

**CITY OF MANHATTAN BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT
MEMORANDUM**

TO: Planning Commission

FROM: Anne McIntosh, Director of Community Development

BY: Ted Fatuoros, Assistant Planner

DATE: September 12, 2018

SUBJECT: Consideration of a Use Permit and Vesting Tentative Parcel Map for Three New Residential Condominium Units Located at 1823 11th Street and a Separate Use Permit and Vesting Tentative Parcel Map for Three New Residential Condominium Units located at 1827 11th Street (1823-1827 11th St. MB, LLC/Dennis Cleland)

RECOMMENDATION

Staff recommends that the Planning Commission **CONDUCT** the Public Hearing and **ADOPT** the attached resolutions approving the projects subject to certain conditions.

APPLICANT/OWNER

1823-27 11th St. MB, LLC/Dennis Cleland
P.O. Box 969
Manhattan Beach, CA 90266

BACKGROUND

The subject sites consist of two abutting 6,500 square foot lots located on 11th Street. The applicant proposes to demolish the existing single family homes and construct three residential condominiums units on each of the two lots. Section 10.12.020 of the City's Zoning Code requires Use Permit approval for condominium projects of three or more units. This report discusses both projects, with each project requiring its own resolution approving a Use Permit and subdivision.

PROJECT OVERVIEW

LOCATION

Location 1823-1827 11th Street between Harkness St. & N Aviation Ave. (See Vicinity Map- Attachment C)

Each site is to be redeveloped with a 5,066.9 square foot two story building containing three attached condominium units, with each unit having two enclosed parking spaces and one unenclosed guest parking space.

The projects conform to the City's requirements for use, height, floor area, setbacks, parking, landscaping, and open space (MBMC 10.12.030). The project issues that warrant discussion include the Use Permit findings and project design.

Use Permit:

Section 10.12.020 of the City's Zoning Code requires a Use Permit for condominium projects of three or more units. The Planning Commission must make the following findings in order to approve a Use Permit for each project:

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;
2. The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working on the proposed project site or in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city;
3. The proposed use will comply with the provisions of this title, including any specific condition required for the proposed use in the district in which it would be located; and
4. The proposed use will not adversely impact nor 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.

Staff's suggests the following findings in support of the Use Permit for each project:

1. The applicant's project is providing relatively dense residential housing in a RH High-Density Residential District.
2. The proposed location of the use is a consistent with the General Plan's High Density Residential land use designation assigned to the project lot and the neighboring lots. The proposed use is consistent with neighboring uses, as the neighboring lots have also been developed with residential condominiums.
3. The proposed use meets all the development standards found in Title 10- Planning and Zoning, including but not limited to setbacks, maximum height, density, required parking, and open space.

4. The proposed use does not adversely impact neighboring properties, as it is consistent with surrounding condominiums in the RH High Density Residential zone in terms of density, height, bulk, and other property development standards.

General:

The General Plan encourages residential development that provides for housing of a more intensive form, including apartments, condominiums, and senior housing. The project is specifically consistent with General Plan Policies as follows:

- LU-1.1 Limit the height of new development to three stories where the height limit is thirty feet, or to two stories where the height limit is twenty-six feet, to protect the privacy of adjacent properties, reduce shading, protect vistas of the ocean, and preserve the low-profile image of the community.

- LU-1.2 Require the design of all new construction to utilize notches, balconies, rooflines, open space, setbacks, landscaping, or other architectural details to reduce the bulk of buildings and to add visual interest to the streetscape.

- LU-2.2: Preserve and encourage private open space on residential lots citywide.

- LU-3.1: Continue to encourage quality design in all new construction.

Project Design:

The applicant's design incorporates a mezzanine into each condominium unit. MBMC 10.04.030 Definitions defines a mezzanine as "an intermediate floor placed within a room, and meeting the requirements of a mezzanine contained in the Building Regulations." A mezzanine that meets the Building Code's definition of a mezzanine is not considered to be a story condition. Building & Safety staff have reviewed the applicant's plans and have confirmed the applicant's design meets the Building Code's definition of a mezzanine. Each condominium thus qualifies as a two story structure.

Each condominium unit has a designated area for trash cans that is located inside the garage as required by MBMC 10.52.110 Residential Condominium Standards.

Each condominium unit is providing at least 150 cubic feet of storage area as required by MBMC 10.52.110 Residential Condominium Standards, with the storage area accessible from the garage area, but not obstructing required parking.

Each condominium unit is providing the required guest parking spot in front of each unit's garage. Each guest parking spot is a parallel parking spot that exceeds the minimum parallel parking space dimension of 8 feet wide by 22 feet long. The City's Traffic Engineer has reviewed the projects' parking layout.

Public Input:

A public notice for each project was mailed to property owners within 500 feet of the site and

published in the Beach Reporter newspaper. Staff has received one public comment from a neighbor expressing concern about parking along 11th Street (Attachment E).

ENVIRONMENTAL DETERMINATION

The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Sections 15303 and 15332 based on staff's determination that the project is a small infill development within an urbanized area.

CONCLUSION

Staff recommends that the Planning Commission conduct the public hearing, discuss the projects, and adopt the attached resolutions approving the projects subject to certain conditions.

Attachments:

- A. Draft Resolution No. PC 18- (1823 11th Street)
- B. Draft Resolution No. PC 18- (1827 11th Street)
- C. Vicinity Map
- D. Applicant's Written Documents
- E. Public Comment
- F. Plans- 1823 11th Street
- G. Plans- 1827 11th Street

c: Howard Crabtree, Designer
Dennis Cleland, Owner

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ATTACHMENT A

RESOLUTION NO. PC 18-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A USE PERMIT AND VESTING TENTATIVE PARCEL MAP FOR CONSTRUCTION OF A NEW THREE-UNIT RESIDENTIAL CONDOMINIUM BUILDING ON THE PROPERTY LOCATED AT 1823 11th STREET (1823-27 11th ST. MB, LLC/CLELAND)

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

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

- A. The Planning Commission of the City of Manhattan Beach conducted a public hearing on September 12, 2018, received testimony, and considered an application for a Use Permit and Vesting Tentative Parcel Map No. 82099 for construction of a proposed 5,066.9 square foot 3-unit residential condominium building at 1823 11th Street in the City of Manhattan Beach. Said public hearing was advertised pursuant to applicable law, testimony was invited and received.
- B. The existing legal description of the site is Lot 17, Block 1, Redondo Villa Tract #3.
- C. The applicant for the subject project is 1823-27 11th St. MB, LLC/Dennis Cleland, the owner of the property (hereafter referred to as “the owner”).
- D. The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Sections 15303 and 15332 based on staff’s determination that the project is a small infill development within an urbanized area.
- 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 I and is zoned RH-D2, High Density Residential Design Overlay- 11th Street. The use is permitted by the zoning code and is consistent, as conditioned, with the high density residential area. The surrounding private land uses consist of Multi-Family and Single-Family Residential dwellings, and commercial development.
- G. The General Plan designation for the property is High Density Residential. The General Plan encourages residential development for such areas that provide for housing of a more intensive form, including apartments, condominiums, and senior housing. The project is specifically consistent with General Plan Policies as follows:
 - LU-1.1 Limit the height of new development to three stories where the height limit is thirty feet, or to two stories where the height limit is twenty-six feet, to protect the privacy of adjacent properties, reduce shading, protect vistas of the ocean, and preserve the low-profile image of the community.
 - LU-1.2 Require the design of all new construction to utilize notches, balconies, rooflines, open space, setbacks, landscaping, or other architectural details to reduce the bulk of buildings and to add visual interest to the streetscape.
 - LU-2.2 Preserve and encourage private open space on residential lots citywide.
 - LU-3.1: Continue to encourage quality design in all new construction.
- H. The Planning Commission makes the following findings required to approve the Use Permit pursuant to MBMC Section 10.84.060:
 - 1. **The proposed location of the use is in accord with the objectives of this title and the purposes of the district in which the site is located.**

The applicant’s project is providing relatively dense residential housing in a RH High-Density Residential District.
 - 2. **The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working on the proposed project site or in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city.**

The proposed location of the use is consistent with the General Plan's High Density Residential land use designation assigned to the project lot and the neighboring lots. The proposed use is consistent with neighboring uses, as the neighboring lots have also been developed with residential condominiums.

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

The proposed use meets all the requirements found in Title 10- Planning and Zoning, including but not limited to setbacks, maximum height, density, required parking, and open space.

4. The proposed use will not adversely impact or be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to: traffic, parking noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated.

The proposed use does not adversely impact neighboring properties, as it is consistent with surrounding condominium projects in the RH High Density Residential zone in terms of density, height, bulk, and other performance standards

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

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

Section 2. The Planning Commission hereby **APPROVES** the subject Use Permit and Vesting Tentative Parcel Map No. 82099 application for the above described residential condominium 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 and project description as approved by the Planning Commission on September 12, 2018. Any other substantial deviation from the approved plans or project description must be reviewed and approved by the Planning Commission.
2. A Construction Management and Parking Plan (CMPP) shall be submitted by the applicant with the submittal of plans to plan check. The CMPP shall be reviewed and approved by the City, including but not limited to, the City Traffic Engineer, Planning, Fire, Police and Public Works, prior to permit issuance. The Plan shall include, but not be limited to, provisions for the management of all construction related traffic, parking, staging, materials delivery, materials storage, and buffering of noise and other disruptions. The Plan shall minimize construction related impacts to the surrounding neighborhood, and shall be implemented in accordance with the requirements of the Plan.
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.
4. During building construction of the site, the soil shall be watered in order to minimize the impacts of dust on the surrounding area.
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 and irrigation plan, including front yard sloping for screening effect, utilizing drought tolerant plants, including large-box-sized trees, shall be submitted for review and approval by the Community Development and Public Works Departments concurrent with the building permit application. All plants shall be identified on the plan by the Latin and common names. Protected trees shall be maintained or removed subject to issuance of a Tree Permit. A micro-spray or drip irrigation system shall be installed in the landscaped areas, which shall not cause any surface run-off. Landscaping and irrigation shall be installed per the approved plan prior to building final.
7. Landscape maintenance shall be provided by the condominium homeowners association, and shall include removal of yard waste off-site as determined to be appropriate by the Public Works Department. This requirement shall be stated in the project Covenants Conditions & Restrictions documents.

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, damaged, inadequate or substandard curb, gutter, street paving, sidewalk improvements, catch basins or similar public infrastructure shall be removed and replaced with standard improvements, subject to the review and approval of the Public Works Department. Adjacent sidewalks shall be installed or replaced with landscaping enhancements, and disabled access improvements as determined by the City's Traffic Engineer and 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. Security lighting for the site shall be provided in conformance with Municipal Code requirements including glare prevention design.

Condominium Conditions

13. Each new condominium shall have separate water and sewer laterals as required by the Director of Public Works.
14. Vesting Tentative Parcel Map No. 82099 shall be approved for an initial period of 3 years with the option of future extensions. The final map shall be recorded prior to condominium occupancy.

Procedural

15. This Resolution shall become effective when all time limits for appeal as set forth in MBMC Section 10.100.030 have expired
16. This Use Permit shall lapse three years after its date of approval, unless implemented or extended pursuant to 10.84.090 of the Municipal Code.
17. 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.
18. The Secretary shall certify to the adoption of this Resolution and shall forward a copy of this Resolution to the applicant. The Secretary shall make this resolution readily available for public inspection.
19. *Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City.* The owner shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to this approval, related entitlements, or the City's environmental review thereof. The owner shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the owner of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the owner of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the owner shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The owner shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this Section shall be construed to require the owner to indemnify Indemnitees for any Claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The owner shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of September 12, 2018 and that said Resolution was adopted by the following

vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ANNE MCINTOSH,
Secretary to the Planning Commission

Rosemary Lackow,
Recording Secretary

ATTACHMENT B

RESOLUTION NO. PC 18-

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

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

- A. The Planning Commission of the City of Manhattan Beach conducted a public hearing on September 12, 2018, received testimony, and considered an application for a Use Permit and Vesting Tentative Parcel Map No. 82100 for construction of a proposed 5,066.9 square foot 3-unit residential condominium building at 1827 11th Street in the City of Manhattan Beach. Said public hearing was advertised pursuant to applicable law, testimony was invited and received.
- B. The existing legal description of the site is Lot 18, Block 1, Redondo Villa Tract #3.
- C. The applicant for the subject project is 1823-27 11th St. MB, LLC/Dennis Cleland, the owner of the property (hereafter referred to as "the owner").
- D. The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Sections 15303 and 15332 based on staff's determination that the project is a small infill development within an urbanized area.
- 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 I and is zoned RH-D2, High Density Residential Design Overlay- 11th Street. The use is permitted by the zoning code and is consistent, as conditioned, with the high density residential area. The surrounding private land uses consist of Multi-Family and Single-Family Residential dwellings, and commercial development.
- G. The General Plan designation for the property is High Density Residential. The General Plan encourages residential development for such areas that provide for housing of a more intensive form, including apartments, condominiums, and senior housing. The project is specifically consistent with General Plan Policies as follows:
 - LU-1.1 Limit the height of new development to three stories where the height limit is thirty feet, or to two stories where the height limit is twenty-six feet, to protect the privacy of adjacent properties, reduce shading, protect vistas of the ocean, and preserve the low-profile image of the community.
 - LU-1.2 Require the design of all new construction to utilize notches, balconies, rooflines, open space, setbacks, landscaping, or other architectural details to reduce the bulk of buildings and to add visual interest to the streetscape.
 - LU-2.2 Preserve and encourage private open space on residential lots citywide.
 - LU-3.1: Continue to encourage quality design in all new construction.
- H. The Planning Commission makes the following findings required to approve the Use Permit pursuant to MBMC Section 10.84.060:
 - 1. The proposed location of the use is in accord with the objectives of this title and the purposes of the district in which the site is located.**

The applicant's project is providing relatively dense residential housing in a RH High-Density Residential District.
 - 2. The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working on the proposed project site or in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city.**

The proposed location of the use is consistent with the General Plan's High Density Residential land use designation assigned to the project lot and the neighboring lots. The proposed use is consistent with neighboring uses, as the neighboring lots have also been developed with residential condominiums.

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

The proposed use meets all the requirements found in Title 10- Planning and Zoning, including but not limited to setbacks, maximum height, density, required parking, and open space.

4. The proposed use will not adversely impact or be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to: traffic, parking noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated.

The proposed use does not adversely impact neighboring properties, as it is consistent with surrounding condominium projects in the RH High Density Residential zone in terms of density, height, bulk, and other performance standards

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

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

Section 2. The Planning Commission hereby **APPROVES** the subject Use Permit and Vesting Tentative Parcel Map No. 82100 application for the above described residential condominium 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 and project description as approved by the Planning Commission on September 12, 2018. Any other substantial deviation from the approved plans or project description must be reviewed and approved by the Planning Commission.
2. A Construction Management and Parking Plan (CMPP) shall be submitted by the applicant with the submittal of plans to plan check. The CMPP shall be reviewed and approved by the City, including but not limited to, the City Traffic Engineer, Planning, Fire, Police and Public Works, prior to permit issuance. The Plan shall include, but not be limited to, provisions for the management of all construction related traffic, parking, staging, materials delivery, materials storage, and buffering of noise and other disruptions. The Plan shall minimize construction related impacts to the surrounding neighborhood, and shall be implemented in accordance with the requirements of the Plan.
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.
4. During building construction of the site, the soil shall be watered in order to minimize the impacts of dust on the surrounding area.
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 and irrigation plan, including front yard sloping for screening effect, utilizing drought tolerant plants, including large-box-sized trees, shall be submitted for review and approval by the Community Development and Public Works Departments concurrent with the building permit application. All plants shall be identified on the plan by the Latin and common names. Protected trees shall be maintained or removed subject to issuance of a Tree Permit. A micro-spray or drip irrigation system shall be installed in the landscaped areas, which shall not cause any surface run-off. Landscaping and irrigation shall be installed per the approved plan prior to building final.
7. Landscape maintenance shall be provided by the condominium homeowners association, and shall include removal of yard waste off-site as determined to be appropriate by the Public Works Department. This requirement shall be stated in the project Covenants Conditions & Restrictions documents.

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, damaged, inadequate or substandard curb, gutter, street paving, sidewalk improvements, catch basins or similar public infrastructure shall be removed and replaced with standard improvements, subject to the review and approval of the Public Works Department. Adjacent sidewalks shall be installed or replaced with landscaping enhancements, and disabled access improvements as determined by the City's Traffic Engineer and 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. Security lighting for the site shall be provided in conformance with Municipal Code requirements including glare prevention design.

Condominium Conditions

13. Each new condominium shall have separate water and sewer laterals as required by the Director of Public Works.
14. Vesting Tentative Parcel Map No. 82100 shall be approved for an initial period of 3 years with the option of future extensions. The final map shall be recorded prior to condominium occupancy.

Procedural

15. This Resolution shall become effective when all time limits for appeal as set forth in MBMC Section 10.100.030 have expired
16. This Use Permit shall lapse three years after its date of approval, unless implemented or extended pursuant to 10.84.090 of the Municipal Code.
17. 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.
18. The Secretary shall certify to the adoption of this Resolution and shall forward a copy of this Resolution to the applicant. The Secretary shall make this resolution readily available for public inspection.
19. *Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City.* The owner shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to this approval, related entitlements, or the City's environmental review thereof. The owner shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the owner of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the owner of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the owner shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The owner shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this Section shall be construed to require the owner to indemnify Indemnitees for any Claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The owner shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of September 12, 2018 and that said Resolution was adopted by the following

vote:

AYES:

NOES:

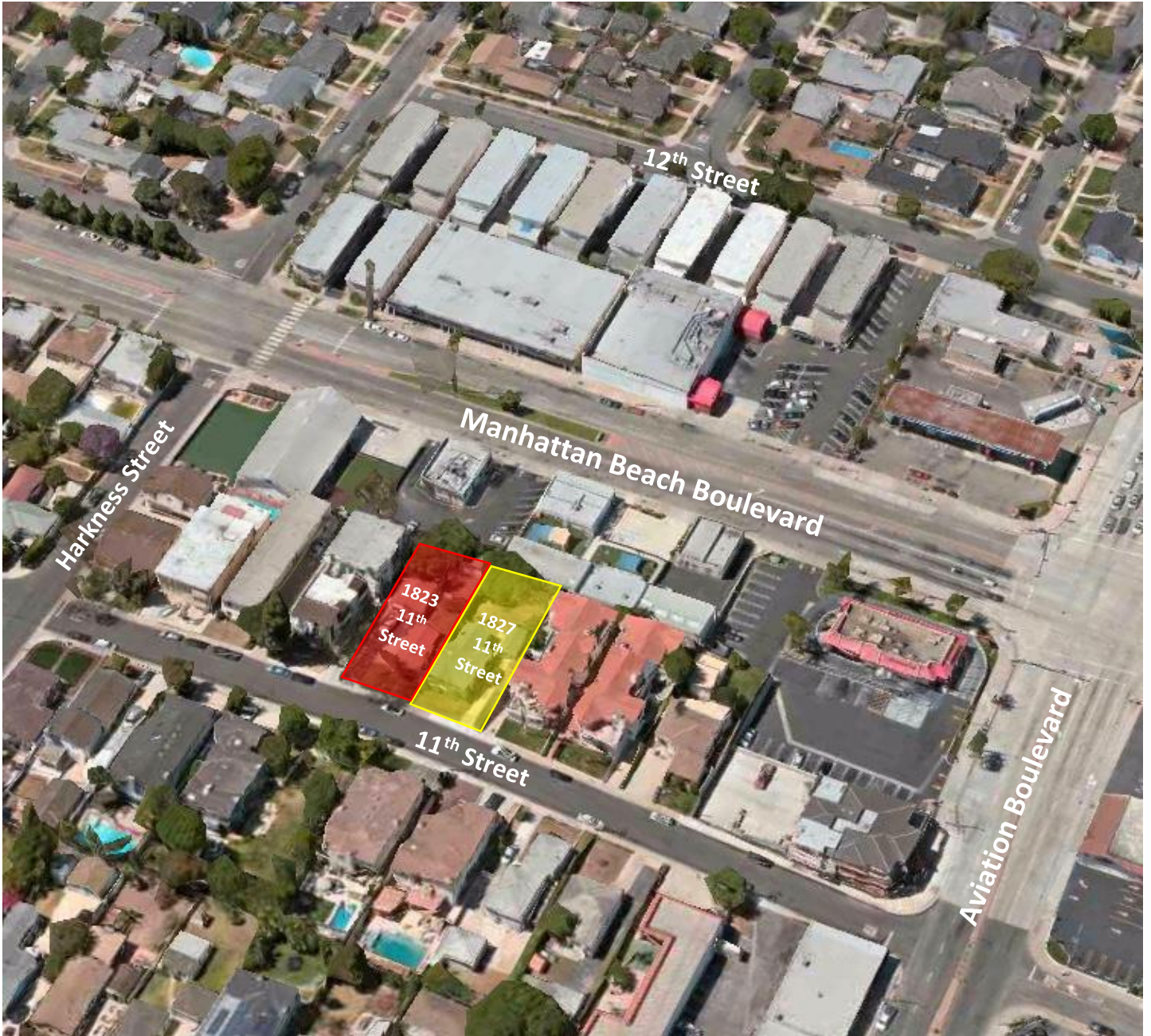
ABSTAIN:

ABSENT:

ANNE MCINTOSH,
Secretary to the Planning Commission

Rosemary Lackow,
Recording Secretary

VICINITY MAP



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OWNER'S AFFIDAVIT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF ~~LOS ANGELES~~ Sutter

I/We Ronna Chesney being duly sworn, depose and say that I am/we are the owner(s) of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my/our knowledge and belief(s).

Ronna M Chesney
Signature of Property Owner(s) – (Not Owner in Escrow or Lessee)

Ronna Chesney, Trustee
Print Name

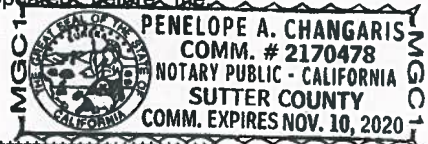
5987 Fruitland Rd., Marysville, CA 95901
Mailing Address

530-743-1230
Telephone/email

Subscribed and sworn to (or affirmed) before me this 14th day of May, 2018
by Ronna Chesney, proved to me

on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Penelope A Changaris
Notary Public



SEAL

Fee Schedule Summary

Below are the fees typically associated with the corresponding applications. Additional fees not shown on this sheet may apply – refer to current City Fee Resolution (contact the Planning Division for assistance.) Fees are subject to annual adjustment.

Submitted Application (circle applicable fees, apply total to Fee Summary on application)

Coastal Development Permit	
Public hearing – no other discretionary approval required:	\$ 4,787 <input type="checkbox"/>
Public hearing – other discretionary approvals required:	2,108 <input type="checkbox"/>
No public hearing required – administrative:	1,303 <input type="checkbox"/>
Use Permit	
Use Permit:	\$ 6,287 <input type="checkbox"/>
Master Use Permit:	9,703 <input type="checkbox"/>
Master Use Permit Amendment:	5,037 <input type="checkbox"/>
Master Use Permit Conversion:	4,623 <input type="checkbox"/>
Variance	
Filing Fee:	\$ 6,078 <input type="checkbox"/>
Minor Exception	
Without notice:	\$ 1,452 <input type="checkbox"/>
With notice:	1,952 <input type="checkbox"/>
Subdivision	
Certificate of Compliance:	\$ 1,625 <input type="checkbox"/>
Final Parcel Map + mapping deposit:	528
Final Tract Map + mapping deposit:	732
Mapping Deposit (paid with Final Map application):	500
Merger of Parcels or Lot Line Adjustment:	1,133
Quimby (Parks & Recreation) fee (per unit/lot):	1,817
Tentative Parcel Map (4 or less lots / units) No Public Hearing:	1,309 1,377
Tentative Parcel Map (4 or less lots / units) Public Hearing:	3,557 <input type="checkbox"/>
Tentative Tract Map (5 or more lots / units):	4,060 <input type="checkbox"/>
Environmental Review (contact Planning Division for applicable fee)	
Environmental Assessment (no Initial Study prepared):	\$ 215
Environmental Assessment (if Initial Study is prepared):	3,079
Fish and Game/CEQA Exemption County Clerk Posting Fee ² :	75
<input type="checkbox"/> Public Hearing Notice applies to all projects with public hearings and covers the City's costs of envelopes, postage and handling the mailing of public notices. Add this to filing fees above, as applicable:	\$ 70

²Make a separate \$75 check payable to LA County Clerk, (DO NOT PUT DATE ON CHECK)

Effective 07/01/2017



ATTACHMENT TO APPLICATION FOR 3 UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT
1823 – 11TH STREET
May 2018

The proposal is for the demolition of existing 82 year old one story single family residence, construction of three attached, townhouse style condominium units and approval of VTPM 82099. Each new unit will contain two stories with a mezzanine level and a private two car garage and guest parking space adjacent to each garage. The middle unit also contains an open deck adjacent to the mezzanine level. This application is the westerly of two adjacent proposed 3-unit developments which are located on the north side of 11th Street between two older condominium projects: a five unit complex immediately to the west and two separate three unit complexes to the east.

The north side of 11th Street between Aviation Blvd. and Harkness Street is zoned RH-D2 and is comprised of a variety of multi-unit and single family uses. This block backs up to CG, General Commercial facing Manhattan Beach Blvd. and is also adjacent to CL, Local Commercial, to the east facing Aviation Blvd. The south side of 11th Street is zoned R-1, single family, and is comprised predominantly of newer two story residential structures and a few older one story structures.

The subject 6500 sf site consists of an originally subdivided 50 x 130 foot lot in the RH zone of Area District 1. A Design Overlay D-2 designation applies to this area which to establish a 26' height limit and 1800sf minimum lot area per unit calculation. A Use Permit is required for condominium development of three units or more and a vesting tentative parcel map is proposed to subdivide the property into separate ownership for each of the three units. Driveway access will relocate the existing curb cut from the east to the west side of the property to provide shared driveway access to the motor court and private garages and guest parking spaces.

The proposed development responds to the General Plan which encourages multi-family residential development in appropriate areas, including apartments and condominium development. Plans have been designed to comply with all applicable development standards, including the 26' height limit and density as stipulated by the D-2 Design Overlay, as well as floor area, setbacks, parking, landscaping and open space.

The proposal meets guidelines established for approval of the conditional use permit as follows:

- 1. The location is in accord with objectives of the title and purposes of the district in that the subject site will accommodate the proposed three unit development in compliance with all applicable zoning standards including the 26' height limit and 1800 sf minimum lot area/unit of the D-Overlay as well as all other criteria such as floor area, setbacks, parking, landscaping and open space requirements. The new homes will offer attractive opportunities for owner-occupied homes.*
- 2. The proposed location and conditions will be consistent with the General Plan: The proposed development is in full compliance with all applicable standards and permitted uses and thus will not be detrimental to public health, safety or welfare of any individuals working or residing in the neighborhood and will not conflict or impact adjacent improvements.*
- 3. The proposed use meets the intention of the RH, High Density Residential District which is to provide opportunities for a type of housing not found in other residential districts. Proposed plans meet all development standards including the D-2 Design Overlay and thus will be compatible w/ the surrounding neighborhood including the single family homes on the south side of 11th St.*
- 4. The proposed use is well within scope of uses intended for the area and is designed in compliance with all applicable standards for the RH-D2 Zone which are set forth to protect the public health, safety and welfare of other uses throughout the surrounding area. The new homes will result in a negligible effect on the City infrastructure and will not result in any negative impacts on the surrounding community.*



ENVIRONMENTAL INFORMATION FORM

(to be completed by applicant)

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

Date Filed: _____

APPLICANT INFORMATION

Name: 1823-27 11th St. MB, LLC

Contact Person: Srou & Associates

Address: P.O.Box 969, MB CA 90266

Address: 1001 6th St #110. MB CA 90266

Phone number: 310/374-7050

Phone number: 310/372-8433

Relationship to property: Buyer in Escrow

Association to applicant: Representative

PROJECT LOCATION AND LAND USE

Project Address: 1823 - 11th Street

Assessor's Parcel Number: 4164-001-017

Legal Description: LOT 17, BLOCK I, REDONDO VILLA TRACT No. 3

Area District, Zoning, General Plan Designation: AD 1, RH-D2, RH

Surrounding Land Uses:

North CG-general commercial

West RH-D2

South RS-single family & CL local commercial adjacent to Aviation Blvd

East RH-D2 and CG-adjacent to Aviation Blvd.

Existing Land Use: 82 year old single family residence

PROJECT DESCRIPTION

Type of Project: Commercial _____ Residential xx Other _____

If Residential, indicate type of development (i.e.; single family, apartment, condominium, etc.) and number of units: 3 Residential condominium units, intended for individual ownership

If Commercial, indicate orientation (neighborhood, citywide, or regional), type of use anticipated, hours of operation, number of employees, number of fixed seats, square footage of kitchen, seating, sales, and storage areas: _____

If use is other than above, provide detailed operational characteristics and anticipated intensity of the development: _____

Removed/

	Existing	Proposed	Required	Demolished
Project Site Area:	<u>6500sf</u>	<u>no change</u>	<u>to existing lot area</u>	
Building Floor Area:		<u>5043sf</u>	<u>7800sf</u>	
Height of Structure(s):		<u>26'</u>	<u>26'</u>	
Number of Floors/Stories:		<u>2 stories</u>	<u>w/ mezzanine level</u>	
Percent Lot Coverage:		<u>55.8%</u>	<u>n/a</u>	
Off-Street Parking:		<u>2 enclosed</u>	<u>+ 1 guest/unit = 9 total</u>	
Vehicle Loading Space:		<u>NA</u>	<u>NA</u>	<u>on-site spaces</u>
Open Space/Landscaping:		<u>1,587 SF</u>	<u>773 sf</u>	

All Structures are Demolished

Proposed Grading:
 Cut 277 cy Fill 32 cy Balance 245 cy Imported 0 Exported 245 cy

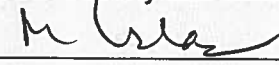
Will the proposed project result in the following (check all that apply):

- | Yes | No | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Changes in existing features or any bays, tidelands, beaches, lakes, or hills, or substantial alteration of ground contours? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Changes to a scenic vista or scenic highway? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A change in pattern, scale or character of a general area? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A generation of significant amount of solid waste or litter? * |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A violation of air quality regulations/requirements, or the creation of objectionable odors? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Water quality impacts (surface or ground), or affect drainage patters? ** |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | An increase in existing noise levels? * |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A site on filled land, or on a slope of 10% or more? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | The use of potentially hazardous chemicals? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | An increased demand for municipal services? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | An increase in fuel consumption? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A relationship to a larger project, or series of projects? |

Explain all "Yes" responses (attach additional sheets or attachments as necessary):

*Temporarily during course of construction
** a new drainage plan will be incorporated w/ proposed development to contain drainage on site

CERTIFICATION: I hereby certify that the statements furnished above and in attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signature:  Prepared For: 1823-27 11th St MB LLC
 Date Prepared: 5/24/2018
 Revised 7/97

OWNER'S AFFIDAVIT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES Sutter

I/We Ronna Chesney being duly sworn, depose and say that I am/we are the owner(s) of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my/our knowledge and belief(s).

Ronna Chesney Ronna M. Chesney
Signature of Property Owner(s) – (Not Owner in Escrow or Lessee)

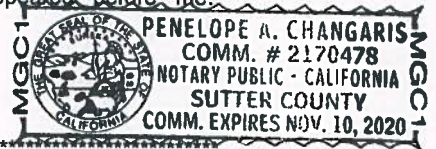
Ronna Chesney, Trustee
Print Name

5987 Fruitland Rd, Marysville, CA 95901
Mailing Address

530-743-1230
Telephone/email

Subscribed and sworn to (or affirmed) before me this 14th day of May, 2018
by Ronna Chesney, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Penelope A. Changaris
Signature
Notary Public



SEAL

Fee Schedule Summary

Below are the fees typically associated with the corresponding applications. Additional fees not shown on this sheet may apply – refer to current City Fee Resolution (contact the Planning Division for assistance.) Fees are subject to annual adjustment.

Submitted Application (circle applicable fees, apply total to Fee Summary on application)

Coastal Development Permit	
Public hearing – no other discretionary approval required:	\$ 4,787
Public hearing – other discretionary approvals required:	2,108
No public hearing required – administrative:	1,303
Use Permit	
Use Permit:	\$ 6,287
Master Use Permit:	9,703
Master Use Permit Amendment:	5,037
Master Use Permit Conversion:	4,623
Variance	
Filing Fee:	\$ 6,078
Minor Exception	
Without notice:	\$ 1,452
With notice:	1,952
Subdivision	
Certificate of Compliance:	\$ 1,625
Final Parcel Map + mapping deposit:	528
Final Tract Map + mapping deposit:	732
Mapping Deposit (paid with Final Map application):	500
Merger of Parcels or Lot Line Adjustment:	1,133
Quimby (Parks & Recreation) fee (per unit/lot):	1,817
Tentative Parcel Map (4 or less lots / units) No Public Hearing:	1,309
Tentative Parcel Map (4 or less lots / units) Public Hearing:	3,557
Tentative Tract Map (5 or more lots / units):	4,060

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²Make a separate \$75 check payable to LA County Clerk, (DO NOT PUT DATE ON CHECK)

Effective 07/01/2017

ATTACHMENT TO APPLICATION FOR 3 UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT
1827 – 11TH STREET
May 2018

The proposal is for the demolition of existing 79 year old one story single family residence, construction of three attached, townhouse style condominium units and approval of VTPM 82100. Each new unit will contain two stories with a mezzanine level and a private two car garage and guest parking space adjacent to each garage. The middle unit also contains an open deck adjacent to the mezzanine level. This application is the easterly of two adjacent proposed 3-unit developments which are located on the north side of 11th Street between two older condominium projects: a five unit complex immediately to the west and two separate three unit complexes to the east.

The north side of 11th Street between Aviation Blvd. and Harkness Street is zoned RH-D2 and is comprised of a variety of multi-unit and single family uses. This block backs up to CG, General Commercial facing Manhattan Beach Blvd. and is also adjacent to CL, Local Commercial, to the east facing Aviation Blvd. The south side of 11th Street is zoned R-1, single family, and is comprised predominantly of newer two story residential structures and a few older one story structures.

The subject 6500 sf site consists of an originally subdivided 50 x 130 foot lot in the RH zone of Area District 1. A Design Overlay D-2 designation applies to this area which to establish a 26' height limit and 1800sf minimum lot area per unit calculation. A Use Permit is required for condominium development of three units or more and a vesting tentative parcel map is proposed to subdivide the property into separate ownership for each of the three units. Driveway access will relocate the existing curb cut from the west to the east side of the property to provide shared driveway access to the motor court and private garages and guest parking spaces.

The proposed development responds to the General Plan which encourages multi-family residential development in appropriate areas, including apartments and condominium development. Plans have been designed to comply with all applicable development standards, including the 26' height limit and density as stipulated by the D-2 Design Overlay, as well as floor area, setbacks, parking, landscaping and open space.

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3. *The proposed use meets the intention of the RH, High Density Residential District which is to provide opportunities for a type of housing not found in other residential districts. Proposed plans meet all development standards including the D-2 Design Overlay and thus will be compatible w/ the surrounding neighborhood including the single family homes on the south side of 11th St.*
4. *The proposed use is well within scope of uses intended for the area and is designed in compliance with all applicable standards for the RH-D2 Zone which are set forth to protect the public health, safety and welfare of other uses throughout the surrounding area. The new homes will result in a negligible effect on the City infrastructure and will not result in any negative impacts on the surrounding community.*



ENVIRONMENTAL INFORMATION FORM

(to be completed by applicant)

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

Date Filed: _____

APPLICANT INFORMATION

Name: 1823-27 11th St. MB, LLC
Address: P.O.Box 969, MB CA 90266
Phone number: 310/374-7050
Relationship to property: Buyer in Escrow

Contact Person: Srouer & Associates
Address: 1001 6th St #110, MB CA 90266
Phone number: 310/372-8433
Association to applicant: Representative

PROJECT LOCATION AND LAND USE

Project Address: 1827 - 11th Street
Assessor's Parcel Number: 4164-001-018
Legal Description: LOT 18, BLOCK I, REDONDO VILLA TRACT No. 3
Area District, Zoning, General Plan Designation: AD 1, RH-D2, RH
Surrounding Land Uses:
North CG-general commercial West RH-D2
South RS-single family & CL local commercial adjacent to Aviation Blvd East RH-D2 and CG-adjacent to Aviation Blvd.
Existing Land Use: 82 year old single family residence

PROJECT DESCRIPTION

Type of Project: Commercial _____ Residential xx Other _____
If Residential, indicate type of development (i.e.; single family, apartment, condominium, etc.) and number of units: 3 Residential condominium units, intended for individual ownership

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If use is other than above, provide detailed operational characteristics and anticipated intensity of the development: _____

Removed/

	Existing	Proposed	Required	Demolished
Project Site Area:	6500sf	no change	to existing	lot area
Building Floor Area:		5043sf	7800sf	
Height of Structure(s)		26'	26'	
Number of Floors/Stories:		2 stories	w/ mezzanine level	
Percent Lot Coverage:		55.8 %	N/A	
Off-Street Parking:		2 enclosed	+ 1 guest/unit = 9 total	
Vehicle Loading Space:		NA	NA	on-site spaces
Open Space/Landscaping:		1,587sf	773sf	

All Structures Demolished

Proposed Grading:
 Cut 277cy Fill 32cy Balance 245cy Imported 0 Exported 245cy

Will the proposed project result in the following (check all that apply):

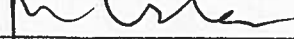
- | Yes | No | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Changes in existing features or any bays, tidelands, beaches, lakes, or hills, or substantial alteration of ground contours? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Changes to a scenic vista or scenic highway? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A change in pattern, scale or character of a general area? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A generation of significant amount of solid waste or litter? * |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A violation of air quality regulations/requirements, or the creation of objectionable odors? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Water quality impacts (surface or ground), or affect drainage patters? ** |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | An increase in existing noise levels? * |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A site on filled land, or on a slope of 10% or more? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | The use of potentially hazardous chemicals? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | An increased demand for municipal services? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | An increase in fuel consumption? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A relationship to a larger project, or series of projects? |

Explain all "Yes" responses (attach additional sheets or attachments as necessary):

*Temporarily during course of construction.

** a new drainage plan will be incorporated w/ proposed development to contain drainage on site

CERTIFICATION: I hereby certify that the statements furnished above and in attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signature: 

Prepared For: 1823-27 11th St MB LLC

Date Prepared: 5/24/2018

Revised 7/97

ATTACHMENT E

From: Kevin Lee <kevin@marquiscollection.com>
Date: 9/3/18 6:34 PM (GMT-08:00)
To: tfatuoros@citymb.info
Cc: Kevin Lee <Kev@marquiscollection.com>, Kevin Lee <Kevin@marquiscollection.com>
Subject: Lack of adequate parking on 11th st

ATTN: Project Planner & Community Development Dept.

RE: 1823 11th Street & adjacent parcel

There is already a severe lack of parking on 11th street (between Aviation & Redondo)

While there may be dedicated parking spots for the apartment dwellers or the businesses located on Manhattan Beach Blvd. they are either not used or not sufficient for the people occupying or visiting.

While we welcome investment in new structures it is imperative to look at the parking & make sure it will encourage residents/businesses to park on their own property.

The apartment buildings appear to have parking yet occupants filter out into the adjacent neighborhood filling up the streets.

Combined with daytime use of Manhattan Academy and Tomboy employees the residential streets can become very busy and FULL.

While Manhattan Academy has issued a instruction to its employees and parents not to park on 11th it is a ongoing battle as employees and customers change frequently. Even still Harkness can fill up forcing others on to 11th.

Building 3 units on to 2 lots should have a allocation of at least 6 spots if not 9 to allow for additional occupants/visitors also and ease of parking..

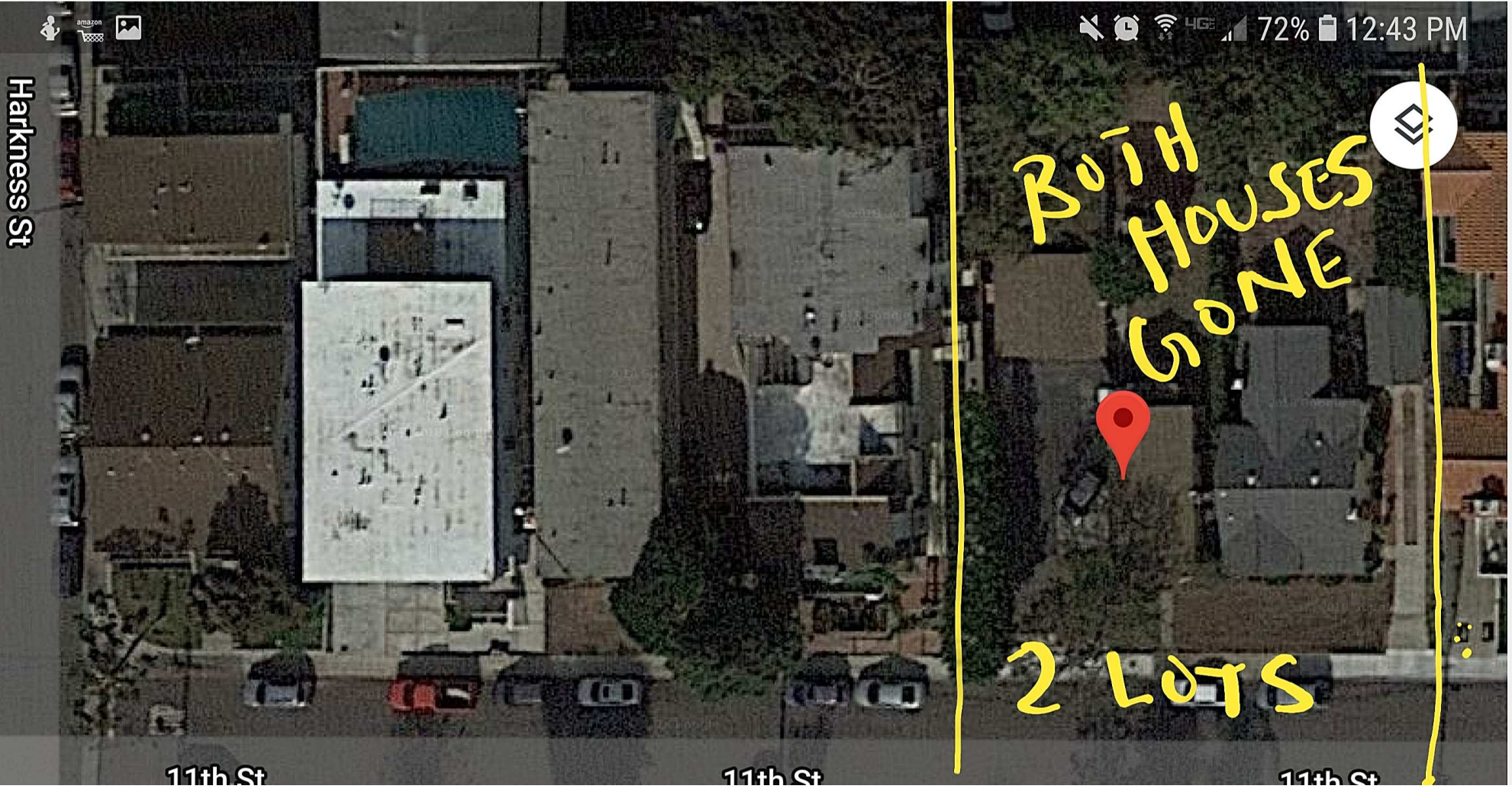
If parking is difficult or used for storage or other purposes it will make a tight situation worse.

We urge the planner to make sure there is More the Adequate Parking and allow for afore mentioned scenarios.

Thank you for your attention to this matter.

Please have the comments included in the staff report

Sincerely,
Kevin Lee



BOTH
HOUSES
GONE



2 LOTS

Harkness St

11th St

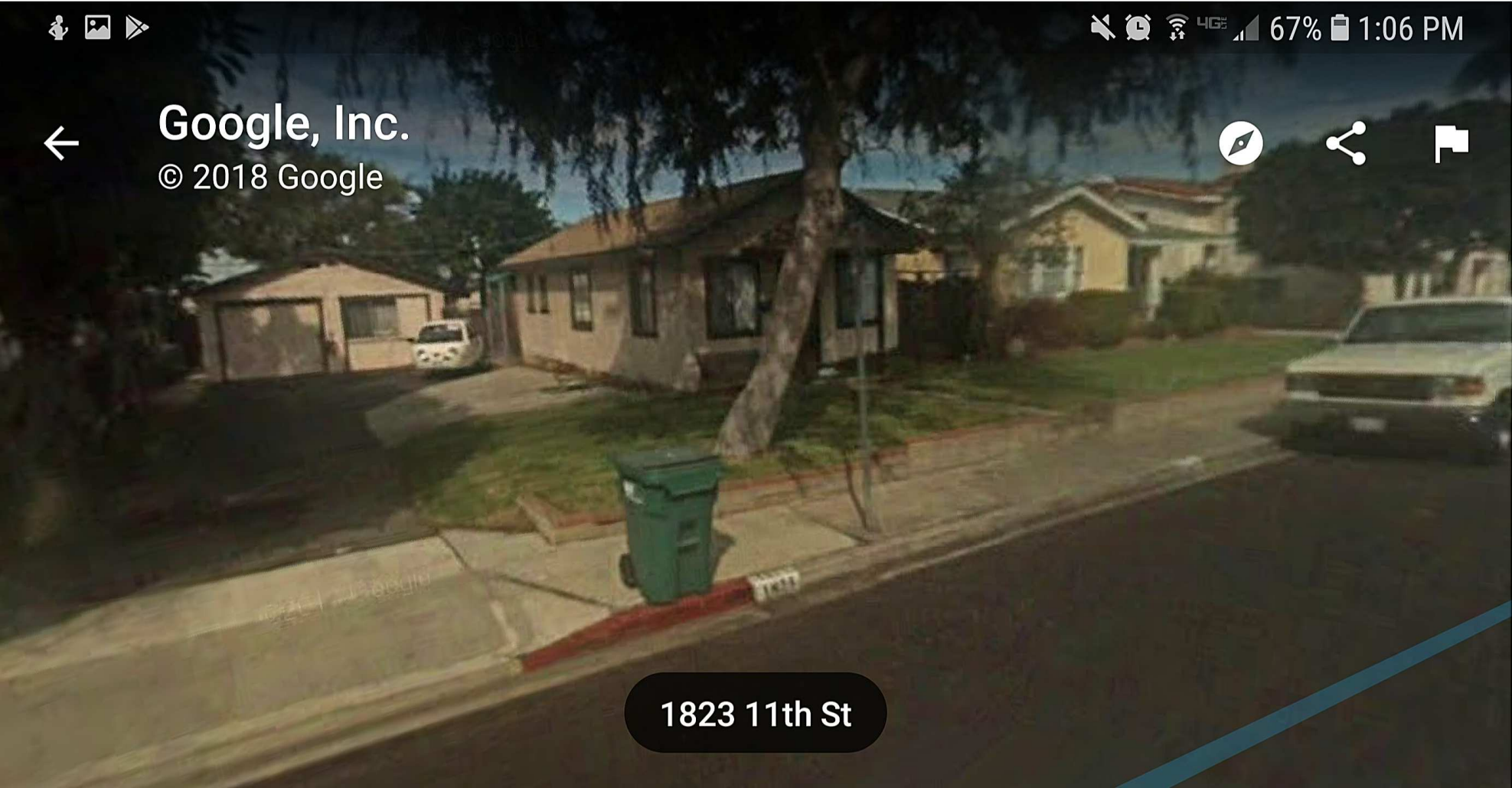
11th St

11th St



67% 1:06 PM

← Google, Inc.
© 2018 Google



1823 11th St





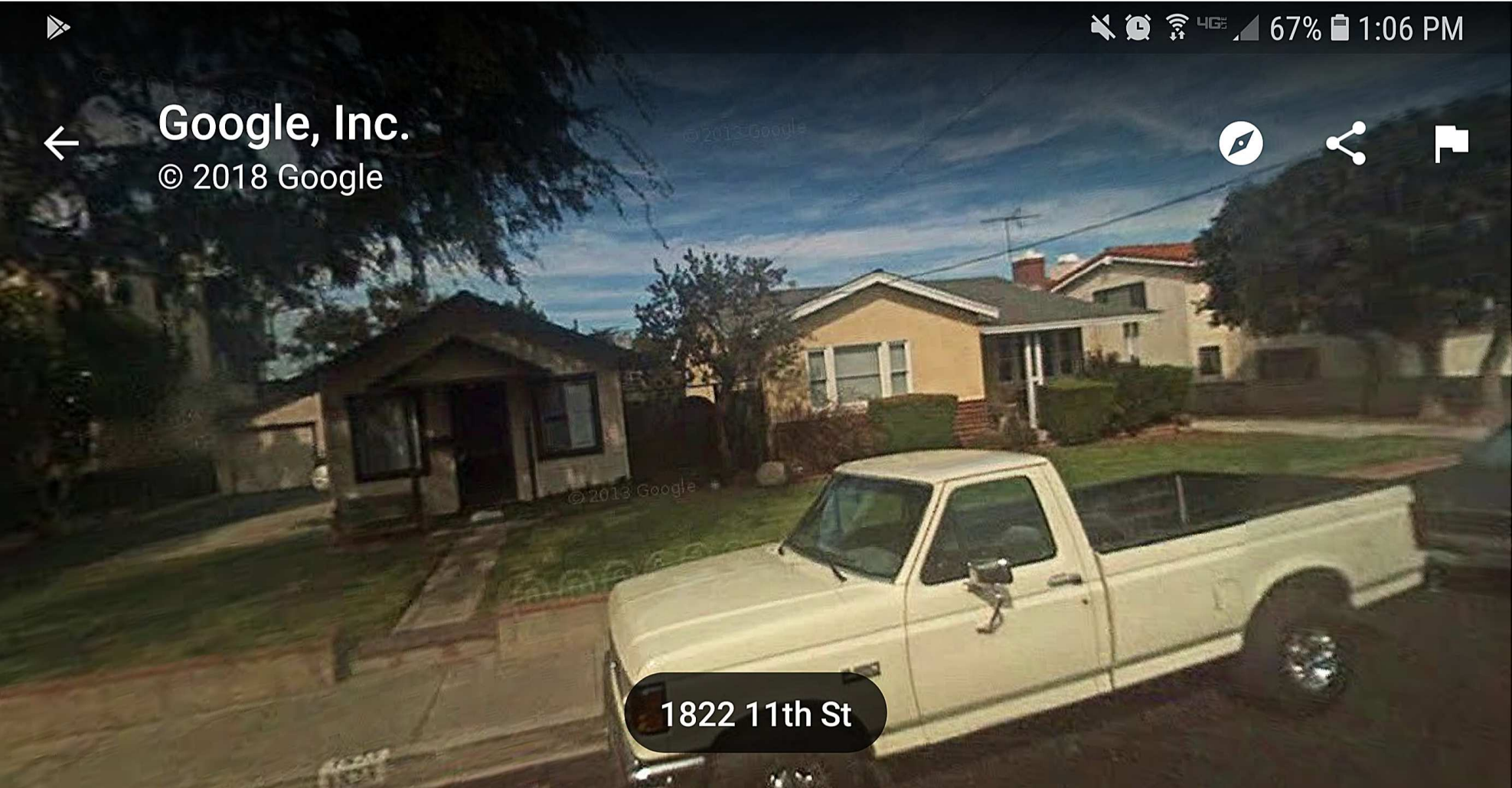
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© 2018 Google



1822 11th St





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ABBREVIATION

®	AT	JAN.	JANITOR
A.B.	ANCHOR BOLT	J.C.	JOIST
A.C.	ASPHALTIC CONCRETE	K.C.	KEENE'S CEMENT
ACOUS.	ACOUSTICAL	K.P.	KING POST
ACS.	ACRES	KIT.	KITCHEN
A.D.	AREADRAIN	LAM.	LAMINATED
ALUM.	ALUMINUM	LAB.	LAVATORY
A.T.	ASPHALT TILE	LB.	POUND
ADJ.	ADJUSTABLE	LGTH.	LENGTH
AFF.	ABOVE FINISHED FLOOR	LKR.	LOCKER
A.F.S.	ABOVE FINISHED SURFACED	MAS.	MASONRY
ABV.	ABOVE	MAX.	MAXIMUM
BD.	BOARD	MECH.	MECHANICAL
BLK.	BLOCK	MEMB.	MEMBRANE
BLKG.	BLOCKING	MET.	METAL
BM.	BEAM	MIN.	MINIMUM
BOT.	BOTTOM	MISC.	MISCELLANEOUS
BLDG.	BUILDING	M.O.	MASONRY OPENING
BTWN.	BETWEEN	M.R.	MOISTURE RESISTANT MANUFACTURER
C.J.	CEILING JOIST	MANUF.	MANUFACTURER
C.L.	CENTER LINE	N.I.C.	NOT IN CONTRACT
C.B.	CATCH BASIN	NO. (#)	NUMBER
CEM.	CEMENT	NOM.	NOMINAL
CER.	CERAMIC	N.T.S.	NOT TO SCALE
C.I.P.	CAST IRON PIPE	ORISC.	OBSCURE
CLG.	CEILING	O.C.	ON CENTER
CLO.	CLOSET	O.D.	OUTSIDE DIAMETER
CLR.	CLEAR	OFF.	OFFICE
C.O.	CLEAN OUT	OPG.	OPENING
COL.	COLUMN	OV.	OVEN
COM.	COMMON	OVFL.	OVERFLOW
CONC.	CONCRETE	OPP.	OPPOSITE
CONT.	CONTINUOUS	P.	POST
C.W.	COLD WATER	PL.	PROPERTY LINE, PLATE
C.T.	CERAMIC TILE	PLAS.	PLASTER
C.U.YD.	CUBIC YARD	PLYWD.	PLYWOOD
DET.	DETAIL	PR.	PAIR
DBL.	DOUBLE	PL.	PLASTIC LAMINATE
D.F.	DOUGLAS FIR	R.	RISER
D.J.	DECK JOIST	RAO, R.	RADIUS
DR.N.	DRINKING FOUNTAIN	RAFT, R.R.	RAFTER
DIAM.()	DIAMETER	REIN.	REINFORCEMENT
DRWG.	DRAWING	RESIL.	RESILIENT
D.S.	DOWNSPOUT	R.D.	ROOF DRAIN
D.W.	DISHWASHER	RG.	RANGE
DR.	DOOR	RM.	ROOM
EA.	EACH	R.O.	ROUGH OPENING
EL.	ELEVATION	REF.	REFRIGERATOR
ELECT.	ELECTRICAL	S.C.	SOLID CORE
ELEV.	ELEVATION	SINK	SINK
ENCL.	ENCLOSURE	SEL.STR.	SELECT STRUCTURAL
EXH.	EXHAUST	SH.	SHOWER
EXIST.	EXISTING	SHWR.	SHOWER
EXP.	EXPANSION	SIM.	SIMILAR
EXT.	EXTERIOR	SHTG.	SHOOTING
E.J.	EXPANSION JOINT	SQ.	SQUARE
F.D.	FLOOR DRAIN	STL.	STEEL
F.G.	FUEL GAS	STRUC.	STRUCTURAL
F.J.	FLOOR JOIST	S.S.	STAINLESS STEEL
FR.	FRISH	SUSP.	SUSPENDED
FLR.	FLOOR	SPEC.	SPECIFICATIONS
FLRG.	FLOORING	SERV.	SERVICE
FT.	FOOT	S.V.S.K.	SELECT STRUCTURAL
FTG.	FOOTING	STOR.	STORAGE
FG.	FIXED GLASS	S.T.C.	SOUND TRANSMISSION CLASS
F.S.	FLOOR SINK	SQ.FT.	SQUARE FOOT(FEET)
FLOOR.	FLUORESCENT	TEL.	TELEPHONE
F.O.C.	FACE OF CONCRETE	TERR.	TERRAZZO
F.O.S.	FACE OF STUD	T & G.	TONGUE AND GROOVE
F.F.	FINISHED FLOOR	T.O.C.	TOP OF CONCRETE
GA.	GALVE	T.O.W.	TOP OF WALL
GALV.	GALVANIZED	TYP.	TYPICAL
GL.	GLASS	THRU	THROUGH
GR.	GRADE	TEMP.	TEMPERED
GYP.	GYP-SUM	T.O.P.	TOP OF PARAPET
G.W.B.	GYP-SUM WALL BOARD	T.	TREAD
GAR.	GARAGE	U.	URINAL
GAR.DISP.	GARBAGE DISPOSAL	VERT.	VERTICAL
H.B.	HOSE BIBB	VEST.	VESTIBULE
HD.	HARD WOOD	V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
HGT.	HEIGHT	W.	WITH
H.P.T.	HIGH POINT	W.C.	WATER CLOSET
HDR.	HEADER	W.D.	WINDOW DIMENSION
HTR.	HEATER	WD.	WOOD
H.W.	HOT WATER	WH.	WATER HEATER
HORIZ.	HORIZONTAL	WP.	WATERPROOF
H.C.	HOLLOW CORE		
I.D.	INSIDE DIAMETER		
IN.	INCH		
INT.	INTERIOR		
INSUL.	INSULATION		
INV.	INVERT		



PUBLIC WORKS NOTES

PROJECT DATA

PROJECT DATA

OWNER: DC CONSTRUCTION AND DEVELOPMENT
P. O. BOX 945
MANHATTAN BEACH, CA 90266

PROJECT ADDRESS: 1823 11TH STREET
MANHATTAN BEACH, CA. 90266

APN: 4164-001-017

LEGAL DESCRIPTION: LOT 17, BLOCK 1, REDONDO VILLA TRACT #3
M.B. 11-110-111

CONSTRUCTION: TYPE - V B, SPRINKLERED

OCCUPANCY: R-2 / U

ZONING: RH-D2, AREA DISTRICT I

NO. OF STORIES: TWO STORIES + MEZZANINE

SCOPE OF WORK: PROPOSED TWO STORY + MEZZANINE 3-UNIT CONDOMINIUMS
W/ ATTACHED 2-CAR GARAGES

AREA TABULATION:

LOT SIZE:	50.0 FT x 130.0 FT		
LOT AREA:	6,500.0 SF		
DENSITY:	6,500.0 SF = 1,800 SF/UNIT = 3.61 (3 UNITS)		
ALLOWABLE B.F.A.:	6,500.0 x 1.2 = 7,800 SF		
PROPOSED B.F.A.:	5,066.9 SF		

FLOOR AREAS: (SEE BFA DIAGRAM @ SHEET A-4.0)

	UNIT A	UNIT B	UNIT C
FIRST FLOOR	388.9 SF	150.1 SF	405.4 SF
SECOND FLOOR	1,230.6 SF	1,092.7 SF	1,230.6 SF
MEZZANINE	192.2 SF	184.2 SF	192.2 SF
TOTAL FLOOR AREA	1,811.7 SF	1,427.0 SF	1,828.2 SF
GARAGE AREA	365.0 SF	365.0 SF	365.0 SF
SECOND FLOOR DECK	62.0 SF	0.0 SF	62.0 SF
ROOF DECK	0.0 SF	190.0 SF	0.0 SF

BUILDING SETBACK INFORMATION:

REQUIRED SIDEYARD: 10% LOT WIDTH (3'-0" MIN, 10'-0" MAX) 50.00' x 10% = 5.00'
 REQUIRED REARYARD: (LOT DEPTH x 0.3) - 20 = (130.00' x 0.3) - 20 = 19.0'
 REQUIRED FRONTYARD: 20.0'

PROVIDED SIDEYARD: 5.00'
 PROVIDED REARYARD: 19.00'
 PROVIDED FRONTYARD: 20.00'

MAXIMUM ALLOWABLE BUILDING HEIGHT: AVERAGE GRADE AT PROPERTY CORNERS + 26.00'

113.31'	
113.26'	
108.40'	
+ 111.00'	
445.97' ÷ 4 =	111.49'
	+ 26.00'
	137.49'

PROPOSED MAXIMUM BUILDING HEIGHT: 137.49'

OPEN SPACE (FLOOR AREA x 15%):

	UNIT A	UNIT B	UNIT C
REQUIRED OPEN SPACE:	271.8 SF	220.0 SF	274.2 SF
PROVIDED OPEN SPACE:			
DECK AT SECOND FLOOR	38.8 SF	0.0 SF	38.8 SF
ROOF DECK (MAX 1/2 REQ'D)	0.0 SF	110.0 SF	0.0 SF
PRIVATE REAR YARD	0.0 SF	0.0 SF	412.7 SF
1/2 COMMON REAR YARD	247.0 SF	247.0 SF	0.0 SF
TOTAL	285.8 SF	357.0 SF	451.5 SF

PARKING TABULATION:

REQUIRED PARKING SPACES: 2 SPACES (IN GARAGE) + 1 GUEST FOR EACH UNIT = 9 SPACES
 PROVIDED PARKING SPACES: 2 SPACES (IN GARAGE) + 1 GUEST FOR EACH UNIT = 9 SPACES

THIS PROJECT SHALL COMPLY WITH: 2016 C.B.C., 2016 C.M.C., 2016 C.E.C., 2016 C.P.C., U.F.C., 2016 TITLE-24, 2016 CALIFORNIA GREEN CODE
 WITH STATE OF CALIFORNIA AND CITY OF MANHATTAN BEACH AMENDMENTS.

SEPARATE PERMITS AND PLANS ARE REQUIRED FOR: SPAS, POOLS, SOLAR SYSTEMS, DEMOLITION AND SEWER CAP OF EXISTING BUILDINGS. IF SUCH IMPROVEMENTS OR DEMOLITION IS REQUIRED AS A CONDITION OF APPROVAL FOR DISCRETIONARY ACTIONS OR TO COMMENCE BUILDING THEN SUCH PERMITS MUST BE OBTAINED BEFORE OR AT THE TIME THIS PROPOSED PERMIT IS ISSUED.

ALSO SEPARATE PERMITS ARE REQUIRED FOR: MECHANICAL, ELECTRICAL, PLUMBING, SITE WORK - INCLUDING SITE WALLS, FIRE SPRINKLERS, LANDSCAPE

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SHEET SCHEDULE

T - 1	TITLE SHEET
T - 2	GENERAL NOTES
T - 3	DOOR SCHEDULE
T - 4	WINDOW SCHEDULE
T - 5	TITLE-24 CF-1R FORMS
T - 6	GREEN BUILDING PROGRAM
C - 0	SITE SURVEY
L - 1	LANDSCAPE PLAN
A-1.0	SITE PLAN
A-2.0	PROPOSED FIRST FLOOR PLAN
A-2.1	PROPOSED SECOND FLOOR PLAN
A-2.1	PROPOSED MEZZANINE PLAN
A-3.0	ROOF PLAN
A-4.0	BUILDING SECTIONS
A-4.1	BUILDING SECTIONS
A-4.2	BUILDING SECTIONS
A-5.0	STAIR SECTIONS
A-6.0	EXTERIOR ELEVATIONS
A-6.1	EXTERIOR ELEVATIONS
A-7.0	ARCHITECTURAL DETAILS
A-7.1	ARCHITECTURAL DETAILS
A-7.2	ARCHITECTURAL DETAILS
S-0.0	STRUCTURAL NOTES
S-0.1	STRUCTURAL NOTES
S-0.2	STRUCTURAL NOTES
S-1.0	FOUNDATION PLAN
S-1.1	SECOND FLOOR FRAMING PLAN
S-1.2	MEZZANINE FLOOR FRAMING PLAN
S-1.3	ROOF FRAMING PLAN
S-2.0	STRUCTURAL DETAILS
S-2.1	STRUCTURAL DETAILS
S-2.2	STRUCTURAL DETAILS
S-2.3	STRUCTURAL DETAILS
E-1.0	FIRST FLOOR ELECTRICAL PLAN
E-1.1	SECOND FLOOR ELECTRICAL PLAN
E-1.2	MEZZANINE ELECTRICAL PLAN

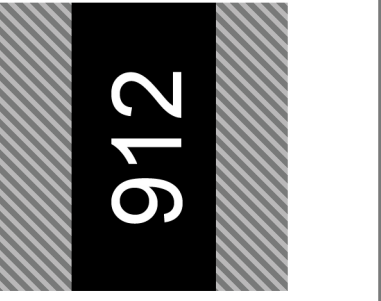
SYMBOLS

	ROOM NAME
	SECTION DESIGNATION SHEET NUMBER
	DETAIL NUMBER SHEET NUMBER
	WINDOW LETTER
	DOOR NUMBER
	KEY NOTE

VICINITY MAP



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Revisions:

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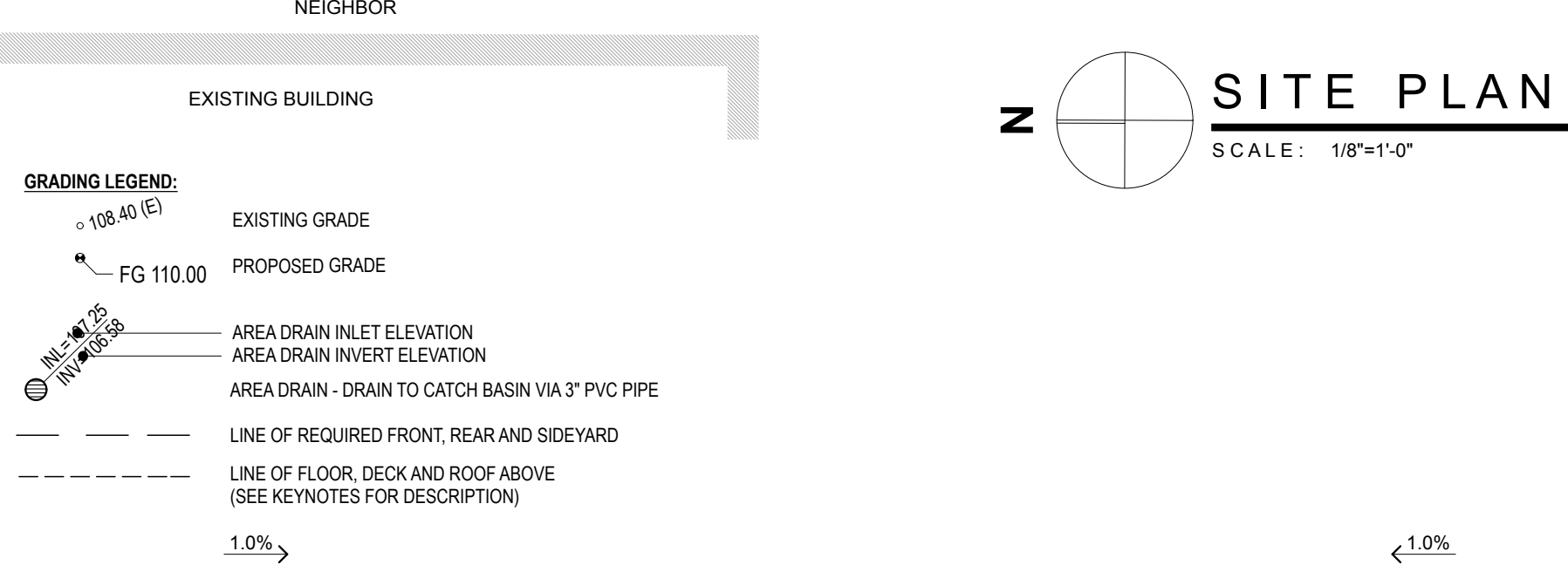
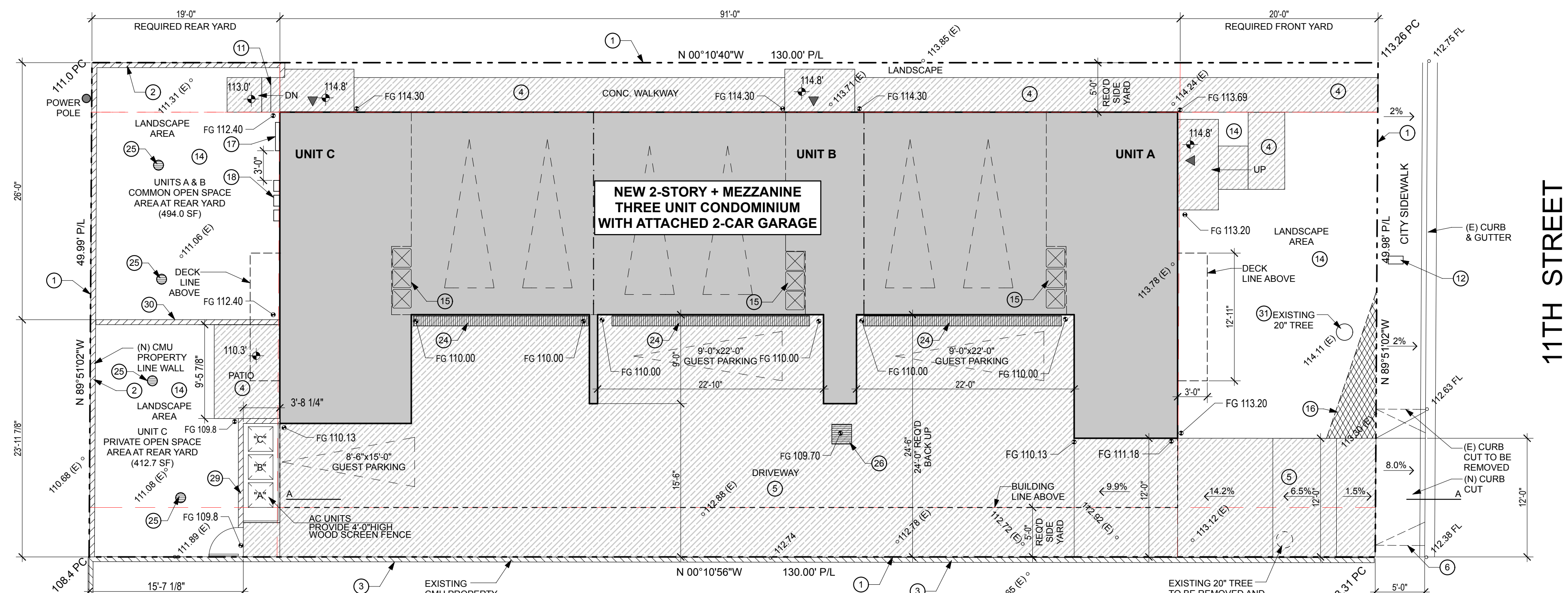
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11th Street CONDOMINIUMS
1823 11th Street, Manhattan Beach, CA, 90266

Title Sheet

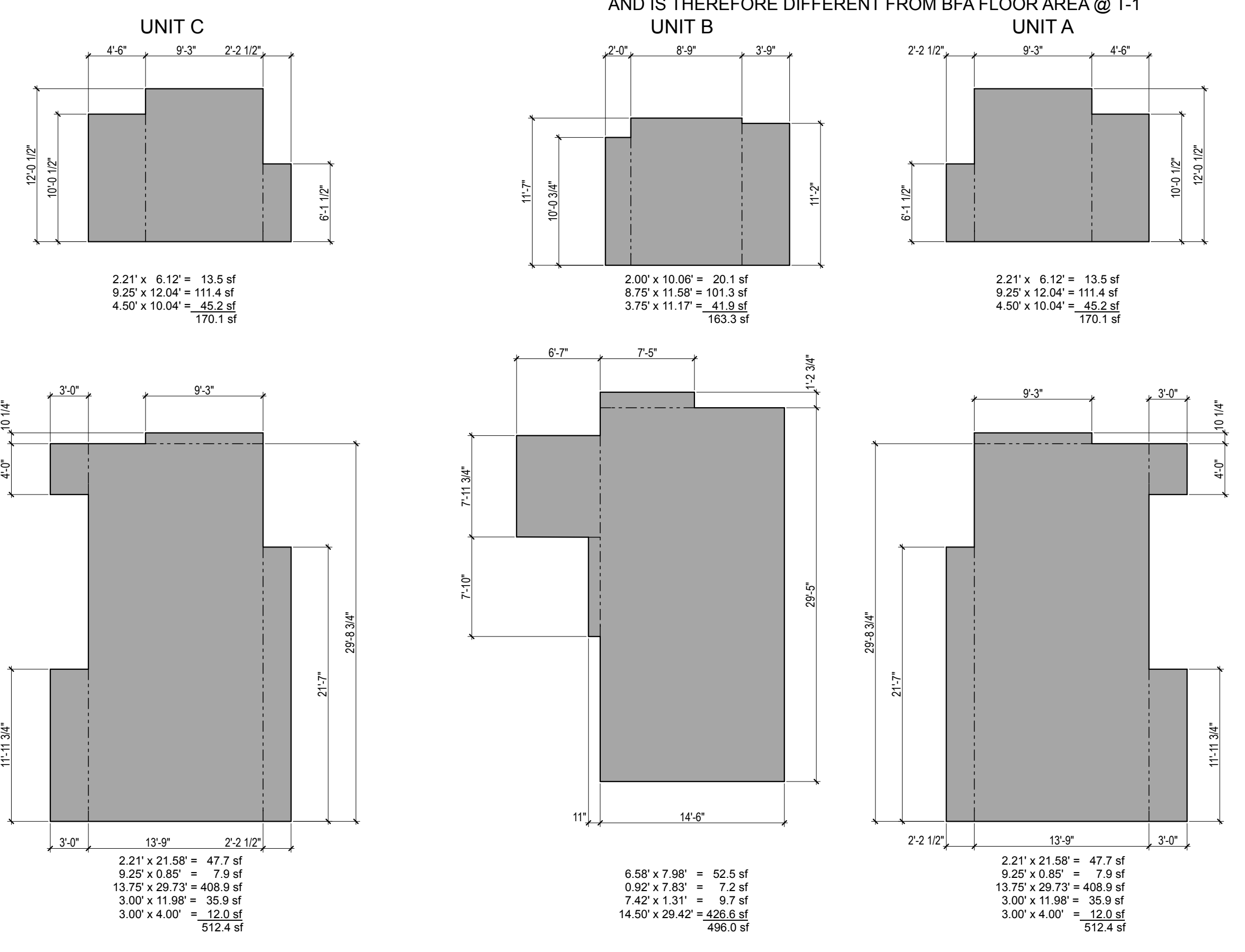
Date: 7/25/18
Name of File: Preliminary

T-1



- SITE PLAN NOTES:**
- PROPERTY LINE**
SEE DETAIL
 - NEW CMU PROPERTY LINE WALL**
SEE DETAIL
 - EXISTING CMU / WOOD FENCE OVER CMU WALL TO REMAIN**
(NO CHANGE IN HEIGHT)
 - NEW CONCRETE WALKWAY / PATIO**
PROVIDE NEW SAW CUTS AS SHOWN
 - NEW CONCRETE DRIVEWAY**
PROVIDE NEW SAW CUTS AS SHOWN
 - EXISTING CURB CUT TO BE REMOVED**
 - NEW CURB CUT**
PROVIDE NEW CURB CUT AS SHOWN
PER CITY OF MANHATTAN BEACH PUBLIC WORKS NOTES
 - LINE OF ROOF EAVE ABOVE**
 - LINE OF BALCONY ABOVE**
 - LINE OF SECOND FLOOR ABOVE**
 - EXTERIOR CONCRETE STAIR**
SEE DETAILS INDICATED ON PLAN
 - EXISTING WATER METER LOCATION**
PROVIDE TRAFFIC RATED LID, SEE PUBLIC WORKS NOTES @ T-6
 - DECOMPOSED GRANITE PERMEABLE SURFACE**
 - LANDSCAPED AREA**
SEE LANDSCAPE PLAN FOR REQUIRED PLANT MATERIALS AND SIZES
ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM
 - TRASH AREA**
TRASH AREA FOR A MINIMUM OF THREE 4' TALL 22" TRASH CANS AT GARAGE. REFUSE AREA SHALL NOT INTRUDE INTO REQUIRED PARKING DIMENSIONS. (MIMC 5.24.03)
SEE A-1.0 (GROUND FLOOR / GARAGE PLAN) FOR EXACT LOCATION INSIDE THE GARAGE.
 - DRIVEWAY VISIBILITY TRIANGLE**
PROVIDE UNOBSTRUCTED TRIANGLE OF SIGHT VISIBILITY (5' x 15') ADJACENT TO DRIVEWAY AND BEHIND THE ULTIMATE PROPERTY LINE WHEN EXITING AREAS WITHOUT WALL, COLUMNS OR LANDSCAPING O' 36" HIGH. ALL PLANTERS NEXT TO DRIVEWAY MUST CONFORM TO THIS REQUIREMENT. (PER MIMC 10.64.150)
 - NEW ELECTRIC METER SERVICE PANEL WITH A 3" DIAMETER STUB OUT CONDUIT**
MIN. 200 AMP SERVICE.
WATERPROOF METAL CONTAINER (FLUSH MOUNT) PAINT TO MATCH ADJACENT WALL
ELECTRICIAN SHALL PROVIDE PANEL SCHEDULE AND LOAD CALCULATIONS
REFER TO M. E. P. SHEETS, PER ARTICLE 220, NEC
 - NEW GAS METER**
LOCATION SUBJECT TO GAS COMPANY APPROVAL.
SEE DETAILS 8 & 9 / A-7.1
 - SEWER LATERAL - SEE PUBLIC WORKS NOTES @ T-6**
 - NEW PROPERTY LINE CLEAN OUT**
PROVIDE NEW PROPERTY LINE CLEAN OUT PER CITY OF MANHATTAN BEACH PUBLIC WORKS NOTES @ T-6
 - CERTIFICATES**
CERTIFICATES OF INSTALLATION (CF2R-ENV, CF2R-LTG AND CF2R-MECH) SHALL BE COMPLETED BY THE APPLICABLE CONTRACTORS INSTALLING ENERGY FEATURES WHEN COMPLIANCE REQUIRES HERS FIELD VERIFICATION AND/OR TESTING. ALL CF2R FORMS SHALL BE SUBMITTED ELECTRONICALLY TO AN APPROVED PROVIDER DATA REGISTRY. THE CF2R FORMS SHALL BE POSTED AT THE JOB SITE IN A CONSPICUOUS LOCATION.
 - CERTIFICATE OF VERIFICATION (CF3R) SHALL BE COMPLETED REGISTERED AND SIGNED/CERTIFIED BY THE HERS RATER. THE REGISTERED CF3R FORM SHALL BE MADE AVAILABLE TO THE BUILDING DEPARTMENT AND BUILDER.**
 - SEPARATE PERMITS**
SEPARATE PERMITS AND PLANS ARE REQUIRED FOR SPAS, POOLS, SOLAR SYSTEMS, DEMOLITION AND SERVICER GAP OF EXISTING BUILDINGS. IF SUCH IMPROVEMENTS OR DEMOLITION IS REQUIRED AS A CONDITION OF APPROVAL FOR DISCRETIONARY ACTIONS OR TO COMMENCE BUILDING, THEN SUCH PERMITS MUST BE OBTAINED BEFORE OR AT THE TIME THIS PROPOSED BUILDING PERMIT IS ISSUED.
 - FENCE / WALL / HANDRAIL AND HEDGE HEIGHTS, AS MEASURED FROM THE LOWEST FINISHED GRADE ADJACENT TO EACH SECTION OF THESE STRUCTURES, MAY BE A MAXIMUM OF: 42" IN THE FRONT YARD SETBACK, AND 6' AT ALL OTHER LOCATIONS ON SITE (3' IN DRIVEWAY VISIBILITY TRIANGLE AND IN THE TRAFFIC VISION CLEARANCE TRIANGLE).**
 - NEW TRENCH DRAIN WITH TRAFFIC RATED GRATE**
DRAIN TO SUMP BASIN VIA 3" Ø PVC PIPE
 - AREA DRAIN**
DRAIN TO SUMP BASIN VIA 3" Ø PVC PIPE
 - CATCH BASIN WITH SUMP PUMP**
30"x30"x4" DEEP PREFAB CATCH BASIN W/ 24" SQ. GRATE
PROVIDE (2) ZOELLER MODEL #161 SUMP PUMPS PER HYDROLOGY BY PERU CONSULTANTS
OUTLET TO STREET VIA (2) 3" Ø PVC PIPES TO PROPERTY LINE THEN (2) 3" Ø DUCTILE IRON PIPES THROUGH CURB FACE
NOTE: SUBMIT HYDRAULIC CALCULATIONS AND DETAIL FOR SUMP / PUMP TO BUILDING DEPARTMENT FOR APPROVAL PRIOR TO FABRICATION
 - PEDESTRIAN PROTECTION**
DURING CONSTRUCTION COMPLY WITH UBC SECT. 3303 REGARDING PROTECTION OF PEDESTRIANS.
 - BUILDING ADDRESS**
BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET PER SECTION 501.2
 - CMU / WOOD FENCE AND GATE**
PROVIDE 5'-0" HIGH COMBINATION CMU WALL / WOOD FENCE WITH 3'-0" x 5'-0" WOOD GATE
 - NEW COMBINATION CMU / WOOD FENCE**
PROVIDE 6'-0" HIGH SEPARATION FENCE
SEE DETAIL
 - PROTECTED TREE**
PROTECTED TREE
TREE MUST NOT BE REMOVED OR DAMAGED, AND MUST BE PROTECTED PER CITY TREE PROTECTION REQUIREMENTS BELOW
- TREE PROTECTION REQUIREMENTS:**
PROTECTED TREES MAY NOT BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL.
TREES SHALL BE PROTECTED WITH REQUIRED FENCING AND ADVISORY SIGNS WITH TREE PROTECTION REQUIREMENTS SHALL BE CLEARLY POSTED ON THE SITE AND PROPERLY MAINTAINED.
NO TRASH, CONSTRUCTION MATERIAL OR DEBRIS, DIRT, PORTABLE TOILETS, OR ANY OTHER MATERIAL SHALL BE PLACED WITHIN THE PROTECTIVE FENCING AREA.
PROVIDE 2" MULCH IN PROTECTIVE AREA.
PROVIDE IRRIGATION (SOAKER HOSE) CIRCLING AROUND PROTECTIVE AREA STARTING AT A MINIMUM DISTANCE OF 1' AWAY FROM THE TRUNK.
NO GRADING WITHIN THE PROTECTIVE FENCING AREA
ANY PRUNING OF BRANCHES OR ROOTS MUST COMPLY WITH AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI A300) PRUNING STANDARDS.
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS. ANY PROPOSED REVISIONS REQUIRE PRIOR APPROVAL BY THE CITY.
A SECURITY DEPOSIT MAY BE REQUIRED TO ENSURE THE EXISTING TREE(S) ARE PROTECTED.
VIOLATION OF THE TREE PRESERVATION REGULATIONS MAY RESULT IN FINES UP TO THE COST OF AN EQUAL SIZE REPLACEMENT TREE OR THE APPRAISED VALUE OF THE TREE, WHICHEVER IS HIGHER.

1823 MEZZANINE CALC
SCALE: 1/8" = 1'-0"



ALLOWABLE MEZZ AREA
ROOM BELOW = 512.4 SQ. FT. = 170.8 SQ. FT.
ROOM BELOW = 496 SQ. FT. = 165.3 SQ. FT.
ROOM BELOW = 512.4 SQ. FT. = 170.8 SQ. FT.



- Revisions:**
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11th Street CONDOMINIUMS
1823 11th Street, Manhattan Beach, CA, 90266

Site Plan
Date: 7/25/18
Name of File: Preliminary

A-1.0

FLOORPLAN NOTES:

VERIFY ALL PLUMBING FIXTURES WITH OWNER

- NEW ELECTRIC METER SERVICE PANEL WITH A 3" DIAMETER STUB OUT CONDUIT**
MIN. 200 AMP SERVICE.
WATERPROOF METAL CONTAINER.
PAINT TO MATCH ADJACENT WALL.
ELECTRICIAN SHALL PROVIDE PANEL SCHEDULE AND LOAD CALCULATIONS.
REFER TO M. E. P. SHEETS.
PER ARTICLE 220, NEC
- GROUND FAULT INTERRUPTER (GFI) OUTLETS**
SHALL BE PROVIDED IN BATHROOMS, GARAGES, CRAWL SPACES, EXTERIOR, AND WITHIN 6' OF KITCHEN SINKS.
REFER TO M. E. P. SHEETS.
PER SECT. 210-8a, NEC
- SEPARATE BRANCH CIRCUIT FOR APPLIANCES**
APPLIANCES SUCH AS KITCHEN SINK FOOD GRINDERS, DISHWASHERS, MICROWAVE OVENS, TRASH COMPACTORS, WASHING MACHINES DRYERS, REFRIGERATORS, FREEZERS, AIR CONDITIONERS, FAUS, BUILT-IN HEATERS OR ANY FIXED APPLIANCE WITH MOTOR LARGER THAN 1/4 HP SHALL BE ON A SEPARATE BRANCH CIRCUIT SUPPLIED BY A MIN. NUMBER 12 AWG WIRE.
- GENERAL LIGHTING @ KITCHEN AND BATH**
PROVIDE HIGH EFFICIENCY LIGHTING AT NOT LESS THAN 40 LUMENS PER WATT.
REFER TO ELECTRICAL PLANS.
PER SECT. 2-5352) T-24
- MECHANICAL VENTILATION @ BATHROOMS**
BATHROOMS SHALL BE MECHANICALLY VENTILATED OR PROVIDED WITH WINDOW AREA NOT LESS THAN 3 SQ.FT. AT LEAST 50% OPENABLE. PER SECTION 303.3.

BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS SHALL BE PROVIDED WITH MECHANICAL VENTILATION IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE PER SECT. 1203.4.2.1, C.B.C.
- ONE-HOUR FIRE RESISTIVE WALL / CEILING**
GARAGE BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD.
PER TABLE R302.6.

5/8" TYPE "X" GYP. WALL BOARD AT ALL WALLS AND CEILING BETWEEN GARAGE AND ALL ADJACENT LIVING SPACES, AND ENCLOSING ALL STRUCTURAL MEMBERS.
PER SECT. 406.1.4, C.B.C.
- STAIRWAY**
PROVIDE 1 LAYER 5/8" TYPE "X" G.W.B. AT ALL WALLS AND SOFFIT FOR ENCLOSED USABLE SPACE BENEATH STAIRWAY.
PER SECT. 1009, C.B.C.
- STAIR HANDRAIL (MATERIAL T.B.D.)**
SEE DETAIL 5 / A-7.0

STAIR HANDRAIL SHALL BE 34" TO 38" ABOVE TREAD. NOSING CIRCULAR HANDRAIL SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1.25" AND NOT REATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6.25" WITH A MAXIMUM CROSS SECTION DIMENSION OF 2.25". EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01" PER CBC SECT. 1012.3.

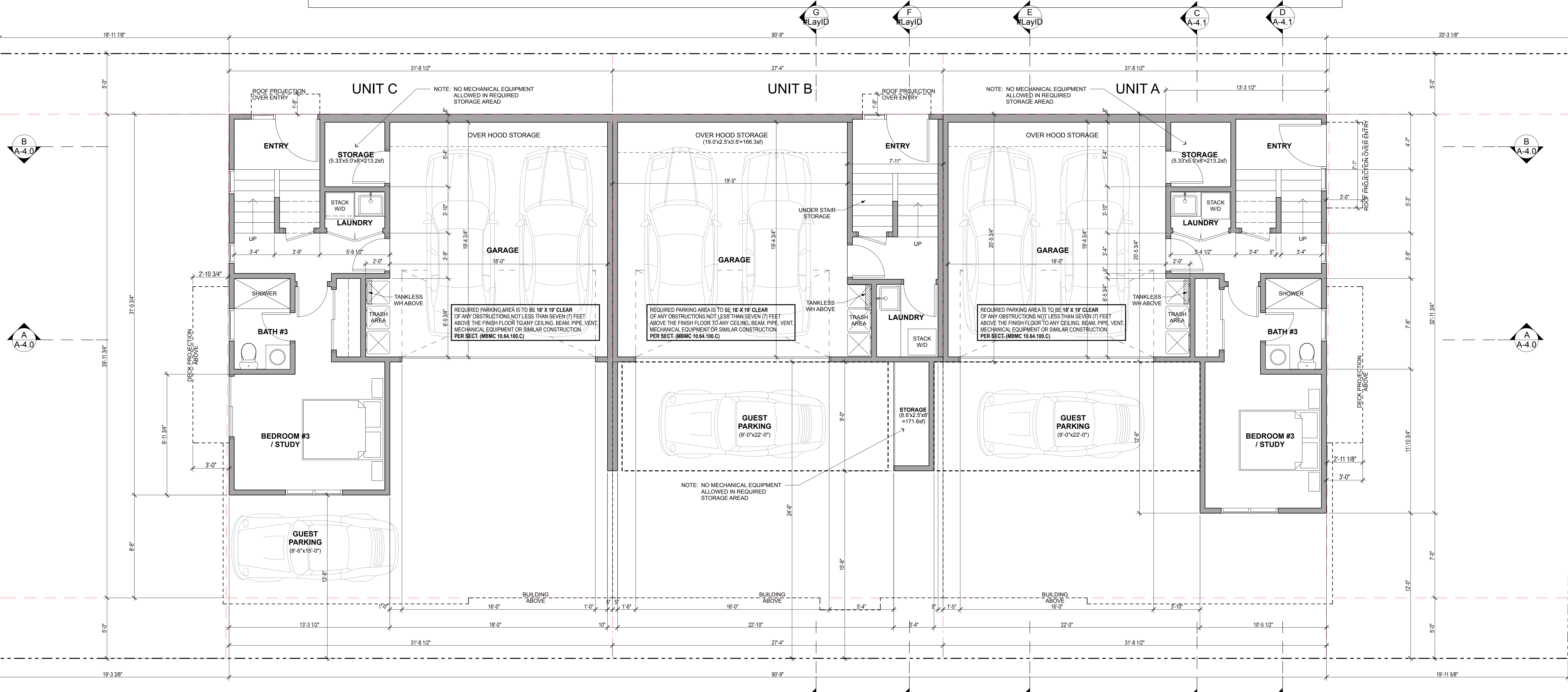
HANDRAIL ASSEMBLIES SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY DIRECTION IN ANY POINT ALONG THE TOP AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING PER 1607.7.1, & 1607.1.1.
- GUARDRAIL (42" HIGH U.N.O.)**
SEE DETAIL: 18 / A-7.1 & 25 / A-7.1

GUARDRAIL SHALL NOT BE LESS THAN 42" HIGH AND SHALL HAVE BALLUSTERS OR ORNAMENTAL PATTERNS SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING.
PER CBC SECTION 1013.

GUARDRAIL ASSEMBLIES SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY DIRECTION IN ANY POINT ALONG THE TOP AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING PER 1607.7.1, & 1607.1.1.
- WINDOWS AT BEDROOMS (EGRESS)**
MIN. CLR. OPENING, 5.7 sq. ft.
MIN. CLR. HEIGHT, 24"
MIN. CLR. WIDTH, 20"
FINISHED SILL HEIGHT TO BE NOT MORE THAN 44" ABOVE FINISHED FLOOR REFER TO WINDOW / DOOR SCHEDULE.
PER SECT. 1026, C.B.C.
- DRYER VENT**
EXHAUST TO OUTSIDE AIR @ WALL.
PROVIDE LINT TRAP/ACCESS PAINT TO MATCH EXTERIOR FINISH.
INSTALL PER MANUF. SPECS. VERIFY LOCATION WITH ARCHITECT.
PER SECT. 504.3 & 908, C.M.C.
- WASHER**
HOT AND COLD WATER VALVES, PROVIDE SMITTY PAN WITH DRAIN.
- FORCED AIR UNIT**
SIZE: PER TITLE-24 CALCS. SEE CF-1R FORMS GAS FIRED (INTERMITTENT ELECTRONIC IGNITION)
"B" VENT THRU FLOOR TO ROOF.
PAINT TO MATCH EXTERIOR FIN.
INSTALLATION/CLEARANCES PER MANUF. SPECS @ GARAGE - PROVIDE 18" HIGH PLATFORM.
PER SECT. 308, C.M.C. & C.P.C..
- WATER HEATER**
SIZE: PER TITLE-24 CALCS. SEE CF-1R FORMS HIGH RECOVERY WITH RECIRCULATION PUMP GAS FIRED (INTERMITTENT ELECTRONIC IGNITION)
PROVIDE SEISMIC STRAPS
"B" VENT THRU FLOOR TO ROOF.
PAINT TO MATCH EXTERIOR FIN.
P & T VALVE SHALL TERMINATE OUTSIDE.
INSTALLATION/CLEARANCES PER MANUF. SPECS @ GARAGE - PROVIDE 18" HIGH PLATFORM.
PER SECT. 510.1, C.P.C. & SECT. 308.2, C.M.C.
INSTALL ON THE COLD WATER SUPPLY PIPE AT THE TOP OF WATER HEATER CAPPED "T" FITTING TO PLUMB FOR FUTURE SOLAR WATER HEATING.
- COMBUSTION AIR VENTS**
PROVIDE VENTS FOR TOP & BOTTOM COMBUSTION AIR. TOP VENT LOCATED WITHIN 12" OF CEILING. BOTTOM VENT LOCATED WITHIN 12" OF PLATFORM. SIZE PER CMC.
PER CHAPTER 7, U.M.C. and U.P.C.
- RETURN AIR GRILLE**
SIZE PER CODE.
VERIFY LOCATION WITH ARCHITECT.
- AIR SUPPLY DUCT**
2 sq. in. PER 1000 BTU REQUIRED @ F.A.U.
SIZE PER CODE.
PER SECT. 317, U.M.C.
- LIGHT and VENTILATION @ BEDROOMS**
NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS WITH AN AREA OF NOT LESS THAN 1/10 OF THE FLOOR AREA (MIN. 10 sq. ft.) NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS WITH AN AREA OF NOT LESS THAN 1/20 OF THE FLOOR AREA (MIN. 5 sq. ft.)
PER SECT. 1203 C.B.C.
- COMBINATION SMOKE AND CARBON MONOXIDE ALARM**
SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE INSTALLED INSIDE ALL BEDROOMS, ON THE CEILING OR WALL OUTSIDE OF EACH BEDROOM AND IN EVERY STORY.
PER SECTION R314.3; R315.1;
SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, AND SHALL BE EQUIPPED WITH A BATTERY BACKUP AND INTERCONNECTED.
PER SECTION R314.3; R314.4; R315.1;

SMOKE DETECTORS ARE REQUIRED IN EACH ROOM USED FOR SLEEPING AND CENTRALLY LOCATED IN THE WALL OR CEILING IN CORRIDORS PROVIDING ACCESS TO EACH SLEEPING AREA. AT EACH FLOOR OR BASEMENT LEVEL AND IN CLOSE PROXIMITY TO THE STAIRWAY. SMOKE DETECTORS SHALL BE CONNECTED TO THE BUILDING WIRING SYSTEM IN ALL NEW CONSTRUCTION AND BE PROVIDED WITH BATTERY BACKUP. SHALL SOUND AN ALARM AUDIBLE IN ALL AREAS OF THE BUILDING OR BE INTERCONNECTED.
PER SECT 907.2.10, C.B.C.

KEY NOTES CONTINUED AT SHEET A-2.1



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
1823 11th

Revisions:
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11th Street CONDOMINIUMS
1823 11th Street, Manhattan Beach, CA, 90266

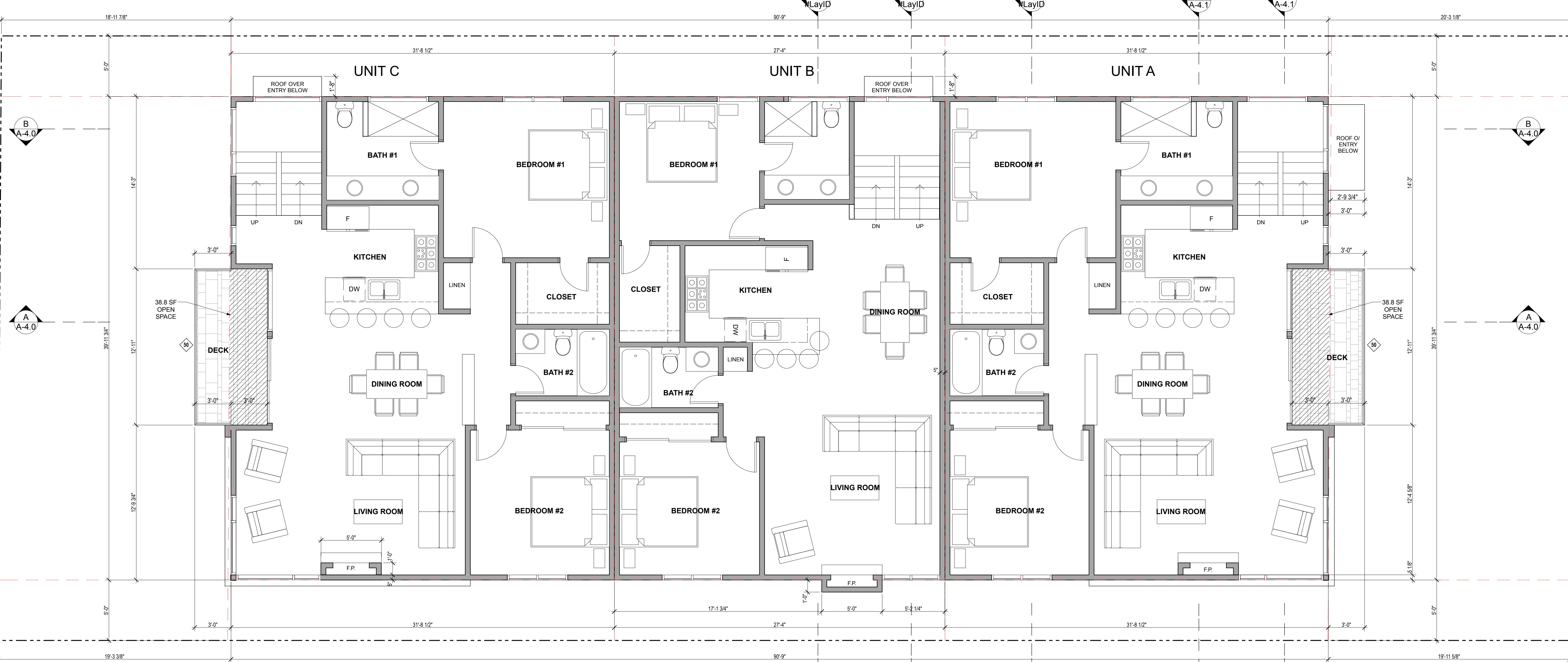
First Floor Plan

Date: 7/25/18
Name of File: Preliminary

A-2.0

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- FLOORPLAN NOTES:**
(CONTINUED FROM SHEET A-2.0)
21. **PLUMBING WALL**
PROVIDE 2x6 STUD WALL BEHIND PLUMBING FIXTURES PER C.P.C.
 22. **SHOWERS & TUB SHOWERS**
CONTROL VALVES FOR SHOWERS AND TUB SHOWERS SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE PER CPC SEC 410.7
PROVIDE APPROVED SMOOTH HARD NON ABSORBENT FINISH TO CEILING (VERIFY WITH ARCHITECT)
PROVIDE 1-LAYER "GREENBOARD" MOISTURE RESISTANT GYPSUM WALLBOARD PER UBC SEC 907.1.3
 23. **FRAMESLESS TEMPERED GLASS ENCLOSURE**
@ SHOWER, WITH DOOR @ TUB SHOWER COMBINATION PER SECT. 2406 & 2407, U.B.C.
 24. **BATH TUB**
MANUF. MODEL:
INSTALL PER MANUF SPECS
 25. **TUB TRAP ACCESS**
12" x 12" PREFABRICATED SHEET METAL PAINT TO MATCH ADJACENT WALL
 26. **WATER CLOSETS**
1.28 GALLON FLUSH, MAX. PER H & S CODE, SECT. 17921.3b
 27. **ACCESS TO TOILETS**
30" CLEAR WIDTH REQUIRED
24" CLEARANCE IN FRONT REQUIRED. PER SECT. 2902.6 & 2904, C.B.C.
 28. **EXHAUST FAN**
BATHROOMS SHALL BE EQUIPPED WITH AN EXHAUST FAN CONTROLLED BY A HUMIDISTAT PER 2013 C.G.B.S.C.
 29. **DISHWASHER**
HOT WATER STUB-OUT SMITTY PAN WITH DRAIN
 30. **REFRIGERATOR SPACE**
COLD WATER STUB-OUT (ICE MAKER)
 31. **KITCHEN SINK**
DOUBLE BASIN
MANUF. MODEL:
PROVIDE GARBAGE DISPOSAL
 32. **COOK - TOP**
MANUF. MODEL:
PROVIDE GAS STUB-OUT
PROVIDE SHEET METAL HOOD (24" MIN CLR) VENT THROUGH ROOF PER MANUF SPECS
OR
DOWNDRAFT VENT DUCT TO OUTSIDE AIR THRU WALL PAINT TO MATCH EXTERIOR FINISH. VERIFY LOCATION OF VENT WITH ARCHITECT. SEE ENERGY PERFORMANCE NOTES
 33. **CONVECTION OVEN**
MANUF. MODEL:
PROVIDE GAS STUB-OUT DUCT TO OUTSIDE AIR THRU WALL PAINT TO MATCH EXTERIOR FINISH. VERIFY LOCATION OF VENT WITH ARCHITECT.
 34. **UNDER-COUNTER MICROWAVE OVEN**
 35. **SHELF AND POLE (#6" HIGH) (T.B.D.)**
1 1/2" DIA WOOD POLE WITH 1/4" WOOD SHELF PAINT TO MATCH ADJACENT WALL FINISH
OPTION: CLOSET ORGANIZER HARDWARE CONFIRM WITH OWNER
 36. **GAS FIREPLACE (VENT THROUGH ROOF)**
MANUFACTURER: LENOX
MODEL: SYMMETRY GAS ONLY
APPROVAL: ANS Z21.88 - 2009
INSTALL PER MANUFACTURERS SPECIFICATIONS. USE THIS PRODUCT OR APPROVED EQUAL, TO BE DETERMINED BY OWNER / ARCHITECT.
- PER SECTION R100.1
WOOD BURNING FIREPLACES ARE NOT PERMITTED PER AQMD RULE 445
 37. **DRAINAGE FIXTURES LOCATED BELOW THE NEXT UPSTREAM MANHOLE OR BELOW THE MAIN SEWER LEVEL REQUIRES INVESTIGATION TO ASCERTAIN THE NECESSITY FOR SEWER BACKWATER DEVICE INSTALLATION PER 2016 CPC SECTION 710.0**
 38. **TRASH CANS**
TRASH AREA FOR A MINIMUM OF (3) 4' TALL 2X2' TRASH CANS REFUSE AREA SHALL NOT INTRUDE TO INTO REQUIRED PARKING DIMENSIONS.
 39. **STAIR REQUIREMENTS**
A. MAX 7.75" RISE & MIN. 10" RUN
B. MIN. 36" CLEAR WIDTH
C. HANDRAILS 34" TO 38" HIGH ABOVE TREAD NOSING.
D. HANDGRIP PORTION OF HANDRAIL SHALL BE NOT LESS THAN 1 1/4" NOR MORE THAN 2" CROSS SECTIONAL DIAM. DIMENSION HAVING A SMOOTH SURFACE WITH NO SHARP CORNERS. (1003.3.2,3,4,6)
 40. **LANDING AT EGRESS DOOR**
LANDING AT EGRESS SHALL NOT BE MORE THAN 1 1/2' LOWER THAN TOP OF THRESHOLD.
(EXCEPTION: THRESHOLD HEIGHT CAN BE 7.75" MAX. IF DOOR IS NOT A REQUIRED EXIT OR DOOR DOES NOT SWING OVER THE LANDING.)
PER CRC SECTION R311.3.1
 41. **LAUNDRY ROOM**
DRIP PANS OR OTHER DEVICES FOR LAUNDRY ROOM, WATER HEATERS, AND DISHWASHERS MUST BE PROVIDED.
 42. **CABLE BOX**
 43. **GAS METER**
 44. **BACKWATER VALVE**
AN APPROVED BACKWATER VALVE IS REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER. FIXTURES ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE. (UPC: 710.1)
 45. **GARAGE FLOOR**
GARAGE FLOOR SHALL BE SLOPED TO FACILITATE MOVEMENT OF LIQUIDS TOWARD A DRAIN OR VEHICLE ENTRY DOORWAY CBC SECT. 406.1.3.
 46. **DECK WATERPROOFING**
MANUF. CROSSFIELD PRODUCTS CORP
PRODUCT: DEX-O-TEX ROOF WATERPROOFING MEMBRANE
ICCF: ESR 1757
SLOPE: 1/4" FT. MIN.
CLASS: A
INSTALL PER MANUF SPECS
USE THIS PRODUCT OR APPROVED EQUAL
PER SECT. 1402, C.B.C.
 47. **DECK DRAINS**
MANUF. THUNDERBIRD
MODEL: 3" DIA. COPPER DECK DRAIN WITH STRAINER
PROVIDE DRAIN LINE TO DRAINAGE SYSTEM
INSTALL PER MANUF SPECS
USE THIS PRODUCT OR APPROVED EQUAL
SEE DETAIL 20 / A-7.1
 48. **LANDING AT EXTERIOR DOORS**
LANDING ON EACH SIDE OF EXTERIOR DOOR SHALL HAVE A LENGTH IN DIRECTION OF TRAVEL OF NOT LESS THAN 36" SECTION R311.3.
 49. **WATER METER SERVICE**
SEE LOCATION ON SITE PLAN AT A-1.0
 50. **OPEN RAILING**
BALCONIES SHALL HAVE OPEN RAILINGS OR GLASS
 51. **1-HOUR COMMON / SEPARATION WALL**
WALL BETWEEN INDIVIDUAL UNITS SHALL BE 1-HOUR CONSTRUCTION AND SHALL HAVE SOUND TRANSMISSION COEFFICIENT (STC) RATING OF 57 TO 52 MINIMUM. SEE DETAILS 23 & 24 / A-6.1 FOR CONSTRUCTION
COMMON WALL BETWEEN UNITS SHALL BE FREE FROM PLUMBING, MECHANICAL, EQUIPMENT DUCT OR VENT PER CRC SECT R-302.2
COMMON WALL SHALL EXTEND FROM FOUNDATION TO UNDERSIDE OF ROOF SHEATHING PER CRC SECT R-302.2.1 (UPC: 710.1)
 52. **WHOLE HOUSE VENTILATION**
WHOLE HOUSE MECHANICAL VENTILATION SYSTEM PER 2013 CALIFORNIA RESIDENTIAL COMPLIANCE MANUAL. THE BUILDING SHALL BE PROVIDED WITH A WHOLE HOUSE VENTILATION SYSTEM.
EXHAUST FANS AT THE LAUNDRY ROOM SHALL BE 75 CFM MIN. (PER TABLE 4-14)
AND SHALL OPERATE CONTINUOUSLY
FAN SHALL BE RATED TO OPERATE AT A MAX. NOISE LEVEL OF 1.0 SONE.
- OR -
PROVIDE WHOLE HOUSE VENTILATION SYSTEM @ FAU FORCED AIR UNIT TO PROVIDE REQUIRED WHOLE HOUSE VENTILATION SYSTEM.
UNIT MUST BE INSTALLED WITH A SUMMER SWITCH AT THE AIR HANDLER AND AN OUTSIDE AIR DUCT DIRECTLY TO THE RETURN AIR PLENUM.
UNIT MUST BE EQUIPPED WITH CONTROLS WHICH ENSURE THAT THE AIR HANDLER RUNS EVEN WHEN THERE IS NO HEATING OR COOLING.
OUTDOOR AIR DUCT INLET SHALL BE PLACED TO AVOID DRAWING AIR FROM KNOW AREAS OF CONTAMINANTS, SUCH AS CHIMNEYS, GARAGES, EXHAUST FANS, ETC.
INSTALLER SHALL MEASURE THE VENTILATION FLOW RATE INDUCED TO ENSURE THAT IT MEETS THE VENTILATION RATE REQUIREMENTS UNDER NORMAL HEATING AND COOLING OPERATING CONDITIONS.
 53. **FUTURE SOLAR ELECTRICAL CONDUIT**
PROVIDE ELECTRICAL CONDUIT FOR EACH UNIT FROM ROOF TO ELECTRICAL SERVICE PANEL FOR FUTURE SOLAR
 54. **PLUMBING FIXTURES**
ALL NEW PLUMBING FIXTURES SHALL BE WATER CONSERVING PER 2016 CPC 402.0



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

Revisions:
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11th Street CONDOMINIUMS
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Second Floor Plan

Date: 7/25/18
 Name of File: Preliminary

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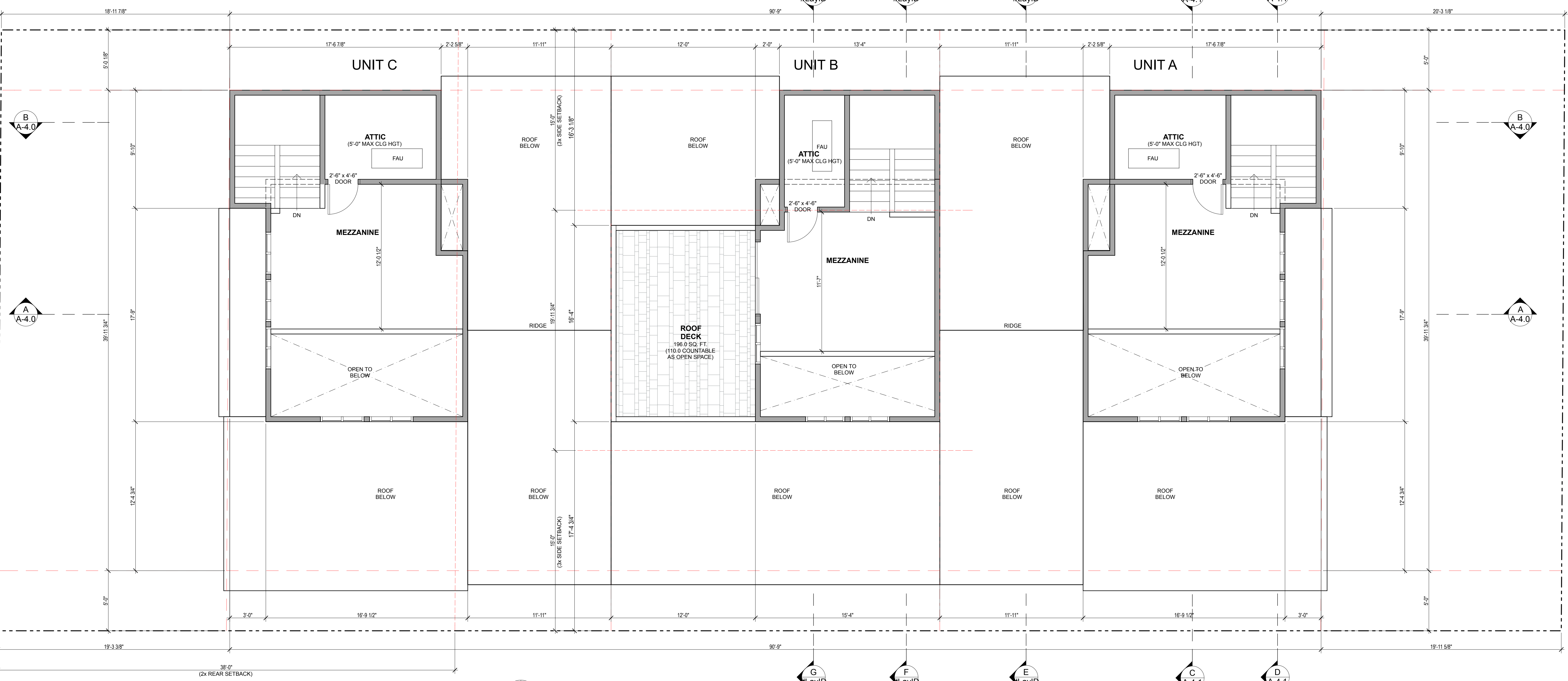
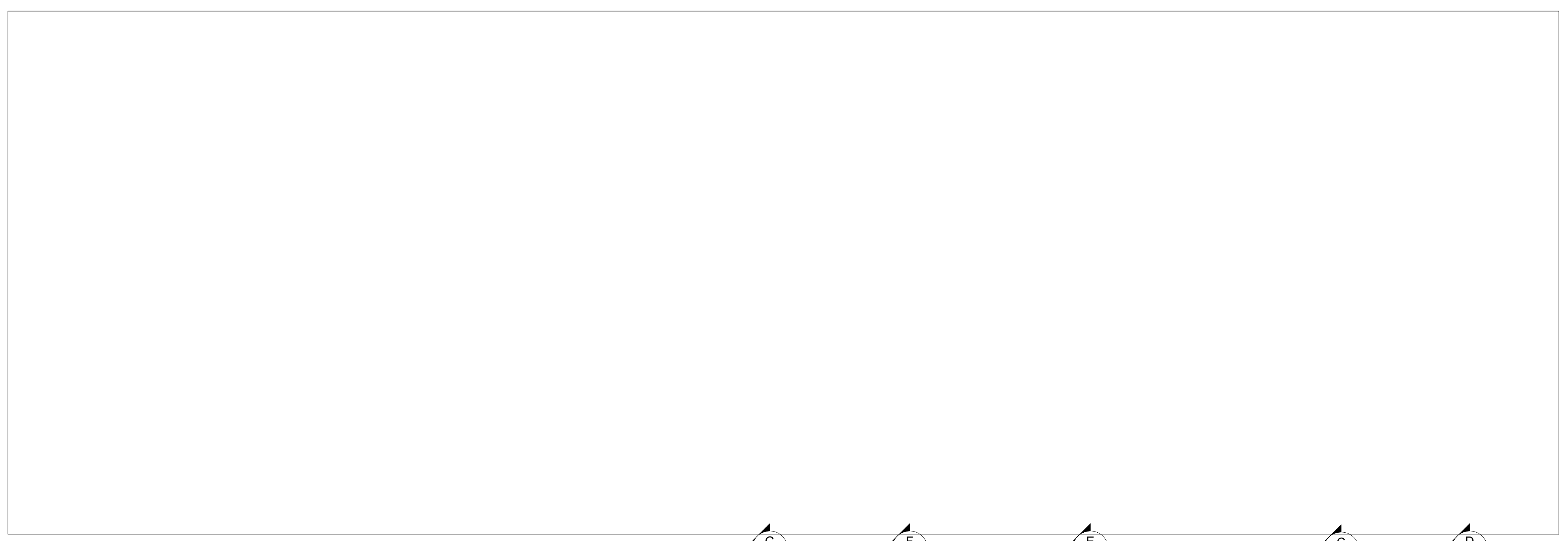
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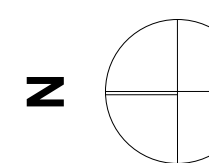
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Mezzanine Plan

Date: 7/25/18
 Name of File: Preliminary



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



- KEYNOTES**
- ROOF FINISH: ASPHALT ROOFING SHINGLES**
MANUF: MANVILLE
MODEL: THREE-TAB APPROVED SELF SEALING OR HAND SEALED SHINGLES.
COLOR: PER ARCHITECT
CLASS: A
PROVIDE 2 LAYERS 15# NON PERFORATED FELT UNDERLAYMENT APPLIED SHINGLES FASHION
PER SECT. 1402, C.B.C.
 - ROOF FINISH**
MANUF: CROSSFIELD PRODUCTS CORP.
PRODUCT: DEX-O-TEX ROOF WATERPROOFING MEMBRANE
ICCF: ESR 1757
SLOPE: 1/4" FT. MIN.
CLASS: A
INSTALL PER MANUF SPECS
USE THIS PRODUCT OR APPROVED EQUAL
PER SECT. 1402, U.B.C.
 - ROOF DRAINS**
MANUF: THUNDERBIRD
MODEL: 3" DIA. COPPER DECK DRAIN WITH STRAINER
PROVIDE DRAIN LINE TO DRAINAGE SYSTEM
INSTALL PER MANUF SPECS
USE THIS PRODUCT OR APPROVED EQUAL
SEE DETAIL 4 / A-7.2
 - OVERFLOW SCUPPER / DRAIN**
REMOVE EXISTING SCUPPERS AND PROVIDE NEW
PROVIDE SEPARATE DRAIN LINE
OUTLET SHALL BE LOCATED 2" ABOVE LOW POINT OF ROOF
OVERFLOW SCUPPER TO BE 3X DRAIN SIZE
INSTALL PER MANUF. SPECS
SEE DETAIL: 1 / A-7.2
 - ROOF FLASHING**
PROVIDE COPPER SHEET METAL FLASHING
AT ALL ROOF PENETRATION / VALLEY / CRICKET
SEE DETAIL: 5 / A-7.2
 - CHIMNEY TERMINATION CAP**
GALV SHEET METAL OR METAL MESH
WITH APPROVED SPARK ARRESTOR
MANUF: MARCO
ICCF: 2578
USE THIS PRODUCT OR AN APPROVED EQUAL
INSTALL PER MANUFACTURERS INSTRUCTIONS.
DECORATIVE CHIMNEY CAP MUST BE LISTED ASSEMBLY
CHIMNEY SHALL EXTEND 2 FT ABOVE ADJACENT ROOF
WITHIN 10 FT DISTANCE
PER CHAPTER 10, C.R.C.
 - ROOF GUTTER**
HALF-ROUND COPPER ROOF GUTTER SLOPE TO
DOWNSPOUT LOCATION @ 1/8" IN 2'
 - 3" DIA. DOWNSPOUT**
COPPER DOWNSPOUT - DRAIN TO STREET VIA APPROVED
NON-EROSIVE DEVICE
SEPARATE PIPE REQUIRED FOR OVERFLOW.
 - DECK WATERPROOFING**
MANUF: CROSSFIELD PRODUCTS CORP.
PRODUCT: DEX-O-TEX ROOF WATERPROOFING
MEMBRANE
ICCF: ESR 1757
SLOPE: 1/4" FT. MIN.
CLASS: A
INSTALL PER MANUF SPECS
USE THIS PRODUCT OR APPROVED EQUAL
PER SECT. 1402, U.B.C.
 - DECK DRAINS**
MANUF: THUNDERBIRD
MODEL: 3" DIA. COPPER DECK DRAIN
WITH STRAINER
PROVIDE DRAIN LINE TO DRAINAGE SYSTEM
INSTALL PER MANUF SPECS
USE THIS PRODUCT OR APPROVED EQUAL
SEE DETAIL 4 / A-7.2
 - ATTIC VENT**
PROVIDE 1 / 150 VENT AREA AT ALL ENCLOSED ATTIC SPACES
1,817 SF = 150 = 10.78 SF VENT AREA
PROVIDE (12) 12" X 24" HALF ROUND DORMER VENT
(0.88 SF VENT AREA) = 8.16 SF
AT LOCATIONS SHOWN ON ROOF PLAN
AND 2" Ø HOLES PER DETAIL 13 / A-7.0 (0.04 SF VENT AREA)
@ MIN 66 EAIVE BLOKS AT ATTIC = 2.94 SF
TOTAL VENT AREA = 8.16 + 2.64 = 10.8 SF
PER CRC SECTION R806
 - PARAPETS, SATELITE ANTENNA, RAILS,
SKYLIGHTS, ROOF EQUIP. MUST BE WITH THE
HEIGHT LIMIT.
 - ALL SITE DRAINAGE SHALL BE TERMINATED AT
PUBLIC WAY VIA NON-EROSIVE DEVICE.
 - ROOF DRAINS PASSING THROUGH THE ROOF
INTO THE INTERIOR OF A BUILDING SHALL
BE MADE WATER TIGHT AT THE ROOF LINE BY
THE USE OF SUITABLE FLASH MATERIAL.
 - ROOF DRAINAGE WATER SHALL NOT BE
ALLOWED TO FLOW OVER PUBLIC PROPERTY,
BUT SHALL BE CARRIED, IN A DRAIN PIPE OR
OTHER APPROVED TRANSPORT, UNDER
THE PUBLIC SIDEWALK OR WALKING SURFACE
TO THE GUTTER UNLESS ONE ONE OF
THE FOLLOWING CONDITIONS EXISTS AND IS
MAINTAINED.
 - ROOF DRAINAGE WATER IS TO BE DEPOSITED
AT A POINT OR POINTS ON THE SITE WHERE
THE DRAINAGE SWALE IS TO A NATURAL
DRAINAGE CHANNEL THAT DOES NOT FLOW
OVER PUBLIC PROPERTY.
 - ALL CONCENTRATED DRAINAGE, INCLUDING
ROOF WATER SHALL BE CONDUCTED VIA
GRAVITY TO THE STREET OR AN APPROVED
LOCATION AT A 2% MINIMUM.
 - VALLEY FLASHING SHALL BE NOT LESS THAN
0.019-INCH (0.48 mm) (NO. 26 GALVANIZED
SHEET GAGE) CORROSION RESISTANT METAL
INSTALLED OVER A MINIMUM 36-INCH WIDE
(914 mm) UNDERLAYMENT CONSISTING OF
ONE LAYER OF NO. 72 ASTM CAP SHEET
RUNNING THE FULL LENGTH OF THE VALLEY
 - ROOF GUTTERS SHALL BE PROVIDED WITH
THE MEANS TO PREVENT THE ACCUMULATION
OF LEAVES AND DEBRIS IN THE GUTTER.
 - (ROOF) (ATTIC) (EXTERIOR WALL) SHALL RESIST
THE INTRUSION OF FLAME EMBERS INTO THE
ATTIC AREA OF THE STRUCTURE, OR SHALL BE
PROTECTED BY CORROSION RESISTANT,
NONCOMBUSTIBLE WIRE MESH WITH 1/4-INCH
(6 mm) OPENINGS OR EQUIVALENT. VENTS
SHALL NOT BE INSTALLED IN EAVES AND
CORNICES.
 - EAVES AND SOFFITS SHALL MEET THE
REQUIREMENTS OF SPM 7A-3 OR SHALL BE
PROTECTED BY IGNITION RESISTANT
MATERIALS OR NON-COMBUSTIBLE
CONSTRUCTION ON THE EXPOSED UNDERSIDE.

Revisions:

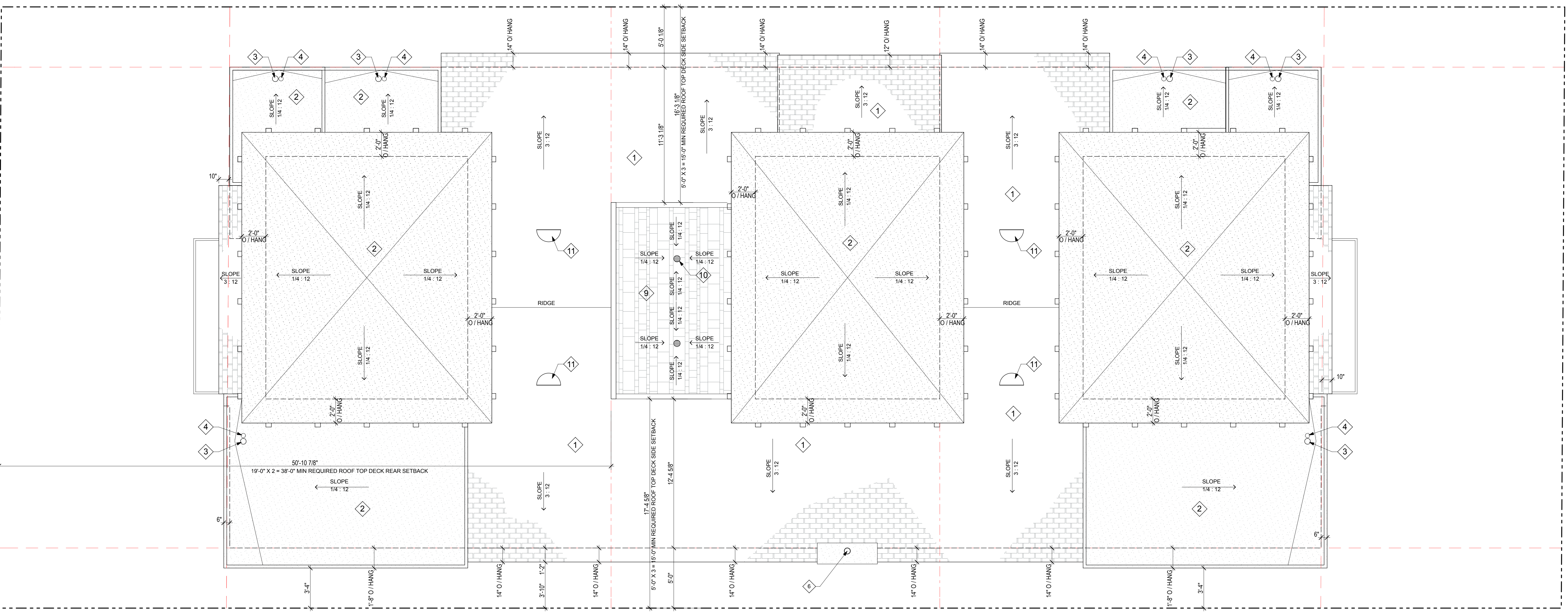
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11th Street CONDOMINIUMS
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Roof Plan

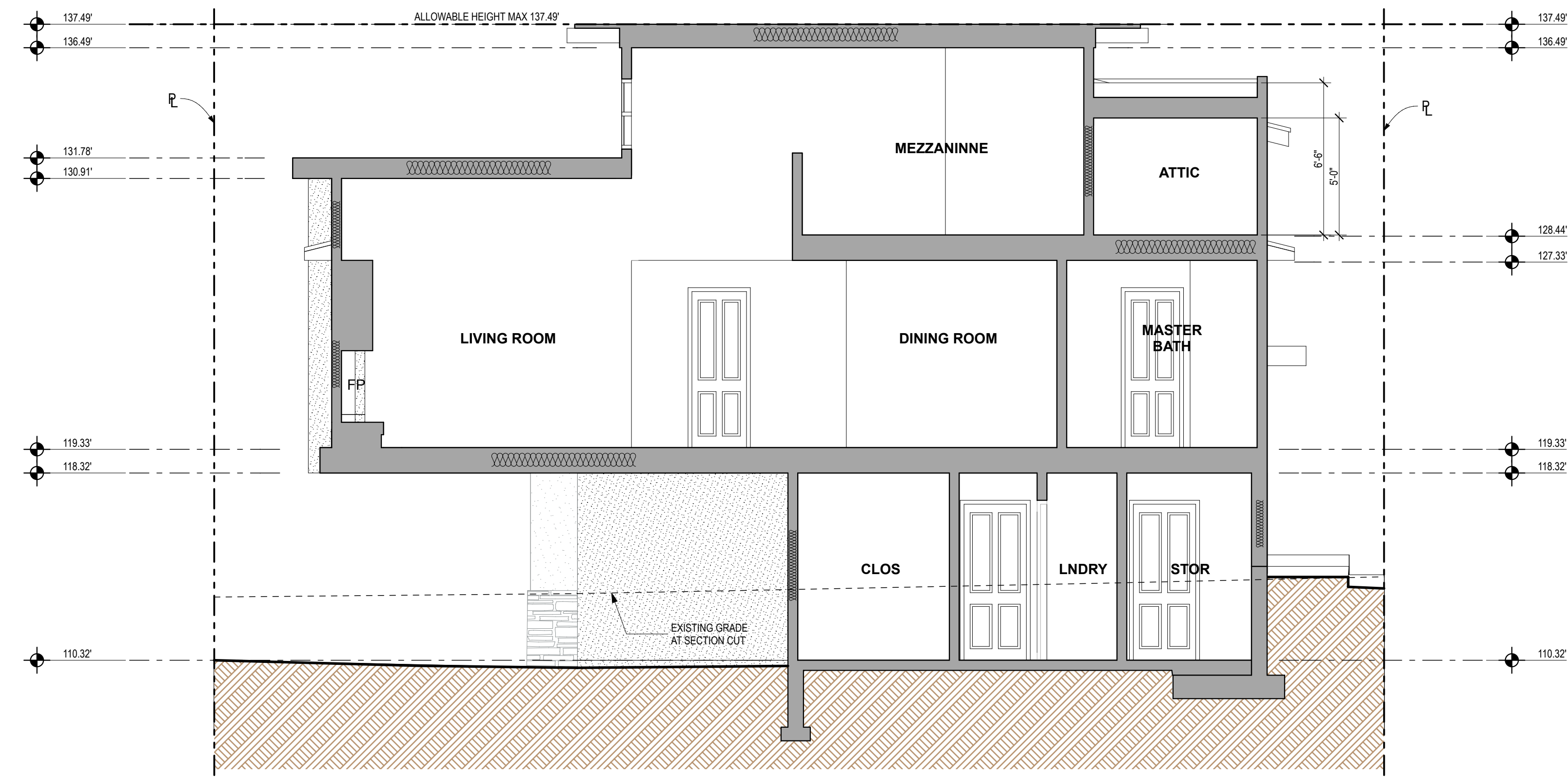
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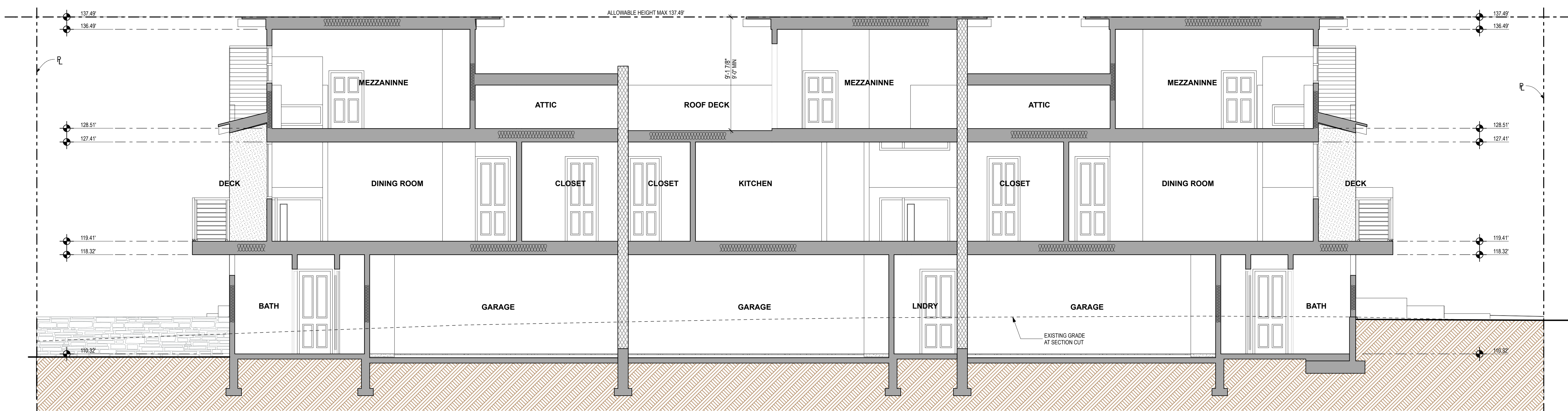


ROOF PLAN
SCALE: 1/4" = 1'-0"

BFA DIAGRAM
SCALE: 1/16"=1'-0"



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



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

- INSULATION REQUIREMENTS**
FOIL-BACKED BATT INSULATION
INSTALL PER MANUF. SPECS
PROVIDE: ROOF / CEILING R-30 PER CF-1R FORM
EXTERIOR WALL R-15
INTERIOR WALL R-13
(WHERE SPECIFIED)
RAISED WD FLOOR R-19 PER CF-1R FORM
FLR @ OVERHANGS R-19 PER CF-1R FORM
SLAB EDGE INSUL. N/A
REFER TO CF-1R FORMS, SEE SHEET T-6
- WATERPROOFING @ FOUNDATION WALL**
MANUF: DMX PLASTICS LTD
PRODUCT: DMX AG WATER PROOFING SYSTEM
ICCF: ESR 2896
PROVIDE 4" DIA. PERFORATED PIPE DRAIN IN FILTER FABRIC WRAP SET IN GRAVEL BED
OUTLET DRAIN @ STREET THROUGH APPROVED NON-EROSIVE DEVICE, SEE CIVIL DRWGS.
INSTALL PER MANUF. SPECS.
USE THIS PRODUCT OR APPROVED EQUAL.
- ONE-HOUR FIRE RESISTIVE WALL**
5/8" TYPE "X" GYP. WALL BOARD
AT ALL WALLS AND CEILING BETWEEN GARAGE AND ALL ADJACENT LIVING SPACES, AND ENCLOSING ALL STRUCTURAL MEMBERS
PER SECT. 1402.4, C.B.C.
- HANDRAIL**
TOP OF RAIL @ 34" TO 38" ABOVE TREAD
NOSING ONE RAIL TO EXTEND 6" BEYOND TOP AND BOTTOM RISER, AND SHALL TERMINATE IN A NEWEL POST OR WALL
HANDGRIP CROSS-SECTIONAL AREA OF TOP RAIL: 1 1/2" MIN TO 2" MAX
MIN 1 1/2" CLEAR BETWEEN RAIL AND WALL @ OPEN RAIL. SEE GUARDRAIL NOTE
PER SECT. 1006, C.B.C.
- GUARDRAIL (42" HIGH U.N.O.)**
TOP RAIL SHALL SUPPORT 20 LBS. PER LIN. FT.
PER SECT. 705, C.B.C.
SEE HAND RAIL NOTE FOR TOP RAIL
OPEN RAIL SHALL HAVE INTERMEDIATE RAILS, SO THAT A 4" DIA. SPHERE CANNOT PASS THRU.
PER SECT. 509.1, C.B.C.
- PROPOSED NEW ROOF FINISH**
MANUF: DAVINCI ROOFSCAPES
PRODUCT: SLATE GRAY ECO-BLEND MULTI-WIDTH SLATE
OVER 2-LAYERS 30# FELT
ICCF: ESR-2119
SLOPE: 6 IN 12
CLASS: A
INSTALL PER MANUF SPECS
USE THIS PRODUCT OR APPROVED EQUAL
PER SECT. 1402, C.B.C.
- CHIMNEY**
TOP OF CHIMNEY MUST EXTEND A MINIMUM OF 2' ABOVE ANY PART OF THE BUILDING WITHIN 10'. CHIMNEY MAY EXCEED THE MAX PERMITTED BUILDING HEIGHT BY NO MORE THAN 5' PROVIDED THE WIDTH AND DEPTH DO NOT EXCEED 3' AND 5' RESPECTIVELY.
- PROPOSED NEW ROOF FINISH**
MANUF: CROSSFIELD PRODUCTS CORP.
PRODUCT: DEX-O-TEX ROOF WATERPROOFING MEMBRANE
ICCF: ESR 1757
SLOPE: 1/4"FT. MIN.
CLASS: A
INSTALL PER MANUF SPECS
USE THIS PRODUCT OR APPROVED EQUAL
PER SECT. 1402, C.B.C.
- PROPOSED NEW DECK FINISH**
MANUF: CROSSFIELD PRODUCTS CORP.
PRODUCT: TILE OR STONE OVER THINSET MORTAR OVER DEX-O-TEX DECK WATERPROOFING MEMBRANE
ICCF: ESR 1757
SLOPE: 1/4"FT. MIN.
CLASS: A
INSTALL PER MANUF SPECS
USE THIS PRODUCT OR APPROVED EQUAL
PER SECT. 1402, C.B.C.

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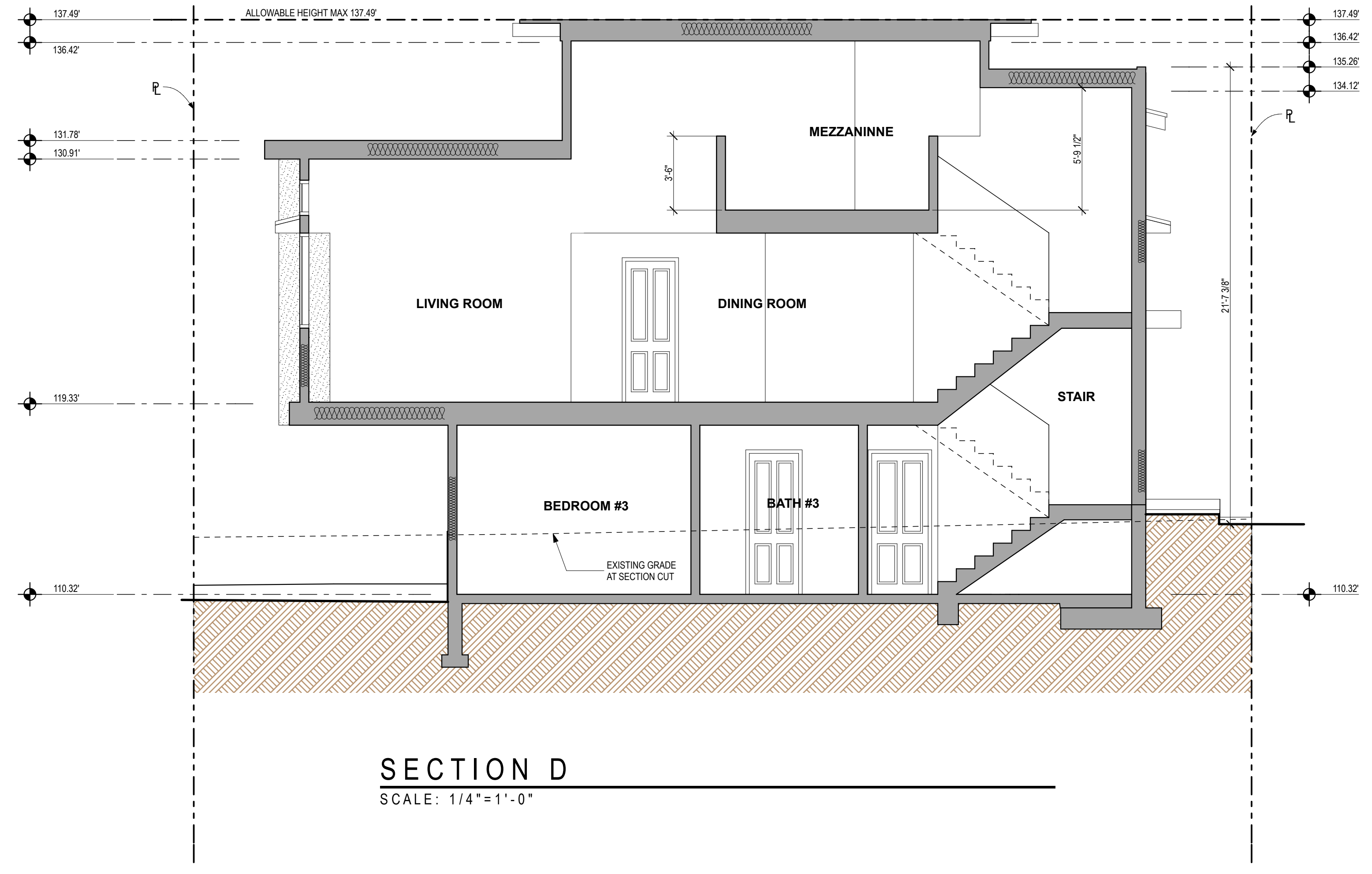
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11th Street CONDOMINIUMS
1823 11th Street, Manhattan Beach, CA, 90266

Sections

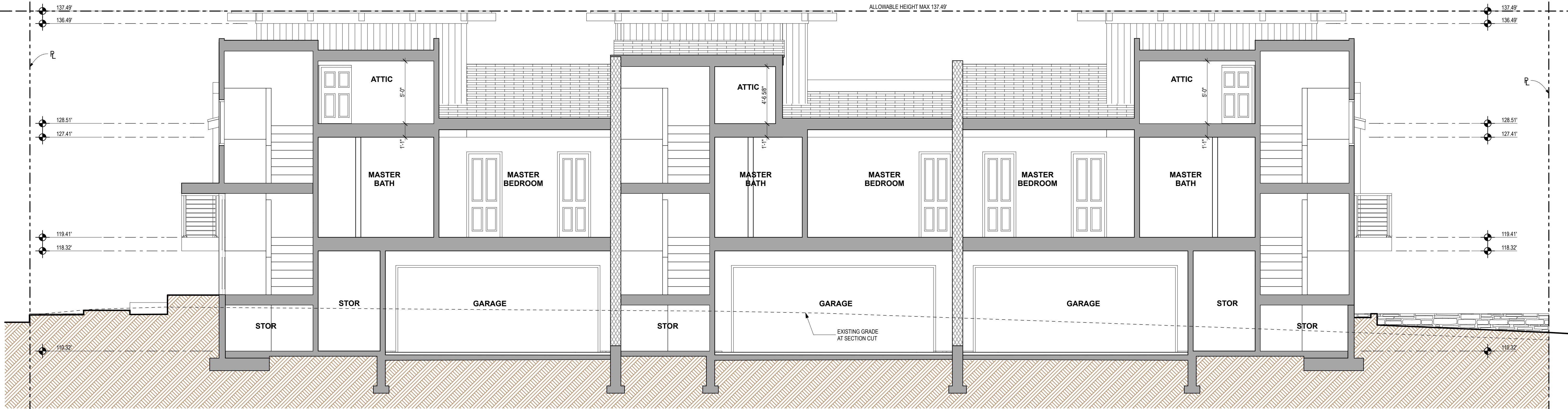
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SECTION D
SCALE: 1/4"=1'-0"

1. **INSULATION REQUIREMENTS**
FOIL-BACKED BATT INSULATION
INSTALL PER MANUF. SPECS
PROVIDE: ROOF / CEILING R-30 PER CF-1R FORM
EXTERIOR WALL R-15
INTERIOR WALL R-13
(WHERE SPECIFIED)
RAISED WD FLOOR R-19 PER CF-1R FORM
FLR @ OVERHANGS R-19 PER CF-1R FORM
SLAB EDGE INSUL. N/A
REFER TO CF-1R FORMS, SEE SHEET T-6
2. **WATERPROOFING @ FOUNDATION WALL**
MANUF: DMX PLASTICS LTD
PRODUCT: DMX AG WATER PROOFING SYSTEM
ICCF: ESR 2896
PROVIDE 4" DIA. PERFORATED PIPE DRAIN IN FILTER FABRIC WRAP SET IN GRAVEL BED
OUTLET DRAIN @ STREET THROUGH APPROVED NON-EROSIVE DEVICE. SEE CIVIL DRWGS.
INSTALL PER MANUF SPECS
USE THIS PRODUCT OR APPROVED EQUAL.
3. **ONE-HOUR FIRE RESISTIVE WALL**
5/8" TYPE "X" GYP WALL BOARD
AT ALL WALLS AND CEILING BETWEEN GARAGE AND ALL ADJACENT LIVING SPACES, AND ENCLOSED ALL STRUCTURAL MEMBERS
PER SECT. 302.4, C.B.C.
4. **HANDRAIL**
TOP OF RAIL @ 34" TO 38" ABOVE TREAD
NOSING ONE RAIL TO EXTEND 6" BEYOND TOP AND BOTTOM RISER, AND SHALL TERMINATE IN A NEWEL POST OR WALL
HANDGRIP CROSS-SECTIONAL AREA OF TOP RAIL: 1 1/2" MIN TO 2" MAX
MIN 1 1/2" CLEAR BETWEEN RAIL AND WALL @ OPEN RAIL. SEE GUARDRAIL NOTE
PER SECT. 1006, C.B.C.
5. **GUARDRAIL (42" HIGH U.N.O.)**
TOP RAIL SHALL SUPPORT 20 LBS. PER LIN. FT.
PER SECT. 705, C.B.C.
SEE HAND RAIL NOTE FOR TOP RAIL
OPEN RAIL SHALL HAVE INTERMEDIATE RAILS, SO THAT A 4" DIA. SPHERE CANNOT PASS THRU.
PER SECT. 509.1, C.B.C.
6. **PROPOSED NEW ROOF FINISH**
MANUF: DAVINCI ROOFSCAPES
PRODUCT: SLATE GRAY ECO-BLEND MULTI-WIDTH SLATE
OVER 2-LAYERS 30# FELT
ICCF: ESR-2119
SLOPE: 6 IN 12
CLASS: A
INSTALL PER MANUF SPECS
USE THIS PRODUCT OR APPROVED EQUAL
PER SECT. 1402, C.B.C.
7. **CHIMNEY**
TOP OF CHIMNEY MUST EXTEND A MINIMUM OF 2' ABOVE ANY PART OF THE BUILDING WITHIN 10'. CHIMNEY MAY EXCEED THE MAX PERMITTED BUILDING HEIGHT BY NO MORE THAN 5' PROVIDED THE WIDTH AND DEPTH DO NOT EXCEED 3' AND 5' RESPECTIVELY.
8. **PROPOSED NEW ROOF FINISH**
MANUF: CROSSFIELD PRODUCTS CORP.
PRODUCT: DEX-O-TEX ROOF WATERPROOFING MEMBRANE
ICCF: ESR 1757
SLOPE: 1/4" FT. MIN.
CLASS: A
INSTALL PER MANUF SPECS
USE THIS PRODUCT OR APPROVED EQUAL
PER SECT. 1402, C.B.C.
9. **PROPOSED NEW DECK FINISH**
MANUF: CROSSFIELD PRODUCTS CORP.
PRODUCT: TILE OR STONE OVER THINSET MORTAR OVER DEX-O-TEX DECK WATERPROOFING MEMBRANE
ICCF: ESR 1757
SLOPE: 1/4" FT. MIN.
CLASS: A
INSTALL PER MANUF SPECS
USE THIS PRODUCT OR APPROVED EQUAL
PER SECT. 1402, C.B.C.

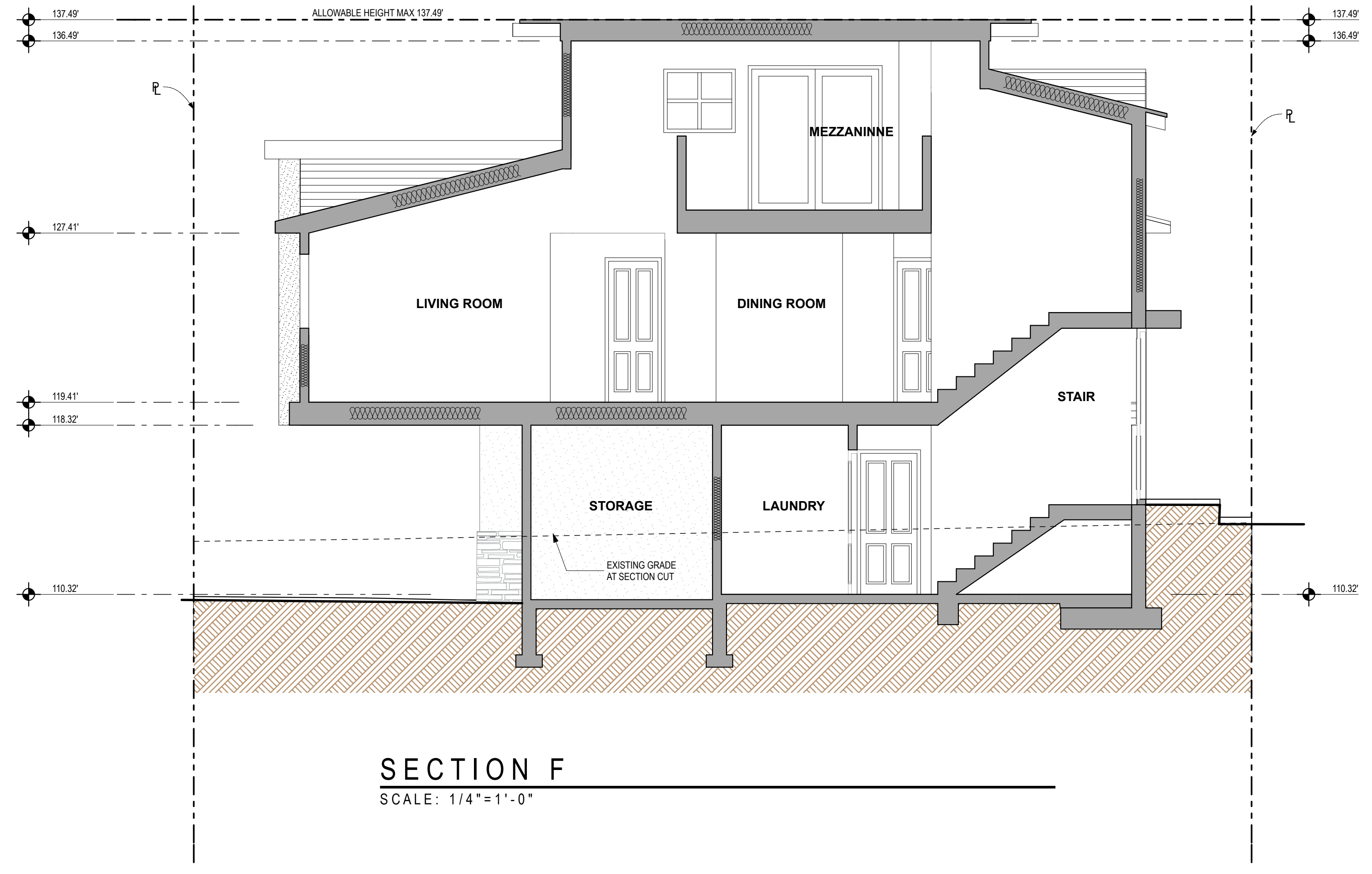


SECTION B
SCALE: 1/4"=1'-0"

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Sections

Date: 7/25/18
 Name of File: Preliminary



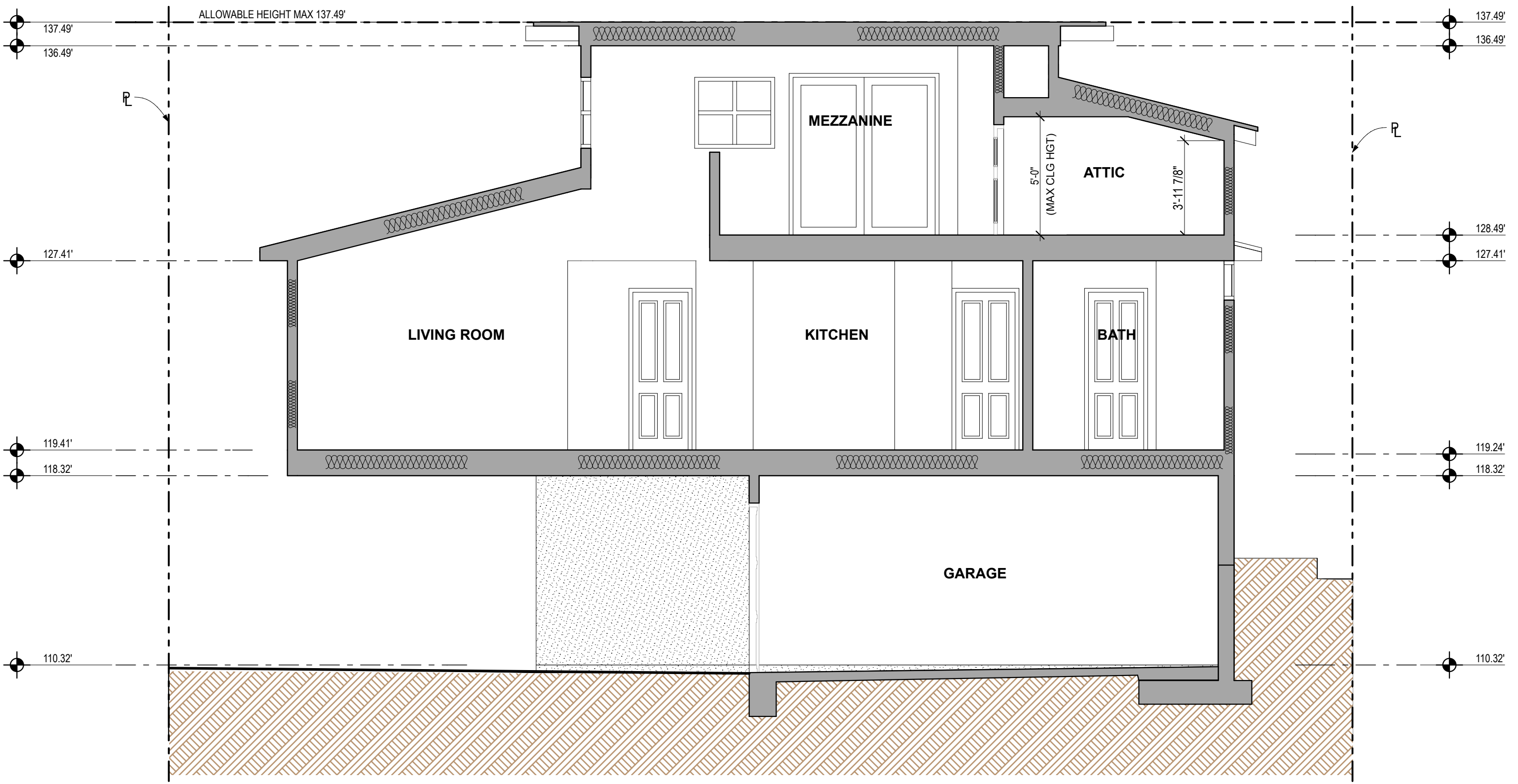
SECTION F
SCALE: 1/4"=1'-0"

1. **INSULATION REQUIREMENTS**
FOIL-BACKED BATT INSULATION
INSTALL PER MANUF. SPECS
PROVIDE: ROOF / CEILING R-30 PER CF-1R FORM
EXTERIOR WALL R-15
INTERIOR WALL R-13
(WHERE SPECIFIED)
RAISED WD FLOOR R-19 PER CF-1R FORM
FLR @ OVERHANGS R-19 PER CF-1R FORM
SLAB EDGE INSUL. N/A
REFER TO CF-1R FORMS, SEE SHEET T-6
2. **WATERPROOFING @ FOUNDATION WALL**
MANUF: DMX PLASTICS LTD
PRODUCT: DMX AG WATER PROOFING SYSTEM
ICCF: ESR 2896
PROVIDE 4" DIA. PERFORATED PIPE DRAIN IN FILTER FABRIC WRAP SET IN GRAVEL BED
OUTLET DRAIN @ STREET THROUGH APPROVED NON-EROSIVE DEVICE, SEE CIVIL DRWGS.
INSTALL PER MANUF SPECS
USE THIS PRODUCT OR APPROVED EQUAL.
3. **ONE-HOUR FIRE RESISTIVE WALL**
5/8" TYPE "X" GYP. WALL BOARD
AT ALL WALLS AND CEILING BETWEEN GARAGE AND ALL ADJACENT LIVING SPACES, AND ENCLOSED ALL STRUCTURAL MEMBERS
PER SECT. 302.4, C.B.C.
4. **HANDRAIL**
TOP OF RAIL @ 34" TO 38" ABOVE TREAD
NOSING ONE RAIL TO EXTEND 6" BEYOND TOP AND BOTTOM RISER, AND SHALL TERMINATE IN A NEWEL POST OR WALL
HANDGRIP CROSS-SECTIONAL AREA OF TOP RAIL: 1 1/2" MIN TO 2" MAX
MIN 1 1/2" CLEAR BETWEEN RAIL AND WALL @ OPEN RAIL. SEE GUARDRAIL NOTE
PER SECT. 1006, C.B.C.
5. **GUARDRAIL (42" HIGH U.N.O.)**
TOP RAIL SHALL SUPPORT 20 LBS. PER LIN. FT. PER SECT. 705, C.B.C.
SEE HAND RAIL NOTE FOR TOP RAIL
OPEN RAIL SHALL HAVE INTERMEDIATE RAILS, SO THAT A 4" DIA. SPHERE CANNOT PASS THRU.
PER SECT. 509.1, C.B.C.
6. **PROPOSED NEW ROOF FINISH**
MANUF: DAVINCI ROOFSCAPES
PRODUCT: SLATE GRAY ECO-BLEND MULTI-WIDTH SLATE
OVER 2-LAYERS 30# FELT
ICCF: ESR-2119
SLOPE: 6 IN 12
CLASS: A
INSTALL PER MANUF SPECS
USE THIS PRODUCT OR APPROVED EQUAL
PER SECT. 1402, C.B.C.
7. **CHIMNEY**
TOP OF CHIMNEY MUST EXTEND A MINIMUM OF 2' ABOVE ANY PART OF THE BUILDING WITHIN 10'. CHIMNEY MAY EXCEED THE MAX PERMITTED BUILDING HEIGHT BY NO MORE THAN 5' PROVIDED THE WIDTH AND DEPTH DO NOT EXCEED 3' AND 5' RESPECTIVELY.
8. **PROPOSED NEW ROOF FINISH**
MANUF: CROSSFIELD PRODUCTS CORP.
PRODUCT: DEX-O-TEX ROOF WATERPROOFING MEMBRANE
ICCF: ESR 1757
SLOPE: 1/4" FT. MIN.
CLASS: A
INSTALL PER MANUF SPECS
USE THIS PRODUCT OR APPROVED EQUAL
PER SECT. 1402, C.B.C.
9. **PROPOSED NEW DECK FINISH**
MANUF: CROSSFIELD PRODUCTS CORP.
PRODUCT: TILE OR STONE OVER THINSET MORTAR OVER DEX-O-TEX DECK WATERPROOFING MEMBRANE
ICCF: ESR 1757
SLOPE: 1/4" FT. MIN.
CLASS: A
INSTALL PER MANUF SPECS
USE THIS PRODUCT OR APPROVED EQUAL
PER SECT. 1402, C.B.C.

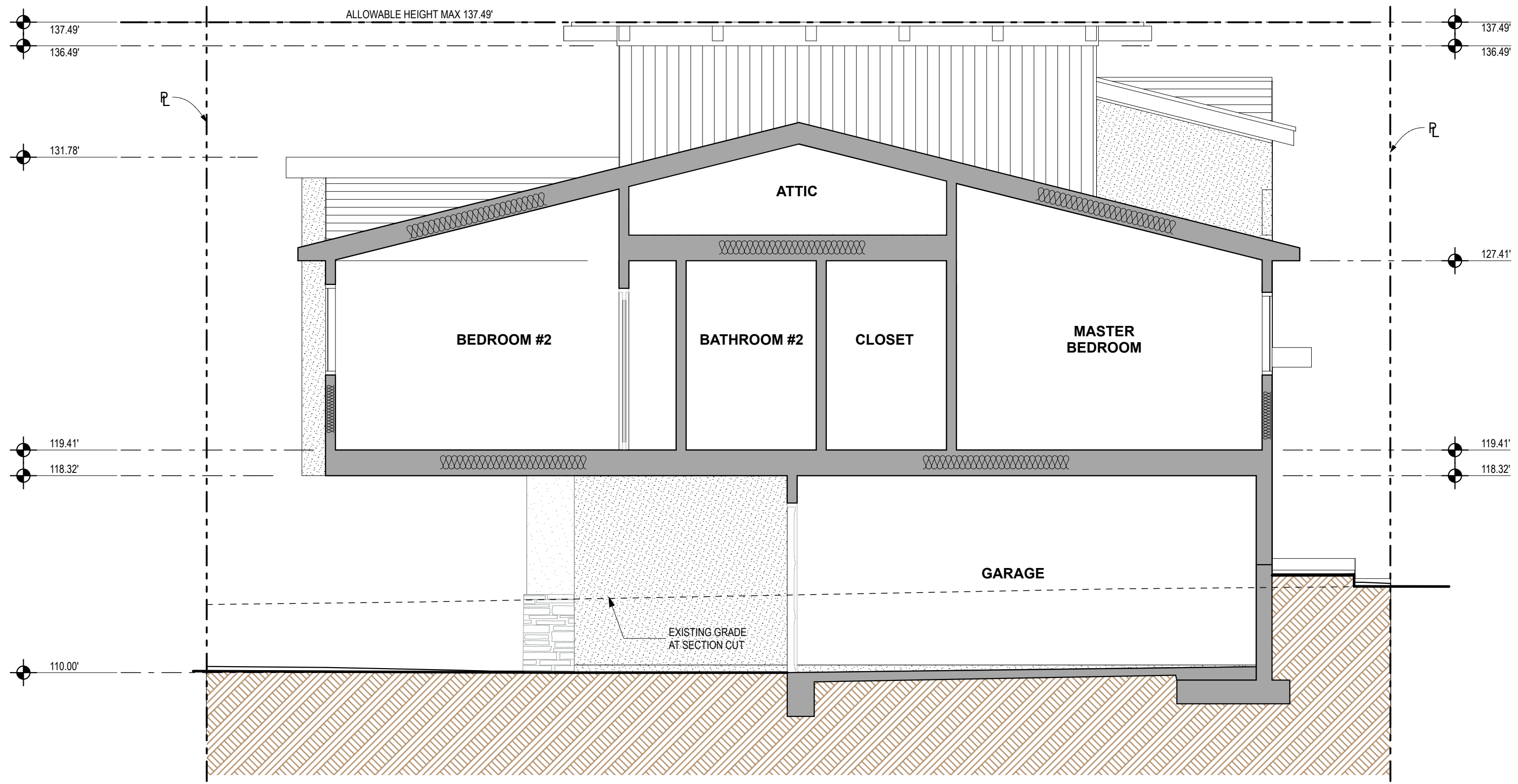
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SECTION G
SCALE: 1/4"=1'-0"



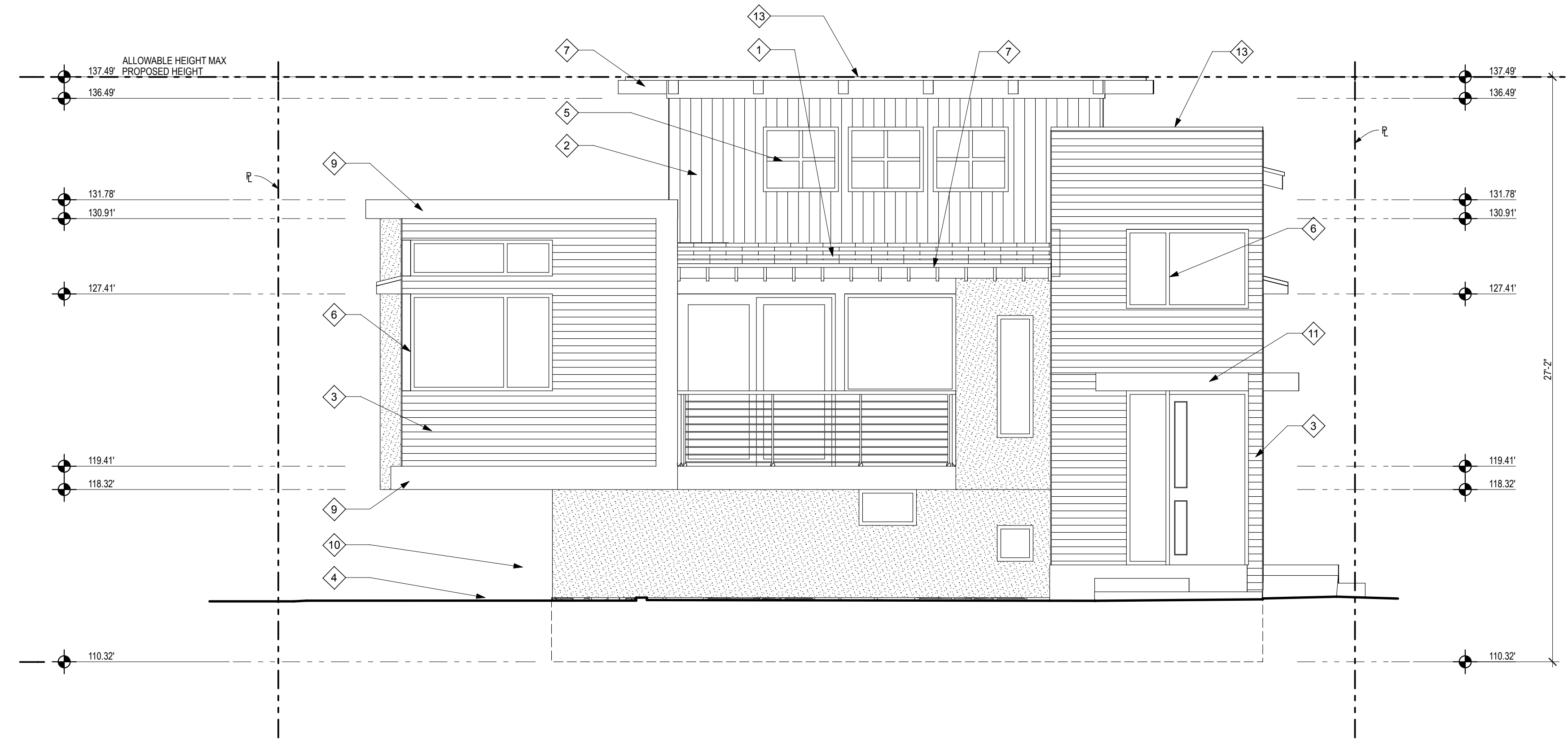
SECTION E
SCALE: 1/4"=1'-0"

11th Street CONDOMINIUMS
 1823 11th Street, Manhattan Beach, CA, 90266

Sections

Date: 7/25/18
Name of File: Preliminary

A-4.2



SOUTH (FRONT) ELEVATION

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

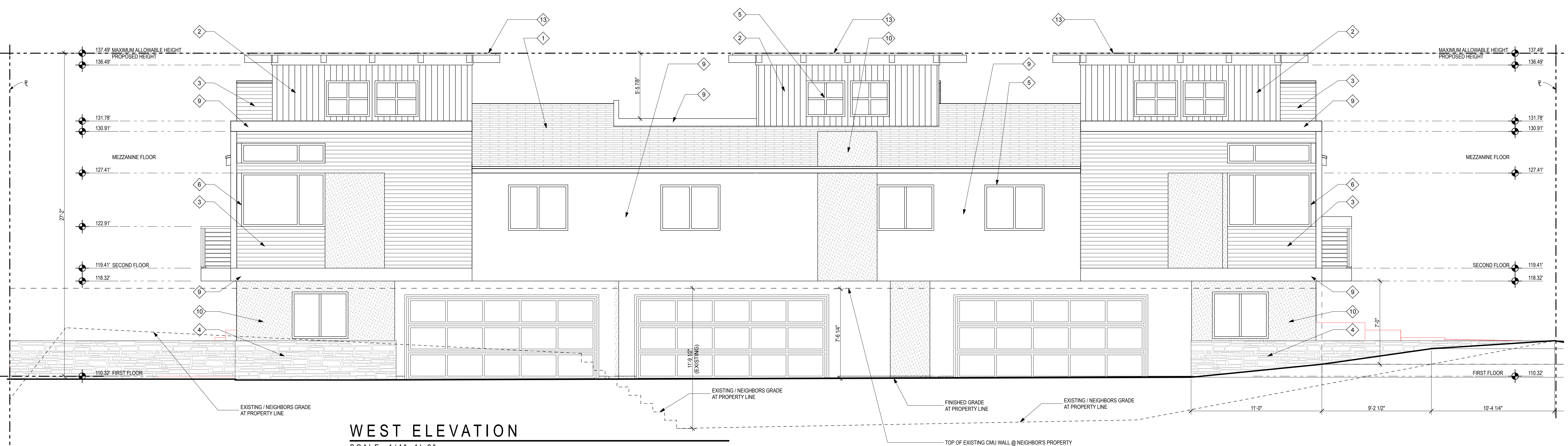
NOTES:
 MAX. PROPERTY LINE WALL HEIGHT 6'-0" ABOVE LOWEST LOCAL GRADE
 (42" MAX IN FRONT YARD)
 8'-0" MAX HEIGHT ALLOWED WITH APPROVED FENCE HEIGHT AGREEMENT
 PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS,
 ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.

ELEVATION NOTES:

1. **ASPHALT SHINGLE ROOFING**
 40 YEARS MIN. 30 DIMENSION
 ASPHALT ROOF SHINGLES OVER
 2 LAYER OF 15# FELT LAID WITH
 1" OVERLAP
 PER C.B.C. SECT. 1507.2, AND 1507.3
2. **BOARD AND BATTEN EXTERIOR SIDING**
 HARDIPANEL, BOARD AND BATTEN EXTERIOR SIDING
 OVER TYPAR BUILDING PAPER LAYED SHINGLE FASHION
 SEE DETAIL 23 / A-7.1
3. **HORIZONTAL HARDI-PLANK EXTERIOR SIDING**
 HARDI-PLANK HORIZONTAL EXTERIOR SIDING
 OVER TYPAR BUILDING PAPER LAYED SHINGLE FASHION
 SEE DETAIL 22 / A-7.1
4. **STONE VENEER**
 LEDGERSTONE STONE VENEER
 OVER BROWN COAT
 SEE DETAIL 21 / A-7.1
5. **BRONZE ANODIZED WINDOW**
 SEE PLAN AND WINDOW SCHEDULE FOR SIZE
 SEE SHEET T-5 FOR CF-IR ENERGY REQUIREMENTS
6. **SILVER ANODIZED WINDOW**
 AT HORIZONTAL SIDING AREAS ONLY
 SEE PLAN AND WINDOW SCHEDULE FOR SIZE
 SEE SHEET T-5 FOR CF-IR ENERGY REQUIREMENTS
7. **EXPOSED WOOD RAFTER TAIL**
 DOUBLE 2x EXPOSED RAFTER TAIL W/ 3/4" SPACER
 SEE DETAIL 13 / A-7.0
8. **HORIZONTAL HARDI-SHINGLE EXTERIOR SIDING**
 HARDI-PLANK HORIZONTAL EXTERIOR SIDING
 OVER TYPAR BUILDING PAPER LAYED SHINGLE FASHION
 SEE DETAIL 22 / A-7.1
9. **EXTERIOR STUCCO**
 7/8" THICK EXTERIOR STUCCO
 OVER 2-LAYERS WATERPROOFING PAPER
 FINISH: 20/30 SAND
 COLOR: WHITE
10. **EXTERIOR STUCCO**
 7/8" THICK EXTERIOR STUCCO
 OVER 2-LAYERS WATERPROOFING PAPER
 FINISH: SMOOTH STEEL TROWEL
 COLOR: GRAY
11. **METAL FASCIA**
 BRONZE ANODIZED ALUMINUM FASCIA
 MATCH EXTERIOR WINDOW FRAME FINISH
 USE THIS PRODUCT OR APPROVED EQUAL
 PER SECT. 1402, C.B.C
12. **CHIMNEY**
 TOP OF CHIMNEY MUST EXTEND A MINIMUM OF 2' ABOVE ANY PART OF THE
 BUILDING WITHIN 10'. CHIMNEY MAY EXCEED THE MAX PERMITTED BUILDING
 HEIGHT BY NO MORE THAN 5' PROVIDED THE WIDTH AND DEPTH DO NOT
 EXCEED 3' AND 5' RESPECTIVELY.
13. **PROPOSED NEW ROOF FINISH**
 MANUF: CROSSFIELD PRODUCTS CORP.
 PRODUCT: DEX-O-TEX ROOF WATERPROOFING MEMBRANE
 ICCP: ESR 1757
 SLOPE: 1/4" FT. MIN.
 CLASS: A
 INSTALL PER MANUF SPECS
 USE THIS PRODUCT OR APPROVED EQUAL
 PER SECT. 1402, C.B.C
14. **PROPOSED NEW DECK FINISH**
 MANUF: CROSSFIELD PRODUCTS CORP.
 PRODUCT: TILE OR STONE OVER THINSET MORTAR OVER
 DEX-O-TEX DECK WATERPROOFING MEMBRANE
 ICCP: ESR 1757
 SLOPE: 1/4" FT. MIN.
 CLASS: A
 INSTALL PER MANUF SPECS
 USE THIS PRODUCT OR APPROVED EQUAL
 PER SECT. 1402, C.B.C

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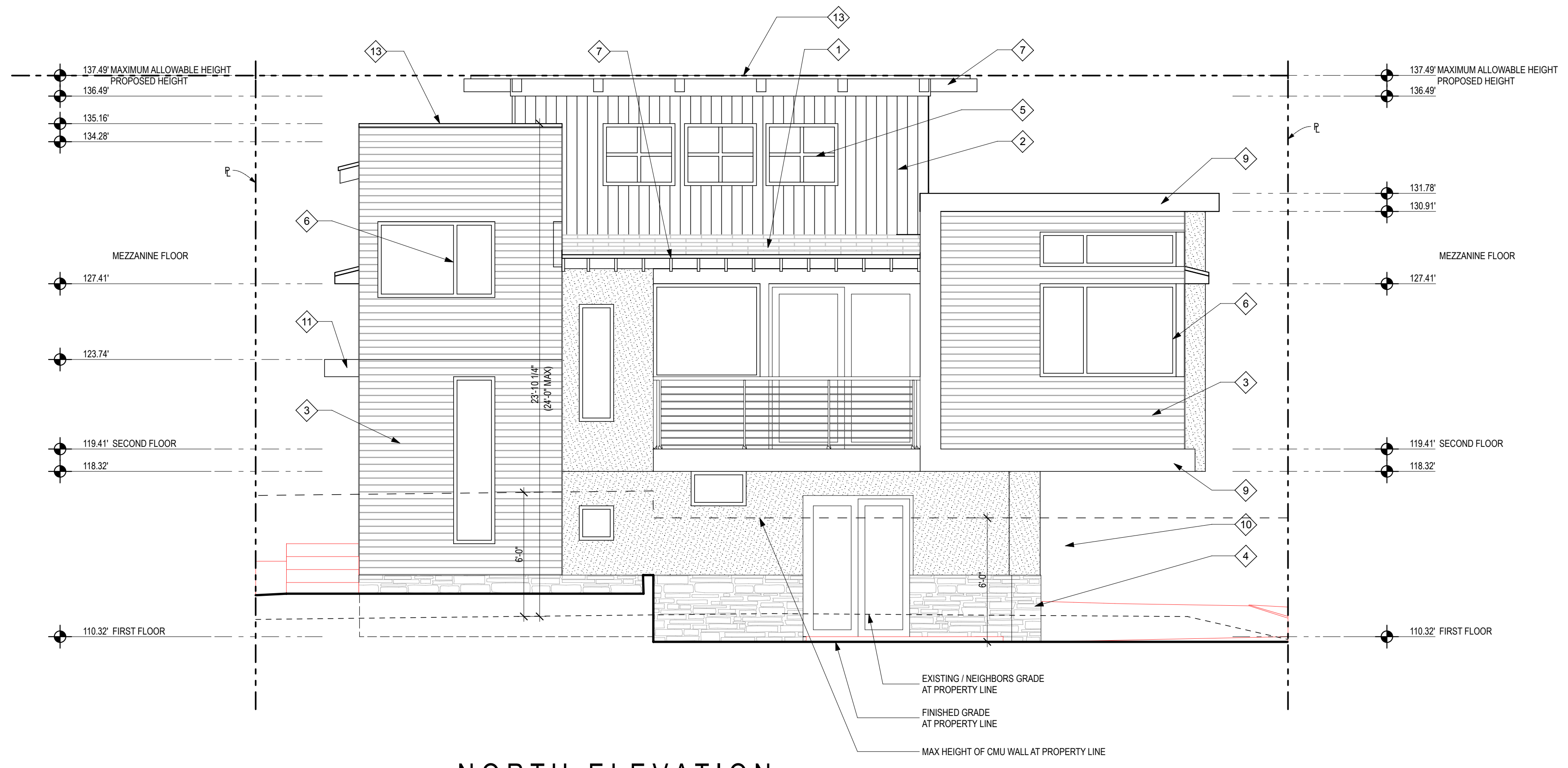


WEST ELEVATION

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

Exterior Elevations

Date: 7/25/18
 Name of File: Preliminary



NORTH ELEVATION

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

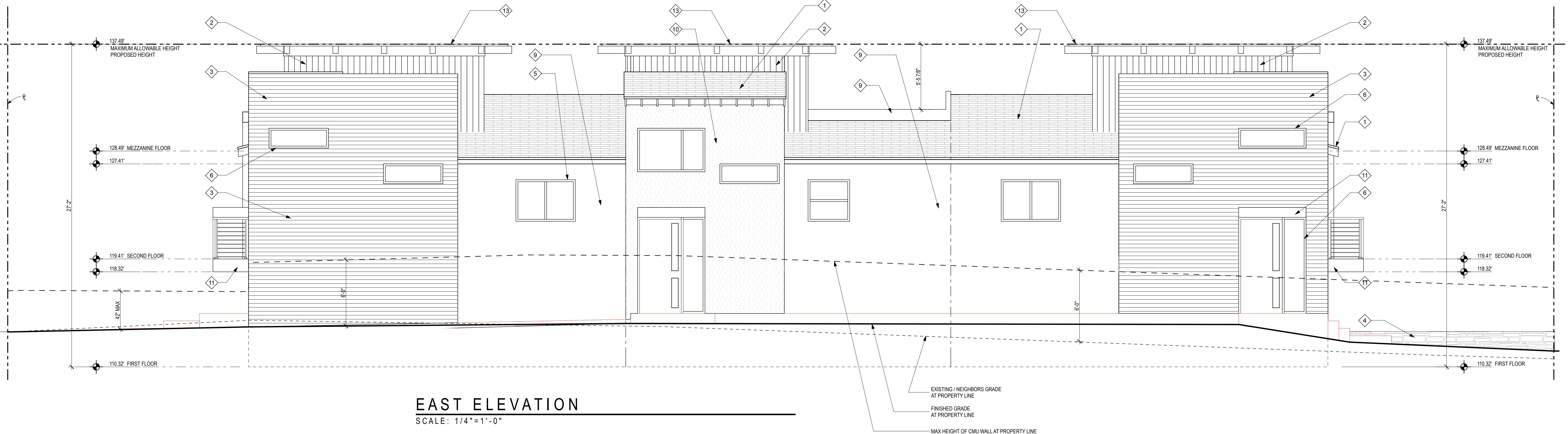
NOTES:
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 ASPHALT ROOF SHINGLES OVER
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 PER C.B.C. SECT. 1507.2 AND 1507.3
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 SEE DETAIL 23 / A-7.1
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 HARDI-PLANK HORIZONTAL EXTERIOR SIDING
 OVER TYPAR BUILDING PAPER LAYED SHINGLE FASHION
 SEE DETAIL 22 / A-7.1
 - STONE VENEER**
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 AT HORIZONTAL SIDING AREAS ONLY
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EAST ELEVATION

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

Date: 7/25/18
 Name of File: Preliminary

11th Street CONDOMINIUMS
 1823 11th Street, Manhattan Beach, CA, 90266

Exterior Elevations

A-6.1

ABBREVIATION

®	AT	JAN.	JANITOR
A.B.	ANCHOR BOLT	JST.	JOIST
A.C.	ASPHALTIC CONCRETE	K.C.	KEENE'S CEMENT
ACOUS.	ACOUSTICAL	K.P.	KING POST
ACS.	ACRES	KIT.	KITCHEN
A.D.	AREADRAIN	LAM.	LAMINATED
ALUM.	ALUMINUM	LAV.	LAVATORY
A.T.	ASPHALT TILE	LB.	POUND
ADJ.	ADJUSTABLE	LGTH.	LENGTH
A.F.F.	ABOVE FINISHED FLOOR	LKR.	LOCKER
A.F.S.	ABOVE FINISHED SURFACED	MAS.	MASONRY
ABV.	ABOVE	MAY.	MAXIMUM
BD.	BOARD	MECH.	MECHANICAL
BLK.	BLOCK	MEMB.	MEMBRANE
BLKG.	BLOCKING	MET.	METAL
BM.	BEAM	MIN.	MINIMUM
BOT.	BOTTOM	MISC.	MISCELLANEOUS
BLDG.	BUILDING	M.O.	MASONRY OPENING
BTWN.	BETWEEN	M.R.	MOISTURE RESISTANT MANUFACTURER
C.J.	CEILING JOIST	MANUF.	MANUFACTURER
C.L.	CENTER LINE	N.I.C.	NOT IN CONTRACT
C.B.	CATCH BASIN	NO. (#)	NUMBER
CEM.	CEMENT	NOM.	NOMINAL
CER.	CERAMIC	N.T.S.	NOT TO SCALE
C.I.P.	CAST IRON PIPE	ORBS.	OBSCURE
CLG.	CEILING	O.C.	ON CENTER
CLO.	CLOSET	O.D.	OUTSIDE DIAMETER
CLR.	CLEAR	OFF.	OFFICE
COL.	CLEAN OUT	OPG.	OPENING
COLM.	COLUMN	OV.	OVEN
COM.	COMMON	OVFL.	OVERFLOW
CONC.	CONCRETE	OPP.	OPPOSITE
CONT.	CONTINUOUS	P.	POST
C.W.	COLD WATER	PL.	PROPERTY LINE, PLATE PARTN.
C.U.Y.D.	CERAMIC TILE CUBIC YARD	PLAS.	PLASTER
DET.	DETAIL	PLY.	PLYWOOD
DBL.	DOUBLE	PR.	PAIR
D.F.	DOUGLAS FIR	PL.	PLASTIC LAMINATE
D.J.	DECK JOIST	R.	RISER
DR.FH.	DRINKING FOUNTAIN	RAO.R.	RADIUS
DIAM.()	DIAMETER	RAFT.R.R.	RAFTER
DRWG.	DRAWING	REIN.	REINFORCEMENT
D.S.	DOWNSPOUT	RESIL.	RESILIENT
D.W.	DISHWASHER	R.D.	ROOF DRAIN
DR.	DOOR	RNG.	RANGE
E.A.	EACH	RM.	ROOM
EL.	ELEVATION	R.O.C.	ROUGH OPENING
ELECT.	ELECTRICAL	REF.	REFRIGERATOR
ELEV.	ELEVATION	S.C.	SOLID CORE
ENCL.	ENCLOSURE	S.	SINK
EXHAUST.	EXHAUST	SEL.STR.	SELECT STRUCTURAL
EXIST.	EXISTING	SHWR.	SHOWER
EXP.	EXPANSION	SIM.	SIMILAR
EXT.	EXTERIOR	SHTG.	SHEDDING
E.J.	EXPANSION JOINT	SQ.	SQUARE
F.D.	FLOOR DRAIN	ST.D.	STANDARD
F.G.	FUEL GAS	STL.	STEEL
F.J.	FLOOR JOIST	STRUC.	STRUCTURAL
FR.	FINISH	S.S.TL.	STAINLESS STEEL
FLR.	FLOOR	SUSP.	SUSPENDED
FLRG.	FLOORING	SPEC.	SPECIFICATIONS
FT.	FOOT	SERV.	SERVICE
FTG.	FOOTING	SV.SK.	SERVICE SINK
FG.	FIXED GLASS	S.	SELECT STRUCTURAL
F.S.	FLOOR SINK	STOR.	STORAGE
FLOOR.	FLUORESCENT	S.T.C.	SOUND TRANSMISSION CLASS
F.O.C.	FACE OF CONCRETE	SQ.FT.	SQUARE FOOT(FEET)
F.O.S.	FACE OF STUD	TEL.	TELEPHONE
FF.	FINISHED FLOOR	TERR.	TERRAZZO
GA.	GAUGE	T.A.O.	TONGUE AND GROOVE
GALV.	GALVANIZED	T.O.C.	TOP OF CONCRETE
GL.	GALVANIZED IRON	T.O.W.	TOP OF WALL
GR.	GRADE	TYP.	TYPICAL
GYP.	GYPNUM	THRU.	THROUGH
G.W.B.	GYPNUM WALL BOARD	TEMP.	TEMPERED
GAR.	GARAGE	T.O.P.	TOP OF PARAPET
GAR.DISP.	GARBAGE DISPOSAL	T.	TREAD
H.B.	HOSE BIBB	U.	URINAL
HD.	HARD WOOD	VERT.	VERTICAL
HGT.	HEIGHT	VEST.	VESTIBULE
H.P.T.	HIGH POINT	V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
HDR.	HEADER	W.	WITH
HTR.	HEATER	W.C.	WATER CLOSET
H.W.	HOT WATER	W.D.	WINDOW DIMENSION
HORIZ.	HORIZONTAL	WD.	WOOD
H.C.	HOLLOW CORE	WH.	WATER HEATER
I.D.	INSIDE DIAMETER	WP.	WATERPROOF
IN.	INCH		
INT.	INTERIOR		
INSUL.	INSULATION		
INV.	INVERT		



ATTACHMENT G

PUBLIC WORKS NOTES

PROJECT DATA

PROJECT DATA

OWNER: DC CONSTRUCTION AND DEVELOPMENT
P. O. BOX 945
MANHATTAN BEACH, CA 90266

PROJECT ADDRESS: 1827 11TH STREET
MANHATTAN BEACH, CA. 90266

APN: 4164-001-018

LEGAL DESCRIPTION: LOT 18, BLOCK 1, REDONDO VILLA TRACT #3
M.B. 11-110-111

CONSTRUCTION: TYPE - V B, SPRINKLERED

OCCUPANCY: R-2 / U

ZONING: RH-D2, AREA DISTRICT I

NO. OF STORIES: TWO STORIES + MEZZANINE

SCOPE OF WORK: PROPOSED TWO STORY + MEZZANINE 3-UNIT CONDOMINIUMS
W/ ATTACHED 2-CAR GARAGES

AREA TABULATION:

LOT SIZE:	50.0 FT x 130.0 FT
LOT AREA:	6,500.0 SF
DENSITY:	6,500.0 SF = 1,800 SF/UNIT = 3.61 (3 UNITS)
ALLOWABLE B.F.A.:	6,500.0 x 1.2 = 7,800 SF
PROPOSED B.F.A.:	5,066.9 SF

FLOOR AREAS: (SEE BFA DIAGRAM @ SHEET A-4.0)

	UNIT A	UNIT B	UNIT C
FIRST FLOOR	885.9 SF	150.1 SF	405.4 SF
SECOND FLOOR	1,230.6 SF	1,092.7 SF	1,230.6 SF
MEZZANINE	192.2 SF	184.2 SF	192.2 SF
TOTAL FLOOR AREA	1,811.7 SF	1,427.0 SF	1,828.2 SF
GARAGE AREA	365.0 SF	365.0 SF	365.0 SF
SECOND FLOOR DECK	62.0 SF	0.0 SF	62.0 SF
ROOF DECK	0.0 SF	190.0 SF	0.0 SF

BUILDING SETBACK INFORMATION:

REQUIRED SIDEYARD: 10% LOT WIDTH (3'-0" MIN, 10'-0" MAX) 50.00' x 10% = 5.00'
REQUIRED REARYARD: (LOT DEPTH x 0.3) - 20 = (130.00' x 0.3) - 20 = 19.0'
REQUIRED FRONTYARD: 20.0'

PROVIDED SIDEYARD: 5.00'
PROVIDED REARYARD: 19.00'
PROVIDED FRONTYARD: 20.00'

MAXIMUM ALLOWABLE BUILDING HEIGHT: AVERAGE GRADE AT PROPERTY CORNERS + 26.00'

10.20'
113.26'
112.16'
+ 111.00'
446.62' ÷ 4 = 111.66'
+ 26.00'
137.66'

PROPOSED MAXIMUM BUILDING HEIGHT: 137.49'

OPEN SPACE (FLOOR AREA x 15%):

	UNIT A	UNIT B	UNIT C
REQUIRED OPEN SPACE:	271.8 SF	220.0 SF	274.2 SF
PROVIDED OPEN SPACE:			
DECK AT SECOND FLOOR	38.8 SF	0.0 SF	38.8 SF
ROOF DECK (MAX 1/2 REQ'D)	0.0 SF	110.0 SF	0.0 SF
PRIVATE REAR YARD	0.0 SF	0.0 SF	412.7 SF
1/2 COMMON REAR YARD	247.0 SF	247.0 SF	0.0 SF
TOTAL	285.8 SF	357.0 SF	451.5 SF

PARKING TABULATION:

REQUIRED PARKING SPACES: 2 SPACES (IN GARAGE) + 1 GUEST FOR EACH UNIT = 9 SPACES
PROVIDED PARKING SPACES: 2 SPACES (IN GARAGE) + 1 GUEST FOR EACH UNIT = 9 SPACES

THIS PROJECT SHALL COMPLY WITH: 2016 C.B.C., 2016 C.M.C., 2016 C.E.C., 2016 C.P.C., U.F.C., 2016 TITLE-24, 2016 CALIFORNIA GREEN CODE WITH STATE OF CALIFORNIA AND CITY OF MANHATTAN BEACH AMENDMENTS.

SEPARATE PERMITS AND PLANS ARE REQUIRED FOR: SEPARATE PERMITS AND PLANS ARE REQUIRED FOR SPAS, POOLS, SOLAR SYSTEMS, DEMOLITION AND SEWER CAP OF EXISTING BUILDINGS. IF SUCH IMPROVEMENTS OR DEMOLITION IS REQUIRED AS A CONDITION OF APPROVAL FOR DISCRETIONARY ACTIONS OR TO COMMENCE BUILDING THEN SUCH PERMITS MUST BE OBTAINED BEFORE OR AT THE TIME THIS PROPOSED PERMIT IS ISSUED.

ALSO SEPARATE PERMITS ARE REQUIRED FOR: MECHANICAL, ELECTRICAL, PLUMBING, SITE WORK - INCLUDING SITE WALLS, FIRE SPRINKLERS, LANDSCAPE

CONSULTANTS

ARCHITECT : 912 Architecture, Inc
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PH: (310) 376-9171

CONTRACTOR: DC Construction
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MANHATTAN BEACH, CA 90266
PH: (310) 374-7050

SURVEY: DENN Engineers
Gary J. Roehl
3914 DELAMO BLVD., SUITE 921
TORRANCE, CA 90503
PH: (310) 659-0871

STRUCTURAL: James C. Orland
Civil Engineer
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MANHATTAN BEACH, CA 90266
PH: (310) 545-8808

GEOTECHNICAL: NORCAL Engineering
Soils & Geotechnical Consultants
10641 HUMBOLT STREET
LOS ALAMITOS, CA 90720
PH: (562) 799-9469

TITLE-24 Newton Energy
Chad Campbell
1401 19th STREET
MANHATTAN BEACH, CA 90267
PH: (310) 375-2699

HYDROLOGY: PERU Consultants
Christian Perez
TORRANCE, CA 90502
PH: (310) 270-0811

SHEET SCHEDULE

T - 1	TITLE SHEET
T - 2	GENERAL NOTES
T - 3	DOOR SCHEDULE
T - 4	WINDOW SCHEDULE
T - 5	TITLE-24 CF-1R FORMS
T - 6	GREEN BUILDING PROGRAM
C - 0	SITE SURVEY
L - 1	LANDSCAPE PLAN
A-1.0	SITE PLAN
A-2.0	PROPOSED FIRST FLOOR PLAN
A-2.1	PROPOSED SECOND FLOOR PLAN
A-2.1	PROPOSED MEZZANINE PLAN
A-3.0	ROOF PLAN
A-4.0	BUILDING SECTIONS
A-4.1	BUILDING SECTIONS
A-4.2	BUILDING SECTIONS
A-5.0	STAIR SECTIONS
A-6.0	EXTERIOR ELEVATIONS
A-6.1	EXTERIOR ELEVATIONS
A-7.0	ARCHITECTURAL DETAILS
A-7.1	ARCHITECTURAL DETAILS
A-7.2	ARCHITECTURAL DETAILS
S-0.0	STRUCTURAL NOTES
S-0.1	STRUCTURAL NOTES
S-0.2	STRUCTURAL NOTES
S-1.0	FOUNDATION PLAN
S-1.1	SECOND FLOOR FRAMING PLAN
S-1.2	MEZZANINE FLOOR FRAMING PLAN
S-1.3	ROOF FRAMING PLAN
S-2.0	STRUCTURAL DETAILS
S-2.1	STRUCTURAL DETAILS
S-2.2	STRUCTURAL DETAILS
S-2.3	STRUCTURAL DETAILS
E-1.0	FIRST FLOOR ELECTRICAL PLAN
E-1.1	SECOND FLOOR ELECTRICAL PLAN
E-1.2	MEZZANINE ELECTRICAL PLAN

SYMBOLS

	ROOM NAME
	SECTION DESIGNATION SHEET NUMBER
	DETAIL NUMBER SHEET NUMBER
	WINDOW LETTER
	DOOR NUMBER
	KEY NOTE

VICINITY MAP



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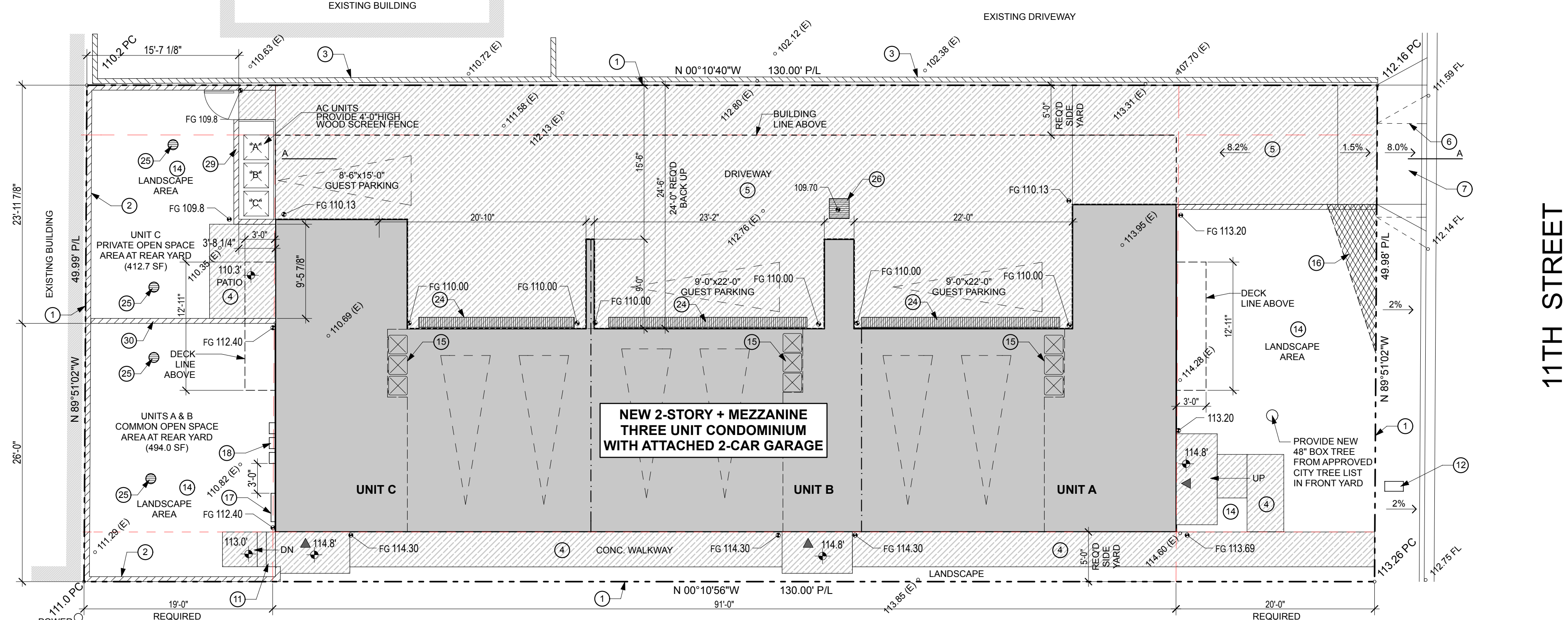
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Title Sheet

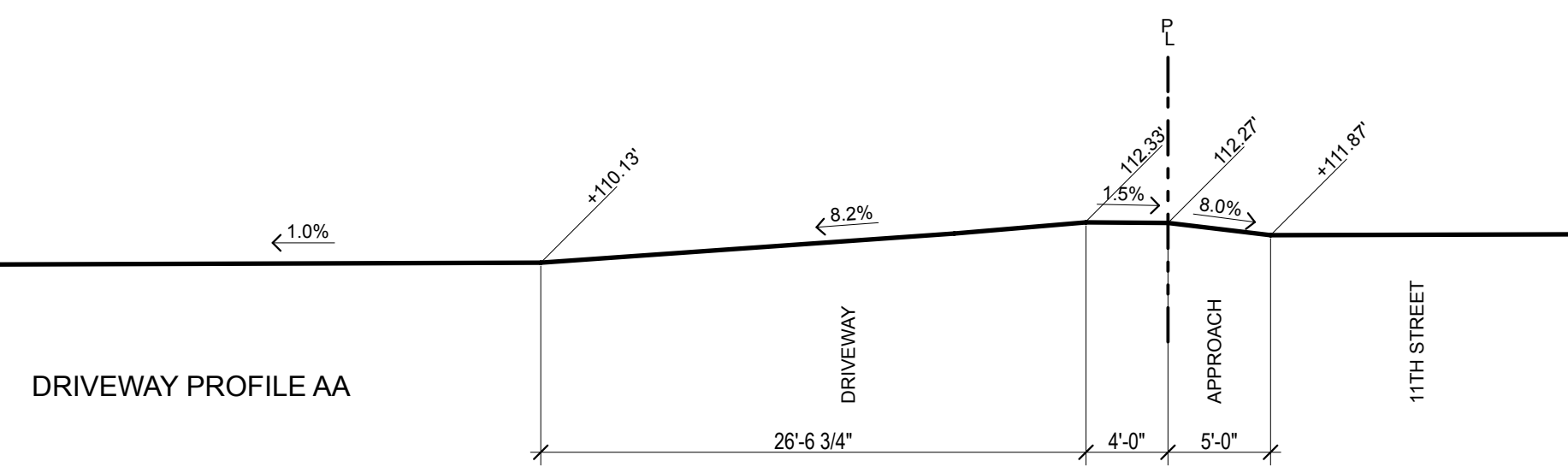
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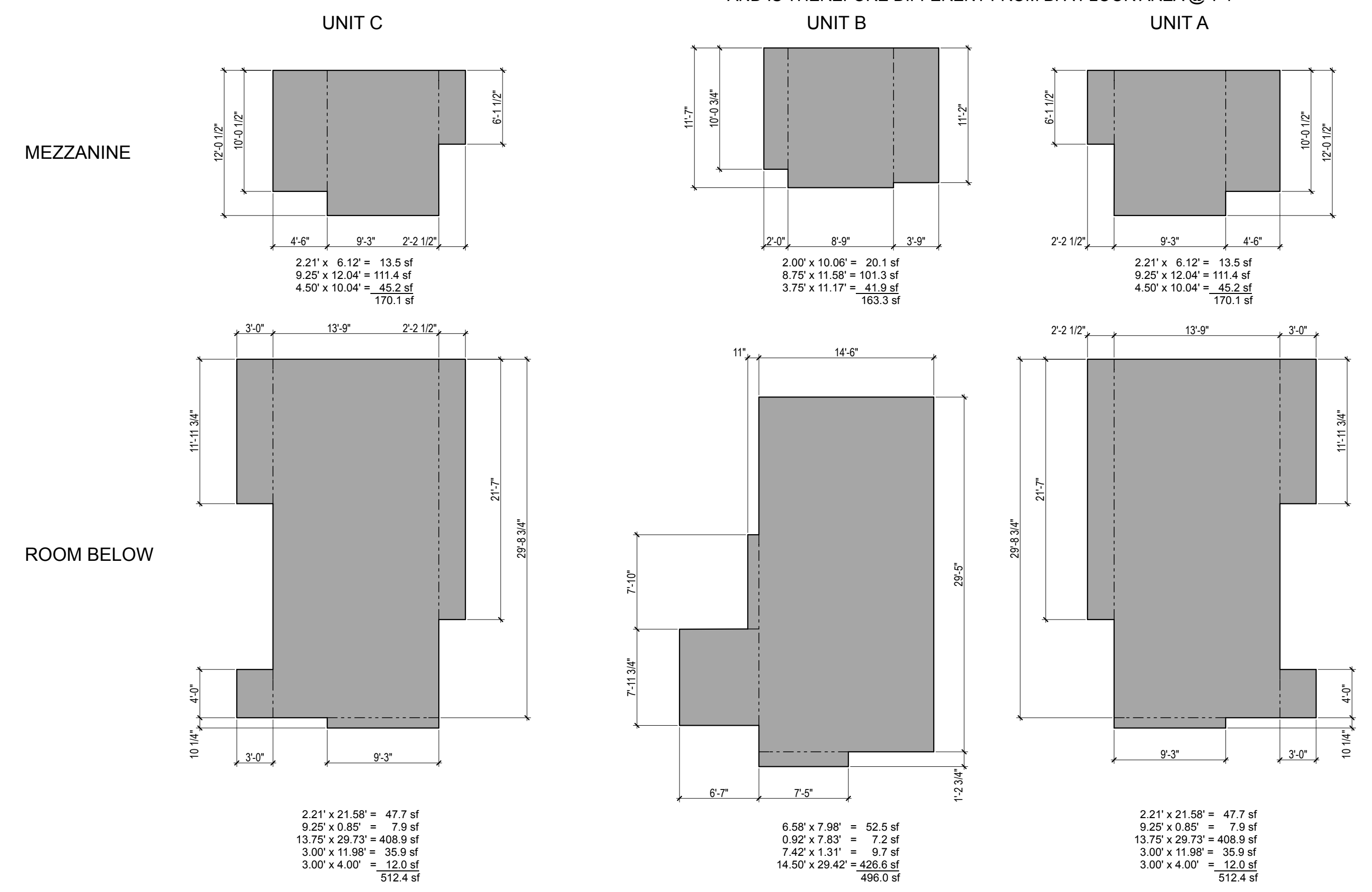
SITE PLAN
SCALE: 1/8"=1'-0"

GRADING LEGEND:
 - Existing Grade: 108.40 (E)
 - Proposed Grade: FG 110.00
 - Area Drain Inlet Elevation
 - Area Drain Invert Elevation
 - Area Drain - Drain to Catch Basin via 3" PVC Pipe
 - Line of Required Front, Rear and Sideyard
 - Line of Floor, Deck and Roof Above (See Keynotes for Description)



1827 MEZZANINE CALC
SCALE: 1/8"=1'-0"

NOTE: ALLOWABLE MEZZANINE AREA IS TAKEN FROM INSIDE OF WALL AND IS THEREFORE DIFFERENT FROM BFA FLOOR AREA @ T-1



ALLOWABLE MEZZ AREA
 ROOM BELOW = 512.4 SQ. FT. = 170.8 SQ. FT.
 ROOM BELOW = 496.0 SQ. FT. = 165.3 SQ. FT.
 ROOM BELOW = 512.4 SQ. FT. = 170.8 SQ. FT.

- SITE PLAN NOTES:**
- PROPERTY LINE
 - NEW CMU PROPERTY LINE WALL SEE DETAIL
 - EXISTING CMU / WOOD FENCE OVER CMU WALL TO REMAIN (NO CHANGE IN HEIGHT)
 - NEW CONCRETE WALKWAY / PATIO PROVIDE NEW SAW CUTS AS SHOWN
 - NEW CONCRETE DRIVEWAY PROVIDE NEW SAW CUTS AS SHOWN
 - EXISTING CURB CUT TO BE REMOVED
 - NEW CURB CUT PROVIDE NEW CURB CUT AS SHOWN PER CITY OF MANHATTAN BEACH PUBLIC WORKS NOTES
 - LINE OF ROOF EAVE ABOVE
 - LINE OF BALCONY ABOVE
 - LINE OF SECOND FLOOR ABOVE
 - EXTERIOR CONCRETE STAIR SEE DETAILS INDICATED ON PLAN
 - EXISTING WATER METER LOCATION PROVIDE TRAFFIC RATED LID, SEE PUBLIC WORKS NOTES @ T-6
 - DECOMPOSED GRANITE PERMEABLE SURFACE
 - LANDSCAPED AREA SEE LANDSCAPE PLAN FOR REQUIRED PLANT MATERIALS AND SIZES. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM
 - TRASH AREA TRASH AREA FOR A MINIMUM OF THREE (3) TALL 22" TRASH CANS AT GARAGE. REFUSE AREA SHALL NOT INTRUDE INTO REQUIRED PARKING DIMENSIONS. (MIMC 5.24.03) SEE A-10 (GROUND FLOOR / GARAGE PLAN) FOR EXACT LOCATION INSIDE THE GARAGE.
 - DRIVEWAY VISIBILITY TRIANGLE PROVIDE UNOBSTRUCTED TRIANGLE OF SIGHT VISIBILITY (5' x 15') ADJACENT TO DRIVEWAY AND BEHIND THE ULTIMATE PROPERTY LINE WHEN EXISTING AREAS WITHOUT WALL, COLUMNS OR LANDSCAPING 0' 36" HIGH. ALL PLANTERS NEXT TO DRIVEWAY MUST CONFORM TO THIS REQUIREMENT. (PER MIMC 10.64.150)
 - NEW ELECTRIC METER SERVICE PANEL WITH A 3" DIAMETER STUB OUT CONDUIT MIN. 200 AMP SERVICE. WATERPROOF METAL CONTAINER (FLUSH MOUNT) PAINT TO MATCH ADJACENT WALL. ELECTRICIAN SHALL PROVIDE PANEL SCHEDULE AND LOAD CALCULATIONS. REFER TO M. E. P. SHEETS, PER ARTICLE 220, NEC
 - NEW GAS METER LOCATION SUBJECT TO GAS COMPANY APPROVAL. SEE DETAILS 8 & 9 / A-7.1
 - SEWER LATERAL - SEE PUBLIC WORKS NOTES @ T-6
 - NEW PROPERTY LINE CLEAN OUT PROVIDE NEW PROPERTY LINE CLEAN OUT PER CITY OF MANHATTAN BEACH PUBLIC WORKS NOTES @ T-6
 - CERTIFICATES CERTIFICATES OF INSTALLATION (CF2R-ENV, CF2R-LTG AND CF2R-MECH) SHALL BE COMPLETED BY THE APPLICABLE CONTRACTORS INSTALLING ENERGY FEATURES. WHEN COMPLIANCE REQUIRES HERS FIELD VERIFICATION AND/OR TESTING, ALL CF2R FORMS SHALL BE SUBMITTED ELECTRONICALLY TO AN APPROVED HERS PROVIDER DATA REGISTRY. THE CF2R FORMS SHALL BE POSTED AT THE JOB SITE IN A CONSPICUOUS LOCATION.
 - CERTIFICATE OF VERIFICATION (CF3R) SHALL BE COMPLETED REGISTERED AND SIGNED/CERTIFIED BY THE HERS RATER. THE REGISTERED CF3R FORM SHALL BE MADE AVAILABLE TO THE BUILDING DEPARTMENT AND BUILDER.
 - SEPARATE PERMITS SEPARATE PERMITS AND PLANS ARE REQUIRED FOR SPAS, POOLS, SOLAR SYSTEMS, DEMOLITION AND SEWER CAP OF EXISTING BUILDINGS. IF SUCH IMPROVEMENTS OR DEMOLITION IS REQUIRED AS A CONDITION OF APPROVAL FOR DISCRETIONARY ACTIONS OR TO COMMENCE BUILDING, THEN SUCH PERMITS MUST BE OBTAINED BEFORE OR AT THE TIME THIS PROPOSED BUILDING PERMIT IS ISSUED.
 - FENCE / WALL / HANDRAIL AND HEDGE HEIGHTS, AS MEASURED FROM THE LOWEST FINISHED GRADE ADJACENT TO EACH SECTION OF THESE STRUCTURES, MAY BE A MAXIMUM OF 42" IN THE FRONT YARD SETBACK, AND 6' AT ALL OTHER LOCATIONS ON SITE (3' IN DRIVEWAY VISIBILITY TRIANGLE AND IN THE TRAFFIC VISION CLEARANCE TRIANGLE).
 - NEW TRENCH DRAIN WITH TRAFFIC RATED GRATE DRAIN TO SUMP BASIN VIA 3" Ø PVC PIPE
 - AREA DRAIN DRAIN TO SUMP BASIN VIA 3" Ø PVC PIPE
 - CATCH BASIN WITH SUMP PUMP 30"x30"x4" DEEP PREFAB CATCH BASIN W/ 24" SQ. GRATE PROVIDE (2) ZOLLER MODEL #161 SUMP PUMPS PER HYDROLOGY BY PERU CONSULTANTS OUTLET TO STREET VIA (2) 3" Ø PVC PIPES TO PROPERTY LINE THEN (2) 3" Ø DUCTILE IRON PIPES THROUGH CURB FACE NOTE: SUBMIT HYDRAULIC CALCULATIONS AND DETAIL FOR SUMP / PUMP TO BUILDING DEPARTMENT FOR APPROVAL PRIOR TO FABRICATION
 - PEDESTRIAN PROTECTION DURING CONSTRUCTION COMPLY WITH UBC SECT. 3303 REGARDING PROTECTION OF PEDESTRIANS.
 - BUILDING ADDRESS BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET PER SECTION 501.2
 - WOOD FENCE AND GATE PROVIDE 5'-0" HIGH WOOD FENCE WITH 3'-0" x 5'-0" WOOD GATE
 - NEW COMBINATION CMU / WOOD FENCE PROVIDE 6'-0" HIGH SEPARATION FENCE SEE DETAIL



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11th Street CONDOMINIUMS
1827 11th Street, Manhattan Beach, CA, 90266

Site Plan
Date: 7/25/18
Name of File: Preliminary

FLOORPLAN NOTES:

VERIFY ALL PLUMBING FIXTURES WITH OWNER

- NEW ELECTRIC METER SERVICE PANEL WITH A 3" DIAMETER STUB OUT CONDUIT**
MIN. 200 AMP SERVICE.
WATERPROOF METAL CONTAINER
PAINT TO MATCH ADJACENT WALL
ELECTRICIAN SHALL PROVIDE PANEL
SCHEDULE AND LOAD CALCULATIONS
REFER TO M. E. P. SHEETS
PER ARTICLE 220, NEC
- GROUND FAULT INTERRUPTER (GFI) OUTLETS**
SHALL BE PROVIDED IN BATHROOMS, GARAGES
CRAWL SPACES, EXTERIOR, AND WITHIN 6' OF
KITCHEN SINKS
REFER TO M. E. P. SHEETS
PER SECT 210-8a, NEC
- SEPARATE BRANCH CIRCUIT FOR APPLIANCES**
APPLIANCES SUCH AS KITCHEN SINK FOOD GRINDERS,
DISHWASHERS, MICROWAVE OVENS, TRASH
COMPACTORS, WASHING MACHINES DRYERS,
REFRIGERATORS, FREEZERS, AIR CONDITIONERS, FAUS,
BUILT-IN HEATERS OR ANY FIXED APPLIANCE WITH
MOTOR LARGER THAN 1/4 HP SHALL BE ON A SEPARATE
BRANCH CIRCUIT SUPPLIED BY A MIN. NUMBER 12 AWG
WIRES
- GENERAL LIGHTING @ KITCHEN AND BATH**
PROVIDE HIGH EFFICIENCY LIGHTING AT NOT
LESS THAN 40 LUMENS PER WATT
REFER TO ELECTRICAL PLANS.
PER SECT. 2-555J T-24
- MECHANICAL VENTILATION @ BATHROOMS**
BATHROOMS SHALL BE MECHANICALLY VENTILATED OR
PROVIDED WITH A WINDOW AREA NOT LESS THAN 3 SQFT,
AT LEAST 50% OPENABLE. PER SECTION 303.3.

BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY
ROOMS SHALL BE PROVIDED WITH MECHANICAL VENTILATION IN
ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE
PER SECT. 1203.4.2.1, C.B.C.
- ONE-HOUR FIRE RESISTIVE WALL / CEILING**
GARAGE BENEATH HABITABLE ROOMS SHALL BE
SEPARATED FROM ALL HABITABLE ROOMS BY NOT LESS
THAN 5/8" TYPE "X" GYPSUM BOARD
PER TABLE R302.6.

5/8" TYPE "X" GYP WALL BOARD AT ALL WALLS AND
CEILING BETWEEN GARAGE AND ALL ADJACENT LIVING
SPACES, AND ENCLOSING ALL STRUCTURAL MEMBERS
PER SECT. 406.1.4, C.B.C.
- STAIRWAY**
PROVIDE 1 LAYER 5/8" TYPE "X" G.W.B. AT ALL
WALLS AND SOFFIT FOR ENCLOSED USABLE
SPACE BENEATH STAIRWAY
PER SECT. 1009, C.B.C.
- STAIR HANDRAIL (MATERIAL T.B.O.)**
SEE DETAIL 5 / A-7.0

STAIR HANDRAIL SHALL BE 34" TO 38"
ABOVE TREAD NOSING. CIRCULAR
HANDRAIL SHALL HAVE AN OUTSIDE
DIAMETER OF AT LEAST 1.25" AND NOT
GREATER THAN 2". IF THE HANDRAIL IS
NOT CIRCULAR, IT SHALL HAVE A
PERIMETER DIMENSION OF AT LEAST
4" AND NOT GREATER THAN 6.25" WITH
A MAXIMUM CROSS SECTION DIMENSION
OF 2.25" EDGES SHALL HAVE MINIMUM
RADIUS OF 0.01" PER CBC SECT. 1012.3.

HANDRAIL ASSEMBLIES SHALL BE ABLE TO
RESIST A SINGLE CONCENTRATED LOAD OF
200 POUNDS, APPLIED IN ANY DIRECTION IN
ANY POINT ALONG THE TOP AND HAVE
ATTACHMENT DEVICES AND SUPPORTING
STRUCTURE TO TRANSFER THIS LOADING TO
APPROPRIATE STRUCTURAL ELEMENTS OF
THE BUILDING PER 1607.7.1, & 1607.1.1.
- GUARDRAIL (42" HIGH U.N.O.)**
SEE DETAIL: 18 / A-7.1 & 25 / A-7.1

GUARDRAIL SHALL NOT BE LESS THAN 42" HIGH
AND SHALL HAVE BALLUSTERS OR ORNAMENTAL
PATTERNS SUCH THAT A 4" DIAMETER SPHERE
CANNOT PASS THROUGH ANY OPENING.
PER CBC SECTION 1013.

GUARDRAIL ASSEMBLIES SHALL BE ABLE TO
RESIST A SINGLE CONCENTRATED LOAD OF 200
POUNDS, APPLIED IN ANY DIRECTION IN ANY
POINT ALONG THE TOP AND HAVE ATTACHMENT
DEVICES AND SUPPORTING STRUCTURE TO
TRANSFER THIS LOADING TO APPROPRIATE
STRUCTURAL ELEMENTS OF THE BUILDING PER
1607.7.1, & 1607.1.1.
- CORRIDOR / HALL WIDTH**
MINIMUM CLEAR WIDTH 36" (REQ'D)
PER SECT. 1005.2, C.B.C.
- WINDOWS AT BEDROOMS (EGRESS)**
MIN. CLR. OPENING, 5.7 sq. ft.
MIN. CLR. HEIGHT, 24"
MIN. CLR. WIDTH, 20"
FINISHED SILL HEIGHT TO BE NOT MORE THAN
44" ABOVE FINISHED FLOOR REFER TO
WINDOW / DOOR SCHEDULE
PER SECT. 1026, C.B.C.
- DRYER VENT**
EXHAUST TO OUTSIDE AIR @ WALL
PROVIDE LINT TRAP/ACCESS PAINT TO
MATCH EXTERIOR FINISH
INSTALL PER MANUF SPECS VERIFY
LOCATION WITH ARCHITECT
PER SECT. 504.3 & 508, C.M.C.
- WASHER**
HOT AND COLD WATER VALVES, PROVIDE
SMITTY PAN WITH DRAIN
- FORCED AIR UNIT**
SIZE: PER TITLE-24 CALCS, SEE CF-1R FORMS
GAS FIRED
(INTERMITTENT ELECTRONIC IGNITION)
"B" VENT THRU FLOOR TO ROOF.
PAINT TO MATCH EXTERIOR FIN.
INSTALLATION CLEARANCES PER MANUF SPECS
@ GARAGE - PROVIDE 18" HIGH PLATFORM
PER SECT. 308, C.M.C. & C.P.C.
- WATER HEATER**
SIZE: PER TITLE-24 CALCS, SEE CF-1R FORMS
HIGH RECOVERY WITH RECIRCULATION PUMP
GAS FIRED
(INTERMITTENT ELECTRONIC IGNITION)
PROVIDE SEISMIC STRAPS
"B" VENT THRU FLOOR TO ROOF.
PAINT TO MATCH EXTERIOR FIN.
INSTALLATION CLEARANCES PER MANUF SPECS
@ GARAGE - PROVIDE 18" HIGH PLATFORM
PER SECT. 510.1, C.P.C. & SECT. 308.2, C.M.C.
INSTALL ON THE COLD WATER SUPPLY PIPE AT
THE TOP OF WATER HEATER A CAPPED "T"
FITTING TO PLUMB FOR FUTURE SOLAR WATER
HEATING.
- COMBUSTION AIR VENTS**
PROVIDE VENTS FOR TOP & BOTTOM
COMBUSTION AIR, TOP VENT LOCATED WITHIN
12" OF CEILING, BOTTOM VENT LOCATED WITHIN
12" OF PLATFORM. SIZE PER CMC
PER CHAPTER 7, U.M.C. and U.P.C.
- RETURN AIR GRILLE**
SIZE PER CODE
VERIFY LOCATION WITH ARCHITECT
- AIR SUPPLY DUCT**
2 sq. in. PER 1000 BTU REQUIRED @ F.A.U.
SIZE PER CODE
PER SECT. 317, U.M.C.
- LIGHT and VENTILLATION @ BEDROOMS**
NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED
OPENINGS WITH AN AREA OF NOT LESS THAN 1/10
OF THE FLOOR AREA (MIN. 10 sq. ft.) NATURAL
VENTILATION BY MEANS OF OPENABLE EXTERIOR
OPENINGS WITH AN AREA OF NOT LESS THAN 1/20
OF THE FLOOR AREA (MIN. 5 sq. ft.)
PER SECT. 1203 C.B.C.
- COMBINATION SMOKE AND CARBON MONOXIDE ALARM**
SMOKE ALARMS AND CARBON MONOXIDE ALARMS
SHALL BE INSTALLED INSIDE ALL BEDROOMS, ON
THE CEILING OR WALL OUTSIDE OF EACH BEDROOM
AND IN EVERY STORY.
PER SECTION R314.3, R315.1;
SMOKE ALARMS AND CARBON MONOXIDE ALARMS
SHALL RECEIVE THEIR PRIMARY POWER FROM THE
BUILDING WIRING, AND SHALL BE EQUIPPED WITH
A BATTERY BACKUP AND INTERCONNECTED.
PER SECTION R314.3, R314.4, R315.1.

SMOKE DETECTORS ARE REQUIRED IN EACH ROOM
USED FOR SLEEPING AND CENTRALLY LOCATED IN
THE WALL OR CEILING IN CORRIDORS PROVIDING
ACCESS TO EACH SLEEPING AREA, AT EACH FLOOR
OR BASEMENT LEVEL AND IN CLOSE PROXIMITY TO
THE STAIRWAY. SMOKE DETECTORS SHALL BE
CONNECTED TO THE BUILDING WIRING SYSTEM IN
ALL NEW CONSTRUCTION AND BE PROVIDED WITH
BATTERY BACKUP. SHALL SOUND AN ALARM
AUDIBLE IN ALL AREAS OF THE BUILDING OR BE
INTERCONNECTED.
PER SECT 907.2.10, C.B.C.

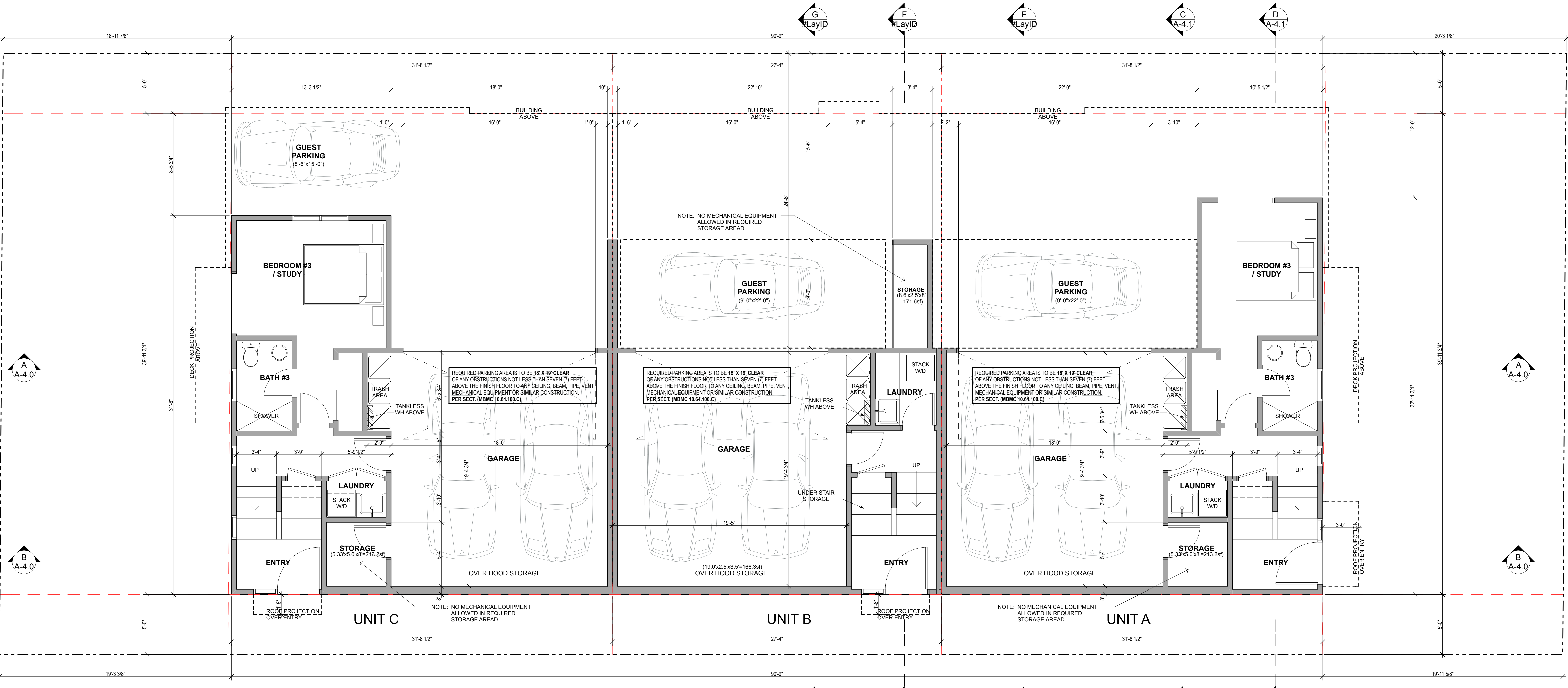
KEY NOTES CONTINUED AT SHEET A-2.1

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First Floor Plan

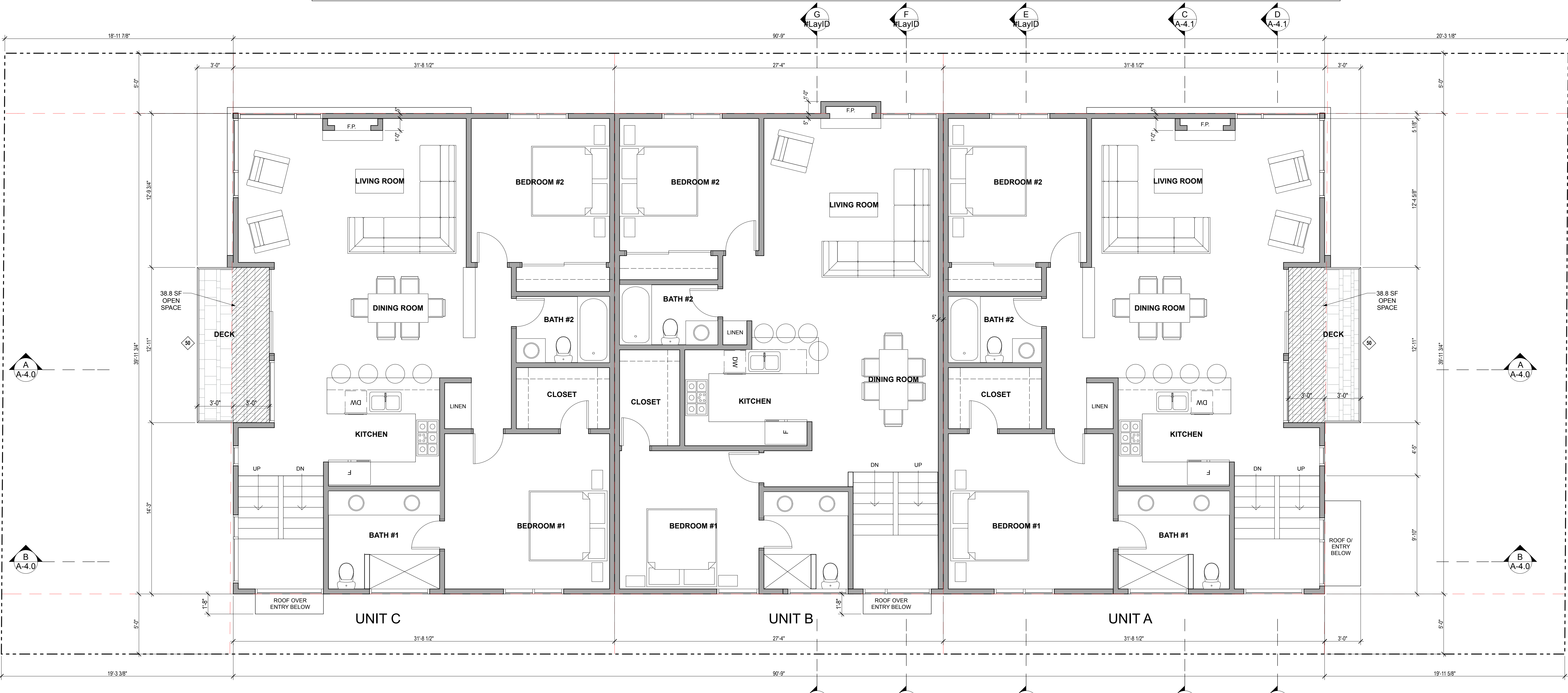
Date: 7/25/18
Name of File: Preliminary



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
1827 11th

FLOORPLAN NOTES:
(CONTINUED FROM SHEET A-2.0)

21. **PLUMBING WALL**
PROVIDE 2x6 STUD WALL BEHIND PLUMBING FIXTURES PER C.P.C.
22. **SHOWERS & TUB SHOWERS**
CONTROL VALVES FOR SHOWERS AND TUB SHOWERS SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.
PER CPC SEC 410.7
PROVIDE APPROVED SMOOTH HARD NON ABSORBENT FINISH TO CEILING (VERIFY WITH ARCHITECT)
PROVIDE 1-LAYER "GREENBOARD" MOISTURE RESISTANT GYPSUM WALLBOARD
PER UBC SEC 907.1.3
23. **FRAMESLESS TEMPERED GLASS ENCLOSURE**
@ SHOWER, WITH DOOR @ TUB SHOWER COMBINATION PER SECT. 2406 & 2407, U.B.C.
24. **BATH TUB**
MANUF. MODEL:
INSTALL PER MANUF SPECS
25. **TUB TRAP ACCESS**
12" x 12" PREFABRICATED SHEET METAL PAINT TO MATCH ADJACENT WALL
26. **WATER CLOSETS**
1.28 GALLON FLUSH, MAX.
PER H & S CODE, SECT. 17921.3b
27. **ACCESS TO TOILETS**
30" CLEAR WIDTH REQUIRED
24" CLEARANCE IN FRONT REQUIRED.
PER SECT. 2902.6 & 2904, C.B.C.
28. **EXHAUST FAN**
BATHROOMS SHALL BE EQUIPPED WITH AN EXHAUST FAN CONTROLLED BY A HUMIDISTAT PER 2013 C.G.B.S.C.
29. **DISHWASHER**
HOT WATER STUB-OUT SMITTY PAN WITH DRAIN
30. **REFRIGERATOR SPACE**
COLD WATER STUB-OUT (ICE MAKER)
31. **KITCHEN SINK**
DOUBLE BASIN
MANUF. MODEL:
PROVIDE GARBAGE DISPOSAL
32. **COOK - TOP**
MANUF. MODEL:
PROVIDE GAS STUB-OUT PROVIDE SHEET METAL HOOD (24" MIN CLR) VENT THROUGH ROOF PER MANUF SPECS
OR
DOWNDRAFT VENT DUCT TO OUTSIDE AIR THRU WALL PAINT TO MATCH EXTERIOR FINISH. VERIFY LOCATION OF VENT WITH ARCHITECT. SEE ENERGY PERFORMANCE NOTES
33. **CONVECTION OVEN**
MANUF. MODEL:
PROVIDE GAS STUB-OUT DUCT TO OUTSIDE AIR THRU WALL PAINT TO MATCH EXTERIOR FINISH VERIFY LOCATION OF VENT WITH ARCHITECT
34. **UNDER-COUNTER MICROWAVE OVEN**
35. **SHELF AND POLE (48" HIGH) (T.B.D.)**
1 1/2" DIA WOOD POLE WITH 1/4" WOOD SHELF PAINT TO MATCH ADJACENT WALL FINISH
OPTION: CLOSET ORGANIZER HARDWARE CONFIRM WITH OWNER
36. **GAS FIREPLACE (VENT THROUGH ROOF)**
MANUFACTURER: LENOX
MODEL: SYMMETRY GAS ONLY
APPROVAL: ANS Z21.88 - 2009
INSTALL PER MANUFACTURER SPECIFICATIONS. USE THIS PRODUCT OR APPROVED EQUAL, TO BE DETERMINED BY OWNER / ARCHITECT.
- PER SECTION R101.1 WOOD BURNING FIREPLACES ARE NOT PERMITTED PER AQMD RULE 445
37. **DRAINAGE FIXTURES LOCATED BELOW THE NEXT UPSTREAM MANHOLE OR BELOW THE MAIN SEWER LEVEL REQUIRES INVESTIGATION TO ASCERTAIN THE NECESSITY FOR SEWER BACKWATER DEVICE INSTALLATION PER 2016 CPC SECTION 710.0**
38. **TRASH CANS**
TRASH AREA FOR A MINIMUM OF (3) 4' TALL 2X2' TRASH CANS REFUSE AREA SHALL NOT INTRUDE TO INTO REQUIRED PARKING DIMENSIONS.
39. **STAIR REQUIREMENTS**
A. MAX 7.75' RISE & MIN. 10" RUN
B. MIN. 36" CLEAR WIDTH
C. HANDRAILS 34" TO 38" HIGH ABOVE TREAD NOSING.
D. HANDGRIP PORTION OF HANDRAIL SHALL BE NOT LESS THAN 1 1/4" NOR MORE THAN 2" CROSS SECTIONAL DIAM. DIMENSION HAVING A SMOOTH SURFACE WITH NO SHARP CORNERS.
(1003.3.3,2,3,4,6)
40. **LANDING AT EGRESS DOOR**
LANDING AT EGRESS SHALL NOT BE MORE THAN 1 1/2' LOWER THAN TOP OF THRESHOLD.
(EXCEPTION: THRESHOLD HEIGHT CAN BE 7.75' MAX. IF DOOR IS NOT A REQUIRED EXIT OR DOOR DOES NOT SWING OVER THE LANDING.)
PER CRC SECTION R311.3.1
41. **LAUNDRY ROOM**
DRIP PANS OR OTHER DEVICES FOR LAUNDRY ROOM, WATER HEATERS, AND DISHWASHERS MUST BE PROVIDED.
42. **CABLE BOX**
43. **GAS METER**
44. **BACKWATER VALVE**
AN APPROVED BACKWATER VALVE IS REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER. FIXTURES ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE.
(UPC: 710.1)
45. **GARAGE FLOOR**
GARAGE FLOOR SHALL BE SLOPED TO FACILITATE MOVEMENT OF LIQUIDS TOWARD A DRAIN OR VEHICLE ENTRY DOORWAY PER CBC SECTION 406.1.3.
46. **DECK WATERPROOFING**
MANUF: CROSSFIELD PRODUCTS CORP
PRODUCT: DEX-O-TEX ROOF WATERPROOFING MEMBRANE
ICCF: ESR 1757
SLOPE: 1/4" FT. MIN.
CLASS: A
INSTALL PER MANUF SPECS
USE THIS PRODUCT OR APPROVED EQUAL
PER SECT. 1402, C.B.C.
47. **DECK DRAINS**
MANUF: THUNDERBIRD
MODEL: 3" DIA. COPPER DECK DRAIN WITH STRAINER
PROVIDE DRAIN LINE TO DRAINAGE SYSTEM
INSTALL PER MANUF SPECS
USE THIS PRODUCT OR APPROVED EQUAL
SEE DETAIL 20 / A-7.1
48. **LANDING AT EXTERIOR DOORS**
LANDING ON EACH SIDE OF EXTERIOR DOOR SHALL HAVE A LENGTH IN DIRECTION OF TRAVEL OF NOT LESS THAN 36" SECTION R311.3.
49. **WATER METER SERVICE**
SEE LOCATION ON SITE PLAN AT A-1.0
50. **OPEN RAILING**
BALCONIES SHALL HAVE OPEN RAILINGS OR GLASS
51. **1-HOUR COMMON / SEPARATION WALL**
WALL BETWEEN INDIVIDUAL UNITS SHALL BE 1-HOUR CONSTRUCTION AND SHALL HAVE SOUND TRANSMISSION COEFFICIENT (STC) RATING OF 37.0 MINIMUM.
SEE DETAILS 23 & 24 / A-6.1 FOR CONSTRUCTION
COMMON WALL BETWEEN UNITS SHALL BE FREE FROM PLUMBING, MECHANICAL, EQUIPMENT DUCT OR VENT PER CRC SECT R-302.2
COMMON WALL SHALL EXTEND FROM FOUNDATION TO UNDERSIDE OF ROOF SHEATHING PER CRC SECT R-302.2.1 (UPC: 710.1)
52. **WHOLE HOUSE VENTILATION**
WHOLE HOUSE MECHANICAL VENTILATION SYSTEM PER 2013 CALIFORNIA RESIDENTIAL COMPLIANCE MANUAL. THE BUILDING SHALL BE PROVIDED WITH A WHOLE HOUSE VENTILATION SYSTEM.
EXHAUST FANS AT THE LAUNDRY ROOM SHALL BE 75 CFM MIN. (PER TABLE 4-14)
AND SHALL OPERATE CONTINUOUSLY
FAN SHALL BE RATED TO OPERATE AT A MAX. NOISE LEVEL OF 1.0 SONE.
- OR -
PROVIDE WHOLE HOUSE VENTILATION SYSTEM @ FAU FORCED AIR UNIT TO PROVIDE REQUIRED WHOLE HOUSE VENTILATION SYSTEM.
UNIT MUST BE INSTALLED WITH A SUMMER SWITCH AT THE AIR HANDLER AND AN OUTSIDE AIR DUCT DIRECTLY TO THE RETURN AIR PLENUM.
UNIT MUST BE EQUIPPED WITH CONTROLS WHICH ENSURE THAT THE AIR HANDLER RUNS EVEN WHEN THERE IS NO HEATING OR COOLING.
OUTDOOR AIR DUCT INLET SHALL BE PLACED TO AVOID DRAWING AIR FROM KNOW AREAS OF CONTAMINANTS, SUCH AS CHIMNEYS, GARAGES, EXHAUST FANS, ETC.
INSTALLER SHALL MEASURE THE VENTILATION FLOW RATE INDUCED TO ENSURE THAT IT MEETS THE VENTILATION RATE REQUIREMENTS UNDER NORMAL HEATING AND COOLING OPERATING CONDITIONS.
53. **FUTURE SOLAR ELECTRICAL CONDUIT**
PROVIDE ELECTRICAL CONDUIT FOR EACH UNIT FROM ROOF TO ELECTRICAL SERVICE PANEL FOR FUTURE SOLAR
54. **PLUMBING FIXTURES**
ALL NEW PLUMBING FIXTURES SHALL BE WATER CONSERVING PER 2016 CPC 402.0



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

Revisions:

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11th Street CONDOMINIUMS
1827 11th Street, Manhattan Beach, CA, 90266

Second Floor Plan

Date: 7/25/18
Name of File: Preliminary

A-2.1

912
 architecture
 627 Avalon Way
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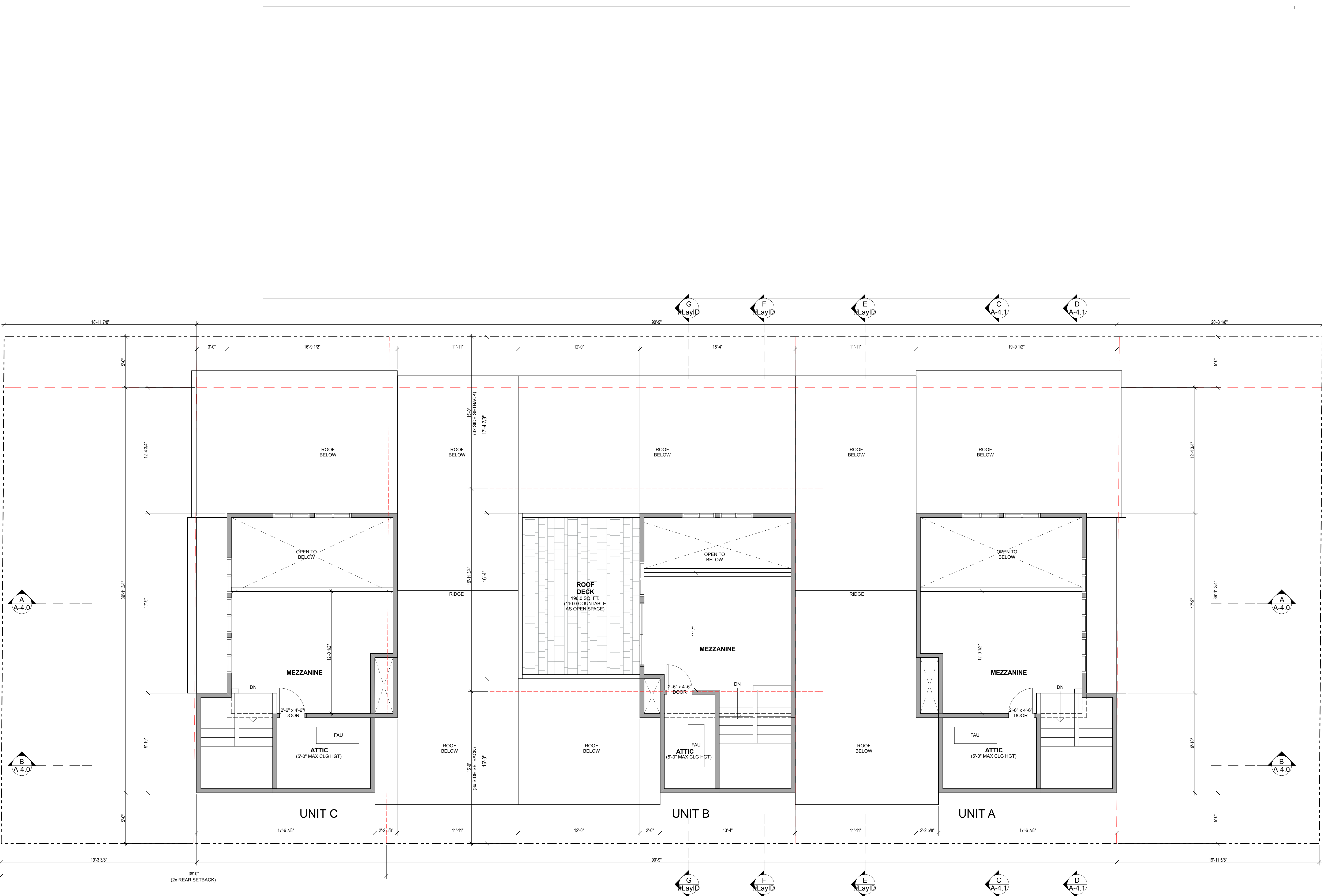
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11th Street CONDOMINIUMS
 1827 11th Street, Manhattan Beach, CA, 90266

Mezzanine Plan

Date: 7/25/18
 Name of File: Preliminary

A-2.2



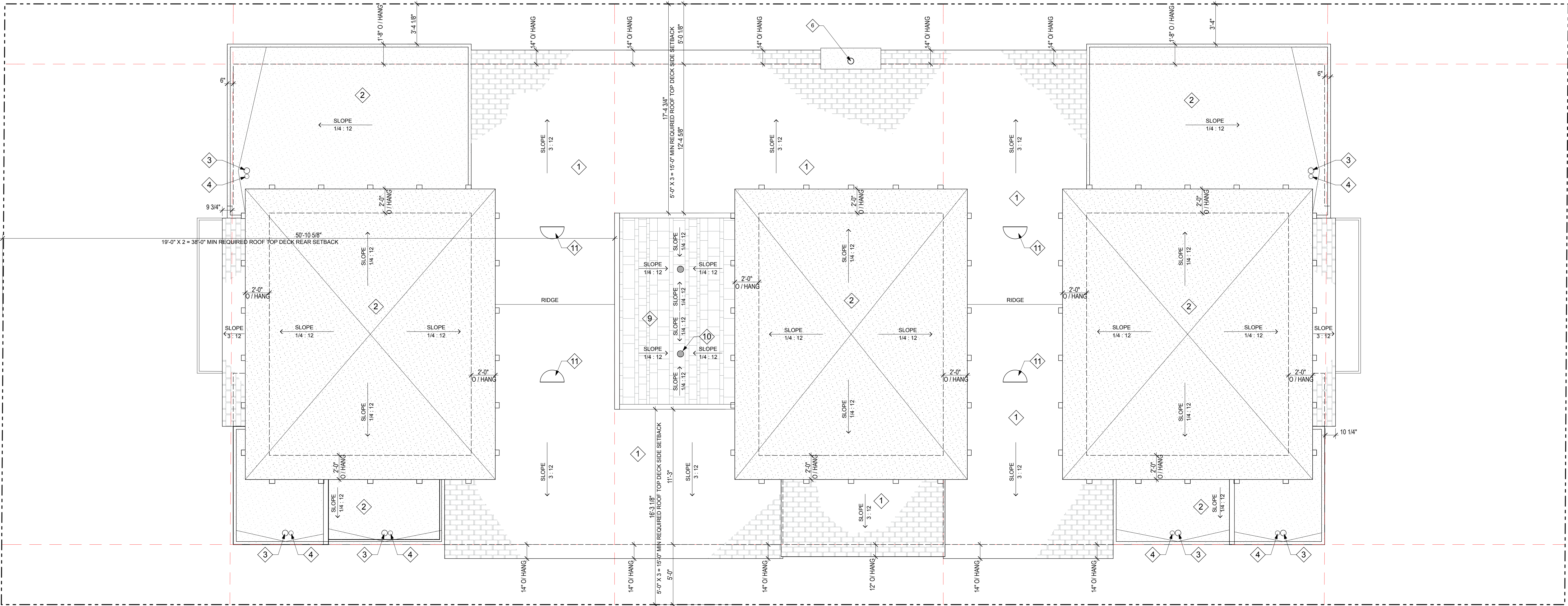
MEZZANINE FLOOR PLAN
 SCALE: 1/4" = 1'-0"

KEYNOTES

1. **ROOF FINISH: ASPHALT ROOFING SHINGLES**
 MANUF: MANVILLE
 MODEL: THREE-TAB APPROVED SELF SEALING OR HAND SEALED SHINGLES.
 COLOR: PER ARCHITECT
 CLASS: A
 PROVIDE 2 LAYERS 15# NON PERFORATED FELT UNDERLAYMENT APPLIED IN SHINGLES FASHION PER SECT. 1402, C.B.C.
2. **ROOF FINISH**
 MANUF: CROSSFIELD PRODUCTS CORP.
 PRODUCT: DEK-O-TEX ROOF WATERPROOFING MEMBRANE
 ICC# ESR 1757
 SLOPE: 1/4" FT. MIN.
 CLASS: A
 INSTALL PER MANUF SPECS
 USE THIS PRODUCT OR APPROVED EQUAL PER SECT. 1402, U.B.C.
3. **ROOF DRAINS**
 MANUF: THUNDERBIRD
 MODEL: 3" DIA. COPPER DECK DRAIN WITH STRAINER
 PROVIDE DRAIN LINE TO DRAINAGE SYSTEM
 INSTALL PER MANUF SPECS
 USE THIS PRODUCT OR APPROVED EQUAL SEE DETAIL 4 / A-7.2
4. **OVERFLOW SCUPPER / DRAIN**
 REMOVE EXISTING SCUPPERS AND PROVIDE NEW
 PROVIDE SEPARATE DRAIN LINE
 OUTLET SHALL BE LOCATED 2" ABOVE LOW POINT OF ROOF
 OVERFLOW SCUPPER TO BE 3X DRAIN SIZE
 INSTALL PER MANUF. SPECS
 SEE DETAIL 1 / A-7.2
5. **ROOF FLASHING**
 PROVIDE COPPER SHEET METAL FLASHING AT ALL ROOF PENETRATION / VALLEY / CRICKET
 SEE DETAIL 5 / A-7.2
6. **CHIMNEY TERMINATION CAP**
 GALV SHEET METAL OR METAL MESH WITH APPROVED SPARK ARRESTOR
 MANUF: MARCO
 ICC# 2578
 USE THIS PRODUCT OR AN APPROVED EQUAL
 INSTALL PER MANUFACTURERS INSTRUCTIONS.
 DECORATIVE CHIMNEY CAP MUST BE LISTED ASSEMBLY.
 CHIMNEY SHALL EXTEND 2 FT ABOVE ADJACENT ROOF WITHIN 10 FT DISTANCE
 PER CHAPTER 10, C.R.C.
7. **ROOF GUTTER**
 HALF-ROUND COPPER ROOF GUTTER SLOPE TO DOWNSPOUT LOCATION @ 1/8" FT
8. **3" DIAM. DOWNSPOUT**
 COPPER DOWNSPOUT - DRAIN TO STREET VIA APPROVED NON-EROSIVE DEVICE
 SEPARATE PIPE REQUIRED FOR OVERFLOW.
9. **DECK WATERPROOFING**
 MANUF: CROSSFIELD PRODUCTS CORP.
 PRODUCT: DEK-O-TEX ROOF WATERPROOFING MEMBRANE
 ICC# ESR 1757
 SLOPE: 1/4" FT. MIN.
 CLASS: A
 INSTALL PER MANUF SPECS
 USE THIS PRODUCT OR APPROVED EQUAL PER SECT. 1402, U.B.C.
10. **DECK DRAINS**
 MANUF: THUNDERBIRD
 MODEL: 3" DIA. COPPER DECK DRAIN WITH STRAINER
 PROVIDE DRAIN LINE TO DRAINAGE SYSTEM
 INSTALL PER MANUF SPECS
 USE THIS PRODUCT OR APPROVED EQUAL SEE DETAIL 4 / A-7.2
11. **ATTIC VENT**
 PROVIDE 1 150 VENT AREA AT ALL ENCLOSED ATTIC SPACES
 1,617 SF = 150 x 10.78 SF VENT AREA
 PROVIDE (12) 12"x24" HALF ROUND DORMER VENT (0.93 SF VENT AREA) = 8 1/8 SF AT LOCATIONS SHOWN ON ROOF PLAN
 AND 2" Ø HOLES PER DETAIL 13 / A-7.0 (0.04 SF VENT AREA) @ MIN 66 EAIVE BLOCKS AT ATTIC = 2.94 SF
 TOTAL VENT AREA = 8.16 + 2.64 = 10.8 SF
 PER CRC SECTION R806
12. PARAPETS, SATELITE ANTENNA, RAILS, SKYLIGHTS, ROOF EQUIP. MUST BE WIN THE HEIGHT LIMIT.
13. ALL SITE DRAINAGE SHALL BE TERMINATED AT PUBLIC WAY VIA NON-EROSIVE DEVICE.
14. ROOF DRAINS PASSING THROUGH THE ROOF INTO THE INTERIOR OF A BUILDING SHALL BE MADE WATER TIGHT AT THE ROOF LINE BY THE USE OF SUITABLE FLASH MATERIAL.
15. ROOF DRAINAGE WATER SHALL NOT BE ALLOWED TO FLOW OVER PUBLIC PROPERTY, BUT SHALL BE CARRIED IN A DRAIN PIPE OR OTHER APPROVED TRANSPORT UNDER THE PUBLIC SIDEWALK OR WALKING SURFACE TO THE GUTTER UNLESS ONE ONE OF THE FOLLOWING CONDITIONS EXISTS AND IS MAINTAINED.
16. ROOF DRAINAGE WATER IS TO BE DEPOSITED AT A POINT OR POINTS ON THE SITE WHERE THE DRAINAGE SWALE IS TO A NATURAL DRAINAGE CHANNEL THAT DOES NOT FLOW OVER PUBLIC PROPERTY.
17. ALL CONCENTRATED DRAINAGE INCLUDING ROOF WATER SHALL BE CONDUCTED VIA GRAVITY TO THE STREET OR AN APPROVED LOCATION AT A 2% MINIMUM.
18. VALLEY FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 mm) NO. 26 GALVANIZED SHEET (GAGE) CORROSION RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE (914 mm) UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY
19. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.
20. (ROOF) (ATTIC) (EXTERIOR WALL) SHALL RESIST THE INTRUSION OF FLAME EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION RESISTANT, NON-COMBUSTIBLE WIRE MESH WITH 1/4-INCH (6 mm) OPENINGS OR EQUIVALENT. VENTS SHALL NOT BE INSTALLED IN EAVES AND CORNICES.
21. EAVES AND SOFFITS SHALL MEET THE REQUIREMENTS OF SFM-7A-3 OR SHALL BE PROTECTED BY IGNITION RESISTANT MATERIALS OR NON-COMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE.

Revisions:

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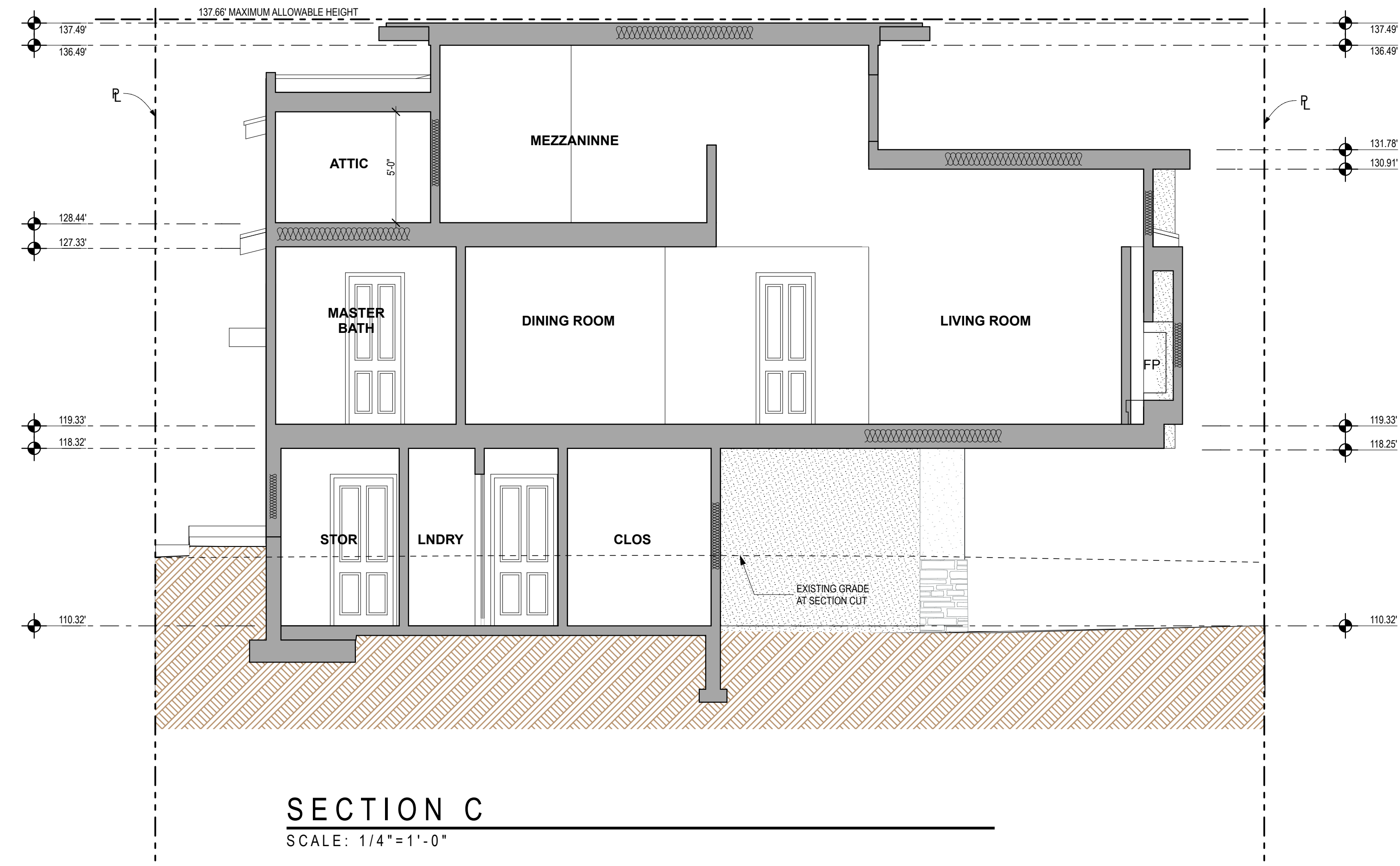
ROOF PLAN
 SCALE: 1/4" = 1'-0"

11th Street CONDOMINIUMS
 1827 11th Street, Manhattan Beach, CA, 90266

Roof Plan

Date: 7/25/18
 Name of File: Preliminary

BFA DIAGRAM
SCALE: 1/16"=1'-0"

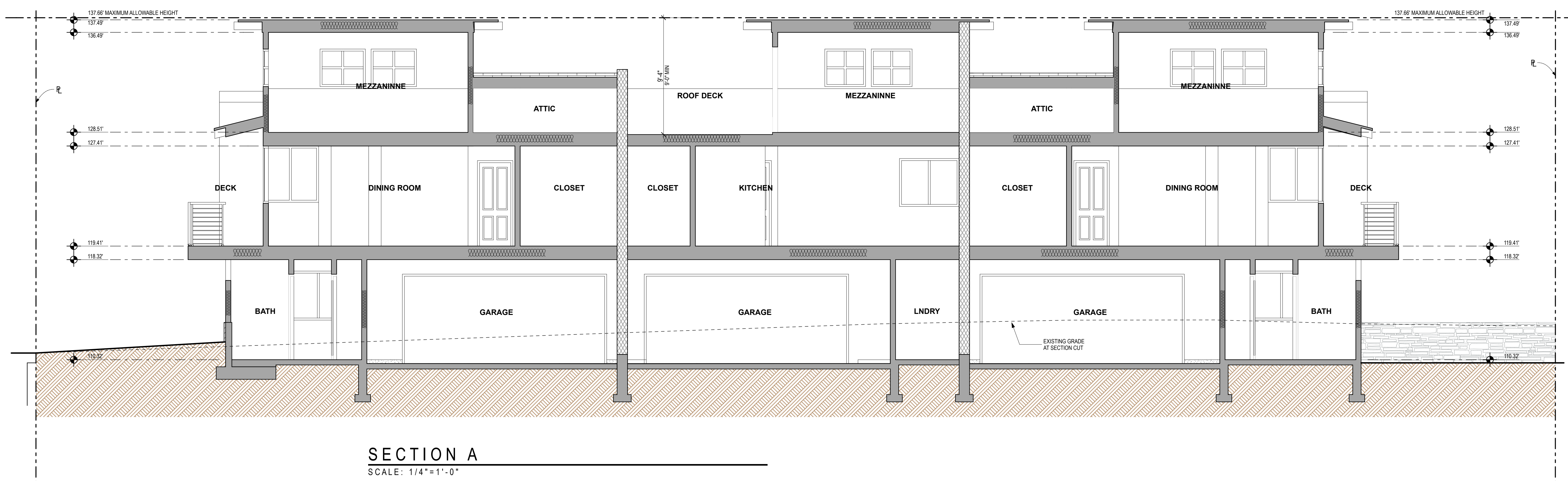


- INSULATION REQUIREMENTS**
FOIL-BACKED BATT INSULATION
INSTALL PER MANUF. SPECS
PROVIDE: ROOF / CEILING R-30 PER CF-1R FORM
EXTERIOR WALL R-15
INTERIOR WALL R-13
(WHERE SPECIFIED)
RAISED WD FLOOR R-19 PER CF-1R FORM
FLR @ OVERHANGS R-19 PER CF-1R FORM
SLAB EDGE INSUL. N/A
REFER TO CF-1R FORMS, SEE SHEET T-6
- WATERPROOFING @ FOUNDATION WALL**
MANUF: DMX PLASTICS LTD
PRODUCT: DMX AG WATER PROOFING SYSTEM
ICCF: ESR 2896
PROVIDE 4" DIA. PERFORATED PIPE DRAIN IN FILTER FABRIC WRAP SET IN GRAVEL BED
OUTLET DRAIN @ STREET THROUGH APPROVED NON-EROSIVE DEVICE. SEE CIVIL DRWGS.
INSTALL PER MANUF SPECS
USE THIS PRODUCT OR APPROVED EQUAL.
- ONE-HOUR FIRE RESISTIVE WALL**
5/8" TYPE "X" GIP WALL BOARD
AT ALL WALLS AND CEILING BETWEEN GARAGE AND ALL ADJACENT LIVING SPACES, AND ENCLOSING ALL STRUCTURAL MEMBERS
PER SECT. 302.4, C.B.C.
- HANDRAIL**
TOP OF RAIL @ 34" TO 38" ABOVE TREAD
NOSING ONE RAIL TO EXTEND 6" BEYOND TOP AND BOTTOM RISER, AND SHALL TERMINATE IN A NEWEL POST OR WALL
HANDGRIP CROSS-SECTIONAL AREA OF TOP RAIL: 1 1/2" MIN TO 2" MAX
MIN 1 1/2" CLEAR BETWEEN RAIL AND WALL @ OPEN RAIL. SEE GUARDRAIL NOTE
PER SECT. 1006, C.B.C.
- GUARDRAIL (42" HIGH U.N.O.)**
TOP RAIL SHALL SUPPORT 20 LBS. PER LIN. FT.
PER SECT. 705, C.B.C.
SEE HAND RAIL NOTE FOR TOP RAIL
OPEN RAIL SHALL HAVE INTERMEDIATE RAILS, SO THAT A 4" DIA. SPHERE CANNOT PASS THRU.
PER SECT. 509.1, C.B.C.
- PROPOSED NEW ROOF FINISH**
MANUF: DAVINCI ROOFSCAPES
PRODUCT: SLATE GRAY ECO-BLEND MULTI-WIDTH SLATE
OVER 2-LAYERS 30# FELT
ICCF: ESR-2119
SLOPE: 6 IN 12
CLASS: A
INSTALL PER MANUF SPECS
USE THIS PRODUCT OR APPROVED EQUAL
PER SECT. 1402, C.B.C.
- CHIMNEY**
TOP OF CHIMNEY MUST EXTEND A MINIMUM OF 2' ABOVE ANY PART OF THE BUILDING WITHIN 10'. CHIMNEY MAY EXCEED THE MAX PERMITTED BUILDING HEIGHT BY NO MORE THAN 5' PROVIDED THE WIDTH AND DEPTH DO NOT EXCEED 3' AND 5' RESPECTIVELY.
- PROPOSED NEW ROOF FINISH**
MANUF: CROSSFIELD PRODUCTS CORP.
PRODUCT: DEX-O-TEX ROOF WATERPROOFING MEMBRANE
ICCF: ESR 1757
SLOPE: 1/4" FT. MIN.
CLASS: A
INSTALL PER MANUF SPECS
USE THIS PRODUCT OR APPROVED EQUAL
PER SECT. 1402, C.B.C.
- PROPOSED NEW DECK FINISH**
MANUF: CROSSFIELD PRODUCTS CORP.
PRODUCT: TILE OR STONE OVER THINSET MORTAR OVER DEX-O-TEX DECK WATERPROOFING MEMBRANE
ICCF: ESR 1757
SLOPE: 1/4" FT. MIN.
CLASS: A
INSTALL PER MANUF SPECS
USE THIS PRODUCT OR APPROVED EQUAL
PER SECT. 1402, C.B.C.

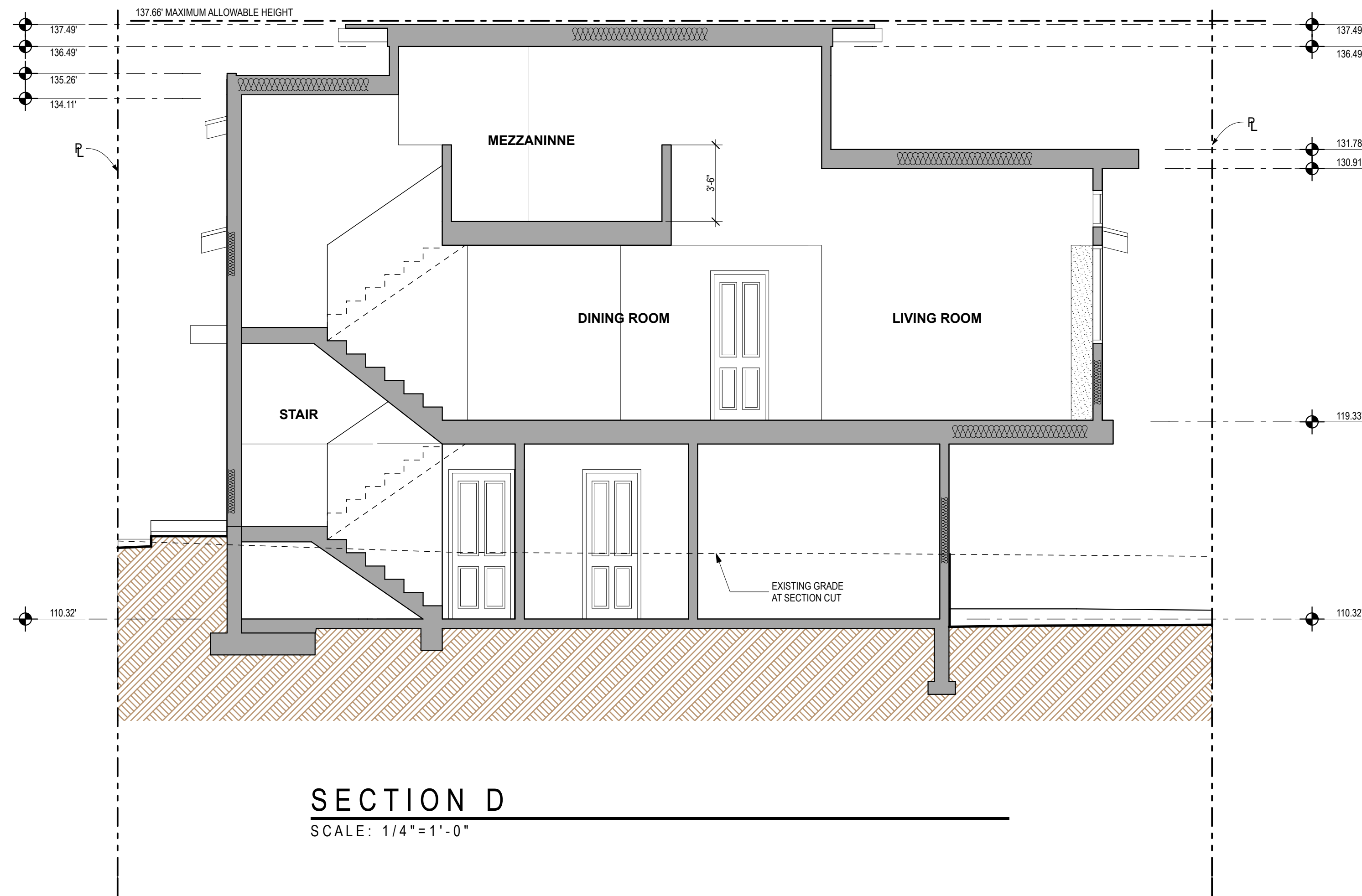
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- Revisions:**
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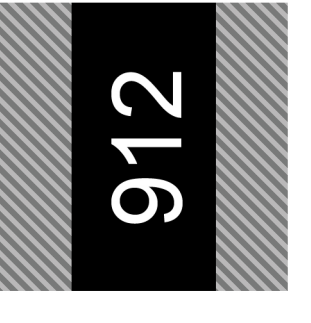


11th Street CONDOMINIUMS
1827 11th Street, Manhattan Beach, CA, 90266

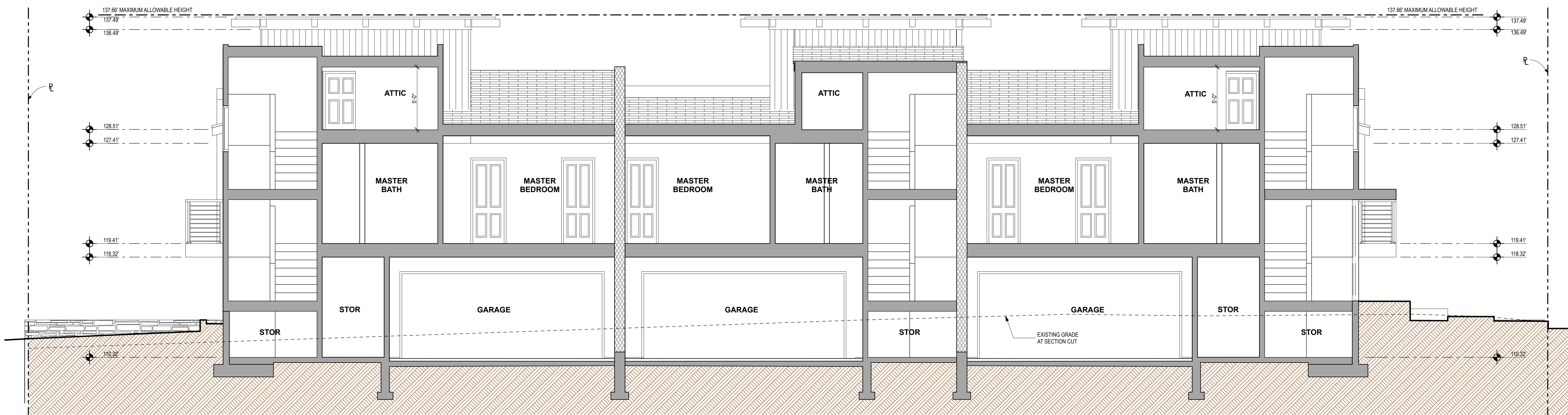


SECTION D
SCALE: 1/4"=1'-0"

1. **INSULATION REQUIREMENTS**
FOIL-BACKED BATT INSULATION
INSTALL PER MANUF. SPECS
PROVIDE: ROOF / CEILING R-30 PER CF-1R FORM
EXTERIOR WALL R-15
INTERIOR WALL R-13
(WHERE SPECIFIED)
RAISED WD FLOOR R-19 PER CF-1R FORM
FLR @ OVERHANGS R-19 PER CF-1R FORM
SLAB EDGE INSUL. N/A
REFER TO CF-1R FORMS, SEE SHEET T-6
2. **WATERPROOFING @ FOUNDATION WALL**
MANUF: DMX PLASTICS LTD
PRODUCT: DMX AG WATER PROOFING SYSTEM
ICCF: ESR 2896
PROVIDE 4" DIA. PERFORATED PIPE DRAIN IN
FILTER FABRIC WRAP SET IN GRAVEL BED
OUTLET DRAIN @ STREET THROUGH APPROVED
NON-EROSIVE DEVICE. SEE CIVIL DRWGS.
INSTALL PER MANUF SPECS
USE THIS PRODUCT OR APPROVED EQUAL.
3. **ONE-HOUR FIRE RESISTIVE WALL**
5/8" TYPE "X" GYP. WALL BOARD
AT ALL WALLS AND CEILING BETWEEN GARAGE
AND ALL ADJACENT LIVING SPACES, AND
ENCLOSING ALL STRUCTURAL MEMBERS
PER SECT. 302.4, C.B.C.
4. **HANDRAIL**
TOP OF RAIL @ 34" TO 38" ABOVE TREAD
NOSING ONE RAIL TO EXTEND 6" BEYOND TOP
AND BOTTOM RISER, AND SHALL TERMINATE IN
A NEWEL POST OR WALL
HANDGRIP CROSS-SECTIONAL AREA OF TOP
RAIL: 1 1/2" MIN TO 2" MAX
MIN 1 1/2" CLEAR BETWEEN RAIL AND WALL
@ OPEN RAIL. SEE GUARDRAIL NOTE
PER SECT. 1006, C.B.C.
5. **GUARDRAIL (42" HIGH U.N.O.)**
TOP RAIL SHALL SUPPORT 20 LBS. PER LIN. FT.
PER SECT. 705, C.B.C.
SEE HAND RAIL NOTE FOR TOP RAIL
OPEN RAIL SHALL HAVE INTERMEDIATE RAILS,
SO THAT A 4" DIA. SPHERE CANNOT PASS THRU.
PER SECT. 509.1, C.B.C.
6. **PROPOSED NEW ROOF FINISH**
MANUF: DAVINCI ROOFSCAPES
PRODUCT: SLATE GRAY ECO-BLEND MULTI-WIDTH SLATE
OVER 2-LAYERS 30# FELT
ICCF: ESR-2119
SLOPE: 6 IN 12
CLASS: A
INSTALL PER MANUF SPECS
USE THIS PRODUCT OR APPROVED EQUAL
PER SECT. 1402, C.B.C.
7. **CHIMNEY**
TOP OF CHIMNEY MUST EXTEND A MINIMUM
OF 2' ABOVE ANY PART OF THE BUILDING
WITHIN 10' CHIMNEY MAY EXCEED THE MAX
PERMITTED BUILDING HEIGHT BY NO MORE
THAN 5' PROVIDED THE WIDTH AND DEPTH
DO NOT EXCEED 3' AND 5' RESPECTIVELY.
8. **PROPOSED NEW ROOF FINISH**
MANUF: CROSSFIELD PRODUCTS CORP.
PRODUCT: DEX-O-TEX ROOF WATERPROOFING
MEMBRANE
ICCF: ESR 1757
SLOPE: 1/4" FT. MIN.
CLASS: A
INSTALL PER MANUF SPECS
USE THIS PRODUCT OR APPROVED EQUAL
PER SECT. 1402, C.B.C.
9. **PROPOSED NEW DECK FINISH**
MANUF: CROSSFIELD PRODUCTS CORP.
PRODUCT: TILE OR STONE OVER THINSET MORTAR OVER
DEX-O-TEX DECK WATERPROOFING MEMBRANE
ICCF: ESR 1757
SLOPE: 1/4" FT. MIN.
CLASS: A
INSTALL PER MANUF SPECS
USE THIS PRODUCT OR APPROVED EQUAL
PER SECT. 1402, C.B.C.



- Revisions:**
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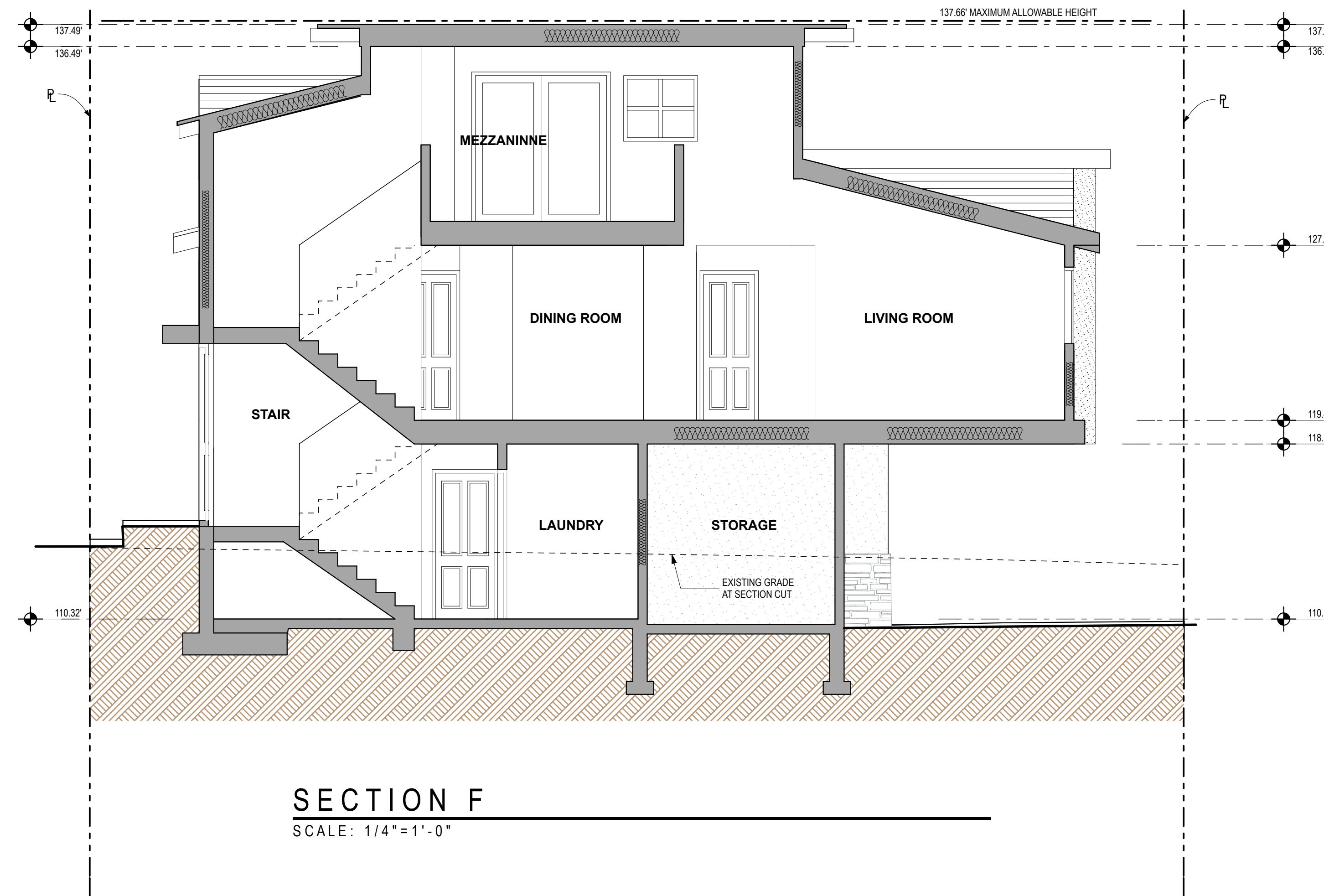
SECTION B
SCALE: 1/4"=1'-0"

11th Street CONDOMINIUMS
1827 11th Street, Manhattan Beach, CA, 90266

Sections

Date: 7/25/18
Name of File: Preliminary

A-4.1

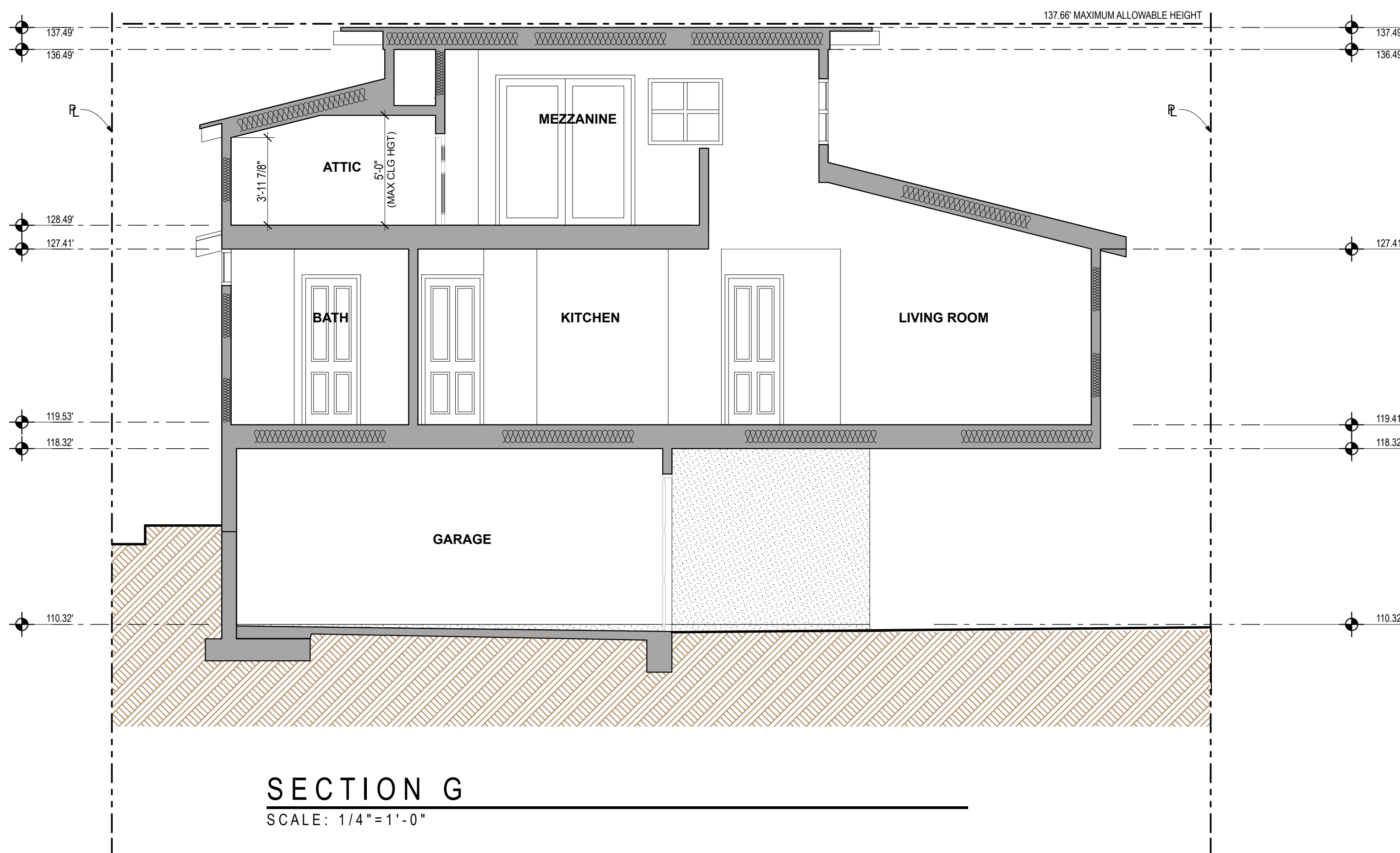


SECTION F
SCALE: 1/4"=1'-0"

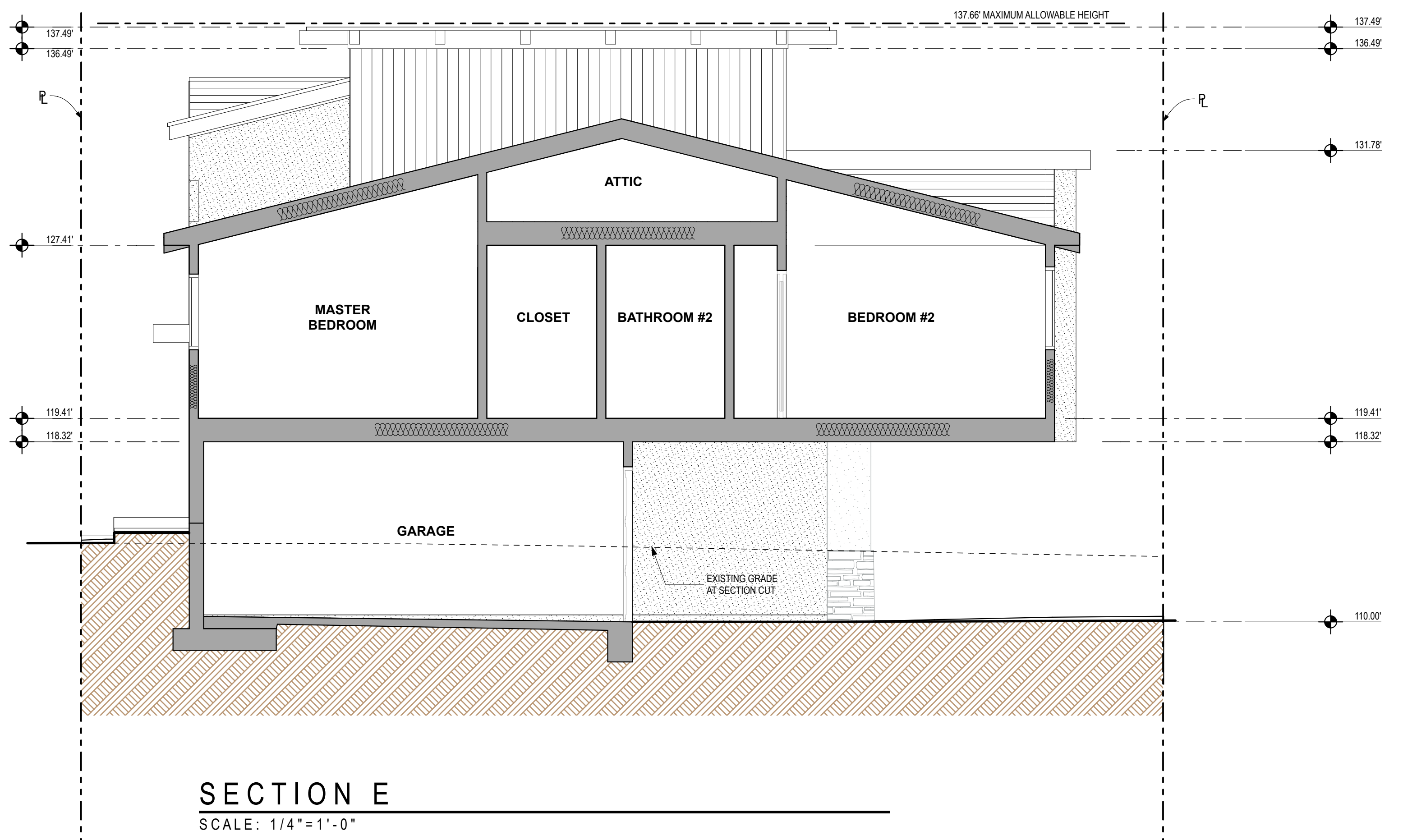
1. **INSULATION REQUIREMENTS**
FOIL-BACKED BATT INSULATION
INSTALL PER MANUF. SPECS
PROVIDE: ROOF / CEILING R-30 PER CF-1R FORM
EXTERIOR WALL R-15
INTERIOR WALL R-13
(WHERE SPECIFIED)
RAISED WD FLOOR R-19 PER CF-1R FORM
FLR @ OVERHANGS R-19 PER CF-1R FORM
SLAB EDGE INSUL. N/A
REFER TO CF-1R FORMS, SEE SHEET T-6
2. **WATERPROOFING @ FOUNDATION WALL**
MANUF: DMX PLASTICS LTD
PRODUCT: DMX AG WATER PROOFING SYSTEM
ICCF: ESR 2896
PROVIDE 4" DIA. PERFORATED PIPE DRAIN IN
FILTER FABRIC WRAP SET IN GRAVEL BED
OUTLET DRAIN @ STREET THROUGH APPROVED
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INSTALL PER MANUF SPECS
USE THIS PRODUCT OR APPROVED EQUAL.
3. **ONE-HOUR FIRE RESISTIVE WALL**
5/8" TYPE "X" GYP. WALL BOARD
AT ALL WALLS AND CEILING BETWEEN GARAGE
AND ALL ADJACENT LIVING SPACES, AND
ENCLOSING ALL STRUCTURAL MEMBERS
PER SECT. 302.4, C.B.C.
4. **HANDRAIL**
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NOSING ONE RAIL TO EXTEND 6" BEYOND TOP
AND BOTTOM RISER, AND SHALL TERMINATE IN
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PER SECT. 1006, C.B.C.
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6. **PROPOSED NEW ROOF FINISH**
MANUF: DAVINCI ROOFSCAPES
PRODUCT: SLATE GRAY ECO-BLEND MULTI-WIDTH SLATE
OVER 2-LAYERS 30# FELT
ICCF: ESR-2119
SLOPE: 6 IN 12
CLASS: A
INSTALL PER MANUF SPECS
USE THIS PRODUCT OR APPROVED EQUAL
PER SECT. 1402, C.B.C.
7. **CHIMNEY**
TOP OF CHIMNEY MUST EXTEND A MINIMUM
OF 2' ABOVE ANY PART OF THE BUILDING
WITHIN 10' CHIMNEY MAY EXCEED THE MAX
PERMITTED BUILDING HEIGHT BY NO MORE
THAN 5' PROVIDED THE WIDTH AND DEPTH
DO NOT EXCEED 3' AND 5' RESPECTIVELY.
8. **PROPOSED NEW ROOF FINISH**
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PRODUCT: DEX-O-TEX ROOF WATERPROOFING
MEMBRANE
ICCF: ESR 1757
SLOPE: 1/4" FT. MIN.
CLASS: A
INSTALL PER MANUF SPECS
USE THIS PRODUCT OR APPROVED EQUAL
PER SECT. 1402, C.B.C.
9. **PROPOSED NEW DECK FINISH**
MANUF: CROSSFIELD PRODUCTS CORP.
PRODUCT: TILE OR STONE OVER THINSET MORTAR OVER
DEX-O-TEX DECK WATERPROOFING MEMBRANE
ICCF: ESR 1757
SLOPE: 1/4" FT. MIN.
CLASS: A
INSTALL PER MANUF SPECS
USE THIS PRODUCT OR APPROVED EQUAL
PER SECT. 1402, C.B.C.

Revisions:

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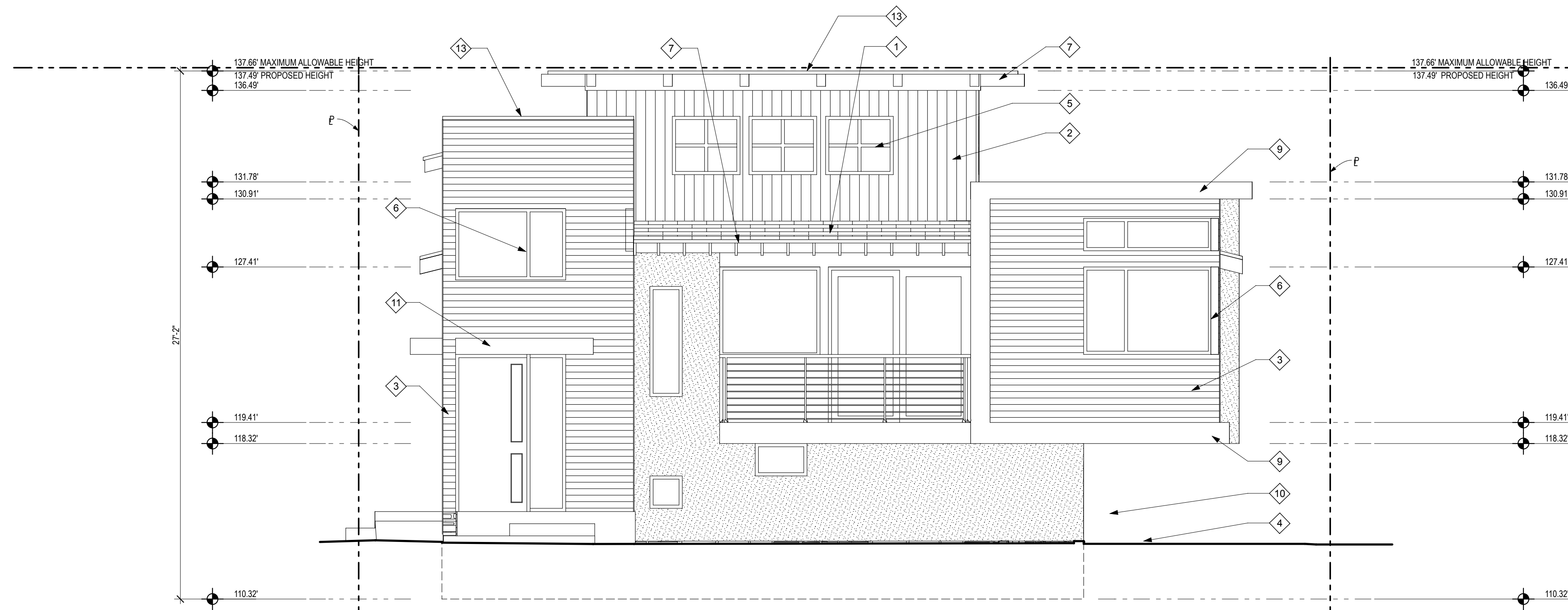
SECTION G
SCALE: 1/4"=1'-0"



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

Sections

Date: 7/25/18
 Name of File: Preliminary

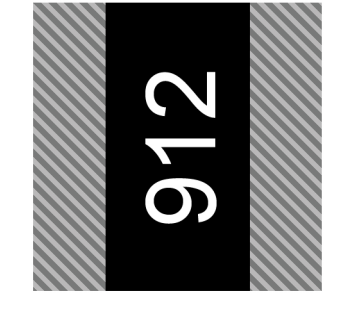


SOUTH (FRONT) ELEVATION

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

NOTES:
 MAX. PROPERTY LINE WALL HEIGHT 6'-0" ABOVE LOWEST LOCAL GRADE
 (42" MAX IN FRONT YARD)
 8'-0" MAX HEIGHT ALLOWED WITH APPROVED FENCE HEIGHT AGREEMENT
 PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS,
 ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.

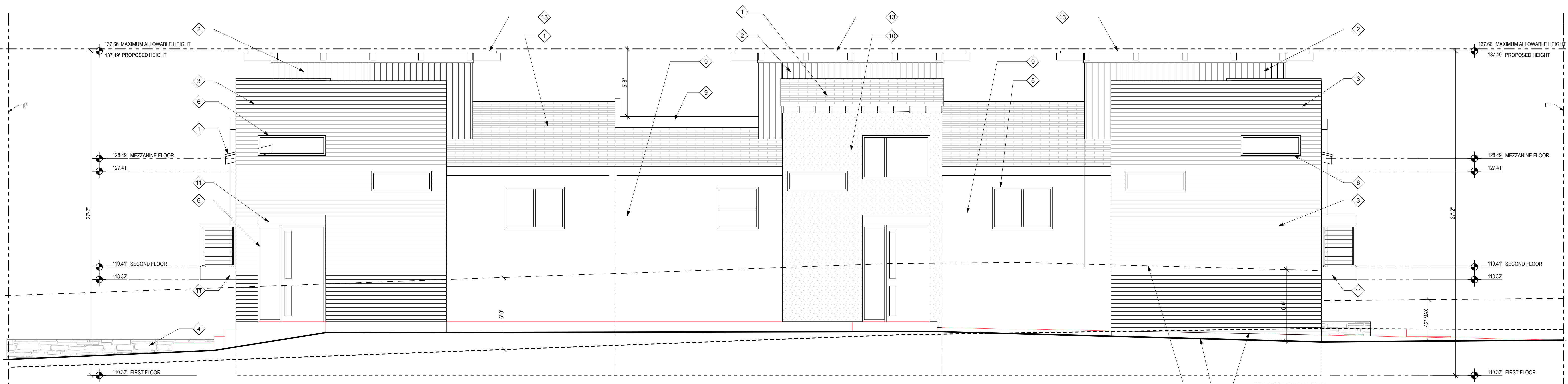
- ELEVATION NOTES:**
- ASPHALT SHINGLE ROOFING**
 40 YEARS MIN. 30 DIMENSION
 ASPHALT ROOF SHINGLES OVER
 2 LAYER OF 15# FELT LAID WITH
 1" OVERLAP
 PER C.B.C. SECT. 1507.2 AND 1507.3
 - BOARD AND BATTEN EXTERIOR SIDING**
 HARDIPANEL, BOARD AND BATTEN EXTERIOR SIDING
 OVER TYPAR BUILDING PAPER LAYED SHINGLE FASHION
 SEE DETAIL 23 / A-7.1
 - HORIZONTAL HARDI-PLANK EXTERIOR SIDING**
 HARDI-PLANK HORIZONTAL EXTERIOR SIDING
 OVER TYPAR BUILDING PAPER LAYED SHINGLE FASHION
 SEE DETAIL 22 / A-7.1
 - STONE VENEER**
 LEDGERSTONE STONE VENEER
 OVER BROWN COAT
 SEE DETAIL 21 / A-7.1
 - BRONZE ANODIZED WINDOW**
 SEE PLAN AND WINDOW SCHEDULE FOR SIZE
 SEE SHEET T-5 FOR CF-IR ENERGY REQUIREMENTS
 - SILVER ANODIZED WINDOW**
 AT HORIZONTAL SIDING AREAS ONLY
 SEE PLAN AND WINDOW SCHEDULE FOR SIZE
 SEE SHEET T-5 FOR CF-IR ENERGY REQUIREMENTS
 - EXPOSED WOOD RAFTER TAIL**
 DOUBLE 2x EXPOSED RAFTER TAIL W/ 3/4" SPACER
 SEE DETAIL 13 / A-7.0
 - HORIZONTAL HARDI-SHINGLE EXTERIOR SIDING**
 HARDI-PLANK HORIZONTAL EXTERIOR SIDING
 OVER TYPAR BUILDING PAPER LAYED SHINGLE FASHION
 SEE DETAIL 22 / A-7.1
 - EXTERIOR STUCCO**
 7/8" THICK EXTERIOR STUCCO
 OVER 2-LAYERS WATERPROOFING PAPER
 FINISH: 20/30 SAND
 COLOR: WHITE
 - EXTERIOR STUCCO**
 7/8" THICK EXTERIOR STUCCO
 OVER 2-LAYERS WATERPROOFING PAPER
 FINISH: SMOOTH STEEL TROWEL
 COLOR: GRAY
 - METAL FASCIA**
 BRONZE ANODIZED ALUMINUM FASCIA
 MATCH EXTERIOR WINDOW FRAME FINISH
 USE THIS PRODUCT OR APPROVED EQUAL
 PER SECT. 1402, C.B.C.
 - CHIMNEY**
 TOP OF CHIMNEY MUST EXTEND A MINIMUM OF 2' ABOVE ANY PART OF THE
 BUILDING WITHIN 10'. CHIMNEY MAY EXCEED THE MAX PERMITTED BUILDING
 HEIGHT BY NO MORE THAN 5' PROVIDED THE WIDTH AND DEPTH DO NOT
 EXCEED 3' AND 5' RESPECTIVELY.
 - PROPOSED NEW ROOF FINISH**
 MANUF: CROSSFIELD PRODUCTS CORP.
 PRODUCT: DEX-O-TEX ROOF WATERPROOFING MEMBRANE
 ICC#: ESR 1757
 SLOPE: 1/4" FT. MIN.
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 - PROPOSED NEW DECK FINISH**
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 PRODUCT: TILE OR STONE OVER THINSET MORTAR OVER
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 ICC#: ESR 1757
 SLOPE: 1/4" FT. MIN.
 CLASS: A
 INSTALL PER MANUF SPECS
 USE THIS PRODUCT OR APPROVED EQUAL
 PER SECT. 1402, C.B.C.



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Revisions:

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WEST ELEVATION

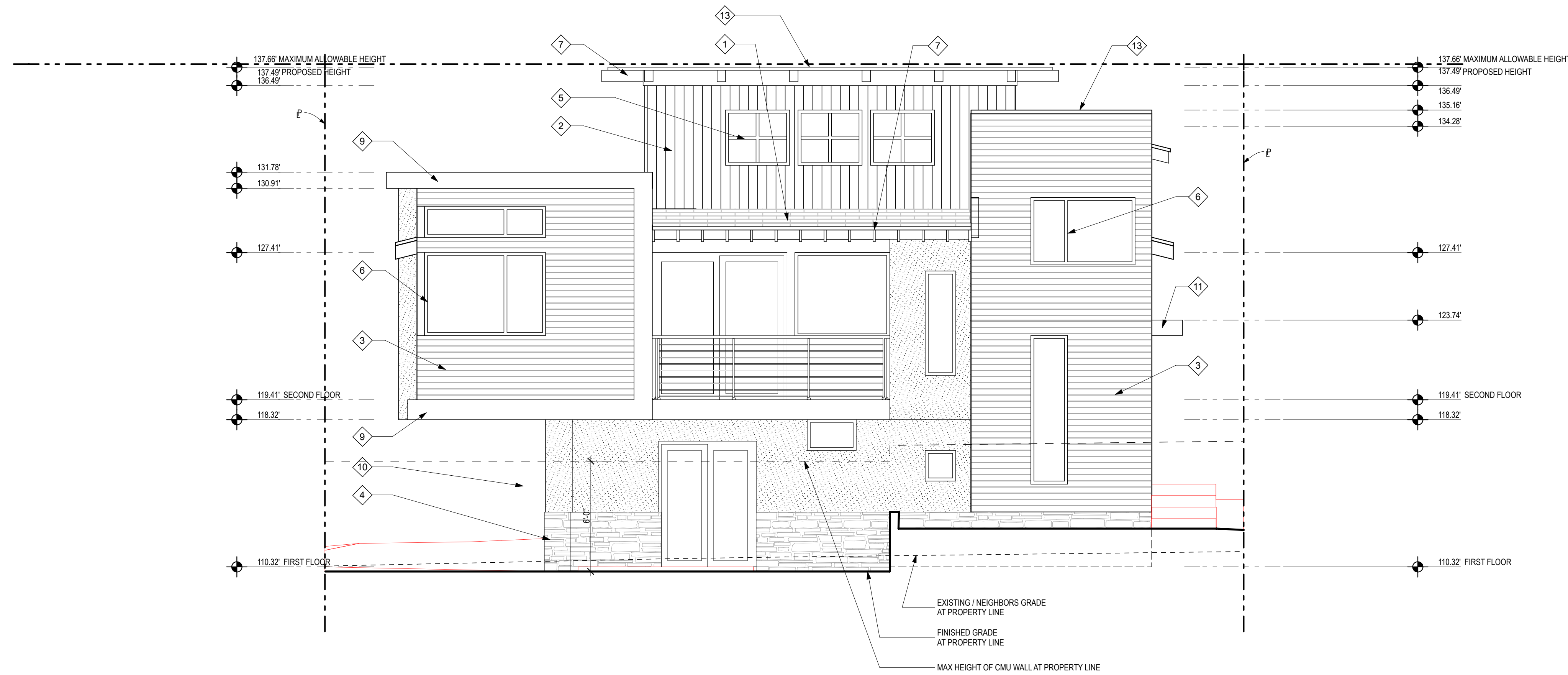
SCALE: 1/4" = 1'-0"

11th Street CONDOMINIUMS
 1827 11th Street, Manhattan Beach, CA, 90266

Exterior Elevations

Date: 7/25/18
 Name of File: Preliminary

A-6.0



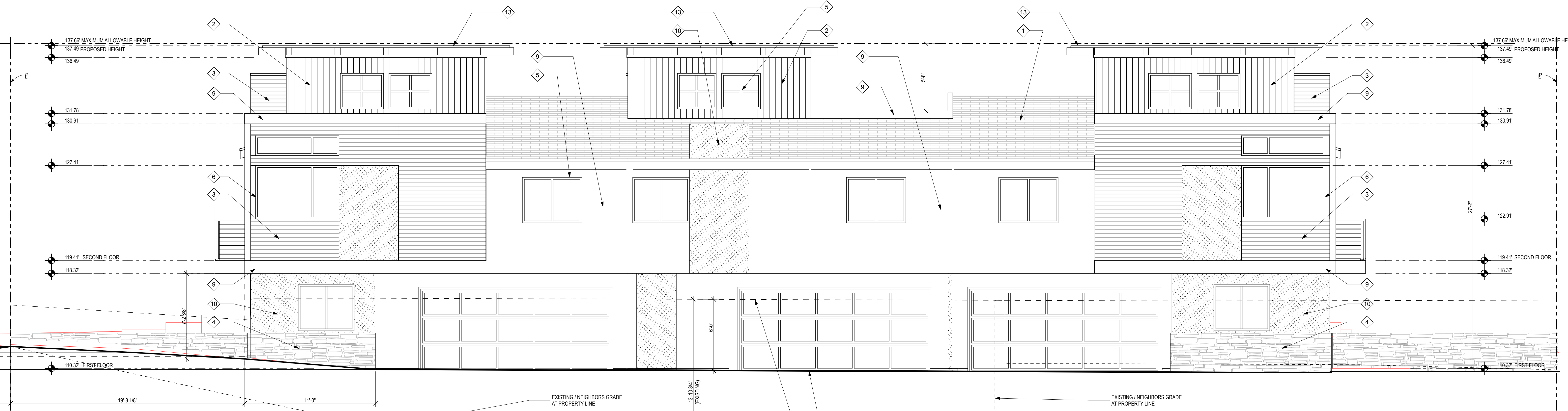
NORTH ELEVATION
SCALE: 1/4"=1'-0"

NOTES:
MAX. PROPERTY LINE WALL HEIGHT 6'-0" ABOVE LOWEST LOCAL GRADE (42' MAX IN FRONT YARD)
8'-0" MAX HEIGHT ALLOWED WITH APPROVED FENCE HEIGHT AGREEMENT
PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS,
ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.

- ELEVATION NOTES:**
- ASPHALT SHINGLE ROOFING**
40 YEARS MIN. 30 DIMENSION
ASPHALT ROOF SHINGLES OVER
2 LAYER OF 15# FELT LAID WITH
1" OVERLAP.
PER C.B.C. SECT. 1507.2 AND 1507.3
 - BOARD AND BATTEN EXTERIOR SIDING**
HARDIPANEL, BOARD AND BATTEN EXTERIOR SIDING
OVER TYPAR BUILDING PAPER LAYED SHINGLE FASHION
SEE DETAIL 23 / A-7.1
 - HORIZONTAL HARDI-PLANK EXTERIOR SIDING**
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OVER TYPAR BUILDING PAPER LAYED SHINGLE FASHION
SEE DETAIL 22 / A-7.1
 - STONE VENEER**
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OVER BROWN COAT
SEE DETAIL 21 / A-7.1
 - BRONZE ANODIZED WINDOW**
SEE PLAN AND WINDOW SCHEDULE FOR SIZE
SEE SHEET T-5 FOR CF-IR ENERGY REQUIREMENTS
 - SILVER ANODIZED WINDOW**
AT HORIZONTAL SIDING AREAS ONLY
SEE PLAN AND WINDOW SCHEDULE FOR SIZE
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DOUBLE 2x EXPOSED RAFTER TAIL W/ 3/4" SPACER
SEE DETAIL 13 / A-7.0
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HARDI-PLANK HORIZONTAL EXTERIOR SIDING
OVER TYPAR BUILDING PAPER LAYED SHINGLE FASHION
SEE DETAIL 22 / A-7.1
 - EXTERIOR STUCCO**
7/8" THICK EXTERIOR STUCCO
OVER 2-LAYERS WATERPROOFING PAPER
FINISH: 20/30 SAND
COLOR: WHITE
 - EXTERIOR STUCCO**
7/8" THICK EXTERIOR STUCCO
OVER 2-LAYERS WATERPROOFING PAPER
FINISH: SMOOTH STEEL TROWEL
COLOR: GRAY
 - METAL FASCIA**
BRONZE ANODIZED ALUMINUM FASCIA
MATCH EXTERIOR WINDOW FRAME FINISH
USE THIS PRODUCT OR APPROVED EQUAL
PER SECT. 1402, C.B.C
 - CHIMNEY**
TOP OF CHIMNEY MUST EXTEND A MINIMUM OF 2' ABOVE ANY PART OF THE BUILDING WITHIN 10'. CHIMNEY MAY EXCEED THE MAX PERMITTED BUILDING HEIGHT BY NO MORE THAN 5' PROVIDED THE WIDTH AND DEPTH DO NOT EXCEED 3' AND 5' RESPECTIVELY.
 - PROPOSED NEW ROOF FINISH**
MANUF: CROSSFIELD PRODUCTS CORP.
PRODUCT: DEX-O-TEX ROOF WATERPROOFING MEMBRANE
ICF#: ESR 1757
SLOPE: 1/4"FT. MIN.
CLASS: A
INSTALL PER MANUF SPECS
USE THIS PRODUCT OR APPROVED EQUAL
PER SECT. 1402, C.B.C
 - PROPOSED NEW DECK FINISH**
MANUF: CROSSFIELD PRODUCTS CORP.
PRODUCT: TILE OR STONE OVER THINSET MORTAR OVER DEX-O-TEX DECK WATERPROOFING MEMBRANE
ICF#: ESR 1757
SLOPE: 1/4"FT. MIN.
CLASS: A
INSTALL PER MANUF SPECS
USE THIS PRODUCT OR APPROVED EQUAL
PER SECT. 1402, C.B.C

Revisions:

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- △
- △
- △



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

11th Street CONDOMINIUMS
1827 11th Street, Manhattan Beach, CA, 90266

Exterior Elevations

Date: 7/25/18
Name of File: Preliminary

A-6.1