

# Lavender & Honey

1328 Aviation Blvd. Redondo Beach CA 90278



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INGLEWOOD, CA 90301  
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LAVENDER & HONEY  
REDONDO LLC, MELANIE  
PORTER, 1328 AVIATION  
BLVD. REDONDO CA, 90278  
CONSULTANT:

Lavender & Honey  
1328 Aviation Blvd.  
Redondo Beach, CA 90278  
Project No.

7/12/22  
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CONSTRUCTION

NO.	ISSUES/REVISIONS	DATE
01	CUP PACKAGE	7.12.22

KEY PLAN

Cover Sheet

ISSUE DATE 7/12/22

G0.00



## SITE PHOTOS & KEY PLAN



VIEW 1: ON AVIATION BLVD



VIEW 2: CORNER AVIATION BLVD & STEINHART AVE.



VIEW 3: ON STEINHART AVE.

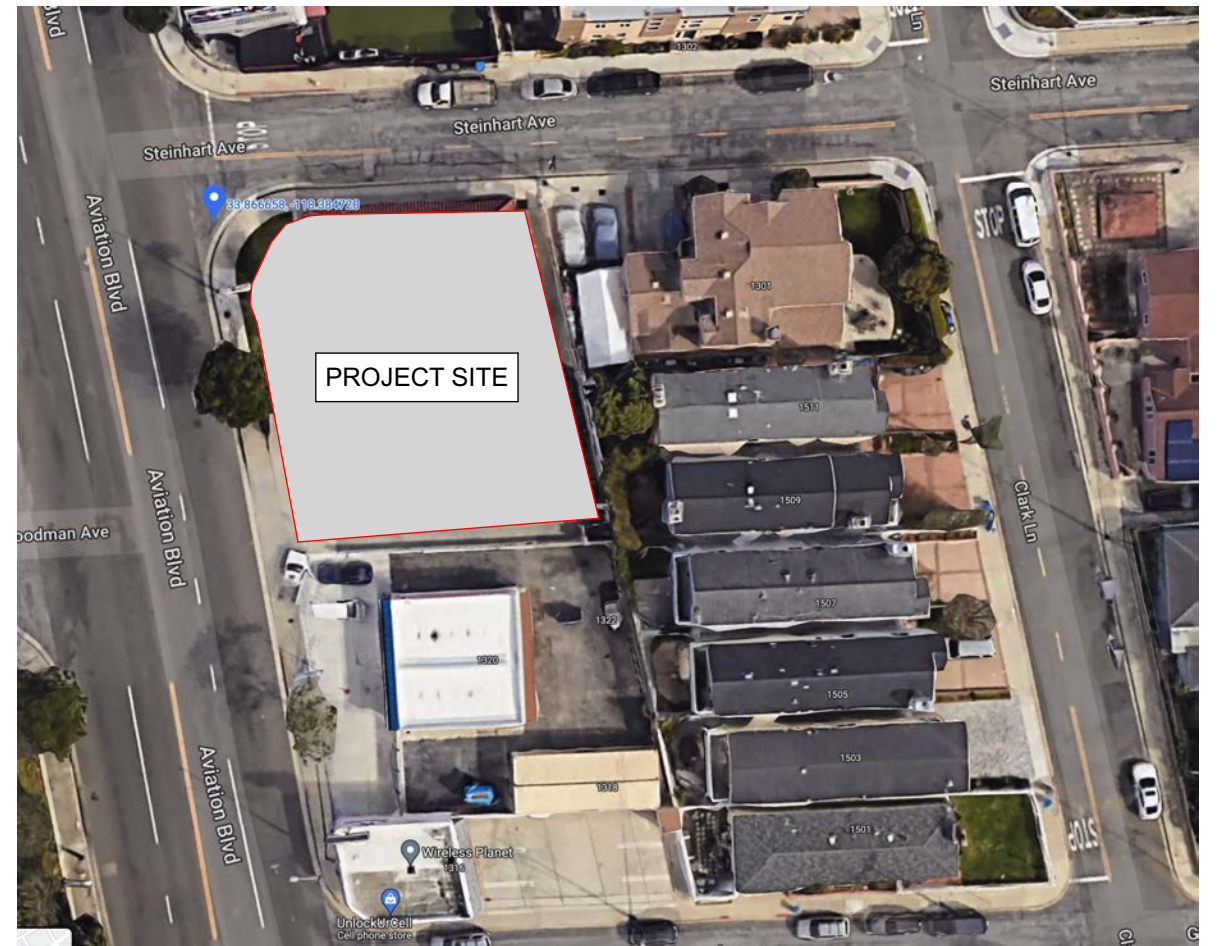


## PROJECT TEAM

OWNER: LAVENDER & HONEY  
REDONDO LLC, MELANIE PORTER  
PORTER, 1328 AVIATION BLVD.  
REDONDO CA, 90278  
PHONE: 626.529.5571

ARCHITECT: AERO COLLECTIVE  
209 S. MARKET ST.  
INGLEWOOD, CA 90301  
CONTACT: BRION MORAN  
PHONE: 323.553.2376  
EMAIL: BRION@AEROCOLLECTIVE.COM

## VICINITY MAP



## LEGAL DESCRIPTION

PROJECT ADDRESS: 1328 AVIATION BLVD. REDONDO BEACH, CA 90007  
ZONING: C-2  
LOT AREA: 6,619 SF  
APN: 4161012022 , 4161012010  
LOTS 1,2,3 AND 4, BLOCK 2, REDONDO VILLA TRACT NO.4, M.B. 10/198

## PROJECT DESCRIPTION

CHANGE OF USE FROM 2,200SF CONVENIENCE STORE TO A  
 SNACKSHOP WITH NEW PATIO. FULL EXTERIOR RENOVATION: NEW  
 ROOF, WINDOWS / DOORS, WALL LIGHTING FIXTURES, RESURFACE  
 STUCCO, PAINT, PATIO PAVERS, ADA RAMP, METAL TRELLIS,  
 MECHANICAL EQUIPMENT. FULL INTERIOR RENOVATION WITH COLD  
 KITCHEN, OFFICE, RESTROOMS, NON LOAD BEARING WALLS.

## GOVERNING CODE

PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

2020	CITY OF REDONDO BEACH RESIDENTIAL CODE
2020	CITY OF REDONDO BEACH BUILDING CODE
2020	CITY OF REDONDO BEACH MUNICIPAL CODE
2020	CITY OF REDONDO BEACH MECHANICAL CODE
2020	CITY OF REDONDO BEACH ELECTRICAL CODE
2020	CITY OF REDONDO BEACH PLUMBING CODE
2021	CALIFORNIA ENERGY CODE

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Lavender &amp; Honey

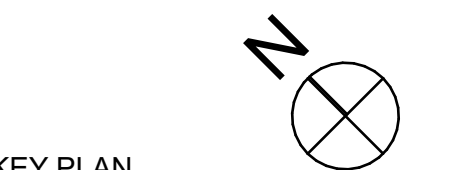
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KEY PLAN

## Project Info

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G1.00



TOPOGRAPHIC SURVEY



PREPARED BY:

SAM A. SOLIVEN, P.L.S.  
1215 W. IMPERIAL HIGHWAY, #208  
BREA, CA 92821  
PH: (714) 376-7123  
FAX: (714) 599-9848  
EMAIL: SAM@THELANDSURVEYOR.COM

SAM A. SOLIVEN DATE:

PREPARED FOR:

MELANIE PORTER  
OWNER | LAVENDER & HONEY ESPRESSO BAR LLC  
P | 626.529.5571  
C | 310.528.0745

PROJECT ADDRESS:

1328 AVIATION BOULEVARD  
REDONDO BEACH, CA 90007

BRIEF LEGAL DESCRIPTION:

LOTS 1, 2, 3 AND 4, BLOCK 2, REDONDO VILLA TRACT NO. 4,  
M.B. 10/198

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE  
BEARING OF CLARK LANE BEING N 51° 53' 00" E, PER  
REDONDO VILLA TRACT NO. 4, M.B. 10/198

DATE OF SURVEY:

MARCH 29, 2022

BASIS OF ELEVATIONS:

CITY SEWER I.D. NO.: 1545  
RIM ELEVATION: 138.90 FEET  
UPDATED: 3/12/2020  
DESCRIPTION: SEWER MANHOLE ALONG AVIATION BOULEVARD AS  
SHOWN HEREON

NOTES:

- EASEMENTS, IF ANY, NOT PLOTTED
- NO TITLE REPORT WAS PROVIDED FOR THIS SURVEY

LEGEND:

- BB BILLBOARD SIGN
- C/L CENTERLINE
- DMH DRAINAGE MANHOLE
- DDC 6" DOUBLE DETECTOR CHECK VALVE
- EL ELEVATION
- FL FLOW LINE
- EPSL ELECTRICAL POLE AND STREET LIGHT
- FFE FINISHED FLOOR ELEVATION
- FS FINISHED SURFACE
- MB MAP BOOK
- PPSL POWER POLE AND STREET LIGHT
- SS STREET SIGN
- PS PARKING SIGN
- PL PARKING LIGHT
- SLB STREET LIGHT PULL BOX
- SMH SEWER MANHOLE
- TC TOP OF CURB
- TG TOP OF GRATE
- TYP TYPICAL
- UB UTILITY PULL BOX
- UMH UTILITY MANHOLE
- WH WATER HEATER

R1 REDONDO VILLA TRACT NO. 4, M.B. 10/198



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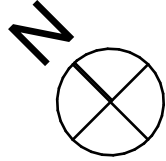
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KEY PLAN

Proposed Site  
Plan

ISSUE DATE 7/12/22

A0.01

AVIATION BLVD.

STEINHART AVE.



GENERAL NOTES

KEYNOTES

- |    |  |    |   |
|----|--|----|---|
| 1  | (E) PARKING STALLS TO REMAIN. TO BE RESTRIPTED | 11 | (N) PLANTER   |
| 2  | (E) STREET TREE, PROTECT IN PLACE              | 12 | NO PHYSICAL OBSTRUCTION HIGHER THAN 36" ABOVE ESTABLISHED SIDEWALK GRADE WITHIN 15' OF FRONT AND SIDE LOT LINES OF CORNER INTERSECTION, PER ZONING CODE SECTION 10-2.1524(d). |
| 3  | TWO GUEST BICYCLE PARKING STALLS               | 13 | (N) SITE FENCE, 36" HIGH  |
| 4  | (E) TRASH ENCLOSURE                            | 14 | (N) ADA RAMP  |
| 5  | (E) CMU SITE WALL TO REMAIN                    | 15 | (N) 6' TALL BLACK METAL FENCE WITH GATE   |
| 6  | FOUR EMPLOYEE BICYCLE PARKING STALLS           |    |   |
| 7  | (E) SIGN POLE TO REMAIN                        |    |   |
| 8  | (E) RAMP                                       |    |   |
| 9  | (N) PATIO W/ PAVERS                            |    |   |
| 10 | (E) PLANTING                                   |    |   |

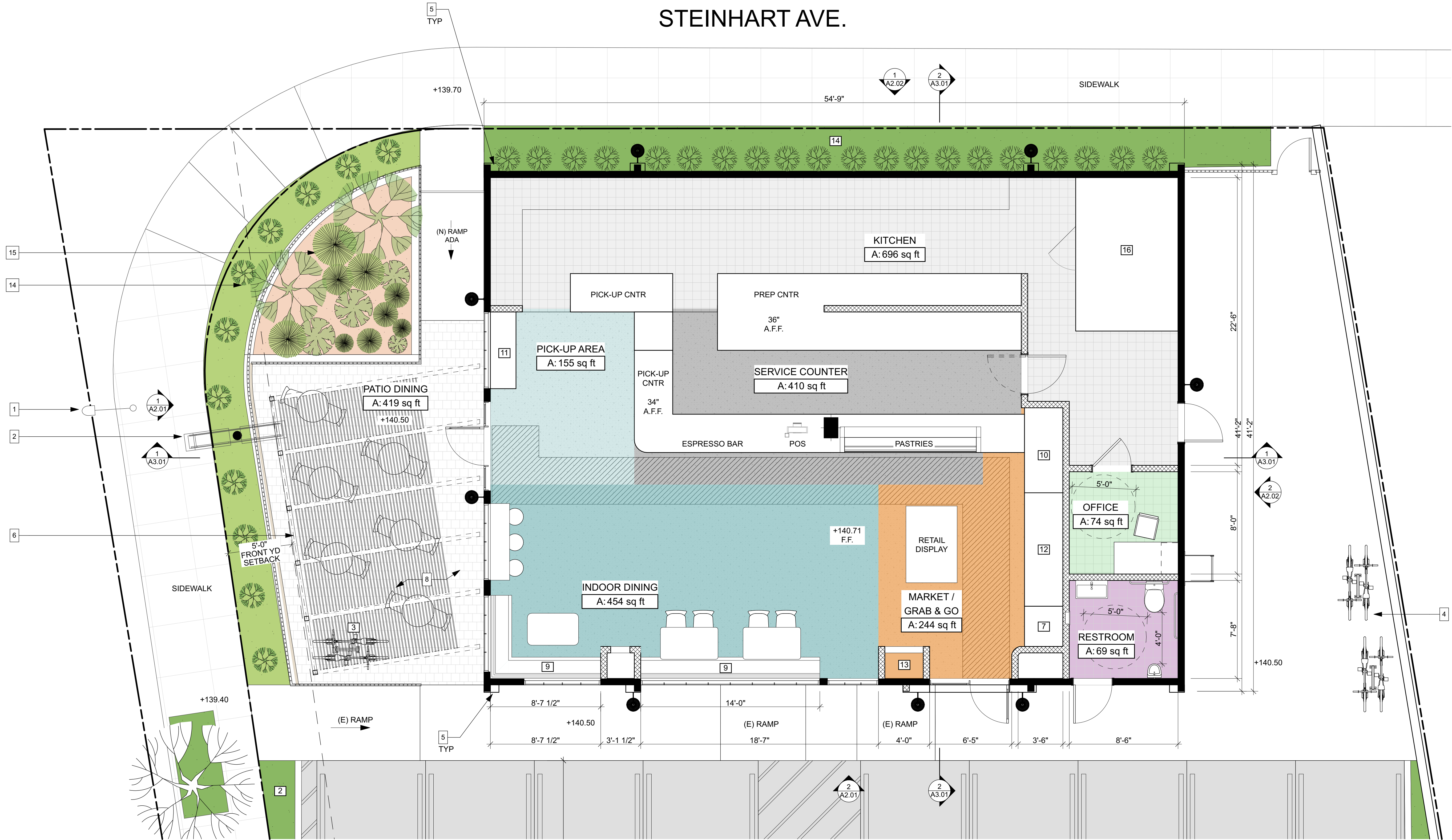
LEGEND

→ → → \*PATH OF TRAVEL



AVIATION BLVD.

STEINHART AVE.



Proposed Floor Plan  
SCALE: 1/4" = 1'-0"  
ON 12"x18" SHEET, 1/8" = 1'-0"

1

GENERAL NOTES

1. SIGN VENDOR SHALL BE RESPONSIBLE FOR PREPARING DWGS & OBTAINING SEPARATE SIGNAGE PERMITS AS REQ'D BY LOCAL JURISDICTION
2. AWNING PERMIT BY AWNING COMPANY
3. 3'-8" CLEAR AISLEWAY PATH OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN ONE FOOT CANDLE AT THE FLOOR LEVEL.
4. DOOR CLEARANCE ON PUSH SIDE: 12" MIN. FROM STRIKE SIDE OF DOOR OPENING X 48"D
5. DOOR CLEARANCE ON PULL SIDE: 18" MIN. STRIKE SIDE @ EXTERIOR DOOR X 60" D

KEYNOTES

- 1 (E) STREET LAMP
- 2 (E) SIGN POLE TO REMAIN
- 3 TWO GUEST BICYCLE PARKING SPOTS
- 4 FOUR EMPLOYEE BICYCLE PARKING SPOTS
- 5 ENLARGE (E) COLUMNS AROUND BUILDING EXTERIOR
- 6 LINE OF (N) AWNING STRUCTURE ABOVE
- 7 GRAB AND GO DISPLAY CASE
- 8 (N) PATIO PAVERS
- 9 BUILT-IN BANQUETTE
- 10 BUILT-IN MENU BOARD & SHELVING

LEGEND

- (E) WALLS
- (N) WALL
- (N) LOW WALL
- ADA PATH OF TRAVEL MIN. 44" WIDE
- (N) WALL SCONCE, SEE A2.03



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KEY PLAN

Proposed Floor  
Plan

ISSUE DATE 7/12/22

A1.00





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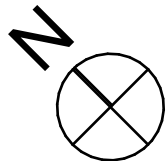
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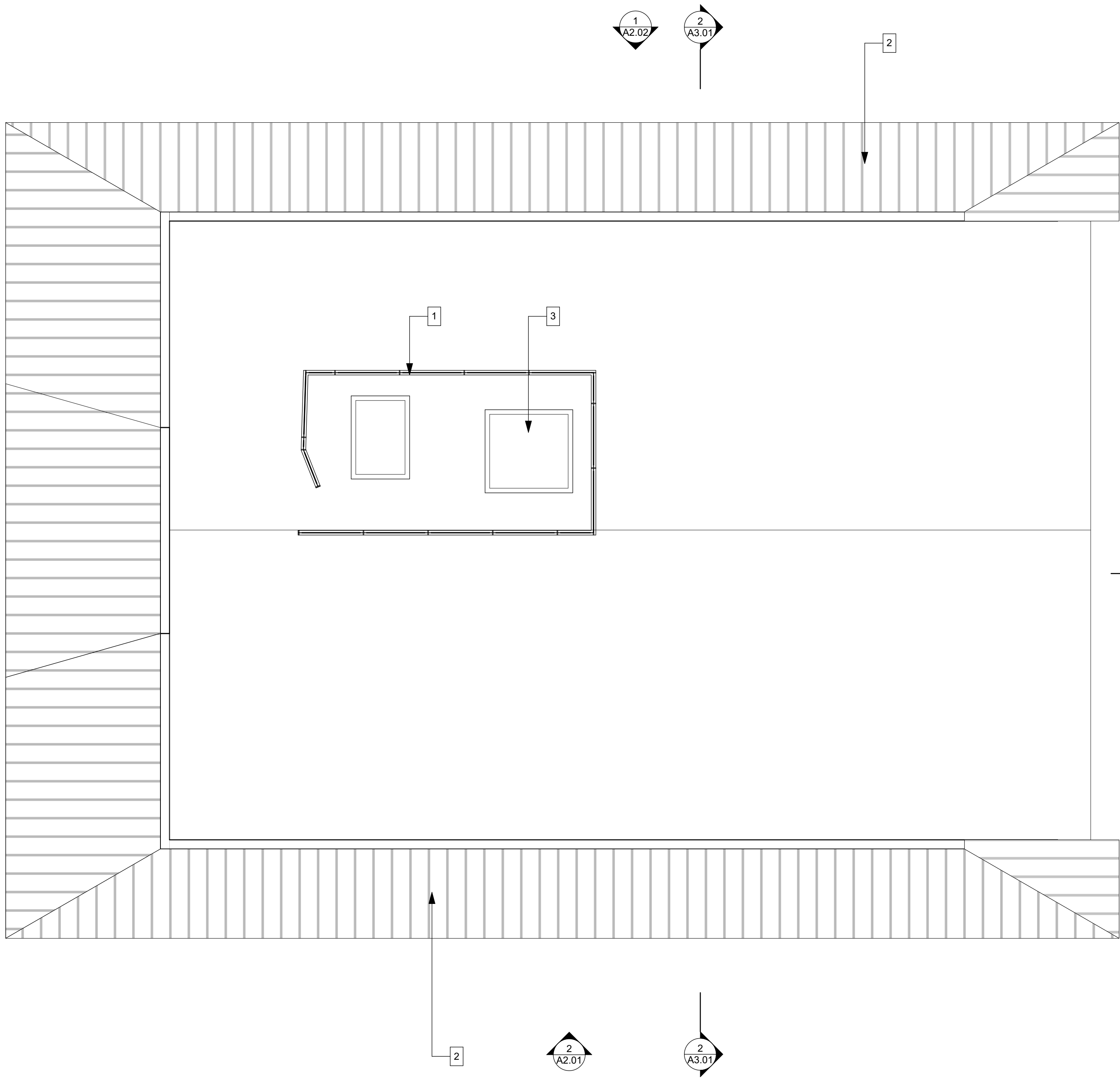



KEY PLAN

Proposed Roof  
Plan

ISSUE DATE 7/12/22

A1.40



Proposed Roof Plan  
SCALE: 1/4" = 1'-0"  
ON 12"x18" SHEET, 1/8" = 1'-0"

1

CONSTRUCTION NOTES

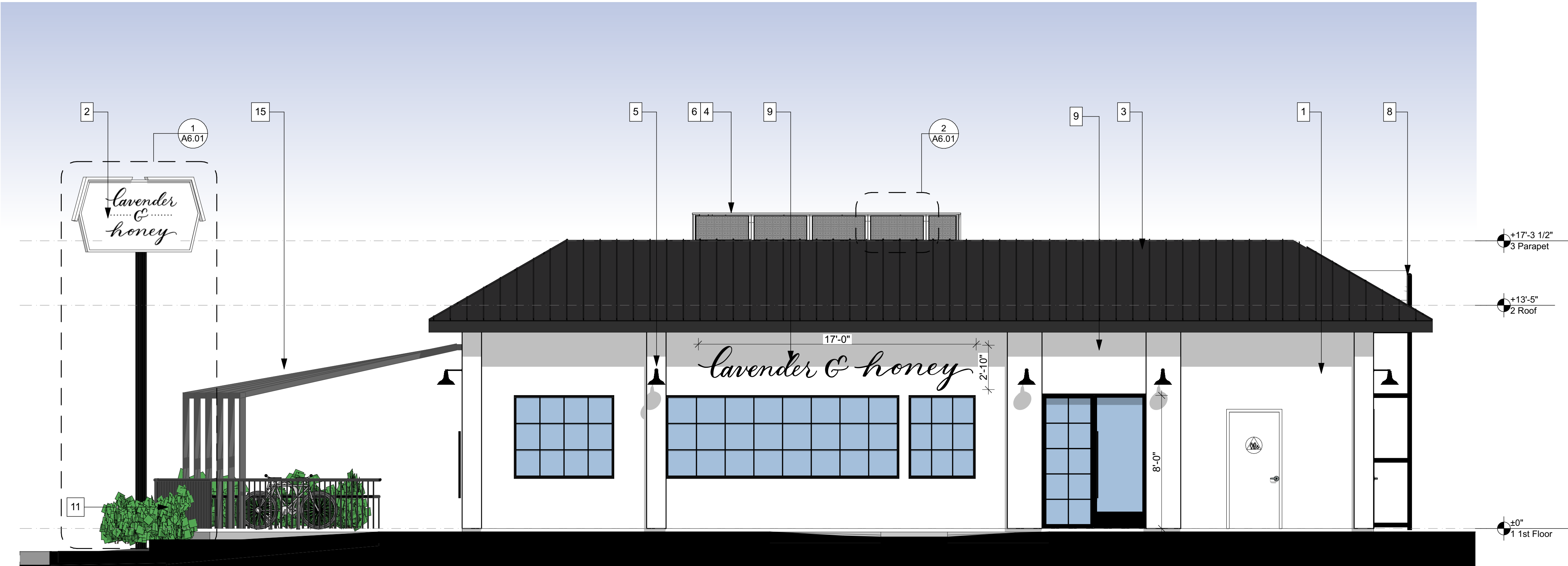
1. REFER TO MECHANICAL, ELECTRICAL & PLUMBING DWGS FOR ADDITIONAL INFO.
2. SEE INTERIOR ELEVATIONS AND BUILDING SECTIONS FOR ADDTL INFORMATION.
3. CONTRACTOR TO FIELD MEASURE BEFORE INSTALL
4. EXISTING BUILDING SHELL RESPONSIBILITY OF LANDLORD.
5. ALL THRESHOLDS TO HAVE MAX 1/2" CHANGE IN ELEVATION.
6. PROVIDE ALL BACKINGS AS REQ. BY MANUFACTURER AND CODE FOR SPECIALTY ITEMS (RESTROOM ACCESSORIES, WATER HEATER STRAPS, KITCHEN SHELVES, ETC.)

KEYNOTES

- |   |  |
|---|--|
| 1 | (N) MECHANICAL EQUIP. SCREEN, SEE DWGS 2/A6.01               |
| 2 | (N) STANDING SEAM METAL ROOF W/ NEW FLASHING / WATERPROOFING |
| 3 | (N) MECH EQUIPMENT, SEE ROOF PLAN & MECH DWGS                |

LEGEND

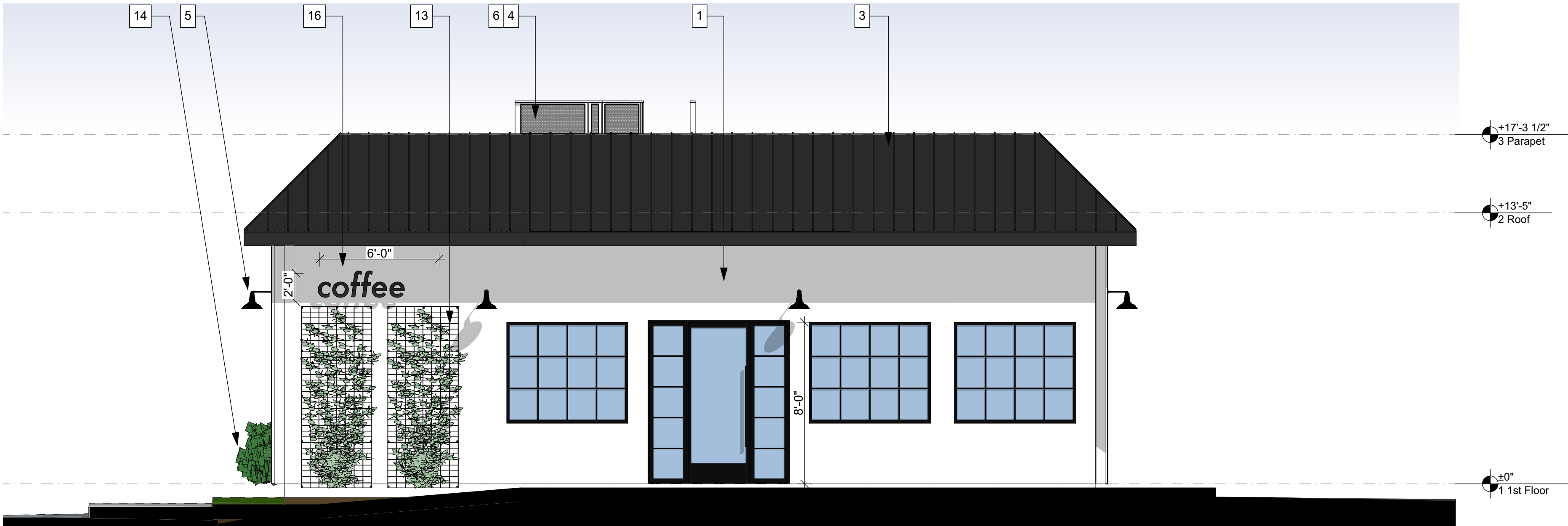




South Elevation

SCALE: 1/4" = 1'-0"  
ON 12"x18" SHEET, 1/8" = 1'-0"

2



West Elevation

SCALE: 1/4" = 1'-0"  
ON 12"x18" SHEET, 1/8" = 1'-0"

1

GENERAL NOTES

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CONSTRUCTION NOTES

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KEYNOTES

- |   |   |    |   |
|---|---|----|---|
| 1 | (N) PLASTER FULL EXTERIOR, SANTA BARBARA FINISH, PAINTED WHITE  | 10 | (N) EXIT DOOR   |
| 2 | (N) SIGN PANEL, POLE TO REMAIN, SEE DWGS 1/A6.01  | 11 | (N) SITE FENCE, MAX. 3' HIGH  |
| 3 | (N) METAL ROOF, STANDING SEAM   | 12 | (N) SITE FENCE WITH GATE, 6' HIGH   |
| 4 | (N) MECH EQUIPMENT, SEE ROOF PLAN & MECH DWGS   | 13 | (N) VERTICAL TRELLIS GREEN WALL   |
| 5 | (N) WALL LIGHTS, MIN 80" AFF, SEE ELEC. DWGS  | 14 | (E) PLANTING  |
| 6 | (N) MECH EQUIP. SCREEN, SEE DWGS 2/A6.01  | 15 | (N) METAL FRAMED AWNING, PAINTED  |
| 7 | (N) PLANTER   | 16 | (N) NEON COFFEE SIGN 12 SF WEST WALL SF 489SF. 15% MAX SIGNAGE ALLOWED 73SF |
| 8 | (E) ROOF ACCESS LADDER  |    |   |
| 9 | (N) EXTERIOR METAL SIGNAGE ON STANDOFFS 48 SF EXTERNALLY LIT SOUTH WALL SF 669SF. 7.5% MAX SIGNAGE ALLOWED 50SF |    |   |

LEGEND



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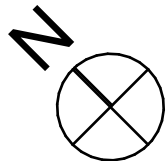
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KEY PLAN



Building  
Elevations

ISSUE DATE 7/12/22

A2.01





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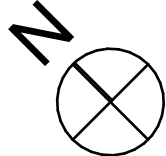
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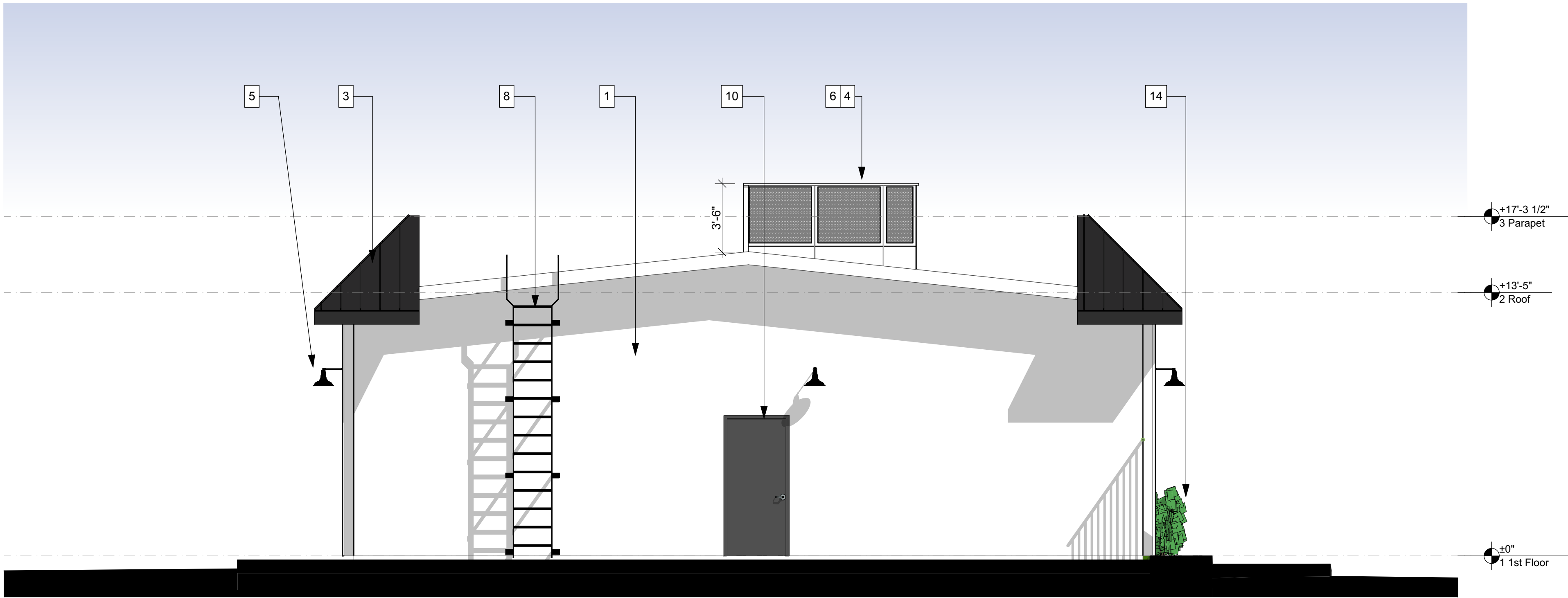


KEY PLAN

Building  
Elevations

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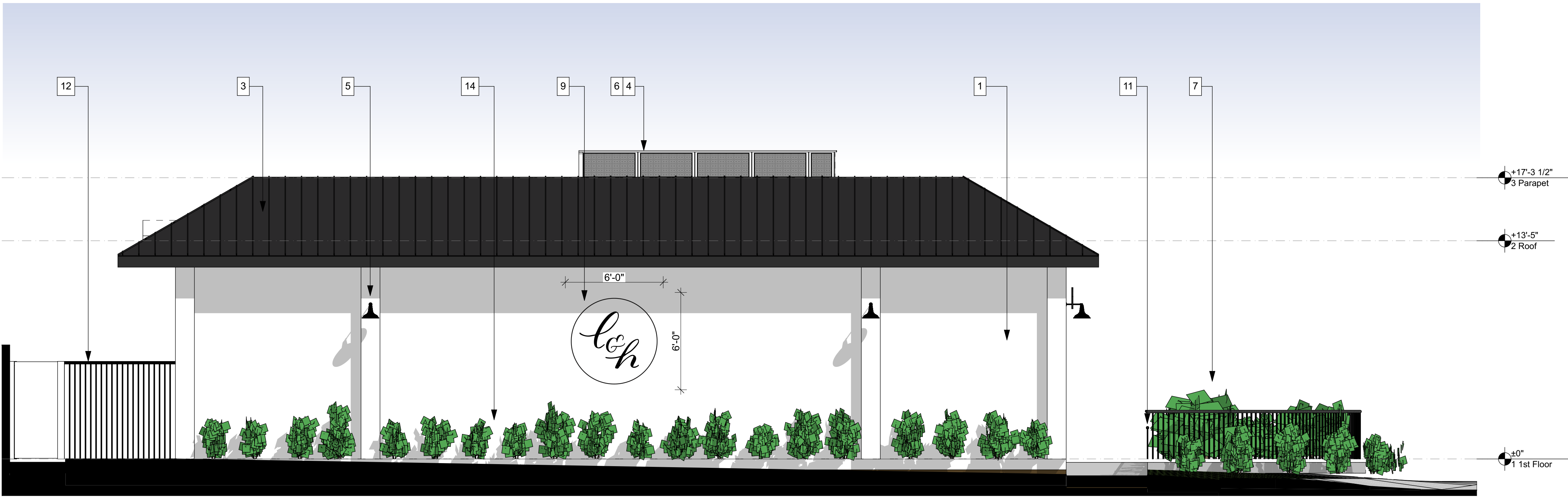
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East Elevation

SCALE: 1/4" = 1'-0"  
ON 12"x18" SHEET, 1/8" = 1'-0"

2



North Elevation

SCALE: 1/4" = 1'-0"  
ON 12"x18" SHEET, 1/8" = 1'-0"

1

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CONSTRUCTION NOTES

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KEYNOTES

- 1 (N) PLASTER FULL EXTERIOR, SANTA BARBARA FINISH, PAINTED WHITE
- 2 (N) SIGN PANEL, POLE TO REMAIN, SEE DWGS 1/A6.01
- 3 (N) METAL ROOF, STANDING SEAM
- 4 (N) MECH EQUIPMENT, SEE ROOF PLAN & MECH DWGS
- 5 (N) WALL LIGHTS, MIN 80" AFF, SEE ELEC. DWGS
- 6 (N) MECH EQUIP. SCREEN, SEE DWGS 2/A6.01
- 7 (N) PLANTER
- 8 (E) ROOF ACCESS LADDER
- 9 (N) EXTERIOR LOGO PAINTED ON STUCCO. METAL CIRCLE ON STANDOFFS 4" OFF WALL FOR LANDSCAPE VINE GROWTH. 36 SF EXTERNALLY LIT. SOUTH WALL SF 669 SF. 15% MAX SIGNAGE ALLOWED 100 SF

- 10 (N) EXIT DOOR
- 11 (N) SITE FENCE, MAX. 3' HIGH
- 12 (N) SITE FENCE WITH GATE, 6' HIGH
- 13 (N) VERTICAL TRELLIS GREEN WALL
- 14 (E) PLANTING
- 15 (N) METAL FRAMED AWNING, PAINTED

LEGEND

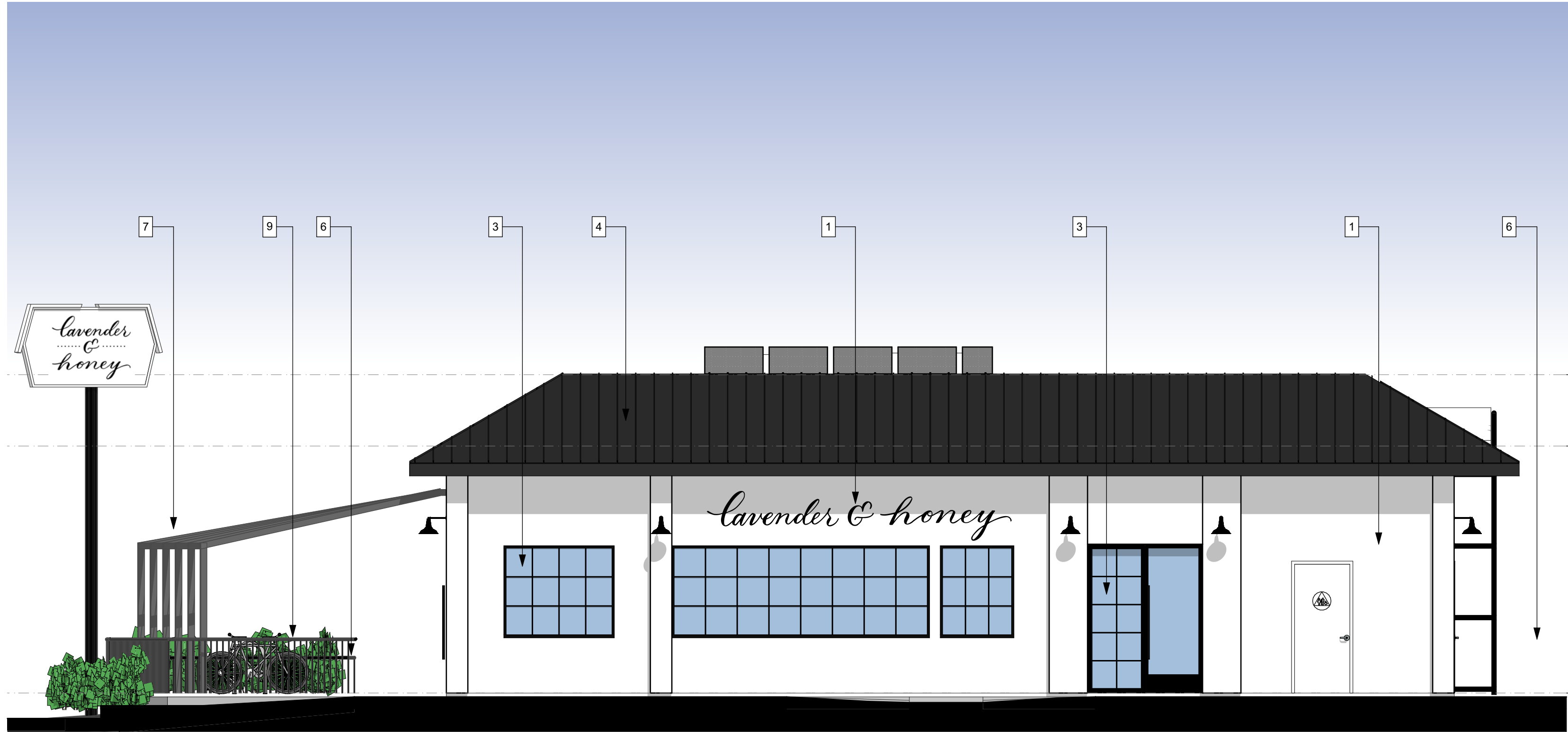
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West Elevation - Materials

2

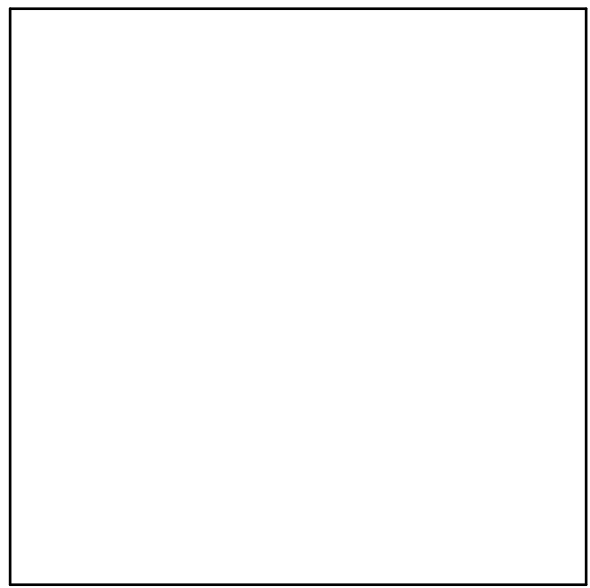


South Elevation - Materials

1



1 PLASTER  
SANTA BARBARA FINISH, WHITE



2 NOT USED



3 WINDOWS & DOORS  
STEEL FRAMED  
BLACKENED STEEL



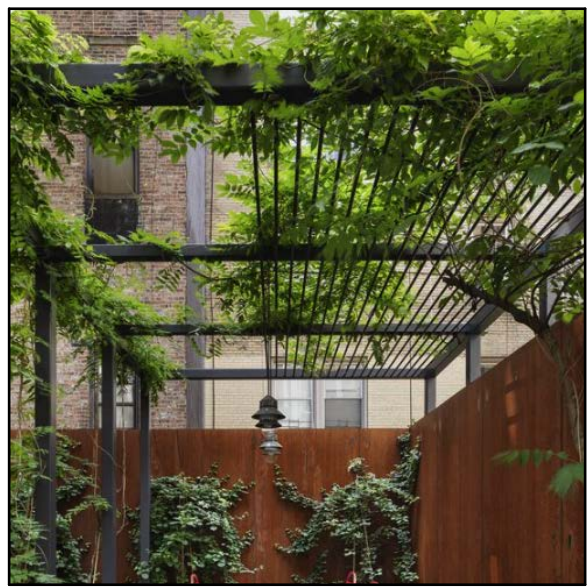
4 ROOF  
STANDING SEAM METAL ROOF  
ATAS VERSALINE 12"  
CHARCOAL GREY



5 WALL SCONCE LIGHTS  
12" GOOSENECK  
COLOR SARGENT GREEN  
SCHOOLHOUSE FIXTURES



6 FENCE  
METAL PICKET FENCE  
PAINTED  
BLACK BAY DEA188



7 AWNING  
METAL FRAMED AWNING,  
PAINTED  
FADE TO BLACK DET629



8 TRELLIS  
CUSTOM VERTICAL TRELLIS GREEN WALL



9 PLANTER BED  
STUCCO WALL PAINTED TO MATCH  
BLDG



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PORTER, 1328 AVIATION  
BLVD. REDONDO CA, 90278  
CONSULTANT:

Lavender & Honey

1328 Aviation Blvd.  
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Project No.

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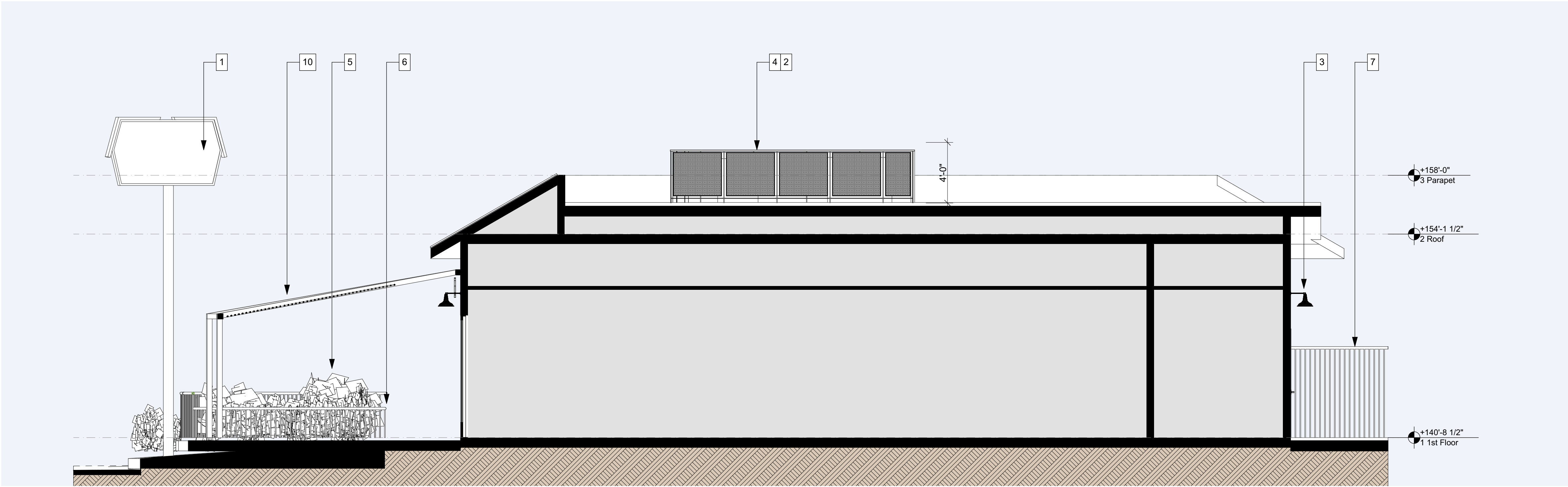
KEY PLAN

Building Colors  
Materials

ISSUE DATE 7/12/22

A2.03

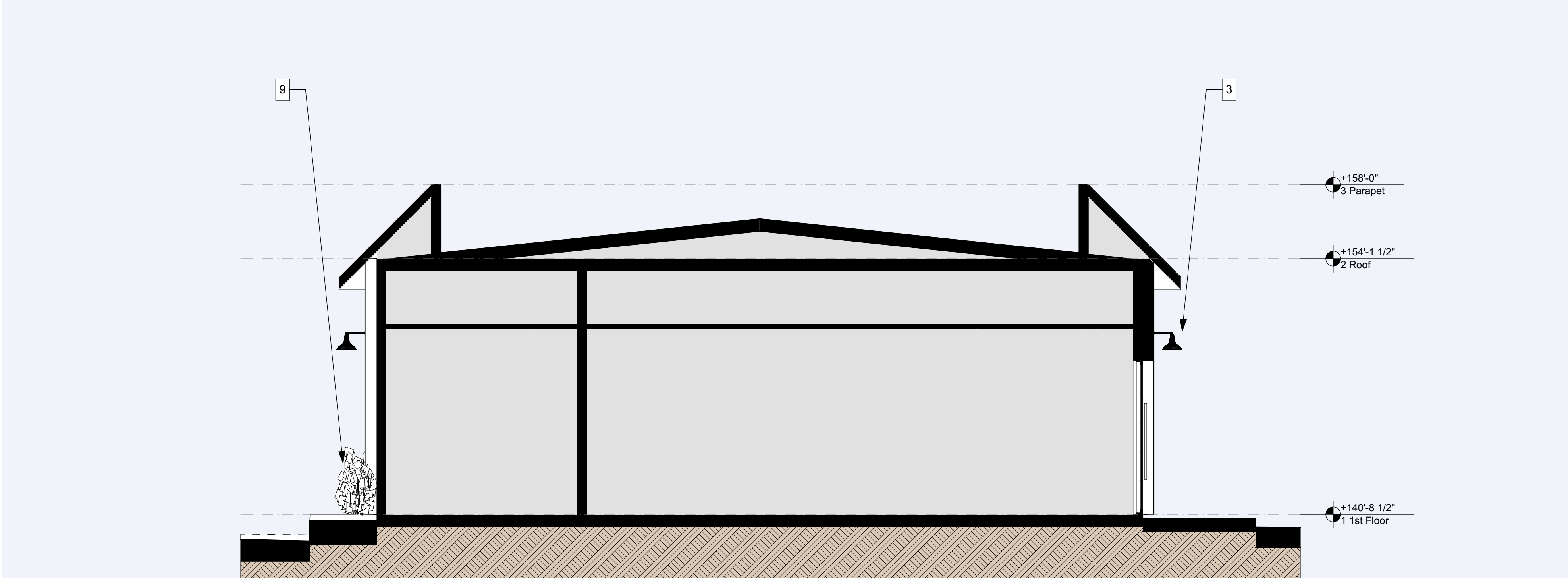




Building Section A

SCALE: 1/4" = 1'-0"  
ON 12"X18" SHEET, 1/8" = 1'-0"

1



Building Section B

SCALE: 1/4" = 1'-0"  
ON 12"X18" SHEET, 1/8" = 1'-0"

2

GENERAL NOTES

1. SIGN VENDOR SHALL BE RESPONSIBLE FOR PREPARING DWGS & OBTAINING SEPARATE SIGNAGE PERMITS AS REQ'D BY LOCAL JURISDICTION
2. AWNING PERMIT BY AWNING COMPANY

CONSTRUCTION NOTES

1. REFER TO MECHANICAL, ELECTRICAL & PLUMBING DWGS FOR ADDITIONAL INFO.
2. SEE INTERIOR ELEVATIONS AND BUILDING SECTIONS FOR ADDTL INFORMATION.
3. CONTRACTOR TO FIELD MEASURE BEFORE INSTALL
4. EXISTING BUILDING SHELL RESPONSIBILITY OF LANDLORD.
5. ALL THRESHOLDS TO HAVE MAX 1/2" CHANGE IN ELEVATION.
6. PROVIDE ALL BACKINGS AS REQ. BY MANUFACTURER AND CODE FOR SPECIALTY ITEMS (RESTROOM ACCESSORIES, WATER HEATER STRAPS, KITCHEN SHELVES, ETC.)

KEYNOTES

- |    |  |
|----|--|
| 1  | (N) SIGN PANEL, POLE TO REMAIN, SEE DWGS 1/A6.01 |
| 2  | (N) MECH EQUIPMENT, SEE ROOF PLAN & MECH DWGS    |
| 3  | (N) WALL LIGHTS, MIN 80" AFF, SEE LIGHTING DWGS  |
| 4  | (N) MECH EQUIP. SCREEN, SEE DWGS 2/A6.01         |
| 5  | (N) PLANTER                                      |
| 6  | (N) SITE FENCE, 3' HIGH                          |
| 7  | (N) SITE FENCE WITH GATE, 6' HIGH                |
| 8  | NOT USED   |
| 9  | (E) PLANTING                                     |
| 10 | (N) METAL FRAMED AWNING, PAINTED                 |

LEGEND



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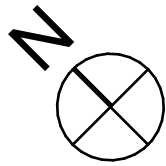
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KEY PLAN



Building Sections

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A3.01





Exterior View 2 2



Exterior View 3 3



Exterior View 1 1



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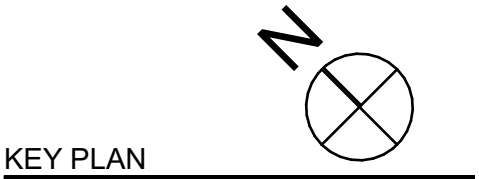
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Renderings

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A5.01





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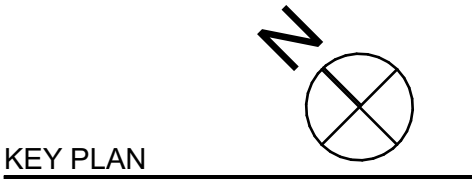
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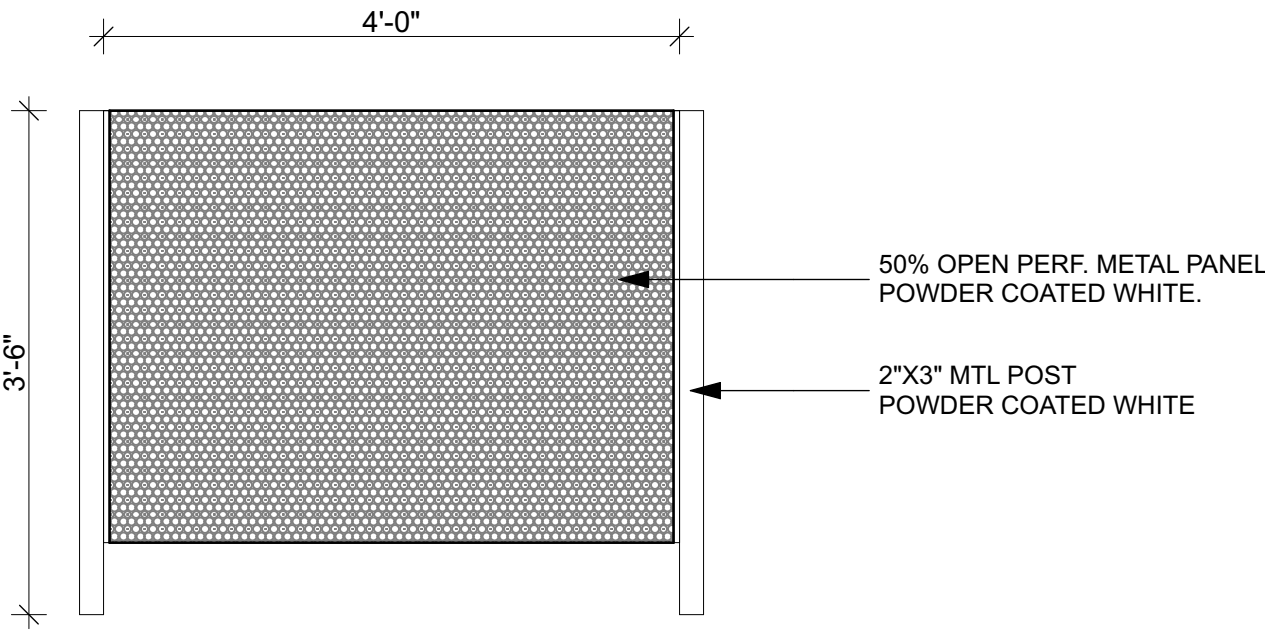
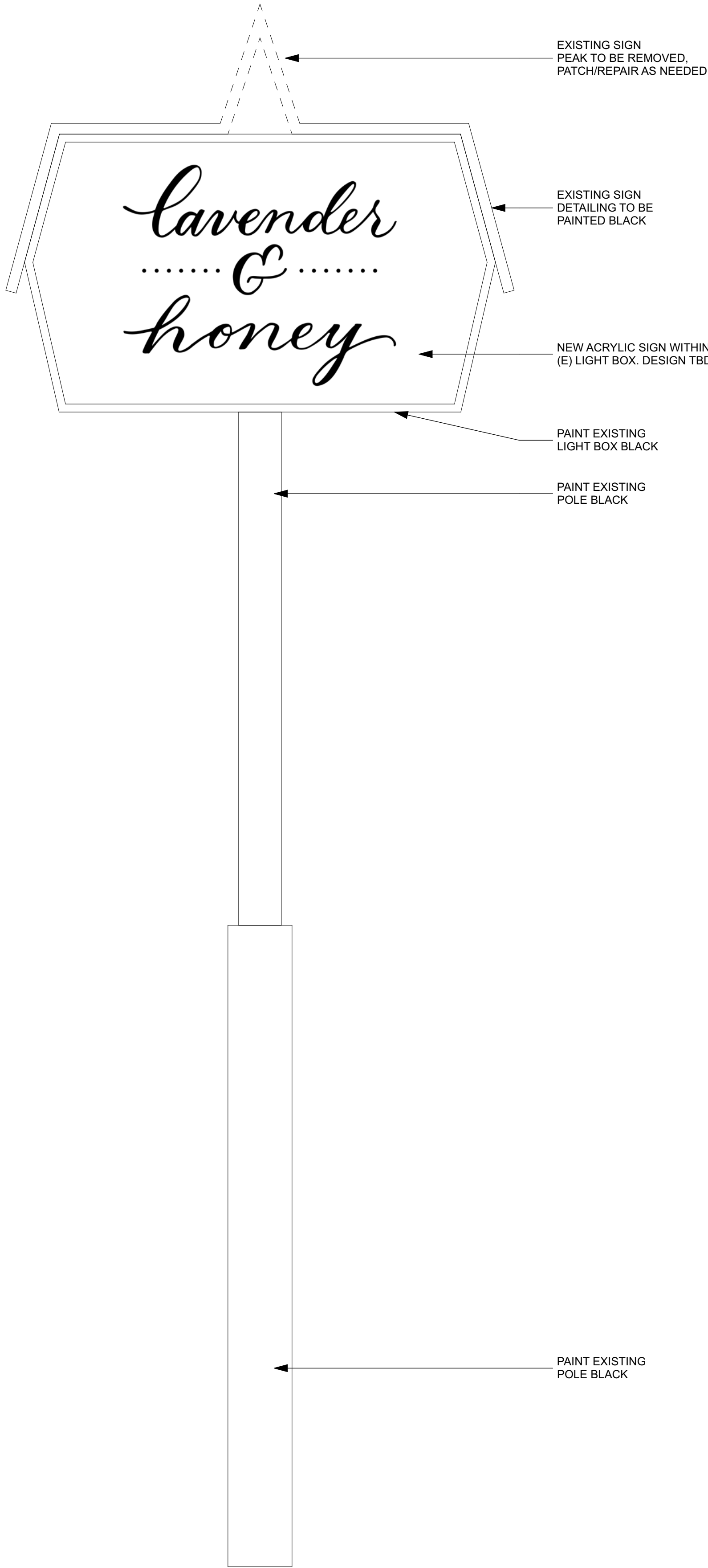


KEY PLAN

Signage / Roof  
Screening

ISSUE DATE 7/12/22

A6.01



(N) Roof Equip. Screen

SCALE: 3/4" = 1'-0"

2

(E) Sign Pole

SCALE: 3/4" = 1'-0"

1