

POINSETTIA AVE. RESIDENCE

113 / 119 S. POINSETTIA AVE.
MANHATTAN BEACH, CA. 90266

HAYNE ARCHITECTS
22762 PACIFIC COAST HIGHWAY
MALIBU, CA 90265
PH: 310.456.0050
FAX: 310.456.0925

POINSETTIA AVE.
RESIDENCE
113 / 119 POINSETTIA AVE.
MANHATTAN BEACH CA. 90266

COVER SHEET

11-03-2009 PLANNING SUBMITTAL
09-30-2009 PLANNING SUBMITTAL

DATE 11/03/2009
SCALE AS NOTED
DWNBY RDC
FILE



A-0.0

PROJECT INFORMATION

PROPERTY INFORMATION:
ADDRESS: 113 / 119 S. POINSETTIA AVE. MANHATTAN BEACH, CA. 90266

LEGAL DESCRIPTION:
TRACT: CARNATION VILLA
BLOCK: 8
LOT: 3 AND 4
GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL
ZONING DISTRICT: RS
AREA DISTRICT: 1
LOT AREA: 12,494 SF. (.287 ACRES)

PROJECT DESCRIPTION:
DEMOLITION OF ONE EXISTING SINGLE FAMILY RESIDENCE WITH A PROPOSED ADDITION/RENOVATION TO A SECOND EXISTING SINGLE FAMILY RESIDENCE TO CREATE ONE SINGLE FAMILY RESIDENCE

CALCULATIONS:

| | EXISTING | NEW | TOTAL | COUNTABLE AREA |
|------------------------|--------------|--------------|--------------|----------------|
| BASEMENT | 682 SQ.FT. | 105 SQ.FT. | 787 SQ.FT. | 0 SQ.FT. |
| MAIN | 2,335 SQ.FT. | 831 SQ.FT. | 3,166 SQ.FT. | 3,166 SQ.FT. |
| UPPER | 1,860 SQ.FT. | 2,486 SQ.FT. | 4,346 SQ.FT. | 4,368 SQ.FT. |
| GARAGE / MECH. / STOR. | 0 SQ.FT. | 800 SQ.FT. | 800 SQ.FT. | 0 SQ.FT. |
| GRAND TOTAL | | | | 7,534 SQ.FT. |

- APPLICABLE CODES:**
- 2007 CALIFORNIA BUILDING CODE (BASED ON THE 2006 INTERNATIONAL BUILDING CODE WITH LOS ANGELES COUNTY AMENDMENTS)
 - 2007 CALIFORNIA MECHANICAL CODE (BASED ON THE 2006 UNIFORM MECHANICAL CODE) WITH LOS ANGELES COUNTY AMENDMENTS
 - 2007 CALIFORNIA ELECTRICAL CODE (BASED ON THE 2005 NATIONAL ELECTRICAL CODE) WITH LOS ANGELES COUNTY AMENDMENTS
 - 2007 CALIFORNIA PLUMBING CODE (BASED ON THE 2006 UNIFORM PLUMBING CODE) WITH LOS ANGELES COUNTY AMENDMENTS
 - 2007 CALIFORNIA ENERGY CODE AND THE 2005 BUILDING ENERGY EFFICIENCY STANDARDS

KEY MAP



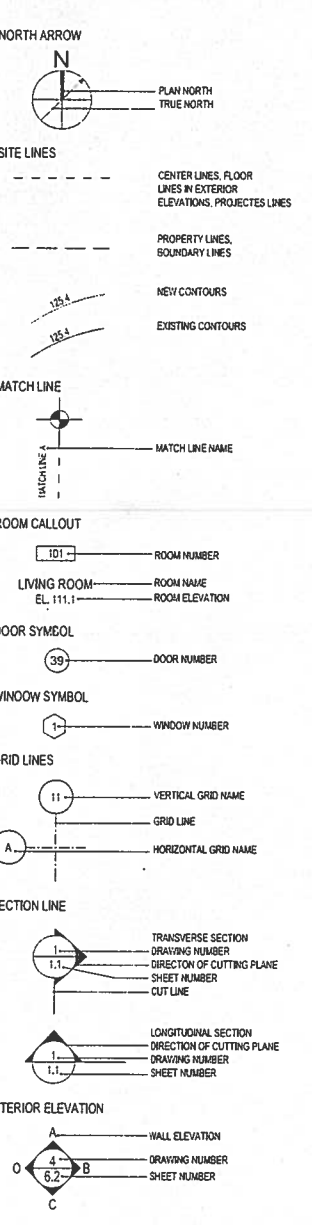
PROJECT CONTACTS

ARCHITECT:
HAYNE ARCHITECTS
22762 PACIFIC COAST HWY.
MALIBU, CA 90265
PH (310) 456-0050
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SYMBOLS

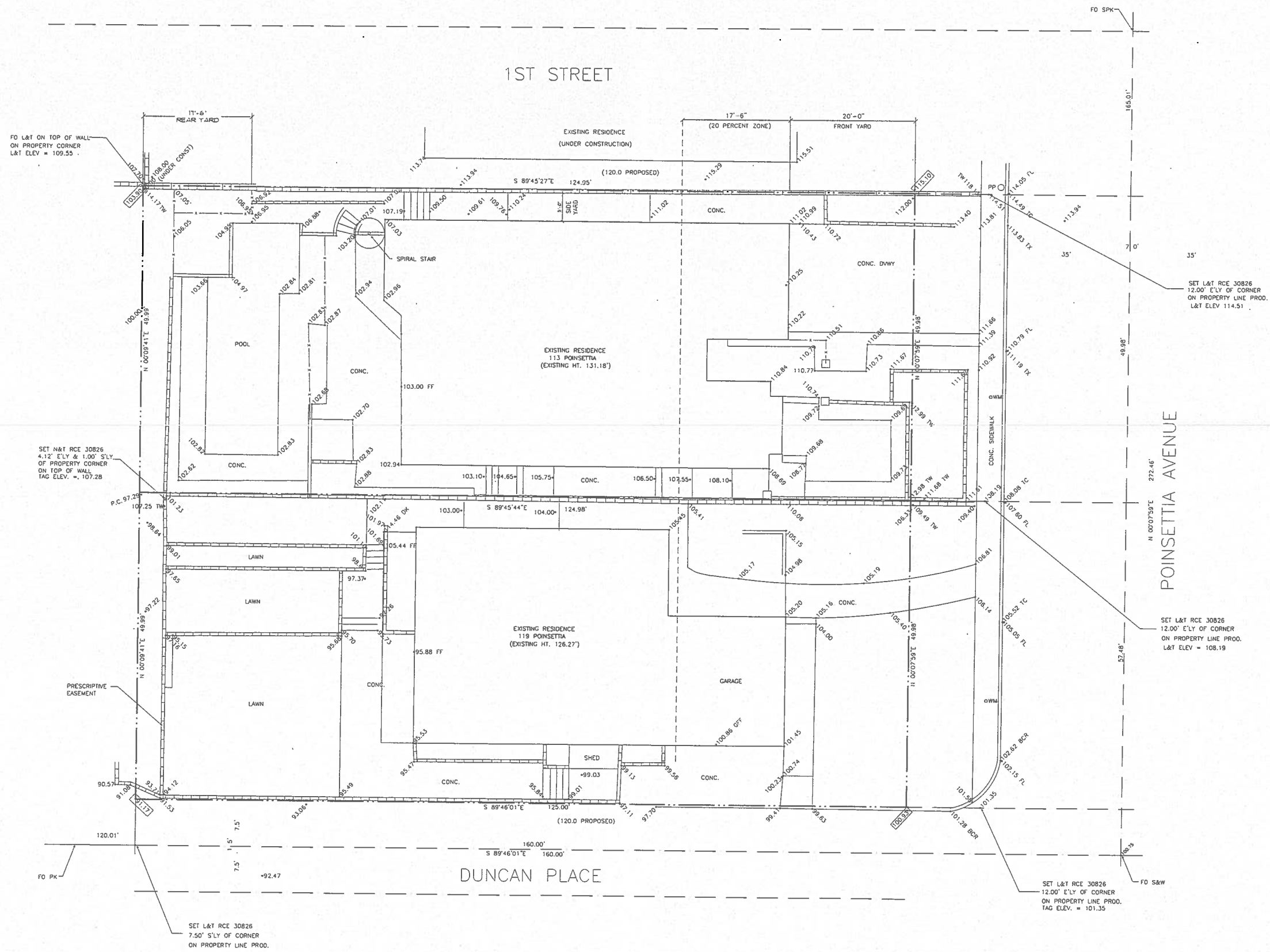


ABBREVIATIONS

- STAIR TAGS**
UP @ 6" RISE
T = 12" TREAD
DIRECTION
- WALL TYPE TAGS**
WALL TYPE
- DATUM**
DATUM
- ELEVATION MARKER**
EL. 123.4 ELEVATION DESCRIPTION
T.O. ROOF
- ENLARGED DETAIL CALLOUT**
1 DRAWING NUMBER
A-5.0 SHEET NUMBER
TO BE ENLARGED
- SECTION DETAIL CALLOUT**
1 DRAWING NUMBER
A-5.0 SHEET NUMBER
CUT LINE
DIRECTION OF CUT
- CENTERLINE**
C
- ROOF SLOPE**
6:12 RISE : RUN
- CEILING HEIGHT**
9'-2" CEILING HEIGHT
- DIMENSIONS**
4'-0" DIMENSION LINE DESIGNATIONS
- DRAWING TITLE**
DRAWING TITLE
DRAWING NUMBER
SCALE
- REVISION TAG**
REVISION NUMBER
- ABBREVIATIONS:**
- ABV. ABOVE
 - A.F.F. ABOVE FINISHED FLOOR
 - ACC. ACCESS
 - AC.F.L. ACCESS FLOOR
 - A.P. ACCESS PANEL
 - AC. ACOUSTICAL
 - AC.T. ACOUSTICAL TILE
 - A.C. AIR CONDITIONING
 - AL.T. ALTERNATE
 - AL. ALUMINUM
 - ANC. ANCHOR ANCHORAGE
 - AN.B. ANCHOR BOLT
 - APX. APPROXIMATE
 - ARCH. ARCHITECTURAL
 - AUTO. AUTOMATIC
 - BASEMT. BASEMENT
 - BRG. BEARING
 - BEL. BELOW
 - BET. BETWEEN
 - BLK. BLOCK
 - BD. BOARD
 - B.M. BEAM
 - BOT. BOTTOM
 - BLDG. BUILDING
 - CAB. CABINET
 - C.I. CAST IRON
 - CK. CAULKING
 - CR. CIRCLE
 - CLR. CLEARANCE
 - COL. COLUMN
 - CONC. CONCRETE
 - CONSTR. CONSTRUCTION
 - CONT. CONTINUOUS
 - CONTR. CONTRACTOR
 - C.O. CORNER GUARD
 - C.O. CLEAN OUT
 - DBL. DOUBLE
 - DFR. DAMPER
 - DEM. DEMOLISH, DEMOLITION
 - DET. DETAIL
 - DIAG. DIAGONAL
 - DIA. DIAMETER
 - DM. DIMENSION
 - DR. DOOR
 - DWG. DRAWING
 - DR.F. DRINKING FOUNTAIN
 - EA. EACH
 - EF. EACH FACE
 - E. EAST
 - E.J. EXPANSION JOINT
 - ELEC. ELECTRICAL
 - E.P. ELECTRICAL PANELBOARD
 - EL. ELEVATION
 - ELEV. ELEVATOR
 - EMER. EMERGENCY
 - EQ. EQUAL
 - EQUIP. EQUIPMENT
 - EXT. EXTERIOR
 - E.B. EXPANSION BOLT
 - EXT. EXTERIOR
 - F.O.F. FACE OF FINISH
 - F.O.S. FACE OF STUDS
 - F.F. FACTORY FINISH
 - FN. FINISH
 - FIN. FINISHED
 - F.F.E. FINISHED FLOOR ELEVATION
 - F.A. FIRE ALARM
 - F.E. FIRE EXTINGUISHER
 - FP. FIREPROOF
 - F.R.C. FIRE-RESISTANT COATING
 - F.L. FLOOR LINE
 - FLOORING
 - F.L.C.O. FLOOR CLEANOUT
 - FLUR. FLUORESCENT
 - FR. FRAME (W.)
 - F.S. FULL SIZE
 - F.B.O. FURNISHED BY OTHERS
 - FT. FOOT (FEET)
 - GA. GAGE, GALVANIZED
 - GV. GALVANIZED
 - G.C. GENERAL CONTRACTOR
 - GL. GLASS, GLAZING
 - GT. GROUT
 - GP.D.W. GYPSUM DRY WALL
 - GYP. BRD. GYPSUM BOARD
 - H.H. HANDHOLD
 - H.J. HEAD JOINT
 - HTG. HEATING
 - HVAC HEATING/VENTILATING/AIR CONDITIONING
 - HT. HEIGHT
 - H.C. HOLLOW CORE
 - H.M. HOLLOW METAL
 - HORIZ. HORIZONTAL
 - IN. INCHES
 - INT. INTERIOR
 - INT. INTERMEDIATE
 - INVERT
 - LE. INVERT ELEVATION
 - LP.S. FROM PIPE SIZE
 - JOINT
 - J. JOIST
 - K.P.L. KICKPLATE
 - K.O. KNOCKOUT
 - LBL. LABEL
 - LAM. LAMINATE
 - L. LENGTH
 - LT. LIGHT
 - L.W. LIGHTWEIGHT
 - M.B. MACHINE BOLT
 - MFR. MANUFACTURER
 - MECH. MECHANICAL
 - MEM. MEMBER
 - MEMB. MEMBRANE
 - MTL. METAL
 - MIN. MINIMUM
 - MISC. MISCELLANEOUS
 - MULL. MULLION
 - N.R. NOISE REDUCTION
 - NOM. NOMINAL
 - N NORTH
 - NOT TO SCALE
 - N.T.S. NOT TO SCALE
 - OBS. OBSCURE
 - O.C. ON CENTERS
 - OPNG. OPENING
 - PTD. PAINTED
 - PANEL
 - P.B. PANIC BAR
 - PAR. PARALLEL
 - PK. PARKING
 - P.B.D. PARTICLE BOARD
 - PTN. PARTITION
 - PLT. PLATE
 - P.G. PLATE GLASS
 - PLWD. PLYWOOD
 - PT. POINT
 - R.F.S. ROUNDS PER SQUARE FOOT
 - PSI POUNDS PER SQUARE INCH
 - P.F.B. PREFABRICATED
 - PPN. PREFINISHED
 - P.L. PROPERTY LINE
 - R.C.P. REINFORCED CONCRETE PIPE
 - RES. RESILIENT
 - RET.G. RETAINING
 - RET. RETURN
 - REV. REVISIONS, REVISED
 - R.H. RIGHT HAND
 - R.O.W. RIGHT OF WAY
 - R.E. RIM ELEVATION
 - RISER
 - R. ROOM
 - R.O. ROOM OPENING
 - R.B.T. RABBIT
 - R.W.C. RAINWATER CONDUCTOR
 - REF. REFERENCE
 - R.F.L. REFLECTED (LEVEL) OR
 - REFR. REFRIGERATOR
 - REG. REGISTER
 - REINF. REINFORCE(D) (ING)
 - R.C. REINFORCED CONCRETE
 - SP.GL. SAFETY GLASS
 - SCH. SCHEDULE
 - SCN. SCREEN
 - SNT. SEALANT
 - SEC. SECTION
 - SHT. SHEET
 - S.G. SHEET GLASS
 - SH. SHELF SHELVING
 - S SOUTH
 - SPL. SPECIAL
 - SPEC. SPECIFICATIONS
 - SO. SQUARE
 - ST. STEEL
 - STO. STORAGE
 - STR. STRUCTURAL
 - SYSTEM
 - TACKBOARD
 - TEL. TELEPHONE
 - THK. THICKNESS
 - THR. THRESHOLD
 - T&G. TONGUE AND GROOVE
 - T & B TOP AND BOTTOM
 - T.O. TOP OF
 - T.O.S.L. TOP OF SLAB
 - T.O.S.T. TOP OF STEEL
 - TR. TRANSOM
 - TR. TYPICAL
 - UNF. UNFINISHED
 - V.J. V-JOINT (ED)
 - VNR. VENEER
 - VERT. VERTICAL
 - VRT. VENT
 - W.T.W. WALL TO WALL
 - W WEST
 - W. WIDTH WIDE
 - WBL. WINDOW
 - W.G. WIGGED GLASS
 - W.M. WIRE MESH
 - WD. WOOD
 - W WITH
 - W/O WITHOUT

SCALE NTS

1



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SURVEY

- ▲ 11-03-2009 PLANNING SUBMITTAL
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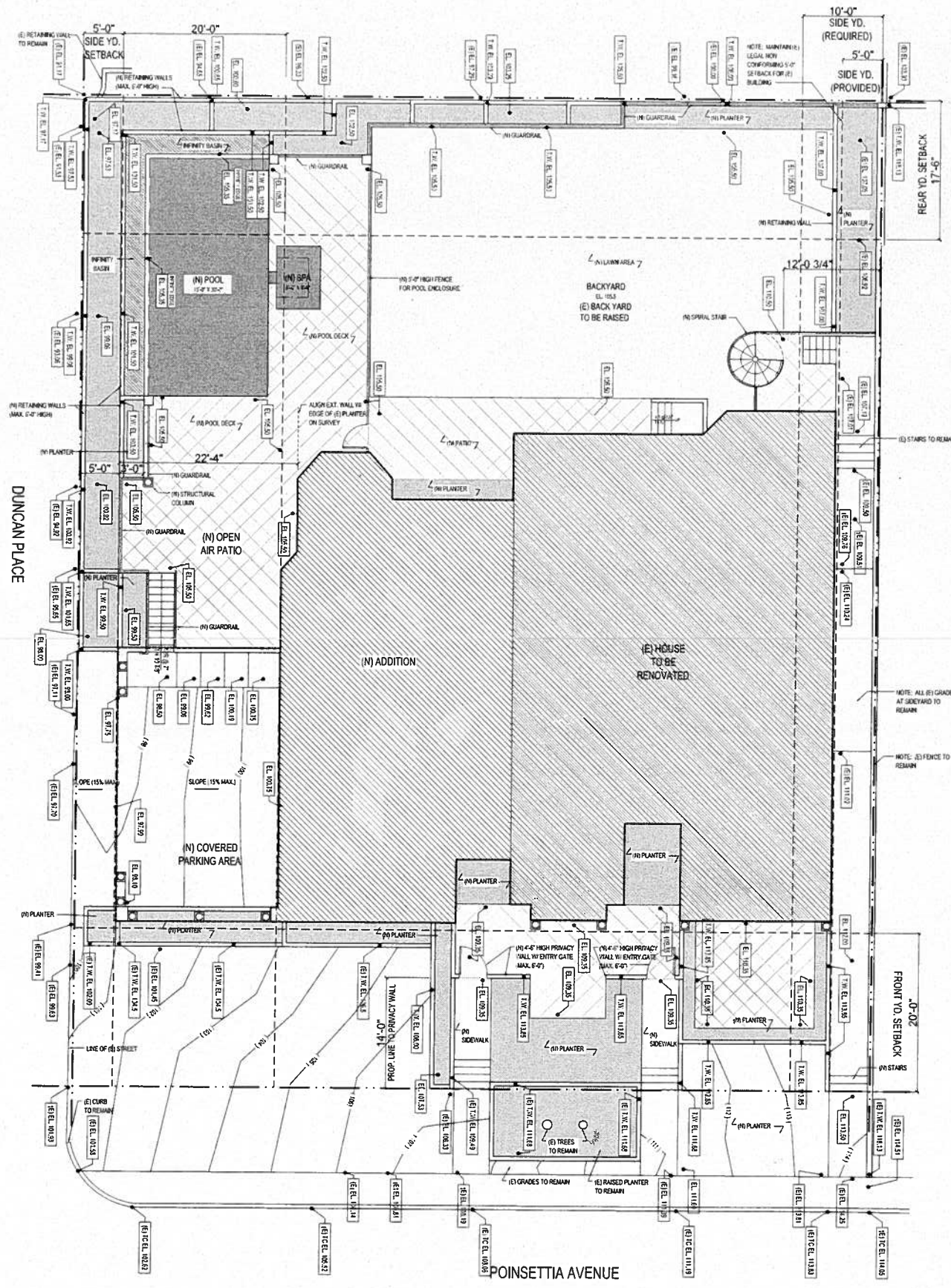
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SURVEY
 SCALE 1/8"=1'

1

A-1.0



- LEGEND**
- EXISTING BUILDING
 - NEW BUILDING
 - PLANTED AREA
 - WATER
 - LINE OF BUILDING
 - HARDSCAPE

LEGAL DESCRIPTION

TRACT: CARNATION VILLA
 BLOCK: 8
 LOT: 3 AND 4
 GENERAL PLAN DESIGNATION:
 LOW DENSITY RESIDENTIAL
 ZONING DISTRICT: RS
 AREA DISTRICT: 1

MAXIMUM HEIGHT CALCULATION

| | |
|----------------|---------------------------|
| NW CORNER | 103.90' |
| NE CORNER | 115.10' |
| SE CORNER | 100.93' |
| SW CORNER | 91.17' |
| AVERAGE: | 411.1' |
| | $411.1' / 4 = 102.775'$ |
| | $102.775' + 26 = 128.78'$ |
| MAXIMUM HEIGHT | 128.78' |

REQUIRED YARDS

FRONT: 20.0'
 REAR: (125' x .3) - 20 = 17.5'
 SIDE: 5.0'
 SIDE: 5.0'

LOT AREA

NORTH LOT
 113 POINSETTIA = 6 246 SQ. FT.
 SOUTH LOT
 119 POINSETTIA = 6 248 SQ. FT.
 TOTAL LOT AREA = 12 494 SQ. FT.

BUILDABLE FLOOR AREA

LOT AREA x FLOOR AREA FACTOR =
 12 494 SQ. FT. x .65 + 240 = 8 361 SQ. FT. ALLOWED
 ACTUAL FLOOR AREA PROPOSED = 7 534 SQ. FT.

FLOOR AREA RATIO

FLOOR AREA / LOT AREA
 7 534 SQ. FT. / 12 494 SQ. FT. = 0.60 F.A.R.

BULK VOLUME STANDARDS (8 PERCENT RULE)

REQUIRED AREA = LOT AREA x .08
 REQUIRED AREA = 12,494 x .08 = 1000 SQ.FT.
 REQUIRED AREA @ FRONT YD. = 1000 X .45 = 450 SQ.FT.
 REQUIRED AREA @ SIDE YD. = 1000 X .55 = 550 SQ.FT.
 ACTUAL AREA PROVIDED @ FRONT YD. = 561 SQ. FT. > 450 SQ. FT.
 ACTUAL AREA PROVIDED @ SIDE YD. = 960 SQ. FT. > 550 SQ. FT.
 TOTAL AREA PROVIDED = 1521 SQ. FT. > 1000 SQ. FT.

BUILDABLE DEPTH = 125' - 20' - 17.5' = 87.5'
 87.5' X 1/5 = 17.5' (1/5 BUILDABLE DEPTH)
 BUILDABLE WIDTH = 100' - 10' - 10' = 90'
 90' X 1/3 = 30' (1/3 BUILDABLE WIDTH)

LOT AREA

LOT AREA = 12 494 SQ. FT.
 BUILDING FOOTPRINT = 3 966 SQ. FT.
 LOT COVERAGE = 31.7%

PROPOSED NEW FLOOR AREA:

| | EXISTING | NEW | TOTAL | COUNTABLE AREA |
|------------------------|--------------|--------------|--------------|----------------|
| BASEMENT | 682 SQ.FT. | 105 SQ.FT. | 787 SQ.FT. | 0 SQ.FT. |
| MAIN | 2 335 SQ.FT. | 831 SQ.FT. | 3 166 SQ.FT. | 3 166 SQ.FT. |
| UPPER | 1 880 SQ.FT. | 2 488 SQ.FT. | 4 368 SQ.FT. | 4 368 SQ.FT. |
| GARAGE / MECH. / STOR. | 0 SQ.FT. | 800 SQ.FT. | 800 SQ.FT. | 0 SQ.FT. |
| GRAND TOTAL | | | 800 SQ.FT. | 7 534 SQ.FT. |

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SITE PLAN

- ▲ 11-03-2009 PLANNING SUBMITTAL
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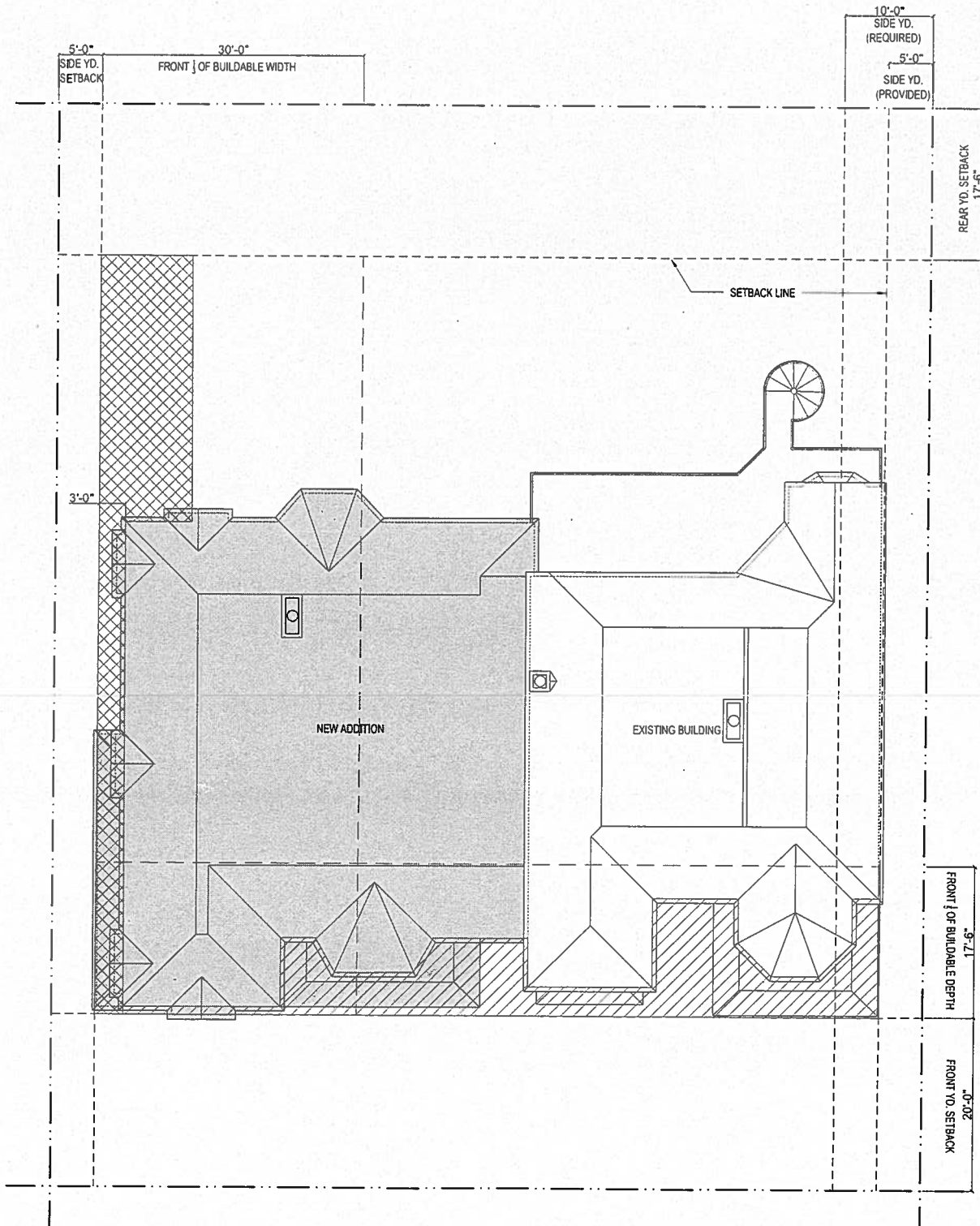


SITE PLAN





SCALE 1/8"=1'

1

A-1.1



LEGEND

-  EXISTING BUILDING
-  NEW BUILDING
-  8% RULE - FRONT YD. (529 SQ. FT.)
-  8% RULE - SIDE YD. (501 SQ. FT.)

BULK VOLUME STANDARDS (8 PERCENT RULE)










REQUIRED AREA = LOT AREA x .08
 REQUIRED AREA = 12,494 x .08 = 1000 SQ. FT.
 REQUIRED AREA @ FRONT YD. = 1000 X .50 = 500 SQ. FT.
 REQUIRED AREA @ SIDE YD. = 1000 X .50 = 500 SQ. FT.
 ACTUAL AREA PROVIDED @ FRONT YD. = 529 SQ. FT. > 500 SQ. FT.
 ACTUAL AREA PROVIDED @ SIDE YD. = 501 SQ. FT. > 500 SQ. FT.
 TOTAL AREA PROVIDED = 1030 SQ. FT. > 1000 SQ. FT.

BUILDABLE DEPTH = 125' - 20' - 17.5' = 87.5'
 87.5' X 1/5 = 17.5' (1/5 BUILDABLE DEPTH)
 BUILDABLE WIDTH = 100' - 10' - 10' = 90'
 90' X 1/3 = 30' (1/3 BUILDABLE WIDTH)

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**BULK VOLUME
 STANDARDS
 DIAGRAM**

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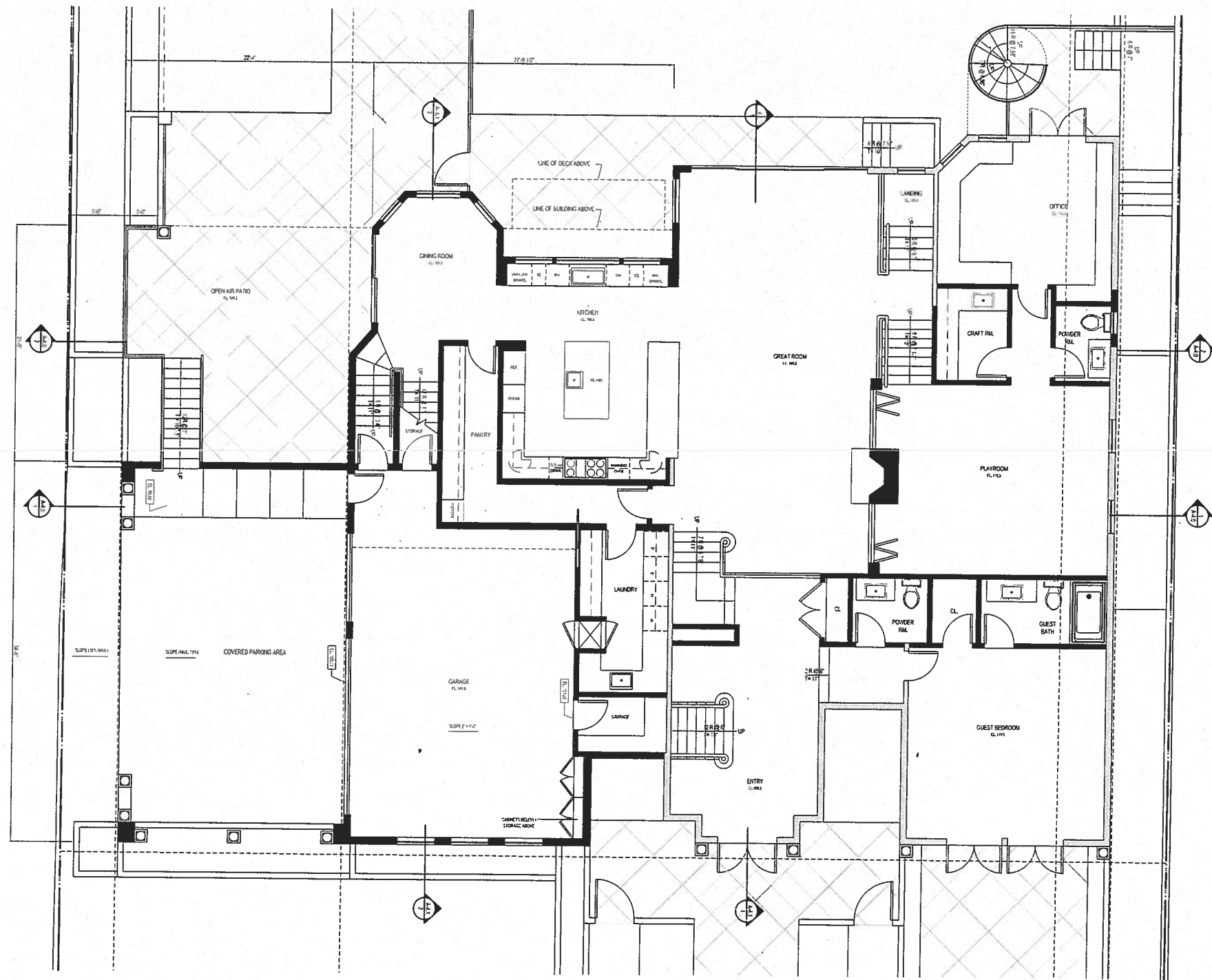


SITE PLAN



SCALE 1/8"=1'

1

A-1.2



LEGEND

-  (N) WALLS
-  (E) WALLS TO BE REUSED



GROUND FLOOR PLAN



SCALE 3/16"=1'

1

A-2.0

GROUND FLOOR PLAN

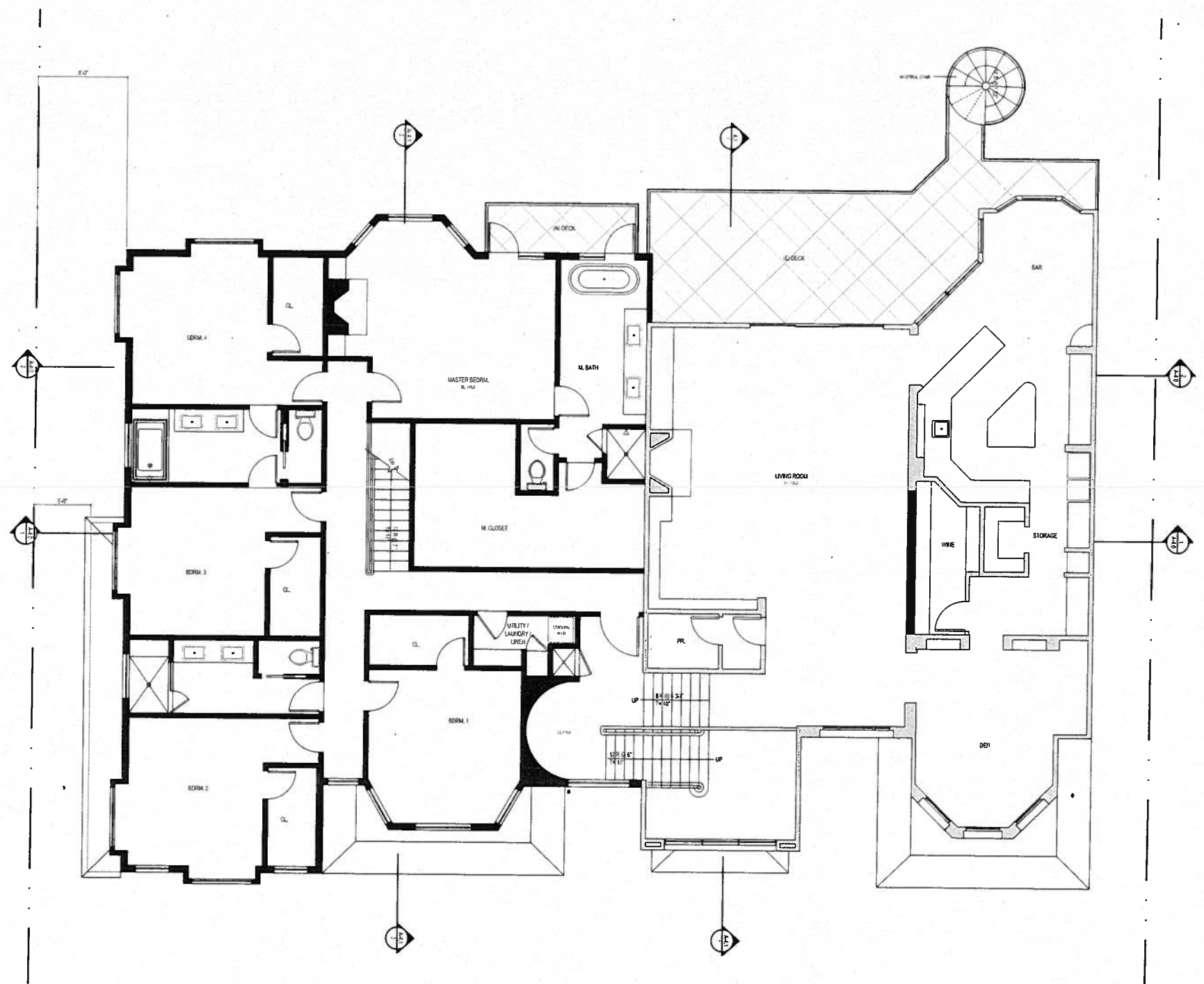
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LEGEND

— (N) WALLS

== (E) WALLS TO BE REUSED



UPPER LEVEL FLOOR PLAN

SCALE 3/16"=1' 1

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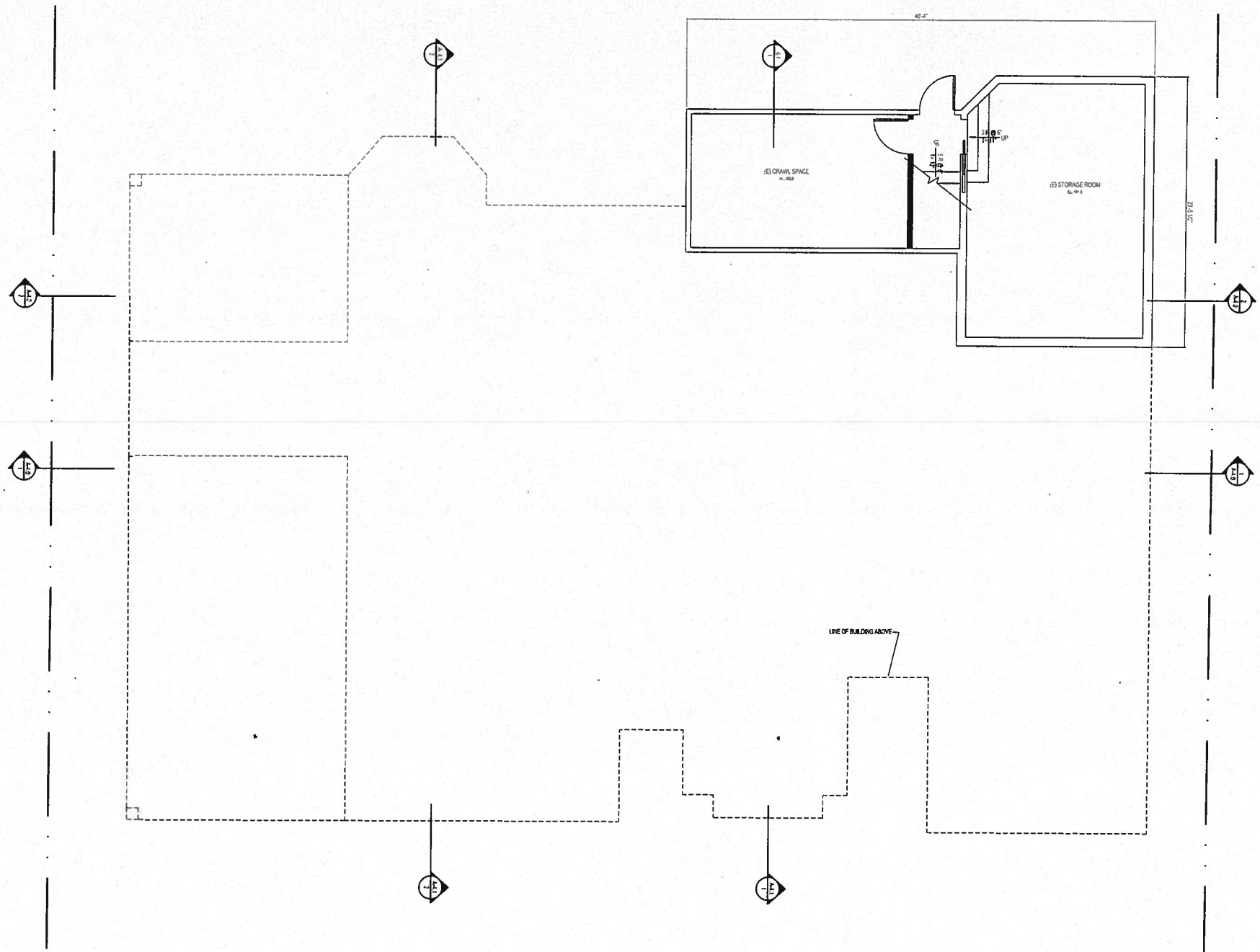
UPPER LEVEL
 FLOOR PLAN

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LEGEND

— (N) WALLS

— (E) WALLS TO BE REUSED



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BASEMENT FLOOR PLAN

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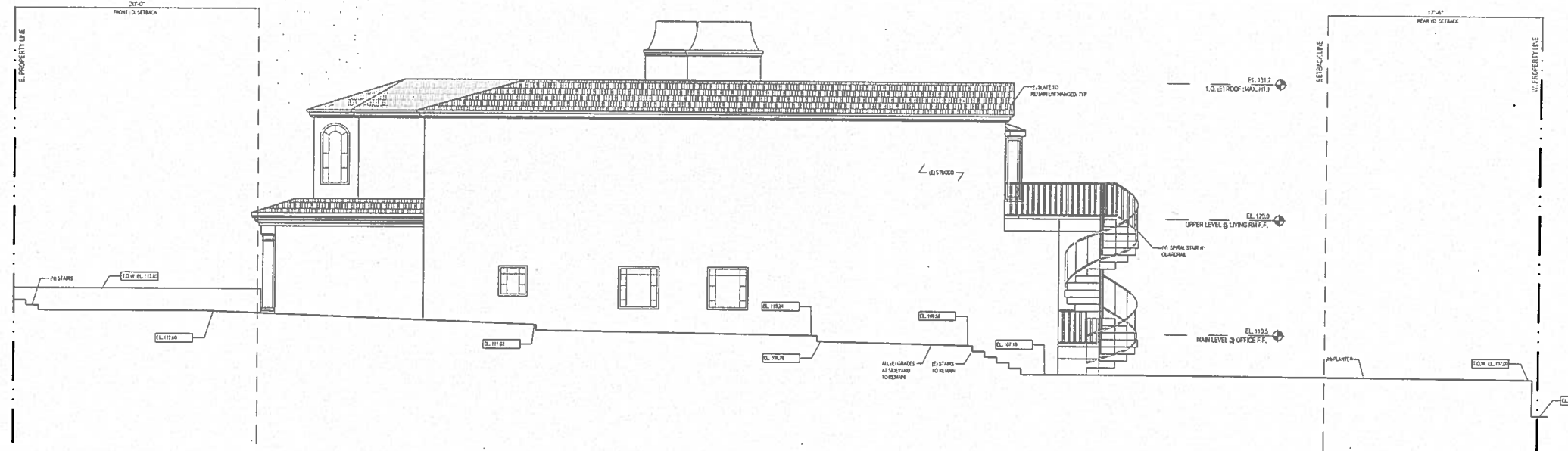


BASEMENT FLOOR PLAN

SCALE 3/16"=1'

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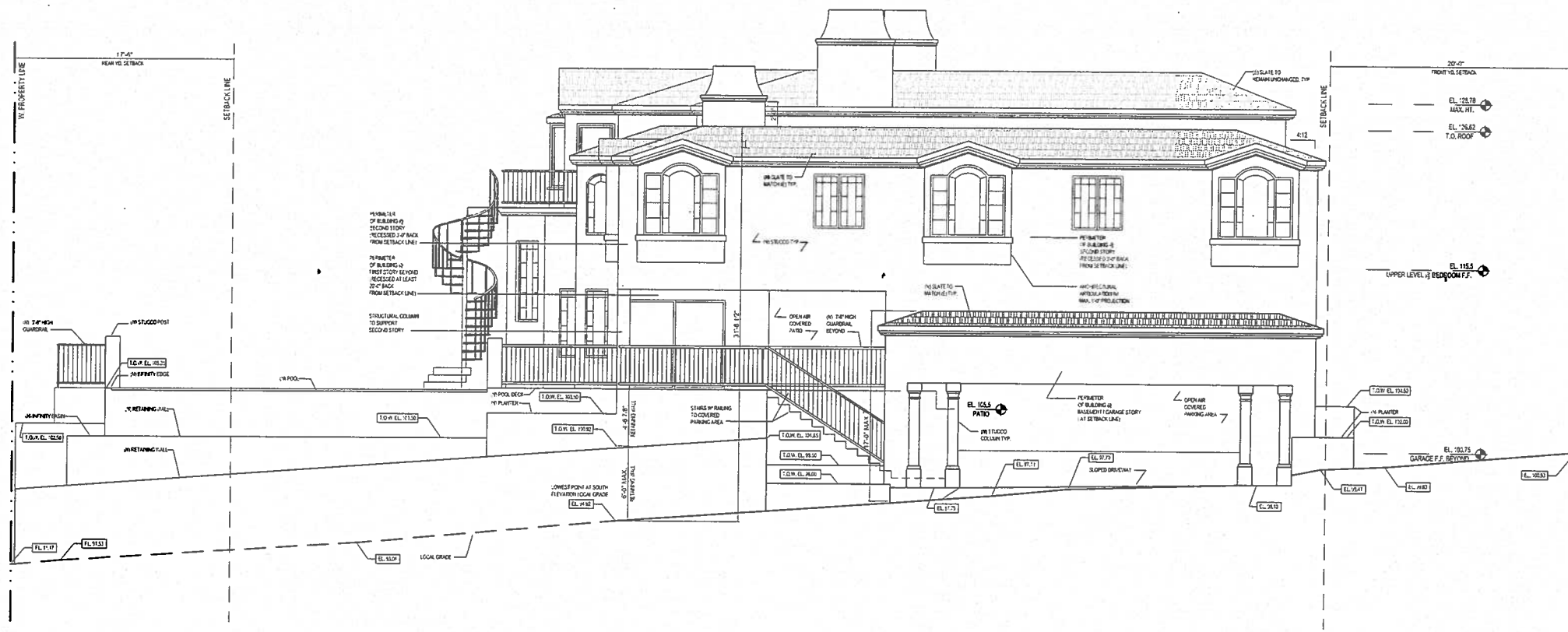
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NORTH ELEVATION

SCALE 3/16"=1'

2



SOUTH ELEVATION

SCALE 3/16"=1'

1

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EXTERIOR ELEVATIONS

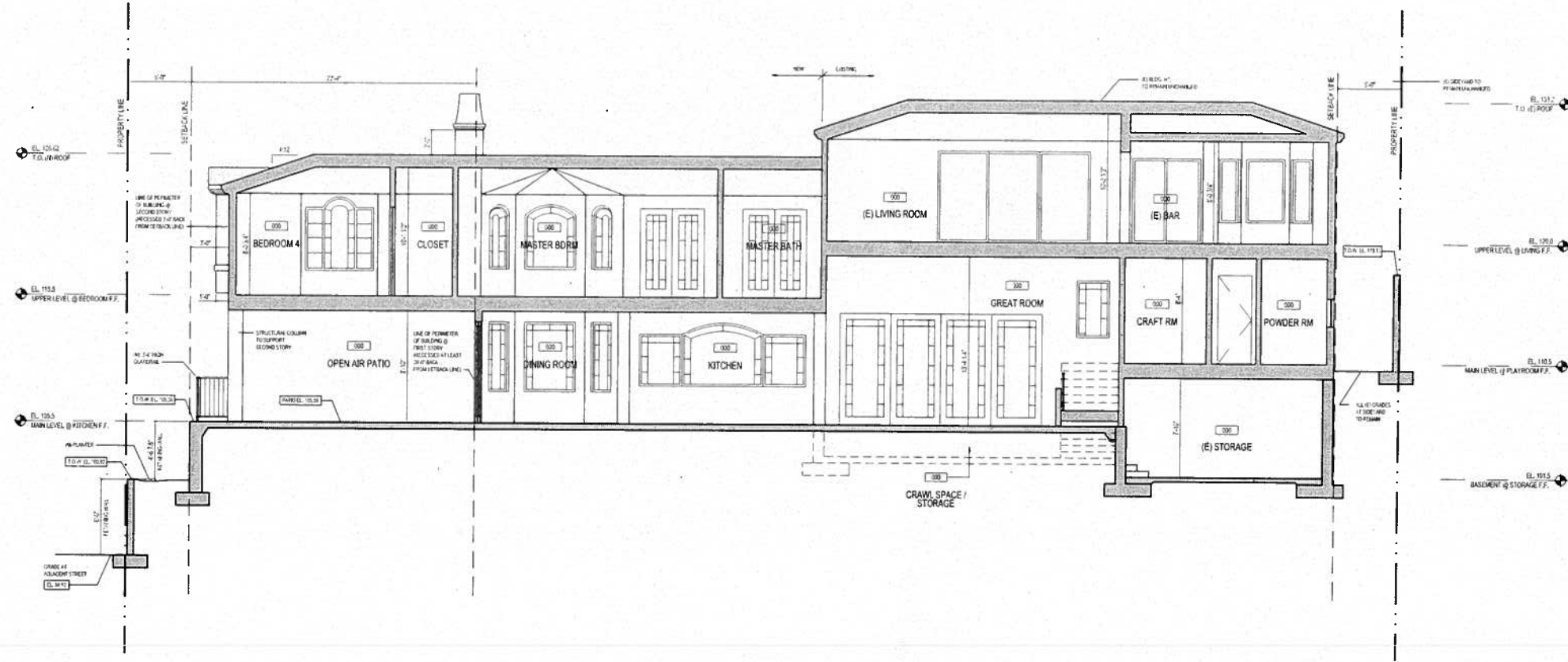


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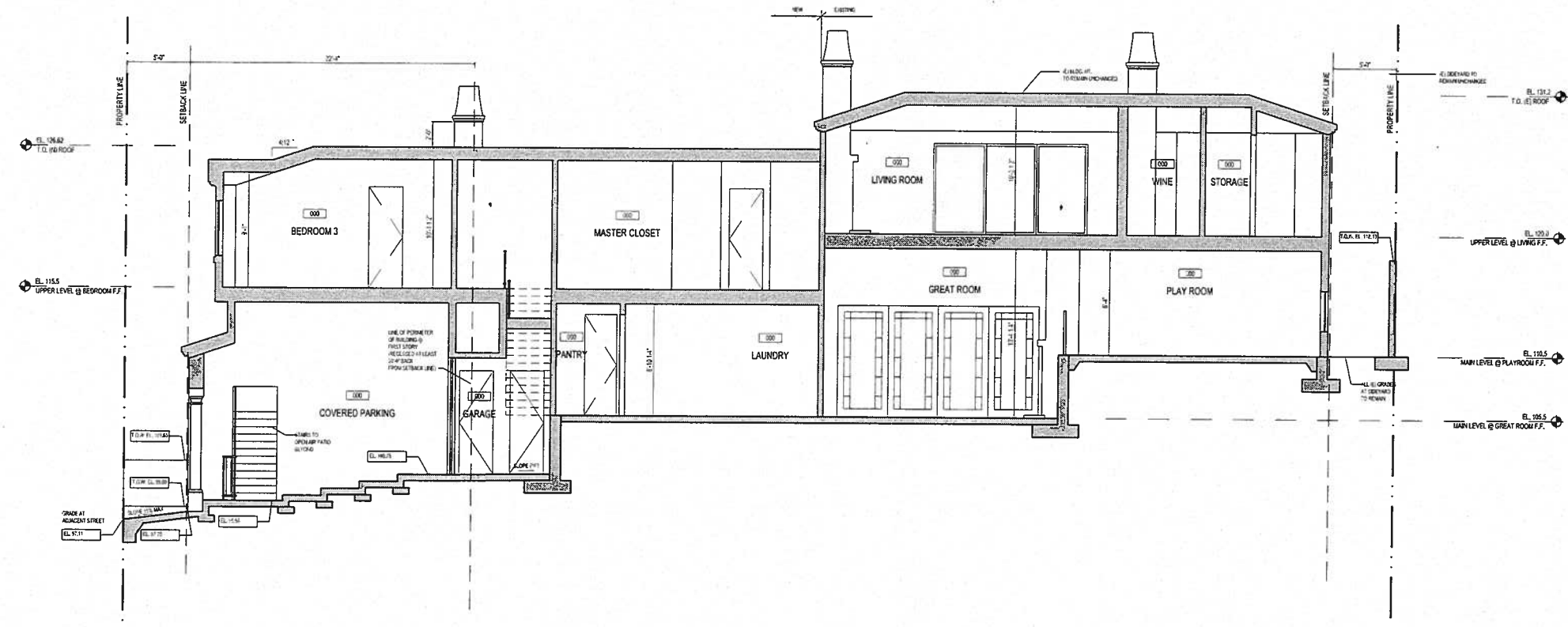
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BUILDING SECTIONS

SCALE 3/16"=1'

2



BUILDING SECTIONS

SCALE 3/16"=1'

1

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BUILDING SECTIONS

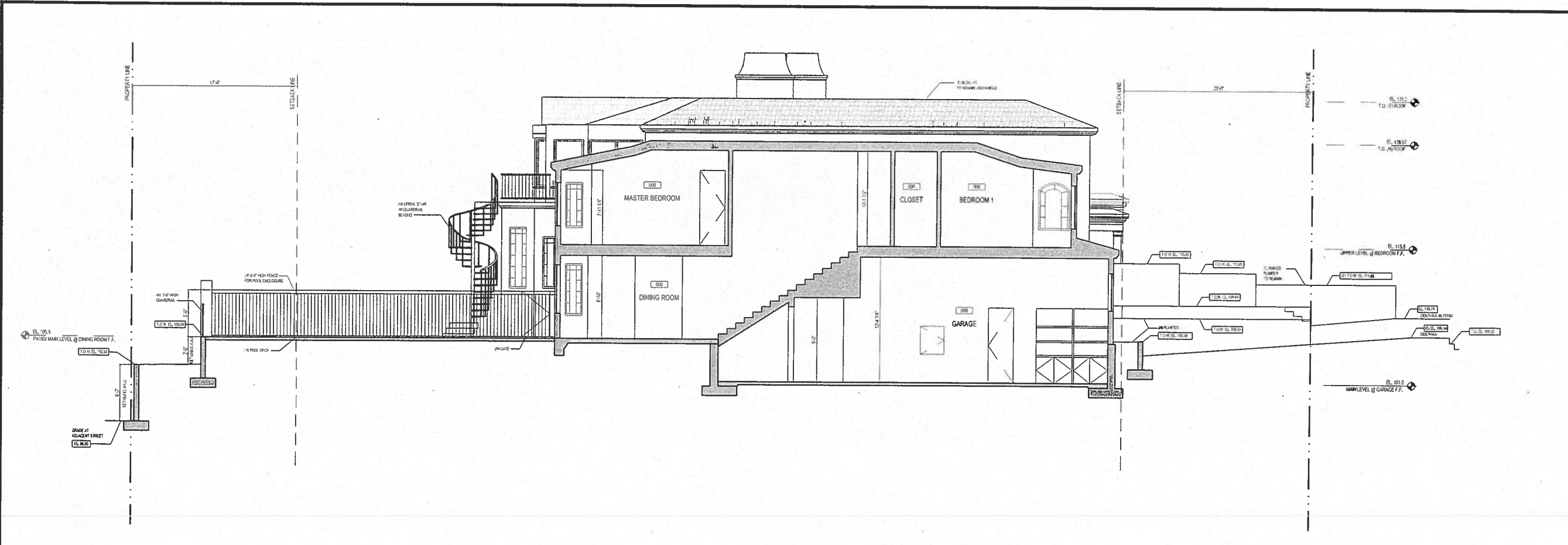
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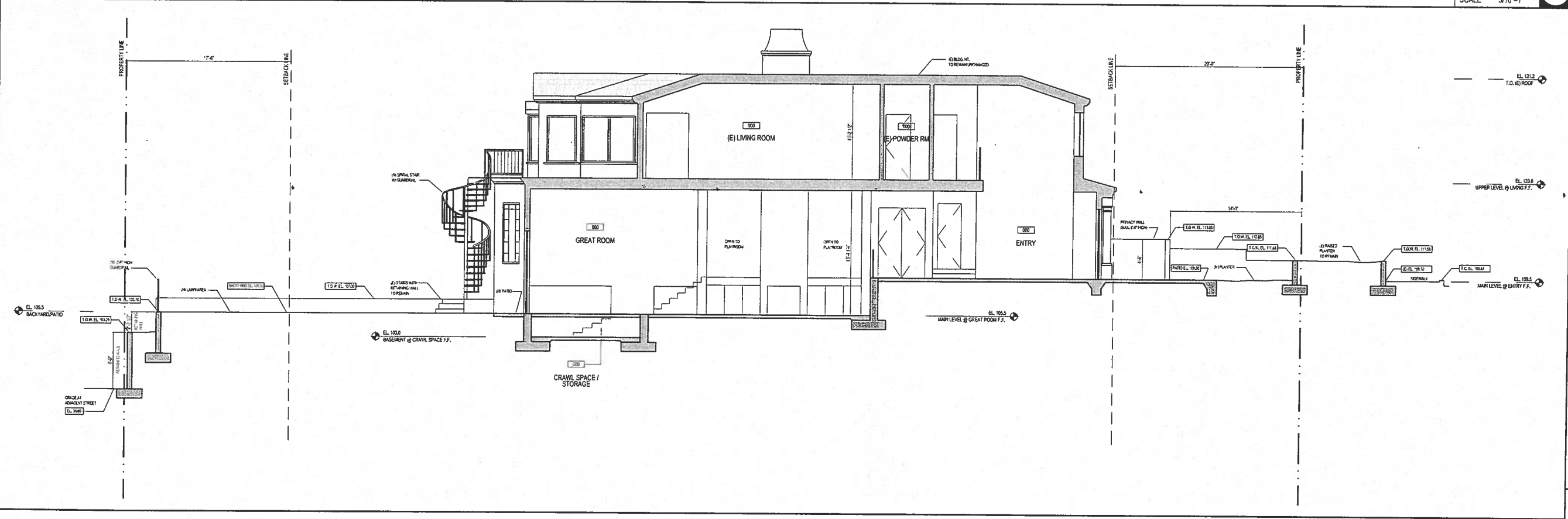
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BUILDING SECTIONS SCALE 3/16"=1' 2



BUILDING SECTIONS SCALE 3/16"=1' 1

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BUILDING SECTIONS

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