CITY OF MANHATTAN BEACH DEPARTMENT OF COMMUNITY DEVELOPMENT MEMORANDUM

TO: Planning Commission

FROM: Richard Thompson, Director of Community Development

BY: Eric Haaland, Associate Planner

DATE: January 22, 2014

SUBJECT: Resolution Approving a Use Permit and Variance for Proposed

Construction of an Office Building at 865 Manhattan Beach Boulevard

(865 MB BLVD LLC)

RECOMMENDATION

Staff recommends that the Planning Commission **DISCUSS** the continued project, **APPROVE** the subject request, and **ADOPT** the Draft Resolution.

APPLICANT

865 MB BLVD LLC Sepulveda Blvd. Manhattan Beach, CA 90266

DISCUSSION

At its regular meeting of January 8, 2014, the Planning Commission conducted the public hearing for the subject application, and directed staff to return with a Resolution for approval. The project includes a new 3-story office building, underground parking spaces, a retail storefront, and an elevator tower height variance. The Commission tentatively determined that the project design and height proposal was appropriate, subject to conditions and restrictions to be placed on the project. Staff was directed to prepare a draft Resolution addressing issues regarding construction management, glare prevention, convenience store limitations (hours/no alcohol), tree replacement, etc.

The applicant considered the Planning Commission's public hearing discussion, and implemented some items to improve the project consistent with those comments. The applicant subsequently provided revised plans that include a relocation of the store-front space, enlarged rear setback, and other minor changes summarized in Attachment B. Staff's brief review of these plans finds an aesthetic improvement by shifting the convenience store

space to the east side of the project driveway where it becomes more visually prominent. The Commission had discussed the desirability of a more interesting and interactive street frontage for the building. The applicant found it feasible to switch the store and stairwell locations, giving better street exposure to the storefront, and utility equipment is now shown to occupy the depressed on-grade area west of the driveway where the convenience store was shown to front previously.

The Planning Commission had also emphasized the importance of communicating with the concerned neighbors. After meeting with project neighbors, the applicant has responded by recessing the upper floor an additional five feet from the rear RS district property line compared to the previous plan. The applicant has also indicated that two neighbors would prefer that the nonconforming property line wall not be removed adjacent to their properties (70-foot segment west of northeast site corner) so that this wall can provide a continuous buffer from the project during, and after construction. The plans currently show the replacement of this wall, that is as much as 12 feet tall, with walls that conform to the 8-foot height limit and are spaced apart with landscaping, however, the proposed Resolution includes a condition requiring the existing wall to remain as a construction buffer as long as is reasonable, and provides for permanent retention of the existing buffer wall if ultimately agreed to by the abutting neighbors.

Staff believes that the plan revisions submitted by the applicant are in substantial compliance with the plans presented and approved in concept at the January 8th meeting, and are consistent with comments/suggestions made by the Planning Commission.

The attached draft Resolution includes typical and specific findings and conditions for approving a commercial Use Permit, and elevator tower height Variance. Proposed conditions of approval include the following

- Convenience store hours of 6am to 10:30pm.
- Prohibition of restaurant use, alcohol, and entertainment.
- Provision of two street trees.
- Provision of construction management plans
- Temporary site/buffer wall retention
- Screening/relocation of utility equipment
- Prohibition of pole signs and internally illuminated signs
- Required cooperation with future neighboring reciprocal access

CONCLUSION

Staff recommends that the Planning Commission discuss the revised plans and proposed draft Resolution for the subject Use Permit and Variance application, discuss the appropriate findings and conditions, and adopt a Resolution approving the project.

Attachments:

A. Resolution No. PC 14-

B. Applicant Revision summary Revised Plans (separate) c: 865 MB BLVD LLC, Applicant Srour & Associates, Applicant Rep. Tomaro Design Group, Architect.

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RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A USE PERMIT AND ELEVATOR HEIGHT VARIANCE FOR CONSTRUCTION OF A NEW OFFICE BUILDING AT 865 MANHATTAN BEACH BOULEVARD (865 MB BLVD LLC)

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

<u>SECTION 1.</u> The Planning Commission of the City of Manhattan Beach hereby makes the following findings:

- A. The Planning Commission of the City of Manhattan Beach conducted a public hearing on January 8, 2014, received testimony, closed the public hearing, and considered an application for a use permit and variance for construction of a proposed 15,000 square foot office building to include a 663 square-foot convenience store on the property located at 865 Manhattan Beach Boulevard in the City of Manhattan Beach.
- B. The existing legal description of the site is Lot 1 of Parcel Map in Book 117, pages. 15-16, of the Los Angeles County Recorder.
- C. The applicant for the subject project is 865 MB BLVD LLC, the owner of the property.
- D. Pursuant to the California Environmental Quality Act (CEQA), and the Manhattan Beach CEQA Guidelines, an Initial Study and Environmental Assessment have been prepared and attached. Based upon the Initial Study, a proposed Negative Declaration has been prepared, finding that the subject project would not result in any significant environmental effects.
- E. 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.
- F. The property is located within Area District II and is zoned CL, Commercial Local. The use is permitted by the zoning code and is appropriate as conditioned for the local commercial area. The surrounding properties consist of CL (Local Commercial east, west, south) and RS (Residential Single Family north) zoning.
- G. The General Plan designation for the property is Local Commercial. The General Plan encourages commercial development that serves City residents. The project is consistent with the General Plan, and specifically supports, Goal LU-3, and Policy LU-3.1 related to positive aesthetics, Policy LU-6.2 by providing a diverse tax base, and Policy LU-8-2 related to upgrading and remodeling to meet business needs.
- H. The Planning Commission made findings required to approve the Use Permit pursuant to MBMC Section 10.84.060 as follows:
 - 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, in that the area is developed with a mix of commercial and residential uses;
 - 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 the public health, safety or welfare of persons residing or working on the proposed project site or in 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, in that the site and area already support office building use and parking supplies are adequate;

- 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; and
- 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, in that the office building use is compatible with the area, parking supplies are adequate, the building has substantial setbacks/landscaping, and buffer walls and landscaping are provided.
- I. The Planning Commission made findings required to approve the Variance allowing approximately 4 feet of elevator tower height above the 30-foot height limit, pursuant to MBMC Section 10.84.060 as follows:
 - 1. Special circumstances are applicable to the subject property, including substantial slope and odd shape, where strict application of the requirements of this title would result in peculiar and exceptional difficulties to or exceptional and/or undue hardships upon, the owner of the property, since specific elevator height safety standards require the project elevator tower to project above the primary building roof.
 - 2. The relief may be granted without substantial detriment to the public good; without substantial impairment of affected natural resources; and not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety or general welfare; since the additional height occupies a small area (less than 100 square feet) located at a central area on the property, thirteen feet from the closest property line.
 - 3. Granting the application is consistent with the purposes of this title and will not constitute granting of a special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district and area district; since limited height variances for commercial properties with sloped topography, and/or specific elevator height safety standards have occurred previously.
- J. The project shall be in compliance with applicable provisions of the Manhattan Beach Municipal Code.
- K. The project will not create adverse impacts on, nor be adversely impacted by, the surrounding area, or create demands exceeding the capacity of public services and facilities.
- L. This Resolution, upon its effectiveness, constitutes the Use Permit and elevator tower height Variance for the subject project.

<u>Section 2.</u> The Planning Commission of the City of Manhattan Beach hereby **APPROVES** the subject Use Permit and Variance application for a new office building, subject to the following conditions (*indicates a site specific condition):

Site Preparation / Construction

- 1.* The project shall be constructed and operated in substantial compliance with the submitted plans as approved by the Planning Commission on January 22, 2014, except that a segment of the existing rear property line wall may be retained if requested in writing by the abutting neighbor(s). Any other substantial deviation from the approved plans must be reviewed and approved by the Planning Commission.
- 2. A Construction Traffic Management Plan shall be submitted in conjunction with all construction and other building plans, to be approved by the Community Development, Police and Public Works Departments prior to issuance of building permits. The plan shall

provide for the management of all construction related traffic during all phases of construction, including delivery of materials and parking of construction related vehicles.

- 3. All electrical, telephone, cable television system, and similar service wires and cables shall be installed underground to the appropriate utility connections in compliance with all applicable Building and Electrical Codes, safety regulations, and orders, rules of the Public Utilities Commission, the serving utility company, and specifications of the Public Works Department. Final utility equipment locations and visual screening shall be subject to Community Development review and approval.
- 4. During building construction of the site, the soil shall be watered in order to minimize the impacts of dust on the surrounding area. The existing perimeter site walls shall remain in place as construction buffers to residential neighbors for the early phases of grading/construction as determined to be appropriate by the Community Development Director.
- 5. The siting of construction related equipment (job site offices, trailers, materials, etc.) shall be subject to the approval from the Director of Community Development prior to the issuance of any building permits.
- 6.* A site landscaping plan utilizing drought tolerant plants, including large-box-sized trees, shall be submitted for review and approval concurrent with the building permit application. All plants shall be identified on the plan by the Latin and common names. The current edition of the Sunset Western Garden Book contains a list and description of drought tolerant plants suitable for this area. At least two street trees shall be retained or provided as the Public Works Department determines to be appropriate.
- 7. A low pressure or drip irrigation system shall be installed in the landscaped areas, which shall not cause any surface run-off. Details of the irrigation system shall be noted on the landscaping plans. The type and design shall be subject to the approval of the Public Works and Community Development Departments.
- 8. Backflow prevention valves shall be installed as required by the Department of Public Works, and the locations of any such valves or similar devices shall be subject to approval by the Community Development Department prior to issuance of building permits.
- 9. All defective or damaged curb, gutter, street paving, and sidewalk improvements shall be removed and replaced with standard improvements, subject to the approval of the Public Works Department.
- 10. No waste water shall be permitted to be discharged from the premises. Waste water shall be discharged into the sanitary sewer system.
- 11. Property line clean outs, mop sinks, erosion control, and other sewer and storm water items shall be installed and maintained as required by the Department of Public Works or Building Official. Oil clarifiers and other post construction water quality items may be required.
- 12.* Energy efficient security lighting for the site shall be provided in conformance with Municipal Code requirements including glare prevention design. Interior lighting within the building shall be designed to limit unnecessary light visible to adjacent neighbors by use of screening, timing devices, motion sensors, and other available technology.

Commercial Operational Restrictions

- 13. * The facility shall include general office use and 663 square feet of food and beverage sales, or retail use as designated by the project plans. Medical office use shall be permitted to replace some general office use to the extent that parking requirement conformance for the building can be provided. On-site consumption of food or beverages within or adjacent to the food and beverage sales space shall be prohibited.
- 14. * Food and beverage sales or retail use shall be limited to operating hours of 6am to 10:30pm daily.
- 15.* Alcohol sales and entertainment, other than office use administration of such off-site activities, shall be prohibited.
- 16. The management of the facility shall police the property and all areas immediately adjacent to the businesses on the site during the hours of operation to keep it free of litter.
- 17. * The operators of the facility shall provide adequate management and supervisory techniques to prevent loitering and other security concerns outside the subject businesses. Security items or procedures shall be implemented and maintained on-site as determined to be appropriate by the Police Department, including emergency communications relay equipment for underground parking areas.
- 19. A covered trash and recycling enclosure(s), with adequate capacity shall be provided on the site subject to the specifications and approval of the Public Works Department, Community Development Department, and City's waste contractor. A trash and recycling plan shall be provided as required by the Public Works Department.
- 20. * The site shall allow reciprocal vehicle access with adjacent properties for any future City approved project upon which a similar reciprocal access condition is imposed. Such access shall be through the site's parking lot and driveways. The parking lot and parking structure configuration shown on the subject plans shall be modified (at the expense of the subject property owner) at the time of implementation of the reciprocal access condition of the project.
- 21.* Parking (including bicycle parking) shall be provided in conformance with the current Manhattan Beach Municipal Code. Parking spaces shall be marked and signed as required by the Community Development Department. Commercial parking spaces shall be available to employees and customers and shall not be labeled or otherwise restricted for use by any individuals. Gates or other obstructions to parking areas shall be subject to Community Development Director approval, and shall not limit access to parking during business operation. Future parking lot modifications for the purposes of providing reciprocal access to a neighboring commercial property, and any parking requirement modifications that are warranted, shall be subject to approval of the Planning Commission in association with its review of the neighboring project.
- 22. The facility operator shall prohibit employees from parking personal vehicles on the surrounding public streets. Employees must park on-site or be transported to the site from other off-street parking facilities subject to Community Development Department approval. As a minimum, the owner of the building shall include prohibitions against employee parking on local streets in any lease and/or rental agreements. Prior to building permit issuance, a written employee parking program shall be submitted for Community Development Department approval.
- 23. * All signs shall be in compliance with the City's Sign Code. Pole signs and internally illuminated signs shall be prohibited. A sign program shall be submitted to the Community Development Department for review and approval prior to sign permit issuance.

- 24. Noise emanating from the site shall be in compliance with the Municipal Noise Ordinance.
- 25. Any outside sound or amplification system or equipment is prohibited.

Procedural

- 26. This Use Permit and Variance approval shall lapse two years after its date of approval, unless implemented or extended pursuant to 10.84.090 of the Municipal Code.
- 27. 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.
- Applicant shall defend, indemnify, and hold the City, its elected officials, officers, 28. employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") free and harmless from and against any and all claims (including, without limitation, claims for bodily injury, death, or damage to property), demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs, and expenses (including, without limitation, attorneys' fees, consequential damages, disbursements, and court costs) of every kind and nature whatsoever (individually, a "Claim," collectively, "Claims"), in any manner arising out of or incident to: (i) this approval and related entitlements, (ii) the City's environmental review of this project, (iii) any construction related to this approval, or (iv) the use of the property that is the subject of this approval. Applicant 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 arising out of or incident to this approval, any construction related to this approval, or the use of the property that is the subject of this approval. The City shall have the right to select counsel of its choice. Applicant 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. Applicant's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by Applicant or Indemnitees. This indemnity shall apply to all Claims and liability regardless of whether any insurance policies are applicable. Nothing in this Section shall be construed to require Applicant 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 permit, the City shall estimate its expenses for the litigation. Applicant shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.

SECTION 3. Pursuant to Government Code Section 65009 and Code of Civil Procedure Section 1094.6, any action or proceeding to attack, review, set aside, void or annul this decision, or concerning any of the proceedings, acts, or determinations taken, done or made prior to such decision or to determine the reasonableness, legality or validity of any condition attached to this decision shall not be maintained by any person unless the action or proceeding is commenced within 90 days of the date of this resolution and the City Council is served within 120 days of the date of this resolution. The City Clerk shall send a certified copy of this resolution to the applicant, and if any, the appellant at the address of said person set forth in the record of the proceedings and such mailing shall constitute the notice required by Code of Civil Procedure Section 1094.6.

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of January 22, 2014 and that said Resolution was adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:
DICHARD THOMBON
RICHARD THOMPSON,
Secretary to the Planning Commission
Rosemary Lackow,
Recording Secretary



January 15, 2014

City of Manhattan Beach Planning Department 1400 Highland Avenue Manhattan Beach, CA 90266

Re: 865 Manhattan Beach Blvd.

Dear Planning Commissioners:

Based on the Planning Commission meeting held on January 8, 2014, the following revisions have been reflected on the attached set of plans for the above -referenced project:

- The retail space and stair on the South side of the property have been swapped in order for the retail space to be more visible.
- The entrance into the garage has been set back further towards the parking to minimize it's street presence and accentuate the pedestrian entry
- We have added a stair at the third level to meet egress requirements
- The second floor of the building has been pulled in approx. 5'-0" on the North side after talking with the neighbors located on the North side of the property to provide additional setbacks
- The neighbors at 860 and 864 12th Court would like to keep the existing walls on the property line. These walls vary from 9-12'-0" tall as measured from their grade and help provide privacy in their yards. Based on the building codes these walls cannot exceed 8'-0". Please consider approving these walls to remain.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely:

Louie Tomaro, A. ∕l. A., LEED AP

Tomaro Architecture, Incorporated

ATTACHMENT B PC MTG 1-22-14

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NEW OFFICE BUILDING 865 MANHATTAN BEACH BLVD MANHATTAN BEACH, CA 90266



GENERAL NOTES

- INSTALLATION OF INTERIOR AND EXTERIOR WALL (CHAPTER 14) AND CEILING COVERINGS (CHAPTER 8) SHALL CONFORM TO CBC.
- ALL WATER CLOSETS TO FLUSH WITH 1.6 GALLON MAX, SHOWER HEADS 2.5 GPM, AND FAUCETS 2.2 GPM.
- 3. ALL HOSE BIBS MUST BE PROTECTED BY BACK FLOW PREVENTION AND HAVE AN ANTI-SIPHON DEVICE.

- VERIFY CLEARANCES WITH OVERHEAD UTILITY LINES FROM ALL PERILAMENT AND TEMPORARY STRUCTURE INCLUDING SCAFFOLDING AND OTHER WORKING AREAS DURING CONSTRUCTION. CLEARANCE TO BE 8 FT. HORIZONTAL AND 12 FT. VERTICAL. VERIFY WITH SOUTHERN CALIFORNIA EDISON CO. BEFORE COMMENCING CONSTRUCTION.

- 11. PROVIDE DEFERRED SUBMITTAL FOR PLUMBING DWGS PRIOR TO INSTALLATION.
- ALL WORK SHALL CONFORM WITH THE REQUIREMENTS OF CBC 2007, AND ORDINANCES OF THE CITY OF MANHATTAN BEACH.

INTERNATIONAL SYMBOL OF ACCESSIBILITY

- 5. THE INTERNATIONAL STATEOL OF ACCESSIBILTY SHALL BE USED TO DENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND INSURE BY PRESONS WITH A PHYSICAL DISABILITY AS SET FORTH IN THESE BUILDING STANDARDS AND PER THIS SECTION SEE FIG. 118—6. 11174.

 EXCEPTION: SIGNS NOT REQUIRED WITHIN AN ADAPTABLE DIFFICLING UNIT, OR WITHIN AN ACCESSIBLE PARIENT OR QUESTROOM.
- 4. THE ABOVE SYMBOL SHALL BE A WHITE FIGURE ON BLUE BACKGROUND, BLUE EQUAL COLOR #15090 IN FEDERAL STANDARD 595B, 1178.6.1.2 EXCEPTION THE APPROPRIATE ENFORCEMENT ACROPY WAY APPROVE SPECIAL SIGNS AND IDENTIFICATION NECESSARY TO COMPLEMENT DÉCOR OR UNIQUE DESIGN IF IT'S DETERMINED SUCH SIGNS AND IDENTIFICATION PROVIDE ADEQUATE DIRECTION TO PEOPLE WITH DISABILITIES.
- CHARACTERS, SYMBOLS AND THEIR BACKGROUND SHALL HAVE A CONTRASTING COLOR BACKGROUND WITH A NON-GLARE FINISH, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OF VICE VERSA. 11178-15.2
- CHARACTERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH TO HEIGHT RATIO OF BETWEEN 1:5 AND 1:10.
 11/176 5
- 7. CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPERCASE X. LOWRENZES CHARACTERS ARE PERMITTED. FOR SIGNS SUSPENDED OR PROJECTED ABOVE THE FINISH FLOOR IN COMPLIANCE WITH 11218, THE MINIMUM CHARACTER HEIGHT SHALL BE 3" (76 mm). 11178.5.4
- 11174.5.4

 B. WHEN RASED CHARACTERS ARE REQUIRED OR WHEN PICTORIAL SYMBOLS (PICTORIALS) ARE USED ON SUCH SIGNS, THEY SHALL CONFORM TO THE FOLIOPINE REQUIREMENTS: 1179.5.6 FOR STATE OF THE FOLIOPINE REPORT OF THE FOR STATE OF THE PICTORIAL SYMBOL SHALL BE RAISED 1/32.

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- 9. BRAILE CONTRACTED GRADE 2 BRAILE SHALL BE USED WHEREVER BRAILE IS REQUIRED NO THER PORTIONS OF THESE STANDARDS. DOTS SHALL BE 1/10 MCH (2.54 mm) ON CENTERS IN EACH CELL WITH 2/10-INCH (6.08 mm) SPACE BETWEEN CELLS WAS
- 10. WHERE PERMANENT SIGNAGE IS PROVIDED FOR ROOMS AND SPACES, INSTALL SIGNS ON THE WILL ADJACENT TO LATCH SIDE OF THE DOOR. IF THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING DOUBLE LEFF DOORS, PACE SIGNS ON NEAREST WILL, PREFERABLY ON THE RIGHT. MOUNTING SIGNS 60- (1524 mm) HIGH TO CENTERINE. LOCATE SIGN SO THAT A PERSON MAY APPROACH WITH 3- (76mm) OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR. 1179.6.7. NOTE: SEE ALSO 1119.6. FOR ADDITIONAL SIGNAGE REQUIREMENTS APPLICABLE TO SANTARY FACILITIES.

SYMBOLS OF ACCESSIBILITY, 1117B.5.B

- 11.USE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PEOPLE WITH A PHYSICAL INSUBJECT AS SET STANDARDS AND PER THIS SECTION. SEE RG. 118—6. 1178.6.8. THE SECTION SEE RG. 118—6. 1178.6.8 THE SECTION SIGNS NEED NOT BE PROVIDED WITHIN AN ADAPTABLE DWELLING UNIT, OR WITHIN AN ACCESSIBLE PATHET OR GUEST ROW
- 12.THE SYMBOL SPECIFIED ABOVE SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD SBBB. 179.55. MICH. BEFORE STANDARD SBBB. 179.55. MICH. BEFORE SHEET ABOVE THE STANDARD SBBB. 179.55. MICH. BEFORE SHEET ABOVE THE SHEET SBBB. 179.55. MICH. SB

PLANNING NOTES

- 1, ALL BUILDING FEATURES PROJECTING INTO REQUIRED SETBACKS SHALL BE INDICATED ON SITE/PLOT PLAN.
- 2. SEPERATE PERMITS AND PLANS ARE REQUIRED FOR SIGNS, DEMOLITION AND SEWER
- 3. PROVIDE STREET ADDRESS LETTERS AT A MINIMUM 4" INCHES IN HEIGHT C

- 4. ROUTE UNDERGROUND CONDUIT TO POWER POLE PER PUBLIC WORKS DEPARTMENT
- 6. CONTRACTOR TO CHECK CITY RECORDS TO DETERMINE EXISTENCE OF CESSPOOL ON PROPERTY, IF THERE IS AN EXISTING CESSPOOL, IT MUST BE LOCATED AND THEN INSPECTED BY CITY PERSONNEL BEFORE DEMOLITION OR BUILDING PERMITS CAN BE
- 8. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITY AND EQUIPMENT LOCATIONS, INCLUDING FIRE SPRINKLER CHECK VALVES, ELECTRIC AND WATER METERS, UTILITY CABINETS, ETC. AND ANY REQUIRED PROTECTIVE POLES, WITH RESPECTIVE COMPANIES PRIOR TO INSTALLATION.

NONRESIDENTIAL ENERGY CONSERVATION (T-24) MANDATORY MEÀSURES

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- SOURCES OF AIR LEMAKE SHALL BE CAULKED, CASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED.

 4. SITE CONSTRUCTED DOORS, WINDOWS AND SKYLIGHTS SHALL BE CAULKED BETWEEN THE UNIT AND THE BUILDING, AND SHALL BE WEATHERSTRIPPED (EXCEPT FOR UNIT AND SHALL BE SHOUND AND SHALL BE WEATHERSTRIPPED (EXCEPT FOR UNIT AND SHALL BE WEATHERSTRIPPED) OR SHALL HAVE AIR INFILTRATION RATES NOT EXCEEDING THOSE SHOWN IN TABLE HANDERS 1—6 OF THE STANDARDS.

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 6. DEMISSING WALLS IN NONRESIDENTIAL BUILDINGS:

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- I. CONTROLS SHALL BE PROVIDED TO ALLOW OUTSIDE AIR DAMPERS OR DEWCES TO BE OPERATED AT THE VENTILATION RATES AS SPECIFIED ON THESE PLANS.

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 3. ALL GRAINTY VENTILATING STSTEMS SYSTEMS.
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 4. ALL OPENINGS TO THE OUTSIDE, STSTEMS IN ALL OPENINGS TO THE OUTSIDE, EXCEPT FOR COMBUSTION AIR OPENINGS.
 4. AIR BALANCING: THE SYSTEM SHALL BE BALANCED IN ACCORDANCE WITH THE NATIONAL ENROPMINISHED STORY (VEBB) PROCEDURAL STANDARDS (1989); OR ASSOCIATED AIR BALANCIC DURING (VEBB) PROCEDURAL STANDARDS (1989); OR
- (1989.) OR ASSOCIATED ARE BELANCE COUNCIL (AMED) NATIONAL STANDARDS (1989);

 OUTSIDE ARE CERTIFICATION. THE SYSTEM SHALL PROVIDE THE MINNIMAN OUTSIDE ARE
 AS SHOWN ON THE MECHANICAL DRAWNINGS, AND SHALL BE MEASURED AND CERTIFIED

 AS SHOWN ON THE MECHANICAL ENGINEER. (2) THE INSTALLING LICENSED C-20 MECHANICAL

 CONTRACTOR, OR (3) THE PERSON WITH OVERALL RESPONSIBILITY FOR THE DESIGN

 OF THE VERTILATION SYSTEM. OR

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SERVICE WATER HEATING SYSTEMS

- 1. IF A CIRCULATING HOT WATER SYSTEM IS INSTALLED, IT SHALL HAVE A CONTROL CAPABLE OF AUDIOMATICALLY TURNING OF THE CIRCULATING PUMP(S) WHEN HOT WATER IS NOT REQUIRED.

 2. LAVATORIES IN RESTROOMS OF PUBLIC FACILITIES SHALL BE EQUIPPED WITH CONTROLS TO LIMIT THE OUTLET TEMPERATURE TO 110 DEGREE F.

 3. LAVATORIES IN RESTROOMS OF PUBLIC FACILITIES SHALL BE EQUIPPED WITH ONCE OF THE FOLLOWING:

- OUTLET DEVICES THAT LIMIT THE FLOW OF HOT WATER TO A MAXIMUM OF 0.5 GALLONS PER MINUTE. FOOT ACTUATED CONTROL VALVES, AND OUTLET DEVICES THAT LIMIT THE FLOW OF HOT WATER TO A MAXIMUM OF 0.75 GALLONS PER MINUTE. PROXIMITY SENSOR ACTUATED CONTROL VALVES, AND OUTLET DEVICES THAT LIMIT THE FLOW OF HOT WATER TO A MAXIMUM OF 0.75 GALLONS PER MINUTE. SELF-CLOSING VALVES AND OUTLET DEVICES THAT LIMIT THE FLOW OF HOT WATER TO A MAXIMUM OF 0.25 GALLONS PER MINUTE. THE LONG YOUR WANNING STETEN) FOR MINUTE, AND U.32 SEEF-CLOSING VALVES, AND OUTLET DEVICES THAT LIMIT THE FLOW OF HOT WATER TO A MAXIMUM OF 2.5 CALLONS PER MINUTE, AND 0.50 GALLONS/CYCLE (NON-CIRCULATION SYSTEM), SEEF-CLOSING VALVES, AND OUTLET DEVICE THAT LIMIT THE FLOW OF HOT WATER TO A MAXIMUM OF 2.5 CALLONS PER MINUTE, AND 0.75

EQUIPMENT AND SYSTEMS EFFICIENCIES

- 1. ANY APPLANCE FOR WHICH THERE IS A CALIFORNIA STANDARD ESTABLISHED IN THE APPLIANCE EFFICIENCY REGULATIONS WILL COMPLY WITH THE APPLICABLE STANDARD.

 2. FAN TYPE CENTRAL FURNACES SHALL FOR TWEE A FILL LIGHT OF AND 140 BOOGRESS FARMENHATION OF THE APPLIANCES BETWEEN SHALL BE INSULATED IN ACCORDANCE WITH STANDARDS SECTION 123.

 3. ARI HANDLIND DUCT SYSTEMS SHALL BE INSTILLED AND INSULATED IN COMPLIANCE WITH SCHOOL SHALL BE CONTINUED FOR THE UNIFORM MECHANICAL CODE.

CONTROLS

- EACH SPACE CONDITIONING SYSTEM SHALL BE INSTALLED WITH ONE OF THE FOLLOWING:

 1. EACH SPACE CONDITIONING SYSTEM SERVING BUILDING TYPES SUCH AS OFFICES AND MANUFACTURING FACULTIES (AND ALL OTHERS NOT EXPLICITLY EXEMPT FROM THE REQUIREMENTS OF SECTION 112(4) SHALL BE INSTALLED WITH AN AUTOMATIC TIME SWITCH WITH AN ACCESSIBLE MANUAL OVERRICE THAT ALLOWS OPERATION OF THE SYSTEM DURING OFF-HOURS FOR UP TO 4 HOURS. THE TIME SWITCH SHALL BE CAPABLE TO PROGRAMMAN DIFFERENT SCHEDULS FOR WEEKDAYS AND WEEKENDS; PROGRAMMING DIFFERENT SCHEDULES FOR WEEKDAYS AND WEEKENDS; INCORPORATE AN AUTOMATCH HOUDAY OF ALL LOADS FOR AT LEAST 24 HOBBASTHERE RESUME THE NORMALLY OFF ALL LOADS FOR AT LEAST 24 HOBBASTHERE RESUME THE NORMALLY SCHEDULED OPERATOR. AND THE SETTING FOR AT LEAST 10 HOURS IF POWER IS WITERWIPTED; OR 10 HOURS IF POWER IS WITERWIPTED; OR 10 HOURS IF POWER IS WITERWIPTED; OR 10 HOURS IF TOWER IS WITERWIPTED; OF THE STSTEM AS THE MINER THAT CAN BE MANUALLY OPERATED TO CONTROL THE STSTEM AS THE MINER THAT CAN BE MANUALLY OPERATED THE STSTEM AS THE MINER THAT CAN BE MANUALLY OPERATED WITH CONTROLS THAT THE MINER THAT CAN STSTEM AS BE INSTAULDED WITH CONTROLS THAT THE MINER THAT CAN STSTEM AS BE INSTAUL AS STILLE COOLING STSTEM AS SETULE COOLING.

- THAT TEMPORARILY RESTART AND TEMPORARILY OPERATE THE SYSTEM AS REQUIRED TO MAINTAIN A SETERACK HEATING AMO/OR A SETUP COOLING.

 5. EACH SPACE CONDITIONING SYSTEM SERVING MULTIPLE ZONES WITH A COMBINED CONDITIONED THOOR REAL STORE WITH ZEACO SOURCE FEST CONTROL OF THE STORY OF T

III. LIGHTING

- II. LIGHTING

 1. BUILDING LIGHTING SHUT-OFF. THE BUILDING LIGHTING SHUT-OFF SYSTEM CONSISTS OF AN AUTOMATIC TIME SHUTCH, WITH A ZONE FOR ELOH FLOOR: OR THE BUILDING IS SEPRANTEY METERS AND LESS THAN 8,000 SQUARE FEET; EXEMPT FROM THE SHUT-OFF REQUIREMENT.

 2. OVERRIDE FOR BUILDING LIGHTING SHUT-OFF. THE AUTOMATIC BUILDING SHUT-OFF SYSTEM IS PROVIDED WITH A JAMUAL ACCESSIBLE OVERRIDE SHOTT OF SYSTEM IS PROVIDED WITH A JAMUAL ACCESSIBLE OVERRIDE SHOTT OF SYSTEM IS PROVIDED WITH A JAMUAL ACCESSIBLE OVERRIDE SHOTT OF SYSTEM IS PROVIDED WITH A JAMUAL ACCESSIBLE OVERRIDE SHOTT OF SYSTEM IS PROVIDED WITH A JAMUAL ACCESSIBLE OVERRIDE SHOTT OF SYSTEM IS PROVIDED WITH A JAMUAL ACCESSIBLE OVERRIDE SHOTTON OF SYSTEM IS SHOTTON OF SYSTEM IN THIS SYSTEM IN THIS SYSTEM IS SHOTTON OF SYSTEM IN THIS SYSTEM IS SYSTEM IN THIS SYSTEM IS SYSTEM IN THIS SYSTEM IN THIS SYSTEM IS SYSTEM IN THIS SYSTEM IS SYSTEM IN THIS SYSTEM IS SYSTEM IN THIS SYSTEM IN THIS SYSTEM IS SYSTEM IN THIS SYST
- HIGH-FREQUENCY BALLASTS AND ARE EXCENT FROM TANDEM WRING REQUIRELEMS.

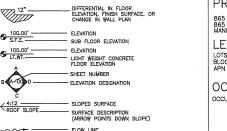
 5. INDIVIDUAL ROOM/AREA CONTROLS: EACH ROOM AND AREA IN THIS SHURDING IS EQUIPPED WITH SEPARATE SWITCH OR OCCUPANCY SENSOR BUILDING IS EQUIPPED WITH SEPARATE SWITCH OR OCCUPANCY SENSOR TO WITHOUT SENSOR REDUCTION FOR INDIVIDUAL ROOMS. ALL ROOMS AND AREAS GREATER THAN 100 SQUARE FEET AND MORE THAN 12 WATTS PER SQUARE FOOT OF LIGHTING WITH ALL ROOMS AND AREAS GREATER THAN 100 SQUARE FEET AND LIGHTING WITH ME PROPERTY OF THE WATTS PER SQUARE FOOT OF LIGHTING WITH REPORT OF THE WATTS PER SQUARE FEET AND THAT ALLDIF FOR THE SQUARE FEET AND THAT ALLDIF FOR THE LAWRS IN EACH DATUT AREA CONTROLLED BY A SEPARATE SWITCH OR THE WATTS AREA CONTROLLED BY A SEPARATE SWITCH OR THE WATTS AND A SEPARATE SWITCH OR THE WATTS

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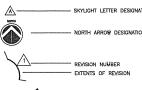
- ALL LANDSCAPE IRRIGATION BACKFLOW DEVICES MUST MEET CURRENT CITY REQUIREMENTS FOR PROPER INSTALLATION.
- FULL DOCUMENTATION OF ALL MATERIALS/TRASH LANDFILLED AND RECYCLED MUST BE SUBMITTED TO THE PERMITS DIVISION IN COMPLIANCE OF THE
- 4. A BACKWATER VALVE IS REQUIRED ON THE SANTARY SEWER LATERAL IF TO DISCHARGES FROM INTURES WITH ELOOD LEVEL RIMS THAT ARE LOCATED BELOW THE ELEWATION OF THE NEXT UPSTREAM MANIFOLE COVER OF THE PUBLIC SEWER. SEE CITY STANDARD PLAN ST—24. MUST BE SHOWN ON PLAN IF APPLICABLE.
- 5. IF ANY EXISTING SANITARY SEVER LATERAL IS USED, IT MUST BE TELEVISED TO CHECK ITS STRUCTURAL INTEGRITY. THE TAPE MUST BE MADE AVAILABLE FOR REVER BY THE PUBLIC WORKS DEPARTMENT, THE PUBLIC WORKS DEPARTMENT WILL REVER THE TAPE AND DETERMINE AT THAT THE IF THE SANITARY LATERAL NEEDS REPAIRING, REPLACED, OR THAT IT IS STRUCTURALLY SOUND AND CAN BE USED IN THE RESENT CONTION.

 THE LATERAL MUST NOT BE CLEANED BEFORE IT IS VIDEO TAPED.
- 6. A MOP SINK MUST BE INSTALLED AND SHOWN ON THE PLUMBING PLAN
- COMMERCIAL ENTERPRISES MUST COMPLY WITH THE NATIONAL POLLUTION DISCHARGE ELMINATION SYSTEM (NSDES) CLEAN WATER REQUIREMENTS. DISCHARGE OF MOP WATER, FLOOR NAT WASHING, TRASH CAN CLEANING AND WASHING OUT TRASH ENCLOSURE INTO THE STREET OR STORM DRAIN IS PROHIBITED. M.BM.C.6.8.400.60.584.090.
- 9. ALL TRASH ENCLOSURES SHALL BE ENCLOSED, HAVE A ROOF, BUILT IN SUCH A MANNER THAT STORMWATER WILL NOT ENTER, AND A DRAIN INSTALLED THAT EMPIRES INTO THE SANTRAY SERVER SYSTEM. FLOOR DRAIN OR SIMILAR THAT EMPIRES INTO THE SANTRAY SERVER SYSTEM. FLOOR DRAIN OR SIMILAR WITH AN APPROVED AUTOMATIC MEANS OF MANTANING THEIR WATER SEALS. SEE 1007.01 TRAY SEAL PROTECTION IN THE UNIFORM PULMBRING CODE. CONTACT THE CITY'S REPUSE CONTRACTOR FOR SIZING OF THE ENCLOSURE. DRAININGS OF THE TRASH ENCLOSURE MUST SEC. OF SIZING OF THE FUNCTION MUST SE APPROVED BY THE PUBLIC WORKS DEPARTMENT BEFORE A PERMIT IS ISSUED. SEE STRANGARD FUNCTION.
- 10. COMMERCIAL ESTABLISHMENTS ARE REQUIRED, BY MUNICIPAL CODE 6.24.030 (C)(2) TO HAVE A SUFFICIENT REFUSE AND RECYCLING STORAGE SPACE TO ENCLOSE A COMMERCIAL UPE CONTANTE(S). THE REFUSE STORAGE SPACE OR FACILITY MUST BE SCREENED FROM PUBLIC VEW AND BE EITHER CONSTRUCTED WITHIN THE BUILDING STRUCTURE OR IN A SCREENED FROM PUBLIC VEW AND BE ENTER PROPERTY. PLEASE READ THE CODE SECTION FOR PURTHER CLARIFICATION.
- 12. THE SIDEWALK MUST BE REPLACED FROM THE WEST PROPERTY LINE TO THE EAST PROPERTY LINE AND SHOWN ON PLANS.
- 13. BACKFLOW PREVENTERS FOR FIRE AND DOMESTIC WATER SERVICES MUST BE INSTALLED PER PUBLIC WORKS DEPARTMENT REQUIREMENTS. 14. WATER METERS SHALL BE PLACED NEAR THE PROPERTY LINE AND OUT OF THE DRIVEWAY APPROACH WHENEVER POSSIBLE. WATER METER PLACEMENT MUST BE SHOWN ON THE PLANS.
- 15. IF THE WATER METER BOX IS REPLACED, IT MUST BE PURCHASED FROM THE CITY, AND MUST HAVE A TRAFFIC RATED LID IF THE BOX IS PLACED IN THE DRIVENCY.
- 16. EROSION AND SEDIMENT CONTROL DEVICES 'BMP' (BEST MANAGEMENT PRACTICES) MUST BE IMPLEMENTED AROUND THE CONSTRUCTION SITE TO PREVENT INSICHARGES TO THE STREET AND ADJACENT PROPERTIES. BMP'S MUST BE IDENTIFIED AND SHOWN ON THE PLAN. CONTROL MEASURES MUST ALSO BE TAKEN TO PREVENT STREET SURFACE MATER ENTREINS THE SIST.

SYMBOL LEGEND







- SECTION NUMBER

ABBREVIATION ACTUAL HEIGHT HORZ. HORIZONTAL AWNING WINDOW BOTTOM OF WALL CRITICAL HEIGHT MAXIMUM CLG. CEILING CLR. CLEAR MIN. MINIMUM COL. COLUMN OPERABLE CONC. CONCRETE PLINE PROPERTY LINE CASEMENT WINDOW REO. REQUIRED DIMENSION DIM.

SHEET

SK. SKEWED

SI. SLOPED

FIXED T.O.W. TOP OF WALL

ELEY. ELEYATION

FLR. FLOOR

F.A. FROM ABOVE

- . ANY NEW STORM WATER, NUISANCE WATER, ETC. DRAIN LINES INSTALLED WITHIN THE STREET RIGHT OF WAY MUST BE CONSTRUCTED OF DUCTILE IRON PIPE. DRAINS MUST BE SHOWN ON PLANS. 18. ENCLOSED PARKING AREA DRAINS MUST BE CONNECTED TO OIL WATER
- o) THE ON SITE OPERATOR WUST WAINTAIN A LOG OF WEEKLY MEASUREMENTS OF THE AWOUNT OF WATERIAL IN THE CLARIFIER. b) THE LOG OF MEASUREMENTS MUST BE AVAILABLE FOR REVIEW BY CITY EMPLOYEES DURING BUSINESS HOURS. D) I'INE LOU UT MASJUKEMENTS MUST BE AWALIABLE FOR REVEW BY
 CITY EMPLOYEES DURING SUSINESS HOURS TO THE SANTARY SEWER, THE
 CLARIFER MUST BE PUMPED AND MANTAMED PROMETLY, BUT IN NO MORE
 THAN 72 HOURS FOLLOWING ANY MESSUREMENT SHOWING THAT THE TANK IS
 FILLED IO 75% OF CAPACITY IN NO EVENT SHULL THE CLARIFER BE PUMPEL
 AND ON STAFF MUST BE ALLOWED TO INSPECT THE CLARIFIER AT
 REASONABLE TIMES FOR COMPLIANCE

) PROOF OF ADEQUATE MAINTENANCE OF THE CLARIFIER AND PROPER
 DISPOSAL OF THE CONTAINATED SILL TIS REQUIRED, AWAU SIT BE SENT TO
 THE CITY OF MANHATTAN BEACH ON A QUARTERLY BASIS.
- 19. IF ANY PARKWAY TREES ARE REMOVED, THEY MUST BE REPLACED AND PLANTED IN A ROOT BARRIER BOX.
- 20. THIS PROJECT MUST MEET CONSTRUCTION AND POST CONSTRUCTION SUSMP
- 22. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL STREET SIGNS, STREET LAMPS/LIGHTS, PARKING METERS, AND OR TREES AROUND THE PROPERTY. IF THEY ARE DAMAGED, LOST, OR REMOVED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE THEM AT THE RESPONSIBILIT OF THE CONTRACTOR TO REPLACE THEM AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ANY STREET MARKINGS THAT ARE DAMAGED OR REMOVED BY THE CONTRACTOR'S OPERATIONS. CONTRACT THE PUBLIC WORKS INSPECTOR FOR SPECIFICATIONS AND SUPPLIERS
- 23. IF THERE IS A PARKING LOT WITH 25 OR MORE PARKING SPACES, WEEKLY SWEEPING WILL BE REQUIRED.

PROJECT DATA PROPERTY OWNER

865 M.B. BLVD, LLC 865 MANHATTAN BEACH BLVD MANHATTAN BEACH, CA 90266

LEGAL DESCRIPTION LOTS 15 & 16 BLOCK 117 APN 4170-014-010

OCCUPANCY AND ZONING

OCCUPANCY: B - FIRST AND SECOND OFFICE FLOORS S-2 - PARKING LEVEL 2 S-1 - PARKING LEVEL 1 A-2 - FOOD/BEV. RETAIL

CONSTRUCTION TYPE: V-B, FULLY SPRINKLERED (ENTIRE BUILD.) ZONING: CL NO. OF STORIES: 2 + 2 LEVELS OF PARKING

AREA DISTRICT: 2 CITY, STATE, NATIONALLY APPLICABLE CODES

2010 CBC, 2010 CMC, 2010 CPC, 2010 CEC, AND 2010 STATE ENERGY CODE STATE OF CALIFORNIA, AND THE CITY OF MANHATTAN BEACH

AREA CALCULATIONS & NUMBER OF OCCUPANTS

PARKING LEVEL 2

BATHROOM AREA:

TOTAL RETAIL AREA:

PARKING AREA: 10,716 S.F./200 =54 OCCUPANTS FLEC /MECH AREA: 795 S.F./100 =8 OCCUPANTS

PARKING LEVEL 1 9.866 S.F./200 =50 OCCUPANTS PARKING AREA: 663 S.F./100 =7 OCCUPANTS

OFFICE AREA: 7,735 S.F./100 > 82 OCCUPANTS

SECOND FLOOR OFFICE AREA: 5,180 S.F./100 >> 56 OCCUPANTS 395 S.F./100 BATHROOM AREA:

663 S.F.

12,915 S.F. 257 OCCUPANTS TOTAL BATHROOM AREA: TOTAL PARKING AREA: 20,582 S.F.

LANDSCAPING CALCULATIONS LANDSCAPING REQ'D (8%): 1300 S.F.

PARKING CALCULATIONS AREA OF BUILDING: 14.379 S.F. OFFICE USE: 13,716 S.F.-1/300 REQ'D -46 SPACES FOOD/BEV RETAIL USE: 663 S.F.-1/200 REQ'D -4 SPACES

PARKING REO'D PARKING PROVIDED 56 SPACES - 47 STANDARD 4 ADA (1 VAN) 7 COMPACT (30%)

HEIGHT CALCULATIONS

(67.30+68.14)/2) = 67.72' (70.24+70.95)/2) = 70.595' (67.72+70.595+75.44+76.66)/4=72.6' MAXIMUM ALLOWABLE HEIGHT = 102.6 ACTUAL HEIGHT = 102.6

CONSULTANTS CIVIL SURVEY CONSULTANT

DENN ENGINEERS 310,542,9433 3914 DEL AMO BLVD. SUITE 921 TORRANCE, CA. 90503

SHEET INDEX

TITLE SHEET AND GENERAL NOTES C-01 FXISTING SURVEY

VICINITY MAP

MANHATTAN BEACH, CA

PROJECT

A.01 SITE PLAN A 02 PARKING | FVFI 2 A.03 PARKING LEVEL1 FIRST FLOOR PLAN

A.05 SECOND FLOOR PLAN A.06 FI FVATIONS

A.08

PROJECT

865 M.B. BLVD, LLC

ARCHITECTURE

2617 N. SEPULVEDA

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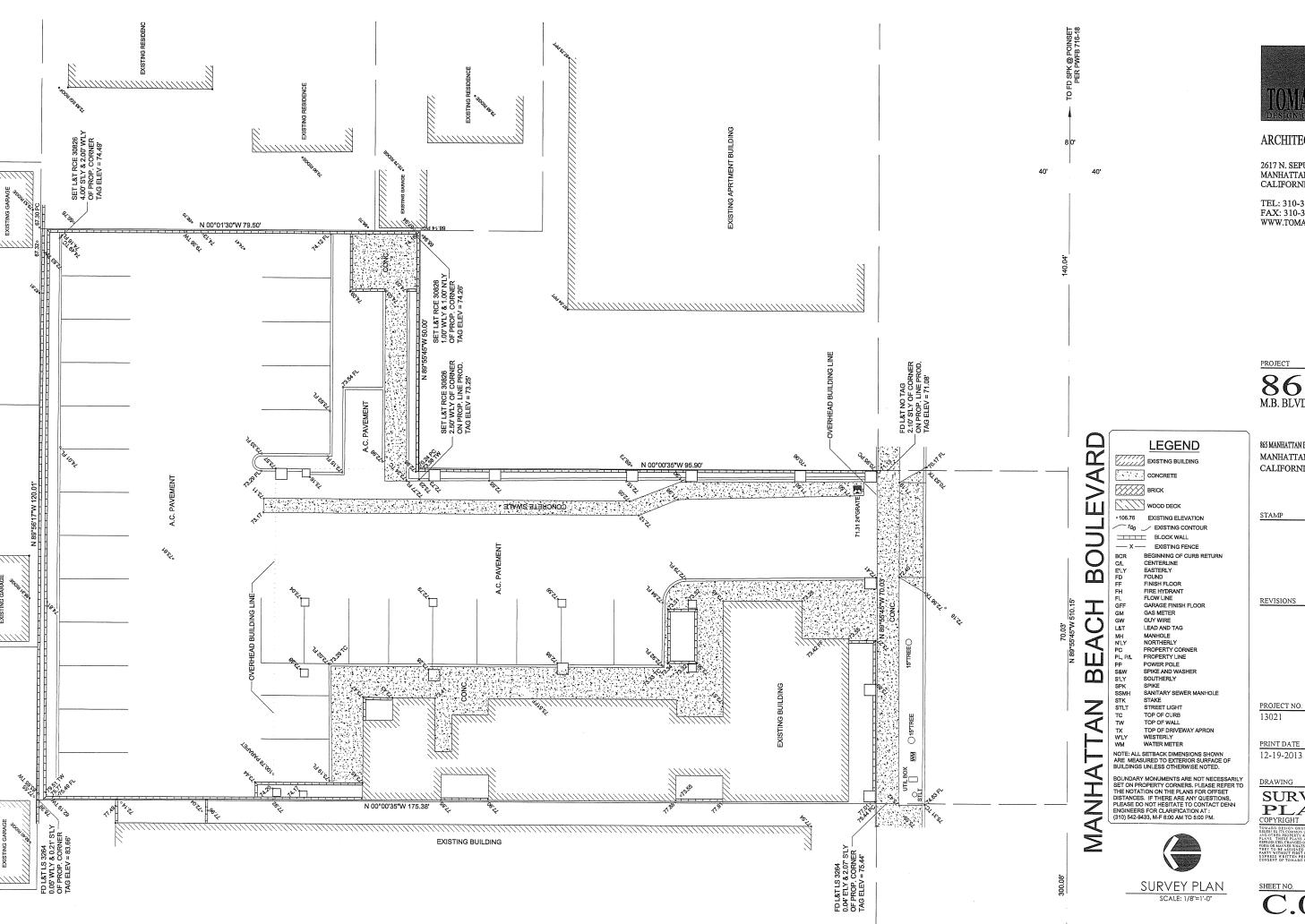
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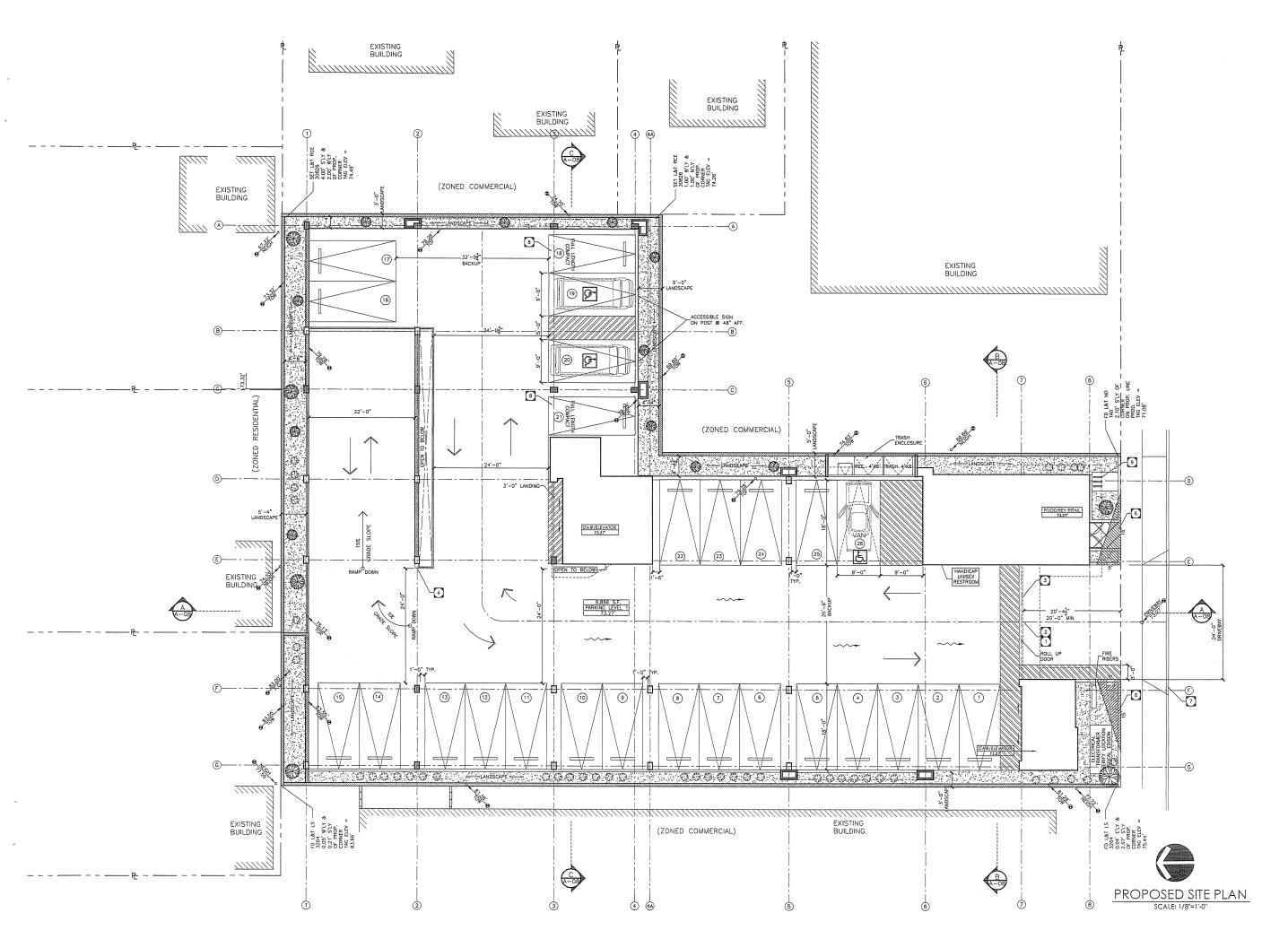
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SURVEY PLAN





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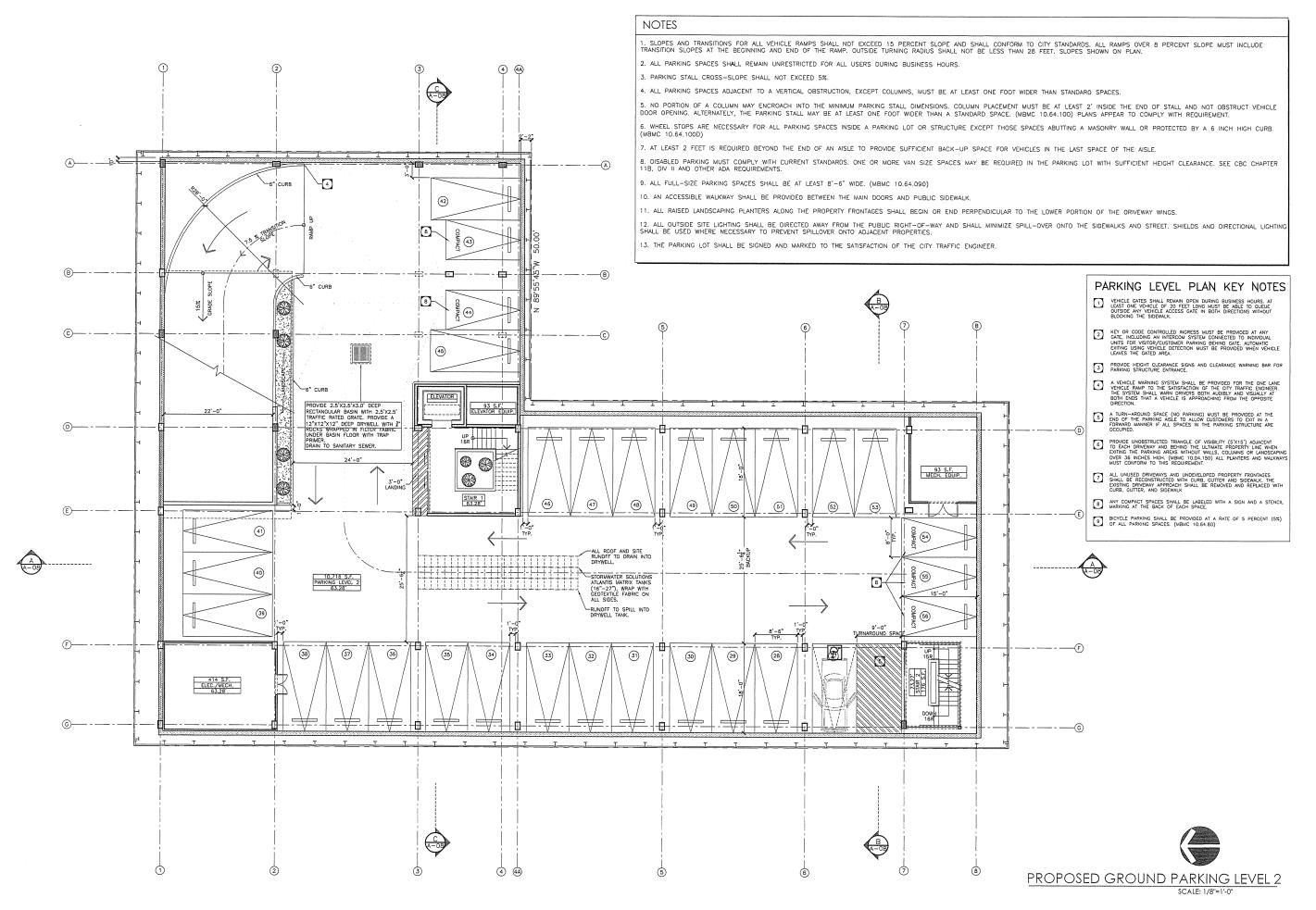
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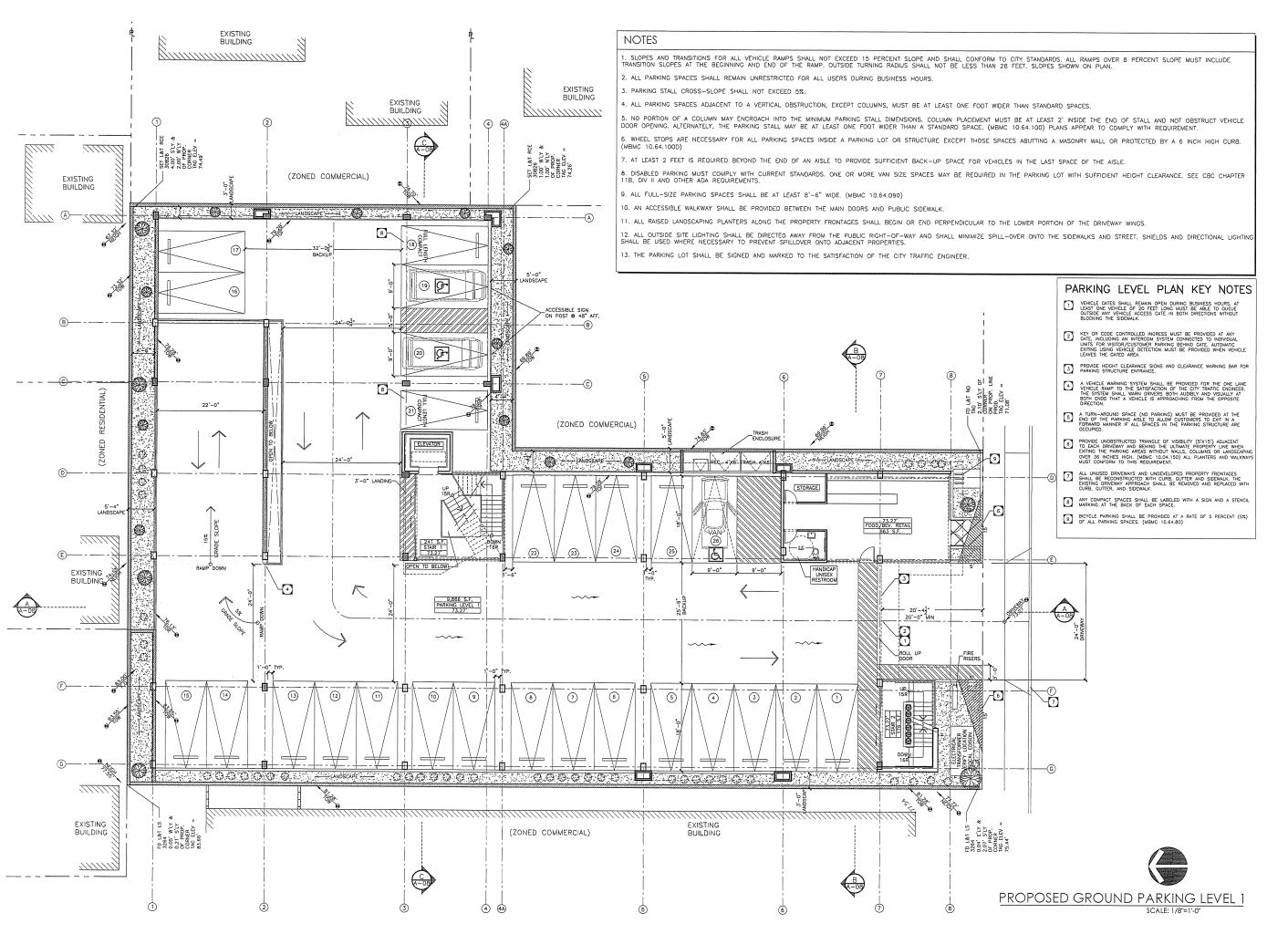
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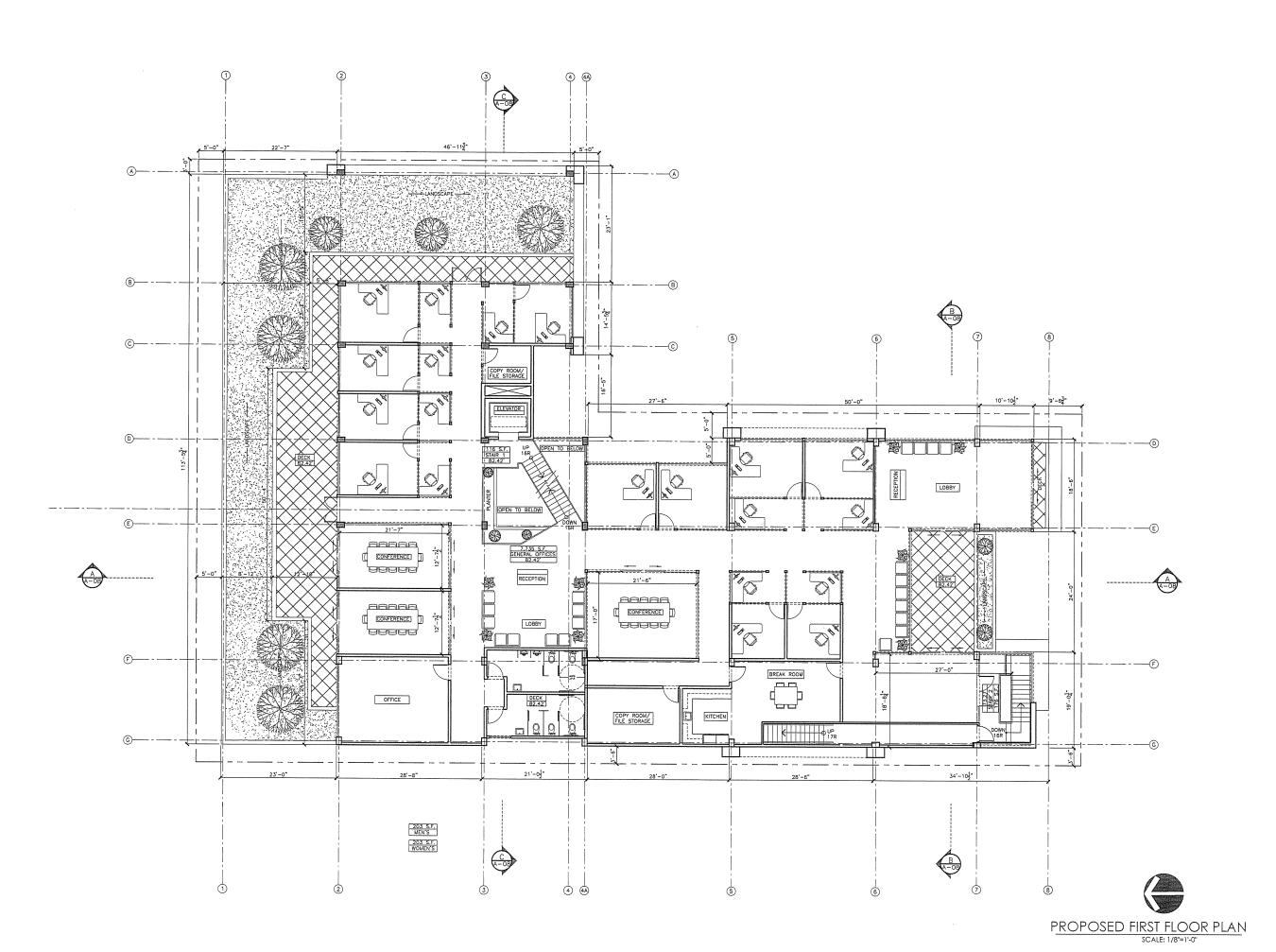
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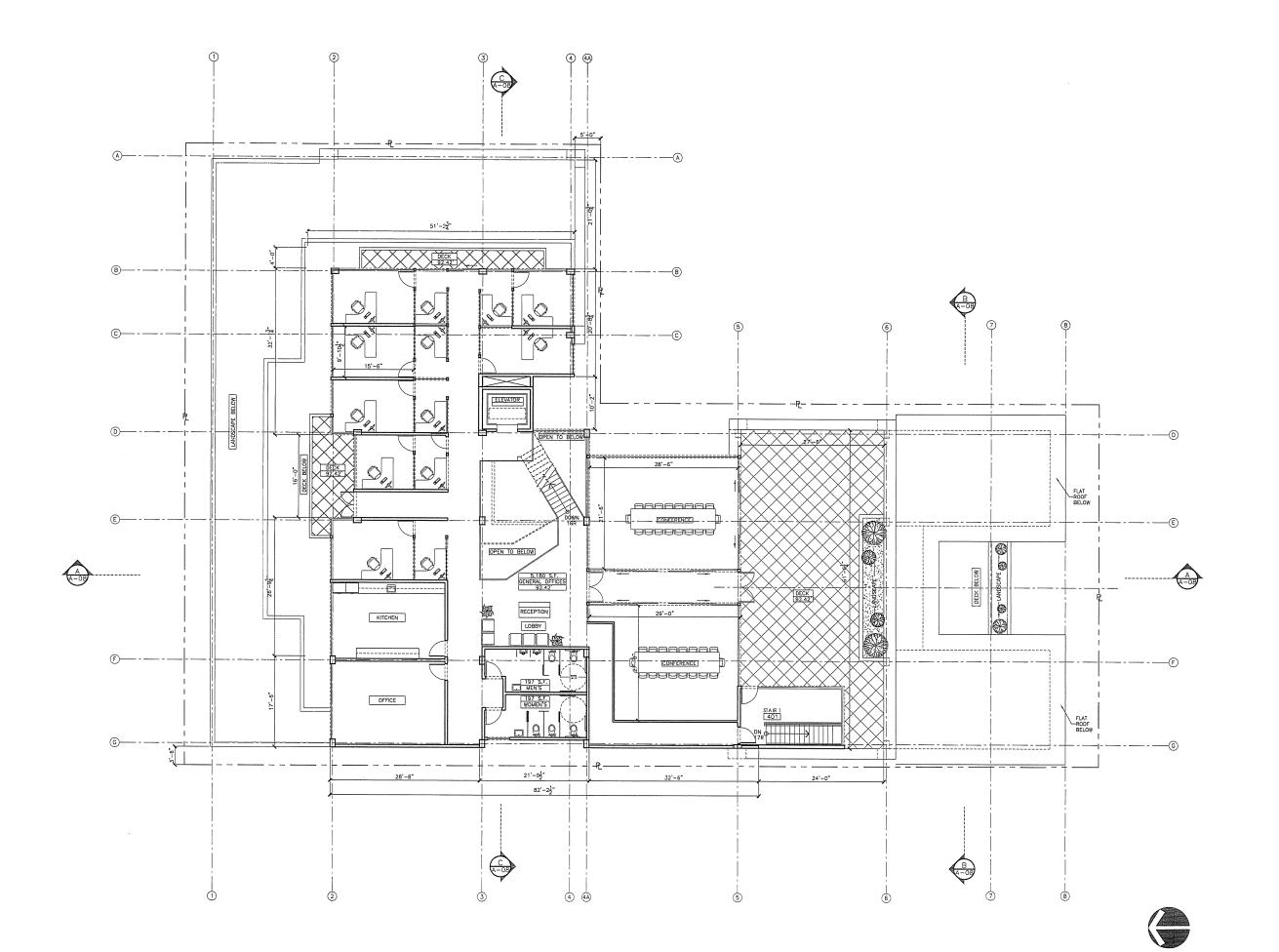
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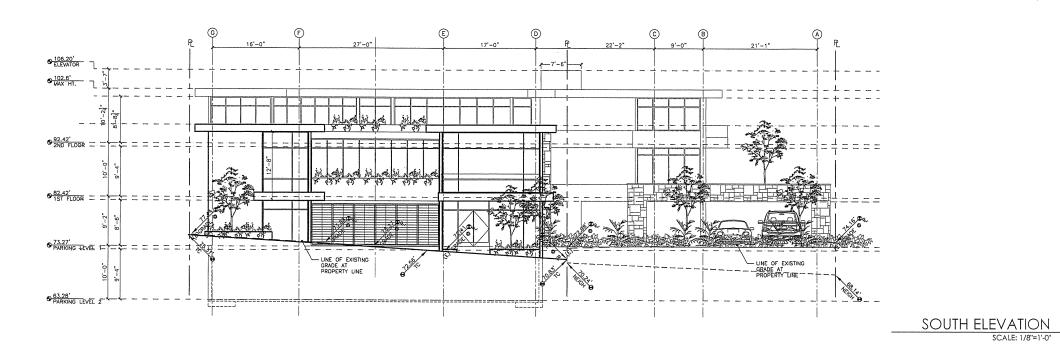
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PROPOSED SECOND FLOOR PLAN



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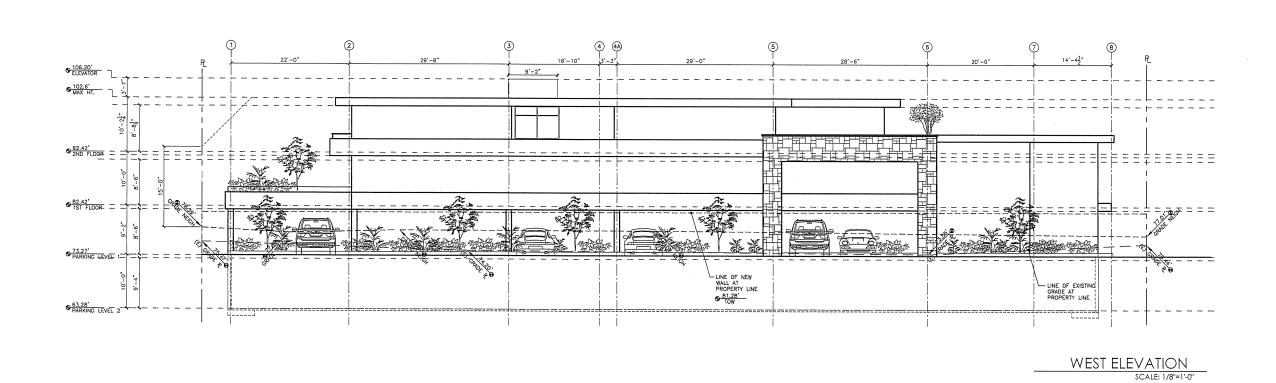
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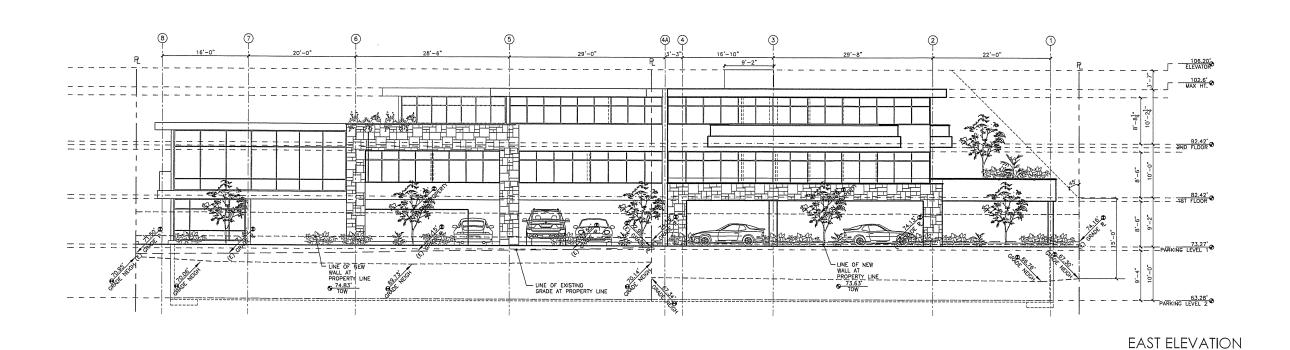
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SCALE: 1/8"=1'-0"

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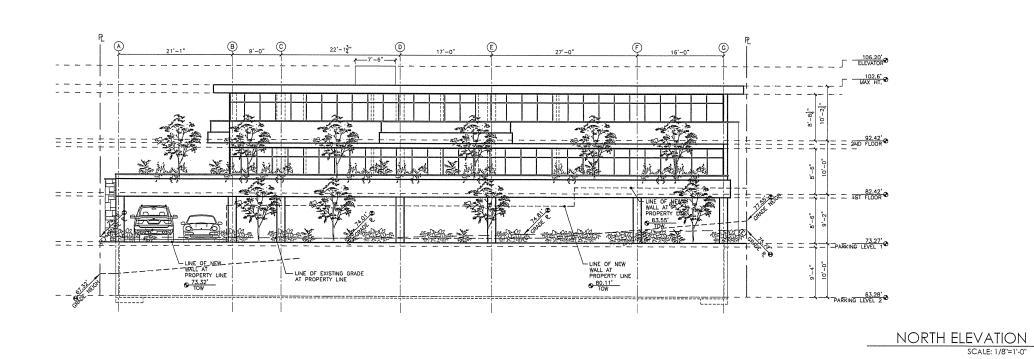
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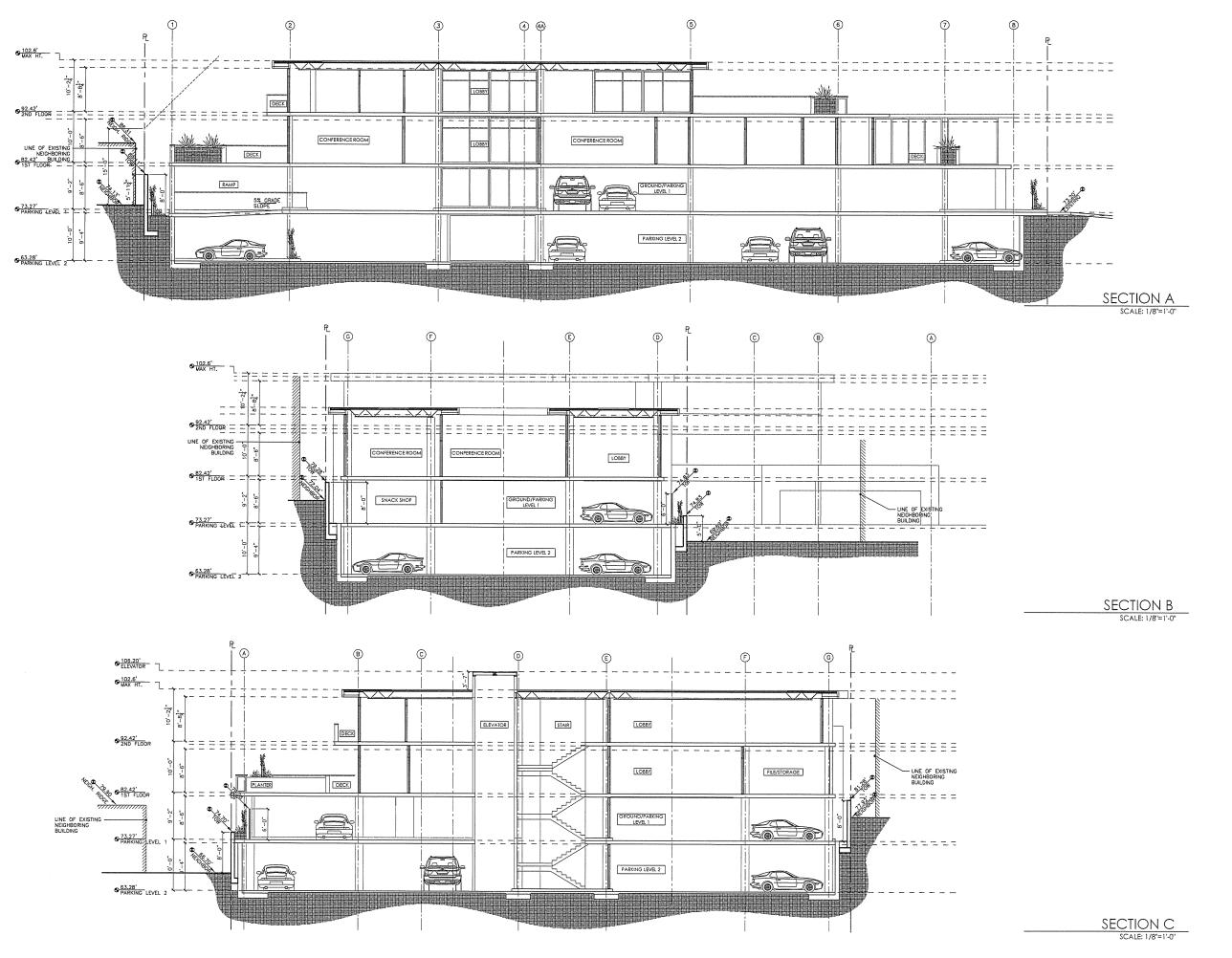
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