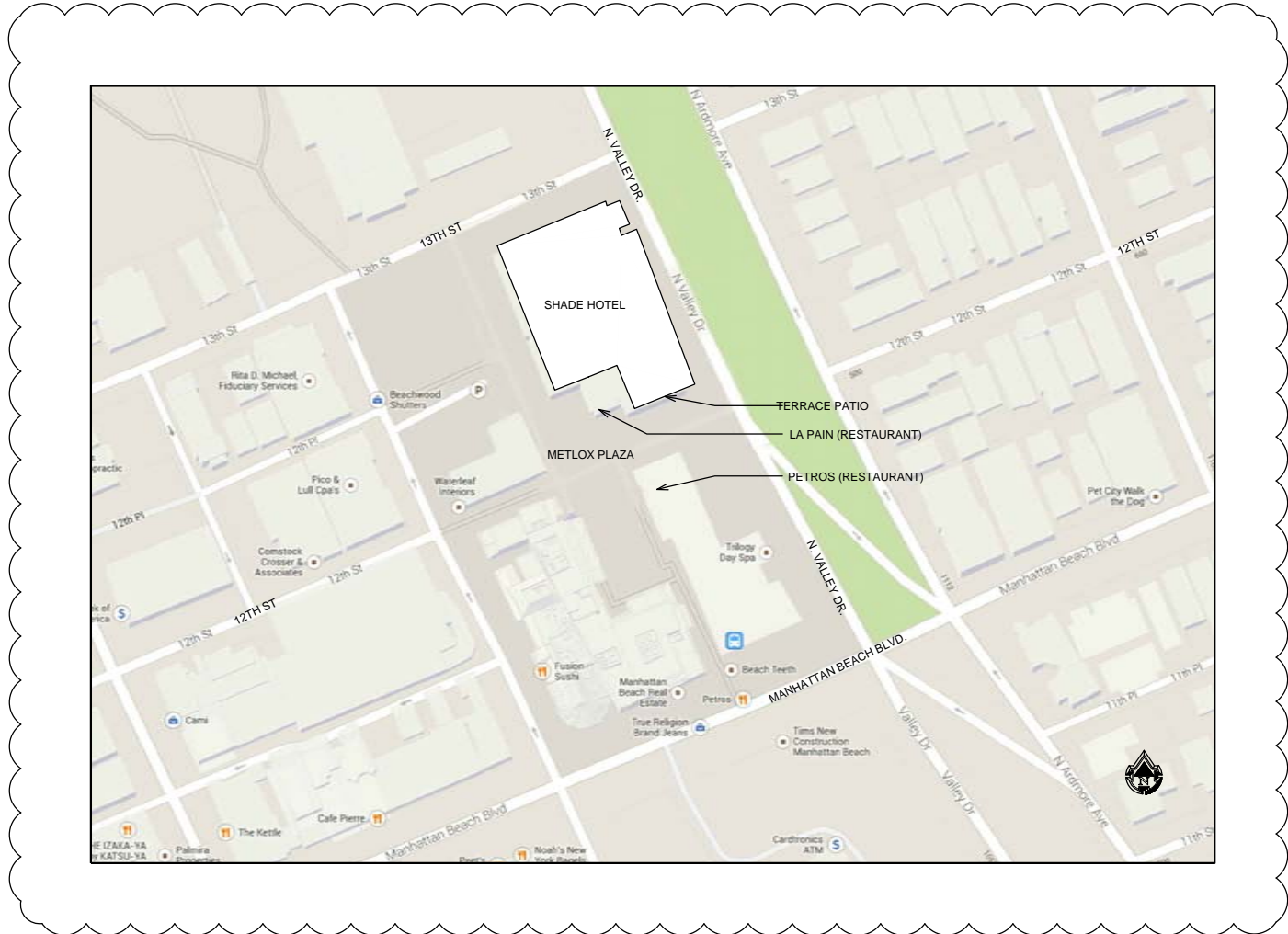
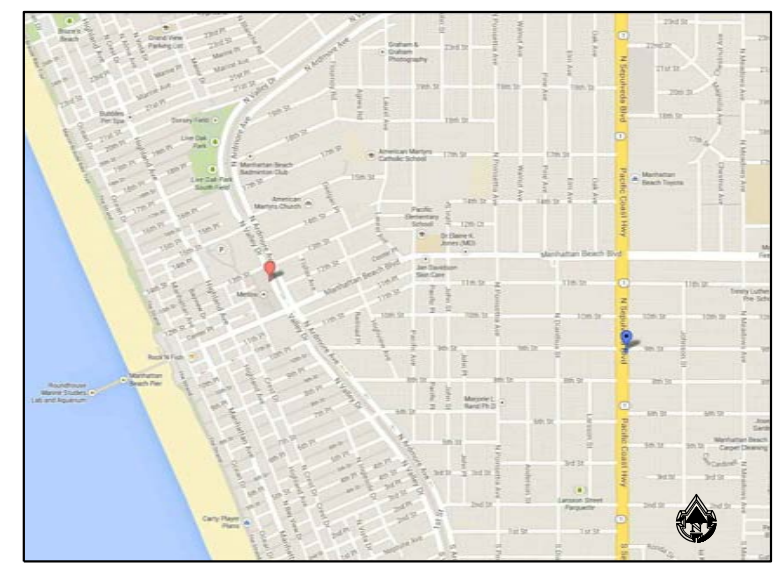


3 LEVEL 1 FLOORPLAN PLAN



2 VICINITY PLAN 1 ENLARGED PLAN



1 VICINITY PLAN 1 OVERALL PLAN

DRAWINGS INDEX

- ID-1.0 COVER / INDEX / SITE MAP
- ID-1.1 TERRACE PATIO PLAN & ENLARGED ENTRANCE
- ID-2.1 TERRACE PATIO REFLECTED CEILINGS
- ID-2.2 PATIO REFLECTED CEILINGS (LOWEST LEVEL)
- ID-3.1 TERRACE PATIO EXTERIOR ELEVATIONS
- ID-3.2 HOTEL ENTRANCE ELV & PATIO FACADE DETAILS
- ID3.3 HOTEL ENTRANCE DETAIL
- ID-3.4 ACOUSTIC REPORTS
- ID-3.5 MATERIALS ACOUSTICAL DATA
- ID-3.6 MATERIALS ACOUSTICAL & FIRE DATA

**ATTACHMENT F
PC MTG 2-12-14**

SHADE MANHATTAN BEACH
1221 N Valley Drive
Manhattan Beach, California 90266
PROJECT #1306

DATE: 2/4/2014

SCALE: REFER TO PLAN

SHEET NAME:

ID-1.0
PLAN

REVISIONS:

156 S Almont Dr
Beverly Hills, CA 90211
TEL: 310.413.9332

DRASIN design

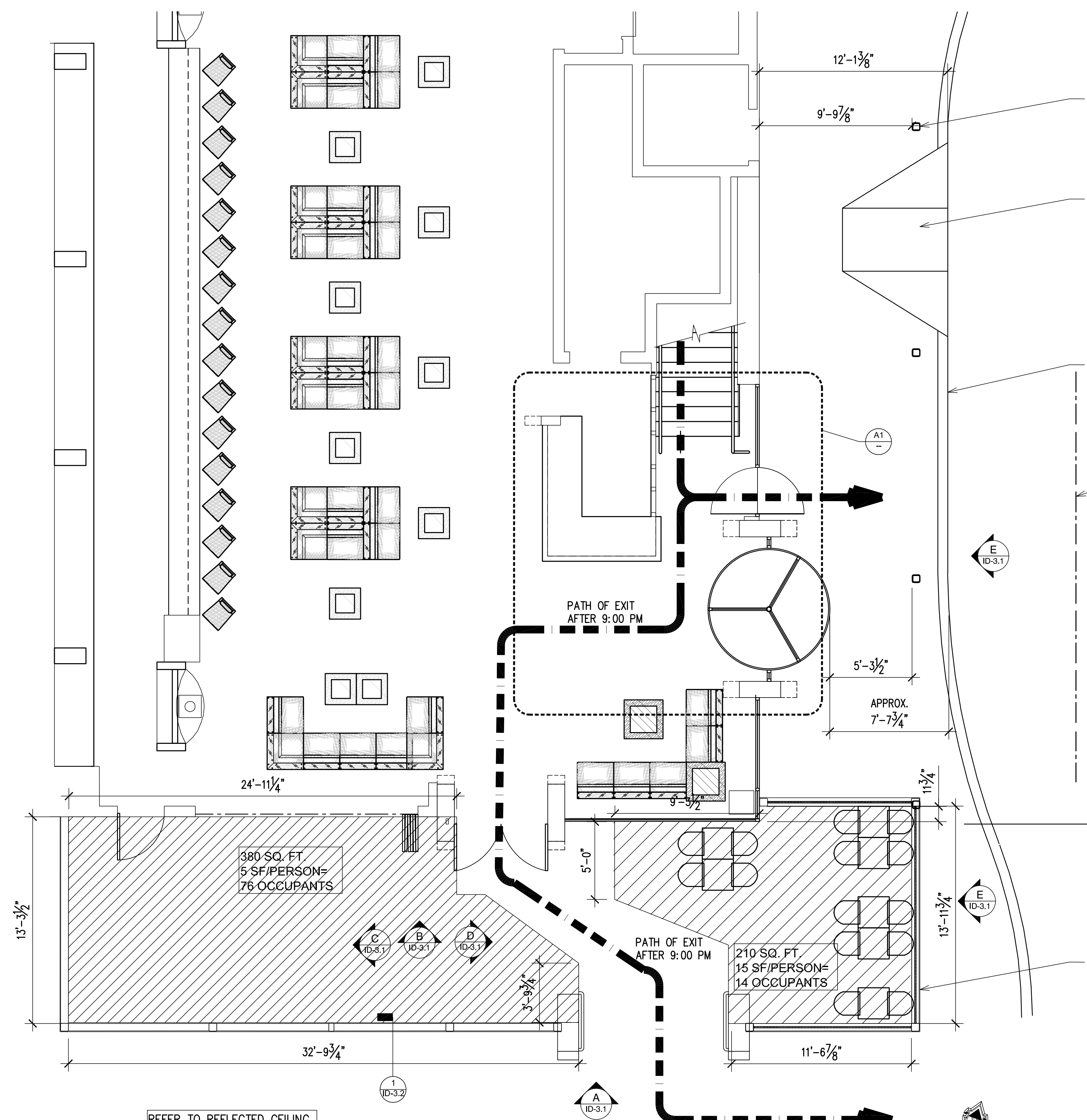
SHADE MANHATTAN BEACH
1221 N Valley Drive
Manhattan Beach, California 90266
PROJECT #1306

DATE:
2/4/2014

SCALE:
1/4" = 1'-00"

SHEET NAME:

ID-1.1
PLAN

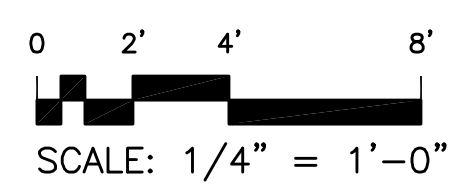
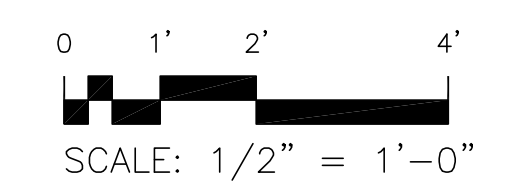


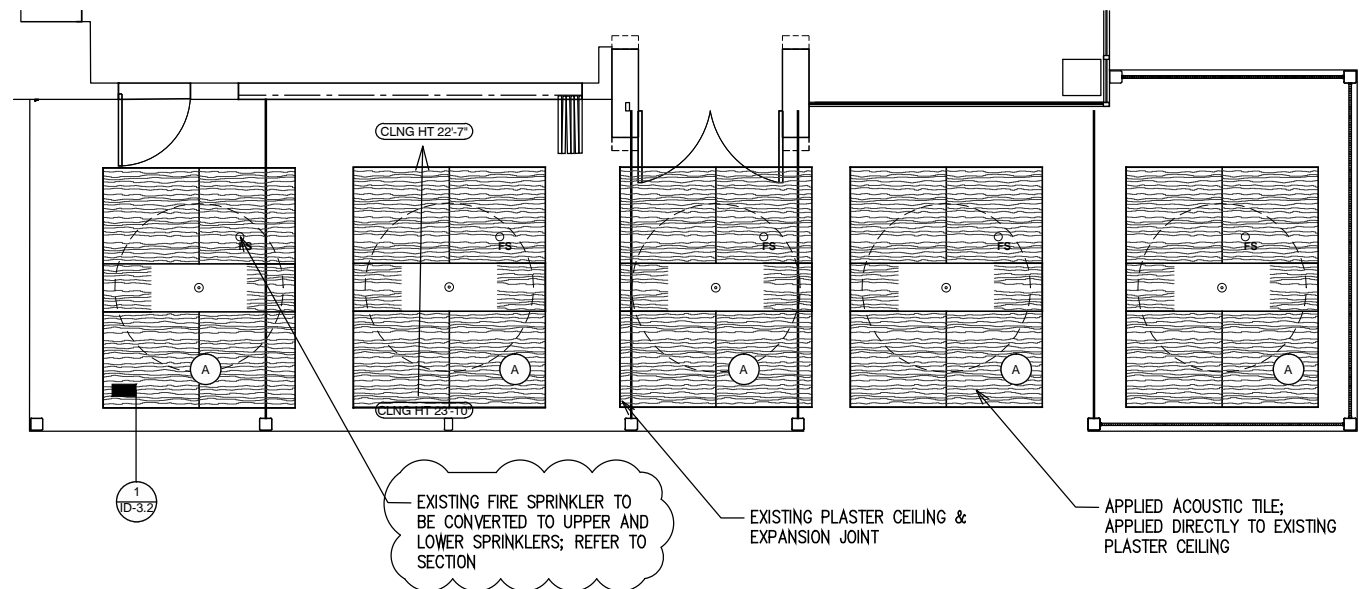
PATIO OCCUPANCY
706.00 sq.ft./15=47.06 = 47 OCCUPANTS (UNCONCENTRATED) TABLE 10004.1.1. CBC-2010

CURRENT OCCUPANCY 47
PATIO OCCUPANCY (PROPOSED)
380 SQ FT / 5 = 76 (STANDING)
210 SQ FT / 15 = 14 (UNCONCENTRATED)
TOTAL OCCUPANT LOAD = 90 OCCUPANTS
TABLE 10004.1.1. CBC-2010

A1 LEVEL 1 FLOORPLAN ENLARGED PLAN

SCALE: 1/2" = 1'-0"
HALF SCALE: 1/4" = 1'-00"





GENERAL NOTES / MATERIAL SPECIFICATION

- (A) ACOUSTIC ENTERPRISES INC.: FIBERGLASS ACOUSTIC PANELS; 1" THICK PATTERN 821 SAND DUNE WITH QUARRY BLUE FABRIC STYLE 2335 OR SIMILAR
- (B) FIBERGLASS ACOUSTIC INSULATION IN PERFORATED METAL BASKET CLOUD SUSPENDED FROM UPPER PLASTER CEILING SEE ID-3.5 FOR REFERENCE
- (C) PARASOLIEL ALUMINUM PANEL Nukubalavu 1/8" ALUMINUM NATURAL FINISH OR SIMILAR
- (D) LUMAsite RESIN / FIBERGLASS PANEL IN CRYSTAL II COLOR OR SIMILAR SEE ID-3.6 FOR REFERENCE.

* CONFIRM ALL MATERIAL SELECTIONS WITH OWNER PRIOR TO INSTALL

* FIELD VERIFY DIMENSIONS PRIOR TO FABRICATION

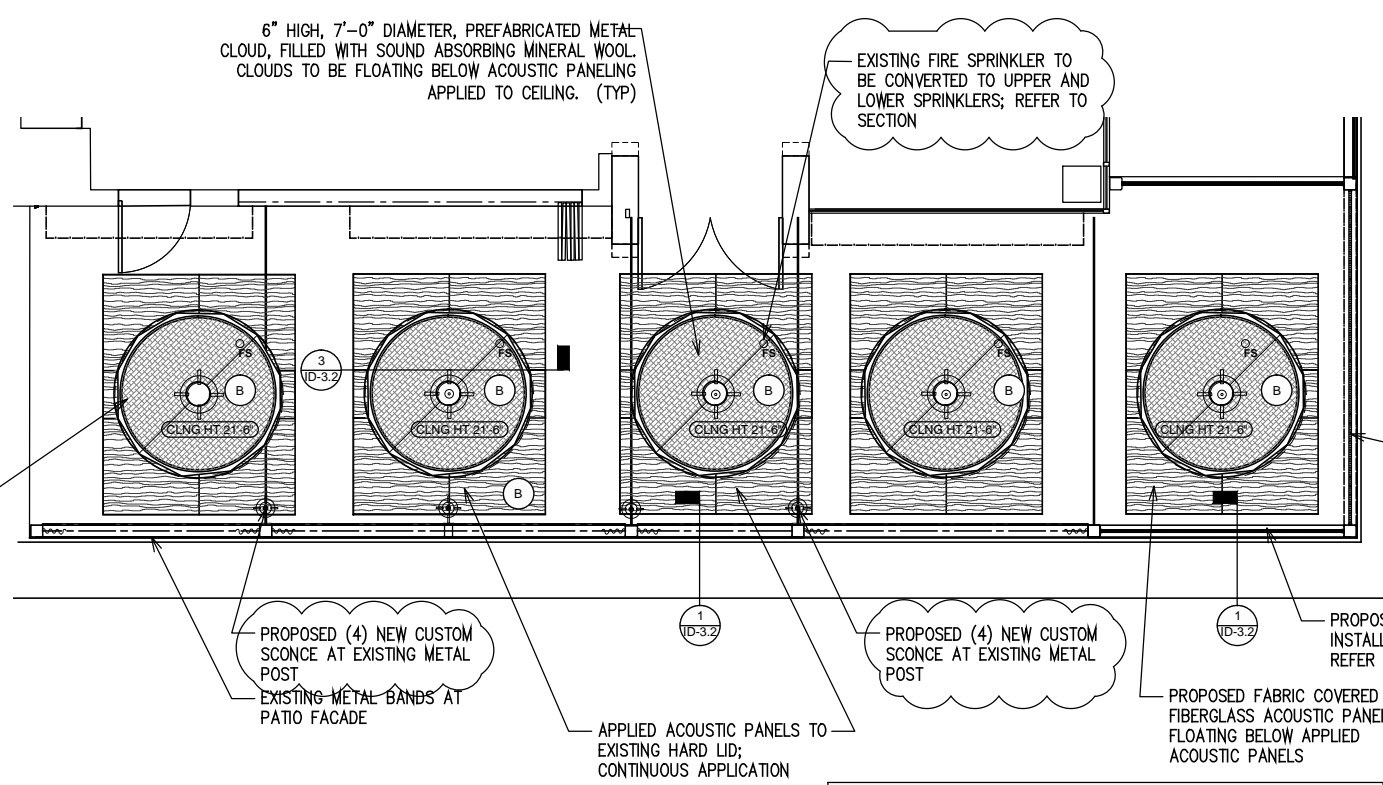
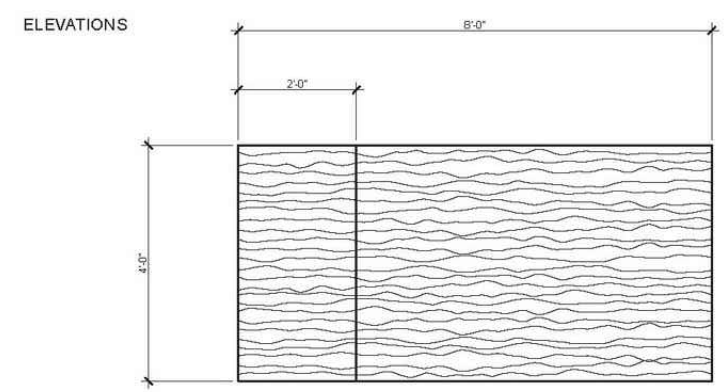
* DRAWINGS ARE FOR DESIGN INTENT ONLY; REFER TO ENGINEERED / FABRICATION DRAWINGS FOR ALL FIXING SPECIFICATION

C1 LEVEL 1 PATIO RCP PATIO UPPER CEILING
SCALE: 1/4" = 1'-0"
HALF SCALE: 1/8" = 1'-00"

TOTAL CEILING AREA:
706 SQFT.

ACOUSTIC PANEL APPLIED TO HARD CEILING:
360 SQFT. (51%)

(20) 4'-0" X 4'-0" PANELS
(10) 2'-0" X 2'-0" PANELS

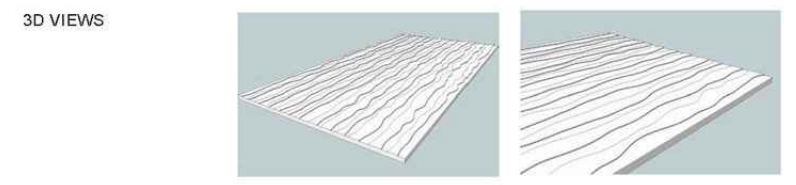
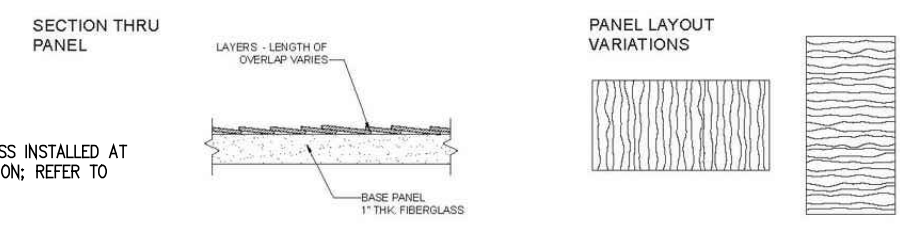


C2 MID LEVEL CEILING PATIO MID LEVEL CEILING
SCALE: 1/4" = 1'-0"
HALF SCALE: 1/8" = 1'-00"

TOTAL CEILING AREA:
706 SQFT.

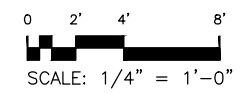
ACOUSTIC PANEL APPLIED IN FLOATING CLOUDS:
192 SQFT. (27%)

7' DIA. CLOUD = 38.6 SQFT EACH
(5) 7' DIA. CLOUDS = 192 SQFT.



Custom design and sizing available
Customer specific designs can be created
NRC (Noise Reduction Coefficient) = 0.85
All materials utilized are Class (A)

921 Sand Dunes



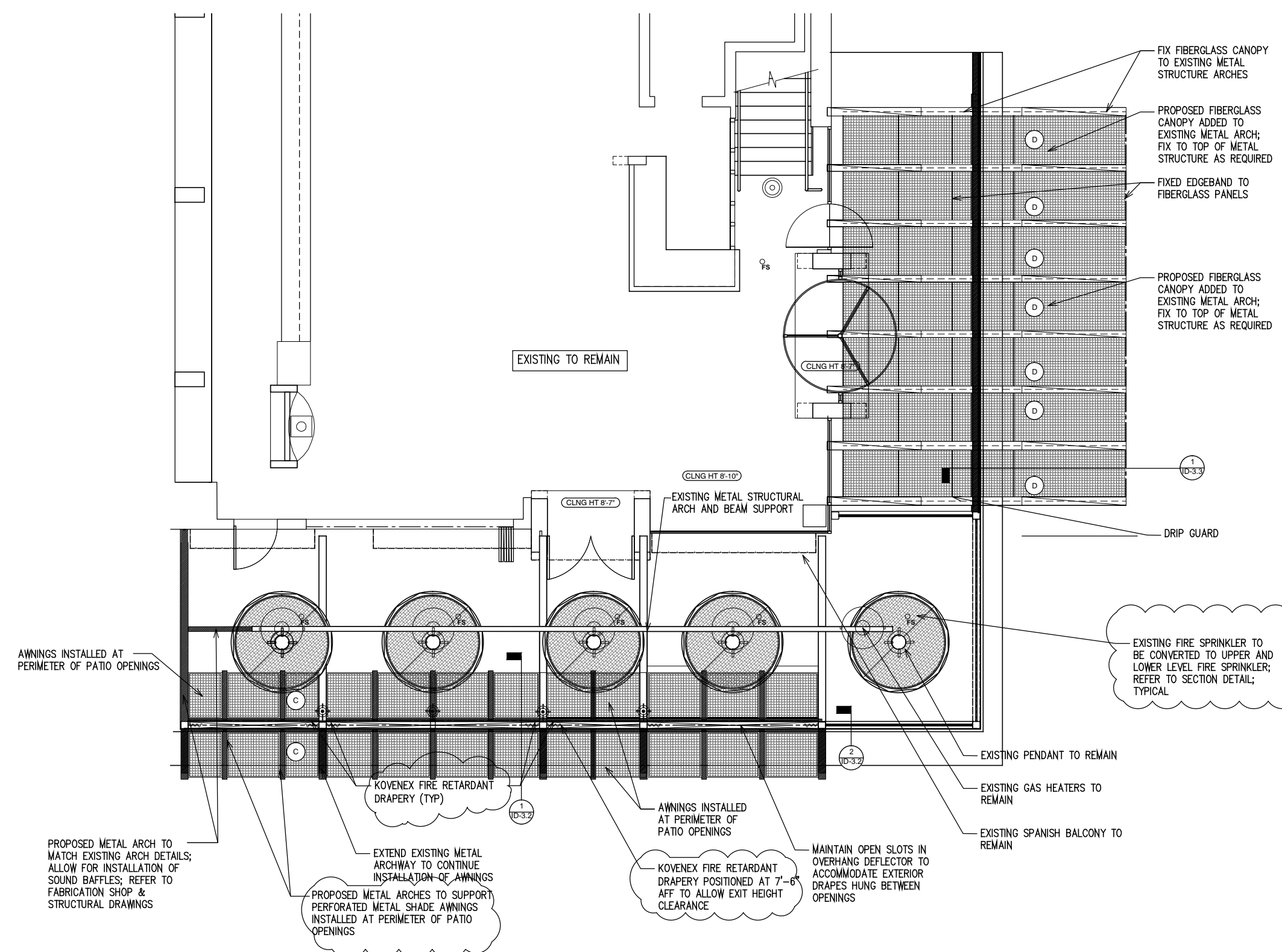
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- (C) PARASOLIEL ALUMINUM PANEL Nukubalavu 1/8" ALUMINUM NATURAL FINISH OR SIMILAR
- (D) LUMASite RESIN / FIBERGLASS PANEL IN CRYSTAL II COLOR OR SIMILAR SEE ID-3.6 FOR REFERENCE.

* CONFIRM ALL MATERIAL SELECTIONS WITH OWNER PRIOR TO INSTALL

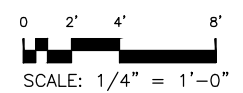
* FIELD VERIFY DIMENSIONS PRIOR TO FABRICATION

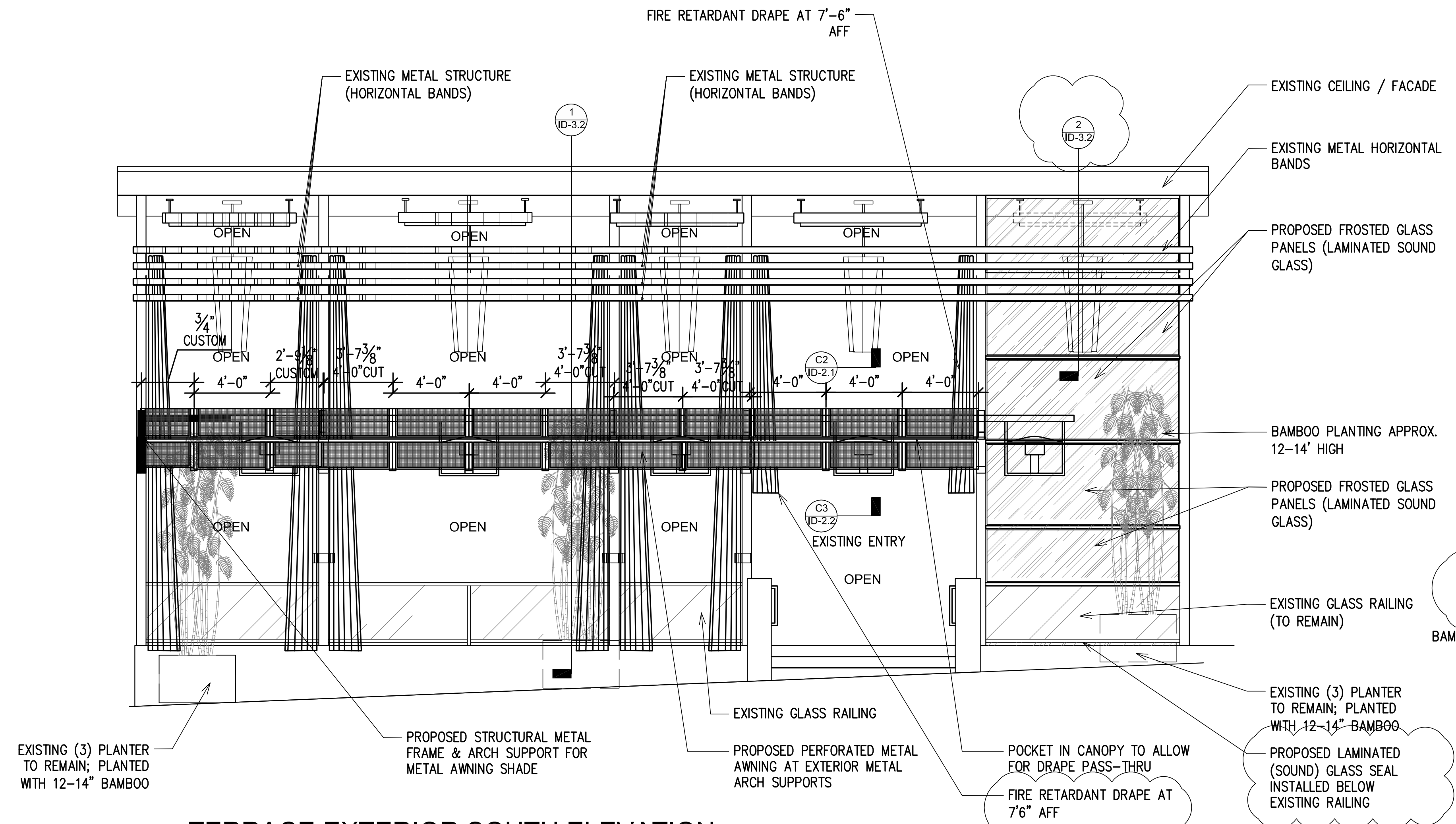
* DRAWINGS ARE FOR DESIGN INTENT ONLY; REFER TO ENGINEERED / FABRICATION DRAWINGS FOR ALL FIXING SPECIFICATION



**C3 LEVEL 1 PATIO RCP
LOWER PATIO CEILING**

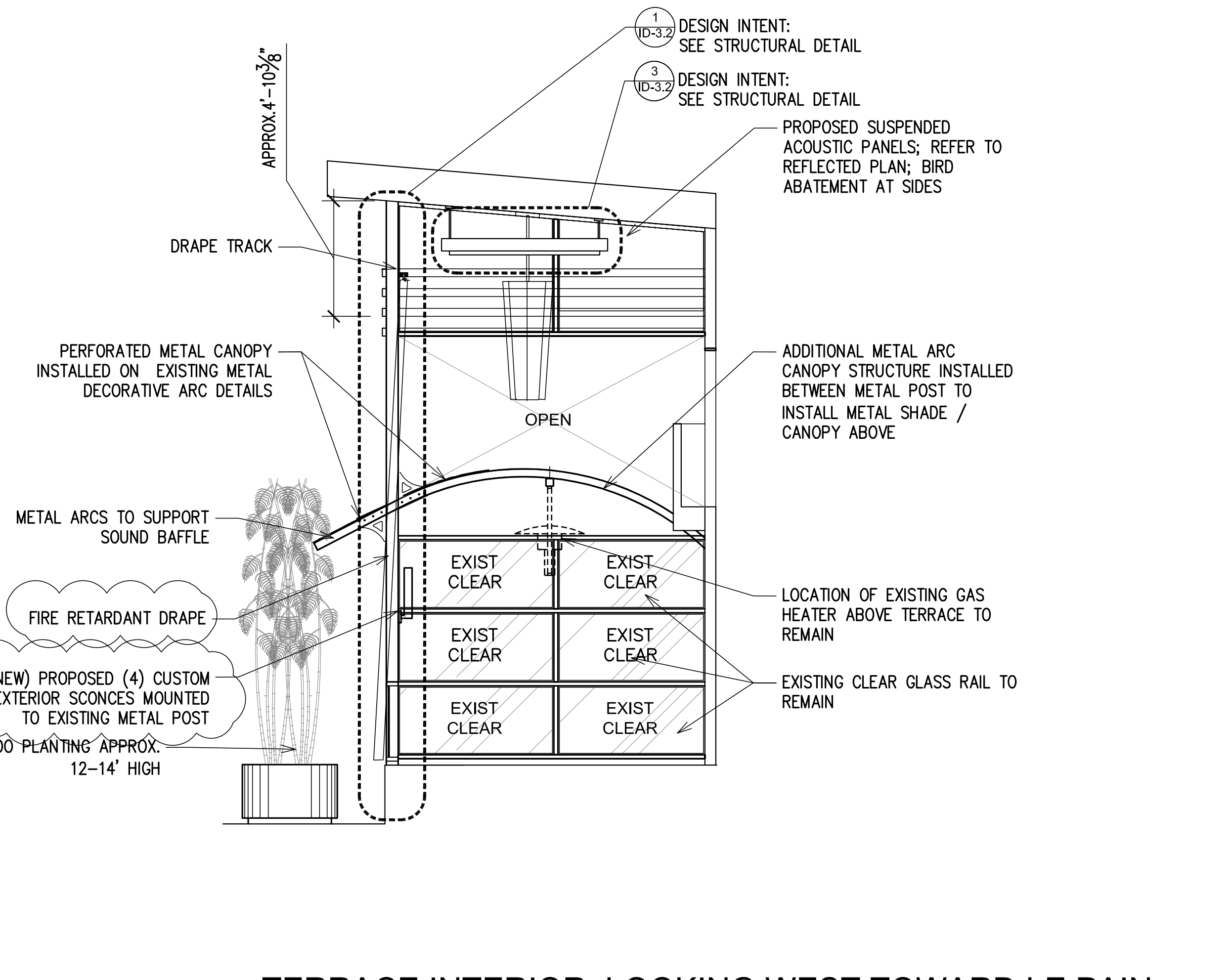
SCALE: 1/4" = 1'-0"
HALF SCALE: 1/8" = 1'-00"





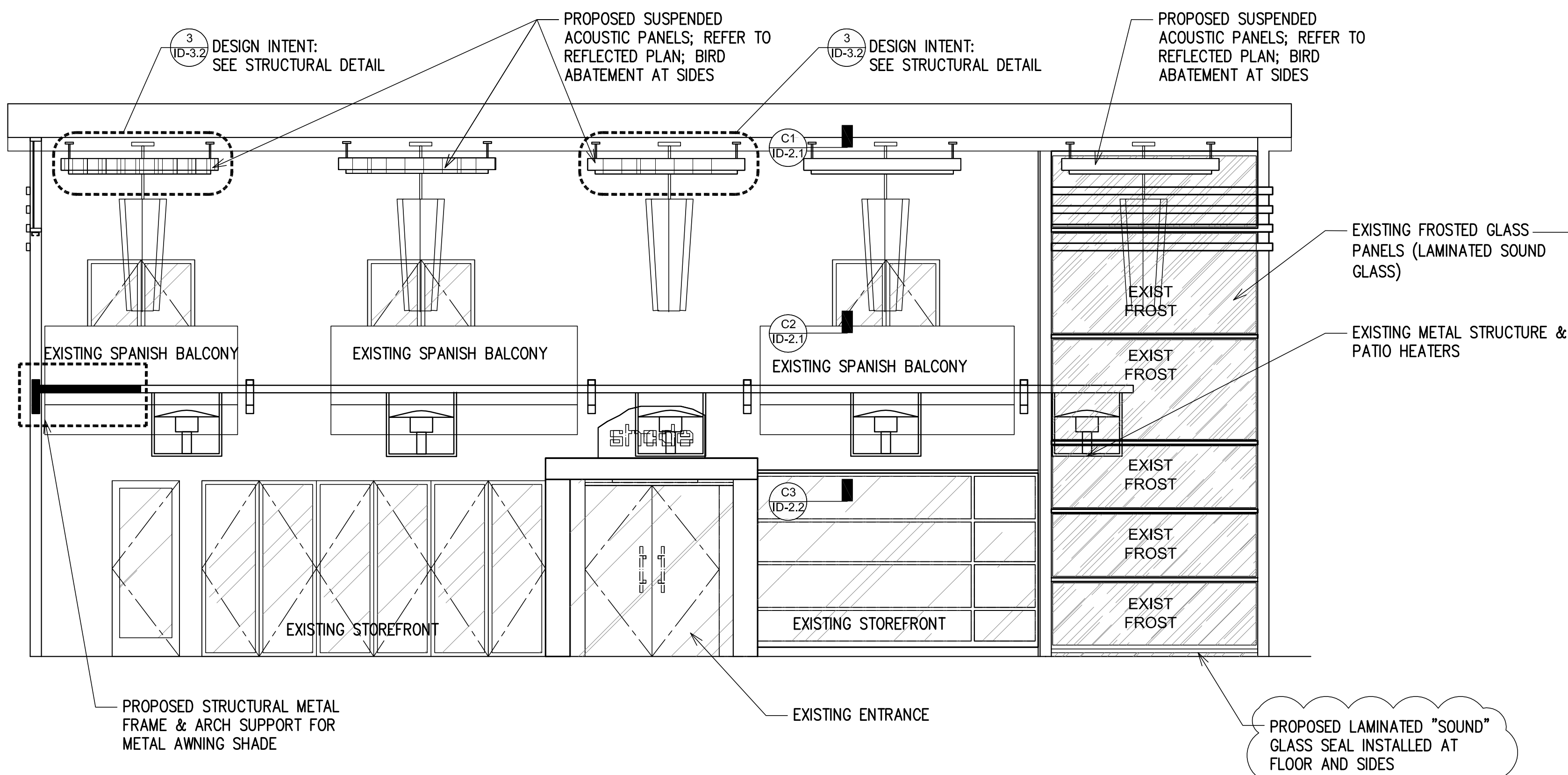
A TERRACE EXTERIOR SOUTH ELEVATION ELEVATION

SCALE: 1/4" = 1'-0"
HALF SCALE: 1/8" = 1'-0"



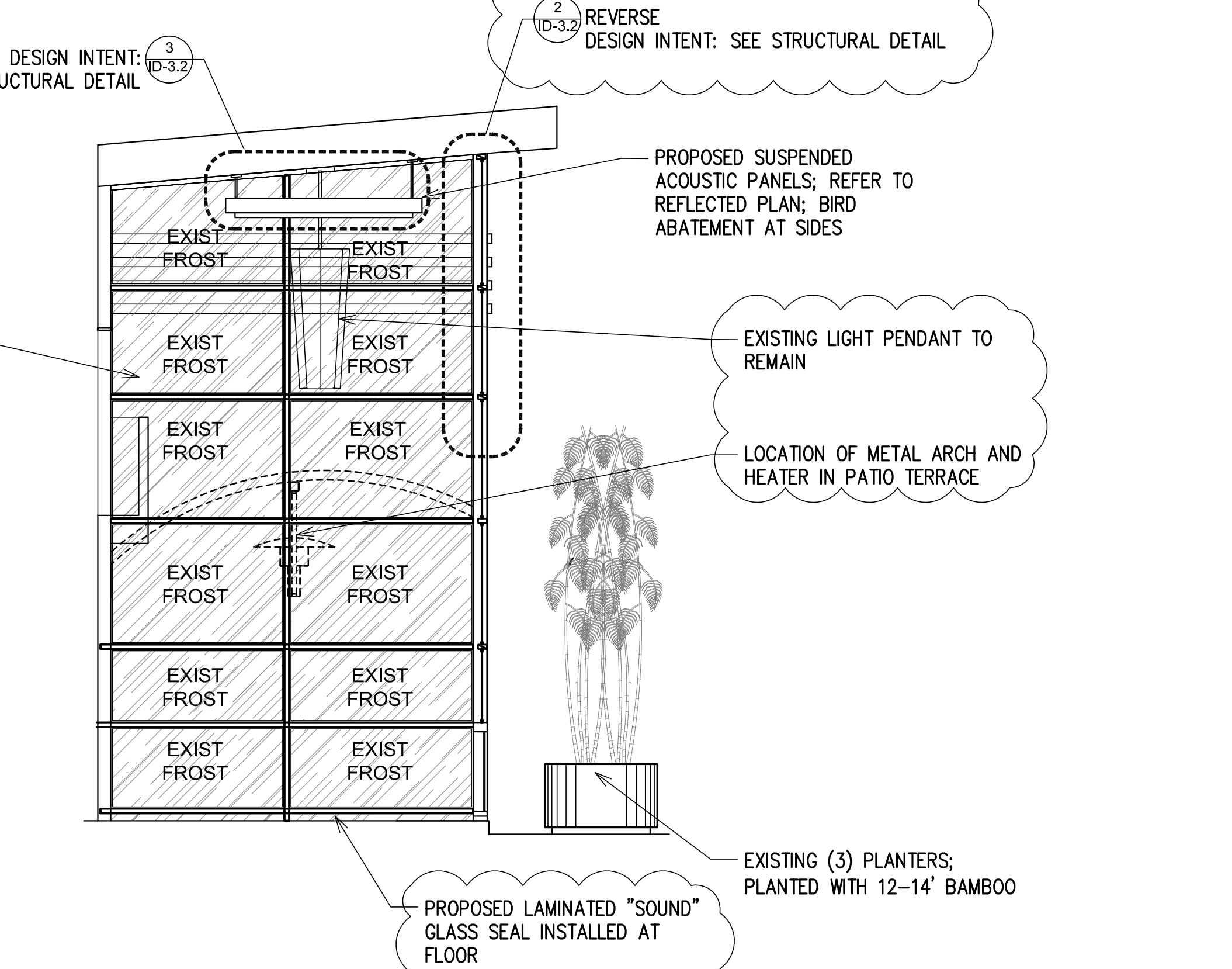
C TERRACE INTERIOR LOOKING WEST TOWARD LE PAIN INTERIOR ELEVATION/SECTION

HALF SCALE: 1/8" = 1'-0"
SCALE: 1/4" = 1'-0"



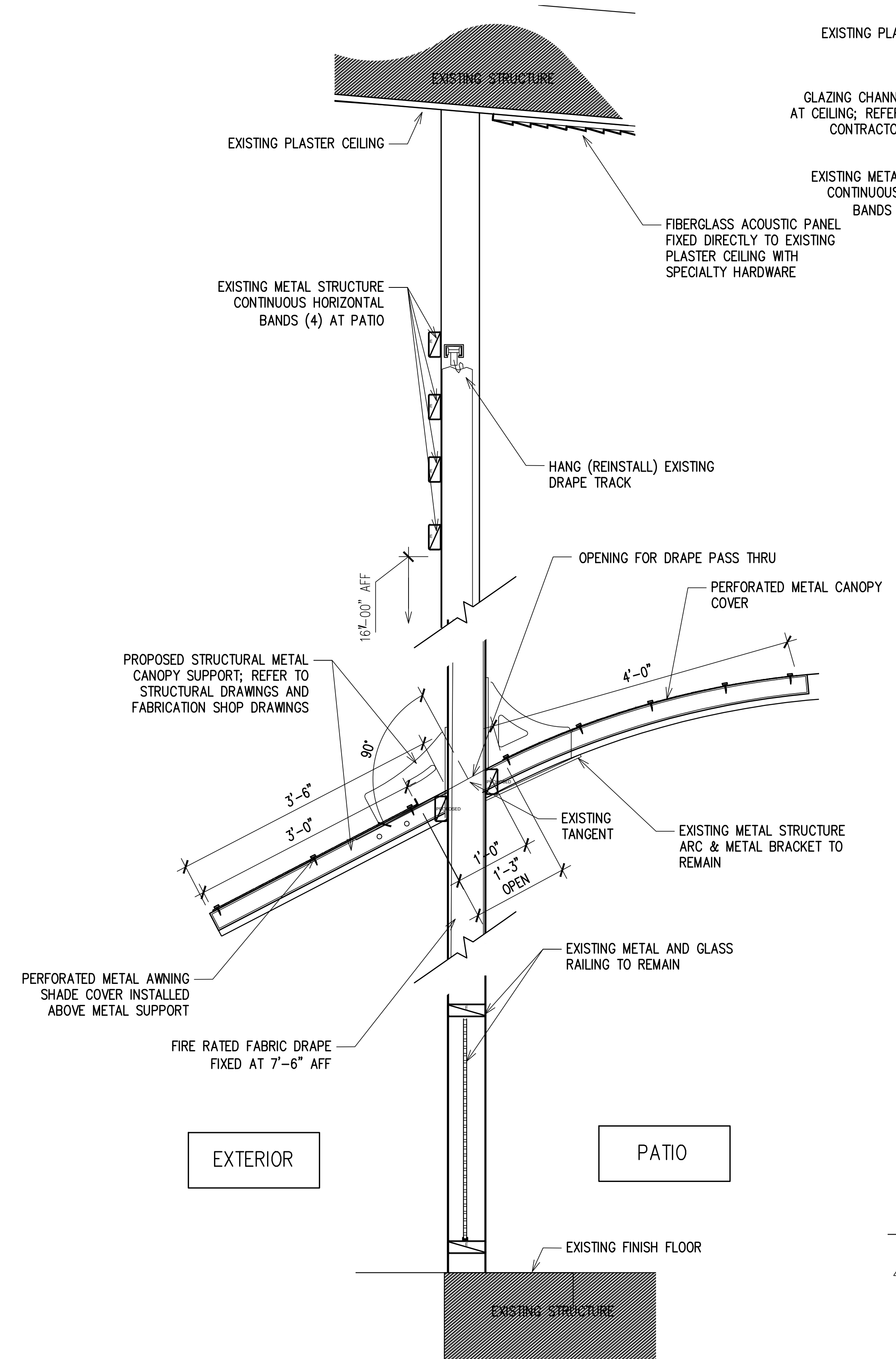
B TERRACE SOUTH ELEVATION INTERIOR VIEW ELEVATION

SCALE: 1/4" = 1'-0"
HALF SCALE: 1/8" = 1'-0"



D TERRACE INTERIOR ELEVATION LOOKING EAST ELEVATION

SCALE: 1/4" = 1'-0"
HALF SCALE: 1/8" = 1'-0"

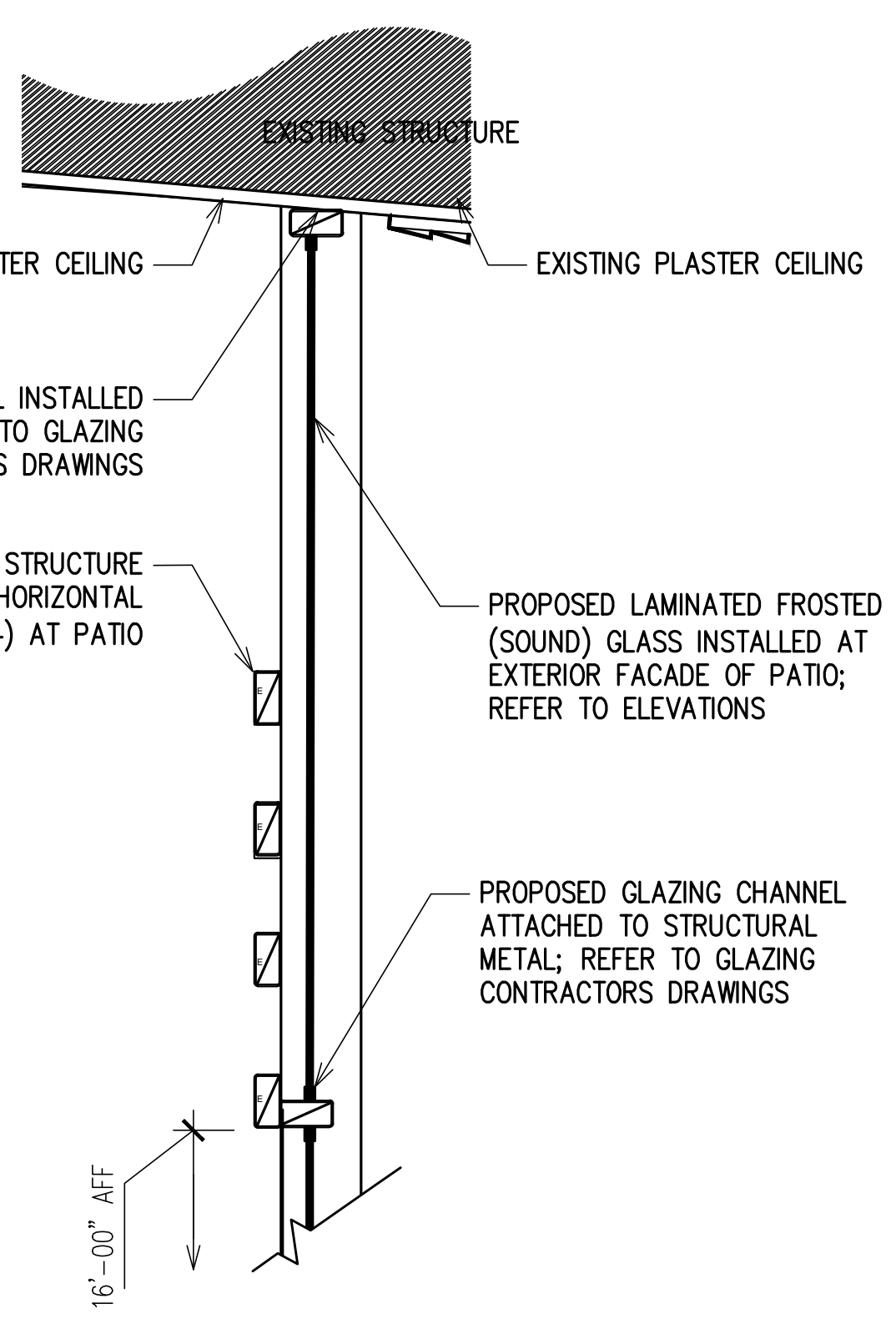


1 ACOUSTIC IMPROVEMENTS AT PATIO FACADE SECTION DETAIL

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

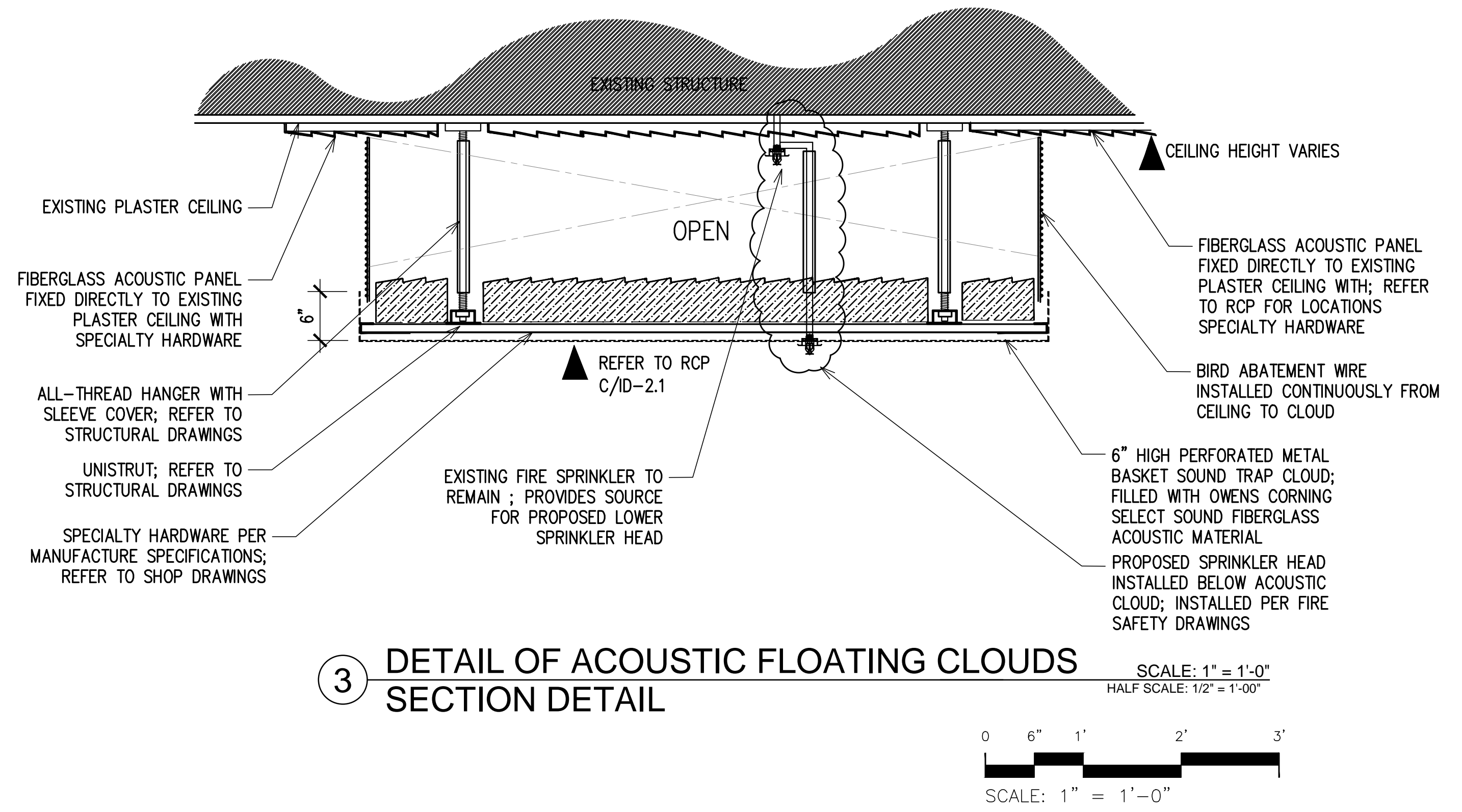
0 6" 1' 2' 3'

SCALE: 1" = 1'-0"



2 DETAIL AT PATIO GLASS EXTERIOR DETAIL SECTION

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

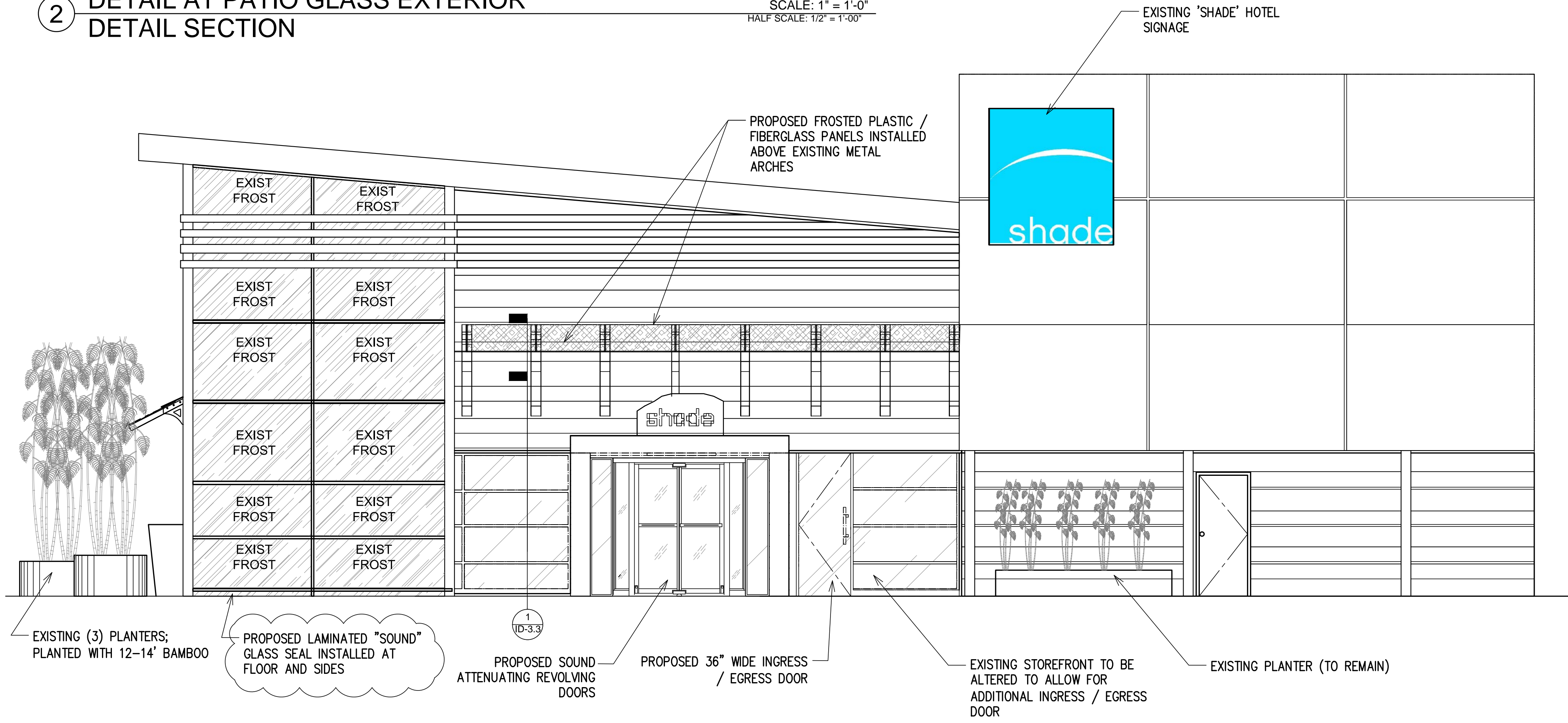


3 DETAIL OF ACOUSTIC FLOATING CLOUDS SECTION DETAIL

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

0 6" 1' 2' 3'

SCALE: 1" = 1'-0"



E EXTERIOR EAST ELEVATION HOTEL ENTRANCE

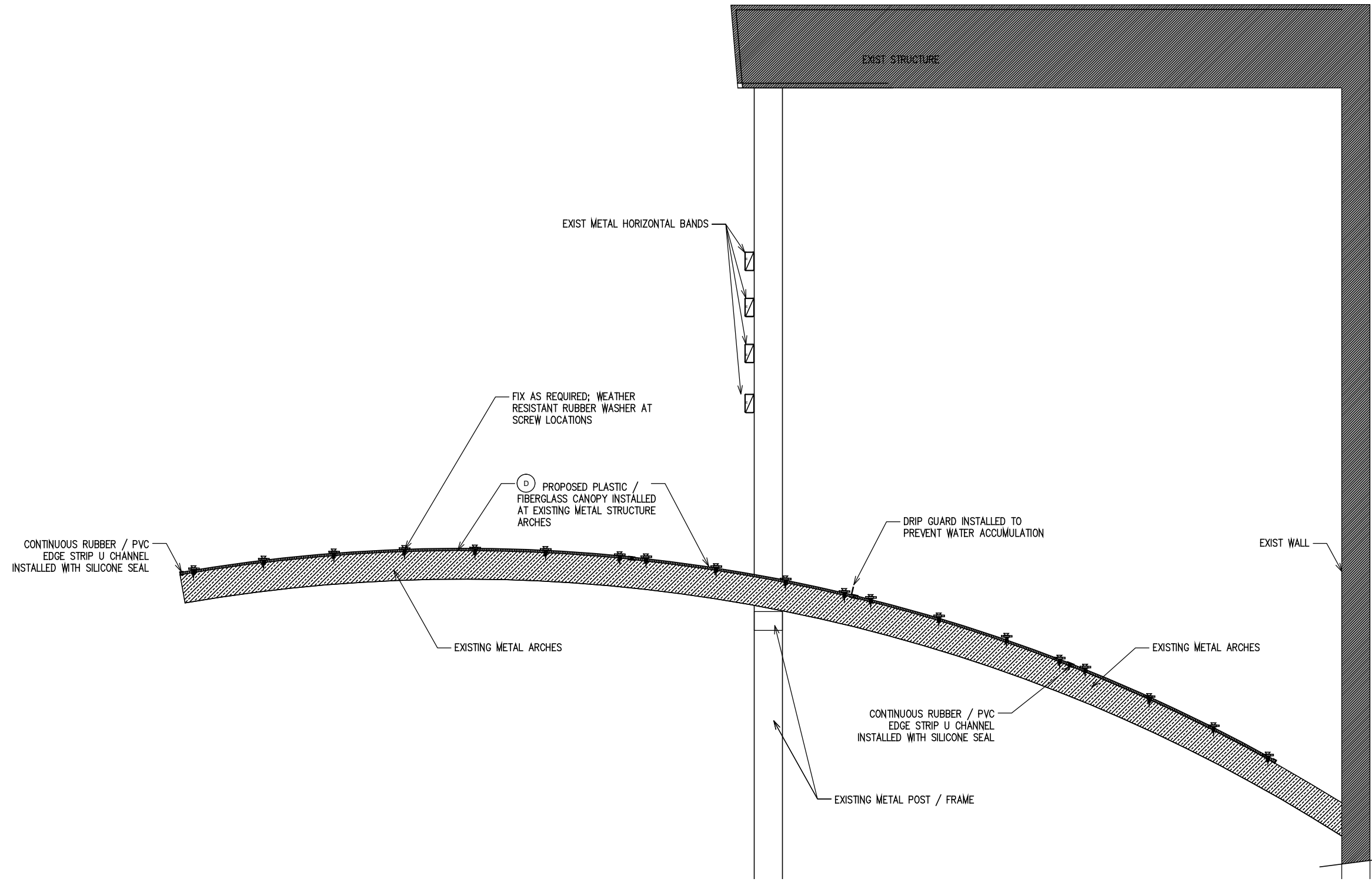
SCALE: 1/4" = 1'-0"
HALF SCALE: 1/8" = 1'-0"

0 2' 4' 8'

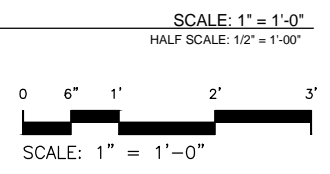
SCALE: 1/4" = 1'-0"

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- * CONFIRM ALL MATERIAL SELECTIONS WITH OWNER PRIOR TO INSTALL
- * FIELD VERIFY DIMENSIONS PRIOR TO FABRICATION
- * DRAWINGS ARE FOR DESIGN INTENT ONLY; REFER TO ENGINEERED / FABRICATION DRAWINGS FOR ALL FIXING SPECIFICATION



1 DETAIL AT HOTEL ENTRY CEILING SECTION DETAIL



Dear Mr. Zislis,

We have completed the noise mitigation evaluation for the Shade Hotel, located at 1221 N Valley Dr in the City of Manhattan Beach. The evaluation assessed the noise mitigation measures outlined in the architectural plans by Drasin Design dated December 10, 2013.

This evaluation was carried out to supplement our previous noise analyses of the hotel performed in 2009 and 2010. Our previous analyses assessed the noise levels of the various noise-producing areas of the hotel and the performance of noise mitigation measures that could be applied to these areas. Three main sources of noise were identified. These were the front entrance, the rooftop deck and the south terrace. This analysis considers the noise levels of the front entrance and south terrace only. A conclusion of our previous study was that noise levels would not be significantly reduced whenever there is activity on the rooftop deck due to the significant contribution to the overall noise levels from this source and the infeasibility of applying mitigation measures to this area. This analysis therefore only considers the condition when there is noise produced on the terrace and inside the Zinc Lounge but there is no significant noise produced the deck.

This report provides our assessment of the following mitigation measures:

- A revolving door in place of the existing front entrance doors and a new glass entrance door located to the north of the revolving door. The new entrance door would be used for disabled access only.
- A new glass panel system extending from the floor to the ceiling, partially enclosing the south terrace area east of the existing entrance. Curtains will partially enclose the area above and west of the entrance. All gaps around the existing glass panel system at the terrace area would be filled. Acoustically absorptive panels would be installed on the ceiling of the terrace area.

This report provides noise modeling results for unmitigated and mitigated scenarios with the above measures implemented. The sound levels used in the models are the same as those used in our original reports. Measurements were made at the hotel specifically for this analysis and it was noted that the noise levels during our visit were lower than had previously been measured in 2009. However, the use of the original 2009 modeling data permits direct comparison of the noise contour maps in this report with those produced for our previous studies and therefore it is possible to directly compare the effectiveness of the various mitigation measures assessed in each report.

This report presents calibrated unmitigated noise maps and predicted unmitigated noise maps. In addition, 'noise difference maps' are presented, which are calculated by subtracting the mitigated noise level from the unmitigated level at every point over the mapped area. A change in noise level of 5 dB is considered 'clearly noticeable' and this is the minimum value by that must be achieved for the noise reduction to be considered significant.

Front Entrance Noise (Figures 1 to 3)

The unmitigated noise map for the front entrance noise only is presented in Figure 1. This noise map indicates that the properties most affected by the entrance noise are those located directly opposite the entrance between 12th Street and 13th Street, and just south of 12th Street. The mitigated noise map is provided in Figure 2. The difference map in Figure 3 shows that the redesigned front entrance will reduce the noise by up to 5 dB at the residences. Therefore, the redesigned entrance can be considered an effective mitigation measure. In addition to reducing the average noise level, the revolving door will lessen the number of instances of short-duration increases in noise level that occur when the existing entrance doors are opened. Short duration increases in noise would occur when the new glass disabled access door is opened, which is expected to be an infrequent occurrence.

South Terrace Noise (Figures 4 to 6)

The unmitigated noise map for the terrace only is presented in Figure 4. This noise map shows the original unmitigated terrace scenario provided in our 2009 report with the curtains open. The noise map and difference map for the mitigated design are provided in Figures 5 and 6. The noise maps indicate that the south terrace's mitigation measures will reduce noise from this source by up to 7 dB at the residences. Therefore the mitigation measures proposed for the south terrace can be considered effective.

Combined Noise Levels (Figures 7 to 9)

Noise maps showing the unmitigated and mitigated combined noise levels of the terrace and front entrance noise are provided in Figures 7 and 8 respectively. The noise difference map in Figure 9 shows that the overall reduction for the combined mitigated scenario is up to 6 dB at the residences. It is noted that the noise reduction at the residences south of 12th Street is better than at the residences on the north side. This is due to the fact that the properties on the south side of this street are exposed to more noise from the terrace than from the front entrance and the mitigation measures applied to the terrace are more effective than those applied to the front entrance.

The noise impact modeling was completed using SoundPLAN version 6.5 software. This noise model predicts noise levels based on the locations, noise levels and frequency spectra of the noise sources, and the geometry and reflective properties of the local terrain, buildings and barriers.

Recommendations

The following recommendations are provided to ensure the mitigation measures are implemented as effectively as possible:

1. The revolving door should have a Sound Transmission Class (STC) rating of at least 27 (doors manufactured by the International Revolving Door Company have STC ratings of 29 to 33).
2. The proposed 36" wide ingress/egress door should be a well-sealed and weather stripped assembly that provides an STC rating of at least 27.
3. The new glass and metal frame system should be well sealed without any gaps or openings. The openings around the new frame and the existing frame system should be sealed with a material that provides a surface density at least that of the existing glass.
4. The acoustically absorptive material to be installed on the terrace ceiling should have a Noise Reduction Coefficient (NRC) of at least 0.70.

Please contact the undersigned with any questions or comments.

Very truly yours,

Figure 1. Unmitigated Average Noise Level at 1st Floor - Front Entrance Only

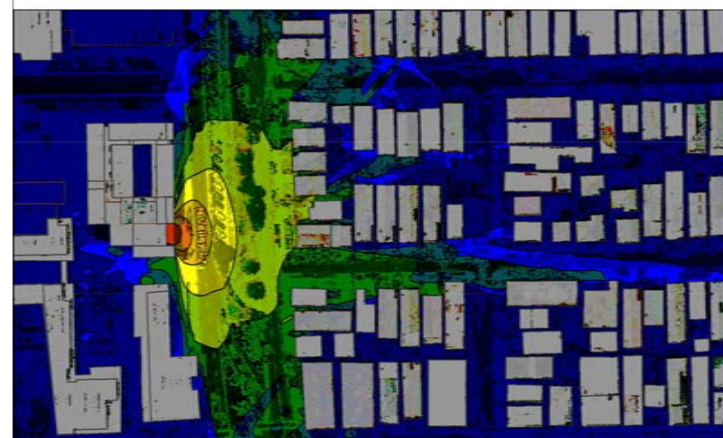


Figure 2. Mitigated Average Noise Level at 1st Floor - Front Entrance Only

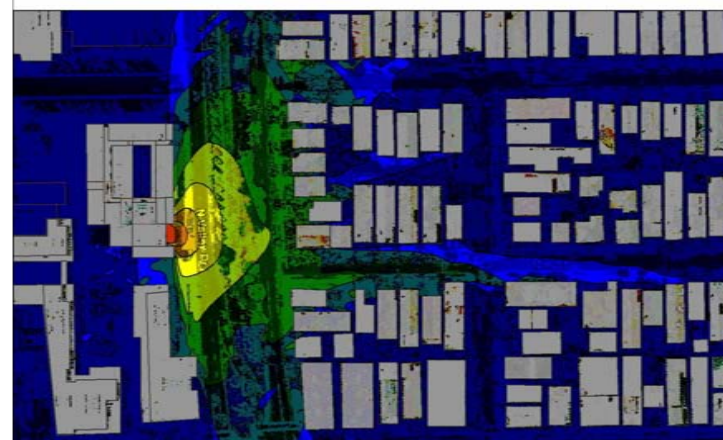


Figure 3. Noise Difference Map - Reduction of Front Entrance Noise at 1st Floor

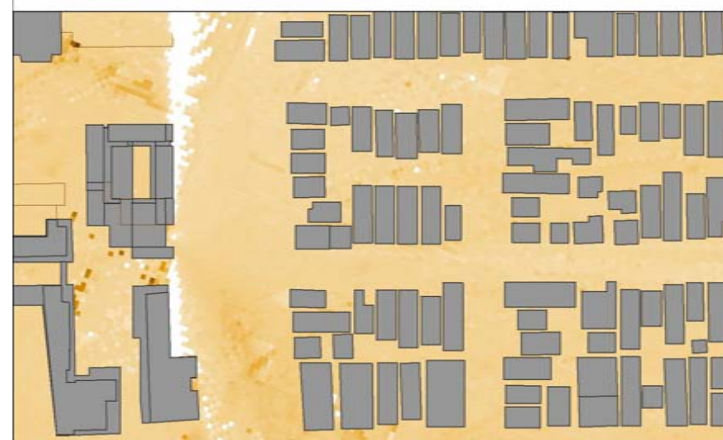


Figure 4. Unmitigated Average Noise Level at 1st Floor - South Terrace Only

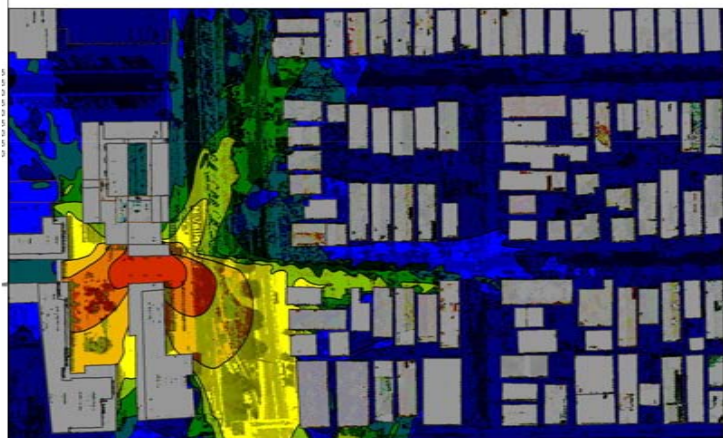


Figure 5. Mitigated Average Noise Level at 1st Floor - South Terrace Only

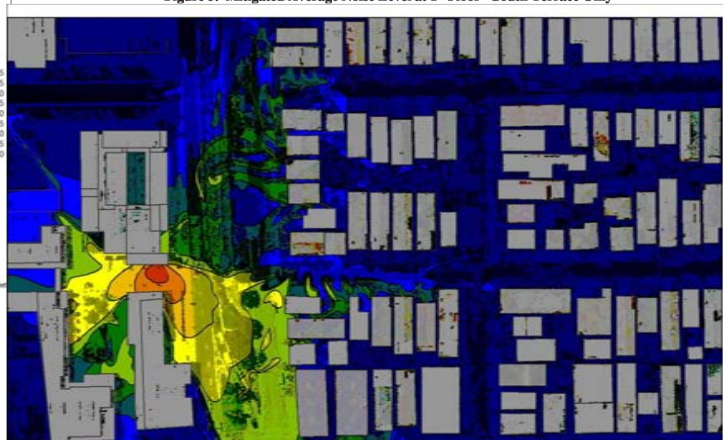


Figure 6. Noise Difference Map - Reduction of South Terrace Noise at 1st Floor

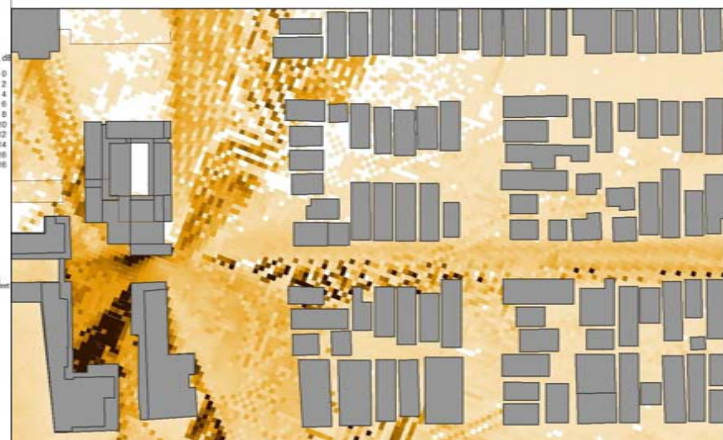


Figure 7. Unmitigated Average Noise Level at 1st Floor - Combined Front Entrance and South Terrace Noise

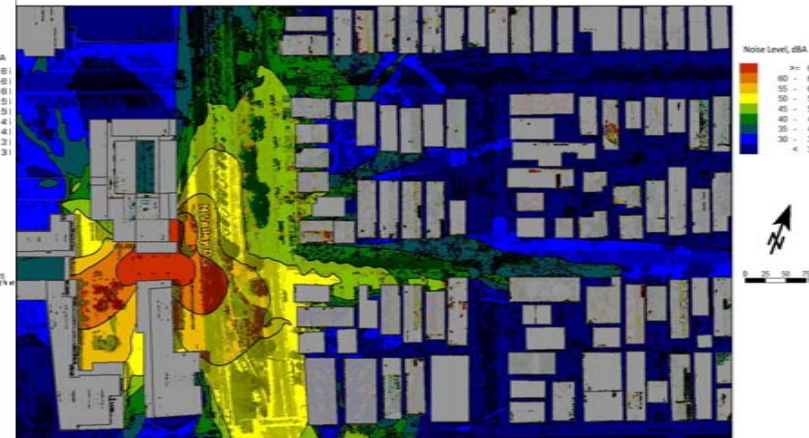


Figure 8. Mitigated Average Noise Level at 1st Floor - Combined Front Entrance and South Terrace Noise

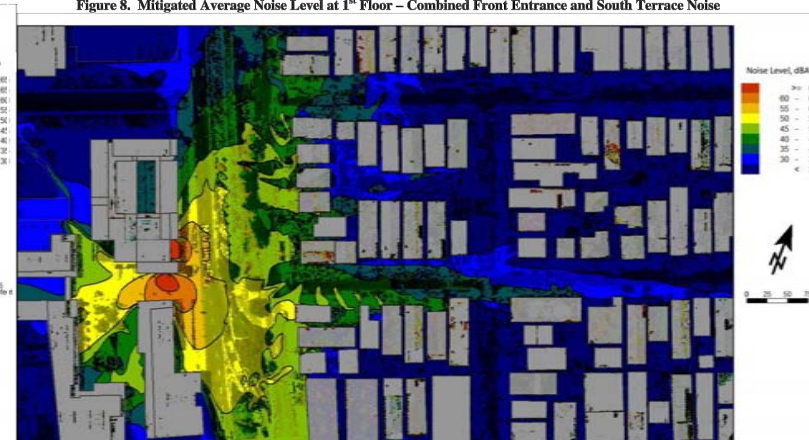
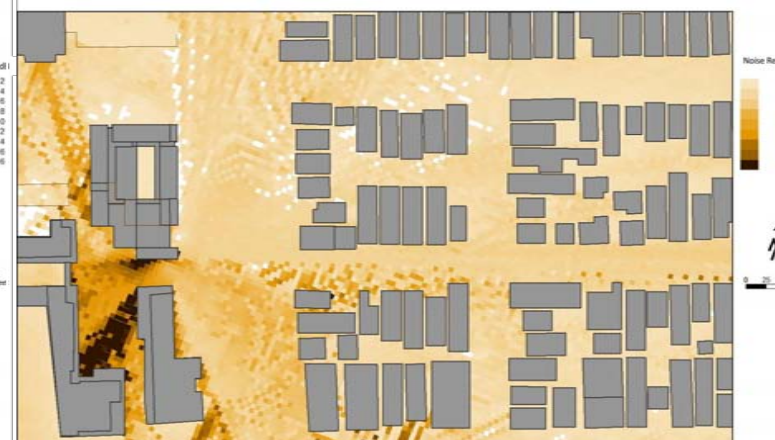


Figure 9. Noise Difference Map - Reduction of Combined Front Entrance and South Terrace Noise at 1st Floor



REVISIONS:

156 S Almont Dr
Beverly Hills, CA 90211
TEL: 310.413.9332

DRASIN design

SHADE MANHATTAN BEACH
1221 N Valley Drive
Manhattan Beach, California 90266
PROJECT #1306

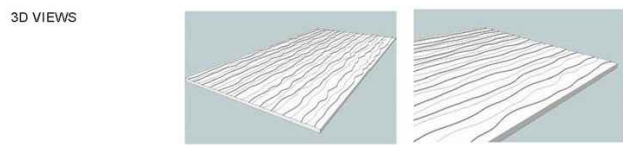
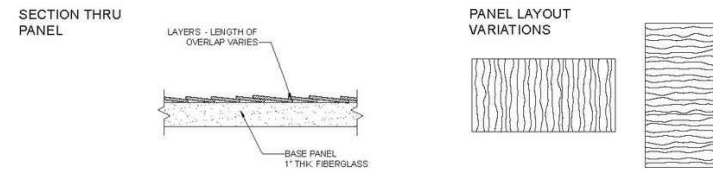
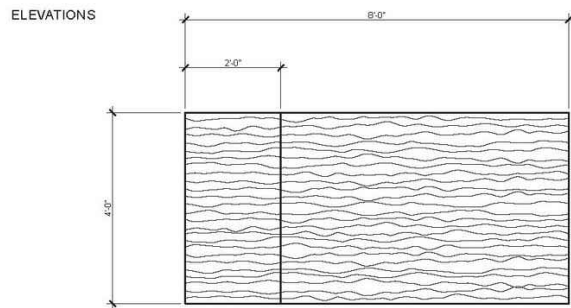
DATE:
2/4/2014

SCALE:
NONE

SHEET NAME:

ID-3.4

ACCOUSTICAL
REPORT



Custom design and sizing available.
Customer specific designs can be created.
NRC (Noise Reduction Coefficient) = 0.85
All materials utilized are Class (A).

921
Sand Dunes

ACOUSTIC ENTERPRISES INC.
Patented Products and Services

Dimensional Acoustic Panels



Dimensional Acoustic Panels (DAP) combine 3-dimensional designs with fabric-covered, sound absorbing acoustical panels to create a dynamic, beautiful product. Dimensional panels capture beauty and sound control for every environment where sound performance is necessary.

Standard size for DAP-1" or DAP-2" panels are 4'x8' (designs are formatted for this size). Custom sizes or smaller panels may require pattern resizing.

Custom designs require submittal of drawings.

CORE

6-7 pcf fiberglass
1" or 2" thickness

SIZES

4' x 8' standard
Custom sizes as requested
Designs formatted for standard size may require pattern resizing.

MOUNTING

Back mounted with screw-in clips secured to substrate with Rotofast anchors, "Z" Clips, Impaling Clips or Adhesive, based on specifications.

FINISH

Standard fabric:
Guilford of Maine, Anchorage 2335
Other panel fabrics approved upon submittal

EDGES

Standard = Square
Hardened
Half Bevel (x2 sides or x4 sides)
or Quarter Bevel (x2 sides or x4 sides)

FIRE RATING

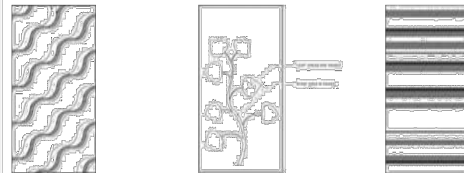
ASTM E84 Class "A" materials

SOUND ABSORPTION

Hz	125	250	500	1000	2000	4000	N.R.C.
DAP-1"	.02	.37	.87	1.09	1.01	1.00	.85
DAP-2"	.21	.78	1.04	1.07	1.06	1.04	1.05

PANEL PATTERNS

Please visit our website at www.dimensionalacoustics.com for all current patterns and additional information.



ACOUSTIC ENTERPRISES INC.
Patented Products and Services

INSTALLATION INSTRUCTIONS

DIMENSIONAL AND FLAT WALL PANELS:

Particular care must be taken not to bend panels during installation, especially longer panels, as it could create bubbles in the fabric. Keeping panels in a vertical, straight upright position is the safest and required way to handle the panels.

When mounting Rotofast panel anchors or other types of hardware, please make sure you lay the panels on a clean flat surface free from dirt or debris so panels do not get soiled, punctured or damaged in any way. Never stand panels on their corners as it could cause crushing and de-laminate the material from the corner of the panel. The fiberglass core is a soft material that can be dented if proper care is not used when handling.

Please keep pencils, markers, liquid nails, knife blades and other such tools away from the face of the panels you are installing.

BAFFLES:

Baffles come with hardware already installed; it is a matter of hanging them in your designated space. Please use the same care instructions as the wall panels.

CLOUDS:

We make various types and configurations of clouds. Each type of cloud will come with its own type of assembly and installation instructions. For two-piece clouds lay both parts on flat, smooth, clean surface. "U" channel will be labeled A-B, C-D, E-F to cross over to each half. Match up to inserted Rotofast anchors that are also marked A-B, C-D, E-F. Gently tighten screws thru the "U" channel to hold both halves into place. Hang cloud from holes drilled in ends of each 3' cross piece. Please use the same care instructions as the wall panels.

ROTOFAST ANCHORS:

Remove panels from the crate. Lie panels face-down on a clean or covered work surface. Follow the instruction sheet that is provided in the package of Rotofast anchors. It is important that you screw the anchors in the back of the fiberglass panel until the flat part of the anchor is flush to the panel. If you screw the anchor in too far (especially in a 1" panel) you will create a bulge in the face of the panel. Never screw anchors into the fabric or material that is wrapped around the back of the panels, as it can delaminate the fabric from the corners and edges of the panel.

Use Acoustic Enterprises Inc. placement recommendation sheet included with panel order for quantity and anchor location on panels and clouds.

Using Rotofast Cloud Anchors:
Insert loop into flat side of anchor until it snaps into locked position. Using the loop as a handle, screw clouds/anchor into fiberglass back.

Notes:

If cloud has a perforated white vinyl back (used for white light reflection), cut a small slot in vinyl to start anchor in.

When installing the screw with the black ratchet into either the white screw anchor or the wall with the screw only, leave the ratchet slightly loose for easier alignment.

Each Roto-fast anchor will hold up to 43 lbs. Each square foot of 7" panel weighs approximately 1/2 lb.

Roto-fast anchors are used for easy installations of permanently mounted panels. If the white wall anchors are installed, and the black ratchet is screwed into it, upon removal the drywall will be torn. Semi-permanent installation can be achieved by not using the white wall anchor.

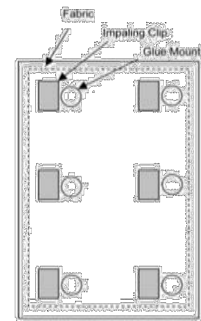
Panels can be removed, with a carpenter square by inserting the short side behind the panel, and the long side as a handle. Once panels are removed, and channel locks can be used to unscrew the yellow anchor, then the ratchet can be pushed thru. All the parts can be removed and reused, for reinstallation of the panel.

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INSTALLATION INSTRUCTIONS

NOTE:

A flat board or plywood piece should be used on the face of the acoustical panel to make sure that pressure necessary to push panel onto the clip, does not crease or wrinkle the facing.



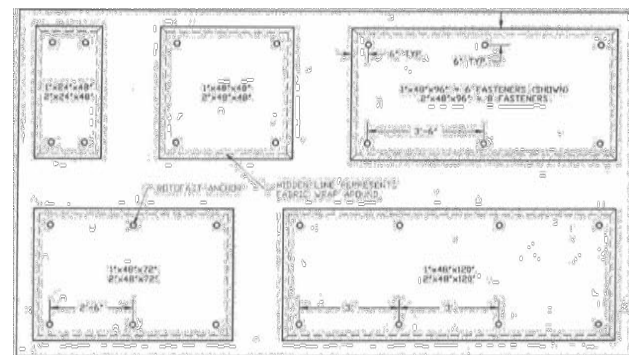
PANEL LENGTH	NUMBER OF CLIPS
up to 24"	4
24" x 48"	8
48" x 72"	12
48" x 96"	16
48" x 120"	20

If you should have any questions or concerns about installing your new custom products, please call your project coordinator.

8006 Sunrise Circle, Frederick, CO 80516-9428 888-287-4183 303-774-9992 303-774-0081
www.reskin.com

ACOUSTIC ENTERPRISES INC.
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INSTALLATION INSTRUCTIONS



Using "Z" Clips:

Panels are fabricated with a line across the width. Resin hardened spots are poured across the line so the center of the "Z" clip can be installed on site on the line. The installer can mark the wall with the same measurement from the panel, and the "Z" bar, or "Z" clips can be installed for the desired panel location.

"Z" bar comes in six foot lengths or 2 each of the 2" "Z" clips can be used on both panel and wall.

Using Impaling Clips:

Clips should be installed using the Acoustic Enterprises Inc. placement recommendation sheet included with each panel order.

Mounting on drywall can be done with screws only or with screws and adhesive. Mounting on concrete or masonry with adhesive should be done ahead of installation time for maximum strength.

If the wall panels are not required to be removable, the easiest method of installation is **Impaling Clips**.

- Impaling clips are shipped from the factory with the panels and should be screwed into the wall where the panels are to be installed. Care should be taken to screw the impaling clips into a stud when possible and to space the clips so that they will be evenly spaced on the back of the panel.
- The back of the wall panel should be covered with a construction adhesive and placed onto the wall in the desired location.
- The impaling clips will hold the panel in place while the adhesive sets.

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PART 1 ACOUSTICAL WALL TREATMENT - Section 09840

PART 2 GENERAL

2.1 SECTION INCLUDES:

- 2.1.1 Dimensional Acoustic Wall Panel
Patent Pending Dimensional System

2.2 REFERENCES

- 2.2.1 ASTM C 423 - Standard Test Method for Sound Absorption and Sound Absorption Coefficients by the Reverberation Room Method; 2000.
- 2.2.2 ASTM E 84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2000a.

2.3 PERFORMANCE REQUIREMENTS

- 2.3.1 Acoustical Absorption: Perform testing in accordance with ASTM C 423, Type A mounting method unless otherwise specified.
- 2.3.2 Flame Spread Rating: Provide all components with Class A flame spread rating when tested in accordance with ASTM E 84, unless otherwise specified.

2.4 SUBMITTALS

- 2.4.1 Submit under provisions of Section 01300
- 2.4.2 Product Data: Manufacturer's data sheets on each product to be used, including:
 - 2.4.2.1 Preparation instructions and recommendations
 - 2.4.2.2 Storage and handling requirements and recommendations
 - 2.4.2.3 Installation methods
 - 2.4.2.4 Independent testing agency test reports
 - 2.4.2.5 Selection Samples: For each product specified, two complete sets of color samples representing manufacturer's full range of available colors and patterns.
 - 2.4.2.6 Verification Samples: For each product specified, two samples, minimum size 16 inches (150 mm) square, representing actual product, color and patterns.

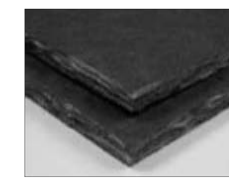
2.5 QUALITY ASSURANCE

- 2.5.1 Manufacturer Qualifications: Minimum 10 years of experience in producing acoustical products of the types specified herein.
- 2.5.2 Installer Qualifications: Acceptable to the manufacturer of the acoustical products being installed.
- 2.5.3 Mock-Up: Provide a mock-up for evaluation of installed appearance
 - 2.5.3.1 Install acoustical products in areas designated by Architect or Designer.
 - 2.5.3.2 Do not proceed with remaining work until Architect or Designer approves workmanship and appearance.

Submittal Sheet



SelectSound® Acoustic Blanket



Superior Acoustical Performance

SelectSound Black acoustic blanket provides excellent acoustical performance for walls in multiplex theaters, sound studios and performing arts centers. SelectSound Black acoustic blanket is also ideal for use above suspended metal ceiling systems. Depending on specified thickness, SelectSound Black acoustic blanket absorbs up to 100% of the sound striking its surface. SelectSound Black acoustic blanket helps provide the highest quality audio reproduction by reducing sound reverberation within spaces. Sound transfer from space to space is also noticeably reduced.

Physical Property Data

Property	Test Method	Value
Water vapor sorption (by weight)	ASTM C 1104	<3% by weight at 120°F (49°C)
Fungal resistance	ASTM C 1338	Meets requirement
Corrosiveness	ASTM C 665 Corrosiveness Test	Will not cause corrosion greater than that caused by sterile cotton on aluminum or steel**
Surface burning characteristics	UL723, ** or CANULC-S102-M**	Flame spread 25** Smoke developed 50
Maximum Air Velocity Erosion Test	UL 181 Erosion Test	6,000 fpm (30.5 m/sec.)

* When wet, coated surfaces in contact with galvanized steel may cause discoloration of the sheet metal.
** The surface burning characteristics of these products have been determined in accordance with UL 723 and CANULC-S102-M. These standards should be used to measure and describe the properties of materials, products or assemblies in response to heat and flame under controlled laboratory conditions and should not be used to describe or appraise the fire hazard or fire risk of materials, products or assemblies under actual fire conditions. However, results of this test may be used as elements of a fire risk assessment which takes into account all of the factors which are pertinent to an assessment of the fire hazard of a particular end use. Values are reported to the nearest 5 rating.

Durable Material Composition
SelectSound Black acoustic blanket is dimensionally stable and will not shrink or warp. The blanket's resilient composition resists job-site damage. Composed of inorganic glass fibers, SelectSound Black acoustic blanket will not rot or mildew and is noncorrosive to steel, copper and aluminum.

Fast, High Quality Installation
This wider product improves job site productivity and requires less seams. Lightweight and resilient, SelectSound Black acoustic blanket is easy to handle, fabricate and install. Both stick pins and adhesives can be used to secure insulation to drywall, concrete block or precast concrete.

Size Availability
SelectSound Black acoustic blanket is available in standard thicknesses of 1" and 2". A 1 1/2" thickness is available through special order.

The 1" and 1 1/2" product is available in 72" W x 70' L rolls, while the 2" product is available in a 72" W x 50' L roll.

All Black Wool with Black Mat Finish
SelectSound Black acoustic blanket is an all black wool product with a black mat surface. It is excellent for eliminating light reflections while providing superior acoustical performance.

Design Considerations
Acoustical performance of interior surfaces can generally be improved by increasing product thickness. SelectSound Black acoustic blanket can be specified for use in conjunction with other Owens Corning acoustical material to provide additional performance.

Applicable Standards
SelectSound Black acoustic blanket complies with the property requirements of ASTM C 553, Type III, 250°F maximum use temperature. The noise reduction coefficients of SelectSound Black acoustic blanket were derived from tests conducted in accordance with ASTM C 423 on a Type A mounting. Meets New York City MEA No.306-03-M.

Installation Procedure
SelectSound Black acoustic blanket can be installed on drywall, concrete block or precast concrete using impaling pins or appropriate adhesives. When installing insulation with adhesive, follow adhesive manufacturer's recommendations for surface preparation and pattern. When using impaling pins, follow the pin manufacturer's recommendations for surface preparation, location and amount of pins. Pin length should be selected to ensure tight fit. Where subject to physical contact, protect pin tips. Keep product dry during shipping, storage and installation.

SelectSound® Acoustic Blanket

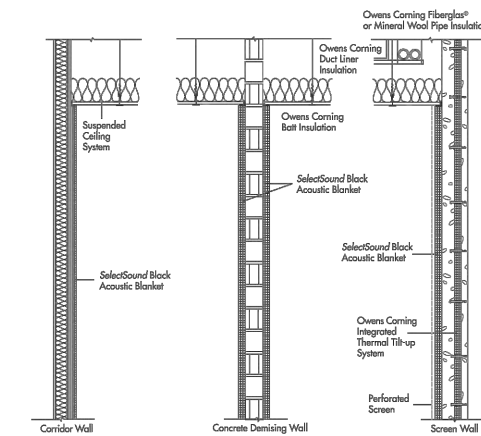
Acoustical Performance

Tested Values - SelectSound Black Acoustic Blanket
Sound Absorption Coefficients (ASTM C 423, Type "A" Mounting)

Product	Density pcf (kg/m ³)	Thickness in (mm)	125	250	500	1000	2000	4000	NRC	Thermal Resistance* R-Value (hr·ft ² ·°F)/Btu
SelectSound Black	1.5 (24)	1.0 (25)	.10	.34	.64	.87	.91	.91	.70	4.2
Acoustic Blanket	1.5 (24)	1.5 (38)	.12	.62	1.07	1.10	1.01	0.95	0.95	6.3
	1.5 (24)	2.0 (51)	.27	.80	1.12	1.07	1.02	1.01	1.00	8.5

* ASTM C518
These data were collected using a 16ft² sample size and are not absolute values. Reasonable tolerances must therefore be applied. All tests were conducted in accordance with ASTM C 423, Type A mounting (material placed against a solid backing such as a block wall). Owens Corning Granville Science & Technology Acoustical Lab is National Voluntary Laboratory Accreditation Program (NVLAP) approved.

Conceptual Details



For CSI type sample specification, please contact your local Owens Corning representative.



OWENS CORNING WORLD HEADQUARTERS
ONE OWENS CORNING PARKWAY
TOLEDO, OHIO, USA 43659
1-800-GET-PINK
www.owenscorning.com

Owens Corning reserves the right to change this product as needed.

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Beautiful Sound Control

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www.dimensionalacoustics.com

REVISIONS:

156 S Almont Dr
Beverly Hills, CA 90211
TEL: 310.413.9332

DRASIN design

SHADE MANHATTAN BEACH
1221 N Valley Drive
Manhattan Beach, California 90266
PROJECT #1306

DATE:
2/4/2014

SCALE:
NONE

SHEET NAME:

ID-3.5

ACOUSTICAL
DATA

Crystal II panels are used in glazing and partition applications requiring high light transmission and superior impact strength. These near-clear panels are supplied with a micrograin gloss finish on both sides, or with a matte or pebbled surface on one side (refer to Crystal II-SOS and Crystal II-POS). The standard micrograin gloss is a medium-reflectivity surface with a slight texture that contributes less diffusion than the matte or pebbled finishes.



By embedding various materials into the panel when casting reinforced acrylic-modified polyester panels, new vistas are opened to the specifier. Woven cane-like embeddings with a natural look include Coco Reed, Rattan, and Kane. Honeycomb and Black Lace are knitted fabric embeddings with a contemporary look.

Embedment of special papers printed with graphics seals the graphics into the panel. Once cast into fiberglass, the sign, display or decorative panel exhibits superior toughness, durability and vandal-resistance. Common applications for graphic embeddings include industrial and safety signage, transit sign panels, and interpretive panels for parks, zoos and museums.

Diamond Design (DD3448) is the designation given to an embedment panel incorporating 3/4"x 1-1/2" expanded aluminum mesh, resulting in a panel with toughness, rigidity and resistance to penetration. At the same time, the diamond-shaped openings form an attractive pattern that allows generous passage of light.

AMERICAN ACRYLIC CORPORATION
400 Sheffield Avenue • West Babylon, New York 11704
(631) 422-2200 • (800) 627-9025 • Fax (631) 422-2811

MATERIAL SAFETY DATA SHEET for fiberglass-reinforced acrylic panels Revised 9/3/02

SECTION 1 - Material Identification

Product names: Panels marketed under the LUMAsite® and AMAC™ trade names.

Appearance: Solid flat plastic panels in translucent or opaque whites and colors.

SECTION 2 - Composition

Panels are composed of cured acrylic resin and fiberglass mat reinforcement. Resin and reinforcement contents fall within the ranges indicated below:

Acrylic polymer	65 to 85% by weight
Fiberglass reinforcement	15 to 35% by weight
Methyl methacrylate monomer	trace

SECTION 3 - Hazard Identification

Fire hazard: Fiberglass-reinforced acrylic sheets are combustible. Fire precautions similar to those appropriate for wood-based products should be observed. Use the following extinguishing media: water spray, dry chemical or carbon dioxide. Fire-fighters must wear appropriate self-contained breathing apparatus and full protective gear.

Fabrication hazard: Dust generated during cutting and fabricating can be hazardous. Wear a protective mask to avoid inhaling the dust.

Dust may be irritating to the eyes. Wear eye protection. If irritation develops, flush eyes with water. Get medical attention if irritation persists. Dust may be irritating to the skin. Wash dust from exposed skin using mild soap and cool water. Wash protective clothing separately.

Over-heating reinforced acrylic materials can produce fumes. Use exhaust ventilation during fabrication if necessary. If nausea, headache or dizziness occurs, move to fresh air.

SECTION 4 - Special Protection

Wear heavy-duty work gloves to protect hands from sharp edges. This is particularly important when handling thinner gauges.

Wear eye protection during handling and fabrication.

Dust generated during cutting and machining can be hazardous. Wear respiratory protection to avoid inhaling the dust.

Dust generated during cutting and machining can be irritating to skin. Wear protective clothing if necessary to minimize exposure to the dust. Wash protective clothing separately.

SECTION 5 - Storage and Handling

Store at ambient temperatures. The material is combustible. Fire precautions similar to those appropriate for wood-based products should be observed.

Wear heavy-duty work gloves to protect hands from sharp edges. This is particularly important when handling thinner gauges.

Wear eye protection during handling and fabrication.

SECTION 6 - Toxicity

These materials are solid sheets, and are not hazardous under normal conditions of storage, handling and installation.

Cutting and machining can produce hazardous dust and vapors. Refer to Section 3 for additional information.

Flammability

LUMAsite® sheets are combustible. Fire precautions similar to those appropriate for wood-based products should be observed.

Fiberglass-reinforced acrylic classifies as a CC 2 material, which means that it exhibits a burning rate of less than 2-1/2-inches per minute when tested by the ASTM D-635 method.

Some reinforced acrylic varieties of LUMAsite® sheets, include Frost-SOS and White 1000-SOS, are available in a type FR (fire-retardant) that classifies as a CC 1 material in .090" and thicker gauges, which means that the material stops burning when tested by the ASTM D-635 method.

Type FR panels also fall into a Class C category (NFPA 255) in some thicknesses, which means that they exhibit flamespread and smoke density values within specific ranges when tested by the ASTM E-84 method. Additional information regarding burning characteristics can be supplied upon request.

Note that no fire-retardant version of the Crystal II or embedment varieties is available.

LIGHTING SPECIFICATIONS

Specification page for translucent varieties of LUMAsite® reinforced acrylic sheets and diffusers (often used for a lighting diffuser in the thinner gauges, and in partitions or as a translucent architectural panel in thicker gauges up to 1/4").

VARIETIES	PERCENT LIGHT TRANSMISSION						
	(Typical values: air = 100%)						
	.045"	.060"	.090"	.125"	.150"	.187"	.250"
Frost-SOS	82	80	76	72	69	64	59
Parchment-SOS			70	66		55	50
White 1000-SOS	71	70	62	58	55	49	42
Rice-SOS		72	66	62	59	52	44
Sky-SOS		52	46	41		29	20
Jade-SOS		62	55	48		38	30

PROPERTY	METHOD	VALUE
Flexural strength, 73 F.	ASTM D-790	20,000 psi
Flexural modulus, 73 F.	ASTM D-790	1,000,000 psi
Tensile strength, 73 F.	ASTM D-638	14,000 psi
Compressive strength, 73 F.	ASTM D-695	25,000 psi
Impact strength, 73 F.	Izod, notched	6 ft-lbs/in
Hardness	Barcol Impressor	55
Heat distortion temp, 264 psi	ASTM D-648	210 F.
Coeff. of expansion	ASTM D-696	.00002 in/in F.

Observed Deflection of edge-supported flat diffusers:				
Thickness	Size	Initial	Two Years	Comments
.045"	24" x 24"	3/16"	1/4"	satisfactory if clipped in place
.045"	24" x 48"	3/8"	1/2"	not recommended
.060"	24" x 24"	1/8"	3/16"	satisfactory
.060"	24" x 48"	1/4"	3/8"	satisfactory if clipped in place

.080"	36" x 36"	5/16"	7/16"	not recommended
.080"	24" x 48"	3/16"	1/4"	satisfactory
.090"	36" x 36"	3/16"	1/4"	satisfactory
.090"	36" x 48"	3/8"	1/2"	marginal
.125"	24" x 48"	1/8"	3/16"	satisfactory
.125"	36" x 36"	1/8"	3/16"	satisfactory
.125"	36" x 48"	3/16"	3/16"	satisfactory
.125"	48" x 48"	3/8"	3/8"	satisfactory
.125"	48" x 60"	1/2"	3/4"	marginal

performance fabric

Kovenex thermal barriers are built upon three decades of experience in innovating and manufacturing industrial-grade, engineered performance fabrics and materials.

Certifications & Testing

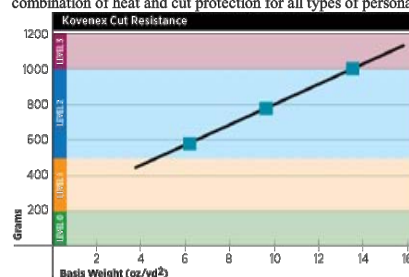
Kovenex TPP levels per basis weight are equal to or better than more expensive woven thermal barriers on the market today.

Kovenex needle-punch battings provide outstanding thermal protection in very light weights for use in all types of protective apparel and equipment. Ounce per ounce, Kovenex fabrics match or outperform other commercially available thermal barriers, including fiberglass, aramid and Modacrylic. Kovenex is tested to:

- NFPA 1971-2007 (structural glove liner)
- NFPA 1971-2007 (protective garments and hoods for structural firefighting)
- ASTM D6413, ASTM D4151 and ASTM D5587
- AATCC-22 and AATCC-35 (water repellent)
- AATCC-135 (moisture water vapor transmission)

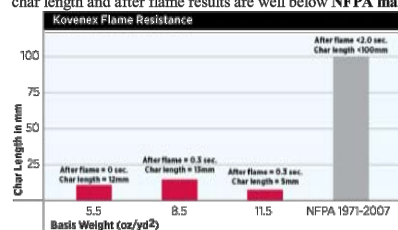
Cut

Tested to ASTM F1790, Kovenex stitchbonded fabrics produce Level 2 cut resistance, creating a unique combination of heat and cut protection for all types of personal protective applications.



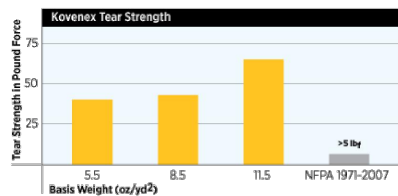
Flame

All of the fibers that make up Kovenex fabrics are inherently resistant to extreme temperature and flames. In the Kovenex fabric structure, these fibers act synergistically to provide a heat and fire protection barrier. The char length and after flame results are well below NFPA maximums for performance.



Tear

As a nonwoven fabric, stitch-bonded Kovenex offers outstanding tear resistance. Its minimal fiber migration is the result of a locking structure created by stitch-bonding.





shade
LUXURY BOUTIQUE HOTEL

shade

ATTACHMENT G
PC MTG 2-12-14



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LUXURY BOUTIQUE HOTEL

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THE NEW STANDARD IN SHADING

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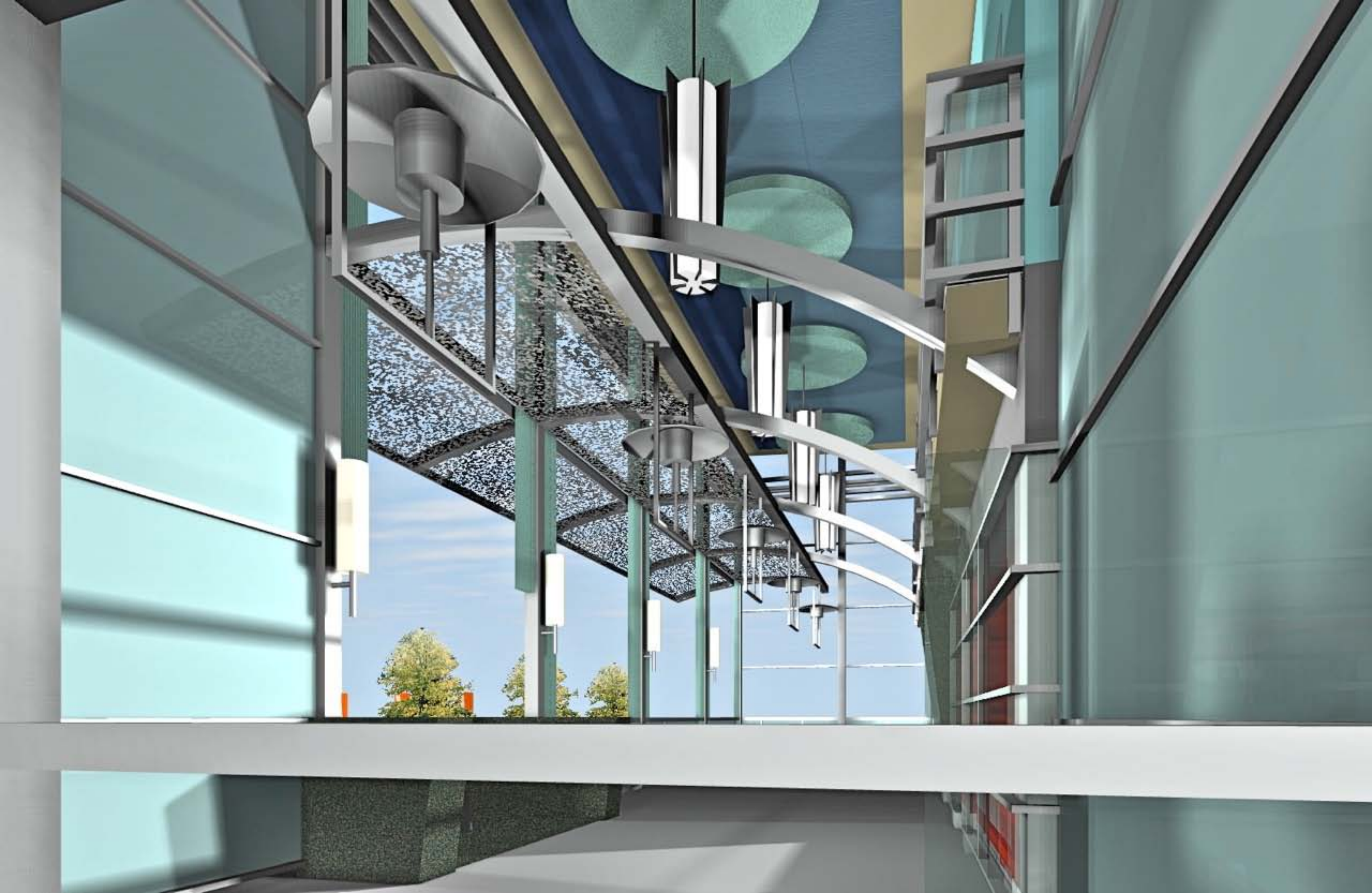




shade



shade





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Behrens and Associates, Inc.

Acoustics, Noise and Vibration Consultants



September 30, 2013

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

Attention: Laurie Jester

Subject: Continuous Sound Monitoring Report
From September 20 to September 27, 2013

Dear Ms. Jester:

Continuous sound monitoring was performed between Friday, September 20, and Friday, September 27, 2013 at three locations near the Shade Hotel in Manhattan Beach, CA. These locations were the 3rd Floor Deck of 1300 N Ardmore Avenue; the backyard of 1212 N Ardmore Avenue; and outside the bedroom window of 1140 ½ N Ardmore Avenue. The aerial image in **Attachment 1** indicates the locations of the three continuous sound monitoring stations.

Three attachments containing sound data are provided for each measurement location. The data for 1300 N. Ardmore is provided in **Attachments 2 through 4**; the measurement data for 1212 N. Ardmore Avenue is provided in **Attachment 5 through 7**; and the measurement data for 1140 ½ N Ardmore Avenue is provided in **Attachment 8 through 10**. For each location, a table is provided showing the measured hourly average sound levels as numerical values. The first chart for each location shows the hourly average sound levels (1-hr LAeq) over the eight-day measurement period. The second chart for each location shows a 24-hour overlay of the measured hourly average sound levels from the eight measurement days. Sound levels measured on Thursdays, Fridays and Saturdays are displayed as bold color lines.

The sound levels shown are the average hourly levels for the hour following the stated time (e.g. the stated sound level for 9 pm is the average sound level between 9 pm and 10 pm). **Attachment 11** shows an overlay of the hourly average sound levels of the three monitoring locations over the eight days of measurements.

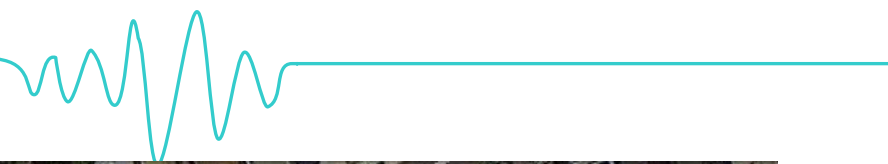
Very truly yours,

Simon Kim
Acoustical Consultant

ATTACHMENT H
PC MTG 2-12-14

Behrens and Associates, Inc.

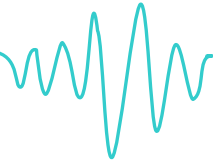
Acoustics, Noise and Vibration Consultants



Attachment 1
Locations of Shade Hotel and Three Sound Monitoring Stations

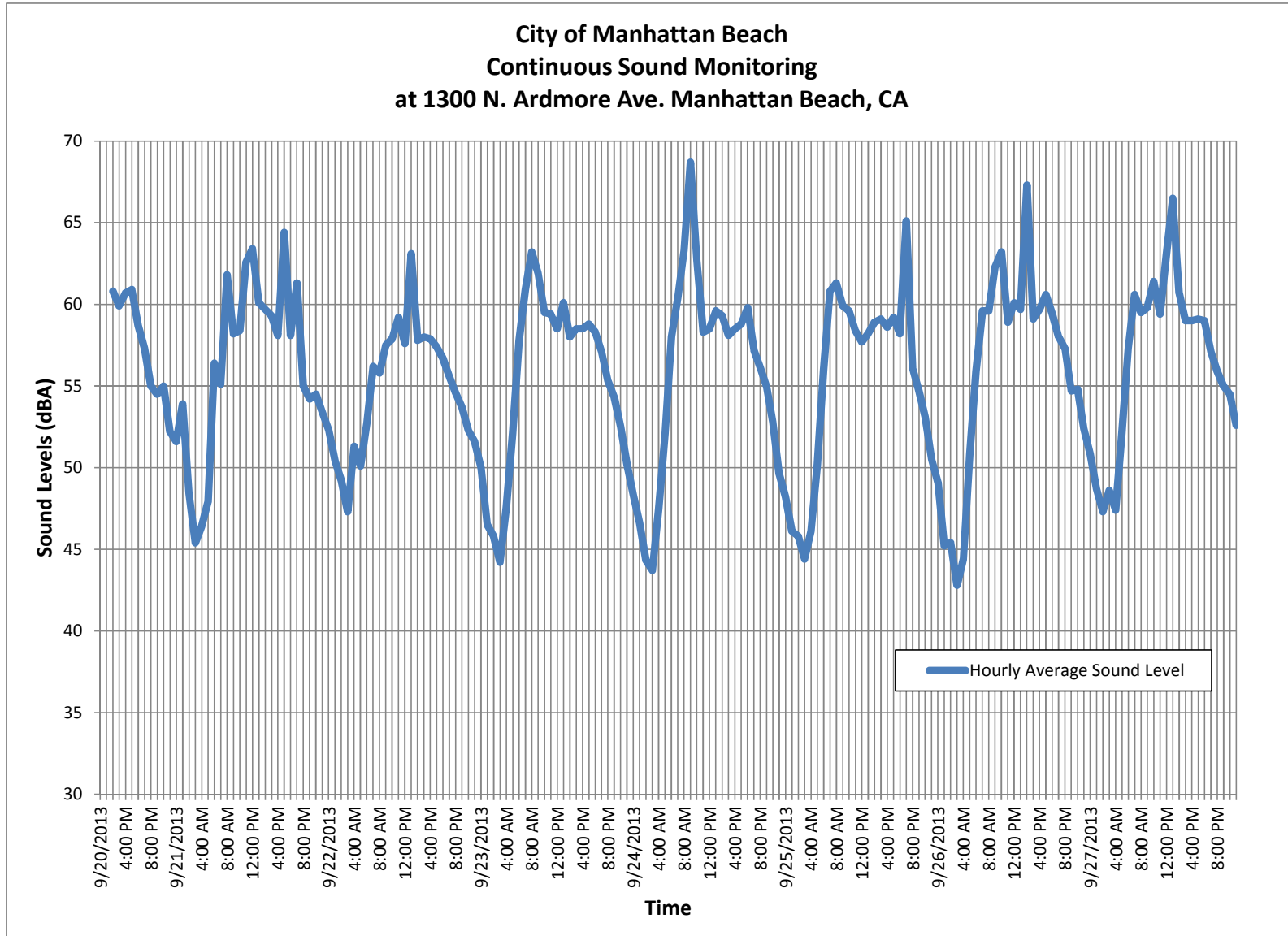
Behrens and Associates, Inc.

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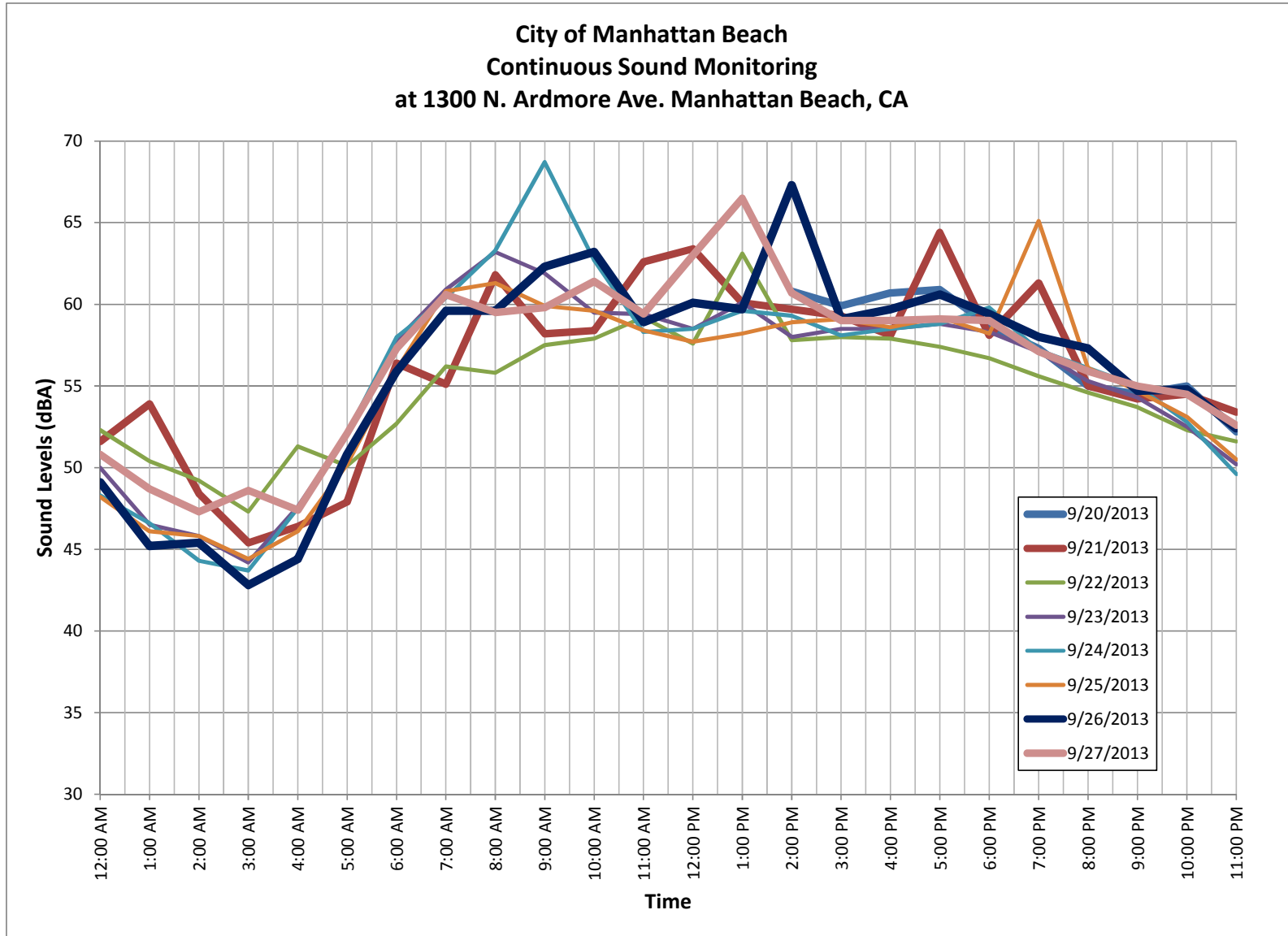


Measured Sound Level Data (dBA) at 1300 N. Ardmore Ave.

Time	9/20/2013 Fri	9/21/2013 Sat	9/22/2013 Sun	9/23/2013 Mon	9/24/2013 Tue	9/25/2013 Wed	9/26/2013 Thurs	9/27/2013 Fri
12:00 AM		51.6	52.3	50.0	48.3	48.2	49.1	50.8
1:00 AM		53.9	50.4	46.5	46.6	46.1	45.2	48.7
2:00 AM		48.4	49.2	45.8	44.3	45.8	45.4	47.3
3:00 AM		45.4	47.3	44.2	43.7	44.4	42.8	48.6
4:00 AM		46.4	51.3	47.6	47.5	46.1	44.4	47.4
5:00 AM		47.9	50.1	52.1	52.1	50.2	50.8	52.1
6:00 AM		56.4	52.7	57.8	58.0	56.0	55.9	57.3
7:00 AM		55.1	56.2	60.9	60.4	60.8	59.6	60.6
8:00 AM		61.8	55.8	63.2	63.3	61.3	59.6	59.5
9:00 AM		58.2	57.5	61.9	68.7	59.9	62.3	59.8
10:00 AM		58.4	57.9	59.5	62.7	59.6	63.2	61.4
11:00 AM		62.6	59.2	59.4	58.3	58.4	58.9	59.4
12:00 PM		63.4	57.6	58.5	58.5	57.7	60.1	63.0
1:00 PM		60.1	63.1	60.1	59.6	58.2	59.7	66.5
2:00 PM	60.8	59.7	57.8	58.0	59.3	58.9	67.3	60.7
3:00 PM	59.9	59.3	58.0	58.5	58.1	59.1	59.1	59.0
4:00 PM	60.7	58.1	57.9	58.5	58.5	58.6	59.7	59.0
5:00 PM	60.9	64.4	57.4	58.8	58.8	59.2	60.6	59.1
6:00 PM	58.7	58.1	56.7	58.3	59.8	58.2	59.4	59.0
7:00 PM	57.3	61.3	55.6	57.1	57.2	65.1	58.0	57.1
8:00 PM	55.0	55.0	54.6	55.3	56.1	56.1	57.3	55.9
9:00 PM	54.5	54.2	53.7	54.3	55.0	54.7	54.7	55.0
10:00 PM	55.0	54.5	52.3	52.5	52.8	53.1	54.8	54.5
11:00 PM	52.2	53.4	51.6	50.2	49.6	50.5	52.4	52.6



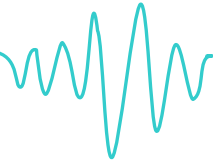
**Attachment 3
Measured Hourly Average Sound Levels Over 8-Day Period**



Attachment 4
24-Hour Overlay Measured Hourly Average Sound Levels from 8 Measurement Days

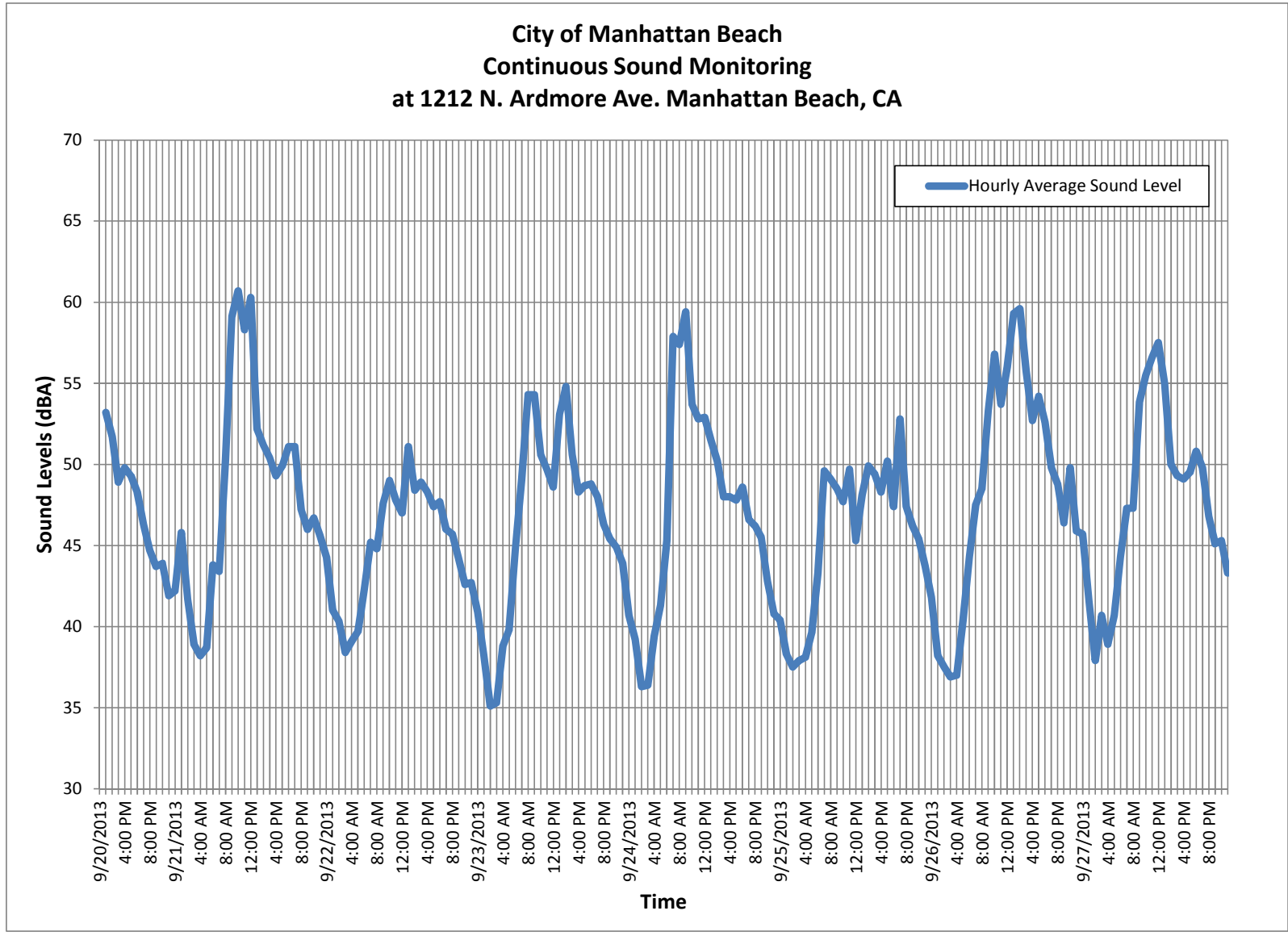
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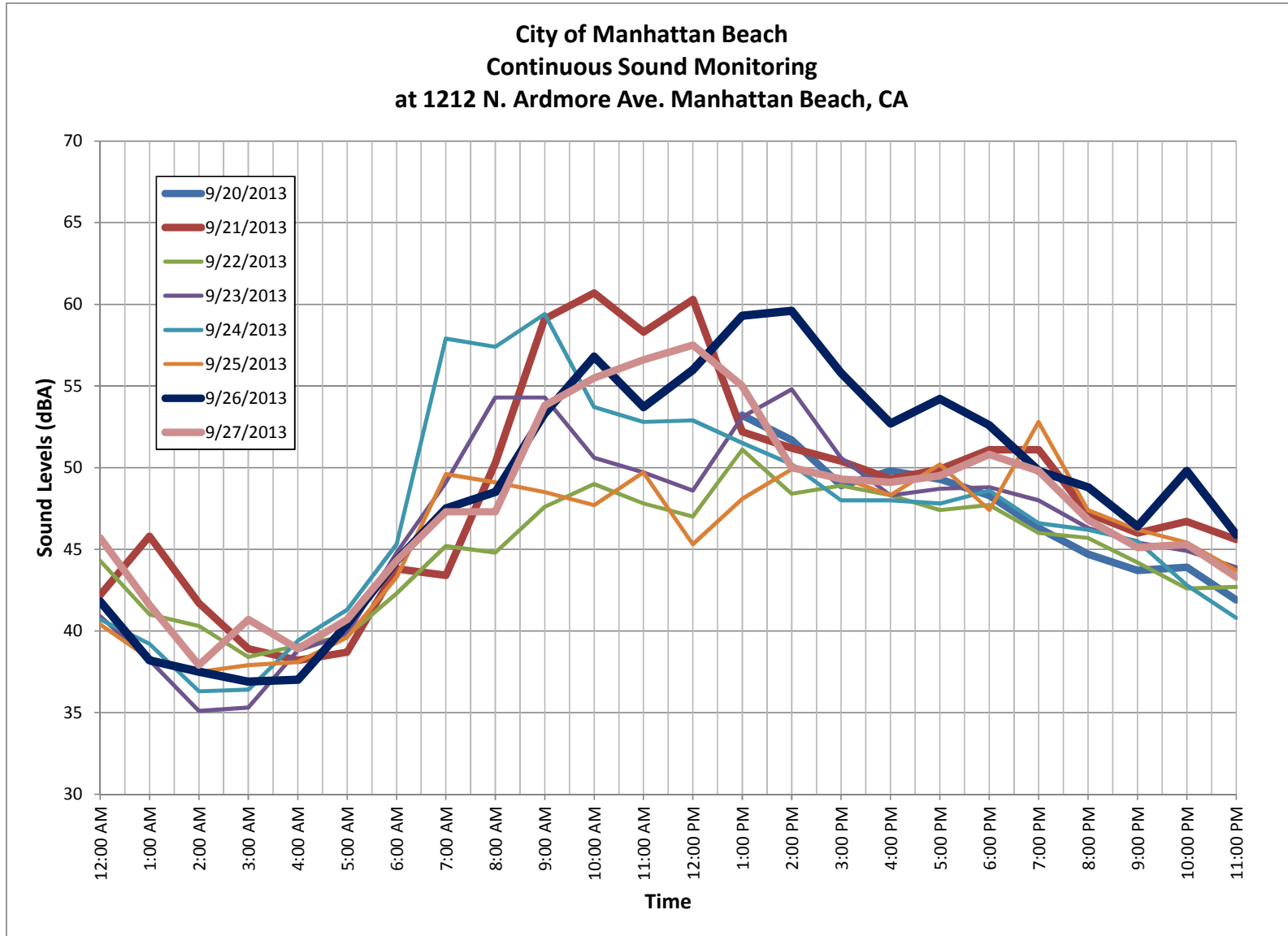


Measured Sound Level Data (dBA) at 1212 N. Ardmore Ave.

Time	9/20/2013 Fri	9/21/2013 Sat	9/22/2013 Sun	9/23/2013 Mon	9/24/2013 Tue	9/25/2013 Wed	9/26/2013 Thurs	9/27/2013 Fri
12:00 AM		42.2	44.3	40.9	40.7	40.4	41.8	45.7
1:00 AM		45.8	41.0	38.2	39.2	38.3	38.2	41.6
2:00 AM		41.7	40.3	35.1	36.3	37.5	37.5	37.9
3:00 AM		38.9	38.4	35.3	36.4	37.9	36.9	40.7
4:00 AM		38.2	39.1	38.8	39.4	38.1	37.0	38.9
5:00 AM		38.7	39.7	39.8	41.3	39.6	40.4	40.7
6:00 AM		43.8	42.3	44.8	45.3	43.3	44.3	44.3
7:00 AM		43.4	45.2	49.1	57.9	49.6	47.5	47.3
8:00 AM		50.3	44.8	54.3	57.4	49.1	48.5	47.3
9:00 AM		59.1	47.6	54.3	59.4	48.5	53.3	53.8
10:00 AM		60.7	49.0	50.6	53.7	47.7	56.8	55.5
11:00 AM		58.3	47.8	49.7	52.8	49.7	53.7	56.6
12:00 PM		60.3	47.0	48.6	52.9	45.3	56.0	57.5
1:00 PM	53.2	52.2	51.1	53.1	51.5	48.1	59.3	55.0
2:00 PM	51.7	51.2	48.4	54.8	50.2	49.9	59.6	50.0
3:00 PM	48.9	50.4	48.9	50.6	48.0	49.4	55.8	49.3
4:00 PM	49.8	49.3	48.3	48.3	48.0	48.3	52.7	49.1
5:00 PM	49.3	49.9	47.4	48.7	47.8	50.2	54.2	49.5
6:00 PM	48.3	51.1	47.7	48.8	48.6	47.4	52.6	50.8
7:00 PM	46.3	51.1	46.0	48.0	46.6	52.8	49.8	49.8
8:00 PM	44.7	47.2	45.7	46.3	46.2	47.4	48.8	46.8
9:00 PM	43.7	46.0	44.2	45.4	45.5	46.2	46.4	45.1
10:00 PM	43.9	46.7	42.6	44.9	42.8	45.4	49.8	45.3
11:00 PM	41.9	45.6	42.7	43.9	40.8	43.7	45.9	43.3



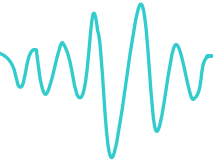
Attachment 6
Measured Hourly Average Sound Levels Over 8-Day Period



Attachment 7
24-Hour Overlay Measured Hourly Average Sound Levels from 8 Measurement Days

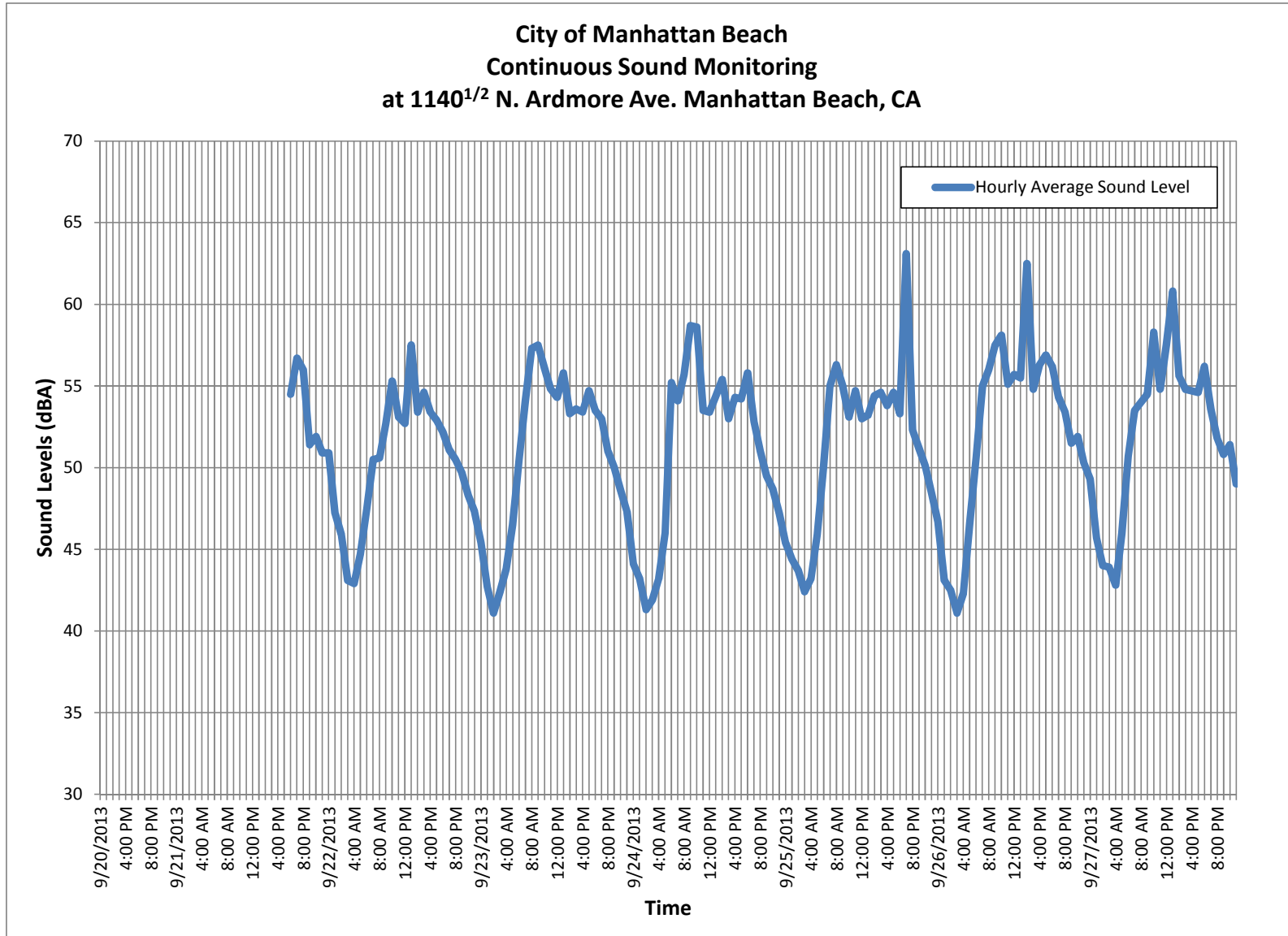
Behrens and Associates, Inc.

Acoustics, Noise and Vibration Consultants

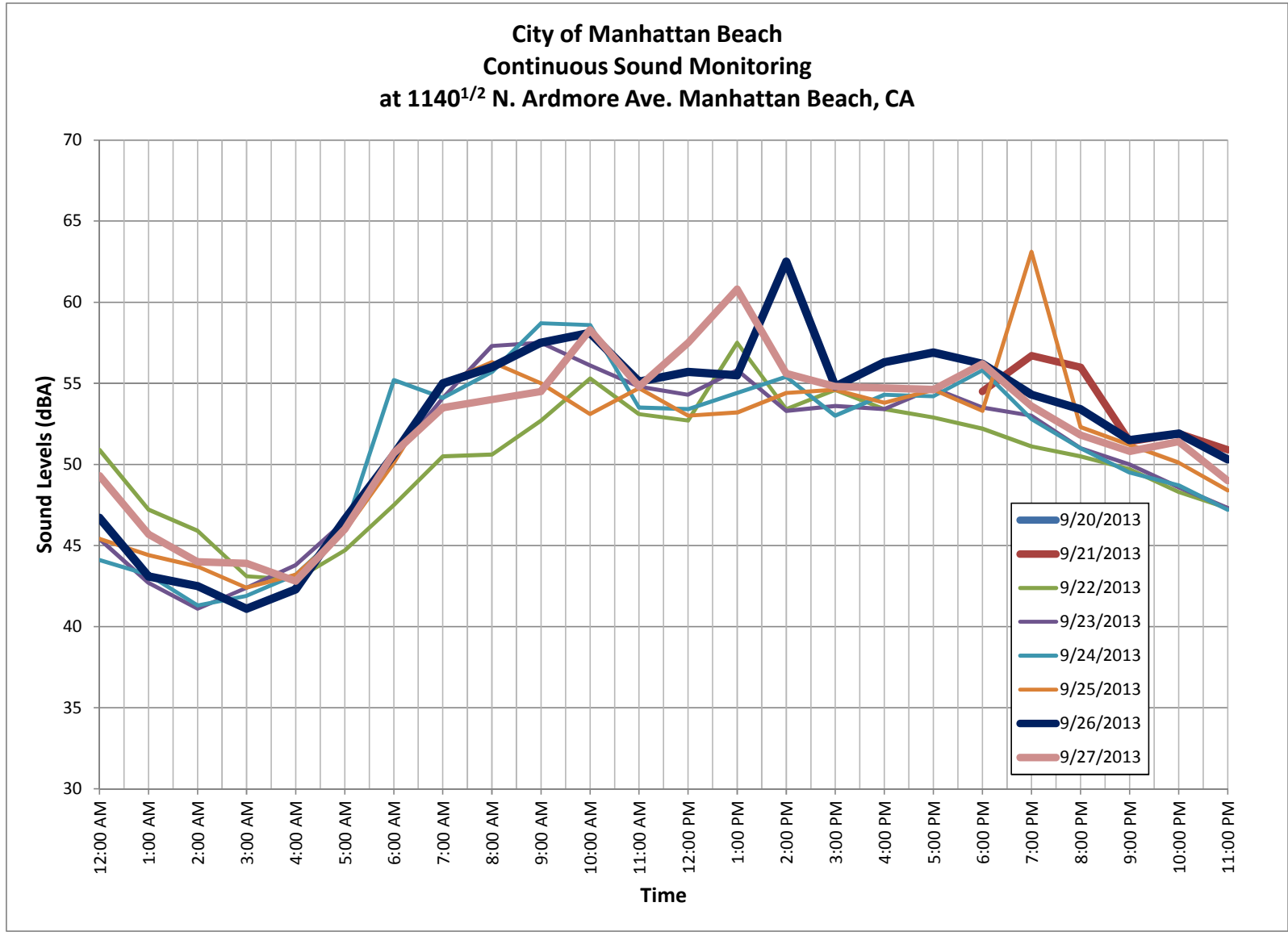


Measured Sound Level Data (dBA) at 1140 ½ N. Ardmore Ave.

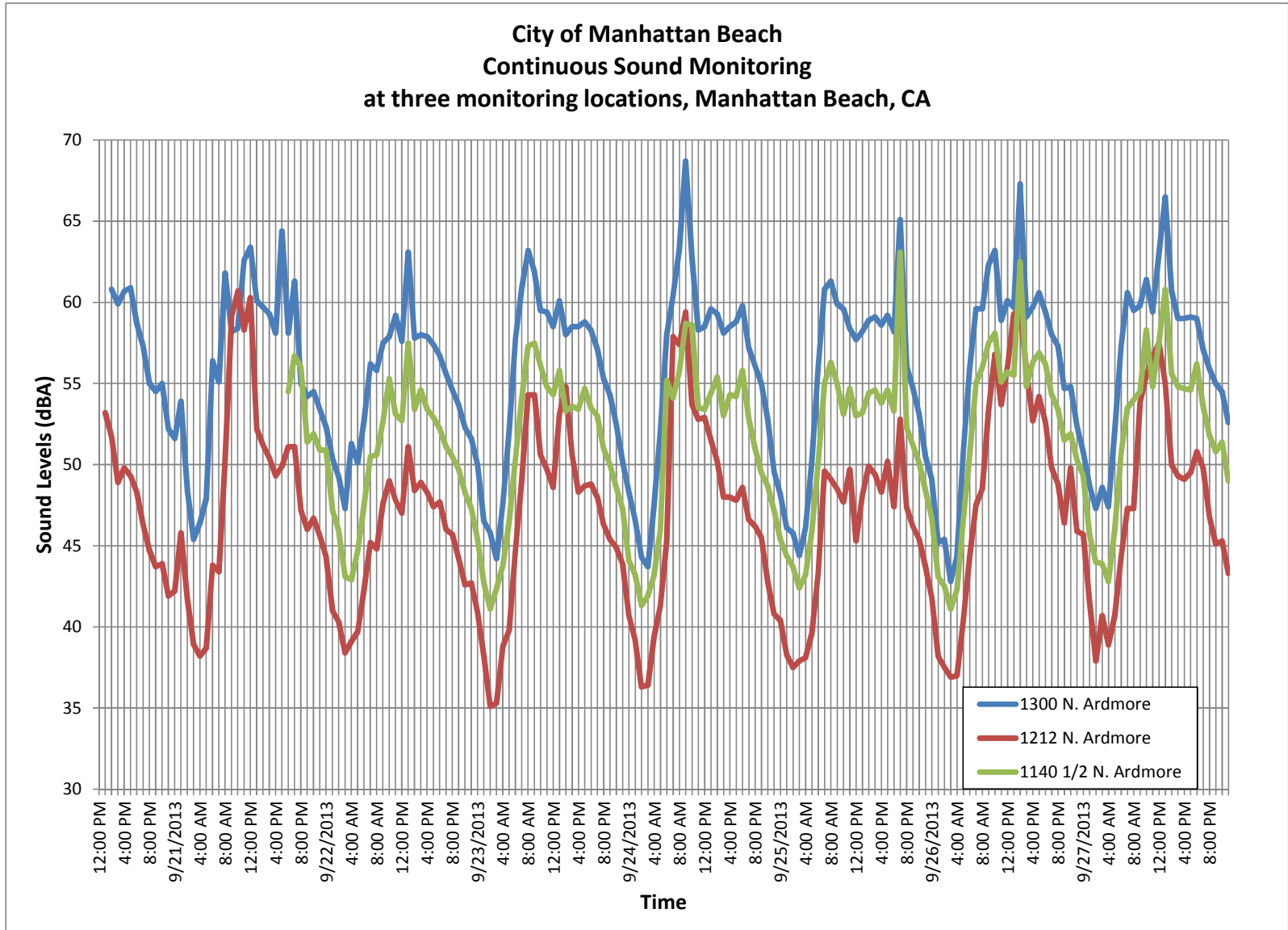
Time	9/20/2013 Fri	9/21/2013 Sat	9/22/2013 Sun	9/23/2013 Mon	9/24/2013 Tue	9/25/2013 Wed	9/26/2013 Thurs	9/27/2013 Fri
12:00 AM			50.9	45.4	44.1	45.4	46.7	49.3
1:00 AM			47.2	42.7	43.2	44.4	43.1	45.7
2:00 AM			45.9	41.1	41.3	43.7	42.5	44.0
3:00 AM			43.1	42.4	41.9	42.4	41.1	43.9
4:00 AM			42.9	43.8	43.2	43.2	42.3	42.8
5:00 AM			44.7	46.5	46.0	45.9	46.6	46.0
6:00 AM			47.5	50.4	55.2	50.1	50.6	50.7
7:00 AM			50.5	54.1	54.1	55.0	55.0	53.5
8:00 AM			50.6	57.3	55.7	56.3	56.0	54.0
9:00 AM			52.7	57.5	58.7	55.0	57.5	54.5
10:00 AM			55.3	56.1	58.6	53.1	58.1	58.3
11:00 AM			53.1	54.8	53.5	54.7	55.1	54.8
12:00 PM			52.7	54.3	53.4	53.0	55.7	57.5
1:00 PM			57.5	55.8	54.4	53.2	55.5	60.8
2:00 PM			53.4	53.3	55.4	54.4	62.5	55.6
3:00 PM			54.6	53.6	53.0	54.6	54.8	54.8
4:00 PM			53.4	53.4	54.3	53.8	56.3	54.7
5:00 PM			52.9	54.7	54.2	54.6	56.9	54.6
6:00 PM		54.5	52.2	53.5	55.8	53.3	56.2	56.2
7:00 PM		56.7	51.1	53.0	52.8	63.1	54.3	53.6
8:00 PM		56.0	50.5	51.0	51.0	52.3	53.4	51.8
9:00 PM		51.4	49.7	50.0	49.5	51.2	51.5	50.8
10:00 PM		51.9	48.3	48.6	48.7	50.1	51.9	51.4
11:00 PM		50.9	47.3	47.3	47.2	48.4	50.3	49.0



**Attachment 9
Measured Hourly Average Sound Levels Over 8-Day Period**



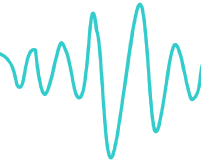
Attachment 10
24-Hour Overlay Measured Hourly Average Sound Levels from 8 Measurement Days



**Attachment 11
Measured Hourly Average Sound Levels of Three Monitoring Locations Over 8-Day Period**

Behrens and Associates, Inc.

Acoustics, Noise and Vibration Consultants



October 7, 2013

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

Attention: Laurie Jester

Subject: Continuous Sound Monitoring Report
From September 28 to October 4, 2013

Dear Ms. Jester:

Continuous sound monitoring was performed between Saturday, September 28, and Friday, October 4, 2013 at three locations near the Shade Hotel in Manhattan Beach, CA. These locations were the 3rd Floor Deck of 1300 N Ardmore Avenue; the backyard of 1212 N Ardmore Avenue; and outside the bedroom window of 1140 ½ N Ardmore Avenue. The aerial image in **Attachment 1** indicates the locations of the three continuous sound monitoring stations.

Three attachments containing sound data are provided for each measurement location. The data for 1300 N. Ardmore is provided in **Attachments 2 through 4**; the measurement data for 1212 N. Ardmore Avenue is provided in **Attachment 5 through 7**; and the measurement data for 1140 ½ N Ardmore Avenue is provided in **Attachment 8 through 10**. For each location, a table is provided showing the measured hourly average sound levels as numerical values. The first chart for each location shows the hourly average sound levels (1-hr LAeq) over the seven-day measurement period. The second chart for each location shows a 24-hour overlay of the measured hourly average sound levels from the seven measurement days. Sound levels measured on Thursdays, Fridays and Saturdays are displayed as bold color lines.

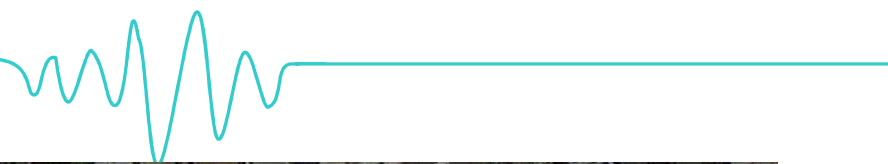
The sound levels shown are the average hourly levels for the hour following the stated time (e.g. the stated sound level for 9 pm is the average sound level between 9 pm and 10 pm). **Attachment 11** shows an overlay of the hourly average sound levels of the three monitoring locations over the seven days of measurements.

Very truly yours,

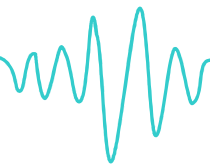
Thomas Corbishley
Acoustical Engineer

Behrens and Associates, Inc.

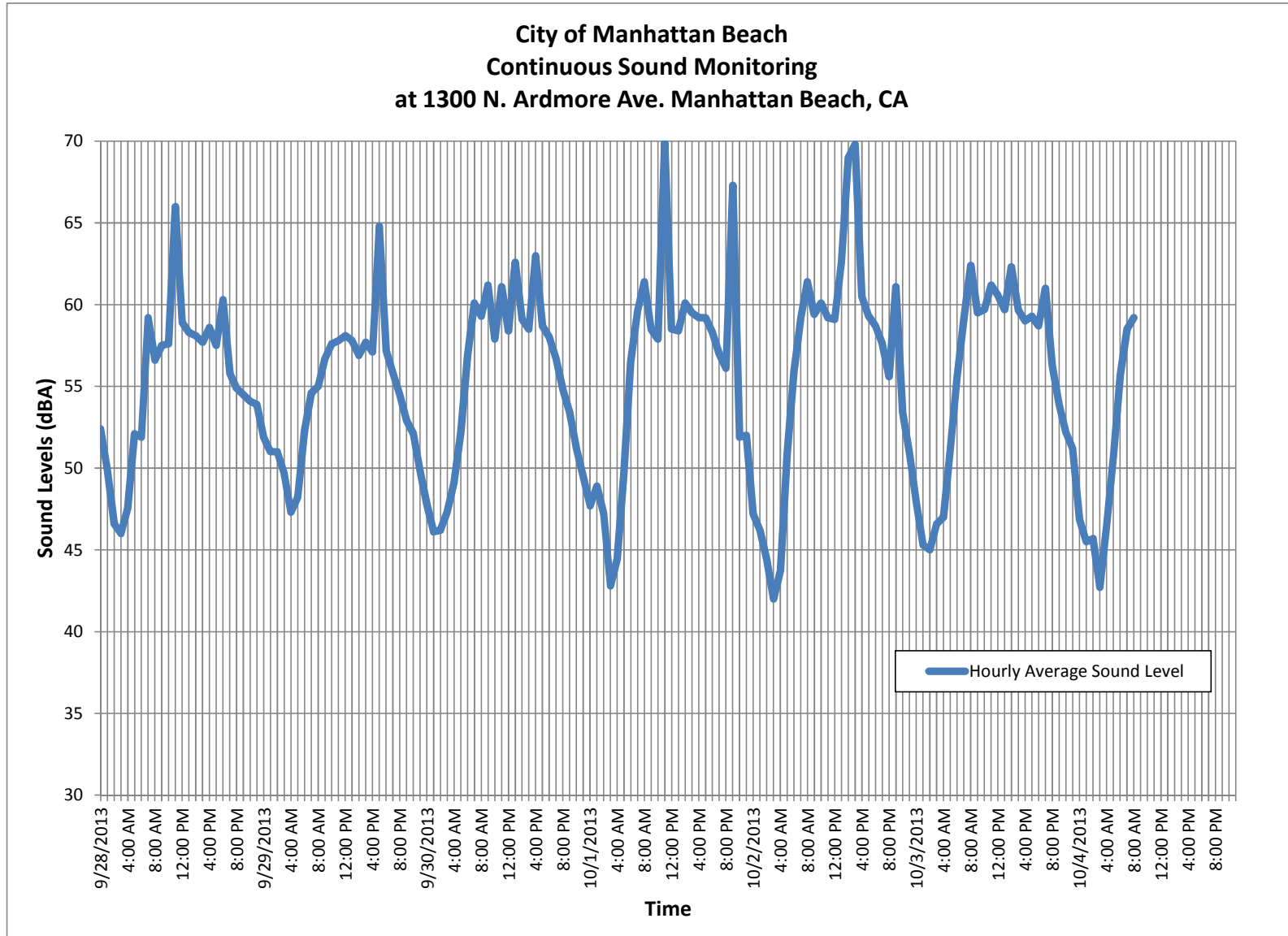
Acoustics, Noise and Vibration Consultants



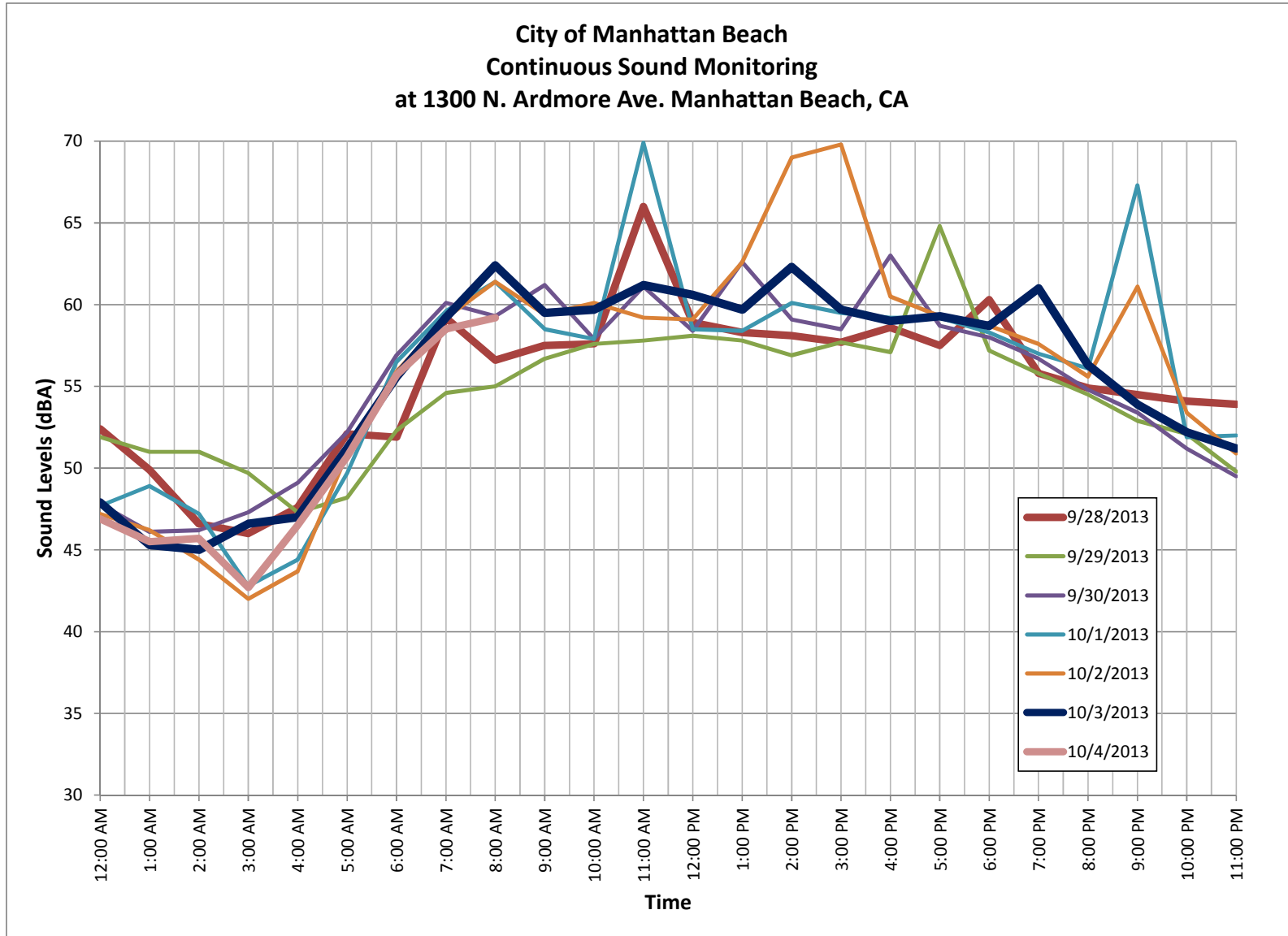
Attachment 1
Locations of Shade Hotel and Three Sound Monitoring Stations

**Measured Sound Level Data (dBA) at 1300 N. Ardmore Ave.**

Time	9/28/2013 Sat	9/29/2013 Sun	9/30/2013 Mon	10/1/2013 Tue	10/2/2013 Wed	10/3/2013 Thurs	10/4/2013 Fri
12:00 AM	52.4	51.9	47.8	47.7	47.2	47.9	46.9
1:00 AM	49.9	51.0	46.1	48.9	46.2	45.3	45.5
2:00 AM	46.6	51.0	46.2	47.2	44.4	45.0	45.7
3:00 AM	46.0	49.7	47.3	42.8	42.0	46.6	42.7
4:00 AM	47.6	47.3	49.1	44.4	43.7	47.0	46.5
5:00 AM	52.1	48.2	52.2	49.7	50.9	51.2	50.7
6:00 AM	51.9	52.3	56.9	56.5	55.9	55.6	55.7
7:00 AM	59.2	54.6	60.1	59.6	59.2	59.2	58.5
8:00 AM	56.6	55.0	59.3	61.4	61.4	62.4	59.2
9:00 AM	57.5	56.7	61.2	58.5	59.4	59.5	
10:00 AM	57.6	57.6	57.9	57.9	60.1	59.7	
11:00 AM	66.0	57.8	61.1	69.9	59.2	61.2	
12:00 PM	58.9	58.1	58.4	58.5	59.1	60.6	
1:00 PM	58.3	57.8	62.6	58.4	62.6	59.7	
2:00 PM	58.1	56.9	59.1	60.1	69.0	62.3	
3:00 PM	57.7	57.7	58.5	59.5	69.8	59.7	
4:00 PM	58.6	57.1	63.0	59.2	60.5	59	
5:00 PM	57.5	64.8	58.7	59.2	59.3	59.3	
6:00 PM	60.3	57.2	58.0	58.3	58.7	58.7	
7:00 PM	55.8	55.8	56.7	57.0	57.6	61.0	
8:00 PM	54.9	54.5	54.8	56.1	55.6	56.3	
9:00 PM	54.5	52.9	53.4	67.3	61.1	53.9	
10:00 PM	54.1	52.1	51.2	51.9	53.4	52.2	
11:00 PM	53.9	49.8	49.5	52.0	50.9	51.2	



**Attachment 3
Measured Hourly Average Sound Levels Over 7-Day Period**



Attachment 4
24-Hour Overlay Measured Hourly Average Sound Levels from 7 Measurement Days

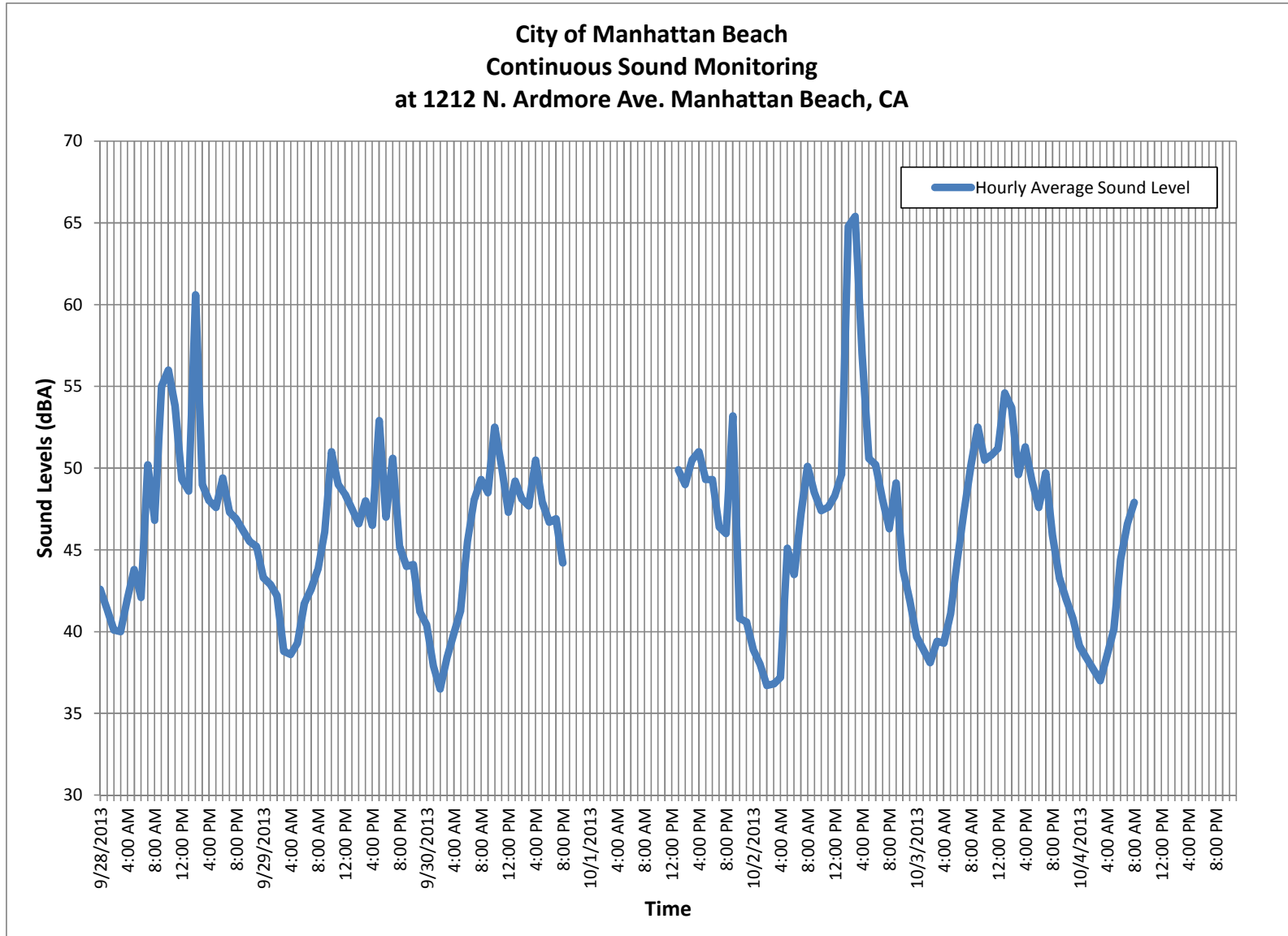
Behrens and Associates, Inc.

Acoustics, Noise and Vibration Consultants

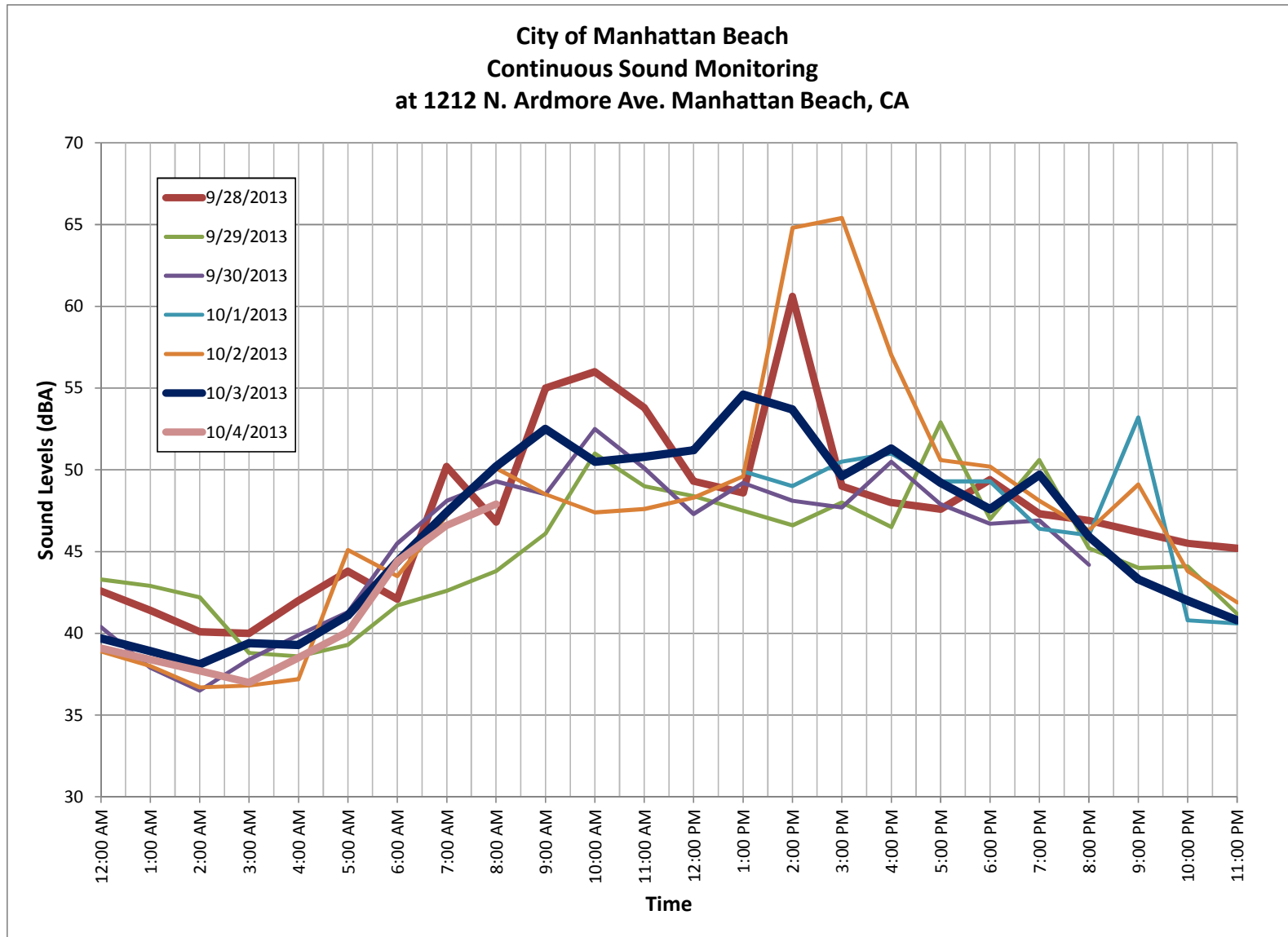


Measured Sound Level Data (dBA) at 1212 N. Ardmore Ave.

Time	9/28/2013 Sat	9/29/2013 Sun	9/30/2013 Mon	10/1/2013 Tue	10/2/2013 Wed	10/3/2013 Thurs	10/4/2013 Fri
12:00 AM	42.6	43.3	40.4		38.9	39.7	39.1
1:00 AM	41.4	42.9	37.9		38.0	38.9	38.4
2:00 AM	40.1	42.2	36.5		36.7	38.1	37.7
3:00 AM	40.0	38.8	38.4		36.8	39.4	37.0
4:00 AM	42.0	38.6	39.9		37.2	39.3	38.5
5:00 AM	43.8	39.3	41.3		45.1	41.1	40.1
6:00 AM	42.1	41.7	45.5		43.5	44.4	44.4
7:00 AM	50.2	42.6	48.1		47.2	47.4	46.6
8:00 AM	46.8	43.8	49.3		50.1	50.2	47.9
9:00 AM	55.0	46.1	48.5		48.5	52.5	
10:00 AM	56.0	51.0	52.5		47.4	50.5	
11:00 AM	53.8	49.0	50.1		47.6	50.8	
12:00 PM	49.3	48.4	47.3		48.3	51.2	
1:00 PM	48.6	47.5	49.2	49.9	49.6	54.6	
2:00 PM	60.6	46.6	48.1	49.0	64.8	53.7	
3:00 PM	49.0	48.0	47.7	50.5	65.4	49.6	
4:00 PM	48.0	46.5	50.5	51.0	57.0	51.3	
5:00 PM	47.6	52.9	47.9	49.3	50.6	49.2	
6:00 PM	49.4	47.0	46.7	49.3	50.2	47.6	
7:00 PM	47.3	50.6	46.9	46.4	48.1	49.7	
8:00 PM	46.9	45.2	44.2	46.0	46.3	45.9	
9:00 PM	46.2	44.0		53.2	49.1	43.3	
10:00 PM	45.5	44.1		40.8	43.8	42.0	
11:00 PM	45.2	41.2		40.6	41.9	40.8	



**Attachment 6
Measured Hourly Average Sound Levels Over 7-Day Period**



Attachment 7
24-Hour Overlay Measured Hourly Average Sound Levels from 7 Measurement Days

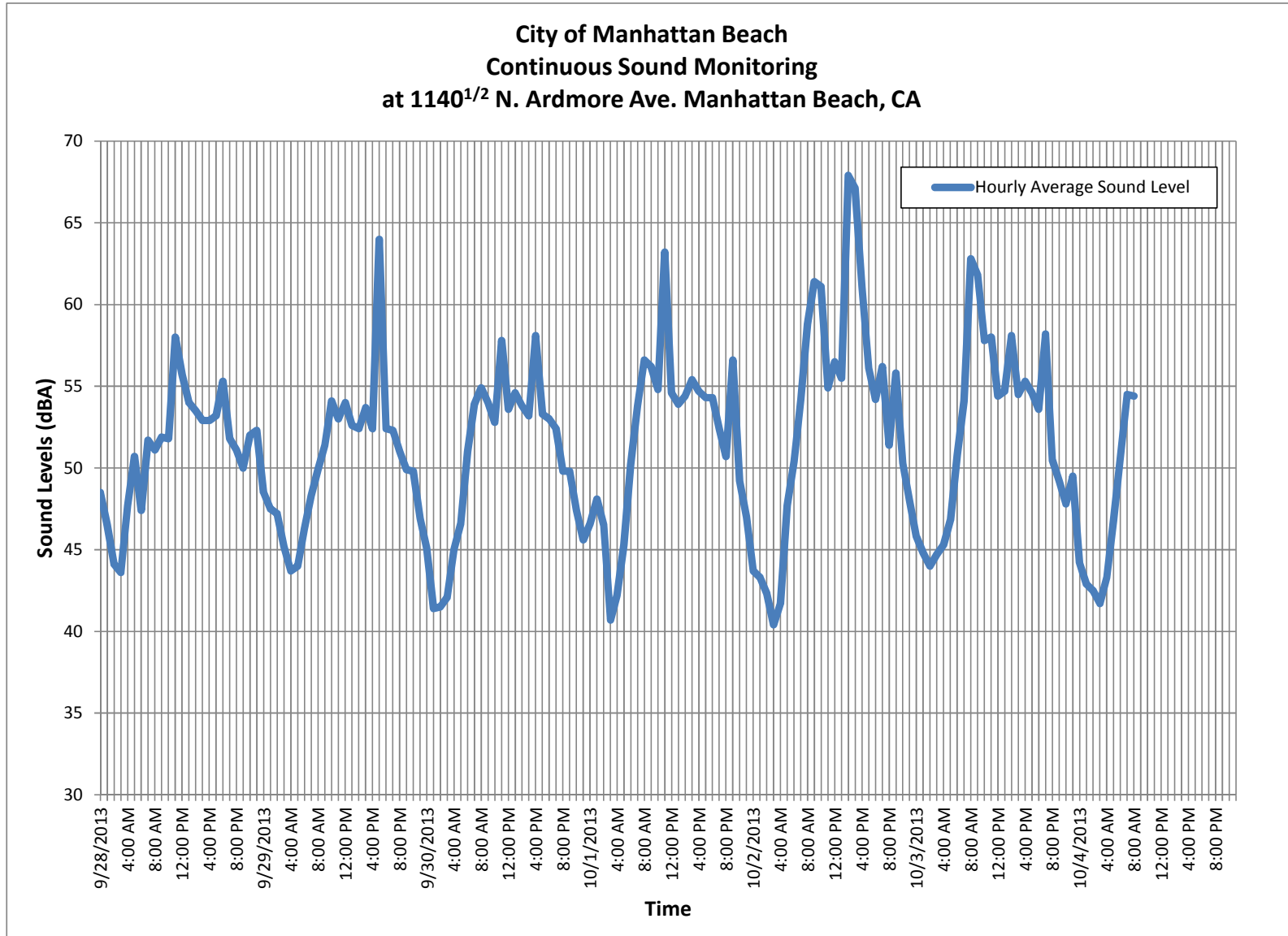
Behrens and Associates, Inc.

Acoustics, Noise and Vibration Consultants

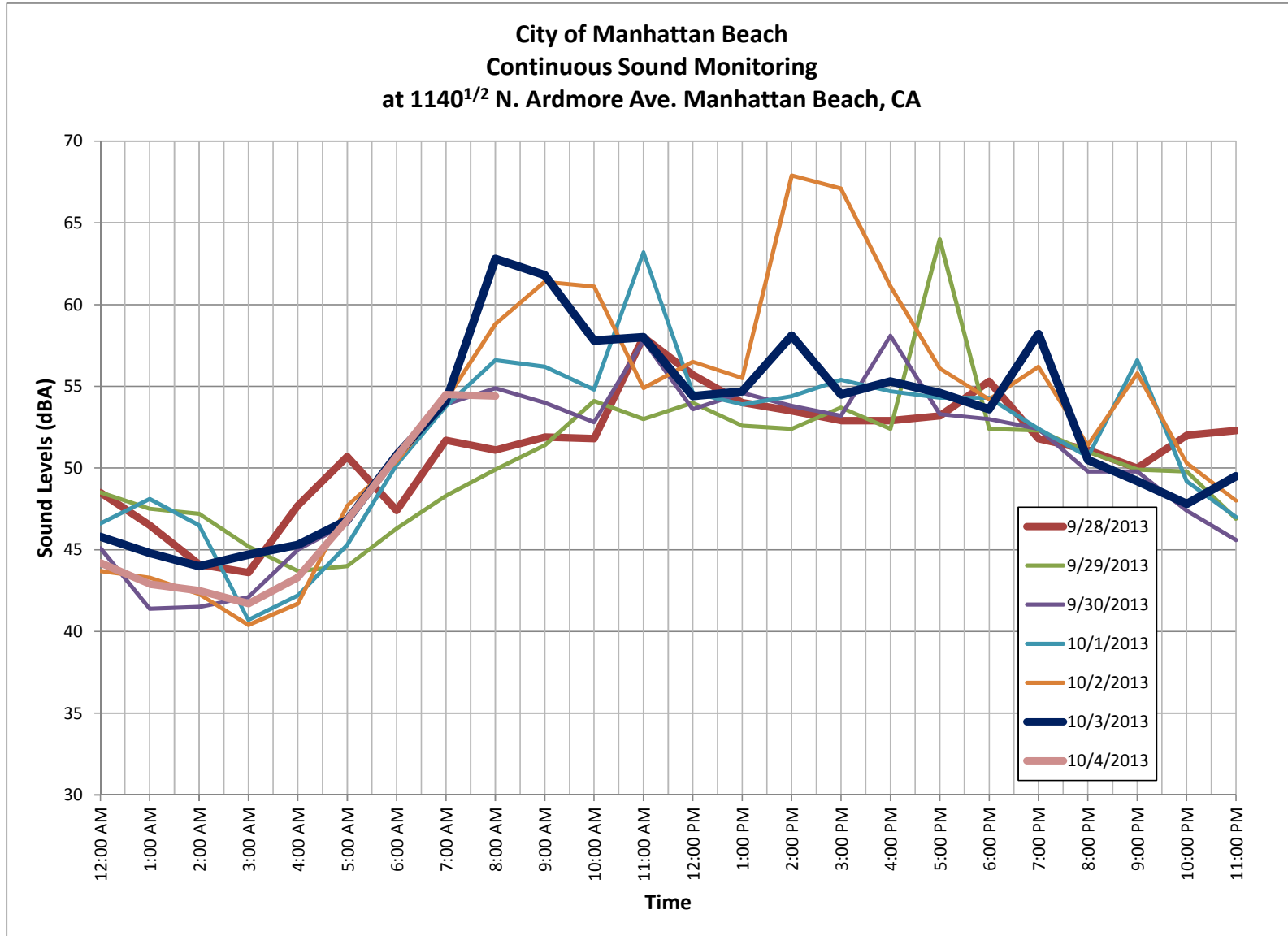


Measured Sound Level Data (dBA) at 1140 ½ N. Ardmore Ave.

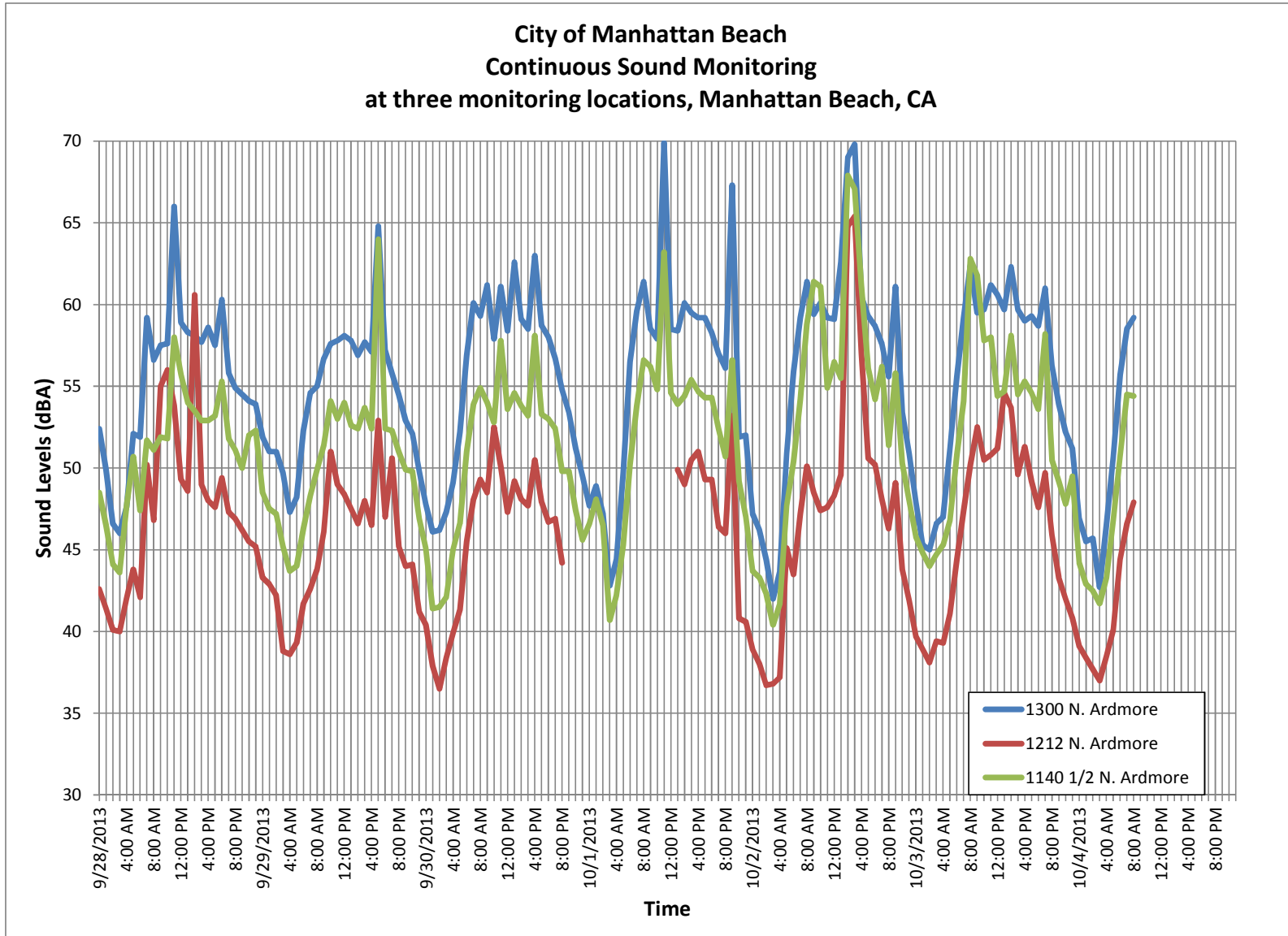
Time	9/28/2013 Sat	9/29/2013 Sun	9/30/2013 Mon	10/1/2013 Tue	10/2/2013 Wed	10/3/2013 Thurs	10/4/2013 Fri
12:00 AM	48.5	48.5	45.1	46.6	43.7	45.8	44.2
1:00 AM	46.5	47.5	41.4	48.1	43.3	44.8	42.9
2:00 AM	44.1	47.2	41.5	46.5	42.3	44.0	42.5
3:00 AM	43.6	45.2	42.1	40.7	40.4	44.7	41.7
4:00 AM	47.7	43.7	45.0	42.2	41.7	45.3	43.3
5:00 AM	50.7	44.0	46.6	45.3	47.7	46.8	46.8
6:00 AM	47.4	46.3	51.0	50.2	50.4	50.8	50.7
7:00 AM	51.7	48.3	53.9	53.8	54.2	54.1	54.5
8:00 AM	51.1	49.9	54.9	56.6	58.8	62.8	54.4
9:00 AM	51.9	51.4	54.0	56.2	61.4	61.8	
10:00 AM	51.8	54.1	52.8	54.8	61.1	57.8	
11:00 AM	58.0	53.0	57.8	63.2	54.9	58.0	
12:00 PM	55.7	54.0	53.6	54.6	56.5	54.4	
1:00 PM	54.0	52.6	54.6	53.9	55.5	54.7	
2:00 PM	53.5	52.4	53.8	54.4	67.9	58.1	
3:00 PM	52.9	53.7	53.2	55.4	67.1	54.5	
4:00 PM	52.9	52.4	58.1	54.7	61.1	55.3	
5:00 PM	53.2	64.0	53.3	54.3	56.1	54.6	
6:00 PM	55.3	52.4	53.0	54.3	54.2	53.6	
7:00 PM	51.8	52.3	52.4	52.4	56.2	58.2	
8:00 PM	51.1	51.0	49.8	50.7	51.4	50.5	
9:00 PM	50.0	49.9	49.8	56.6	55.8	49.2	
10:00 PM	52	49.8	47.4	49.2	50.3	47.8	
11:00 PM	52.3	46.9	45.6	47.0	48.0	49.5	



**Attachment 9
Measured Hourly Average Sound Levels Over 7-Day Period**



Attachment 10
24-Hour Overlay Measured Hourly Average Sound Levels from 7 Measurement Days



**Attachment 11
Measured Hourly Average Sound Levels of Three Monitoring Locations Over 7-Day Period**

SHADE 2005 CUP VIOLATIONS = 2010 CUP PRIVILEGES

2005 CUP VIOLATIONS AND 2010 CUP PRIVILEGES

1. No acoustic wall between Zinc bar & lobby
2. Terrace closing time increased by 13 hours from morning breakfast-only to 11 PM (1)
3. Terrace occupancy increased, 22 to 48 (1);
1st floor occupancy increased, 204 to 357 (1);
Total occupancy increased, 334 to 493, by 48% (1)
4. Special events conducted on terrace
5. Lunch service and full-scale restaurant
6. Increased Skydeck occupancy, 45 to 92 (1)
7. Advertising Zinc lounge and Skydeck as separate attractions
8. Menu posting outside hotel

2005 CUP TERMS AND CONDITIONS

1. Finding O, Condition 1;
Annual entertainment permits, 2006-2013
2. Finding L: Permits only breakfast;
10 AM Mon-Fri and 11 AM Sat-Sun
3. Condition 1. Compliance with Zislis testimony and application, Pgs 1 & 7
4. Not permitted by Condition 2
5. Prohibited by Finding L and Conditions 3 & 5
6. Condition 1. Compliance with project application
7. Condition 4: Advertising Zinc and Skydeck prohibited
8. Condition 6: Outside menus prohibited

NOTE 1: The Community Development Director has improperly exploited the entertainment permit to increase terrace hours and hotel occupancies, in violation of MBMC 4.20.080 & .090.

COMMUNITY DEVELOPMENT HAS DETERMINED SHADE DOES NOT VIOLATE THE 2005 CUP

Community Development has had the evidence before them since 2006,
but never set a public hearing to revoke or revise the 2005 CUP,
an obligatory action mandated by MBMC 10.104.030

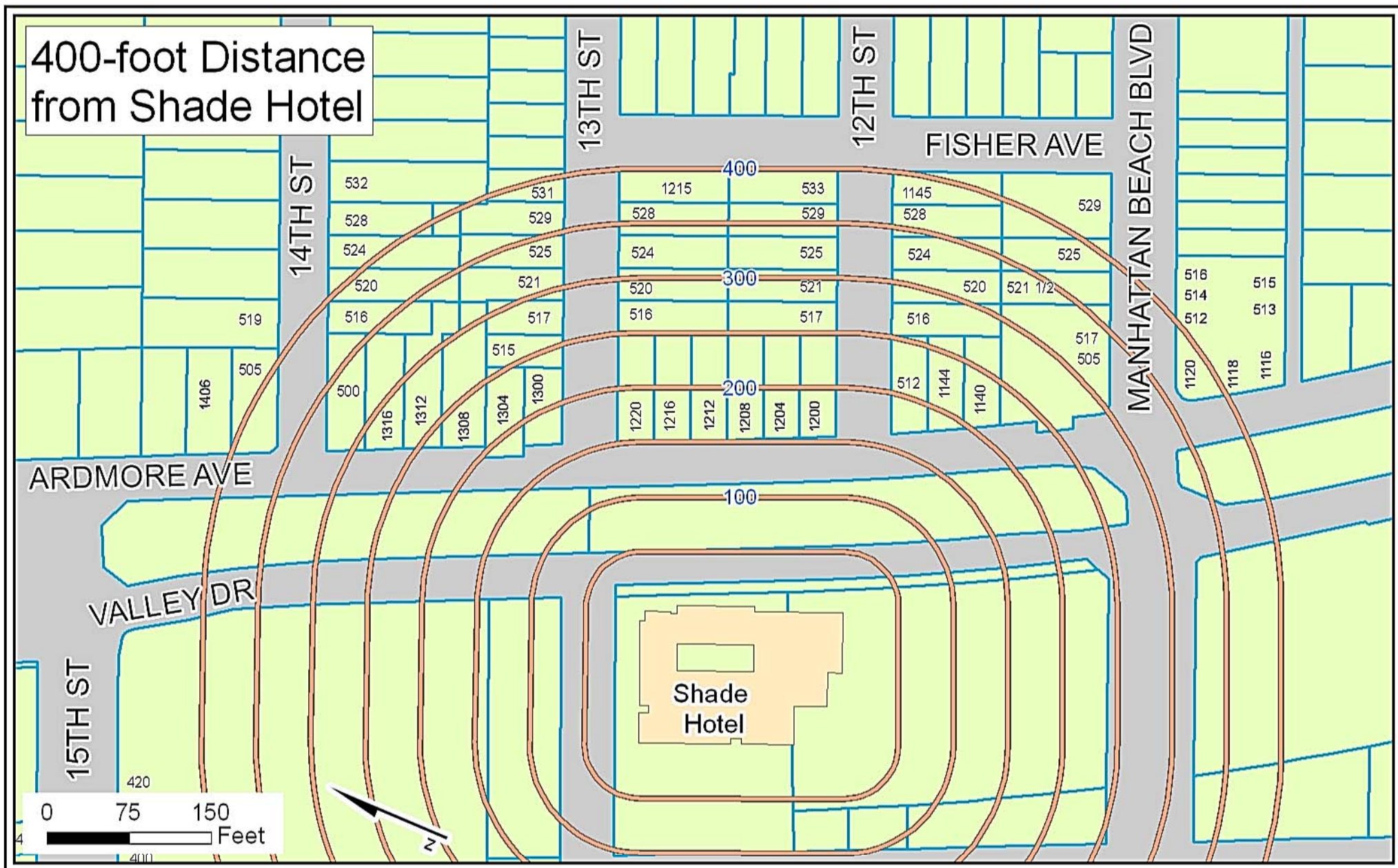
**ATTACHMENT I
PC MTG 2-12-14**

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400-foot Distance
from Shade Hotel



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Address: 1221 Valley

CITY USE ONLY

Date Received _____

Received by _____

Fee _____

Receipt No. _____

Trans. Code # 4110

**CITY OF MANHATTAN BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT
1400 HIGHLAND AVENUE 310/802-5500**

GROUP ENTERTAINMENT PERMIT APPLICATION (ORDINANCE 1775)

APPLICATION MUST BE SUBMITTED AT LEAST 21 DAYS PRIOR TO COMMENCEMENT

Class I Permit: Group entertainment, either incidental with the business being conducted there, or to conduct group entertainment for which admission is charged. Limited to legally operated businesses which are open continuously such as restaurants, hotels, cafeterias, bars, and fast food establishments. Permits shall be valid for a period of one year, or until March 1, and renewable annually on March 1.

The function of this permit is to regulate gatherings of persons in order to preserve and protect the public's peace, health, safety, morals and welfare.

APPLICANT INFORMATION

Applicant(s) Name Michael Zislow on Behalf of Shade Hotel

Applicant Address 1221 N. Valley Drive

Phone # 30-546-4995 Driver Lic.# 01146027 Birthdate 10/13/65

Applicant(s) Employed By Shade

Business Address 1221 N. Valley Drive Phone (310) 546-4995

ACTIVITY INFORMATION

Complete Description of Proposed Activity Events: ie. weddings, conferences

Birthdays + Holiday Parties

Date(s) of Activity throughout the year Time & Duration Per use permits & attached conditions

Describe Type of Music & Amplification _____

Expected Maximum Attendance X Alcohol Served? Yes X No _____

Will Persons Under 21 Years of Age be Present? Yes X No _____

Alcohol Sold? Yes X No _____ If Yes, ABC License # 47478408

Activity Supervisor(s) Jill Knight Address 1221 N. Valley Dr. Phone # 310 698-

* Based on occupancy

LOCATION OF ACTIVITY

Address of Activity: 1221 N. Valley Drive

Type of Business: Hotel

Occupant Capacity of Building: Dancing _____ Dining _____

Gross Floor Area _____ Floor Area For Dancing _____ Dining _____ See chart

Parking: Number of On-Site Parking Spaces 0 valet

Nearby Parking Facility Metlox Number of Spaces 460

Other _____

Description of Neighborhood: _____ Commercial _____ Residential
 Mixed Commercial & Residential Uses Nearby
Other _____

APPLICANT STATEMENT

Have you or anyone else listed on this application ever been convicted of committing a violation of law, except any offense resulting only in a fine or bail forfeiture of less than one hundred fifty dollars (\$150)? Yes _____ No

Have you ever obtained or sought to obtain an Entertainment Permit in the past? Yes No _____ If yes, was the issued Permit ever denied or revoked? Yes _____ No

I, the applicant(s) for this Permit shall be responsible for the monitoring of this activity and agree to conduct the activity subject to the conditions listed below and, further, understand that violation of any condition, State Laws or City Ordinances will result in immediate termination of this Permit, upon due process.

I understand that a copy of this Permit must be available during the activity and subject to inspection upon request of any City official.

APPLICANT'S SIGNATURE [Signature] DATE 5/9/13

APPROVED BY AUTHORIZED SIGNATURES BELOW, SUBJECT TO THE CONDITIONS BELOW:

Code Enforcement: [Signature] Date: 11-18-13
Planning Division: [Signature] Date: 11/15/13
Director of Community Development: [Signature] Date: 11-15-13

515 018
4822

GROUP ENTERTAINMENT PERMIT: Class I. Effective to March 1, 2014.
Location: 1221 N Valley- Shade Hotel- Metlox

CONDITIONS OF APPROVAL

Police Department:

1. The Police Department shall be notified of entertainment scheduling in writing at least 7 days prior to any event. Notification shall include operating details pertaining to type of entertainment, including size and location of performance or dance area, size of band and number of performers, hours, type of instruments, type of music, type and location of amplification, speakers and other equipment, volume of amplification, type of event, number of guests, location of event, food service, supervision, hours of event including setup and breakdown, and type of transportation for guests. Contact Traffic Sgt. Office at 310-802-5156.
2. The applicant shall comply with all of the requirements of Chapter 5.48 Noise Regulations, of the City of Manhattan Beach Municipal Code. (See Sections 5.48.140 and 5.48.160 for specific noise standard regulations)

Fire Department:

Required occupancy loads shall not be exceeded and exits shall remain unobstructed. The exact numbers are required to be posted on the site:

- Roof Deck - 92
- Lobby Bar (Zinc Lounge) - 159
- Patio to south of Zinc Lounge- 47
- Courtyard Area - 151
- Conference Room - 44

Community Development Department:

1. Entertainment or amplified sound shall be in conformance with the attached approved floor plan including: the designated amplified live entertainment/performer location adjacent to the east wall of the Zinc Lounge, and a dance floor area approximately 15' by 20' adjacent to the performer area.
2. The outdoor courtyard to the north of the Zinc Lounge and the Skydeck may only be used for live entertainment, amplified sound or events with a 14 day prior notice and approval of the City.
3. Hours for special events with entertainment or amplified sound shall be limited to Sunday-Thursday: 10 AM to 11:00 PM, and Friday-Saturday: 10 AM to Midnight.
4. Entertainment or amplified sound is prohibited on the Zinc Terrace.
5. A maximum of 6 performers shall be permitted at any time that amplified sound is incorporated. Entertainment that would

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- result in dancing which exceeds the capacity of the 15' by 20' dance floor shall be prohibited. Entertainment and dancing shall conform to the attached floor plan. All doors leading to the outside shall remain closed at all times.
6. The volume of the music, entertainment, or amplification may not be audible outside of the hotel facilities to the extent that it disturbs the neighbors and surrounding tenants. After 10:00 PM only "background" type of music is allowed.
 7. The hotel shall ensure that their employees, contract employees, contractors servicing events, and all others providing services to the Hotel shall not park on the public streets, in the residential areas or in Parking Lot 8 (the lot in the median of Valley and Ardmore). All parking shall be on the Metlox site or in other public parking structures such as Lot 3.
 8. The drop off driving lane, in front of the hotel off Valley, including the area at Valley and "12th Walk" by the bollards shall remain open, unobstructed and free of vehicles at all times.
 9. Any large transportation such as buses, shuttles, or recreational vehicles shall not use the hotel drop off area, but shall load and unload off of Morningside Drive or 13th Street. The vehicles shall observe and comply with all parking regulations in these areas.
 10. After 10:00 PM on Friday and Saturday and after all special events at the hotel during any day of the week, the pick up for cars that are parked in the valet area shall be inside of the Metlox parking structure on the P-1, first level, near the escalators to minimize noise and disturbance to the neighbors. The hours and days may be modified to be more, but not less, restrictive as determined to be necessary by the Director of Community Development. Valet pickup shall not be permitted at the hotel entrance off Valley Drive at these times. The valet shall keep all driving lanes, parking back up areas, and all vehicular and pedestrian accessways free and accessible to the general public, subject to approval of the Director of Community Development. No permanent signage or structures shall be allowed. Any temporary signage or structures shall only be placed from 9:00 PM to midnight.
 11. After 10:00 PM on Friday and Saturday and after all special events at the hotel during any day of the week, guests and patrons at the hotel facilities shall use the side door (south) located off the Zinc Terrace to exit the hotel, and not the front entry door that exits onto Valley Drive. The hours and days may be modified to be more, but not less, restrictive as determined to be necessary by the Director of Community Development. The employees shall close and monitor the front entry door as required to ensure patrons exit out the side door while maintaining required emergency access.

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Employees shall also remind the patrons as they depart to be respectful of the neighbors and to minimize noise and disturbance.

12. The applicant shall work cooperatively with the Management Co, landlord, any security personnel and the City to ensure that hotel facility patrons are not gathering in the Town Square and public areas outside of the hotel and disturbing the neighbors after the hotel public areas close. The doorman or other employee shall ensure that patrons do not leave the premises with alcoholic beverages. (See Use Permit conditions below for hours)
13. A renewal application shall be submitted prior to March 1st.
14. A sign stating "Hotel Guests only after 11:00 pm shall be placed outside the main entry to the hotel off of Valley Drive.

Use Permit Description and Conditions:

1. Hotel operations and accessory services to the hotel shall be in conformance with City Council Resolution No. 5770, and PC Resolution No. 05-08, as outlined in the conditions below. Note that condition 34 of PC Resolution No 05-08 allows review annually to determine if it is appropriate to renew the Entertainment Permit, deny the permit, or modify the conditions of approval.
2. All events are limited to a maximum of 99 people unless prior written approval through a Temporary Use Permit is provided by the Director of Community Development. Event size may not exceed the maximum occupancy as allowed by the Building or Fire Code limits.
3. Events may not use the Town Square or other Public Open Areas unless prior approval is granted by the City.
4. Noise mitigation strategies shall be implemented including; door, wall and ceiling treatments, as required within the Zinc Lounge and Zinc Terrace area in order to mitigate noise. The Zinc Lounge shall demonstrate that the insulation achieves an STC (Sound Transmission Code) rating of 50 to mute the noise.
5. Hours of operation for the hotel public areas shall be as follows:
Lobby Zinc Bar (including outdoor Zinc Terrace to south of Lounge) - 11:00 PM daily
Interior Outdoor Courtyard (to north of Zinc lounge) and Green Room (2nd floor meeting room) when used for special events and functions - 11:00 pm Sunday-Thursday, 12:00 midnight Friday and Saturday (alcohol service to stop half-hour prior).
Skydeck (Rooftop Deck) - 10:00 pm daily (Alcohol service to stop at 9:00 P.M.)
6. The primary use and purpose of Shade Hotel is and will

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- continue to be to serve the community as a hotel offering first-class accommodations to visitors. All services of the hotel will be focused directly on its guests and event clients.
7. The availability of the Inn for special events shall not be marketed as the primary use.
 8. The Hotel may provide full liquor service throughout the Hotel, including self-service in room "mini-bars", and a portable bar for special events. The service of alcohol at the Hotel shall be in conjunction with food. The hours of food service, and the associated alcohol service, shall be consistent with the project description, which is generally breakfast, evening appetizers and for special events. The Sale of alcoholic beverages for consumption off-premise is not approved with this Master Use Permit. This approval shall operate within all applicable State, County and City regulations governing the sale of alcohol prior to the start of business operations. Any violation of the regulations of the Department of Alcohol and Beverage Control as they pertain to the subject location, or of the City of Manhattan Beach, as they relate to the sale of alcohol, may result in the revocation and/or modification of the subject Master Use Permit.
 9. All hotel marketing, advertising, and promotions shall be limited to attracting potential hotel guests and event planners. The Zinc Lobby Bar and Skydeck will not be marketed to the general public as separate hospitality attractions.
 10. The Wine Bar (Zinc lounge) shall limit its food menu to appetizers or "small plates" (or "tapas"), to qualify as a "bonafide eating place" as required by the ABC Type 47 license. The Wine Bar shall provide food service but shall not operate as a full scale "restaurant". Breakfast may be served daily in the Living Room (Zinc lounge), Porch (Zinc Terrace), and/or Courtyard.
 11. Shade Hotel shall not post any drink or food menus, or any drink or food signage outside of the hotel.
 12. The Skydeck shall stop regular alcohol service no later than 9:00 p.m. daily.

Public Works Department:

1. The Entertainment event and hotel operators shall ensure attendees do not litter adjacent public property, including but not limited to the sidewalk, street, Metlox Town Square and all other public areas at Metlox. The hotel operators shall police and promptly clean up all areas with any litter and spills after all events. Public Works shall bill applicant for any event related clean-up costs.

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Risk Manager:

1. The applicant shall comply with all required Insurance and Indemnity requirements of the City of Manhattan Beach as detailed below.

INSURANCE AND INDEMNITY

1.1 Commencement of Work

SHADE HOTEL shall not commence work under this Agreement until it has obtained Owner approved insurance. Before beginning work hereunder, during the entire period of this Agreement, or any extensions hereto, and for periods after the end of this Agreement as indicated below, SHADE HOTEL must have and maintain in place, all of the insurance coverages required in this Article 1. SHADE HOTELS insurance shall comply with all items specified by this Agreement. Any subcontractors shall be subject to all of the requirements of this Article 1 and SHADE HOTEL shall be responsible to obtain evidence of insurance from each subcontractor and provide it to the Owner before the subcontractor commences work.

All insurance policies used to satisfy the requirements imposed hereunder shall be issued by insurers authorized to do business in the State of California. Insurers shall have a current A.M. Best's rating of not less than A-:VII unless otherwise approved by CITY.

1.2 Coverages, Limits and Policy Requirements

SHADE HOTEL shall maintain the types of coverages and limits indicated below:

(1) COMMERCIAL GENERAL LIABILITY INSURANCE - a policy for occurrence coverage, including all coverages provided by and to the extent afforded by Insurance Services Office Form CG 0001 ed. 11/88 or 11/85, or the equivalent thereof with no special limitations affecting CITY. The limit for all coverages under this policy shall be no less than one million dollars (\$1,000,000.00) per occurrence. Owner, its employees, officials and agents, shall be added as additional insureds by endorsement to the policy. The insurer shall agree to provide the City with thirty (30) days prior written notice of any cancellation, non-renewal or material change in coverage. The policy shall contain no provision that would make this policy excess over, contributory with, or invalidated by the existence of any insurance, self-insurance or other risk financing program maintained by Owner. In the event the

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policy contains such an "other insurance" clause, the policy shall be modified by endorsement to show that it is primary for any claim arising out of the work performed under this Agreement. The City of Manhattan Beach Insurance Endorsement Form No. 1 (General Liability) must be executed by the applicable insurance underwriters.

(2) **COMMERCIAL AUTO LIABILITY INSURANCE** - a policy including all coverages provided by and to the extent afforded by Insurance Services Office form CA 0001, ed. 12/93 or the equivalent thereof including Symbol 1 (any auto) with no special limitations affecting the Owner. The limit for bodily injury and property damage liability shall be no less than one million dollars (\$1,000,000) per accident. Owner, its employees, officials and agents, shall be added as additional insureds by endorsement to the policy. The insurer shall agree to provide the City with thirty (30) days prior written notice of any cancellation, non-renewal or material change in coverage. The policy shall contain no provision that would make this policy excess over, contributory with, or invalidated by the existence of any insurance, self-insurance or other risk financing program maintained by the Owner. In the event the policy contains such an "other insurance" clause, the policy shall be modified by endorsement to show that it is primary for any claim arising out of the work performed under this Agreement. The City of Manhattan Beach Insurance Endorsement Form No. 2 (Auto) must be executed by the applicable insurance underwriters.

(3) **WORKERS' COMPENSATION INSURANCE** - a policy which meets all statutory benefit requirements of the Labor Code, or other applicable law, of the State of California. The minimum coverage limits for said insurance shall be no less than one million dollars (\$1,000,000) per claim.

(4) **PROFESSIONAL ERRORS & OMISSIONS** - a policy with minimum limits of one million dollars (\$1,000,000) per claim and aggregate. This policy shall be issued by an insurance company which is qualified to do business in the State of California and contain a clause that the policy may not be canceled until thirty (30) days written notice of cancellation is mailed to the Owner.

1.3 Additional Requirements

The procuring of such required policies of insurance shall not be construed to limit SHADE HOTEL's liability hereunder, nor

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to fulfill the indemnification provisions and requirements of this Agreement. There shall be no recourse against the Owner for payment of premiums or other amounts with respect thereto.

The Owner shall notify SHADE HOTEL in writing of changes in the insurance requirements. If SHADE HOTEL does not deposit copies of acceptable insurance policies with the Owner incorporating such changes within sixty (60) days of receipt of such notice, SHADE HOTEL shall be deemed in default hereunder.

Any deductibles or self-insured retentions must be declared to and approved by the Owner. Any deductible exceeding \$100,000 shall be subject to the following changes:

(1) either the insurer shall eliminate, or reduce, such deductibles or self-insured retentions with respect to the Owner and its officials, employees and agents (with additional premium, if any, to be paid by SHADE HOTEL) ; or

(2) SHADE HOTEL shall provide satisfactory financial guarantee for payment of losses and related investigations, claim administration, and defense expenses.

1.4 Verification of Compliance

SHADE HOTEL shall furnish the Owner with original endorsements effecting coverage required by this Agreement. The endorsements are to be signed by a person authorized by the insurer to bind coverage on its behalf. All endorsements are to be received and approved by the Owner before work commences. Not less than fifteen (15) days prior to the expiration date of any policy of insurance required by this Agreement, SHADE HOTEL shall deliver to the Owner a binder or certificate of insurance with respect to each renewal policy, bearing a notation evidencing payment of the premium therefore, or accompanied by other proof of payment satisfactory to the Owner.

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1.5 Indemnification

- 1.5.1 SHADE HOTEL agrees to indemnify, defend, and hold harmless the Owner and its elective or appointive boards, officers, attorneys and employees from any and all claims, liabilities, expenses, or damages of any nature, including attorneys' fees arising out of, or in any way connected with performance of, the Agreement by SHADE HOTEL, SHADE HOTEL's agents, officers, employees, subcontractors, or independent contractor(s) hired by SHADE HOTEL. This indemnity shall apply to all claims and liability regardless of whether any insurance policies are applicable. The policy limits do not act as a limitation upon the amount of indemnification to be provided by SHADE HOTEL.

- 1.5.2 The Owner shall cause the Contractor to indemnify and hold harmless SHADE HOTEL from and against any and all claims, demands, suits, damages, including consequential damages and damages resulting from personal injury or property damage, costs, expenses and fees that are asserted against the SHADE HOTEL and that arise out of or result from wrongful acts or omissions by the Contractor in performing the Work.

Angela Soo

From: Citizen Manhattan Beach <mb450years@earthlink.net>
Sent: Monday, February 03, 2014 3:40 PM
To: Laurie B. Jester
Subject: Shade hotel

I am against any expansion of the Shade operation. When permission for the hotel was granted, it was never intended to become a hip nightclub hot spot. They were to serve light fare and drinks to hotel guests only. Now it is a club. There are plenty of other options for parties and dining. Please do not allow expansion of this operation. It is a burden to us living around it. Robert Baker 14th st Manhattan Beach

**ATTACHMENT L
PC MTG 2-12-14**

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