIT BASED UPON THESE PLANS IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER APPLICABLE AGENCIES AND ANY COMMENTS THEREIN BY THE ENCLOSED LETTER.
SEP 25 2019
UPON THESE PLANS IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER APPLICABLE AGENCIES AND ANY COMMENTS THEREIN BY THE ENCLOSED LETTER.
THE CODE GROUP INC.

NO.	DESCRIPTION	DATE
1	1st PLAN CHECK SUBMITTAL	03/28/19
2	2nd PLAN CHECK SUBMITTAL	06/28/19
3	3rd PLAN CHECK SUBMITTAL/BID SET	08/23/19
4	4th P.C. SUBMITTAL/ADDENDUM 1	09/13/19

**EXTERIOR ELEVATIONS
DEMO AND NEW**

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JOB NO:	NH012.01	SHEET NO:	A4.3
DATE:	09/13/18		
DRAWN:	GAA		
FILE NAME:	NH012_A4.3		

KEYNOTES

- 1.0 GENERAL
- 1.1 DEMO (E) FRONT ENTRY ELEVATION
- 1.2 DEMO (E) METAL SEATING RAILING
- 1.3 DEMO (E) WOOD CLADDING
- 1.4 DEMO (E) GUARDRAIL
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- 2.3 TILE DECK OVER SINGLE PLY ROOF.
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- 2.11 INTERIOR STUCCO FINISH - SEE ID-0.1
- 2.12 ENTRANCE SIGNAGE - SEE 3/A0.1A
- 2.13 NO SMOKING SIGN - SEE 2/A0.1A
- 2.14 MECH. UNIT BEYOND DUNE STRUCTURE - SEE PLAN A2.0
- 2.15 MECH. UNIT SCREEN WALL - 6' TALL - EXTERIOR STUCCO FINISH.
- 2.16 MOMENT FRAME - SEE STRUCTURAL FOR DETAILS
- 2.17 TERRAZZO TILE - OVER SINGLE PLY ROOFING
- 2.18 OVERFLOW DRAIN SEE DETAIL 1/D2
- 2.19 METAL SLAT RAILING - SEE DETAIL 23/D3

WALL LEGEND

- DEMO WALL
- EXISTING WALL TO REMAIN
- SHEAR WALL - SEE SHEET S2.1
- EXISTING WALL - TO REMAIN
- REFINISHED WALL - SEE SHEET D3

GENERAL NOTES

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6. GLAZING PANEL/STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS, AND LINTELS SHALL BE DESIGNED TO RESIST 110 MPH EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
7. DOORS AND WINDOWS FACING MANHATTAN BEACH BLVD. MUST HAVE A STC 30 RATING PER PC 19-03, THE GLAZING WILL BE STC 30 OR BETTER. SEE 18&2/14A.
8. ALL SIGNAGE UNDER SEPARATE SIGN PERMIT.
9. NOTE PER PC 19-03: "NO RESTAURANT USE OR ANY OTHER COMMERCIAL USES ALLOWED ON THE DECK. DECK CANNOT BE RENTED OUT FOR EVENTS OR PARTIES. NO AMPLIFIED SOUND ASSOCIATED WITH A COMMERCIAL USE IS ALLOWED ON THE DECK." PER PC 19-03 CONDITIONS #16, 17 AND 22.
10. WALL AND CEILING FIRE RATING MUST REMAIN INTACT OR REPLACE AT THE SAME RATING WHERE DEMOLITION AND REMODELING OCCURS.

COLOR SCHEDULE / MATERIALS

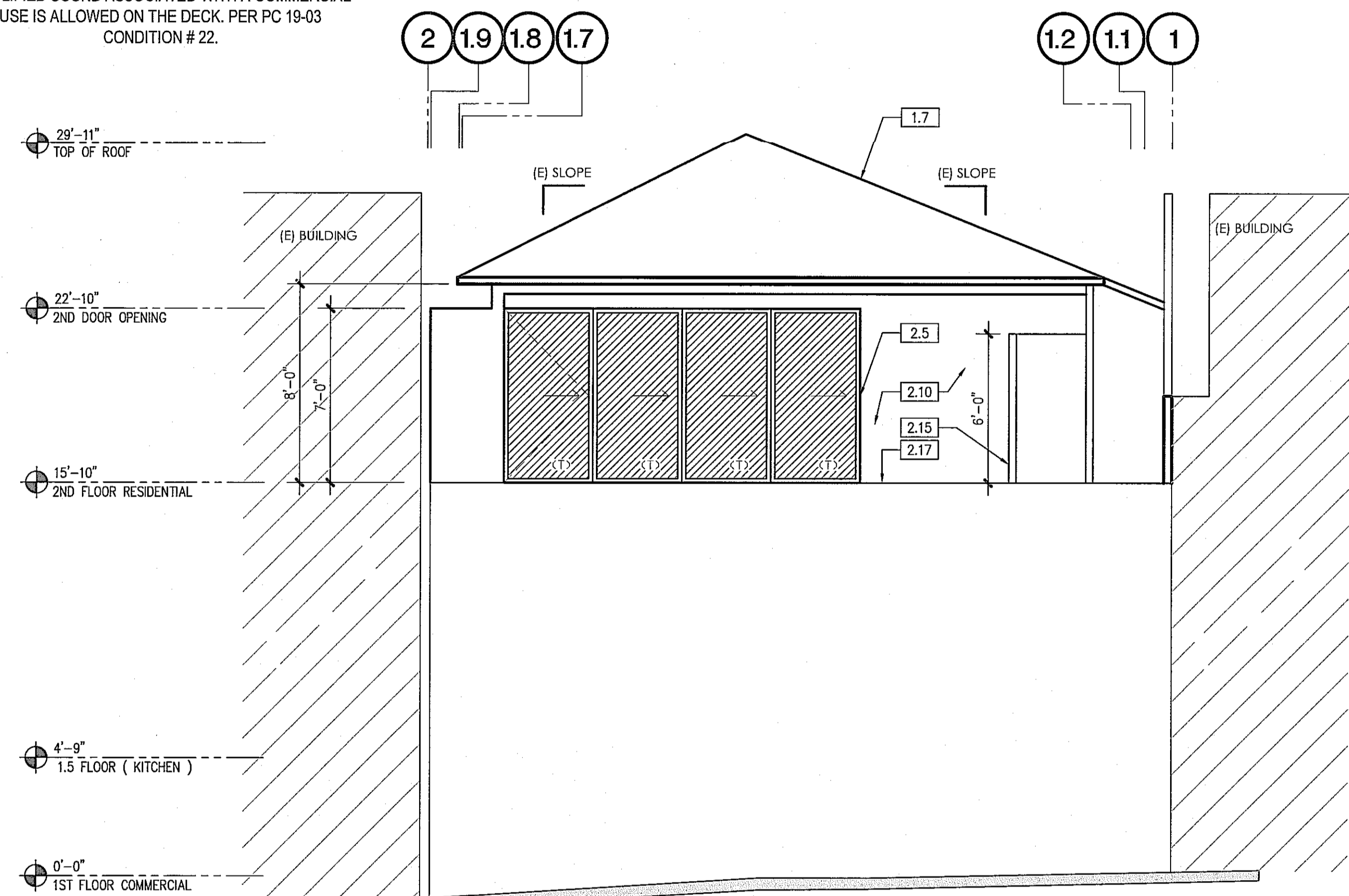
- G1 GLAZING ACRYLIC .5" COLOR: WHITE
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- M1 METAL SLATS ALUMINUM FINISH: KNOTWOOD - DRIFTWOOD
- M2 MULLIONS ALUMINUM FINISH: CLEAR ANODIZED
- P1 STUCCO CEMENT STUCCO FINISH - SANTA BARBARA

FOR DOORS SEE A6.1

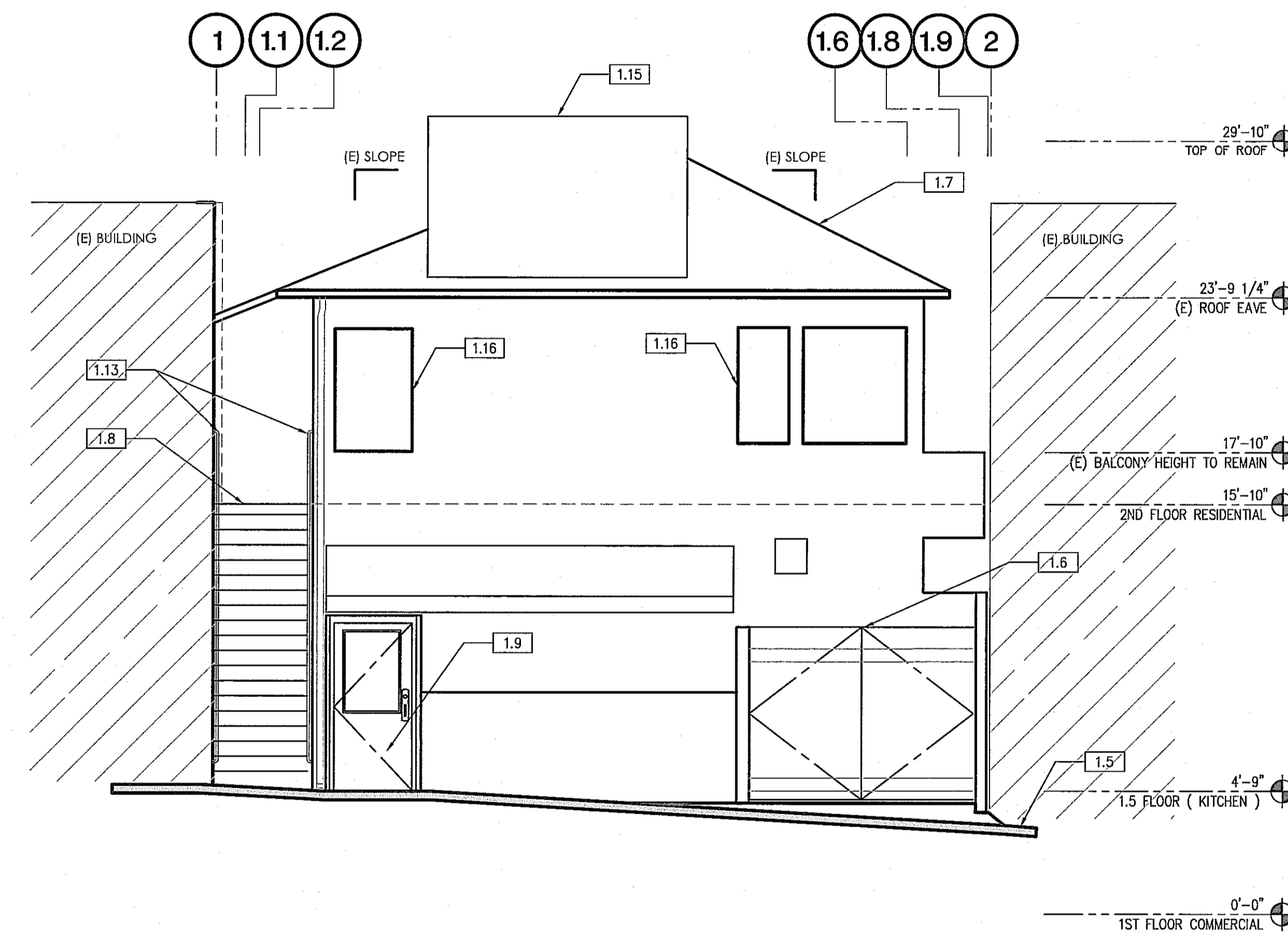
COLOR SCHEDULE/ LEGEND

- M1 - ALUMINUM FINISH: KNOTWOOD - DRIFTWOOD
- M2 - ALUMINUM FINISH: CLEAR ANODIZED
- G1 - ACRYLIC PANEL FINISH: MATTE - 1/2" UV PROTECTED
- G2 - VISION GLASS - HEAT STRENGTHENED DOUBLE PANE GLAZING.
- P1 - CEMENT STUCCO FINISH FINISH: SANTA BARBARA
- (T) TEMPERED GLASS

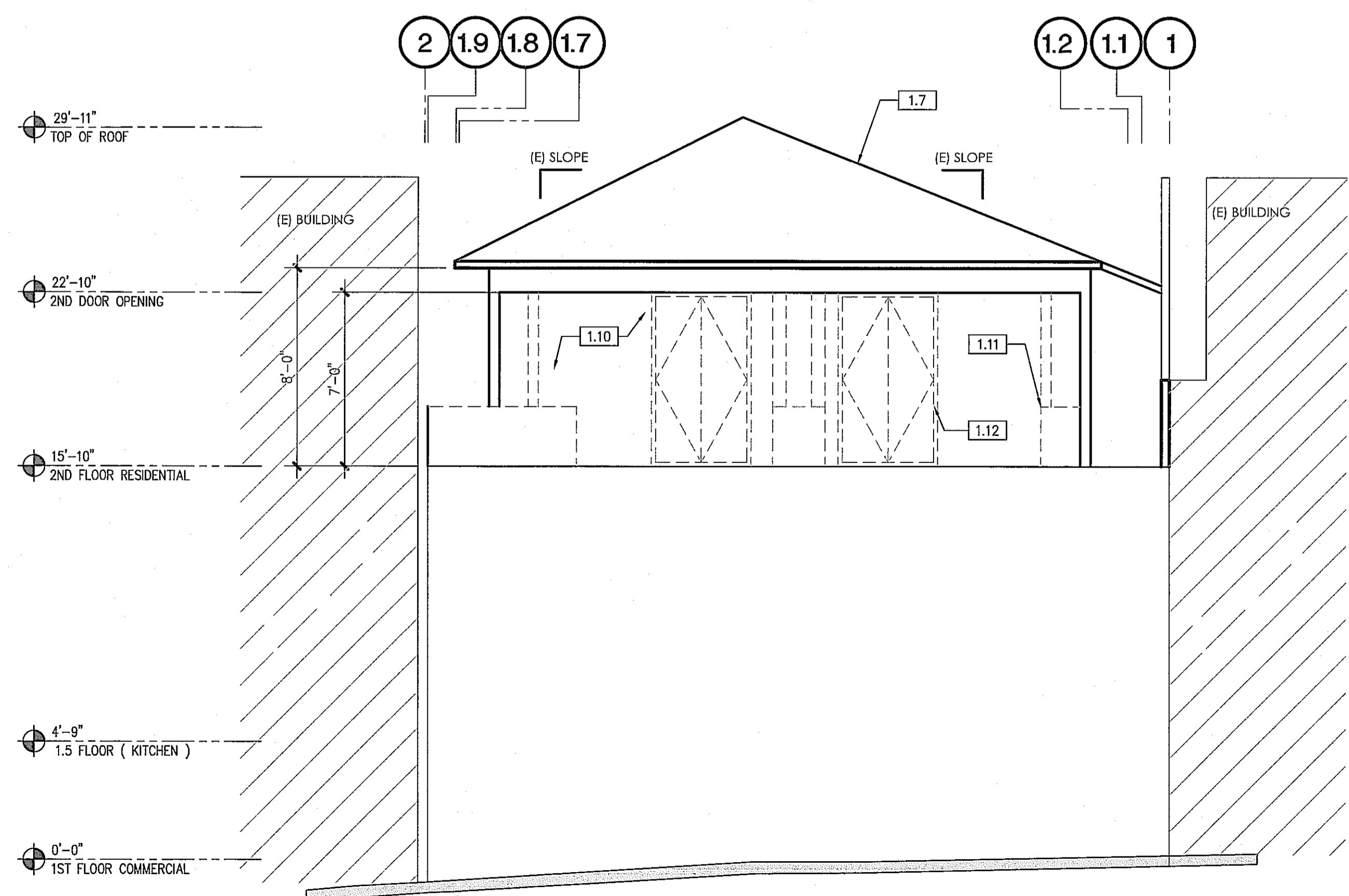
* NO RESTAURANT USE OR ANY OTHER COMMERCIAL USES ALLOWED ON THE DECK. DECK CANNOT BE RENTED OUT FOR EVENTS OR PRIVATE PARTIES. NO AMPLIFIED SOUND ASSOCIATED WITH A COMMERCIAL USE IS ALLOWED ON THE DECK. PER PC 19-03 CONDITION # 22.



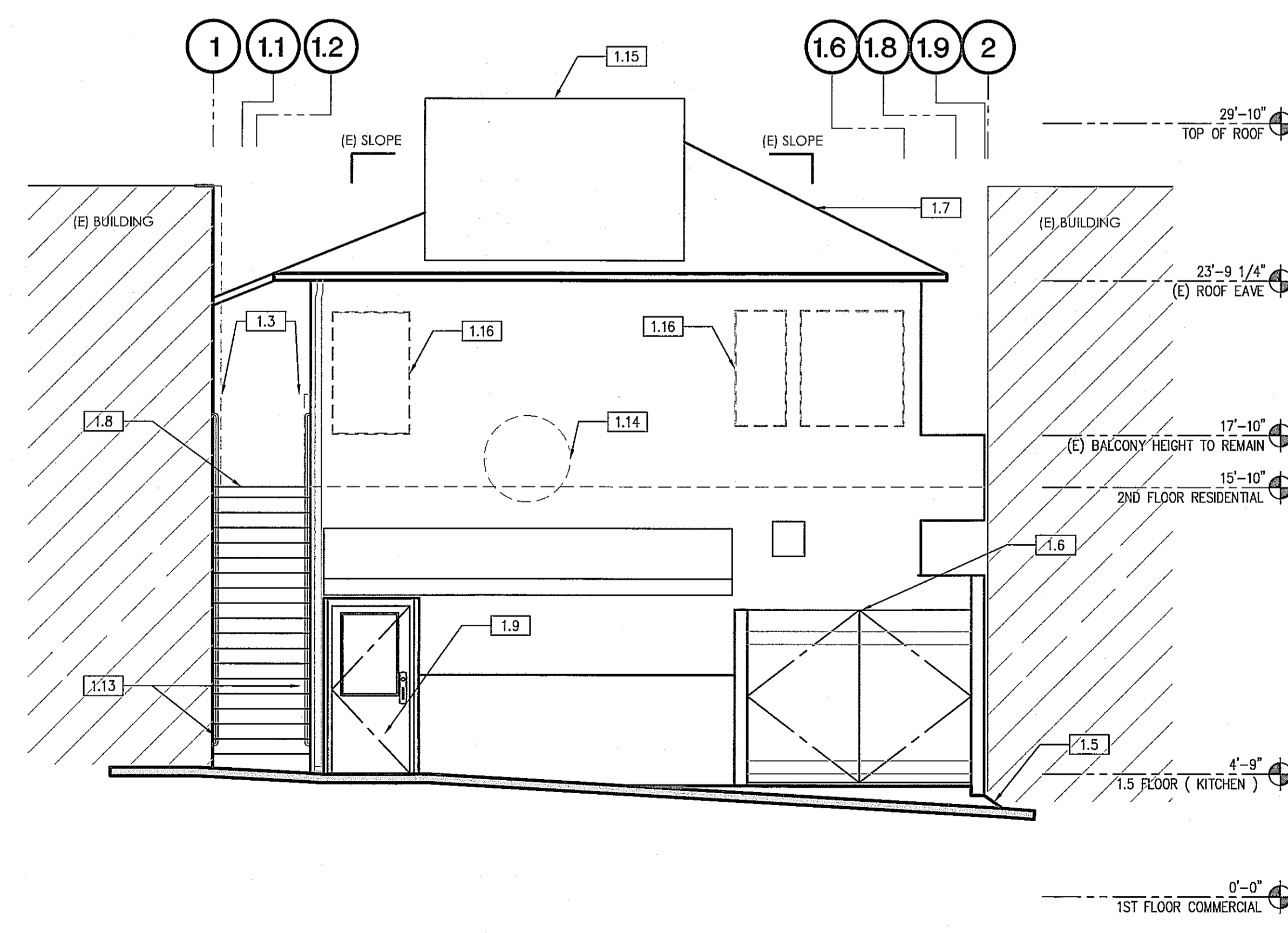
SOUTH RESIDENTIAL ELEVATION 1/4"=1'-0" 4



NORTH ELEVATION 1/4"=1'-0" 2

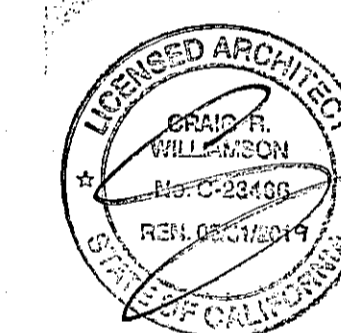


SOUTH RESIDENTIAL ELEVATION DEMO 1/4"=1'-0" 3



NORTH ELEVATION DEMO 1/4"=1'-0" 1

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THESE PLANS AND SUPPORTING DOCUMENTS HAVE BEEN REVIEWED AND
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SEP 25 2019
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THE CODE GROUP IS:

NO.	DESCRIPTION	DATE
1	1st PLAN CHECK SUBMITTAL	03/28/19
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EXTERIOR ELEVATIONS
DEMO AND NEW

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JOB NO:	NH012.01	SHEET NO:	
DATE:	09/13/18		
DRAWN:	GAA		A4.4
FILE NAME:	NH012_A4.4		

KEYNOTES

- 1.0 GENERAL
- 1.1 DEMO (E) FRONT ENTRY ELEVATION
 - 1.2 DEMO (E) METAL SEATING RAILING
 - 1.3 DEMO (E) WOOD CLADDING
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 - 2.8 METAL TRIM - 3/4" WIDE
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 - 2.10 EXTERIOR STUCCO FINISH - SEE ID-0.1
 - 2.11 INTERIOR STUCCO FINISH - SEE ID-0.1
 - 2.12 ENTRANCE SIGNAGE - SEE 3/A0.1A
 - 2.13 NO SMOKING SIGN - SEE 2/A0.1A
 - 2.14 MECH. UNIT BEYOND DUNE STRUCTURE - SEE PLAN A2.0
 - 2.15 MECH. UNIT SCREEN WALL - 6" TALL - EXTERIOR STUCCO FINISH.
 - 2.16 MOMENT FRAME - SEE STRUCTURAL FOR DETAILS
 - 2.17 TERRAZZO TILE - OVER SINGLE PLY ROOFING
 - 2.18 OVERFLOW DRAIN SEE DETAIL 1/D2
 - 2.19 METAL SLAT RAILING - SEE DETAIL 23/D3

WALL LEGEND

- DEMO WALL
- EXISTING WALL TO REMAIN
- ||||| SHEAR WALL - SEE SHEET S2.1
- EXISTING WALL - TO REMAIN
- FINISHED WALL - SEE SHEET D3

* NOTE: WALLS AND CEILING FIRE RATING
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EAST ELEVATION 1/4"=1'-0" 2

COLOR SCHEDULE / MATERIALS

- G1 GLAZING ACRYLIC .5"
- G2 GLAZING COLOR: WHITE
GLASS STOREFRONT
COLOR: LIGHT GREY
- M1 METAL SLATS ALUMINUM
- M2 MULLIONS FINISH: KNOTWOOD - DRIFTWOOD
- P1 STUCCO FINISH: CLEAR ANODIZED
CEMENT STUCCO FINISH - SANTA BARBARA

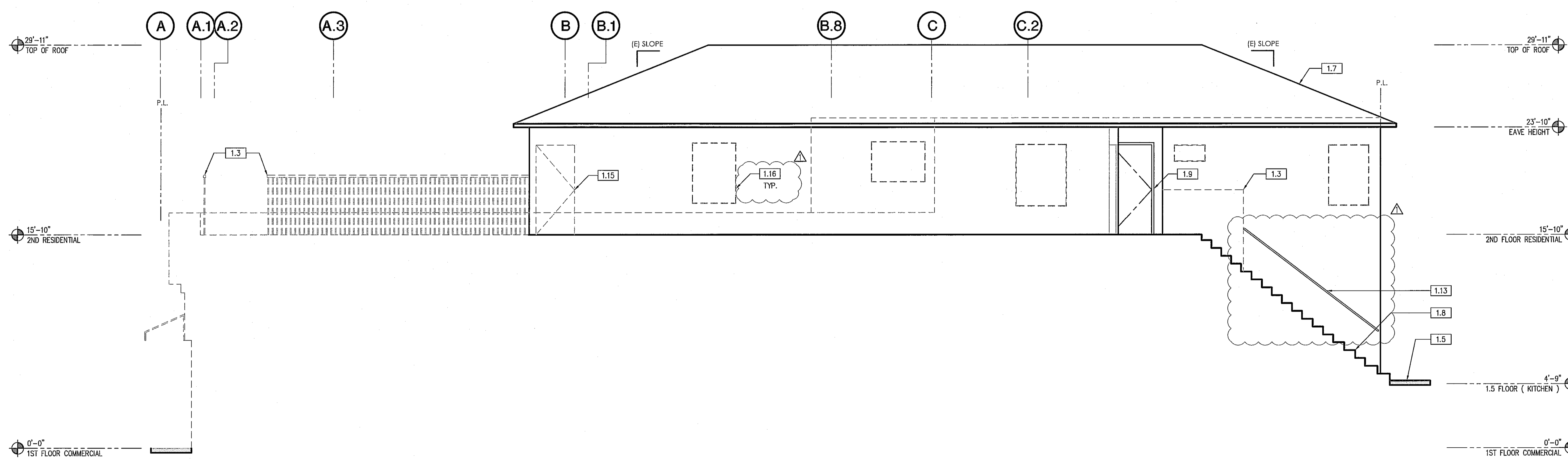
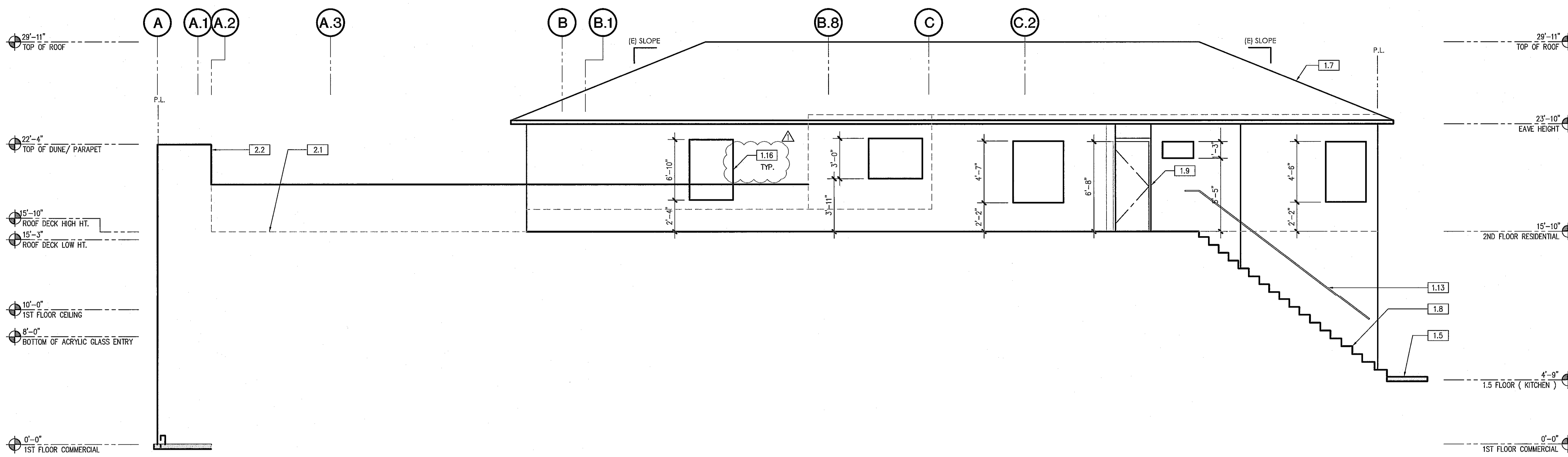
FOR DOORS SEE A6.1

COLOR SCHEDULE / LEGEND

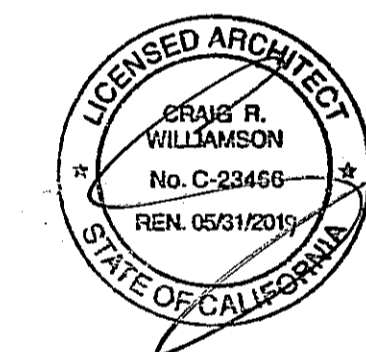
- M1 - ALUMINUM
FINISH: KNOTWOOD - DRIFTWOOD
- M2 - ALUMINUM
FINISH: CLEAR ANODIZED
- G1 - ACRYLIC PANEL
FINISH: MATTIE - 1/2" UV PROTECTED
- G2 - VISION GLASS - HEAT STRENGTHENED
DOUBLE PANE GLAZING.
- P1 - CEMENT STUCCO FINISH
FINISH: SANTA BARBARA
- (1) TEMPERED GLASS

OK TO ISSUE
Planning Division
NAME: _____ DATE: _____

EAST ELEVATION DEMO 1/4"=1'-0" 1



ESPERANZA
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DATE:	09/13/18		
DRAWN:	GAA		A4.5
FILE NAME:	NH012_A4.5		

KEYNOTES

- 1.0 GENERAL
- 1.1 DEMO (E) FRONT ENTRY ELEVATION
 - 1.2 DEMO (E) METAL SEATING RAILING
 - 1.3 DEMO (E) WOOD CLADDING
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 - 2.18 OVERFLOW DRAIN SEE DETAIL 1/D2
 - 2.19 METAL SLAT RAILING - SEE DETAIL 23/D3

WALL LEGEND

- DEMO WALL
- EXISTING WALL TO REMAIN
- SHEAR WALL - SEE SHEET S2.1
- EXISTING WALL - TO REMAIN
- REFINISHED WALL - SEE SHEET D3

* NOTE: WALLS AND CEILING FIRE RATING
MUST REMAIN INTACT OR REPLACE AT THE
SAME RATING WHERE DEMOLITION AND
REMODELING OCCURS.

GENERAL NOTES

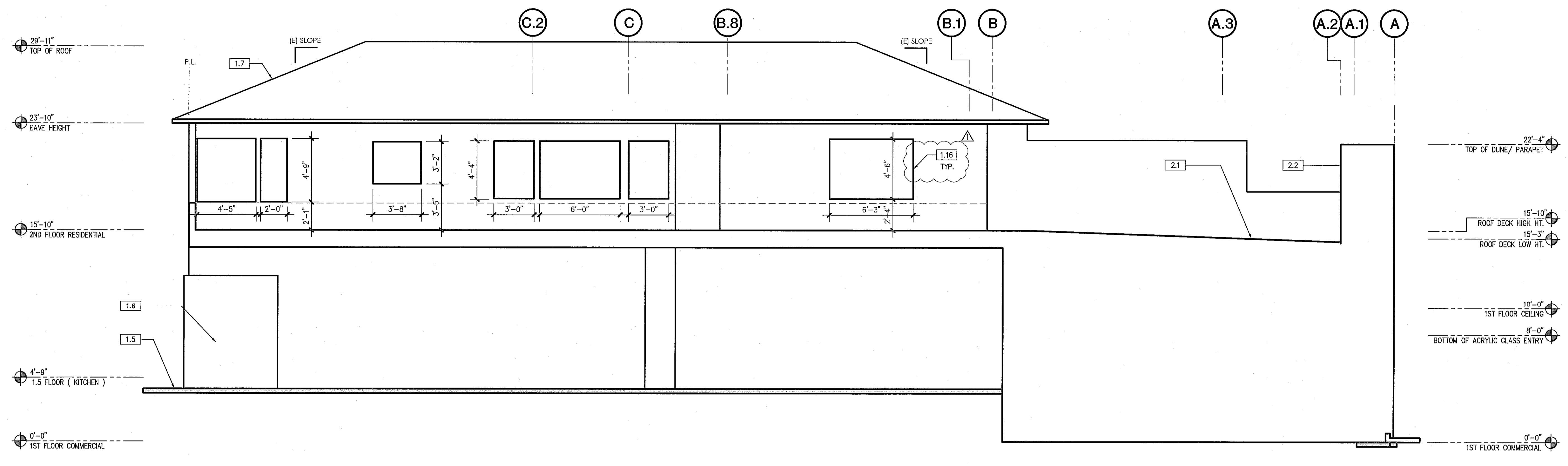
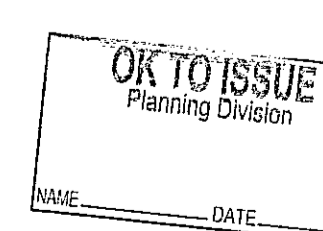
1. MECHANICAL ROOF EQUIPMENT TO BE SCREENED FROM VIEW - SEE KEYNOTE 2.15
2. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
3. I.O.P. = TOP OF PARAPET ELEVATION - ABBREVIATIONS
4. F.F. = FINISH FLOOR ELEVATION - ABBREVIATIONS
5. D.R. = DECK/ROOF FLOOR ELEVATION - ABBREVIATIONS
6. GLAZING PANEL/STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS, AND UNITELS SHALL BE DESIGNED TO RESIST 110 MPH EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
7. DOORS AND WINDOWS FACING MANHATTAN BEACH BLVD. MUST HAVE A STC 30 RATING PER PC 19-03. THE GLAZING WILL BE STC 30 OR BETTER. SEE 1&2/74A.
8. ALL SIGNAGE UNDER SEPARATE SIGN PERMIT.
9. NOTE PER PC 19-03.
10. "NO RESTAURANT USE OR ANY OTHER COMMERCIAL USES ALLOWED ON THE DECK. DECK CANNOT BE RENTED OUT FOR EVENTS OR PARTIES. NO AMPLIFIED SOUND ASSOCIATED WITH A COMMERCIAL USE IS ALLOWED ON THE DECK." PER PC 19-03 CONDITIONS #16, 17 AND 22.
11. WALL AND CEILING FIRE RATING MUST REMAIN INTACT OR REPLACE AT THE SAME RATING WHERE DEMOLITION AND REMODELING OCCURS.

COLOR SCHEDULE / MATERIALS

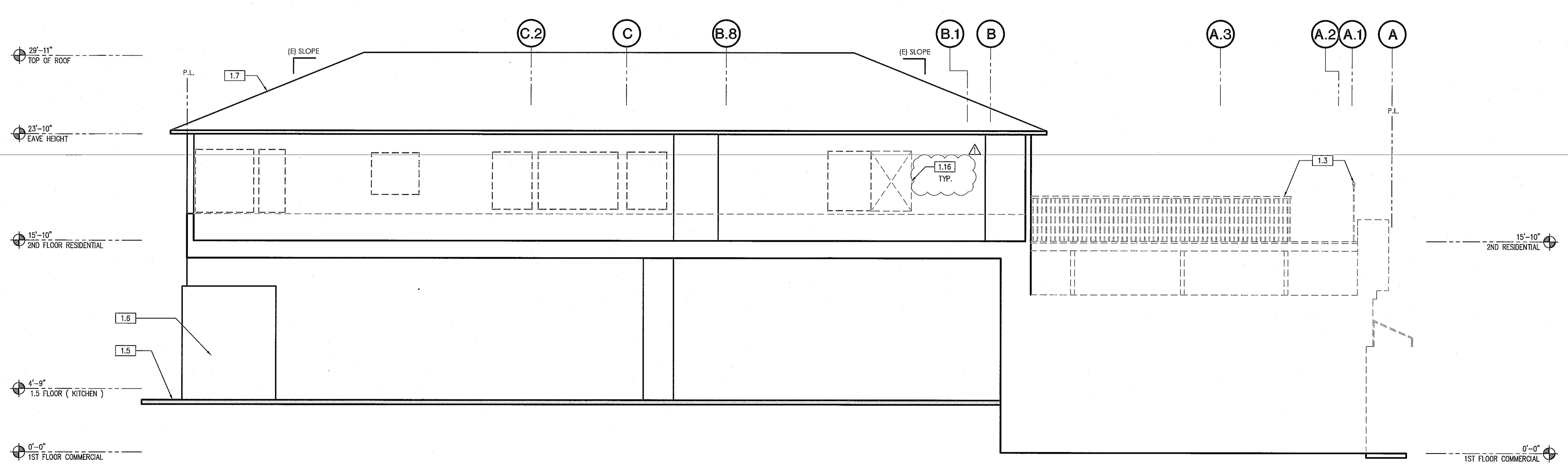
- G1 GLAZING ACRYLIC, 5" COLOR: WHITE
 - G2 GLAZING GLASS STOREFRONT COLOR: LIGHT GREY
 - M1 METAL SLATS ALUMINUM FINISH: KNOTWOOD - DRIFTWOOD
 - M2 MULLIONS ALUMINUM FINISH: CLEAR ANODIZED
 - P1 STUCCO CEMENT STUCCO FINISH - SANTA BARBARA
- FOR DOORS SEE A6.1

COLOR SCHEDULE / LEGEND

- M1 - ALUMINUM FINISH: KNOTWOOD - DRIFTWOOD
- M2 - ALUMINUM FINISH: CLEAR ANODIZED
- G1 - ACRYLIC PANEL FINISH: MATTE - 1/2" UV PROTECTED
- G2 - VISION GLASS - HEAT STRENGTHENED DOUBLE PANE GLAZING.
- P1 - CEMENT STUCCO FINISH FINISH: SANTA BARBARA
- (T) TEMPERED GLASS

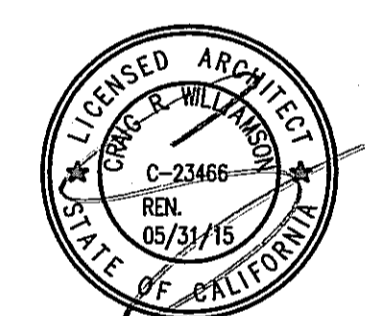


WEST ELEVATION 1/4"=1'-0" 2



WEST ELEVATION DEMO 1/4"=1'-0" 1

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309 MANHATTAN BEACH BLVD.
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308 CENTER PLACE
MANHATTAN BEACH, CA 90254
DEVELOPED FOR:
NEWMAN HOSPITALITY



REVIEWED BY CONSULTANT FOR CODE COMPLIANCE

THESE PLANS AND SUPPORTING DOCUMENTATION HAVE BEEN REVIEWED AND FOUND TO SHOW COMPLIANCE WITH THE CALIFORNIA BUILDING CODE AS ADOPTED BY THIS JURISDICTION, ISSUANCE OF A BUILDING PERMIT BASED ON SEP 25 2019

UPON THESE PLANS IS RECOMMENDED SUBJECT APPROVAL BY OTHER APPLICABLE AGENCIES AND ANY CONDITIONS SUPPORT THE ENCLOSED LETTER. THE CODE GROUP, ETC.

NO.	DESCRIPTION	DATE
1	1st PLAN CHECK SUBMITTAL	03/20/19
2	2nd PLAN CHECK SUBMITTAL	06/28/19
3	3rd PLAN CHECK SUBMITTAL/BID SET	08/23/19

DEMO BLDG SECTIONS

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JOB NO:	NH012.01	SHEET NO.:	A5.1
DATE:	09/13/18		
DRAWN:	GAA		
FILE NAME:	NH012_A5.1		

KEYNOTES

- 1.0 GENERAL
- 1.1 DEMO (E) FRONT ENTRY ELEVATION
 - 1.2 DEMO (E) METAL SEATING RAILING
 - 1.3 DEMO (E) DECKING
 - 1.4 DEMO (E) SKYLIGHT
 - 1.5 DEMO (E) NON BEARING WALLS
 - 1.6 DEMO (E) ROOF
 - 1.7 DEMO (E) POST
 - 1.8 DEMO (E) INTERIOR FACE OF WALL
 - 2.1 LINE OF ROOF/DECK BEYOND
 - 2.2 DUNE STRUCTURE - SEE DETAIL SHEETS & STRUCTURAL DRAWINGS.
 - 2.3 BURADKX TILE /OVER PVC/OVER SINGLE PLYWOOD SUBSTRATE
 - 2.4 METAL SLATS - SEE DETAIL 20 & 21/D3 ALSO SPEC SHEET T3A
 - 2.5 BI-FOLDING DOOR SYSTEM - SEE 2/A6.1 ALSO SPEC SHEET T4
 - 2.6 RESTAURANT SIGNAGE - SEE ID SHEETS
 - 2.7 ACRYLIC PANEL AND ALUMINUM FRAME - DEFERRED SUBMITTAL
 - 2.8 METAL TRIM - ADHESIVE APPLIED
 - 2.9 PARAPET - SEE DETAIL 6&13/ D2
 - 2.10 MOMENT FRAME - SEE STRUCTURAL PLANS
 - 2.11 HSS POST - SEE 4/SO.5
 - 2.12 2HR FIRE RATED ROOF ASSEMBLY - SEE 5/D3
 - 2.13 EXISTING WALL ASSEMBLY - SEE D3
 - 2.14 EXTERIOR STUCCO FINISH - SEE ID PLANS
 - 2.15 SUSPENDED STUCCO FINISH CEILING - SEE 1/D4
 - 2.16 NEW FINISH FLOOR ON EXISTING SLAB - SEE ID-F1-2.00
 - 2.17 PVC ROOFING - CLASS C - SEE SPEC. SHEET T4A
 - 2.18 MECH SCREEN WALL, 6" TALL - STUCCO FINISH - SEE 12/D2
 - 2.19 MECH UNIT W/ MIN. 6" CURB
 - 2.20 1HR FIRE RATED WALL - SEE D3 SHEET
 - 2.21 CYP. BRD. CEILING W/ FINISH PAINT SEE FINISH SCHEDULE.
 - 2.22 HOST TABLE SEE ID-F1-8.10

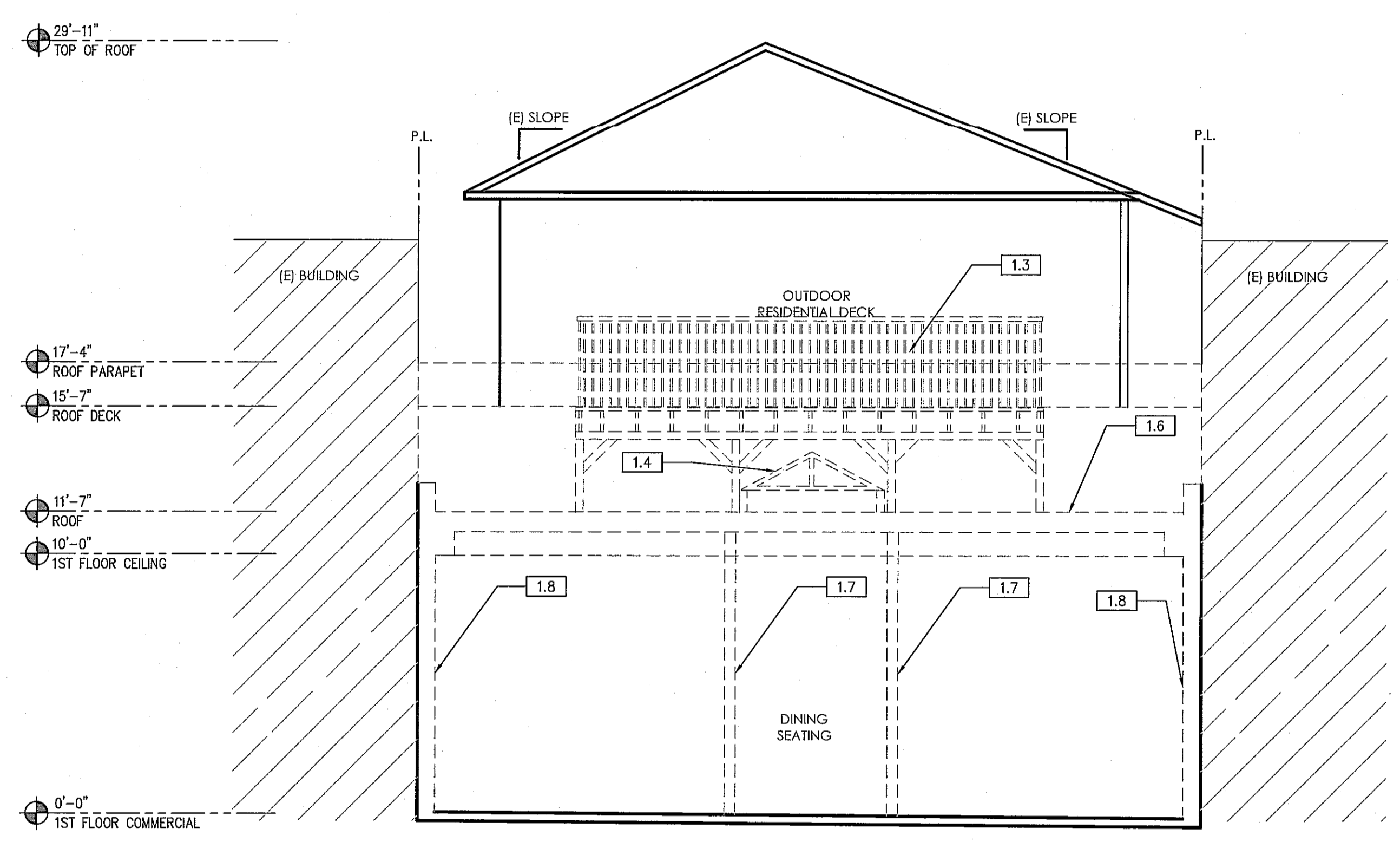
WALL LEGEND

- DEMO WALL
- EXISTING WALL TO REMAIN
- ▨ SHEAR WALL - SEE SHEET S2.1
- ▩ EXISTING WALL - TO REMAIN
- ▧ REFINISHED WALL - SEE SHEET D3

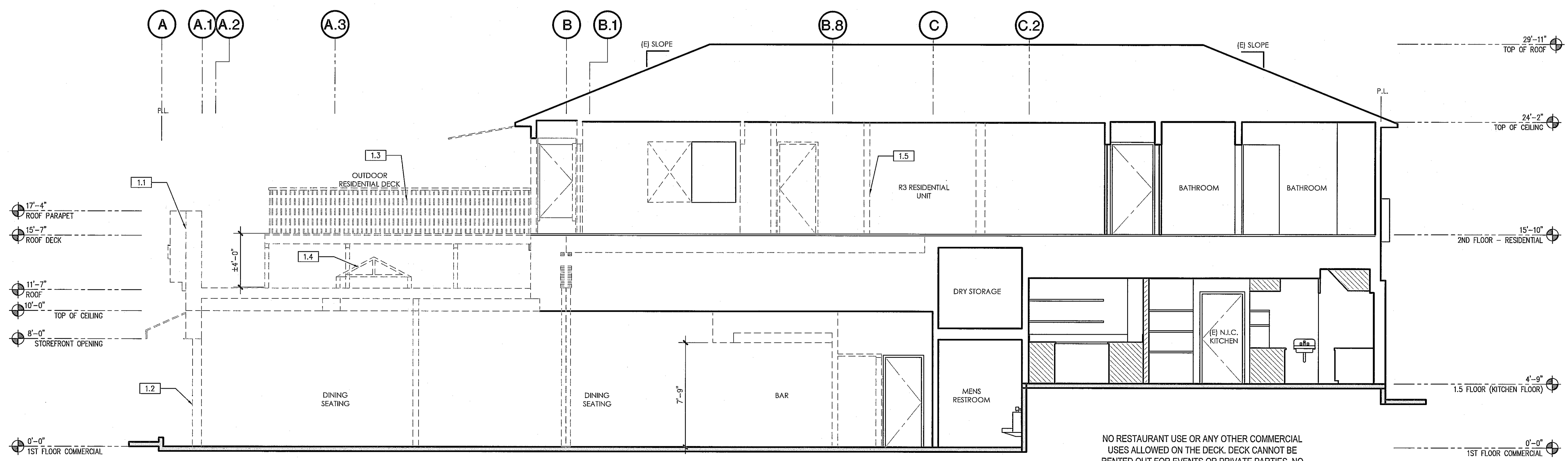
* NOTE: WALLS AND CEILING FIRE RATING MUST REMAIN INTACT OR REPLACE AT THE SAME RATING WHERE DEMOLITION AND REMODELING OCCURS.

GENERAL NOTES

1. ALL PENETRATIONS, CONDUITS, PIPES, ETC. BY ALL TRADES AND DISCIPLINES SHALL CONFORM TO THE TYPICAL DETAILS.
2. COORDINATE INSTALLATION OF ROOFING MATERIALS WITH OWNER'S ROOFING CONSULTANT IF ANY.
3. PAINT INSIDE OF PARAPET - MATCH DUNE COLOR.
4. THE LOCATIONS OF BEAMS, CURBS AND PLATFORMS BELOW MECHANICAL UNITS AND MECHANICAL PENETRATIONS ARE APPROXIMATE. EXACT LOCATIONS SHALL BE DETERMINED BY THE MECHANICAL CONTRACTOR AND COORDINATED BY THE GENERAL CONTRACTOR.
5. NOTE PER PC 19-03: "NO RESTAURANT USE OR ANY OTHER COMMERCIAL USES ALLOWED ON THE DECK. DECK CANNOT BE RENTED OUT FOR EVENTS OR PARTIES. NO AMPLIFIED SOUND ASSOCIATED WITH A COMMERCIAL USE IS ALLOWED ON THE DECK." PER PC 19-03 CONDITIONS #16, 17 AND 22.
6. DOORS AND WINDOWS FACING MANHATTAN BEACH BLVD. MUST HAVE A STC 30 RATING PER PC 19-03. THE GLAZING WILL BE STC 30 OR BETTER. SEE 1&2/14A.
7. WALL AND CEILING FIRE RATING MUST REMAIN INTACT OR REPLACE AT THE SAME RATING WHERE DEMOLITION AND REMODELING OCCURS.
8. ACRYLIC PANEL AND FRAME UNDER DEFERRED SUBMITTAL.



DEMO SECTION B 1/4"=1'-0" 2



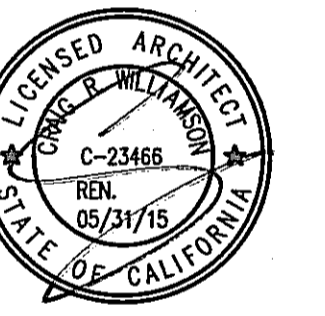
NO RESTAURANT USE OR ANY OTHER COMMERCIAL USES ALLOWED ON THE DECK. DECK CANNOT BE RENTED OUT FOR EVENTS OR PRIVATE PARTIES. NO AMPLIFIED SOUND ASSOCIATED WITH A COMMERCIAL USE IS ALLOWED ON THE DECK. PER PC 19-03 CONDITION # 22.

DEMO SECTION A 1/4"=1'-0" 1

KEYNOTES

- -

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MANHATTAN BEACH, CA 90254
RESIDENTIAL PERMIT #19-01835 (2ND FLOOR)
308 CENTER PLACE
MANHATTAN BEACH, CA 90254
DEVELOPED FOR:
NEWMAN HOSPITALITY



REVIEWED BY CONSULTANT
FOR CODE COMPLIANCE
THESE PLANS AND SUPPORTING DOCUMENTATION HAVE BEEN REVIEWED AND
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ON THESE PLANS IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER
APPLICABLE AGENCIES AND ANY CORRECTIONS NOTED IN THE ENCLOSED LETTER.

SEP 25 2019

UPON THESE PLANS IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER
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THE CODE GROUP, INC.

NO.	DESCRIPTION	DATE
1	1st PLAN CHECK SUBMITTAL	03/28/19
2	2nd PLAN CHECK SUBMITTAL	06/26/19
3	3rd PLAN CHECK SUBMITTAL/BID SET	08/23/19
4	4th P.C. SUBMITTAL/ADDENDUM 1	09/13/19

BLDG SECTIONS

OK TO ISSUE
Planning Division
NAME: _____ DATE: _____

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JOB NO.	DATE	DRAWN	FILE NAME	SHEET NO.
NH012.01	09/13/19	GAA	NH012_AS.2	A5.2

KEYNOTES

- 1.0 GENERAL
- 1.1 DEMO (E) FRONT ENTRY ELEVATION
 - 1.2 DEMO (E) METAL SEATING RAILING
 - 1.3 DEMO (E) DECKING
 - 1.4 DEMO (E) SKYLIGHT
 - 1.5 DEMO (E) NON BEARING WALLS
 - 1.6 DEMO (E) ROOF
 - 1.7 DEMO (E) POST
 - 1.8 DEMO (E) INTERIOR FACE OF WALL
 - 2.1 LINE OF ROOF/DECK BEYOND
 - 2.2 DUNE STRUCTURE - SEE DETAIL SHEETS & STRUCTURAL DRAWINGS.
 - 2.3 DURADEK TILE /OVER PVC/OVER SINGLE PLYWOOD SUBSTRATE.
 - 2.4 METAL SLATS - SEE DETAIL 20 & 21/D3 ALSO SPEC SHEET T3A
 - 2.5 BI-FOLDING DOOR SYSTEM - SEE 2/AB.1 ALSO SPEC SHEET T4
 - 2.6 RESTAURANT/SEATING - SEE ID SHEETS
 - 2.7 ACRYLIC PANEL AND ALUMINUM FRAME - DEFERRED SUBMITTAL
 - 2.8 METAL TRIM - ADHESIVE APPLIED
 - 2.9 PARAPET - SEE DETAIL 8&11/ D2
 - 2.10 MOMENT FRAME - SEE STRUCTURAL PLANS
 - 2.11 HSS POST - SEE 4/SO.5
 - 2.12 2HR FIRE RATED ROOF ASSEMBLY - SEE 5/D3
 - 2.13 EXISTING WALL ASSEMBLY - SEE D3
 - 2.14 EXTERIOR STUCCO FINISH - SEE ID PLANS
 - 2.15 SUSPENDED STUCCO FINISH CEILING - SEE 1/D4
 - 2.16 NEW FINISH FLOOR ON EXISTING SLAB - SEE ID-F1-200
 - 2.17 PVC ROOFING - CLASS C - SEE SPEC. SHEET T4A
 - 2.18 MECH SCREEN WALL, 6" TALL - STUCCO FINISH - SEE 12/D2
 - 2.19 MECH UNIT W/ MIN. 6" CURB
 - 2.20 1HR FIRE RATED WALL - SEE D3 SHEET
 - 2.21 CYP. BRD. CEILING W/ FINISH PAINT SEE FINISH SCHEDULE.
 - 2.22 HOST TABLE SEE ID-F1-8.10

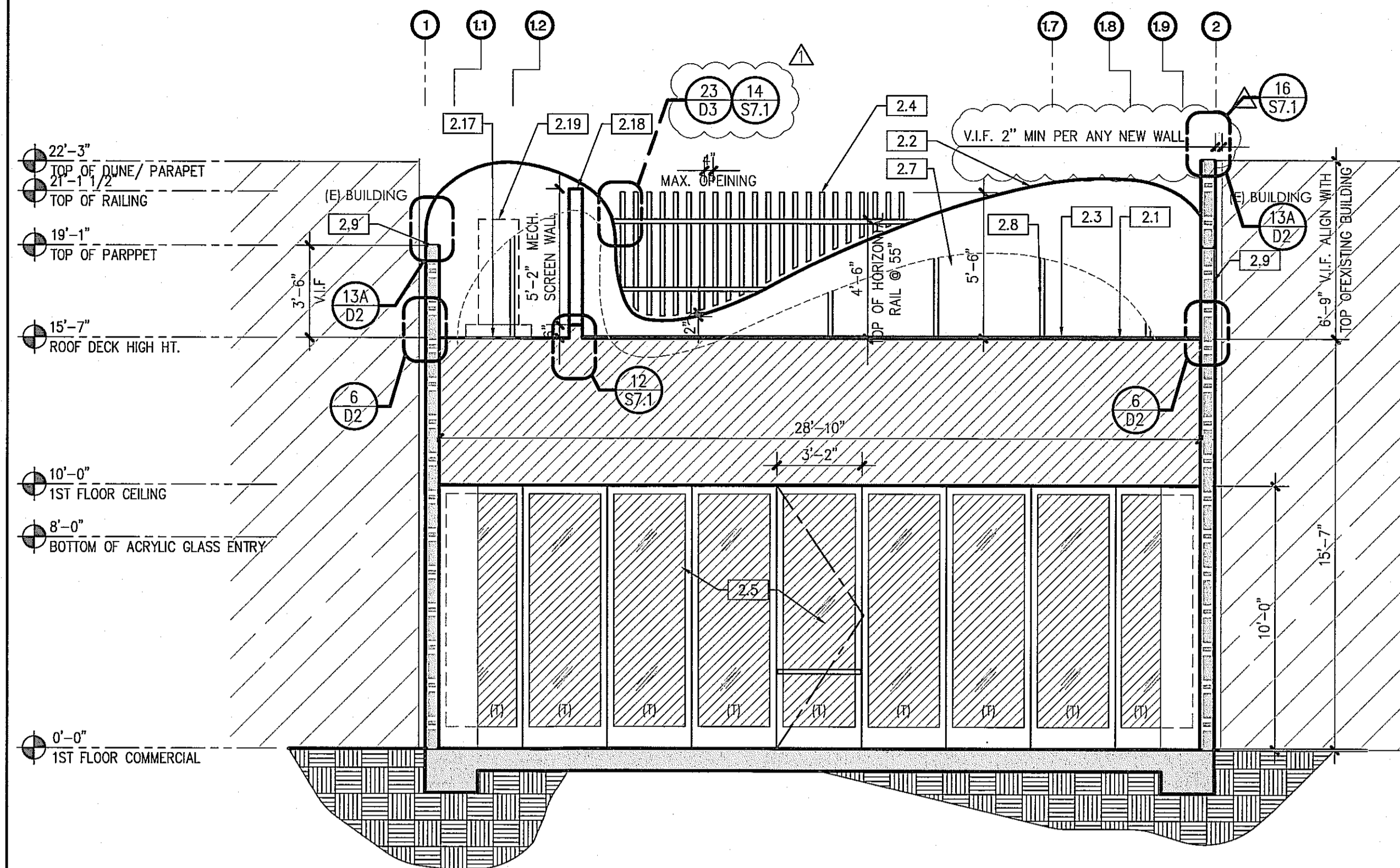
WALL LEGEND

- DEMO WALL
- ===== EXISTING WALL TO REMAIN
- ===== SHEAR WALL - SEE SHEET S2.1
- ===== EXISTING WALL - TO REMAIN
- ===== REFINISHED WALL - SEE SHEET D3

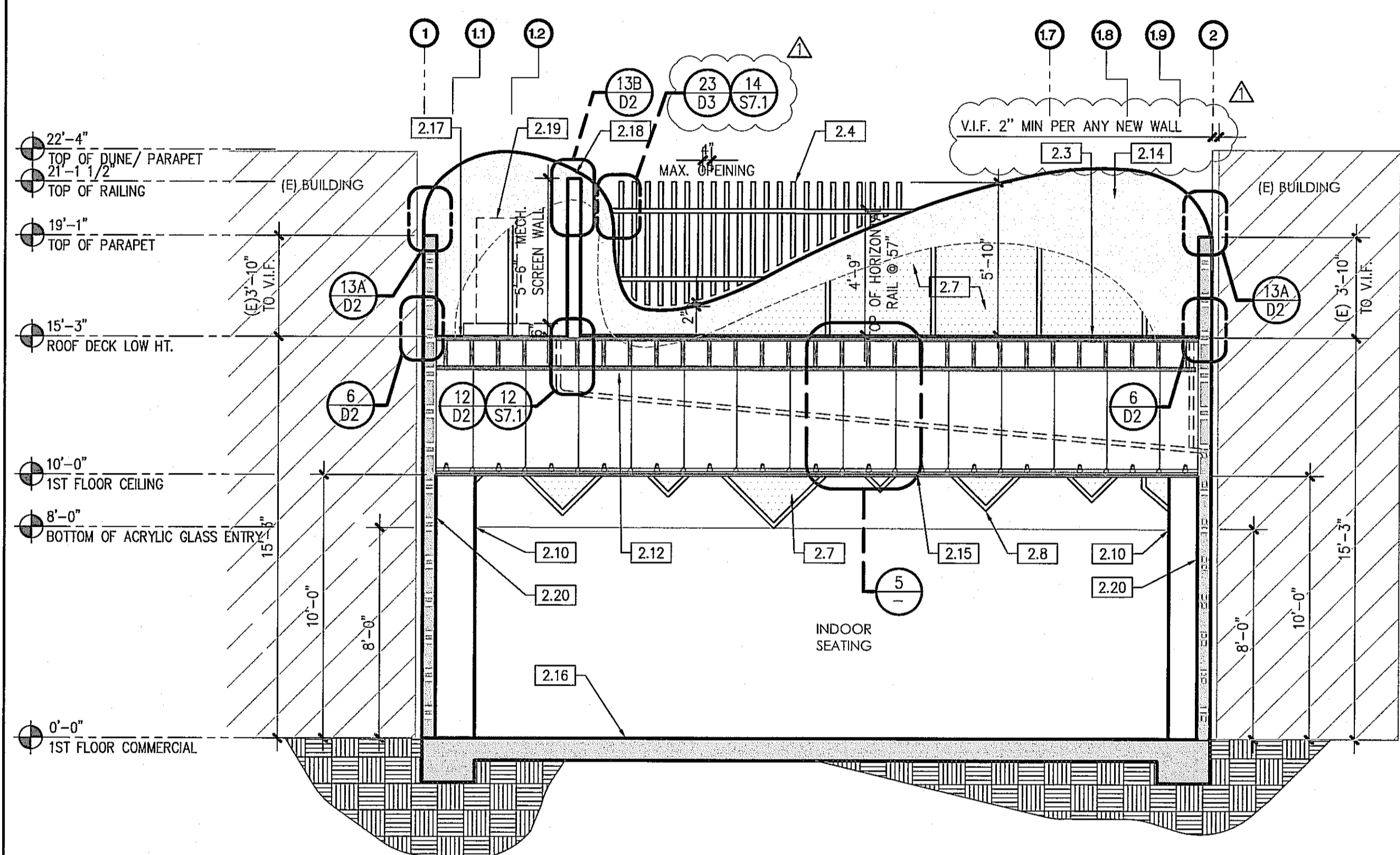
* NOTE: WALLS AND CEILING FIRE RATING
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GENERAL NOTES

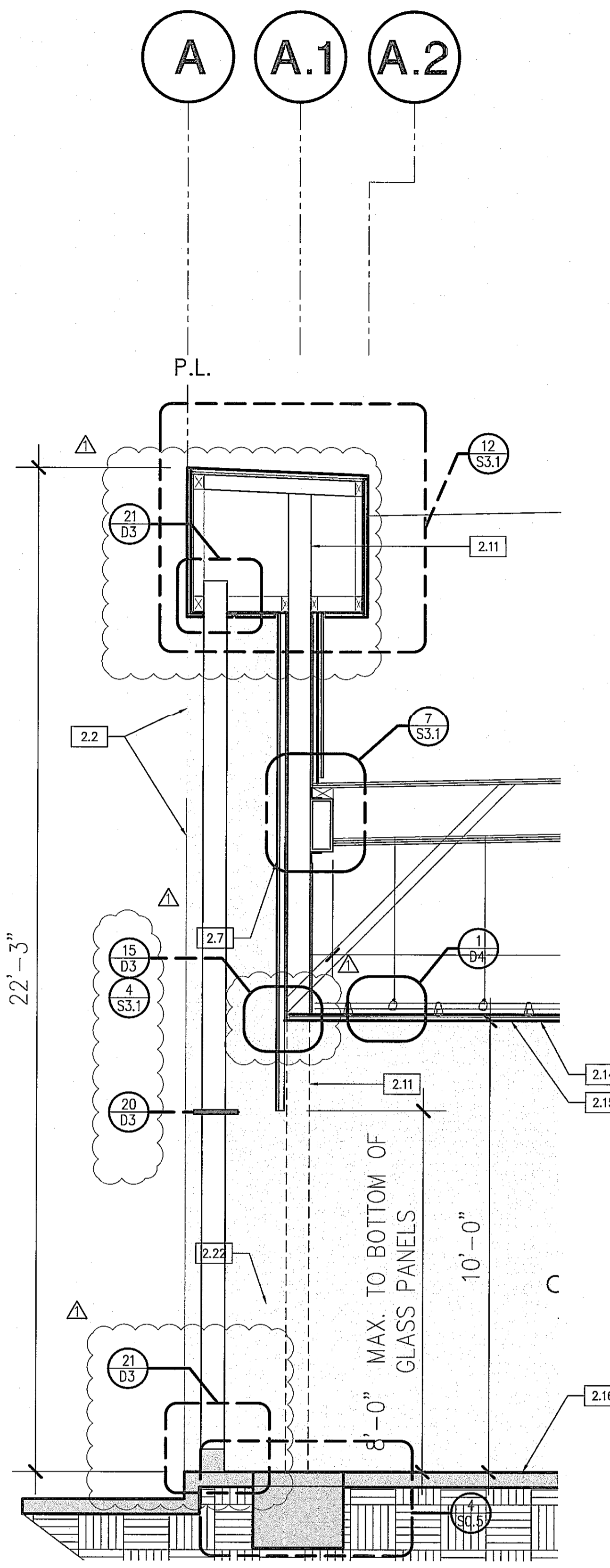
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5. NOTE PER PC 19-03:
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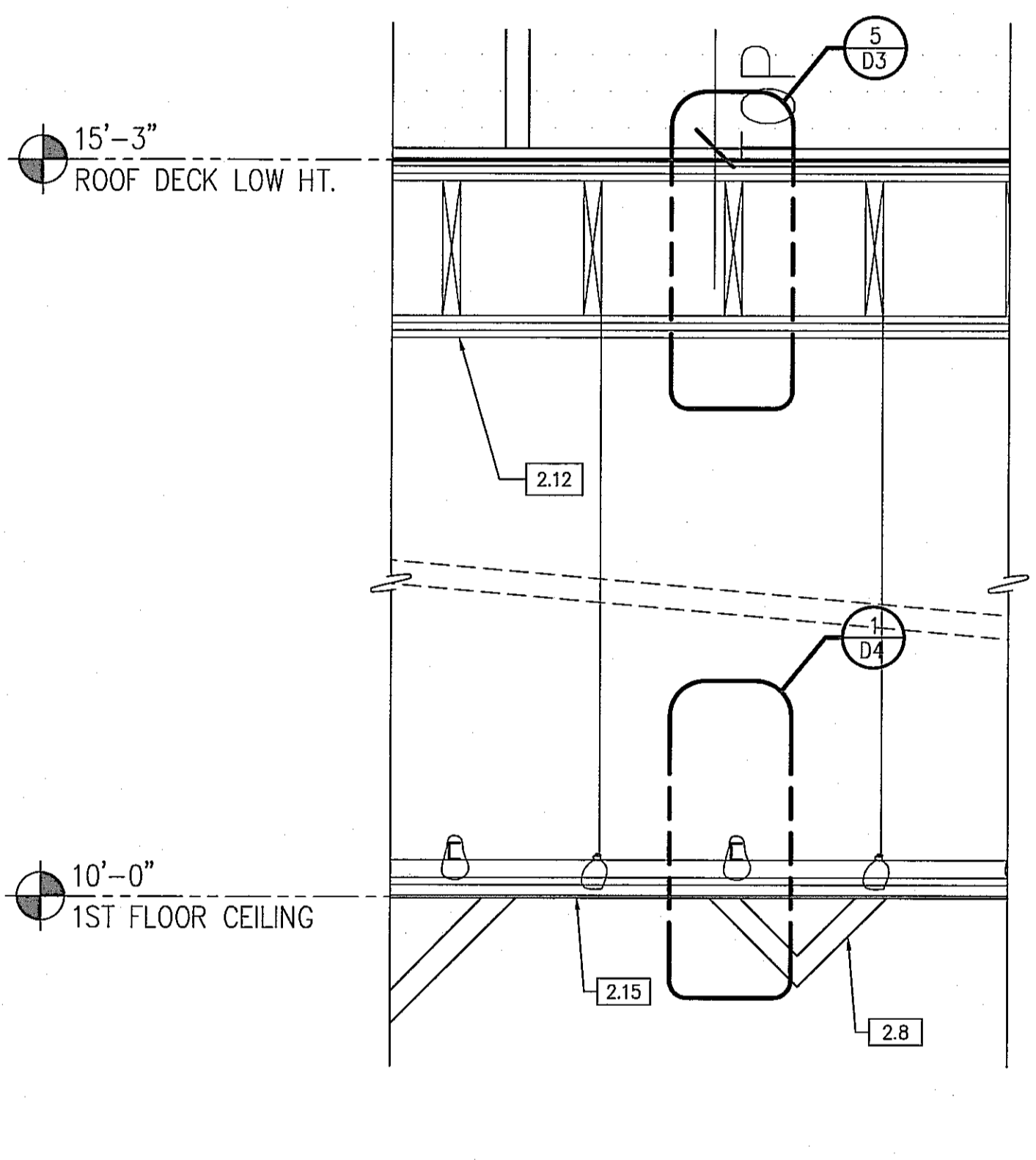
BUILDING SECTION 3 1/4"=1'-0" 3



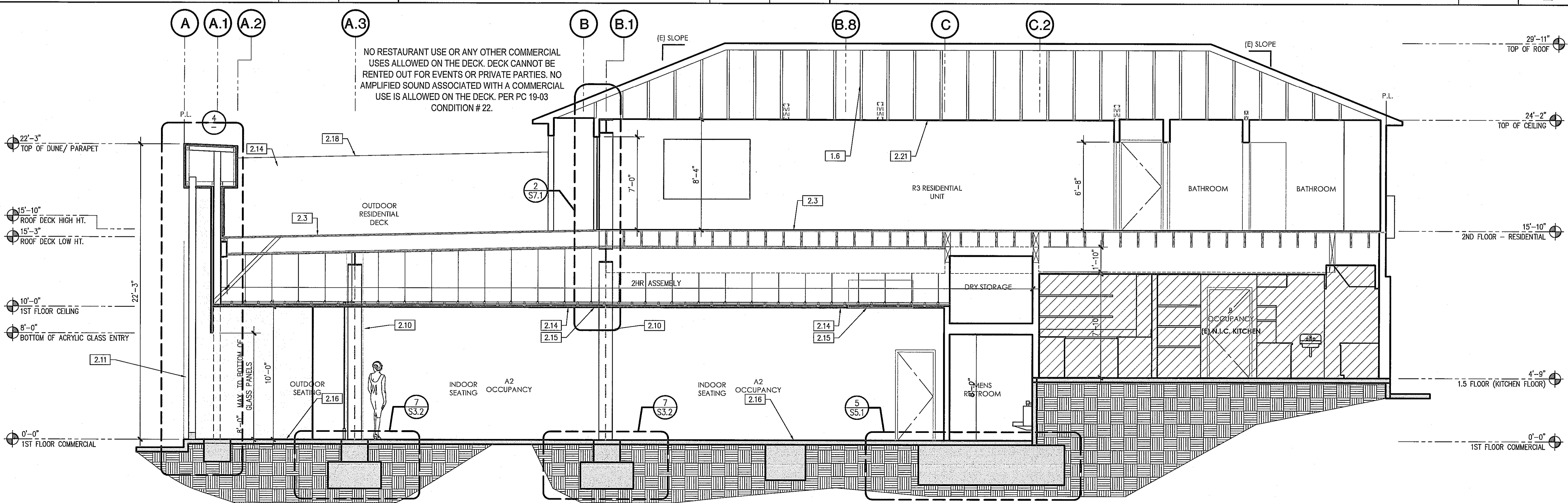
BUILDING SECTION 2 1/4"=1'-0" 2



DUNE SECTION 1/2"=1'-0" 4



SUSPENDED STUCCO CEILING 1"=1'-0" 5

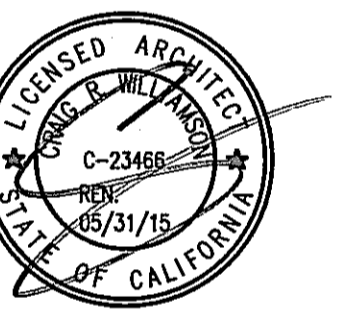


BUILDING SECTION 1 1/4"=1'-0" 1

KEYNOTES

-

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MANHATTAN BEACH, CA 90254
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308 CENTER PLACE
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SEP 25 2019
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THE CODE GROUP, INC.

NO.	DESCRIPTION	DATE
1	1st PLAN CHECK SUBMITTAL	03/26/19
2	2nd PLAN CHECK SUBMITTAL	06/28/19
3	3rd PLAN CHECK SUBMITTAL/BID SET	08/23/19
4	4th P.C. SUBMITTAL/ADDENDUM 1	09/13/19

BLDG STAIR SECTIONS

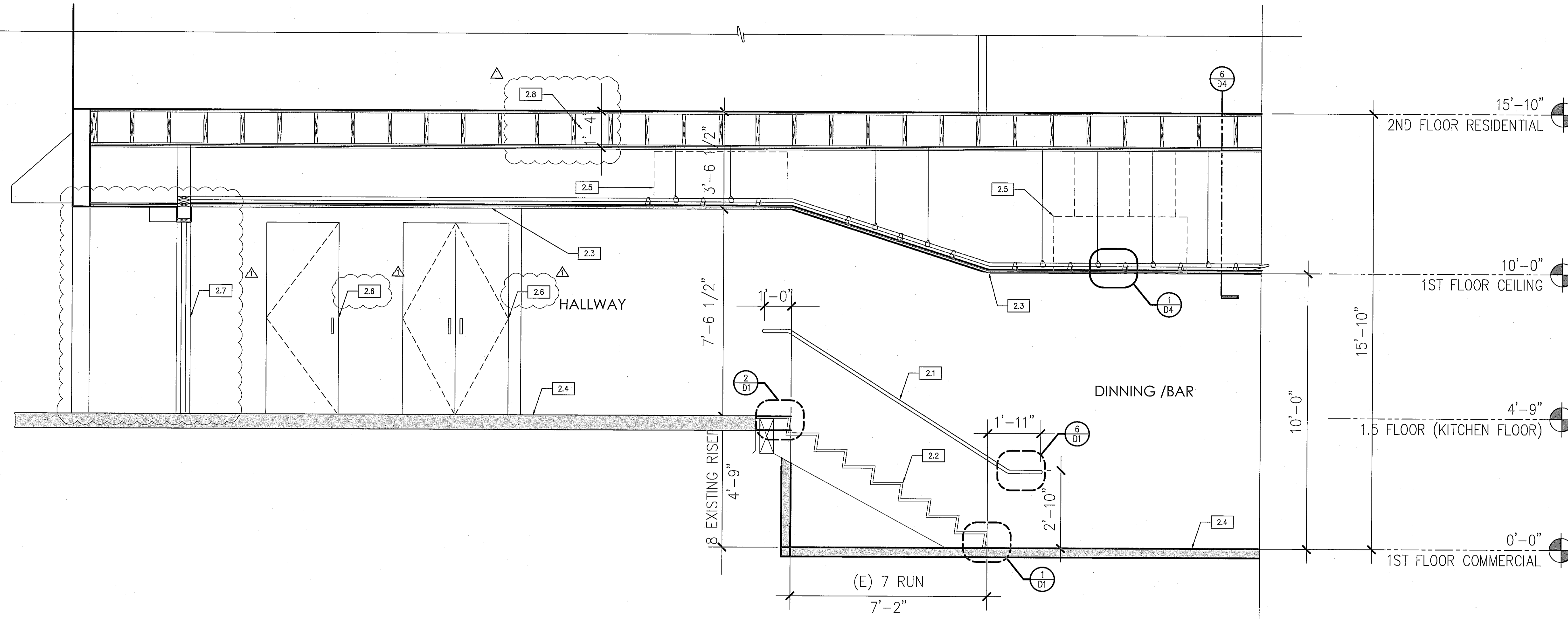
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JOB NO:	NH012.01	SHEET NO:	A5.3
DATE:	09/13/18		
DRAWN:	GAA		
FILE NAME:	NH012_A5.3		

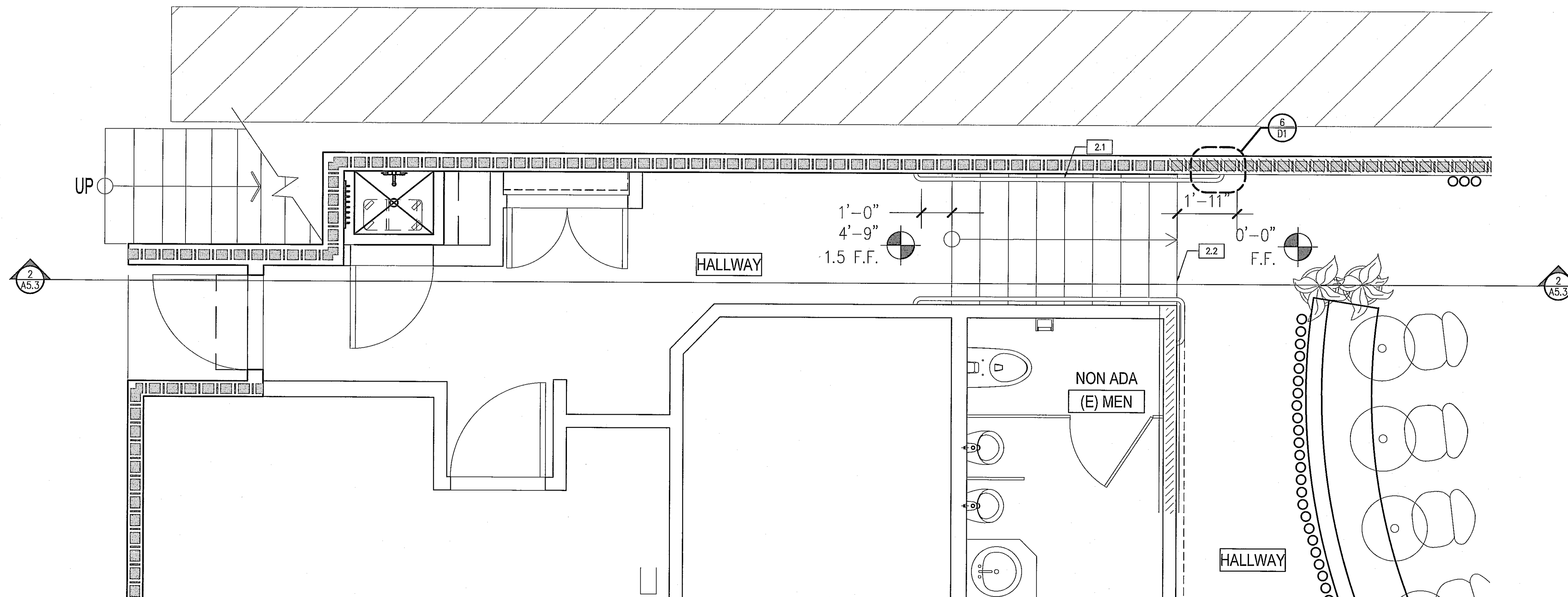
STAIRS KEYNOTES

- 1.0 GENERAL
 2.1 (N) METAL HANDRAIL, REFER TO 6 AND 9 ON D1 SHEET
 2.2 PLYWOOD STAIRS TREAD AND RISERS TO REMAIN SEE 1 AND ON D1 SHEETS
 2.3 SUSPENDED STUCCO FINISH CEILING - SEE ID-F1-4.00
 2.4 NEW FINISH FLOOR ON EXISTING STRUCTURE - SEE ID-F1-2.00
 2.5 MECHANICAL AIR UNIT - SEE MECHANICAL M1.2 SHEET
 2.6 (E) DOOR TO REMAIN
 2.7 (E) EXTERIOR DOOR WITH SELF CLOSER TO REMAIN
 2.8 2HR RATED FLOOR ASSEMBLY ABOVE SUSPENDED PLASTER CEILING

* NOTE: WALLS AND CEILING FIRE RATING MUST REMAIN INTACT OR
REPLACE AT THE SAME RATING WHERE DEMOLITION AND
REMODELING OCCURS.



STAIR SECTION 1/2"=1'-0" 2



STAIR ENLARGEMENT PLAN 1/2"=1'-0" 1

KEYNOTES

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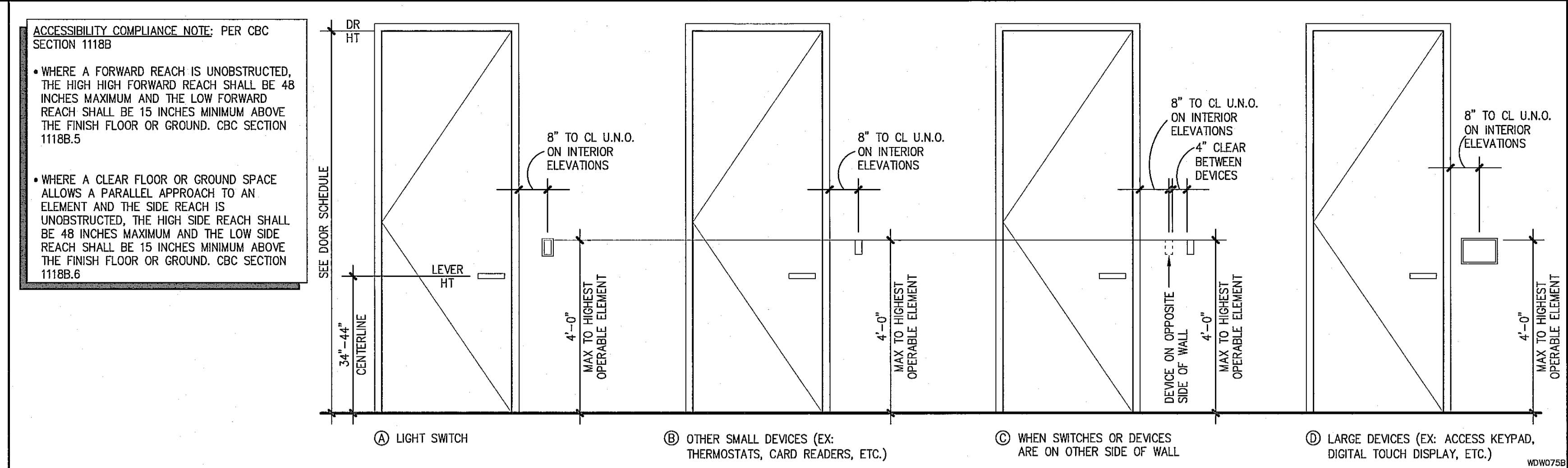


REVIEWED BY CONSULTANT FOR CODE COMPLIANCE
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SEP 25 2019
UPON THESE PLANS IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER APPLICABLE AGENCIES AND ANY CONDITIONS REFERRED TO IN THESE LETTERS.
THE CODE GROUP, INC.

NO.	DESCRIPTION	DATE
1	1st PLAN CHECK SUBMITTAL	03/28/19
2	2nd PLAN CHECK SUBMITTAL	06/28/19
3	3rd PLAN CHECK SUBMITTAL/BID SET	08/23/19
4	4th P.C. SUBMITTAL/ADDENDUM 1	09/13/19

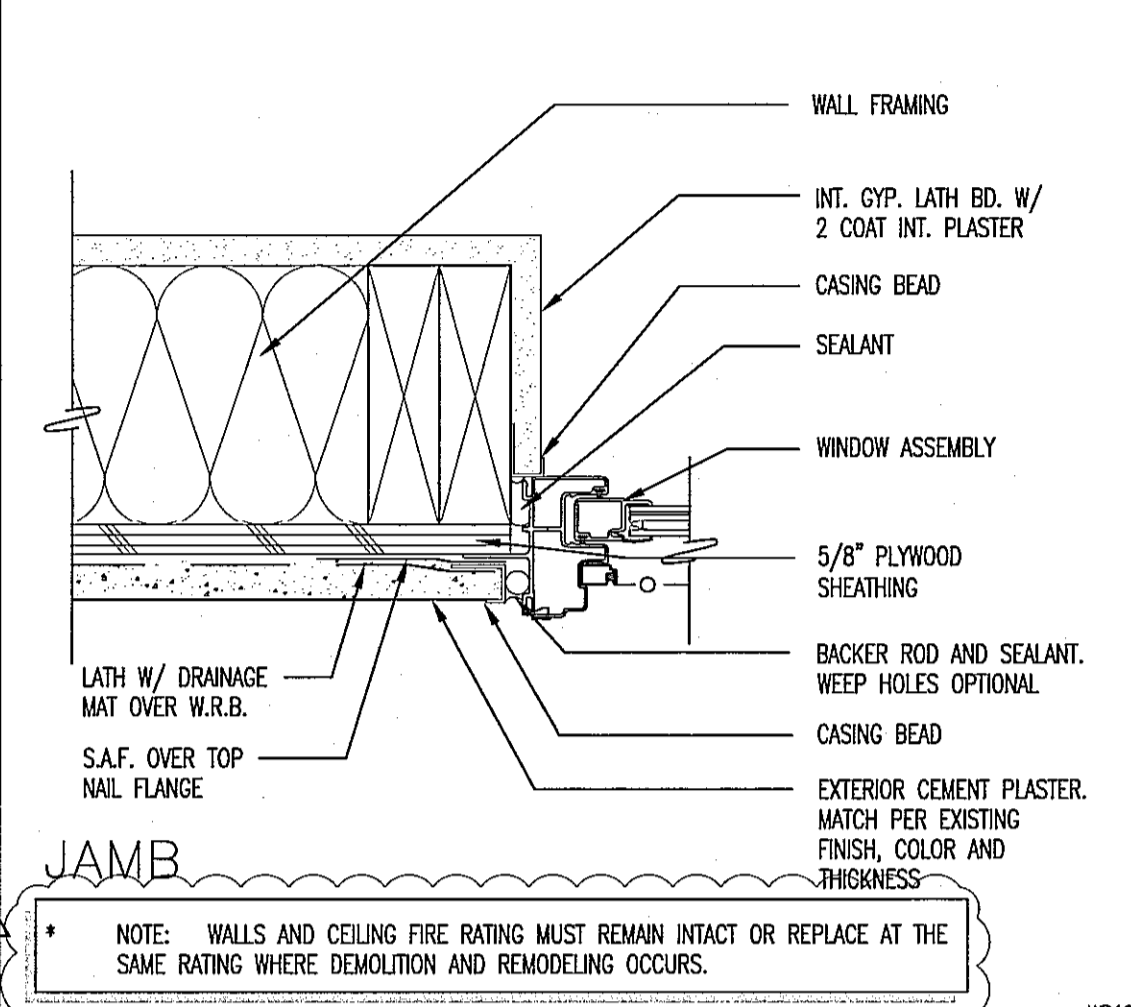
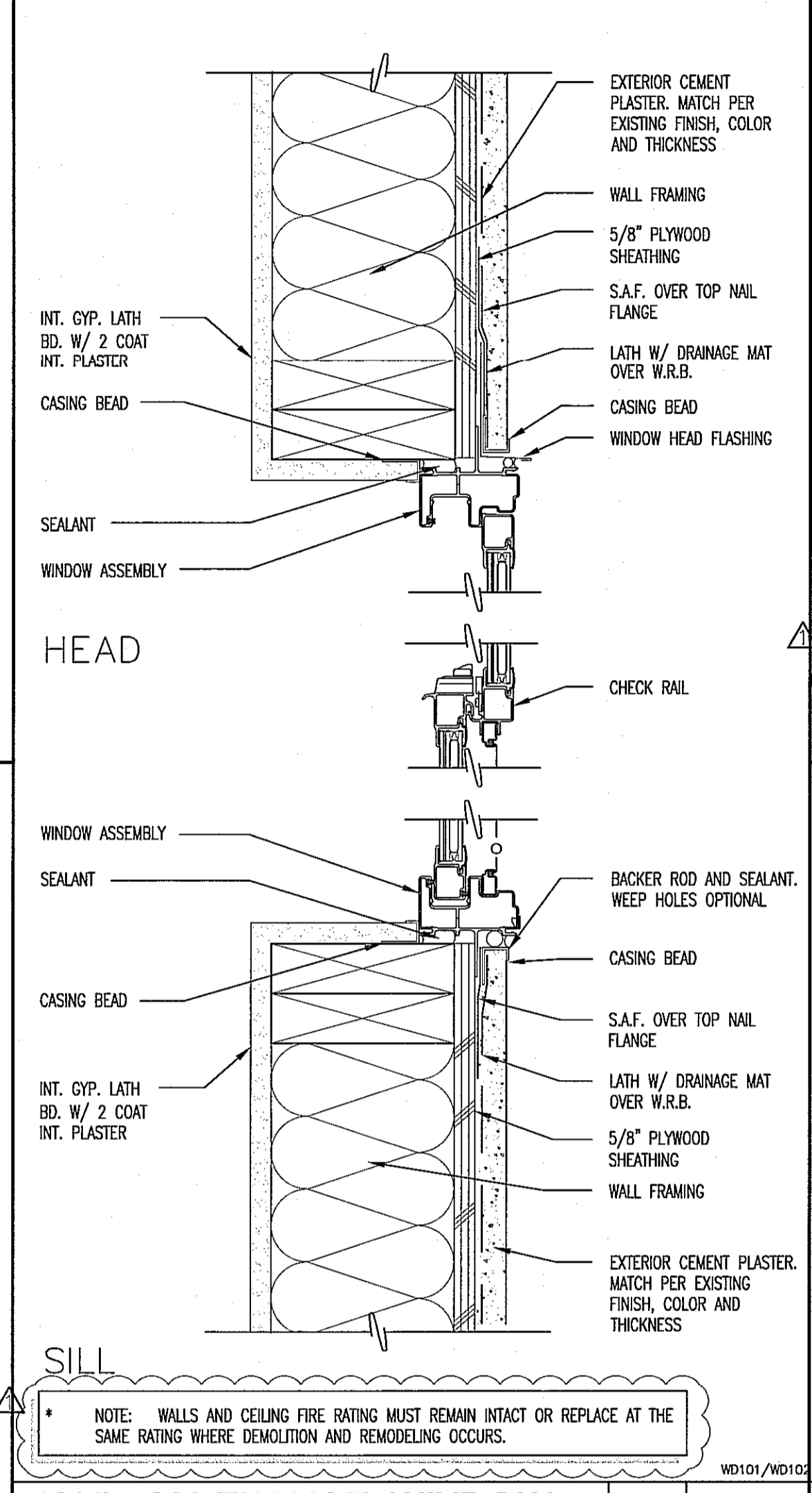
DETAILS
OK TO ISSUE
DATE: _____
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JOB NO:	NH012.01	SHEET NO:	D1
DATE:	09/13/18		
DRAWN:	GAA		
FILE NAME:	NH012_D1		



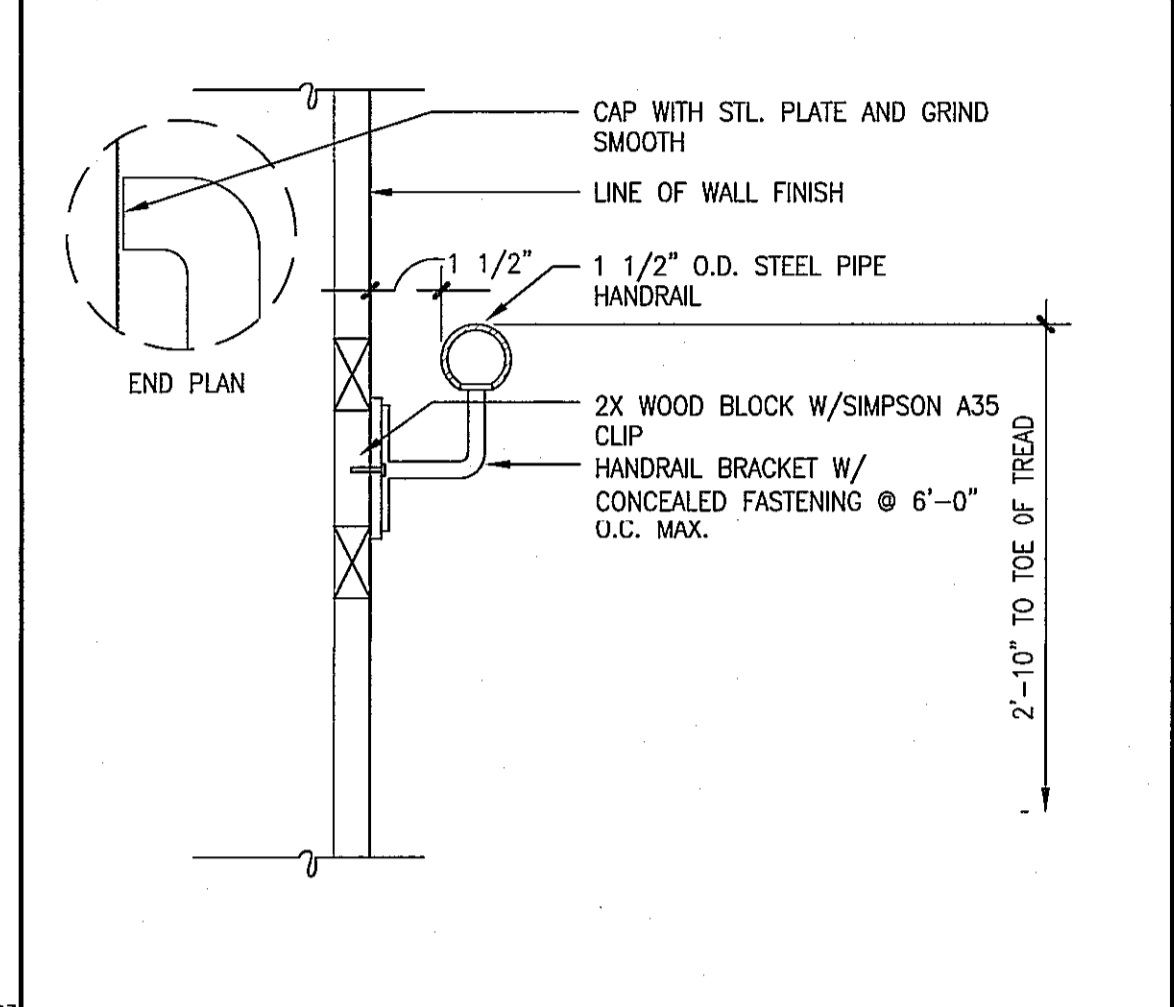
DOOR ACCESSIBILITY COMPLIANCE

1/2" 10



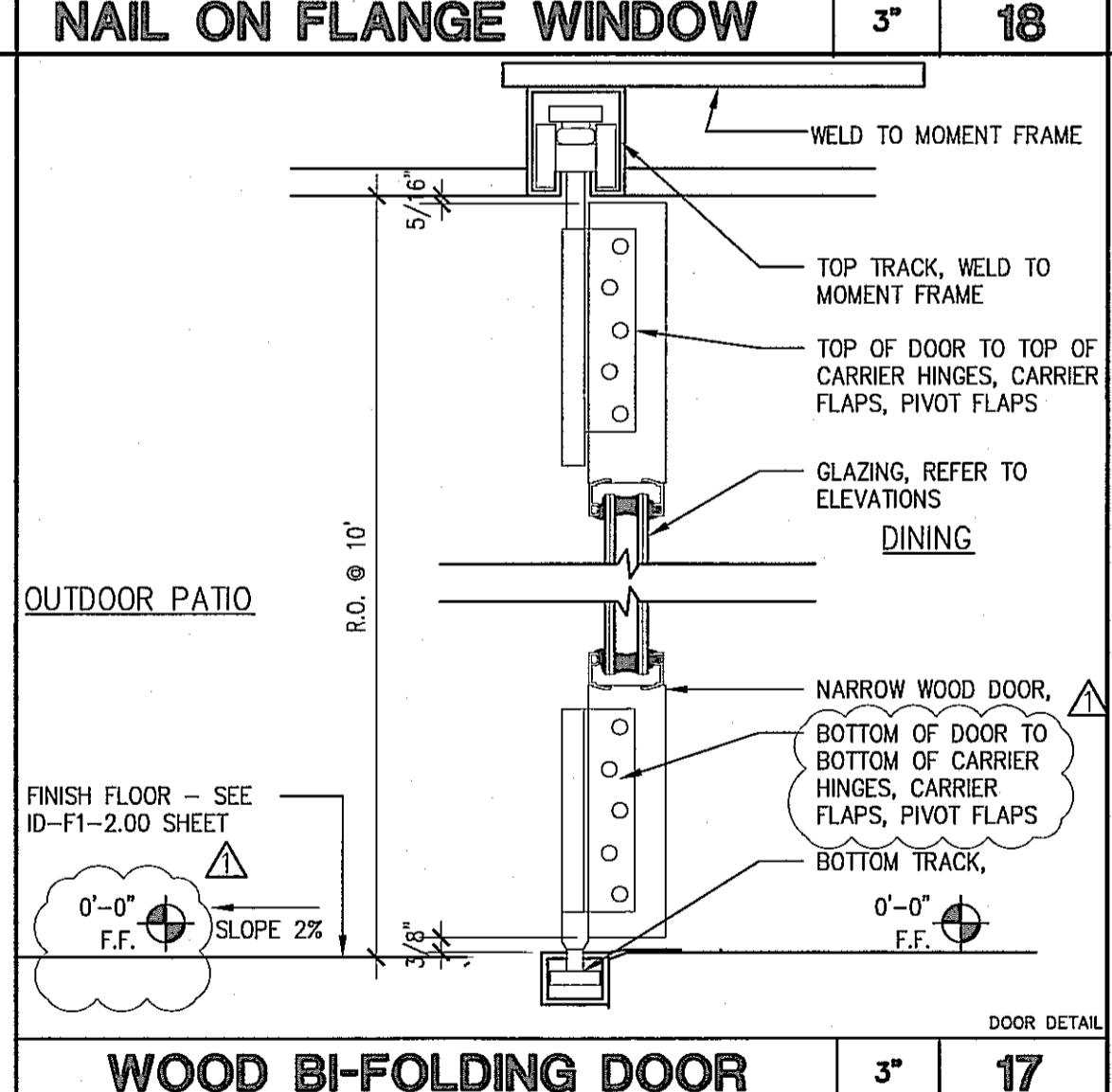
NAIL ON FLANGE WINDOW

3' 13



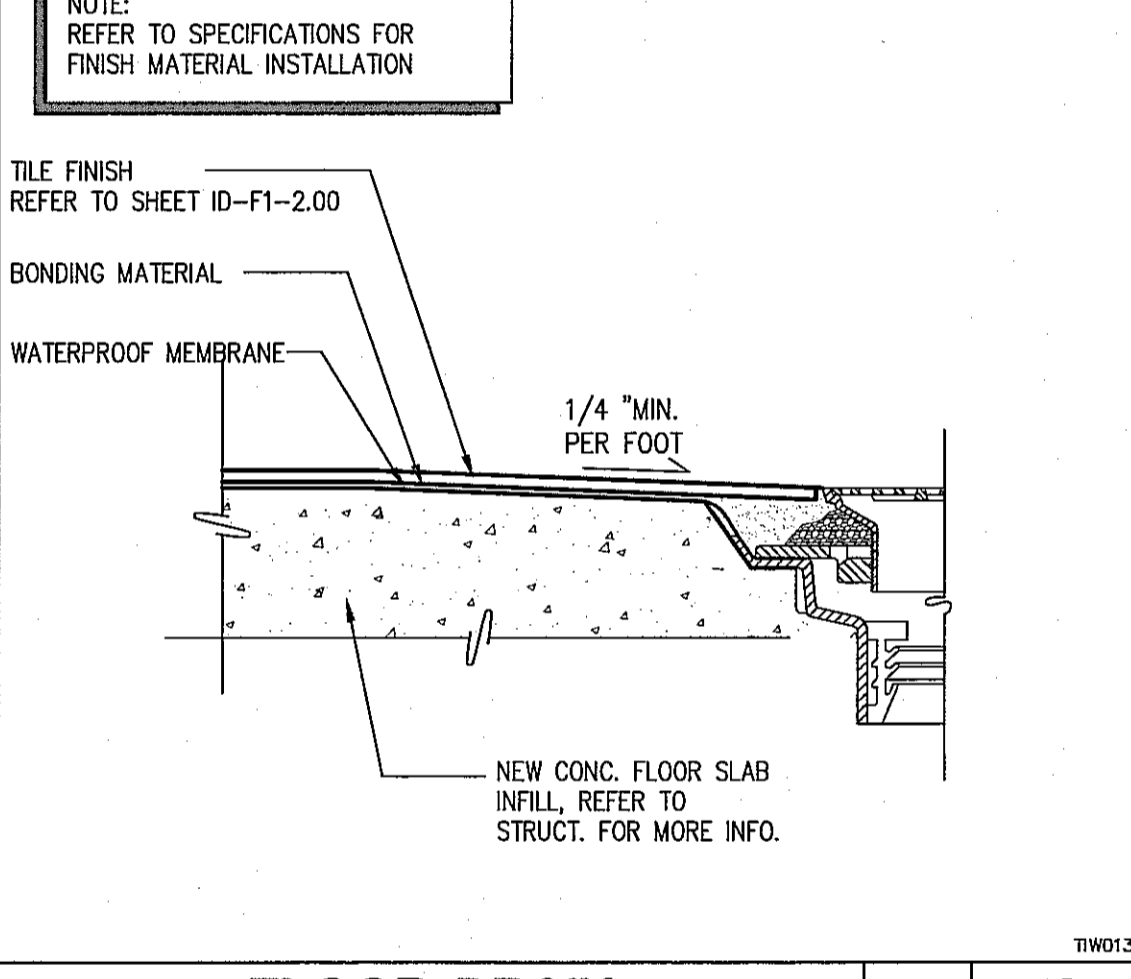
HANDRAIL

N.T.S. 9



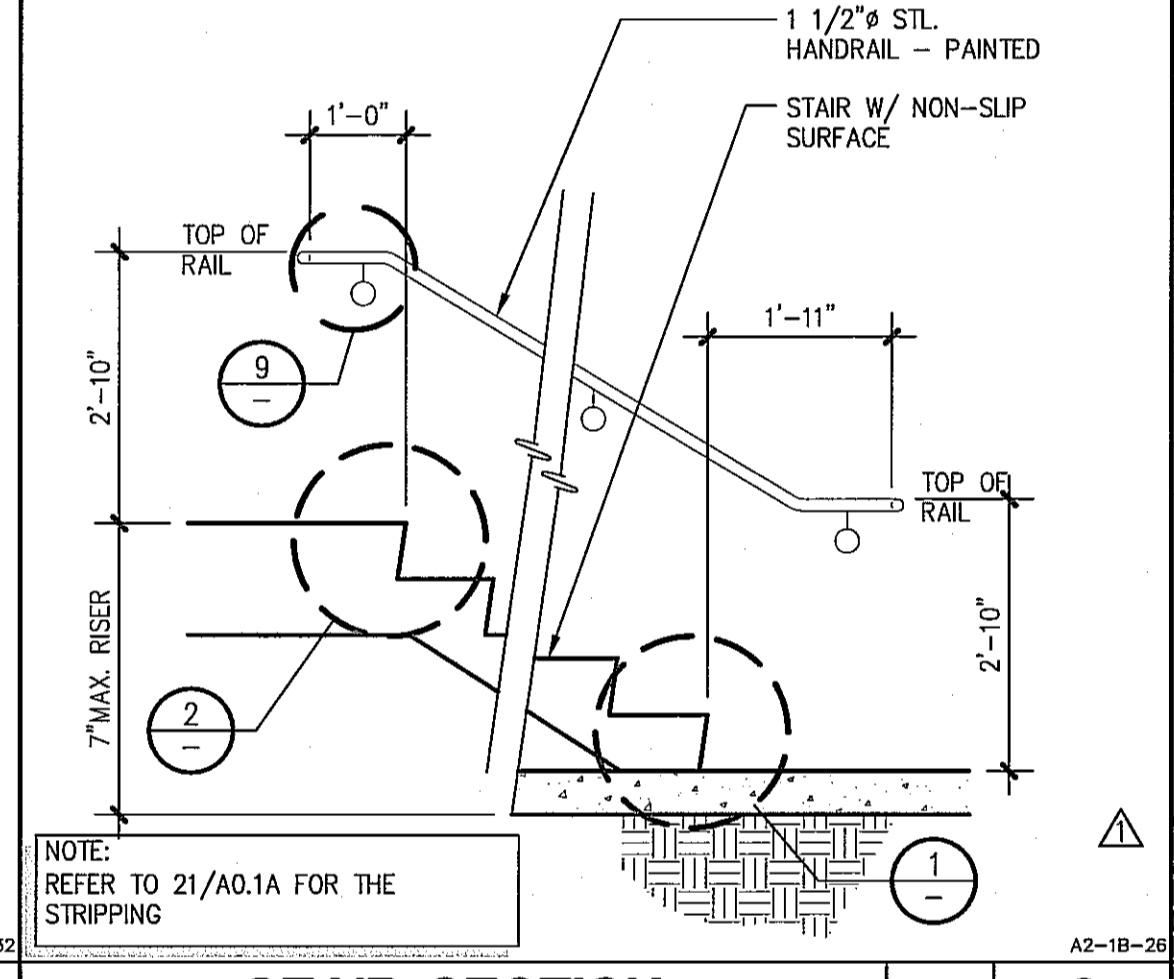
WOOD BI-FOLDING DOOR

3' 17



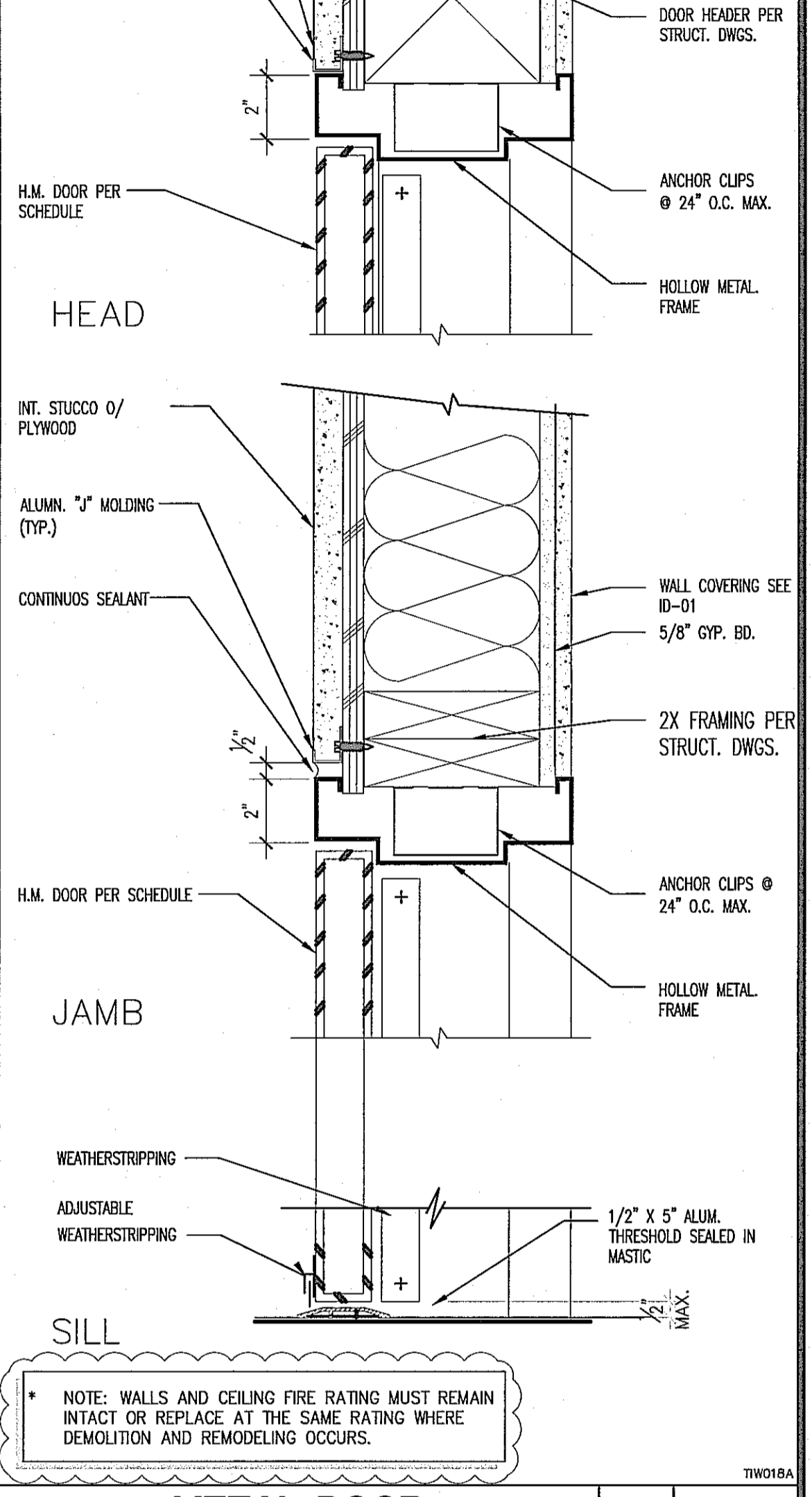
FLOOR DRAIN

3' 12



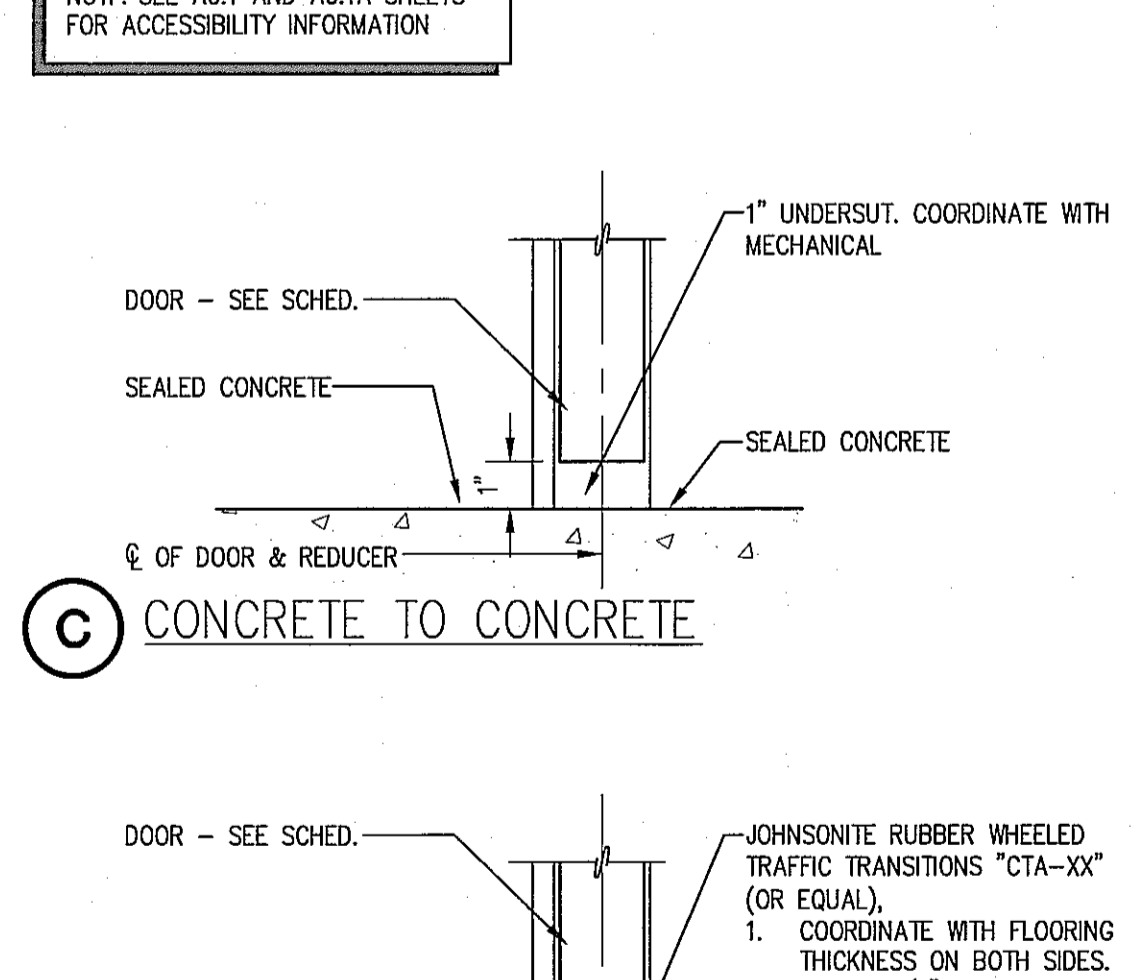
STAIR SECTION

1/2" 8



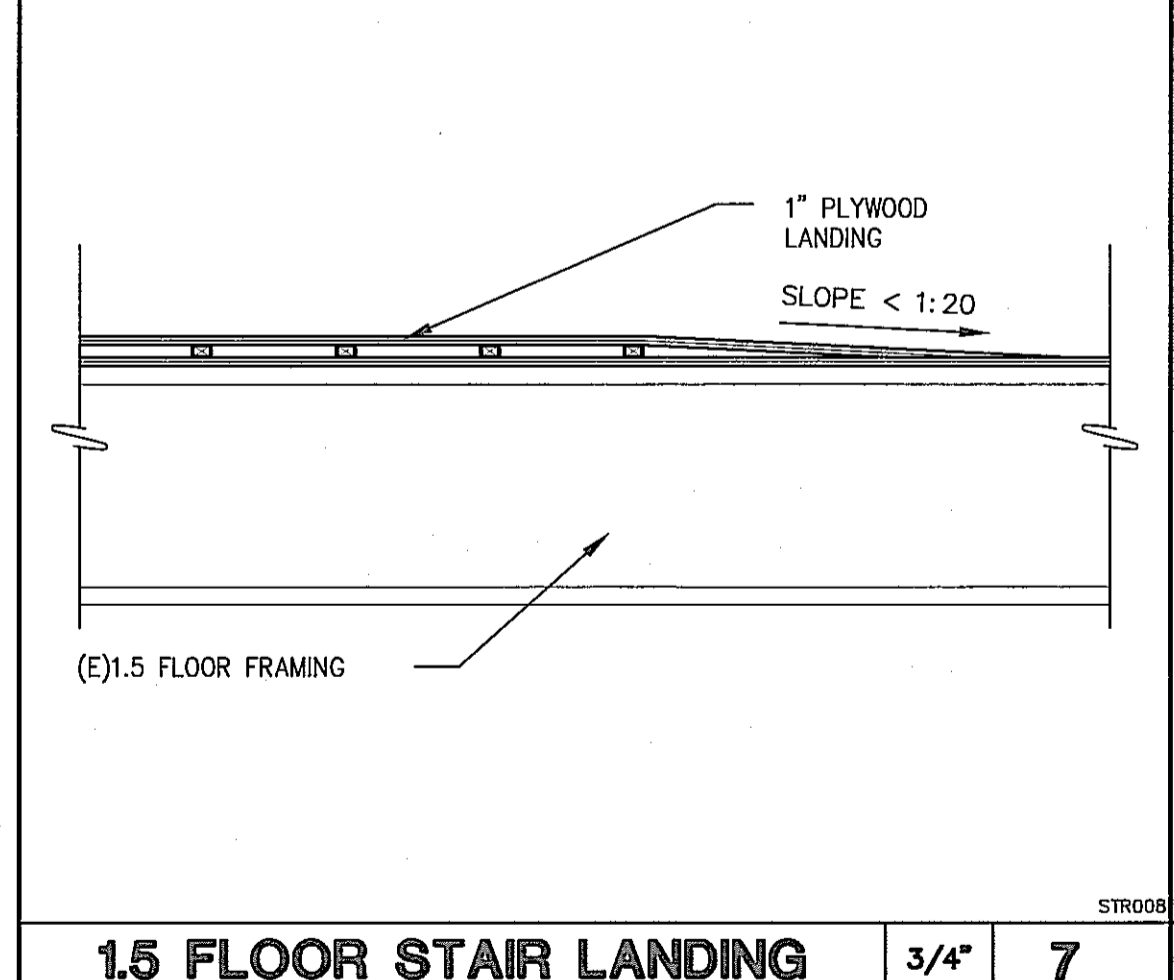
METAL DOOR

3' 3



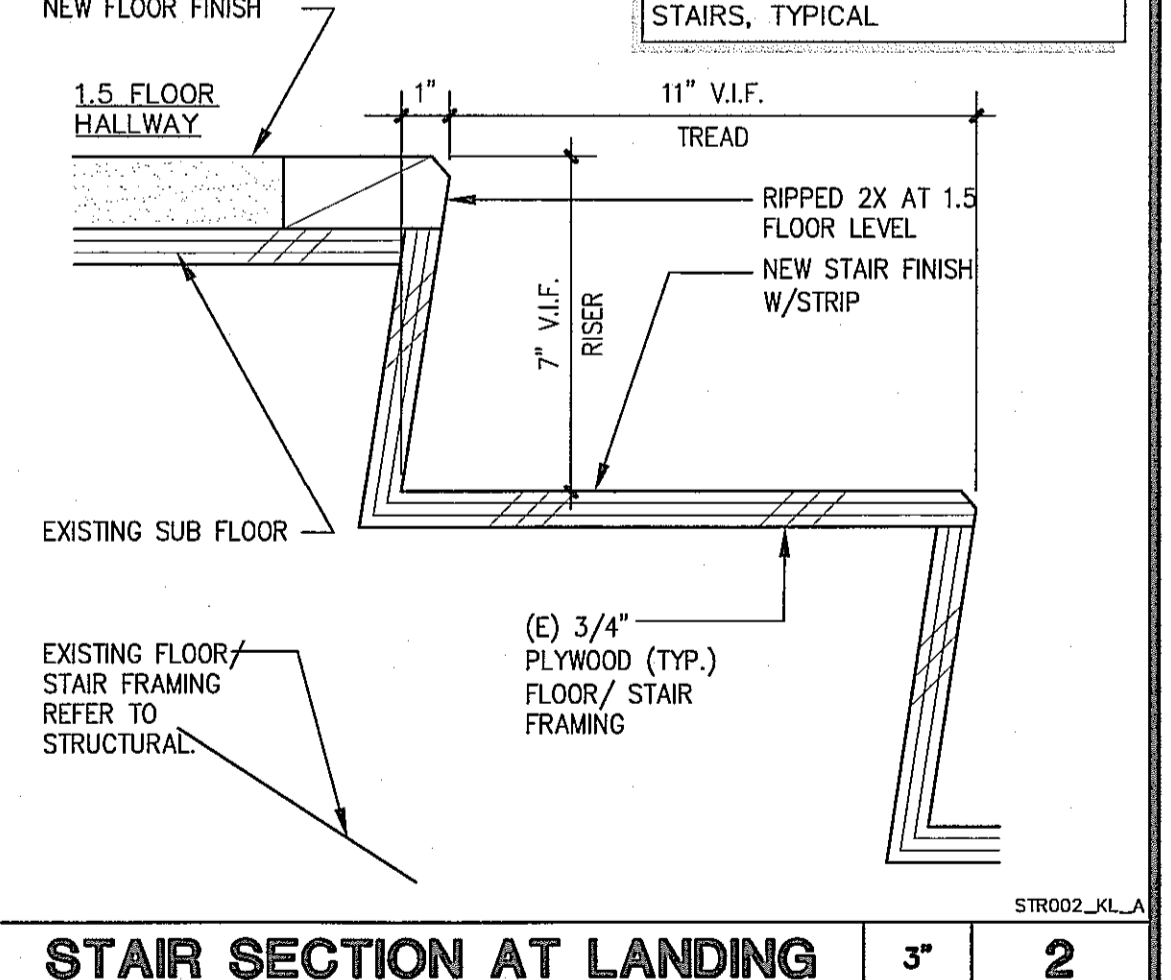
CONCRETE TO CONCRETE

3' 7



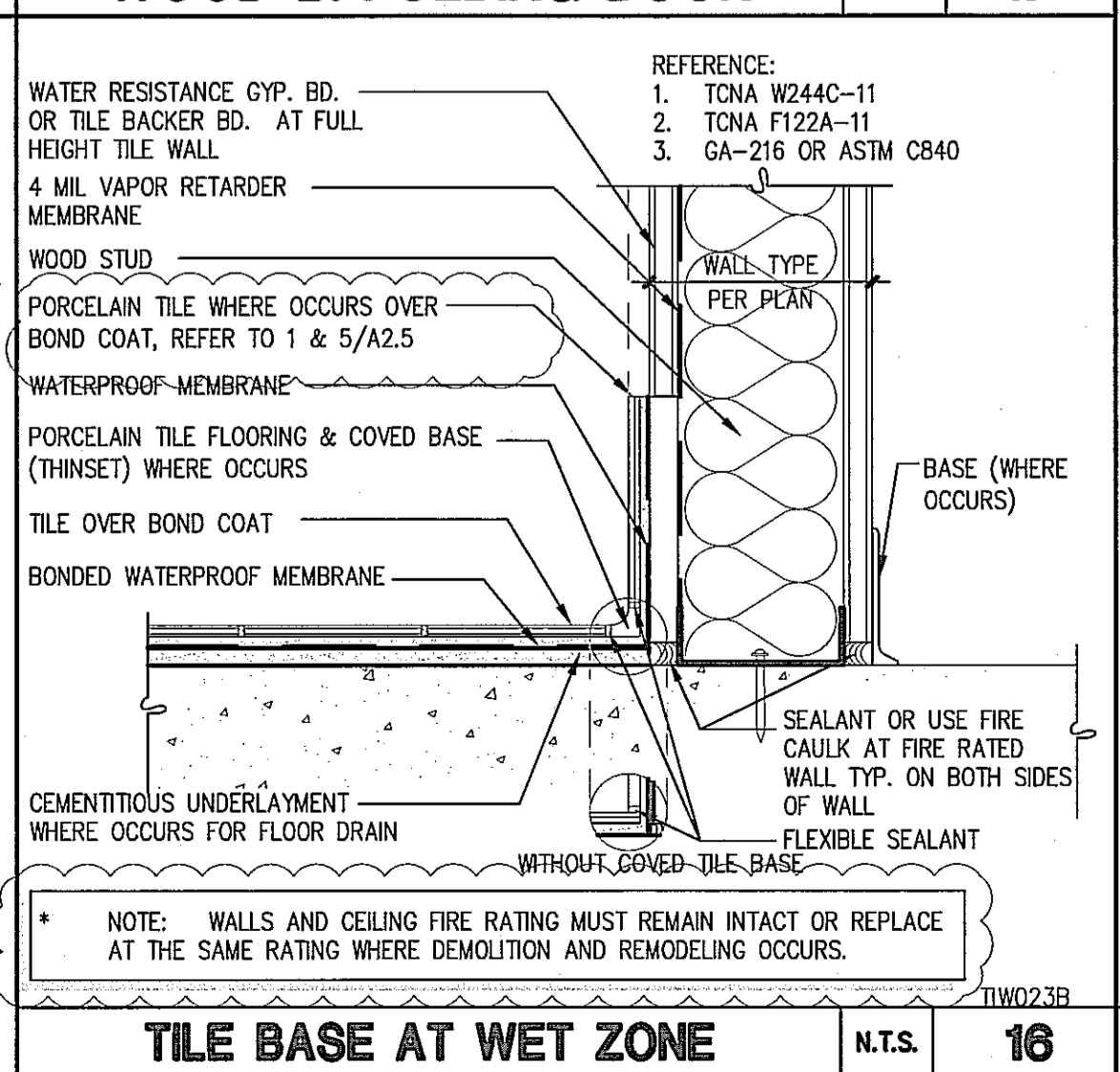
1.5 FLOOR STAIR LANDING

3/4" 7



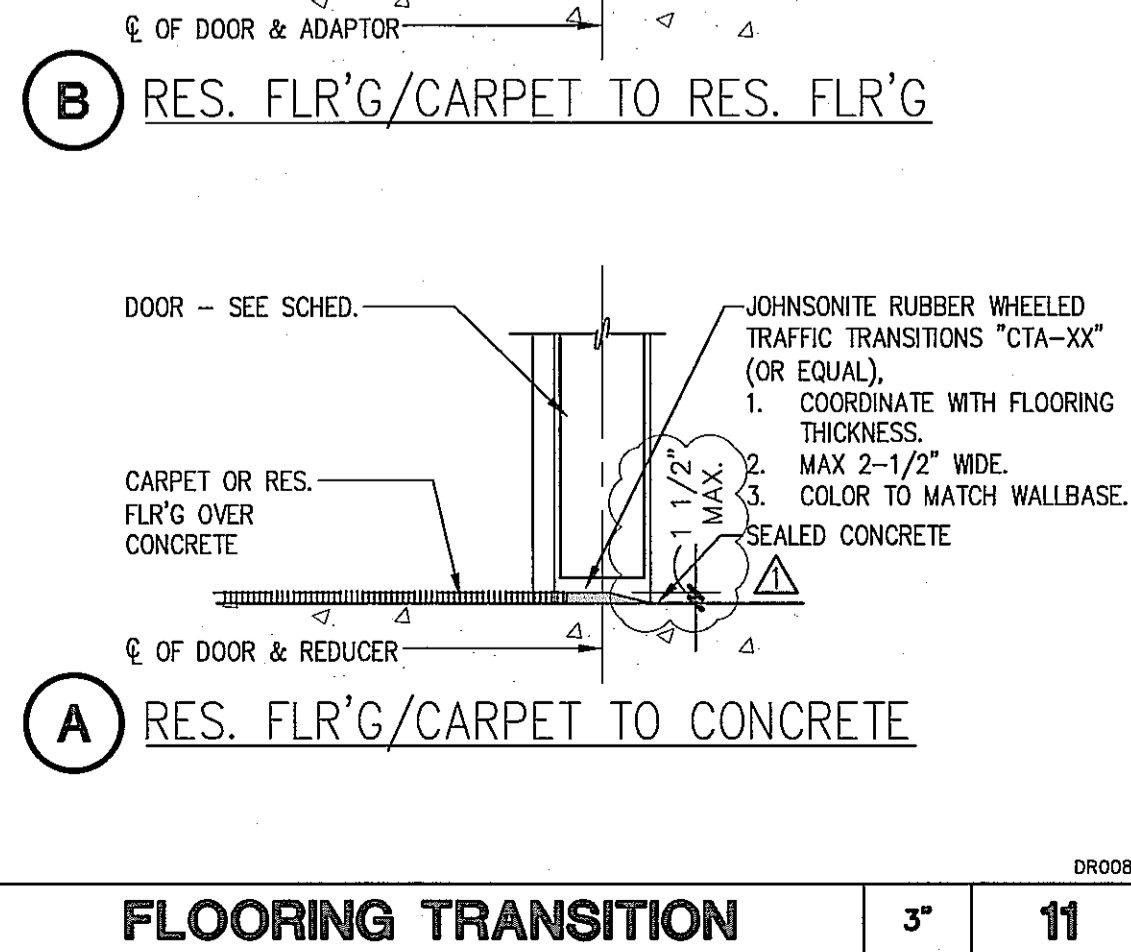
STAIR SECTION AT LANDING

3' 2



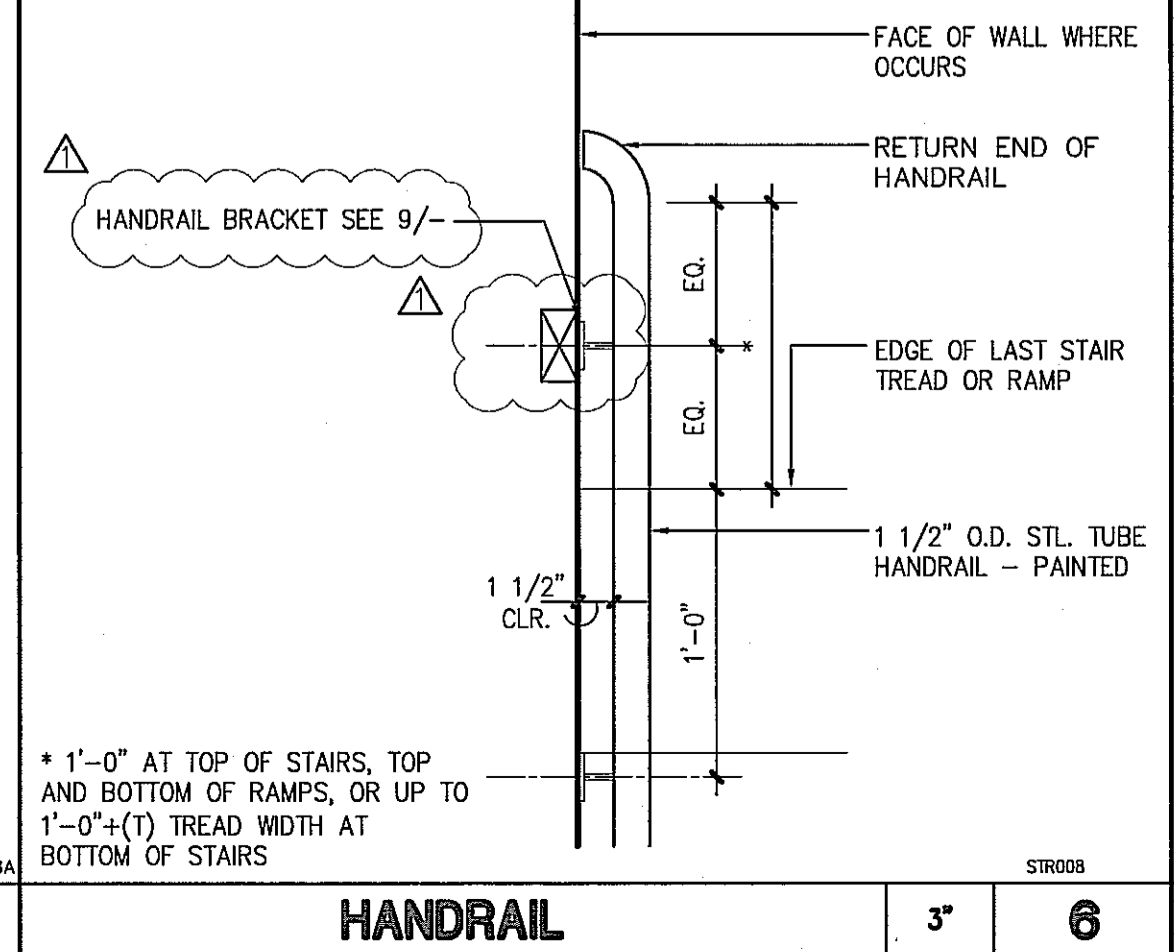
TILE BASE AT WET ZONE

N.T.S. 16



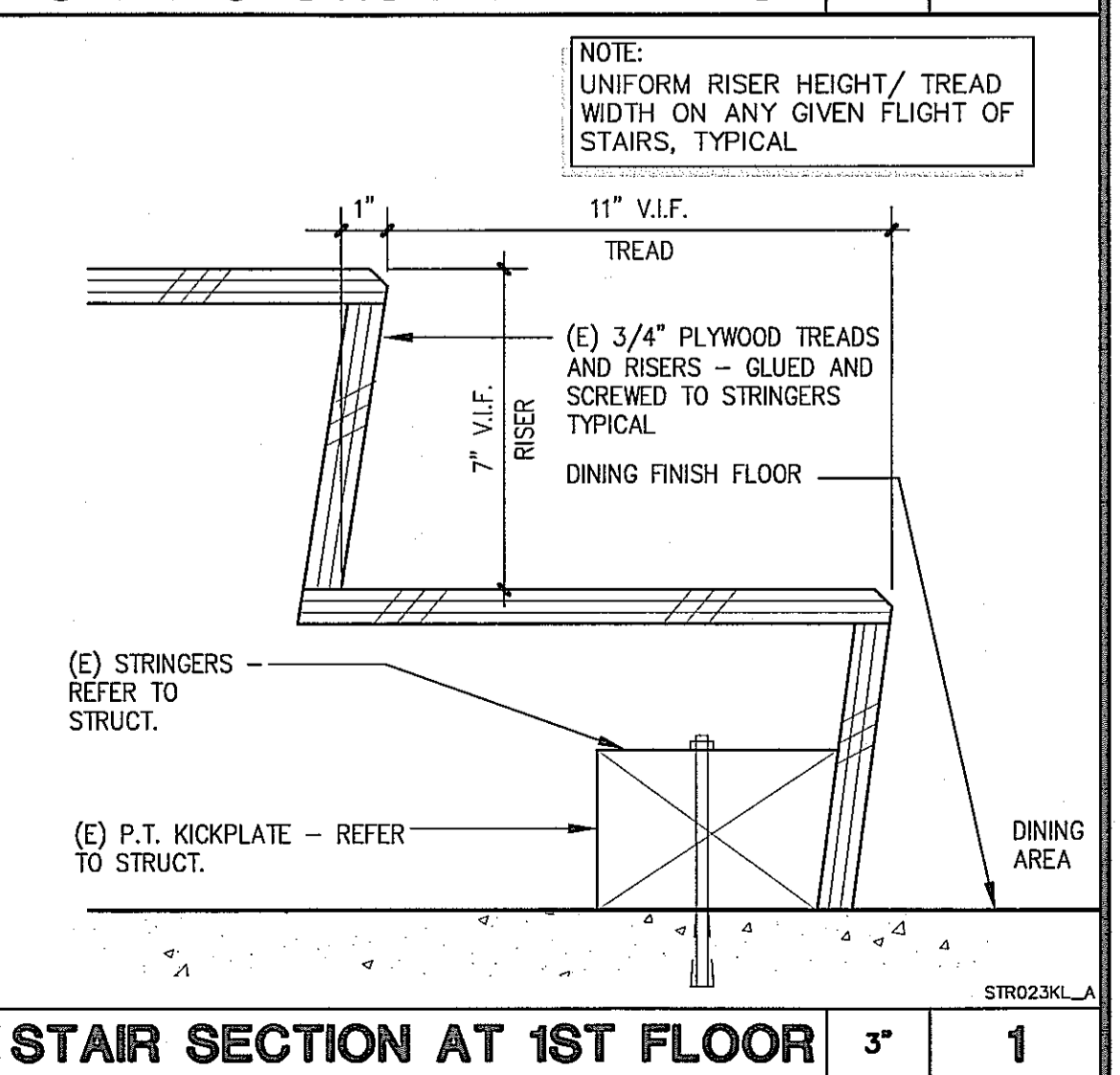
FLOORING TRANSITION

3' 11



HANDRAIL

3' 6

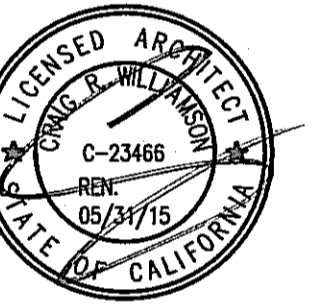


STAIR SECTION AT 1ST FLOOR

3' 1

PLOT DATE: 9/10/18 PLAN NUMBER: DRAWINGS SHEETS: WDR, DRDING

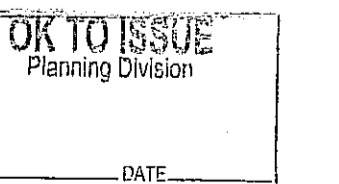
ESPERANZA
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MANHATTAN BEACH, CA 90254
RESIDENTIAL PERMIT #19-01835 (2ND FLOOR)
308 CENTER PLACE
MANHATTAN BEACH, CA 90254
DEVELOPED FOR:
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SEP 25 2019
THE CODE GROUP, INC.

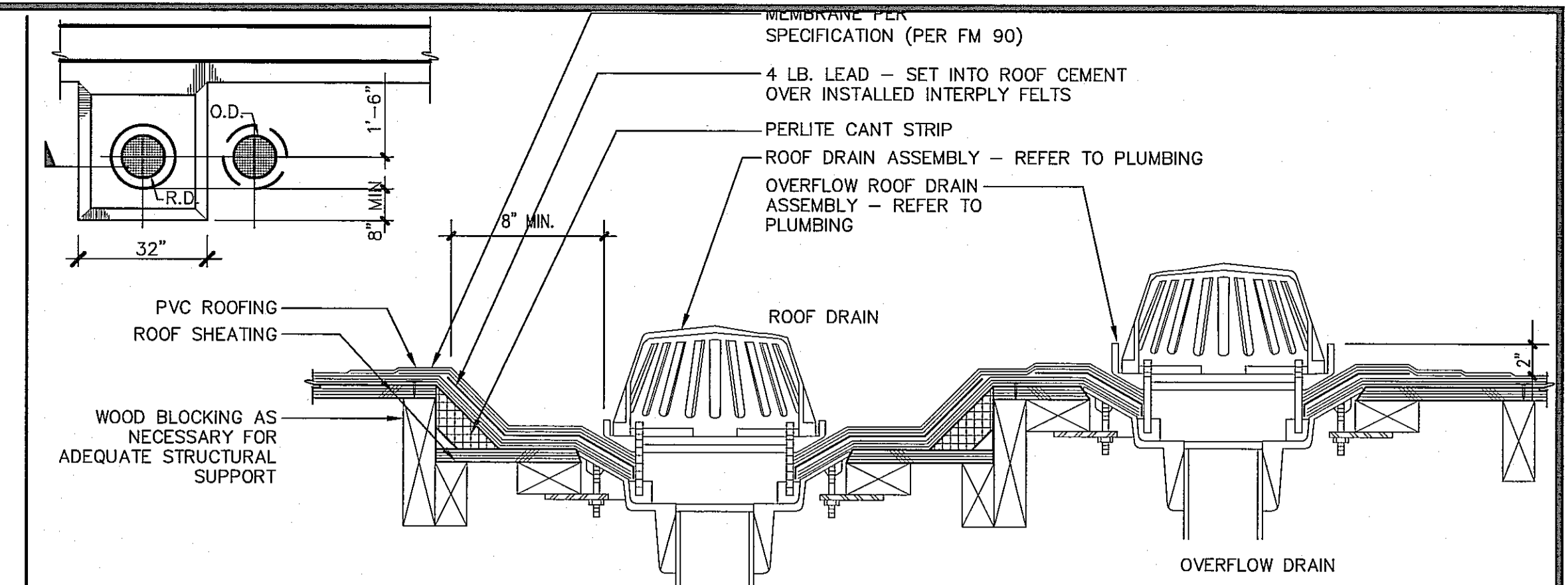
NO.	DESCRIPTION	DATE
1	1st PLAN CHECK SUBMITTAL	03/28/19
2	2nd PLAN CHECK SUBMITTAL	06/28/19
3	3rd PLAN CHECK SUBMITTAL/2ND SET	08/23/19
4	4th P.C. SUBMITTAL/ADDENDUM 1	09/13/19

DETAILS



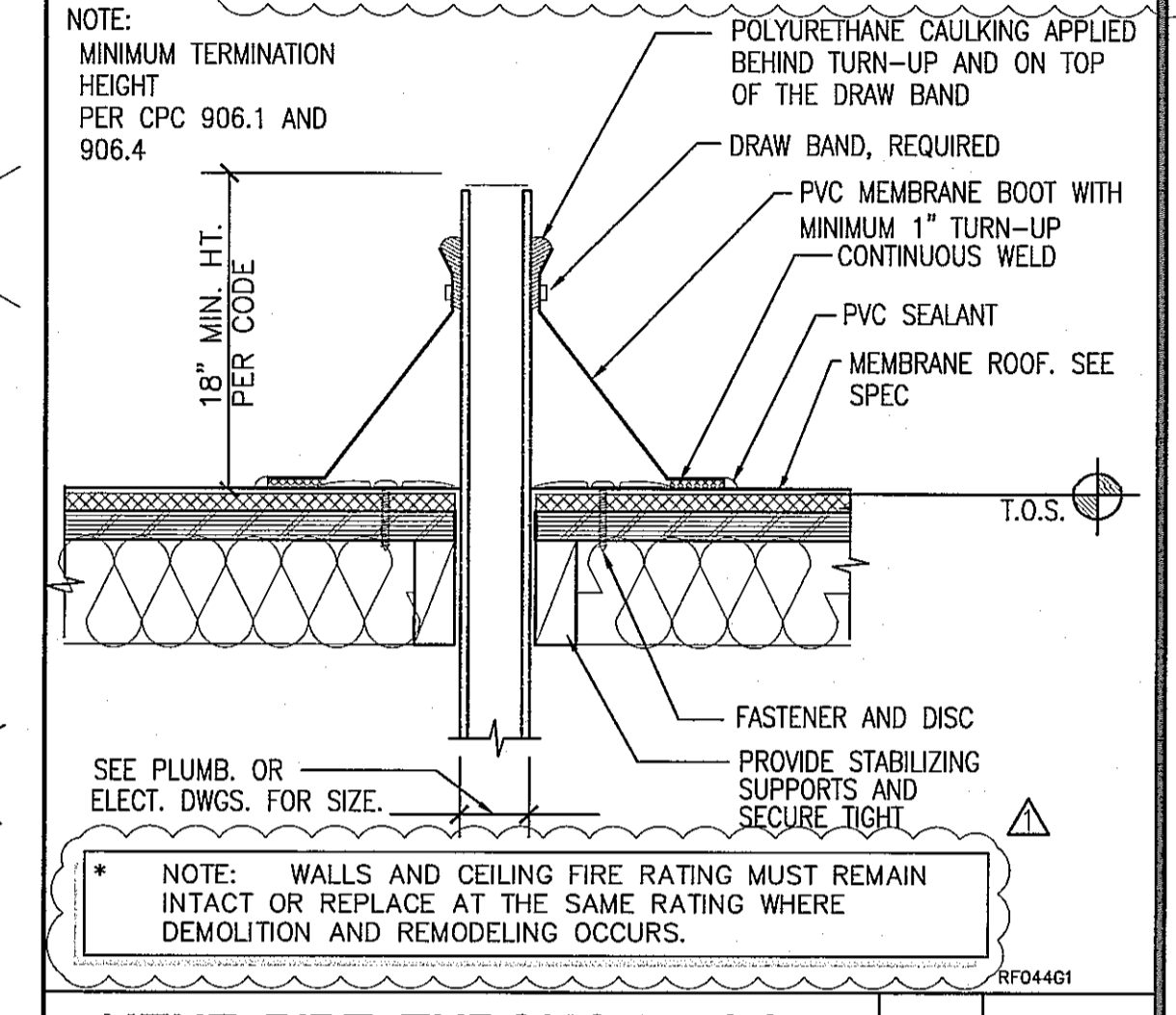
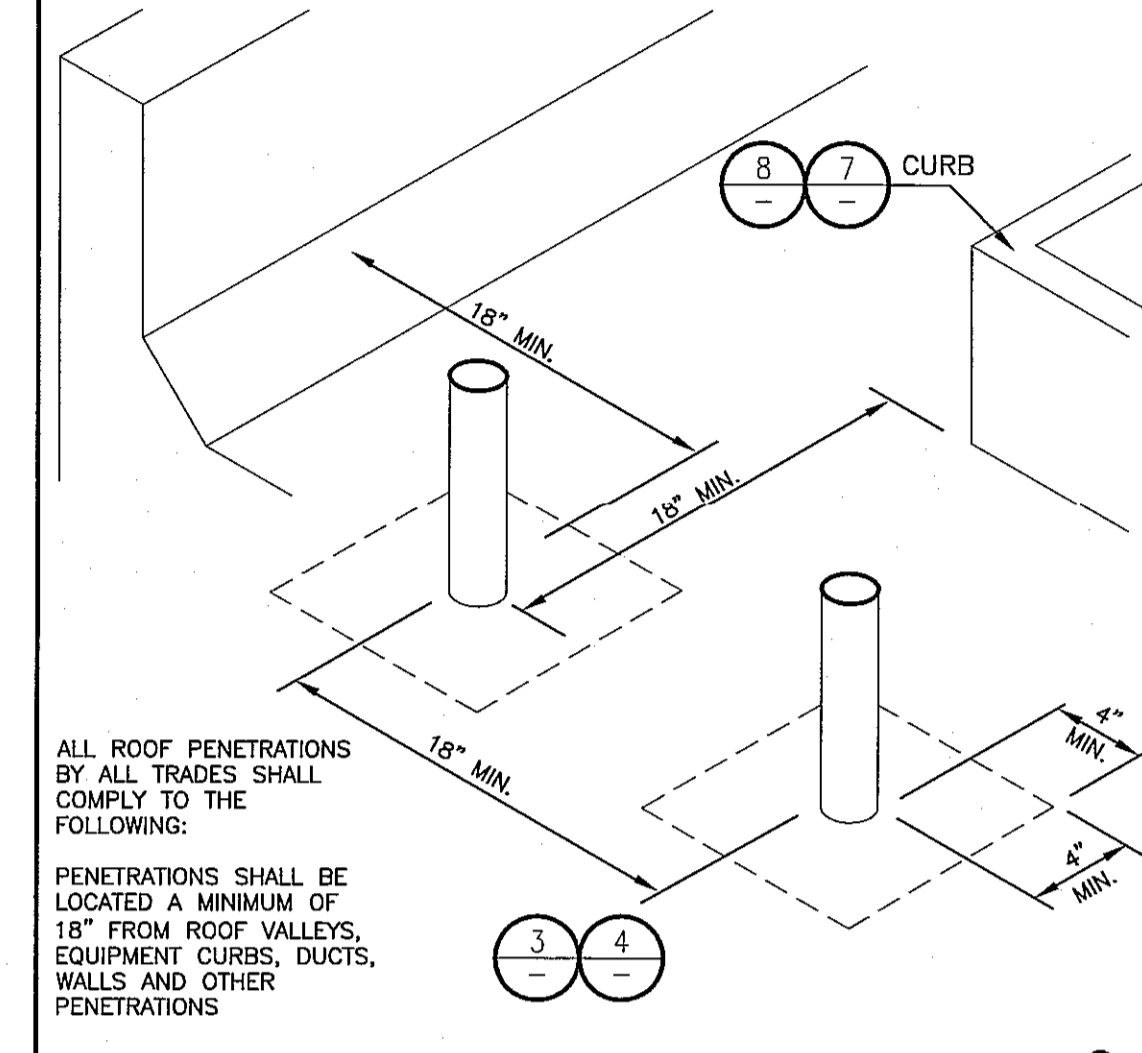
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JOB NO:	NH012.01	SHEET NO:	
DATE:	09/13/18		
DRAWN:	GAA		D2
FILE NAME:	NH012_D2		

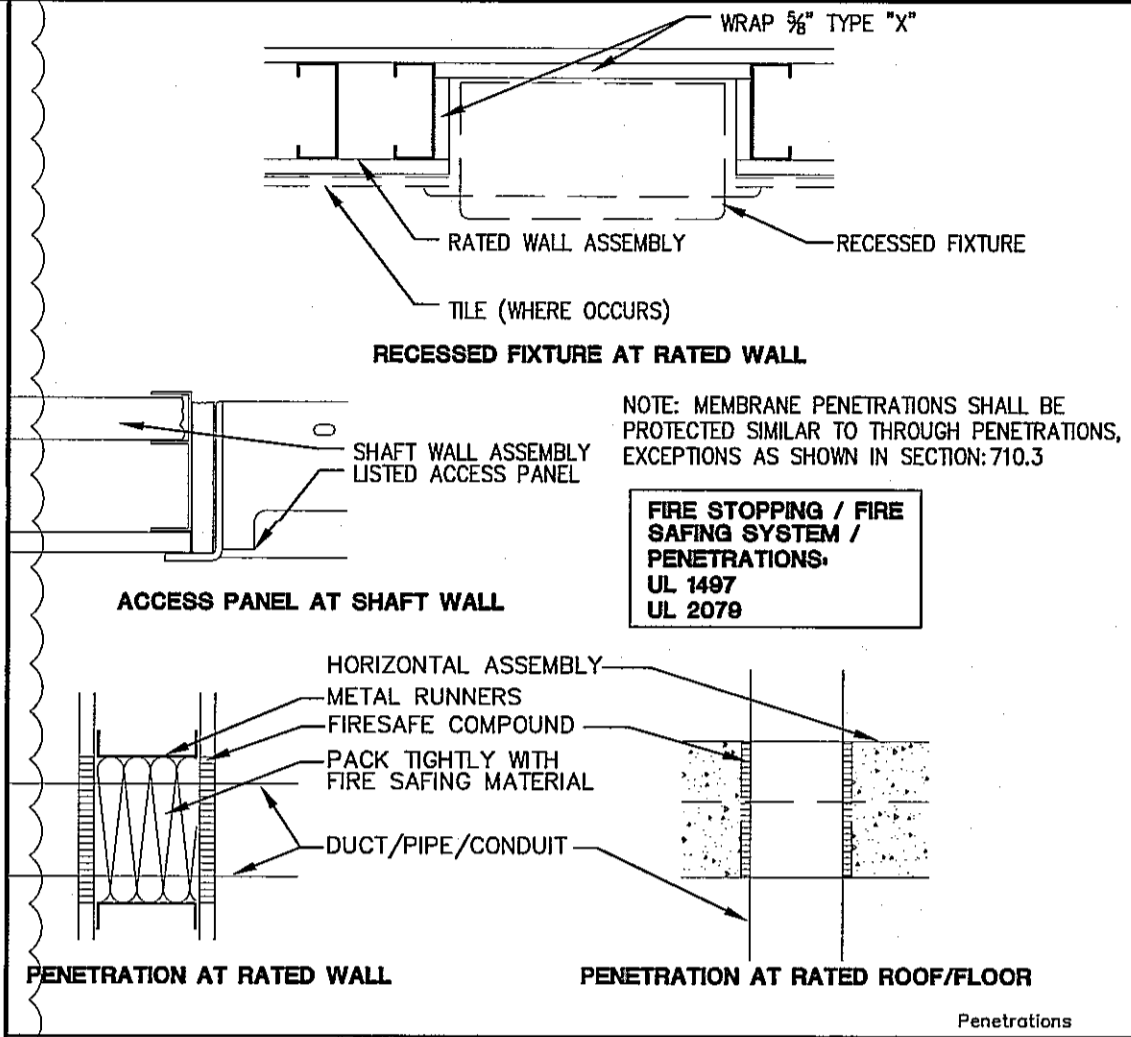


- NOTES:**
1. SEE PLUMBING DWGS. & SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. ROOFING CONTRACTOR TO INSTALL PVC MEMBRANE OVER COMPLETED ROOF MEMBRANE AND STRIPPED IN PRIOR TO FINAL SURFACING.

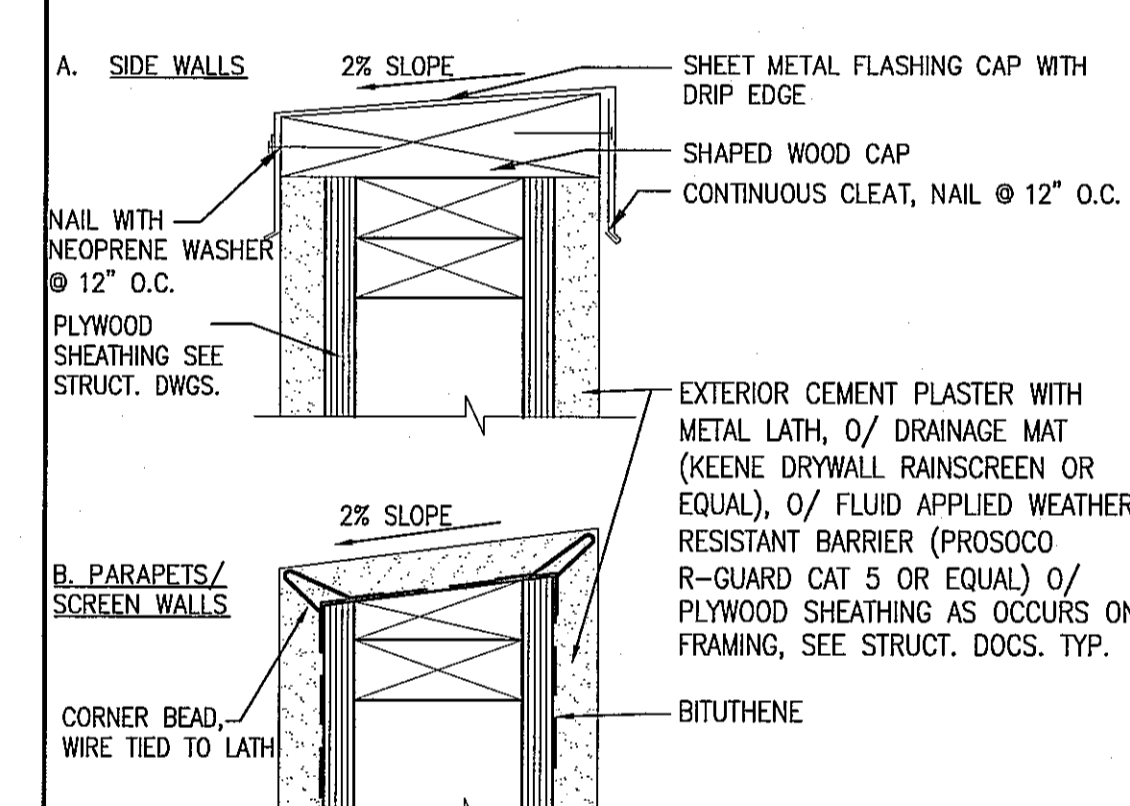
DECK/ROOF DRAIN 1 1/2" 5



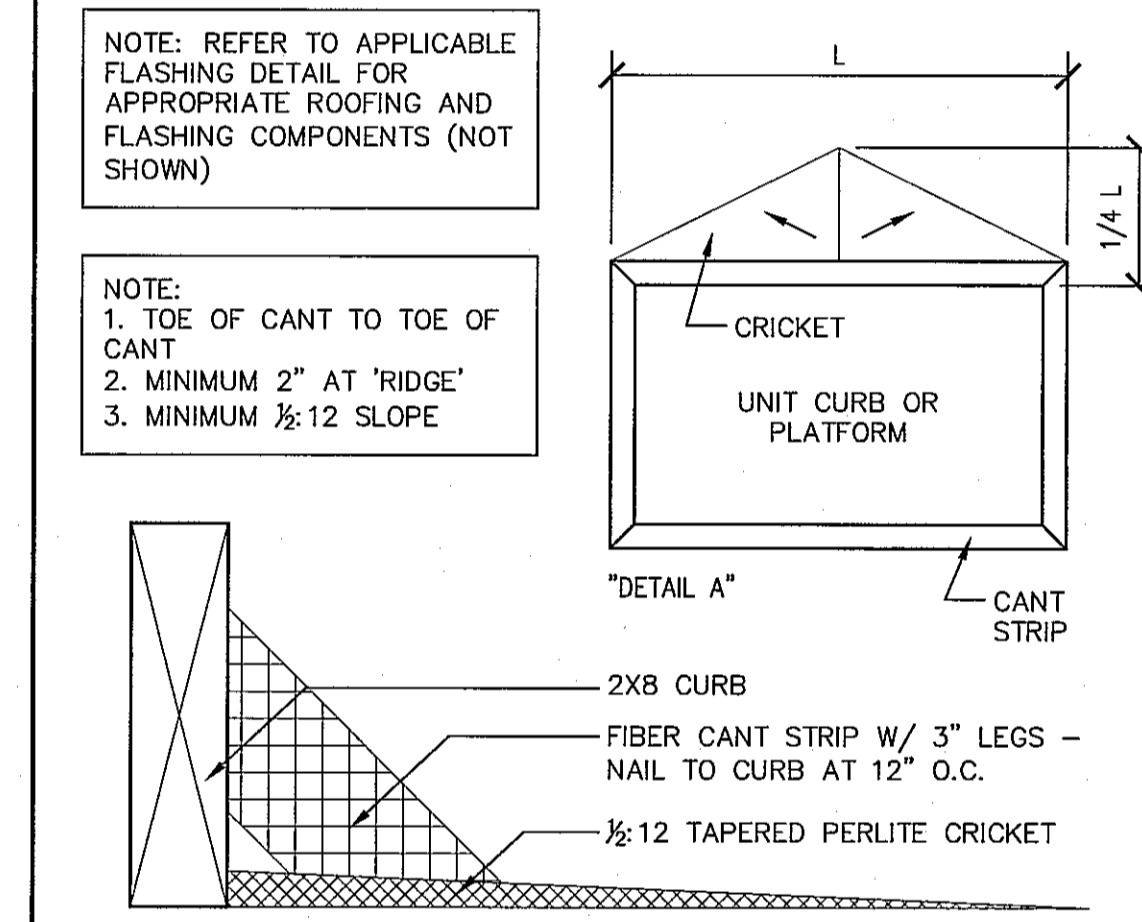
VENT PIPE THROUGH ROOF 3" 4



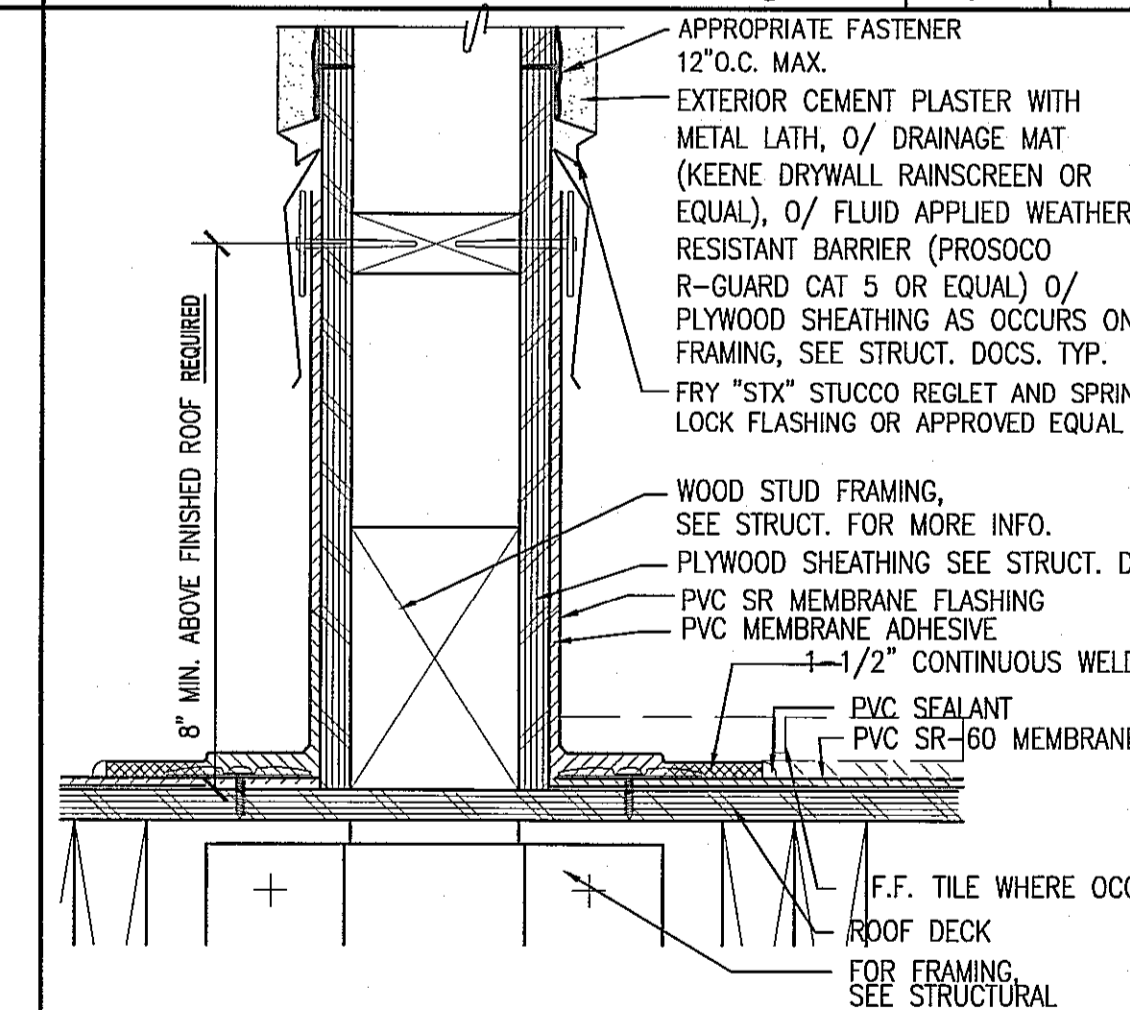
RATED WALL PENETRATIONS - 24



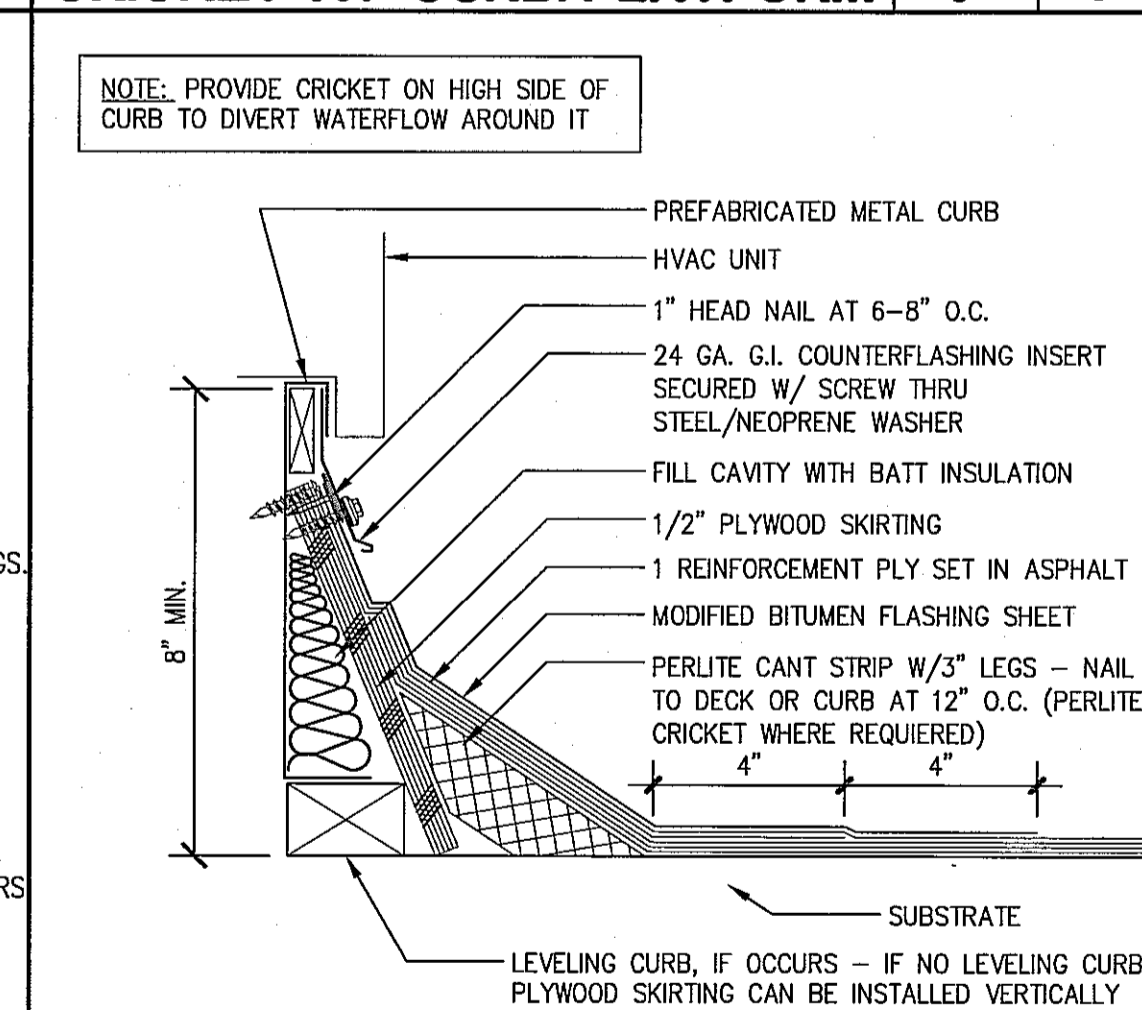
TOP OF WALL / PARAPETS 3" 13



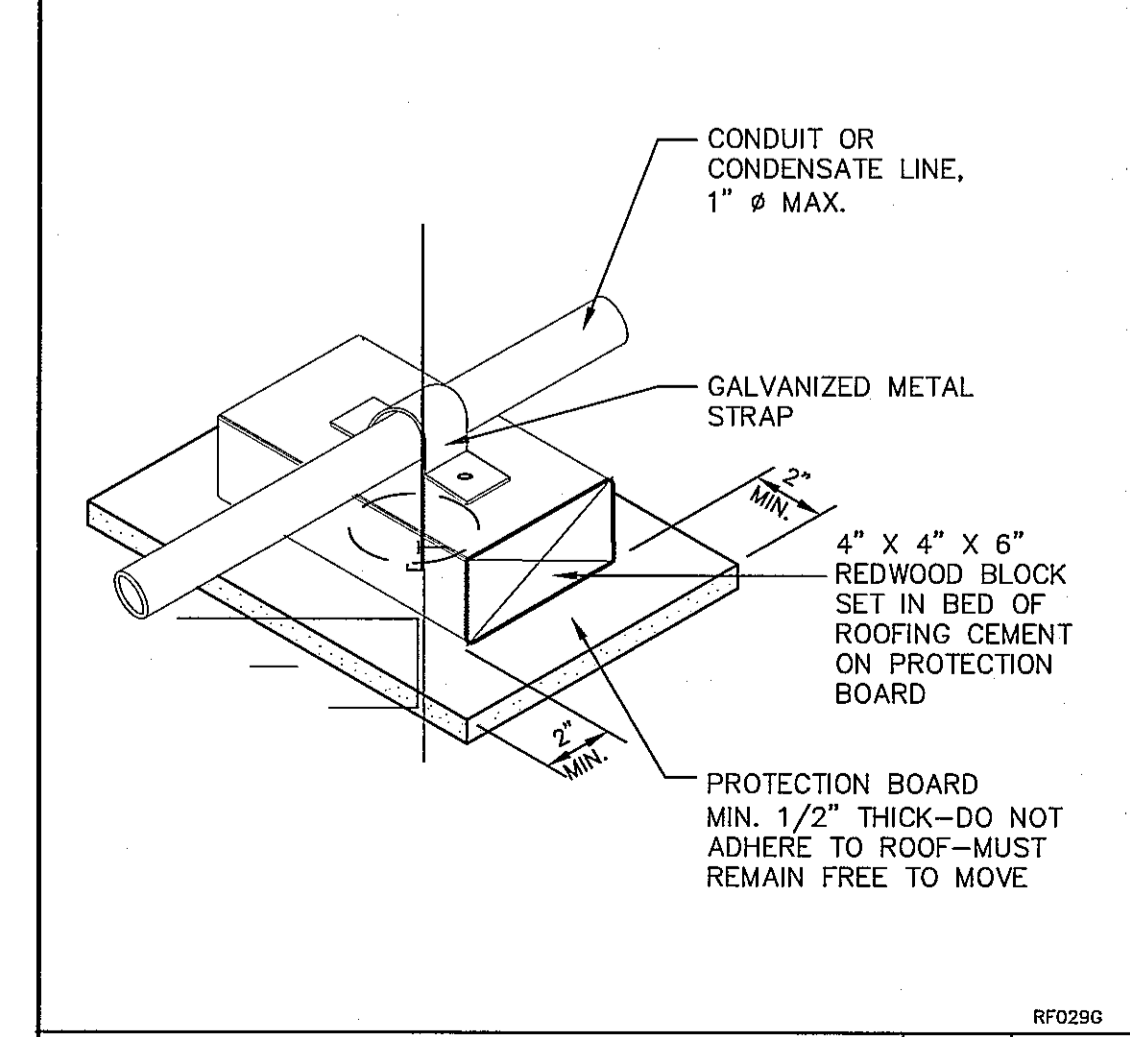
CRICKET AT CURB/PLATFORM 3" 8



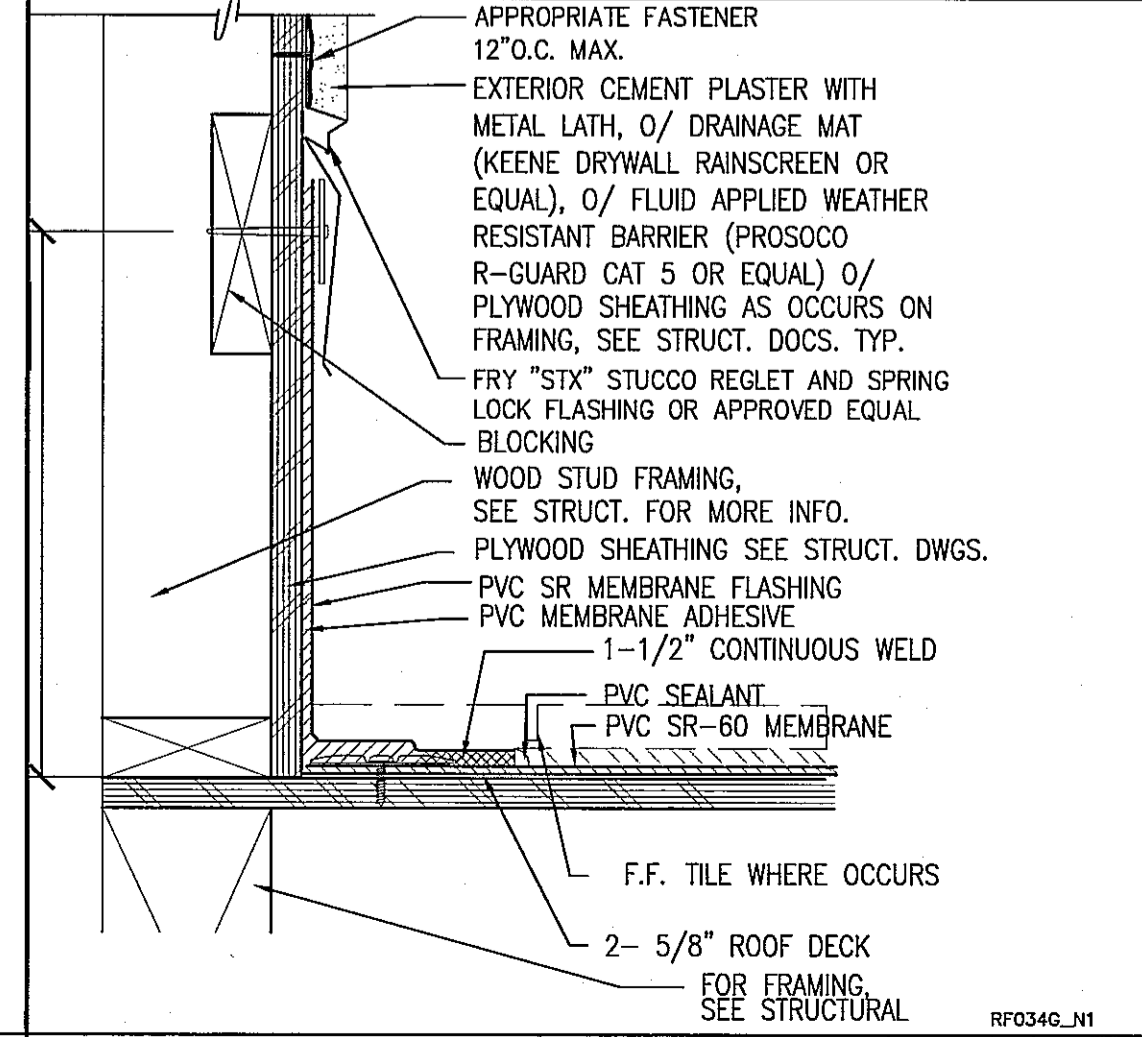
MECH SCREEN WALL 3" 12



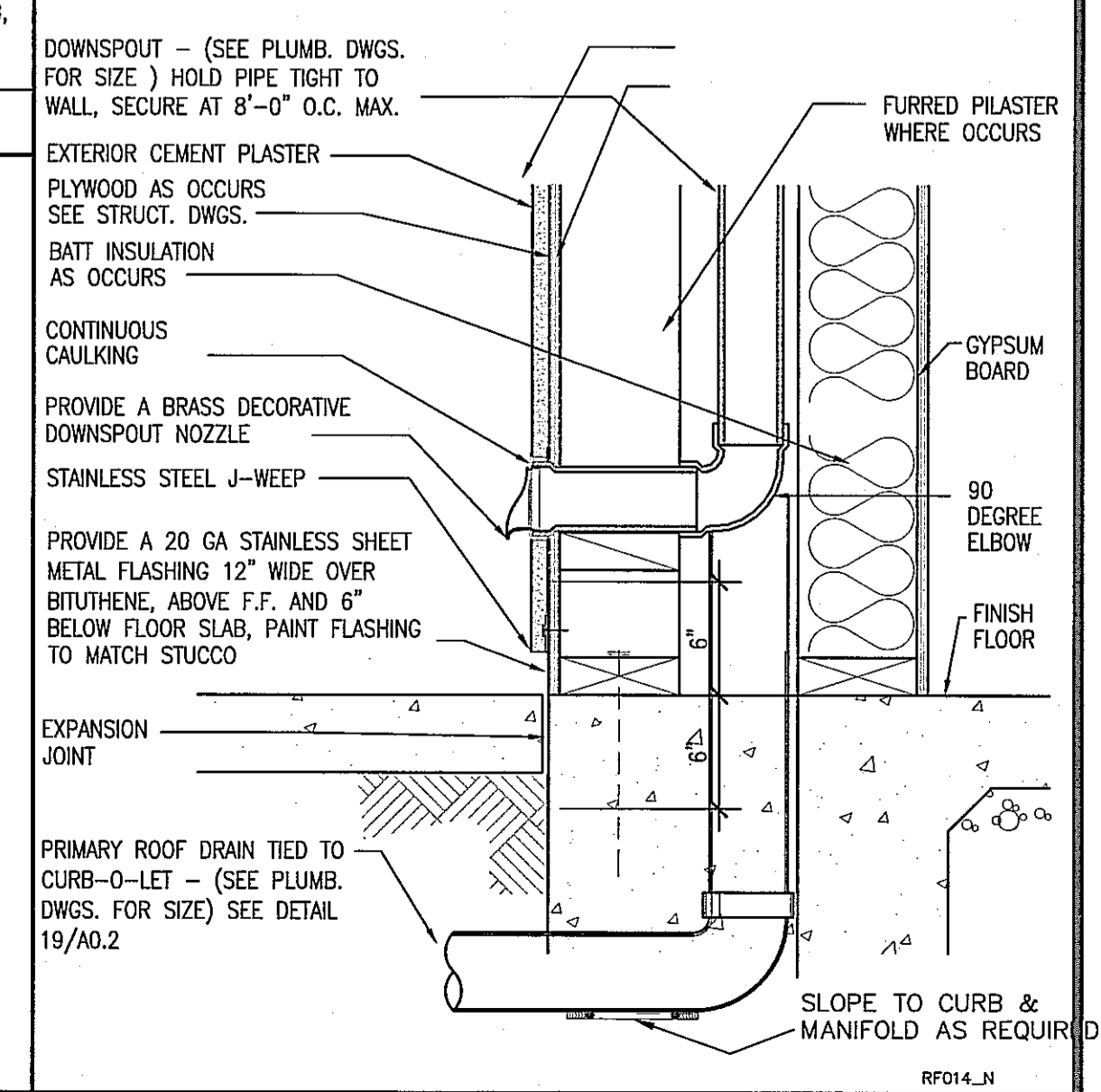
PREFABRICATED HVAC CURB 3" 7



PIPE/CONDUIT SUPPORT 3" 11



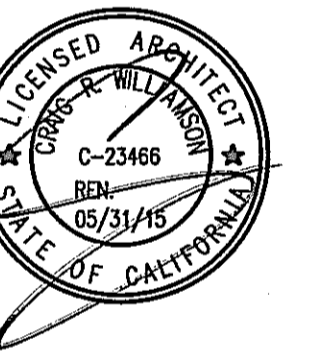
PARAPET ABOVE 24' 3" 6



ROOF DRAIN / OVERFLOW 1 1/2" 1

PLAT DATE: 9/17/19 PANHAWK DRAWINGS/SHOWN/LOADING

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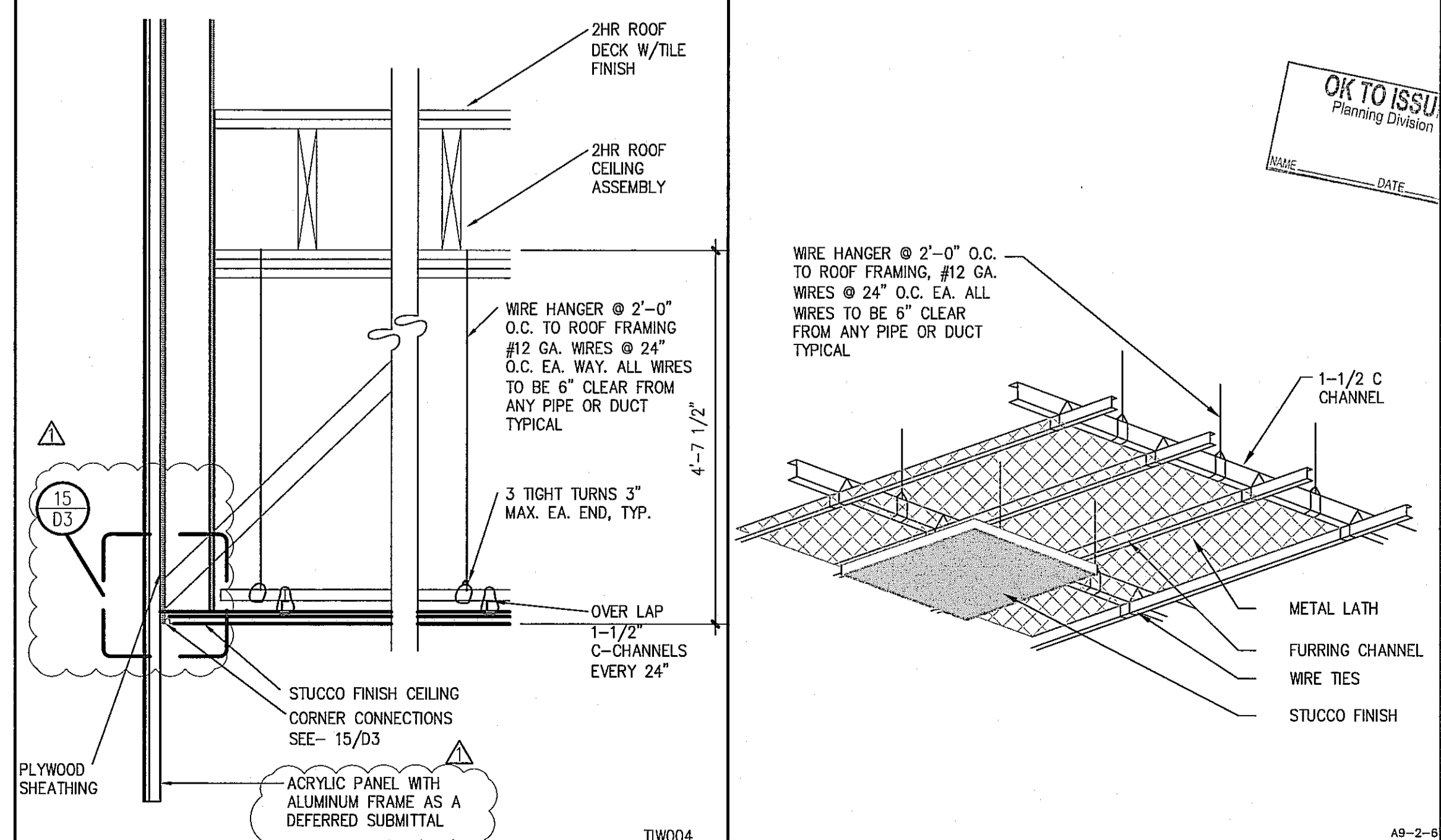
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SEP 25 2019
UPON THESE PLANS IS RECOMMENDED SUBMITTAL APPROVAL BY OTHER
APPLICABLE AGENCIES AND ANY CONSULTANTS LISTED IN THE ENCLOSED LETTER.
THE CODE GROUP IS:

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1	1st PLAN CHECK SUBMITTAL	03/28/19
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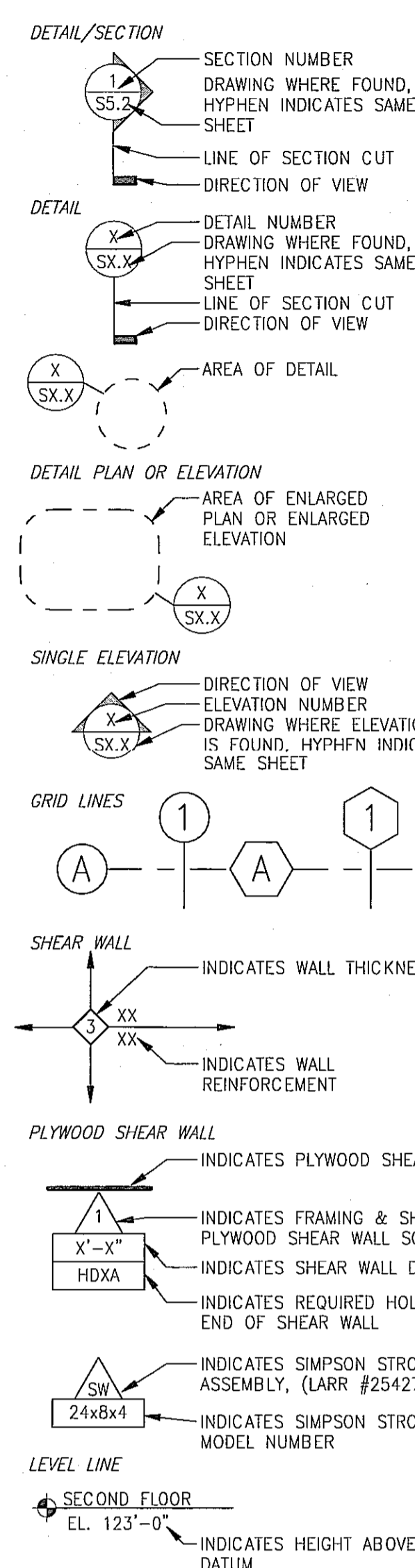
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DATE:	09/13/18		
DRAWN:	GAA		D4
FILE NAME:	NH012_D4		



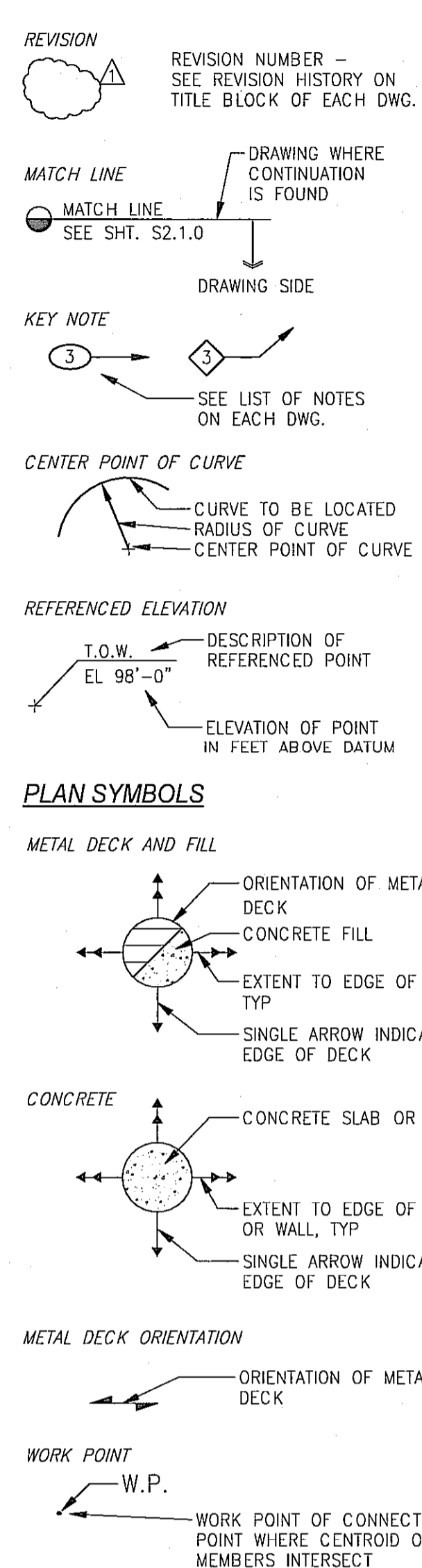
STUCCO SOFFIT/SUSPENDED CEILING N.T.S. 6
SUSPENDED STUCCO CEILING 3/4" 1

Symbols

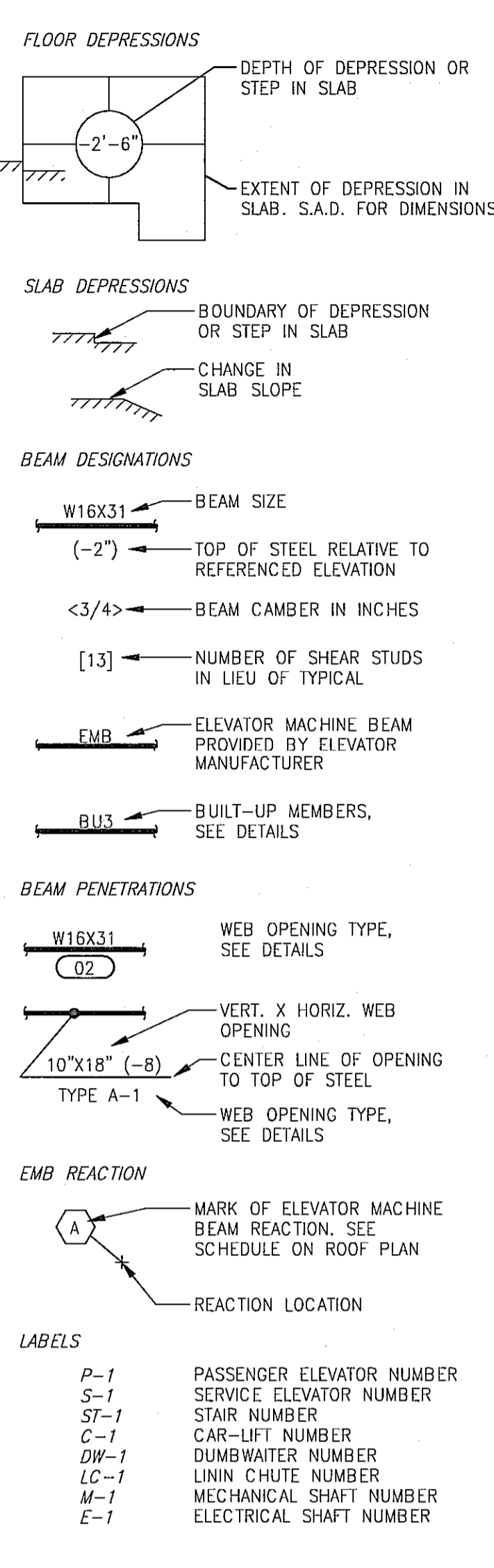
REFERENCE SYMBOLS



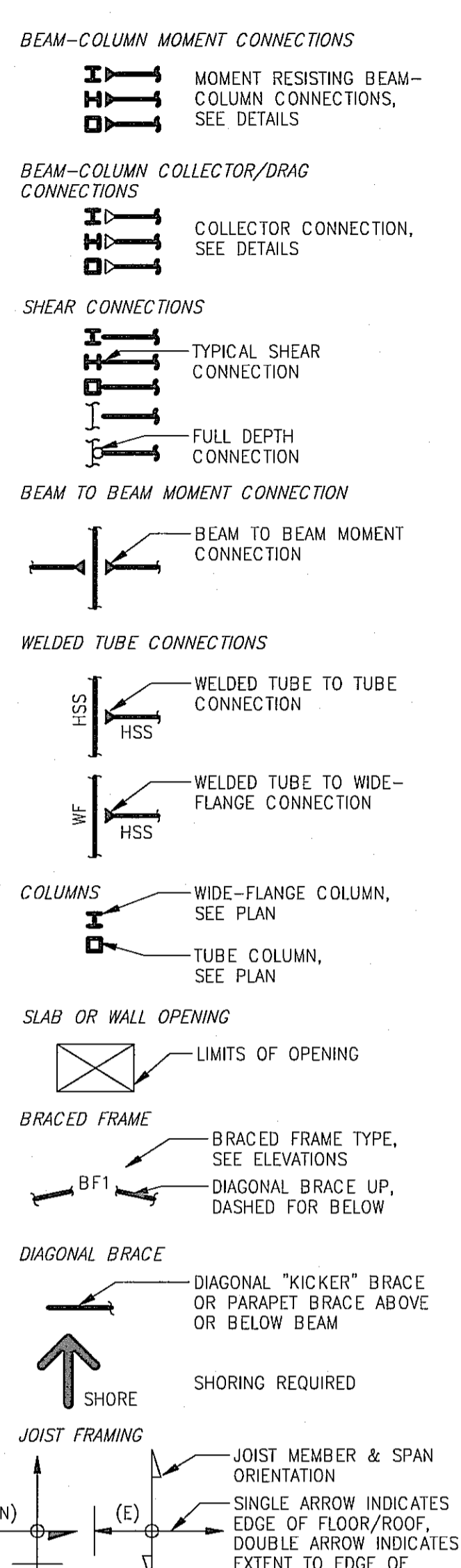
REFERENCE SYMBOLS cont



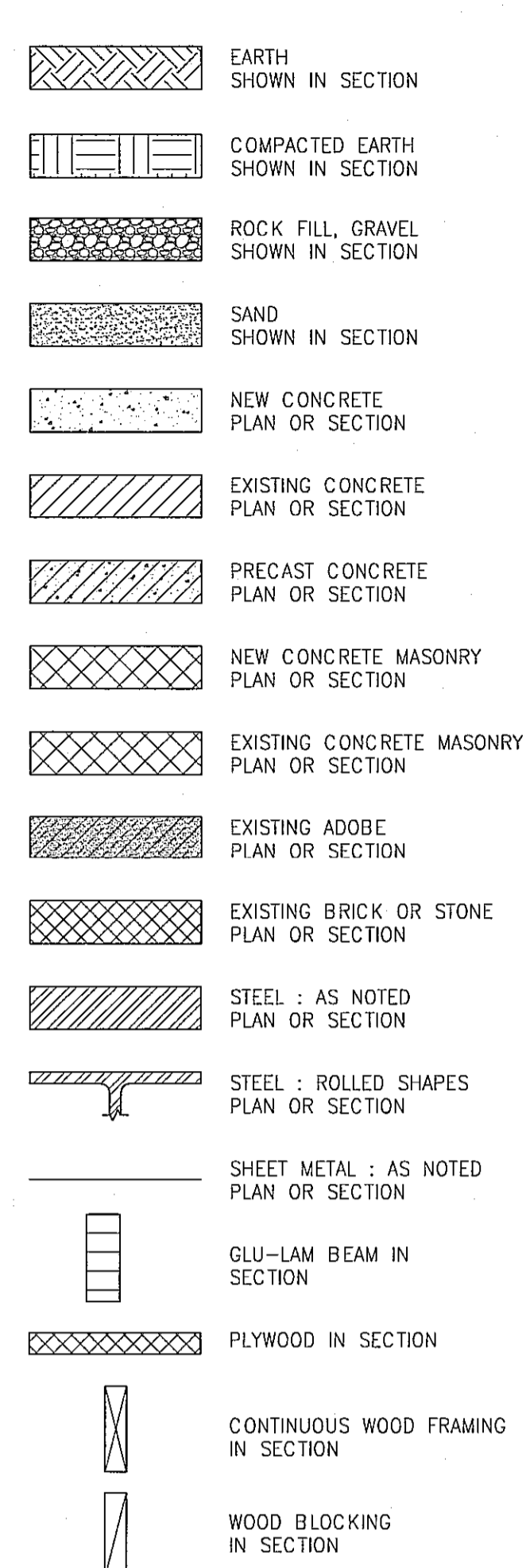
PLAN SYMBOLS cont



PLAN SYMBOLS cont



MATERIAL SYMBOLS



Abbreviations

Table of abbreviations with columns for existing/new, diameter/dims, drawing/drawings, distance, deck of decking, down, ditto, etc.

Table of abbreviations continuing with columns for outside diameter (dia), opening, open web joist, open web steel girder, etc.



Los Angeles Regional Uniform Code Program Committee I-3: Structural Observation

STRUCTURAL OBSERVATION PROGRAM AND DESIGNATION OF THE STRUCTURAL OBSERVER

PROJECT ADDRESS: 309 MANHATTAN BEACH BLVD, CA PERMIT APPL. NO.:
Description of Work: KENNEL CO RESIDENTIAL UNIT 4 AND DECK TO RESTAURANT
Owner: GREG NEWMAN Architect: CRAIG WILLIAMSON Engineer: BRENT BLACKMAN

STRUCTURAL OBSERVATION (only checked items are required)

Table with columns: FOUNDATION, WALL, FRAME, DIAPHRAGM. Includes checked items like Footing, Steel Moment Frame, Wood, etc.

DECLARATION BY OWNER

I, the Owner of the project, declare that the above listed firm or individual is hired by me to be the Structural Observer.

Signature of Greg Newman, Date 8/21/2019

DECLARATION BY ARCHITECT OR ENGINEER OF RECORD

I, the Architect or Engineer of record for the project, declare that the above listed firm or individual is designated by me to be responsible for the Structural Observation.

Signature of Craig Williamson, License No. S4653, Date 8/19/19

OK TO ISSUE Planning Division

INForm.08 (Part 2) (Rev. 06/19/17)

G|A|A ARCHITECTS

8811 Research Drive, Suite 200, Irvine, CA 92618 T: 949 474 1775 F: 949 553 9133

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DEVELOPED FOR: NEWMAN HOSPITALITY



Insight Structural Engineers 855 North Douglas Street El Segundo, CA 90245 p: 310 640 0123 f: 310 734 1537

REGISTERED PROFESSIONAL CONSULTANT FOR CODE COMPLIANCE

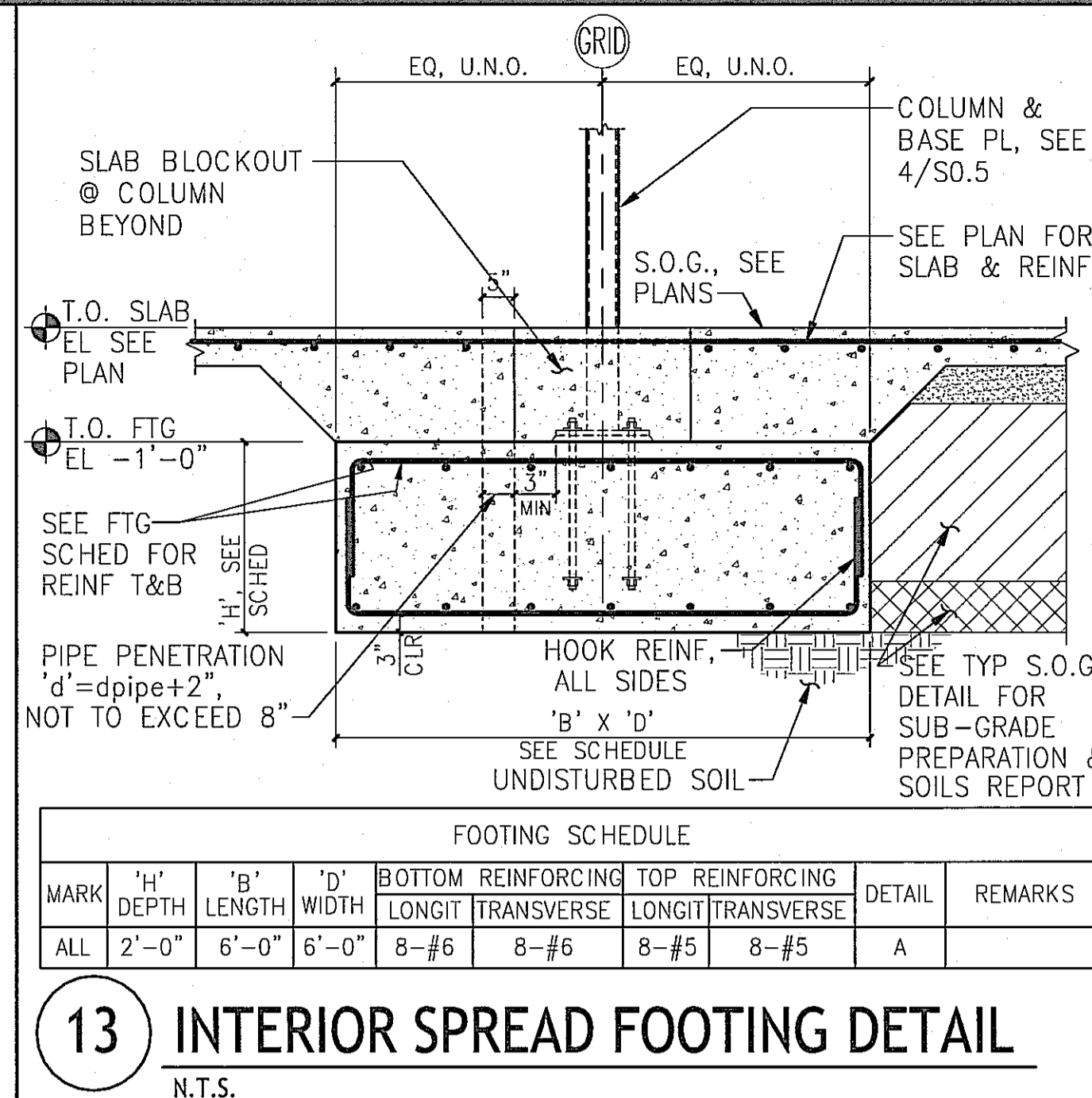
SEP 25 2019 THESE PLANS AND SUPPORTING DOCUMENTATION HAVE BEEN REVIEWED AND APPROVED BY ME IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AS APPLIED TO THIS PROJECT.
Professional Engineer Seal: Brent Blackman, No. S4635, Exp. 6/30/20

Table with columns: NO., DESCRIPTION, DATE. Lists submittal dates like 1st PLAN CHECK SUBMITTAL 01/29/19.

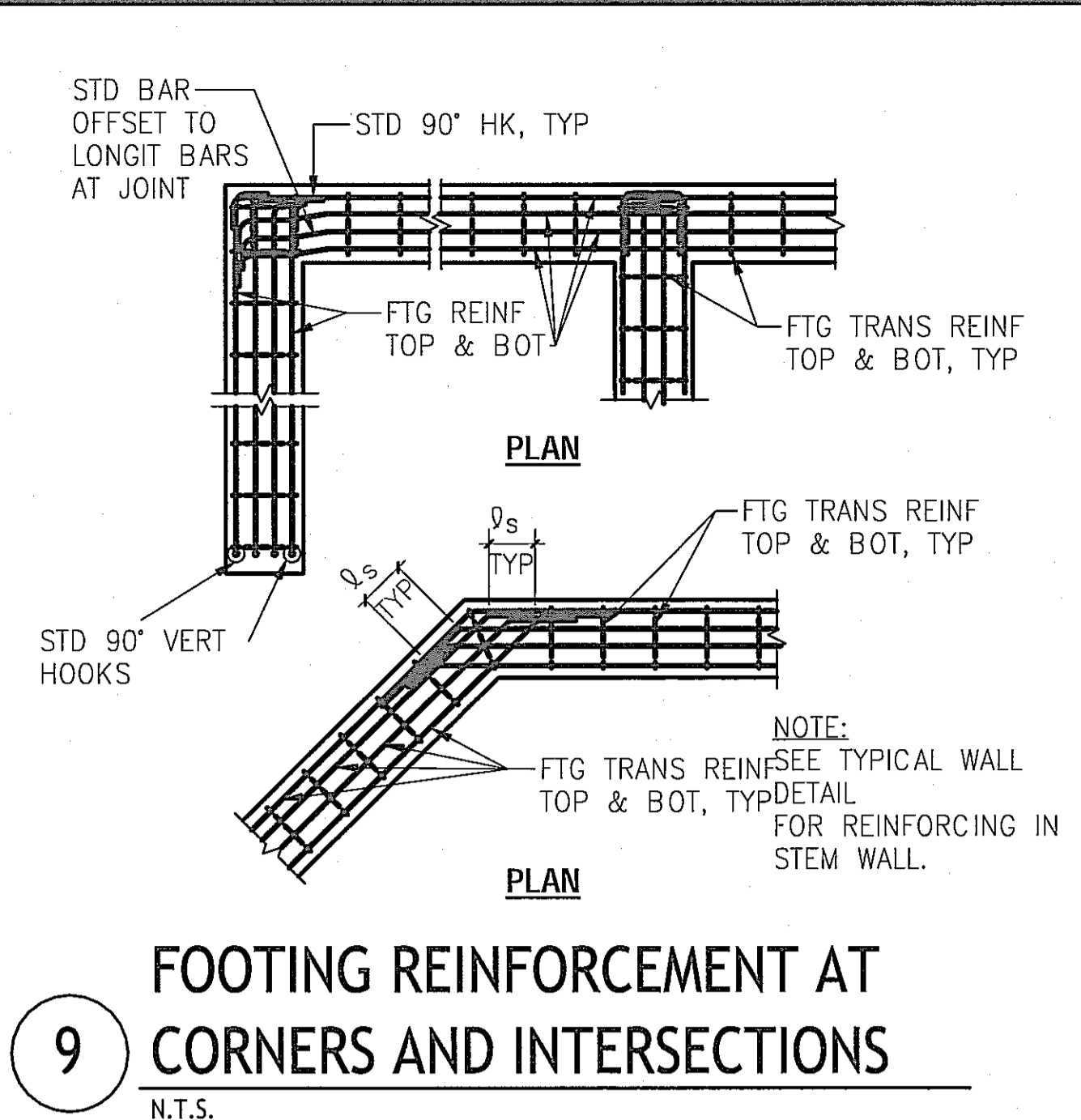
SYMBOLS AND ABBREVIATIONS

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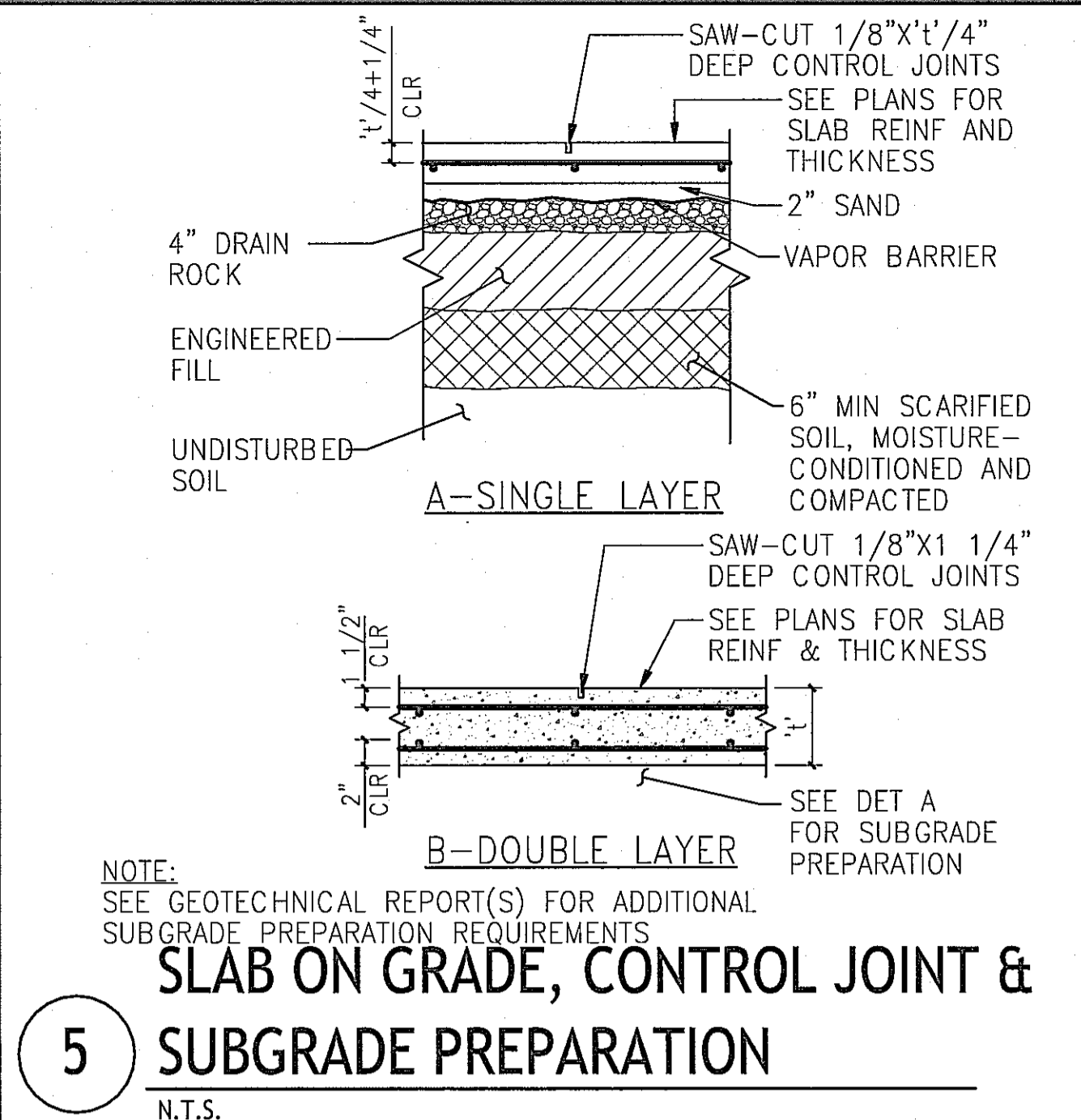
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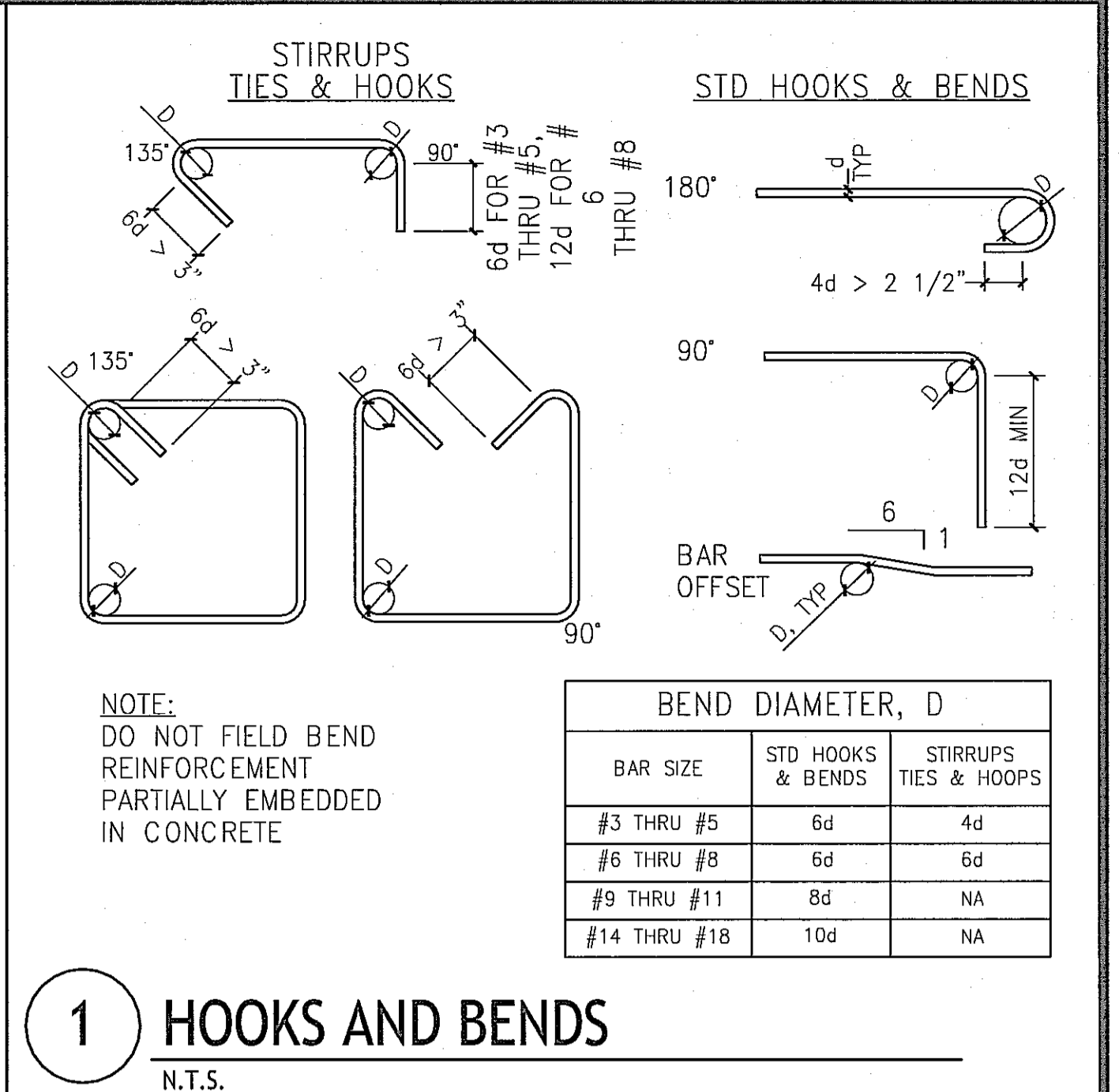
13 INTERIOR SPREAD FOOTING DETAIL
N.T.S.



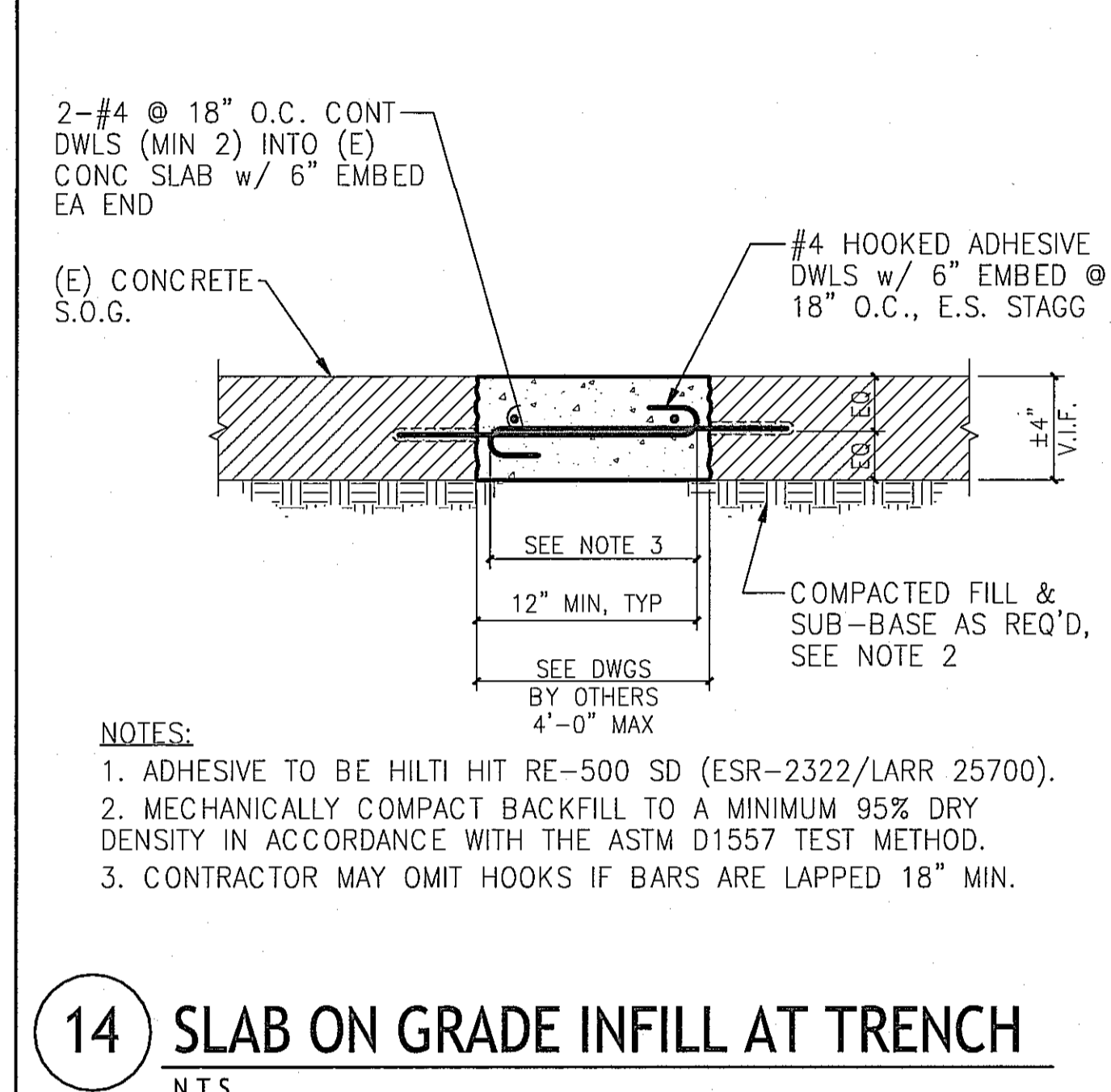
9 FOOTING REINFORCEMENT AT CORNERS AND INTERSECTIONS
N.T.S.



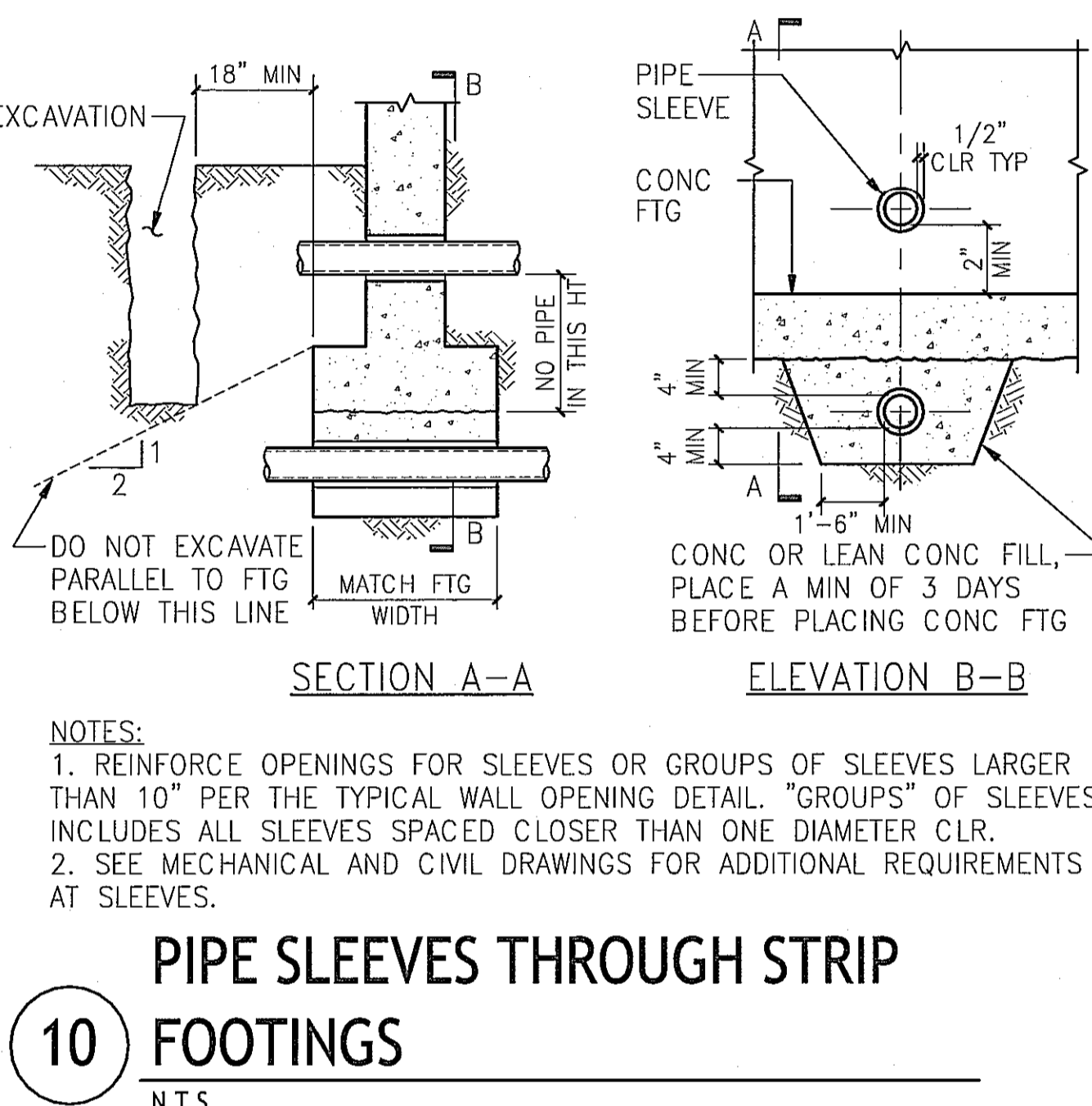
5 SUBGRADE PREPARATION
N.T.S.



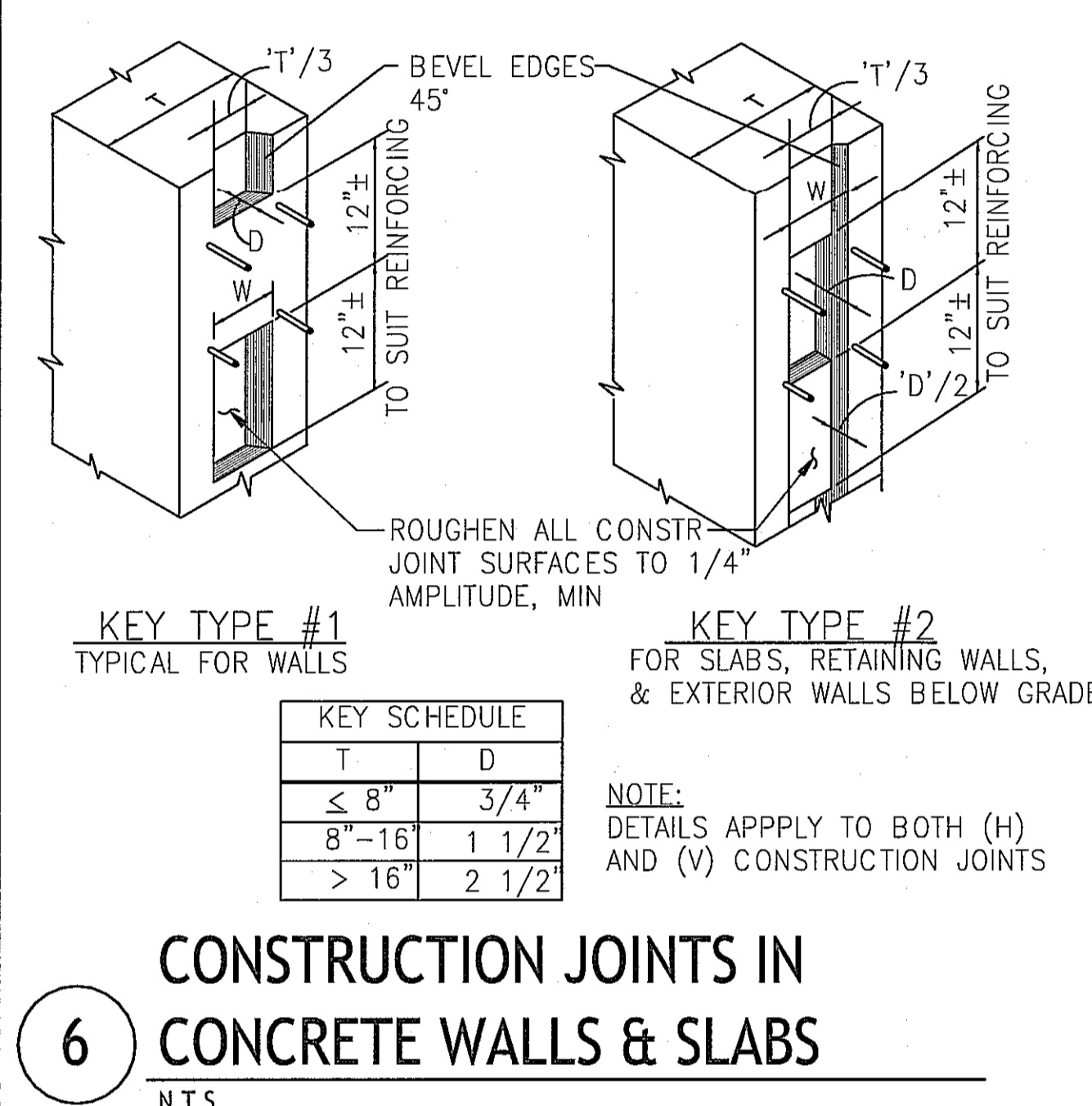
1 HOOKS AND BENDS
N.T.S.



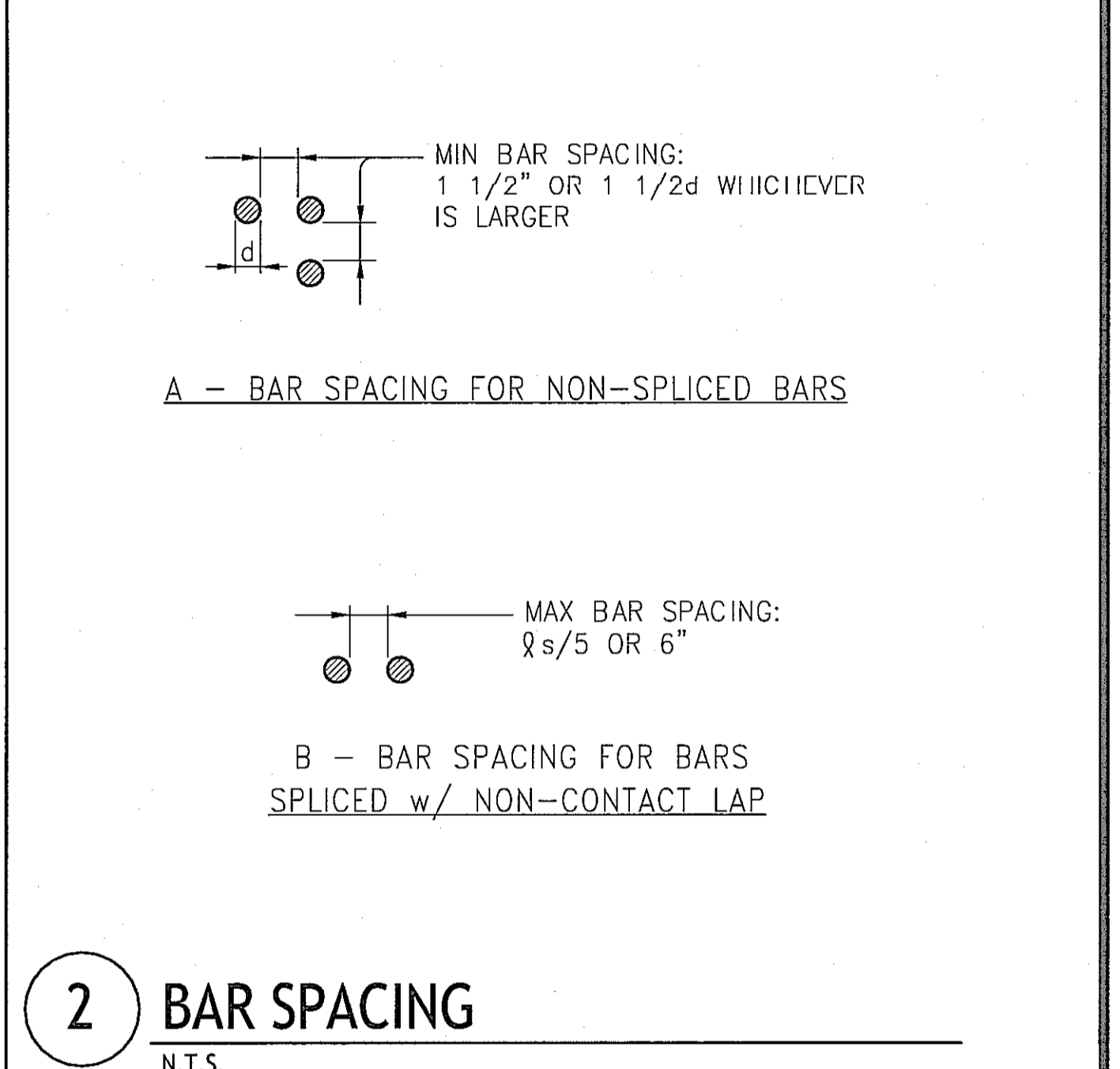
14 SLAB ON GRADE INFILL AT TRENCH
N.T.S.



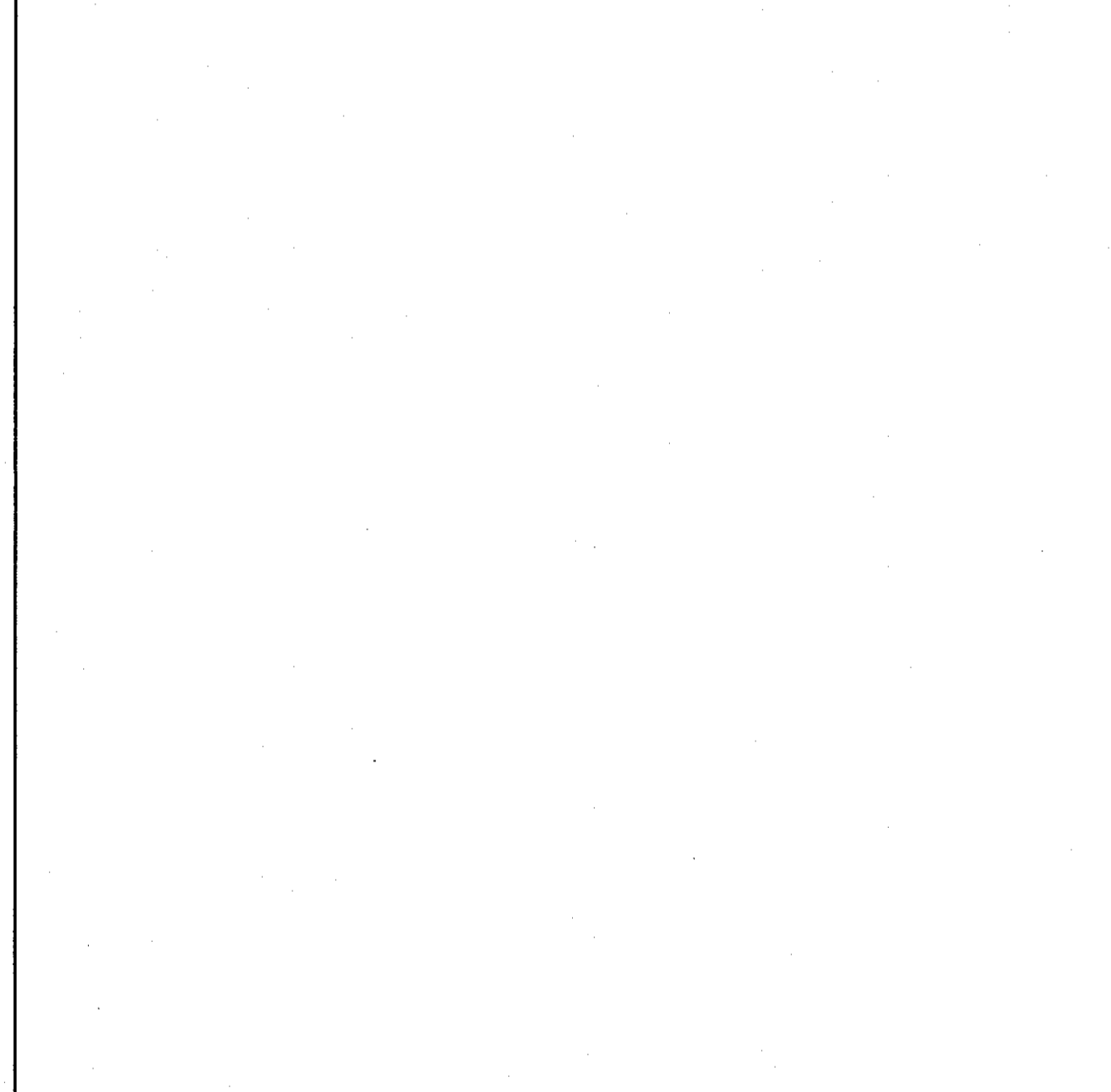
10 PIPE SLEEVES THROUGH STRIP FOOTINGS
N.T.S.



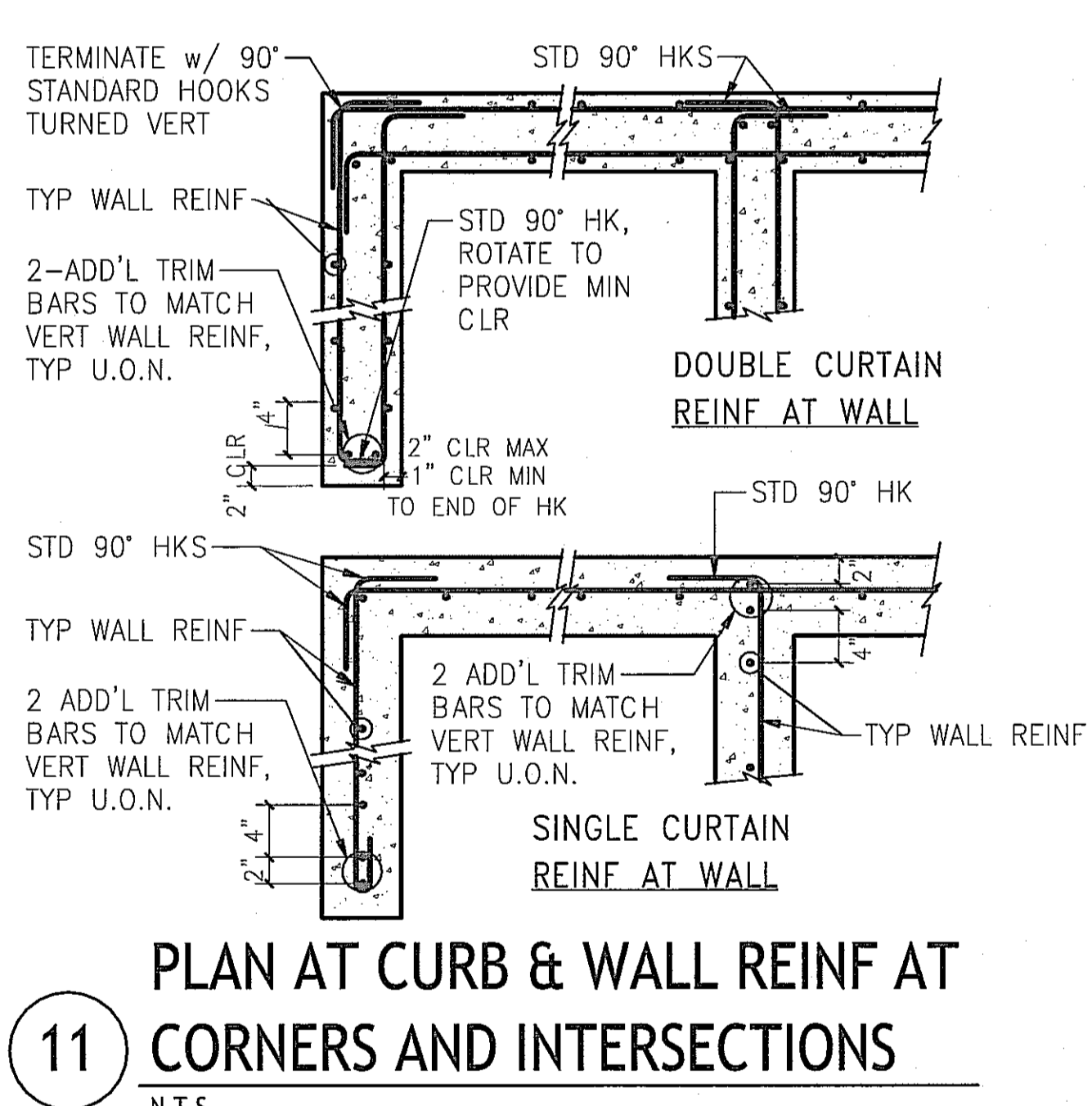
6 CONSTRUCTION JOINTS IN CONCRETE WALLS & SLABS
N.T.S.



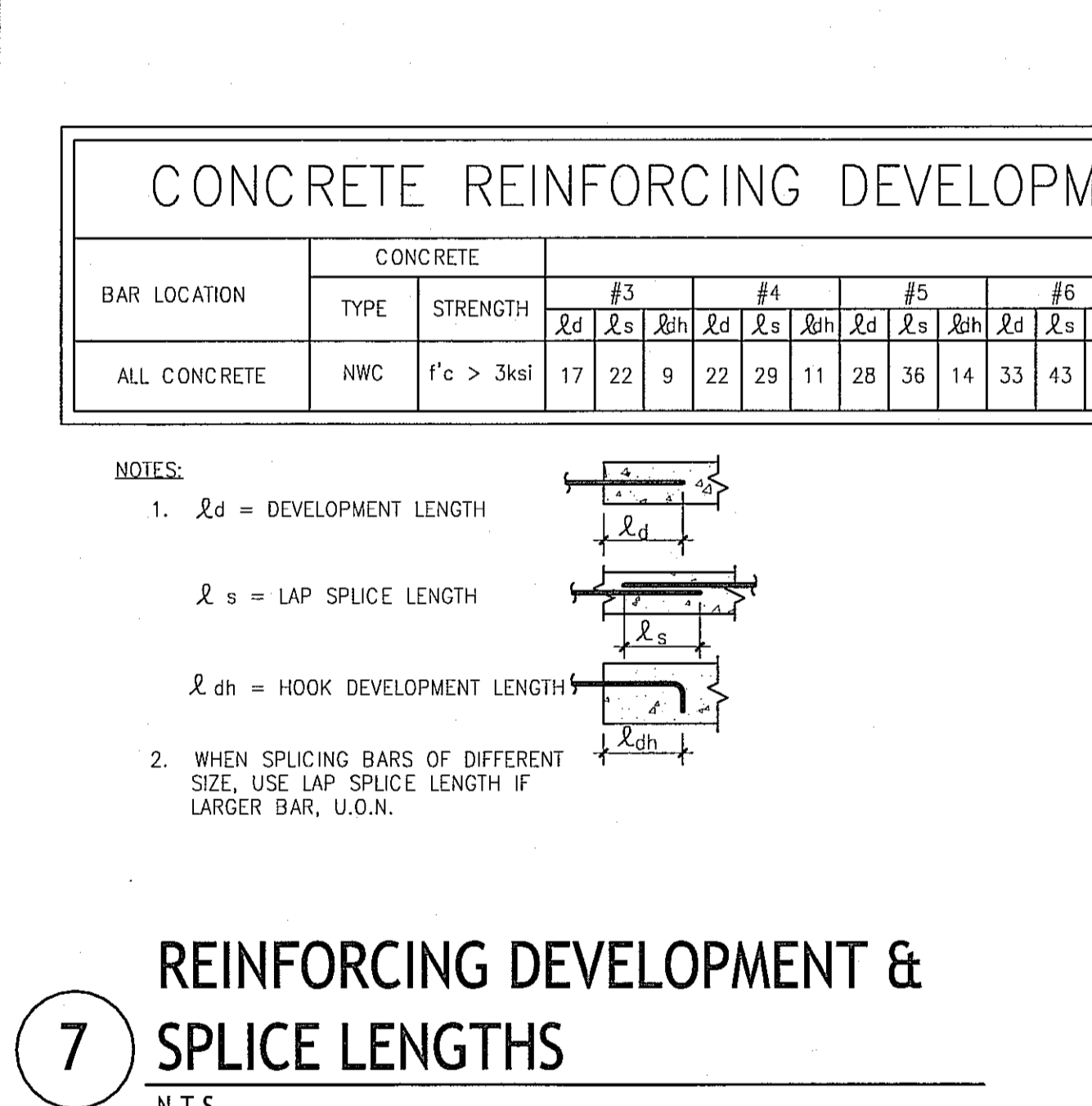
2 BAR SPACING
N.T.S.



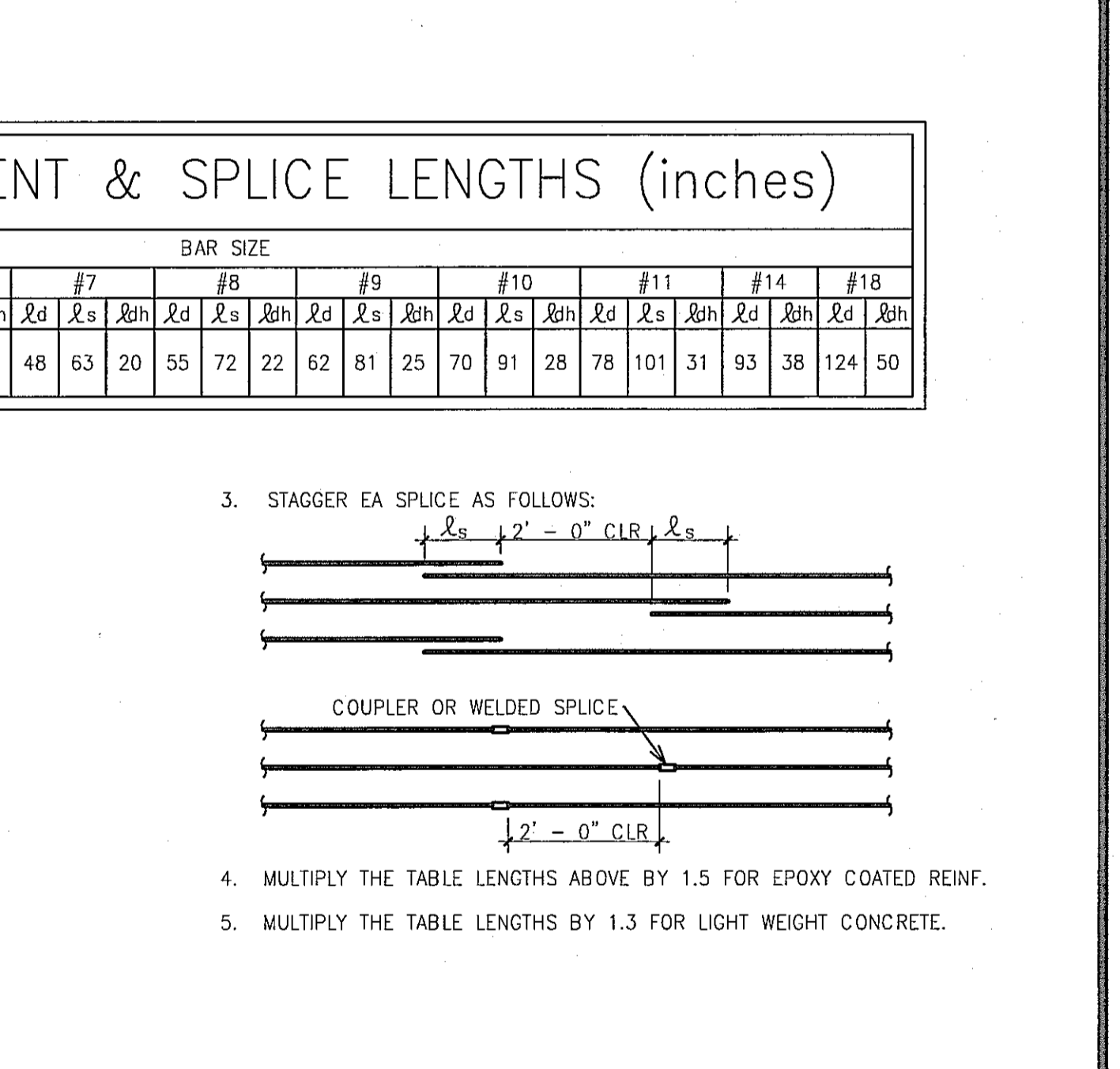
11 PLAN AT CURB & WALL REINF AT CORNERS AND INTERSECTIONS
N.T.S.



7 REINFORCING DEVELOPMENT & SPLICE LENGTHS
N.T.S.



12 CONCRETE CURBS
N.T.S.



8 REINFORCING DEVELOPMENT & SPLICE LENGTHS
N.T.S.

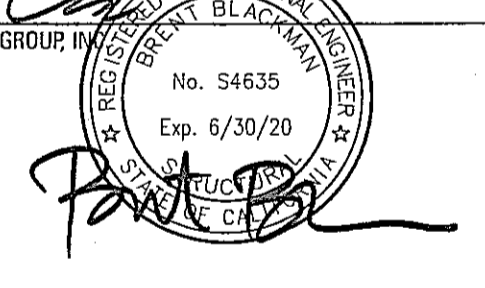
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f: 310.734.6322

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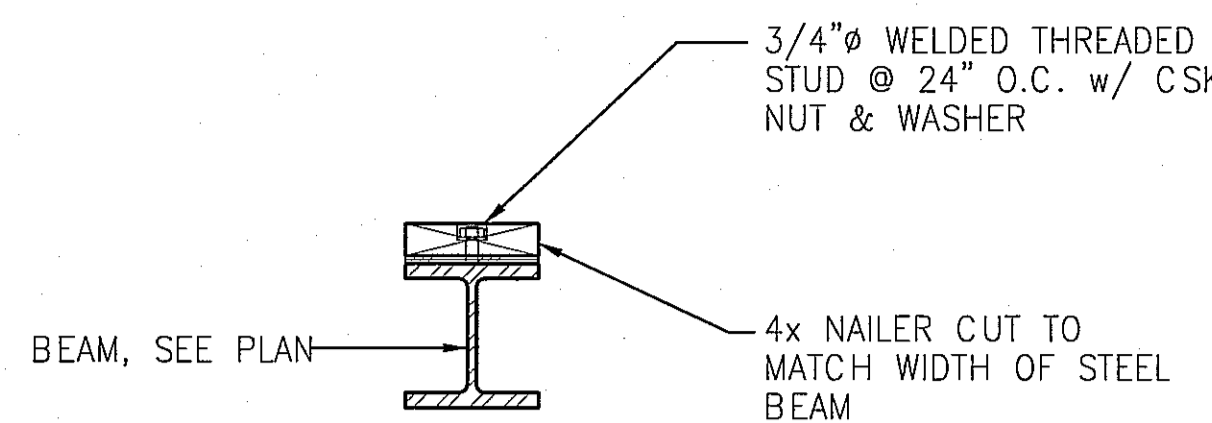
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Planning Division

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JOB NO: ISE_18116 SHEET NO:
DATE: 03/28/19
DRAWN: ET
FILE NAME: S0.4



5 NAILER AT STEEL BEAM

N.T.S.

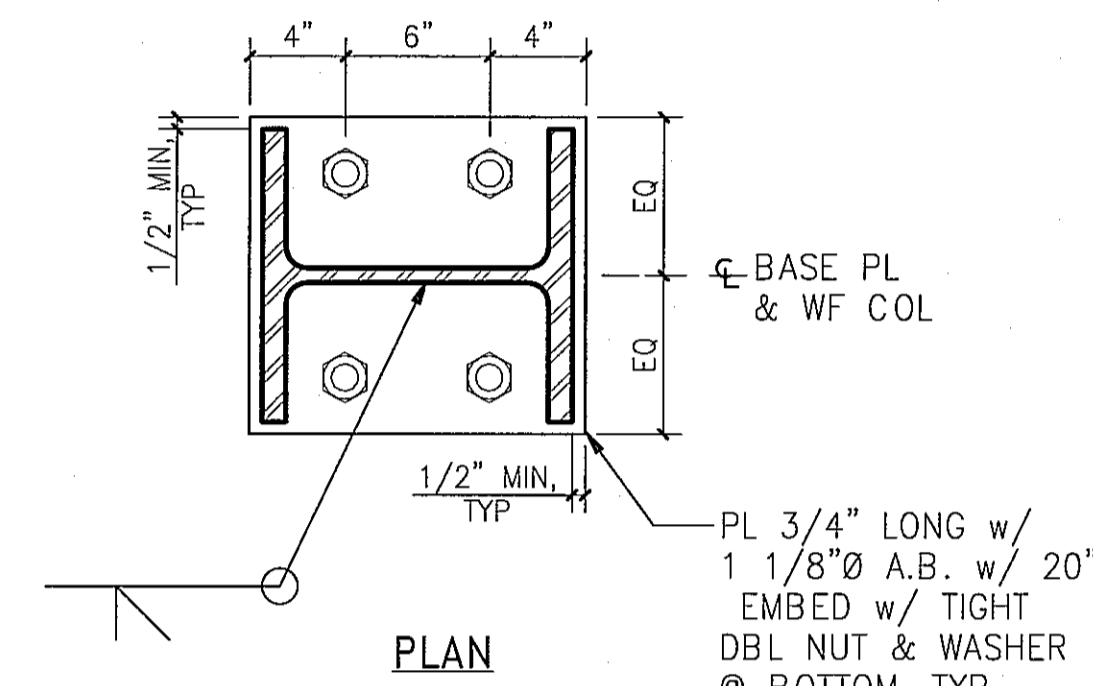
BEAM CONNECTION SCHEDULE				
NOMINAL MEMBER DEPTH	SHEAR PL THICKNESS ('t')	FASTENERS A325-X U.O.N. ('N')	WELD SIZE ('F')	REMARKS
LESS THAN 8"	3/8"	2-7/8" #	5/16"	
8", 10"	3/8"	2-7/8" #	5/16"	
12", 14"	3/8"	3-7/8" #	5/16"	
16"	1/2"	4-7/8" #	3/8"	
18"	1/2"	4-7/8" #	3/8"	
21"	1/2"	5-7/8" #	3/8"	
24"	1/2"	6-7/8" #	3/8"	
27"	1/2"	7-7/8" #	3/8"	
30"	1/2"	8-7/8" #	3/8"	

- NOTES:
 1. BOLT HOLES TO BE STANDARD HOLES 1/16" GREATER THAN BOLT DIAMETER. SHORT SLOTTED HOLES IN SHEAR PL MAY BE USED ONLY WHERE NOTED.
 2. BOLTS TO BE FULLY PRETENSIONED A325-X WITH HARDENED WASHERS, U.O.N.
 3. SCHEDULE BASED ON NOMINAL DEPTH OF WIDE FLANGE BEAMS, CHANNELS, TUBES & OTHER MISCELLANEOUS SHAPES

BOLTED BEAM CONNECTION

1 SCHEDULE

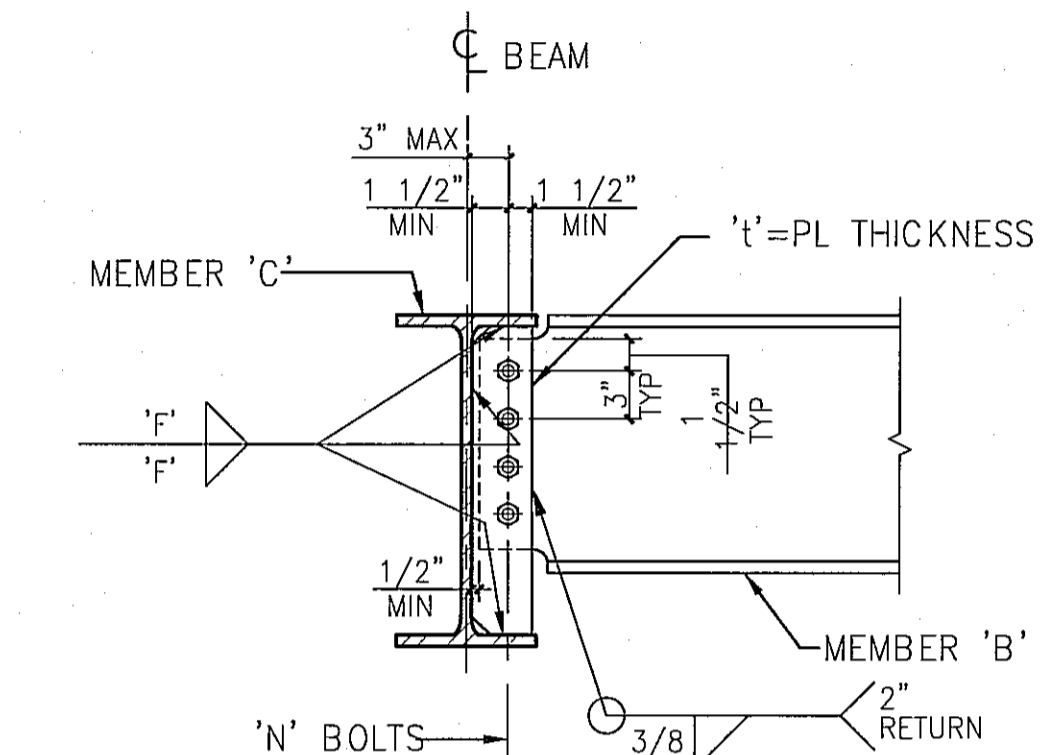
N.T.S.



- NOTE:
 1. SEE 4/- FOR INFO NOT NOTED.
 2. CONTINUOUS SPECIAL INSPECTION REQUIRED FOR STRUCTURAL FIELD WELDS.

6 WF COLUMN BASE PLATE

N.T.S.

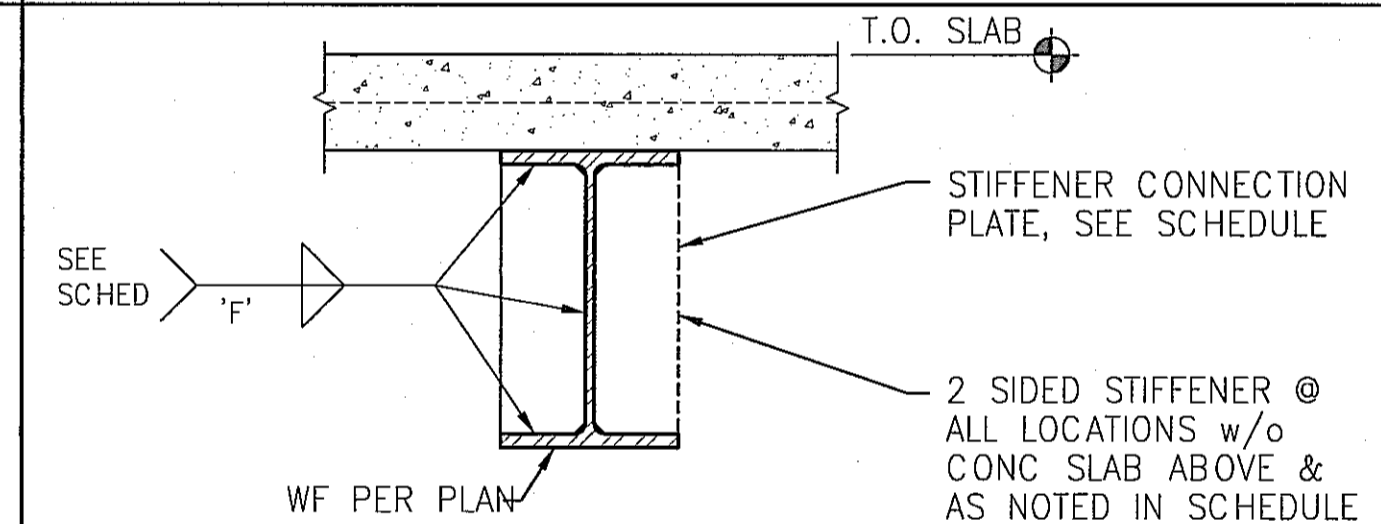


- NOTES:
 1. MEMBER 'B' NOTED ON PLAN.
 2. FOR WELD SIZE 'F', NUMBER OF BOLTS 'N', PL THICKNESS 't', SEE BOLTED BEAM CONNECTION SCHEDULE.
 3. IF MEMBER 'B' > MEMBER 'C', SEE BEAM TO BEAM CONNECTION MEMBER 'A' & MEMBER 'B'.
 4. CONTINUOUS SPECIAL INSPECTION REQUIRED FOR STRUCTURAL FIELD WELDS.

FULL DEPTH CONNECTION MEMBER

2 'B' > W10

N.T.S.

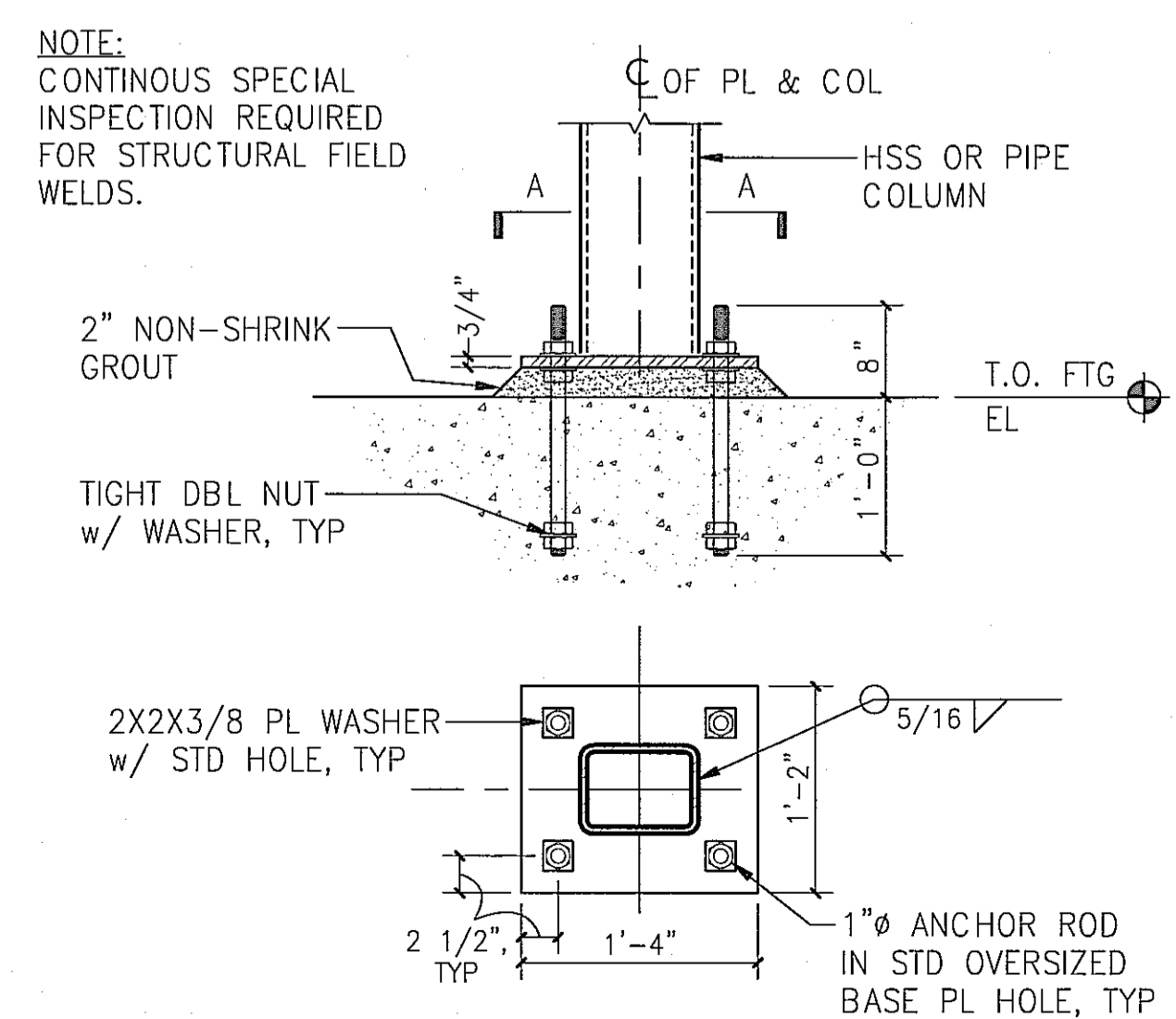


LOCATION	PL SIZE	WELD SIZE 'F'	# OF PL'S
W12 & SMALLER	1/4"	1/8"	1-SIDED
W18 & SMALLER	3/8"	3/16"	2-SIDED
W36 & SMALLER	1/2"	1/4"	2-SIDED
STAIR STRINGER CONNECTIONS	3/8"	3/16"	2-SIDED

- NOTES:
 1. USE THIS DETAIL WHERE PL'S OR STIFFENERS ARE SHOWN BUT NOT DETAILED.
 2. WELD TO MAXIMUM OF A.W.S. MINIMUM AND SCHEDULE SIZE.
 3. COORDINATE LOCATIONS OF PL'S WITH ARCH DRAWINGS.

3 STIFFENER CONNECTION PLATE

N.T.S.



4 GRAVITY COLUMN BASE PLATE

N.T.S.

8811 Research Drive,
Suite 200,
Irvine, CA 92618
T: 949 474 1775
F: 949 553 9133

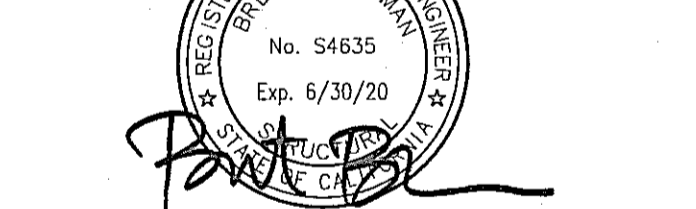
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 SEP 25 2019

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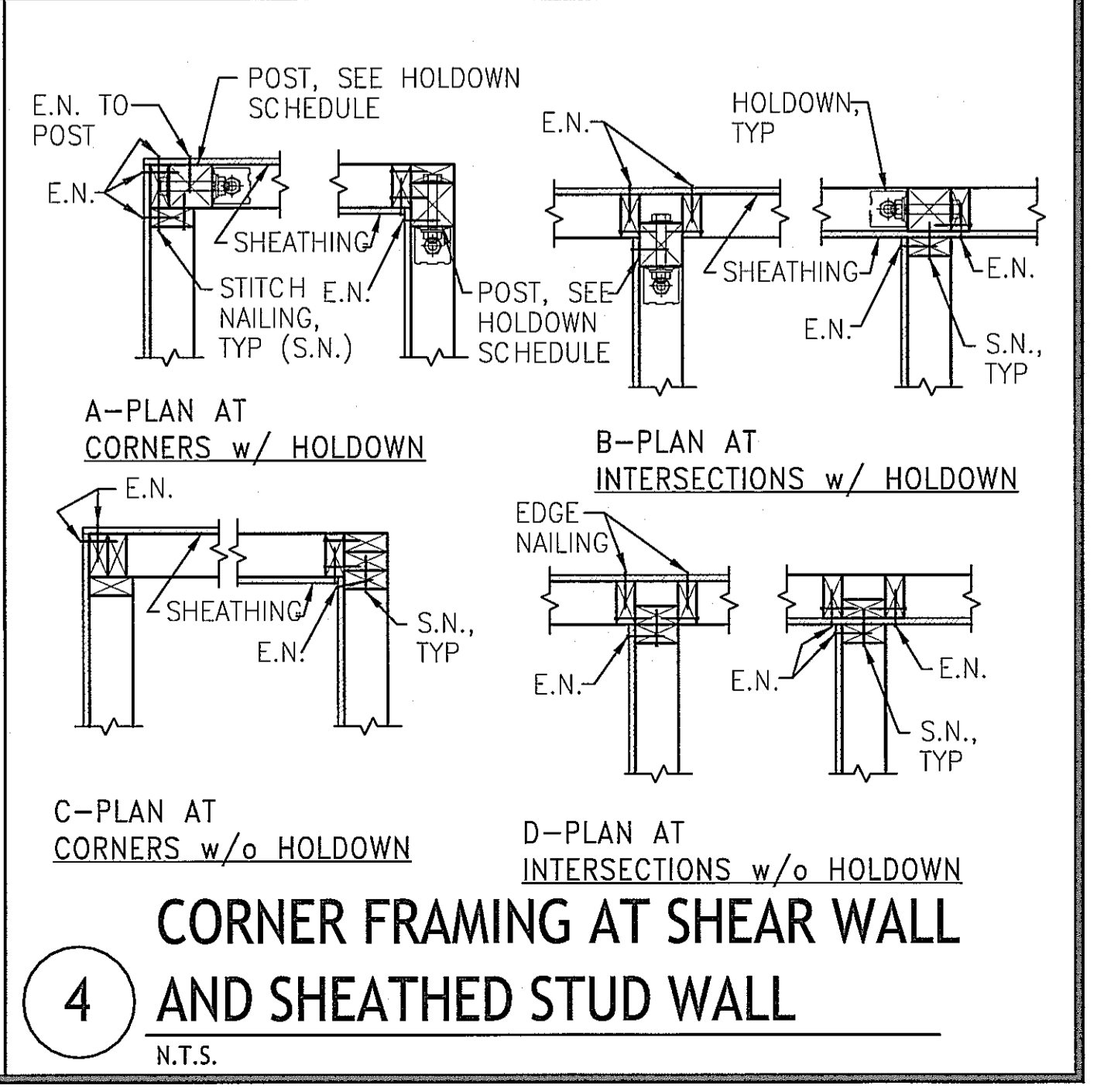
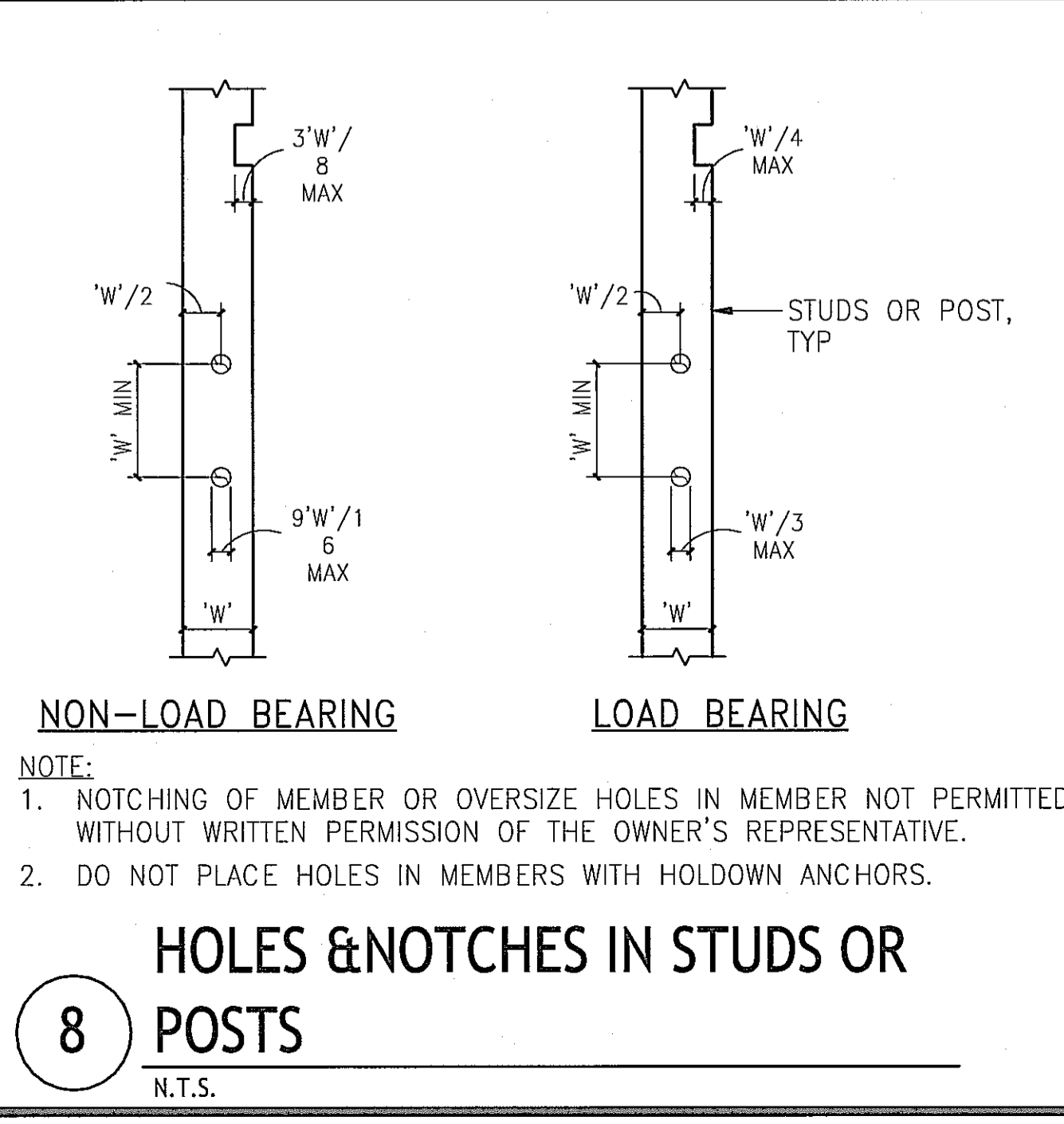
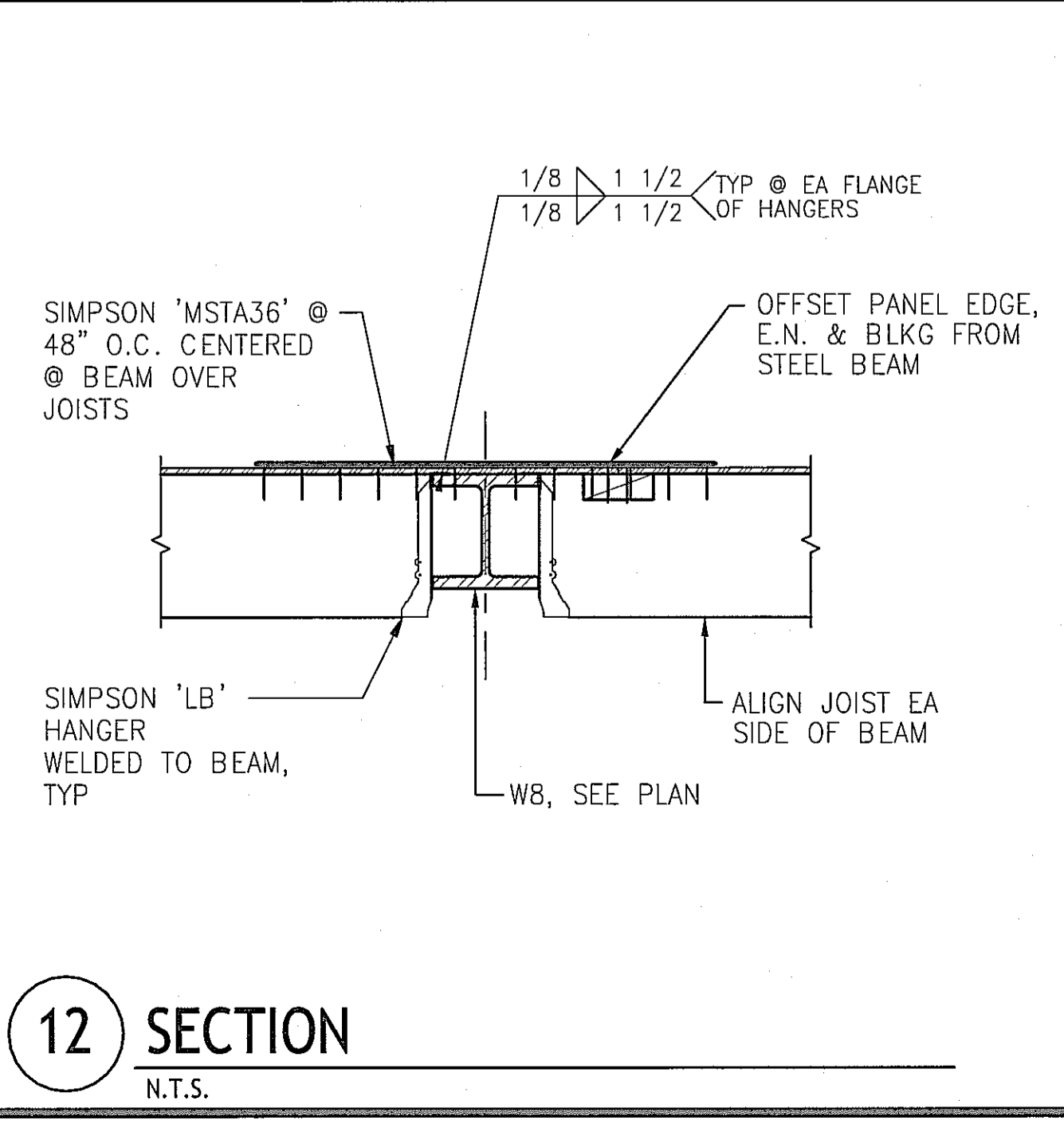
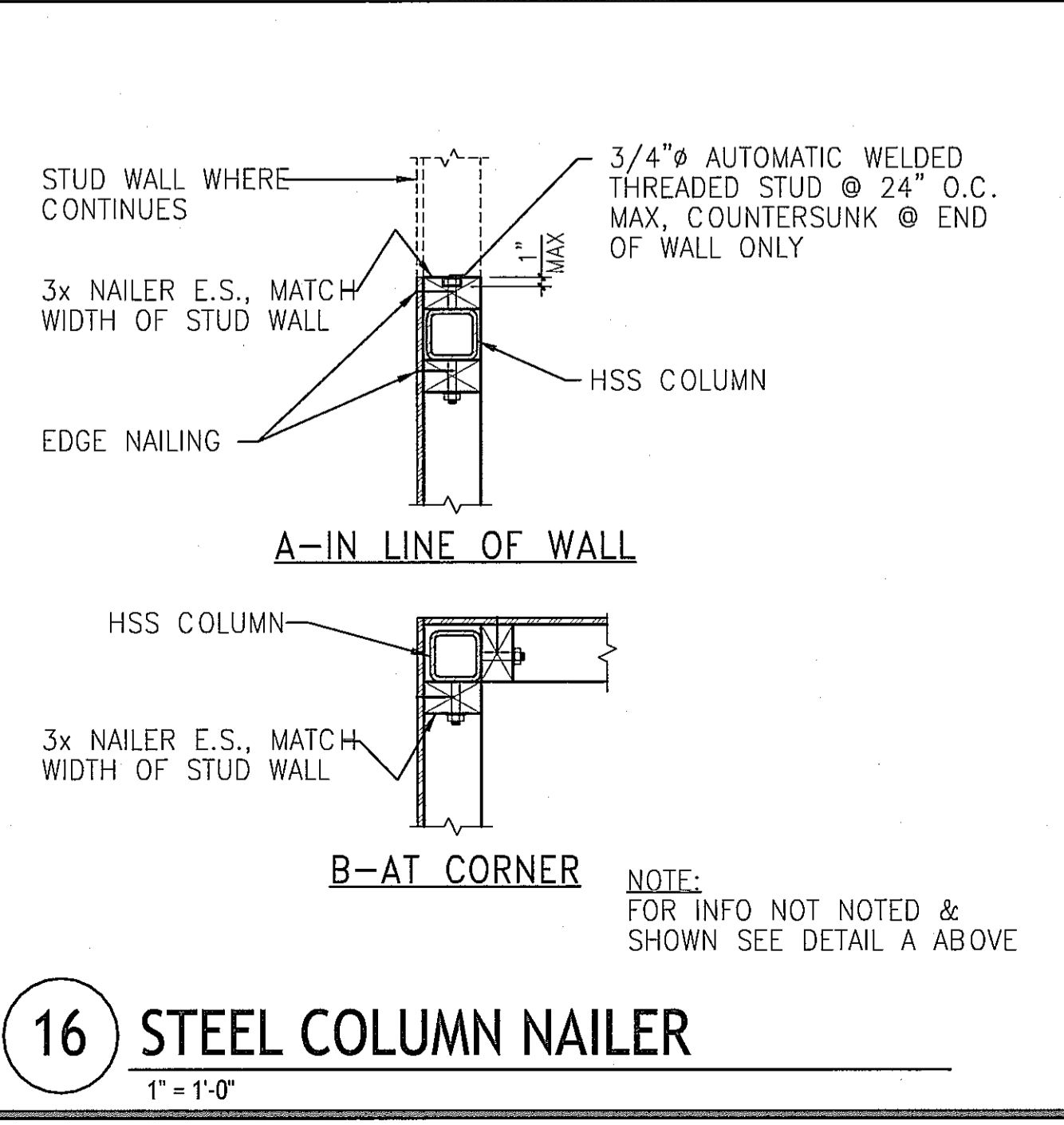
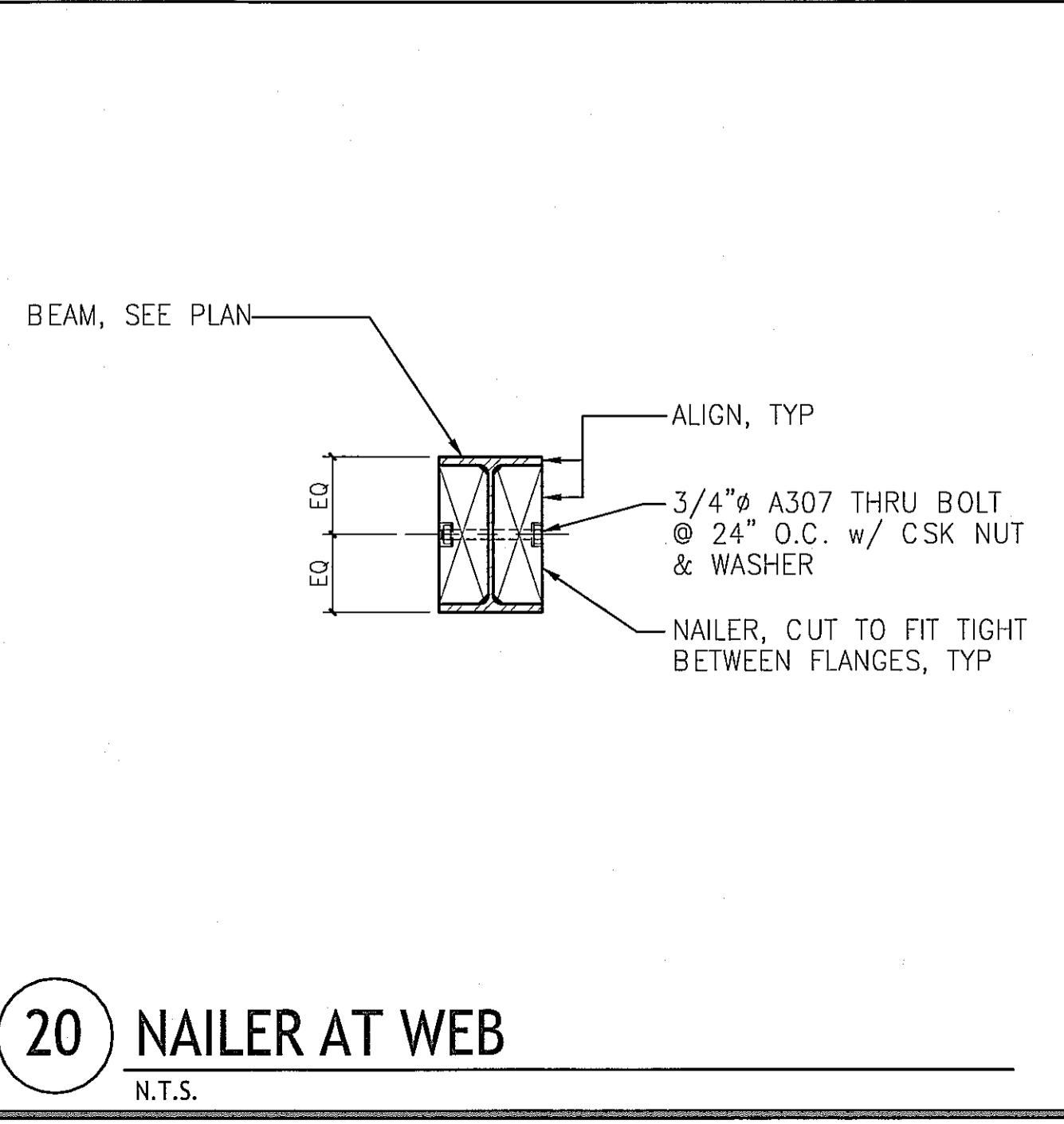
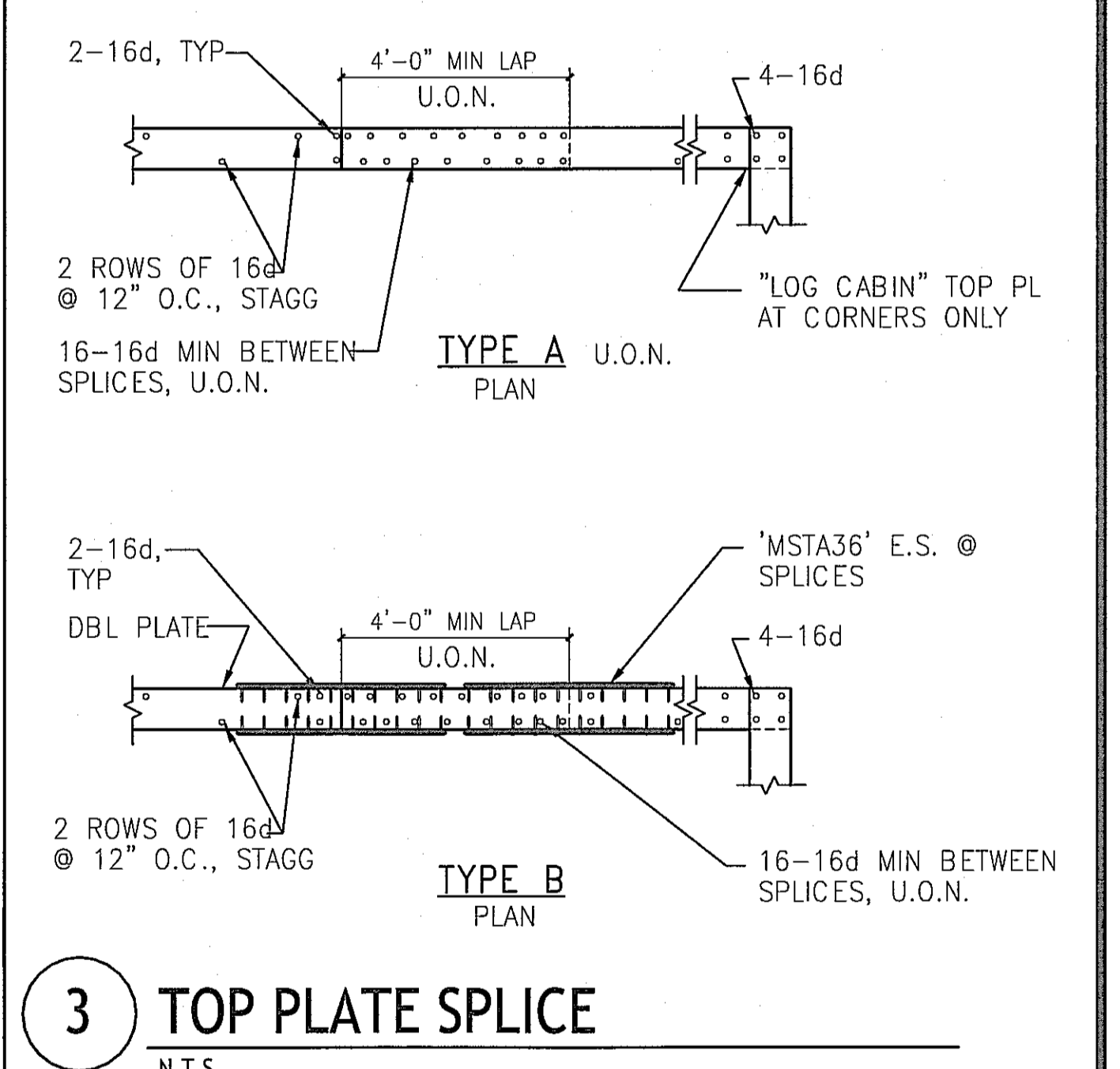
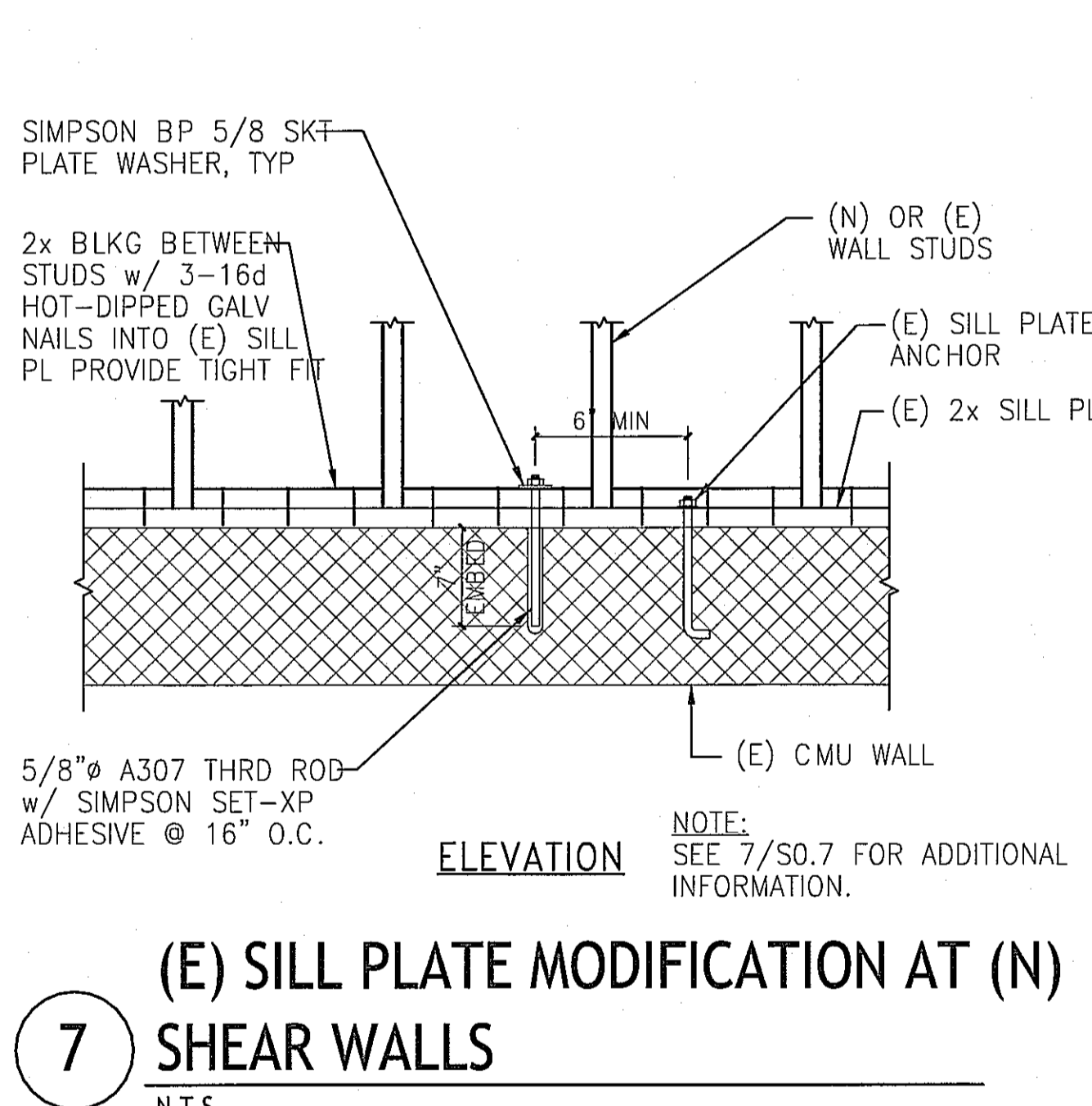
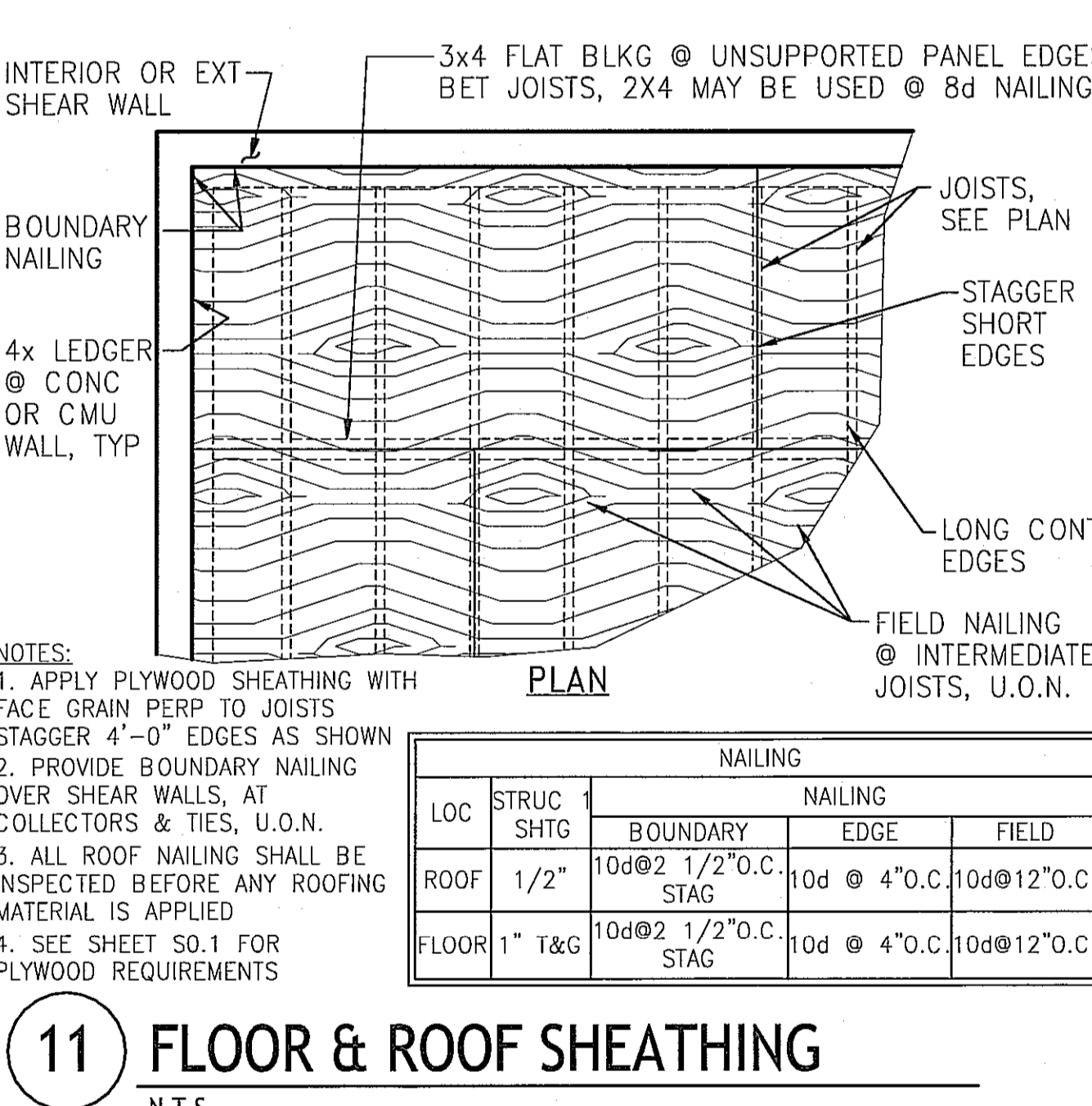
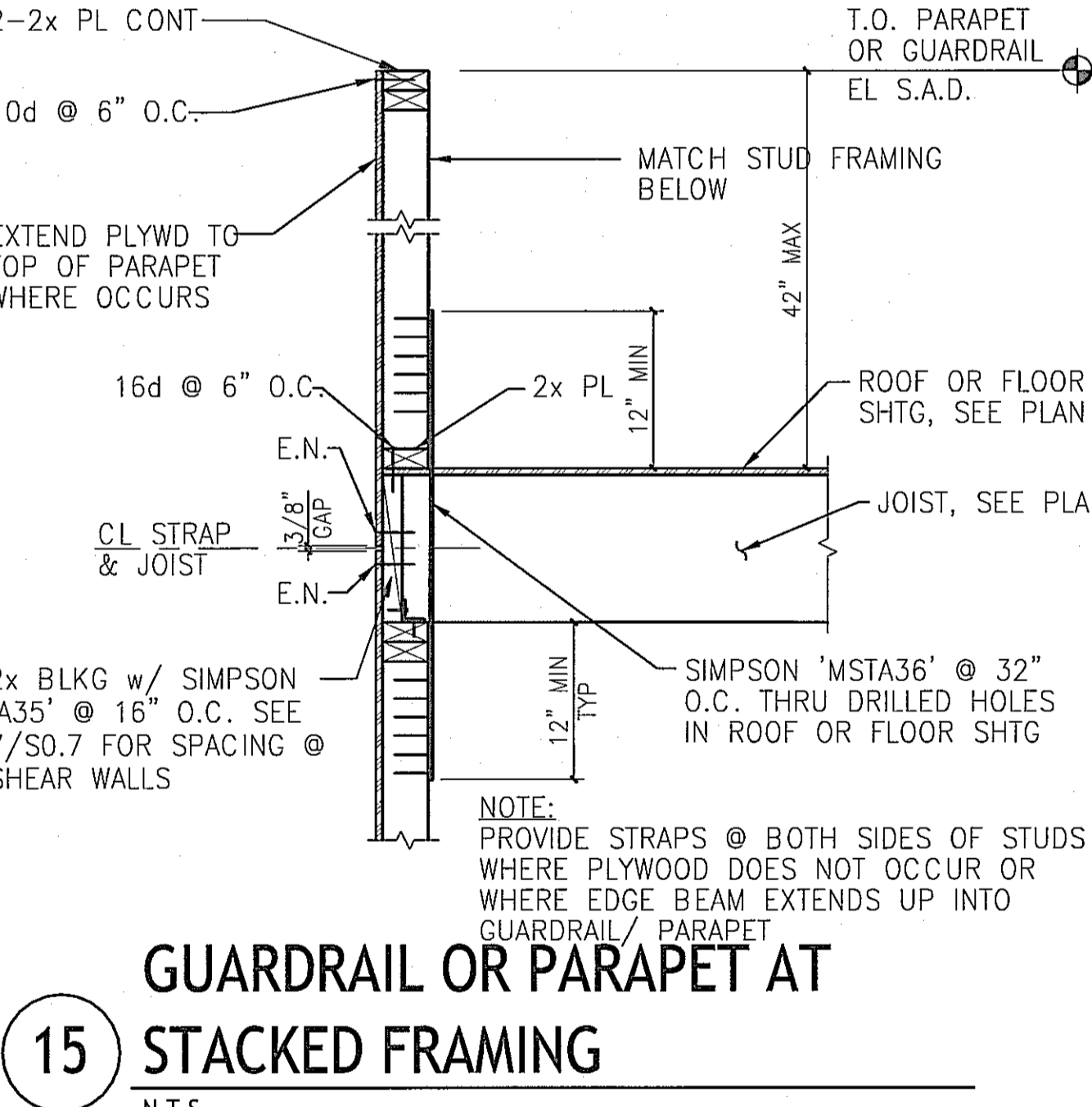
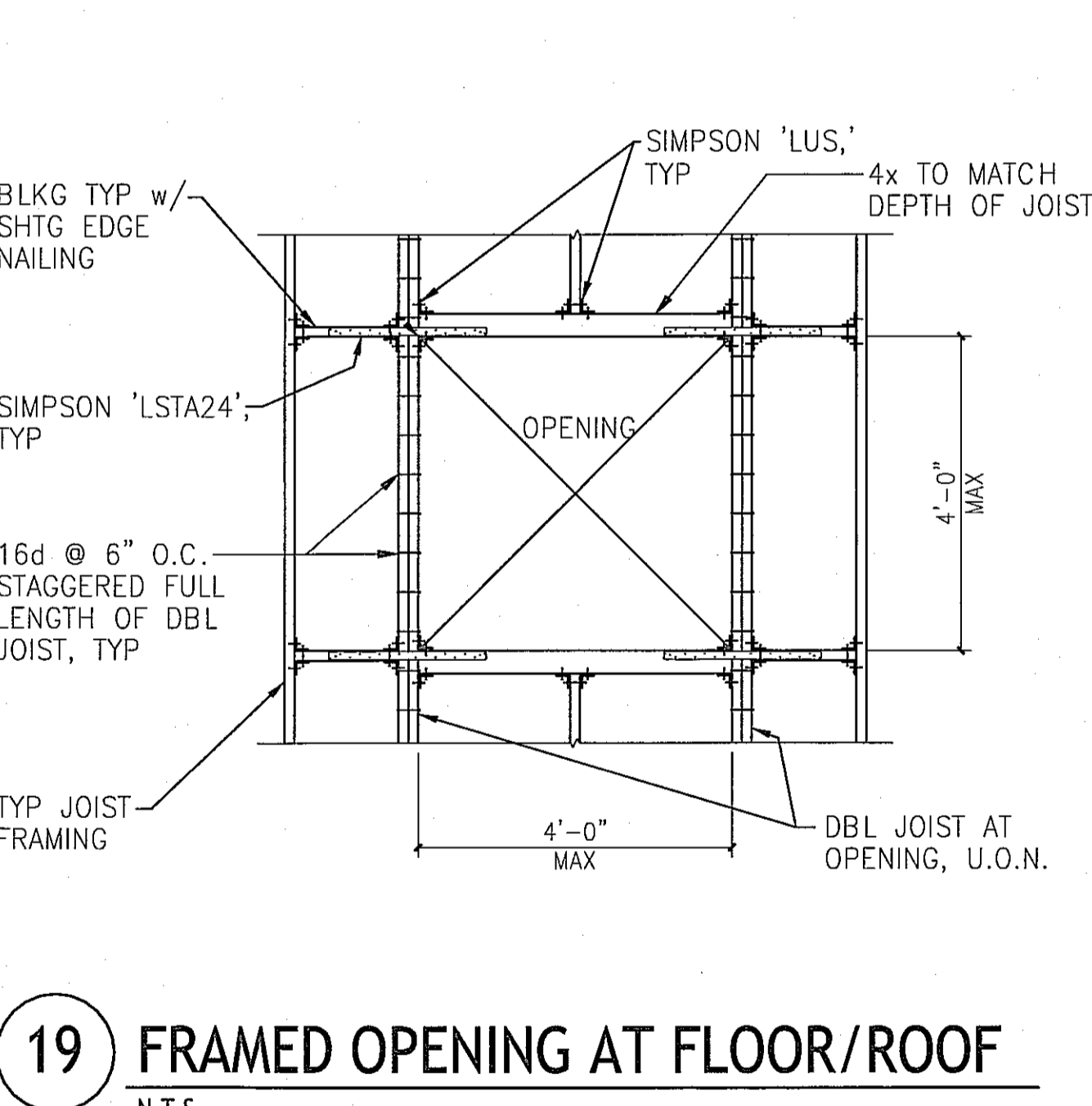
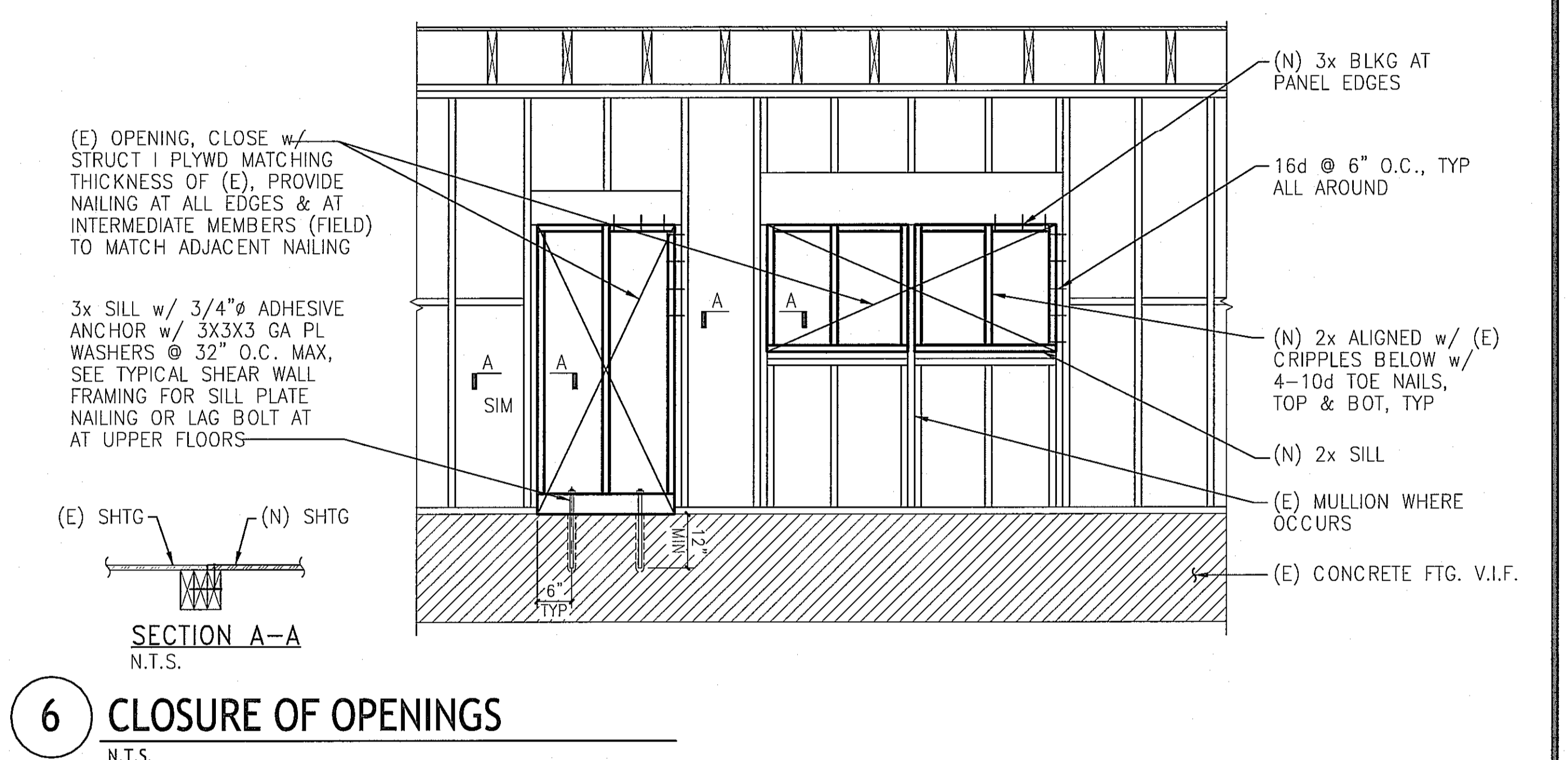
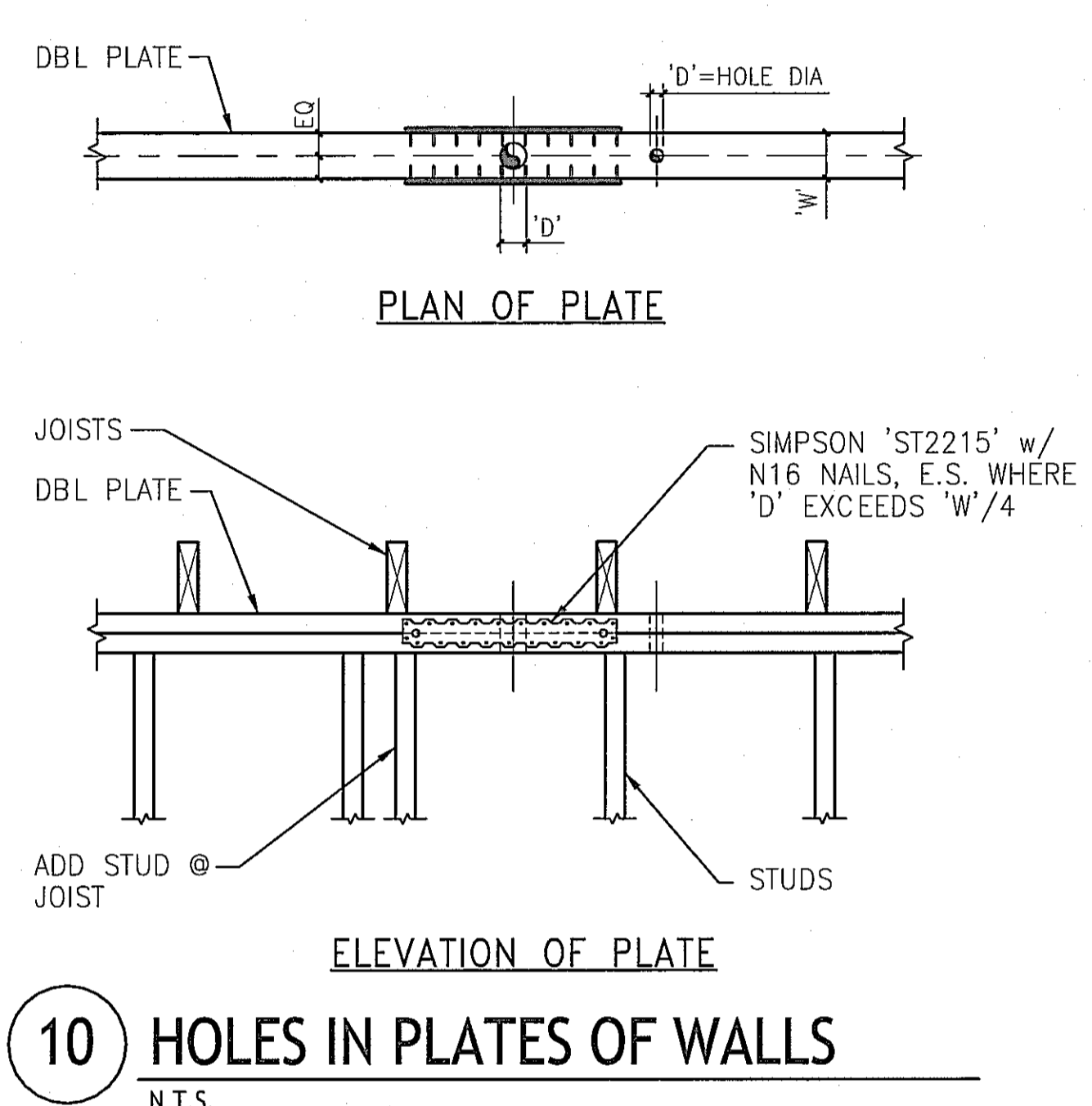
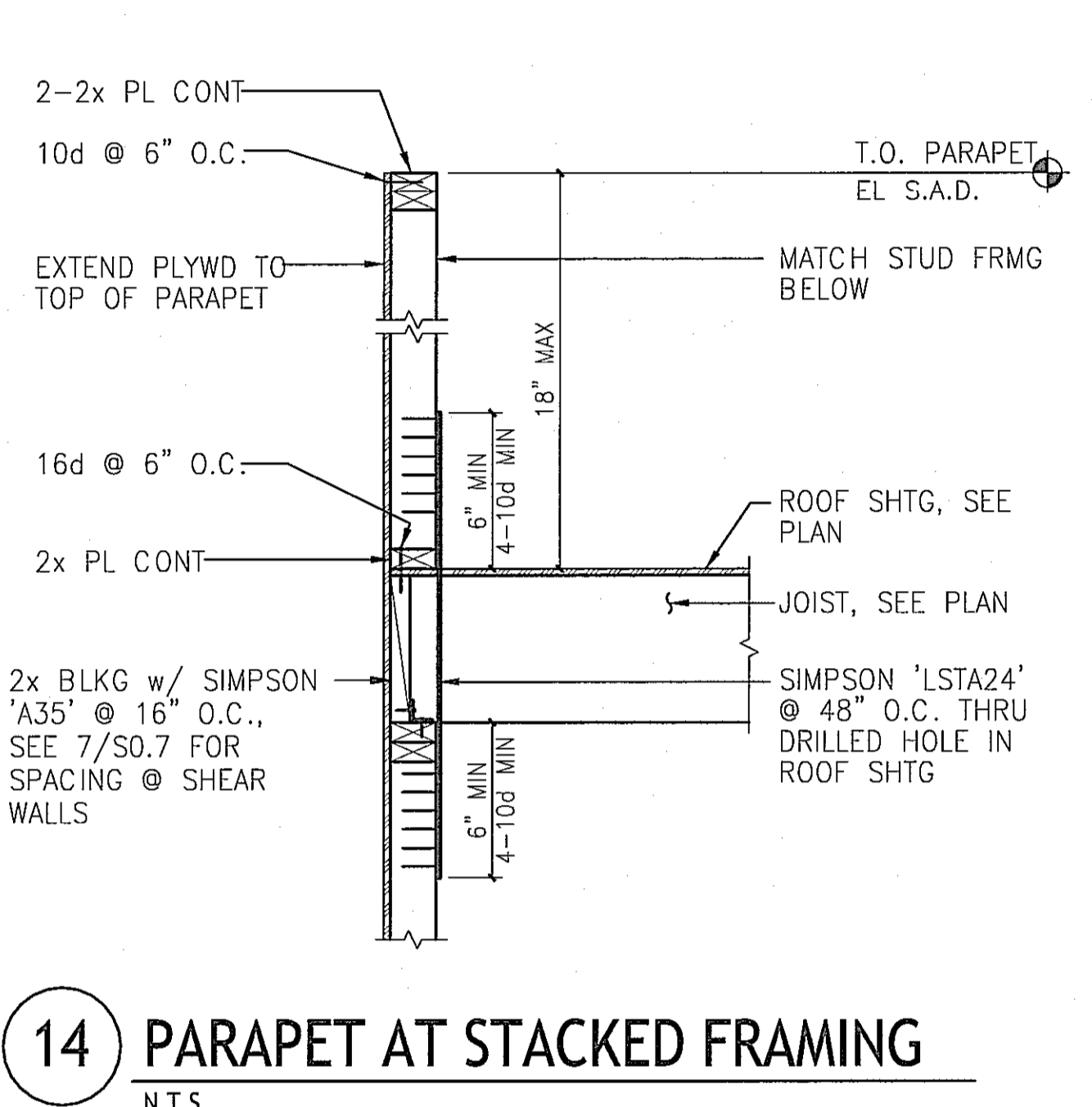
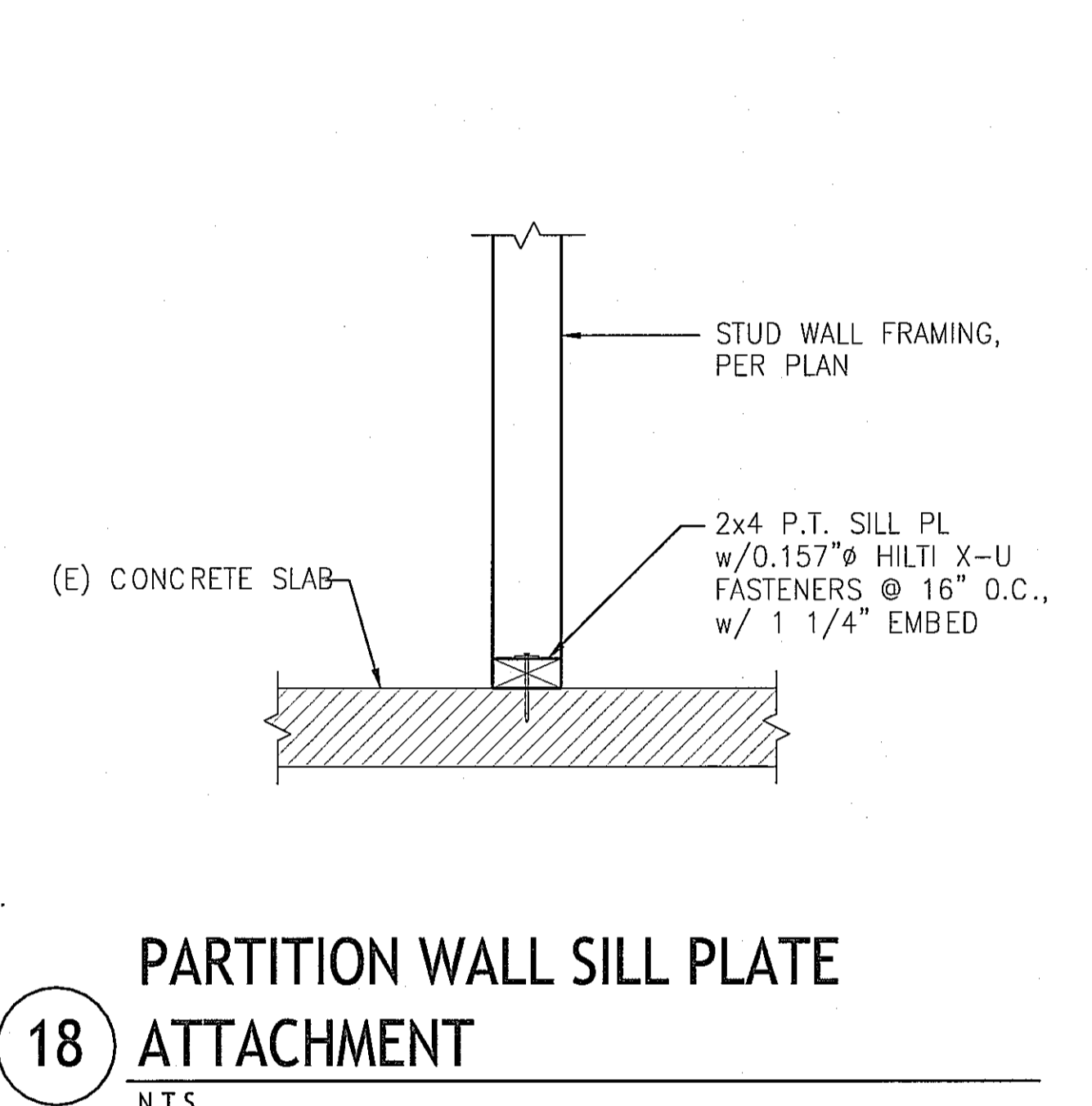
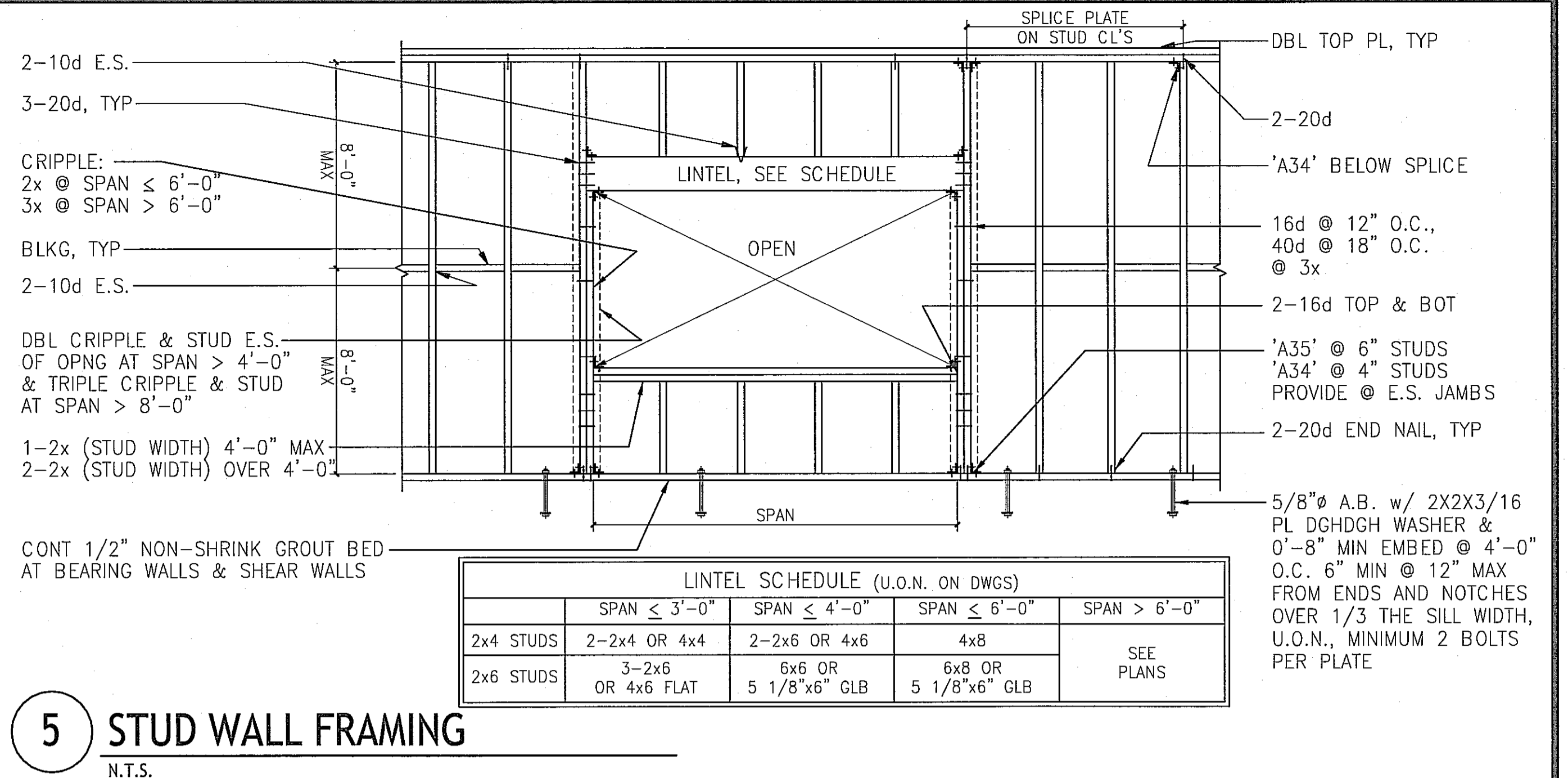
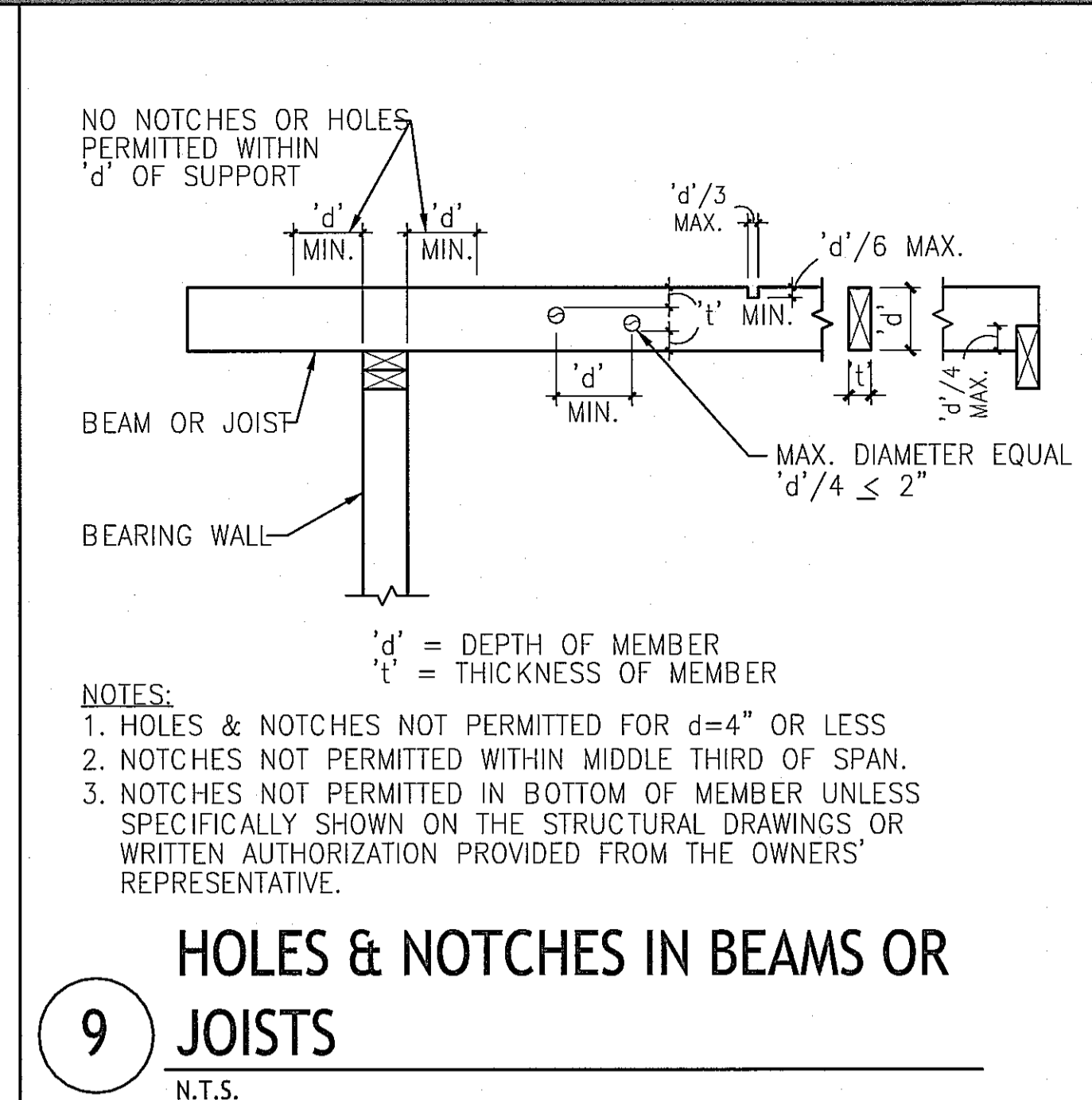
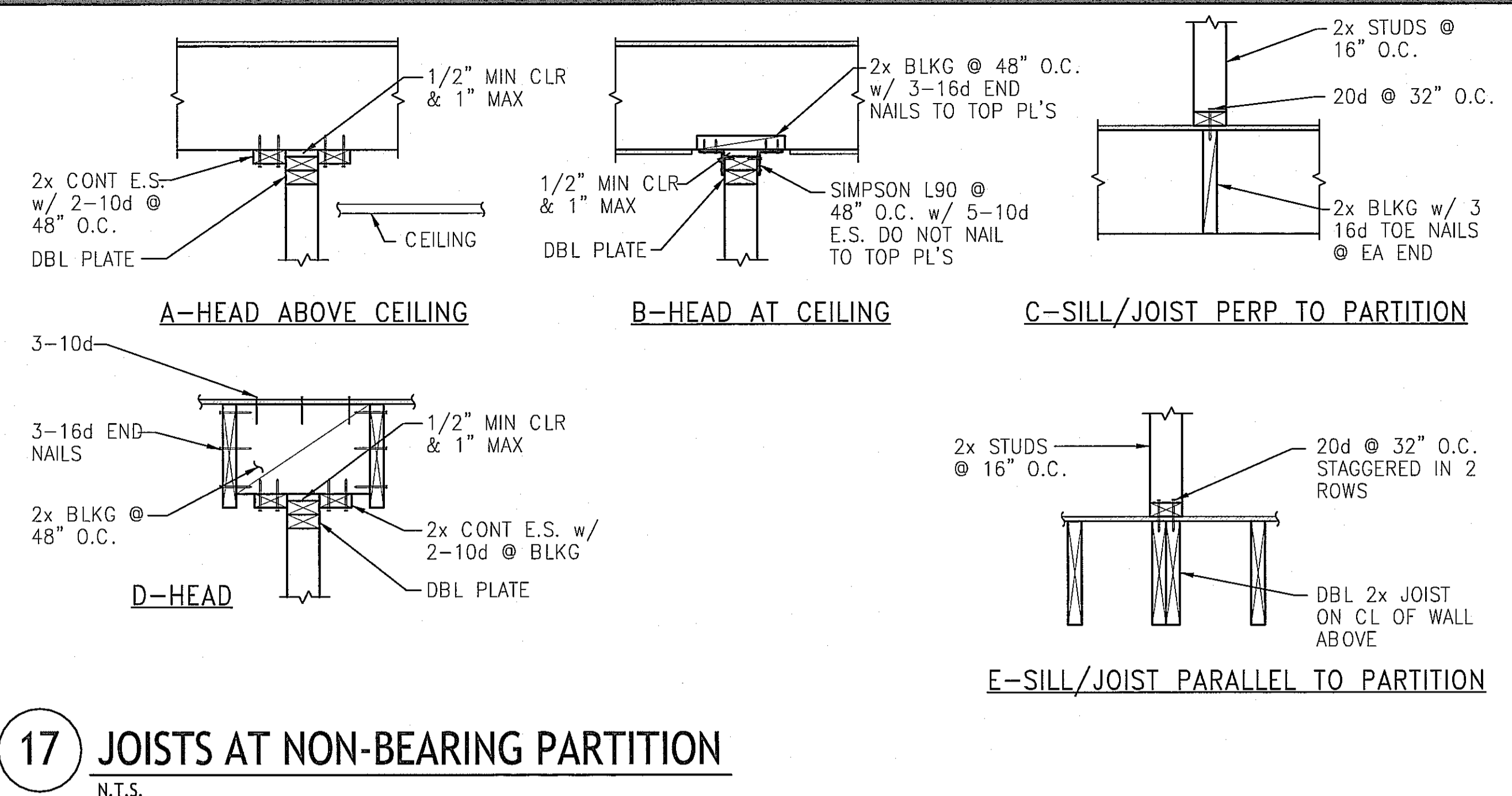
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FILE NAME:	



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8811 Research Drive, Suite 200, Irvine, CA 92618
T: 949 474 1775
F: 949 553 9133

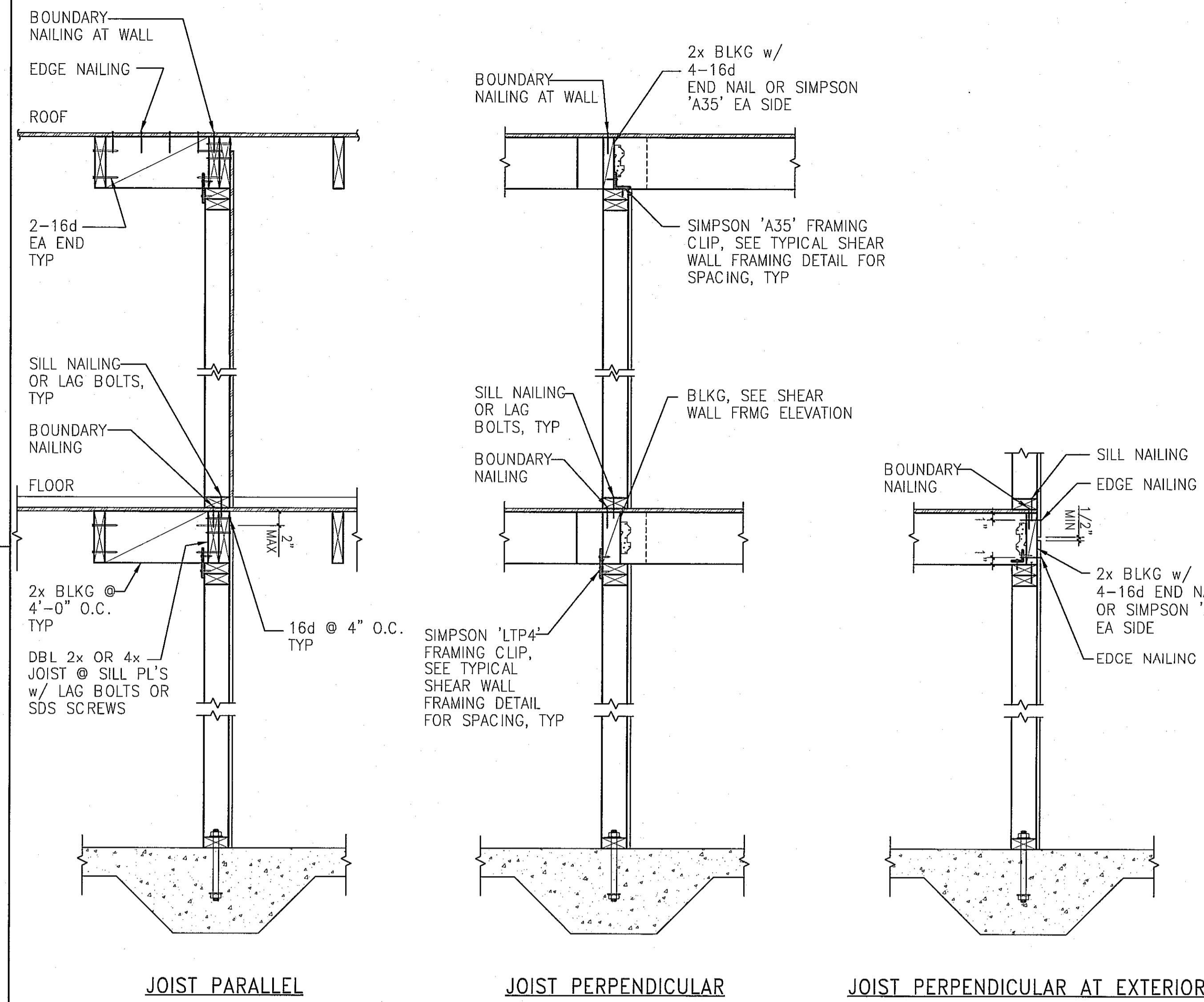
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308 CENTER PLACE
MANHATTAN BEACH, CA 90254
DEVELOPED FOR:
NEWMAN HOSPITALITY

Insight Structural Engineers
855 North Douglas Street
El Segundo, CA 90245
p. 310 540 0123
f. 310 574 8575
REVIEWED BY CONSULTANT FOR CODE COMPLIANCE
UPON THESE PLANS BEING SUBMITTED SUBJECT TO APPROVAL BY OTHER APPLICABLE AGENCIES AND REGULATIONS NOTED IN THE ENCLOSED LETTER.
SEP 25 2019
PROFESSIONAL SEAL
No. 54635
Exp. 6/30/20
Paul J. ...

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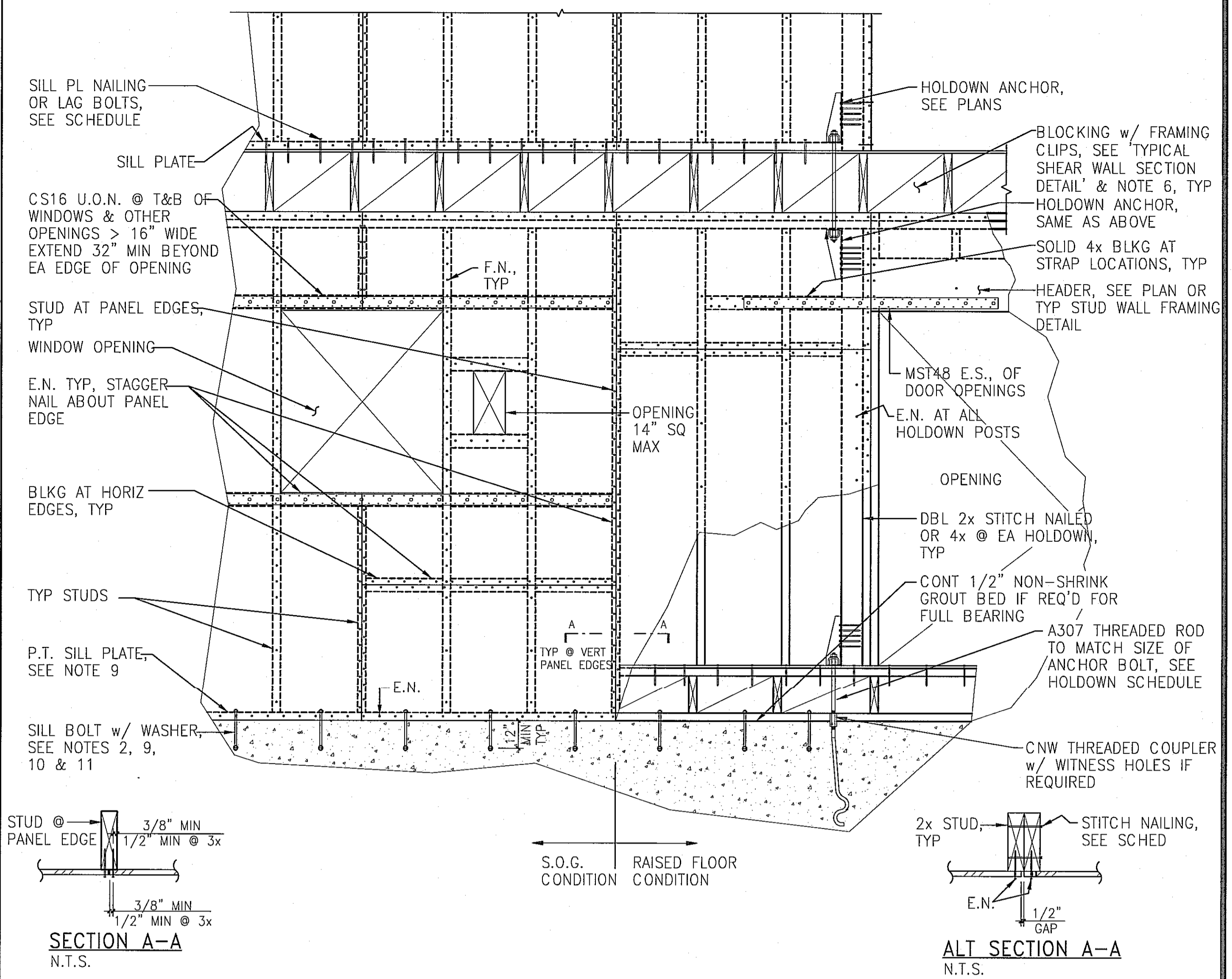
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DATE: 03/28/19
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FILE NAME: **S0.6**
Page 84 of 108
PC MTC 09/10/2022



NOTES:
 1. DETAIL SIMILAR AT DOUBLE SIDED SHEATHING
 2. SEE SHEAR WALL FRAMING DETAIL FOR INFO NOT NOTED

14 SHEAR WALL SECTION
 N.T.S.



SECTION A-A
 N.T.S.

SHEAR PANEL SCHEDULE											
PANEL TYPE	SHEATHING	STITCH NAILING	EDGE NAILING	FIELD NAILING	SILL BOLT	SILL PLATE NAILING OR LAG BOLTS	SILL PLATE	STUDS AND HORIZONTAL BLKG AT PANEL EDGES	TYP STUDS	FRAMING CLIPS	DESIGN SHEAR
1	15/32" STRUCT 1	16d @ 6" O.C. STAGG	10d @ 6" O.C.	10d @ 12" O.C.	5/8"x1'-6" @ 32" O.C.	16d NAILS @ 4" O.C.	2x	2x @ 16" O.C.	2x @ 16" O.C.	A35 @ 16" O.C.	340 PLF
2	15/32" STRUCT 1	2 ROWS 16d @ 6" O.C.	10d @ 4" O.C.	10d @ 12" O.C.	5/8"x1'-6" @ 32" O.C.	SDS 1/4" x 6" @ 8" O.C.	3x	3x	2x @ 16" O.C.	A35 @ 8" O.C.	510 PLF
3	15/32" STRUCT 1	2 ROWS 16d @ 4" O.C.	10d @ 3" O.C.	10d @ 12" O.C.	3/4"x1'-6" @ 32" O.C.	SDS 1/4" x 6" @ 4" O.C.	3x	3x	2x @ 16" O.C.	A35 @ 8" O.C.	665 PLF
4	15/32" STRUCT 1	2 ROWS 16d @ 4" O.C.	8d @ 2" O.C. STAGG	8d @ 12" O.C.	3/4"x1'-6" @ 32" O.C.	SDS 1/4" x 6" @ 4" O.C.	3x	3x	2x @ 16" O.C.	A35 @ 8" O.C.	730 PLF
5	15/32" STRUCT 1 EA SIDE	2 ROWS 16d @ 4" O.C.	8d @ 4" O.C.	8d @ 12" O.C.	3/4"x1'-6" @ 16" O.C.	SDS 1/4" x 6" @ 4" O.C.	3x	3x	2x @ 16" O.C.	A35 @ 8" O.C. EA SIDE STAGG	860 PLF
6	15/32" STRUCT 1 EA SIDE	2 ROWS 16d @ 3" O.C.	8d @ 3" O.C.	8d @ 12" O.C.	3/4"x1'-6" @ 16" O.C.	3/8" x 6" LAGS @ 4" O.C. STAGG	3x	3x	2x @ 16" O.C.	A35 @ 8" O.C. EA SIDE STAGG	1100 PLF
7	15/32" STRUCT 1 EA SIDE	2 ROWS 16d @ 2" O.C.	8d @ 2" O.C. STAGG	8d @ 12" O.C.	3/4"x1'-6" @ 16" O.C.	3/8" x 6" LAGS @ 4" O.C. STAGG	3x	3x	2x @ 16" O.C.	A35 @ 8" O.C. EA SIDE STAGG	1460 PLF
8	15/32" STRUCT 1 EA SIDE	2 ROWS 16d @ 2" O.C.	10d @ 2" O.C. STAGG	10d @ 12" O.C.	5/8"x1'-6" @ 8" O.C.	3/8" x 6" LAGS @ 3" O.C. STAGG	3x	3x	2x @ 16" O.C.	A35 @ 6" O.C. EA SIDE STAGG	1740 PLF

- NOTES:
 1. INDIVIDUAL PANEL PIECES SHALL NOT BE LESS THAN 2'-0" IN LEAST DIMENSION NOR LESS THAN 8 SQ FEET, U.O.N.
 2. 2-SILL BOLTS MIN PER PIECE W/ 6" MIN & 12" MAX FROM EA END DO NOT CONSIDER HOLDOWN ANCHOR BOLTS AS SILL BOLTS.
 3. PLACE PANELS ON SAME SIDE OF WALL AS SYMBOL SHOWN ON PLAN.
 4. FOR WALLS WITH PANELS APPLIED ON BOTH FACES, OFFSET PANEL JOINTS TO FALL ON DIFFERENT FRAMING MEMBERS.
 5. USE ALL SPECIFIED FASTENERS AT HOLDOWNS PER CURRENT SIMPSON ICC-ESR/LARR CODE REPORT (MIN SDS 1/4x2 1/2 SCREWS)
 6. USE 4x BLKG @ SILL PLATES WITH LAG BOLTS OR SDS SCREWS, INSTALL AT CENTER OF BLKG.
 7. USE THREADED COUPLER W/ MATCHING A307 ROD AT RAISED FLOOR CONDITION.
 8. TIGHTEN NUTS JUST PRIOR TO COVERING WALL.
 9. PROVIDE HOT-DIPPED GALVANIZED NAILS & SILL BOLTS AT P.T. SILL PLATES.
 10. PROVIDE 1 3/4" MIN EDGE DISTANCE FOR A.B. & ADH ANCHORS.
 11. PROVIDE MINIMUM 3" SQ x 0.229" (3 GAGE) PL WASHERS AT SILL PLATE ANCHORS, TYP.
 12. PROVIDE SPECIAL INSPECTION FOR ADHESIVE ANCHORS PER ICC-ESR/LARR REPORT.
 13. PROVIDE SPECIAL INSPECTION FOR CAST-IN-PLACE ANCHORS IF CONCRETE COMPRESSIVE STRENGTH EXCEEDS 2,500 PSI.
 14. PROVIDE SPECIAL INSPECTION FOR SHEAR PANELS WHERE NAIL SPACING IS 4" OR LESS ON CENTER.

HOLDOWN SCHEDULE		
HOLDOWN	A.B. @ (N) FOUNDATION	ADH ANCHOR @ (E) FOUNDATION
H02	SSTB20	5/8" w/ 12" EMBED
H05	SSTB24	5/8" w/ 12" EMBED
H08	SSTB34	7/8" w/ 1'-8" EMBED
H08	SSTB34	7/8" w/ 1'-8" EMBED
HH011	SB 1x30	N/A
HH014	SB 1x30	N/A

7 SHEAR WALL FRAMING
 3/4" = 1'-0"

4 NOT USED

8811 Research Drive,
 Suite 200,
 Irvine, CA 92618
 T: 949 474 1775
 F: 949 553 9133

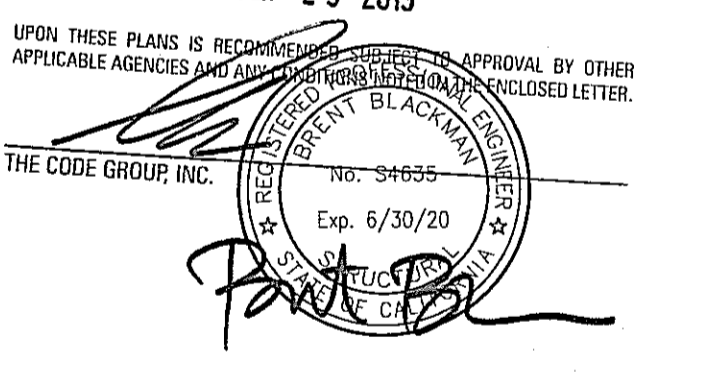
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 NEWMAN HOSPITALITY



Insight Structural Engineers
 855 North Douglas Street
 El Segundo, CA 90245
 p. 310.640.0123
 f. 310.734.1637
 ISE Project No.: 18116

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SEP 25 2019



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Table 1. REPORTS TO BE SUBMITTED TO THE CITY BUILDING INSPECTOR

	PREPARED BY	TYPE OF REPORT
1.	Structural Observer(s)	Structural Observation Reports
2.	Deputy Inspector(s)	Deputy Inspection Reports
3.	NDT Technician(s)	Non-Destructive Testing Reports

Table 2. NON-DESTRUCTIVE TEST LOCATIONS

	REQUIRED LOCATIONS	OMF	IMF	SMF
1.	CJP Groove Weld Ultrasonic test shall be performed on all CJP groove welds in materials 5/16 inch (8 mm) thick or greater. In addition, magnetic particle test shall be performed on all beam-to-column CJP groove welds.	B	A	A
2.	"K" Area When welding of doubler plates, continuity plates, or stiffeners has been performed in the k-area, the web shall be tested for cracks using magnetic particle testing. The magnetic particle test area shall include the k-area base metal within 3 in. (75 mm) of the weld.	C	B	B
3.	Beam Cope and Access Hole At welded splices and connections, thermally cut surfaces of beam copes and access holes shall be tested using magnetic particle testing, when the flange thickness exceeds 1-1/2 in. (38 mm) for rolled shapes.	C	B	B
4.	Reduced Beam Section Repair Magnetic particle testing shall be performed on any weld and adjacent area of the RBS plastic hinge region that has been repaired by welding, or on the base metal of the RBS plastic hinge region if a sharp notch has been removed by grinding.	B	B	A
5.	Base Metal Lamellar Tearing and Laminations at CJP Groove Weld Base metal thicker than 1-1/2 in. (38 mm) shall be ultrasonically tested for discontinuities behind and adjacent to the fusion line when the base metal is loaded in tension in the through thickness direction in tee and corner joints and the connected material is greater than 3/4 in. (19 mm). Any base metal discontinuities found within 1/4 of the steel surface shall be accepted or rejected on the basis of criteria of AWS D1.1 Table 6.2, where t is the thickness of the part subjected to the through-thickness strain.	B	B	A
6.	End of Weld at Weld Tab Removal Site Magnetic particle testing shall be performed on the end of welds from which the weld tabs have been removed, except for continuity plate weld tabs.	C	B	B
7.	PJP Groove Weld Ultrasonic testing shall be performed on PJP groove welds used in column splices with an effective throat of 3/4 in. (19.1 mm) thick or greater.	C	B	A

NOTE: A, B, and C are the frequencies of non-destructive tests listed in Table 3.

Table 3. NON-DESTRUCTIVE TEST FREQUENCY

	Frequency Designation		
	A	B	C
Ultrasonic Testing (UT)	100% of joints	50% of joints	25% of joints
Magnetic Particle Testing (MT)	50% of joints	25% of joints	Not Required

NOTES:
1. Refer to Table 2 for locations of non-destructive testing.
2. Rate of non-destructive testing may be reduced as permitted in Sheet 1, Part IV, Item 8(d).

Table 4. PREQUALIFIED MINIMUM PREHEAT AND INTERPASS TEMPERATURE

STEEL SPECIFICATION	WELDING PROCESS	THICKNESS OF THICKEST PART AT POINT OF WELDING (in.)	MINIMUM PREHEAT AND INTERPASS TEMPERATURE (°F)
ASTM A36 ASTM A572 Grade 50 ASTM A913 Grade 50 ASTM A992	SMAW with low-hydrogen electrodes, FCAW	1/8 to 3/4 incl.	32
		Over 3/4 to 1-1/2 incl.	50
		Over 1-1/2 to 2-1/2 incl.	150
		Over 2-1/2	225

NOTES:
1. Surfaces to be welded and surfaces adjacent to welds shall be free of moisture pursuant to AWS D1.1/D1.1M:2002 Section 5.15. Use a higher preheat temperature from this Table to remove moisture.
2. Adapted with permission from the AWS D1.1 Committee on Structural Welding, Structural Welding Code - Steel, AWS D1.1/D1.1M: 2002, Miami: American Welding Society, Table 3.2.

Table 5. PREQUALIFIED WPS REQUIREMENTS (1, 2, 3)

VARIABLE	POSITION OF WELD	WELD TYPE	SMAW	FCAW		
Maximum Electrode Diameter	Flat (F)	Fillet (4)	5/16 in.	1/8 in.		
		Groove (4)	1/4 in.			
		Root Pass	3/16 in.			
	Horizontal (H)	Fillet	1/4 in.	1/8 in.		
Vertical (V)	Groove	3/16 in.				
Maximum Current	All	All	3/16 in.	3/32 in.		
		Overhead (OH)	All	3/16 in.	5/64 in.	
		Fillet	Within the range of recommended operation by the filler metal manufacturer and a WPS approved by engineer of record.	Within the range of recommended operation by the filler metal manufacturer and a WPS approved by engineer of record.		
		Groove weld root pass with opening				
Groove weld root pass without opening						
Maximum Root Pass Thickness	All	Groove weld fill passes	3/8 in.	3/8 in.		
		Groove weld cap pass				
		Horizontal (H)			5/16 in.	5/16 in.
		Vertical (V)			1/2 in.	1/2 in.
Maximum Single Pass Fillet Weld Size	All	Overhead (OH)	5/16 in.	5/16 in.		
		Horizontal (H)	5/16 in.	3/8 in.		
		Vertical (V)	1/2 in.	1/2 in.		
Maximum Single Pass Layer Width	All	Overhead (OH)	5/16 in.	5/16 in.		
		Root opening > 1/2 in.	Not applicable.	Split layers		
		Any layer of width w		(6)		

NOTES:
1. Applicable provisions of AWS D1.1/D1.1M:2002 Section 3 "Prequalification of WPSs" must be maintained for prequalified status of SMAW and FCAW WPSs.
2. Refer to Detail 13 on Sheet 3 for diagram of weld pass sequence.
3. Adapted with permission from the AWS D1.1 Committee on Structural Welding, Structural Welding Code - Steel, AWS D1.1/D1.1M: 2002, Miami: American Welding Society, Table 3.7.
4. Except root passes.
5. See AWS D1.1/D1.1M:2002, Section 3.7.2, for width-to-depth limitations.
6. In the F, H, or OH positions for nontubulars, split layers when the layer width w > 5/8 inch. In the V position for nontubulars or the 5G or 6G for tubulars, split layers when the width w > 1 inch.

Table 6. STRUCTURAL OBSERVATION CHECKLIST

STRUCTURAL OBSERVATION PROGRAM (Steel Moment Frame for Seismic Application)	
<input checked="" type="checkbox"/>	Orientation and placement of connected components.
<input checked="" type="checkbox"/>	Removal of backing bars, as required on the plans.
<input checked="" type="checkbox"/>	Removal of runoff tabs, as required on the plans.
<input checked="" type="checkbox"/>	Presence of continuity plates, as required on the plans.
<input checked="" type="checkbox"/>	Presence of doubler plates, as required on the plans.
<input checked="" type="checkbox"/>	Configuration and finish of weld access holes, if applicable.
<input checked="" type="checkbox"/>	Contour of RBS profile, if applicable.
<input checked="" type="checkbox"/>	Verify that no welded attachments occur in the plastic hinging region.
<input checked="" type="checkbox"/>	Review NDT and deputy inspection reports for general compliance.

NOTES:
1. Weld qualities shall be verified by the Deputy Inspector.
2. The structural observations listed in this Table are in addition to the structural observations that may be required on the structural plans.

Table 7. PREQUALIFIED BASE METAL - FILLER METAL COMBINATIONS FOR MATCHING STRENGTH (1, 2, 3, 4)

Group	Steel Specification	Welding Process	FILLER METAL	
			AWS Electrode Specification	Electrode Classification
I	ASTM A36 < 3/4 in.	SMAW	A5.1	E70XX
			A5.5 (6)	E70XX-X
		FCAW	A5.20 (6)	E70XT-X, E7XT-XM
			A5.29 (6)	E70XTX-X, E7XTX-XM
II	ASTM A36 ≥ 3/4 in. ASTM A572 Grade 50 ASTM A913 Grade 50 ASTM A992	SMAW	A5.1	E7015, E7016, E7018, E7028
			A5.5 (6)	E70XX-X
		FCAW	A5.20 (6)	E70XT-X, E7XT-XM
			A5.29 (6)	E70XTX-X, E7XTX-XM

RELATIONSHIP

BASE METAL(S)	FILLER METAL STRENGTH RELATIONSHIP REQUIRED
Any steel to itself or any steel to another in the same group	Any filler metal listed in the same group
Any steel in one group to any steel in another	Any filler metal listed for a lower strength group [SMAW electrodes shall be the low-hydrogen classification]
Any steel to any steel to any group	

NOTES:
1. The base metal/filler metal strength relationships above shall be used to determine whether matching or under-matching filler metals are required. Refer to AWS D1.1/D1.1M:2002, Section 3.3.
2. Preheating of joints involving base metals of different groups shall be in conformance with the requirements applicable to the higher strength group.
3. When welds are to be stress-relieved, the deposited weld metal shall not exceed 0.05 percent vanadium.
4. Adapted with permission from the AWS D1.1 Committee on Structural Welding, Structural Welding Code - Steel, AWS D1.1/D1.1M: 2002, Miami: American Welding Society, Table 3.1.
5. FCAW electrodes with the -2, -2M, -3, -4, -7, -10, -11, -13, -14, G, -GS suffix shall be excluded and electrodes with the -11 suffix shall be excluded for thicknesses greater than 1/2 in.
6. Filler metals of alloy group B3, B3L, B4, B4L, B5, B5L, B6, B6L, B7, B7L, B8, B8L, B9, or any BXH grade in AWS A5.5 or A5.29 are not prequalified for use in the as-weld condition.

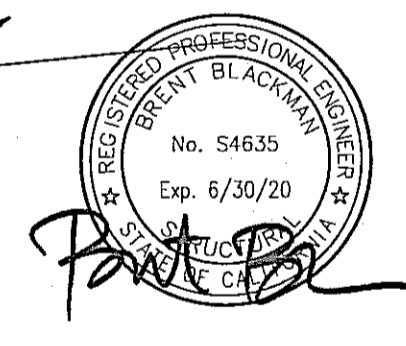
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Insight
Structural Engineers
855 North Douglas Street
El Segundo, CA 90245
Tel: 310.640.0123
Fax: 310.734.1637

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SEP 25 2015



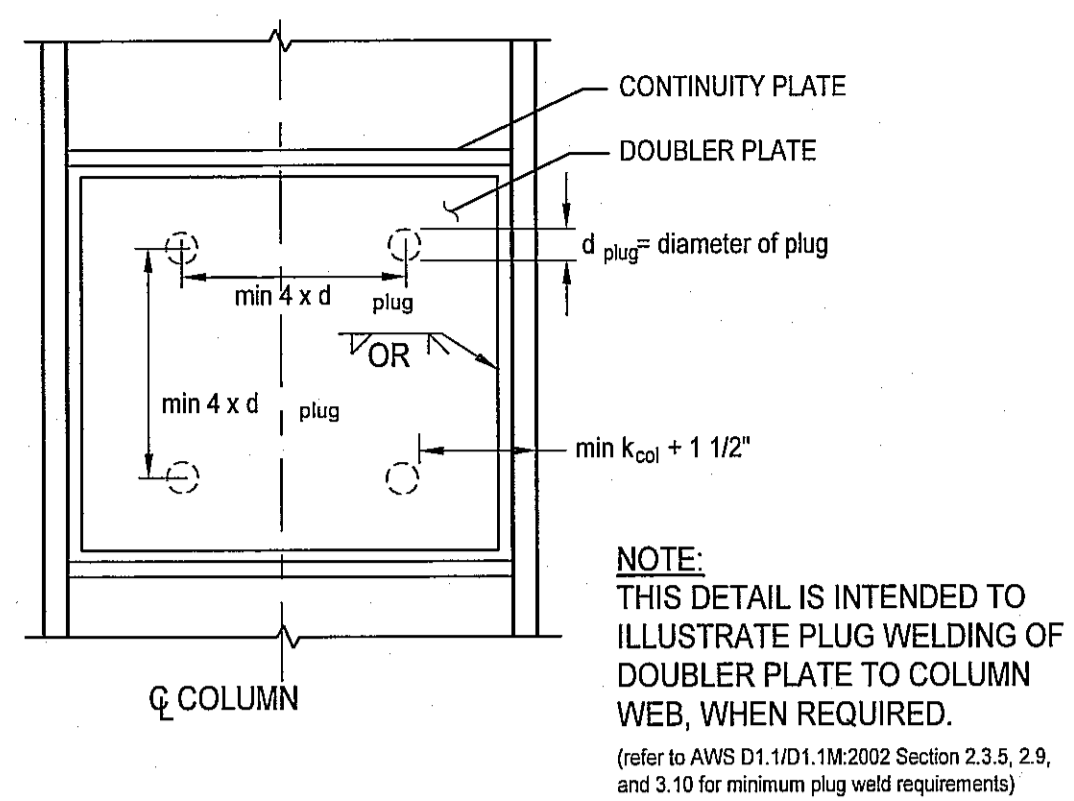
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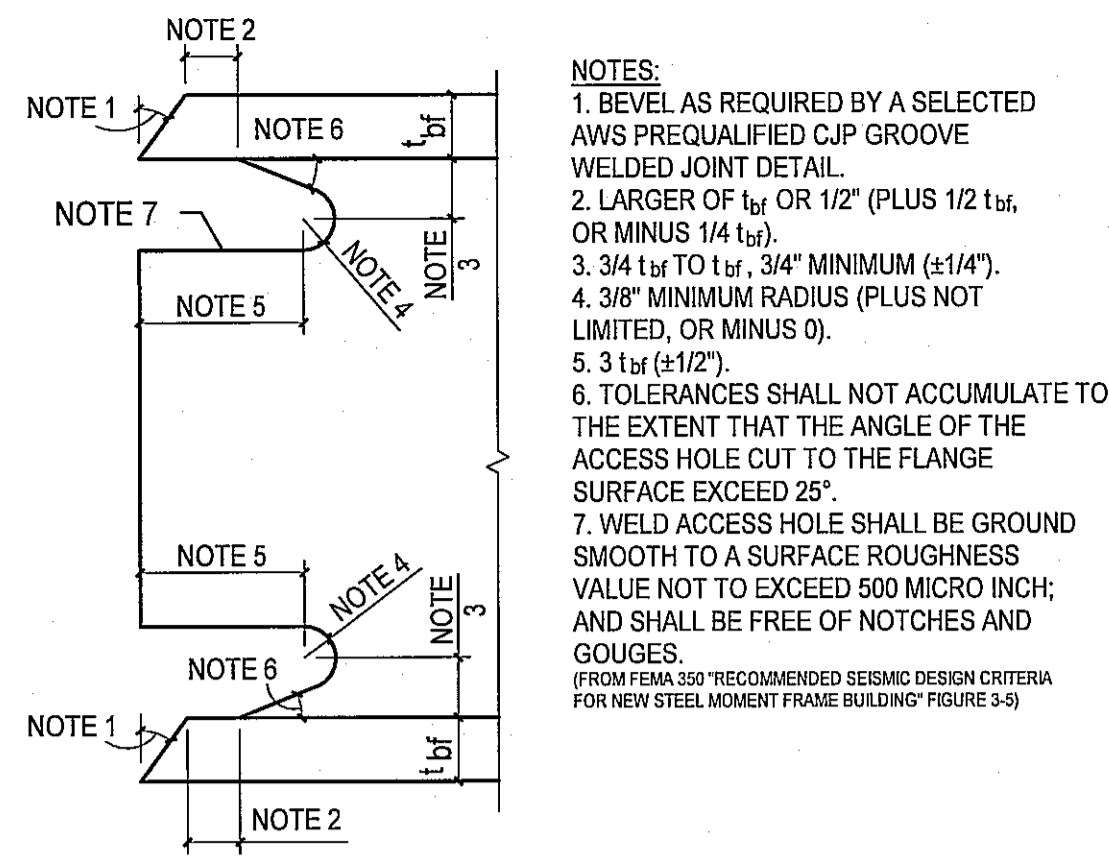
LABDS STANDARD QUALITY ASSURANCE PLAN FOR STEEL MOMENT FRAMES

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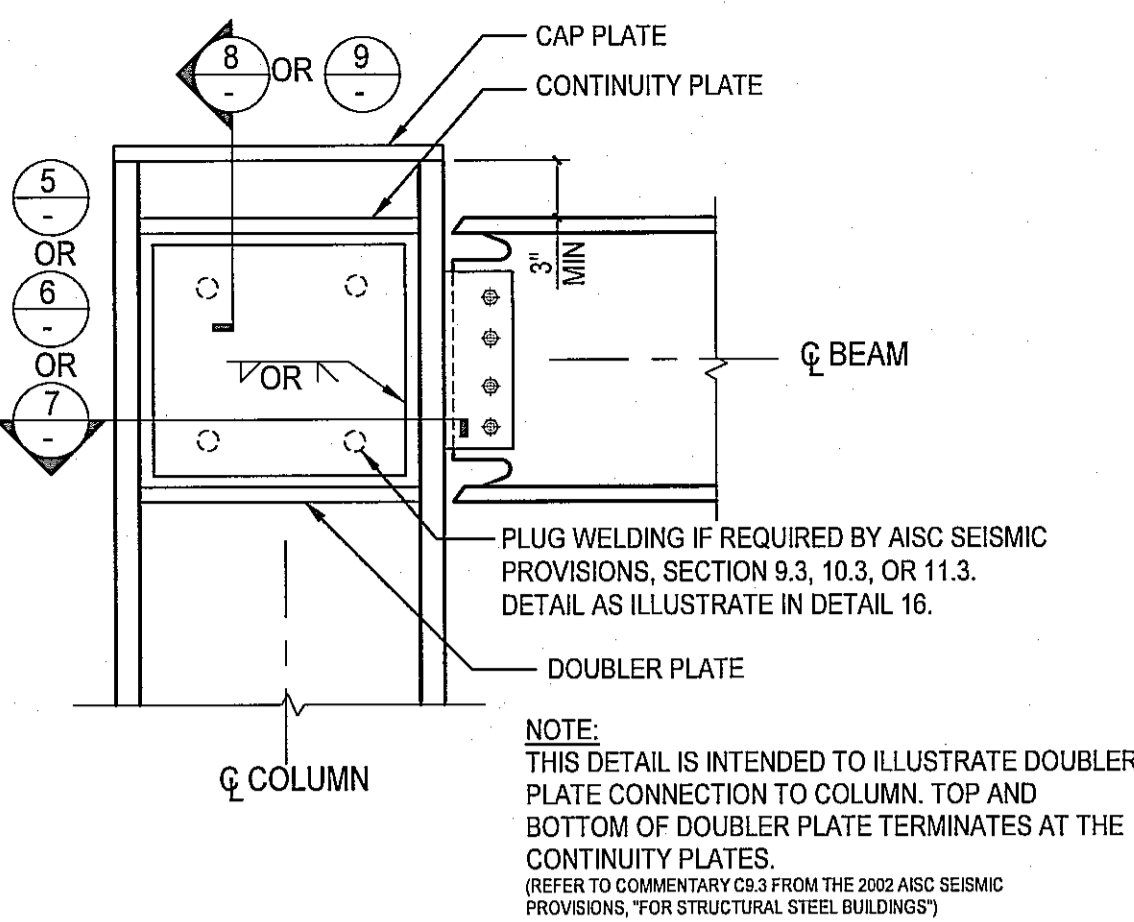
JOB NO: ISE_19116 SHEET NO:
DATE: 03/28/19
DRAWN: ET
FILE NAME: **S0.9**



17 PLUG WELDING OF DBL PL TO COL
N.T.S.



13 WELD ACCESS HOLE DETAIL
N.T.S.

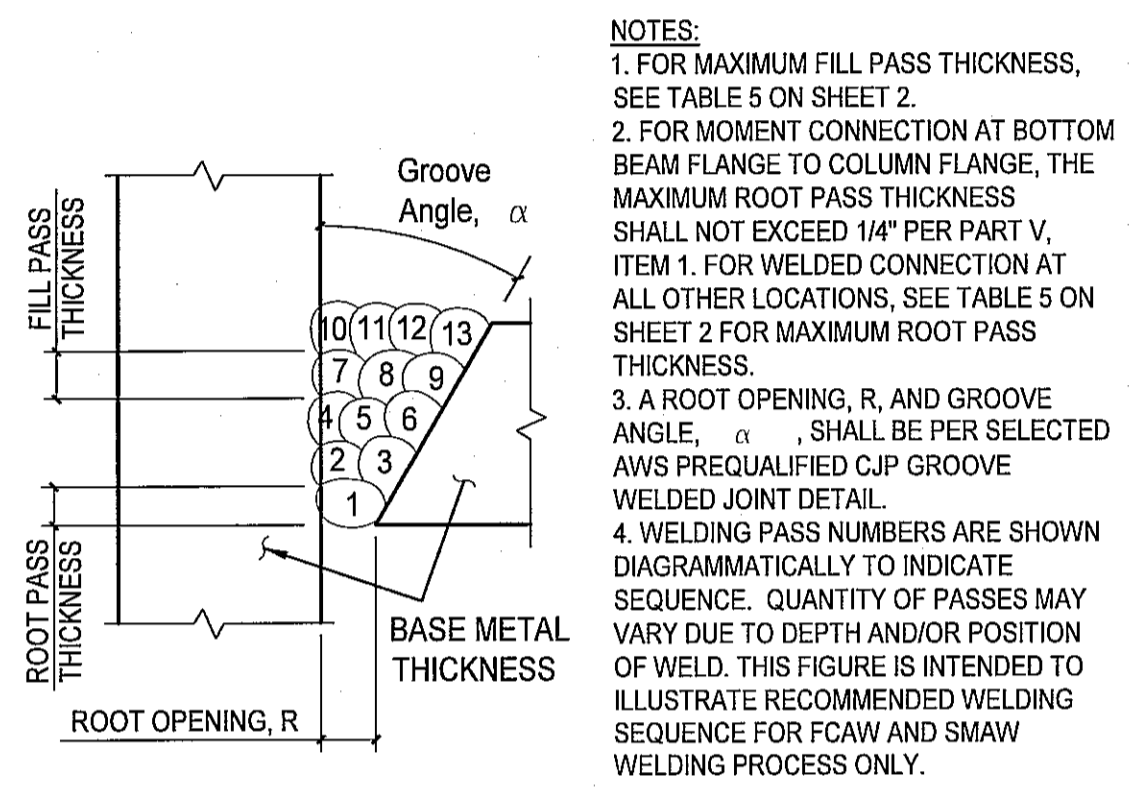


5 WEB DOUBLER PLATE DETAIL
1" = 1'-0"

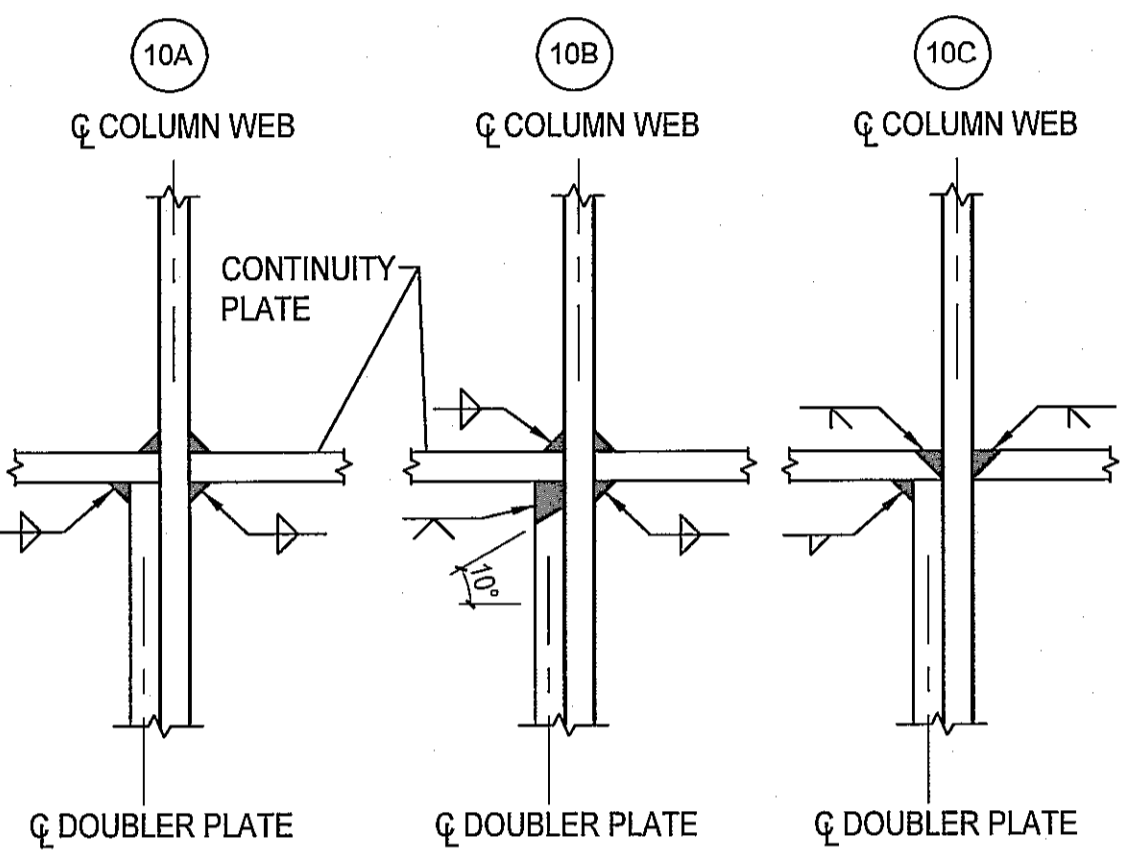
TYPICAL SHEET 3 GENERAL NOTES:

1. THE ILLUSTRATIVE DETAILS PROVIDED HEREIN ARE INTENDED TO HIGHLIGHT THE MINIMUM FABRICATION AND WELDING DETAILS THAT SHOULD BE REFLECTED ON THE STRUCTURAL PLAN. IT SHALL NOT BE USED AS A SUBSTITUTE FOR OR IN LIEU OF STRUCTURAL DETAILS THAT THE ENGINEER OR ARCHITECT OF RECORD MUST PROVIDE ON THE STRUCTURAL PLAN.
2. THE ILLUSTRATIVE DETAILS DOES NOT PROVIDE INFORMATION SUCH AS, BUT NOT LIMITED TO, SIZE OF COLUMNS OR BEAMS, CONTINUITY OR DOUBLER PLATE THICKNESSES, SIZE AND LENGTH OF THE FILLET WELDS, THE TYPE OF BEAM TO COLUMN MOMENT CONNECTIONS, STEEL COLUMN FRAME TO FOUNDATION CONNECTIONS, OR LENGTH AND LOCATION OF PLASTIC HINGING ZONES. THIS INFORMATION SHALL BE DETERMINED BY THE ENGINEER OR ARCHITECT OF RECORD AND SPECIFIED ON THE STRUCTURAL PLAN.
3. WHERE THE ILLUSTRATIVE DETAILS PROVIDE INFORMATION SUCH AS WELD TYPE TO USE AT A PARTICULAR WELD JOINT, MINIMUM OR MAXIMUM DIMENSIONS FOR LENGTH, WELD SIZE, OR GAP BETWEEN BASE METALS, IT SHOULD BE APPROPRIATELY REFLECTED ON THE STRUCTURAL PLAN BY THE ENGINEER OR ARCHITECT OF RECORD.

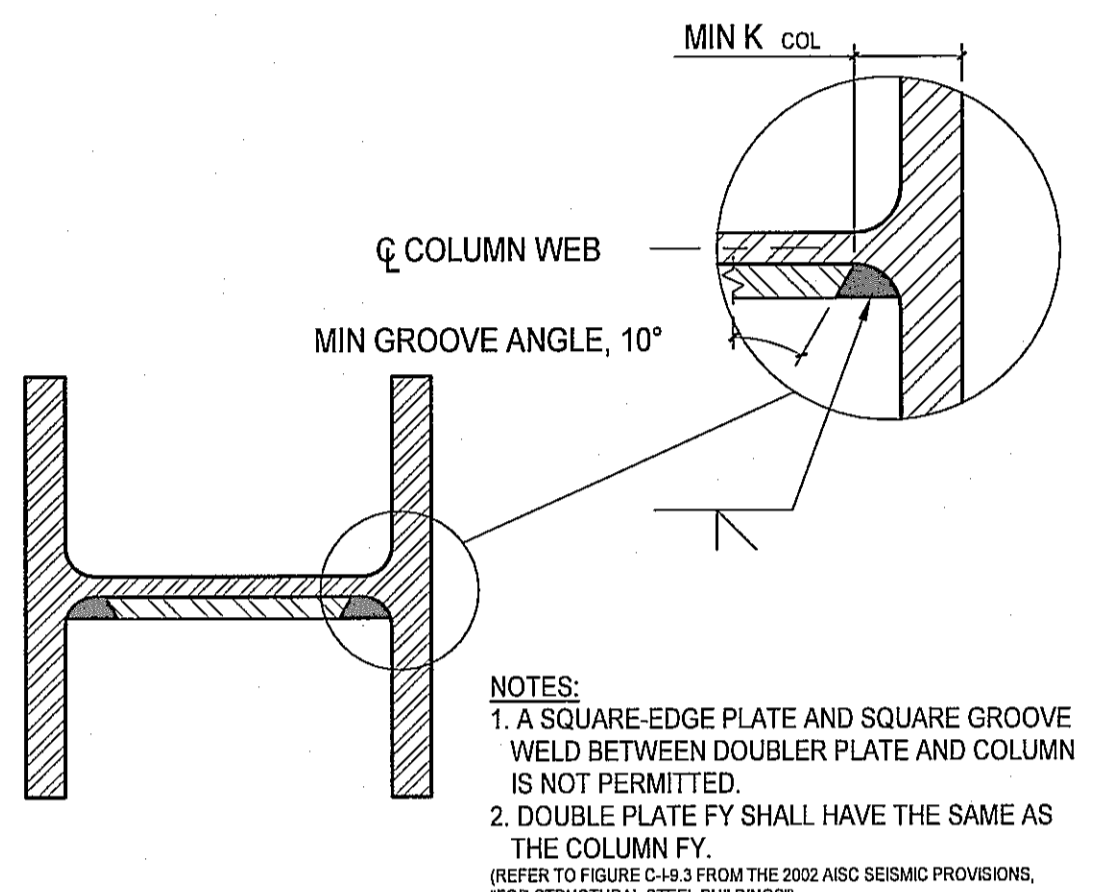
1 TYPICAL SHEET S0.10 NOTES
N.T.S.



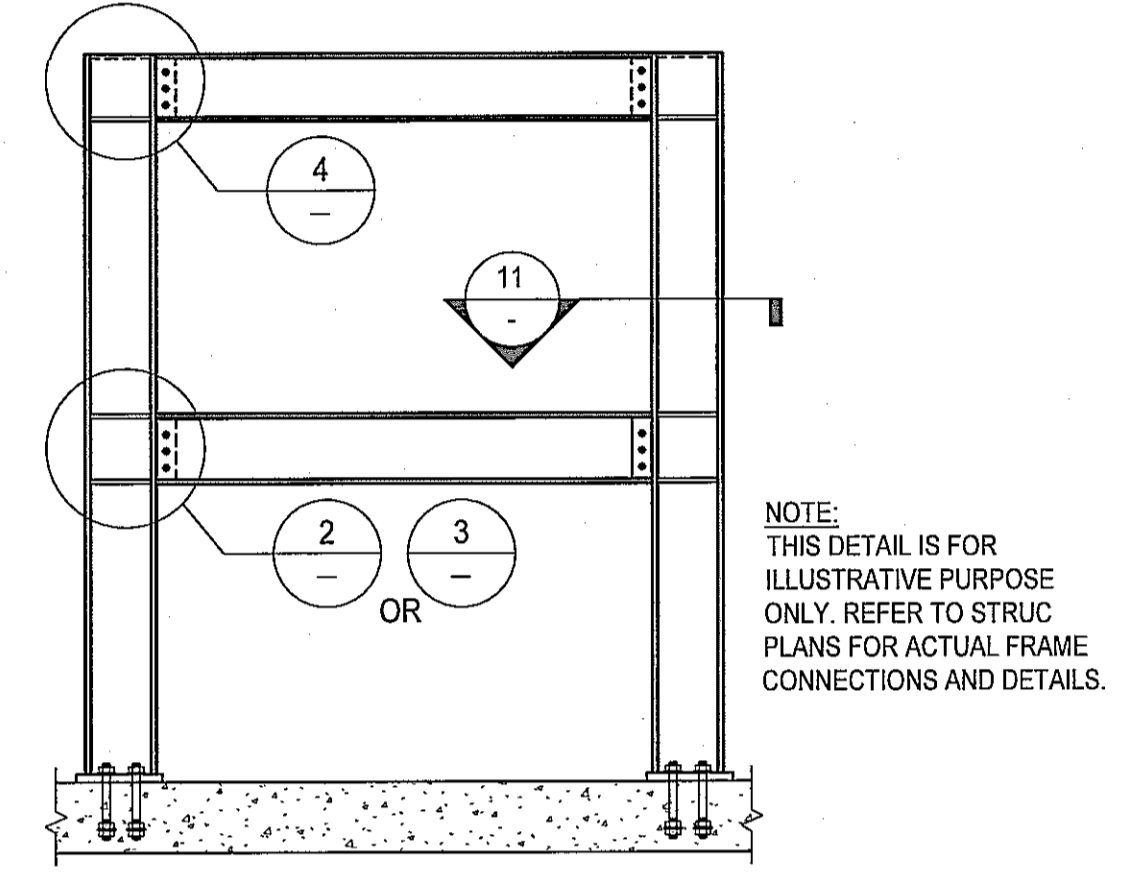
14 WELD PASS SEQUENCE
N.T.S.



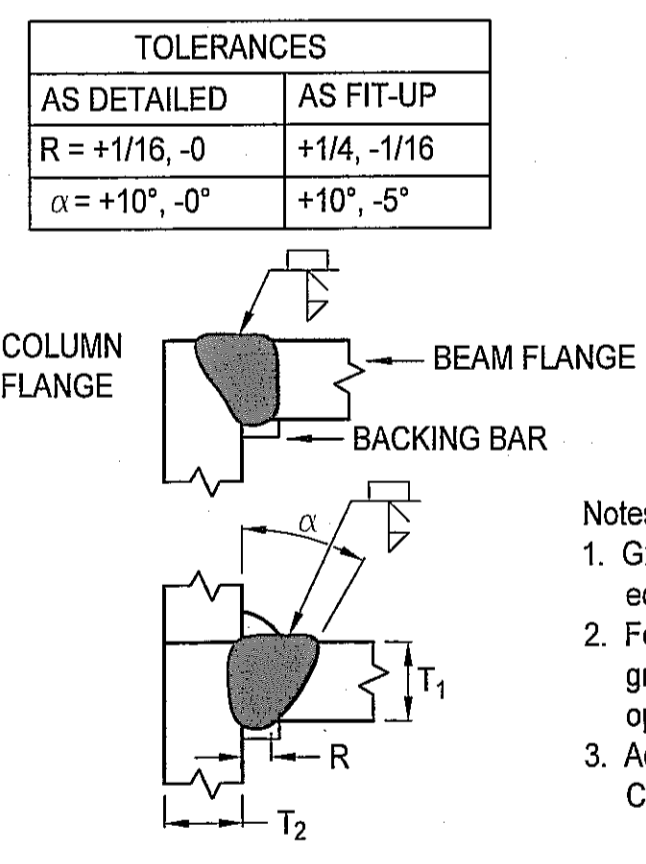
10 DOUBLE PLATE WELDS TO CONTINUITY PLATE
N.T.S.



6 GROOVE WELDED DOUBLER PLATE
N.T.S.



2 SAMPLE STEEL MOMENT FRAME
N.T.S.

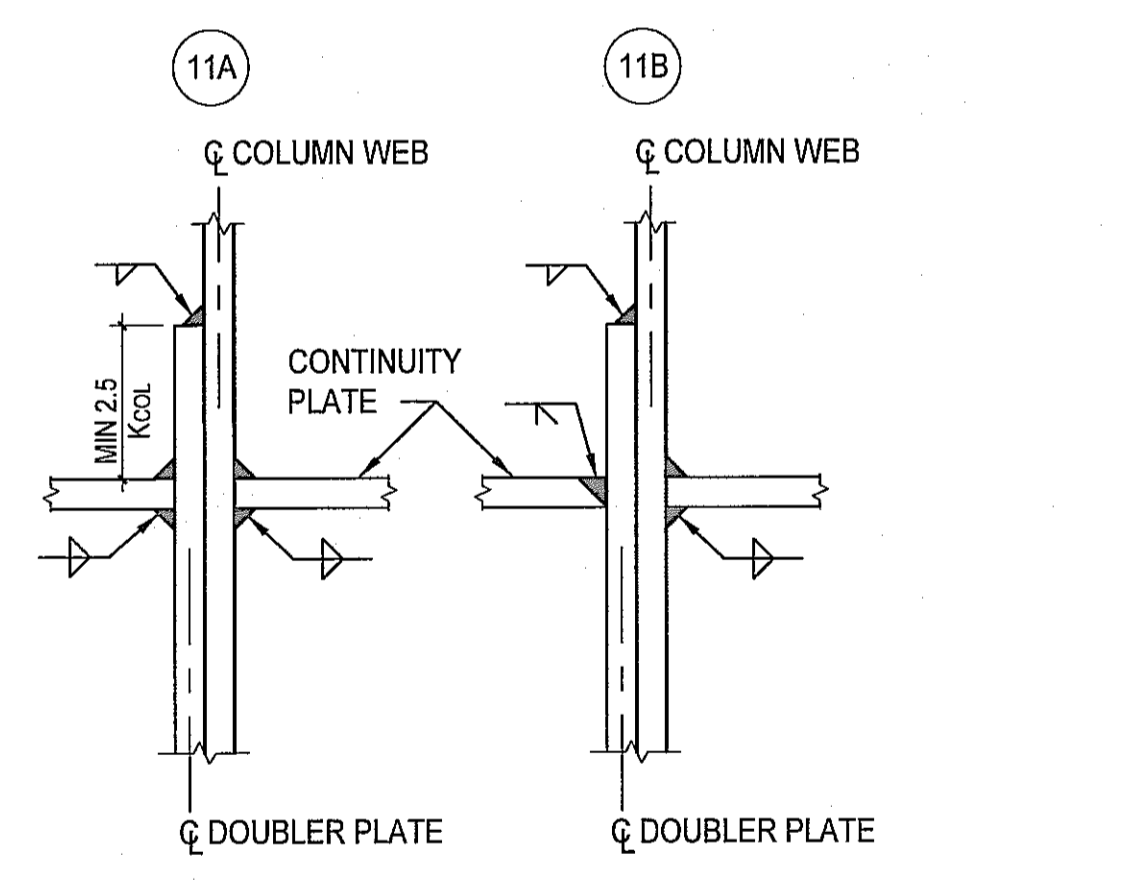


19 AWS PREQUALIFIED CJP GROOVE WELDED JOINT DETAIL
N.T.S.

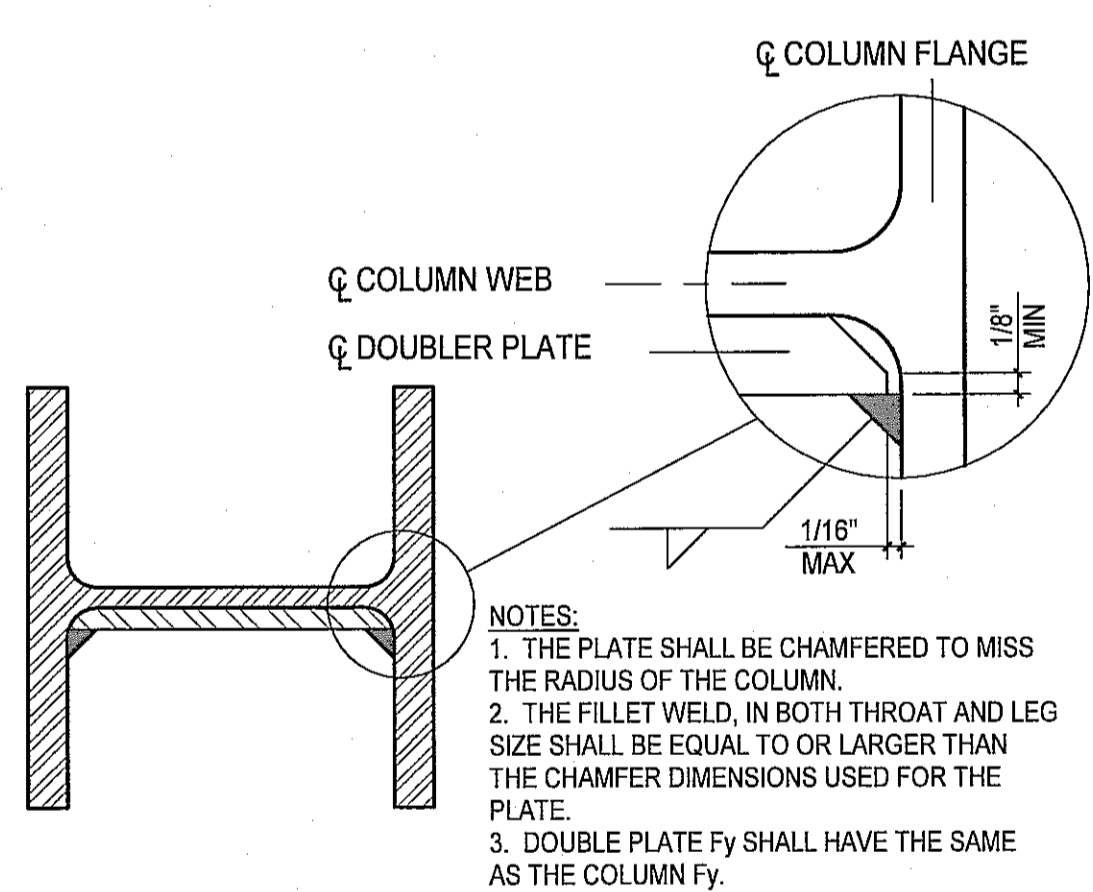
Welding Process	Joint Designation	Base Metal Thickness (U = unlimited)		Groove Preparation		Allowed Welding Positions	Gas Shielding for FCAW
		T ₁	T ₂	Root Opening	Groove Angle		
SMAW	TC-U4a	U	U	R = 1/4	α = 45°	All	-
				R = 3/8	α = 30°	F, V, OH	-
				R = 3/16	α = 30°	All	Required
FCAW	TC-U4a-GF	U	U	R = 3/8	α = 30°	F	Not required
				R = 1/4	α = 45°	All	Not required
				R = 1/4	α = 45°	All	Not required

Notes:

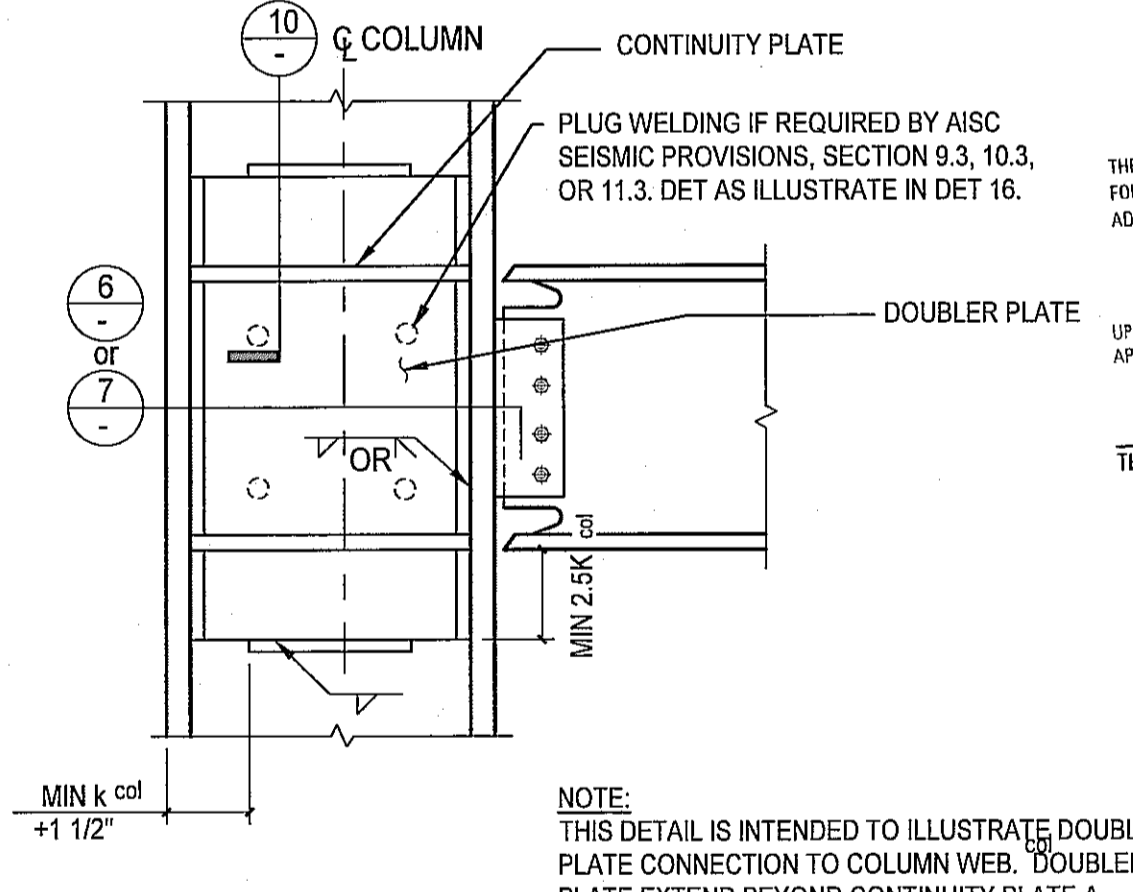
1. Groove welds in corner and T-joints of cyclically loaded structures shall be reinforced with fillet welds equal to T₄, but need not exceed 3/8 inch.
2. For corner joints, the outside groove preparation may be in either or both members, provided the basic groove configuration is not changed and adequate edge distance is maintained to support the welding operations without excessive edge melting.
3. Adapted with permission from the AWS D1.1 Committee on Structural Welding, Structural Welding Code - Steel, AWS D1.1/D1.1M: 2002, Miami: American Welding Society, Figure 3.4 pg. 92 (top left).



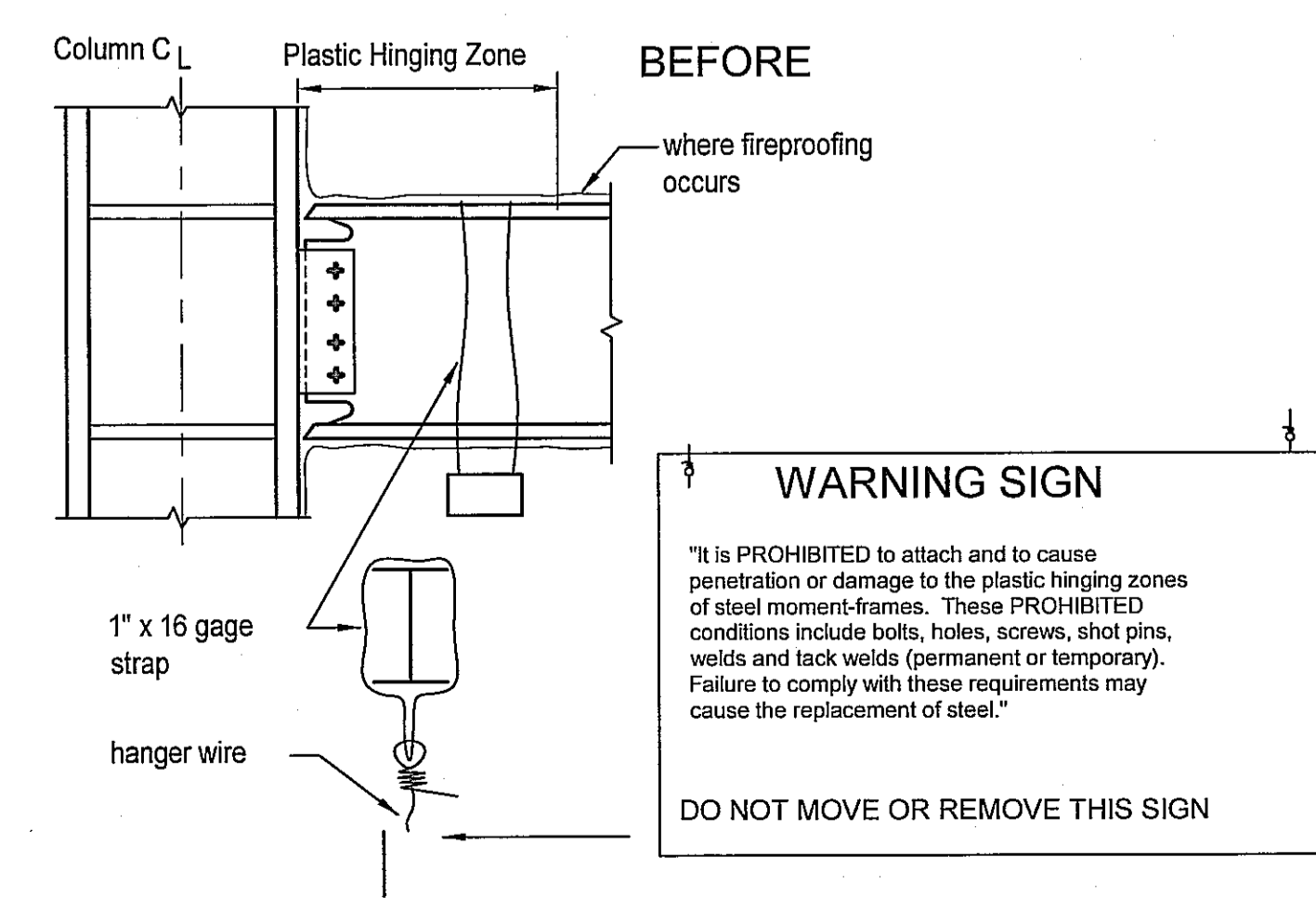
11 DBL PL WELDS TO CONTINUITY PL
N.T.S.



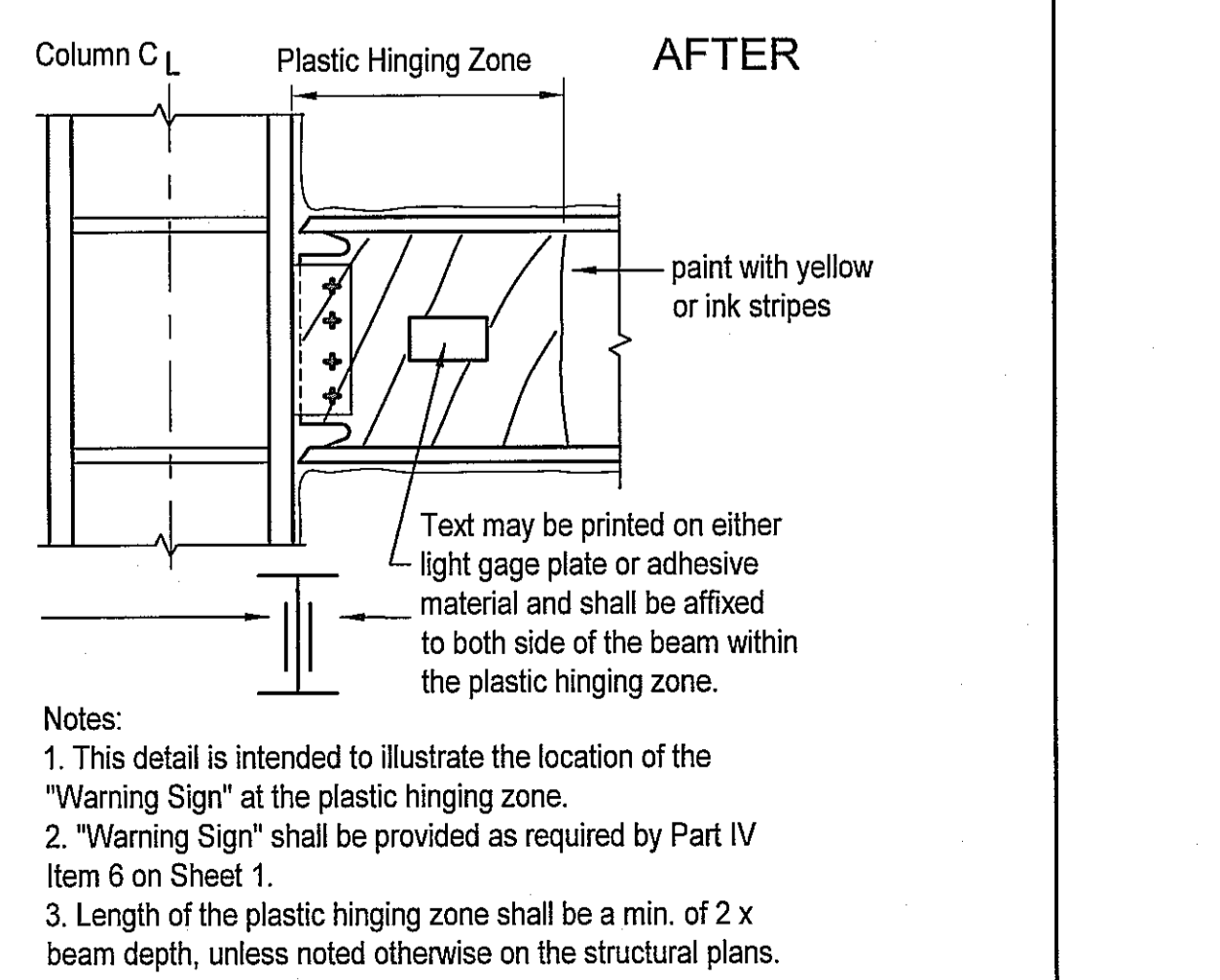
7 FILLET WELDED DOUBLER PLATE
N.T.S.



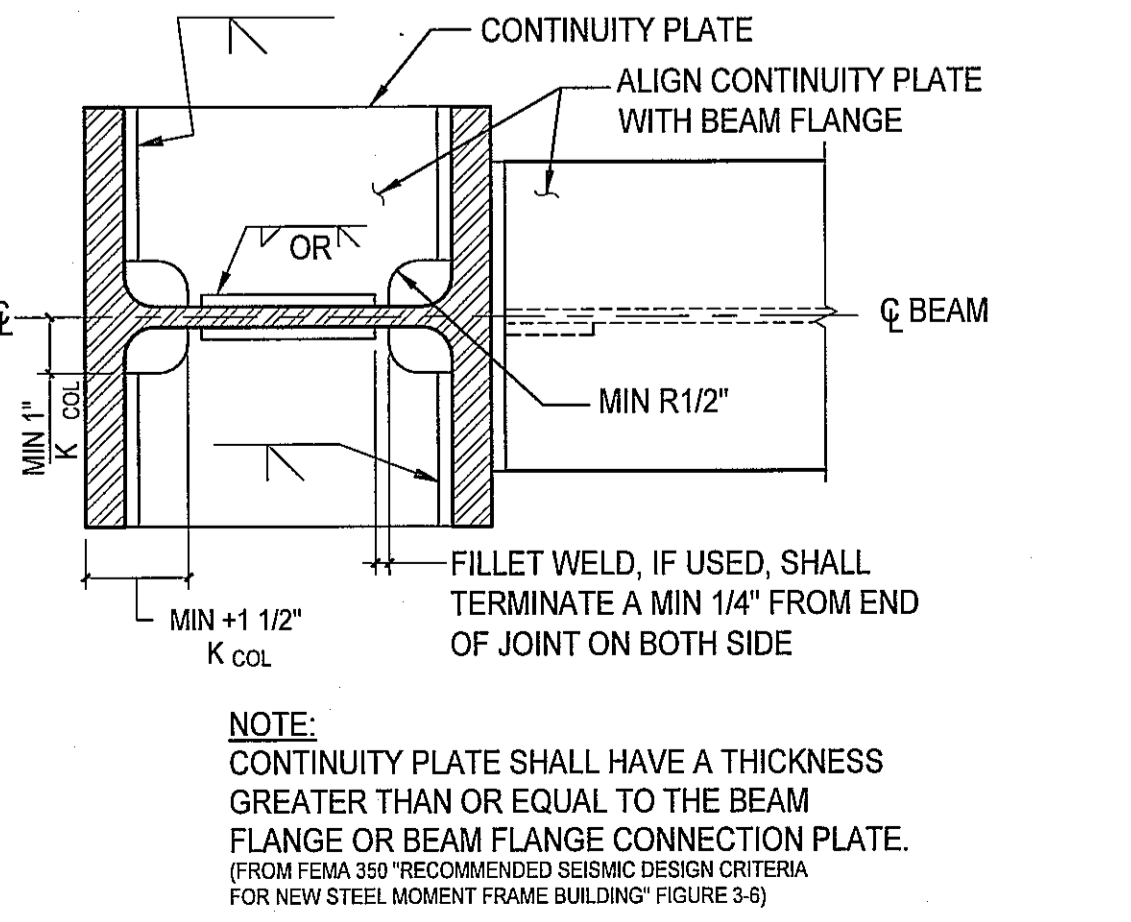
3 WEB DOUBLER PLATE DETAIL
N.T.S.



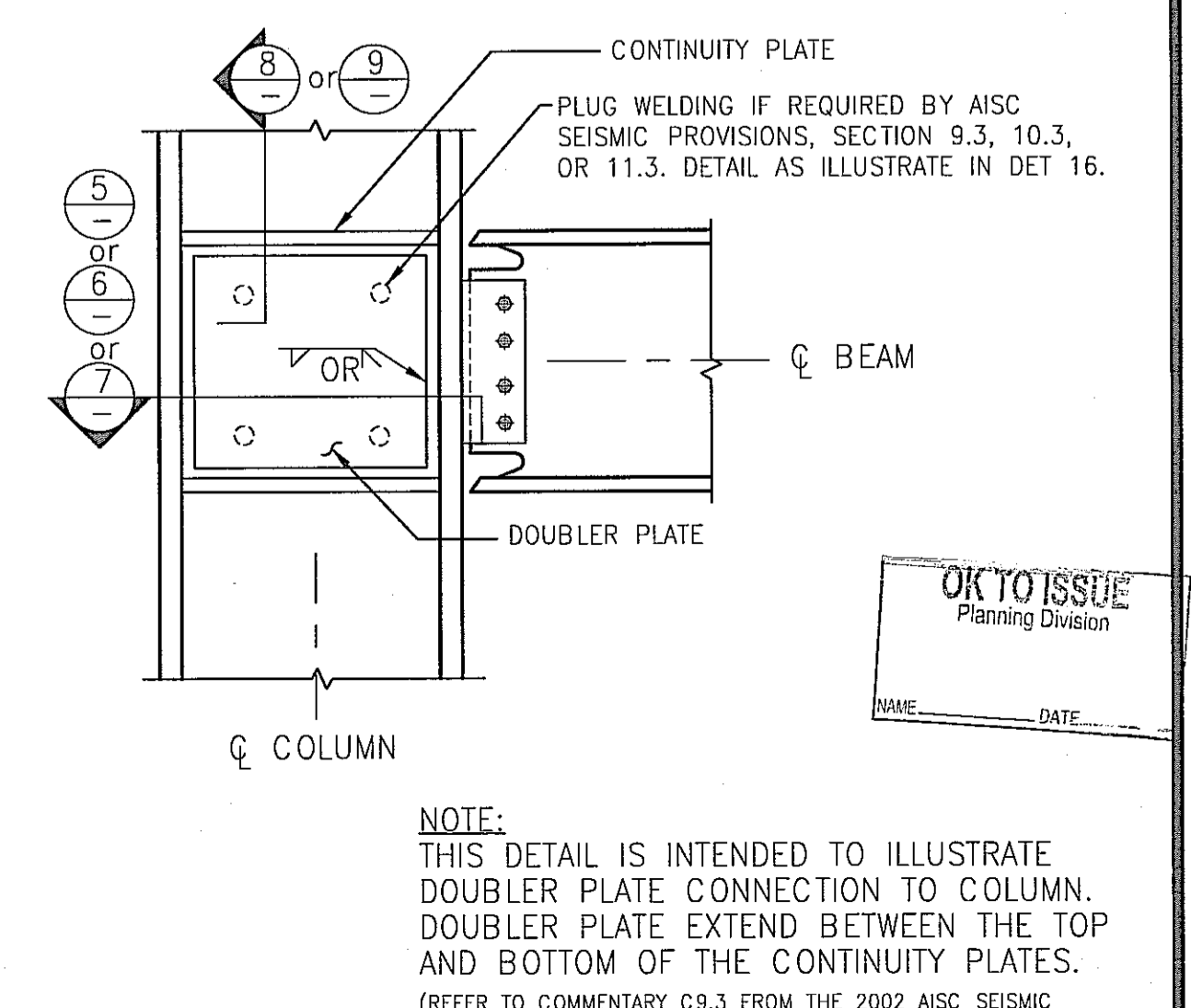
20 WARNING SIGN AT PLASTIC HINGING ZONE
N.T.S.



12 CONTINUITY PLATE DETAIL
N.T.S.



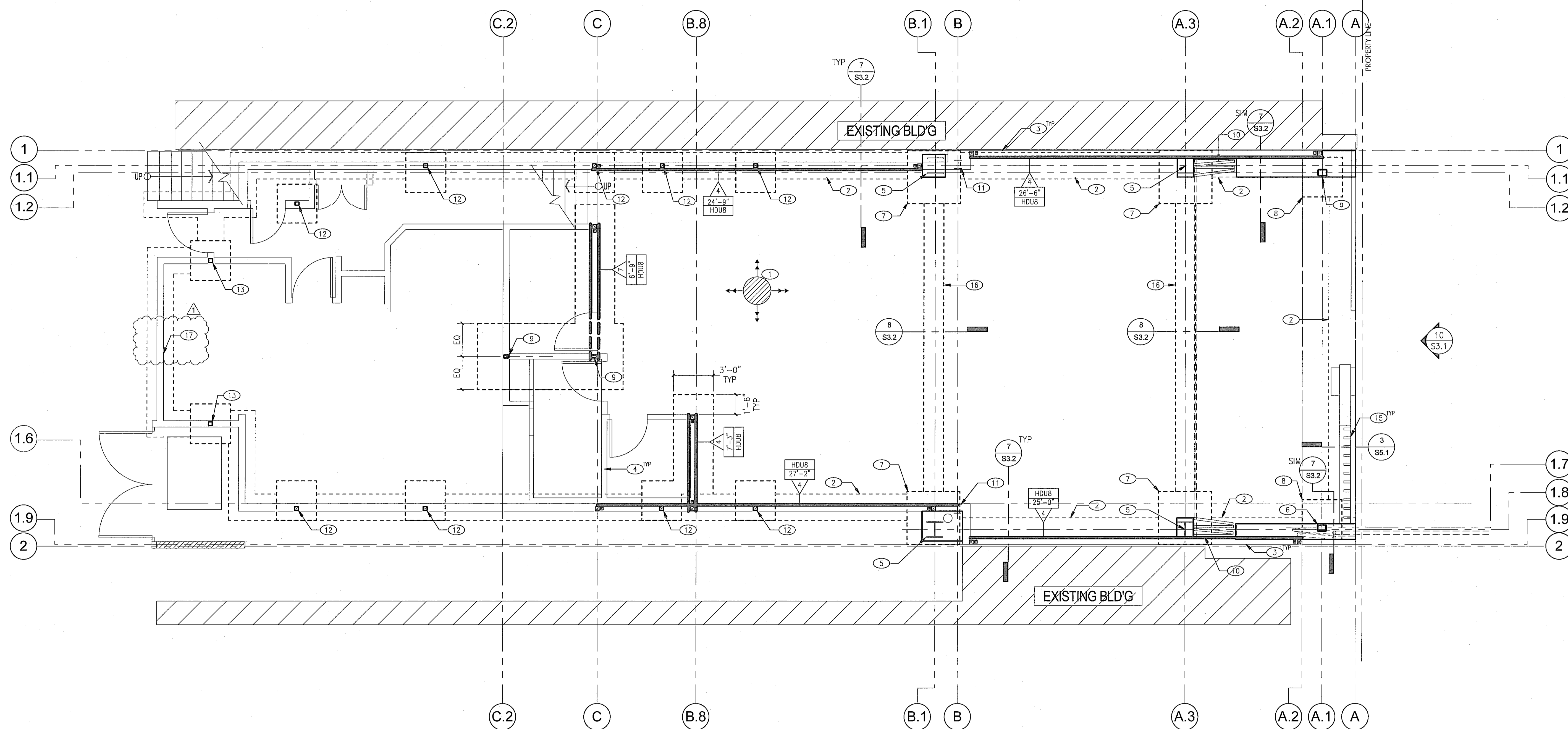
8 NOT USED
N.T.S.



4 NOT USED
N.T.S.

REVISED BY CONSULTANT FOR CODE COMPLIANCE
FOR PERMITS AND RECORDS
THESE PLANS AND ANY AMENDMENTS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AS AMENDED BY ALL APPLICABLE ORDINANCES AND ANY AMENDMENTS THERE TO.
ISSUANCE OF A BUILDING PERMIT BASED UPON THESE PLANS IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER AGENCIES AND ANY CONDITIONS REFERRED TO IN THE ENGINEER'S LETTER.
DATE: SEP 25 2015
BY: [Signature]

NO.	DESCRIPTION	DATE
1	1st PLAN CHECK SUBMITTAL	03/28/19
2	2nd PLAN CHECK SUBMITTAL	06/28/19
3	3rd PLAN CHECK SUBMITTAL/BID SET	08/23/19
4	4th P.C. SUBMITTAL/ADDENDUM 1	09/13/19



PLAN NOTES:

- SEE TYPICAL DETAILS SHEETS FOR DETAILS NOT SPECIFICALLY REFERENCED ON THE DRAWINGS.
- DIMENSIONS SHOWN ARE FOR REFERENCE ONLY. FIELD VERIFY AND COORDINATE DIMENSIONS AND OTHER INFORMATION WITH DRAWINGS BY OTHERS. NOTIFY STRUCTURAL ENGINEER OF RECORD OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- SEE ARCHITECTURAL DRAWINGS FOR WALL LOCATIONS, TOP OF SLAB ELEVATIONS, DEPRESSIONS, SLOPES, PADS, CURBS, OPENINGS, AND OTHER INFORMATION NOT SHOWN.
- WEIGHTS LISTED ON THE PLANS INDICATE MAXIMUM OPERATING WEIGHTS OF UNITS, INCLUDING EQUIPMENT CURBS/BASES, FRAMES/ISOLATORS, AND APPENDAGES ASSOCIATED WITH THEM.
- SEE DRAWINGS BY OTHERS FOR INFORMATION NOT SHOWN.
- (E) INFORMATION AND DIMENSIONS SHOWN ARE FOR REFERENCE ONLY AND BASED ON LIMITED VISUAL SURVEY AND AS-BUILT DRAWINGS. CONTRACTOR TO FIELD VERIFY AND NOTIFY STRUCTURAL ENGINEER OF RECORD OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

KEYNOTES:

- (E) CONC S.O.G., V.I.F.
- (E) CONC STRIP FTG, V.I.F.
- (E) WOOD-FRAMED WALL w/ STUCCO FINISH TO REMAIN, V.I.F.
- (E) INTERIOR WALL TO REMAIN
- W12X120 SPECIAL MOMENT FRAME COLUMN, SEE 7/S3.2
- HSS8X6X3/8 COLUMN, SEE 4/S0.5
- 5'-0"X5'-0"X24" DEEP CONC PAD FTG, SEE 7/S3.2
- 3'-0"X3'-0"X24" DEEP CONC PAD FTG, SEE 13/S0.4
- HSS3X3X3/8 o/ 11'-0"X5'-0"X24" DEEP PAD FTG, SEE 5/S5.1
- GLASS FOLDING DOOR (MAX WT = 10 PSF, MAX DEFLECTION DUE TO LIVE LOAD = 1/4"), S.A.D.
- (E) WF COLUMN TO BE REMOVED, PROVIDE SHORING AS REQ'D
- 4X4 POST o/ 3'-0"X3'-0"X24" DEEP PAD FTG, SEE 2/S5.1
- HSS3 1/2X3 1/2X3/8 POST w/ SIMPSON CC066 COL CAP PER 8/S7.1 & 3'-0"X3'-0"X24" SQ PAD FTG PER 13/S0.4 SIM
- CONC STRIP FOOTING w/ #4@12" O.C. E.W.
- 2x6 ALUMINUM SLAT, S.A.D. & SEE 9/S7.1 FOR TOP CONN
- CONCRETE GRADE BEAM PER 8/S3.2
- (E) PLYWOOD SHEARWALL TO REMAIN, V.I.F.

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



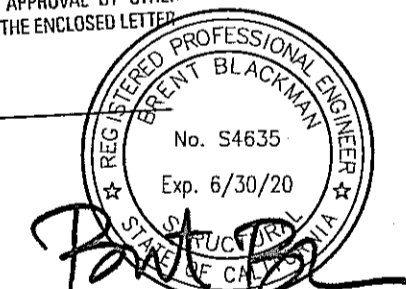
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MANHATTAN BEACH, CA 90254
RESIDENTIAL PERMIT #19-01835 (2ND FLOOR)
308 CENTER PLACE
MANHATTAN BEACH, CA 90254
DEVELOPED FOR:
NEWMAN HOSPITALITY



Insight
Structural Engineers
855 North Douglas Street
El Segundo, CA 90245
p: 310.640.0123
f: 310.734.1637
ISE Project No. 18116

REVIEWED BY CONSULTANT FOR CODE COMPLIANCE
THESE PLANS AND SUPPORTING INFORMATION HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE CALIFORNIA BUILDING CODE AS ADOPTED BY THIS JURISDICTION.
ISSUANCE OF A BUILDING PERMIT IS NOT GUARANTEED.
DATE: 03/25/2019

UPON THESE PLANS IS REFERRED TO APPROVAL BY OTHER APPLICABLE AGENCIES AND AGENCIES NOTED ON THE ENCLOSED NOTES.
THE CODE GROUP, INC.



NO.	DESCRIPTION	DATE
1	1st PLAN CHECK SUBMITTAL	03/28/19
2	2nd PLAN CHECK SUBMITTAL	06/28/19
3	3rd PLAN CHECK SUBMITTAL/BID SET	08/23/19
4	4th P.C. SUBMITTAL/ADDENDUM 1	09/13/19

FIRST FLOOR FRAMING PLAN

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JOB NO:	ISE_18116	SHEET NO.:	
DATE:	03/26/19		
DRAWN:	ET		
FILE NAME:			

S2.1

OK TO ISSUE
Planning Division
DATE: _____

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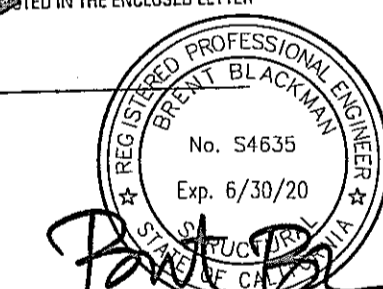


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p. 310.640.0123
f. 310.734.1637
Project No.: 18116

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SEP 25 2019

UPON THESE PLANS IS APPLICABLE WHEREVER THE CODE GROUP IS INDICATED BY OTHER DOCUMENTS REFERENCED IN THESE PLANS.



Paul J. ...
Professional Engineer
No. S4635
Exp. 6/30/20

NO.	DESCRIPTION	DATE
1	1st PLAN CHECK SUBMITTAL	03/28/19
2	2nd PLAN CHECK SUBMITTAL	06/28/19
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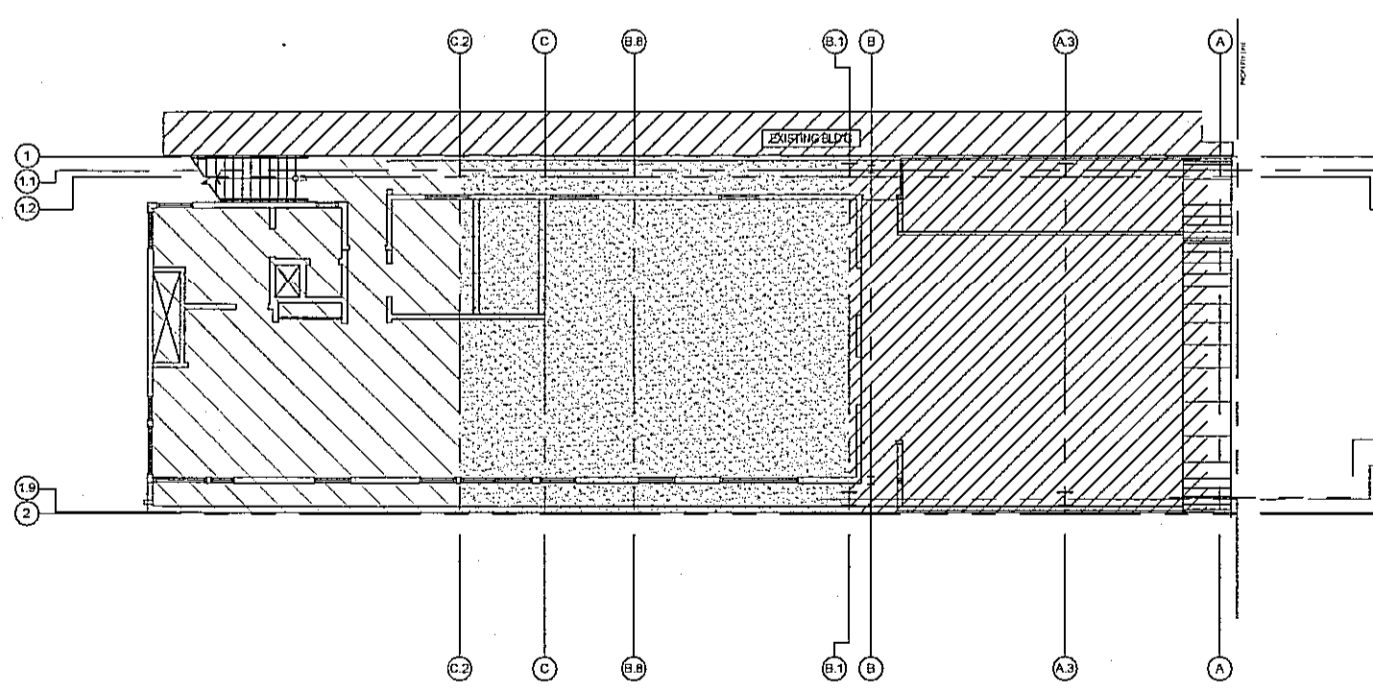
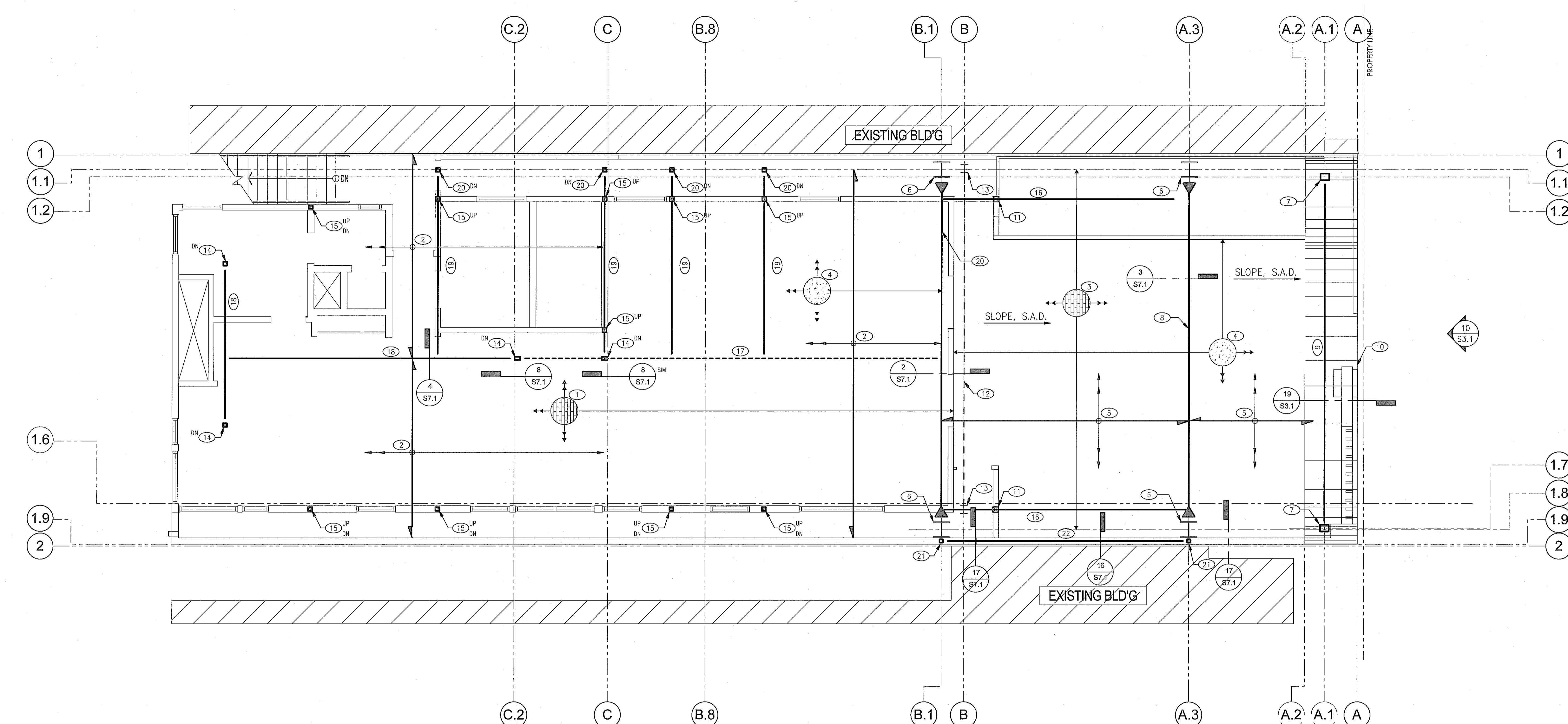
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Printing Division

2ND FLOOR FRAMING PLAN

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JOB NO.: 19E_18116
DATE: 03/28/19
DRAWN: ET
FILE NAME:

SHEET NO.:
S2.2



- PLAN NOTES:**
- SEE TYPICAL DETAILS SHEETS FOR DETAILS NOT SPECIFICALLY REFERENCED ON THE DRAWINGS.
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 - ALL HANGERS TO BE SIMPSON 'BA' OR 'HWP' TOP FLANGE HANGER.
 - SHORE (E) FLOOR FRAMING AS REQ'D.
 - ATTACHMENT OF EXTERIOR DECKS TO EXTERIOR WALLS SHALL BE INSPECTED PRIOR TO COVERING.
 - SISTER (E) WALL STUDS PER 10/S7.1 AS REQ'D.

- KEYNOTES:**
- 1" T&G, SEE 11/S0.6
 - (E) 2X14 FLOOR JOISTS @ 16" O.C., V.I.F. & SHORE AS REQ'D
 - 3/4" PLYWOOD, SEE 11/S0.6, S.A.D. FOR SLOPE
 - FINISH, S.A.D. & PLAN NOTE 7
 - 1 3/4X14 LVL @ 12" O.C.
 - W12X SPECIAL MOMENT FRAME COLUMN, SEE 4/S0.5 & S2.1
 - HSS COLUMN, SEE S2.1 & 10/S3.1
 - W21X62 SPECIAL MOMENT FRAME BM, SEE 6/S3.2
 - HSS20X8X1/2 BEAM, SEE 10/S3.1
 - DUNE STRUCTURE ABOVE, S.A.D. & 10/S3.1
 - (E) WOOD POST TO REMAIN, PROVIDE SHORING AS REQ'D
 - (E) GLB BELOW TO BE REMOVED, PROVIDE SHORING AS REQUIRED
 - (E) WF COLUMN TO BE REMOVED, SEE S2.1, & PROVIDE SHORING AS REQ'D
 - HSS POST DOWN, SEE 1/S2.1
 - 4X4 POST, w/ SIMPSON POST BASE TO BEAM PER 7/S7.1 WHERE BEAM OCCURS
 - 5 1/4X14 LVL

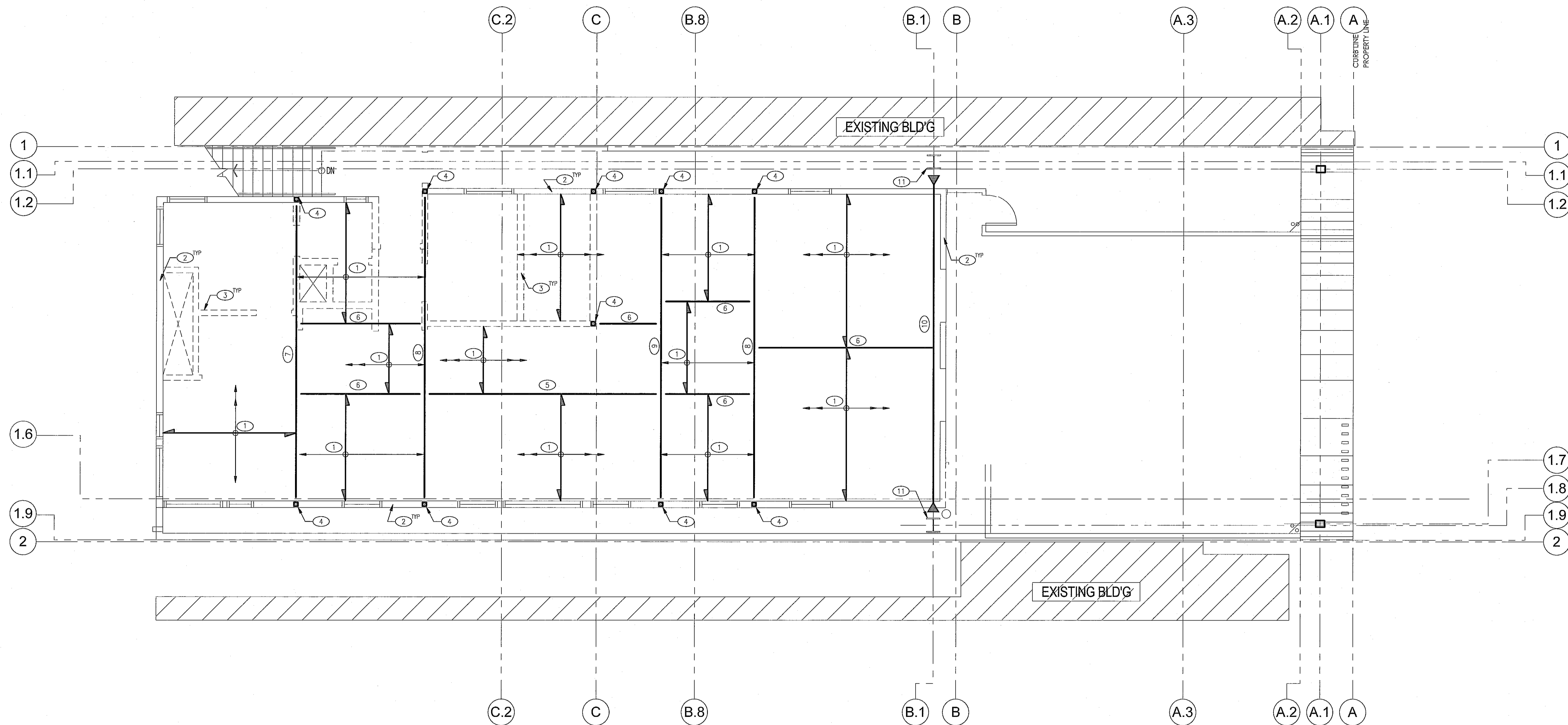
- 8 3/4 X 24 GLB (24F-V8) DROPPED BEAM w/ 1/4" CAMBER CONT o/ POST @ GRID LINE C & HANGER TO MF BEAM PER 6/S7.1
- 5 1/8 X 36 GLB (24F-V4) FLUSH BEAM w/ 1/2" CAMBER w/ ECCQ @ POST & SIMPSON 'EG5' HANGER
- 3 1/4X14 LVL BEAM w/ ECCQ @ POST BELOW
- W21X122 SPECIAL MOMENT FRAME BEAM, SEE 6/S3.2
- HSS3 1/2X3 1/2X3/8 POST UP
- HSS6X3X3/8 BEAM ABOVE DECK w/ INFILL WALL PER 16/S7.1 & END CONN PER 17/S7.1

2 NET DEAD LOAD INCREASE KEY
1/16" = 1'-0"

- +14.0 PSF ((E) 2-HR RATING REMAINS, V.I.F.)
- +21.5 PSF ((N) FLOORING & (N) 2-HR RATING)
- +46.0 PSF ((N) CONSTRUCTION)

1 2ND FLOOR FRAMING PLAN
1/4" = 1'-0"





PLAN NOTES:

1. SEE TYPICAL DETAILS SHEETS FOR DETAILS NOT SPECIFICALLY REFERENCED ON THE DRAWINGS.
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7. (N) CEILING ASSEMBLY INCLUDING FRAMING, INSULATION, MEP, GYP BOARD & FINISH NOT TO EXCEED 6.0 PSF.
8. ATTIC LIVE LOAD @ CEILING NOT TO EXCEED 10 PSF.
9. SHORE (E) ROOF & (E) CEILING AS REQ'D.

KEYNOTES:

- ① 5/8" GYP UNDER (E) CEILING JOIST @ 16" O.C.
- ② (E) 2X4 EXTERIOR BEARING WALL BELOW
- ③ (E) 2X4 INTERIOR BEARING WALL BELOW
- ④ 4X4 POST DOWN, SEE 1/S2.2
- ⑤ (E) 4X BEAM TO REMAIN, V.I.F.
- ⑥ 4X10 FLUSH BEAM w/ SIMPSON 'LUS' HANGER EA END
- ⑦ 3 1/2X14 LVL FLUSH BEAM
- ⑧ 5 1/4X14 LVL FLUSH BEAM
- ⑨ 5 1/4X16 LVL BEAM
- ⑩ W10X60 SPECIAL MOMENT FRAME BEAM, SEE 6/S3.2
- ⑪ W12X MOMENT FRAME COLUMN, SEE 1/S2.1

1 2ND FLOOR CEILING FRAMING PLAN
1/4" = 1'-0"



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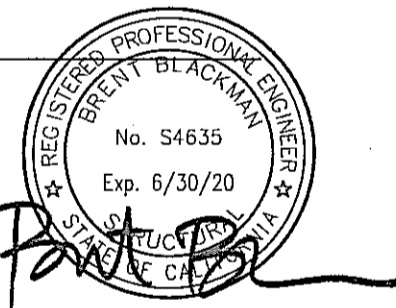


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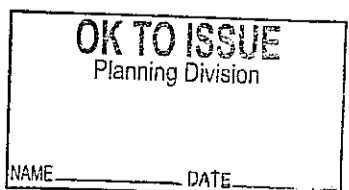
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FOR CODE COMPLIANCE
NO SUPPORTING DOCUMENTATION HAS BEEN REVIEWED AND
BY COMPLIANCE WITH THE CALIFORNIA BUILDING CODE AS
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SEP 23 2019
UPON THESE PLANS IS RECOGNIZED SUBJECT TO APPROVAL BY OTHER
APPLICABLE AGENCIES AND THE CONDITIONS NOTED ON THE ENCLOSED LETTER.

THE CODE GROUP INC.



NO.	DESCRIPTION	DATE
△	1st PLAN CHECK SUBMITTAL	03/28/19
△	2nd PLAN CHECK SUBMITTAL	06/28/19
△	3rd PLAN CHECK SUBMITTAL/BID SET	08/23/19
△	4th P.C. SUBMITTAL/ADDENDUM 1	09/13/19



2ND FLOOR CEILING FRAMING PLAN

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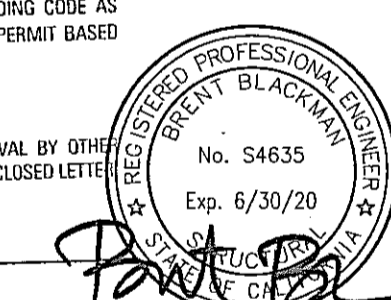
S2.3

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p. 310.640.0123
f. 310.734.1637
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SEP 25 2019
No. S4635
Exp. 6/30/20
THE CODE GROUP, INC.



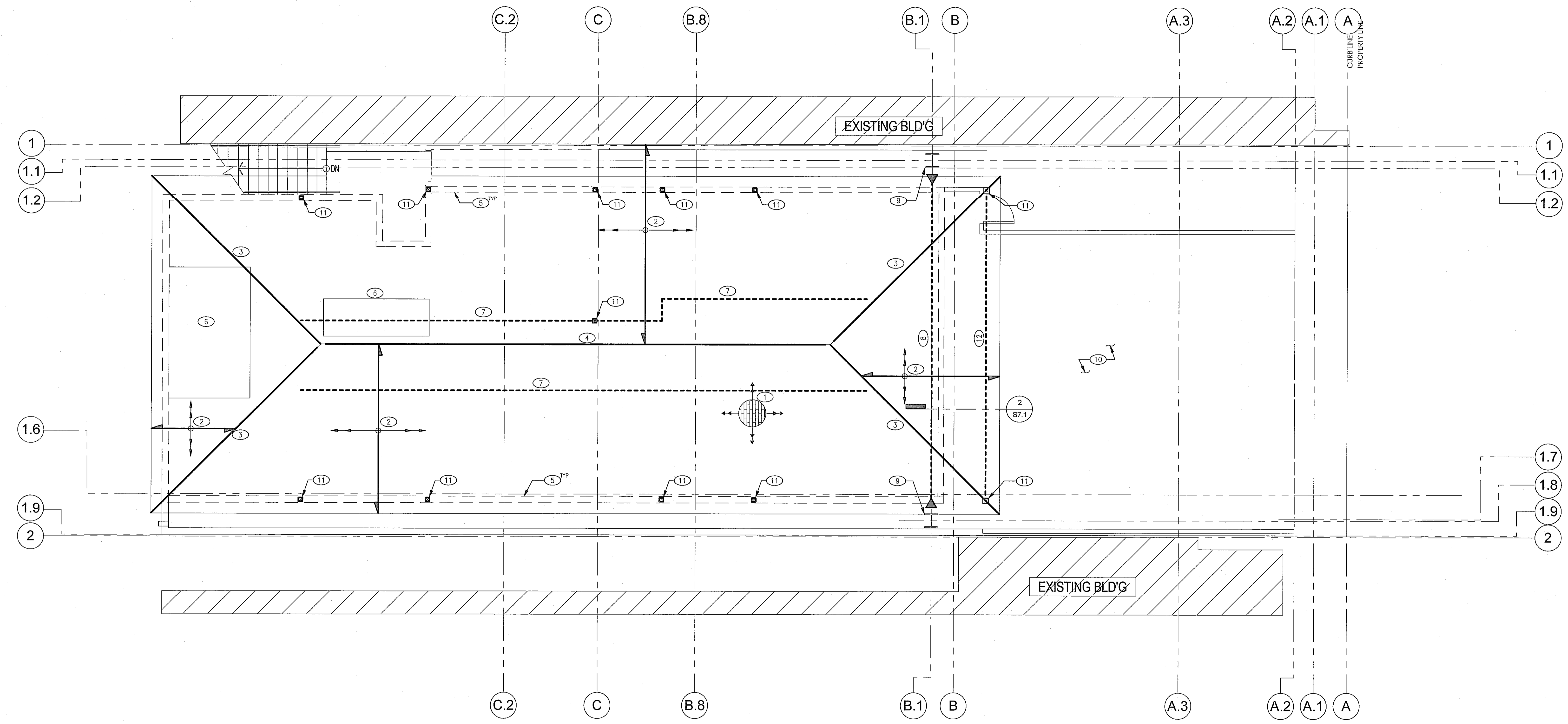
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OK TO ISSUE
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ROOF FRAMING PLAN

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JOB NO. ISE_18116	SHEET NO.
DATE: 03/28/19	S2.4
DRAWN: ET	FILE NAME:



- PLAN NOTES:**
- SEE TYPICAL DETAILS SHEETS FOR DETAILS NOT SPECIFICALLY REFERENCED ON THE DRAWINGS.
 - DIMENSIONS SHOWN ARE FOR REFERENCE ONLY. FIELD VERIFY AND COORDINATE DIMENSIONS AND OTHER INFORMATION WITH DRAWINGS BY OTHERS. NOTIFY STRUCTURAL ENGINEER OF RECORD OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 - SEE ARCHITECTURAL DRAWINGS FOR WALL LOCATIONS, TOP OF SLAB ELEVATIONS, DEPRESSIONS, SLOPES, PADS, CURBS, OPENINGS, AND OTHER INFORMATION NOT SHOWN.
 - WEIGHTS LISTED ON THE PLANS INDICATE MAXIMUM OPERATING WEIGHTS OF UNITS, INCLUDING EQUIPMENT CURBS/BASES, FRAMES/ISOLATORS, AND APPENDAGES ASSOCIATED WITH THEM.
 - SEE DRAWINGS BY OTHERS FOR INFORMATION NOT SHOWN.
 - (E) INFORMATION AND DIMENSIONS SHOWN ARE FOR REFERENCE ONLY AND BASED ON LIMITED VISUAL SURVEY AND AS-BUILT DRAWINGS. CONTRACTOR TO FIELD VERIFY AND NOTIFY STRUCTURAL ENGINEER OF RECORD OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

- KEYNOTES:**
- (E) ROOFING o/ (E) 1/2" PLYWOOD SHG, V.I.F.
 - (E) 2x4 ROOF RAFTER @ 24" O.C., V.I.F.
 - (E) 2x6 HIP BEAM, V.I.F.
 - (E) RIDGE BEAM, V.I.F.
 - (E) BEARING WALL BELOW, V.I.F.
 - (E) RTU TO REMAIN, V.I.F.
 - (E) LINE OF BEARING BELOW TO REMAIN, V.I.F.
 - MF BEAM BELOW, SEE 1/S2.3
 - MF COLUMN BELOW, SEE 1/S2.2
 - DECK BELOW, SEE 1/S2.2
 - 4X4 POST DOWN, SEE 1/S2.2
 - 3 1/2X9 1/2 PSL BEAM

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



ESPERANZA
COMMERCIAL PERMIT #19-00812 (1ST FLOOR)
309 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90254
RESIDENTIAL PERMIT #19-01835 (2ND FLOOR)
308 CENTER PLACE
MANHATTAN BEACH, CA 90254
DEVELOPED FOR:
NEWMAN HOSPITALITY



Insight Structural Engineers
855 North Douglas Street
El Segundo, CA 90245
p: 310.640.0123
f: 310.334.6537
ISE Project No.: 18116

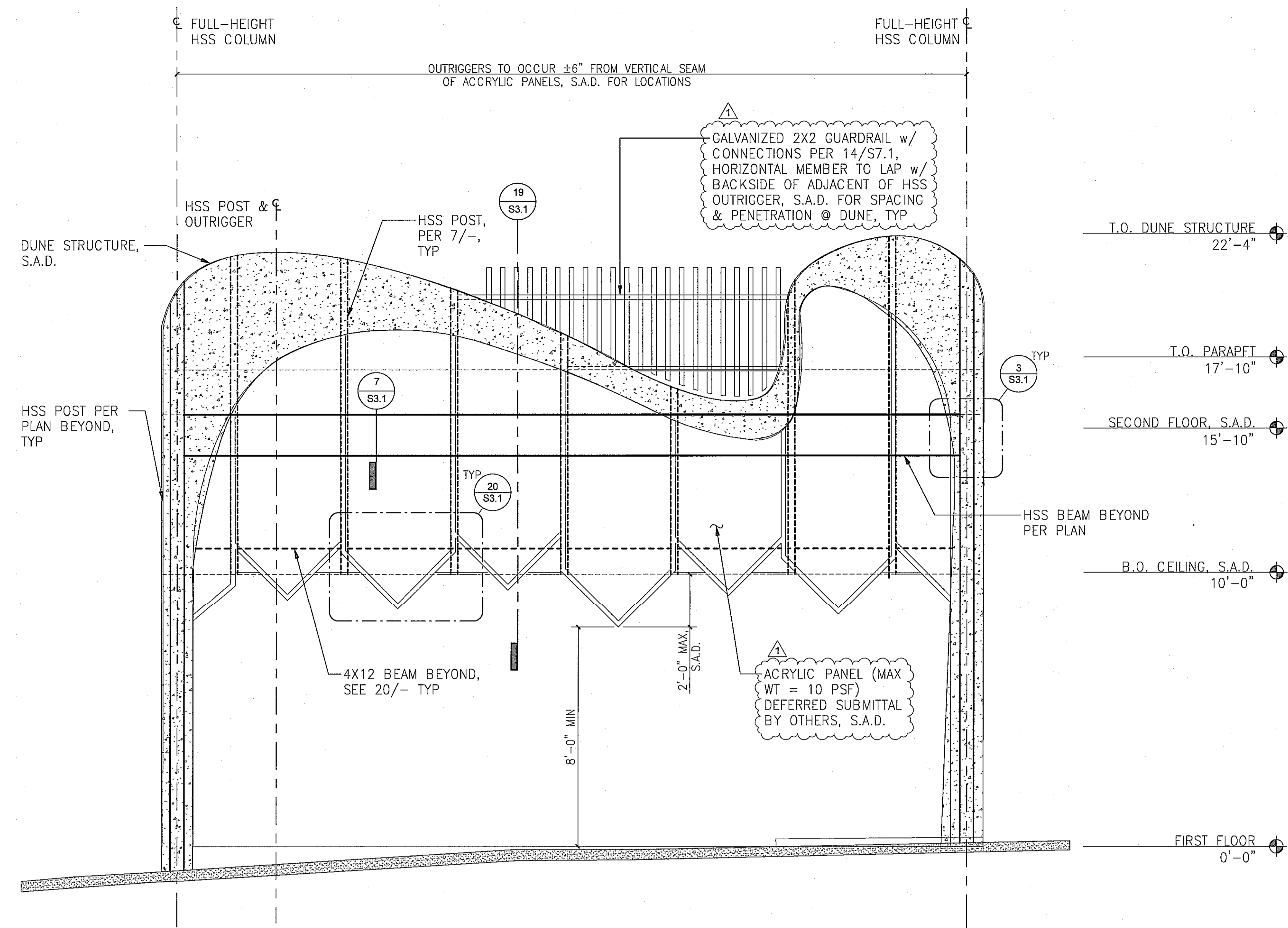
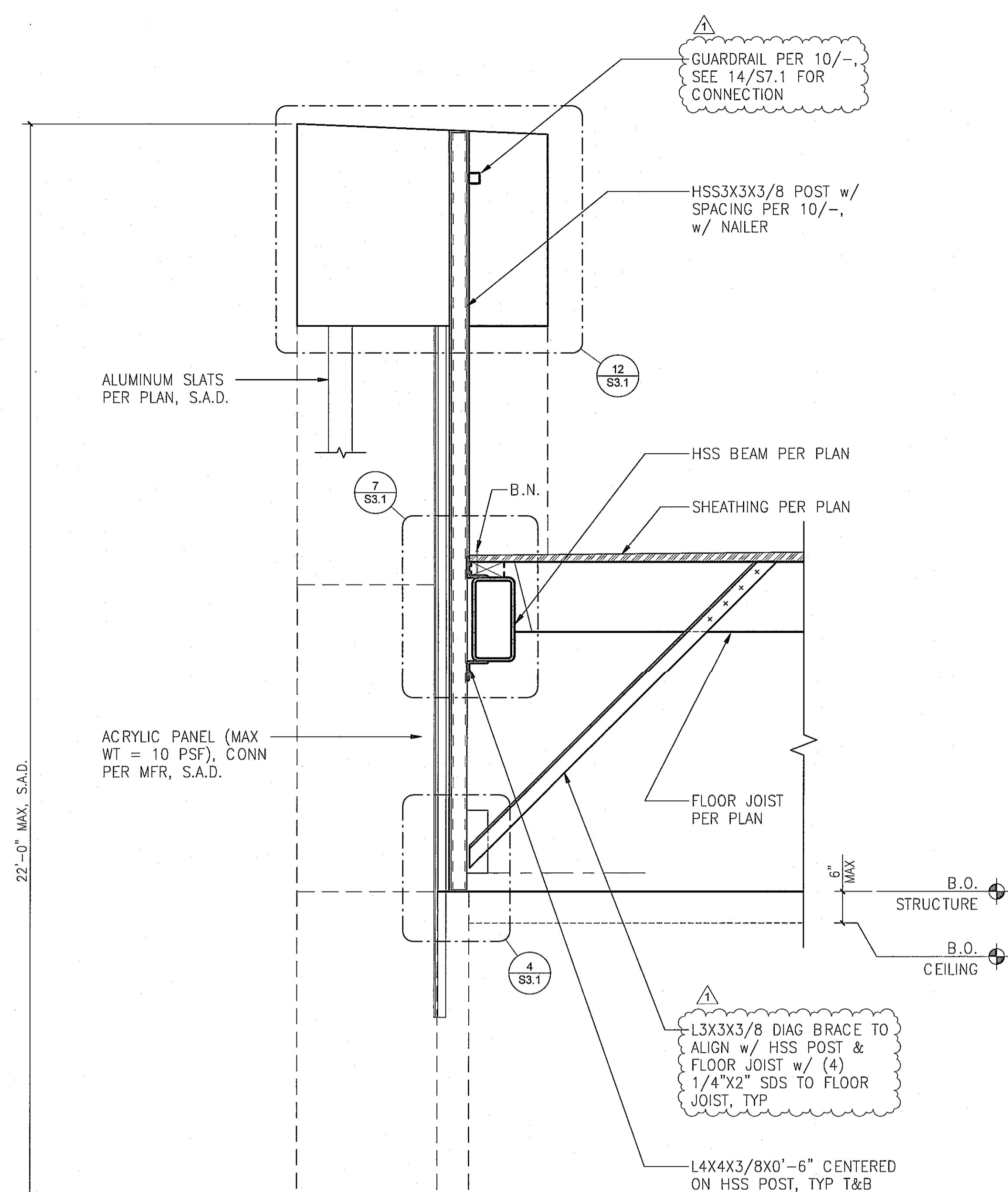
REVISIONS BY CONSULTANT FOR CODE COMPLIANCE
THESE PLANS AND SPECIFICATIONS HAVE BEEN REVIEWED AND FOUND TO SHOW CONFORMANCE WITH THE CALIFORNIA BUILDING CODE AS ADOPTED BY THIS JURISDICTION. ISSUANCE OF A BUILDING PERMIT IS SUBJECT TO THE CODE GROUPING.
SEP 25 2019
RECOMMENDATION SUBJECT TO APPROVAL BY ORDER 35
BY THE SUPERVISOR OF THE BUILDING DEPARTMENT
DATE: 6/30/20
NAME: [Signature]
DATE: [Signature]

NO.	DESCRIPTION	DATE
1	1st PLAN CHECK SUBMITTAL	01/29/19
2	2nd PLAN CHECK SUBMITTAL	06/28/19
3	3rd PLAN CHECK SUBMITTAL/2ND SET	08/23/19
4	4th P.C. SUBMITTAL/ADDENDUM 1	09/13/19

DUNE SECTIONS AND DETAILS

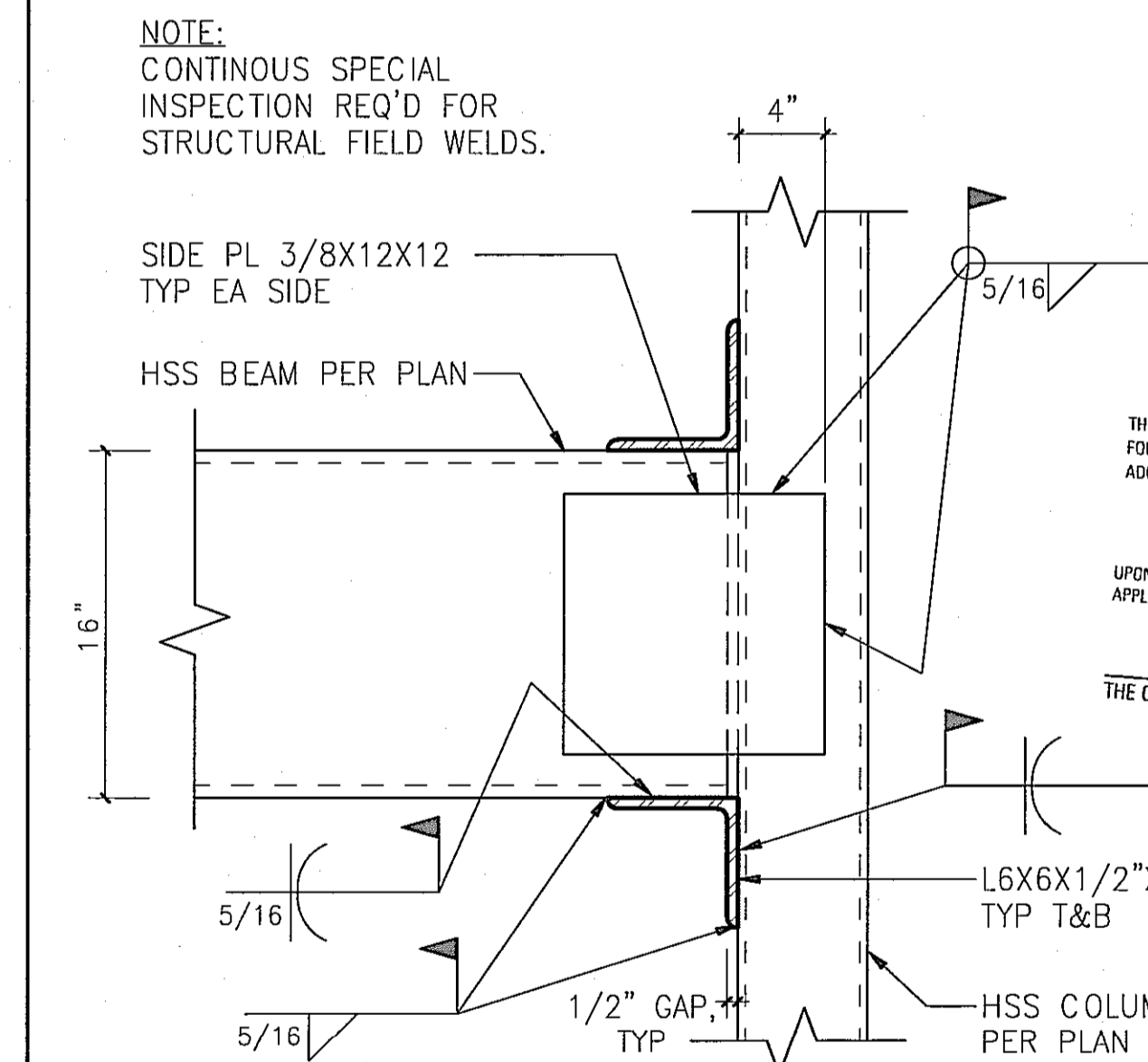
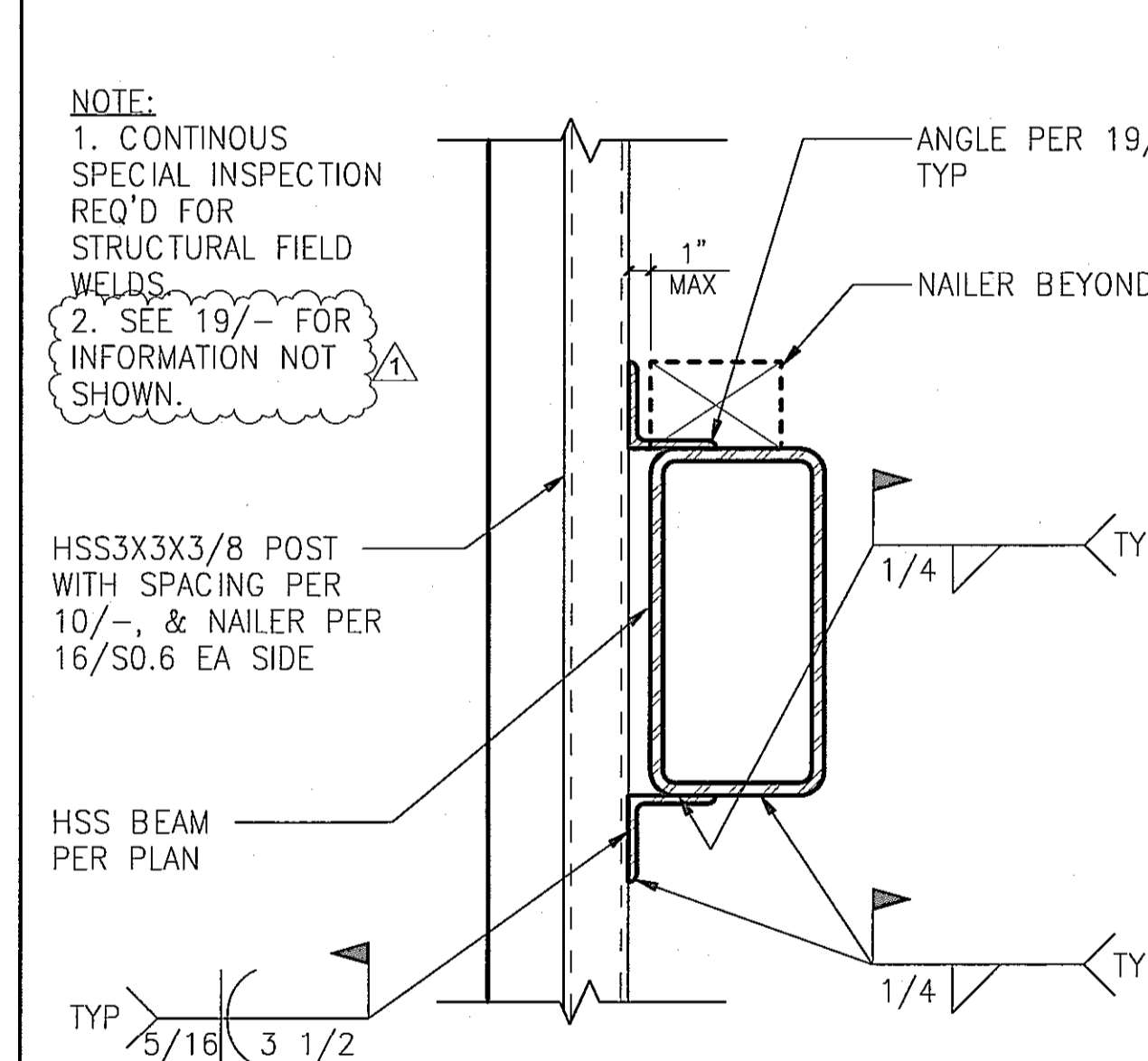
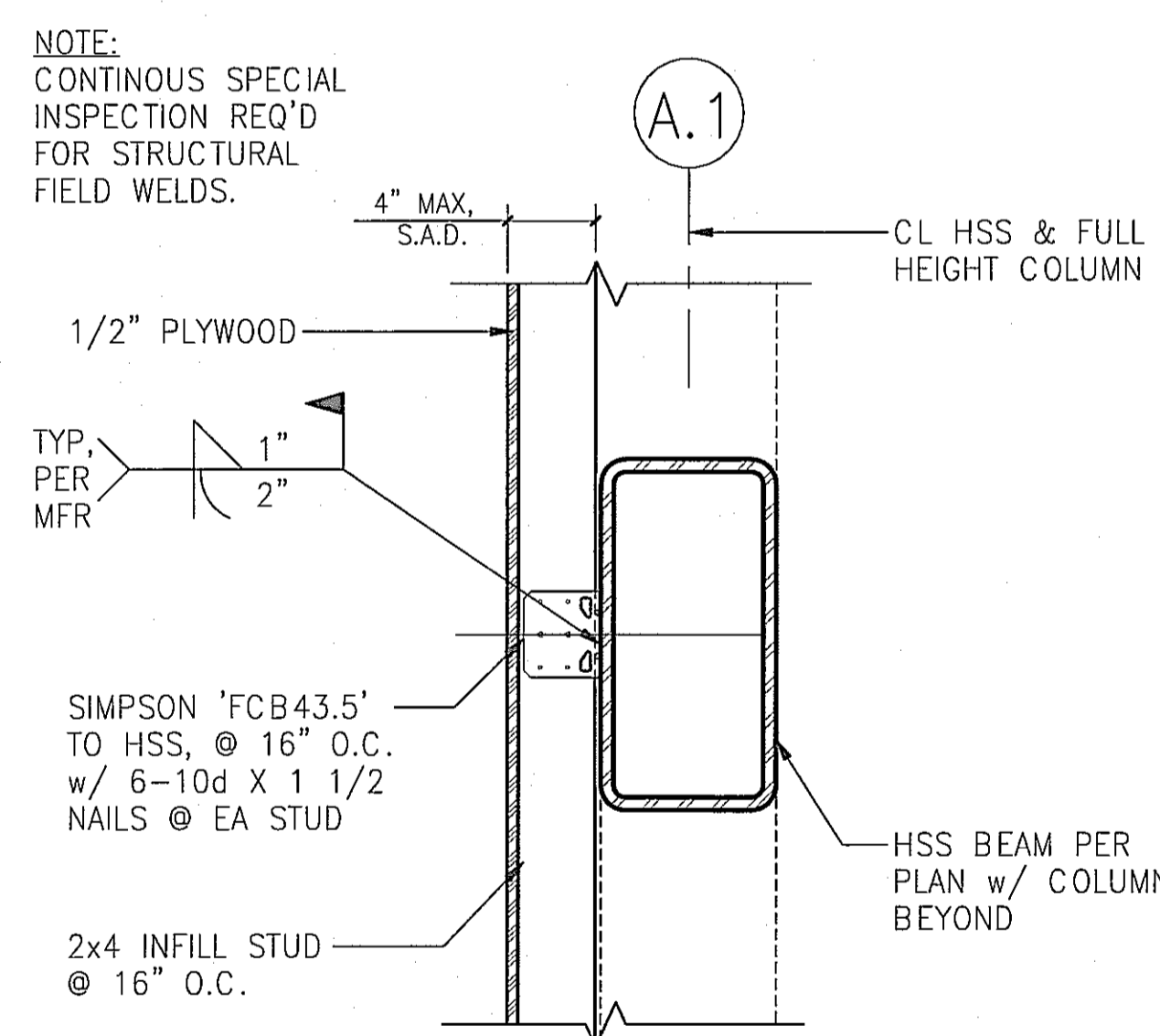
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JOB NO: ISE_18116 SHEET NO:
DATE: 03/28/19
DRAWN: ET
FILE NAME: **S3.1**



10 ELEVATION

3/8" = 1'-0"



11 INTERMEDIATE DUNE FRAMING

N.T.S.

7 SECTION

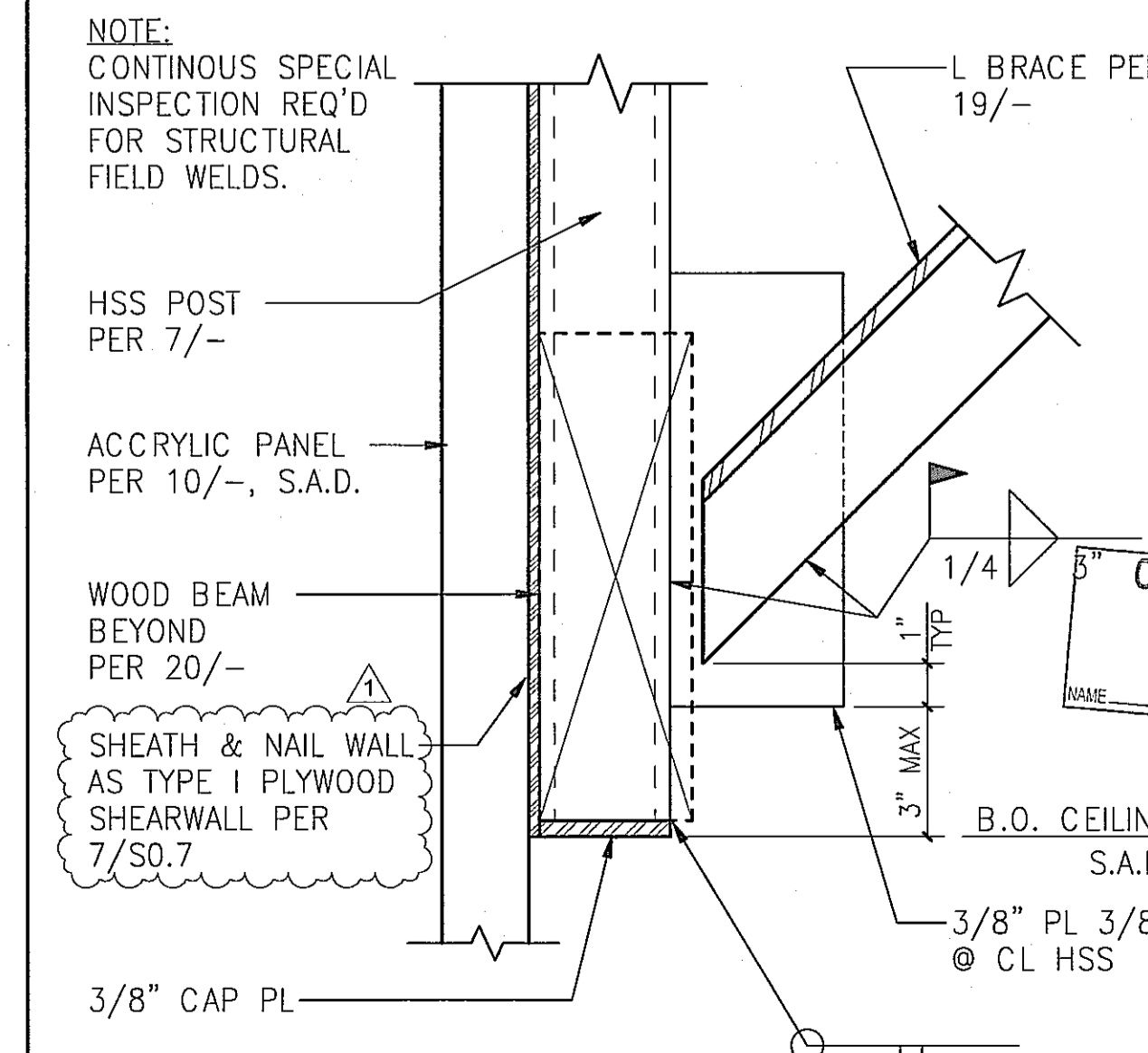
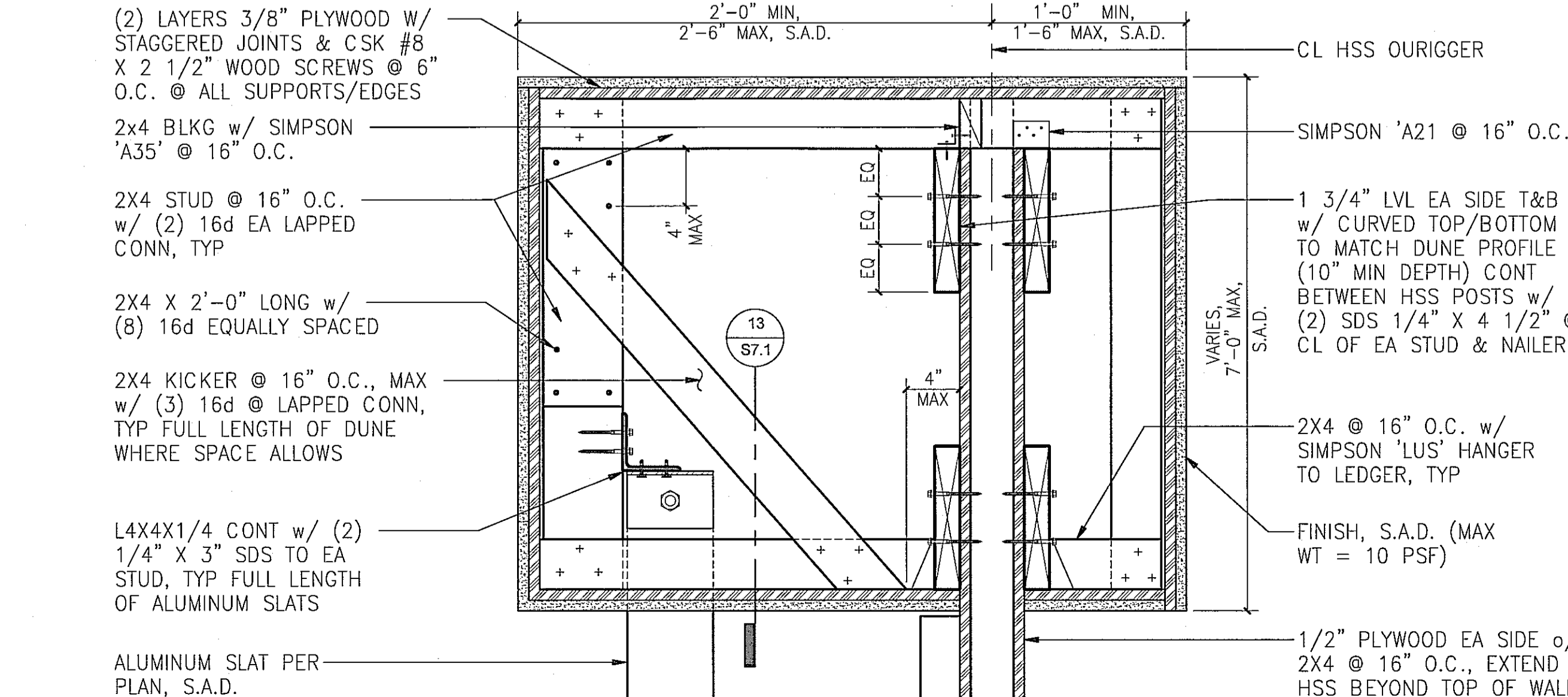
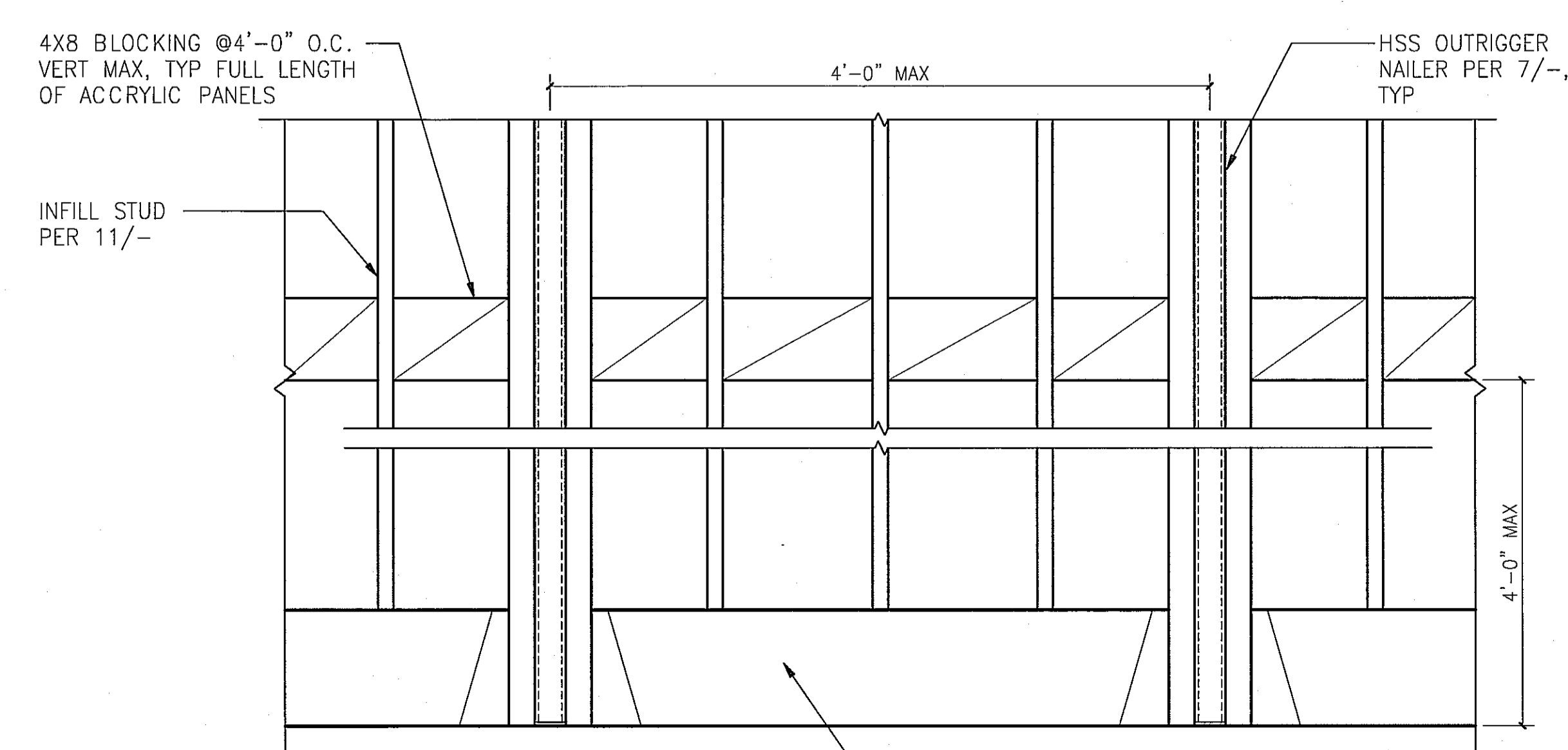
N.T.S.

3 SECTION

N.T.S.

19 SECTION

N.T.S.



20 SECTION

N.T.S.

12 SECTION

N.T.S.

4 SECTION

N.T.S.

ESPERANZA
COMMERCIAL PERMIT #19-00812 (1ST FLOOR)
308 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90254
RESIDENTIAL PERMIT #19-01835 (2ND FLOOR)
308 CENTER PLACE
MANHATTAN BEACH, CA 90254
DEVELOPED FOR:
NEWMAN HOSPITALITY

Insight
Structural Engineers
855 North Douglas Street
El Segundo, CA 90245
p. 310.640.0123
f. 310.734.1637
ISE Project No.: 18116

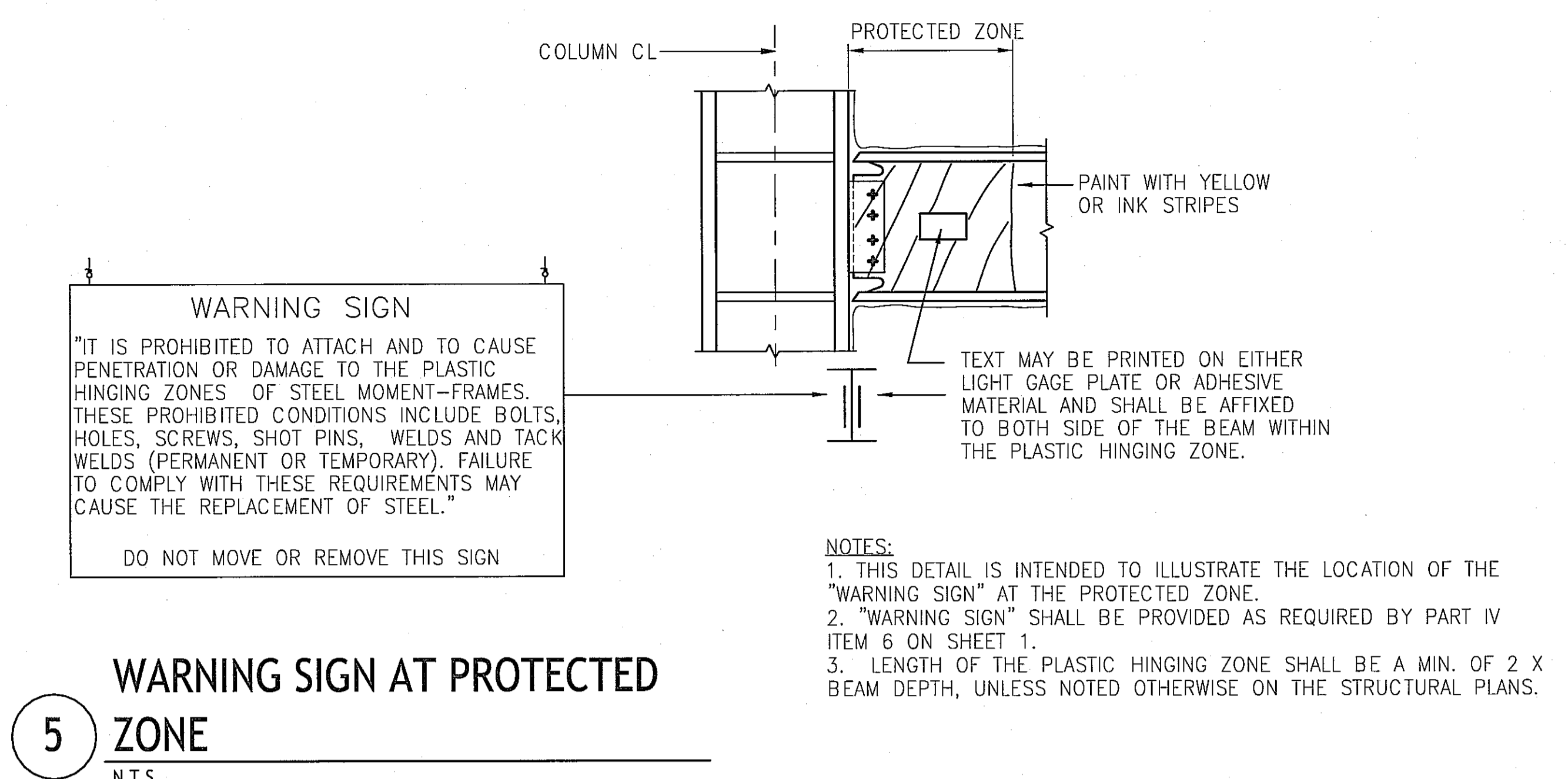
REVIEWED BY CONSULTANT FOR CODE COMPLIANCE
THESE PLANS AND SPECIFICATIONS HAVE BEEN REVIEWED AND FOUND TO SHOW SUBSTANTIAL COMPLIANCE WITH THE CALIFORNIA BUILDING CODE AS ADOPTED BY THE CITY OF MANHATTAN BEACH, CALIFORNIA. THE CONSULTANT'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SUBMITTED DOCUMENTS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE ADEQUACY OF THE DESIGN FOR THE PROJECT. THE CONSULTANT'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SUBMITTED DOCUMENTS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE ADEQUACY OF THE DESIGN FOR THE PROJECT.
SEP 25 2019
PROFESSIONAL SEAL
CIVIL ENGINEER
STATE OF CALIFORNIA
NO. 44335
EXPIRES 6/30/20
THE CODE GROUP, INC.

NO.	DESCRIPTION	DATE
1	1st PLAN CHECK SUBMITTAL	03/28/19
2	2nd PLAN CHECK SUBMITTAL	06/28/19
3	3rd PLAN CHECK SUBMITTAL/BID SET	08/23/19
4	4th P.C. SUBMITTAL/ADDENDUM 1	09/13/19

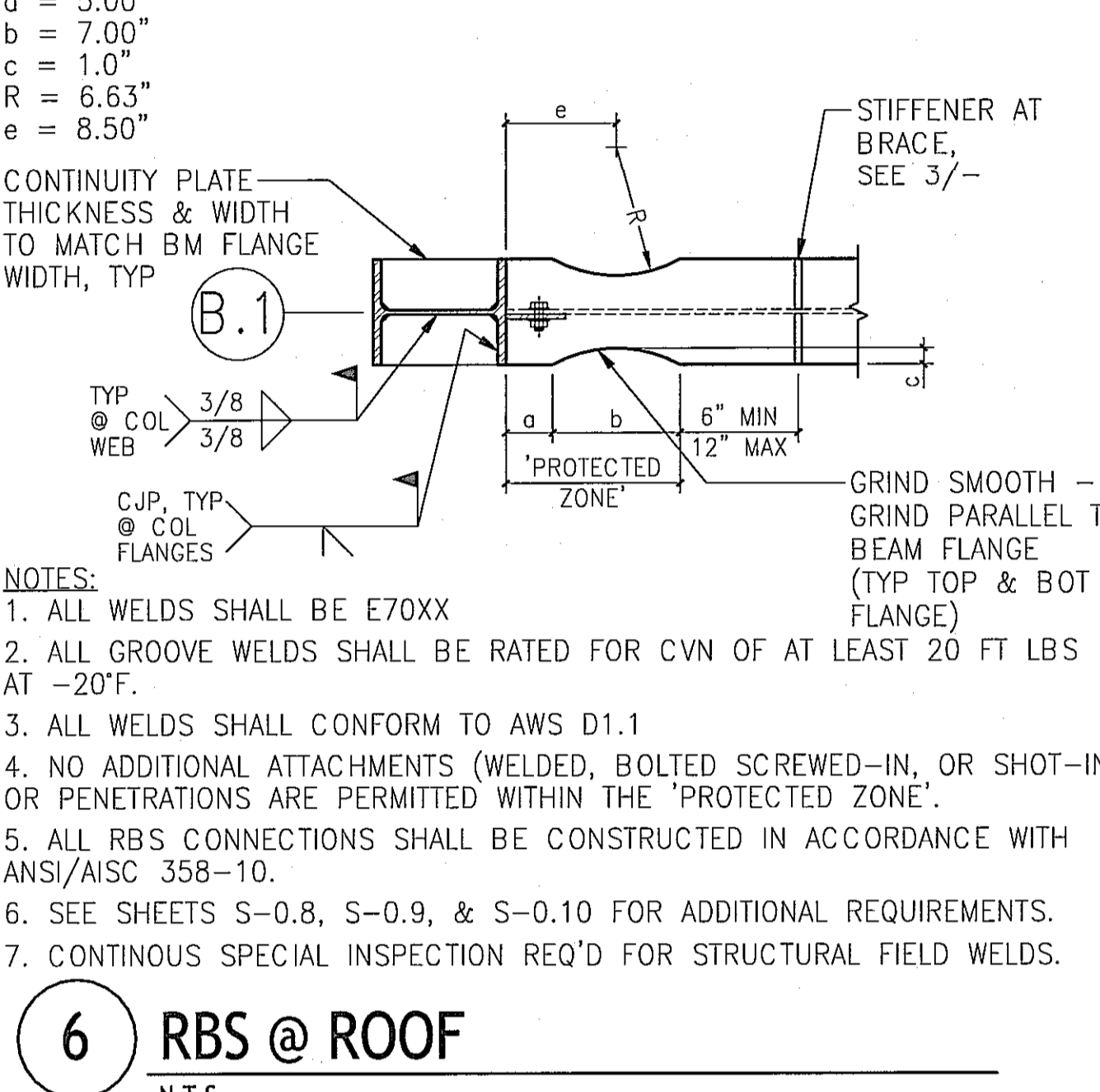
MOMENT FRAME DETAILS

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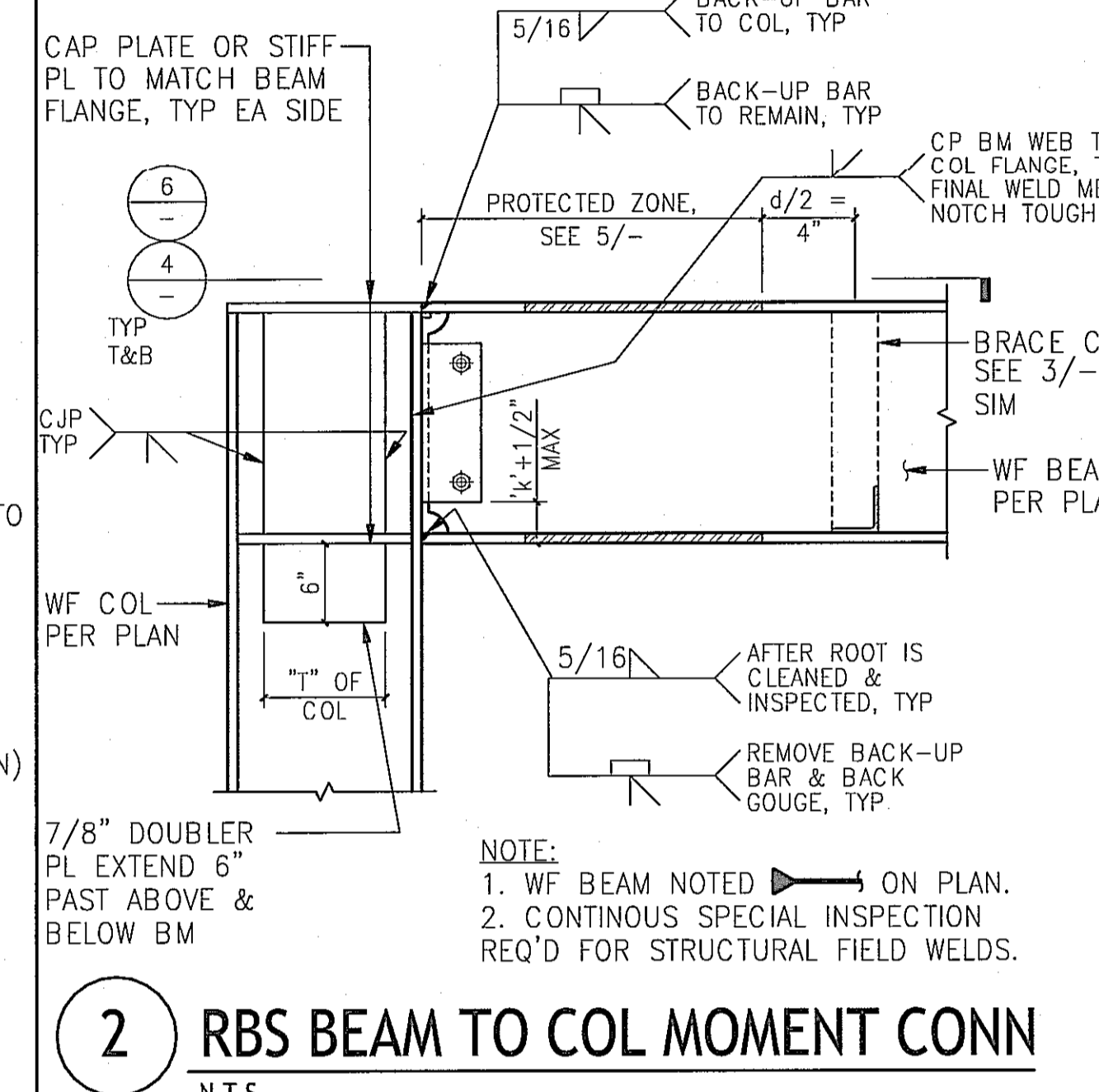
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DATE: 03/28/19
DRAWN: ET
FILE NAME: S3.2



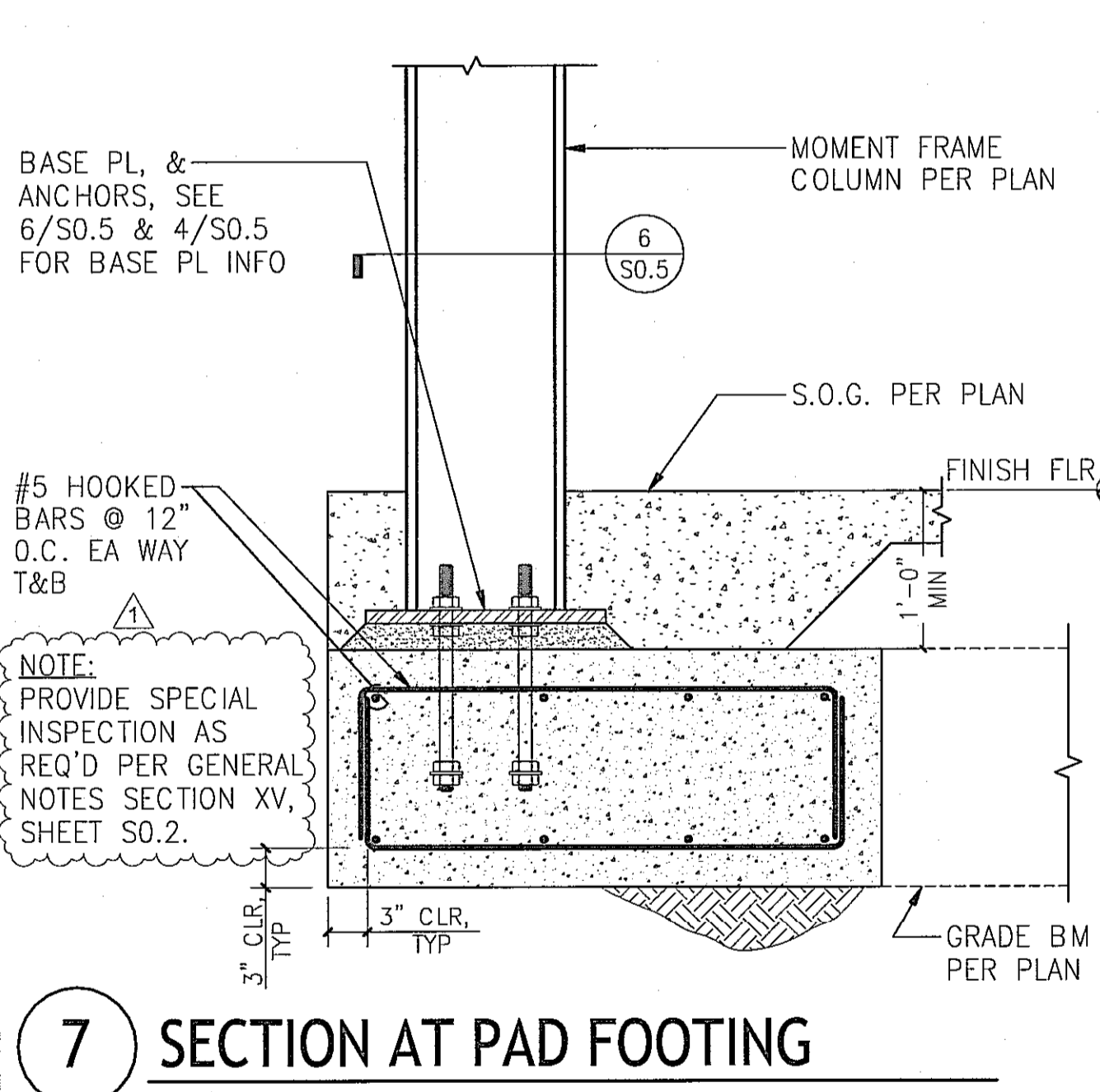
5 WARNING SIGN AT PROTECTED ZONE
N.T.S.



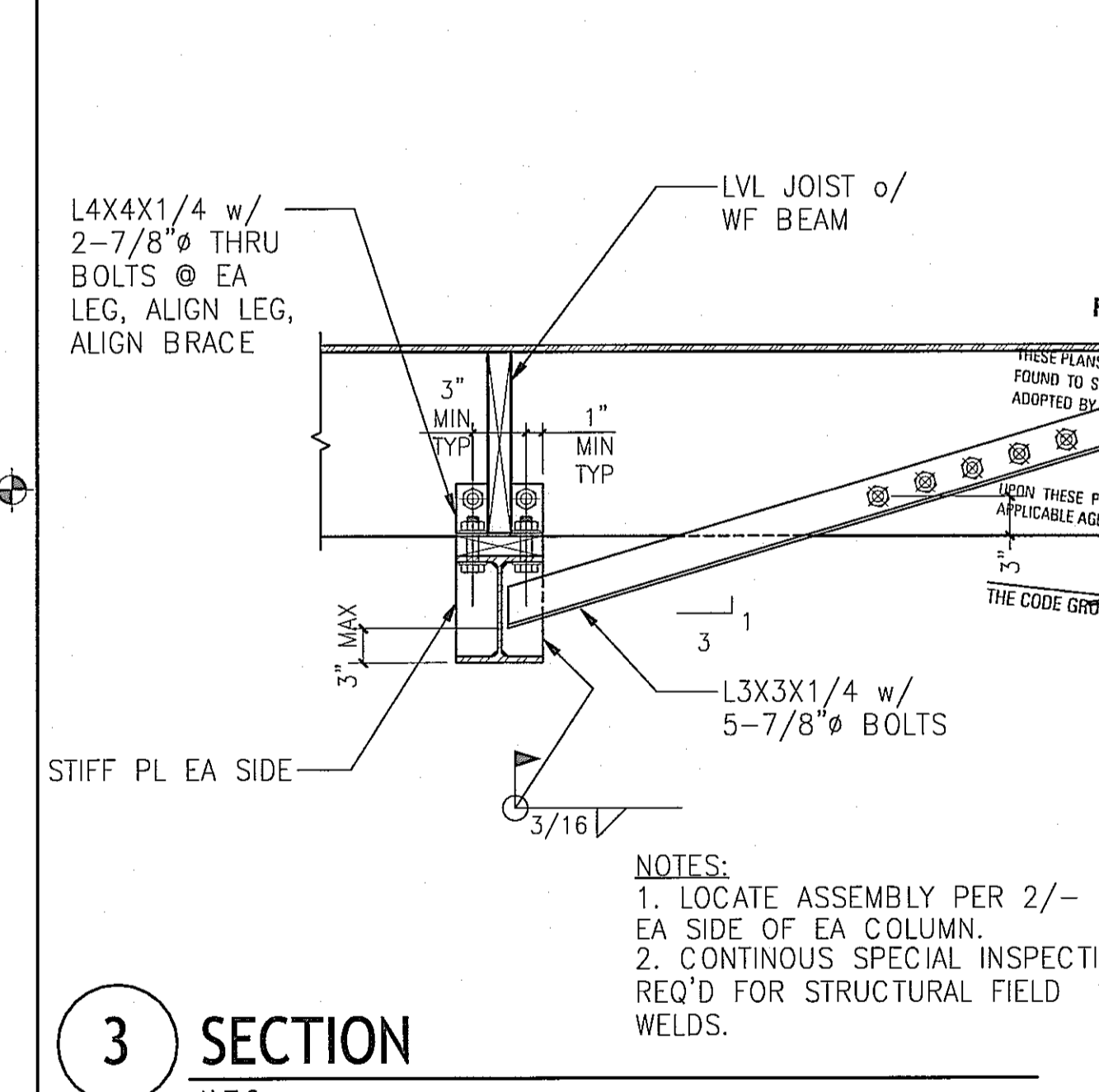
6 RBS @ ROOF
N.T.S.



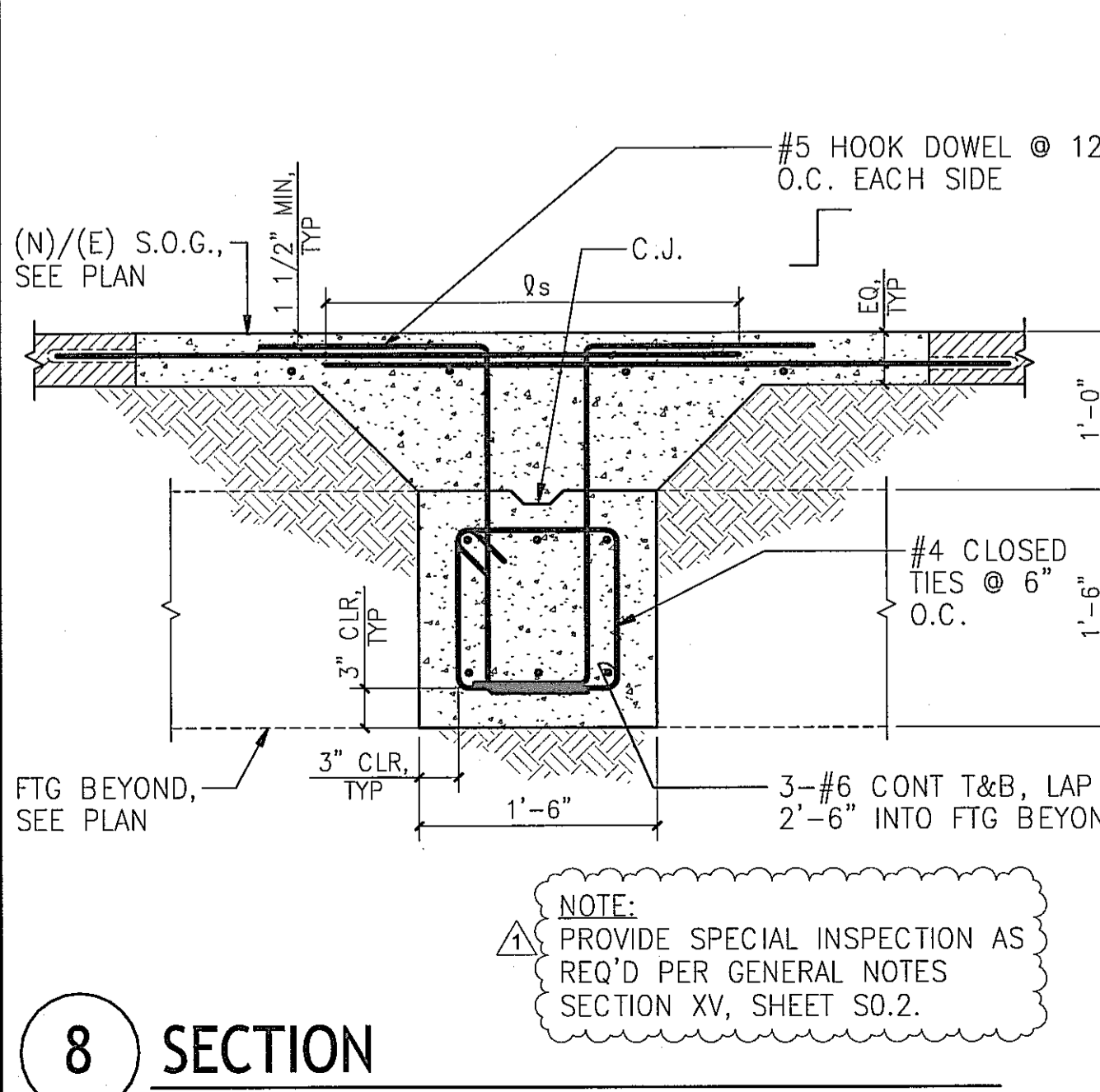
2 RBS BEAM TO COL MOMENT CONN
N.T.S.



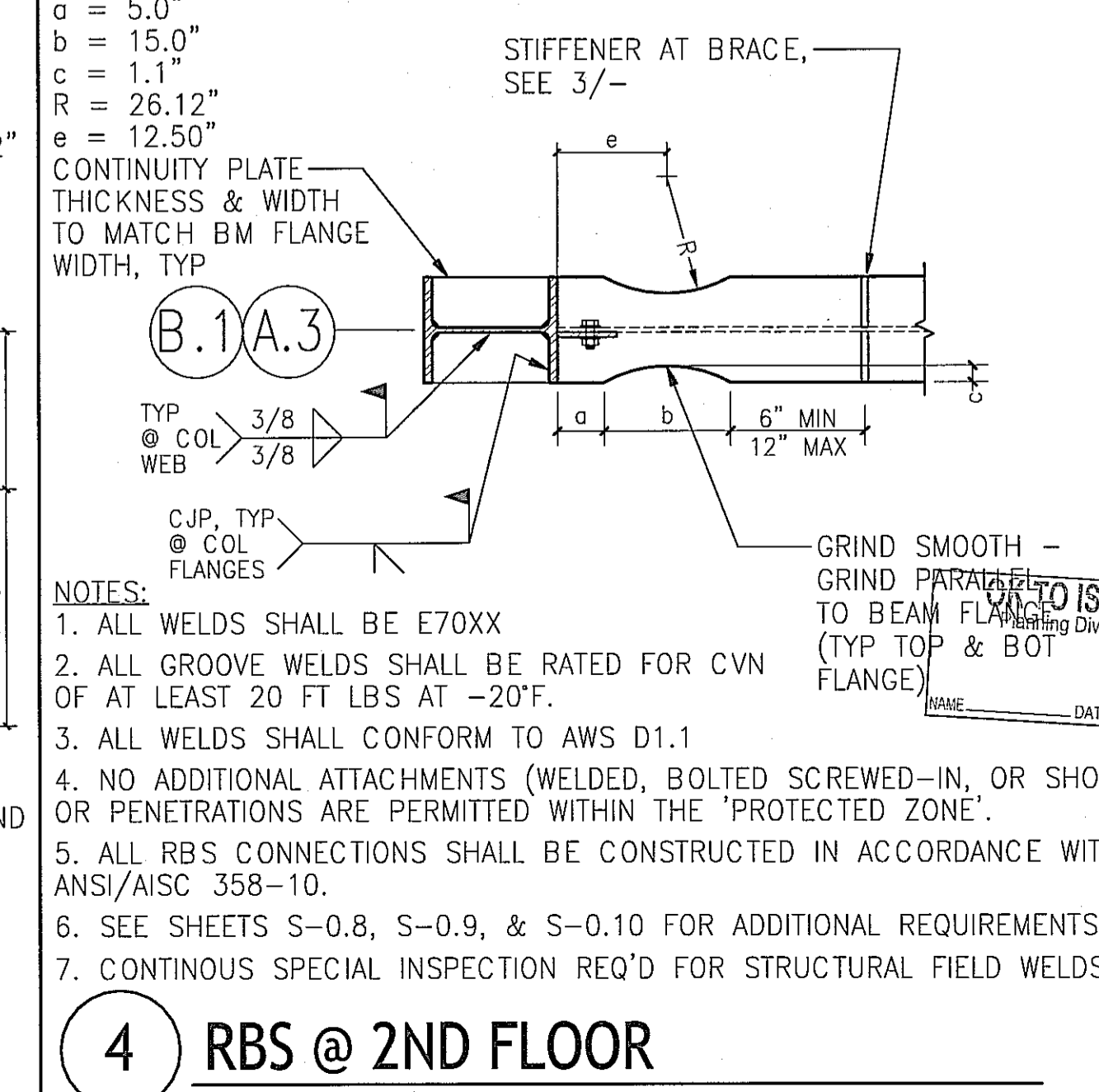
7 SECTION AT PAD FOOTING
N.T.S.



3 SECTION
N.T.S.

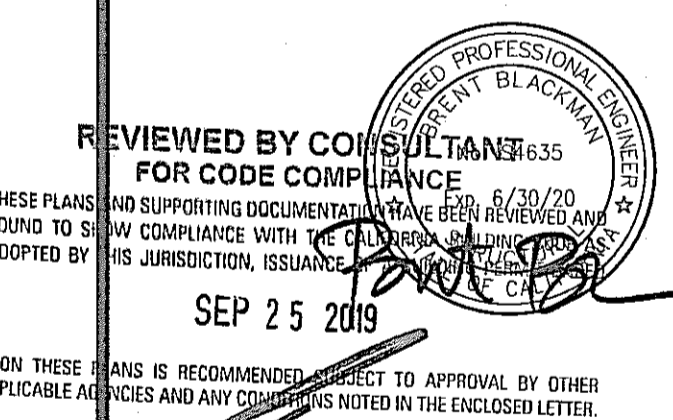


8 SECTION
N.T.S.



4 RBS @ 2ND FLOOR
N.T.S.

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NEWMAN HOSPITALITY

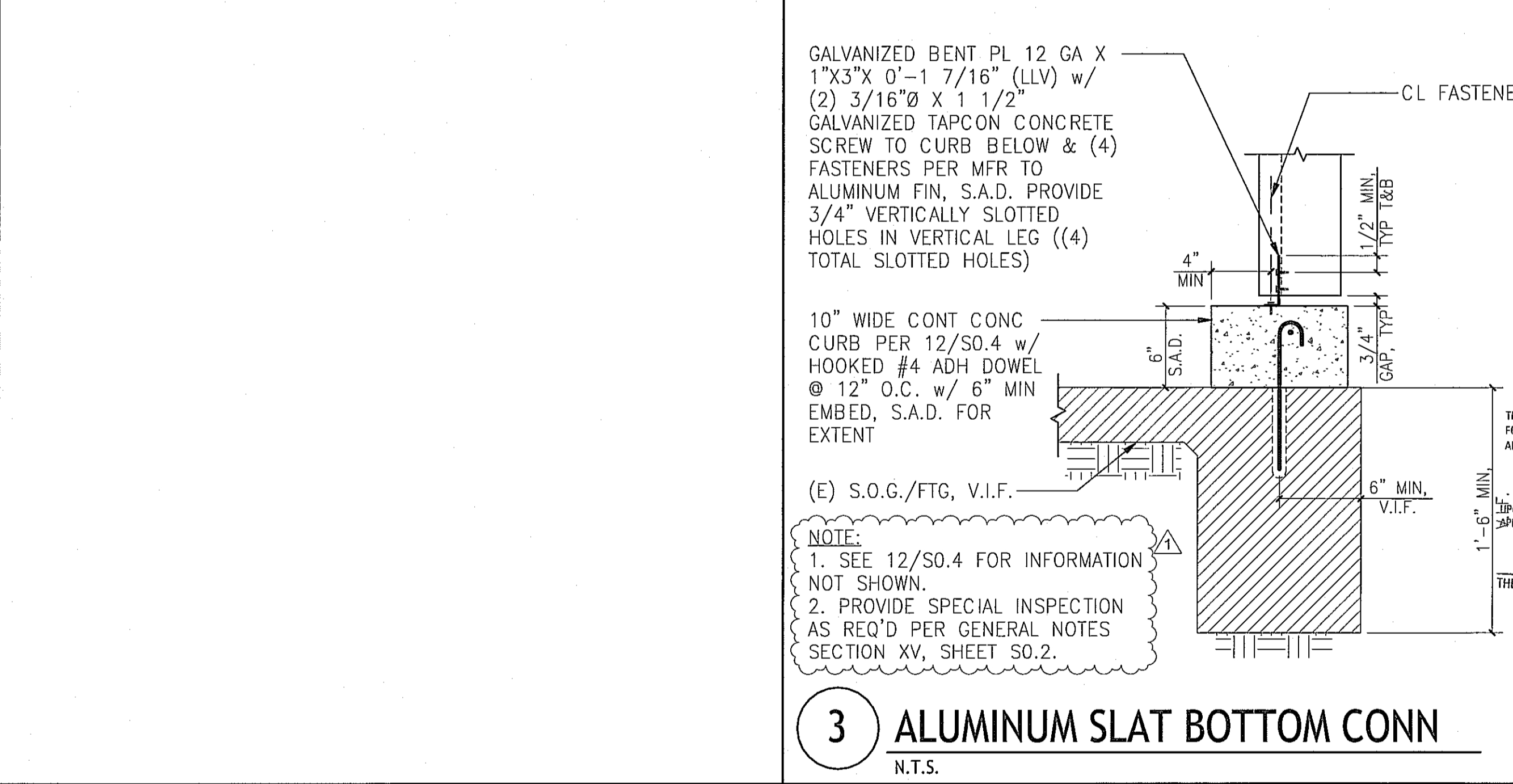
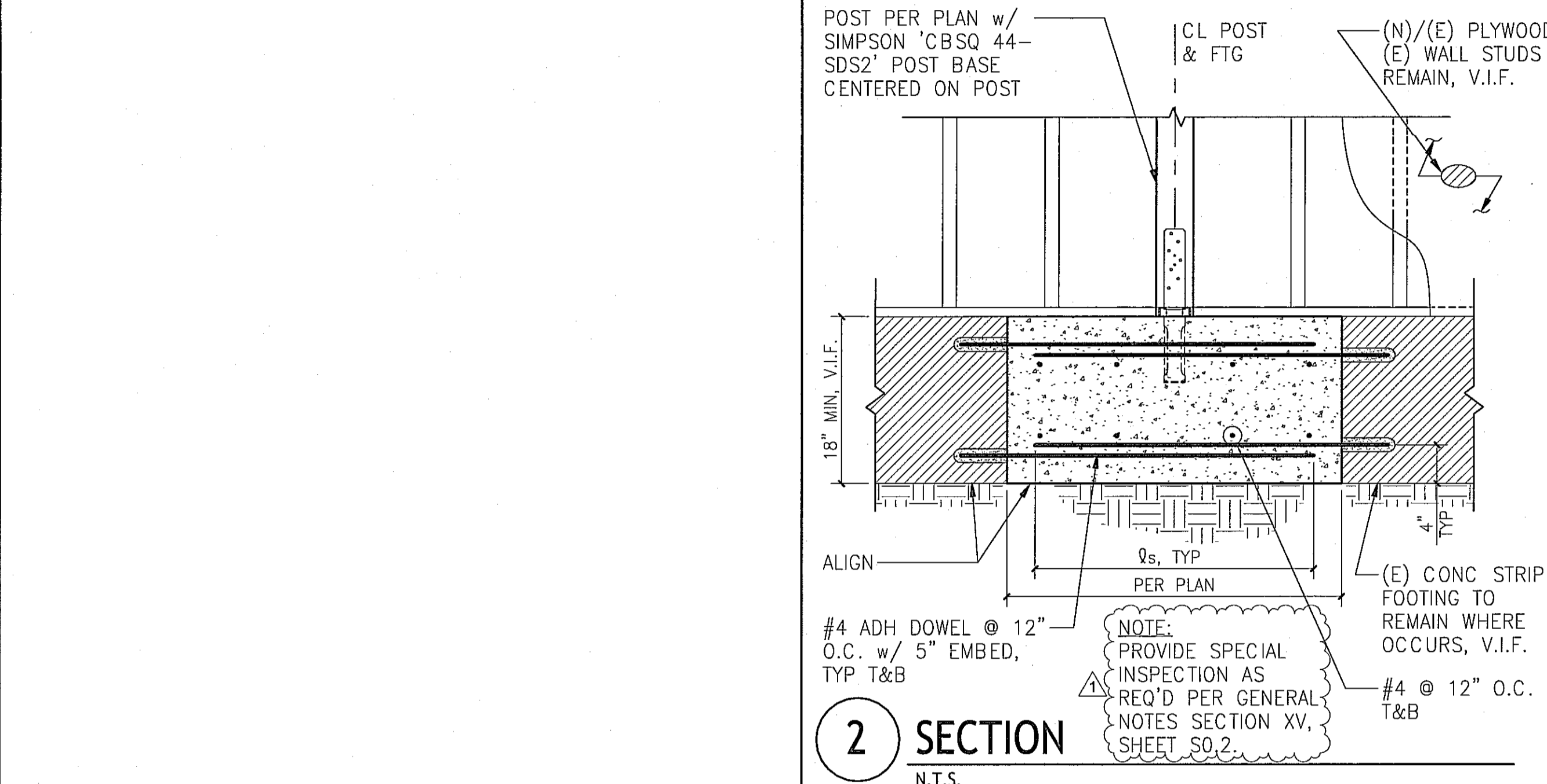
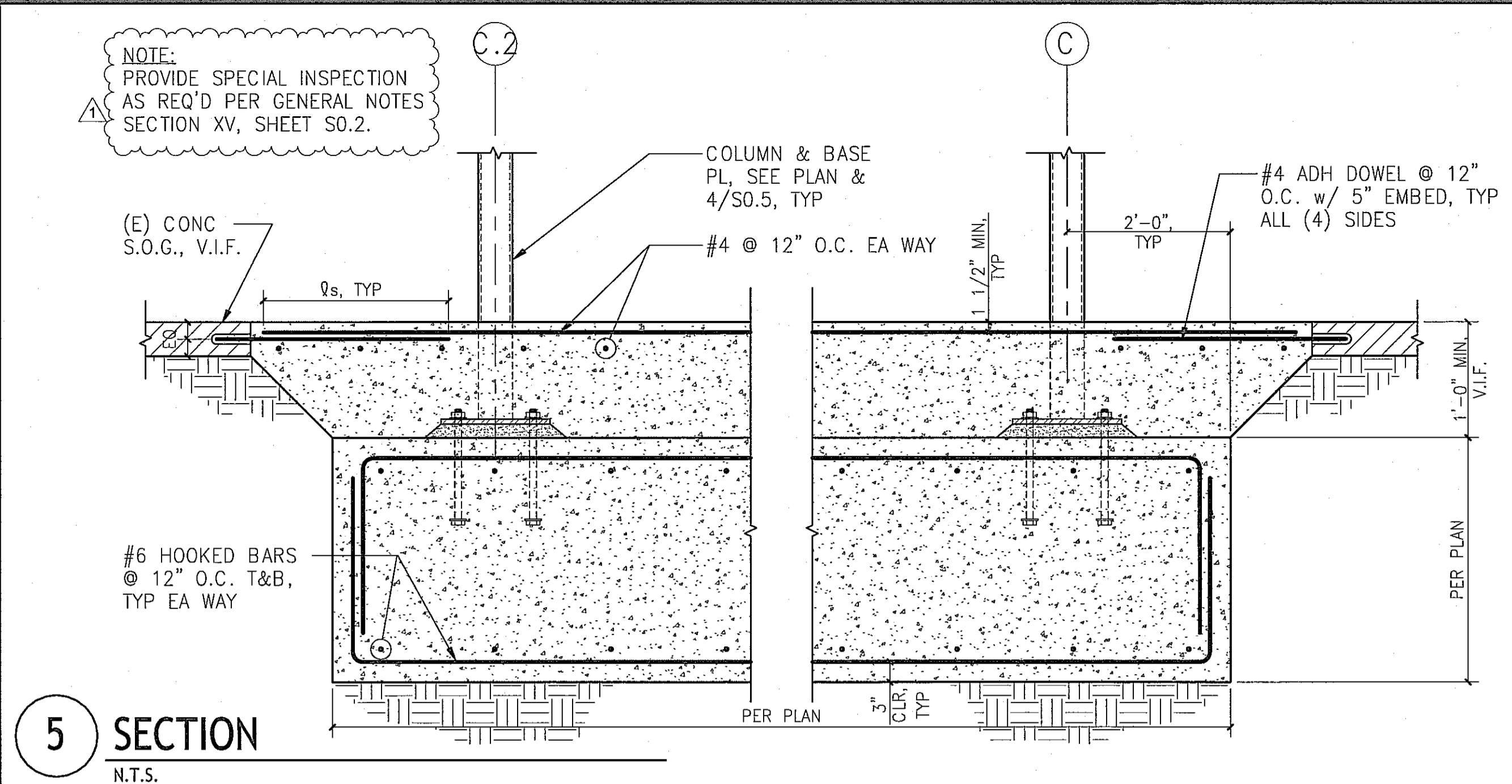


NO.	DESCRIPTION	DATE
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4	4th P.C. SUBMITTAL/ADDENDUM 1	09/13/19

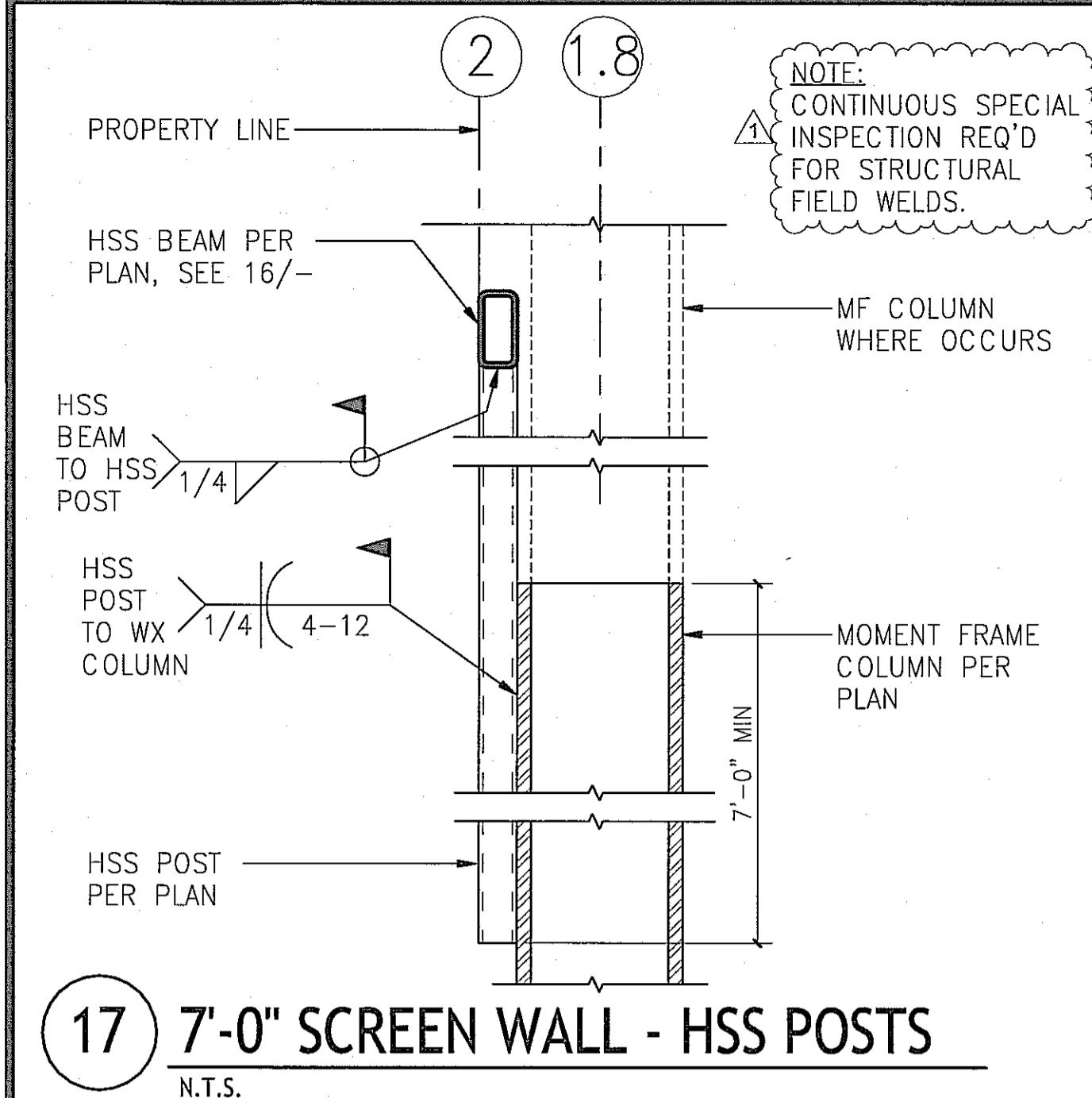
SECTIONS AND DETAILS

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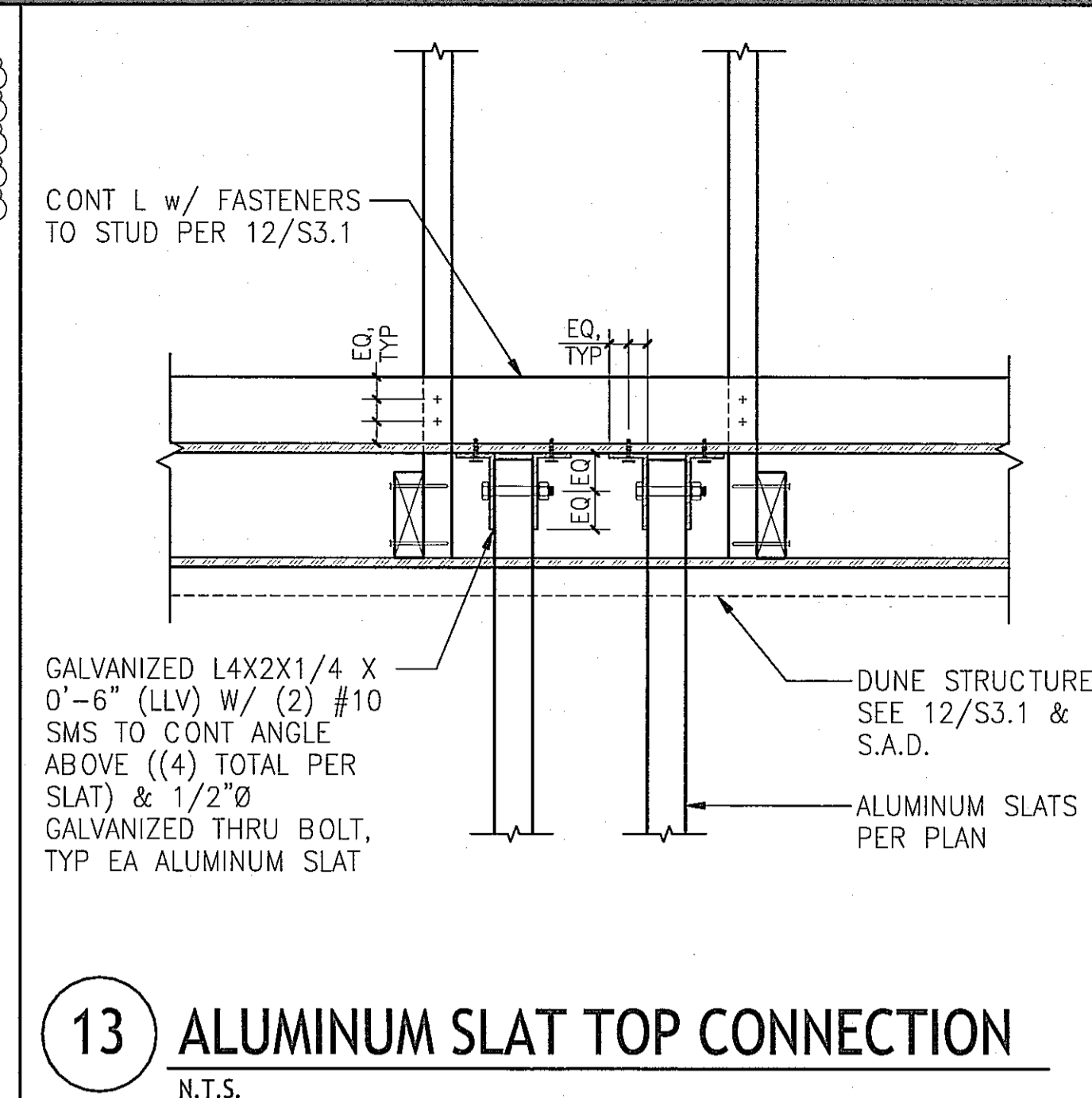
JOB NO: ISE_18116 SHEET NO:
DATE: 03/28/19
DRAWN: ET
FILE NAME: **S5.1**



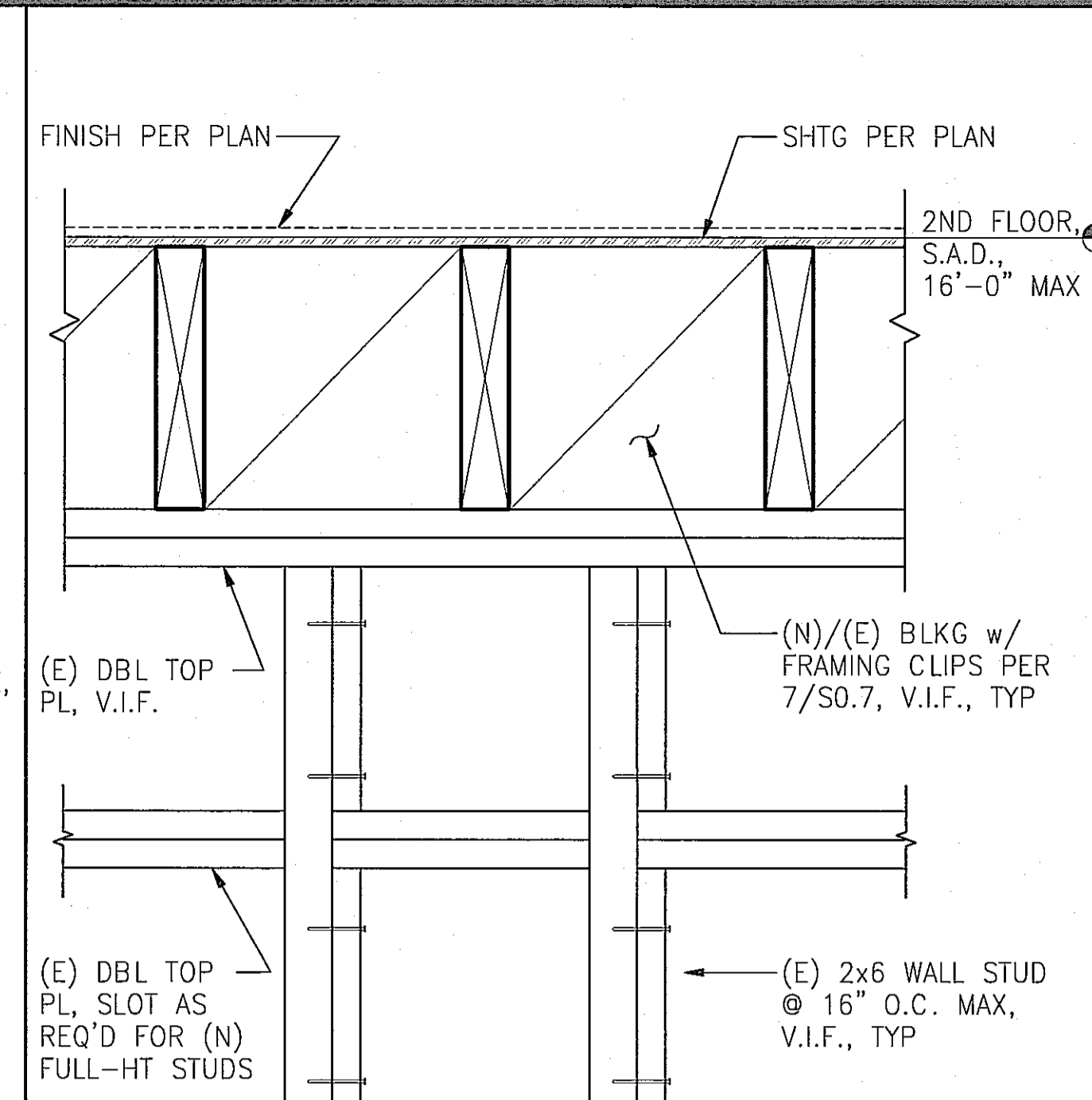
OK TO ISSUE
Planning Division
NAME: _____ DATE: _____



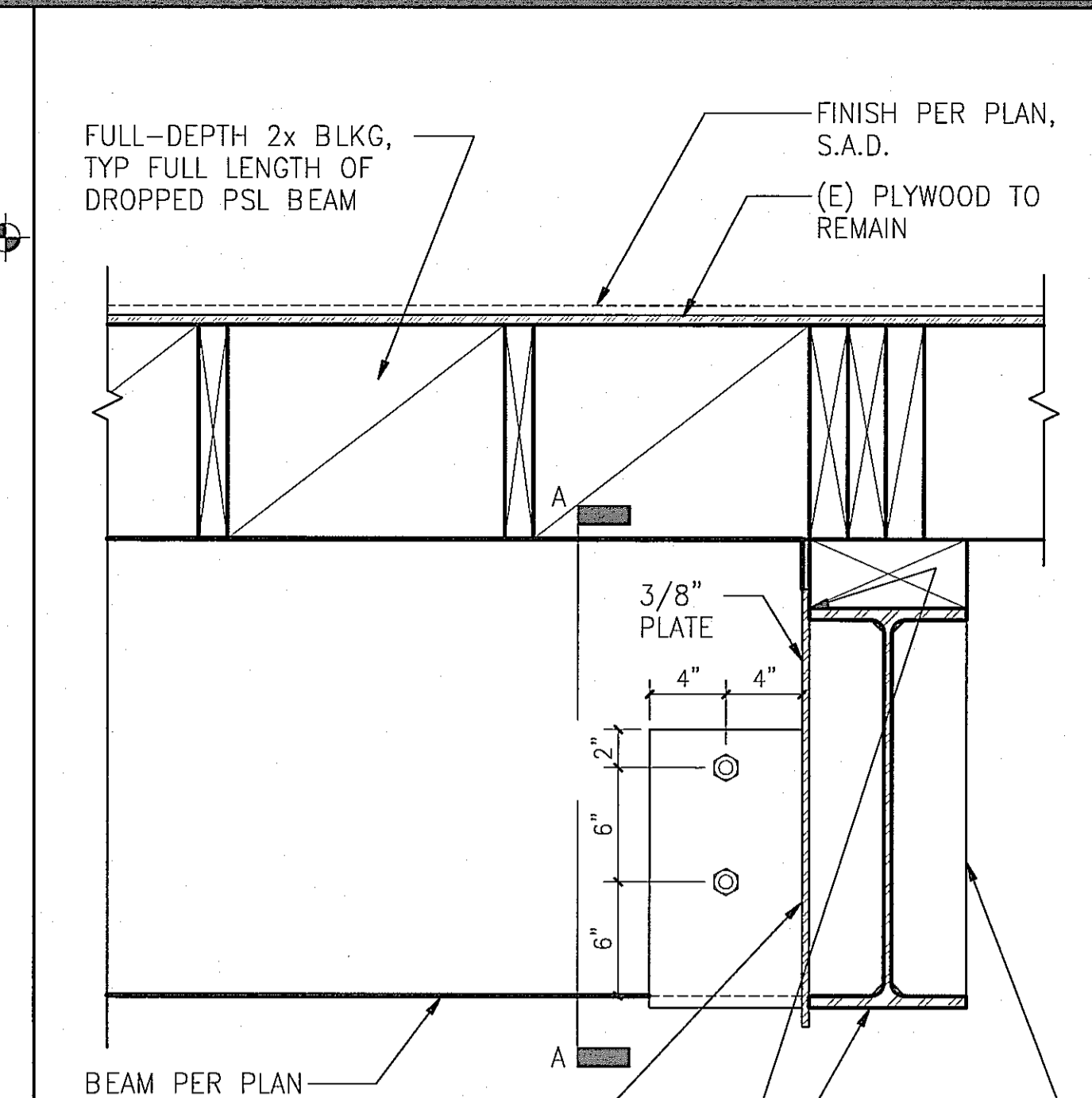
17 7'-0" SCREEN WALL - HSS POSTS
N.T.S.



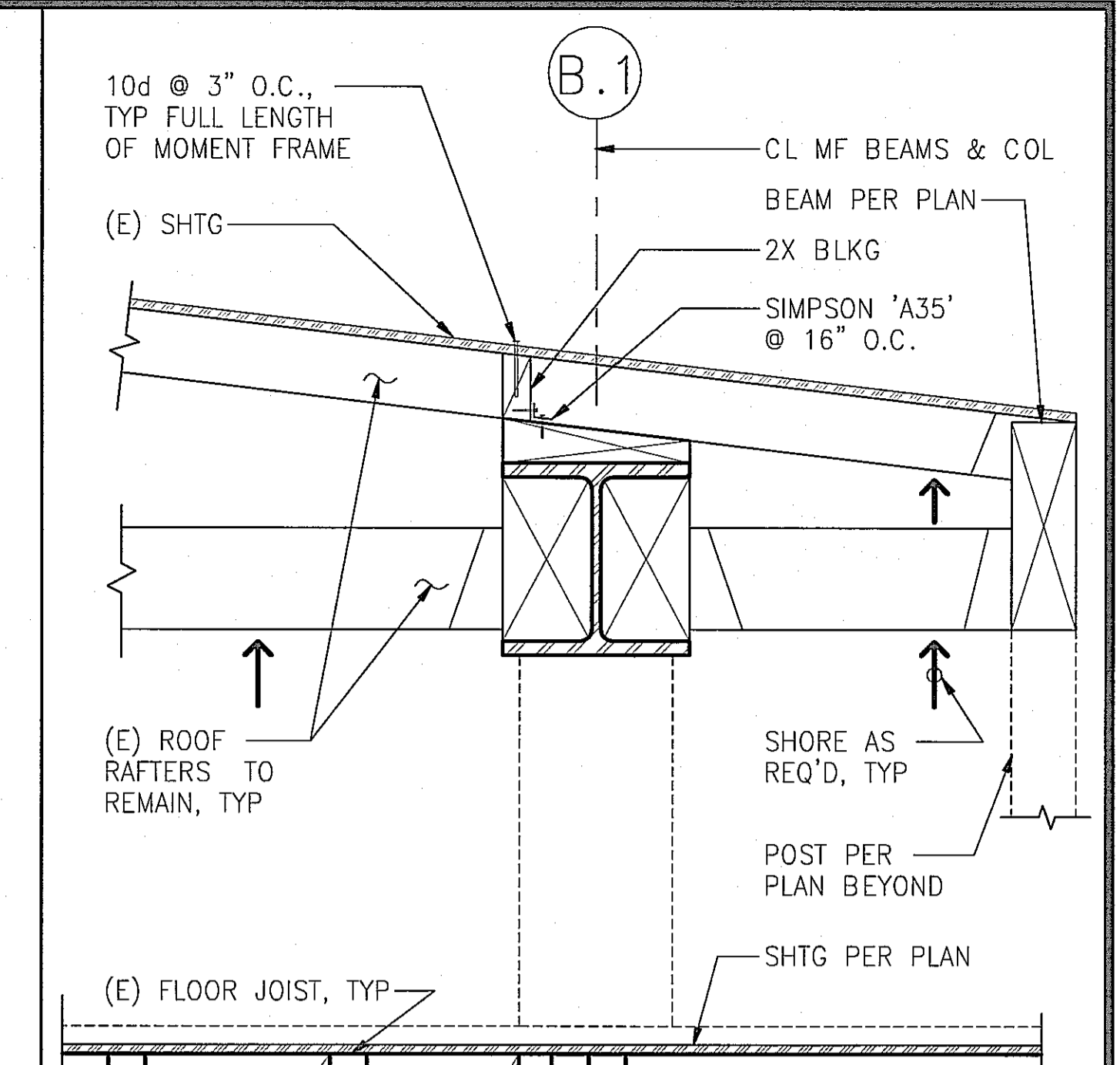
13 ALUMINUM SLAT TOP CONNECTION
N.T.S.



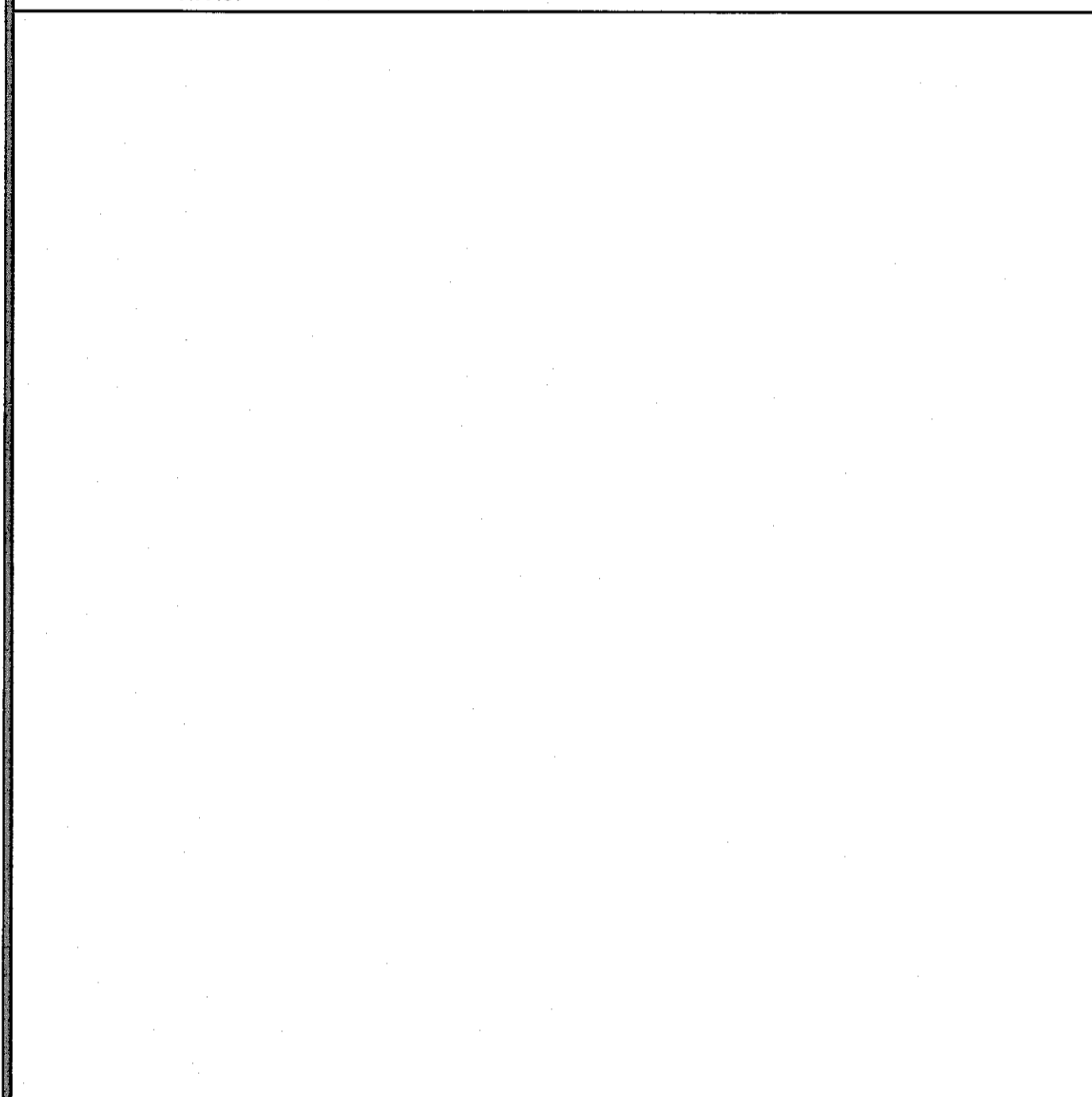
10 ELEVATION
N.T.S.



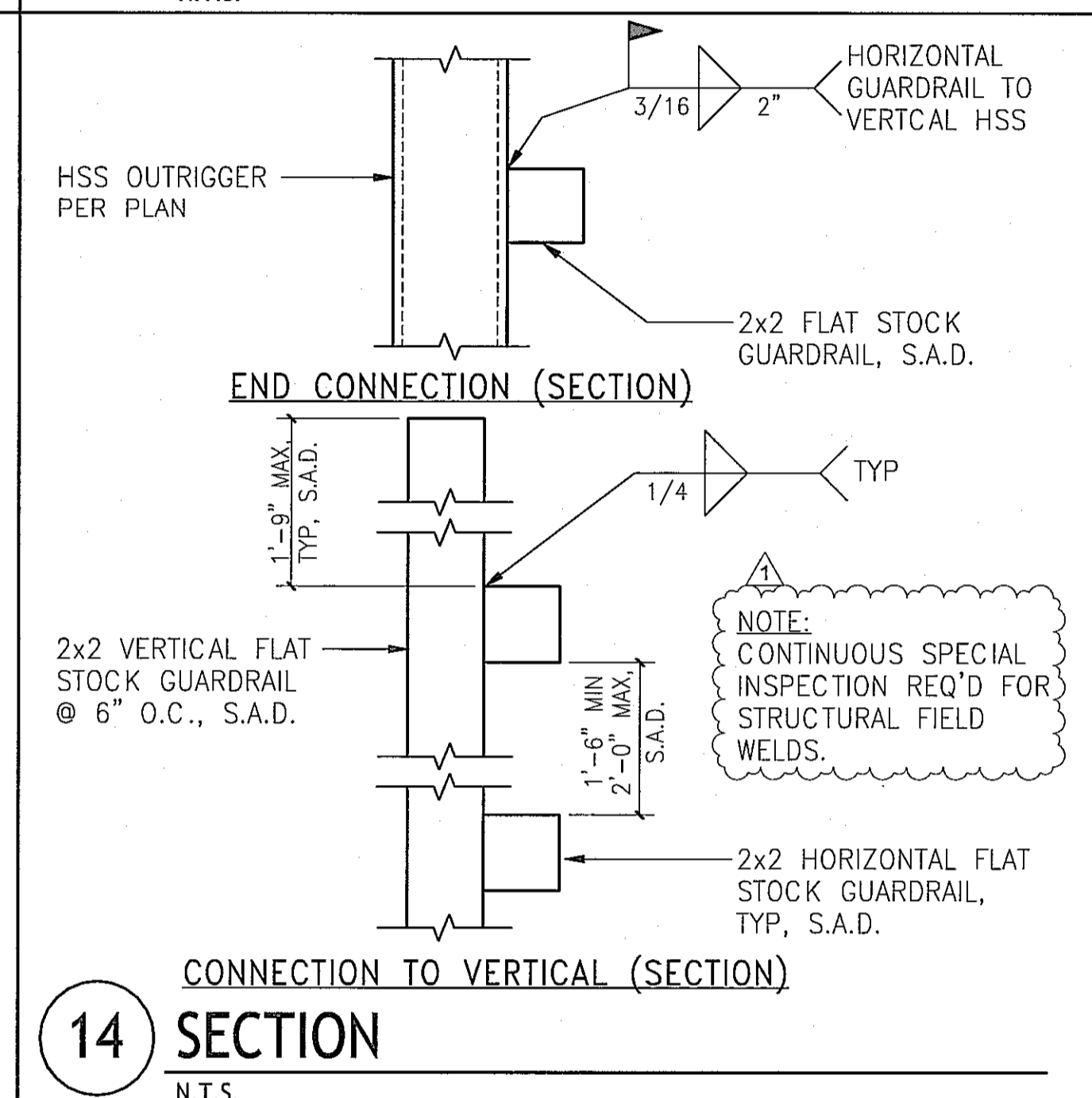
6 SECTION
N.T.S.



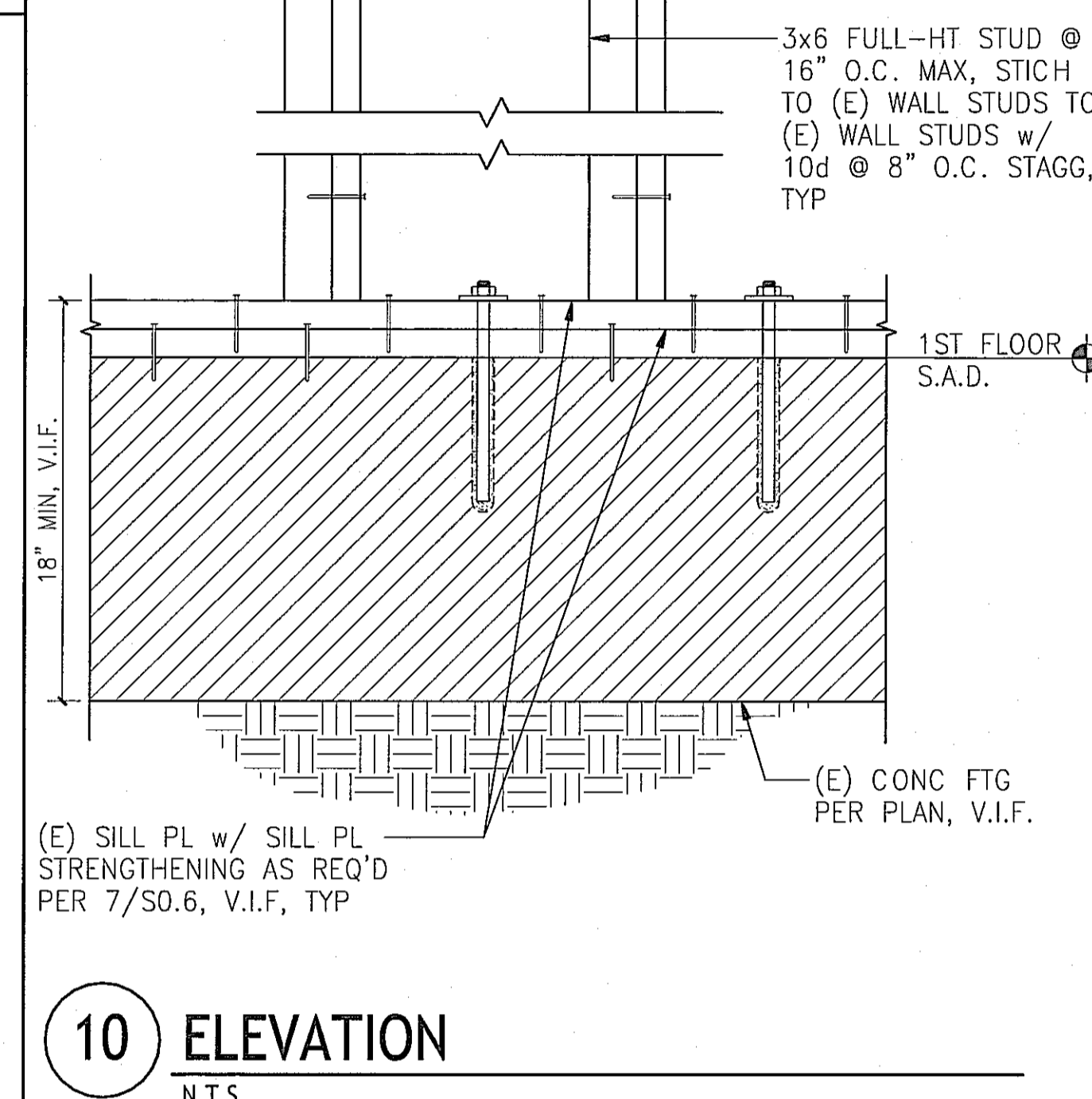
2 SECTION
N.T.S.



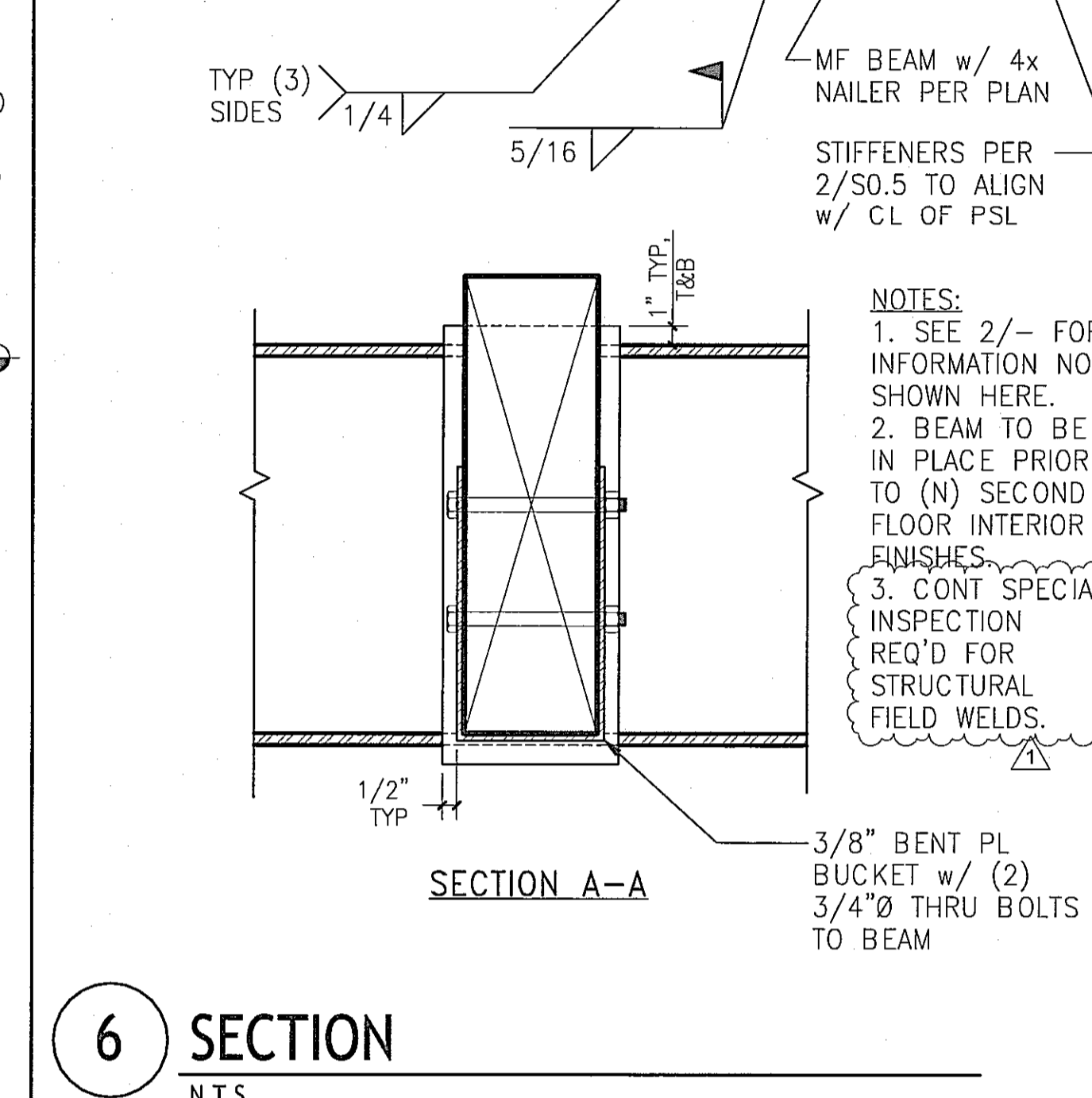
14 SECTION
N.T.S.



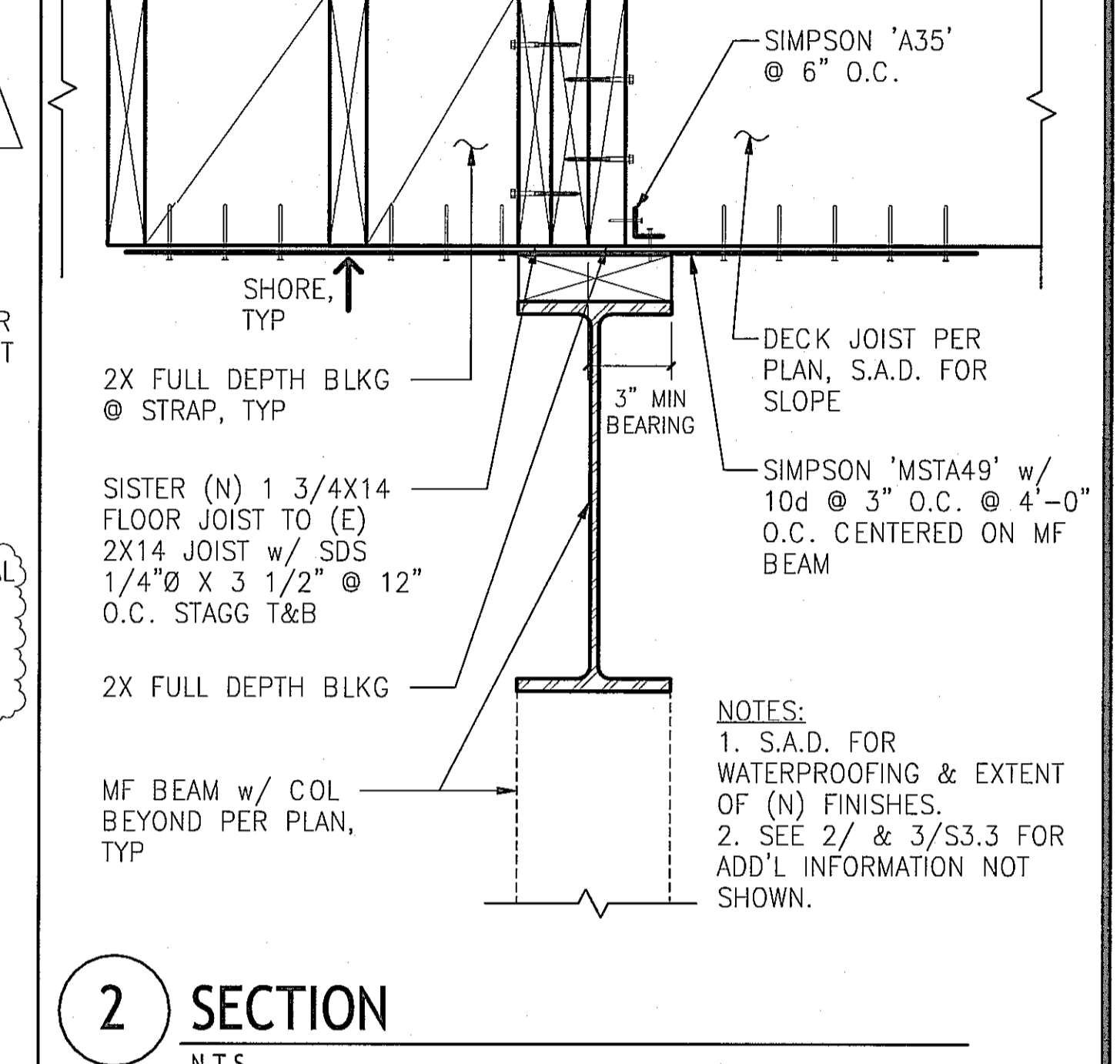
11 CONNECTION TO VERTICAL (SECTION)
N.T.S.



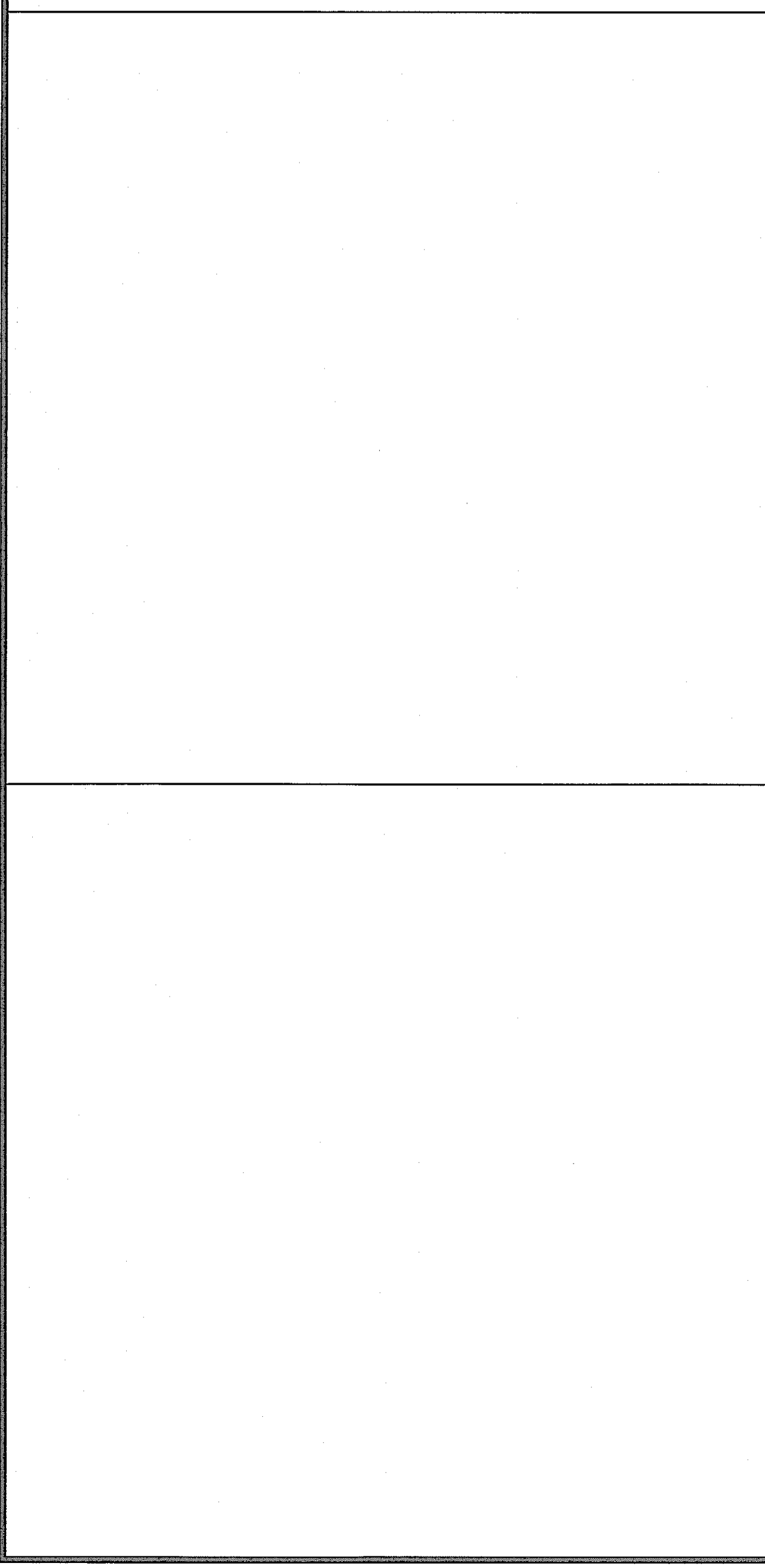
10 ELEVATION
N.T.S.



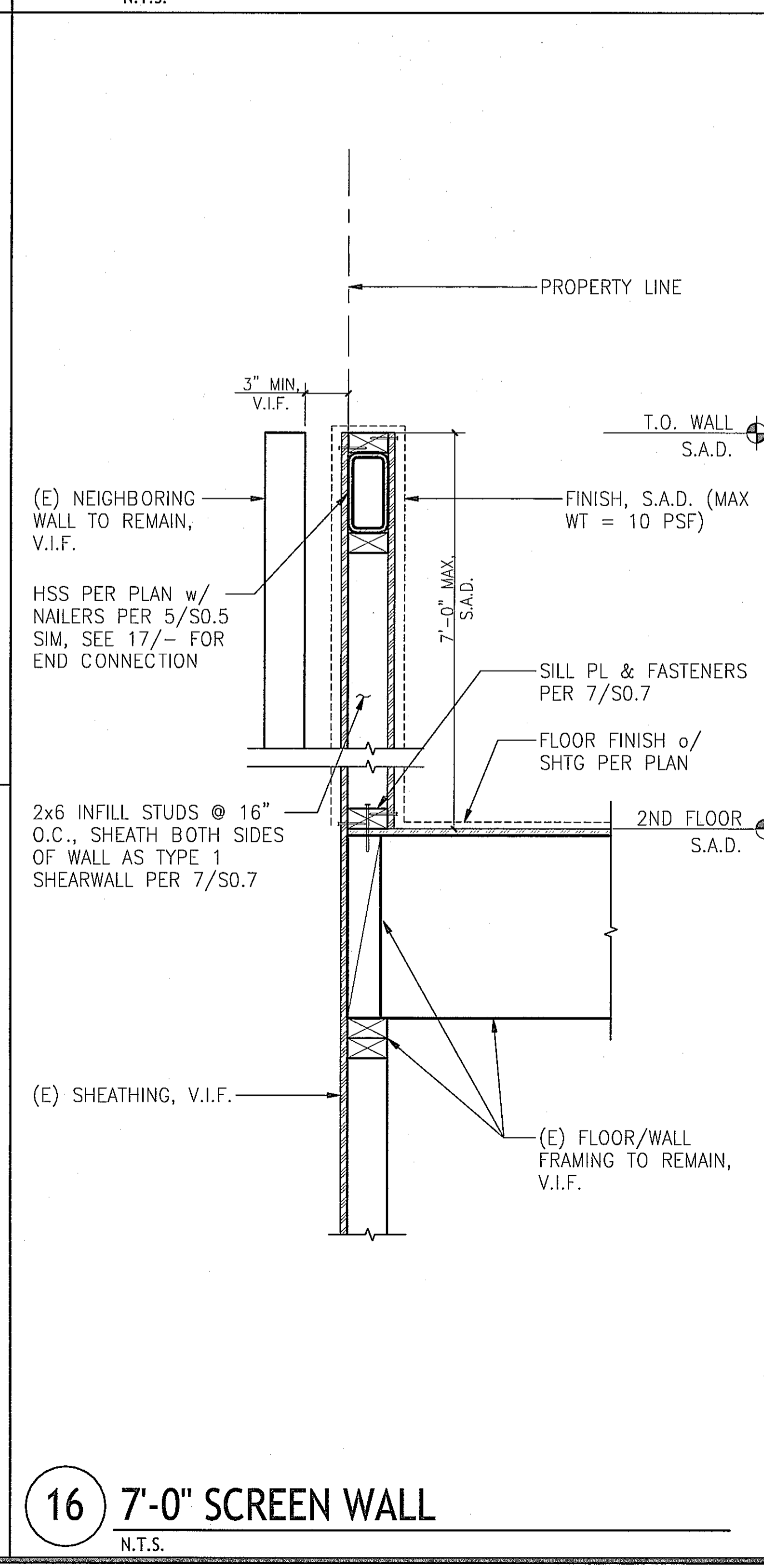
6 SECTION
N.T.S.



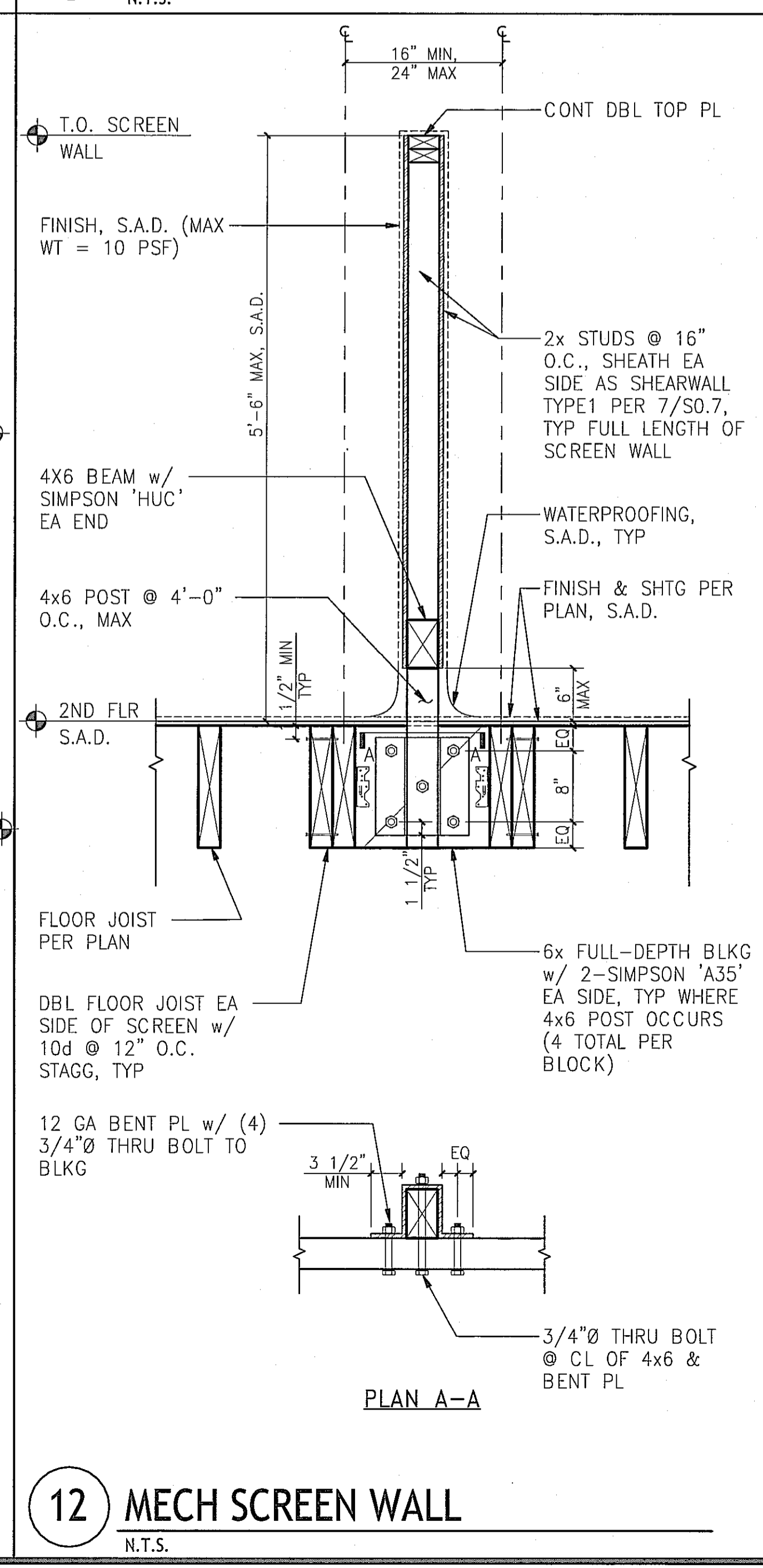
2 SECTION
N.T.S.



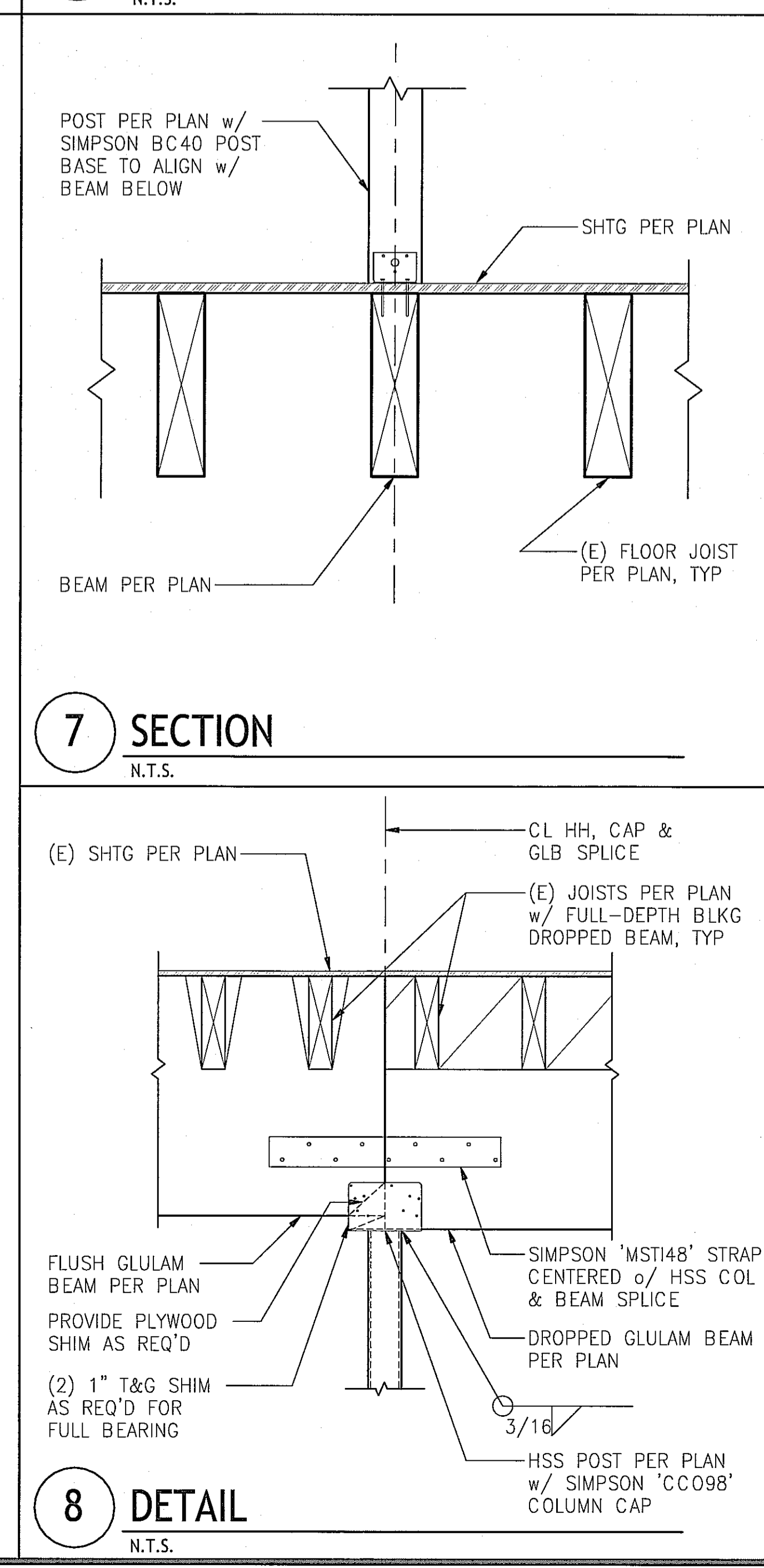
16 7'-0" SCREEN WALL
N.T.S.



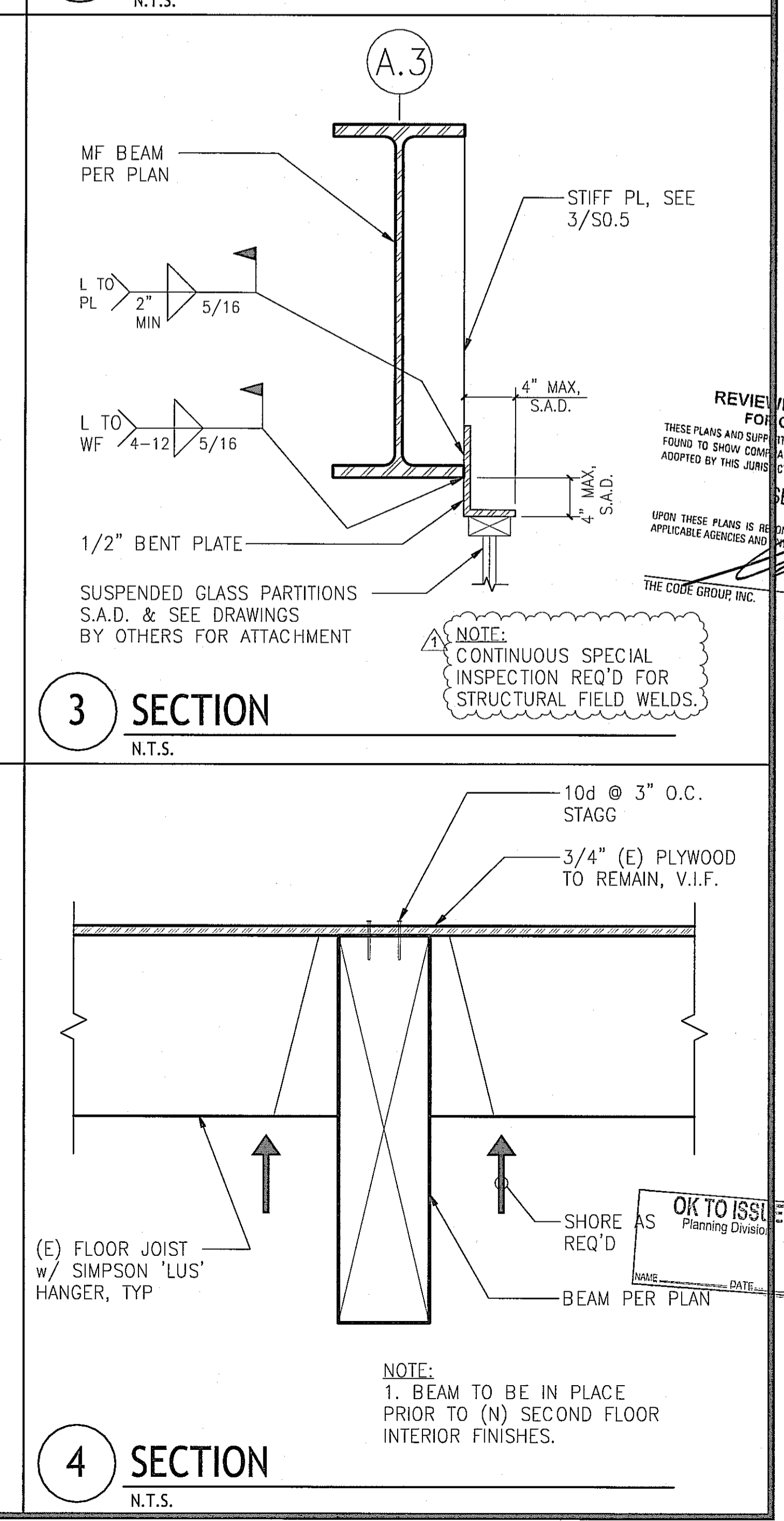
12 MECH SCREEN WALL
N.T.S.



7 SECTION
N.T.S.



8 DETAIL
N.T.S.



3 SECTION
N.T.S.

G|A|A ARCHITECTS
8811 Research Drive, Suite 200, Irvine, CA 92618
T: 949 474 1775
F: 949 553 9133

ESPERANZA
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ISE Project No. 18116

REVIEWED BY CONSULTANT FOR CODE COMPLIANCE...
SEP 25 2019

NO.	DESCRIPTION	DATE
1	1st PLAN CHECK SUBMITTAL	03/28/19
2	2nd PLAN CHECK SUBMITTAL	05/28/19
3	3rd PLAN CHECK SUBMITTAL/BID SET	08/23/19
4	4th P.C. SUBMITTAL/ADDENDUM 1	09/13/19

SECTIONS AND DETAILS
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JOB NO: ISE_18116 SHEET NO:
DATE: 03/28/19
DRAWN: ET
FILE NAME: **S7.1**

MECHANICAL SCHEDULES

HEAT PUMP SCHEDULE

Table with columns: MARK NO., SERVICE, SYSTEM /MODEL NO., NOMINAL COOLING CAPACITY, REFRIGERANT LINE SIZE (LIQUID, GAS), HEATING CAPACITY (BTUH), SEER, HSPF, CHARACTERISTICS (ELECTRICAL, OPER. WT. (LBS.), UNIT DIMENSIONS (H X W X D), REMARKS. Includes row for CU-1,2,3 1ST FLR DINING ROOM.

Table with columns: MARK NO., SERVICE, TYPE, MANUFACTURER /MODEL NO., SUPPLY FAN DATA (S/A CFM, STATIC PRESSURE), SERVICE (TOTAL BTUH), HEATING CAPACITY (BTUH), CHARACTERISTICS (ELECTRICAL, OPER. WT. (LBS.), REMARKS. Includes row for FCU-1,2,3 DINING ROOM CEILING.

Table with columns: SYMBOL, MAKE & MODEL NUMBER, LOCATION, SERVICE, CFM, E.S.P. (IN. W.G.), RPM, DRIVE, ELECTRICAL (H.P., VOLTS-PH-HZ), OPER. WEIGHT (LBS.), REMARKS. Includes rows for COOK GN140.

Table with columns: SYMBOL, TYPE, NECK SIZE, RATED CFM, AT RATED CFM (MAX. PD NECK IN. W.C. SIZE), REMARKS. Includes rows for CD-1 to ER-2 and SLD-1.

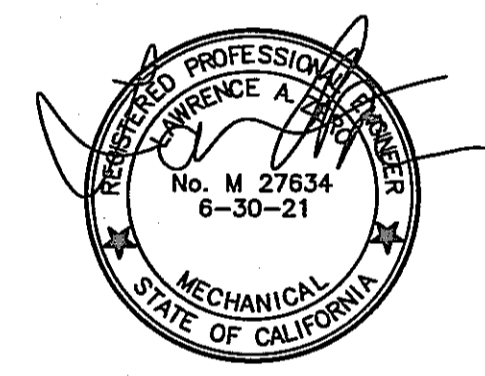
GENERAL MECHANICAL NOTES

- 1. THESE NOTES AND LEGENDS ARE TYPICAL FOR THE ENTIRE JOB UNLESS STATED OTHERWISE...
2. MECHANICAL CONTRACTOR SHALL HAVE A GOOD WORKING KNOWLEDGE & ACQUAINTANCE OF THE EXISTING JOB SITE...
3. THESE PLANS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO REPRESENT THE ACTUAL SITE CONDITIONS...
4. SHEET METAL DUCTWORK SHALL BE GALVANIZED STEEL SHEETS OF THICKNESS AS RECOMMENDED...
5. DUCTWORK THAT IS SHOWN SINGLE LINE; FIRST DIMENSION IS HORIZONTAL, SECOND IS VERTICAL...
6. DUCT TURNS IN RETURN AND SUPPLY DUCTWORK MAY BE ROUND OR SQUARE(WITH TURNING VANES)...
7. MECHANICAL CONTRACTOR SHALL COORDINATE VOLTAGE AND PHASE OF EACH ITEM OF EQUIPMENT...
8. INSTALLATION SHALL BE IN COMPLIANCE WITH 2016 CALIFORNIA MECHANICAL CODE, LOCAL MUNICIPAL CODE...
9. MECHANICAL CONTRACTOR TO LAYOUT THE CURBS AND THE G.C. TO LEVEL AND SET THE CURBS...
10. MECHANICAL CONTRACTOR SHALL COORDINATE WITH OTHER DISCIPLINES AND CHECK CLEARANCES TO PREVENT ANY CONFLICTS...
11. PROVIDE INSULATION ON EXPOSED SLEEVES OF ALL FIRE DAMPERS SERVING SUPPLY AND RETURN DUCTWORK...
12. BRANCH DUCTS SHALL BE THE SAME SIZE AS AIR DUCT NECK UNLESS OTHERWISE INDICATED...
13. BRANCH DUCT TAKE-OFFS FROM RECTANGULAR DUCT WITH ROUND DUCT TO BE MADE WITH CONICAL BELLMOUTH SPIN-IN FITTING AND DAMPER WITHOUT SCOOP...
14. BRANCH DUCT TAKE-OFFS FROM ROUND DUCT WITH ROUND DUCT SHALL BE MADE WITH PRE-MANUFACTURED WYES OR 45/90 BOOTS...
15. PROVIDE PHENOLIC NAMEPLATES FOR ALL EQUIPMENT WITH WHITE LETTERS 1-1/2" HIGH...
16. ROOF TOP UNITS OVER 2000 CFM SHALL HAVE SMOKE DETECTORS PROVIDED AND INSTALLED BY EQMT. MFR...
17. HANG SUPPLY AND RETURN TRUNK LINES AT DIFFERENT ELEVATIONS SO AS TO ACCOMMODATE GRILLE/DIFFUSER TAKE-OFFS...
18. PROVIDE OPERATIONS AND MAINTENANCE MANUALS FOR ALL EQUIPMENT AS REQUIRED IN THE SPECIFICATIONS...
19. ALL ROUND DUCT JOINTS SHALL BE TAPED...
20. ALL RECTANGULAR DUCT JOINTS SHALL BE SEALED WITH MASTIC...
21. ALL SQUARE TO ROUND TRANSITIONS SHALL BE MADE WITH PRE-MANUFACTURED FITTINGS...
22. ALL FITTINGS AND TAKE-OFFS ARE TO BE CONSTRUCTED AS SHOWN IN SMACNA DETAILS...
23. ALL OFFSETS AND TRANSITIONS NECESSARY TO SUCCESSFULLY CONSTRUCT THE DUCT DISTRIBUTION SYSTEM ARE NOT NECESSARILY SHOWN ON THESE PLANS BUT ARE STILL INCLUDED IN THE MECHANICAL CONTRACTORS SCOPE OF WORK...
24. CENTER THE ROOFTOP UNIT DUCT OPENINGS IN THE BAR JOIST SPACE TO ACCOMMODATE INSTALLATION OF SUPPLY/RETURN DUCT DROPS AS DETAILED ON THESE PLANS...
25. PROVIDE SHOP DRAWING SUBMITTAL DATA ON ALL PRE-MANUFACTURED FITTINGS...
26. PROVIDE ACCESS PANEL IN ALL DUCTS WITH FIRE DAMPERS...
27. PROVIDE BLANKET INSULATION OVER TOP OF ALL SUPPLY DIFFUSERS AND RETURN GRILLES...
28. POSITION CURB SUCH THAT THE SUPPLY AND RETURN AIR OPENINGS ARE WITHIN THE BAR JOIST OPENING...
29. ALL WORK SHALL MEET LOCAL AND STATE MECHANICAL, PLUMBING AND ENERGY CODES...
30. SYSTEM SHALL BE AIR BALANCED, REFER TO SPECIFICATIONS...
31. THE MAXIMUM HEIGHT FOR CONTROLS, SWITCHES, RECEPTACLE OUTLETS AND THERMOSTATS IS 48" MEASURED TO THE TOP OF THE BOX...
32. AIR HANDLING DUCT SYSTEMS SHALL BE CONSTRUCTED, INSTALLED AND INSULATED AS PROVIDED IN 2016 CALIFORNIA MECHANICAL CODE...
33. DUCTWORK DIMENSIONED LISTED ON DRAWINGS IS CLEAR INSIDE DIMENSION...
34. FILTERS IN MECHANICALLY VENTILATED BUILDINGS, PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH AIR FILTRATION MEDIA...
EXCEPTION: A MERV-1 FILTER SHALL BE ALLOWED FOR RETURN AIR ONLY OR RETURN WITH PREFILTERED OUTSIDE AIR...
35. POLLUTANT CONTROL AND TEMPORARY VENTILATION...
36. INDOOR AIR QUALITY AND OUTSIDE AIR DELIVERY...
37. VERIFICATION OF COMPLIANCE WITH THIS CODE...
38. FOR BUILDINGS EQUIPPED WITH DEMAND CONTROL VENTILATION...
39. COVER DUCT OPENINGS PRIOR TO INSTALLATION/STORAGE...
40. INSTALLATION OF HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT...
41. INSTALL HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT THAT DO NOT CONTAIN CFCS...
42. INSTALL HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT THAT DO NOT CONTAIN HALONS...
43. HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS...
4. PUBLIC UTILITY TRAINING PROGRAMS
5. TRAINING PROGRAMS SPONSORED BY TRADE, LABOR OR STATEWIDE ENERGY CONSULTING OR VERIFICATION ORGANIZATIONS.
6. PROGRAMS SPONSORED BY MANUFACTURING ORGANIZATIONS.
7. OTHER PROGRAMS ACCEPTABLE TO THE ENFORCING AGENCY.

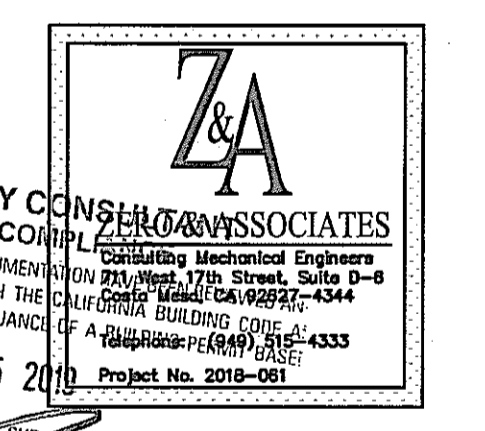


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ESPERANZA COMMERCIAL PERMIT #19-00812 (1ST FLOOR) 309 MANHATTAN BEACH BLVD. MANHATTAN BEACH, CA 90254 RESIDENTIAL PERMIT #19-01835 (2ND FLOOR) 308 CENTER PLACE MANHATTAN BEACH, CA 90254 DEVELOPED FOR: NEWMAN HOSPITALITY



DATE 9-13-19



REVIEWED BY CONSULTING ASSOCIATES FOR CODE COMPLIANCE... SEP 25 2019

Table with columns: NO., DESCRIPTION, DATE. Includes rows for 1st PLAN CHECK SUBMITTAL (03/28/19), 2nd PLAN CHECK SUBMITTAL (05/28/19), 3rd PLAN CHECK SUBMITTAL (08/23/19), 4th PLAN CHECK SUBMITTAL (09/13/19).

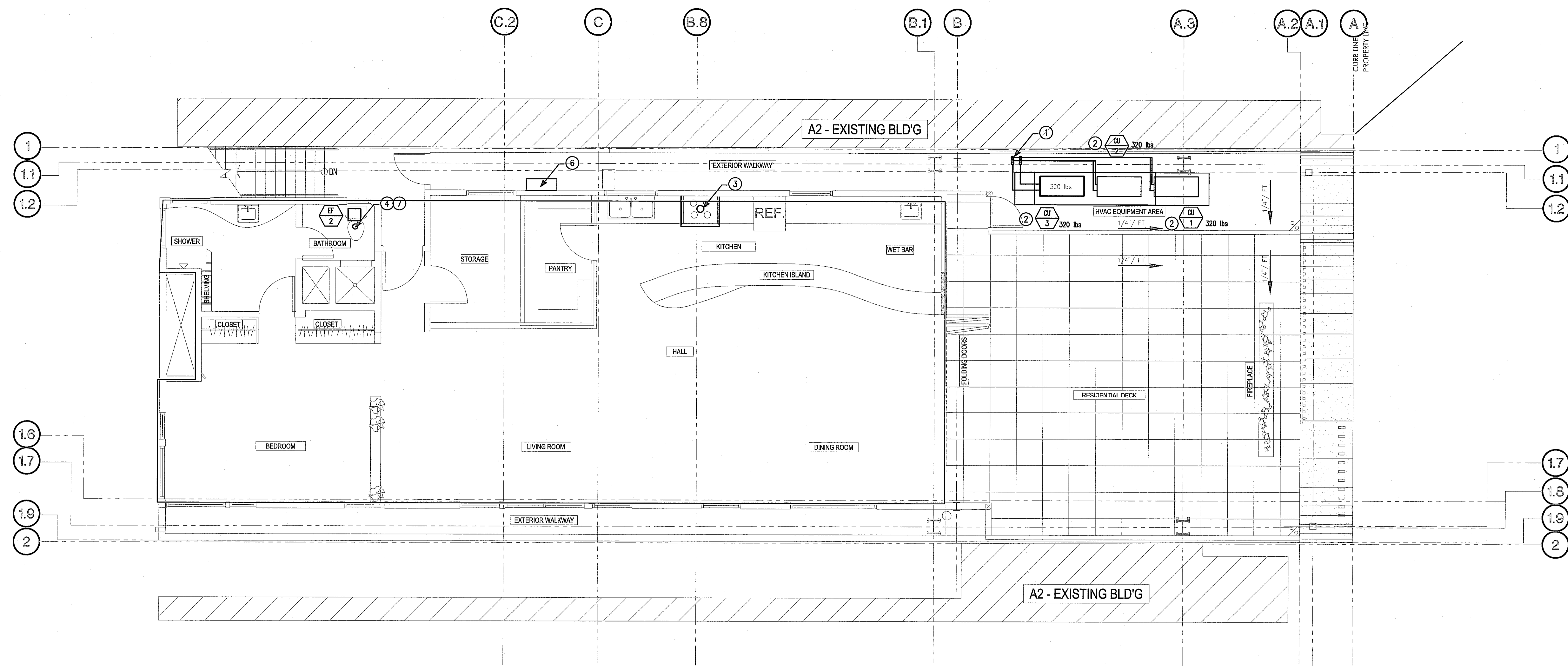
MECHANICAL SCHEDULES, NOTES, LEGENDS & DETAILS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREBY CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.

Table with columns: JOB NO. (NH012.01), SHEET NO., DATE (09/13/18), DRAWN BY (GAA), FILE NAME, and a large 'M1.0' logo.

SHEET KEYED ROOF NOTES

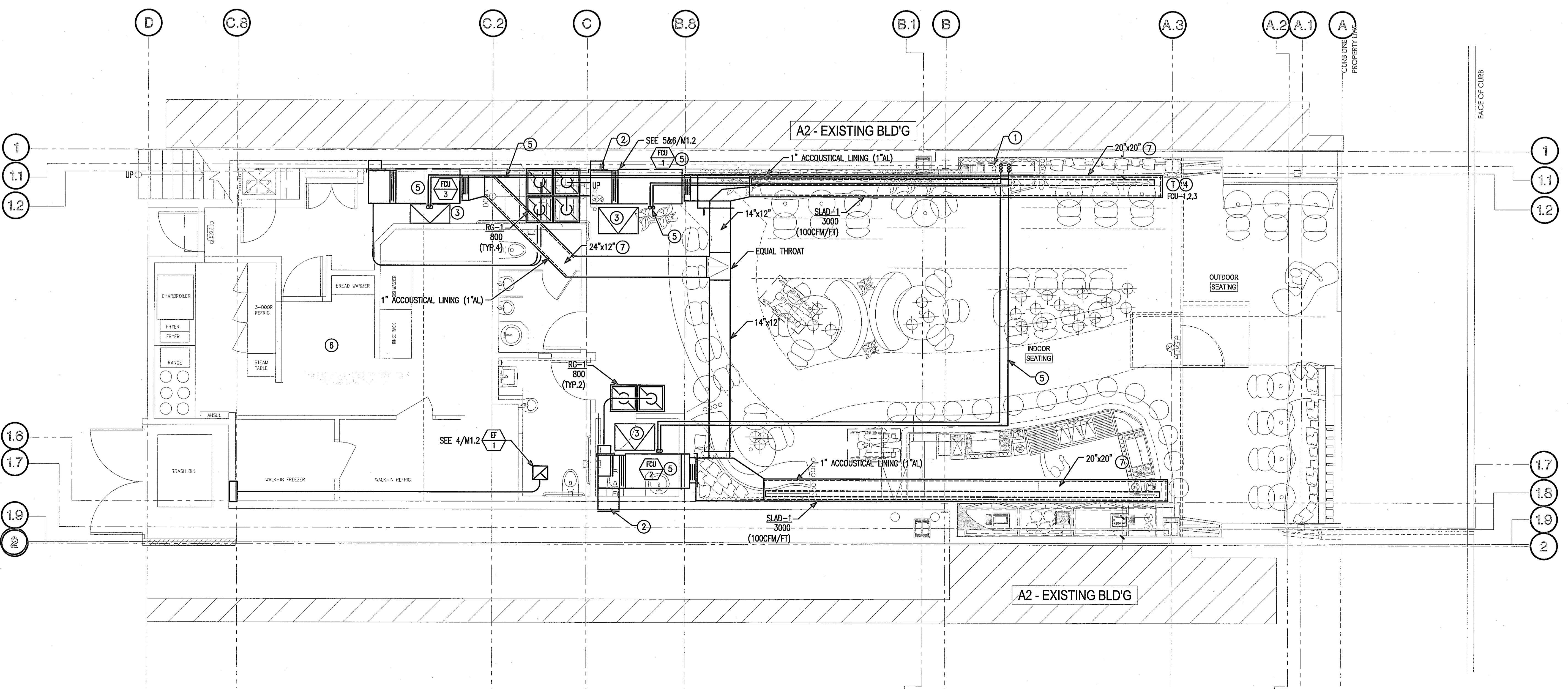
- ① REFRIGERANT LINES UP TO THRU ROOF, FLASH AND COUNTERFLASH WATERTIGHT. SEE 11&12/M1.2.
- ② SECURE CU TO PLATFORM, SEE 2/M1.2.
- ③ 100 CFM HOOD WITH DUCT UP THRU ROOF TO ROOF JACK, FLASH AND COUNTERFLASH WATERTIGHT.
- ④ EXHAUST FAN DUCT UP THRU ROOF TO ROOF JACK, FLASH AND COUNTERFLASH WATERTIGHT.
- ⑤ INSTALL CONDENSATE PAN ON FCU ABOVE CEILING, SEE DETAIL 3/M1.2.
- ⑥ INSTALL TYPE B FLUE VENT ON WH-2, SEE DETAIL 16/M1.2.
- ⑦ EXHAUST FAN SHALL BE CONTROLLED BY A HUMIDISTAT CONTROLLER.



MECHANICAL SECOND FLOOR PLAN 2
SCALE: 1/8" = 1'-0"

SHEET KEYED ROOF NOTES

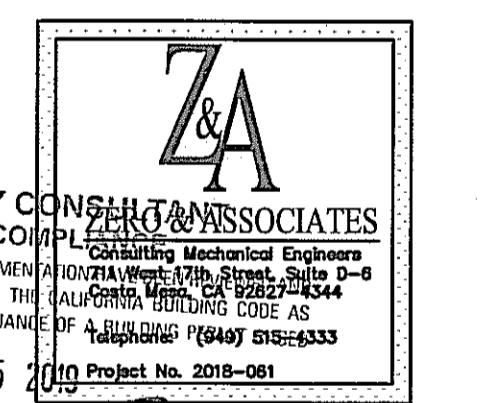
- ① REFRIGERANT LINES UP TO ROOF
- ② 16"x16"OSA INTAKE THRU WALL, PROVIDE 400 CFM OSA.
- ③ PROVIDE 36"x24" ACCESS DOOR FOR FCU SERVICE.
- ④ THERMOSTAT MOUNTED AT 48" AFF.
- ⑤ REFRIGERANT PIPING, INSTALL / SLOPE PER MANUFACTURERS RECOMMENDATIONS.
- ⑥ EXISTING KITCHEN SYSTEMS TO REMAIN.
- ⑦ DIMENSION IS CLEAR DIMENSION (INCREASE TO ACCOMMODATE 1"AL) UNLESS OTHERWISE NOTED. DUCT SHALL BE INSULATED TO R=6.



MECHANICAL FIRST FLOOR PLAN 1
SCALE: 1/8" = 1'-0"



DATE: 8-13-19



REVIEWED BY: Z&A ASSOCIATES
FOR CODE COMPLIANCE
DATE: SEP 25 2019
PROJECT NO. 2019-001

NO.	DESCRIPTION	DATE
1	1st PLAN CHECK SUBMITTAL	05/28/19
2	2nd PLAN CHECK SUBMITTAL	06/28/19
3	3rd PLAN CHECK SUBMITTAL	08/23/19
4	4th PLAN CHECK SUBMITTAL	09/13/19

OK TO ISSUE
Planning Division

MECHANICAL
1st & 2nd FLOOR PLANS

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JOB NO:	NH012.01	SHEET NO:	
DATE:	09/13/18		
DRAWN:	GAA		
FILE NAME:			

M2.0

MECHANICAL MANDATORY MEASURES

Certification of Equipment Efficiency (§110 and §111)

Any appliance for which there is a California standard established in the Appliance Efficiency Regulations may be indicated only if the manufacturer has certified to the Commission, as specified in those regulations, that the appliance complies with the applicable standard for that appliance. For certified appliances, go to www.energy.ca.gov/appliances/database

HVAC equipment efficiencies (§112)

Mechanical equipment installed in a building subject to these regulations must be certified as meeting certain minimum efficiency. These requirements are contained in §112. The AFUE, COP, EER, IPLV, combustion efficiency, and thermal efficiency values of all equipment must be determined using the applicable test method specified in the Standards.

The following space-conditioning equipment may be installed only if the manufacturer has certified that the equipment meets or exceeds all applicable efficiency requirements of the Standards: all air conditioners, heat pumps and condensing units >135,000 Btu/hr; all water chillers.

All gas and oil fired furnaces with input rating >225,000 Btu/hr shall have an intermittent ignition or interrupted device (IID), and have either power venting or a flue damper.

Certification by Manufacturers. Any service water-heating system or equipment may be installed only if the manufacturer has certified that the system or equipment complies with all of the requirements of this subsection for that system or equipment.

Outlet temperature controls. On systems that have a total capacity greater than 167,000 Btu/hr, outlets that require higher than service water temperatures as listed in the ASHRAE Handbook, Applications Volume, shall have separate remote temperature controls, heat exchangers, or boosters to supply the outlet with the higher temperature.

Controls for hot water distribution systems. Service hot water systems with circulating pumps or with electrical heat trace systems shall be capable of automatically turning off the system.

Insulation. Under floor storage tanks and backup tanks for solar water-heating systems shall have: External insulation with an installed R-value of at least R-12; or Internal and External insulation with a combined R-value of at least R-16; or The heat loss of the tank surface based on an 80°F water-air temperature difference shall be less than 6.5 Btu per hour per square foot.

Water Heating Recirculation Loops Serving Multiple Dwelling Units, High-Rise Residential, Hotel/Motel and Nonresidential as listed on §113 (c)A, B, C, D, E, F. Service water heaters in state buildings. Any newly constructed building constructed by the State shall derive its service water heating from a system that provides at least 60 percent of the energy needed for service water heating from site solar energy or recovered energy.

Any pool or spa heating system or equipment may be installed only if the manufacturer has certified that the system or equipment has all of the following: Efficiency, On-off switch instructions A permanent, easily readable, and weatherproof plate or card that gives instruction for the energy efficient operation of the pool or spa heater and for the proper care of pool or spa water when a cover is used.

No electric resistance heating. Installation of any pool or spa system or equipment shall be installed with at least 36 inches of pipe shall be installed between the filter and the heater or dedicated section and return lines, or built-in or built-up connections and shall be installed to allow for the future addition of solar heating equipment.

Covers. A cover for outdoor pools or outdoor spas that have a heat pump or gas heater. Pool shall have directional tiles that adequately mix the pool water, and time switch or similar control mechanism shall be installed as part of the pool water circulation control system.

All enclosed spaces in a building that are normally used by humans shall be ventilated in accordance with the requirements of this section and the CBC. The outdoor air-ventilation rate and air-distribution assumptions made in the design of the ventilating system shall be clearly identified on the building plans required by §10-103 of Title 24, Part 1.

Every space in a building shall be designed to have outdoor air-ventilation either by Natural ventilation or Mechanical ventilation. Times of occupancy. The minimum rate of outdoor air required by Section 121(b)2 shall be supplied to each space at all times when the space is usually occupied.

Design and Control Requirements for Quantities of Outdoor Air. All mechanical ventilation and space-conditioning systems shall be designed with and have installed ductwork, dampers, and controls to allow outside air rates to be operated at the larger of (1) the minimum levels specified in Section 121(b)1 or 2 the rate required for make-up of exhaust systems that are required for a process, for control of odors, or for the removal of contaminants within the enclosed space.

Every space requiring Demand Control Ventilation. They must have an air economizer; and they serve a space with a design occupant density, or a maximum occupant load factor for egress purposes, greater than or equal to 25 people per 1,000 sf (40 square foot per person); and is either a single zone system with any controls or multiple zone systems with Direct Digital Controls (DDC) to the zone level.

Heat pumps with supplementary electric resistance heaters; should prevent supplementary heater operation when the heating load can be met by the heat pump alone; and to which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.

Thermostats, all unitary heating and/or cooling systems heat pumps that are not controlled by a central energy management control system (CEMS) shall have a setback thermostat. Thermostatic Controls for Each Zone. The supply of heating and cooling energy to each space-conditioning zone or dwelling unit shall be controlled by an individual thermostatic control that responds to temperature within the zone and that meets the applicable requirements of Section 122(a).

Criteria for Zonal Thermostatic Controls. The individual thermostatic controls required by Section 122 (a) shall meet requirements; for heating shall be capable of being set, locally or remotely, down to 55F or lower. Or for cooling it shall be capable of being set, locally or remotely, up to 65F or higher.

For Hotel/Motel Guest Room and High-rise Residential Dwelling Unit Thermostats; shall have: Numeric temperature setpoints in °F; and Setpoint stops accessible only to authorized personnel, to restrict over-heating and over-cooling and meet Section 150(1). Heat Pump Controls. All heat pumps with supplementary electric resistance heaters shall be installed with controls that comply with Section 112 (b).

Shut-off and Reset Controls for Space-conditioning Systems; shall be installed with controls that comply with controls capable of automatically shutting off the system during periods of no-use and shall have by having an automatic time switch control device and accessible manual override that allows the operation of the system for up to 4 hours. Dampers for Air Supply and Exhaust Equipment. Outdoor air supply and exhaust equipment shall be installed with dampers that automatically close upon fan shutdown.

Isolation Area Devices. Each space-conditioning system serving multiple zones with a combined conditioned floor area of more than 25,000 square feet shall be designed, installed, and controlled to serve isolation areas. Automatic Demand Shed Controls. HVAC systems with DDC to the Zone level shall be programmed to allow centralized demand shed for non-critical zones.

The piping for all space-conditioning and service water-heating systems with fluid temperatures listed in §123 shall install the amount of insulation listed. All air distribution system ducts and plenums, including, but not limited to, building cavities, mechanical closets, air-handler boxes and support platforms used as ducts or plenums, shall be installed, sealed and insulated to meet the requirements of the 2007 CMC Sections 601, 602, 603, 604, 605, and Standard 6-5.

Before an occupancy permit is granted the Certificate of Acceptance shall be submitted to the enforcement agency that certifies that the equipment and systems meet the acceptance requirements.

A refrigerated warehouse with total cold storage and frozen storage area of 3,000 square feet or larger shall meet the insulation requirements for refrigerated warehouses listed on the R-values in Table 126-A. Under slab heating. Electric resistance heat shall not be used for the purposes of under slab heating.

Evaporators. Fan-powered evaporators used in coolers and freezers shall conform to a single phase fan motors less than 1hp and less than 460 volts shall be electronically commutated motors and in addition the evaporator fans shall be variable speed and the speed shall be controlled in response to space conditions.

FENESTRATION WORKSHEET for ESPERANZA, 3-28-19. Includes sections for General Information, Window Details, and Area Calculations.

FENESTRATION WORKSHEET for ESPERANZA, 3-28-19. Includes sections for Skylight Area Calculation, Daylighting, and Mechanical Demand Control Ventilation.

FENESTRATION WORKSHEET for ESPERANZA, 3-28-19. Includes sections for Documentation, Declaration Statement, and Compliance Tests.

ENVELOPE COMPONENT APPROACH for ESPERANZA, 3-28-19. Includes sections for General Information, Envelope Details - Framed, and Envelope Details - Non-Framed.

ENVELOPE COMPONENT APPROACH for ESPERANZA, 3-28-19. Includes sections for Roofing Products (Cool Roof) and Air Barrier.

ENVELOPE COMPONENT APPROACH for ESPERANZA, 3-28-19. Includes sections for Fenestration Proposed Areas and Efficiencies, and Envelope Mandatory Measures.

ENVELOPE COMPONENT APPROACH for ESPERANZA, 3-28-19. Includes sections for Documentation, Declaration Statement, and Compliance Tests.

GAA ARCHITECTS logo and contact information: 8811 Research Drive, Suite 200, Irvine, CA 92618.

ESPERANZA COMMERCIAL PERMIT #18-00812 (1ST FLOOR) and RESIDENTIAL PERMIT #18-018885 (2ND FLOOR) information.

Professional Engineer Seal for Lawrence Zero, No. M 27634, State of California.

Professional Engineer Seal for Lawrence Zero, No. M 27634, State of California.

Table with columns: NO., DESCRIPTION, DATE. Lists 4th Plan Check Submittal on 09/13/19.

TITLE 24 CALCULATIONS logo and disclaimer text.

Job No: NH012.01, Sheet No: M3.0, Date: 09/13/18, Drawn: GAA, File Name: M3.0.

2013 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Standards must comply with all applicable mandatory measures listed, regardless of the compliance approach used. Exceptions may apply. Review the respective code section for more information.

Table with 2 columns: Measure ID and Description. Includes sections for Building Envelope Measures, Space Conditioning, Water Heating and Plumbing System Measures, and Ducts and Fan Measures.

2013 Low-Rise Residential Mandatory Measures Summary

Table with 2 columns: Measure ID and Description. Includes sections for Space Conditioning (SC) Systems - Heating/Cooling, Water Heating Systems, and Space Conditioning Systems and Water Heating Systems in Multifamily Dwelling Unit.

Table with 2 columns: Measure ID and Description. Includes sections for Food and Spa Heating Systems and Registration information for Lawrence Zero.

STATE OF CALIFORNIA RESIDENTIAL ALTERATIONS CERTIFICATE OF COMPLIANCE

Table with 15 columns: Tag ID, Fenestration Type, Frame Type, Dynamic Glazing, Orientation, Area Removed, Area Added, Net Added Area, Proposed U-factor, Source, Proposed SHGC, Source, Exterior Shading Device, Combined SHGC from CFIR-ENV-03. Includes compliance statements for fenestration.

Registration Number: CA Building Energy Efficiency Standards - 2016 Residential Compliance. HERS Provider: September 2018.

STATE OF CALIFORNIA RESIDENTIAL ALTERATIONS CERTIFICATE OF COMPLIANCE

Table with 15 columns: Tag ID, Water Heating System Identification, Water Heating System, Water Heater Type, # of Water Heaters, Water Storage Volume, Fuel Type, Rated Input, Heating Efficiency, Standby Loss, Exterior Insulation, Back-Up Solar Savings, Central DHW System, DHW System Distribution. Includes compliance statements for water heating.

Registration Number: CA Building Energy Efficiency Standards - 2016 Residential Compliance. HERS Provider: September 2018.

STATE OF CALIFORNIA RESIDENTIAL ALTERATIONS CERTIFICATE OF COMPLIANCE

Table with 15 columns: Tag ID, Fenestration Type, Frame Type, Dynamic Glazing, Orientation, Area Removed, Area Added, Net Added Area, Proposed U-factor, Source, Proposed SHGC, Source, Exterior Shading Device, Combined SHGC from CFIR-ENV-03. Includes compliance statements for fenestration.

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Registration Number: CA Building Energy Efficiency Standards - 2016 Residential Compliance. HERS Provider: September 2018.



8811 Riverside Drive, Suite 200, Irvine, CA 92618. T: 949 474 1775, F: 949 553 9133

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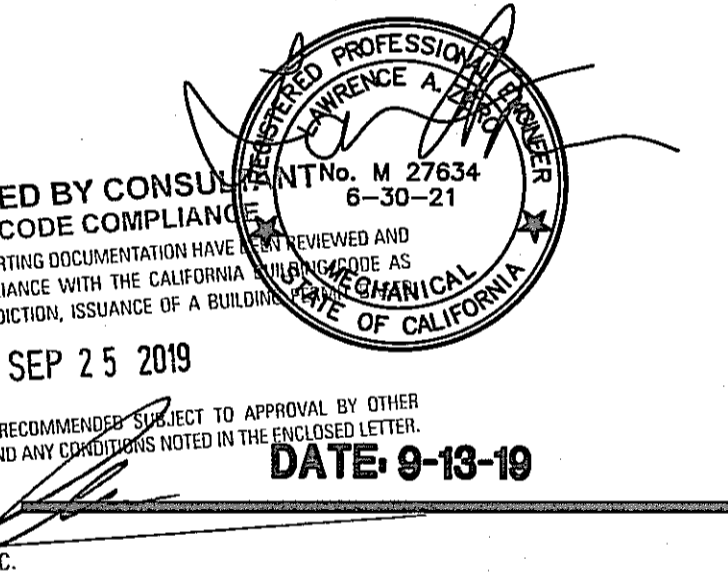


Table with 3 columns: NO., DESCRIPTION, DATE. Includes 4th Plan Check Submittal dates.

RESIDENTIAL TITLE 24 CALCULATIONS

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JOB NO: NH012, SHEET NO: M3.2, DATE: 09/13/18, DRAWN: GAA, FILE NAME:

GENERAL SITE LIGHTING NOTES

- CONTRACTOR SHALL VERIFY ALL LOCATIONS, MOUNTING HEIGHTS AND REQUIREMENTS WITH OWNER, ARCHITECT AND/OR TENANT AS REQUIRED... ALL ELECTRICAL RELATED CONDITIONS SHALL BE VERIFIED IN FIELD PRIOR TO START OF CONSTRUCTION...

GENERAL SITE ELECTRICAL NOTES

- CONTRACTOR SHALL VERIFY ALL LOCATIONS, MOUNTING HEIGHTS AND REQUIREMENTS WITH OWNER, ARCHITECT AND/OR TENANT AS REQUIRED... INCOMING UTILITIES ARE IN THE PROCESS OF BEING COORDINATED BUT ARE STILL NOT TOTALLY DEFINED...

GENERAL POWER NOTES

- CONTRACTOR SHALL VERIFY ALL LOCATIONS, MOUNTING HEIGHTS, CONNECTIONS AND REQUIREMENTS WITH OTHER TRADES, OWNER, ARCHITECT AND/OR TENANT AS APPLICABLE PRIOR TO INSTALL AND ADJUST ACCORDINGLY... ALL UNDERGROUND CONDUITS SHALL BE 3/4" MINIMUM...

GENERAL LIGHTING NOTES

- CONTRACTOR SHALL VERIFY ALL LOCATIONS, MOUNTING HEIGHTS, CONNECTIONS AND REQUIREMENTS WITH OTHER TRADES, OWNER, ARCHITECT AND/OR TENANT AS APPLICABLE PRIOR TO INSTALL AND ADJUST ACCORDINGLY... PROVIDE A COMPLETE MANUFACTURED WIRING SYSTEM FOR ALL LIGHT FIXTURES...

GENERAL WAREHOUSE NOTES

- CONTRACTOR SHALL VERIFY ALL LOCATIONS, MOUNTING HEIGHTS, CONNECTIONS AND REQUIREMENTS WITH OTHER TRADES, OWNER, ARCHITECT AND/OR TENANT AS APPLICABLE PRIOR TO INSTALL AND ADJUST ACCORDINGLY... PROVIDE A COMPLETE MANUFACTURED WIRING SYSTEM FOR ALL LIGHT FIXTURES...

GENERAL SYMBOL LIST

- 2#12-1#12G-1/2" 2#10-1#10G-1/2" 2#8-1#8G-3/4" 2#6-1#6G-3/4" 3#12-1#12G-1/2" 3#10-1#10G-3/4" 3#8-1#8G-1" 3#6-1#6G-1" 4#12-1#12G-1/2" 4#10-1#10G-3/4" 4#8-1#8G-1" 4#6-1#6G-1" 5#12-1#12G-1/2" 5#10-1#10G-3/4" 5#8-1#8G-1 1/4" 5#6-1#6G-1 1/4" 6#12-1#12G-3/4" 6#10-1#10G-3/4" 6#8-1#8G-1 1/4" 6#6-1#6G-1 1/4" POWERED PARTITION FEEDS 4#12-1#2#12N-1#12G-1#12G-3/4" 4#10#12#10N-1#10G-1#10G-1" 4#8#12#8N-1#8G-1#8G-1 1/4" 4#6#12#6N-1#6G-1#6G-1 1/2" UNDERGROUND CONDUIT, 3/4" MINIMUM CONDUIT HOMERUN TO PANEL AND BREAKERS INDICATED CONDUIT STUB OUT, VERIFY LOCATION CONDUIT RISER UP, VERIFY LOCATION CONDUIT RISER DOWN, VERIFY LOCATION TELEPHONE OUTLET MOUNTED AT 18" AFF DATA OUTLET MOUNTED AT 18" AFF TELEPHONE / DATA OUTLET MOUNTED AT 18" AFF PULL BOX W/ TRAFFIC COVER COLD WATER SERVICE INTO BUILDING, VERIFY LOCATION MAIN GROUND BUS

Table with columns for different conduit types and their corresponding symbols and dimensions.

WAREHOUSE SYMBOL LIST

- CONNECT TO MODULAR WIRING SYSTEM AS REQUIRED. WAREHOUSE LIGHTING CONTROL / OVERRIDE SWITCH. PROVIDE LOW VOLTAGE PROGRAMMABLE 'CHELSEA' SWITCH BY LCD. REFER TO WIRING DIAGRAM... EXHAUST FAN CONTROL SWITCH (BY MECHANICAL), VERIFY EXACT LOCATION AND ADJUST ACCORDINGLY. PROVIDE WEATHER RESISTANT 20A-125V GFI RECEPTACLE WITHIN 25FT OF MECHANICAL EQUIPMENT...

SITE SYMBOL LIST

- PROVIDE WEATHERPROOF J-BOX AND CONNECT TO IRRIGATION CONTROLLER, VERIFY EXACT LOCATION WITH LANDSCAPER. PROVIDE WP J-BOX FOR KNOX BOX. VERIFY EXACT LOCATION. PROVIDE 1" CO FROM KNOX BOX GATE OPERATOR. PROVIDE WEATHERPROOF J-BOXES WITH 1"CO FOR FUTURE MOTORIZED GATE POWER AND 1" CO FOR FUTURE GATE CONTROL BETWEEN J-BOXES AND INTO BUILDING...

OFFICE LIGHTING SYMBOL LIST

- PROVIDE LINE VOLTAGE, DUAL-TECHNOLOGY, WALL SWITCH OCCUPANCY SENSOR, SENSOR SWITCH #W3X-PDT-WH. PROVIDE SENSOR SWITCH #LHGT ENABLED, DUAL-TECHNOLOGY, WALL SWITCH OCCUPANCY SENSOR WITH DIMMING CONTROL... PROVIDE HIGH MOTION SENSOR SWITCH #LHGT ENABLED CEILING MOUNTED, OCCUPANCY SENSOR #N4M-R3US FOR APPLICATIONS WHERE MOUNTING IS 15FT TO 45FT...

POWER SYMBOL LIST

- PROVIDE 20A-120V DOUBLE DUPLEX RECEPTACLE. ONE DUPLEX SHALL BE CONTROLLED PER TITLE 24 AND THE OTHER SHALL BE UNCONTROLLED... PROVIDE 20A-120V DUPLEX RECEPTACLE. ONE HALF OF THE DUPLEX SHALL BE CONTROLLED PER TITLE 24 AND THE OTHER HALF SHALL BE UNCONTROLLED... PROVIDE 20A-125V GFI RECEPTACLE FOR PLUG-IN CIRCULATION PUMP WITH BUILT IN TIMER... PROVIDE FLUSH IN-FLOOR FIRE RATED COMBINATION POWER / TELEPHONE / DATA POKE-THRU WITH QUADRAPLEX RECEPTACLE...

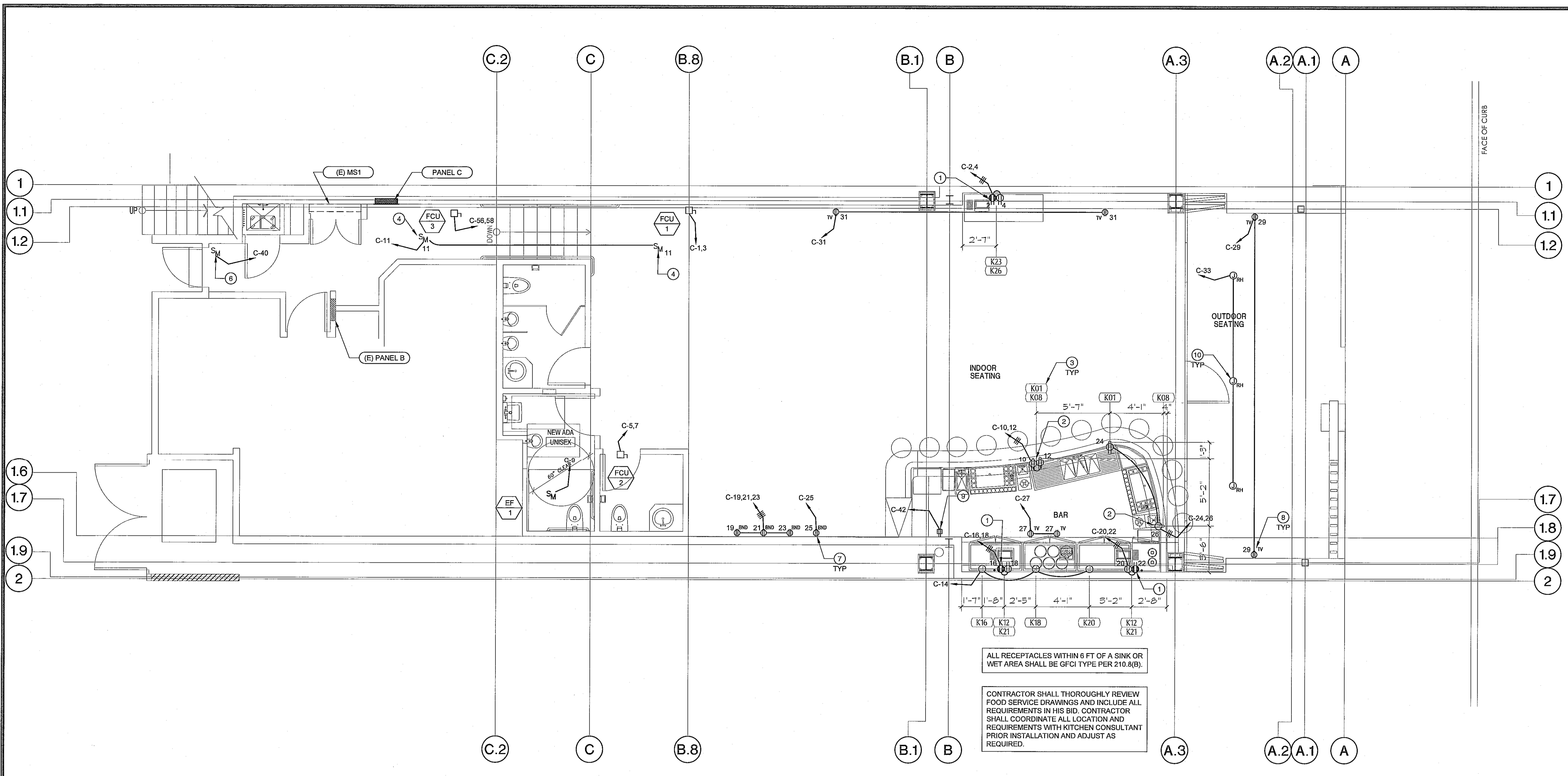
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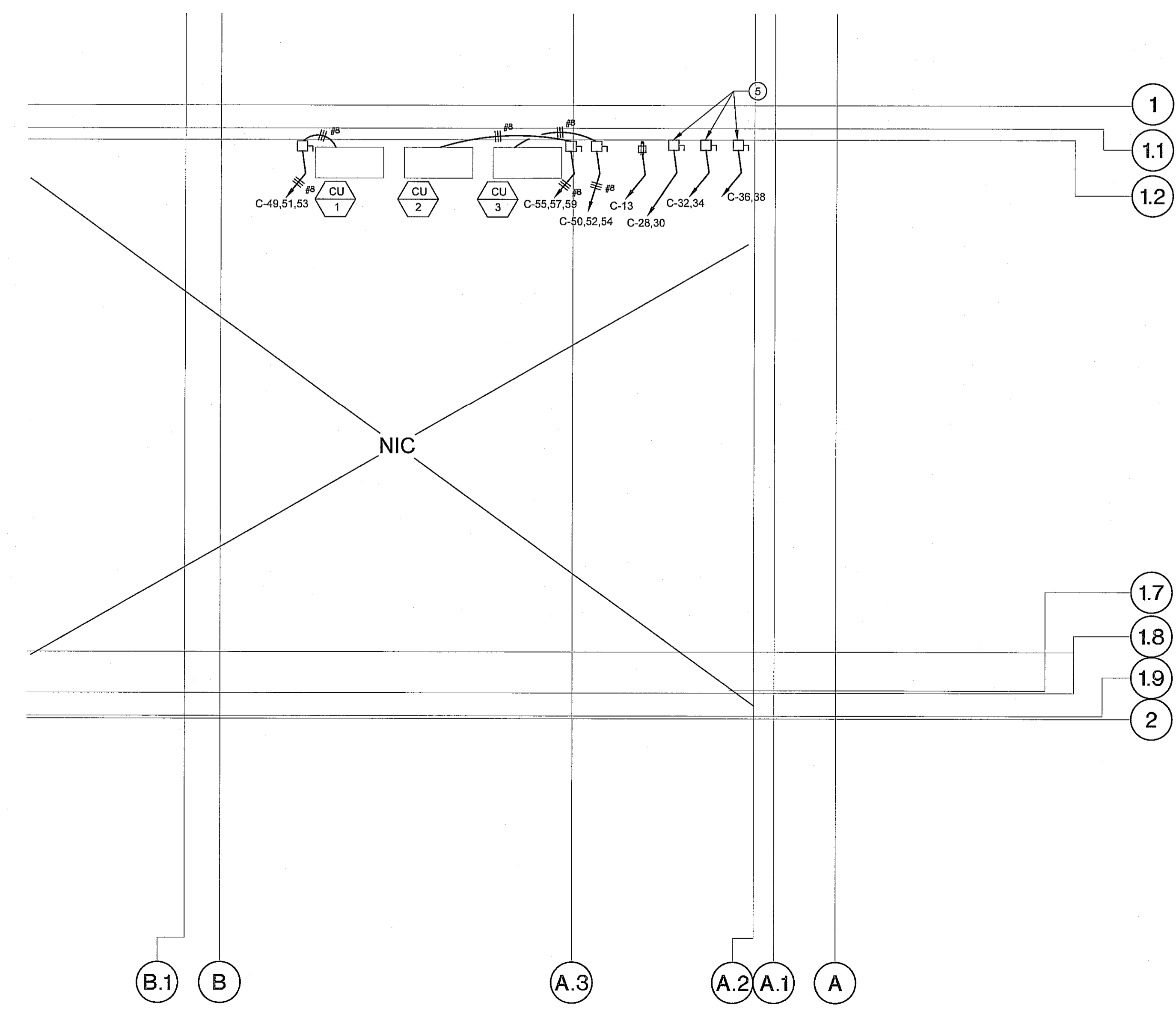
REVIEWED BY: K2M ENGINEERING. FOR CODE COMPLIANCE. ALL APPLICABLE CODES AND ANY COMPETING REQUIREMENTS OF THE JURISDICTION... SEP 25 2019

K2M ENGINEERING ELECTRICAL CONSULTING ENGINEERS 10 HUGHES, SUITE 4203, IRVINE, CA 92618 949-419-9909 | 949-419-9870

Table with columns: NO., DESCRIPTION, DATE. Includes entries for 1st PLAN CHECK SUBMITTAL, 2nd PLAN CHECK SUBMITTAL, 3rd PLAN CHECK SUBMITTAL.



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



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

- KEY NOTES**
- POS PRINTERS ARE ON A LOOP SYSTEM AND REQUIRE DEDICATED OUTLETS AND CIRCUIT. PROVIDE 1/2" CO FOR DATA FROM POS SYSTEM TO OFFICE AS DIRECTED BY KITCHEN CONSULTANT.
 - STUB ELECTRICAL IN BAR DIE. RUN ELECTRICAL TO RECEPTACLES AND JUNCTION BOXES IN DIE BAR WALL. COORDINATE EXACT LOCATIONS AND REQUIREMENTS WITH KITCHEN CONSULTANT AND MILLWORK CONTRACTOR.
 - INDICATES FOOD SERVICE DRAWING ITEM NUMBER. REFER FOOD SERVICE DRAWINGS.
 - CONNECT TO CONDENSATE PUMP AS REQUIRED.
 - CONNECT TO BAR BACK COMPRESSOR. PROVIDE 30A-2P-240V NEMA 3R, HEAVY DUTY, HORSEPOWER RATED, FUSED DISCONNECT SWITCH WITH FUSES PER MANUFACTURER'S REQUIREMENT. MOUNT ADJACENT TO EQUIPMENT. PROVIDE UNSTRUT SUPPORT AS REQUIRED. VERIFY EXACT LOCATION AND REQUIREMENTS AND ADJUST AS REQUIRED.
 - CONNECT TO 120V AIR CURTAIN AS REQUIRED. VERIFY LOCATION.
 - PROVIDE 20A-120V RECEPTACLE FOR BAND EQUIPMENT. VERIFY EXACT LOCATION IN FIELD AND ADJUST AS REQUIRED.
 - PROVIDE 20A-120V RECEPTACLE FOR TELEVISION. COORDINATE WITH AV CONSULTANT AND OWNER FOR CONTROL AND DATA CONDUIT REQUIREMENTS. VERIFY EXACT LOCATION AND REQUIREMENTS IN FIELD AND ADJUST AS REQUIRED.
 - PROVIDE 20A-120V RECEPTACLE FOR MEGASEQ EQUIPMENT. COORDINATE WITH AV CONSULTANT AND OWNER FOR CONTROL AND DATA CONDUIT REQUIREMENTS. VERIFY EXACT LOCATION AND REQUIREMENTS IN FIELD AND ADJUST AS REQUIRED.
 - CONNECT TO GAS RADIANT HEATER CONTROLS. VERIFY LOCATIONS AND REQUIREMENTS AND ADJUST AS NECESSARY.

EQUIPMENT		MAKE & MODEL	PLUMBING				ELECTRICAL					
ITEM NO.	QUANTITY		COLD WATER	HOT WATER	WASTE	GAS - BTU	REMARKS	VOLTS	AMPS	PHASE	HORSE POWER	REMARKS
K01	1	FRONT BAR / BAR GATE / ADA BAR TOP						120	1.0	1		(2) CONVENIENCE OUTLETS
K02	1SET	EXISTING BAG-IN-BOX RACK, CARBONATOR AND CO2 TANKS (IN EXISTING KITCHEN)										
K03	1	STAINLESS STEEL WORK COUNTER W/ OPEN BASE FRAME										
K04	2	SLIM JIM TRASH CANS										
K05	1	12" STAINLESS STEEL HAND SINK WITH BUILT-IN SOAP AND PAPER TOWEL DISPENSERS	1/2"	1/2"	1-1/2"							DIRECT WASTE
K06	2	42" LOCKER BOXES WITH 10-CIRCUIT SEALED-IN COLD PLATES				F.S.						INDIRECT WASTE WITH 1" AIR GAP AT FLOOR SINK
K07	2	SODA GUNS										
K08	2	BAR BLENDERS						120	11.5	1	2.5	1.5 AMPS PER UNIT WITH NEMA 5-15P CORD & PLUG
K09	2	12" STAINLESS STEEL BLENDER STATIONS WITH DUMP SINKS	1/2"	1/2"	1-1/2"							DIRECT WASTE
K10	1	STAINLESS STL. THREE COMPARTMENT SINK W/ EXTENDED LEFT SIDE DRAIN BOARD AND BOTTOM SHELF	1/2"	1/2"	1-1/2"							DIRECT WASTE
K11	1	STAINLESS STEEL CORNER DRAIN BOARD										
K12	2	CASH REGISTERS						120	3.0	1		REQ. DEDICATED OUTLETS AND CIRCUITS
K13	2	CO2 TANKS										
K14	1	DRY BACK BAR CABINET										
K15	1	DRY BACK BAR CABINET										
K16	1	48" REFRIGERATED BACK BAR UNIT WITH CLASSIC DOOR HANDLES, ST. STL. DOORS, CURB MOUNT INSTALLATION				F.S.		120	1.6	1		FLEX CONDUIT CONNECTION TO J-BOX
K17	1	48" REFRIGERATED BACK BAR UNIT WITH CLASSIC DOOR HANDLES, ST. STL. DOORS, CURB MOUNT INSTALLATION				F.S.		120	1.6	1		FLEX CONDUIT CONNECTION TO J-BOX
K18	1	48" REFRIGERATED BACK BAR UNIT WITH CLASSIC DOOR HANDLES, ST. STL. DOORS, CURB MOUNT INSTALLATION				F.S.		120	1.6	1		FLEX CONDUIT CONNECTION TO J-BOX
K19	1SET	FOUR FAUCET DRAUGHT BEER TOWER AND DRAIN PAN				F.S.		120	6.0	1		(2) CONVENIENCE OUTLETS
K20	1	48" REFRIGERATED BACK BAR UNIT WITH CLASSIC DOOR HANDLES, ST. STL. DOORS, CURB MOUNT INSTALLATION				F.S.		120	1.6	1		FLEX CONDUIT CONNECTION TO J-BOX
K21	1	BACK BAR						120	6.0	1		(2) CONVENIENCE OUTLETS
K22	-	OPEN NUMBER										
K23	1	POS SYSTEM						120	3.0	1		REQ. DEDICATED OUTLET AND CIRCUIT
K26	1	STAINLESS STEEL SERVICE STATION WITH OPEN BRACE FRAME AND UNDER COUNTER SHELVING						120	6.0	1		CONVENIENCE OUTLET
K27	3	REMOTE COMPRESSORS FOR BACK BAR EQUIPMENT						208	8.0	1	1/4	APPROX 8/0 AMPS EACH W/ P. DISC. SWITCH ON ROOF
K28	-	OPEN NUMBER										
K29	-	OPEN NUMBER										
K30	-	OPEN NUMBER										

FOOD SERVICE EQUIPMENT SCHEDULE
SCALE: N.T.S.

FOOD SERVICE EQUIPMENT SCHEDULE IS SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONSULT FOOD SERVICES DRAWINGS FOR MOST CURRENT INFORMATION AND INCLUDE IN HIS BID.

G|A|A ARCHITECTS
8811 Research Drive,
Suite 200,
Irvine, CA 92618
T: 949 474 1775
F: 949 553 9133

ESPERANZA
COMMERCIAL PERMIT #19-00812 (1ST FLOOR)
309 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90254
RESIDENTIAL PERMIT #19-01835 (2ND FLOOR)
308 CENTER PLACE
MANHATTAN BEACH, CA 90254
DEVELOPED FOR:
NEWMAN HOSPITALITY

REVIEWED BY CONSULTANT
FOR CODE COMPLIANCE
SEP 25 2019

K2M ENGINEERING
ELECTRICAL CONSULTING ENGINEERS
10 HUGHES, SUITE 203, IRVINE, CA 92618
O: 949-419-9808 F: 949-419-9870

NO.	DESCRIPTION	DATE
△	1st PLAN CHECK SUBMITTAL	03/28/19
△	2nd PLAN CHECK SUBMITTAL	06/28/19
△	3rd PLAN CHECK SUBMITTAL	08/22/19

RESTAURANT POWER PLANS

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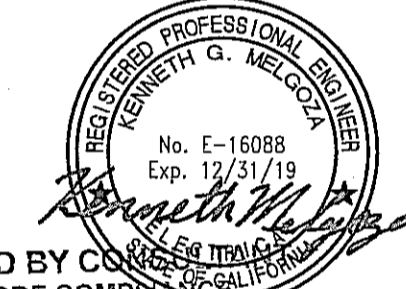
JOB NO: 19002 SHEET NO:
DATE: 09/13/18
DRAWN: K2M
FILE NAME: 19002E-3.1
E-3.1

LIGHTING KEY NOTES

(SOME NOTES MAY NOT APPLY TO THIS SHEET)

- INDICATES LIGHT FIXTURE TYPE AS SPECIFIED BY LIGHTING DESIGNER. SEE LIGHTING DESIGNER FIXTURE SCHEDULE ON SHEET E-6.1 FOR RESTAURANT AND E-7.3 FOR THE SECOND FLOOR RESIDENTIAL UNIT. ALL FIXTURES AND POWER SUPPLIES SHALL HAVE 120V INPUTS. COORDINATE ALL ASPECTS, INSTALLATION, FINISHES, ETC. WITH LIGHTING DESIGNER AND LIGHTING DESIGNER DRAWINGS.
- INDICATES LIGHTING DESIGNERS CONTROL INTENT. SEE LIGHTING DESIGNER CONTROL INTENT ON SHEET E-6.1 FOR RESTAURANT AND E-7.3 FOR THE SECOND FLOOR RESIDENTIAL UNIT. COORDINATE ALL CONTROLS REQUIREMENTS WITH LIGHTING DESIGNER AND LIGHTING DESIGNER DRAWINGS. PROVIDE A COMPLETE LIGHT CONTROL SYSTEM WITH FRESCO TOUCH SCREEN. ALL REQUIRED CONTROL MODULES, CATS CABLING, 0-10V WIRING, LINE VOLTAGE WIRING, ETC. PER MANUFACTURERS REQUIREMENTS. PROVIDE POWER SUPPLIES AS REQUIRED BY LIGHTING DESIGNER AND LIGHTING DESIGNER DRAWINGS. COORDINATE PROGRAMMING WITH LIGHTING DESIGNER.
- PROVIDE EDGE LIT EXIT SIGN WITH 90 MINUTE NI-CAD BATTERY AND SELF-DIAGNOSTICS. PROVIDE LITHONIA EDGR OR EQUAL. PROVIDE FINISHES, FACES AND DIRECTIONAL ARROWS WITH ARCHITECT AND INTERIOR DESIGNER. SEE SHEET E-4.2 FOR CUT SHEET.
- PROVIDE CONCEALED F900 SERIES CEILING MOUNTED CONCEALED EMERGENCY LIGHT WITH (2) 3 WATT/45 DEGREE LED LAMPS, 90 MINUTE RUNTIME AND SELF-DIAGNOSTICS. MOUNT AND AIM TO MEET CODE. FIELD ADJUST AS REQUIRED. SEE SHEET E-4.2 FOR GUIDANCE. PAINT TO MATCH CEILING. HOWEVER TAKE CARE TO NOT PAINT DOOR SHUT. COORDINATE FINISH WITH ARCHITECT AND INTERIOR DESIGNER. CONFIRM OPERATION AFTER INSTALLATION AND PAINTING.
- NOT USED.
- PROVIDE nLIGHT FRESCO CONTROL PANEL WITH COMPLETE CONTROL SYSTEM TO MEET LIGHTING DESIGNER CONTROL INTENT AND CODE. PROVIDE CONNECTION TO LOCAL AREA NETWORK AS DIRECTED BY OWNER. VERIFY LOCATION.
- PROVIDE FIELD CONFIGURED SPICE BOX I ENCLOSURE FOR nLIGHT CONTROL MODULES. SIZE ENCLOSURE PER CODE. MOUNT nLIGHT CONTROL MODULES PER MANUFACTURERS REQUIREMENTS. ENCLOSURE SHALL BE LOCATED IN A DRY, ACCESSIBLE, VENTILATED SPACE. VERIFY LOCATION IN FIELD. COORDINATE WITH ARCHITECT. CONTRACTOR SHALL PROVIDE ALL POWER AND CONTROL WIRING AS REQUIRED TO MAKE SYSTEM OPERABLE. PROVIDE PROGRAMMING AND STAFF TRAINING.
- PROVIDE nLIGHT WALL MOUNTED OCCUPANCY SENSOR/RAISE/LOWER SWITCH FOR LOCAL CONTROL. COORDINATE PROGRAMMING WITH LIGHTING DESIGNER AND OWNER.
- PROVIDE nLIGHT CEILING MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR.
- PROVIDE nLIGHT WALL SWITCH FOR LOCAL CONTROL.
- PROVIDE nLIGHT WALL SWITCH FOR STAFF OVERRIDE. VERIFY LOCATION AND PROGRAM AS REQUIRED.
- FIXTURE TYPE SS7 IS ON FACADE. SEE LIGHTING DESIGNER ELEVATION DRAWING.
- CONNECT LIGHT FIXTURES TO CIRCUIT NUMBER INDICATED. ROUTE CIRCUIT TO nLIGHT SPICE BOX ENCLOSURE (KEY NOTE 7). ROUTE CIRCUIT THROUGH INDIVIDUAL nLIGHT CONTROL MODULE AS REQUIRED. PROVIDE ALL CONDUIT, CONDUCTORS, CONTROLS, ENCLOSURES, TESTING, PROGRAMING, ETC., NECESSARY TO MAKE SYSTEM OPERABLE.
- PROVIDE nLIGHT 0-10V DIMMING MODULE TO MATCH FIXTURES WITH CONTROL CONDUIT AND CONDUCTORS. CONNECT AS REQUIRED.
- PROVIDE nLIGHT MLV DIMMING MODULE TO MATCH FIXTURES WITH CONTROL CONDUIT AND CONDUCTORS. CONNECT AS REQUIRED.
- PROVIDE SEPARATE nLIGHT DIMMING MODULE AND CONDUCTORS FOR EACH FIXTURE TYPE OR POWER SUPPLY AS REQUIRED.
- PROVIDE LIGHTING MANUFACTURERS 48 WATT DIMMING POWER SUPPLY TO MATCH FIXTURE. MOUNT POWER SUPPLY IN DRY, VENTILATED, ACCESSIBLE AREA. CONNECT TO FIXTURE AND CONTROLS AS REQUIRED.
- PROVIDE LIGHTING MANUFACTURERS 96 WATT DIMMING POWER SUPPLY TO MATCH FIXTURE. MOUNT POWER SUPPLY IN DRY, VENTILATED, ACCESSIBLE AREA. CONNECT TO FIXTURE AND CONTROLS AS REQUIRED.
- PROVIDE (3) LIGHTING MANUFACTURERS 27 WATT DIMMING POWER SUPPLIES TO MATCH FIXTURES. CONNECT (4) FIXTURES TO EACH POWER SUPPLY. MOUNT POWER SUPPLY IN DRY, VENTILATED, ACCESSIBLE AREA. CONNECT TO FIXTURE AND CONTROLS AS REQUIRED.
- PROVIDE (3) LIGHTING MANUFACTURERS 100 WATT DIMMING POWER SUPPLIES TO MATCH FIXTURES. CONNECT (1) SHELF TO EACH POWER SUPPLY. MOUNT POWER SUPPLY IN DRY, VENTILATED, ACCESSIBLE AREA. CONNECT TO FIXTURE AND CONTROLS AS REQUIRED.
- PROVIDE (3) LIGHTING MANUFACTURERS 100 WATT DIMMING POWER SUPPLIES TO MATCH FIXTURES. VERIFY CONNECTION POINTS. DO NOT CONNECT MORE THAN 20 FT OF TAP TO EACH POWER SUPPLY. MOUNT POWER SUPPLY IN DRY, VENTILATED, ACCESSIBLE AREA. CONNECT TO FIXTURE AND CONTROLS AS REQUIRED.
- FIXTURE TYPE DS1 IS FIBER OPTIC END FED FROM AN ILLUMINATOR. CONTROL ZONE F1-11 HAS (2) ILLUMINATORS AND ZONE F1-12 HAS (1) ILLUMINATOR. COORDINATE LOCATIONS AND ROUTING OF FIBER OPTICS TO FIXTURES.
- PROVIDE SEPARATE NEUTRALS FOR EACH CIRCUIT.
- PROVIDE VACANCY SENSOR SWITCH WITH PHASE DIMMER PER LIGHTING DESIGNER REQUIREMENTS AND TITLE 24.
- CONNECT TO UNSWITCHED HOT CIRCUIT IN ADJACENT VACANCY SENSOR.
- PROVIDE nLIGHT nPOD GFX GRAPHIC WALL POD FOR ON/OFF AND RAISE/LOWER CONTROL OF THE INDICATED LIGHTING ZONES. PROGRAM TO COMPLY WITH TITLE 24. PROVIDE POWER SUPPLY AND CONTROL CABLES AS REQUIRED. VERIFY COLOR, LOCATION AND PROGRAMMING REQUIREMENTS WITH ARCHITECT, LIGHTING DESIGNER AND OWNER.
- PROVIDE nLIGHT nPOD 2P-DX TWO CHANNEL WALL POD FOR ON/OFF AND RAISE/LOWER CONTROL OF THE INDICATED LIGHTING ZONES. PROGRAM TO COMPLY WITH TITLE 24. PROVIDE CONTROL CABLES AS REQUIRED. VERIFY COLOR, LOCATION, LABELS AND PROGRAMMING REQUIREMENTS WITH ARCHITECT, LIGHTING DESIGNER AND OWNER.
- PROVIDE nLIGHT nPOD 4P-DX FOUR CHANNEL WALL POD FOR ON/OFF AND RAISE/LOWER CONTROL OF THE INDICATED LIGHTING ZONES. PROGRAM TO COMPLY WITH TITLE 24. PROVIDE CONTROL CABLES AS REQUIRED. VERIFY COLOR, LOCATION, LABELS AND PROGRAMMING REQUIREMENTS WITH ARCHITECT, LIGHTING DESIGNER AND OWNER.

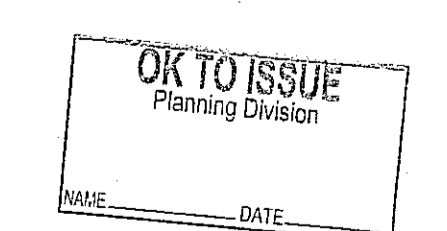
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309 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90254
RESIDENTIAL PERMIT #19-01835 (2ND FLOOR)
308 CENTER PLACE
MANHATTAN BEACH, CA 90254
DEVELOPED FOR:
NEWMAN HOSPITALITY

REVIEWED BY 
FOR CODE COMPLIANCE
THESE PLANS & RECOMMENDATIONS HAVE BEEN REVIEWED AND APPROVED TO SHOW COMPLIANCE WITH THE CALIFORNIA BUILDING CODE AS ADOPTED BY THIS JURISDICTION. ISSUANCE OF A BUILDING PERMIT BASED UPON THESE PLANS IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER AGENCIES AND ANY CONDITIONS REFERRED TO IN THE ENCLOSED LETTER.
SEP 25 2019
K2M ENGINEERING
ELECTRICAL CONSULTING ENGINEERS
10 HUGHES, SUITE 400, IRVINE, CA 92618
O: 949-419-9500 F: 949-419-9570

K2M ENGINEERING
ELECTRICAL CONSULTING ENGINEERS
10 HUGHES, SUITE 400, IRVINE, CA 92618
O: 949-419-9500 F: 949-419-9570

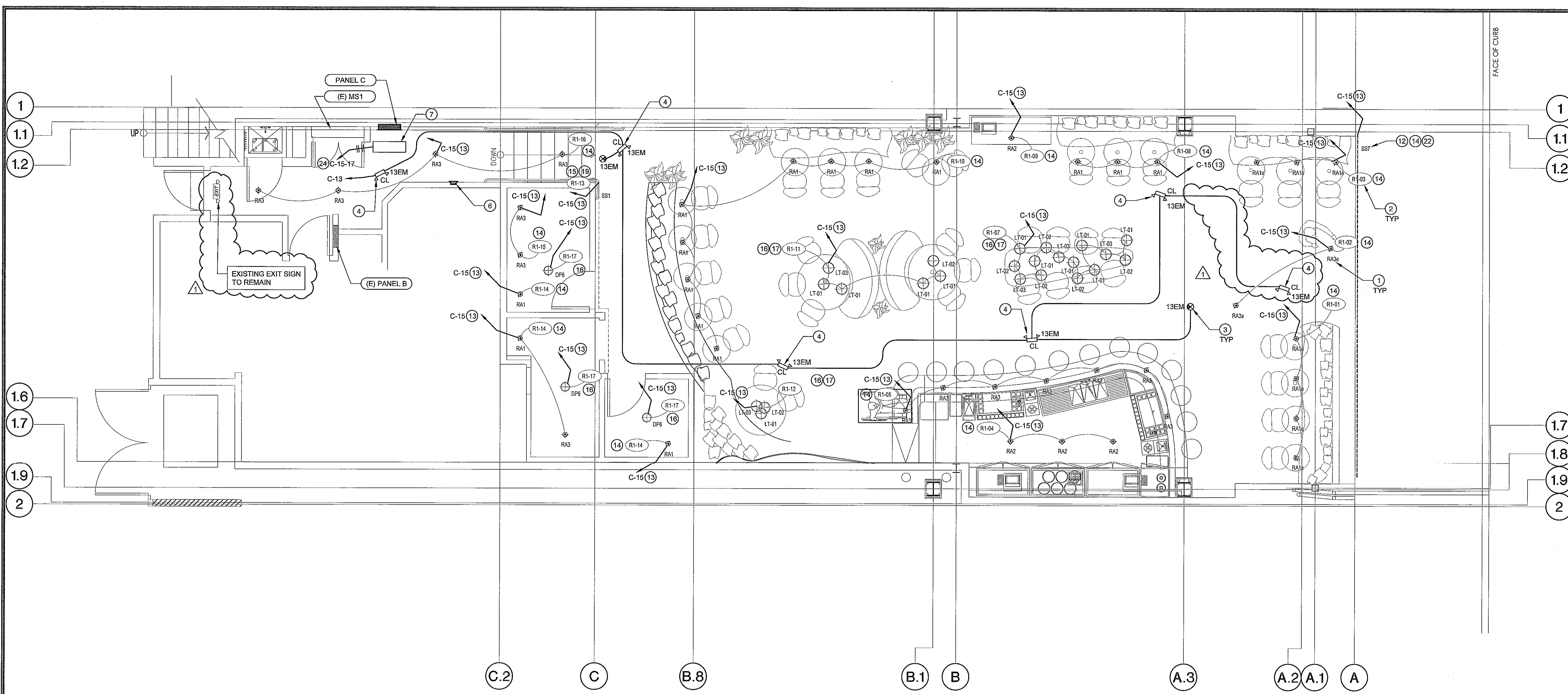
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4	4th P.C. SUBMITTAL/ADDENDUM 1	09/13/19

RESTAURANT LIGHTING PLAN AND RCP

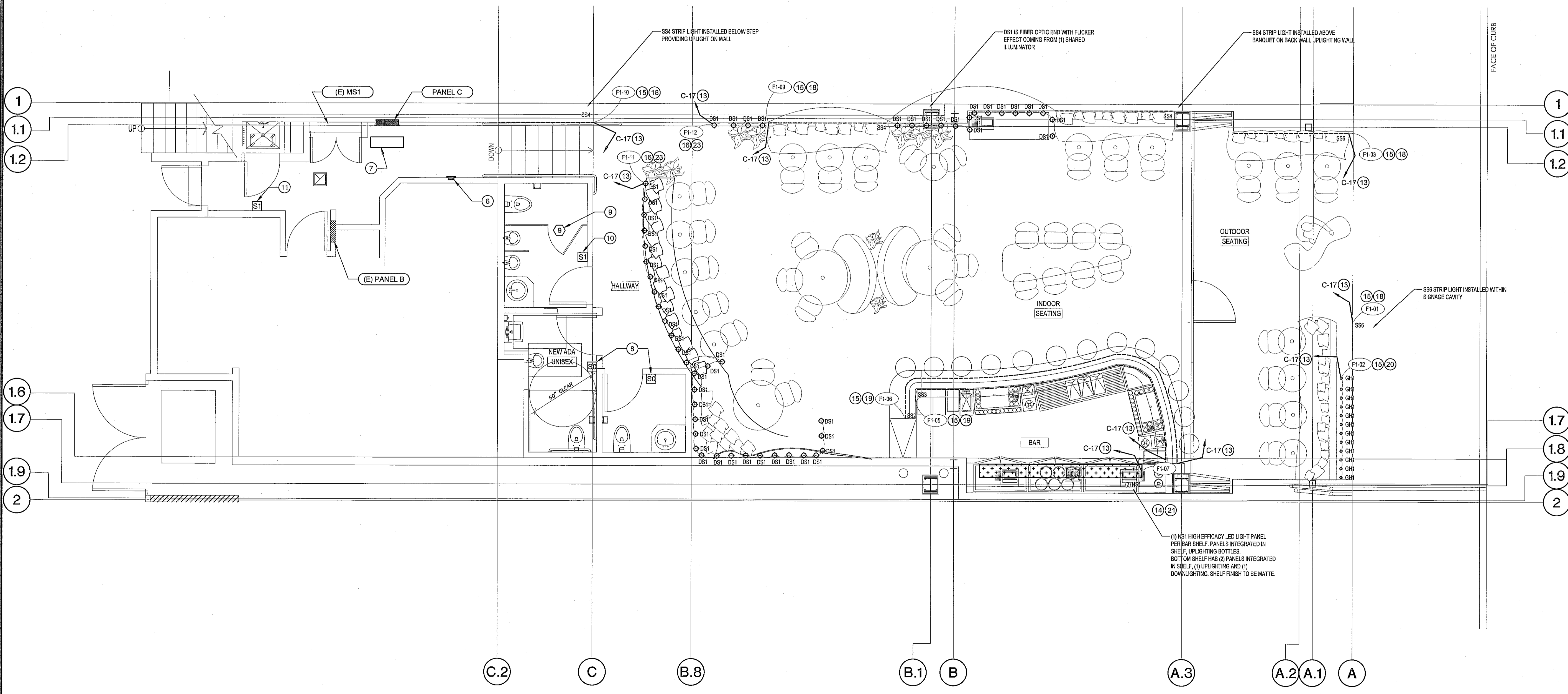


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JOB NO:	19002	SHEET NO:	E-4.1
DATE:	09/13/18	DRAWN:	K2M
FILE NAME:	19002E-4.1		



B RESTAURANT LIGHTING RCP
SCALE: 1/4"=1'-0"

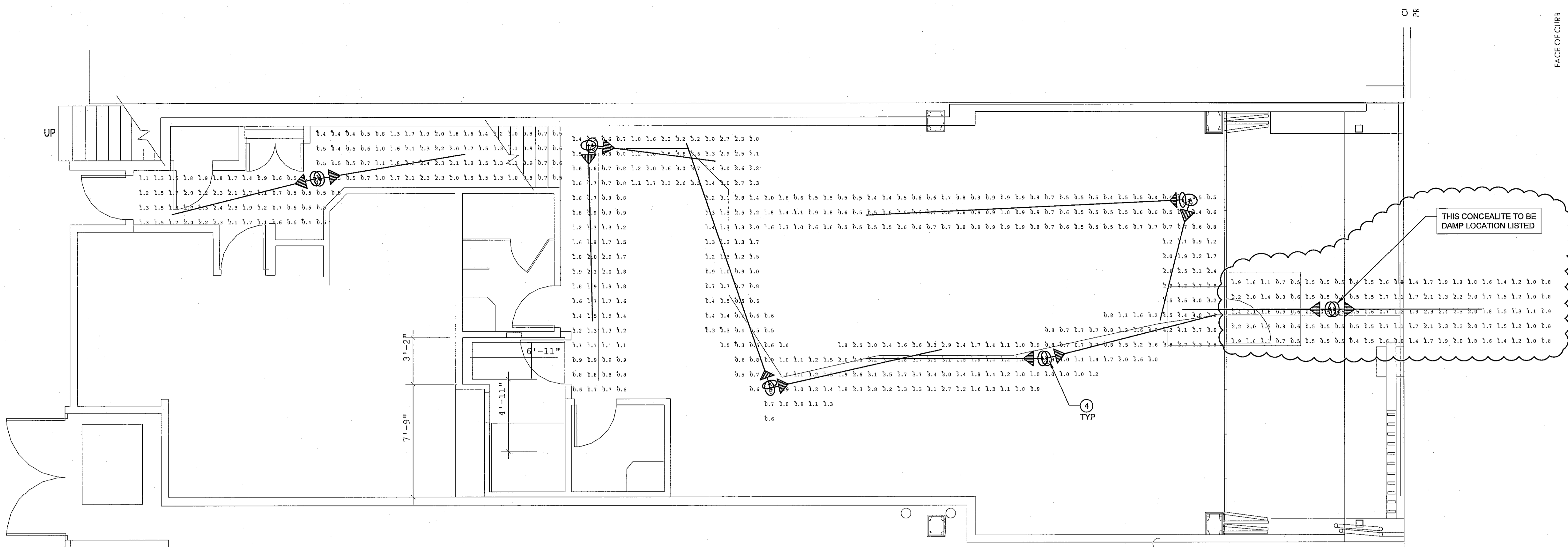


A RESTAURANT LIGHTING FLOOR PLAN
SCALE: 1/4"=1'-0"

THE LIGHTING DESIGN AND FIXTURE SPECIFICATIONS ARE BY OTHERS. CONTRACTOR SHALL COORDINATE ALL LIGHT FIXTURE SPECIFICATIONS AND INSTALLATION REQUIREMENTS WITH LIGHTING DESIGNER AND ADJUST AS REQUIRED. CONTRACTOR SHALL PROVIDE SUITABLE POWER SUPPLIES AS NECESSARY. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THE ACTUAL FIXTURE ELECTRICAL LOADS EXCEED THOSE SHOWN ON THESE PLANS.

LIGHTING CONTROL NOTES

- PROVIDE A COMPLETE nLIGHT LIGHTING CONTROL SYSTEM COMPLETE WITH FRESCO TOUCHSCREEN AND ALL REQUIRED MODULES. CENTRAL LOCATE THE MODULES, ATTACHED TO AN ENCLOSURE, IN AN ACCESSIBLE, VENTILATED AREA. PROVIDE ALL MODULES, CONDUIT, CONDUCTORS, LABOR, TESTING PROGRAMMING, TRAINING, ETC. NECESSARY TO PROVIDE A COMPLETE OPERABLE SYSTEM. CONTACT JOE PORTERA AT PERFORMANCE LIGHTING SYSTEMS (714-985-2158) FOR A COMPLETE SYSTEM DESIGN PRIOR TO BID. CONNECT SYSTEM TO LAN AS DIRECTED BY OWNER.
- PROVIDE APPLICABLE nLIGHT CONTROL MODULES AS REQUIRED TO CONTROL ASSOCIATED LIGHT FIXTURES.
- LIGHTING CONTROL SHALL MEET CALIFORNIA TITLE 24 ENERGY REQUIREMENTS AND LIGHTING DESIGNER REQUIREMENTS.
- PROVIDE ADDITIONAL CONDUCTORS AND CONTROLS TO PROVIDE FULL OFF FUNCTIONALITY AS REQUIRED.
- COORDINATE WITH LIGHTING DESIGNER, CONTROLS MANUFACTURE AND LIGHT FIXTURE MANUFACTURE TO ENSURE DEVICE COMPATIBILITY.
- LIGHTING CONTROL DIAGRAMS ARE GENERAL IN NATURE AND ARE PROVIDED FOR REFERENCE ONLY. COORDINATE EXACT REQUIREMENTS WITH MANUFACTURE.
- CONTRACTOR SHALL PROVIDE ALL CONDUIT, WIRE, CAT 5 CABLE, 0-10V WIRE, ENCLOSURES, EQUIPMENT, TESTING, STAFF TRAINING, ETC. NECESSARY TO PROVIDE A COMPLETE OPERABLE SYSTEM TO MEET THE DESIGN INTENT AND CODE.
- ALL LIGHT FIXTURE POWER SUPPLY REQUIREMENTS AND CONTROL REQUIREMENTS SHALL BE CONFIRMED WITH APPLICABLE LIGHT FIXTURE MANUFACTURE PRIOR TO ORDER. ALL POWER SUPPLIES SHALL BE INSTALLED IN ACCESSIBLE, VENTILATED, DRY AREAS AND SHALL COMPLY WITH APPLICABLE MANUFACTURE REQUIREMENTS AND CODE. FIELD VERIFY LOCATIONS. PROVIDE



- LIGHTING KEY NOTES** (SOME NOTES MAY NOT APPLY TO THIS SHEET)
- INDICATES LIGHT FIXTURE TYPE AS SPECIFIED BY LIGHTING DESIGNER. SEE LIGHTING DESIGNER FIXTURE SCHEDULE ON SHEET E-6.1 FOR RESTAURANT AND E-7.3 FOR THE SECOND FLOOR RESIDENTIAL UNIT. ALL FIXTURES AND POWER SUPPLIES SHALL HAVE 120V INPUTS. COORDINATE ALL ASPECTS, INSTALLATION, FINISHES, ETC. WITH LIGHTING DESIGNER AND LIGHTING DESIGNER DRAWINGS.
 - INDICATES LIGHTING DESIGNERS CONTROL INTENT. SEE LIGHTING DESIGNER CONTROL INTENT ON SHEET E-6.1 FOR RESTAURANT AND E-7.3 FOR THE SECOND FLOOR RESIDENTIAL UNIT. COORDINATE ALL CONTROLS REQUIREMENTS WITH LIGHTING DESIGNER AND LIGHTING DESIGNER DRAWINGS. PROVIDE A COMPLETE LIGHT CONTROL SYSTEM WITH FRESCO TOUCH SCREEN. ALL REQUIRED CONTROL MODULES, CTS CASINGS, 0-10V WIRING, LINE VOLTAGE WIRING, ETC., PER MANUFACTURERS REQUIREMENTS. PROVIDE POWER SUPPLIES AS DIRECTED BY LIGHTING DESIGNER AND LIGHT FIXTURE MANUFACTURER. ROUTE CIRCUIT AND CONTROL CONDUCTORS TO CONTROL MODULES AS REQUIRED. COORDINATE PROGRAMMING WITH LIGHTING DESIGNER.
 - PROVIDE EDGE LIT EXIT SIGN WITH 90 MINUTE Ni-CAD BATTERY AND SELF-DIAGNOSTICS. PROVIDE LITHONIA EDGR OR EDGR. PROVIDE FINISHES, FACES AND DIRECTIONAL ARROWS WITH ARCHITECT AND INTERIOR DESIGNER. SEE SHEET E-4.2 FOR CUT SHEET.
 - PROVIDE CONCEALITE F5000 SERIES CEILING MOUNTED CONCEALED EMERGENCY LIGHT WITH (2) 3 WATT/45 DEGREE LED LAMPS, 90 MINUTE RUNTIME AND SELF-DIAGNOSTICS. MOUNT AND AIM TO MEET CODE. FIELD ADJUST AS REQUIRED. SEE SHEET E-4.2 FOR GUIDANCE. PAINT TO MATCH CEILING. HOWEVER TAKE CARE TO NOT PAINT DOOR SHUT. COORDINATE FINISH WITH ARCHITECT AND INTERIOR DESIGNER. CONFIRM OPERATION AFTER INSTALLATION AND PAINTING.

A **EGRESS LIGHTING**
SCALE: 1/4"=1'-0"

EGRESS LIGHTING LAYOUT. FIXTURE SELECTION, LOCATION, AIMING AND PHOTOMETRY IS PROVIDED BY CONCEALITE COMPANY. CONTRACTOR SHALL LOCATE AND AIM EGRESS FIXTURES PER THE ATTACHED PLAN. VERIFY LIGHTING LEVELS AFTER INSTALLATION AND AIMING. PROVIDE A SEPARATE LINE ITEM COST TO ADD ADDITIONAL CONCEALITE FIXTURES IN THE EVENT THE ACTUAL LIGHT LEVELS DO NOT MEET CODE MINIMUMS.

G|A|A
ARCHITECTS

8811 Research Drive,
Suite 200,
Irvine, CA 92618
T: 949 474 1775
F: 949 553 9133

ESPERANZA
COMMERCIAL PERMIT #19-00812 (1ST FLOOR)
309 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90254

RESIDENTIAL PERMIT #19-01835 (2ND FLOOR)
308 CENTER PLACE
MANHATTAN BEACH, CA 90254
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REVIEWED BY CONSULTING ENGINEER FOR CODE COMPLIANCE
SUPPORTING DOCUMENTATION HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE CALIFORNIA BUILDING CODE AS APPLICABLE. ISSUANCE OF A BUILDING PERMIT BASED ON THIS REVIEW IS NOT GUARANTEED.
SEP 25 2019

UPON THESE PLANS IS RECOMMENDED APPROVAL BY OTHER APPLICABLE AGENCIES AND ANY APPROVALS SHOULD BE IN THE ENCLOSED LETTER FROM THE CODE OFFICER, INC.

K2M ENGINEERING
ELECTRICAL CONSULTING ENGINEERS
10 HUGHES, SUITE A203, IRVINE, CA 92618
O: 949-419-9908 F: 949-419-9670

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RESTAURANT EGRESS LIGHTING PLAN

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JOB NO: 19002 SHEET NO:
DATE: 09/13/19
DRAWN: K2M
FILE NAME: 19002E-4.2

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

INTENDED USE — Suitable for applications requiring attractive edge-lit signage, universal installation and low energy consumption.

CONSTRUCTION — Extruded brushed aluminum finish.

Clear acrylic pseudo-letters measure 2" high with 3/4" stroke, with 100 ft viewing distance, best seen at 24" distance.

For single-face clear panels, EDT is seen as a recessed image from the back.

OPTICS — LEDs mounted on printed circuit board. The typical life of the exit LED lamp is 10 years. The LED operating frequency is 120Hz.

ELECTRICAL — Dual voltage input capacity (120/277V).

Battery EL Option — Sealed maintenance free nickel cadmium battery delivers 90 minutes capacity to emergency power. LED switch provides manual activation of 30-second emergency lighting for one demand visual impulsion.

Self-diagnostic testing (EL Option only) for 30 seconds every 30 days and 90 minutes annually. Electronic evaluation of LED light sources, AC or DC loading, charging and battery condition.

INSTALLATION — EDG — Universal surface (top, end or back) mounting. Concealed profile.

EDGR — Recessed mounting. Bar hangers and brackets provided for both new or recessed ceiling access installation applications. Back wall recess (WM) option.

Universal directional indicators. Field selected and attached.

LED Edge-Lit Exits	LED Lamps
EDG (Surface mount)	EDGR (Recessed mount)
EDGR (Surface mount)	EDGR (Recessed mount)

ORDERING INFORMATION For shortest lead times, configure products using bundled options. Example: EDG-R EL

Family	Housing color	Number of faces	Letter color	Operations	Options
EDG	Surface mount (black)	2	Double face	AC only (single face only)	(black) None
EDGR	Recessed LED edge-lit end	1	White	AC only (single face only)	WM Recessed wall mount

NOTES

- For single-face clear panels, EDT is seen as a recessed image from the back.
- Available with single and double face.
- May be used recessed for double and single face.
- New models with 30 and 50 options. Back details can be emerged at the user's time.
- Available with EL option only.
- Available in 120V and 277V.
- See spec sheet (EL, EDG, EDGR) for details.

EMERGENCY: One Lithonia Way, Conroy, GA 30102 Phone: 800-334-8934 www.lithonia.com

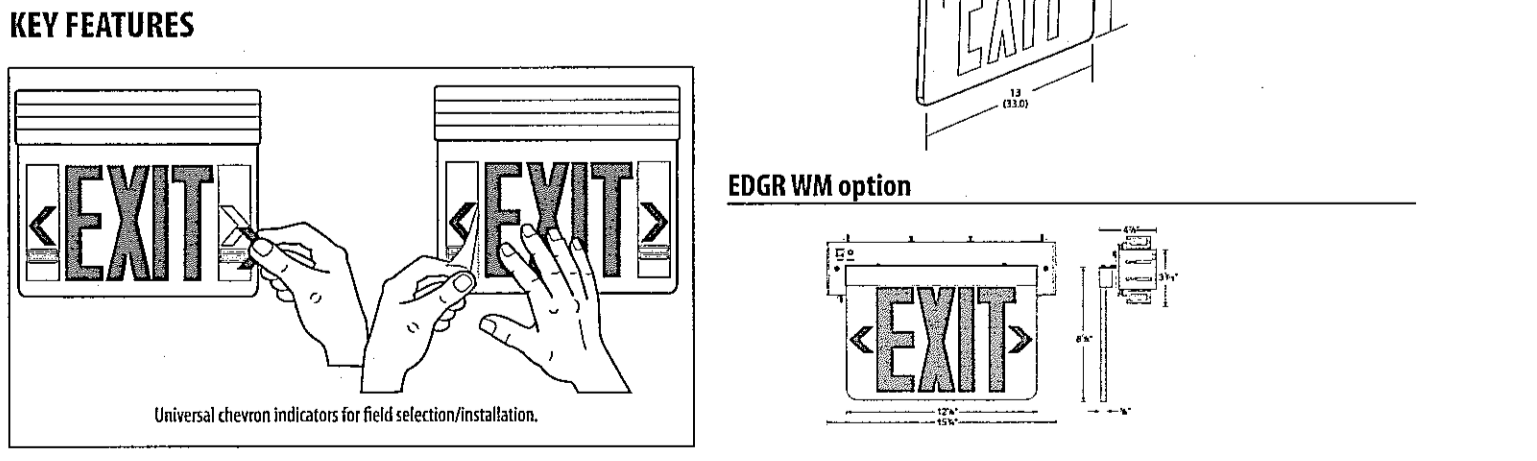
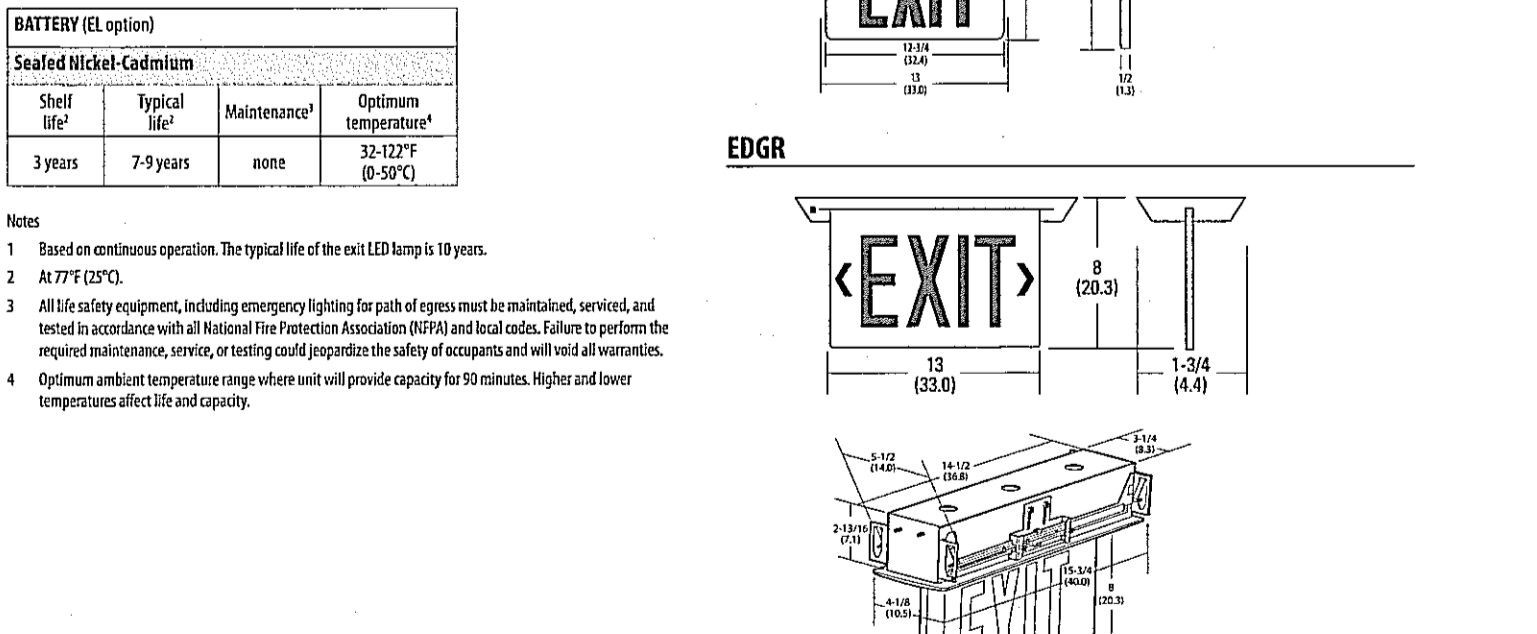
EDG-EDGR LED, Surface and Recessed Mount Edge-Lit Exits

SPECIFICATIONS

Primary Circuit	Type	Typical LED life	Supply voltage	Input watts	Max. amps.	Input watts	Max. amps.
AC only	10 years	100	2.5	0.010	3.8	0.010	0.010
AC only	10 years	277	2.8	0.010	4.5	0.010	0.010
DC only	10 years	120	2.2	0.010	3.8	0.010	0.010
DC only	10 years	277	2.5	0.010	4.5	0.010	0.010

BATTERY (EL option)

Shelf life	Typical life	Maintenance	Optimum temperature
3 years	7-10 years	none	32-122°F (0-50°C)



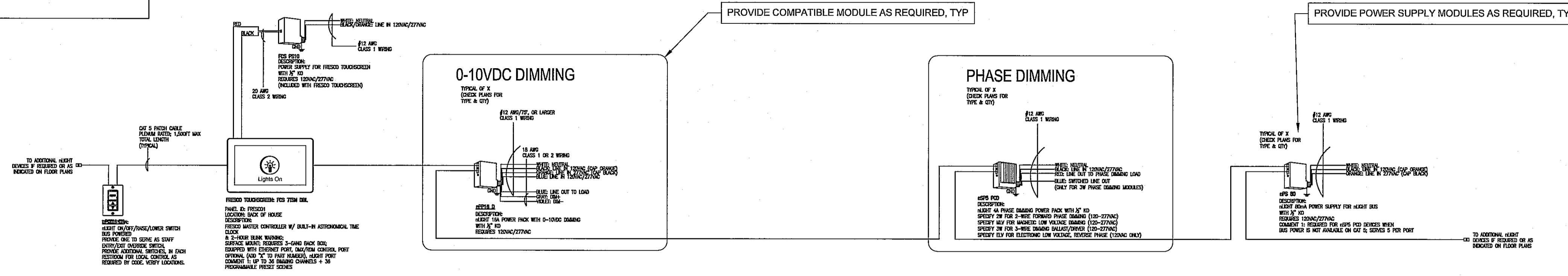
LITHONIA LIGHTING EDG-EDGR

EMERGENCY: One Lithonia Way, Conroy, GA 30102 Phone: 800-334-8934 www.lithonia.com © 2013-2017 Anady Lighting, Inc. All rights reserved. Rev. 09/2017

Fresco + nLight devices + SensorSwitch

FRES-2a

FRESCO SYSTEM SINGLE LINE RISER DIAGRAM



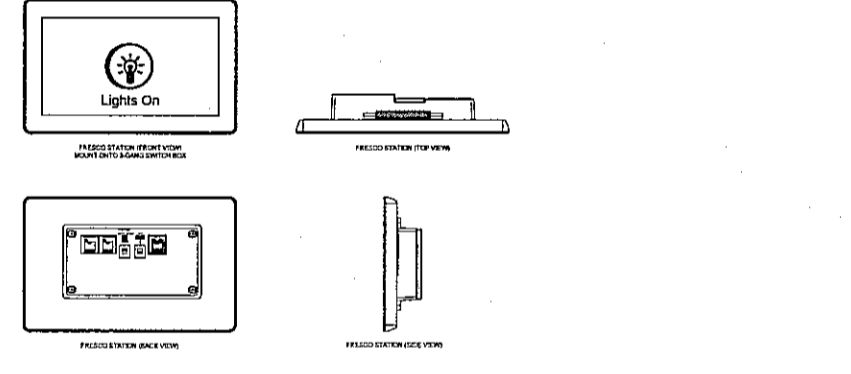
NTS TYPICAL FRESCO SYSTEM USING FRESCO TOUCHSCREEN + nLIGHT DEVICES FOR RESTAURANT APPLICATION
REFER TO PLANS FOR TYPES AND QUANTITIES

- T24 2016 COMPLIANT SEQUENCE OF OPERATION:
1. **FRESH AIR** FRESCO TOUCHSCREEN DEVICE PROVIDES MASTER OVERRIDE CONTROLS, ASTRONOMICAL TIME CLICK CONTROL & WITH 24HR IR BLINK WARNING CAPABILITY, 26 DIMMER ZONES AND 26 PROGRAMMABLE PRESET SCENES.
- FRESCO + nLIGHT SYSTEM NOTE:
1. **SPS PCD** IS PROVIDED TO DO PHASE DIMMING OF THE LIGHTING LOAD. IF NO POWER PACK (SUCH AS #118.0) IS SUPPLIED ON THE BUS, PROVIDE **SPS** TO POWER SUPPLY ON BUS. EACH PORT OF A POWER PACK OR **SPS** CAN POWER UP TO 7 **SPS PCD** DEVICES.

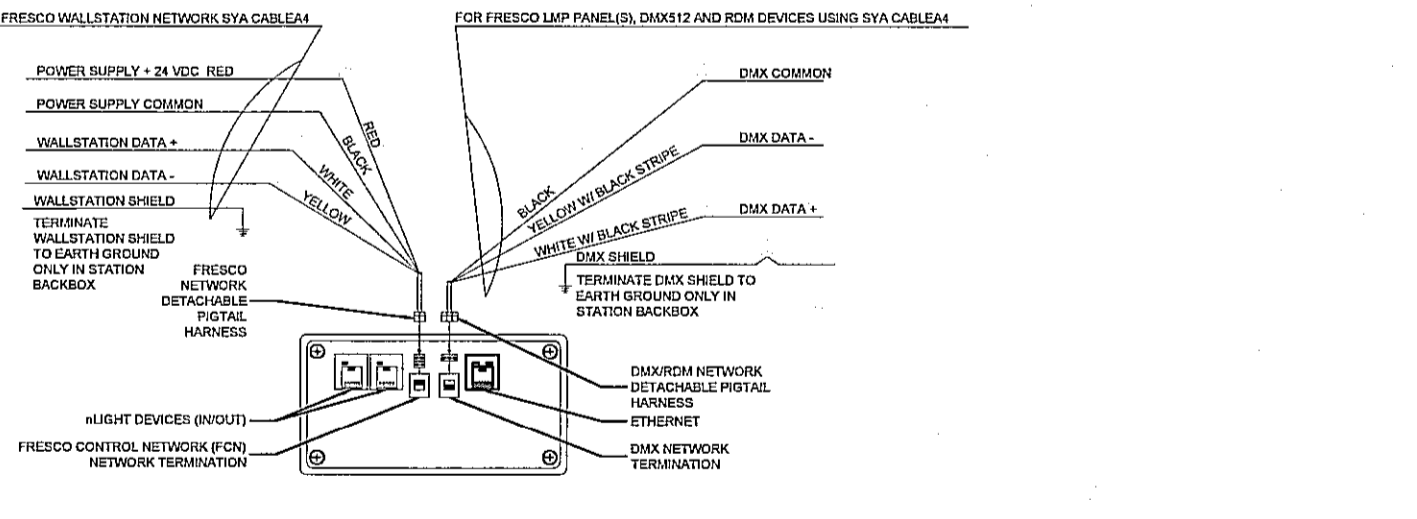
IMPORTANT: MANUFACTURER OR AUTHORIZED LIGHTING REPRESENTATIVE OF CONTROL SYSTEM MUST VERIFY TYPE, QUANTITIES, PLACEMENT OF DEVICES TO MEET DESIGN INTENT AND TITLE 24 CODE COMPLIANCE, AND PROVIDE SHOP DRAWINGS FOR SPECIFIER APPROVAL. THIRD PARTY TAKE-OFFS OR LAYOUTS WILL NOT BE ACCEPTED. NO EXCEPTIONS.

FRESCO TOUCHSCREEN DETAILS

FRESCO TOUCHSCREEN CONTROLLER DETAIL



FRESCO TOUCHSCREEN CONTROLLER TERMINATION DETAIL (BACK SIDE)



GENERAL SYSTEM NOTES:

- ON DIGITAL SYSTEMS, ALL DEVICES TO BE CONNECTED IN A DAISY CHAIN PATTERN SO THAT THE FIRST AND LAST DEVICE IN THE CHAIN HAS AN OPEN PORT. NO T-TAP CONNECTIONS. EXCEPTIONS FOR nLIGHT "RJ45" DEVICES UTILIZING THEIR INCLUDED RJ45 SPLITTER INSIDE PACKAGING.
- ON DIGITAL SYSTEMS, CONTRACTOR SHALL NOTE AND LABEL ADDRESS AND LOCATION OF EACH DEVICE ON THE SYSTEM ONE-LINE DIAGRAMS OR SYSTEM LAYOUT DRAWINGS AT TIME OF INSTALLATION.
- WIRING SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE (NEC) AND APPLICABLE LOCAL CODES, INCLUDING PROVISION OF EQUIPMENT GROUNDING AS REQUIRED BY THE NEC.
- POWER CONDUCTORS SHALL BE SIZED PER THE NEC AMPACITY TABLES (ARTICLE 310), INCLUDING ADJUSTMENT FACTOR AND NEUTRAL CONDUCTOR REQUIREMENTS (FEED AND BRANCH NEUTRAL CONDUCTORS MUST BE COUNTED AS CURRENT CARRYING CONDUCTORS). RUN SEPARATE NEUTRAL CONDUCTORS FOR EACH DIMMED LOAD CIRCUIT.
- FOR 0-10VDC DIMMING SYSTEMS, VIOLET AND GRAY CONDUCTORS ARE FOR 0-10VDC LOW VOLTAGE TERMINATIONS ONLY. NEVER TERMINATE LINE VOLTAGE (120/230/277VAC) TO VIOLET AND GRAY.
- CONTRACTOR IS RESPONSIBLE FOR ALL CONTROL TERMINATIONS. NO SPLICES ARE PERMITTED IN CONTROL WIRING.
- POWER AND CONTROL CONDUCTORS MUST NOT SHARE THE SAME RACEWAY OR CONDUIT EXCEPT WHERE ALLOWED.
- LIGHTING CONTROL EQUIPMENT MUST BE INSTALLED, MAINTAINED, AND OPERATED IN AN "OFFICE CLEAN" DRY ENVIRONMENT, INDOOR DRY LOCATIONS ONLY, 10% - 90% RELATIVE HUMIDITY, AMBIENT TEMPERATURE 0° - 40°C (32° - 104°F) - 0° - 35°C (32° - 95°F) RECOMMENDED.
- SENSORS IN ELECTRICAL/MECHANICAL LOCATIONS NEED TO BE VERIFIED WITH AUTHORITY HAVING JURISDICTION. REFER TO NEC 110.28.D.
- RELAY AND DIMMER PANEL SCHEDULES SHOULD CONTAIN BREAKER PANEL INPUTS AS WELL AS ZONES/AREAS CONTROLLED.
- VERIFY MAXIMUM CABLE LENGTHS BASED ON CONTROL SYSTEM. MANUFACTURER IS NOT RESPONSIBLE FOR SYSTEMS EXCEEDING CABLE LENGTH PARAMETERS.
- LOW VOLTAGE CABLE MUST BE INSTALLED AT LEAST 12 INCHES FROM ALL LINE VOLTAGE CONDUCTORS EXCEPT TO CROSS OR MAKE TERMINATIONS. CAT. 5 CABLE MUST BE KEPT AWAY FROM ALL EMF DEVICES SUCH AS BALLASTS OR TRANSFORMERS.
- CONTRACTOR/INSTALLER TO VERIFY WITH THE MANUFACTURER TYPE AND QUANTITY OF OCCUPANCY SENSORS TO ENSURE 100% COVERAGE OF THE SPACE(S) WHERE SHOWN CONTROLLED BY OCCUPANCY SENSOR(S).
- ONSITE SYSTEM STARTUP, PROGRAMMING AND END USER TRAINING SHALL BE PERFORMED BY FACTORY AUTHORIZED TECHNICIAN REPRESENTATIVE. CONTRACTOR SHALL INCLUDE THIS SERVICE LINE ITEM IN THEIR BID PACKAGE.

FRESCO NOTES:

- FRESCO REQUIRES +24 VDC, 6W MAX. USE POWER SUPPLY PROVIDED WITH FRESCO.
- FRESCO IS POWERED VIA RED AND BLACK WIRES ON THE 4-POSITION HARNESS. CAP OFF UNUSED WIRES.
- FRESCO MAY BE LOCATED IN ANY POSITION ON THE nLIGHT LINK FOR PROPER OPERATION.
- CONNECT DMX SHIELD TO EARTH GROUND AT ONE POINT IN THE DMX NETWORK; PREFERABLY ON THE GROUNDED METAL BOX OF THE FRESCO TOUCHSCREEN.
- FRESCO ACCESSORY POWER IS CLASS 2 AND MUST BE INSTALLED IN ACCORDANCE WITH LOCAL CODES. THIS INCLUDES INSTALLING THE POWER SUPPLY IN A 4"x4" JUNCTION BOX.
- ONSITE SYSTEM STARTUP, PROGRAMMING AND END USER TRAINING SHALL BE PERFORMED BY FACTORY AUTHORIZED TECHNICIAN REPRESENTATIVE. CONTRACTOR SHALL INCLUDE THIS SERVICE LINE ITEM IN THEIR BID PACKAGE.

IMPORTANT: MANUFACTURER OR AUTHORIZED LIGHTING REPRESENTATIVE OF CONTROL SYSTEM MUST VERIFY TYPE, QUANTITIES, PLACEMENT OF DEVICES TO MEET DESIGN INTENT AND TITLE 24 CODE COMPLIANCE, AND PROVIDE SHOP DRAWINGS FOR SPECIFIER APPROVAL. THIRD PARTY TAKE-OFFS OR LAYOUTS WILL NOT BE ACCEPTED. NO EXCEPTIONS.

LIGHT FIXTURES SCHEDULE AND CONTROL INTENT NOTES:

THE LIGHTING SYSTEM IS DESIGNED BY OTHERS. LIGHT FIXTURES AND CONTROL INTENT ARE SPECIFIED BY OTHERS. THE FIXTURE SCHEDULE AND CONTROL INTENT IS SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM ALL SPECIFICATIONS AND REQUIREMENTS WITH LIGHTING DESIGNER AND MOST RECENT LIGHTING DESIGNER DRAWINGS.

THE LIGHTING DESIGN AND FIXTURE SPECIFICATIONS ARE BY OTHERS. CONTRACTOR SHALL COORDINATE ALL LIGHT FIXTURE SPECIFICATIONS AND INSTALLATION REQUIREMENTS WITH LIGHTING DESIGNER AND ADJUST AS REQUIRED. CONTRACTOR SHALL PROVIDE SUITABLE POWER SUPPLIES AS NECESSARY. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THE ACTUAL FIXTURE ELECTRICAL LOADS EXCEED THOSE SHOWN ON THESE PLANS.

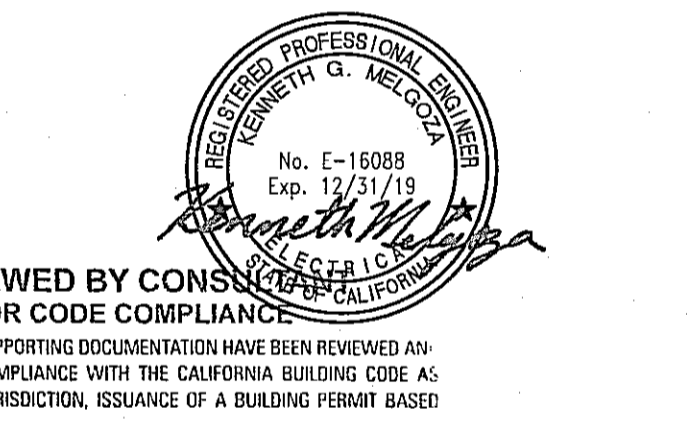
LIGHTING CONTROL NOTES

- PROVIDE A COMPLETE nLIGHT LIGHTING CONTROL SYSTEM COMPLETE WITH FRESCO TOUCHSCREEN AND ALL REQUIRED MODULES. CENTRALLY LOCATE THE MODULES, ATTACHED TO AN ENCLOSURE, IN AN ACCESSIBLE, VENTILATED AREA. PROVIDE ALL MODULES, CONDUIT, CONDUCTORS, LABOR, TESTING PROGRAMMING, TRAINING, ETC., NECESSARY TO PROVIDE A COMPLETE OPERABLE SYSTEM. CONTACT JOE PORTERA AT PERFORMANCE LIGHTING SYSTEMS (714-985-2158) FOR A COMPLETE SYSTEM DESIGN PRIOR TO BID. CONNECT SYSTEM TO LAN AS DIRECTED BY OWNER.
- PROVIDE APPLICABLE nLIGHT CONTROL MODULES AS REQUIRED TO CONTROL ASSOCIATED LIGHT FIXTURES.
- LIGHTING CONTROL SHALL MEET CALIFORNIA TITLE 24 ENERGY REQUIREMENTS AND LIGHTING DESIGNER REQUIREMENTS.
- PROVIDE ADDITIONAL CONDUCTORS AND CONTROLS TO PROVIDE FULL OFF FUNCTIONALITY AS REQUIRED.
- COORDINATE WITH LIGHTING DESIGNER, CONTROLS MANUFACTURE AND LIGHT FIXTURE MANUFACTURE TO ENSURE DEVICE COMPATIBILITY.
- LIGHTING CONTROL DIAGRAMS ARE GENERAL IN NATURE AND ARE PROVIDED FOR REFERENCE ONLY. COORDINATE EXACT REQUIREMENTS WITH MANUFACTURE.
- CONTRACTOR SHALL PROVIDE ALL CONDUIT, WIRE, CAT 5 CABLE, 0-10V WIRE, ENCLOSURES, EQUIPMENT, TESTING, STAFF TRAINING, ETC. NECESSARY TO PROVIDE A COMPLETE OPERABLE SYSTEM TO MEET THE DESIGN INTENT AND CODE.
- ALL LIGHT FIXTURE POWER SUPPLY REQUIREMENTS AND CONTROL REQUIREMENTS SHALL BE CONFIRMED WITH APPLICABLE LIGHT FIXTURE MANUFACTURE PRIOR TO ORDER. ALL POWER SUPPLIES SHALL BE INSTALLED IN ACCESSIBLE, VENTILATED, DRY AREAS AND SHALL COMPLY WITH APPLICABLE MANUFACTURE REQUIREMENTS AND CODE. FIELD VERIFY LOCATIONS. PROVIDE ACCESS HATCHES AS REQUIRE.



8811 Research Drive,
Suite 200,
Irvine, CA 92618
T: 949 474 1775
F: 949 553 9133

ESPERANZA
COMMERCIAL PERMIT #19-00812 (1ST FLOOR)
309 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90254
RESIDENTIAL PERMIT #19-01835 (2ND FLOOR)
308 CENTER PLACE
MANHATTAN BEACH, CA 90254
DEVELOPED FOR:
NEWMAN HOSPITALITY



REVIEWED BY CONSULTANT FOR CODE COMPLIANCE:
NO SUPPORTING DOCUMENTATION HAS BEEN REVIEWED AND COMPLIANCE WITH THE CALIFORNIA BUILDING CODE AS APPLICABLE TO THE JURISDICTION OF A BUILDING PERMIT BASED ON THESE PLANS IS NOT GUARANTEED.

SEP 25 2019
THE CODE GROUP, INC.

K2M ENGINEERING
ELECTRICAL CONSULTING ENGINEERS
10 HUGHES, SUITE A203, IRVINE, CA 92618
O: 949-419-9908 F: 949-419-9670

NO.	DESCRIPTION	DATE
△ 1st	PLAN CHECK SUBMITTAL	03/28/19
△ 2nd	PLAN CHECK SUBMITTAL	06/28/19
△ 3rd	PLAN CHECK SUBMITTAL	08/22/19

nLIGHT FRESCO LIGHTING CONTROLS

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DATE:	09/11/18		
DRAWN:	K2M		
FILE NAME:	19002E-4.3		

E-4.3

RESIDENTIAL LOAD CALCULATION (LESS THAN 117,000 VA)			
GENERAL LIGHTING LOAD	1,415 SF X	3 VA/SF =	4,245 VA
SMALL APPLIANCE CIRCUITS	4 @	1,500 VA/EA =	6,000 VA
LAUNDRY CIRCUIT	1 @	1,500 VA/EA =	1,500 VA
		SUBTOTAL 1	11,745 VA
		MINUS 1ST 3000VA	-3,000 VA
		SUBTOTAL 2	8,745 VA
		SUBTOTAL 2 X .35	3,061 VA
		1ST 3000VA + SUBTOTAL 2	6,061 VA
EASTERN IN PLACE APPLIANCES			
WATER HEATER		NA	0
DISH WASHER		NA	0
WASTE DISPOSER	1 @	804 VA/EA =	804 VA
MICROWAVE		NA	0
HOOD	1 @	528 VA/EA =	528 VA
OTHER		IF LESS THAN 4 SUM	1,332 VA
		IF MORE THAN 4 SUM X .75	
CLOTHES DRYER	@	5000 VA/EA =	0
RANGES/OVENS/COOKTOPS		NA	0
HEATING OR AIR COND		VA/EA =	0
LARGEST MOTOR		804 VA	X.25
			201 VA
TOTAL LOAD =			7,594 VA
SERVICE RATING, (120/240V, 1PH, 3W) =			31.6 AMPS
LOAD CALCULATION PER N.E.C. Article #220			

EXISTING SERVICE IS 40A-120/240-1φ

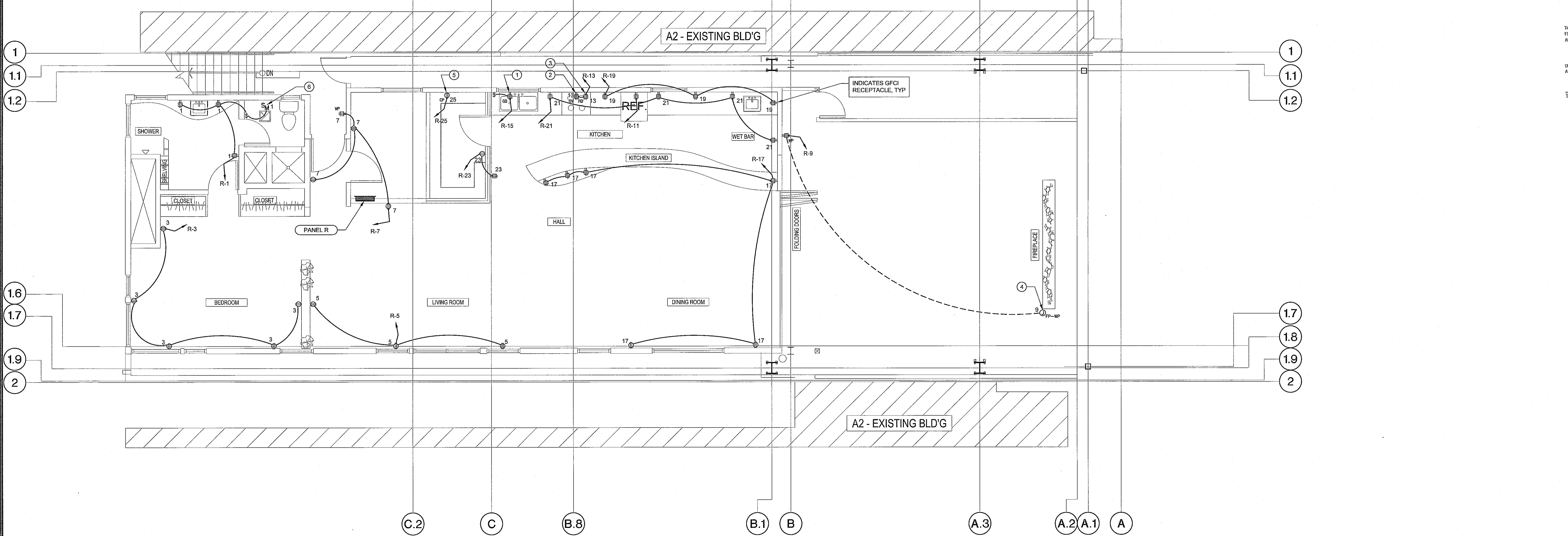
PANEL R		120/240VOLT-1PH, 3W		200 AMP	
CIRCUIT		MAIN CIRCUIT BREAKER		MAIN LOSS ONLY	
No.	Description	Qty	Volts	Amps	Watts
1	BATHROOM REC	4	20		
2	CENTRAL AIR	1	20		
3	RESTROOM REC	5	20		
4	LIVING ROOM REC	3	20		
5	HALLWAY REC	4	20		
6	DECK REC	2	20		
7	REFRIGERATOR REC	1	20		
8	GAS OVERHEAD REC	1	20		
9	GARBAGE DISPOSAL REC	1	20		
10	DINING/ISLAND REC (BA)	6	20		
11	KITCHEN REC (BA)	3	20		
12	KITCHEN REC (BA)	4	20		
13	PANTRY/KITCHEN (BA)	2	20		
14	CIRC PUMP	1	20		

SEE LOAD CALCULATION THIS SHEET
 PROVIDE AFCI PROTECTION PER 210.12
 SEE GENERAL PANEL NOTES AND CIRCUIT BREAKER ABBREVIATIONS ON SHEET E-2.1
 MARK PANEL TO INDICATE IT IS FED WITH A 40 AMP FEEDER

- RESIDENTIAL POWER KEY NOTES**
1. LOCATE RECEPTACLE BELOW COUNTER FOR CONNECTION TO APPLIANCE. VERIFY LOCATION PRIOR TO INSTALLATION.
 2. PROVIDE RECEPTACLE BEHIND OR BELOW GAS COOK TOP FOR IGNITER. VERIFY LOCATION PRIOR TO INSTALLATION.
 3. PROVIDE RECEPTACLE FOR HOOD. VERIFY LOCATION PRIOR TO INSTALLATION.
 4. PROVIDE WEATHERPROOF JBOX AND CONNECT TO FIRE PLACE IGNITER, IF REQUIRED.
 5. PROVIDE RECEPTACLE FOR CIRC PUMP. CONNECT TO GAS WATER HEATER IGNITOR IF REQUIRED.
 6. CONNECT TO CEILING FAN AS REQUIRED. PROVIDE HUMIDISTAT CONTROL. VERIFY REQUIREMENTS WITH MECHANICAL.

G|A|A ARCHITECTS
 8811 Research Drive,
 Suite 200,
 Irvine, CA 92618
 T: 949 474 1775
 F: 949 553 9133

ESPERANZA
 COMMERCIAL PERMIT #19-00812 (1ST FLOOR)
 309 MANHATTAN BEACH BLVD.
 MANHATTAN BEACH, CA 90254
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REVIEWED BY CONSULTING ENGINEER FOR CODE COMPLIANCE
 THESE PLANS AND SUPPORTING DOCUMENTATION HAVE BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE CALIFORNIA BUILDING CODE AS THIS JURISDICTION, ISSUANCE OF A BUILDING PERMIT BASED ON THESE PLANS IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER AGENCIES AND ANY COMMENTS NOTED BY THE ENCLOSED LETTER.
 THE CODE BOOK, INC.

K2M ENGINEERING
 ELECTRICAL CONSULTING ENGINEERS
 10 HUGHES, SUITE A203, IRVINE, CA 92618
 O: 949-419-9908 F: 949-419-9670

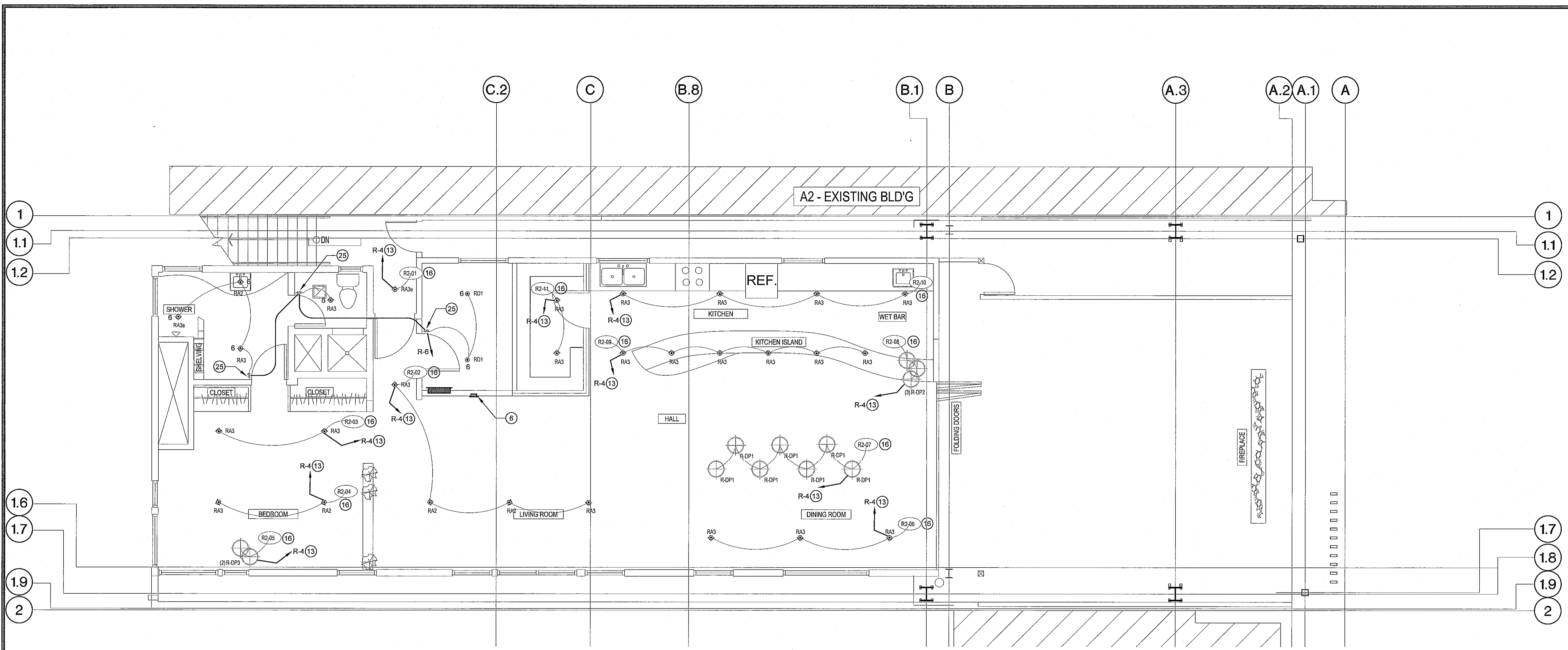
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2ND FLOOR RESIDENTIAL POWER PLAN

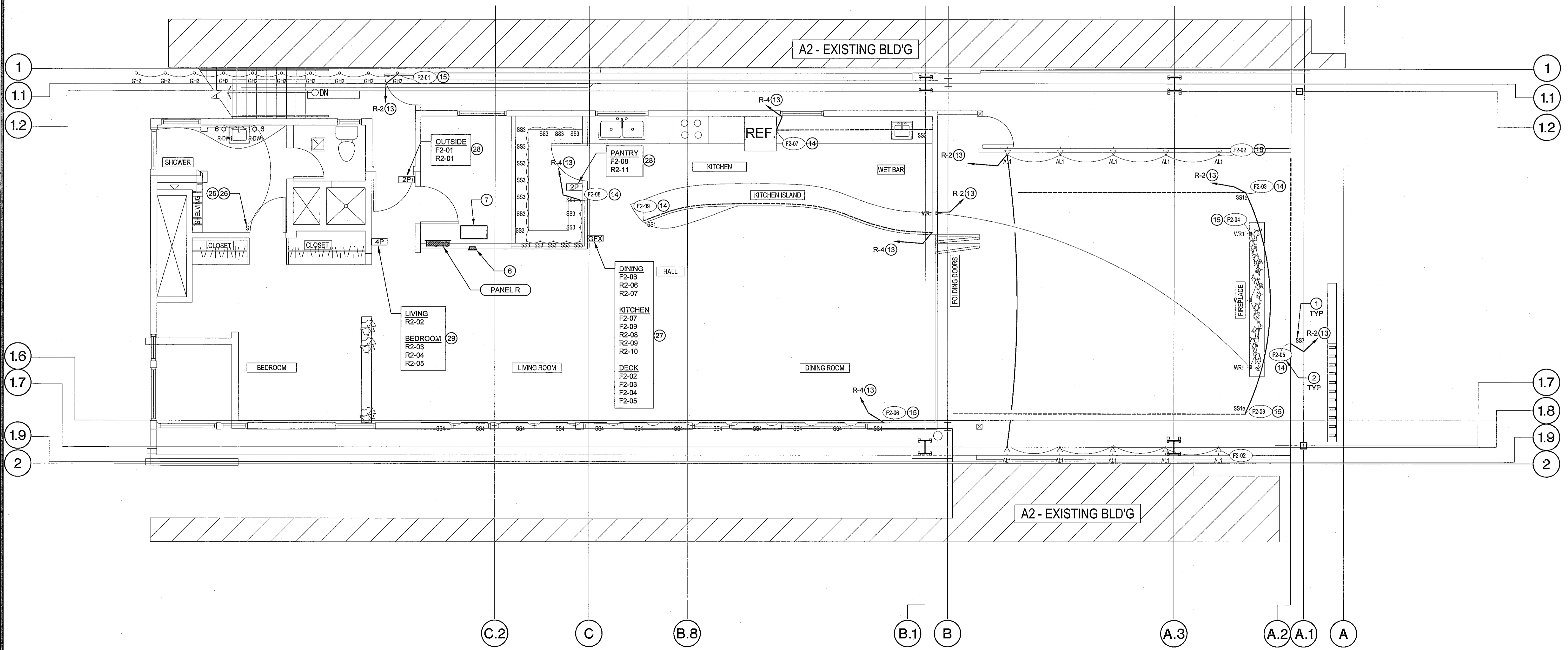
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JOB NO: 19002 SHEET NO:
 DATE: 09/13/18
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 FILE NAME: 19002E-7.1

2ND FLOOR RESIDENTIAL POWER PLAN
 SCALE: 1/4"=1'-0"



B 2ND FLOOR RESIDENTIAL LIGHTING RCP
SCALE: 1/4"=1'-0"



A 2ND FLOOR RESIDENTIAL LIGHTING FLOOR PLAN
SCALE: 1/4"=1'-0"

LIGHTING KEY NOTES

- INDICATES LIGHT FIXTURE TYPE AS SPECIFIED BY LIGHTING DESIGNER. SEE LIGHTING DESIGNER FIXTURE SCHEDULE ON SHEET E-6.1 FOR RESTAURANT AND E-7.3 FOR THE SECOND FLOOR RESIDENTIAL UNIT. ALL FIXTURES AND POWER SUPPLIES SHALL HAVE 120V INPUTS. COORDINATE ALL ASPECTS, INSTALLATION, FINISHES, ETC. WITH LIGHTING DESIGNER AND LIGHTING DESIGNER DRAWINGS.
- INDICATES LIGHTING DESIGNERS CONTROL INTENT. SEE LIGHTING DESIGNER CONTROL INTENT ON SHEET E-6.1 FOR RESTAURANT AND E-7.3 FOR THE SECOND FLOOR RESIDENTIAL UNIT. COORDINATE ALL CONTROLS REQUIREMENTS WITH LIGHTING DESIGNER AND LIGHTING DESIGNER DRAWINGS. PROVIDE A COMPLETE LIGHT CONTROL SYSTEM WITH FRESCO TOUCH SCREEN, ALL REQUIRED CONTROL MODULES, CATS CABLING, 0-10V WIRING, LINE VOLTAGE WIRING, ETC. PER MANUFACTURERS REQUIREMENTS. PROVIDE POWER SUPPLIES AS DIRECTED BY LIGHTING DESIGNER AND LIGHT FIXTURE MANUFACTURE. ROUTE CIRCUIT AND CONTROL CONDUCTORS TO CONTROL MODULES AS REQUIRED. COORDINATE PROGRAMMING WITH LIGHTING DESIGNER.
- PROVIDE EDGE LIT EXIT SIGN WITH 90 MINUTE Ni-CAD BATTERY AND SELF-DIAGNOSTICS. PROVIDE ULTRASONIC EDGE OR EQUAL. PROVIDE FINISHES, FACES AND DIRECTIONAL ARROWS WITH ARCHITECT AND INTERIOR DESIGNER. SEE SHEET E-4.2 FOR CUT SHEET.
- PROVIDE CONCEALED F5000 SERIES CEILING MOUNTED CONCEALED EMERGENCY LIGHT WITH (2) 3 WATT/45 DEGREE LED LAMPS, 90 MINUTE RUNTIME AND SELF-DIAGNOSTICS. MOUNT AND AIM TO MEET CODE. FIELD ADJUST AS REQUIRED. SEE SHEET E-4.2 FOR GUIDANCE. PAINT TO MATCH CEILING. HOWEVER TAKE CARE TO NOT PAINT DOOR SHUT. COORDINATE FINISH WITH ARCHITECT AND INTERIOR DESIGNER. CONFIRM OPERATION AFTER INSTALLATION AND PAINTING.
- NOT USED.
- PROVIDE LIGHT FRESCO CONTROL PANEL WITH COMPLETE CONTROL SYSTEM TO MEET LIGHTING DESIGNER CONTROL INTENT AND CODE. PROVIDE CONNECTION TO LOCAL AREA NETWORK AS DIRECTED BY OWNER. VERIFY LOCATION.
- PROVIDE FIELD CONFIGURED SPLICE BOX / ENCLOSURE FOR LIGHT CONTROL MODULES. SIZE ENCLOSURE PER CODE. MOUNT LIGHT CONTROL MODULES PER MANUFACTURERS REQUIREMENTS. ENCLOSURE SHALL BE LOCATED IN A DRY, ACCESSIBLE, VENTILATED SPACE. VERIFY LOCATION IN FIELD. COORDINATE WITH ARCHITECT. CONTRACTOR SHALL PROVIDE ALL POWER AND CONTROL WIRING AS REQUIRED TO MAKE SYSTEM OPERABLE. PROVIDE PROGRAMMING AND STAFF TRAINING.
- PROVIDE LIGHT WALL MOUNTED OCCUPANCY SENSOR/RAISE/LOWER SWITCH FOR LOCAL CONTROL. COORDINATE PROGRAMMING WITH LIGHTING DESIGNER AND OWNER.
- PROVIDE LIGHT CEILING MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR.
- PROVIDE LIGHT WALL SWITCH FOR LOCAL CONTROL.
- PROVIDE LIGHT WALL SWITCH FOR STAFF OVERRIDE. VERIFY LOCATION AND PROGRAM AS REQUIRED.
- FIXTURE TYPE SS7 IS ON FACADE. SEE LIGHTING DESIGNER ELEVATION DRAWING.
- CONNECT LIGHT FIXTURES TO CIRCUIT NUMBER INDICATED. ROUTE CIRCUIT TO LIGHT FIXTURE BOX/ENCLOSURE (KEY NOTE 7). ROUTE CIRCUIT THROUGH INDIVIDUAL LIGHT CONTROL MODULE AS REQUIRED. PROVIDE ALL CONDUIT, CONDUCTORS, CONTROLS, ENCLOSURES, TESTING, PROGRAMMING, ETC., NECESSARY TO MAKE SYSTEM OPERABLE.
- PROVIDE LIGHT 0-10V DIMMING MODULE TO MATCH FIXTURES WITH CONTROL CONDUIT AND CONDUCTORS. CONNECT AS REQUIRED.
- PROVIDE LIGHT MLV DIMMING MODULE TO MATCH FIXTURES WITH CONTROL CONDUIT AND CONDUCTORS. CONNECT AS REQUIRED.
- PROVIDE LIGHT PHASE DIMMING MODULE TO MATCH FIXTURES WITH CONTROL CONDUIT AND CONDUCTORS. CONNECT AS REQUIRED.
- PROVIDE SEPARATE LIGHT DIMMING MODULE AND CONDUCTORS FOR EACH FIXTURE TYPE OR POWER SUPPLY AS REQUIRED.
- PROVIDE LIGHTING MANUFACTURERS 48 WATT DIMMING POWER SUPPLY TO MATCH FIXTURE. MOUNT POWER SUPPLY IN DRY, VENTILATED, ACCESSIBLE AREA. CONNECT TO FIXTURE AND CONTROLS AS REQUIRED.
- PROVIDE LIGHTING MANUFACTURERS 88 WATT DIMMING POWER SUPPLY TO MATCH FIXTURE. MOUNT POWER SUPPLY IN DRY, VENTILATED, ACCESSIBLE AREA. CONNECT TO FIXTURE AND CONTROLS AS REQUIRED.
- PROVIDE (3) LIGHTING MANUFACTURERS 27 WATT DIMMING POWER SUPPLIES TO MATCH FIXTURES. CONNECT (4) FIXTURES TO EACH POWER SUPPLY. MOUNT POWER SUPPLY IN DRY, VENTILATED, ACCESSIBLE AREA. CONNECT TO FIXTURE AND CONTROLS AS REQUIRED.
- PROVIDE (3) LIGHTING MANUFACTURERS 100 WATT DIMMING POWER SUPPLIES TO MATCH FIXTURES. CONNECT (1) SHELF TO EACH POWER SUPPLY. MOUNT POWER SUPPLY IN DRY, VENTILATED, ACCESSIBLE AREA. CONNECT TO FIXTURE AND CONTROLS AS REQUIRED.
- PROVIDE (3) LIGHTING MANUFACTURERS 100 WATT DIMMING POWER SUPPLIES TO MATCH FIXTURES. VERIFY CONNECTION POINTS. DO NOT CONNECT MORE THAN 20 FT OF TAPE TO EACH POWER SUPPLY. MOUNT POWER SUPPLY IN DRY, VENTILATED, ACCESSIBLE AREA. CONNECT TO FIXTURE AND CONTROLS AS REQUIRED.
- FIXTURE TYPE DS1 IS FIBER OPTIC END FED FROM AN ILLUMINATOR. CONTROL ZONE F1-1 HAS (2) ILLUMINATORS AND ZONE F1-2 HAS (1) ILLUMINATOR. COORDINATE LOCATIONS AND ROUTING OF FIBER OPTICS TO FIXTURES.
- PROVIDE SEPARATE NEUTRALS FOR EACH CIRCUIT.
- PROVIDE VACANCY SENSOR SWITCH WITH PHASE DIMMER PER LIGHTING DESIGNER REQUIREMENTS AND TITLE 24.
- CONNECT TO UNSWITCHED HOT CIRCUIT IN ADJACENT VACANCY SENSOR.
- PROVIDE LIGHT nPOD GFX GRAPHIC WALL POD FOR ON/OFF AND RAISE/LOWER CONTROL OF THE INDICATED LIGHTING ZONES. PROGRAM TO COMPLY WITH TITLE 24. PROVIDE POWER SUPPLY AND CONTROL CABLES AS REQUIRED. VERIFY COLOR, LOCATION AND PROGRAMMING REQUIREMENTS WITH ARCHITECT, LIGHTING DESIGNER AND OWNER.
- PROVIDE LIGHT nPOD 2P-2X TWO CHANNEL WALL POD FOR ON/OFF AND RAISE/LOWER CONTROL OF THE INDICATED LIGHTING ZONES. PROGRAM TO COMPLY WITH TITLE 24. PROVIDE CONTROL CABLES AS REQUIRED. VERIFY COLOR, LOCATION, LABELS AND PROGRAMMING REQUIREMENTS WITH ARCHITECT, LIGHTING DESIGNER AND OWNER.
- PROVIDE LIGHT nPOD 4P-4X FOUR CHANNEL WALL POD FOR ON/OFF AND RAISE/LOWER CONTROL OF THE INDICATED LIGHTING ZONES. PROGRAM TO COMPLY WITH TITLE 24. PROVIDE CONTROL CABLES AS REQUIRED. VERIFY COLOR, LOCATION, LABELS AND PROGRAMMING REQUIREMENTS WITH ARCHITECT, LIGHTING DESIGNER AND OWNER.

LIGHTING CONTROL NOTES

- PROVIDE A COMPLETE LIGHT CONTROL SYSTEM COMPLETE WITH FRESCO TOUCHSCREEN AND ALL REQUIRED MODULES. CENTRALLY LOCATE THE MODULES, ATTACHED TO AN ENCLOSURE, IN AN ACCESSIBLE, VENTILATED AREA. PROVIDE ALL MODULES, CONDUIT, CONDUCTORS, LABOR, TESTING, PROGRAMMING, TRAINING, ETC., NECESSARY TO PROVIDE A COMPLETE OPERABLE SYSTEM. CONTACT JOE PORTERA AT PERFORMANCE LIGHTING SYSTEMS (714-595-2158) FOR A COMPLETE SYSTEM DESIGN PRIOR TO BID. CONNECT SYSTEM TO LAN AS DIRECTED BY OWNER.
- PROVIDE APPLICABLE LIGHT CONTROL MODULES AS REQUIRED TO CONTROL ASSOCIATED LIGHT FIXTURES.
- LIGHTING CONTROL SHALL MEET CALIFORNIA TITLE 24 ENERGY REQUIREMENTS AND LIGHTING DESIGNER REQUIREMENTS.
- PROVIDE ADDITIONAL CONDUCTORS AND CONTROLS TO PROVIDE FULL OFF FUNCTIONALITY AS REQUIRED.
- COORDINATE WITH LIGHTING DESIGNER, CONTROLS MANUFACTURE AND LIGHT FIXTURE MANUFACTURE TO ENSURE DEVICE COMPATIBILITY.
- LIGHTING CONTROL DIAGRAMS ARE GENERAL IN NATURE AND ARE PROVIDED FOR REFERENCE ONLY. COORDINATE EXACT REQUIREMENTS WITH MANUFACTURE.
- CONTRACTOR SHALL PROVIDE ALL CONDUIT, WIRE, CAT 5 CABLE, 0-10V WIRE, ENCLOSURES, EQUIPMENT, TESTING, STAFF TRAINING, ETC. NECESSARY TO PROVIDE A COMPLETE OPERABLE SYSTEM TO MEET THE DESIGN INTENT AND CODE.
- ALL LIGHT FIXTURE POWER SUPPLY REQUIREMENTS AND CONTROL REQUIREMENTS SHALL BE CONFIRMED WITH APPLICABLE LIGHT FIXTURE MANUFACTURE PRIOR TO ORDER. ALL POWER SUPPLIES SHALL BE INSTALLED IN ACCESSIBLE, VENTILATED, DRY AREAS AND SHALL COMPLY WITH APPLICABLE MANUFACTURE REQUIREMENTS AND CODE. FIELD VERIFY LOCATIONS. PROVIDE ACCESS HATCHES AS REQUIRE.

GAA ARCHITECTS

8811 Research Drive,
Suite 200,
Irvine, CA 92618
T: 949 474 1775
F: 949 553 9133

ESPERANZA
COMMERCIAL PERMIT #19-00812 (1ST FLOOR)
309 MANHATTAN BEACH BLVD.
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DATE: SEP 25 2019

K2M ENGINEERING
ELECTRICAL CONSULTING ENGINEERS
10 HUGHES, SUITE 403, IRVINE, CA 92618
O: 949-419-9808 F: 949-419-9870

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2ND FLOOR RESIDENTIAL LIGHTING FLOOR PLAN AND RCP

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DRAWN:	K2M		
FILE NAME:	19002E-7.2		

E-7.2

DATE: 9/13/19

Esperanza Restaurant Manhattan Beach, CA LIA #18-03

Table with columns: TYPE, DESCRIPTION, LOCATION, MANUFACTURER, LIGHT SOURCE, WATTS, VOLTAGE, DIM TYPE, DIM TYPE, REMARKS. Includes fixture schedule for various lighting types like recessed, pendant, and track lighting.

Esperanza Restaurant Manhattan Beach, CA LIA #18-03

Table with columns: TYPE, DESCRIPTION, LOCATION, MANUFACTURER, LIGHT SOURCE, WATTS, VOLTAGE, DIM TYPE, DIM TYPE, REMARKS. Includes fixture schedule for various lighting types like recessed, pendant, and track lighting.

Esperanza Restaurant Manhattan Beach, CA LIA #18-03

Table with columns: TYPE, DESCRIPTION, LOCATION, MANUFACTURER, LIGHT SOURCE, WATTS, VOLTAGE, DIM TYPE, DIM TYPE, REMARKS. Includes fixture schedule for various lighting types like recessed, pendant, and track lighting.

Esperanza Restaurant Manhattan Beach, CA LIA #18-03

Table with columns: ZONE, DESCRIPTION, FIXTURE TYPE, QUANTITY, UNIT, TOTAL, LOAD, DIMMER TYPE. Includes lighting control intent schedule for various zones like exterior, interior, and level 2 floor plan.

determined in accordance with Section 130.0(c). Night lights shall not be required to be controlled by vacancy sensors.
F. Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans shall meet the applicable requirements of Section 150.0(k).

3. Residential Outdoor Lighting. In addition to meeting the requirements of Section 150.0(k) 1A, luminaires providing residential outdoor lighting shall meet the following requirements, as applicable:
A. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, shall meet the requirements in item 1 and the requirements in either item ii or item iii:

SECTION 150.0 - MANDATORY FEATURES AND DEVICES

SECTION 150.0 - MANDATORY FEATURES AND DEVICES

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SECTION 150.0 - MANDATORY FEATURES AND DEVICES

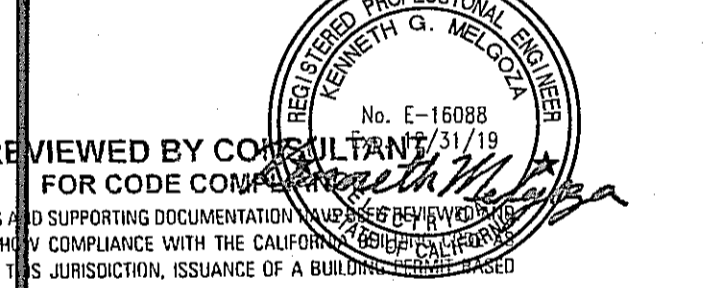
LIGHT FIXTURES SCHEDULE AND CONTROL INTENT NOTES:

THE LIGHTING SYSTEM IS DESIGNED BY OTHERS. LIGHT FIXTURES AND CONTROL INTENT ARE SPECIFIED BY OTHERS. THE FIXTURE SCHEDULE AND CONTROL INTENT ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM ALL SPECIFICATIONS AND REQUIREMENTS WITH LIGHTING DESIGNER AND MOST RECENT LIGHTING DESIGNER DRAWINGS.

THE LIGHTING DESIGN AND FIXTURE SPECIFICATIONS ARE BY OTHERS. CONTRACTOR SHALL COORDINATE ALL LIGHT FIXTURE SPECIFICATIONS AND INSTALLATION REQUIREMENTS WITH LIGHTING DESIGNER AND ADJUST AS REQUIRED. CONTRACTOR SHALL PROVIDE SUITABLE POWER SUPPLIES AS NECESSARY. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THE ACTUAL FIXTURE ELECTRICAL LOADS EXCEED THOSE SHOWN ON THESE PLANS.

LIGHTING CONTROL INTENT NOTES

- A. PROVIDE A COMPLETE NIGHT LIGHTING CONTROL SYSTEM COMPLETE WITH FRESKO TOUCHSCREEN AND ALL REQUIRED MODULES, CENTRALLY LOCATE THE MODULES, ATTACHED TO AN ENCLOSURE, IN AN ACCESSIBLE, VENTILATED AREA. PROVIDE ALL MODULES, CONDUIT, CONDUCTORS, LABOR, TESTING PROGRAMMING, TRAINING, ETC. NECESSARY TO PROVIDE A COMPLETE OPERABLE SYSTEM. CONTACT JOE PORTERA AT PERFORMANCE LIGHTING SYSTEMS (714-985-2158) FOR A COMPLETE SYSTEM DESIGN PRIOR TO BID. CONNECT SYSTEM TO LAN AS DIRECTED BY OWNER.
B. PROVIDE APPLICABLE NIGHT CONTROL MODULES AS REQUIRED TO CONTROL ASSOCIATED LIGHT FIXTURES.
C. LIGHTING CONTROL SHALL MEET CALIFORNIA TITLE 24 ENERGY REQUIREMENTS AND LIGHTING DESIGNER REQUIREMENTS.
D. PROVIDE ADDITIONAL CONDUCTORS AND CONTROLS TO PROVIDE FULL OFF FUNCTIONALITY AS REQUIRED.
E. COORDINATE WITH LIGHTING DESIGNER, CONTROLS MANUFACTURE AND LIGHT FIXTURE MANUFACTURE TO ENSURE DEVICE COMPATIBILITY.
F. LIGHTING CONTROL DIAGRAMS ARE GENERAL IN NATURE AND ARE PROVIDED FOR REFERENCE ONLY. COORDINATE EXACT REQUIREMENTS WITH MANUFACTURE.
G. CONTRACTOR SHALL PROVIDE ALL CONDUIT, WIRE, CAT 5 CABLE, 0-10V WIRE, ENCLOSURES, EQUIPMENT, TESTING, STAFF TRAINING, ETC. NECESSARY TO PROVIDE A COMPLETE OPERABLE SYSTEM TO MEET THE DESIGN INTENT AND CODE.
H. ALL LIGHT FIXTURE POWER SUPPLY REQUIREMENTS AND CONTROL REQUIREMENTS SHALL BE CONFIRMED WITH APPLICABLE LIGHT FIXTURE MANUFACTURE PRIOR TO ORDER. ALL POWER SUPPLIES SHALL BE INSTALLED IN ACCESSIBLE, VENTILATED, DRY AREAS AND SHALL COMPLY WITH APPLICABLE MANUFACTURE REQUIREMENTS AND CODE. FIELD VERIFY LOCATIONS. PROVIDE ACCESS HATCHES AS REQUIRE.



REVIEWED BY CONSULTANT FOR CODE COMPLIANCE TO THE CALIFORNIA BUILDING CODE. THESE PLANS SHOW COMPLIANCE WITH THE CALIFORNIA BUILDING CODE. APPROVED BY: SEP 25 2019. UPON THESE PLANS IS RECOMMENDED SUBJECT TO APPROVAL BY OTHER APPLICABLE AGENCIES AND ANY COMMENTS NOTED IN THE ENCLOSED LETTER.

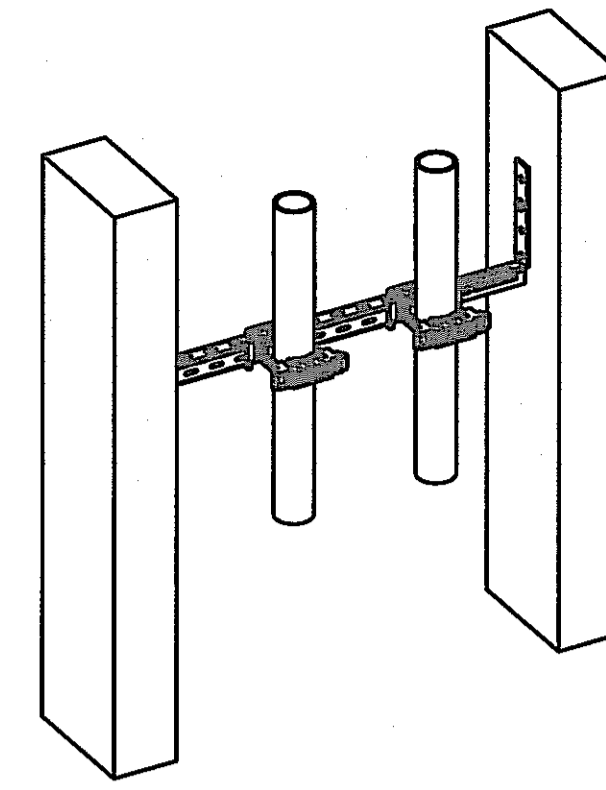
K2M ENGINEERING ELECTRICAL CONSULTING ENGINEERS 10 HUGHES, SUITE 403, IRVINE, CA 92618

Table with columns: NO., DESCRIPTION, DATE. Includes entries for 1st PLAN CHECK SUBMITTAL (05/28/19), 2nd PLAN CHECK SUBMITTAL (06/28/19), and 3rd PLAN CHECK SUBMITTAL (08/22/19).

2ND FLOOR RESIDENTIAL FIXTURE SCHEDULE, CONTROL INTENT AND TITLE 24 REQUIREMENTS

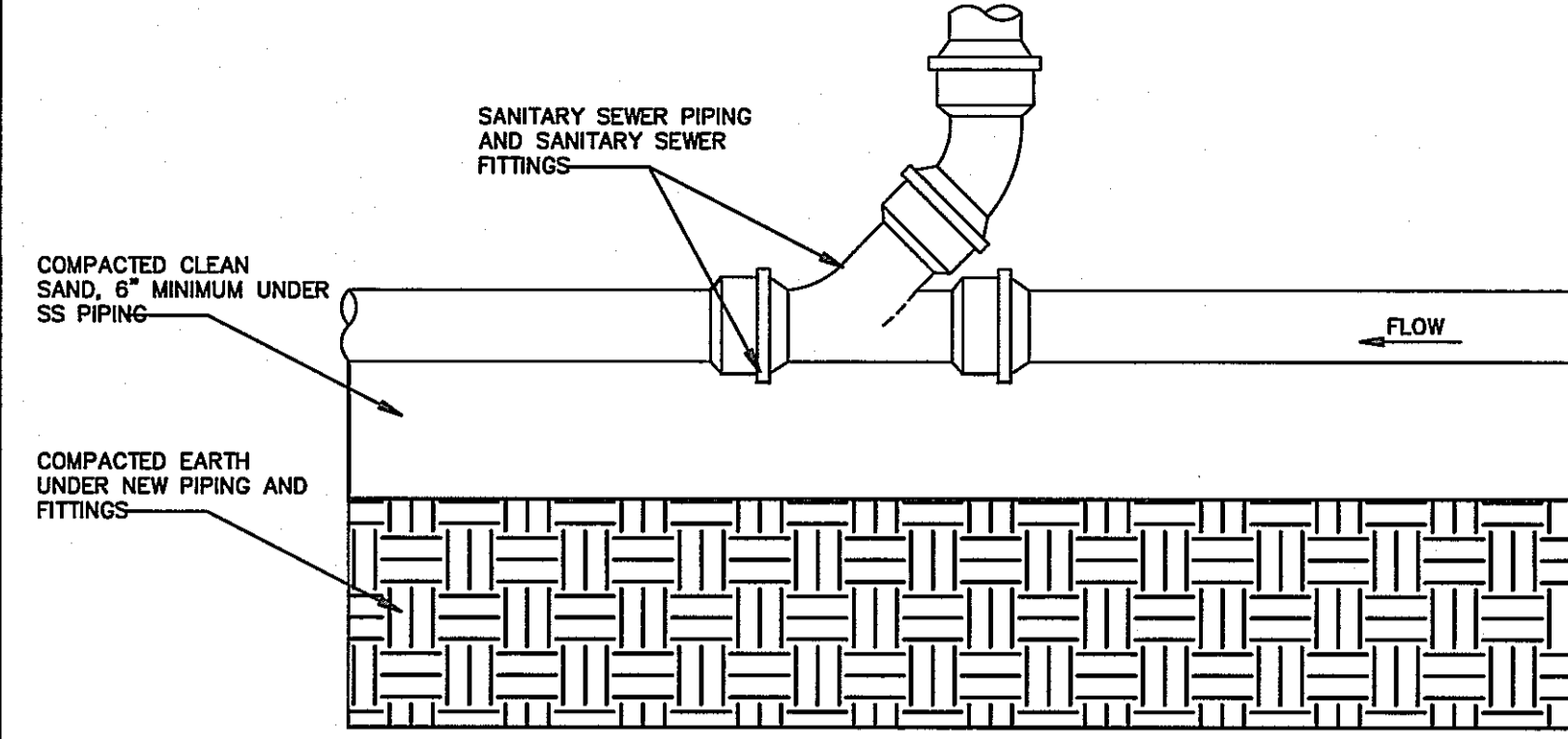
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Table with columns: JOB NO., SHEET NO., DATE, DRAWN, FILE NAME. Includes values: JOB NO. 19002, SHEET NO. E-7.3, DATE 09/13/19, DRAWN K2M, FILE NAME 19002E-7.3.

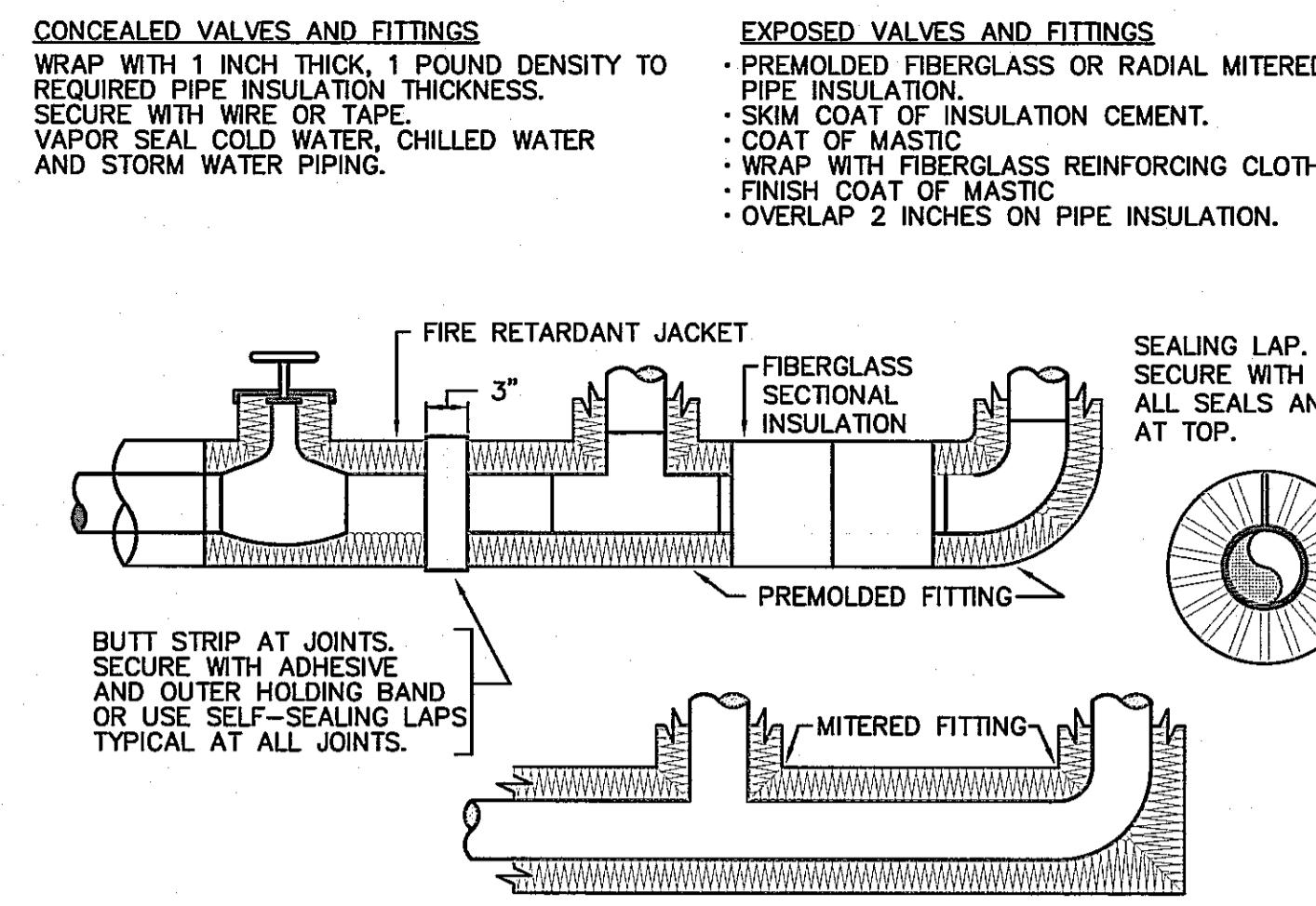


SHOWN WITH HOLDRITE? #250 STOUT CLAMPS? WITH ACoustICAL PADS HOLDING 1" TUBES MOUNTED TO A HOLDRITE? STOUT BRACKET?, THESE CLAMPS ACCEPT 3/8" THROUGH 1" TUBING.

VERTICAL / HORIZONTAL PIPING



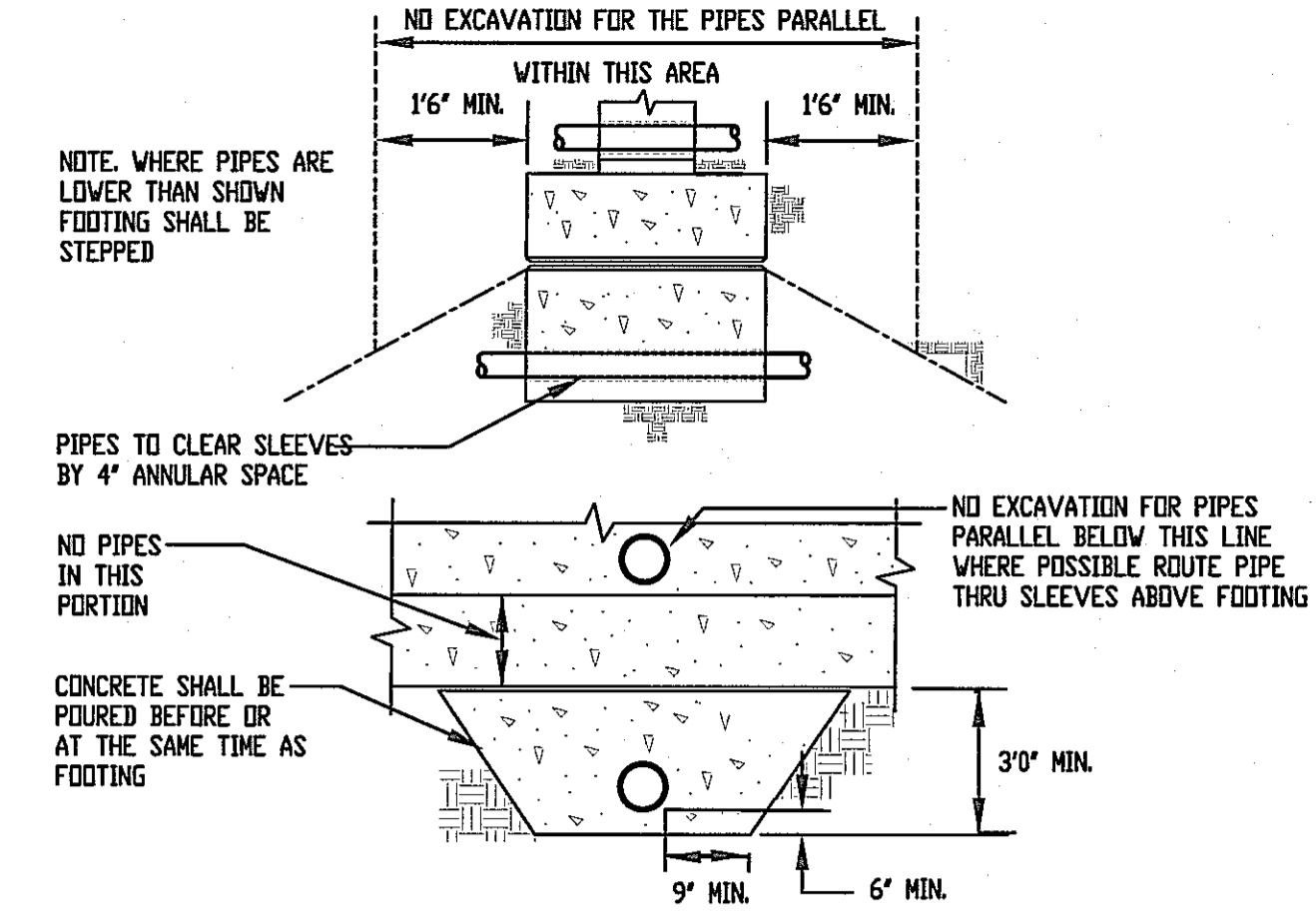
SANITARY SEWER INSTALLATION DETAIL



CONCEALED VALVES AND FITTINGS
WRAP WITH 1 INCH THICK, 1 POUND DENSITY TO REQUIRED PIPE INSULATION THICKNESS.
SECURE WITH WIRE OR TAPE.
VAPOR SEAL COLD WATER, CHILLED WATER AND STORM WATER PIPING.

EXPOSED VALVES AND FITTINGS
PREMOULDED FIBERGLASS OR RADIAL MITERED PIPE INSULATION.
SKIM COAT OF INSULATION CEMENT.
COAT OF MASTIC.
WRAP WITH FIBERGLASS REINFORCING CLOTH.
FINISH COAT OF MASTIC.
OVERLAP 2 INCHES ON PIPE INSULATION.

HOT WATER PIPING INSULATION



NO EXCAVATION FOR THE PIPES PARALLEL WITHIN THIS AREA
1/6" MIN. 1/6" MIN.

NOTE: WHERE PIPES ARE LOWER THAN SHOWN FOOTING SHALL BE STEPPED

PIPES TO CLEAR SLEEVES BY 4" ANNUAL SPACE

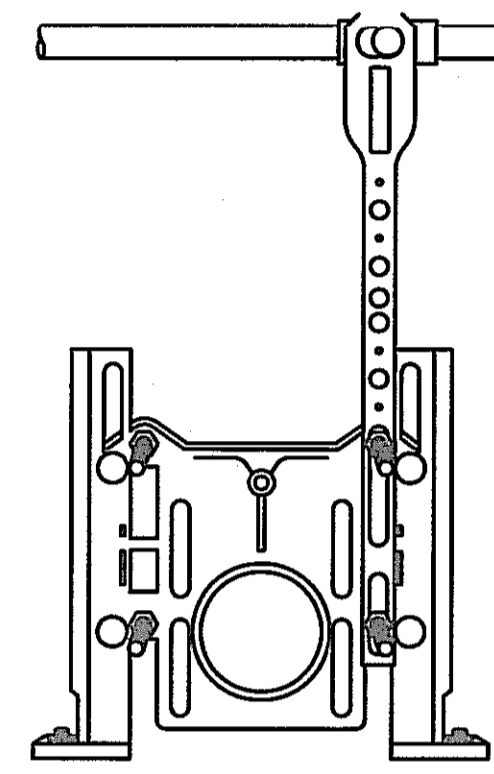
NO PIPES IN THIS PARTITION

NO EXCAVATION FOR PIPES PARALLEL BELOW THIS LINE WHERE POSSIBLE ROUTE PIPE THRU SLEEVES ABOVE FOOTING

CONCRETE SHALL BE POURED BEFORE OR AT THE SAME TIME AS FOOTING

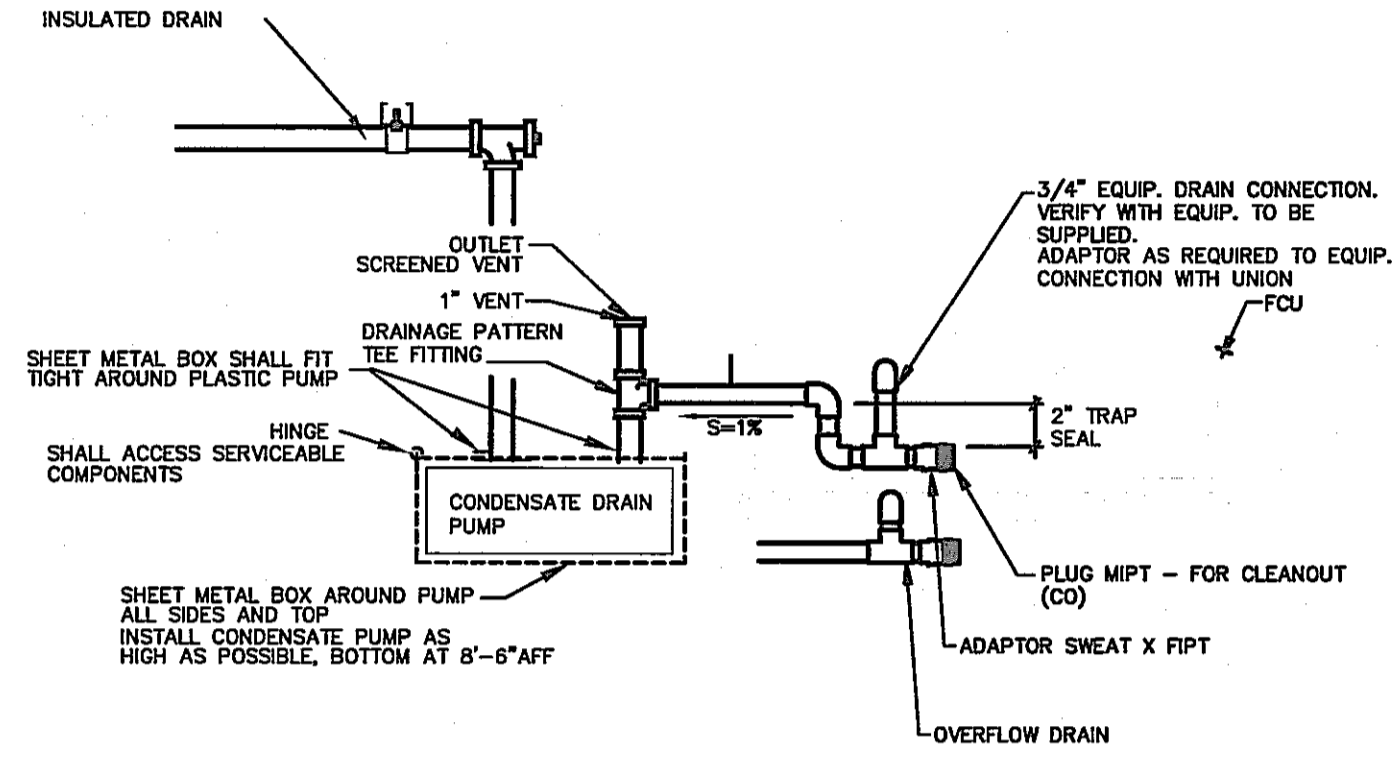
3" MIN. 9" MIN. 6" MIN.

PIPE/FOOTING LOCATION



HOLDRITE? #114-CO SUPPORTS 1" COPPER SUPPLY AT 4-7" OFF CENTER. MOUNTS TO FOUR BOLT CARRIERS.

FLUSH VALVE SUPPORT



INSULATED DRAIN

3/4" EQUIP. DRAIN CONNECTION. VERIFY WITH EQUIP. TO BE SUPPLIED. ADAPTER AS REQUIRED TO EQUIP. CONNECTION WITH UNION.

1" VENT

SCREENED VENT

SHEET METAL BOX SHALL FIT TIGHT AROUND PLASTIC PUMP

HINGE SHALL ACCESS SERVICEABLE COMPONENTS

CONDENSATE DRAIN PUMP

PLUG MPT - FOR CLEANOUT

ADAPTOR SWEAT X PPT

OVERFLOW DRAIN

NOTE: PROVIDE ALL DRY-COPPER PIPE AND DRAINAGE PATTERN FITTINGS. PROVIDE MOUNTING BRACKET FOR CONDENSATE PUMP. CONDENSATE PUMP SHALL BE MOUNTED AS HIGH AS POSSIBLE. PROVIDE SHEET METAL ENCLOSURE ALL AROUND PUMP WITH HINGED SERVICE ACCESS LID.

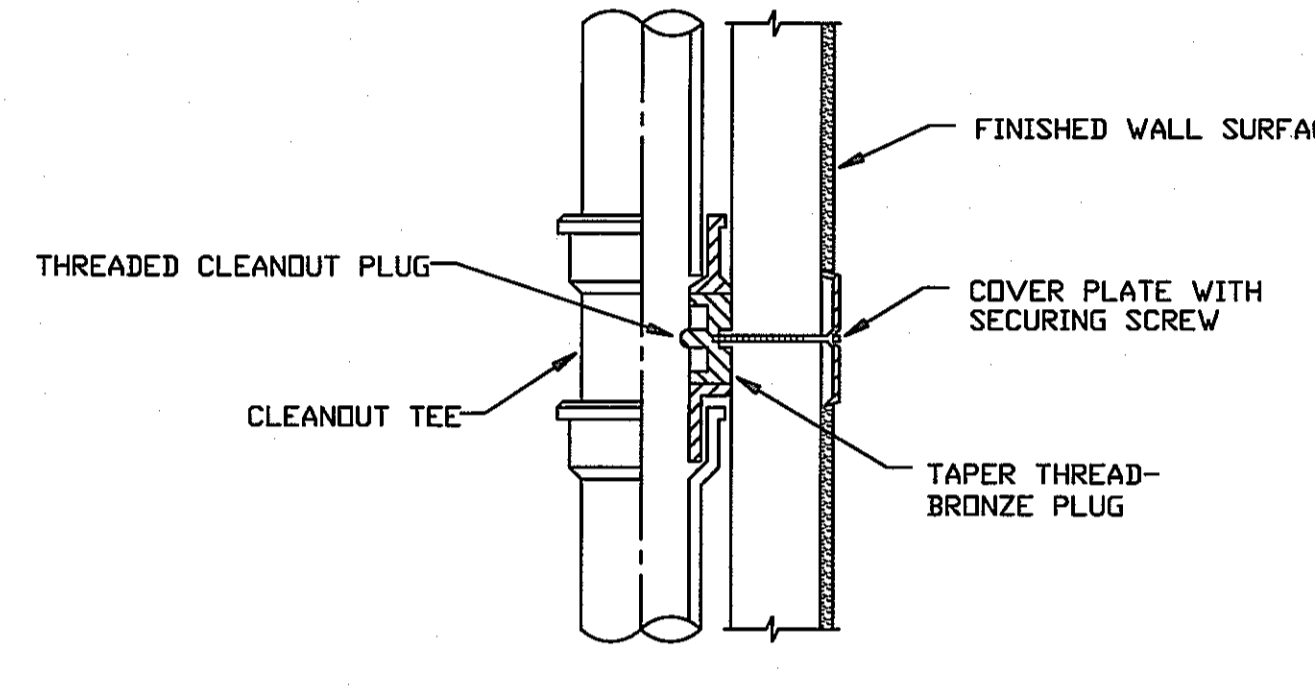
CONDENSATE PUMP SHALL BE INSTALLED ON SIDE OF UNIT WHICH CONDENSATE PAN FLOWS TO (VERIFY WITH EQ.)

CONDENSATE PUMP SHALL BE INSTALLED AS HIGH AS POSSIBLE DISCHARGE SHALL RISE TO UNDERSIDE OF STRUCTURE AND GRAVITY FLOW. SEE PLAN FOR ROUTING.

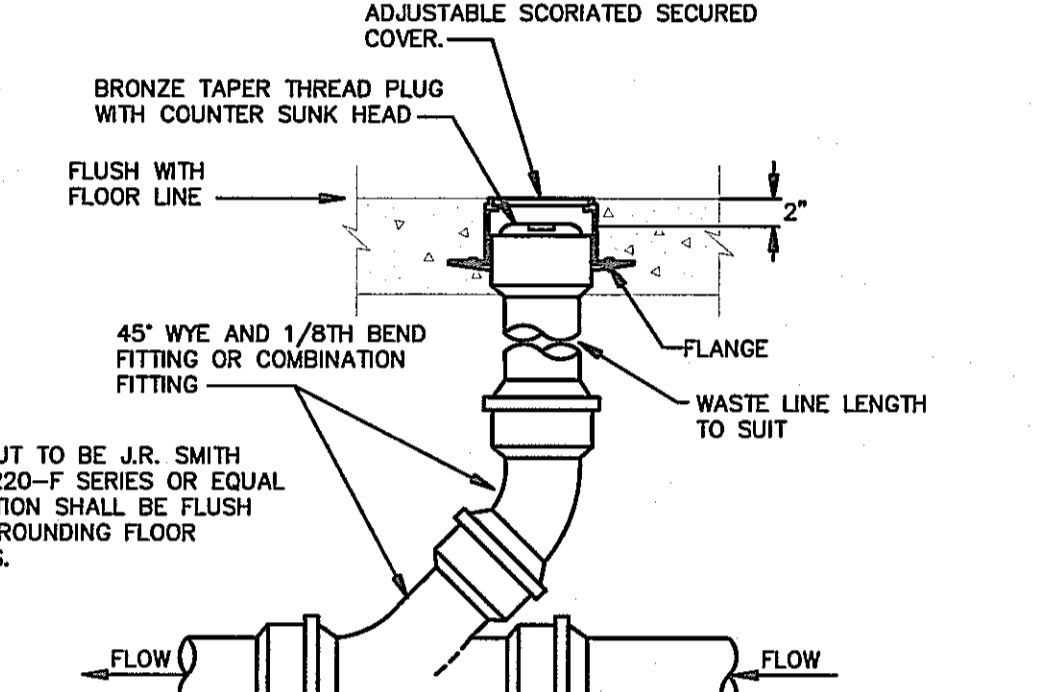
CONDENSATE PUMP SHALL BE VCL-14ULS, 120V-1PH-60HZ-78 WATTS 1/4" SHUTOFF, 1 GALLON TANK, SAFETY SWITCH, 1/16" GPT.

NOTE: VERIFY EQUIP. DRAIN CONNECTION AND LOCATION

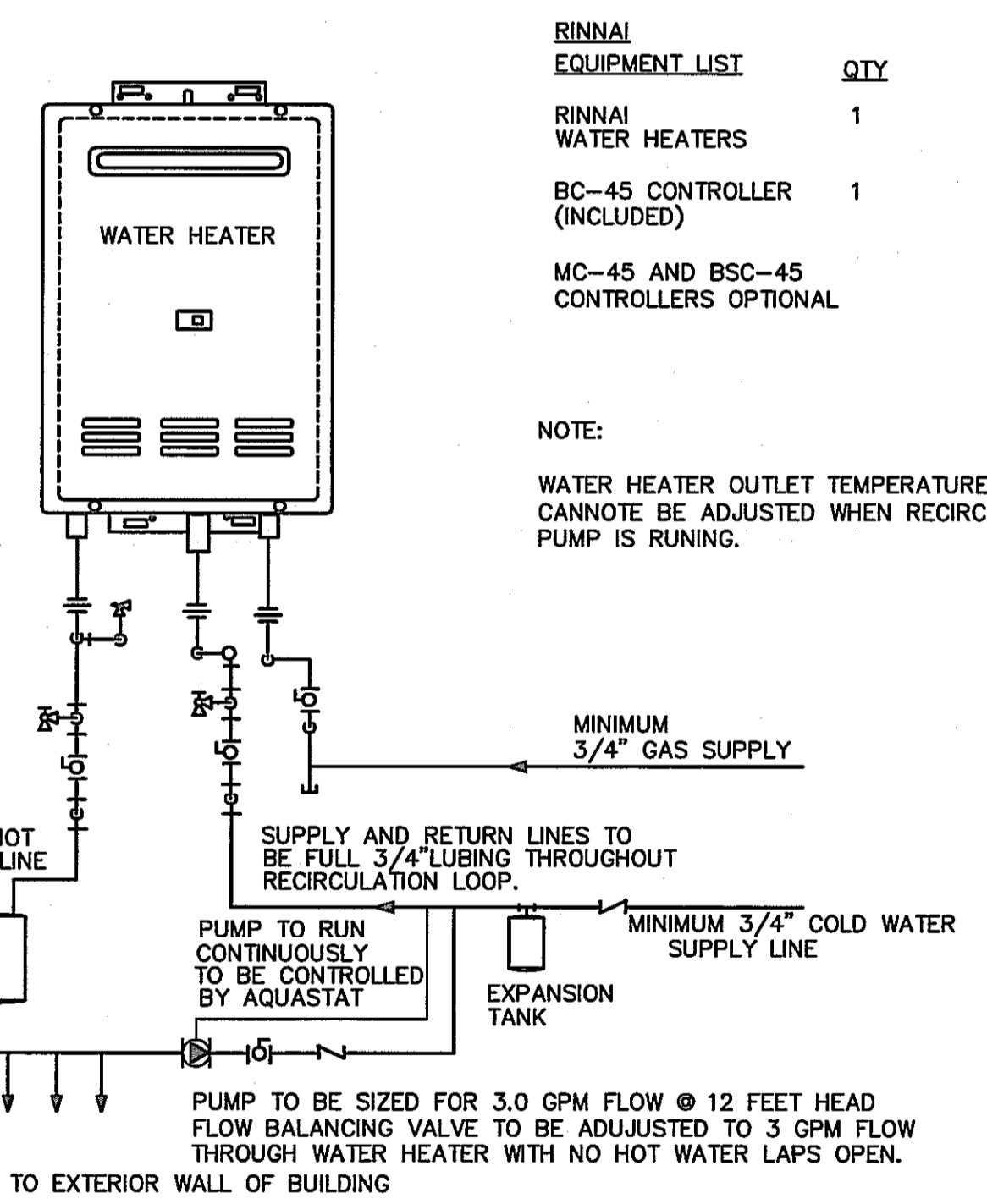
CONDENSATE TRAP DETAIL



TYP. WALL CLEANOUT DETAIL



TYP. FLOOR CLEANOUT DETAIL



RINNAL EQUIPMENT LIST	QTY
RINNAL WATER HEATERS	1
BC-45 CONTROLLER (INCLUDED)	1
MC-45 AND BSC-45 CONTROLLERS (OPTIONAL)	

NOTE: WATER HEATER OUTLET TEMPERATURE CANNOT BE ADJUSTED WHEN RECIRC PUMP IS RUNNING.

MINIMUM 3/4" GAS SUPPLY

MINIMUM 3/4" HOT WATER SUPPLY LINE

SUPPLY AND RETURN LINES TO BE FULL 3/4" LUBING THROUGHOUT REGULATION LOOP.

PUMP TO RUN CONTINUOUSLY TO BE CONTROLLED BY AQUASTAT

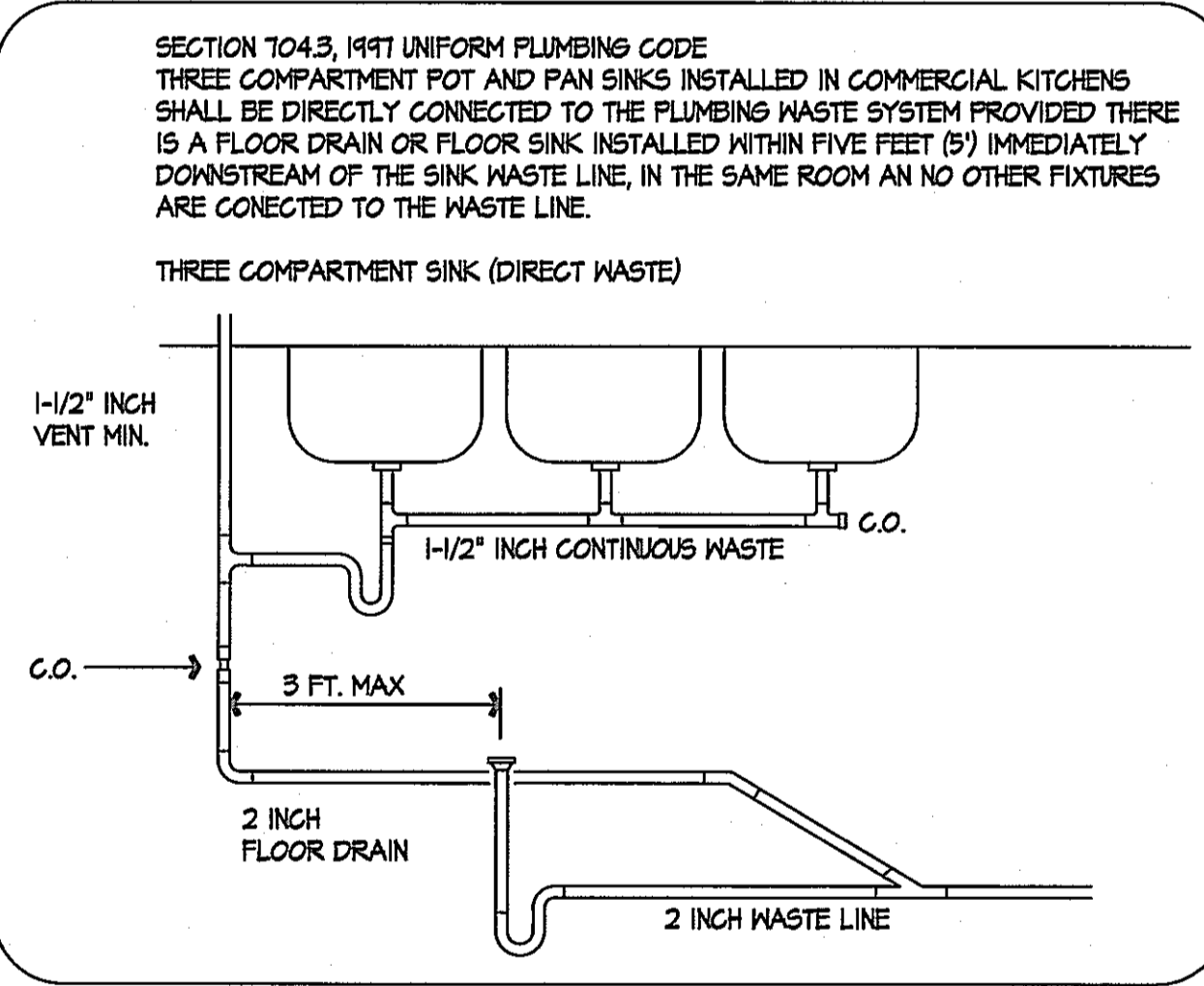
EXPANSION TANK

MINIMUM 3/4" COLD WATER SUPPLY LINE

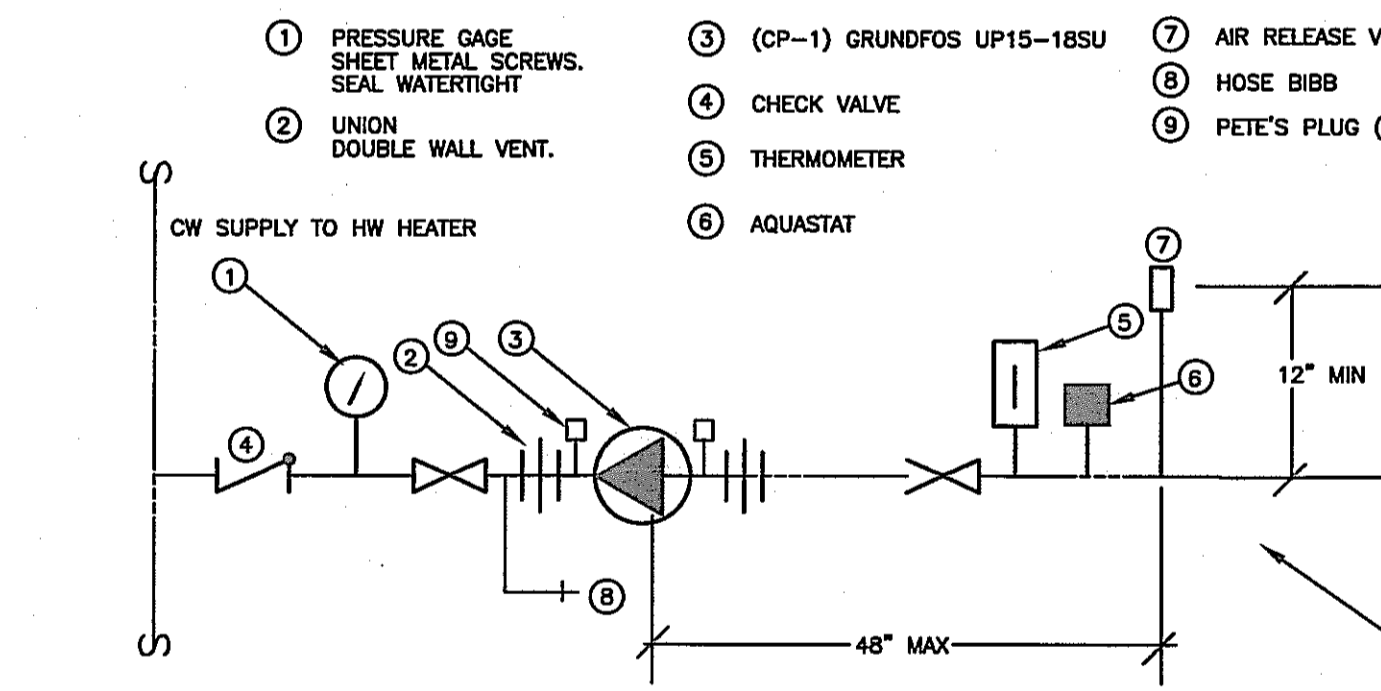
PUMP TO BE SIZED FOR 3.0 GPM FLOW @ 12 FEET HEAD FLOW BALANCING VALVE TO BE ADJUSTED TO 3 GPM FLOW THROUGH WATER HEATER WITH NO HOT WATER LAPS OPEN.

SEISMIC RETRAIN WATER HEATER TO EXTERIOR WALL OF BUILDING

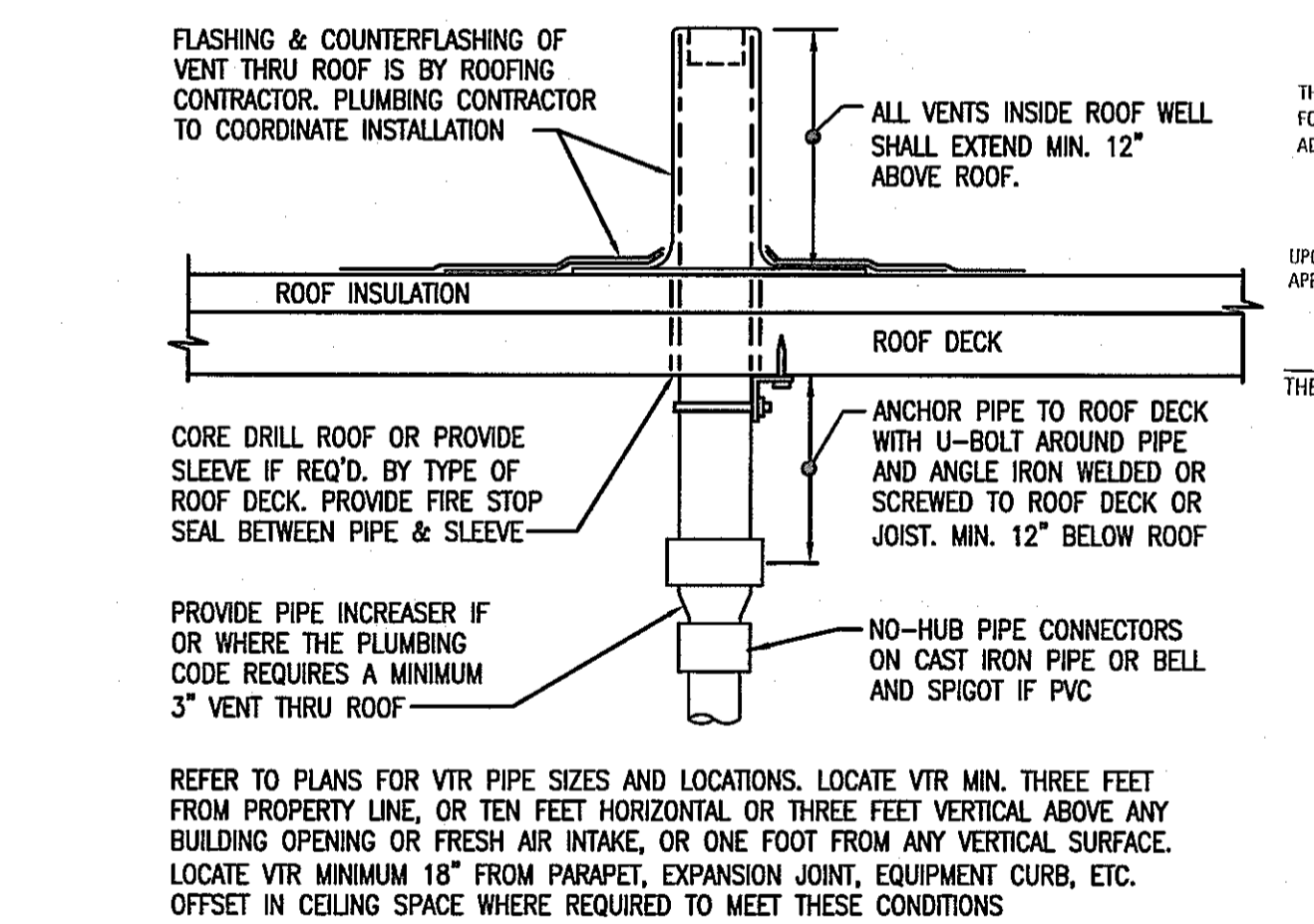
WH-2 INSTALLATION DETAIL



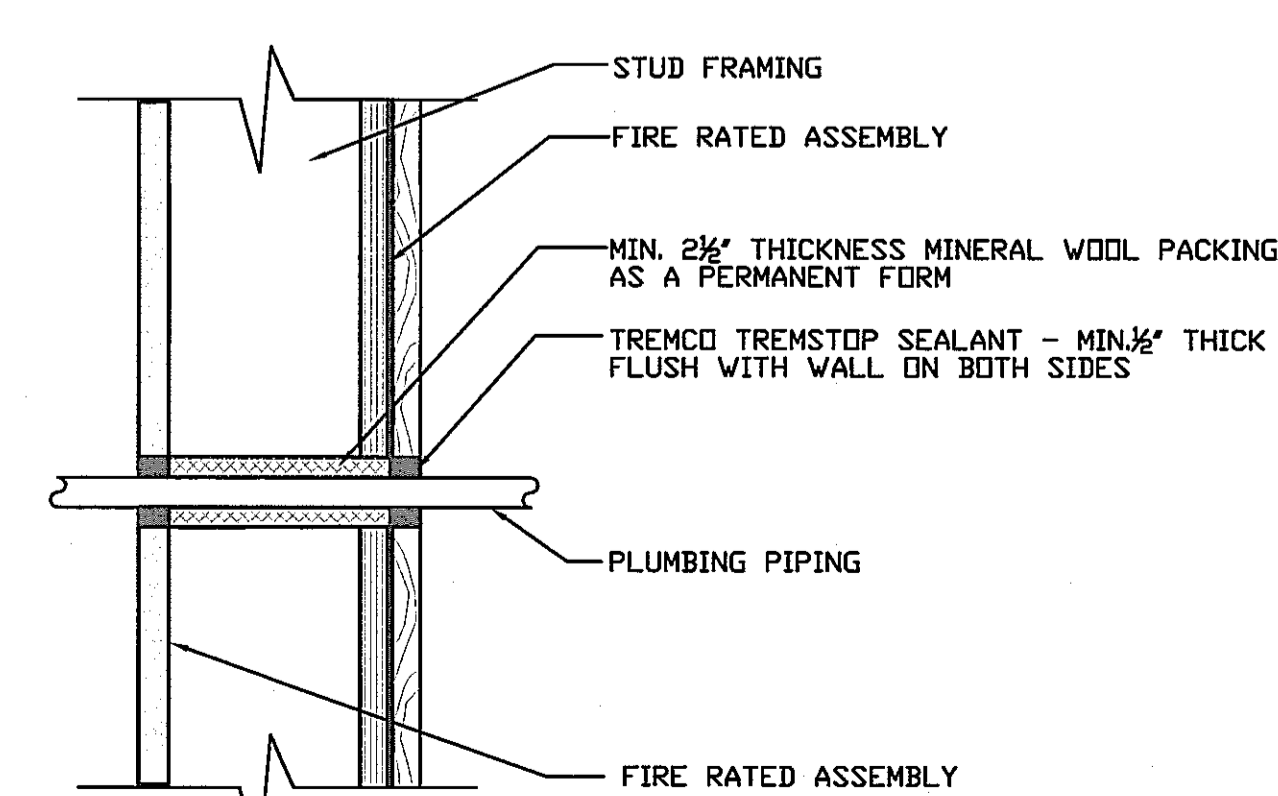
3 COMPARTMENT SINK PIPING



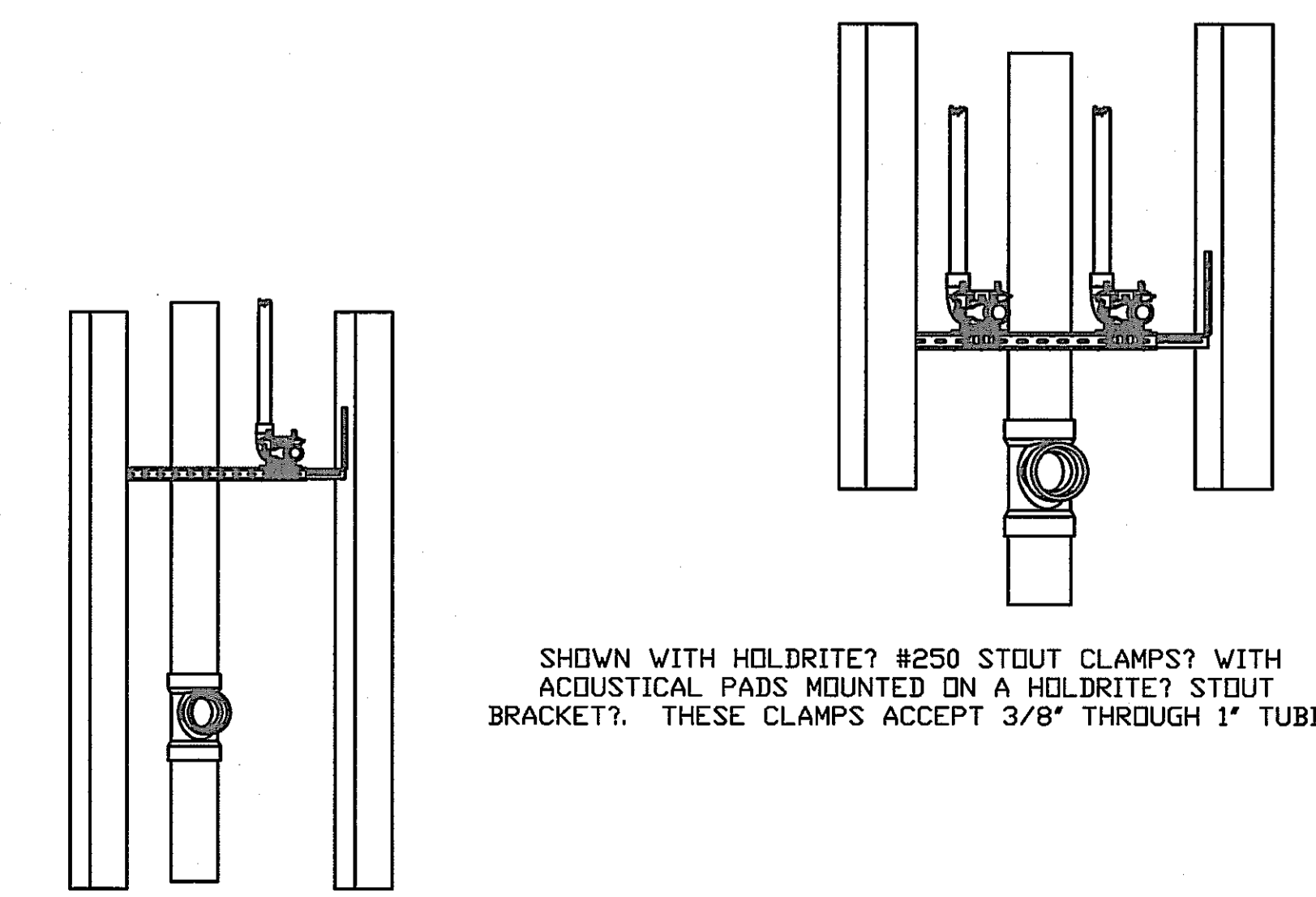
HW RECIRCULATION PUMP DETAIL



VENT THRU ROOF DETAIL

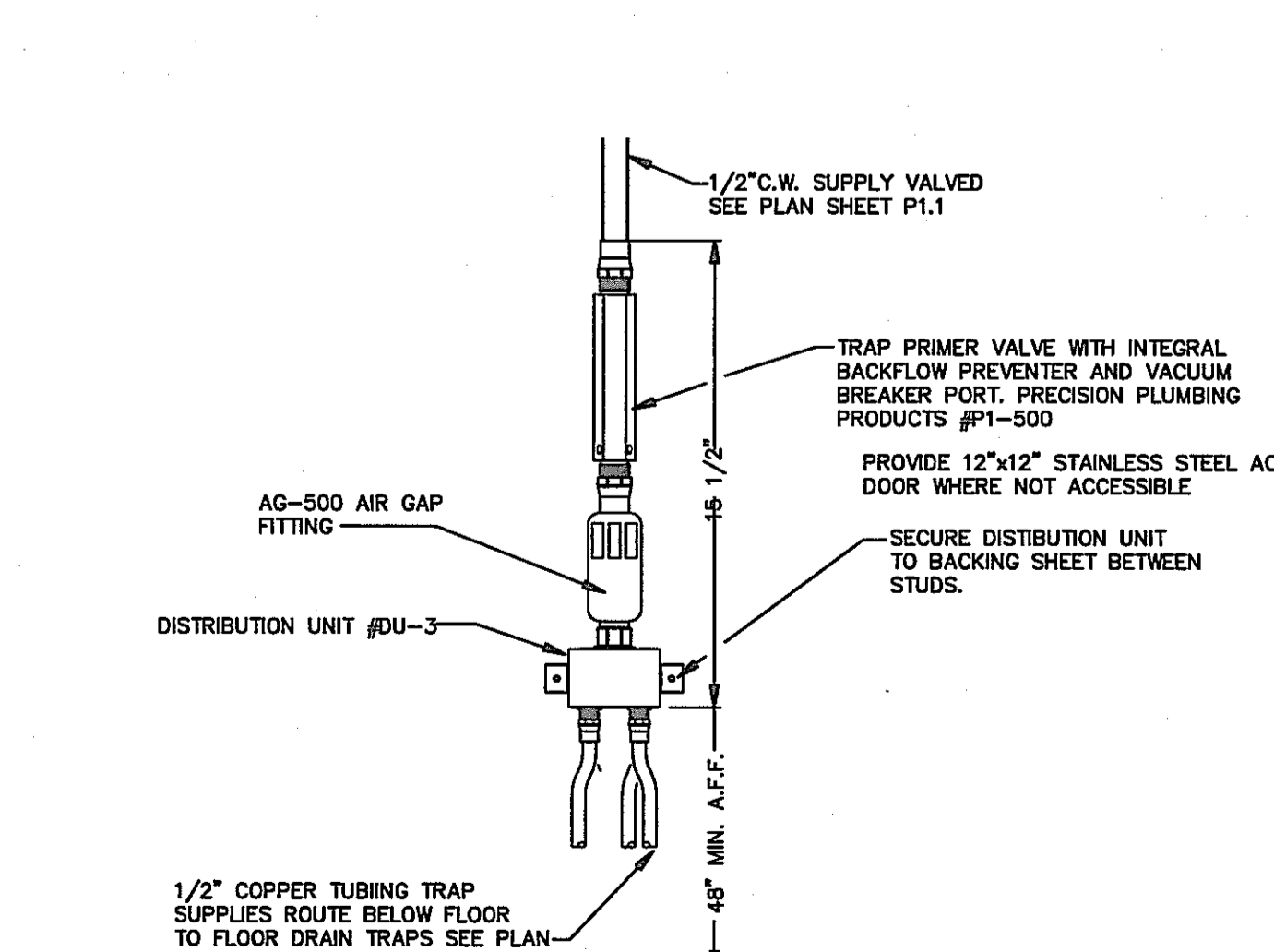


PIPE PENETRATION OF FIRE RATED WALLS/FLOORS

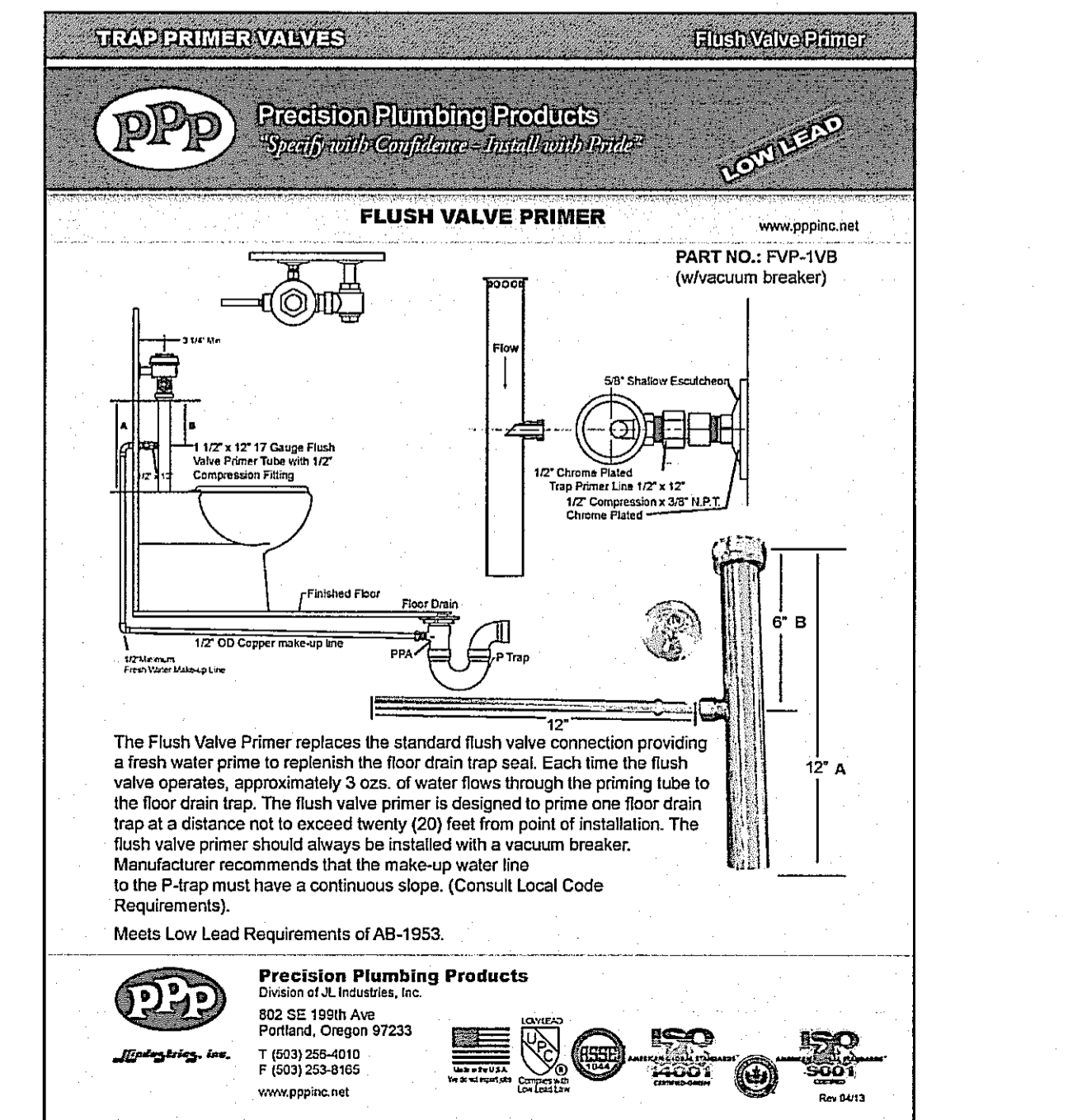


SHOWN WITH HOLDRITE? #250 STOUT CLAMP? WITH ACoustICAL PADS MOUNTED ON A HOLDRITE? STOUT BRACKET?. THESE CLAMPS ACCEPT 3/8" THROUGH 1" TUBING.

URINALS/LAVATORY



TRAP PRIMER TP-1



TP-2 NON MECHANICAL TRAP PRIMER

REVISED BY CONSULTANT M 27634
FOR CODE COMPLIANCE
DATE 8-13-19

SEP 25 2019

ZERO & ASSOCIATES
Consulting Mechanical Engineers
711 West 17th Street, Suite 218
Costa Mesa, CA 92626
Telephone: (949) 515-4333
Project No. 2019-051

NO.	DESCRIPTION	DATE
1	1st PLAN CHECK SUBMITTAL	03/28/19
2	2nd PLAN CHECK SUBMITTAL	06/28/19
3	3rd PLAN CHECK SUBMITTAL	08/23/19
4	4th PLAN CHECK SUBMITTAL	09/13/19

PLUMBING DETAILS

OK TO ISSUE
Planning Division

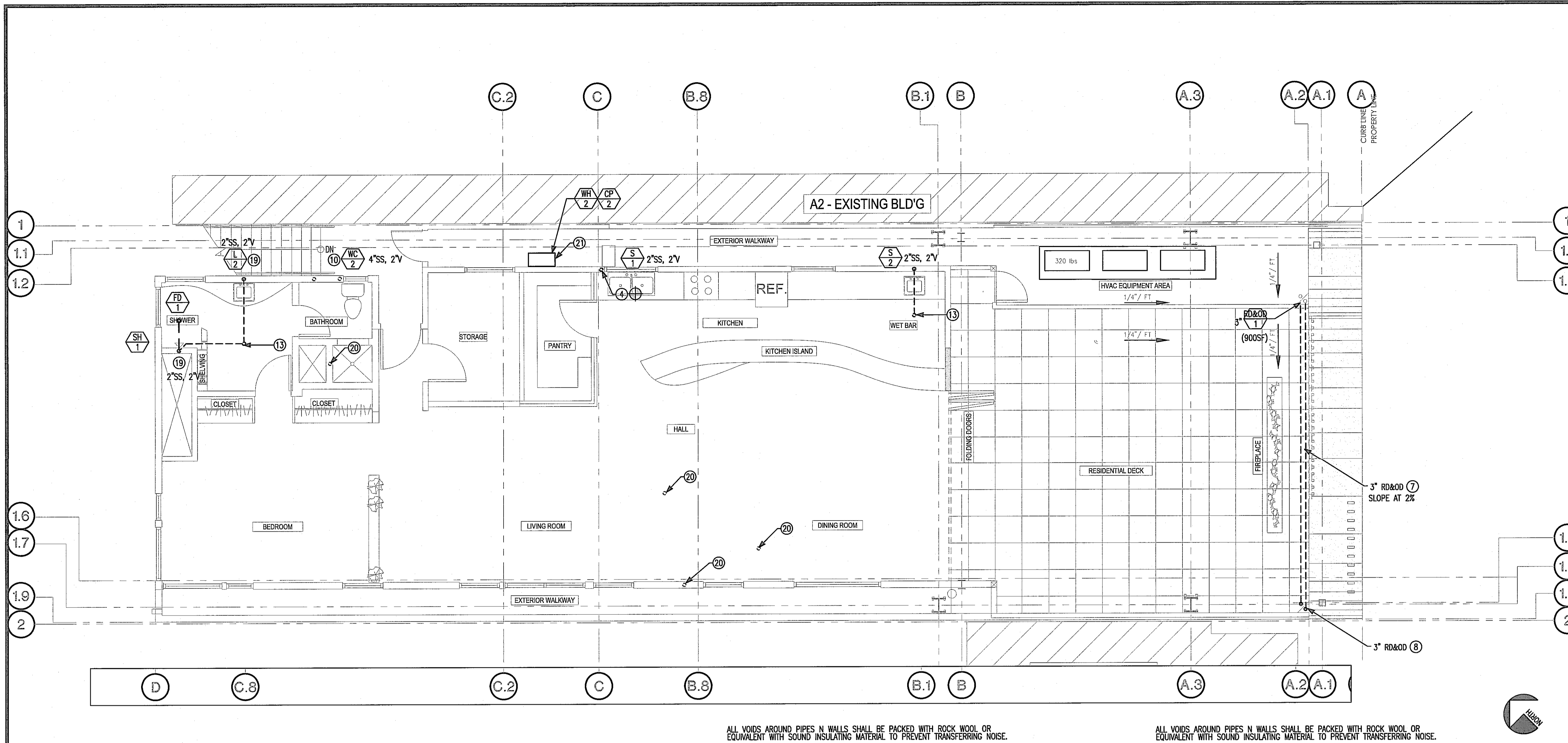
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JOB NO.	DATE	DRAWN	FILE NAME
NH012.01	09/13/18	GAA	

ESPERANZA
COMMERCIAL PERMIT #19-00812 (1ST FLOOR)
308 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90254
RESIDENTIAL PERMIT #19-01835 (2ND FLOOR)
308 CENTER PLACE
MANHATTAN BEACH, CA 90254
DEVELOPED FOR:
NEWMAN HOSPITALITY

PLUMBING KEYED NOTES

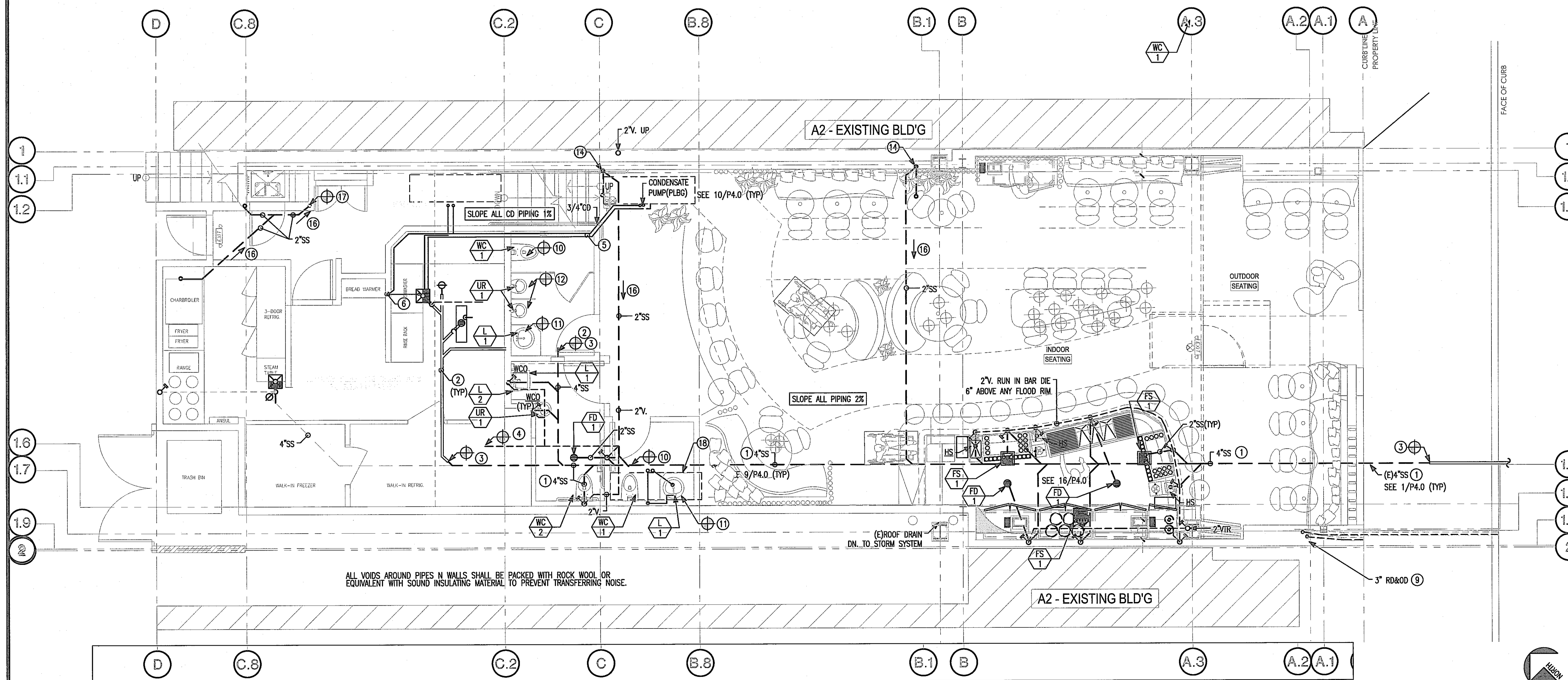
- ① REPLACE OLD SANITARY WITH NEW.
- ② HYDRO-JET OR CLEAN THOROUGHLY EXISTING SANITARY PIPING
- ③ FIELD VERIFY EXISTING PIPING LOCATION BY CAMERA PRIOR TO DEMO OF FLOOR ADJUST NEW SEWER INSTALLATION TO CONNECT TO EXISTING.
- ④ INTERCEPT EXISTING VENT THRU ROOF OF 2" MINIMUM SIZE, FIELD VERIFY EXACT LOCATION AND SIZE.
- ⑤ 3/4" OVERFLOW DRAIN, TERMINATE 1/2" BELOW CEILING FACE OVER KITCHEN SINK.
- ⑥ DROP DOWN IN WALL, SPILL INTO EXISTING FLR SINK WITH 1" AIR GAP.
- ⑦ RD&D RUN IN CEILING BELOW AS INDICATED, WRAP WITH 1/2" FIBERGLASS INSULATION
- ⑧ DROP RD&D DOWN IN WALL, SEE 1ST FLOOR FOR CONTINUATION.
- ⑨ OFFSET RD AND RUN BELOW SIDEWALK TO CURB FACE, DAYLIGHT OD AT BLDG FACE SEAL OPENING AND PROVIDE BIRDS TOUNGE.
- ⑩ INSTALL NEW FIXTURE, PROVIDE NEW WAX GASKET, CARRIER, ETC, CONNECT TO EXISTING LIKE UTILITIES.
- ⑪ INSTALL NEW FIXTURE, PROVIDE NEW TRAP AND WASTE TUBING, CARRIER, ETC, CONNECT TO EXISTING LIKE UTILITIES.
- ⑫ INSTALL NEW FIXTURE, PROVIDE NEW GASKET, CARRIER, ETC, CONNECT TO EXISTING LIKE UTILITIES.
- ⑬ NEW VENT THRU ROOF, FLASH & COUNTERFLASH WATER TIGHT.
- ⑭ PIPING UP IN WALL TO FIXTURE ABOVE, OFFSET AS REQUIRED TO HIDE PIPE IN WALL.
- ⑮ SLOPE PIPING AT 1%.
- ⑯ SLOPE PIPING AT 2%.
- ⑰ CONNECT TO EXISTING PIPING, FIELD VERIFY EXACT LOCATION AND SIZE.
- ⑱ DROP CD DOWN INTO LAVATORY TALLPIECE AND CONNECT. SEE DETAIL.
- ⑲ PIPING DOWN IN WALL, SEE 1ST FLOOR FOR CONTINUATION. OFFSET AS REQUIRED TO HIDE PIPE IN WALL.
- ⑳ EXISTING PIPING TO BE DEMOLISHED, REMOVE UNUSED PIPING THRU ROOF, PATCH ROOF WATER TIGHT. FIELD VERIFY EXACT LOCATION, QUANTITY AND SIZE.
- ㉑ CONNECT WH-2 CONDENSING DRAIN TO APPROVED RECEPTOR IN 1ST FLOOR KITCHEN (FLOOR SINK).



ALL VOIDS AROUND PIPES N WALLS SHALL BE PACKED WITH ROCK WOOL OR EQUIVALENT WITH SOUND INSULATING MATERIAL TO PREVENT TRANSFERRING NOISE.

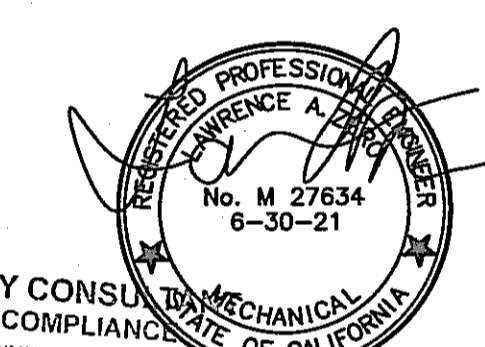
ALL VOIDS AROUND PIPES N WALLS SHALL BE PACKED WITH ROCK WOOL OR EQUIVALENT WITH SOUND INSULATING MATERIAL TO PREVENT TRANSFERRING NOISE.

SECOND FLOOR WASTE & VENT PLUMBING PLAN 2
SCALE: 1/4" = 1'-0"

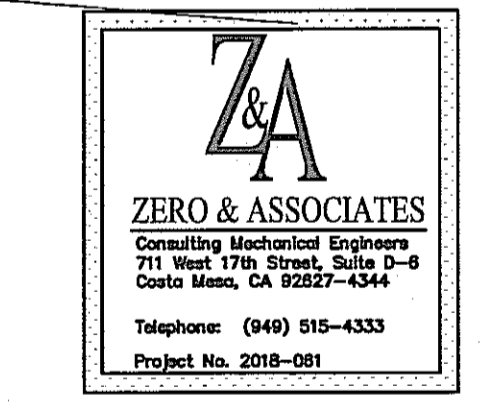


ALL VOIDS AROUND PIPES N WALLS SHALL BE PACKED WITH ROCK WOOL OR EQUIVALENT WITH SOUND INSULATING MATERIAL TO PREVENT TRANSFERRING NOISE.

FIRST FLOOR WASTE & VENT PLUMBING PLAN 1
SCALE: 1/4" = 1'-0"



REVIEWED BY CONSULTANT FOR CODE COMPLIANCE. THESE PLANS AND FOUND TO SHOW CONFORMANCE WITH THE CALIFORNIA BUILDING CODE AS APPLIED BY THIS PROFESSIONAL ENGINEER. DATE: 9-13-19
SEP 25 2019
UPON THESE PLANS & RECOMMENDATIONS, THE ENGINEER HAS NO OTHER APPLICABLE AGENCIES AND PERMITS TO BE OBTAINED BY THE ENCLOSED LETTER.
THE CODE GROUP, INC.



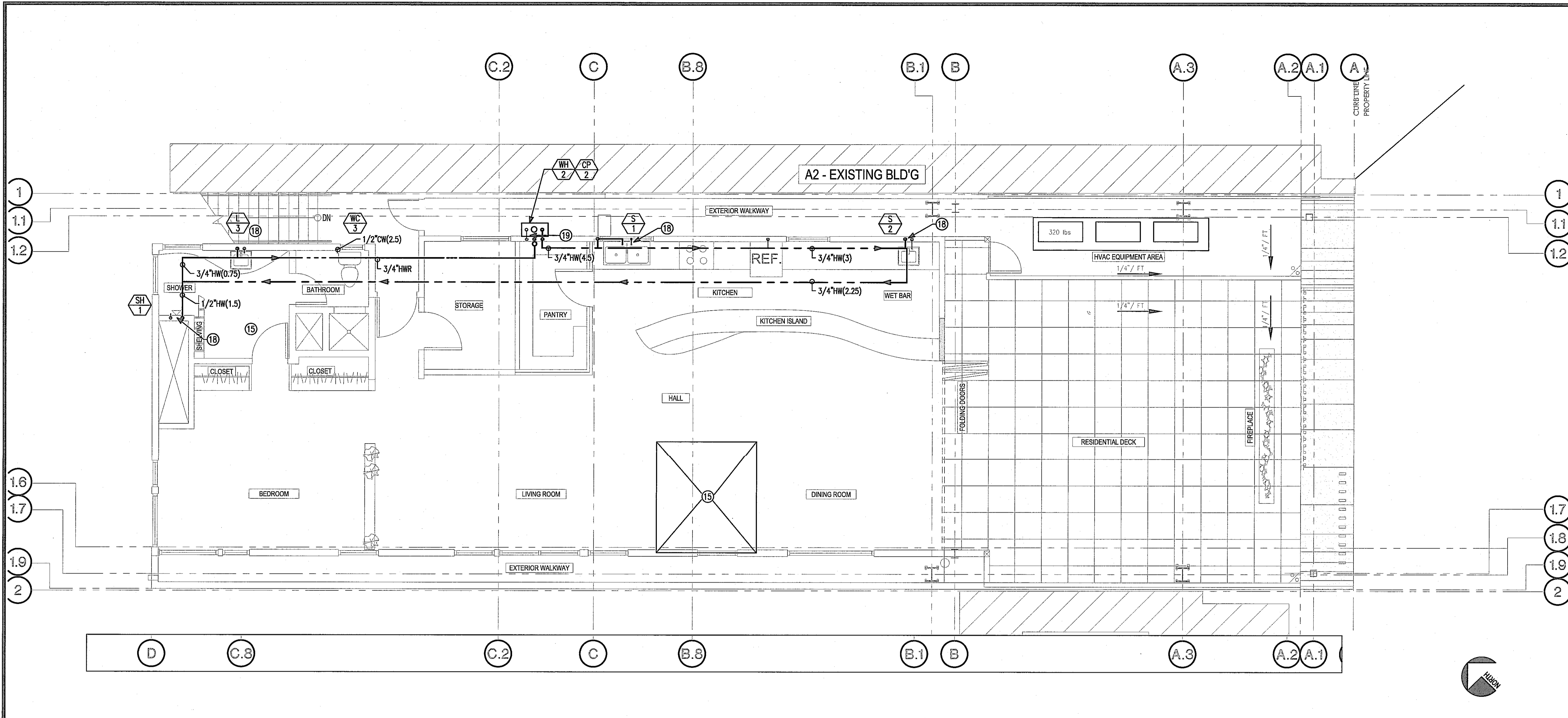
NO.	DESCRIPTION	DATE
▲ 1st	PLAN CHECK SUBMITTAL	03/28/19
▲ 2nd	PLAN CHECK SUBMITTAL	06/28/19
▲ 3rd	PLAN CHECK SUBMITTAL	08/23/19
▲ 4th	PLAN CHECK SUBMITTAL	09/13/19

PLUMBING 1ST & 2ND FLOOR WASTE & VENT PLUMBING PLANS

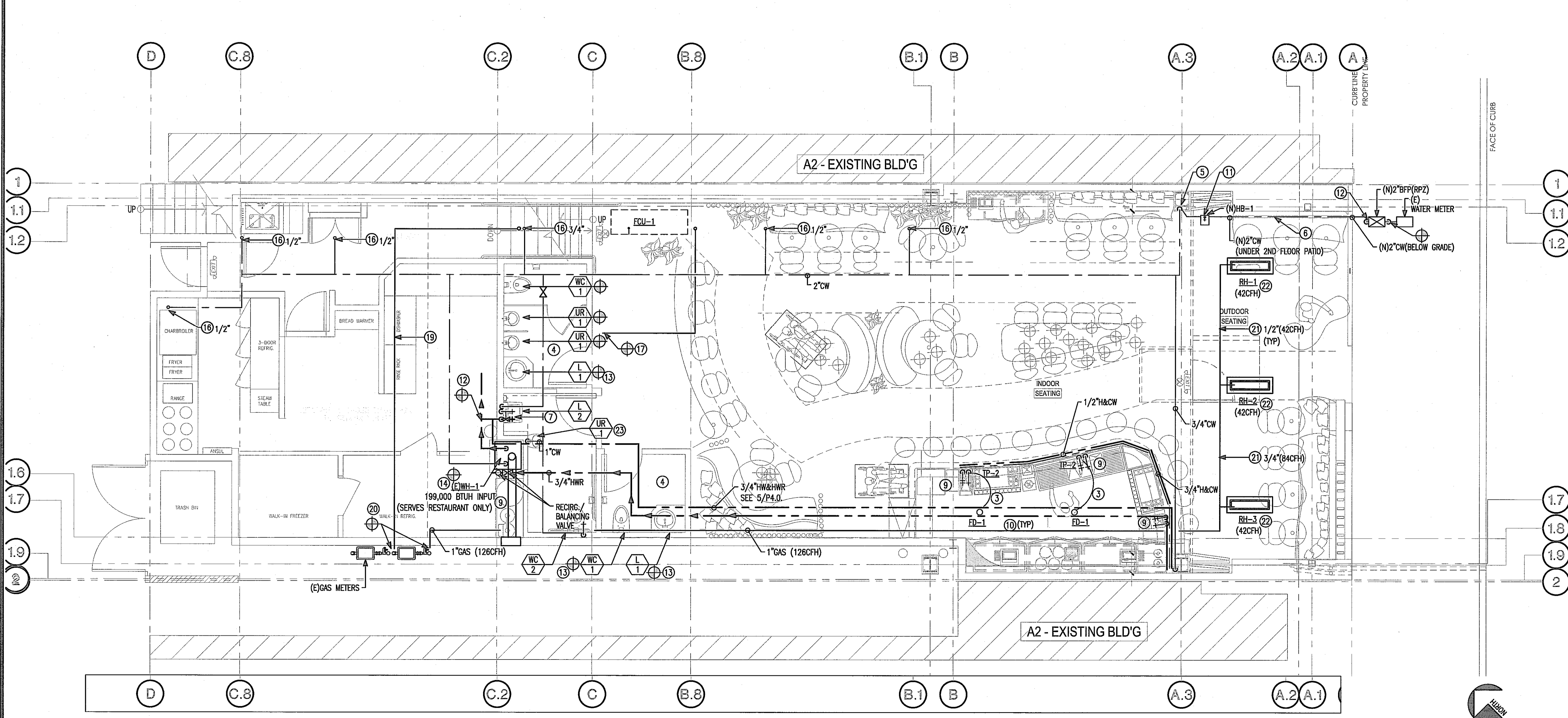
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JOB NO:	NH012.01	SHEET NO:	
DATE:	09/13/18		
DRAWN:	GAA		
FILE NAME:			

P2.0



SECOND FLOOR WATER & GAS PLUMBING PLAN 1
SCALE: 1/4" = 1'-0"



FIRST FLOOR WATER & GAS PLUMBING PLAN 1
SCALE: 1/4" = 1'-0"

PLUMBING KEYED NOTES

- 1 PIPING IN BAR DIE HIDDEN FROM VIEW.
- 2 DROP PIPING DOWN TO BAR DIE, CONNECT HWR TO HW AT BASE OF DROP.
- 3 1/2" TYPE L HARD COPPER BELOW FLOOR FOR TRAP PRIMER.
- 4 EXISTING RESTROOM TO HAVE WATER CLOSET, URINALS AND LAVATORIES REPLACED.
- 5 PIPING UP TO ABOVE CEILING.
- 6 PIPING BELOW PATIO.
- 7 1/2"H&CW (0.75H,1C FU) WITH UNDERCOUNTER MIXING VALVE, SET AT 105°F.
- 8 INSTALL HW RECIRCULATION PUMP, SEE 7/P4.0.
- 9 1/2"H&CW TO SINK, SEE K DRAWINGS FOR ADDITIONAL INFORMATION AND SCOPE.
- 10 SEE K DRAWINGS FOR ADDITIONAL PLUMBING SCOPE.
- 11 PROVIDE RECESSED HOSE BIBB IN FLOOR WITH VACUUM BREAKER AND DRAIN TO DRY WELL.
- 12 POINT OF CONNECTION WITH EXISTING PIPING, FIELD VERIFY EXACT LOCATION AND SIZE.
- 13 PROVIDE NEW H&CW SUPPLIES WITH ANGLE STOPS, CONNECT TO NEW FIXTURES.
- 14 RELOCATE EXISTING WATER HEATER TO NEW LOCATION INDICATED, PROVIDE NEW SOV'S FLUE TO EXTERIOR, RECONNECT TO EXISTING GAS, HOT AND COLD WATER.
- 15 DEMOLISH EXISTING PIPING AND FIXTURES. CAP PIPING AT SOURCE WATERTIGHT.
- 16 PIPING UP TO RESIDENTIAL UNIT, CONNECT TO NEW FIXTURE..
- 17 EXTEND GAS TO NEW RANGE LOCATION. CONNECT TO RANGE.
- 18 1/2" H&CW TO FIXTURE.
- 19 1-1/4" GAS TO WH-2, ROUTE TO LOCATION SHOWN, PENETRATE IN 2ND FLOOR WALL, DAYLIGHT 12" BELOW HEATER AND PROVIDE SOC AND 6" DIRT LEG, SEE DETAIL.
- 20 INTERCEPT EXISTING GAS LINE AT METER, COORDINATE WITH GAS COMPANY FOR ADDITIONAL CAPACITY.
- 21 1-1/4" GAS TO PATIO GAS HEATERS, ROUTE TO LOCATION SHOWN, PENETRATE EXTERIOR WALL, SEAL PENETRATION, PROVIDE SOC AND 6" DIRT LEG.
- 22 NEW RADIANT HEATER, INSTALL PER MANUFACTURERS CLEARANCES, USE STAINLESS STEEL BRACKETS AND FASTENERS.
- 23 CONNECT NEW FIXTURE, PROVIDE NEW SUPPLY (SIZE AS INDICATED).

GAA ARCHITECTS

8811 Research Drive,
Suite 200,
Irvine, CA 92618
T: 949 474 1775
F: 949 553 9133

ESPERANZA
COMMERCIAL PERMIT #19-00812 (1ST FLOOR)
308 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90254

RESIDENTIAL PERMIT #19-01835 (2ND FLOOR)
308 CENTER PLACE
MANHATTAN BEACH, CA 90254
DEVELOPED FOR:
NEWMAN HOSPITALITY

REVIEWED BY CONSULTANT FOR CODE COMPLIANCE

SEP 25 2019

DATE: 9-13-19

THE CONSULTANT GROUP, INC.

Z&A
ZERO & ASSOCIATES
Consulting Mechanical Engineers
771 West 17th Street, Suite 208
Oceanside, CA 92057-4346
Telephone: (949) 515-4333
Project No. 2018-081

NO.	DESCRIPTION	DATE
1	1st PLAN CHECK SUBMITTAL	03/28/19
2	2nd PLAN CHECK SUBMITTAL	06/28/19
3	3rd PLAN CHECK SUBMITTAL	08/23/19
4	4th PLAN CHECK SUBMITTAL	09/13/19

OK TO ISSUE
Planning Division

**PLUMBING
1ST & 2ND FLOOR
WATER
PLUMBING PLAN**

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JOB NO: NH012.01 SHEET NO:
DATE: 09/13/18
DRAWN: GAA
FILE NAME: P3.0

PROJECT

ESPERANZA

MANHATTAN BEACH, CA

ABBREVIATIONS							
A/C	AIR CONDITIONING	DN	DOWN	MIN	MINIMUM	S&V	STAIN AND VARNISH
ADJ	ADJUSTABLE	DR	DOOR	MISC	MISCELLANEOUS	SHT	SHEET
AFF	ABOVE FINISHED FLOOR	DWG	DRAWING	MO	MASONRY OPENING	SIM	SIMILAR
ARCH	ARCHITECTURAL/ARCHITECT			MIL	METAL	SPECS	SPECIFICATIONS
BD	BOARD	ELEV	ELEVATION	SQ FT	SQUARE FOOT/FEET	ST	STAINLESS
BIT	BITUMINOUS	EQ	EQUAL	NTS	NOT TO SCALE	STD	STANDARD
BLDG	BUILDING	EQUIP	EQUIPMENT	OPNG	OPENING	STL	STEEL
BLK	BLOCK	[E]	EXISTING	PLY	PLYWOOD	STOR	STORAGE
BM	BEAM	EXT	EXTERIOR	POL	POLISHED	STRUCT	STRUCTURAL
				PSF	POUNDS PER SQUARE FOOT	SUB FL	SUBFLOOR
BO	BY OTHERS	FIN	FINISH	PSI	POUNDS PER SQUARE INCH	T&G	TONGUE AND GROOVE
BTM	BOTTOM	FL/FLR	FLOOR	PT	POINT	THK	THICKNESS
		FT	FOOT/FEET	PTD	PAINTED	TYP	TYPICAL
CAB	CABINET	GA	GALVE	PVC	POLY VINYL CHLORIDE	UON	UNLESS OTHERWISE NOTED
CLG	CEILING	GALV	GALVANIZED	QTY	QUANTITY	VENT	VENT/VENTILATION
CLGH	CEILING HEIGHT	GC	GENERAL CONTRACTOR	REINF	REINFORCED	VERT	VERTICAL
CLO	CLOSET	GC	GENERAL CONTRACTOR	RO	REQUIRED	VIF	VERIFY IN FIELD
CMU	CONCRETE MASONRY UNIT	GWB	GYPSUM WALL BOARD	RM	ROOM	VOL	VOLUME
COL	COLUMN	HB	HOSE BIBB	RO	ROUGH OPENING	W/	WITH
CONC	CONCRETE	HDWR	HARDWARE			WD	WOOD
CONT	CONTINUOUS	HVAC	HEATING VENTILATING A/C			W/O	WITHOUT
CONTR	CONTRACTOR	INSUL	INSULATION			WWM	WELDED WIRE MESH
CPT	CARPET	INT	INTERIOR				
CTR	CENTER						

- DRAWING NOTES**
- DRAWINGS ARE INTENDED TO CONVEY DESIGN INTENT ONLY AND IS NOT FOR CONSTRUCTION. IT IS ARCHITECT RESPONSIBILITY TO MAKE SURE ALL WORK AND MATERIALS FURNISHED SHALL COMPLY WITH THE BUILDING CODE, THE CITY FIRE CODE, THE STATE REGULATIONS, THE REGULATIONS OF THE NATIONAL BOARD OF REQUIREMENTS, AND ALL FEDERAL, STATE, AND MUNICIPAL AUTHORITIES HAVING JURISDICTION OVER THE WORK.
 - CONTRACTOR AND/OR FABRICATOR SHALL BUILD FROM ARCHITECTURAL DRAWING SET THAT IS APPROVED WITH THE BUILDING PERMIT AS REQUIRED BY LAW FOR THE COMPLETION OF THE WORK.
 - ARCHITECT TO CONSULT DESIGNER IN THE EVENT OF DISCREPANCY OCCURS BETWEEN DESIGN INTENT SHOWN IN THIS DRAWING SET TO SITE CONDITION AND OR BUILDING CODE
 - THE CONTRACTOR/FABRICATOR IS RESPONSIBLE FOR COORDINATING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCIES RELATED TO THE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO FABRICATION.
 - THE CONTRACTOR SHALL SUBMIT ALL FABRICATION SHOP DRAWINGS, SAMPLES, AND FIXTURE CUTS FOR THE DESIGNER'S WRITTEN APPROVAL. DESIGNER'S REVIEW SHALL NOT BE CONSTRUED AS AN INDICATION THAT SUBMITTAL IS CORRECT OR SUITABLE NOR THAT WORK REPRESENTED BY SUBMITTAL COMPLIES WITH THE DRAWINGS, EXCEPT AS TO THE MATTERS OF FINISH, COLOR, AND OTHER AESTHETIC MATTERS. ACTION NOTED ABOVE DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY TO COORDINATE WITH ARCHITECT AND ALL TRADES AND TO CHECK QUANTITIES AND DIMENSIONS AGAINST CONDITIONS IN THE FIELD. CONTRACTORS AND ENGINEERS SHALL ASSUME RESPONSIBILITY FOR ALL ERRORS ON THEIR DRAWINGS.
 - DO NOT SCALE DRAWINGS

SHEET INDEX			
SHEET NUMBER	SHEET DESCRIPTION	SHEET NUMBER	SHEET DESCRIPTION
ID-0.00	INDEX, GENERAL INFO		
ID-0.01	FINISH SCHEDULE, PLUMBING SCHEDULE		
ID-0.02	FIRST FLOOR INTERIOR RENDER 1		
ID-0.03	FIRST FLOOR INTERIOR RENDER 2		
ID-F1-1.00	1ST FLOOR: FLOOR PLAN		
ID-F1-2.00	1ST FLOOR: FINISH FLOOR PLAN		
ID-F1-3.00	1ST FLOOR: FURNITURE PLAN		
ID-F1-4.00	1ST FLOOR: REFLECTED CEILING PLAN		
ID-F1-5.00	1ST FLOOR: EXTERIOR ELEVATIONS		
ID-F1-5.01	1ST FLOOR: DINING AREA ELEVATIONS		
ID-F1-5.02	1ST FLOOR: DINING AREA ELEVATIONS		
ID-F1-5.03	1ST FLOOR: BATHROOM ELEVATIONS		
ID-F1-5.04	1ST FLOOR: CORRIDOR ELEVATIONS		
ID-F1-8.00	MILLWORK-01 - BANQUETTE		
ID-F1-8.01	MILLWORK-02 - BANQUETTE		
ID-F1-8.02	MILLWORK-03 - BANQUETTE		
ID-F1-8.03	MILLWORK-04 - CUSTOM WOOD SCREEN		
ID-F1-8.04	MILLWORK-05 - BANQUETTE		
ID-F1-8.05	MILLWORK-06 - BACK BAR		
ID-F1-8.06	MILLWORK-07 - BAR		
ID-F1-8.07	MILLWORK-08 - POS / SERVICE STATION		
ID-F1-8.08	MILLWORK-09 - OUTDOOR BANQUETTE		
ID-F1-8.09	MILLWORK-10 - OUTDOOR BANQUETTE		
ID-F1-8.10	MILLWORK-11 - HOST STAND (FORTHCOMING)		
ID-F1-9.00	ENLARGED RESTROOM FLOOR PLAN		

REV #	PURPOSE	DATE
△ 1st	PLAN CHECK SUBMITTAL	03/28/19
△ 2nd	PLAN CHECK SUBMITTAL	06/28/19
△ 3rd	PLAN CHECK SUBMITTAL	08/23/19

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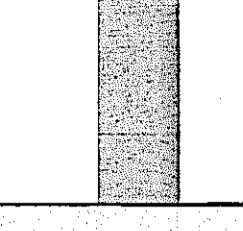

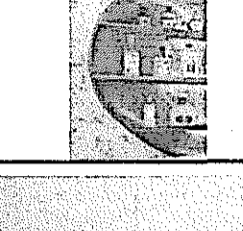
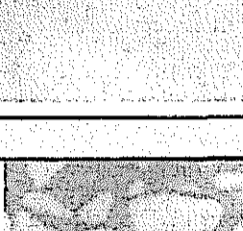
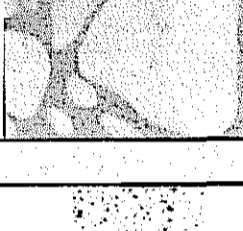
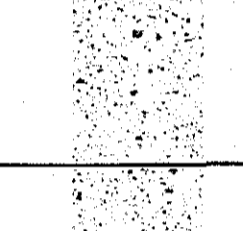

PROJECT NUMBER
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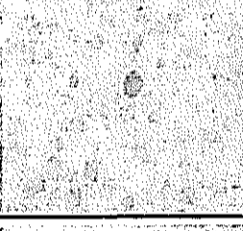

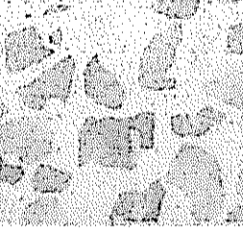

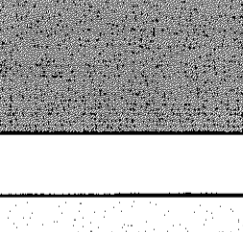

DATE
06.19.2019

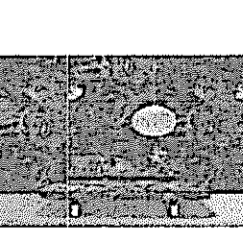

SHEET TITLE
COVER, INDEX AND GENERAL INFO

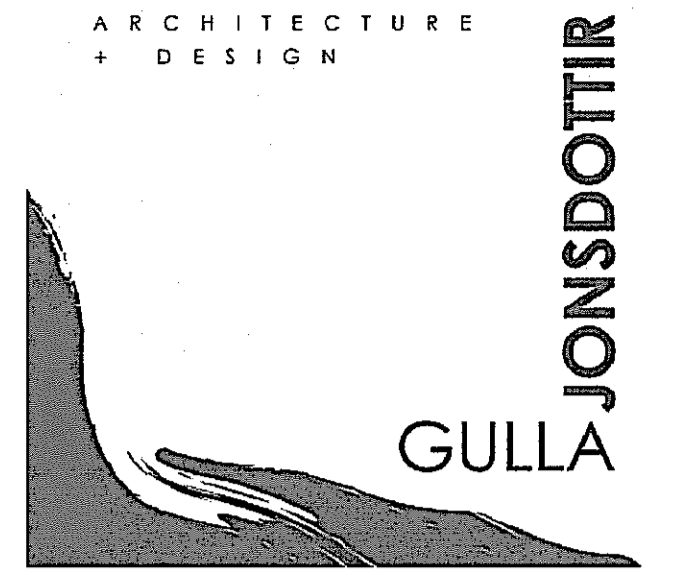
SCALE
AS NOTED

SHEET NUMBER
ID - 0.00

Item #	Image	Item Name	Manufacturer	Vendor	Details
Mill Wood					
MW-WD-01		Mill Wood	Finishes, Flooring and Architectural accents USA P 310.926.6850 Contact Tony Murphy finishestm@gmail.com	Finishes, Flooring and Architectural accents USA P 310.926.6850 Contact Tony Murphy finishestm@gmail.com	Description: Wood for millwork Model Name/No.: Euro oak Color: 003 Wood Species: European oak Color: 003 Match to WD-01.B
Plaster					
PL-01		Etched plaster	Guerin Design & Development 7525 Ethel Ave Ste B North Hollywood, CA 91605 P 818.764.3289 F 818.764.1969 Contact Guerin Swing guerin@guerindesign.com		Description: Etched plaster Model Name/No.: Custom Color: Color to match control sample Finish: To match control sample Design Feature: Etched plaster design continued from wall to ceiling Notes: Designer to approve sample prior to installation
PL-02		Patterned plaster	Guerin Design & Development 7525 Ethel Ave Ste B North Hollywood, CA 91605 P 818.764.3289 F 818.764.1969 Contact Guerin Swing guerin@guerindesign.com		Description: Patterned plaster Model Name/No.: Custom Color: White and taupe Finish: Matte Notes: Designer to approve sample prior to installation
PL-03		Exterior plaster	Texston 8025 Deering Ave Canoga Park, CA 91304 P 818.277.4812 Contact Nancy P 310.866.7006 nancy@texston.com		Description: Exterior specialty plaster Model Name/No.: VFC-3296-020216 Color: White Finish: Matte Notes: Designer to approve sample Must be suitable for exterior
Stone					
ST-01		Marble terrazzo	Santa Margherita ITA Contact Default info@santamargherita.net	Santa Margherita ITA Contact Default info@santamargherita.net	Description: Marble terrazzo Model Name/No.: Palladio Griso D152 Material: S/M marble Finish: Polished Size: Per DWG. Thickness: 1/2" Color: Gray w/white aggregates Grout: TBD Notes: Must be stain resistant
Tile					
TL-01		Floor tile	Eurowest 8761 Beverly Blvd. West Hollywood, CA 90048 USA Contact Giuseppe Colucci C 714.310.7934 gc@eurowest.com	Eurowest 8761 Beverly Boulevard West Hollywood, CA 90048 USA P 800.978.7500 Contact Giuseppe Colucci P 714.310.7934 gcolucci@eurowest.com	Description: Exterior Floor & Interior floor / wall tile Model Name/No.: Venice White Material: Porcelain tile Finish: Nature (honed) Size: 24" x 48" Thickness: 10mm Color: Zinc Grout: TBD Notes: Must be suitable for exterior & interior.
TL-02		Floor tile	Eurowest 8761 Beverly Blvd. West Hollywood, CA 90048 USA Contact Giuseppe Colucci C 714.310.7934 gc@eurowest.com	Eurowest 8761 Beverly Boulevard West Hollywood, CA 90048 USA P 800.978.7500 Contact Giuseppe Colucci P 714.310.7934 gcolucci@eurowest.com	Description: Floor tile at stairs Model Name/No.: Venice White Material: Porcelain tile Finish: Nature (honed) Size: 24" x 12" Thickness: 10mm Color: Zinc Grout: TBD Notes: Must be suitable for commercial floor.

Item #	Image	Item Name	Manufacturer	Vendor	Details
TL-03		Floor tile	Concrete Collaborative 1131 Grand Ave San Marcos, CA 92078 USA P 855.268.0800 Contact Megan Cooke megan@concrete-collaborative.com		Description: Terrazzo floor tile Model Name/No.: Venetian - Ivory large marble chip Material: Terrazzo concrete tile Finish: Matte Size: Custom pattern per DWG. Thickness: TBD Color: White Grout: TBD Notes: Must be suitable for outdoor application.
TL-04		Floor tile	Concrete Collaborative 1131 Grand Ave San Marcos, CA 92078 USA P 855.268.0800 Contact Megan Cooke megan@concrete-collaborative.com		Description: Terrazzo floor tile Model Name/No.: Venetian - Alabaster large marble + gold chip Material: Terrazzo concrete tile Finish: Matte Size: Custom pattern per DWG. Thickness: TBD Color: White Grout: TBD Notes: Must be suitable for outdoor application.
TL-05		Floor tile	Concrete Collaborative 1131 Grand Ave San Marcos, CA 92078 USA P 855.268.0800 Contact Megan Cooke megan@concrete-collaborative.com		Description: Terrazzo floor tile Model Name/No.: Venetian - Alabaster large marble + gold chip Material: Terrazzo concrete tile Finish: Matte Size: Custom pattern per DWG. Thickness: TBD Color: White Grout: TBD Notes: Must be suitable for outdoor application.
TL-06		Floor Tile	Eurowest 8761 Beverly Blvd. West Hollywood, CA 90048 USA Contact Giuseppe Colucci C 714.310.7934 gc@eurowest.com	Eurowest 8761 Beverly Boulevard West Hollywood, CA 90048 USA P 800.978.7500 Contact Giuseppe Colucci P 714.310.7934 gcolucci@eurowest.com	Description: Exterior Floor & Interior floor / wall tile Model Name/No.: Venice Grey Material: Porcelain tile Finish: Nature (honed) Size: 24" x 48" Thickness: 10mm Color: Zinc Grout: TBD Notes: Must be suitable for exterior & interior.
TL-07		Cove tile	ROCA USA Inc 1222 E. Howell Ave. Suite A Anaheim, CA 92805 USA Contact Ivan Egaña C 310-980.5540 ivan.egana@us.roca.com	ROCA USA Inc 1222 E. Howell Ave. Suite A Anaheim, CA 92805 USA Contact Ivan Egaña C 310-980.5540 ivan.egana@us.roca.com	Description: Cove tile Model Name/No.: Nolita Antracita AFNOL004-AT612 Material: Porcelain tile Finish: Matte Size: 6" x 12" Thickness: 8.7 mm Color: Antracita Grout: TBD Notes:
WC-01		Custom Wallcover	MDC USA Contact Jenna Webster C 800.621.4006 jwebster@mdcowall.com		Description: Custom Wallcovering Pattern Name: Custom to match concept image Pattern Number: Custom Color: Silver marble Finish: Digital artist canvas base. Washable. Width: 60" w, 54" wide print Repeat: TBD Type: Type 2 Weight: 20 oz/ly Content: Fabric backed ultra-white vinyl Backing: Fabric backing Fire Rating: Must pass Class A Notes: Must be suitable for commercial use.

Item #	Image	Item Name	Manufacturer	Vendor	Details
WC-02		Wallcover	Moooi 36 East 31st Street Fairlawn, NY 10016 USA P 646.396.0455 Contact Default	Koroseal 3875 Embassy Parkway Fairlawn, OH 44333 P 877.539.2557 P 330.664.2152 Contact Devede Hogan P 310.383.5028 dhogan@koroseal.com	Description: Wallcover Pattern Name: moooi wallcovering - Extinct Animals Pattern Number: MO2071 RAVEN Color: Black (Ravens) Finish: Non woven, washable Width: 51.18" Repeat: 78.74" x 39.37" Match Type: Weight: Content: Backing: Fire Rating: Must pass Class A Notes: Must be suitable for commercial use.
WD-01		Patterned wood floor panel	Finishes, Flooring and Architectural accents USA P 310.926.6850 Contact Tony Murphy finishestm@gmail.com	Finishes, Flooring and Architectural accents USA P 310.926.6850 Contact Tony Murphy finishestm@gmail.com	Description: Patterned wood floor - engineered Model Name/No.: Custom patterned wood panel with 3 different colors. Color: 3 colors: light, medium, dark WD-01.A: PLYMOUTH WD-01.B: COLOR-003 WD-01.C: HUDSON Wood Species: European oak Finish: Urethane Size: 7" width, Random length, 5/8" thick. Notes: Maintenance to be instructed by manufacture. Must be suitable for commercial use.



PROJECT

ESPERANZA

MANHATTAN BEACH, CA

REV#	PURPOSE	DATE
1	1st PLAN CHECK SUBMITTAL	03/28/19
2	2nd PLAN CHECK SUBMITTAL	06/28/19
3	3rd PLAN CHECK SUBMITTAL	08/23/19

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PROJECT NUMBER
1803

DATE
06.19.2019

SHEET TITLE
FINISH SCHEDULE

SCALE
AS NOTED

SHEET NUMBER
ID - 0.01



FIRST FLOOR INTERIOR RENDER 1 1

PROJECT

ESPERANZA

MANHATTAN BEACH, CA

REV#	PURPOSE	DATE
△ 1st	PLAN CHECK SUBMITTAL	03/28/19
△ 2nd	PLAN CHECK SUBMITTAL	06/28/19
△ 3rd	PLAN CHECK SUBMITTAL	08/23/19

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PROJECT NUMBER
1803

DATE
06.19.2019

SHEET TITLE
INTERIOR RENDER

SCALE
AS NOTED

SHEET NUMBER
ID - 0.02



FIRST FLOOR INTERIOR RENDER 2 1

PROJECT

ESPERANZA

MANHATTAN BEACH, CA

REV#	PURPOSE	DATE
△ 1st	PLAN CHECK SUBMITTAL	03/28/19
△ 2nd	PLAN CHECK SUBMITTAL	05/28/19
△ 3rd	PLAN CHECK SUBMITTAL	08/23/19

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PROJECT NUMBER
1803

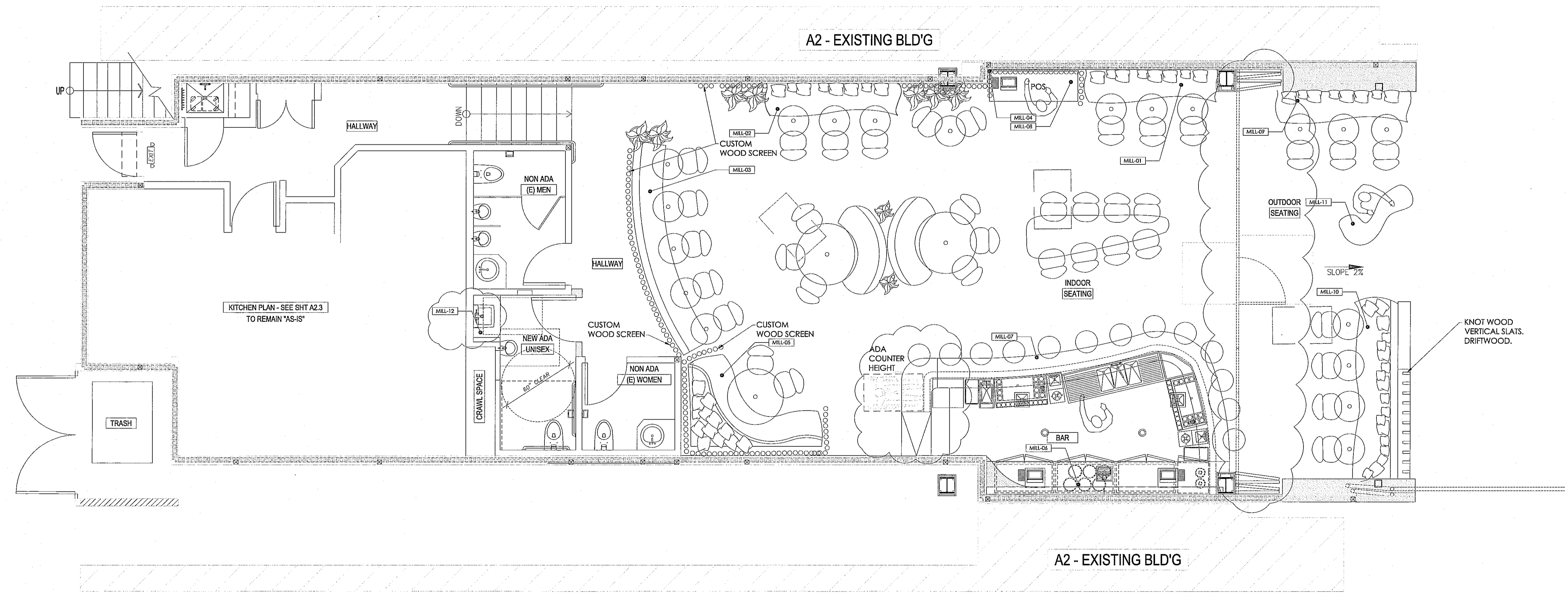
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SHEET TITLE
INTERIOR RENDER

SCALE
AS NOTED

SHEET NUMBER
ID - 0.03

ESPERANZA
COMMERCIAL PERMIT #19-00812 (1ST FLOOR)
309 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90254
RESIDENTIAL PERMIT #19-01835 (2ND FLOOR)
308 CENTER PLACE
MANHATTAN BEACH, CA 90254
DEVELOPED FOR:
NEWMAN HOSPITALITY



FLOOR PLAN 1
SCALE: 1/2"=1'-0"

NO.	DESCRIPTION	DATE
1	1st PLAN CHECK SUBMITTAL	03/28/19
2	2nd PLAN CHECK SUBMITTAL	06/28/19
3	3rd PLAN CHECK SUBMITTAL/BID SET	08/23/19
4	4th P.C. SUBMITTAL/ADDENDUM 1	09/13/19

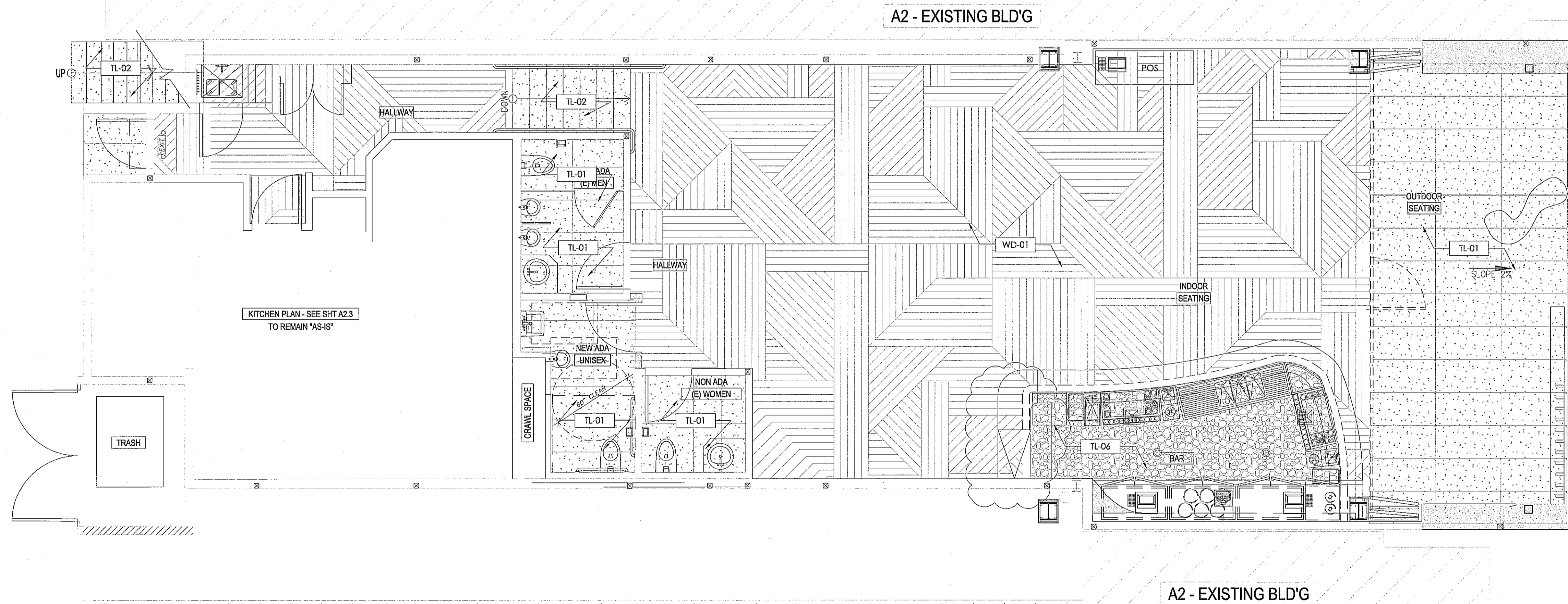
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE REPRODUCED, COPIED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.
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JOB NO:	NH012.01	SHEET NO:	
DATE:	09/13/18		
DRAWN:	GAA		
FILE NAME:			ID-F1-1.00

PLANT DATE: 0913 2: 01: G:\PROJECTS\01_G-PROJECTS\01_G-ACTIVE\1802_ESPERANZA\01_AUTOCAD\01 - F1 - 1.00.DWG

Item #	Image	Item Name	Manufacturer	Vendor	Details
Mill Wood					
MW-WD-01		Mill Wood	Finishes, Flooring and Architectural accents USA P 310.926.6850 Contact Tony Murphy finhistest@gmail.com	Finishes, Flooring and Architectural accents USA P 310.926.6850 Contact Tony Murphy finhistest@gmail.com	Description: Wood for millwork Model Name/No.: Euro oak 003 Wood Species: European oak Color: 003 Match to WD-01.B Notes: Designer to approve sample prior to installation
Plaster					
PL-01		Etched plaster	Guerin Design & Development 7525 Ebel Ave Ste B North Hollywood, CA 91605 P 818.764.3289 P 818.764.3289 F 818.764.3289 Contact Guerin Swing guerin@guerindesign.com	Guerin Design & Development 7525 Ebel Ave Ste B North Hollywood, CA 91605 P 818.764.3289 P 818.764.3289 F 818.764.3289 Contact Guerin Swing guerin@guerindesign.com	Description: Etched plaster Model Name/No.: Custom Color: Color to match control sample Finish: To match control sample Design Feature: Etched plaster design continued from wall to ceiling Notes: Designer to approve sample prior to installation
PL-02		Patterned plaster	Guerin Design & Development 7525 Ebel Ave Ste B North Hollywood, CA 91605 P 818.764.3289 P 818.764.3289 F 818.764.3289 Contact Guerin Swing guerin@guerindesign.com	Guerin Design & Development 7525 Ebel Ave Ste B North Hollywood, CA 91605 P 818.764.3289 P 818.764.3289 F 818.764.3289 Contact Guerin Swing guerin@guerindesign.com	Description: Patterned plaster Model Name/No.: Custom Color: White and taupe Finish: Matte Notes: Designer to approve sample prior to installation
PL-03		Exterior plaster	Texton 8025 Deering Ave Carroll Park, CA 91304 P 818.227.4612 Contact Nancy P 310.866.7006 nancy@texton.com	Texton 8025 Deering Ave Carroll Park, CA 91304 P 818.227.4612 Contact Nancy P 310.866.7006 nancy@texton.com	Description: Exterior specialty plaster Model Name/No.: VFC-32959-020216 Color: White Finish: Matte Notes: Designer to approve sample Must be suitable for exterior
Stone					
ST-01		Marble terrazzo	Santa Margherita ITA Contact Default info@santamargherita.net	Santa Margherita ITA Contact Default info@santamargherita.net	Description: Marble terrazzo Model Name/No.: Palladio Grigio D152 Material: 90% marble Finish: Polished Size: Per DWG Thickness: 1/2" Color: Grey w/white aggregates Grout: TBD Notes: Must be stain resistant
Tile					
TL-01		Floor tile	Eurowest 8761 Beverly Blvd. West Hollywood, CA 90048 USA Contact Giuseppe Colucci C 714.310.7934 gc@eurowest.com	Eurowest 8761 Beverly Blvd. West Hollywood, CA 90048 USA P 800.978.7500 Contact Giuseppe Colucci P 714.310.7934 gcolucci@eurowest.com	Description: Exterior Floor & Interior floor / wall tile Model Name/No.: Venico White Material: Porcelain tile Finish: Nature (onond) Size: 24" x 48" Thickness: 10mm Color: Zinc Grout: TBD Notes: Must be suitable for exterior & interior
TL-02		Floor tile	Eurowest 8761 Beverly Blvd. West Hollywood, CA 90048 USA Contact Giuseppe Colucci C 714.310.7934 gc@eurowest.com	Eurowest 8761 Beverly Blvd. West Hollywood, CA 90048 USA P 800.978.7500 Contact Giuseppe Colucci P 714.310.7934 gcolucci@eurowest.com	Description: Floor tile at stairs Model Name/No.: Venice White Material: Porcelain tile Finish: Nature (onond) Size: 24" x 12" Thickness: 10mm Color: Zinc Grout: TBD Notes: Must be suitable for commercial floor

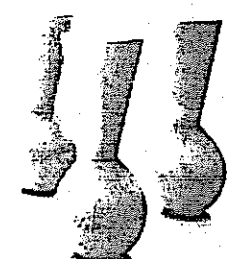
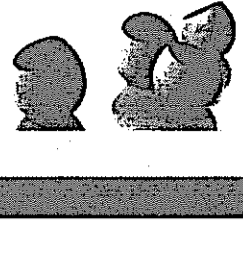
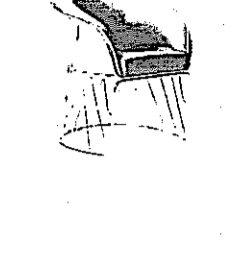
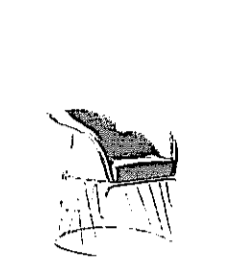
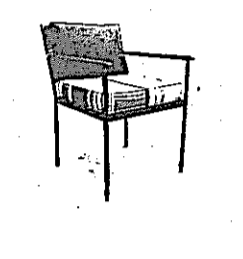
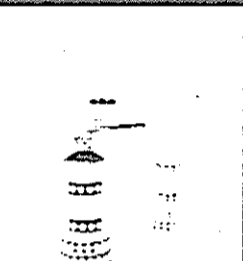


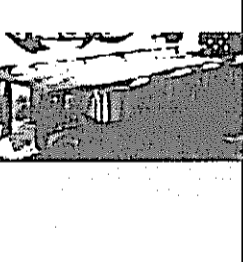
Item #	Image	Item Name	Manufacturer	Vendor	Details
TL-03		Floor tile	Concrete Collaborative 1131 Grand Ave San Marcos, CA 92078 USA P 855.268.0800 Contact Megan Cooke megan@concrete-collaborative.com	Concrete Collaborative 1131 Grand Ave San Marcos, CA 92078 USA P 855.268.0800 Contact Megan Cooke megan@concrete-collaborative.com	Description: Terrazzo floor tile Model Name/No.: Venetian - Ivory large marble chip Material: Terrazzo concrete tile Finish: Matte Size: Custom pattern per DWG. Thickness: TBD Color: White Grout: TBD Notes: Must be suitable for outdoor application
TL-04		Floor tile	Concrete Collaborative 1131 Grand Ave San Marcos, CA 92078 USA P 855.268.0800 Contact Megan Cooke megan@concrete-collaborative.com	Concrete Collaborative 1131 Grand Ave San Marcos, CA 92078 USA P 855.268.0800 Contact Megan Cooke megan@concrete-collaborative.com	Description: Terrazzo floor tile Model Name/No.: Venetian - Alabaster large marble + gold chip Material: Terrazzo concrete tile Finish: Matte Size: Custom pattern per DWG. Thickness: TBD Color: White Grout: TBD Notes: Must be suitable for outdoor application
TL-05		Floor tile	Concrete Collaborative 1131 Grand Ave San Marcos, CA 92078 USA P 855.268.0800 Contact Megan Cooke megan@concrete-collaborative.com	Concrete Collaborative 1131 Grand Ave San Marcos, CA 92078 USA P 855.268.0800 Contact Megan Cooke megan@concrete-collaborative.com	Description: Terrazzo floor tile Model Name/No.: Venetian - Alabaster large marble + gold chip Material: Terrazzo concrete tile Finish: Matte Size: Custom pattern per DWG. Thickness: TBD Color: White Grout: TBD Notes: Must be suitable for outdoor application
TL-06		Floor Tile	Eurowest 8761 Beverly Blvd. West Hollywood, CA 90048 USA Contact Giuseppe Colucci C 714.310.7934 gc@eurowest.com	Eurowest 8761 Beverly Blvd. West Hollywood, CA 90048 USA P 800.978.7500 Contact Giuseppe Colucci C 714.310.7934 gcolucci@eurowest.com	Description: Exterior Floor & Interior floor / wall tile Model Name/No.: Venico Grey Material: Porcelain tile Finish: Nature (onond) Size: 24" x 48" Thickness: 10mm Color: Zinc Grout: TBD Notes: Must be suitable for exterior & interior
TL-07		Cove tile	ROCA USA Inc 1222 E. Howell Ave. Suite A Anaheim, CA 92805 USA Contact Ivan Egana C 310-980-5640 ivan.egana@us.roca.com	ROCA USA Inc 1222 E. Howell Ave. Suite A Anaheim, CA 92805 USA Contact Ivan Egana C 310-980-5640 ivan.egana@us.roca.com	Description: Cove tile Model Name/No.: Nolita Antracita AFNOL004-AT912 Material: Porcelain tile Finish: Matte Size: 6" x 12" Thickness: 8.7 mm Color: Antracita Grout: TBD Notes:
Wallcover					
WC-01		Custom Wallcover	MDC USA Contact Jenna Webster C 800.621.4006 jwebster@mndwall.com	MDC USA Contact Jenna Webster C 800.621.4006 jwebster@mndwall.com	Description: Custom Wallcovering Pattern Name: Custom to match concept image Pattern Number: Custom Color: Silver marble Finish: Digital print canvas base. Washable. Width: 60" w. 54" wide print Repeat: TBD Type: Type 2 Weight: 50 oz/yd Content: Fabric backed ultra-white vinyl Backing: Fabric backing Fire Rating: Must pass Class A Notes: Must be suitable for commercial use.
Wallcover					
WC-02		Wallcover	Mosel 38 East 31st Street New York, NY 10016 USA P 646.296.0155 Contact Default	Koroseal 3875 Embassy Parkway Fairport, NY 14433 P 877.539.2557 F 830.664.2152 Contact Deedee Hogan P 310.383.5028 dhogan@koroseal.com	Description: Wallcover Pattern Name: moose wallcovering - Extinct Animals Pattern Number: MO02071 RAVEN Color: Black (Raven) Finish: Non woven, washable Width: 61.8" Repeat: 76.74739.37" Match Type: Weight: Content: Backing: Fire Rating: Must pass Class A Notes: Must be suitable for commercial use.
Wood					
WD-01		Patterned wood floor panel	Finishes, Flooring and Architectural accents USA P 310.926.6850 Contact Tony Murphy finhistest@gmail.com	Finishes, Flooring and Architectural accents USA P 310.926.6850 Contact Tony Murphy finhistest@gmail.com	Description: Patterned wood floor - engineered Model Name/No.: Custom patterned wood panel with 3 different colors. Color: 3 colors: light, medium, dark Material: Plywood WD-01.A: POLYWOOD WD-01.B: COLORWOOD WD-01.C: HUDSON Wood Species: European oak Finish: Urubane Size: 7" width, Random length, 5/8" thick. Notes: Maintenance to be instructed by manufacture. Must be suitable for commercial use.

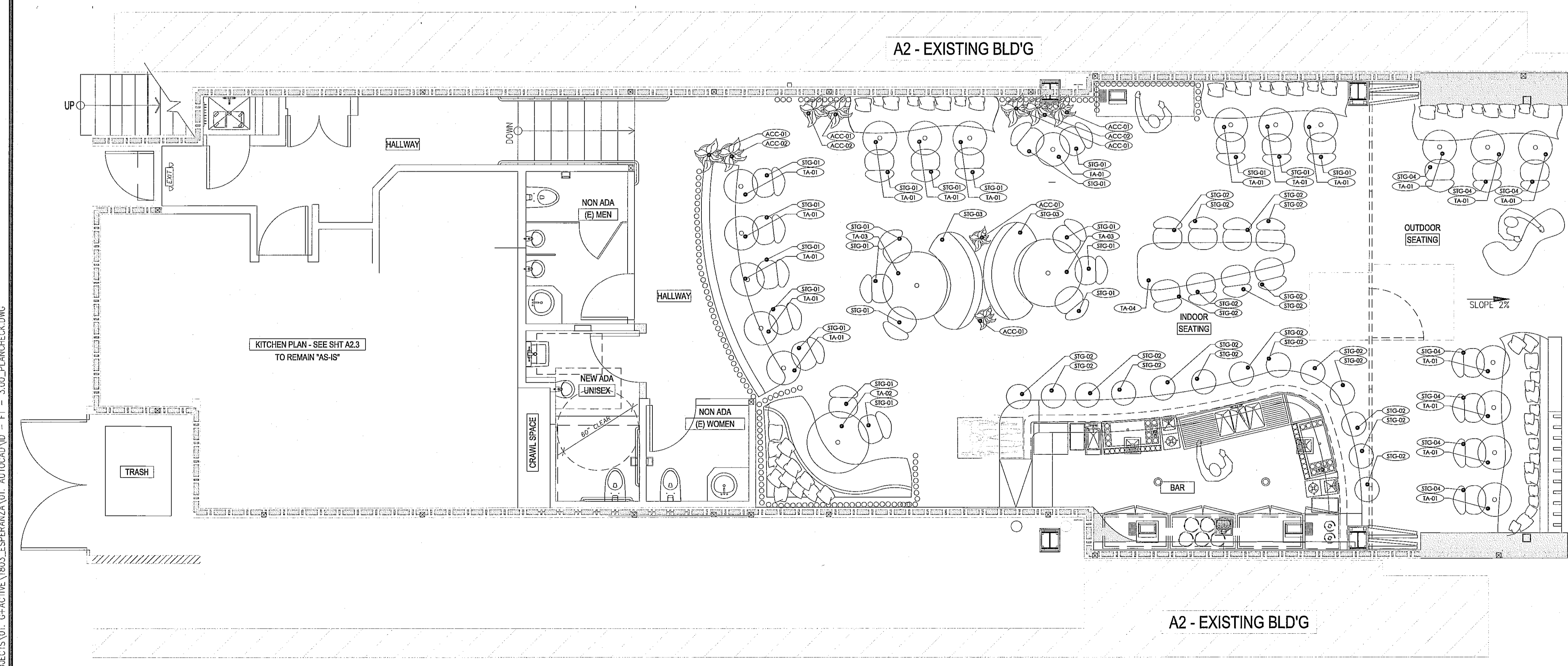


FINISH FLOOR PLAN

NO.	DESCRIPTION	DATE
▲	1st PLAN CHECK SUBMITTAL	03/28/19
▲	2nd PLAN CHECK SUBMITTAL	06/28/19
▲	3rd PLAN CHECK SUBMITTAL/BD SET	08/23/19
▲	4th P.C. SUBMITTAL/ADDENDUM 1	09/13/19

ESPERANZA
COMMERCIAL PERMIT #19-00812 (1ST FLOOR)
309 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90254
RESIDENTIAL PERMIT #19-01835 (2ND FLOOR)
308 CENTER PLACE
MANHATTAN BEACH, CA 90254
DEVELOPED FOR:
NEWMAN HOSPITALITY

ACC-01		Outdoor Planter	Imperfetto LaBvia Luciano lama 32/34 longiano, 47020 ITAP +39 0547 571677 +39 0547 65396	Bianco Bianco USAP 347-579- 8607Contact: Jerry CheryC 347-579- 8607Jerry@biancob ianco.com	Description: Indoor planters Model #: K01 Kono Overall Material/Finish: Ceramic Overall Color: White and grey Diameter: 18.50" Height: 47.24" Opening: Drain Hole: To be confirmed Max Weight:
ACC-02		Indoor Planter	Imperfetto LaBvia Luciano lama 32/34 longiano, 47020 ITAP +39 0547 571677 +39 0547 65396	Bianco Bianco USAP 347-579- 8607Contact: Jerry CheryC 347-579- 8607Jerry@biancob ianco.com	Description: Indoor planters Model #: Fuocentro AL01 Alma Overall Material/Finish: Ceramic Overall Color: Grey Diameter: 18.50" Height: 17.32" Opening: Drain Hole: To be confirmed Max Weight:
STG-01		Equipal Chair	Luteca Furniture 145 Palisade StreetSuite 4128 Dobbs Ferry, NY 10522 USAP (646) 510 5244 Contact Sebastian ReantC 310-666- 0505sebastian@luteca.com		Description: Indoor dining chair Model #: Equipal Chair dining height Length: 29" Depth: 27.25" Height: 30.75" Seat Height: 19.3" Arm Height: NA Overall Material/Finish: Polished brass frame Overall Color: Yellow leather and polished brass Cushion COM/CCL: Yellow leather (included in price) Cushion Content: Must be contract grade. Seat Cushion Style: Attached Back Cushion Style: Attached Additional Notes: Must pass CA TB-117 and all local codes for commercial use. Designer to approve metal finish and leather.
STG-02		Equipal Barstool	Luteca Furniture 145 Palisade StreetSuite 4128 Dobbs Ferry, NY 10522 USAP (646) 510 5244 Contact Sebastian ReantC 310-666- 0505sebastian@luteca.com		Description: Indoor barstool Model #: Equipal Chair - Custom barstool height Length: 29" Depth: 27.25" Height: TBD Seat Height: 28" (must be suitable for 42" bar counter) Arm Height: NA Overall Material/Finish: Polished brass frame Overall Color: Yellow leather and polished brass Cushion COM/CCL: Yellow leather (included in price) Cushion Content: Must be contract grade. Seat Cushion Style: Attached Back Cushion Style: Attached Additional Notes: Must pass CA TB-117 and all applicable codes for commercial use. Designer to approve metal finish and leather.
STG-04		Outdoor Patio Chairs	CASAMIDY		Description: Outdoor dining Model #: Sheehart Dining Chair Length: 17" Depth: 21" Height: 30" Seat Height: 19" Arm Height: Overall Material/Finish: Black powder coated frame w/COM Overall Color: Black frame Cushion COM/CCL: Seat Cushion Style: Movable Back Cushion Style: Movable Additional Notes: Must pass CAL TB-117 and all applicable codes.
TA-01		Custom Indoor/Outdoor 2 top Dining Table	Luteca Furniture 145 Palisade StreetSuite 4128 Dobbs Ferry, NY 10522 USAP (646) 510 5244 Contact Sebastian ReantC 310-666- 0505sebastian@luteca.com		Description: Custom indoor/outdoor 2 top dining table Model #: Custom Length: 25" dia Depth: 25" dia Height: 30" Top Thickness: 1" Overall Material/Finishes for Top: White washed wood Overall Material/Finishes for Base: White washed wood Overall Color: White washed wood Wood Species: TBD Edge Detail: Smooth Additional Design Feature: Base design per reference image Additional Notes:
TA-02		45.5" round dining table	Luteca Furniture 145 Palisade StreetSuite 4128 Dobbs Ferry, NY 10522 USAP (646) 510 5244 Contact Sebastian ReantC 310-666- 0505sebastian@luteca.com		Description: Custom round dining table Model #: Custom Length: 45.5" dia Depth: 45.5" dia Height: 30" Top Thickness: 1" Overall Material/Finishes for Top: White washed wood w/paint by artist Overall Material/Finishes for Base: White washed wood Overall Color: White washed wood w/paint Wood Species: TBD Edge Detail: Smooth
TA-03		50" round dining table	Luteca Furniture 145 Palisade StreetSuite 4128 Dobbs Ferry, NY 10522 USAP (646) 510 5244 Contact Sebastian ReantC 310-666- 0505sebastian@luteca.com		Description: Custom round dining table Model #: Custom Length: 50" dia Depth: 50" dia Height: 30" Top Thickness: 1" Overall Material/Finishes for Top: White washed wood w/paint by artist Overall Material/Finishes for Base: White washed wood Overall Color: White washed wood w/paint Wood Species: TBD Edge Detail: Smooth
TA-04		Custom Community Table	Luteca Furniture 145 Palisade StreetSuite 4128 Dobbs Ferry, NY 10522 USAP (646) 510 5244 Contact Sebastian ReantC 310-666- 0505sebastian@luteca.com		Description: Custom community table Model #: Custom - 2 Pieces Length: 6'-5.7" Depth: Vary, 2'-11" max. Height: 42" Top Thickness: Per fabricator, 2" max. Overall Material/Finishes for Top: European oak w wood Overall Material/Finishes for Base: White washed wood Overall Color: White washed wood Wood Species: TBD Edge Detail: Smooth Additional Design Feature: Base design per reference image Table top to be irregular shape per drawing. Additional Notes:



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

NO.	DESCRIPTION	DATE
1	1st PLAN CHECK SUBMITTAL	03/28/19
2	2nd PLAN CHECK SUBMITTAL	06/28/19
3	3rd PLAN CHECK SUBMITTAL/BD SET	08/23/19
4	4th P.C. SUBMITTAL/ADDENDUM 1	09/15/19

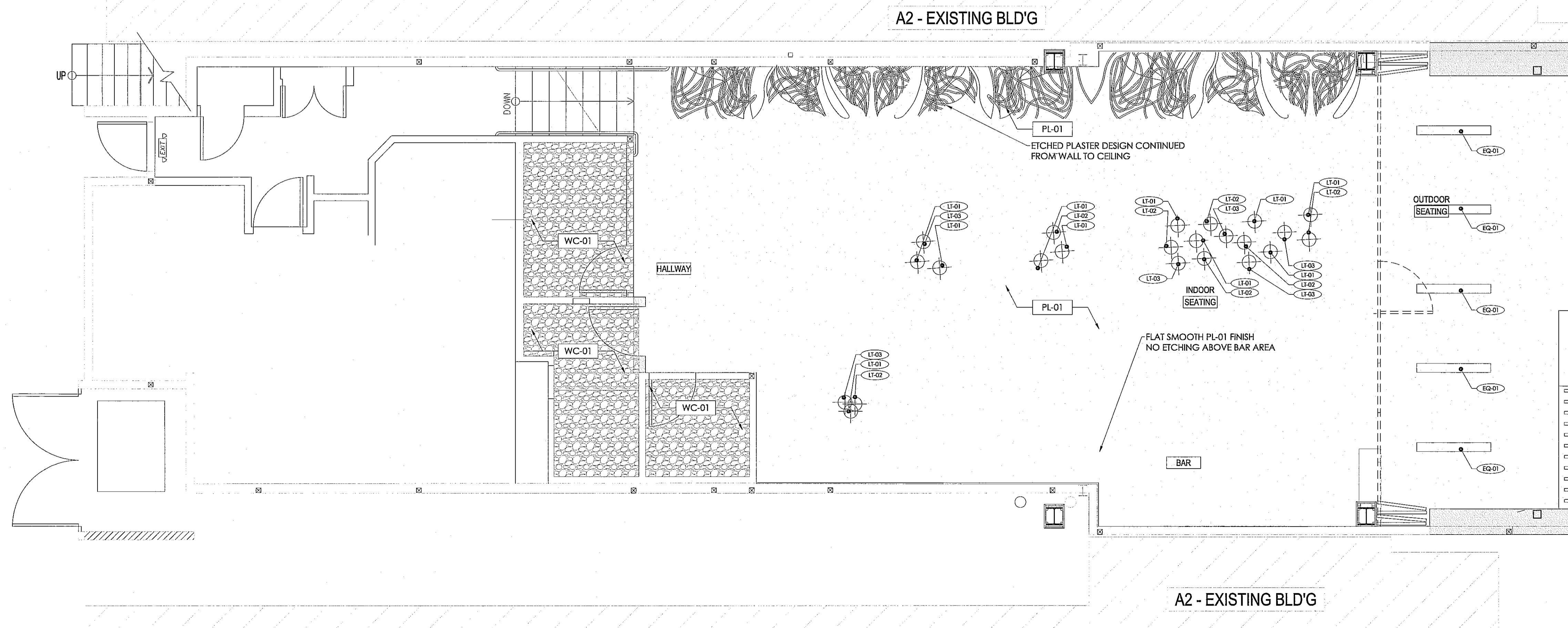
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JOB NO: N64012.01	SHEET NO:
DATE: 09/13/18	
DRAWN: GAA	FILE NAME: ID-F1-3.00

Item #	Image	Item Name	Manufacturer	Vendor	Details
Mill Wood					
MW-WD-01		Mill Wood	Finishes, Flooring and Architectural accents USA P 310.926.6850 Contact Tony Murphy finishesm@gmail.com	Finishes, Flooring and Architectural accents USA P 310.926.6850 Contact Tony Murphy finishesm@gmail.com	Description: Wood for millwork Model Name/No.: Euro oak Color: 003 Wood Species: European oak Color: 003 - Match to WD-01.B
Plaster					
PL-01		Etched plaster	Guerin Design & Development 7525 Ethel Ave Ste B North Hollywood, CA 91605 P 818.764.3289 F 818.764.3289 Contact Guerin Swing guerin@guerindesign.com		Description: Etched plaster Model Name/No.: Custom Color: Color to match current sample Finish: To match current sample Design Feature: Etched plaster design continued from wall to ceiling Notes: Designer to approve sample prior to installation
PL-02		Patterned plaster	Guerin Design & Development 7525 Ethel Ave Ste B North Hollywood, CA 91605 P 818.764.3289 F 818.764.3289 Contact Guerin Swing guerin@guerindesign.com		Description: Patterned plaster Model Name/No.: Custom Color: White and beige Finish: Matte Notes: Designer to approve sample prior to installation
PL-03		Exterior plaster	Reston 9205 Deerling Ave Canoga Park, CA 91304 P 818.227.4812 Contact Nancy P 310.866.7006 nancy@reston.com		Description: Exterior specialty plaster Model Name/No.: VPC-3095G-000216 Color: White Finish: Matte Notes: Designer to approve sample - Must be suitable for exterior
Stones					
ST-01		Marble terrazzo	Santa Margherita ITA Contact Default info@santamargherita.net	Santa Margherita ITA Contact Default info@santamargherita.net	Description: Marble terrazzo Model Name/No.: Palazzo Griso D152 Material: 3M marble Finish: Polished Size: Per DWG. Thickness: 1/2" Color: Grey w/white aggregates Grout: TBD Notes: Must be stain resistant
Tile					
TL-01		Floor tile	Eurowest 8761 Beverly Blvd. West Hollywood, CA 90048 USA Contact Giuseppe Colucci C 714.310.7934 gcolucci@eurowest.com	Eurowest 8761 Beverly Boulevard West Hollywood, CA 90048 USA P 800.978.7500 Contact Giuseppe Colucci P 714.310.7934 gcolucci@eurowest.com	Description: Exterior Floor & Interior floor / wall tile Model Name/No.: Venice White Material: Porcelain tile Finish: Nature (thornd) Size: 24" x 48" Thickness: 10mm Color: Zinc Grout: TBD Notes: Must be suitable for exterior & interior.
TL-02		Floor tile	Eurowest 8761 Beverly Blvd. West Hollywood, CA 90048 USA Contact Giuseppe Colucci C 714.310.7934 gcolucci@eurowest.com	Eurowest 8761 Beverly Boulevard West Hollywood, CA 90048 USA P 800.978.7500 Contact Giuseppe Colucci P 714.310.7934 gcolucci@eurowest.com	Description: Floor tile at stairs Model Name/No.: Venice White Material: Porcelain tile Finish: Nature (thornd) Size: 24" x 12" Thickness: 10mm Color: Zinc Grout: TBD Notes: Must be suitable for commercial floor.

Item #	Image	Item Name	Manufacturer	Vendor	Details
TL-03		Floor tile	Concrete Collaborative 1131 Grand Ave San Marcos, CA 92078 USA P 855.268.0100 Contact Megan Cooke megan@concrete-collaborative.com		Description: Terrazzo floor tile Model Name/No.: Venetian - Ivory large marble chip Material: Terrazzo concrete tile Finish: Matte Size: Custom pattern per DWG. Thickness: TBD Color: White Grout: TBD Notes: Must be suitable for outdoor application.
TL-04		Floor tile	Concrete Collaborative 1131 Grand Ave San Marcos, CA 92078 USA P 855.268.0100 Contact Megan Cooke megan@concrete-collaborative.com		Description: Terrazzo floor tile Model Name/No.: Venetian - alabaster large marble + gold chip Material: Terrazzo concrete tile Finish: Matte Size: Custom pattern per DWG. Thickness: TBD Color: White Grout: TBD Notes: Must be suitable for outdoor application.
TL-05		Floor tile	Concrete Collaborative 1131 Grand Ave San Marcos, CA 92078 USA P 855.268.0100 Contact Megan Cooke megan@concrete-collaborative.com		Description: Terrazzo floor tile Model Name/No.: Venetian - Alabaster large marble + gold chip Material: Terrazzo concrete tile Finish: Matte Size: Custom pattern per DWG. Thickness: TBD Color: White Grout: TBD Notes: Must be suitable for outdoor application.
TL-06		Floor Tile	Eurowest 8761 Beverly Blvd. West Hollywood, CA 90048 USA Contact Giuseppe Colucci C 714.310.7934 gcolucci@eurowest.com	Eurowest 8761 Beverly Boulevard West Hollywood, CA 90048 USA P 800.978.7500 Contact Giuseppe Colucci P 714.310.7934 gcolucci@eurowest.com	Description: Exterior Floor & Interior floor / wall tile Model Name/No.: Venice Grey Material: Porcelain tile Finish: Nature (thornd) Size: 24" x 48" Thickness: 10mm Color: Zinc Grout: TBD Notes: Must be suitable for exterior & interior.
TL-07		Cove tile	ROCA USA Inc 1222 E. Howell Ave. Suite A Anaheim, CA 92805 USA Contact Ivan Egana C 310-980.5640 ivan.egana@us.roca.com	ROCA USA Inc 1222 E. Howell Ave. Suite A Anaheim, CA 92805 USA Contact Ivan Egana C 310-980.5640 ivan.egana@us.roca.com	Description: Cove tile Model Name/No.: Nolla Antracta AFNOL004-ATB12 Material: Porcelain tile Finish: Matte Size: 6" x 12" Thickness: 8.7 mm Color: Antracta Grout: TBD Notes:
Wallcover					
WC-01		Custom Wallcover	MDC USA Contact Jenna Webster C 800.623.4006 jwebster@mcdwall.com		Description: Custom Wallcovering Pattern Name: Custom to match concept image Pattern Number: Custom Color: Silver marble Finish: Digital artist canvas base. Washable. Metric: 60", 60" wide post Repeat: TBD Type: Type 2 Weight: 20 oz/yd Content: Fabric backed ultra-white vinyl Backing: Fabric backing Fire Rating: Must pass Class A Notes: Must be suitable for commercial use.
Wallcover					
WC-02		Wallcover	Mood 35 East 31st Street New York, NY 10016 USA P 646.396.0455 Contact Default	Koroseal 1875 Embassy Parkway Fairlawn, OH 44133 P 877.539.2557 F 330.664.2152 Contact Deede Hogan P 310.383.5028 dhogan@koroseal.com	Description: Wallcover Pattern Name: mood wallcovering - Extinct Animals Pattern Number: M02071 RAVEN Color: Black (Raven) Finish: Non woven, washable Width: 61.9" Repeat: 76.74/99.37" Match Type: Weight: Content: Backing: Fire Rating: Must pass Class A Notes: Must be suitable for commercial use.
Wood					
WD-01		Patterned wood floor panel	Finishes, Flooring and Architectural accents USA P 310.926.6850 Contact Tony Murphy finishesm@gmail.com	Finishes, Flooring and Architectural accents USA P 310.926.6850 Contact Tony Murphy finishesm@gmail.com	Description: Patterned wood floor - engineered Model Name/No.: Custom patterned wood panel with 3 different colors. Color: 3 colors: light, medium, dark - WD-01 A: PLYMOUTH - WD-01 B: COLONIA - WD-01 C: HUDSON Wood Species: European oak Finish: Urethane Size: 7" width. Random length. 5/8" thick. Notes: Maintenance to be instructed by manufacture. - Must be suitable for commercial use.

TAG	IMAGE	TYPE	MANUFACTURER	UL LISTING	SIZE	LAMP	CANOPY SIZE	QTY	MOUNT TYPE	HARDWARE
LT-01		DECORATIVE LIGHTING PENDANT	LAVIVA HOME	UL / cUL listed (120V) 240V available upon request	24"Ø X 17" H	60W Type A bulb E-26 base LED Compatible	5"Ø x 1"H	10	2-3/4in Bar Hole Canopy cross bar 8/32 Screw caps	Brass finish 48" Overall height - adjustable on site
LT-02		DECORATIVE LIGHTING PENDANT	LAVIVA HOME	UL / cUL listed (120V) 240V available upon request	10"Ø X 22" H	60W Type A bulb E-26 base LED Compatible	5"Ø x 1"H	7	2-3/4in Bar Hole Canopy cross bar 8/32 Screw caps	Brass finish 48" Overall height - adjustable on site
LT-03		DECORATIVE LIGHTING PENDANT	LAVIVA HOME	UL / cUL listed (120V) 240V available upon request	16"Ø X 12" H	60W Type A bulb E-26 base LED Compatible	5"Ø x 1"H	6	2-3/4in Bar Hole Canopy cross bar 8/32 Screw caps	Brass finish 48" Overall height - adjustable on site



ESPERANZA
COMMERCIAL PERMIT #19-00812 (1ST FLOOR)
309 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90254
RESIDENTIAL PERMIT #19-01835 (2ND FLOOR)
308 CENTER PLACE
MANHATTAN BEACH, CA 90254
DEVELOPED FOR:
NEWMAN HOSPITALITY

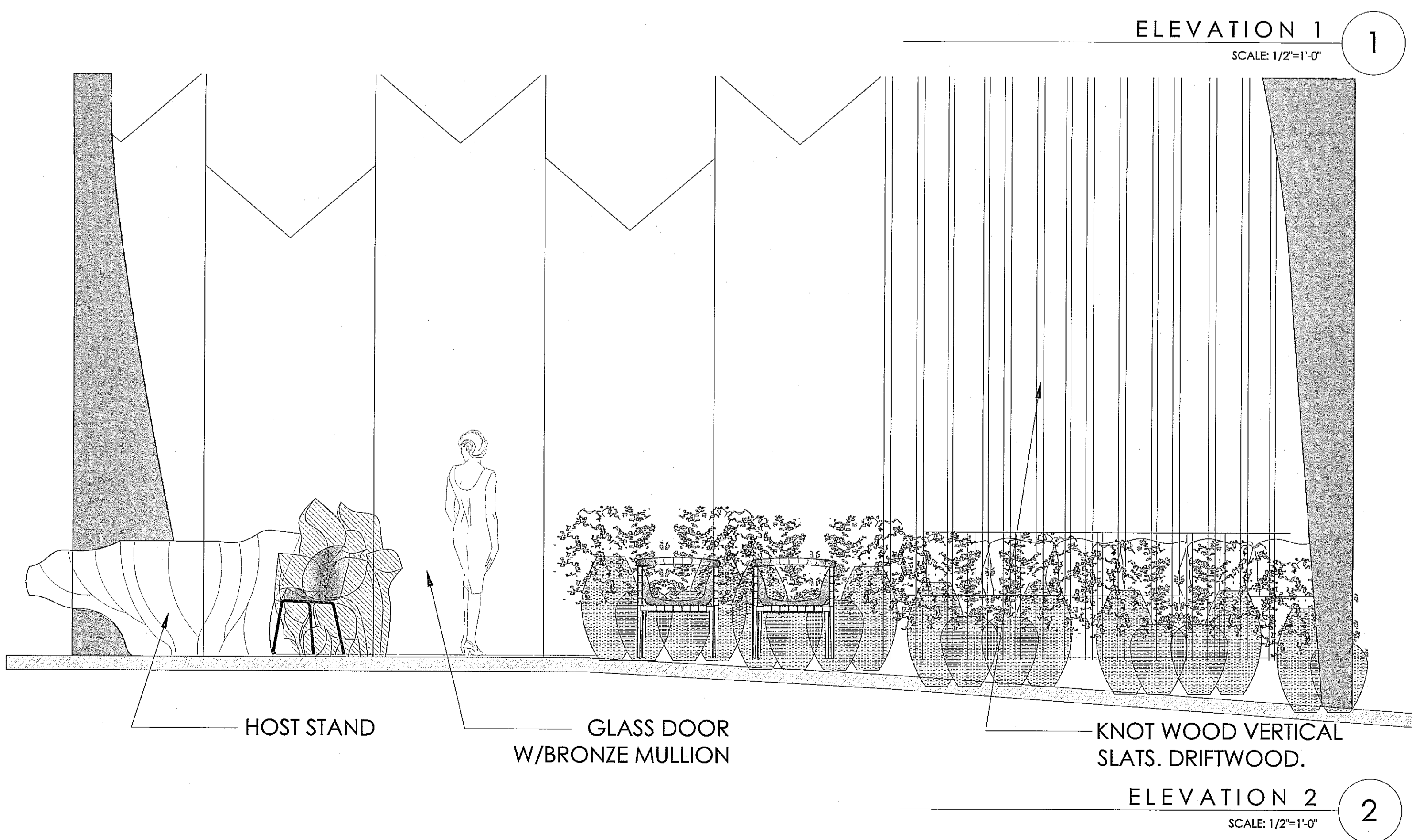
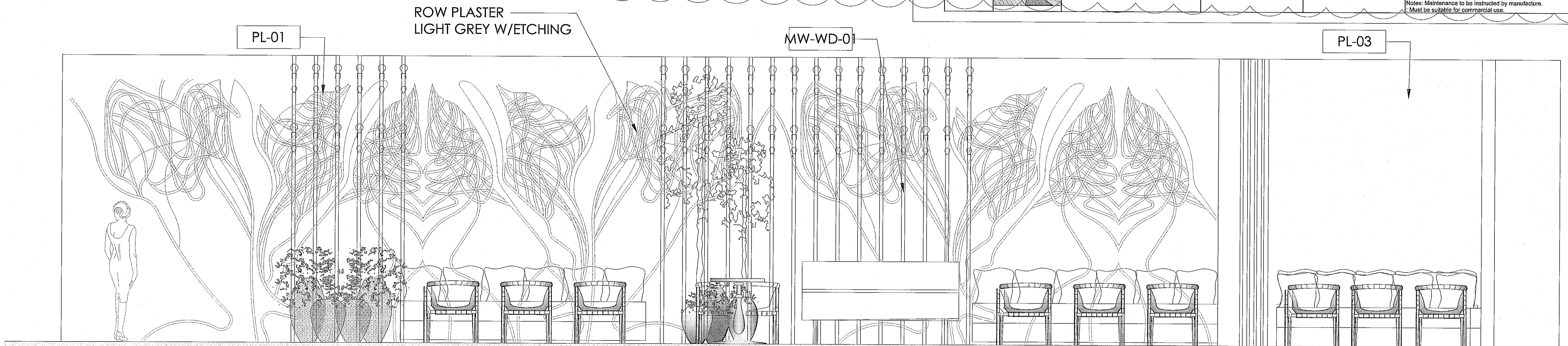
NO.	DESCRIPTION	DATE
1	1st PLAN CHECK SUBMITTAL	03/28/19
2	2nd PLAN CHECK SUBMITTAL	06/28/19
3	3rd PLAN CHECK SUBMITTAL/BD SET	08/23/19
4	4th P.C. SUBMITTAL/ADDENDUM 1	09/13/19

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JOB NO:	NH012.01	SHEET NO:	
DATE:	09/13/18		
DRAWN:	GAA		
FILE NAME:			ID-F1-4.00

Item #	Image	Item Name	Manufacturer	Vendor	Details
Mill Wood					
MW-WD-01		Mill Wood	Finishes, Flooring and Architectural accents USA P 310.926.6850 Contact Tony Murphy finishesm@gmail.com	Finishes, Flooring and Architectural accents USA P 310.926.6850 Contact Tony Murphy finishesm@gmail.com	Description: Wood for millwork Model Name/No.: Euro oak Color: 003 Wood Species: European oak Finish: M300 Notes: Match to MW-01.B
Plaster					
PL-01		Etched plaster	Guerin Design & Development 7525 Elmer Ave Ste B North Hollywood, CA 91605 P 818.764.3289 F 818.764.1969 Contact Guerin Swing suerin@guerindesign.com		Description: Etched plaster Model Name/No.: Custom Color: Color to match control sample Finish: To match control sample Design Feature: Etched plaster design continued from wall to ceiling Notes: Designer to approve sample prior to installation
PL-02		Patterned plaster	Guerin Design & Development 7525 Elmer Ave Ste B North Hollywood, CA 91605 P 818.764.3289 F 818.764.1969 Contact Guerin Swing suerin@guerindesign.com		Description: Patterned plaster Model Name/No.: Custom Color: White and taupe Finish: Matte Notes: Designer to approve sample prior to installation
PL-03		Exterior plaster	Toussan 8025 Deering Ave Caroga Park, CA 91304 P 818.227.8122 Contact Nancy P 310.866.7006 nancy@tewton.com		Description: Exterior specialty plaster Model Name/No.: VPC-32950-020216 Color: White Finish: Matte Notes: Designer to approve sample Must be suitable for exterior
Stone					
ST-01		Marble terrazzo	Santa Margherita ITA Contact Default info@santamargherita.net	Santa Margherita ITA Contact Default info@santamargherita.net	Description: Marble terrazzo Model Name/No.: Palladio Grigio D152 Material: 8M marble Finish: Polished Size: Per DWG Thickness: 1/2" Color: Gray white aggregates Grout: TBD Notes: Must be stain resistant
Tile					
TL-01		Floor tile	Eurowest 8761 Beverly Blvd. West Hollywood, CA 90048 USA Contact Giuseppe Colucci P 310.310.7934 gcolucci@eurowest.com	Eurowest 8761 Beverly Boulevard West Hollywood, CA 90048 USA P 800.978.7500 Contact Giuseppe Colucci P 310.310.7934 gcolucci@eurowest.com	Description: Exterior Floor & Interior floor / wall tile Model Name/No.: Venice White Material: Porcelain tile Finish: Nature (onion) Size: 24" x 48" Thickness: 10mm Color: Zinc Grout: TBD Notes: Must be suitable for exterior & interior
TL-02		Floor tile	Eurowest 8761 Beverly Blvd. West Hollywood, CA 90048 USA Contact Giuseppe Colucci P 310.310.7934 gcolucci@eurowest.com	Eurowest 8761 Beverly Boulevard West Hollywood, CA 90048 USA P 800.978.7500 Contact Giuseppe Colucci P 310.310.7934 gcolucci@eurowest.com	Description: Floor tile at stairs Model Name/No.: Venice White Material: Porcelain tile Finish: Nature (onion) Size: 24" x 12" Thickness: 10mm Color: Zinc Grout: TBD Notes: Must be suitable for commercial floor

Item #	Image	Item Name	Manufacturer	Vendor	Details
TL-03		Floor tile	Concrete Collaborative 1131 Grand Ave San Marcos, CA 92078 USA P 855.268.0800 Contact Megan Cooke megan@concrete-collaborative.com		Description: Terrazzo floor tile Model Name/No.: Venetian - Ivory large marble chip Material: Terrazzo concrete tile Finish: Matte Size: Custom pattern per DWG Thickness: TSD Color: White Grout: TSD Notes: Must be suitable for outdoor application
TL-04		Floor tile	Concrete Collaborative 1131 Grand Ave San Marcos, CA 92078 USA P 855.268.0800 Contact Megan Cooke megan@concrete-collaborative.com		Description: Terrazzo floor tile Model Name/No.: Venetian - Alabaster large marble + gold chip Material: Terrazzo concrete tile Finish: Matte Size: Custom pattern per DWG Thickness: TSD Color: White Grout: TSD Notes: Must be suitable for outdoor application
TL-05		Floor tile	Concrete Collaborative 1131 Grand Ave San Marcos, CA 92078 USA P 855.268.0800 Contact Megan Cooke megan@concrete-collaborative.com		Description: Terrazzo floor tile Model Name/No.: Venetian - Alabaster large marble + gold chip Material: Terrazzo concrete tile Finish: Matte Size: Custom pattern per DWG Thickness: TSD Color: White Grout: TSD Notes: Must be suitable for outdoor application
TL-06		Floor Tile	Eurowest 8761 Beverly Blvd. West Hollywood, CA 90048 USA Contact Giuseppe Colucci P 310.310.7934 gcolucci@eurowest.com	Eurowest 8761 Beverly Boulevard West Hollywood, CA 90048 USA P 800.978.7500 Contact Giuseppe Colucci P 310.310.7934 gcolucci@eurowest.com	Description: Exterior Floor & Interior floor / wall tile Model Name/No.: Venice Gray Material: Porcelain tile Finish: Nature (onion) Size: 24" x 48" Thickness: 10mm Color: Zinc Grout: TBD Notes: Must be suitable for exterior & interior
TL-07		Cove tile	ROCA USA Inc 1222 E. Howell Ave, Suite A Anaheim, CA 92805 USA Contact Ivan Egalla C 310-980-5640 ivan.egalla@us.roca.com	ROCA USA Inc 1222 E. Howell Ave, Suite A Anaheim, CA 92805 USA Contact Ivan Egalla C 310-980-5640 ivan.egalla@us.roca.com	Description: Cove tile Model Name/No.: Nosta Antracita AFN004-AT612 Material: Porcelain tile Finish: Matte Size: 6" x 12" Thickness: 8 mm Color: Antracita Grout: TBD Notes:
Wallcover					
WC-01		Custom Wallcover	WDC USA Contact Jenna Webster jwebster@wdcwall.com		Description: Custom Wallcovering Pattern Name: Custom to match concept image Pattern Number: Custom Color: Silver marble Finish: Digital artist canvas base. Washable. Width: 42" x 54" wide print Repeat: TBD Type: Type 2 Weight: 29 oz/yd Content: Fabric backed ultra-white vinyl Backing: Fabric backing Fire Rating: Must pass Class A Notes: Must be suitable for commercial use.
Wood					
WC-02		Wallcover	Mooool 38 East 31st Street New York, NY 10016 USA P 646 396 0455 Contact Default	Korseal 3875 Embassy Parkway Fairfax, VA 22033 P 877.539.2557 P 530.604.2152 Contact Deedee Hogan P 310.383.5028 dhogan@korseal.com	Description: Wallcover Pattern Name: mooool wallcovering - Extinct Animals Pattern Number: MOO001 RAVEN Color: Black (Raven) Finish: Non woven, washable Width: 61.18" Repeat: 76.14"/39.37" Match Type: Weight: Content: Backing: Fire Rating: Must pass Class A Notes: Must be suitable for commercial use.
WD-01		Patterned wood floor panel	Finishes, Flooring and Architectural accents USA P 310.926.6850 Contact Tony Murphy finishesm@gmail.com	Finishes, Flooring and Architectural accents USA P 310.926.6850 Contact Tony Murphy finishesm@gmail.com	Description: Patterned wood floor - engineered Model Name/No.: Custom patterned wood panel with 3 different colors. Color: 3 colors: light, medium, dark WD-01.A: PLYMOUTH WD-01.B: COLOR-003 WD-01.C: HUI300N Wood Species: European oak Finish: Urethane Size: 7" width, Random length, 5/8" thick Notes: Maintenance to be instructed by manufacture Must be suitable for commercial use.



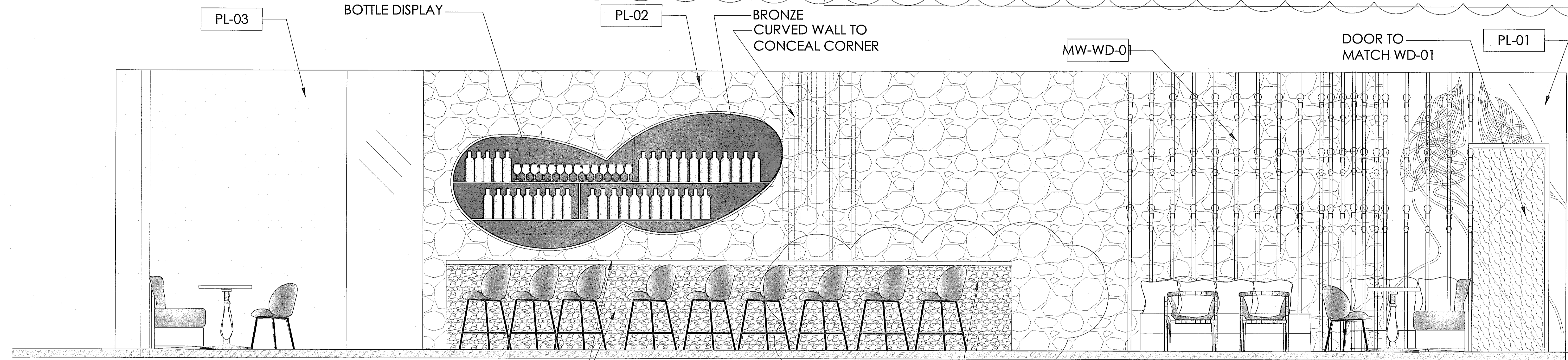
NO.	DESCRIPTION	DATE
1	1st PLAN CHECK SUBMITTAL	03/28/19
2	2nd PLAN CHECK SUBMITTAL	06/28/19
3	3rd PLAN CHECK SUBMITTAL/BD SET	08/23/19
4	4th P.C. SUBMITTAL/ADDENDUM 1	09/13/19

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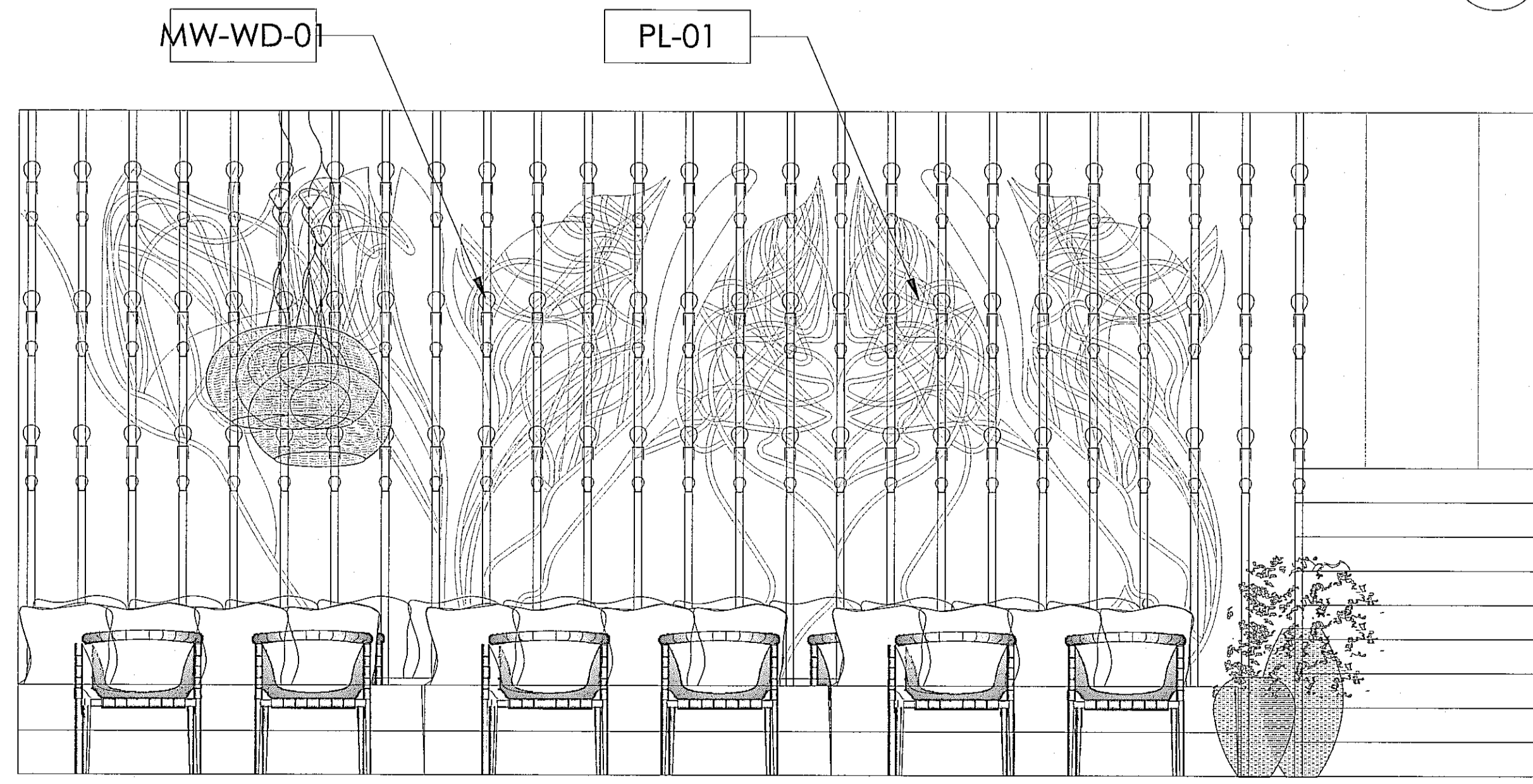
JOB NO:	NH012.01	SHEET NO:	
DATE:	09/13/18		
DRAWN:	GAA		
FILE NAME:			ID-F1-5.01

Item #	Image	Item Name	Manufacturer	Vendor	Details
MW-WD-01		Mill Wood	Finishes, Flooring and Architectural accents USA P 310.926.6850 Contact Tony Murphy finishesm@gmail.com	Finishes, Flooring and Architectural accents USA P 310.926.6850 Contact Tony Murphy finishesm@gmail.com	Description: Wood for millwork Model Name/No.: Euro oak Color: 003 Wood Species: European oak Color: 003 Match to WD-01.B
PL-01		Etched plaster	Guerin Design & Development 7525 Ethel Ave Ste B North Hollywood, CA 91605 P 818.764.3289 F 818.764.3289 Contact Guerin Swing gsu@guerindesign.com		Description: Etched plaster Model Name/No.: Custom Color: Color to match control sample Finish: To match control sample Design Feature: Etched plaster design continued from wall to ceiling Notes: Designer to approve sample prior to installation
PL-02		Patterned plaster	Guerin Design & Development 7525 Ethel Ave Ste B North Hollywood, CA 91605 P 818.764.3289 F 818.764.3289 Contact Guerin Swing gsu@guerindesign.com		Description: Patterned plaster Model Name/No.: Custom Color: White and taupe Finish: Matte Notes: Designer to approve sample prior to installation
PL-03		Exterior plaster	Texton 8025 Deering Ave Caroga Park, CA 91304 P 818.227.4832 Contact Nancy P 310.866.7006 nancy@texton.com		Description: Exterior specialty plaster Model Name/No.: VPC-39904-600216 Color: White Finish: Matte Notes: Designer to approve sample Must be suitable for exterior
ST-01		Marble terrazzo	Santa Margherita ITA Contact Default info@santamargherita.net	Santa Margherita ITA Contact Default info@santamargherita.net	Description: Marble terrazzo Model Name/No.: Palladio Griso D152 Material: 8M marble Finish: Polished Size: Per DWG Thickness: 1/2" Color: Gray white aggregates Grout: TBD Notes: Must be stain resistant
TL-01		Floor tile	Eurowest 8761 Beverly Blvd. West Hollywood, CA 90048 USA Contact Giuseppe Colucci P 714.310.7934 gcolucci@eurowest.com	Eurowest 8761 Beverly Boulevard West Hollywood, CA 90048 USA P 800.978.7500 Contact Giuseppe Colucci P 714.310.7934 gcolucci@eurowest.com	Description: Exterior Floor & Interior floor / wall tile Model Name/No.: Venice White Material: Porcelain tile (Finish: Nature (honed)) Size: 24" x 48" Thickness: 10mm Color: Zinc Grout: TBD Notes: Must be suitable for exterior & interior
TL-02		Floor tile	Eurowest 8761 Beverly Blvd. West Hollywood, CA 90048 USA Contact Giuseppe Colucci P 714.310.7934 gcolucci@eurowest.com	Eurowest 8761 Beverly Boulevard West Hollywood, CA 90048 USA P 800.978.7500 Contact Giuseppe Colucci P 714.310.7934 gcolucci@eurowest.com	Description: Floor tile at stairs Model Name/No.: Venice White Material: Porcelain tile (Finish: Nature (honed)) Size: 24" x 12" Thickness: 10mm Color: Zinc Grout: TBD Notes: Must be suitable for commercial floor

Item #	Image	Item Name	Manufacturer	Vendor	Details
TL-03		Terrazzo floor tile	Concrete Collaborative 1131 Grand Ave San Marcos, CA 92078 USA P 855.268.0800 Contact Megan Cooke megan@concrete-collaborative.com		Description: Terrazzo floor tile Model Name/No.: Venetian - Ivory large marble chip Material: Terrazzo concrete tile Finish: Matte Size: Custom pattern per DWG Thickness: TBD Color: White Grout: TBD Notes: Must be suitable for outdoor application
TL-04		Terrazzo floor tile	Concrete Collaborative 1131 Grand Ave San Marcos, CA 92078 USA P 855.268.0800 Contact Megan Cooke megan@concrete-collaborative.com		Description: Terrazzo floor tile Model Name/No.: Venetian - Alabaster large marble + gold chip Material: Terrazzo concrete tile Finish: Matte Size: Custom pattern per DWG Thickness: TBD Color: White Grout: TBD Notes: Must be suitable for outdoor application
TL-05		Terrazzo floor tile	Concrete Collaborative 1131 Grand Ave San Marcos, CA 92078 USA P 855.268.0800 Contact Megan Cooke megan@concrete-collaborative.com		Description: Terrazzo floor tile Model Name/No.: Venetian - Alabaster large marble + gold chip Material: Terrazzo concrete tile Finish: Matte Size: Custom pattern per DWG Thickness: TBD Color: White Grout: TBD Notes: Must be suitable for outdoor application
TL-06		Terrazzo floor tile	Concrete Collaborative 1131 Grand Ave San Marcos, CA 92078 USA P 855.268.0800 Contact Megan Cooke megan@concrete-collaborative.com		Description: Terrazzo floor tile Model Name/No.: Venetian - Alabaster large marble + gold chip Material: Terrazzo concrete tile Finish: Matte Size: Custom pattern per DWG Thickness: TBD Color: White Grout: TBD Notes: Must be suitable for outdoor application
TL-07		Cove tile	ROCA USA Inc 1222 E. Howell Ave, Suite A Anaheim, CA 92805 USA Contact Ivan Egana P 310-980-5640 ivan.egana@us.roca.com	Eurowest 8761 Beverly Blvd West Hollywood, CA 90048 USA Contact Giuseppe Colucci P 714.310.7934 gcolucci@eurowest.com	Description: Cove tile Model Name/No.: Nolita Antracita AFN004-AT812 Material: Porcelain tile Finish: Matte Size: 6" x 12" Thickness: 8.7mm Color: Antracita Grout: TBD Notes: Must be suitable for exterior & interior
WC-01		Custom Wallcover	MDC USA Contact Jenna Webster C 800.621.4000 jwebster@mcdwall.com		Description: Custom Wallcovering Pattern Name: Custom to match concept image Material: Porcelain tile Color: Silver marble Finish: Digital artist canvas base. Washable. Width: 60", 64" wide print Repeat: TBD Type: Type 2 Weight: 20 oz/yd Content: Fabric backed ultra-white vinyl Backing: Fabric backing Fire Rating: Must pass Class A Notes: Must be suitable for commercial use.
WC-02		Wallcover	Mood 38 East 31st Street New York, NY 10016 USA P 646.396.0455 Contact Default	Korozeal 3075 Embury Parkway Fairlawn, OH 44333 P 877.530.2257 P 330.664.2152 Contact Deedre Hogan P 310.383.5028 dhogan@korozeal.com	Description: Wallcover Pattern Name: mood wallcovering - Extinct Animals Pattern Number: M02071 RAVEN Color: Black (Raven) Finish: Non woven, washable Width: 51.18" Repeat: 78.74793 37" Match Type: Weight: Content: Backing: Fire Rating: Must pass Class A Notes: Must be suitable for commercial use.
WD-01		Patterned wood floor panel	Finishes, Flooring and Architectural accents USA P 310.926.6850 Contact Tony Murphy finishesm@gmail.com	Finishes, Flooring and Architectural accents USA P 310.926.6850 Contact Tony Murphy finishesm@gmail.com	Description: Patterned wood floor - engineered Model Name/No.: Custom patterned wood panel with 3 different colors. Color: 3 colors: light, medium, dark WD-01 A: PLYMOUTH WD-01 B: COLORADO WD-01 C: HUDSON Wood Species: European oak Finish: Unfinished Size: 7" width. Random length. 5/8" thick. Notes: Maintenance to be instructed by manufacture. Must be suitable for commercial use.



ELEVATION 1
SCALE: 1/2"=1'-0" 1



ELEVATION 2
SCALE: 1/2"=1'-0" 2

ESPERANZA
COMMERCIAL PERMIT #19-00812 (1ST FLOOR)
309 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90254
RESIDENTIAL PERMIT #19-01835 (2ND FLOOR)
308 CENTER PLACE
MANHATTAN BEACH, CA 90254
DEVELOPED FOR:
NEWMAN HOSPITALITY

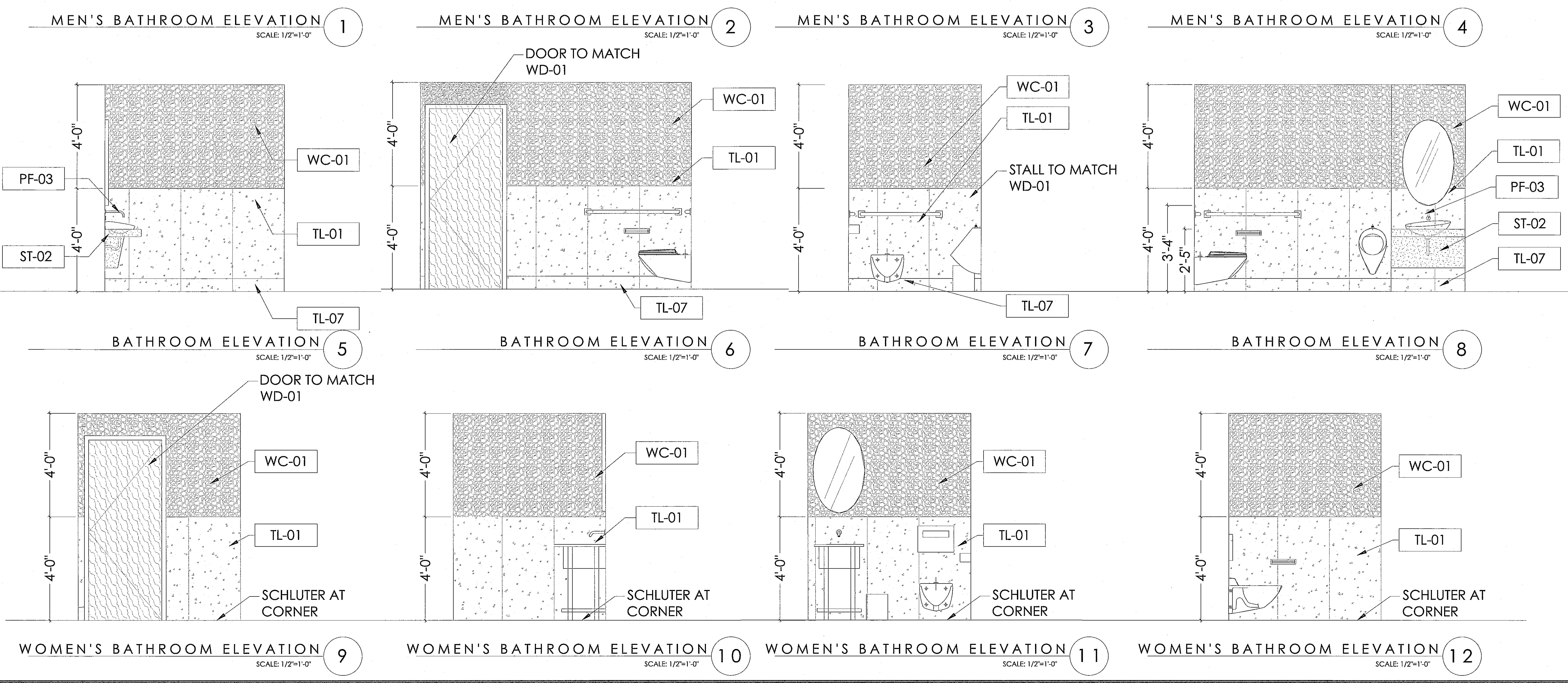
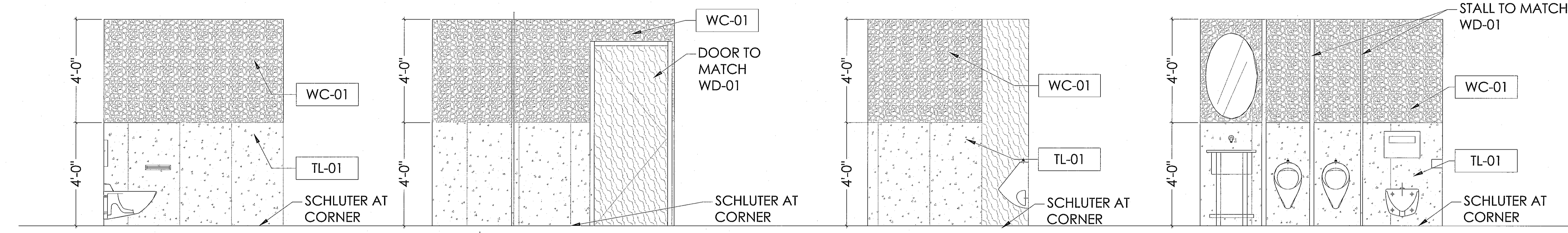
NO.	DESCRIPTION	DATE
1	1st PLAN CHECK SUBMITTAL	03/28/19
2	2nd PLAN CHECK SUBMITTAL	06/28/19
3	3rd PLAN CHECK SUBMITTAL/3RD SET	08/23/19
4	4th P.C. SUBMITTAL/ADDENDUM 1	09/13/19

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JOB NO.: NH012.01	SHEET NO.:
DATE: 09/13/18	
DRAWN: GAA	ID-F1-5.02
FILE NAME:	

Item #	Image	Item Name	Manufacturer	Vendor	Details
MW-WD-01		Mill Wood	Finishes, Flooring and Architectural accents, USA P 310.826.6850 Contact Tony Murphy tmurphy@gm.com	Finishes, Flooring and Architectural accents, USA P 310.826.6850 Contact Tony Murphy tmurphy@gm.com	Description: Wood for millwork Model Name/No.: Euro oak Color: 003 Wood Species: European oak Color: 003 Match to WD-01.9
PL-01		Etched plaster	South Design & Development 7926 0th Ave Ste B North Hollywood, CA 91605 P 818.764.3289 P 818.764.1896 Contact Queen Seung seung@southdesign.com	South Design & Development 7926 0th Ave Ste B North Hollywood, CA 91605 P 818.764.3289 P 818.764.1896 Contact Queen Seung seung@southdesign.com	Description: Etched plaster Model Name/No.: Custom Color: Color to match control sample Finish: To match control sample Design Feature: Etched plaster design contained from wall to ceiling Notes: Designer to approve sample prior to installation
PL-02		Patterned plaster	South Design & Development 7926 0th Ave Ste B North Hollywood, CA 91605 P 818.764.3289 P 818.764.1896 Contact Queen Seung seung@southdesign.com	South Design & Development 7926 0th Ave Ste B North Hollywood, CA 91605 P 818.764.3289 P 818.764.1896 Contact Queen Seung seung@southdesign.com	Description: Patterned plaster Model Name/No.: Custom Color: White and beige Finish: Matte Notes: Designer to approve sample prior to installation
PL-03		Exterior plaster	South Design & Development 7926 0th Ave Ste B North Hollywood, CA 91605 P 818.764.3289 P 818.764.1896 Contact Queen Seung seung@southdesign.com	South Design & Development 7926 0th Ave Ste B North Hollywood, CA 91605 P 818.764.3289 P 818.764.1896 Contact Queen Seung seung@southdesign.com	Description: Exterior specialty plaster Model Name/No.: VPO-2000-00003 Color: White Finish: Matte Notes: Designer to approve sample Must be suitable for exterior
ST-01		Marble terrazzo	Santa Margherita ITA Contact Default info@santamargherita.net	Santa Margherita ITA Contact Default info@santamargherita.net	Description: Marble terrazzo Model Name/No.: Palazzo Circo D162 Material: 60% marble Finish: Polished Color: Gray white aggregates Notes: Must be stain resistant
TL-01		Floor tile	Eurowest 8763 Beverly Blvd. West Hollywood, CA 90048 USA Contact Giuseppe Colucci P 714.310.7934 gcolucci@eurowest.com	Eurowest 8763 Beverly Blvd. West Hollywood, CA 90048 USA Contact Giuseppe Colucci P 800.979.7500 P 714.310.7934 gcolucci@eurowest.com	Description: Exterior Floor & Interior floor / wall tile Model Name/No.: Venice White Material: Porcelain tile Finish: Matte (Stone) Size: 24" x 48" Thickness: 10mm Color: Zinc Notes: Must be suitable for exterior & interior
TL-02		Floor tile	Eurowest 8763 Beverly Blvd. West Hollywood, CA 90048 USA Contact Giuseppe Colucci P 714.310.7934 gcolucci@eurowest.com	Eurowest 8763 Beverly Blvd. West Hollywood, CA 90048 USA Contact Giuseppe Colucci P 800.979.7500 P 714.310.7934 gcolucci@eurowest.com	Description: Exterior Floor & Interior floor / wall tile Model Name/No.: Venice White Material: Porcelain tile Finish: Matte (Stone) Size: 24" x 48" Thickness: 10mm Color: Zinc Notes: Must be suitable for commercial floor

Item #	Image	Item Name	Manufacturer	Vendor	Details
TL-03		Floor tile	Concrete Collaborative 1131 Grand Ave San Marcos, CA 92078 USA P 855.268.6800 Contact Megan Cooke megan@concrete-collaborative.com	Concrete Collaborative 1131 Grand Ave San Marcos, CA 92078 USA P 855.268.6800 Contact Megan Cooke megan@concrete-collaborative.com	Description: Terrazo floor tile Model Name/No.: Venetian - Ivory large marble chip Material: Terrazo concrete tile Finish: Matte Color: Custom pattern per DWG. Thickness: TBD Color: White Notes: Must be suitable for outdoor application
TL-04		Floor tile	Concrete Collaborative 1131 Grand Ave San Marcos, CA 92078 USA P 855.268.6800 Contact Megan Cooke megan@concrete-collaborative.com	Concrete Collaborative 1131 Grand Ave San Marcos, CA 92078 USA P 855.268.6800 Contact Megan Cooke megan@concrete-collaborative.com	Description: Terrazo floor tile Model Name/No.: Venetian - Abaster large marble + Material: Terrazo concrete tile Finish: Matte Color: Custom pattern per DWG. Thickness: TBD Color: White Notes: Must be suitable for outdoor application
TL-05		Floor tile	Concrete Collaborative 1131 Grand Ave San Marcos, CA 92078 USA P 855.268.6800 Contact Megan Cooke megan@concrete-collaborative.com	Concrete Collaborative 1131 Grand Ave San Marcos, CA 92078 USA P 855.268.6800 Contact Megan Cooke megan@concrete-collaborative.com	Description: Terrazo floor tile Model Name/No.: Venetian - Abaster large marble + Material: Terrazo concrete tile Finish: Matte Color: Custom pattern per DWG. Thickness: TBD Color: White Notes: Must be suitable for outdoor application
TL-06		Floor tile	Eurowest 8763 Beverly Blvd. West Hollywood, CA 90048 USA Contact Giuseppe Colucci P 714.310.7934 gcolucci@eurowest.com	Eurowest 8763 Beverly Blvd. West Hollywood, CA 90048 USA Contact Giuseppe Colucci P 800.979.7500 P 714.310.7934 gcolucci@eurowest.com	Description: Exterior Floor & Interior floor / wall tile Model Name/No.: Venice Grey Material: Porcelain tile Finish: Matte (Stone) Color: Zinc Notes: Must be suitable for exterior & interior
TL-07		Cove tile	ROCA USA Inc 1223 E. Howell Ave. Suite A Anaheim, CA 92801 USA Contact Ivan Egila E 310.980.5450 ivan.egila@us.roca.com	ROCA USA Inc 1223 E. Howell Ave. Suite A Anaheim, CA 92801 USA Contact Ivan Egila E 310.980.5450 ivan.egila@us.roca.com	Description: Cove tile Model Name/No.: Nolita Antiochia AFM10404AF12 Material: Porcelain tile Finish: Matte Color: Zinc Size: 12" x 12" Thickness: 3/8" Notes: Must be suitable for commercial use
WC-01		Custom Wallcover	MDC USA Contact Ivana Wallster C 800.823.4008 ivawallster@mdcusa.com	MDC USA Contact Ivana Wallster C 800.823.4008 ivawallster@mdcusa.com	Description: Custom Wallcovering Pattern Name: Custom to match concept image Pattern Number: Custom Color: Color match Finish: Digital art on canvas base. Washable. Material: 36" wide panel Repeat: TBD Type: Type 2 Weight: 50 lbs only Notes: Fabric backing ultra-white vinyl The Filing: Must pass Class A Notes: Must be suitable for commercial use
WC-02		Wallcover	MDC USA 81 East 35th Street New York, NY 10016 USA P 406.586.0450 Contact Default	Korovin 8875 Embassy Parkway Fallsview, OH 44133 P 419.536.5550 P 330.664.2152 Contact Doreen Megan P 310.383.2028 dmegan@korovin.com	Description: Wallcover Pattern Name: Wood wallcovering - Exotic Animals Pattern Number: MOD071 RAVEN Color: Black (Raven) Material: Wood wallcovering, washable Width: 31.1" Height: 78.74793" (32" x 31") Type: Type 2 Weight: 50 lbs only Notes: Fabric backing ultra-white vinyl The Filing: Must pass Class A Notes: Must be suitable for commercial use
WD-01		Patterned wood floor panel	Finishes, Flooring and Architectural accents, USA P 310.826.6850 Contact Tony Murphy tmurphy@gm.com	Finishes, Flooring and Architectural accents, USA P 310.826.6850 Contact Tony Murphy tmurphy@gm.com	Description: Patterned wood floor - engineered accents Model Name/No.: Custom patterned wood panel with 3 different colors. Material: Plywood Finish: Matte Color: WD-01 A: PLYWOOD WD-01 B: COLORED WD-01 C: HILDSON Wood Species: European oak Finish: Live-edge Size: 7' width. Random length. 5/8" thick. Notes: Maintenance to be instructed by manufacturer. Must be suitable for commercial use



ESPERANZA
COMMERCIAL PERMIT #19-00812 (1ST FLOOR)
309 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90254
RESIDENTIAL PERMIT #19-01835 (2ND FLOOR)
308 CENTER PLACE
MANHATTAN BEACH, CA 90254
DEVELOPED FOR:
NEWMAN HOSPITALITY

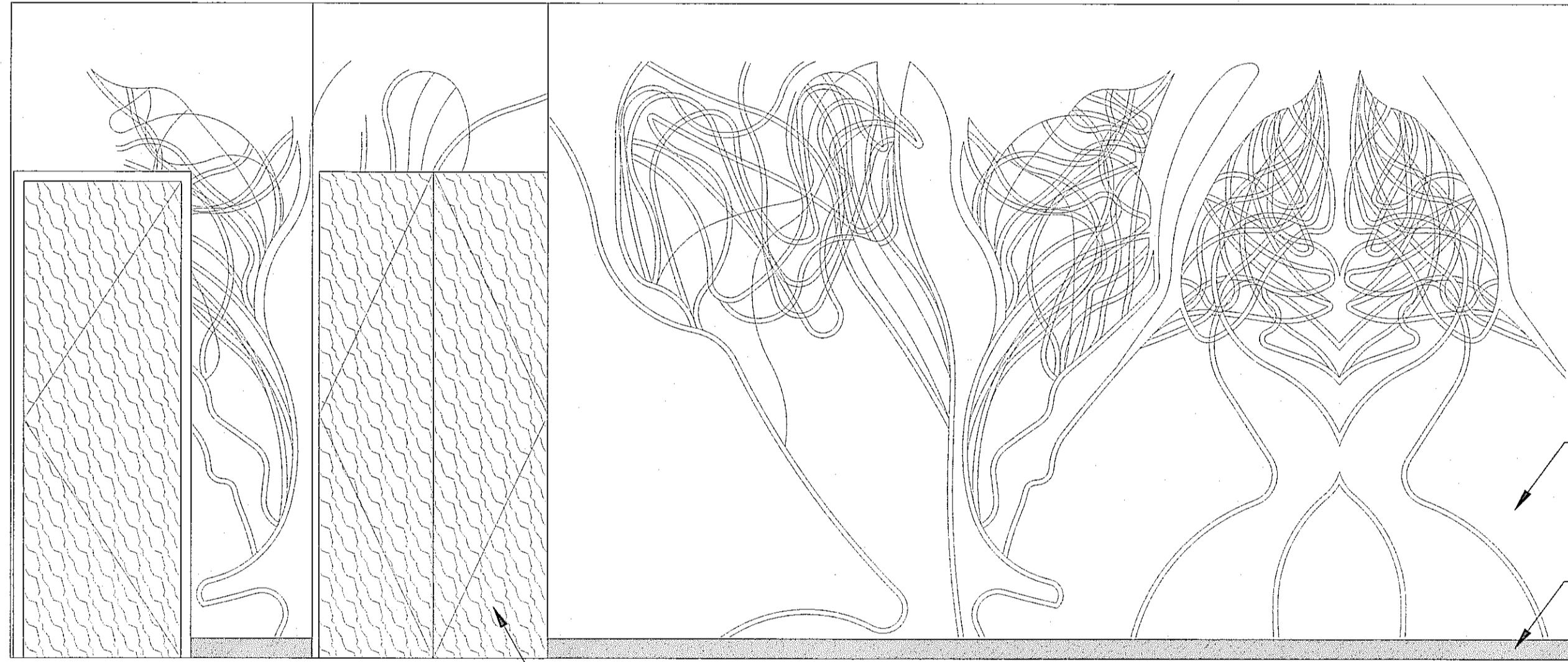
NO.	DESCRIPTION	DATE
▲	1st PLAN CHECK SUBMITTAL	03/28/19
▲	2nd PLAN CHECK SUBMITTAL	06/28/19
▲	3rd PLAN CHECK SUBMITTAL/90D SET	08/23/19
▲	4th P.C. SUBMITTAL/ADDENDUM 1	09/13/19

PLOT DATE: 09/13 2:01:03 PROJECTS\01_G\ACTIVE\1803_ESPERANZA\01_AUTOCAD\ID - F1 - 5.03.DWG

Item #	Image	Item Name	Manufacturer	Vendor	Details
Mill Wood					
MW-WD-01		Mill Wood	Finishes, Flooring and Architectural accents USA P 310.926.6850 Contact Tony Murphy finishestm@gmail.com	Finishes, Flooring and Architectural accents USA P 310.926.6850 Contact Tony Murphy finishestm@gmail.com	Description: Wood for millwork Model Name/No.: Euro oak Color: 003 Wood Species: European oak Color: 003 Match to WD-01 B
Plaster					
PL-01		Etched plaster	Guerin Design & Development 7525 Ethel Ave Ste B North Hollywood, CA 91605 P 818.764.3289 F 818.764.1969 Contact Guerin Swing guerin@guerindesign.com		Description: Etched plaster Model Name/No.: Custom Color: Color to match control sample Finish: To match control sample Design Feature: Etched plaster design continued from wall to ceiling Notes: Designer to approve sample prior to installation
PL-02		Patterned plaster	Guerin Design & Development 7525 Ethel Ave Ste B North Hollywood, CA 91605 P 818.764.3289 F 818.764.1969 Contact Guerin Swing guerin@guerindesign.com		Description: Patterned plaster Model Name/No.: Custom Color: White and beige Finish: Matte Notes: Designer to approve sample prior to installation
PL-03		Exterior plaster	Texton 8025 Deerling Ave Canoga Park, CA 91304 P 818.227.4812 Contact Nancy P 310.866.7006 nancy@texton.com		Description: Exterior specialty plaster Model Name/No.: VPC-39000-02010 Color: White Finish: Matte Notes: Designer to approve sample Must be suitable for exterior
Stone					
ST-01		Marble terrazzo	Santa Margherita ITA Contact Default info@santamargherita.net	Santa Margherita ITA Contact Default info@santamargherita.net	Description: Marble terrazzo Model Name/No.: Palladio Gris D152 Material: SM marble Finish: Polished Size: Per DWG. Thickness: 1/2" Color: Gray white aggregates Grout: TBD Notes: Must be stain resistant
Tile					
TL-01		Floor tile	Eurowest 8761 Beverly Blvd. West Hollywood, CA 90048 USA Contact Giuseppe Colucci C 714.310.7934 gc@eurowest.com	Eurowest 8761 Beverly Boulevard West Hollywood, CA 90048 USA P 800.978.7500 Contact Giuseppe Colucci P 714.310.7934 gcolucci@eurowest.com	Description: Exterior Floor & Interior floor / wall tile Model Name/No.: Venice White Material: Porcelain tile Finish: Natural (Non-slip) Size: 24" x 48" Thickness: 10mm Color: Zinc Grout: TBD Notes: Must be suitable for exterior & interior.
TL-02		Floor tile	Eurowest 8761 Beverly Blvd. West Hollywood, CA 90048 USA Contact Giuseppe Colucci C 714.310.7934 gc@eurowest.com	Eurowest 8761 Beverly Boulevard West Hollywood, CA 90048 USA P 800.978.7500 Contact Giuseppe Colucci P 714.310.7934 gcolucci@eurowest.com	Description: Floor tile at stairs Model Name/No.: Venice White Material: Porcelain tile Finish: Natural (Non-slip) Size: 24" x 12" Thickness: 10mm Color: Zinc Grout: TBD Notes: Must be suitable for commercial floor.

Item #	Image	Item Name	Manufacturer	Vendor	Details
TL-03		Floor tile	Concrete Collaborative 1131 Grand Ave San Marcos, CA 92078 USA P 855.268.0808 Contact Megan Cooke megan@concrete-collaborative.com		Description: Terrazzo floor tile Model Name/No.: Venetian - Ivory large marble chip Material: Terrazzo concrete tile Finish: Matte Size: Custom pattern per DWG. Thickness: TBD Color: White Grout: TBD Notes: Must be suitable for outdoor application.
TL-04		Floor tile	Concrete Collaborative 1131 Grand Ave San Marcos, CA 92078 USA P 855.268.0808 Contact Megan Cooke megan@concrete-collaborative.com		Description: Terrazzo floor tile Model Name/No.: Venetian - Alabaster large marble + gold chip Material: Terrazzo concrete tile Finish: Matte Size: Custom pattern per DWG. Thickness: TBD Color: White Grout: TBD Notes: Must be suitable for outdoor application.
TL-05		Floor tile	Concrete Collaborative 1131 Grand Ave San Marcos, CA 92078 USA P 855.268.0808 Contact Megan Cooke megan@concrete-collaborative.com		Description: Terrazzo floor tile Model Name/No.: Venetian - Alabaster large marble + gold chip Material: Terrazzo concrete tile Finish: Matte Size: Custom pattern per DWG. Thickness: TBD Color: White Grout: TBD Notes: Must be suitable for outdoor application.
TL-06		Floor tile	Eurowest 8761 Beverly Blvd. West Hollywood, CA 90048 USA Contact Giuseppe Colucci C 714.310.7934 gcolucci@eurowest.com	Eurowest 8761 Beverly Boulevard West Hollywood, CA 90048 USA P 800.978.7500 Contact Giuseppe Colucci P 714.310.7934 gcolucci@eurowest.com	Description: Exterior Floor & Interior floor / wall tile Model Name/No.: Venice Grey Material: Porcelain tile Finish: Natural (Non-slip) Size: 24" x 48" Thickness: 10mm Color: Zinc Grout: TBD Notes: Must be suitable for exterior & interior.
TL-07		Cove tile	ROCA USA Inc 1222 E. Howell Ave. Suite A Anaheim, CA 92805 USA Contact Ivan Egalla C 310.980.5640 ivan.egalla@us.roca.com	ROCA USA Inc 1222 E. Howell Ave. Suite A Anaheim, CA 92805 USA Contact Ivan Egalla C 310.980.5640 ivan.egalla@us.roca.com	Description: Cove tile Model Name/No.: Nolita Antracita AFNCL004-AT012 Material: Porcelain tile Finish: Matte Size: 6" x 12" Thickness: 8.7 mm Color: Antracita Grout: TBD Notes:
Wallcover					
WC-01		Custom Wallcover	MDC USA Contact Jenna Webster C 800.621.4006 jwebster@mcdwall.com		Description: Custom Wallcovering Pattern Name: Custom to match concept image Pattern Number: Custom Color: Silver marble Finish: Digital artist canvas base. Washable. Width: 57", 64" wide print Repeat: TBD Type: Type 2 Weight: 28 oz/yd Content: Fabric backed ultra-white vinyl Backing: Fabric backing Fire Rating: Must pass Class A Notes: Must be suitable for commercial use.

Item #	Image	Item Name	Manufacturer	Vendor	Details
WC-02		Wallcover	Mood 36 East 81st Street New York, NY 10016 USA P 646.396.0455 Contact Default	Korcoast 3875 Embassy Parkway Fairfax, VA 44333 P 877.539.2557 P 330.664.2152 Contact Deesee Hogan P 310.383.5028 dhogan@korcoast.com	Description: Wallcover Pattern Name: mood wallcovering - Distinct Animals Pattern Number: M02071 RAVEN Color: Black (Raven) Finish: Non-woven, washable Width: 51.18" Repeat: 78.74/39.37" Match Type: Weight: Content: Backing: Fire Rating: Must pass Class A Notes: Must be suitable for commercial use.
Wood					
WD-01		Patterned wood floor panel	Finishes, Flooring and Architectural accents USA P 310.926.6850 Contact Tony Murphy finishestm@gmail.com	Finishes, Flooring and Architectural accents USA P 310.926.6850 Contact Tony Murphy finishestm@gmail.com	Description: Patterned wood floor - engineered Model Name/No.: Custom patterned wood panel with 3 different colors. Color: 3 colors: light, medium, dark WD-01 A: PLYMOUTH WD-01 B: COLOR-003 WD-01 C: HUBBARDSON Wood Species: European oak Finish: Urethane Size: 7' width, Random length, 5/8" thick Notes: Maintenance to be instructed by manufacture. Must be suitable for commercial use.



DOOR TO MATCH WD-01

CORRIDOR ELEVATION 1
SCALE: 1/2"=1'-0"



DOOR TO MATCH WD-01

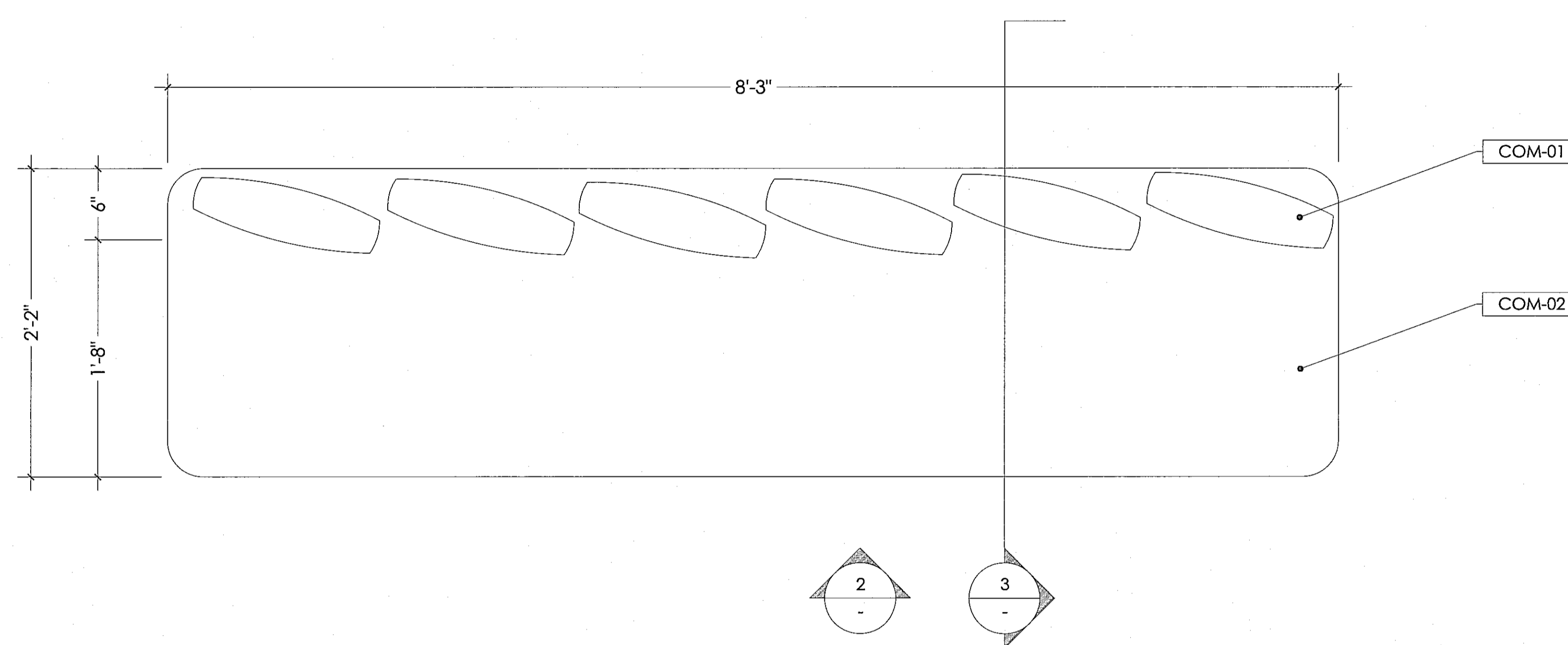
CORRIDOR ELEVATION 2
SCALE: 1/2"=1'-0"

ESPERANZA
COMMERCIAL PERMIT #19-00812 (1ST FLOOR)
309 MANHATTAN BEACH BLVD.
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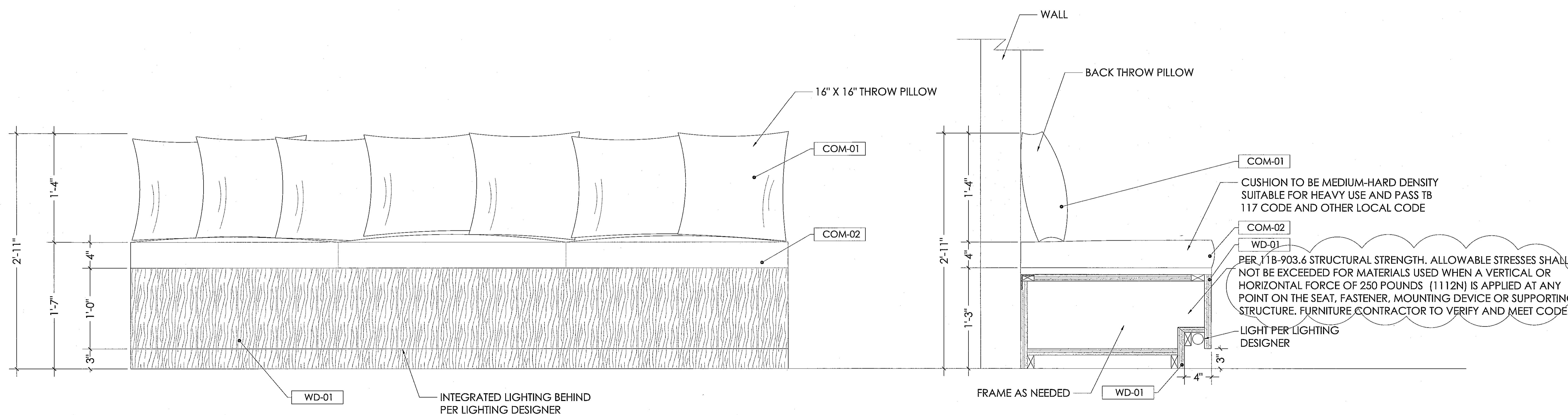
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FILE NAME:	ID-F1-5.04		



MILL-01 BANQUETTE - PLAN VIEW 1
SCALE: 1-1/2"=1'-0"



MILL-01 BANQUETTE - FRONT VIEW 2
SCALE: 1-1/2"=1'-0"

MILL-01 BANQUETTE - SECTION 3
SCALE: 1-1/2"=1'-0"

GENERAL NOTES:

1. MFG. TO DETERMINE THE QUANTITY ORDER

2. ALL MATERIALS USED IN FINISHING OF FURNITURE SHALL BE OF THE HIGHEST QUALITY STANDARD.

3. ALL HARDWARE TO BE CONTRACT QUALITY. FINISHES TO BE OF THE HIGHEST-GRADE, RESISTANT TO WATER, ALCOHOL, AND CHEMICAL STAINS. ALL EXPOSED MEMBERS SHALL BE MADE TO CONFORM, AS SPECIFIED, IN COLOR AND FINISH. IN PRODUCTION, FINISH NEEDS TO BE CONSISTENT AND SMOOTH WITH NO ROUGH EDGES.

4. EACH CONNECTION SHALL BE THOROUGHLY SANDED, SMOOTHED AND CLEANED BEFORE ANY FINISH IS APPLIED.

5. WOOD CONSTRUCTION IS TO BE SELECTED, SEASONED, KILN-DRIED, AND WORM-FREE LUMBER. ALL MAJOR JOINTS ARE TO BE DOUBLE-DOWELED, GLUED, AND SCREWED WITH ACCURATELY FITTED JOINTS, CORNERS, AND MITERS. GLUE STAINS ARE UNACCEPTABLE. EXPOSED WOOD SURFACES SHALL BE FREE FROM DENTS, TOOL MARKS, WARPING, BUCKLING, AND OPEN JOINTS. WOOD CONSTRUCTION MUST COMPLY WITH AWI QUALITY STANDARDS.

6. METAL FINISHES TO HAVE CLEAR ENAMEL MATTE COATING, CLEAR RUST INHIBITOR, BAKED ENAMEL, OR POWDER-COAT FINISH FOR HUMIDITY PROTECTION TO PREVENT RUST AND CORROSION. MANUFACTURER TO ENSURE MATERIALS ARE NON-CORROSIVE AND SUITABLE FOR USE IN HIGH HUMIDITY AND SALT AIR LOCATIONS AS REQUIRED.

7. MFG. TO PROVIDE MOCK-UP FOR DESIGNER TO REVIEW PRIOR MANUFACTURING

8. MFG. TO PROVIDE SHOP DRAWINGS AND FINISH SAMPLE FOR REVIEW AND APPROVAL PRIOR MANUFACTURING

9. DIMENSIONS TO BE VERIFIED PER EQUIPMENT SPECIFICATIONS.

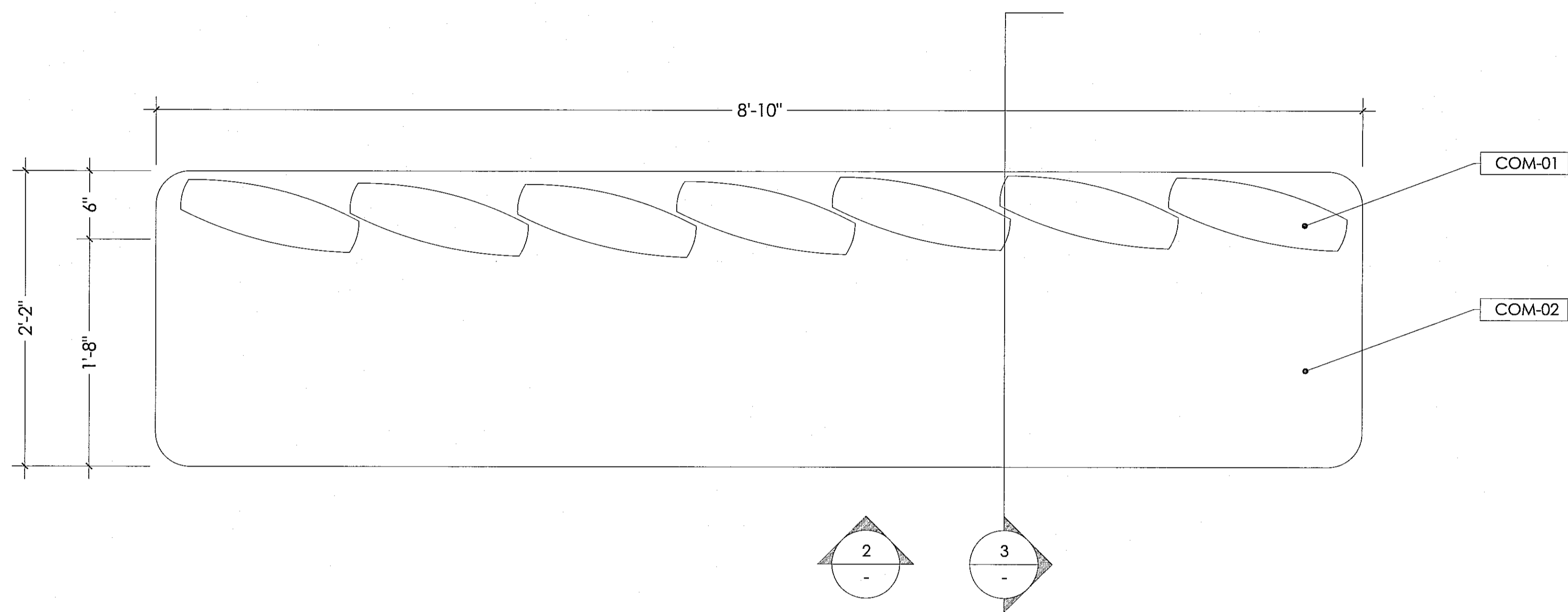
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** PLEASE REFER TO ALL EQUIPMENT SPECIFICATION FOR ALL ELECT./PLUMBING REQ.

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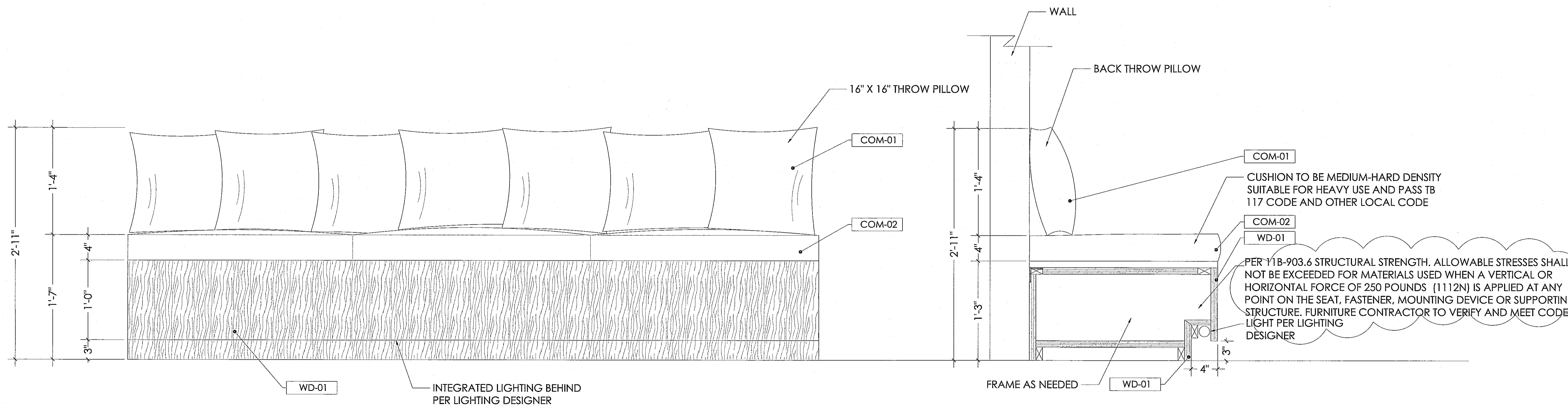
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MILL-02 BANQUETTE - PLAN VIEW 1
SCALE: 1-1/2"=1'-0"

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MILL-02 BANQUETTE - FRONT VIEW 2
SCALE: 1-1/2"=1'-0"

MILL-02 BANQUETTE - SECTION 3
SCALE: 1-1/2"=1'-0"

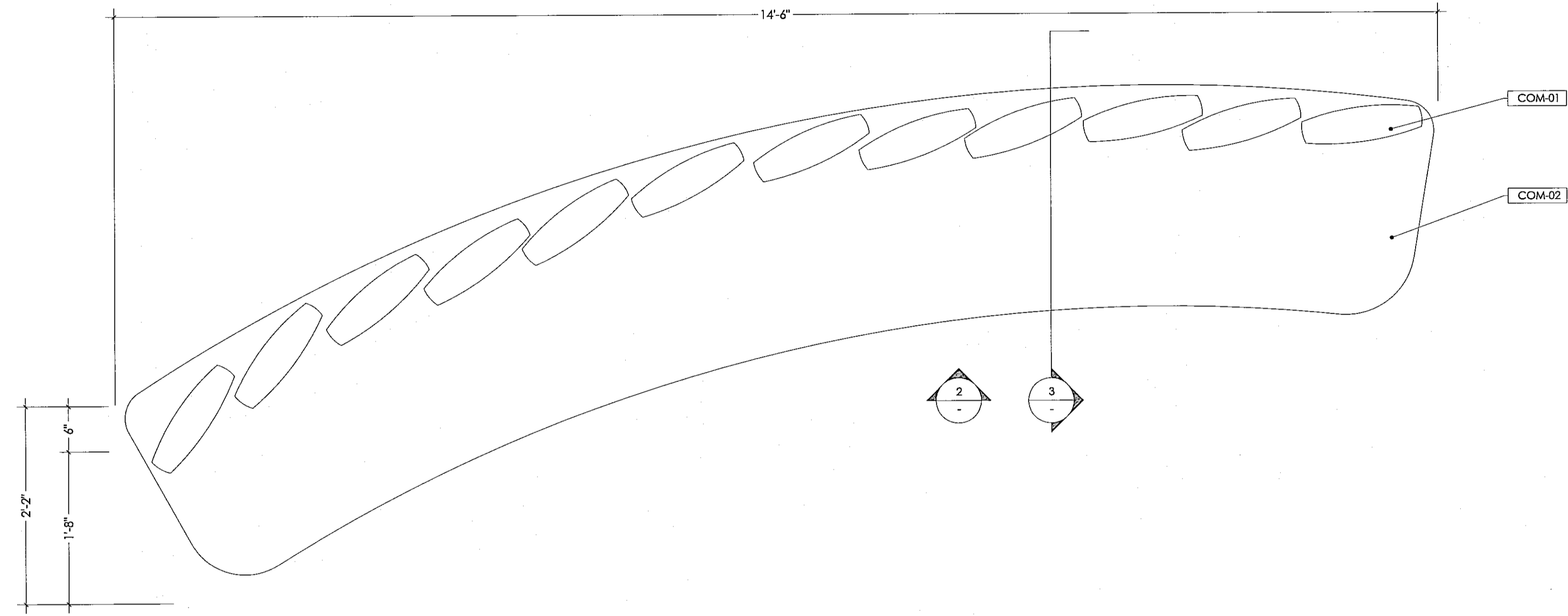
ESPERANZA
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309 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90254
RESIDENTIAL PERMIT #19-01835 (2ND FLOOR)
308 CENTER PLACE
MANHATTAN BEACH, CA 90254
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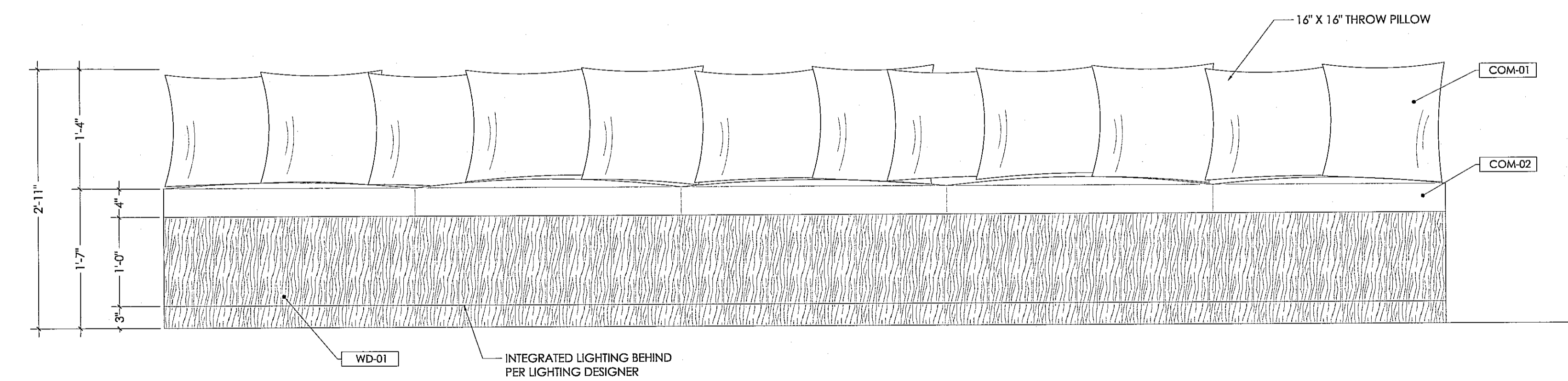
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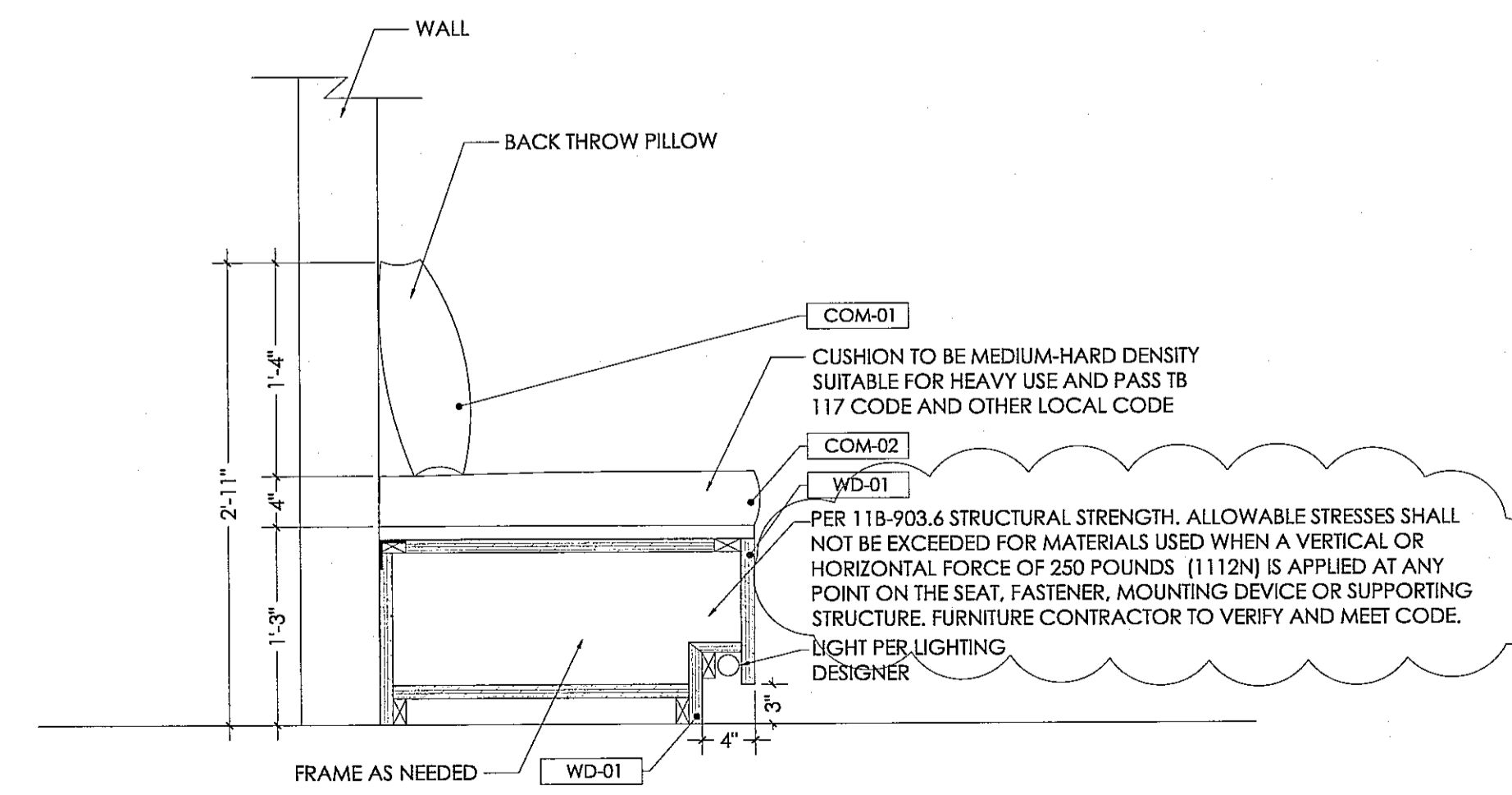
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MILL-03 BANQUETTE - PLAN VIEW 1
SCALE: 1"=1'-0"



MILL-03 BANQUETTE - FRONT VIEW 2
SCALE: 1"=1'-0"



MILL-03 BANQUETTE - SECTION 3
SCALE: 1"=1'-0"

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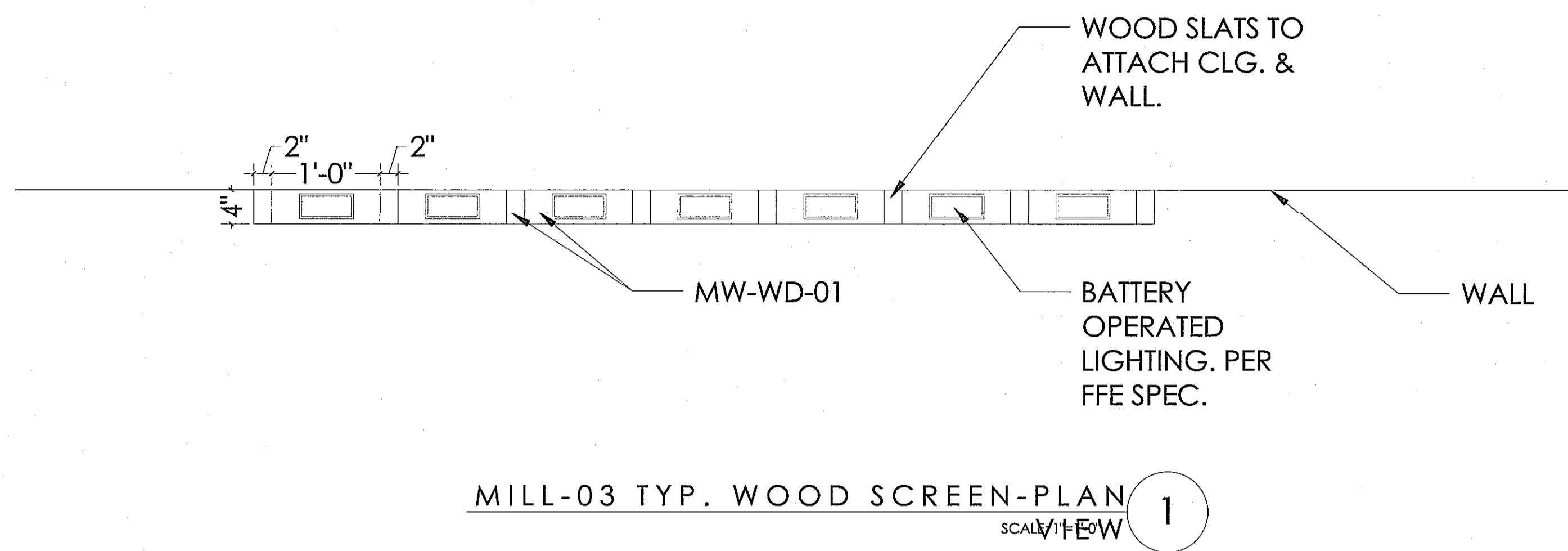
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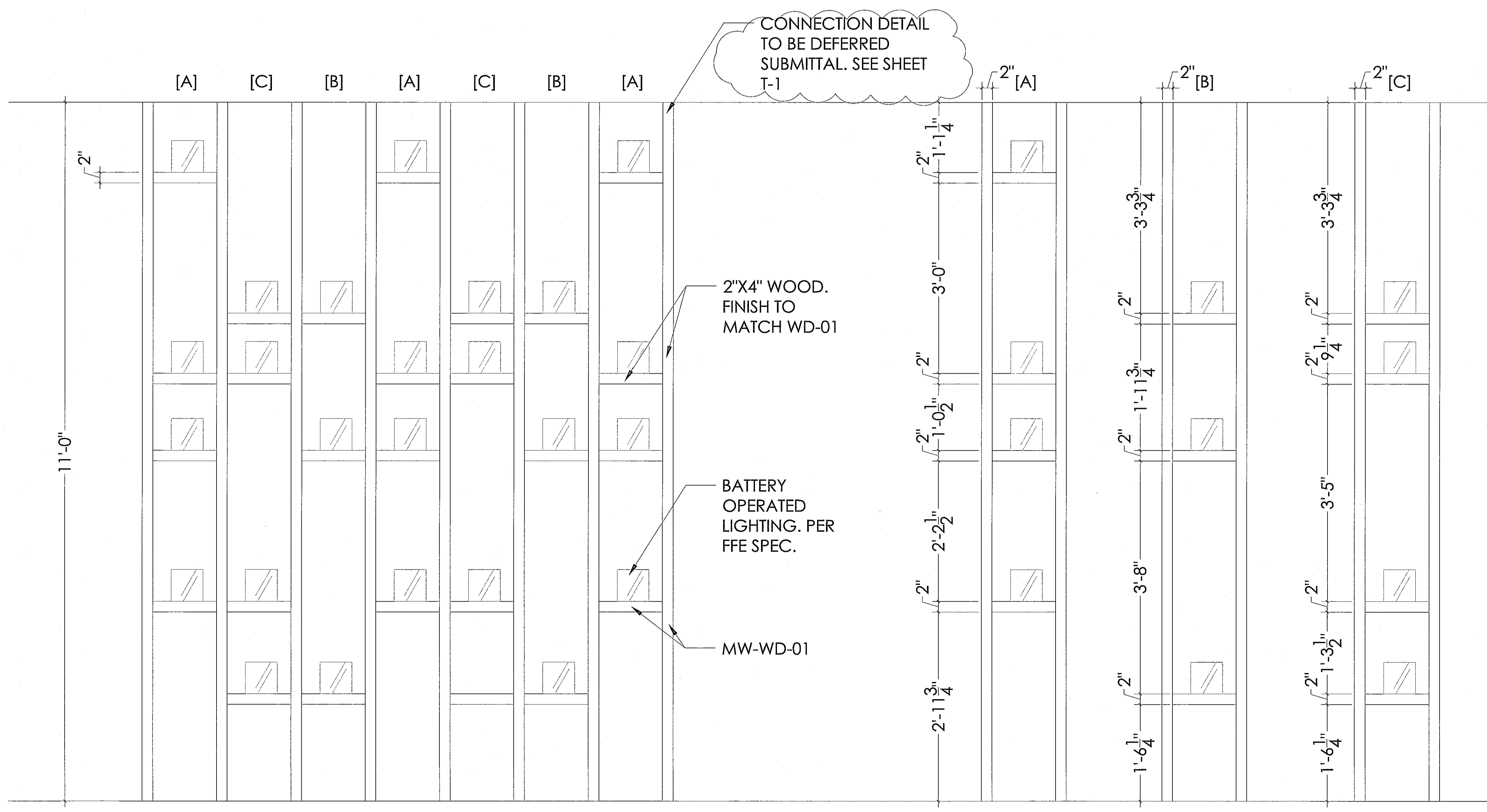
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MILL-03 TYP. WOOD SCREEN-PLAN
SCALE: 1/4" = 1'-0" 1



MILL-03 TYP. WOOD SCREEN-FRONT
SCALE: 1" = 1'-0" 2

MILL-03 TYP. WOOD SCREEN-DIM. FRONT VIEW
SCALE: 1" = 1'-0" 2

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CONNECTION DETAIL TO BE DEFERRED SUBMITTAL. SEE SHEET T-1

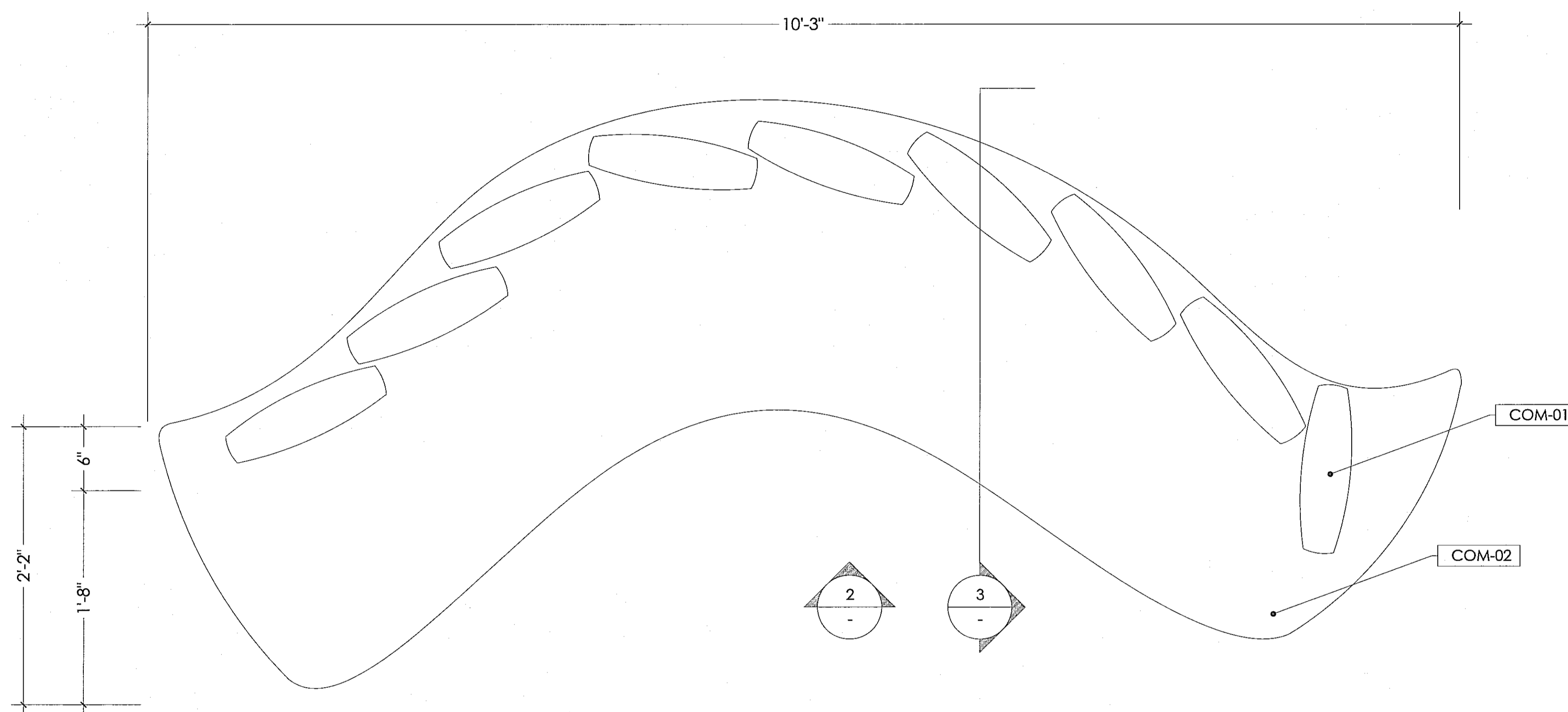
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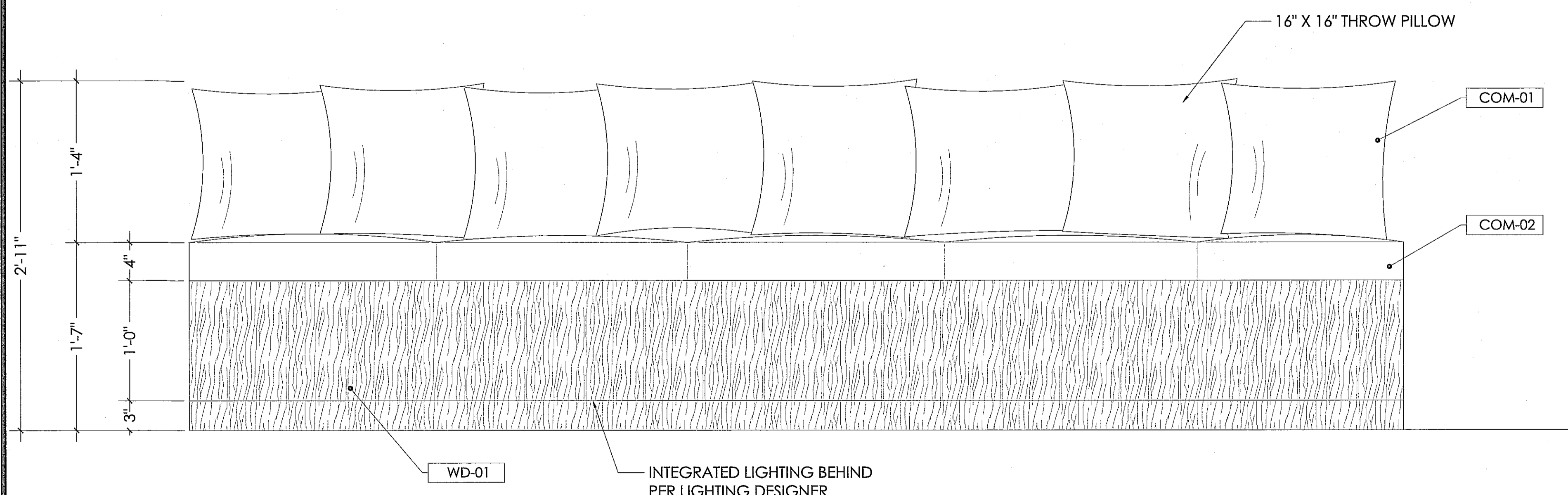
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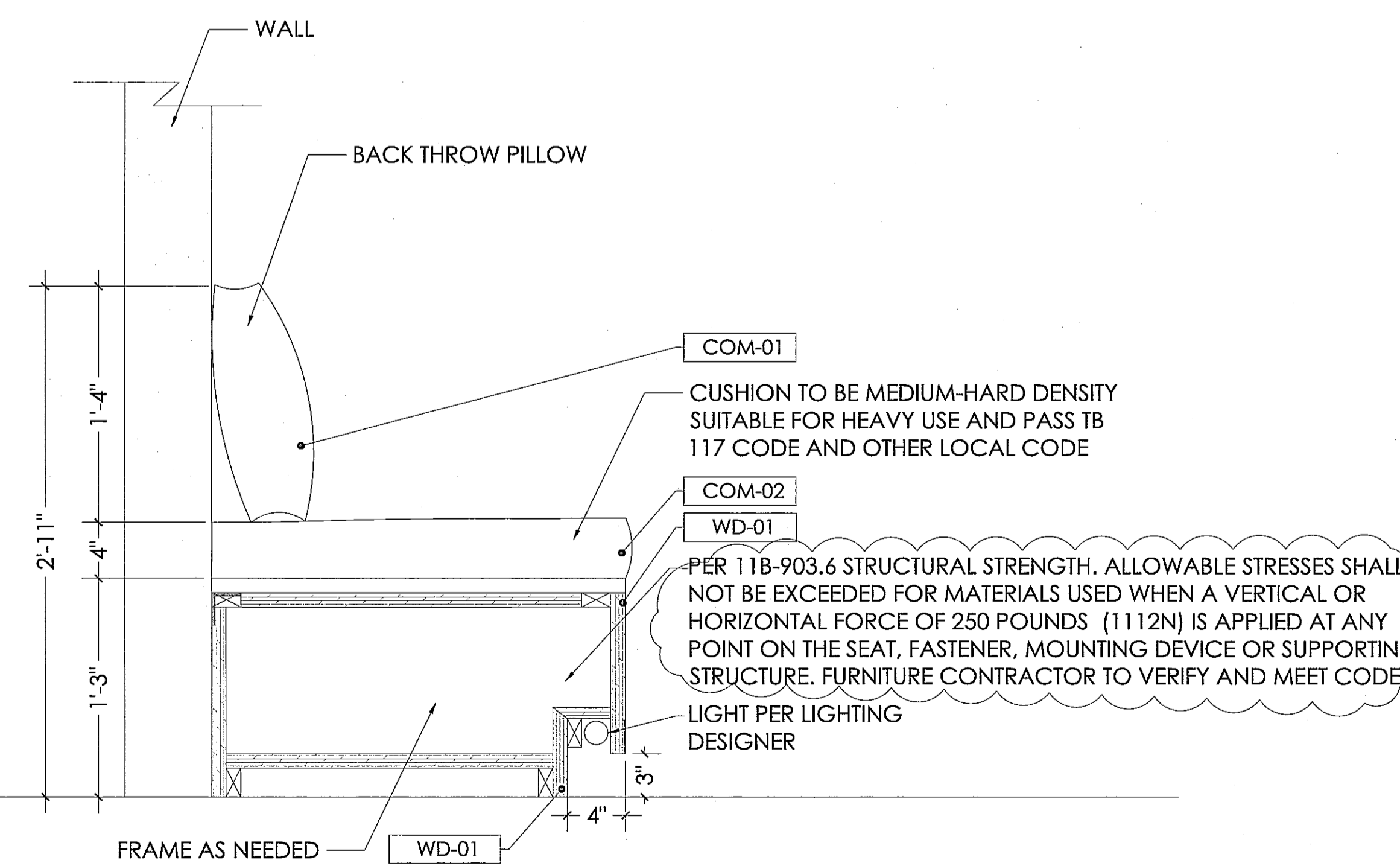
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FILE NAME:			ID-F1-8.03



MILL-05 BANQUETTE - PLAN VIEW 1
SCALE: 1-1/2"=1'-0"



MILL-05 BANQUETTE - FRONT VIEW 2
SCALE: 1-1/2"=1'-0"



MILL-05 BANQUETTE - SECTION 3
SCALE: 1-1/2"=1'-0"

GENERAL NOTES:

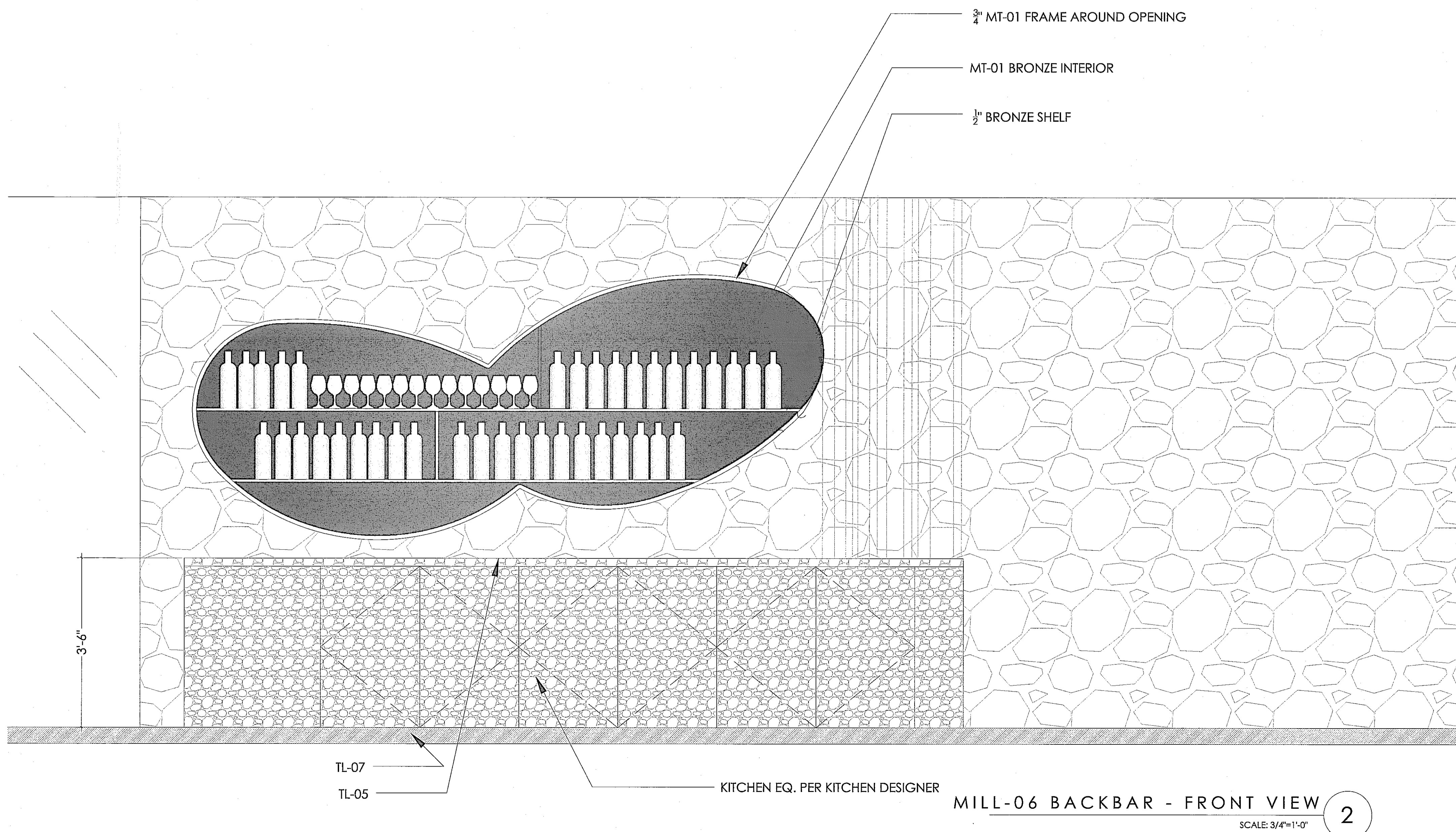
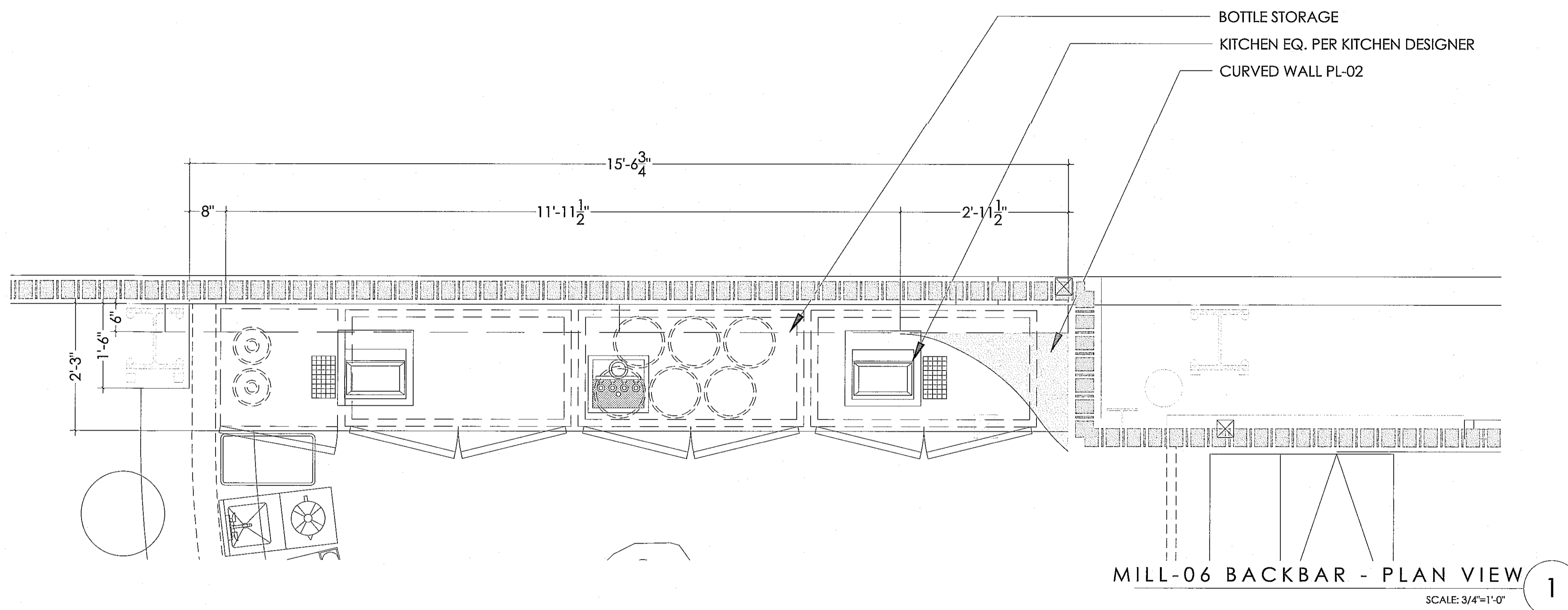
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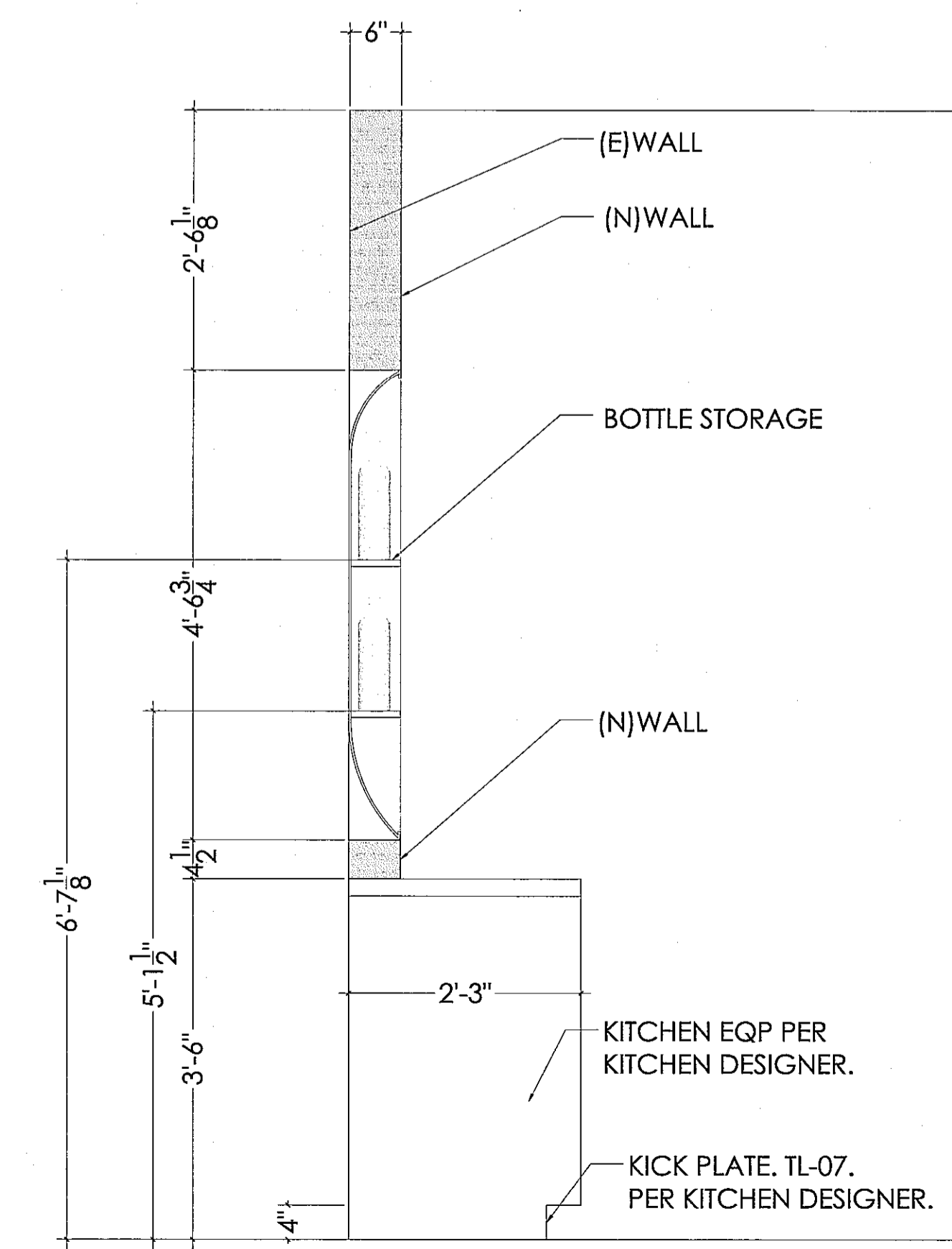
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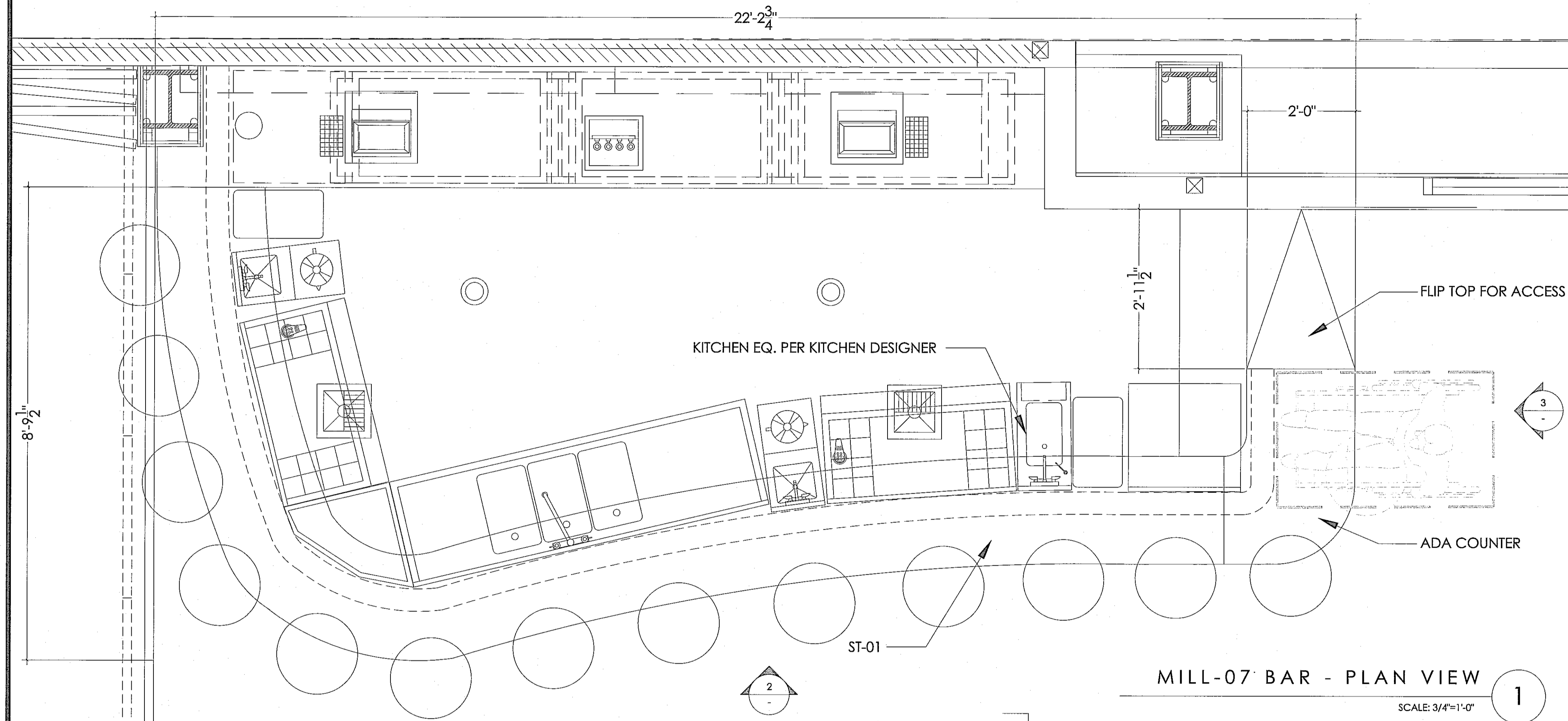
MILL-06 BACKBAR - SECTION
SCALE: 3/4"=1'-0" 3

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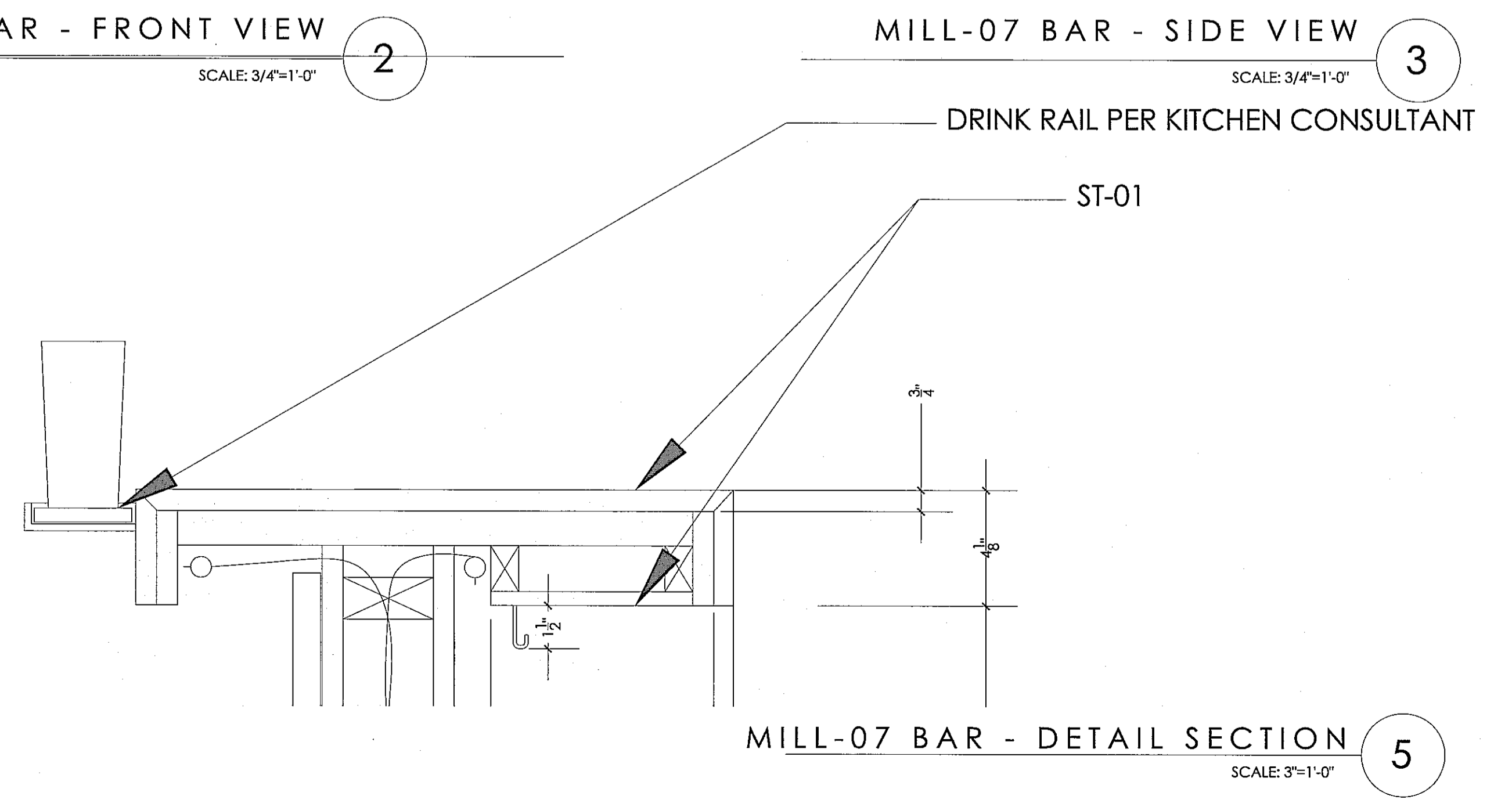
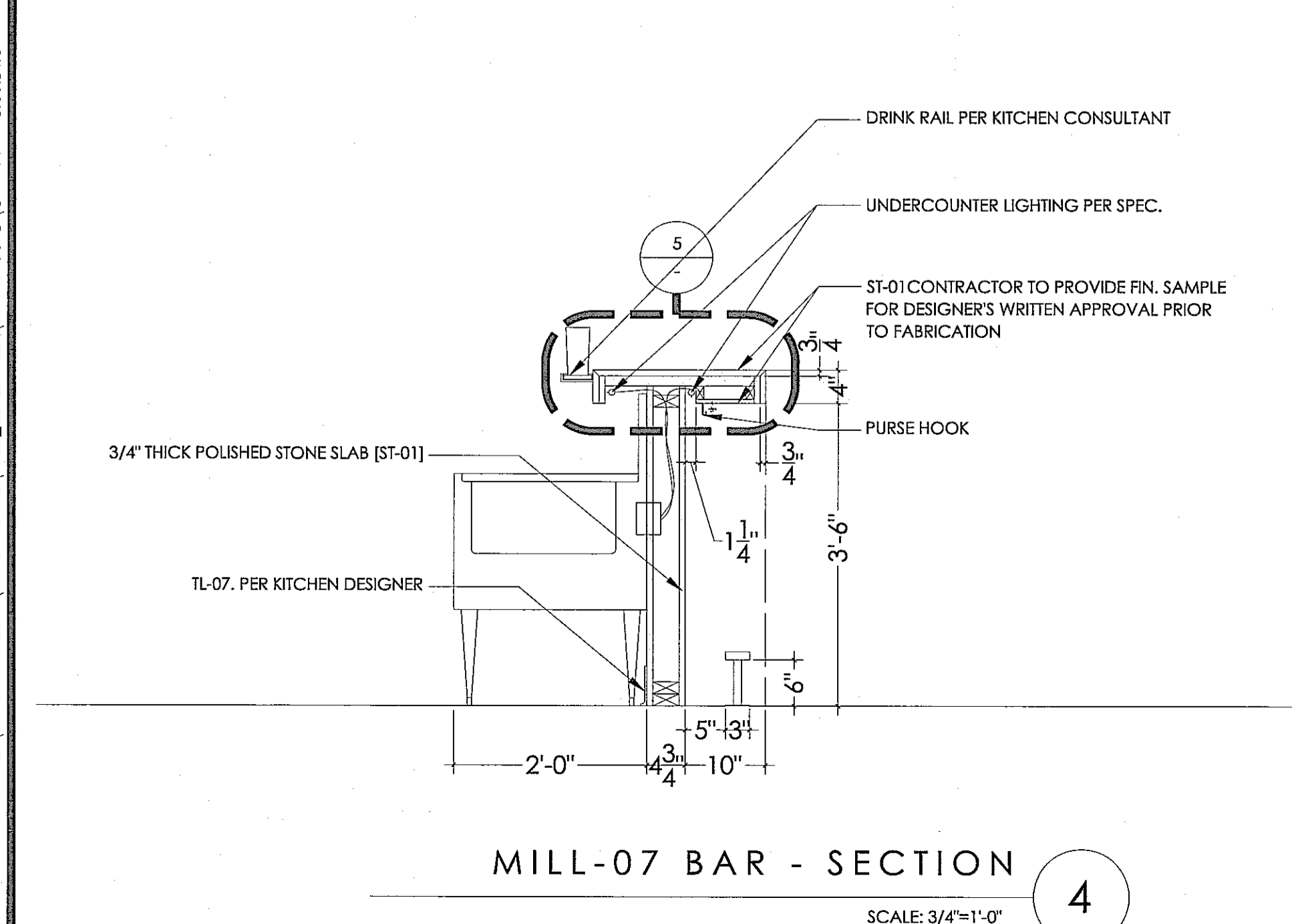
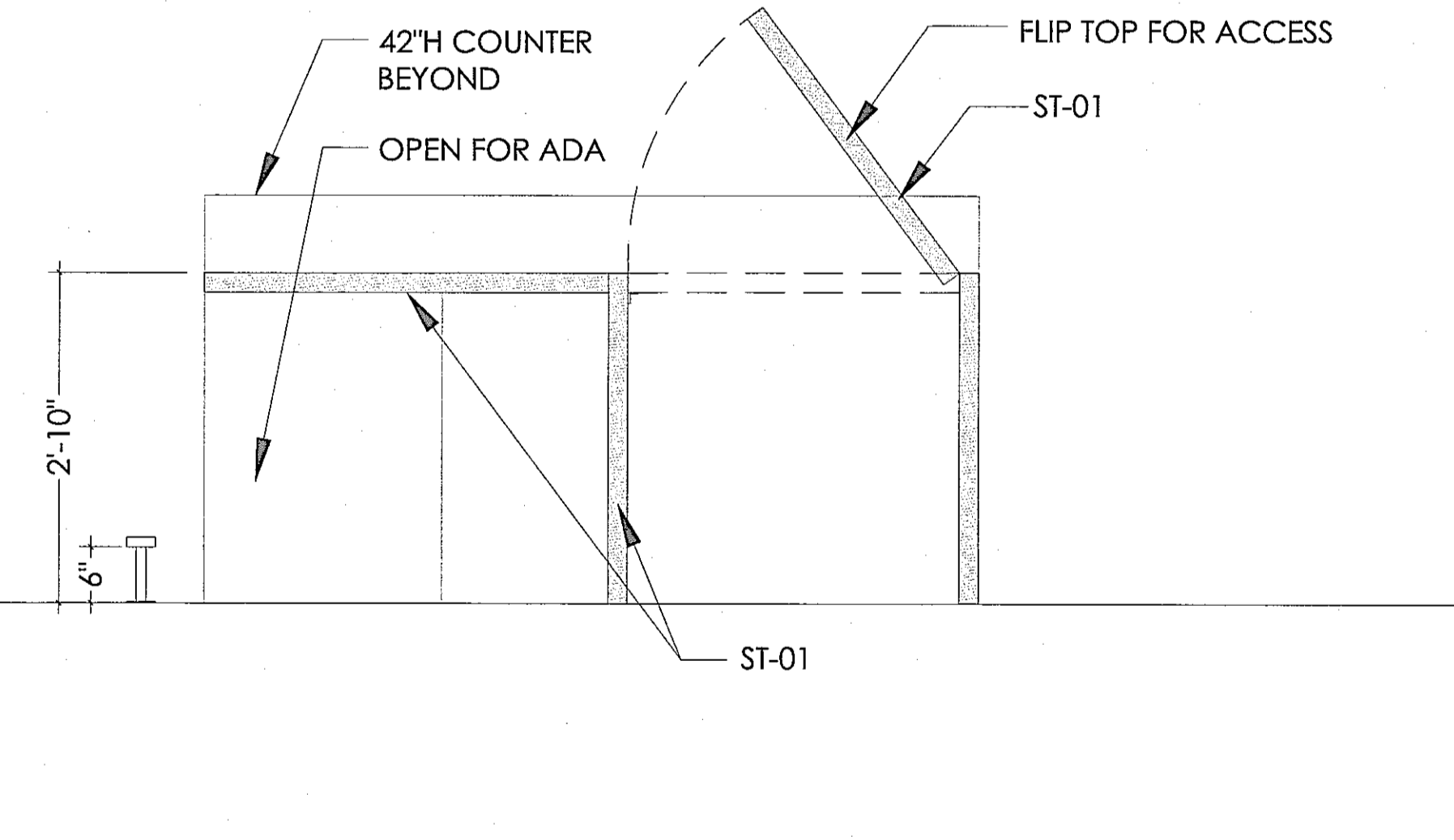
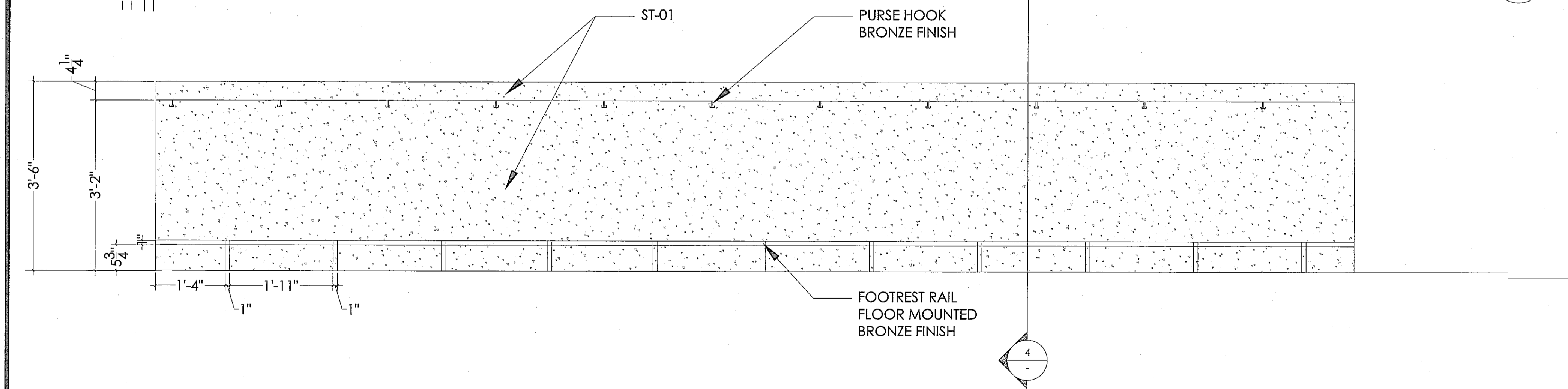
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ESPERANZA
COMMERCIAL PERMIT #19-00812 (1ST FLOOR)
309 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90254
RESIDENTIAL PERMIT #19-01835 (2ND FLOOR)
308 CENTER PLACE
MANHATTAN BEACH, CA 90254
DEVELOPED FOR:
NEWMAN HOSPITALITY

NO.	DESCRIPTION	DATE
1	1st PLAN CHECK SUBMITTAL	03/28/19
2	2nd PLAN CHECK SUBMITTAL	06/28/19
3	3rd PLAN CHECK SUBMITTAL/BID SET	08/23/19
4	4th P.C. SUBMITTAL/ADDENDUM 1	09/13/19

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JOB NO: NH012.01 SHEET NO:
DATE: 09/13/18
DRAWN: GAA **ID-F1-8.06**
FILE NAME:

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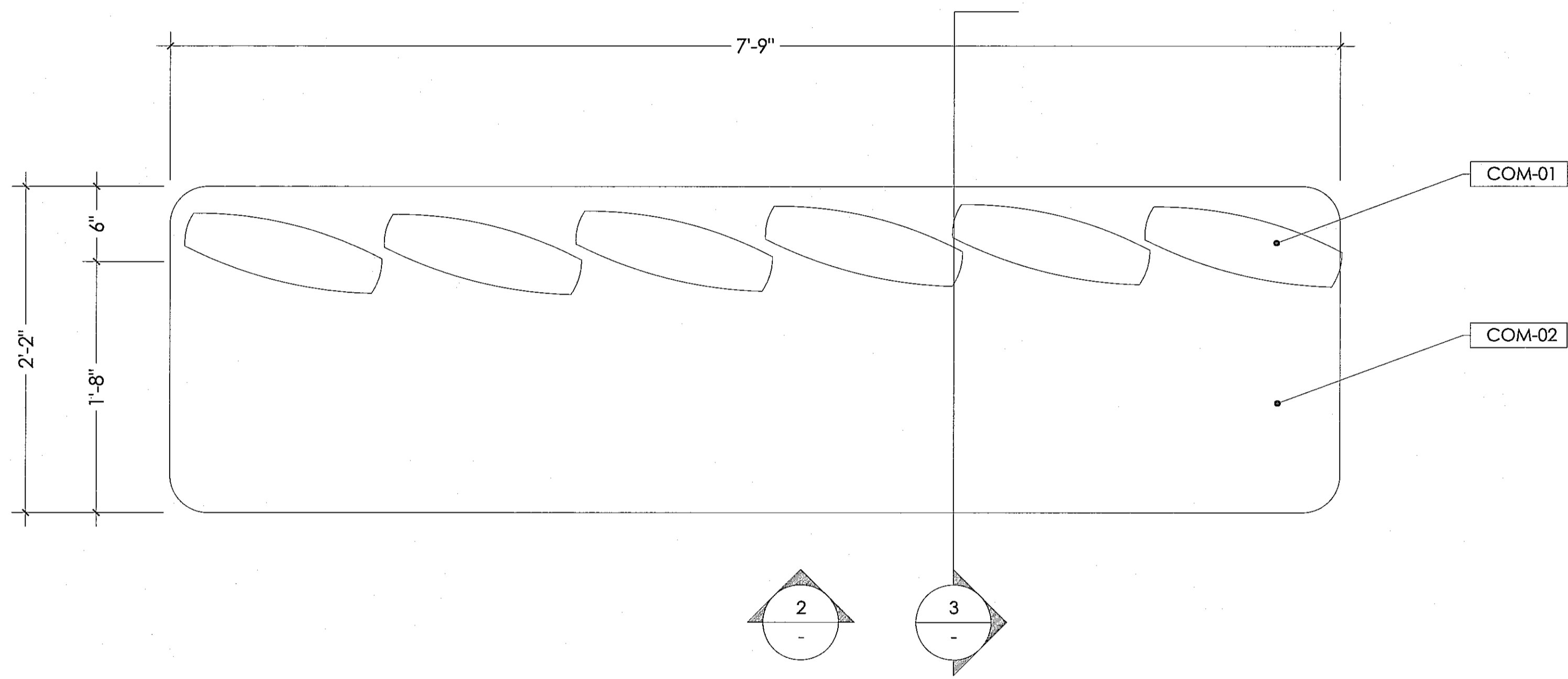
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▲	1st PLAN CHECK SUBMITTAL	03/28/19
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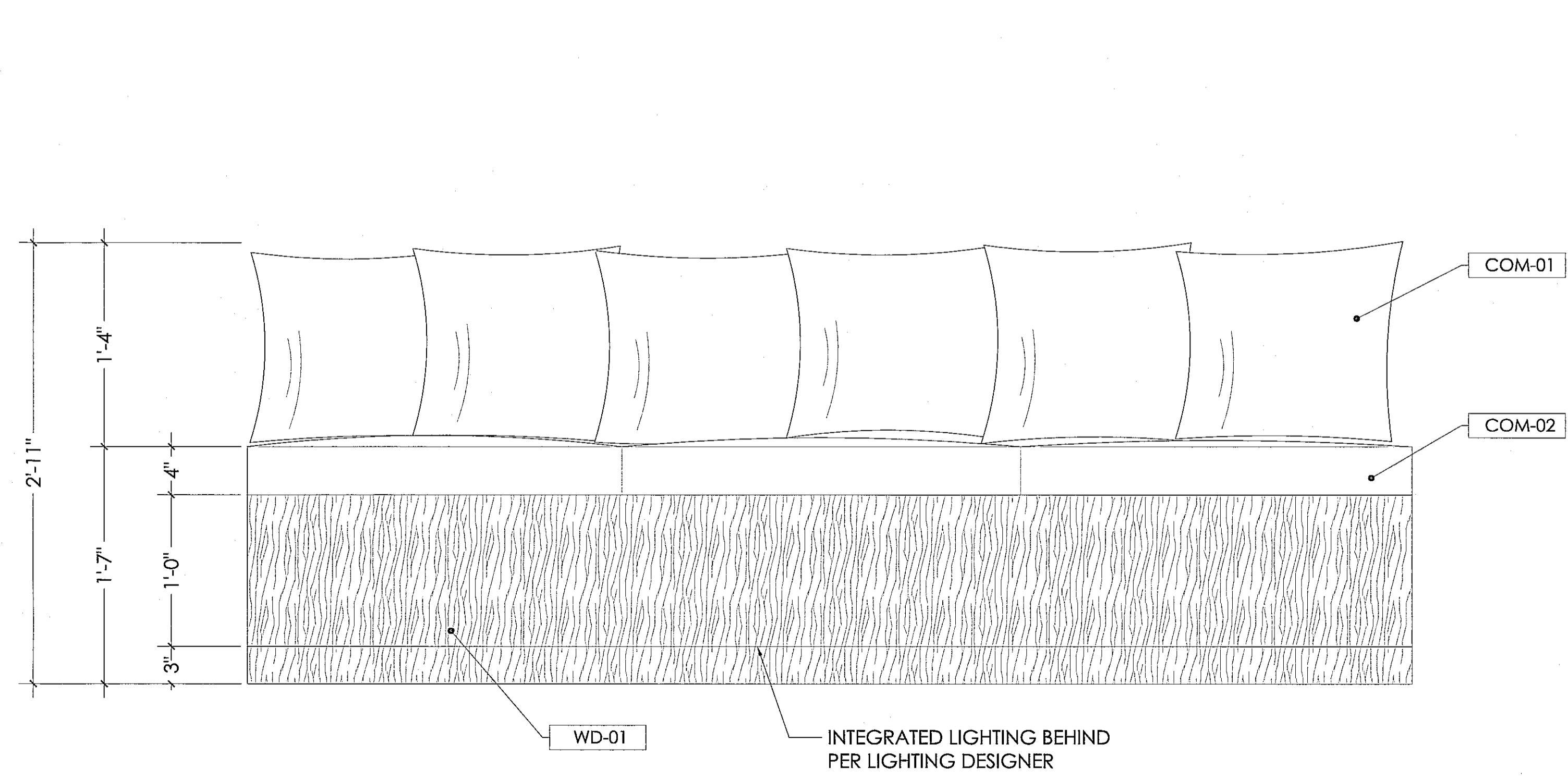
JOB NO: NF012.01	SHEET NO:
DATE: 09/13/18	
DRAWN: GAA	ID-F1-8.08
FILE NAME:	

GENERAL NOTES:

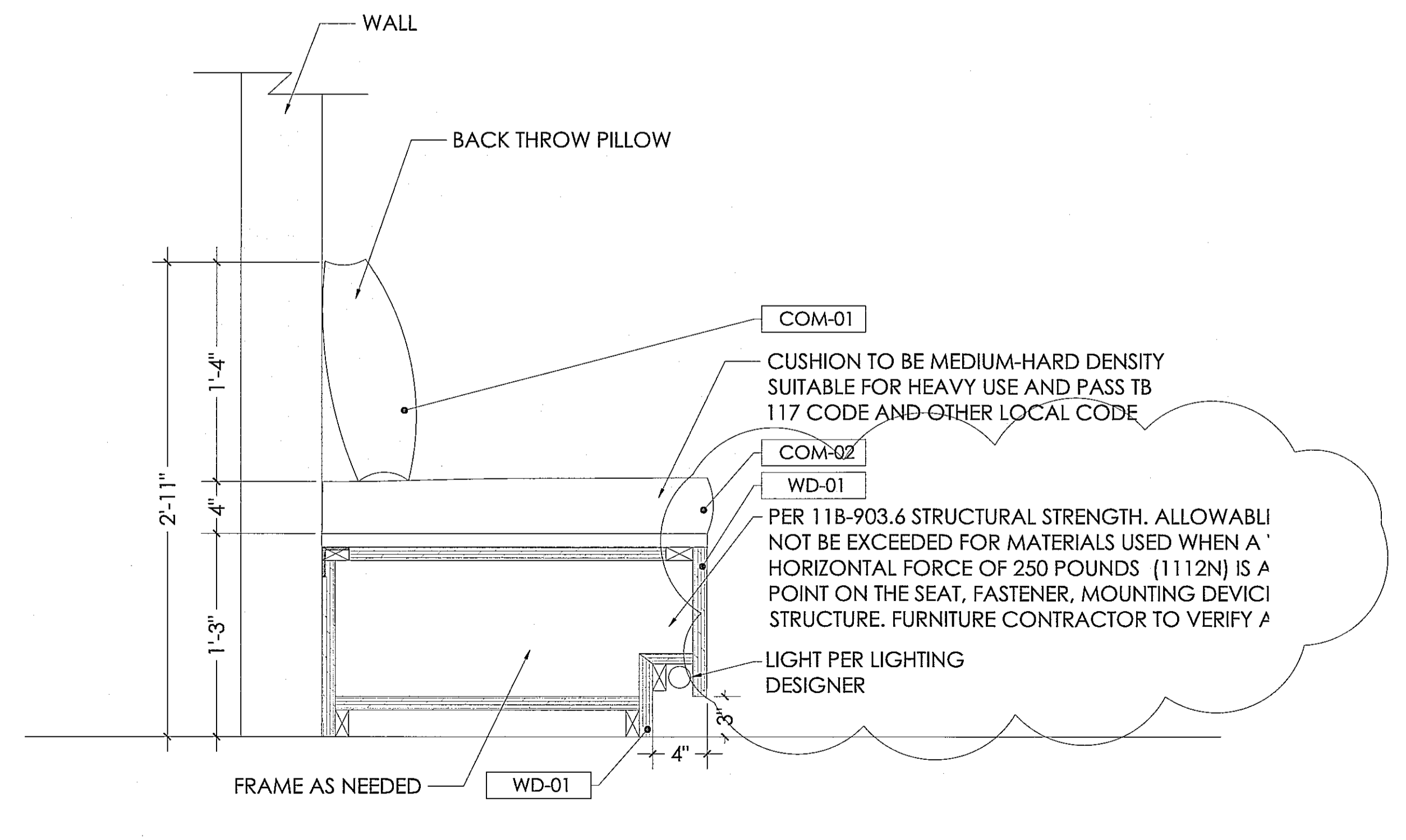
- MFG. TO DETERMINE THE QUANTITY ORDER
 - ALL MATERIALS USED IN FINISHING OF FURNITURE SHALL BE OF THE HIGHEST QUALITY STANDARD.
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MILL-09 BANQUETTE - PLAN VIEW 1
SCALE: 1-1/2"=1'-0"



MILL-09 BANQUETTE - FRONT VIEW 2
SCALE: 1-1/2"=1'-0"

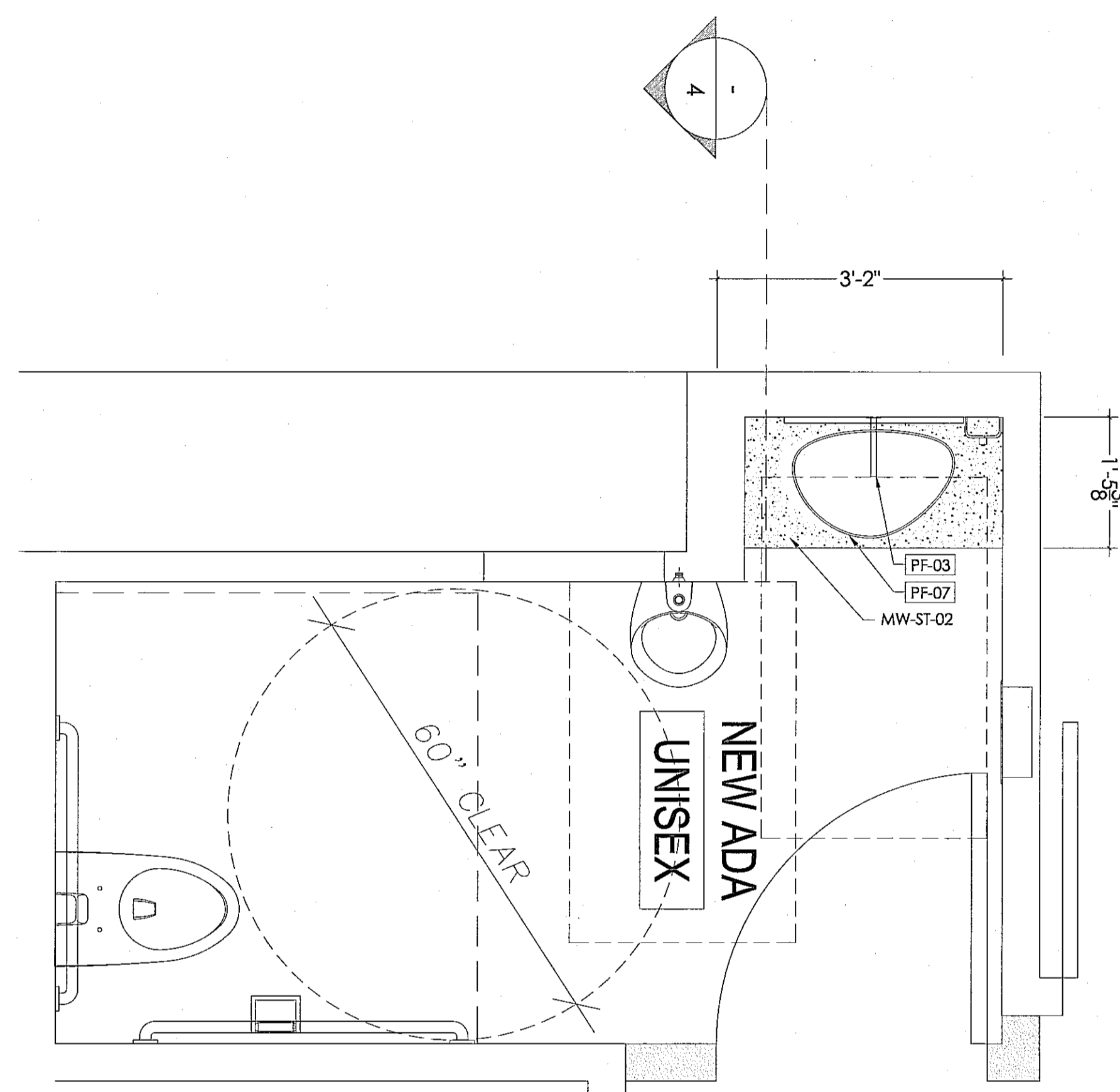


MILL-09 BANQUETTE - SECTION 3
SCALE: 1-1/2"=1'-0"

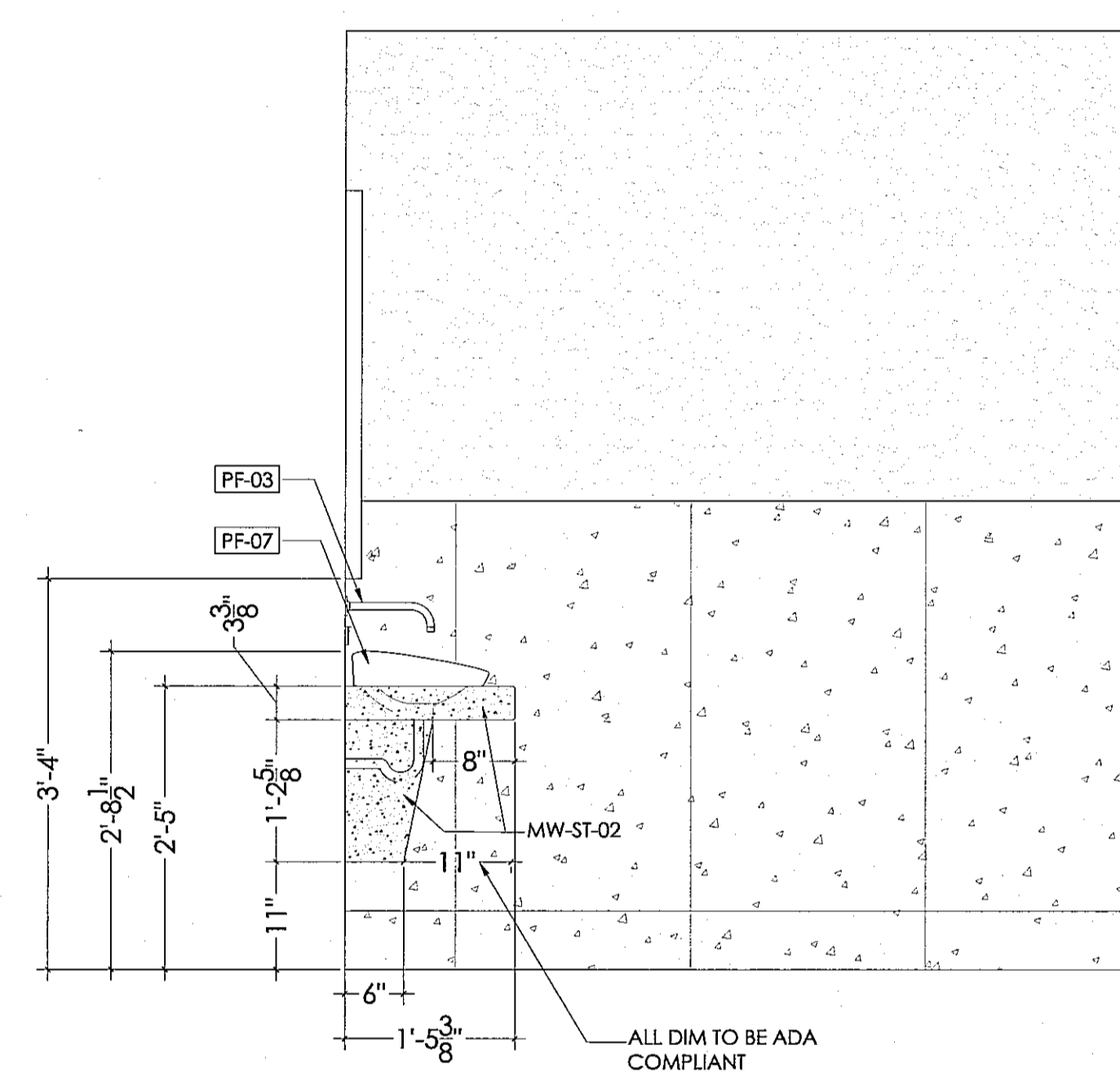
PLOT DATE: 0913 2:01: G:\PROJECTS\01 - G-ACTIVE\1603_ESPERANZA\01 - AUTOCAD\01 - F1 - 8.08.DWG

ESPERANZA
COMMERCIAL PERMIT #19-00812 (1ST FLOOR)
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308 CENTER PLACE
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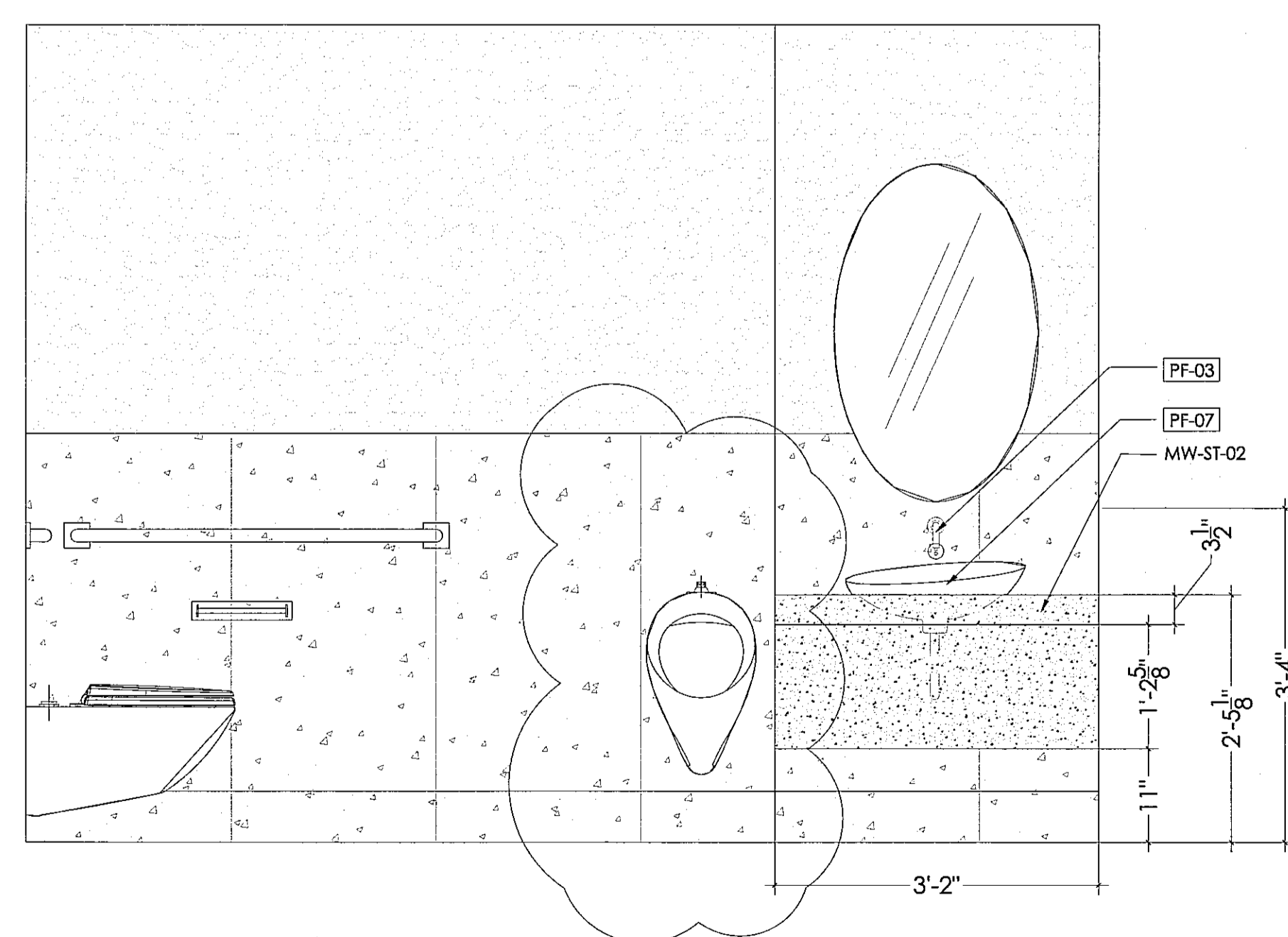
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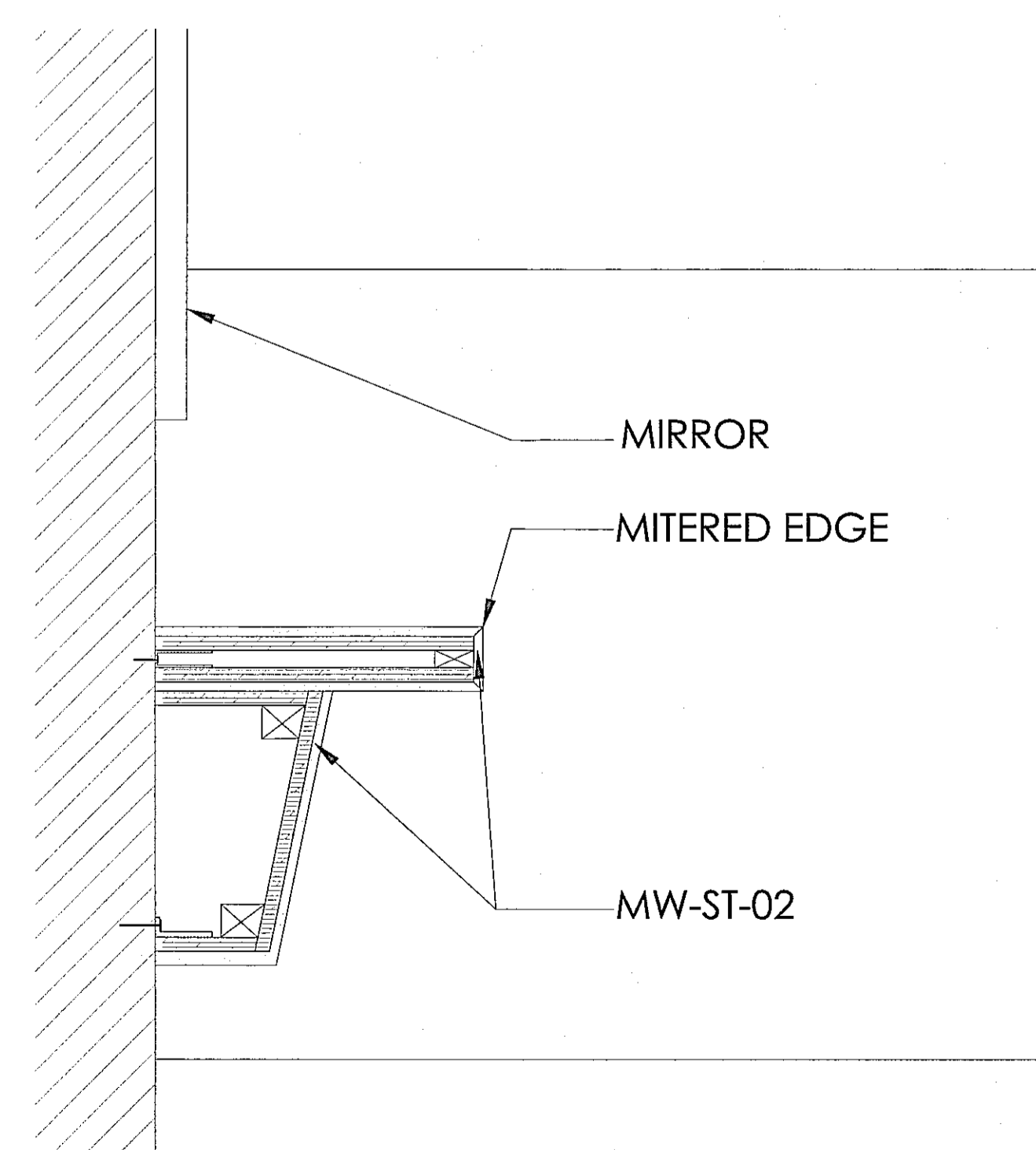
MILL-12 ADA VANITY - TOP VIEW 1
SCALE: 3/4"=1'-0"



MILL-12 ADA VANITY - SIDE VIEW 3
SCALE: 3/4"=1'-0"



MILL-12 ADA VANITY - FRONT VIEW 2
SCALE: 3/4"=1'-0"



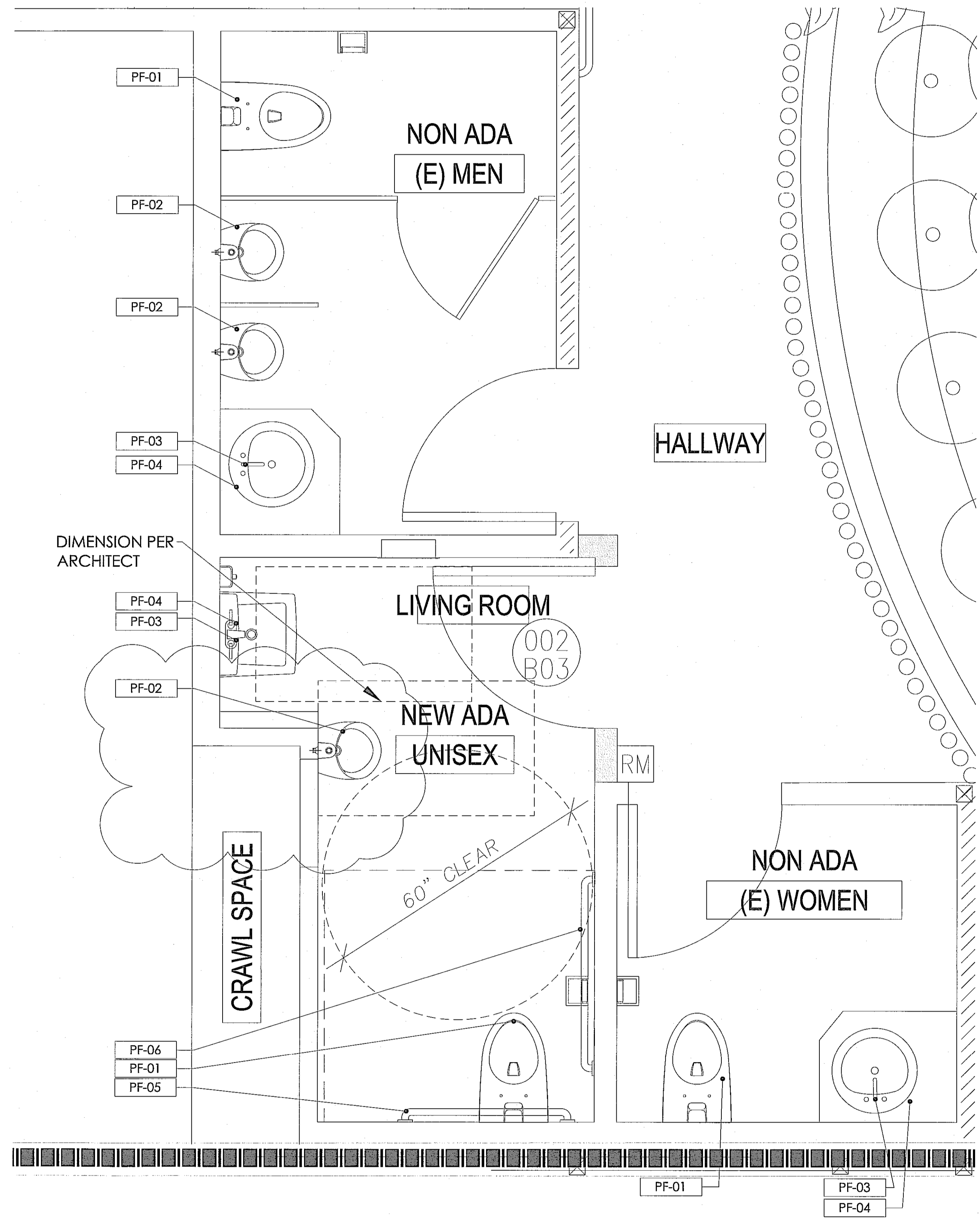
MILL-12 ADA VANITY - SECTION 4
SCALE: 1-1/2"=1'-0"

NO.	DESCRIPTION	DATE
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DRAWN:	GAA		
FILE NAME:			

FILE NAME: ID-F1-8.11



ENLARGED RESTROOM PLANS 1
SCALE: 3/4"=1'-0"

GULLA JONSDOTTIR

ARCHITECTURE - DESIGN

TAG	IMAGE	TYPE	Manufacturer	Model	SIZE	FINISH COLOR	AREA	QTY	REMARKS
PF-01		TOILET	TOTO	CT708BY	24-7/8x35-3/8	WHITE	1st & 2nd Floor	5	1.28GPF
PF-02		URINAL	TOTO	UT105U(V)(G) FLUSH VALVE: TEU2UA11#55	12.25"x21.75"	#01 COTTON	1st & 2nd Floor	3	0.125GPF, Cal Green 5.303.3.2.1 Wall mounted.
PF-02		FAUCET	TOTO	TEL135-D10E#CP	7-11/16"	CUSTOM BLACK NICKEL	1st & 2nd Floor	5	0.09 gpc* - max 10 second On-Demand** (0.09 gpc = 0.5 gpm x 10/60 sec) Equipped with 0.5 gpm flow control
PF-03		LAVATORY	SPAZIO CIELO// BIANCO BIANCO			JADE	1st & 2nd Floor	4	0.19 gpc* - 20 second Continuous*** (0.19 gpc = 0.5 gpm x 20/60 sec) Equipped with 0.5 gpm aerated flow
PF-04		LAVATORY	SPAZIO CIELO// BIANCO BIANCO			JADE	1st & 2nd Floor	4	BIANCO BIANCO jerry@bianco-bianco.com Jerry Chery Chief Executive Officer M. +1 347-579-8607
PF-05		GRAB BAR	GREAT GRABZ	36" GRAB BAR GREAT GRABZ PLATEAU	36"W X 2.75"D	BLACK	1st & 2nd Floor	1	
PF-06		GRAB BAR	GREAT GRABZ	42" GRAB BAR GREAT GRABZ PLATEAU	42"W X 2.75"D	BLACK	1st & 2nd Floor	1	
PF-07		ADA SINK	KOHLER	VEIL VESSEL BATHROOM SINK K-20704-NY		WHITE	1st & 2nd Floor	1	Must be ADA compliant.

PLUMBING SCHEDULE 2

PLOT DATE: 0913 Z:\01- G-PROJECTS\01- G-ACTIVE\1803_ESPERANZA\01- AUTOCAD\ND - F1 - 9.00.DWG

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JOB NO:	NH012.01	SHEET NO:	
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FILE NAME:			ID-F1-9.00

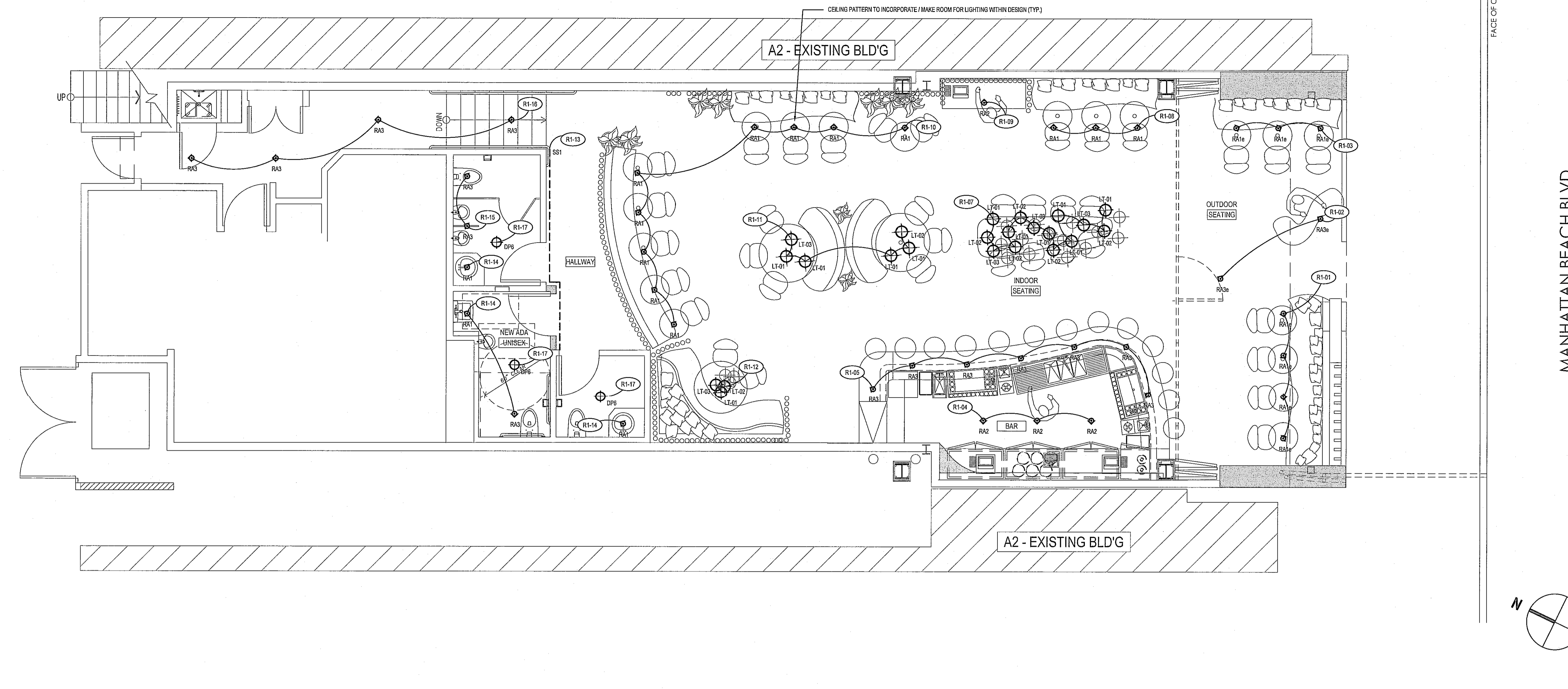
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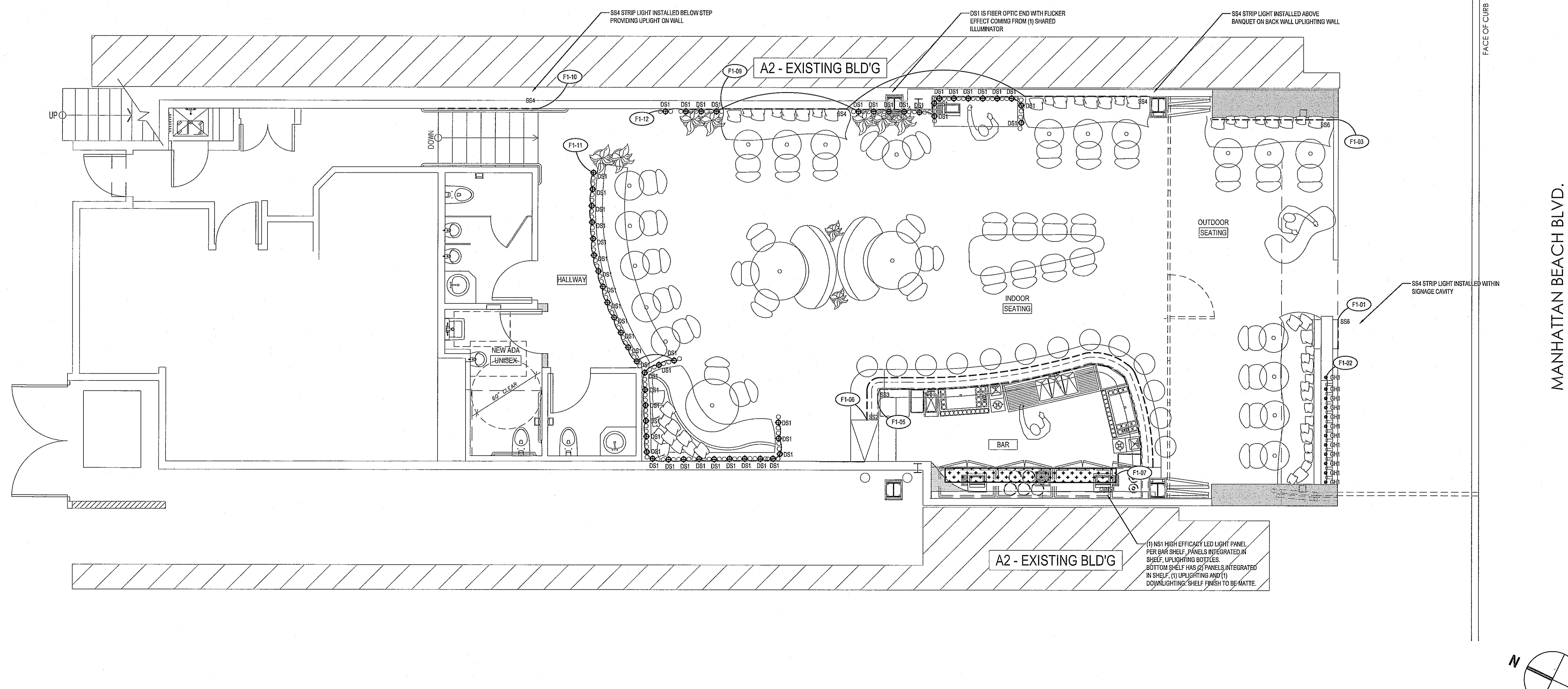
TYPE	SYMBOL	DESCRIPTION	LIGHT SOURCE
LT-01	⊙	Custom Decorative Pendant Fixture specification and information per FF&E	High Efficacy Integral LED CCT: 2700K CRI: 80+ Lumens: TBD
LT-02	⊙	Custom Decorative Pendant Fixture specification and information per FF&E	High Efficacy Integral LED CCT: 2700K CRI: 80+ Lumens: TBD
LT-03	⊙	Custom Decorative Pendant Fixture specification and information per FF&E	High Efficacy Integral LED CCT: 2700K CRI: 80+ Lumens: TBD
DP6	⊙	Surface Mount Decorative Fixture Fixture specification and information per FF&E	High Efficacy Integral LED CCT: 2700K CRI: 80+ Lumens: TBD
DS1	⊙	Decorative Surface Mounted Cordless with Flicker Lamp of Fiber optic cabling for transmission of light. -Finish: Anodized Silver -Accessories: -Black Louver	High Efficacy Integral LED + Fiber Optic Cabling CCT: 3000K + amber color filter CRI: 80+ Lumens: (Delivered)
GH1	⊙	Handicap-mounted in-grade adjustable uplight, with: -Optic: 9" Flood -Tilt / Rotation: 360° -Aperture: 3" Round -Trim: 3 1/2" Round -Trim Finish: Brushed Stainless Steel -Housing Depth: 4" -Rating: IP67 -Accessories:	High Efficacy Integral LED CCT: 2700K CRI: 80+ Lumens: 485 (Delivered)
NS1	⊙	Surface mounted LED light panel -Optic: 120° -LED: 180° -Size: TBD -Max. Ceiling Thickness: 14" -Max. Ceiling Thickness: 2"	High Efficacy Integral LED CCT: 2700K CRI: 80+ Lumens: 1m (Delivered)
RA1	⊙	Recessed stainless pinhole adjustable LED accent, with: -Optic: 12° Spot -Tilt / Rotation: 360° -Aperture: 2" Round -Trim: 3 1/2" Round -Trim Finish: White -Reflector/Baffle Finish: Black -Housing Depth: 5 3/8" -Max. Ceiling Thickness: 2"	High Efficacy Integral LED CCT: 2700K CRI: 92+ Lumens: 650 lm (Delivered)
RA1a	⊙	Recessed stainless pinhole adjustable LED accent, with: -Optic: 12° Spot -Tilt / Rotation: 360° -Aperture: 2" Round -Trim: 3 1/2" Round -Trim Finish: White -Reflector/Baffle Finish: Black -Housing Depth: 5 3/8" -Max. Ceiling Thickness: 2"	High Efficacy Integral LED CCT: 2700K CRI: 92+ Lumens: 650 lm (Delivered)
RA2	⊙	Recessed stainless pinhole adjustable LED accent, with: -Optic: 24° Narrow Flood -Tilt / Rotation: 360° -Aperture: 2" Round -Trim: 3 1/2" Round -Trim Finish: White -Reflector/Baffle Finish: Black -Housing Depth: 5 3/8" -Max. Ceiling Thickness: 2"	High Efficacy Integral LED CCT: 2700K CRI: 92+ Lumens: 650 lm (Delivered)
RA3	⊙	Recessed stainless pinhole adjustable LED accent, with: -Optic: 39° Flood -Tilt / Rotation: 360° -Aperture: 2" Round -Trim: 3 1/2" Round -Trim Finish: White -Reflector/Baffle Finish: Black -Housing Depth: 5 3/8" -Max. Ceiling Thickness: 2"	High Efficacy Integral LED CCT: 2700K CRI: 92+ Lumens: 650 lm (Delivered)
RA3a	⊙	Recessed stainless pinhole adjustable LED accent, with: -Optic: 39° Flood -Tilt / Rotation: 360° -Aperture: 2" Round -Trim: 3 1/2" Round -Trim Finish: White -Reflector/Baffle Finish: Black -Housing Depth: 5 3/8" -Max. Ceiling Thickness: 2"	High Efficacy Integral LED CCT: 2700K CRI: 92+ Lumens: 650 lm (Delivered)
SS1	⊙	Surface-mounted linear LED uplight with: -Optic: 120° -Mounting: Channel -Lens: Frosted -Finish: Anodized Silver -Fiber Cabling: Yes, 4" OC -Max Run Length: 35' -Rating: Damp -Accessories: -Black Louver	High Efficacy Integral LED CCT: 2700K CRI: 98 Lumens: 253 ft (Delivered)
SS2	⊙	Surface-mounted linear LED uplight with: -Optic: 120° -Mounting: Channel -Lens: Frosted -Finish: Anodized Silver -Fiber Cabling: Yes, 4" OC -Max Run Length: 100' -Rating: Damp	High Efficacy Integral LED CCT: 2700K CRI: 98 Lumens: 125 ft (Delivered)
SS3	⊙	Surface-mounted linear LED uplight with: -Optic: 120° -Mounting: No Channel -Lens: M8 -Finish: Silicone Taps -Fiber Cabling: Yes, 4" OC -Max Run Length: 100' -Rating: Damp	High Efficacy Integral LED CCT: 2700K CRI: 98 Lumens: 244ft (Delivered)
SS4	⊙	Surface-mounted linear LED uplight with: -Optic: 120° -Mounting: Channel -Lens: Clear 1/8" Glass -Finish: Anodized Silver -Fiber Cabling: Yes, 4" OC -Max Run Length: 100' -Rating: Damp	High Efficacy Integral LED CCT: 2700K CRI: 98 Lumens: 125 ft (Delivered)
SS5	⊙	Surface-mounted linear LED uplight with: -Optic: 120° -Mounting: Channel -Lens: Clear 1/8" Glass -Finish: Anodized Silver -Fiber Cabling: Yes, 4" OC -Max Run Length: 100' -Rating: IP67	High Efficacy Integral LED CCT: 2700K CRI: 98 Lumens: 121 ft (Delivered)
SS7	⊙	Surface-mounted linear LED "noor" with: -Optic: 120° -Mounting: No Channel -Lens: M8 -Finish: Silicone Taps -Fiber Cabling: Yes, 5" quadrable -Max Run Length: 100' -Rating: IP67	High Efficacy Integral LED CCT: 2800K CRI: 98 Lumens: 220 ft (Delivered)
WR1	⊙	Non-recessed spotlight with: -Finish: 1 1/4" Profile -Shielding: Lens/Louvers -Finish: White -Rating: IP67 Exterior -Mounting: Wall Recessed -Mounting Height: 18" AFF	High Efficacy Integral LED CCT: 2700K CRI: 80+ Lumens: 35 (Delivered)

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JOB NO:	NH012.01	SHEET NO.:	
DATE:	09/13/19		
DRAWN:	SP		
FILE NAME:			



1ST FLOOR RESTAURANT LIGHTING REFLECTED CEILING PLAN 1/4" = 1'-0" 2



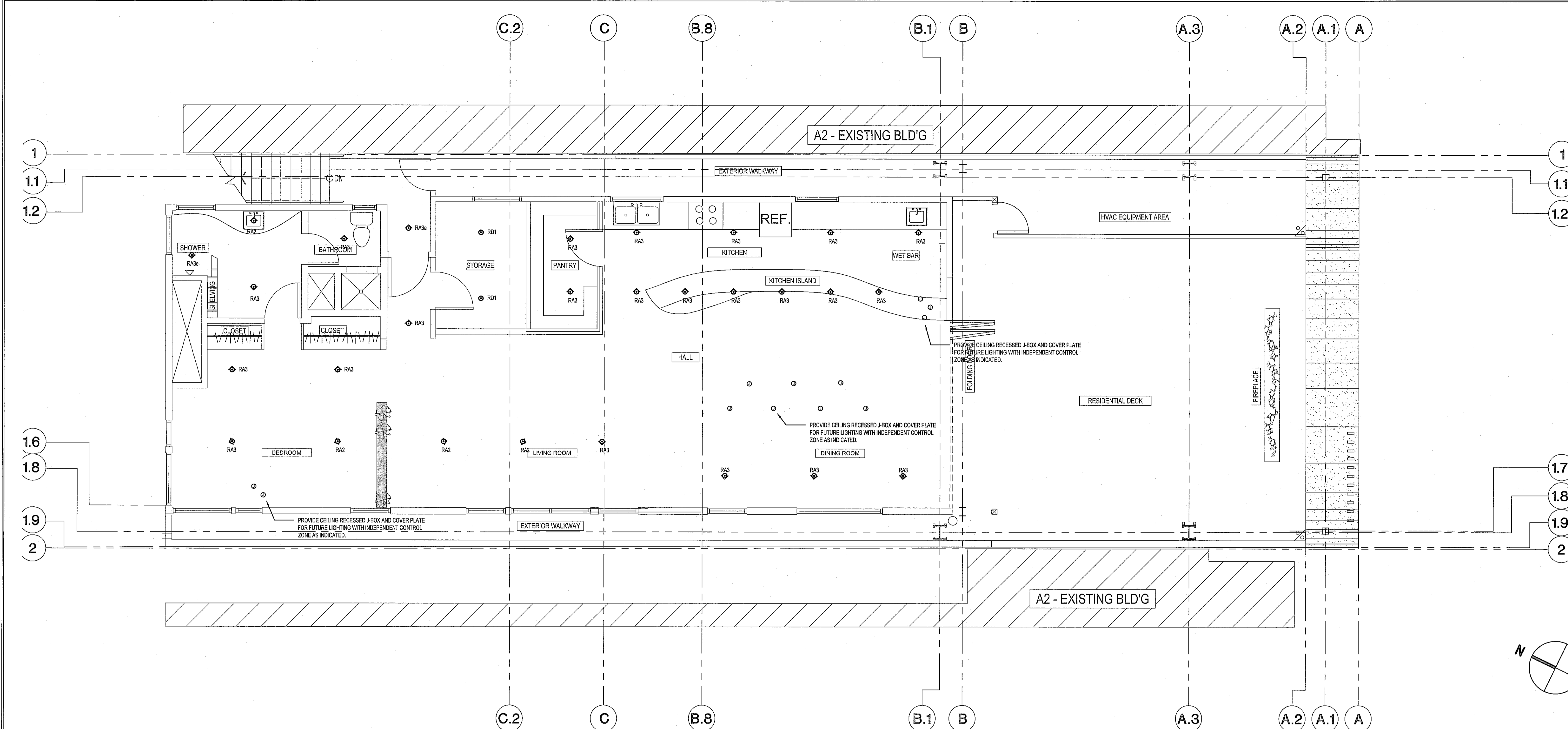
1ST FLOOR RESTAURANT LIGHTING FLOOR PLAN 1/4" = 1'-0" 1

KEYNOTES

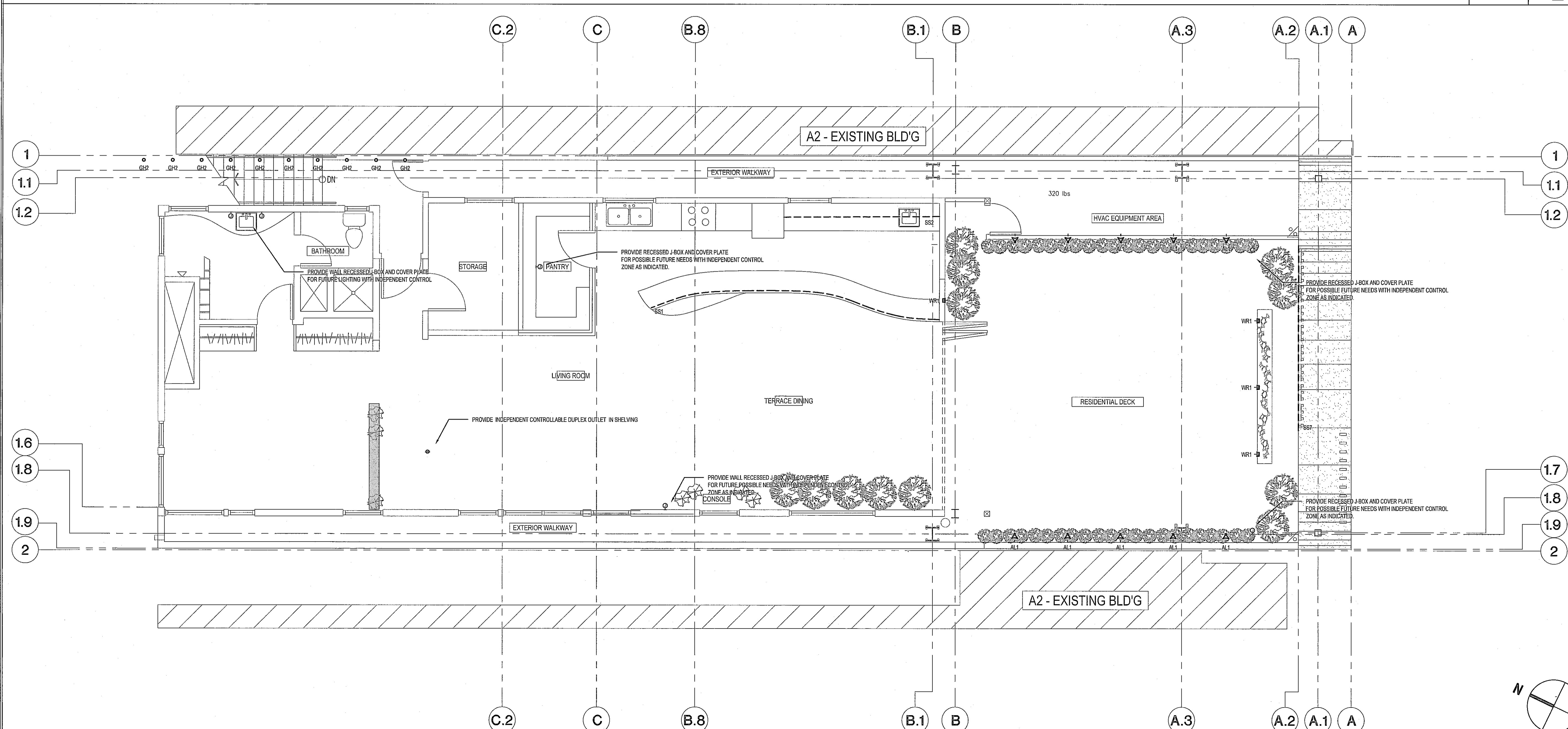
1ST FLOOR LIGHTING PLANS

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TYPE	SYMBOL	DESCRIPTION	LIGHT SOURCE
AL1	◀	Exterior - Stake-mounted adjustable LED built accent, with: -Optic: 20° Medium Flood -Aperture: 1" Round -Glass Shield: 48" Cup -Finish: Polished Stainless Steel -Material: Stainless Steel -Mounting: Stake -Accessories: -360°	High Efficacy Integral LED CCT: 2700K CRI: 80+ Lumens: 149 (Delivered)
GH2	○	Exterior - Handicapped-mounted in-grade uplight -Optic: 41° Wide Flood -Tilt: Rotation: Fixed -Aperture: 2" Round -Trim: 3/8" Round -Finish: Polished Stainless Steel -Installation Depth: 4" -Rating: IP67	High Efficacy Integral LED CCT: 2700K CRI: 80+ Lumens: 365 (Delivered)
RA2	⊙	Recessed linear pinhole adjustable LED accent, with: -Optic: 30° Narrow Flood -Tilt: Rotation: 35° / 350° -Aperture: 2" Round -Trim: 3/8" Round -Trim Finish: White -Recessed/Baffle Finish: Black -Housing Depth: 5 1/2" -Max. Ceiling Thickness: 2"	JAB Certified - High Efficacy Integral LED CCT: 2700K CRI: 90+ Lumens: 650 lm (Delivered)
RA3	⊙	Recessed linear pinhole adjustable LED accent, with: -Optic: 30° Flood -Tilt: Rotation: 35° / 350° -Aperture: 2" Round -Trim: 3/8" Round -Trim Finish: White -Recessed/Baffle Finish: Black -Housing Depth: 5 1/2" -Max. Ceiling Thickness: 2"	JAB Certified - High Efficacy Integral LED CCT: 2700K CRI: 90+ Lumens: 650 lm (Delivered)
RA3a	⊙	Recessed linear pinhole adjustable LED accent, with: -Optic: 30° Flood -Tilt: Rotation: 35° / 350° -Aperture: 2" Round -Trim: 3/8" Round -Trim Finish: White -Recessed/Baffle Finish: Black -Housing Depth: 5 1/2" -Max. Ceiling Thickness: 2"	JAB Certified - High Efficacy Integral LED CCT: 2700K CRI: 90+ Lumens: 650 lm (Delivered)
RD1	⊙	Recessed adjustable LED accent, with: -Optic: 60° Wide Flood -Tilt: Rotation: None -Aperture: 3.0" Round/Square -Trim: 4" Round/Square -Trim Finish: White -Recessed/Baffle Finish: White -Housing Depth: 5" -Max. Ceiling Thickness: 1 1/2"	JAB Certified - High Efficacy Integral LED CCT: 2700K CRI: 80+ Lumens: 550 lm (Delivered)
SB1	---	Surface-mounted linear LED spotlight with: -Optic: 15° -Mounting: Channel -Lens: Frosted -Finish: Anodized Silver -Field Cutoff: Yes, 4" OC -Max Run Length: 6' -Rating: Dry	JAB Certified - High Efficacy Integral LED CCT: 2700K CRI: 80+ Lumens: 133.47 ft (Delivered)
SB2	---	Surface-mounted linear LED spotlight with: -Optic: 15° -Mounting: Channel -Lens: Frosted (light coating) -Finish: Anodized Silver -Field Cutoff: Yes, 1.5" OC -Max Run Length: 3' -Rating: Wet, IP69	JAB Certified - High Efficacy Integral LED CCT: 2700K CRI: 80+ Lumens: 283 ft (Delivered)
SB7	---	Exterior - Surface-mounted linear LED "beacon" with: -Optic: 15° -Mounting: No Channel -Lens: No -Finish: Silicone Type -Field Cutoff: No, 3" specifiable -Max Run Length: 100'	High Efficacy Integral LED CCT: 2600K CRI: 88 Lumens: 220 ft (Delivered)
WR1	⊙	Exterior - Wall-recessed spotlight with: -Aperture: 1.0x1.0" Profile -Shimming: Lens/Lens -Finish: White -Rating: IP67 Exterior -Mounting: Wall Recessed -Mounting Height: 18" AFF	Integral LED CCT: 2700K CRI: 80+ Lumens: 33 (Delivered)



2ND FLOOR RESIDENCE LIGHTING REFLECTED CEILING PLAN 1/4" = 1'-0" 2



2ND FLOOR RESIDENCE LIGHTING FLOOR PLAN 1/4" = 1'-0" 1

KEYNOTES

NO.	DESCRIPTION	DATE
1	1st PLAN CHECK SUBMITTAL	03/28/19
2	2nd PLAN CHECK SUBMITTAL	06/28/19
3	3rd PLAN CHECK SUBMITTAL/BD SET	08/23/19
4	4th P.C. SUBMITTAL/ADDENDUM 1	09/13/19

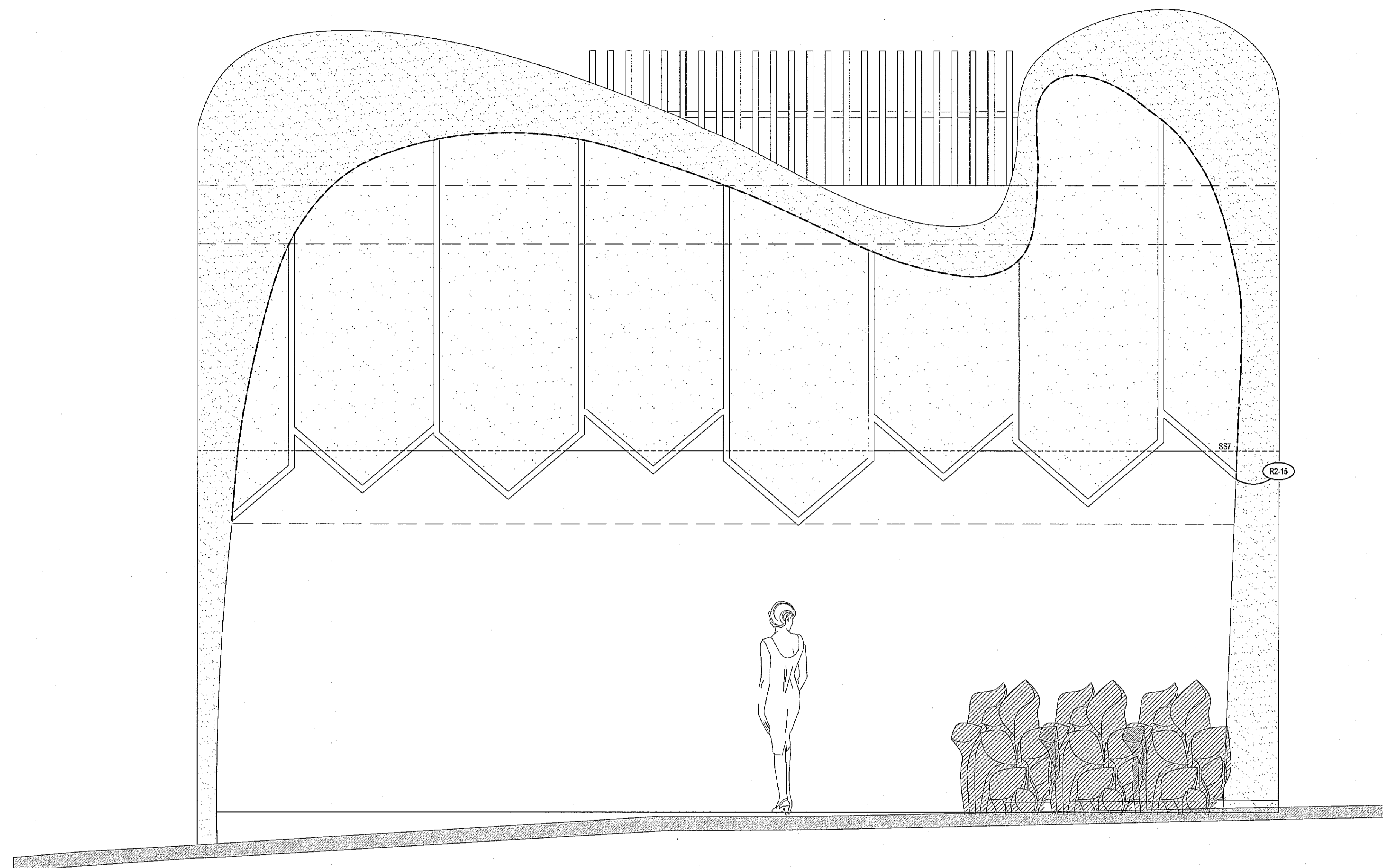
2ND FLOOR LIGHTING PLANS

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JOB NO:	NH012.01	SHEET NO:	
DATE:	09/13/19		
DRAWN:	SP		
FILE NAME:			

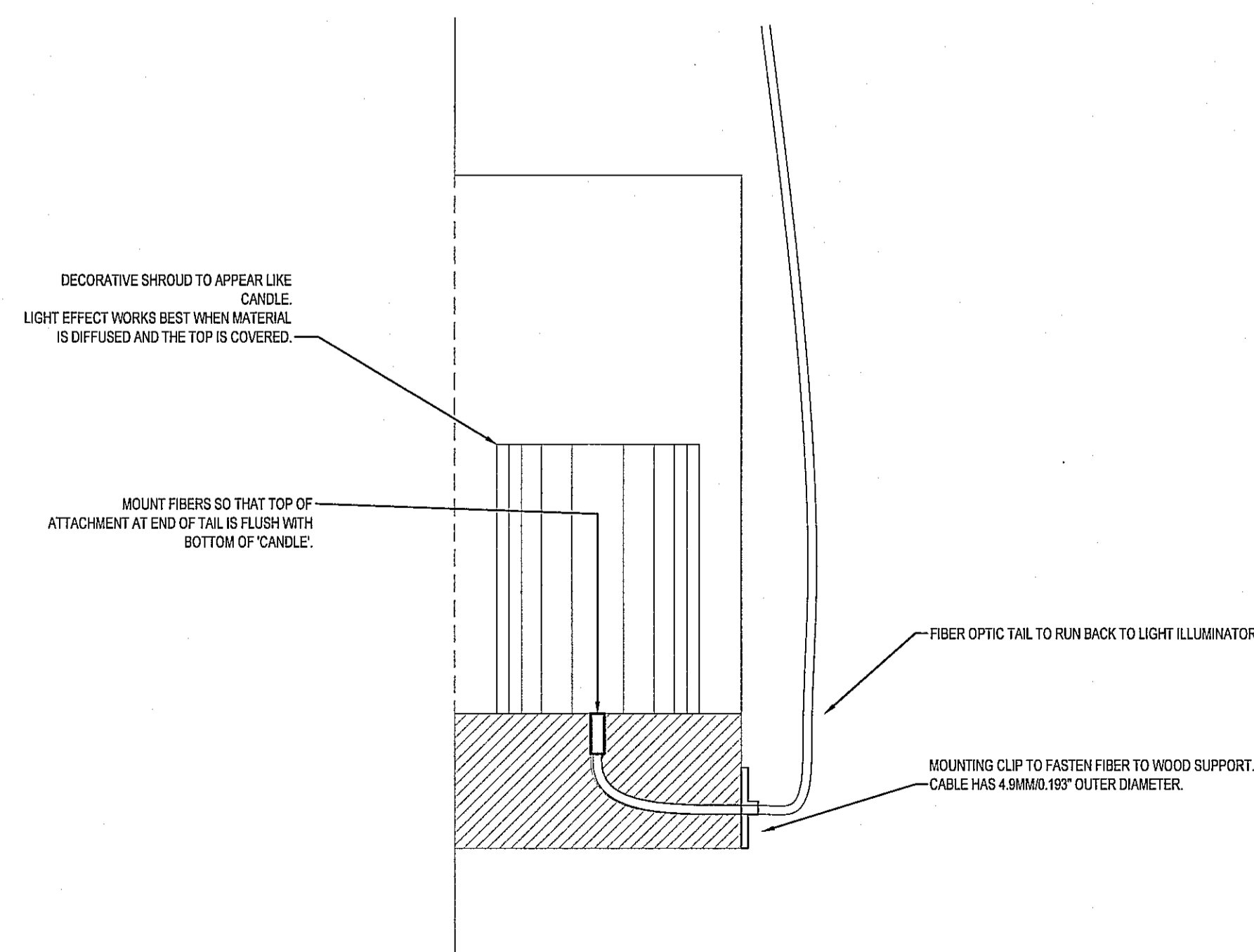
LD-2.00

ESPERANZA
COMMERCIAL PERMIT #19-00812 (1ST FLOOR)
309 MANHATTAN BEACH BLVD.
MANHATTAN BEACH, CA 90254
RESIDENTIAL PERMIT #19-01835 (2ND FLOOR)
308 CENTER PLACE
MANHATTAN BEACH, CA 90254
DEVELOPED FOR:
NEWMAN HOSPITALITY



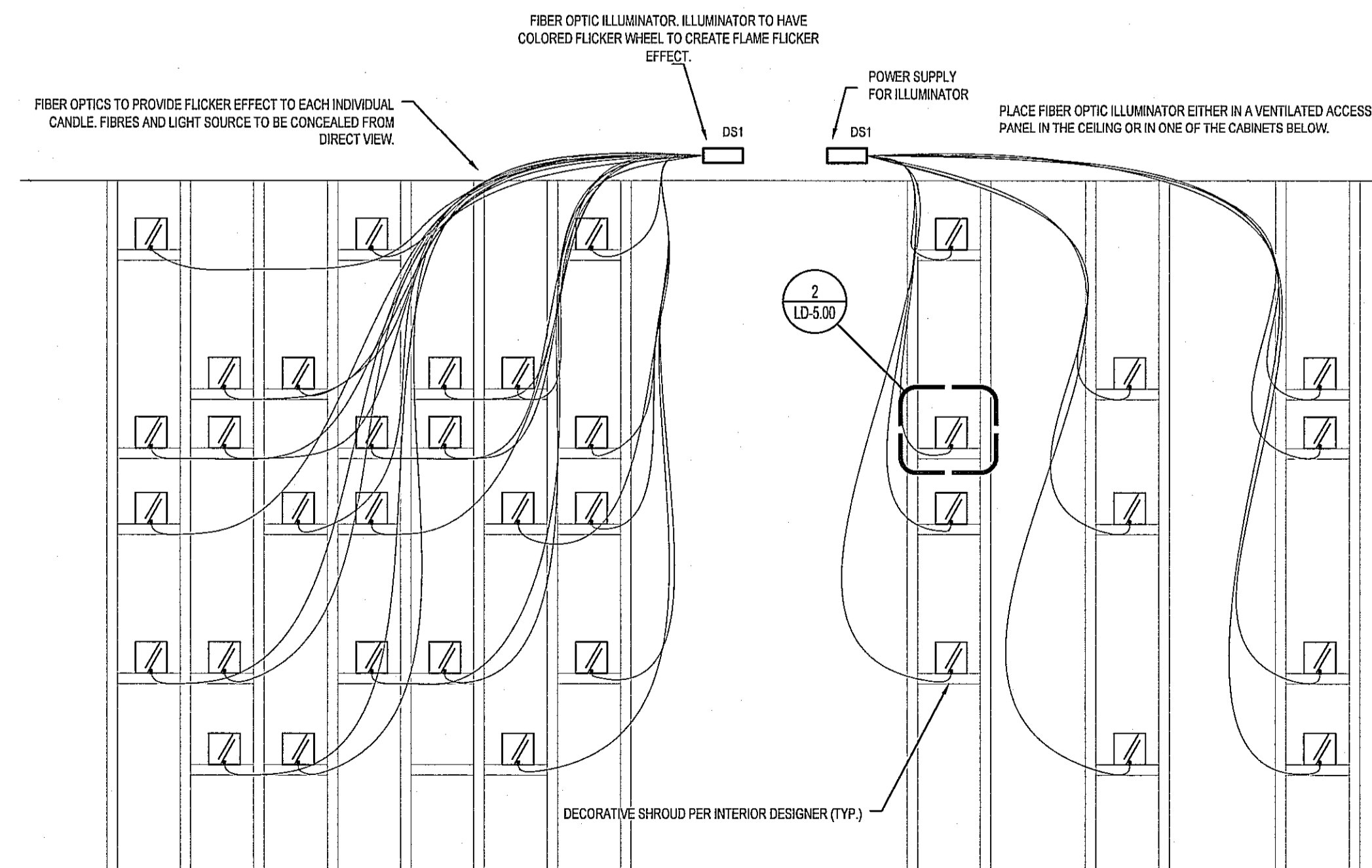
DUNE LIGHTING ELEVATION 3

SCALE: 1/2" = 1'-0"



WOOD SCREEN FIBER OPTIC DETAIL 2

SCALE: 6" = 1'-0"



WOOD SCREEN FIBER OPTIC ELEVATION 1

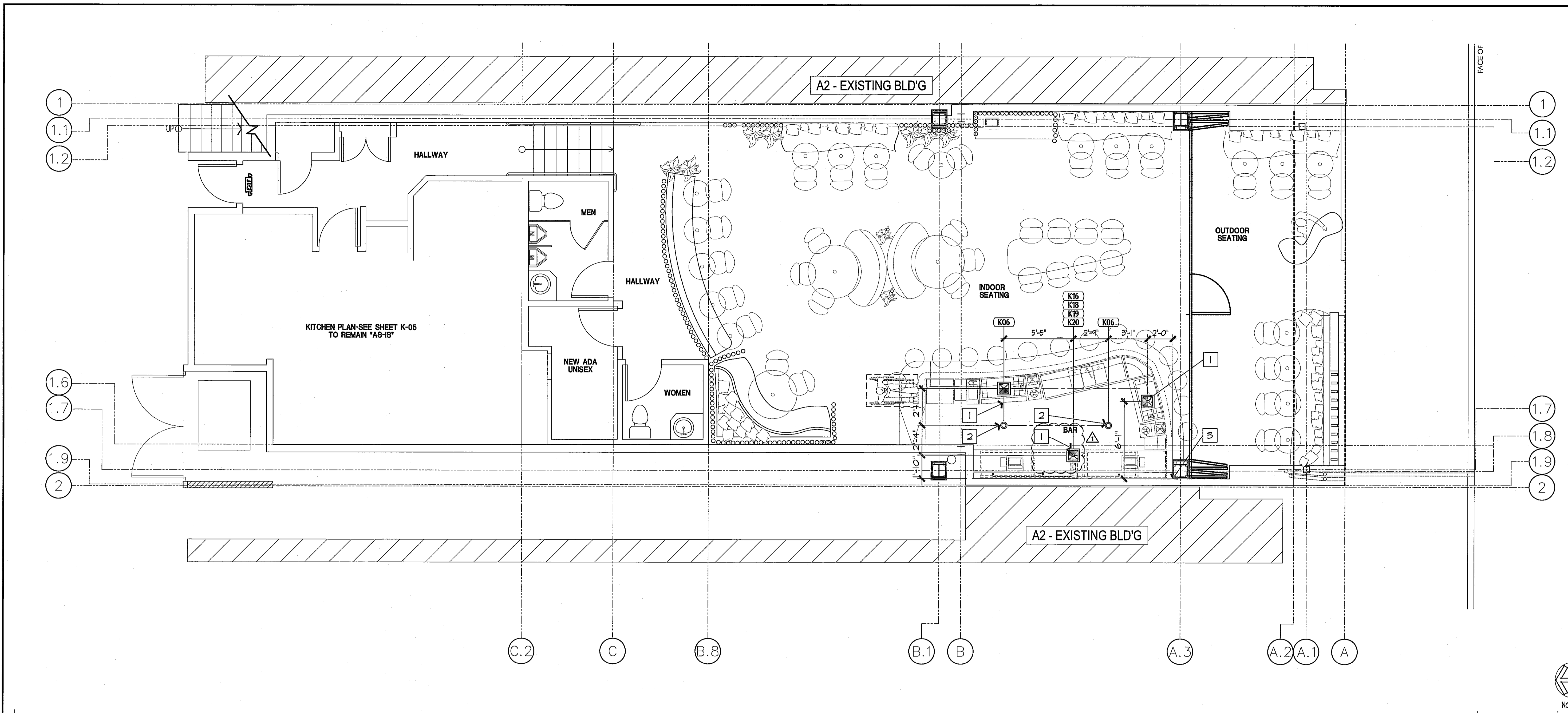
SCALE: 1/2" = 1'-0"

NO.	DESCRIPTION	DATE
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△	2nd PLAN CHECK SUBMITTAL	06/28/19
△	3rd PLAN CHECK SUBMITTAL/BID SET	08/23/19
△	4th P.C. SUBMITTAL/ADDENDUM 1	09/13/19

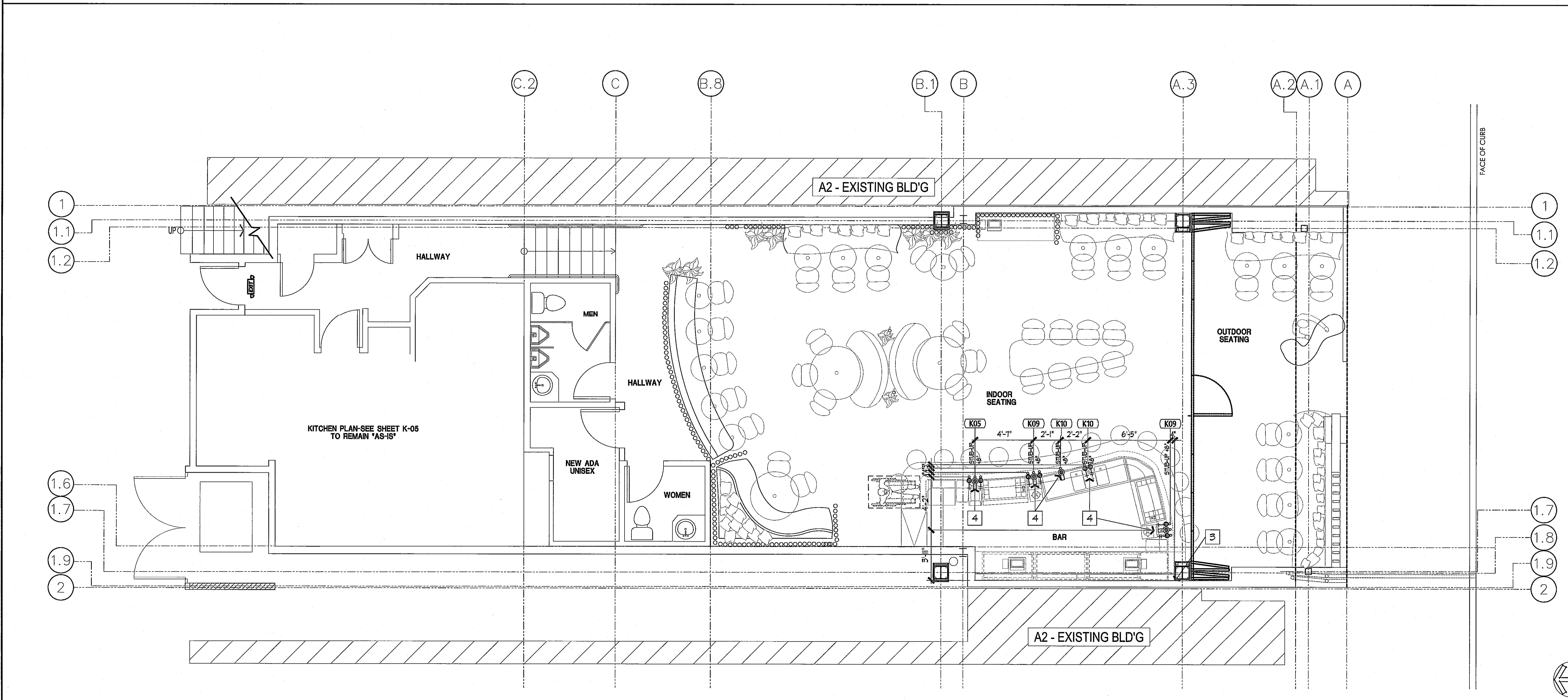
ELEVATIONS AND DETAILS

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JOB NO:	NH012.01	SHEET NO:	LD-5.00
DATE:	09/13/19		
DRAWN:	SP		
FILE NAME:			



FOOD SERVICE DRAIN PLAN SCALE 1/4"=1'-0" 1



FOOD SERVICE WATER PLAN SCALE 1/4"=1'-0" 2

KEYNOTES

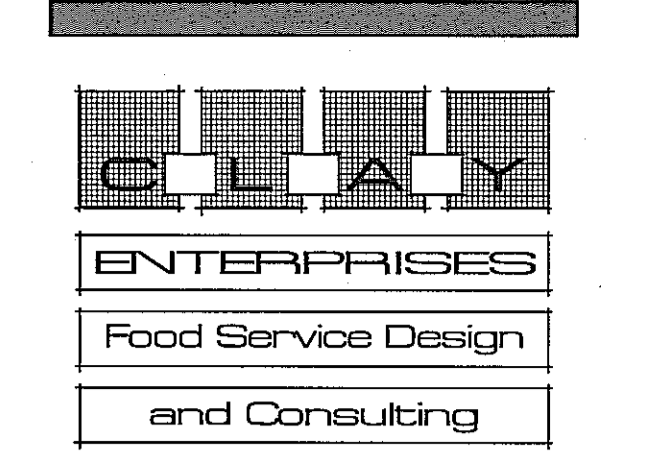
- 1 12" X 12" FLOOR SINKS - SEE DETAIL 2 - K04.
- 2 6" DIAMETER FLOOR DRAIN - SLOPE FLOOR MIN 1/8" PER FOOT TO FLOOR DRAIN.
- 3 START POINT OF DIMENSIONS.
- 4 PLUMBING CONTRACTOR TO STUB-UP WATER LINES AT AREAS AS INDICATED. COORDINATE WORK W/ MILLWORM AND KITCHEN EQUIP. CONTRACTORS DURING INSTALLATION.

PLUMBING NOTES

1. FOOD SERVICE PLUMBING PLANS ARE PROVIDED TO INDICATE ROUGH-IN LOCATIONS AND OUTLETS FOR FOOD SERVICE EQUIPMENT. ALL HORIZONTAL DIMENSIONS FOR ALL ROUGH-INS ARE FROM FINISHED WALLS AND/OR BUILDING GRIDLINE TO CENTER LINE, UNLESS NOTED OTHERWISE. ALL VERTICAL DIMENSIONS ARE FROM FINISHED FLOOR TO CENTER LINE OF ROUGH-IN.
2. GENERAL CONTRACTOR AND KITCHEN EQUIPMENT CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PLUMBING ROUGH-IN PRIOR TO THE FLOOR, WALLS, CEILING, AND/OR BEING SEALED OFF OR FINISHED THAT WOULD IMPEDE VERIFICATION OF THE ACCURATE PLACEMENT OF THE PLUMBING ROUGH-INS.
3. PLUMBING CONTRACTOR TO INSTALL ALL K.E.G. PROVIDED PLUMBING COMPONENTS AS PROVIDED BY EQUIPMENT MANUFACTURER.
4. PLUMBING CONTRACTOR TO CONNECT ALL WATER LINES, GAS LINES, WASTE LINES, ETC. FROM/TO EQUIPMENT AND RUN INSULATED DRAIN LINES FROM ALL REFRIGERATED UNITS, ICE PANS, ICE BINS, ETC. TO FLOOR SINKS. DIRECT OR INDIRECT WASTE LINES SHALL BE NO SMALLER THAN DRAIN STUB OUT OF FIXTURE ITSELF.
5. ALL FLOOR SINKS SHALL BE FLUSH WITH FINISH FLOOR, UNLESS OTHERWISE NOTED. ALL FLOOR SINKS AT EQUIPMENT CURBS SHALL BE HALF-IN, HALF-OUT OF CURB AS NOTED IN DETAILS. ALL FULL OR PARTIALLY EXPOSED FLOOR SINKS SHALL BE PROVIDED WITH APPROPRIATE GRATE COVERS.
6. PLUMBING CONTRACTOR TO PROVIDE AND INSTALL THE FOLLOWING ITEMS:
 - A. GATE VALVES AND/OR SHUT-OFF VALVES FOR ALL WATER AND GAS LINES AND SHOCK ABSORBERS ON ALL SELF-CLOSING VALVES.
 - B. ALL VALVES, TRIMS AND PRESSURE REGULATORS NECESSARY TO CONNECT ALL LINES AND EQUIPMENT.
 - C. TEMPERATURE AND PRESSURE SAFETY RELEASE VALVES FOR HOT WATER BOOSTER (IF USED).
 - D. BACK FLOW PREVENTION DEVICES AS REQUIRED BY CODE.
 - E. DIALECTIC COUPLERS WHEN CONNECTING GALVANIZED IRON PIPE TO COPPER.
 - F. ALL FAUCETS FOR SINKS UNLESS OTHERWISE NOTED.
 - G. NOT USED.
 - H. FLOOR SINKS, FUNNEL HUBS, FLOOR DRAINS, AND RESPECTIVE PROTECTIVE GRATES.
 - I. ALL GRATES ON FLOOR SINKS AND ALL SCREENS ON FLOOR DRAINS.
 - J. ALL WATER FILTERS REQUIRED FOR ICE MACHINES, COFFEE MAKERS, STEAMERS, ETC.
 - K. PROVIDE COPPER OR METAL WASTE LINES AT ALL EQUIPMENT, NO PVC.
 - L. PLUMBING CONTRACTOR SHALL INSTALL ALL WASTES AND FAUCETS SUPPLIED BY K.E.G. PLUMBING CONTRACTOR TO INSTALL WASTES AND FAUCETS INTO EQUIPMENT PER PLAN.
 - M. PLUMBING CONTRACTOR TO INSTALL AUTOMATIC GAS SHUT-OFF VALVES SUPPLIED BY K.E.G.
 - N. PLUMBING CONTRACTOR TO MAKE ALL FINAL PLUMBING CONNECTIONS.

SYMBOLS

	WASTE ROUGH IN
	HOT WATER ROUGH IN
	COLD WATER ROUGH IN
	FILTERED COLD WATER ROUGH IN
	WASTE STUB UP LINE
	HOT WATER STUB UP LINE
	COLD WATER STUB UP LINE
	HOT WATER LINE
	COLD WATER LINE
	FLOOR DRAIN
	FLOOR SINK
	FLOOR NUMBER
	KEYNOTE



2631 W. MacArthur Blvd. Suite 126
 Santa Ana, California 92704
 t 714 428 8914
 clayenterprises.net

REVISIONS

DATE	REMARKS
05/28/19	1ST PLAN CHECK SUBMITTAL
06/28/19	2ND PLAN CHECK SUBMITTAL
08/23/19	3RD PLAN CHECK SUBMITTAL
09/15/19	4TH P.C. SUBMITTAL/ADD. 1

SCALE: 1/4" = 1'-0"
 DRAWN BY: CLAY
 JOB NO. 18-035
 DATE: 08/23/19

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 MANHATTAN BEACH, CA
 90254

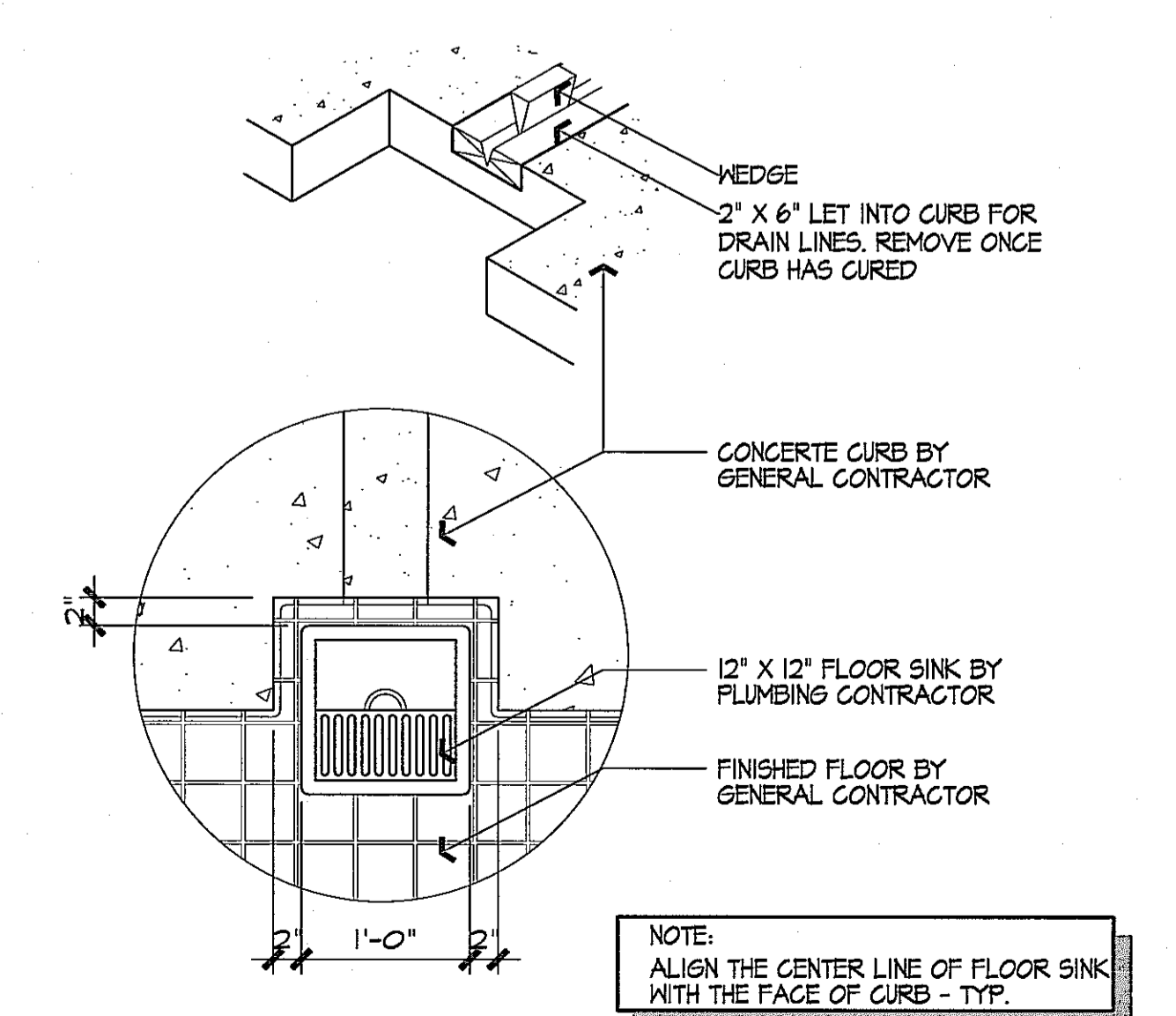
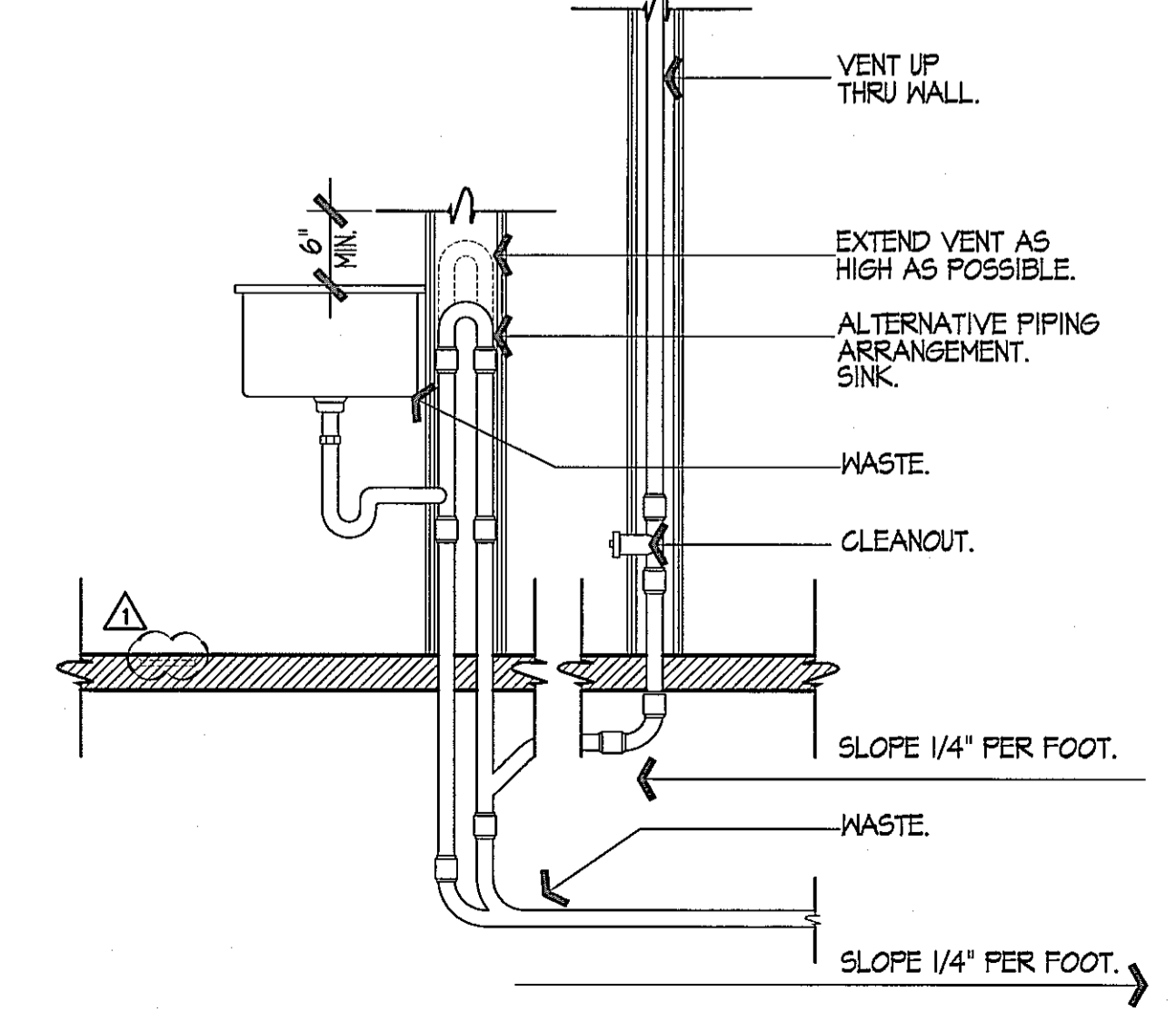
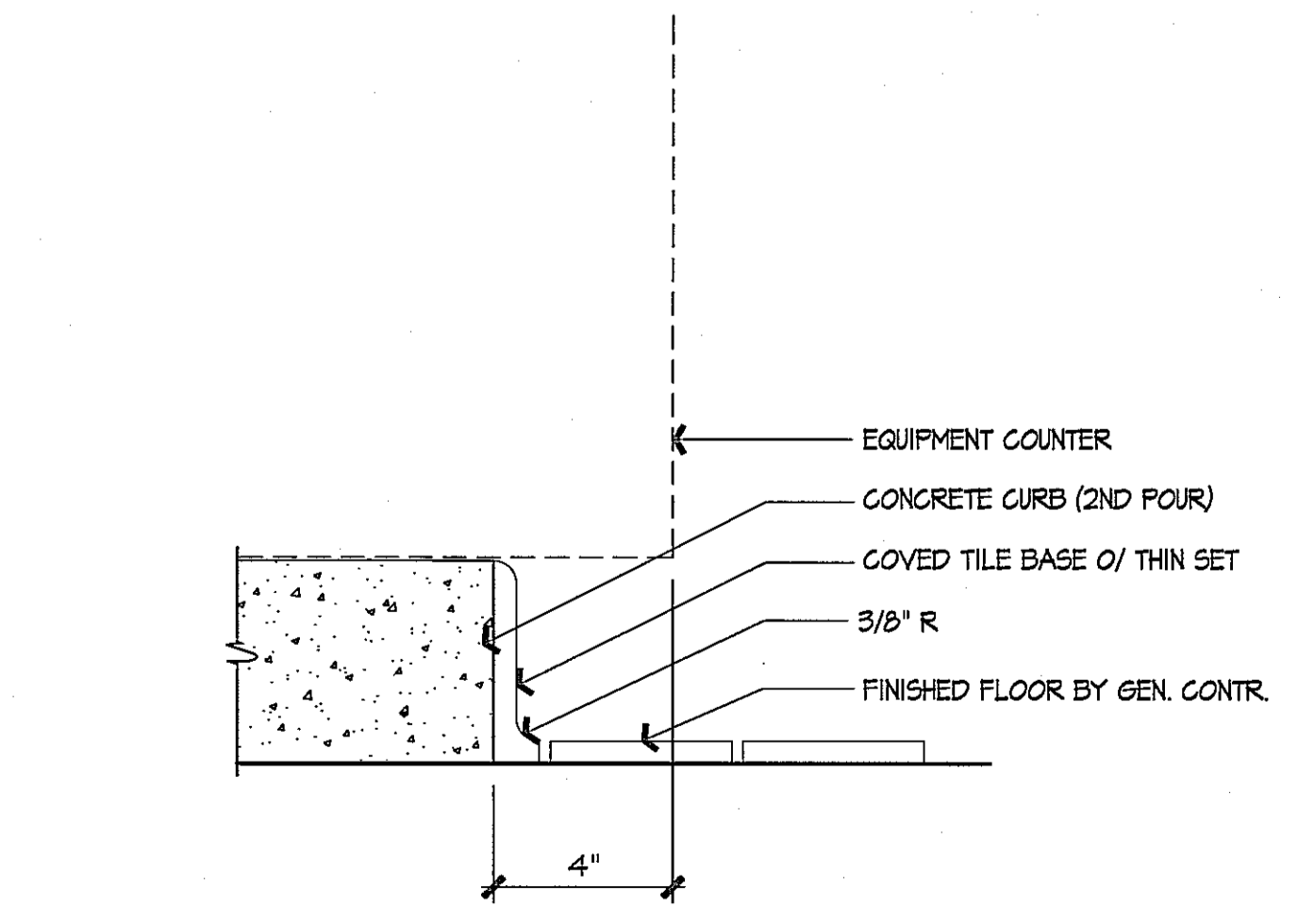
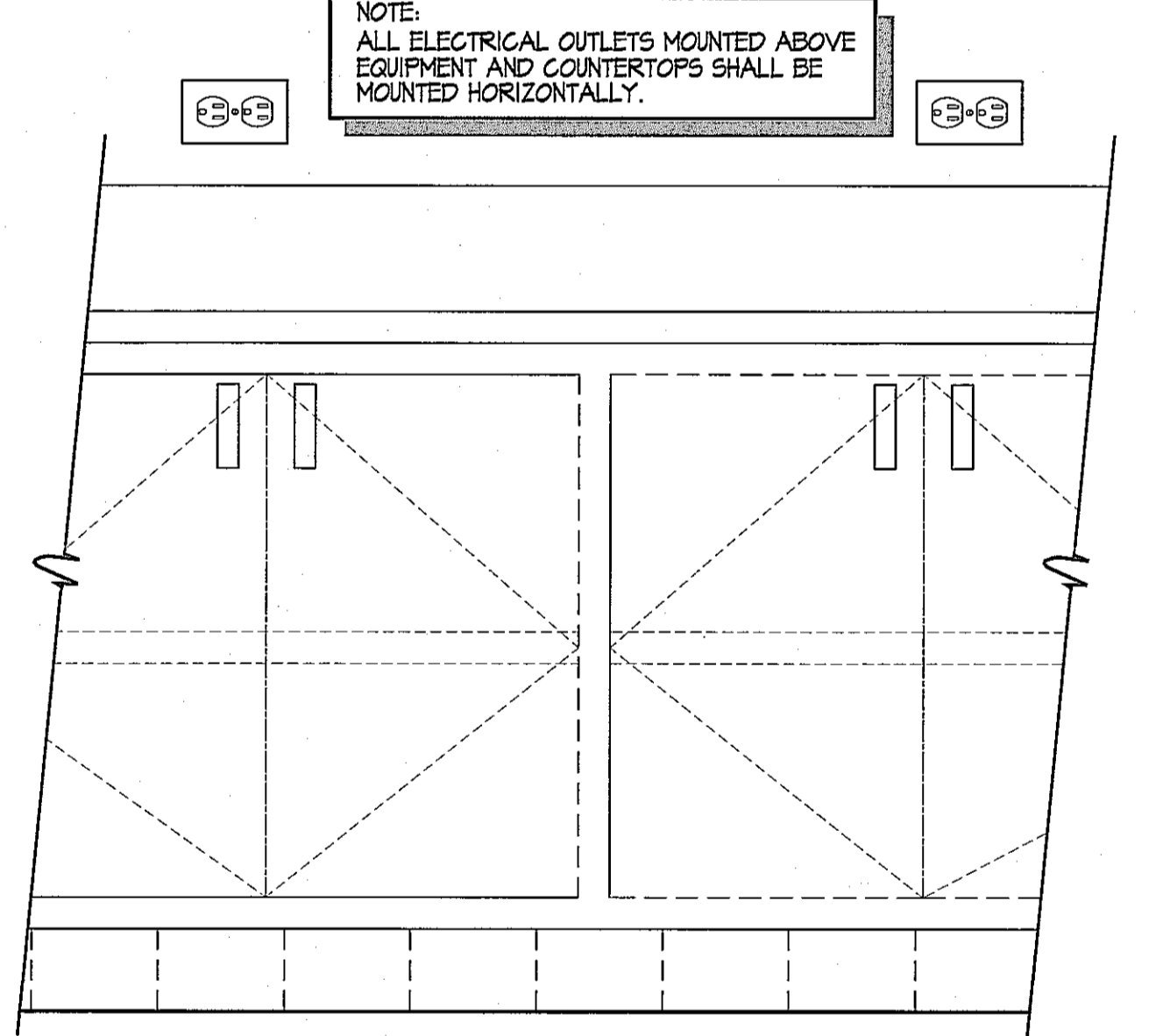
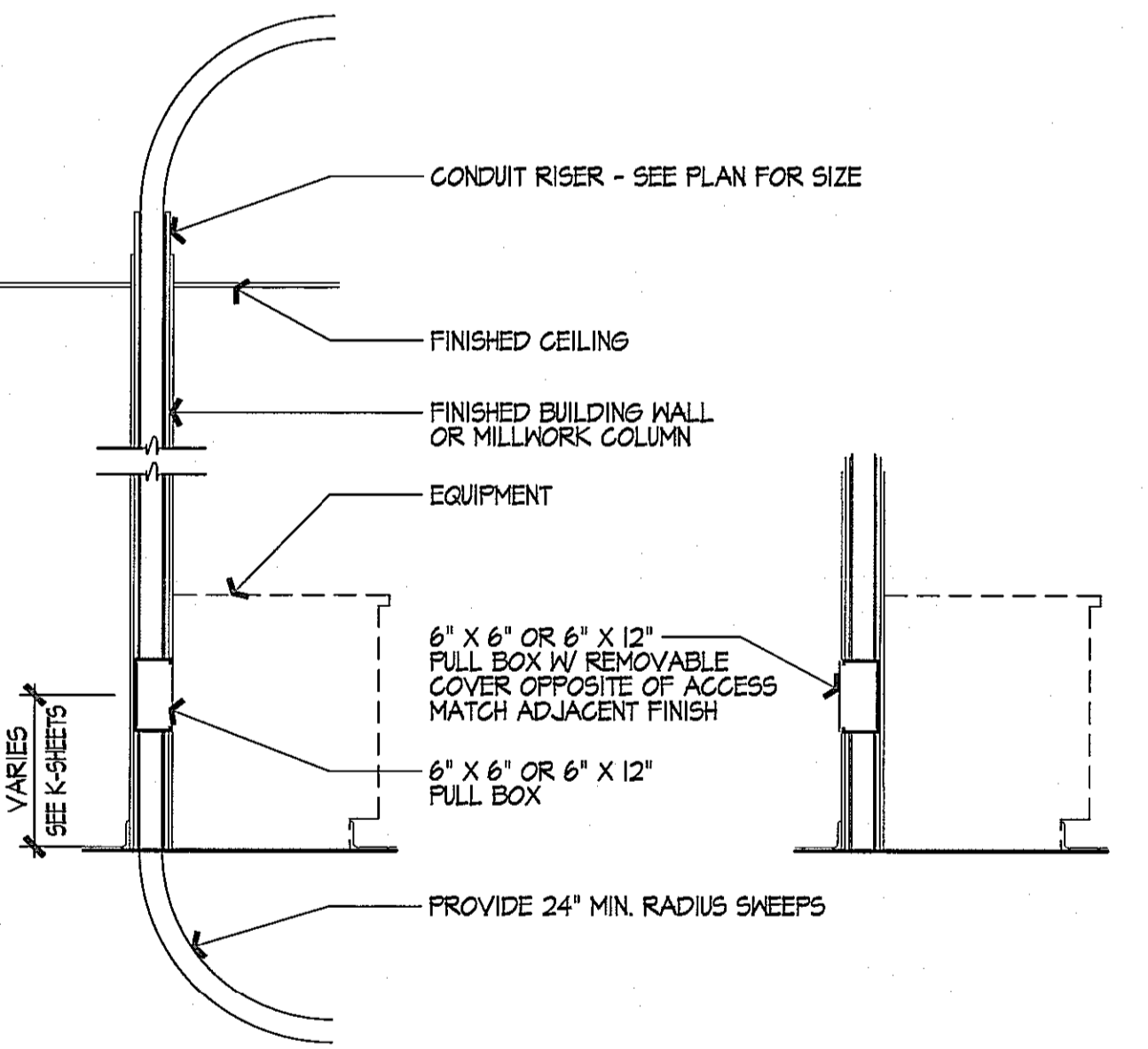
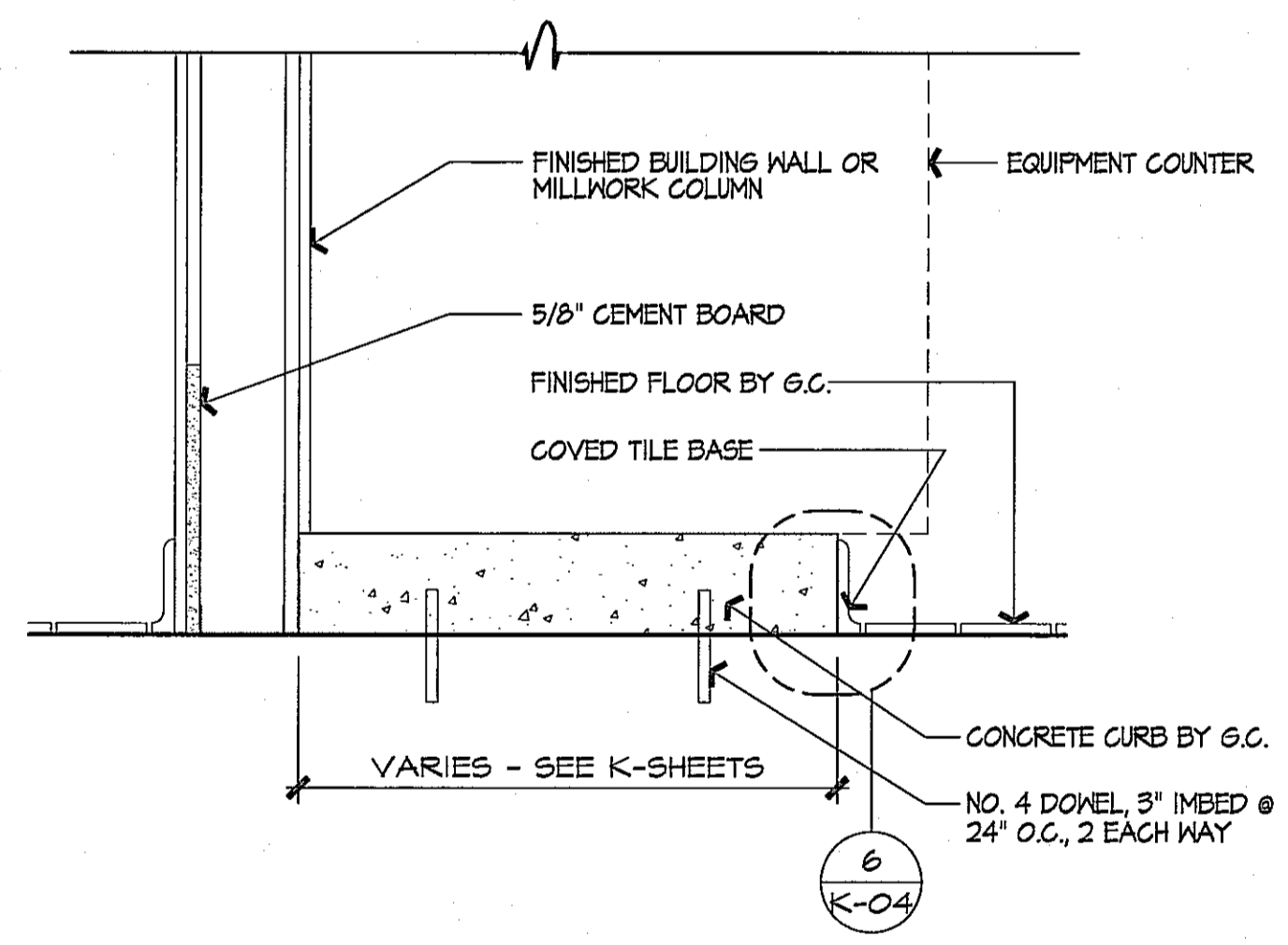
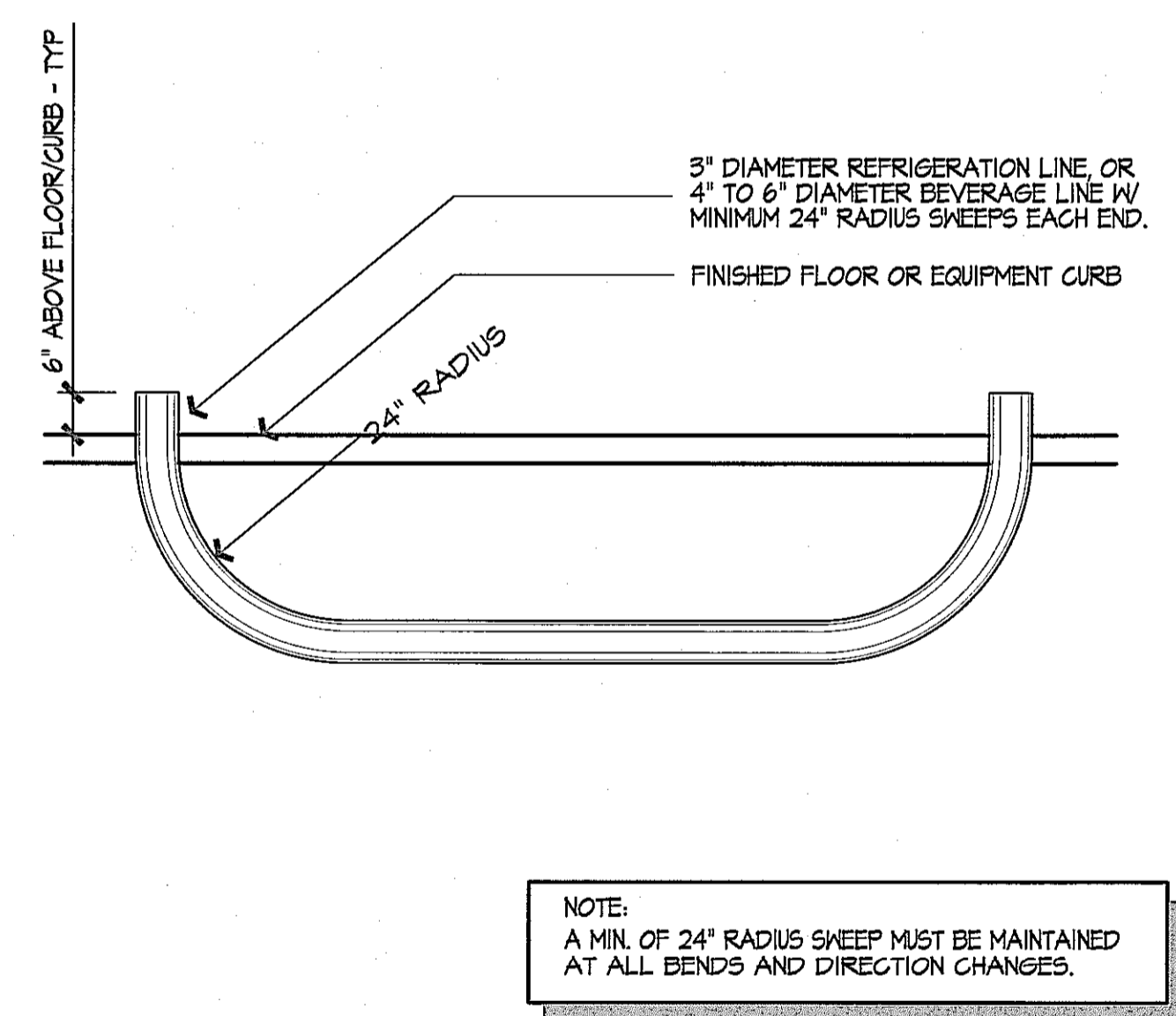
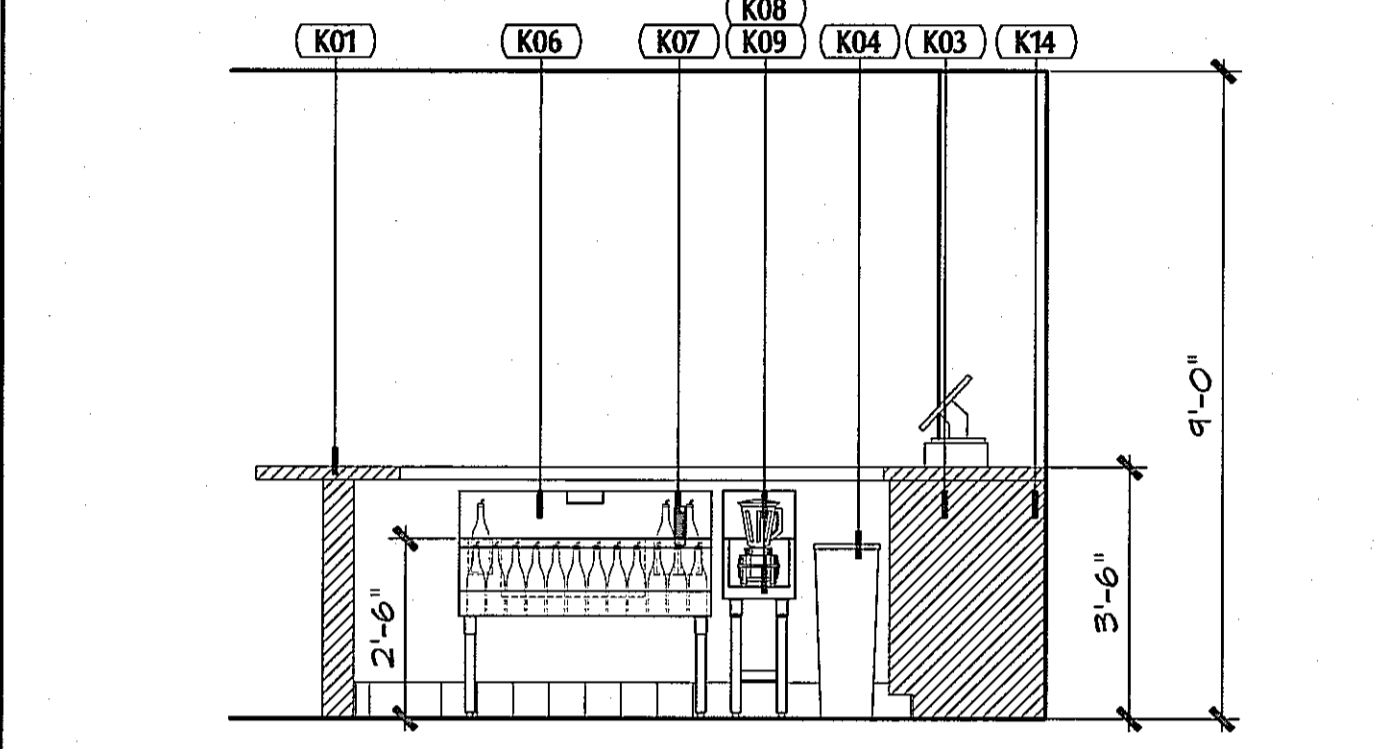
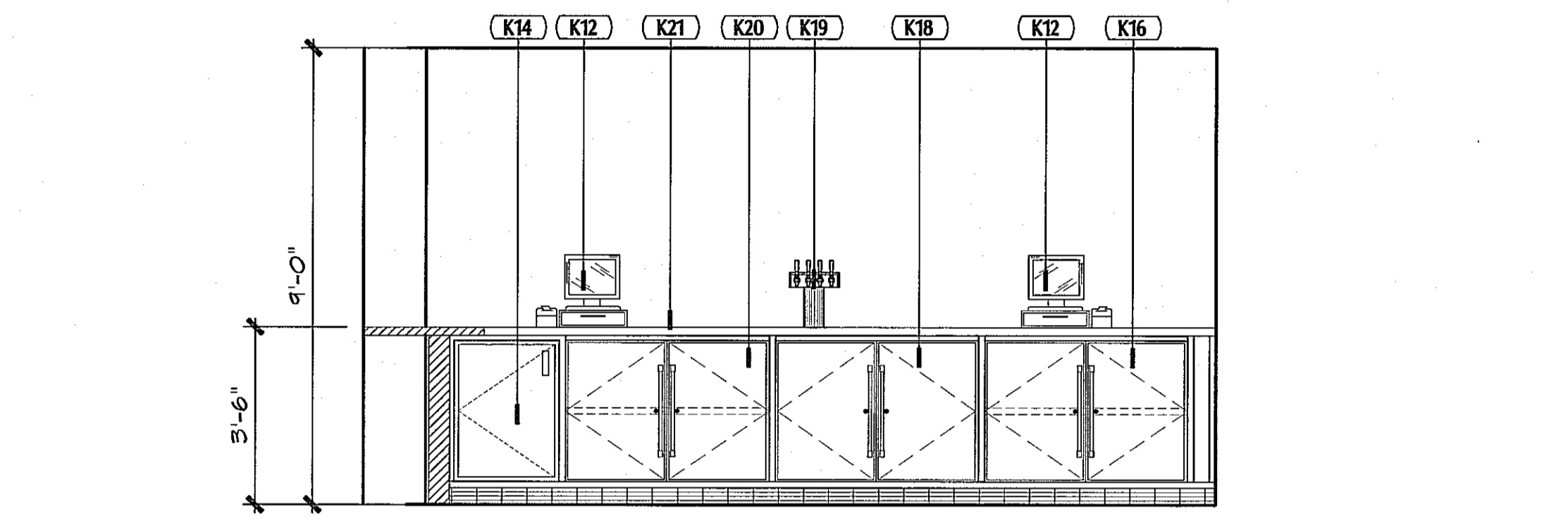
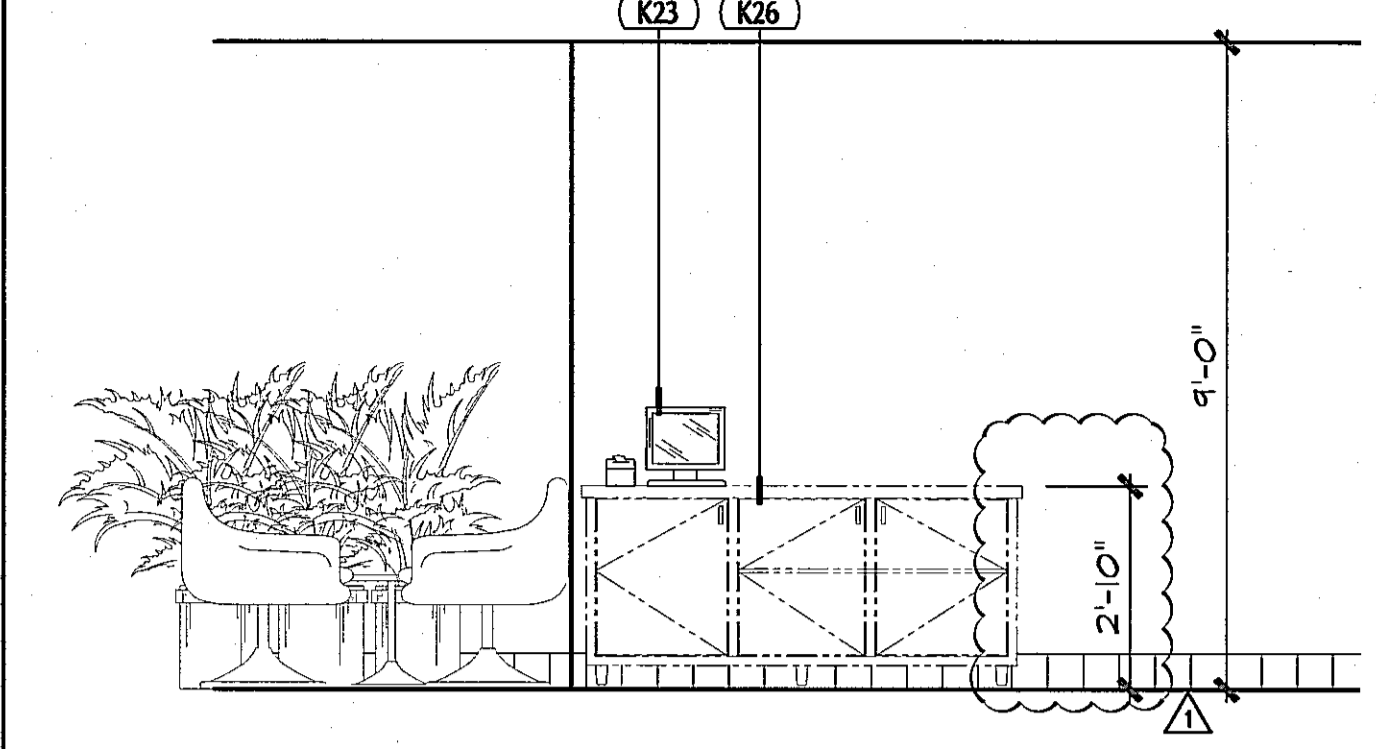
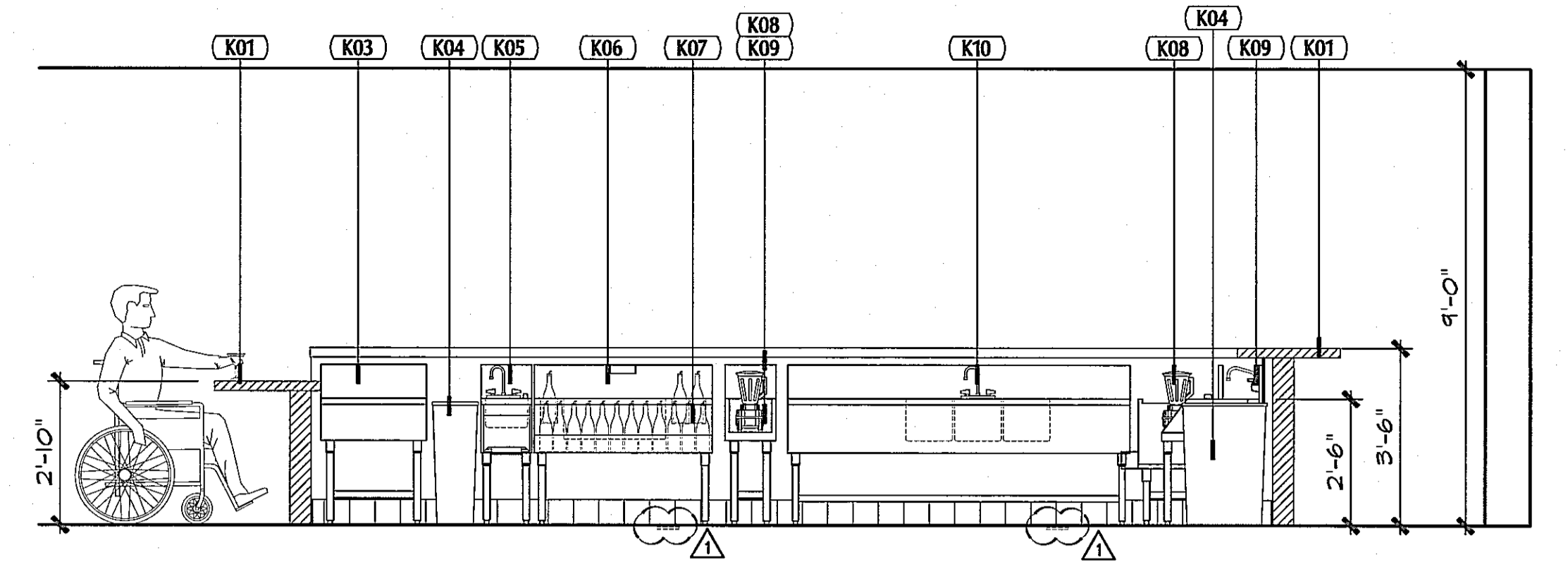
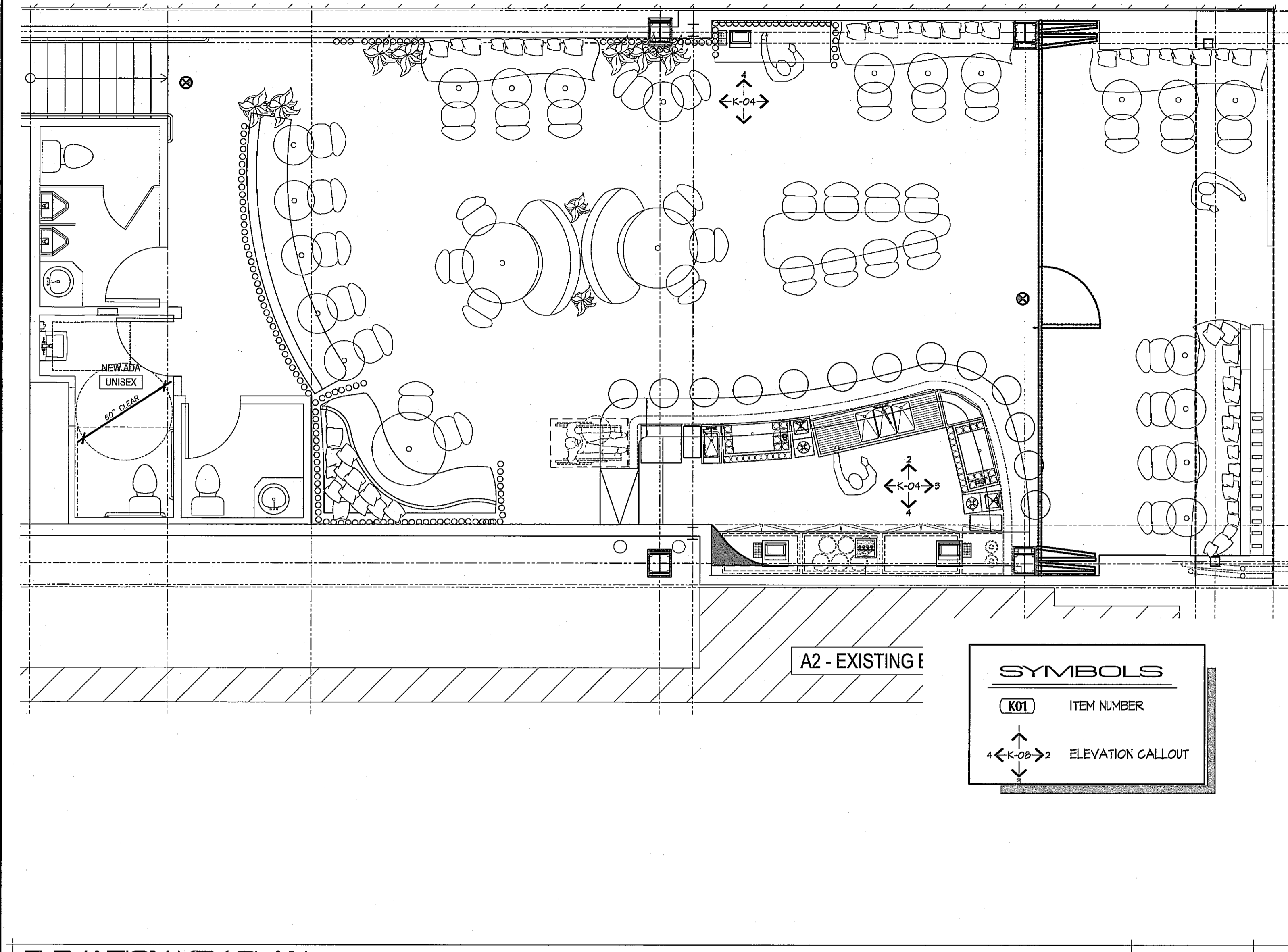
SHEET TITLE
 FOOD SERVICE
 PLUMBING
 PLANS

K-02
 SHEET

REVISIONS	
DATE	REMARKS
05/28/19	1ST PLAN CHECK SUBMITTAL
06/28/19	2ND PLAN CHECK SUBMITTAL
08/23/19	3RD PLAN CHECK SUBMITTAL
09/13/19	4TH P.C. SUBMITTAL/ADD. 1

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 308 MANHATTAN BEACH BLVD.
 MANHATTAN BEACH, CA
 90254

SHEET TITLE
FOOD SERVICE ELEVATIONS

K-04
 SHEET

**Calls for Service
309 Manhattan Beach Blvd
7/1/2021 - 5/20/2022**

ATTACHMENT 4

Date	Time	Description of Calls	Location
9/21/2021	12:25 p.m.	Dispatch received a call regarding a credit card that was stuck in a parking meter. A Community Service Officer made contact with reporting party. No arrests were made.	309 MANHATTAN BEACH BL
10/9/2021	10:14 p.m.	Dispatch received a call regarding loud music at the location. An Officer made contact with an involved party. No arrests were made.	309 MANHATTAN BEACH BL
12/3/2021	8:34 p.m.	Dispatch received a call regarding vehicles parked in the loading zone. A Community Service Officer made contact with an involved party. No arrests were made.	309 MANHATTAN BEACH BL
1/1/2022	2:02 a.m.	Officers observed three male subjects at the location in a fight. Officers made contact with involved parties. No arrests were made.	309 MANHATTAN BEACH BL
5/5/2022	1:59 a.m.	Dispatch received a call regarding an audio alarm. Officers responded to the location. No arrests were made.	309 MANHATTAN BEACH BL
5/11/2022	4:35 a.m.	Dispatch received a call regarding an audio alarm. Officers responded to the location. No arrests were made.	309 MANHATTAN BEACH BL

**Calls for Service
309 Manhattan Beach Blvd
6/1/2022 – 7/31/2022**

Received Date	Time	Description of Call	Location
6/11/2022	4:45 A.M.	Officers responded to the location regarding an audio burglary alarm. No arrests were made.	309 MANHATTAN BEACH BL
6/17/2022	5:18 A.M.	Officers responded to the location regarding an audio burglary alarm. No arrests were made.	309 MANHATTAN BEACH BL
6/26/2022	5:03 A.M.	Officers responded to the location regarding an audio burglary alarm. No arrests were made.	309 MANHATTAN BEACH BL
7/10/2022	10:49 P.M.	Officers responded to the location regarding an intoxicated female. Officers made contact with involved parties. The female subject was arrested for public intoxication.	309 MANHATTAN BEACH BL
7/31/2022	12:17 P.M.	Dispatch received a call requesting fire and police response regarding a female who was passed out at the location. No arrests were made.	309 MANHATTAN BEACH BL