

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

TO: Planning Commission

FROM: Anne McIntosh, Director of Community Development

THROUGH Laurie B. Jester, Planning Manager

BY: Eric Haaland, Associate Planner

DATE: November 14, 2018

SUBJECT: Consideration of a Substantial Change to Approved Site Development Permit Plans for Fire Department Check-Valve Location for Eleven Residential Apartment Units at 1214 Tennyson Street (Van Zanten)

RECOMMENDATION

Staff recommends that the Planning Commission **DENY** the proposed plan revision.

OWNER

James D. Van Zanten
1461 21st Street
Manhattan Beach, CA 90266

BACKGROUND

The subject project was approved by the Planning Commission on October 25, 2017, with plans showing the required Fire Department Safety Double Check-Valve (FCV) toward the rear of the site adjacent to the project's alley-accessed garage. At this early point in construction of the project, the builder has requested to change the check-valve location to be in front of the building, near the Fire Department Connection (FDC). Staff's response was that this would be considered a substantial deviation to the approved plans. Condition 1 of Resolution No. PC 17-09 (attached) states in part that "Any substantial deviation from the approved plans or project description must be reviewed and approved by the Planning Commission". The Planning Commission should determine if the proposed revision is appropriate.

DISCUSSION

The submitted applicant material (attached) shows the required fire safety check-valve to be relocated from the rear of the site to the front of the building. While the less visually objectionable Fire Department Connection (FDC) is required to be at a prominent street-facing location, the related check-valve is not. Builders typically prefer check-valve placement together with the FDC, as it decreases costs, and examples of this are common. Staff has been avoiding highly visible check-valve locations for many years, since they are large pieces of equipment plus the required access around the equipment

that eliminates required landscaping and is visually undesirable. In this case, a location between the primary building and detached rear garage building was chosen, rather than create an area closer to the FDC. Either location of the check-valve is accessible and acceptable to the Fire Department.

The attached material from the applicant indicates that they feel the front check-valve location is superior to the approved rear location for the following reasons:

1. The added pipe-length involved in the rear location, holding water that is seldom used, would result in bacteria growth in that water.
2. The added pipe-length involved in the rear location would result in reduced water pressure in the building's fire sprinkler system.
3. Placing the pipe in the building's side yard, as would be necessary for the rear location, would be difficult.
4. Fire Department access to the rear check-valve location would be more difficult.

The attached applicant material proposes the front check-valve location to be visually screened behind the project's front yard slope and related retaining wall. The maximum 3 ½ foot high retaining wall and slope was part of the original approved plans to provide disabled access from the garage to the elevator and this wall is proposed to be extended about 7 feet in length as shown on the proposed plans to accommodate the check-valve and FDC (attached).

Staff's most recent experience with a rear/remote check-valve location is the Manhattan Beach County Library in the Civic Center (photos attached). A separation distance between the FDC and check-valve, similar to that approved for this project, was included in that fire sprinkler design.

CONCLUSION

Staff recommends that the Planning Commission review the proposed plan revision, discuss the proposal, and deny the new check-valve location.

Attachments:

- A. Resolution No. PC 17-09
- B. Applicant Material
- C. Library check-valve photos
- D. Enlarged Site Plan

c: Obelisk Architects, Applicant/Architect
James D. Van Zanten, Owner
Lou Petroni, Fire Marshall

1 RESOLUTION NO. PC 17-09

2 RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN
3 BEACH APPROVING A SITE DEVELOPMENT PERMIT FOR CONSTRUCTION OF A
4 NEW 11-UNIT RESIDENTIAL APARTMENT BUILDING AT 1214 TENNYSON
5 STREET (Obelisk Architects)

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

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

- 10 A. The Planning Commission conducted a duly noticed public hearing on October 25, 2017, received
11 testimony, and considered an application for a site development permit, with a precise development
12 plan, for construction of a proposed 13,028 square foot 11-unit residential apartment building on the
13 property located at 1214 Tennyson Street in the City of Manhattan Beach.
- 14 B. The existing legal description of the site is Portion of Lot 1, Block 3, Amended Map of Seaside Park
15 Tract.
- 16 C. The applicant for the subject project is Obelisk Architects, and the owner of the property is James D.
17 Van Zanten/Van Zanten Family Trust (hereafter referred to as "the owner").
- 18 D. The Project is Categorically Exempt from the requirements of the California Environmental Quality Act
19 (CEQA), pursuant to Sections 15303 and 15332 based on staff's determination that the project is a
20 small infill development within an urbanized area.
- 21 E. The project will not individually nor cumulatively have an adverse effect on wildlife resources, as
22 defined in Section 711.2 of the Fish and Game Code.
- 23 F. The property is located within Area District I and is zoned RH, High Density Residential. The use is
24 permitted by the zoning code and is consistent, as conditioned, with the high density residential area.
25 The surrounding private land uses consist of Multi-Family and Single-Family Residential dwellings, and
26 commercial development.
- 27 G. The General Plan designation for the property is High Density Residential. The General Plan
28 encourages residential development that provides for housing of a more intensive form, including
29 apartments, condominiums, and senior housing. The project is specifically consistent with General
30 Plan Policies as follows:
- | | |
|-----------|--|
| 31 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. |
| 32 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-3.1: | Continue to encourage quality design in all new construction. |
- 33 H. The Planning Commission makes the following findings required to approve the Site Development
34 Permit pursuant to MBMC Section 10.84.060:
- 35 1. The proposed project is consistent with the General Plan;
 - 36 2. The physical design and configuration of the proposed project are in compliance with all
37 applicable zoning and building ordinances, including physical development standards, as
38 detailed in the staff report.

- I. The project shall comply with all applicable provisions of the Manhattan Beach Municipal Code.
- J. This Resolution, upon its effectiveness, constitutes the Site Development Permit for the subject project.

Section 2. The Planning Commission hereby **APPROVES** the subject Site Development Permit application for a residential apartment 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 October 25, 2017. Any 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. A covered trash and recycling enclosure(s), with adequate capacity shall be provided on the site subject to the specifications and approval of the Public Works Department, Community Development Department, and City's waste contractor. A trash and recycling plan shall be provided as required by the Public Works Department and shall be implemented prior to building permit final and occupancy of the site.
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

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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. A lighting plan, including a photometric study, shall be submitted for the surface parking lots and entire project site for approval by the Community Development and Police Departments. The Plan shall include energy efficient security lighting for the site. All outside site lighting shall be directed away from the public right-of-way and shall minimize spill-over onto the sidewalks and street. Shields and directional lighting shall be used where necessary to prevent spillover onto adjacent properties. (MBMC 10.64.170)
- 13.* Boundary, access, and utility issues for the easterly neighboring property, due to its existing joint development and operation with the subject site, shall be addressed by the owner as determined to be appropriate by the Community Development Director.

Procedural

- 14. This Resolution shall become effective when all time limits for appeal as set forth in MBMC Section 10.100.030 have expired.
- 15. This Site Development Permit shall lapse two years after its date of approval, unless implemented or extended pursuant to 10.84.090 of the Municipal Code.
- 16. 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.
- 17. *Terms and Conditions are Perpetual; Recordation of Covenant.* The provisions, terms and conditions set forth herein are perpetual, and are binding on the owner, their respective successors-in-interest, and, where applicable, all tenants and lessees of 1214 Tennyson Street. Further, prior to building permit issuance, the owner shall record a covenant indicating its consent to the conditions of approval of this Resolution with the Office of the County Clerk/Recorder of Los Angeles. The covenant is subject to review and approval by the City Attorney. The owner shall deliver the executed covenant to the Department of Community Development within 30 days of the adoption of this Resolution. If the owner fails to deliver the executed covenant within 30 days, this Resolution shall be null and void and of no further effect. Notwithstanding the foregoing, the Director may, upon a request by the owner, grant an extension to the 30-day time limit.
- 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 **October 25, 2017** and that said Resolution was adopted by the following vote:

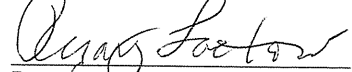
AYES: Burkhalter, Seville-Jones, Morton,
Apostol

NOES: None

ABSTAIN: None

ABSENT: None


Anne McIntosh,
Secretary to the Planning Commission


Rosemary Lackow,
Recording Secretary

November 5, 2018

Planning Commission
1400 Highland Ave
Manhattan Beach, CA 90266

Subject: 1214 Tennyson Avenue, Fire Check Valve Location; Permit #18-00340

Dear Planning Commissioner Fournier, Commissioner Thompson, Commissioner Seville-Jones, Commissioner Burkhalter, Commissioner Morton,

During the recent start of construction at 1214 Tennyson, the fire safety subcontract (Fire Safe Systems), brought to our attention multiple concerns about the location of the fire safety check valve. Rich Zajic (GC), Mark Brancato (Fire Safe) and I discussed these concerns with Eric Haaland on Monday 10/15/18. Eric requested that we submit a report with all concerns regarding the fire check valve location for review. The report was submitted to Eric Haaland, Laurie Jester and Ann McIntosh on 10/17/18. Eric notified me on 10/19/18 that the planning commission would need to review a fire check valve location change. Below is the list of concerns reviewed with Eric and submitted in the report to planning:

The current civil plans show the fire check valve located at the back of the property as requested by Eric Haaland; it is currently between the apartment building, an accessory parking structure and a down sloping driveway and can only be accessed through a side gate (see attached plan).

However, the water main for the property is on Tennyson Street. The current location on the plan places the fire check valve 178 ½ feet from the water main. The fire check valve this far away from the water main creates the following multiple issues:

- Bacterial Growth In The Pipes – Ductal iron and C900 plastic pipe will be installed from the water main at Tennyson to the fire check valve (178'5"). The ductal iron will allow for bacteria growth if the water is not flowing. This water will be flowing in and out of the pipe back in to the water main serving the neighboring properties.
- Friction Loss For The Sprinkler System/Water Pressure Drop – By the time the water reaches the system at the back of the property the drop in pressure will be about 60% of what it would be at the front of the building.

- Extremely Limited Space To Run The 4" Service Pipe – This "potential" run creates a series of issues:
 - The pipe cannot be installed underneath the building since we need access for future repairs. The building has subterranean parking with a concrete floor.
 - On the east side, the footing at the east side of the property has been poured and it is impossible to cross the rear driveway.
 - On the west side, wall of the property is existing and shoring is in place to maintain the retaining wall. There is literally no room to dig down 3' down and place a pipe.
- Fire Department Locating The Valve – There is no access to the rear yard where the valve is located, except from a side gate that cannot be seen from the alley. If the sprinklers go off and the fire department need to pressurize the water system, they will want to turn off the check valve and have the water go directly to the building water system (to serve the sprinklers). In this instance, the building could withstand a lot of damage while the department looks for the check valve.
- Fire Marshall Preference – Lou Petroni would much prefer these pipes to be easily accessible at the front of the building.

Suggested New Location:

Fire Safe Systems, the subcontractor, has recommended to us and to Eric Haaland that the best location would be at the front of the property and the fire check valve to be close to the Tennyson water main as possible. This location solves all of the problems created with the current valve location at the back of the property.

Screen the Valve

For aesthetics, we could install the fire check valve below the front landscape berm. As a help, I have added the cut sheets for the backflow. The valve would be 35" in width and 13" tall. A site plan with the new location and a side view of the fire check valve below the berm are attached.

We appreciate your time to review our request for a fire check valve location change based on the concerns listed above. It is our strong opinion that the fire check valve would be best located as noted on the attached plans, at the front of the property. The valve will be hidden from pedestrian view, providing a safe and beautiful new building for Manhattan Beach.

The Van Zanten Group

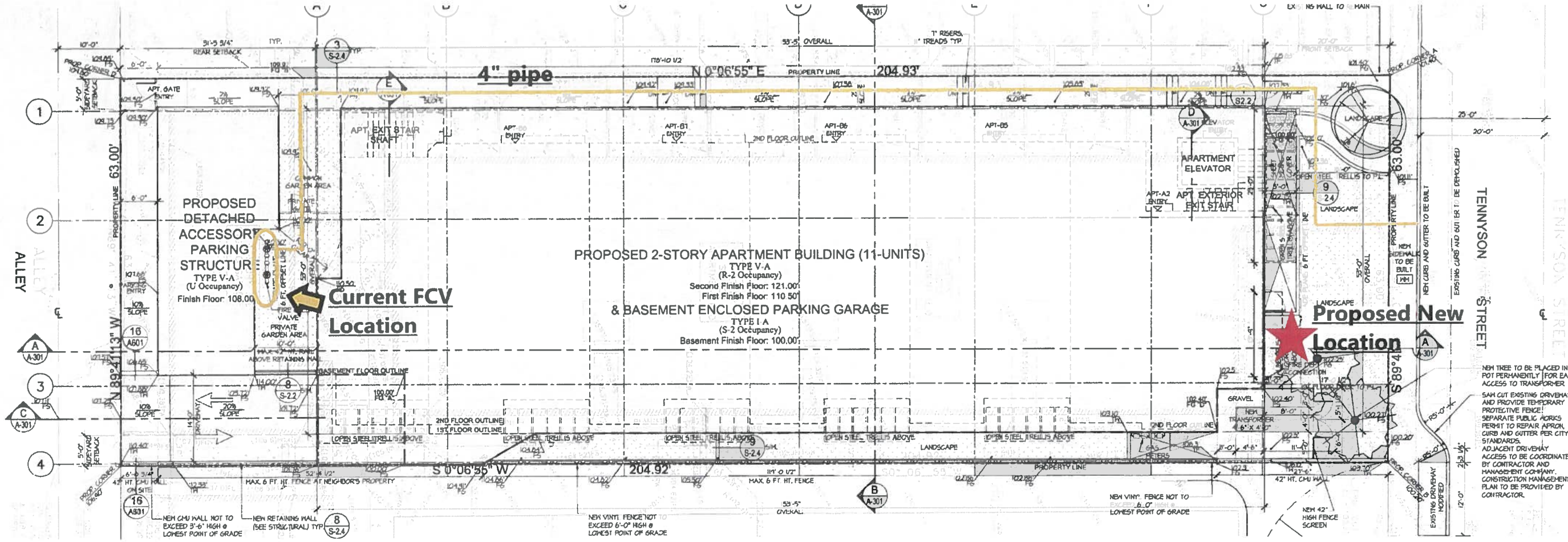
2501 N. Sepulveda Blvd
Manhattan Beach, CA 90266
t 310 546 7611
f 310 545 0515
vzgroup@vistasir.com

Thank you,

Lindsay Forgeron

Lindsay Forgeron
Project Manager
The Van Zanten Group

cc: Eric Haaland, Associate Planner
Laurie Jester, Planning Manager
Ann McIntosh, Director of Community Development



NEW TREE TO BE PLACED IN POT PERMANENTLY FOR EASY ACCESS TO TRANSFORMER
 SAW CUT EXISTING DRIVEWAY AND PROVIDE TEMPORARY PROTECTIVE FENCE!
 SEPARATE PUBLIC RIGHTS PERMIT TO REPAIR APPROX CURB AND GUTTER PER CITY STANDARDS.
 ADJACENT DRIVEWAY ACCESS TO BE COORDINATED BY CONTRACTOR AND MANAGEMENT COMPANY. CONSTRUCTION MANAGEMENT PLAN TO BE PROVIDED BY CONTRACTOR.

1214 Tennyson St.- Proposed Location of Fire Service Backflow Device



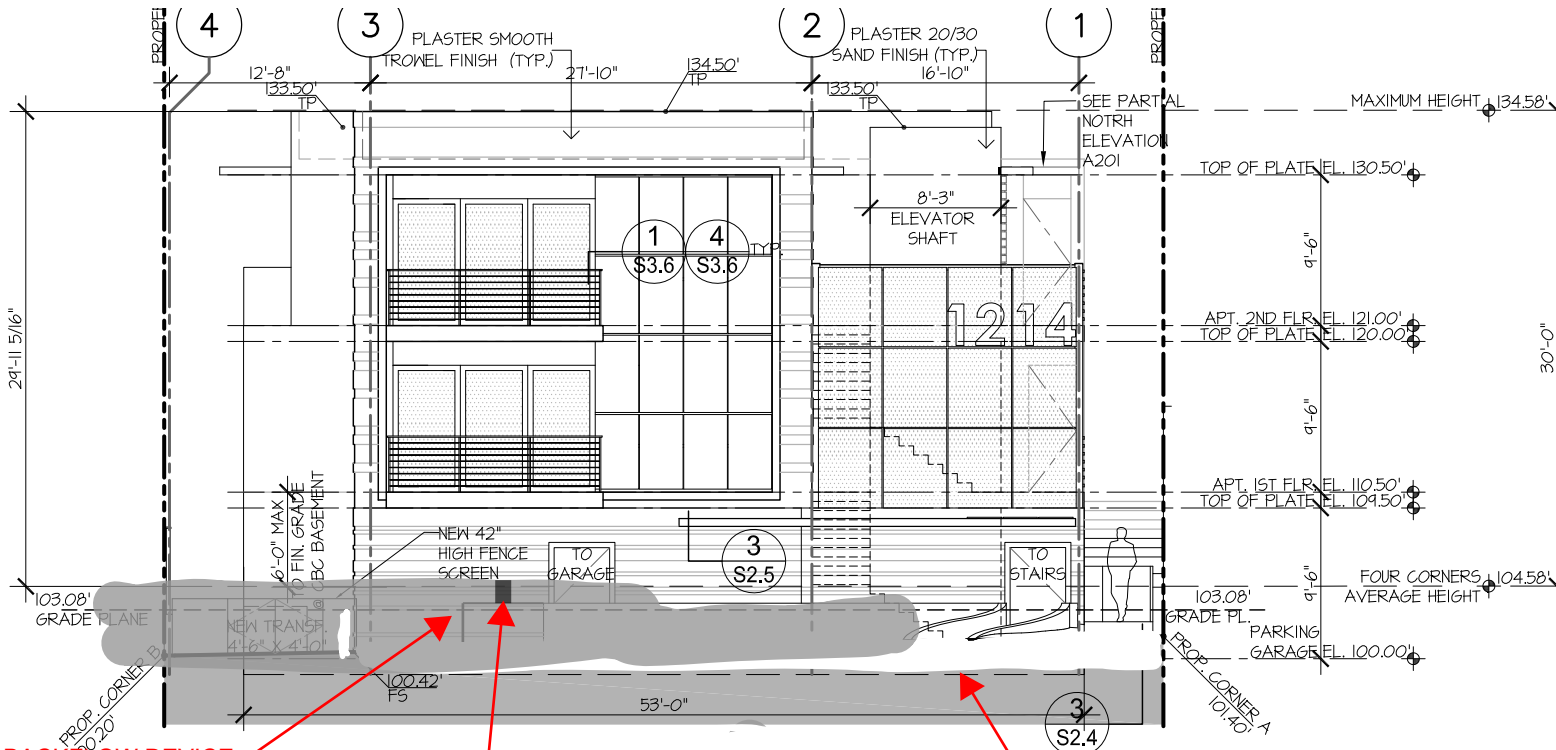
SHEET TITLE

EXTERIOR ELEVATIONS

THIS DOCUMENT IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION, BIDDING OR REVIEW. THIS DOCUMENT AND ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN AUTHORIZED CONSENT OF OBELISK ARCHITECTS. ALL RIGHTS RESERVED (C) 1997-2018

SHEET

A-201



North Elevation

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

FIRE BACKFLOW DEVICE HIDDEN BEHIND WALL

Fire Dept. Connection (FDC) Per Original Plan. Extend 18" Above Grade Per Fire Code

LANDSCAPED BERM

SIDEWALK

GRAY INDICATES GRADE TO APPROX. 6" BELOW WALL IN FRONT OF WALL TAPERING DOWN TO SIDEWALK. ALL LANDSCAPED

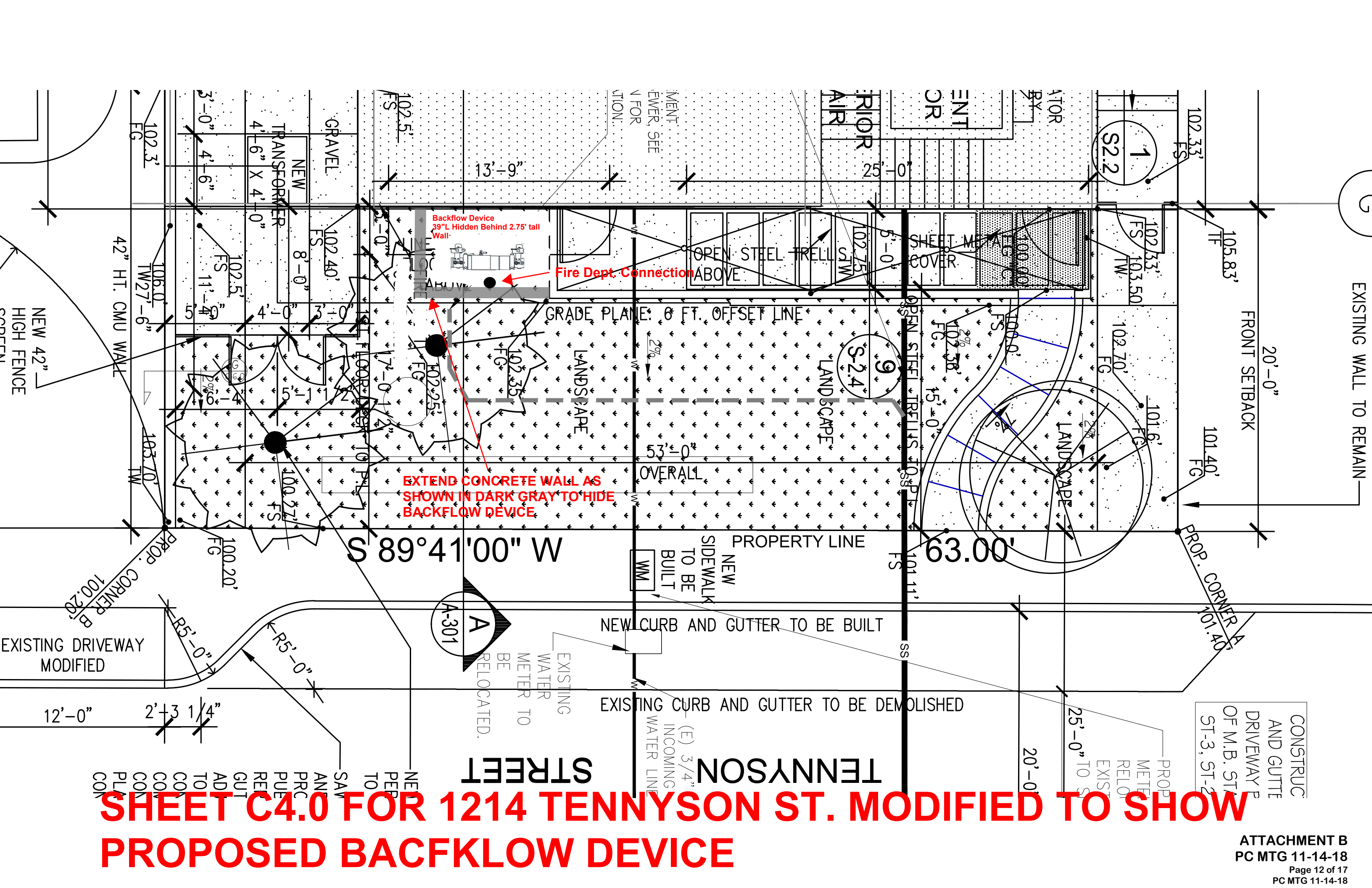
Top Of Wall 102.75'

Floor= 100.00'

SECTION VIEW

ATTACHMENT B
PC MTG 11-14-18

Page 11 of 17
PC MTG 11-14-18



SHEET C4.0 FOR 1214 TENNYSON ST. MODIFIED TO SHOW PROPOSED BACFKLOW DEVICE

Job Name _____
 Job Location _____
 Engineer _____
 Approval _____

Contractor _____
 Approval _____
 Contractor's P.O. No. _____
 Representative _____

Maxim™ Series M300 (Maxim 300), M300N (Maxim 300N) Double Check Detector Assemblies

Sizes: 2½" – 10"

The Maxim M300, M300N Double Check Detector Assemblies are designed to protect drinking water supplies from dangerous cross-connections in accordance with national plumbing codes and water authority requirements for non-health hazard non-potable service applications such as irrigation, fire line, or industrial processing. The Maxim M300, M300N may be installed under continuous pressure service and may be subjected to backpressure. The Maxim M300, M300N are used primarily on fire line sprinkler systems when it is necessary to monitor unauthorized use of water.

Features

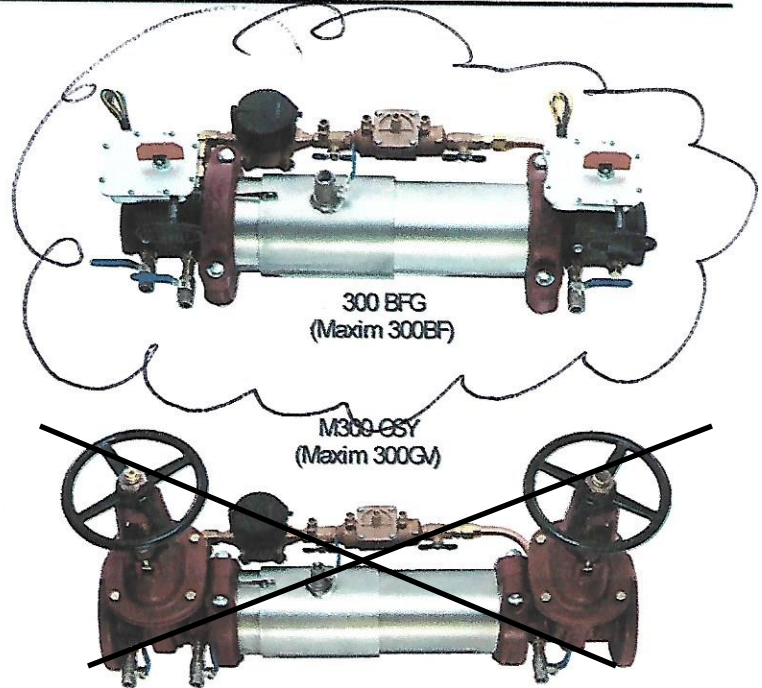
- Extremely Compact Design
- 70% Lighter than Traditional Designs
- 304 (Schedule 40) Stainless Steel Housing & Sleeve
- Groove Fittings Allow Integral Pipeline Adjustment
- Patented Tri-Link Check Provides Lowest Pressure Loss
- Unmatched Ease of Serviceability
- Available with Grooved Butterfly Valve Shutoffs
- Available for Horizontal, Vertical or N Pattern Installations
- Replaceable Check Disc Rubber

▲ WARNING

It is illegal to use this product in any plumbing system providing water for human consumption, such as drinking or dishwashing, in the United States. Before installing standard material product, consult your local water authority, building and plumbing codes.

NOTICE

The information contained herein is not intended to replace the full product installation and safety information available or the experience of a trained product installer. You are required to thoroughly read all installation instructions and product safety information before beginning the installation of this product.



Specifications

The Double Check Detector Assemblies shall consist of two independent Tri-Link Check modules within a single housing, sleeve access port, four test cocks and two drip tight shutoff valves. Tri-Link Checks shall be removable and serviceable, without the use of special tools. The housing shall be constructed of 304 (Schedule 40) stainless steel pipe with groove end connections. Tri-Link Checks shall have reversible elastomer discs and in operation shall produce drip tight closure against the reverse flow of liquid caused by backpressure or backsiphonage. The bypass assembly consists of a meter registering either gallon or cubic measurements, a double check valve assembly and required test cocks. Assembly shall be a Maxim M300, M300N as manufactured by the Ames Fire & Waterworks.

Ames Fire & Waterworks product specifications in U.S. customary units and metric are approximate and are provided for reference only. For precise measurements, please contact Ames Fire & Waterworks Technical Service. Ames Fire & Waterworks reserves the right to change or modify product design, construction, specifications, or materials without prior notice and without incurring any obligation to make such changes and modifications on Ames Fire & Waterworks products previously or subsequently sold.



ATTACHMENT B
 A Watts Brand
 PC MTG 11-14-18

Configurations

- Horizontal
- Vertical up
- "N" pattern horizontal

Materials

Housing & Sleeve: 304 (Schedule 40) Stainless Steel
 Elastomers: EPDM, Silicone and Buna 'N'
 Tri-Link Checks: Noryl®, Stainless Steel
 Check Discs: Reversible Silicone or EPDM
 Test Cocks: Bronze Body Nickel Plated
 Pins & Fasteners: 300 Series Stainless Steel
 Springs: Stainless Steel

Available Models

OSY - UL/FM flanged outside stem and yoke resilient seated gate valves
 BFG - UL/FM grooved gear operated butterfly valves w/tamper switch

*OSY FxG - Flanged inlet gate connection and grooved outlet gate connection

*OSY GxF - Grooved inlet gate connection and flanged outlet gate connection

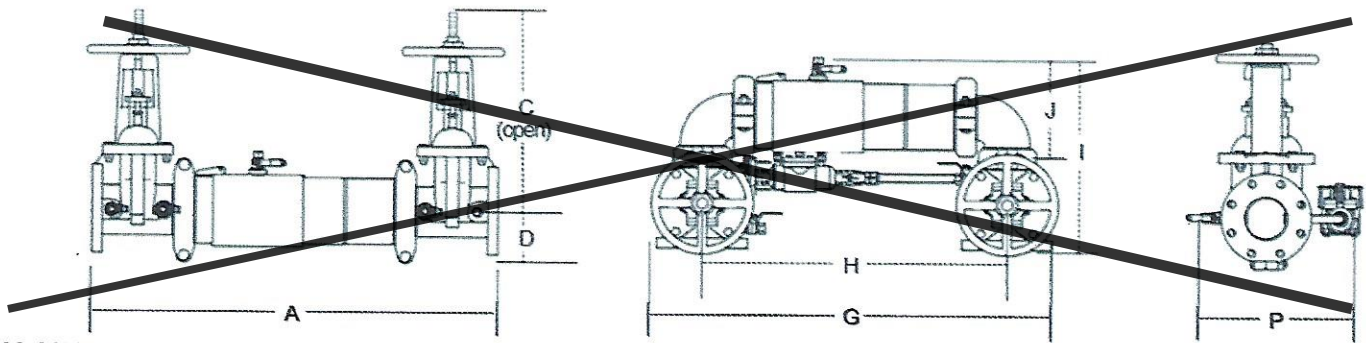
*OSY GxG - Grooved inlet gate connection and grooved outlet gate connection

Available with grooved NRS gate valves - consult factory*
 Post indicator plate and operating nut available - consult factory*
 *Consult factory for dimensions

Pressure — Temperature

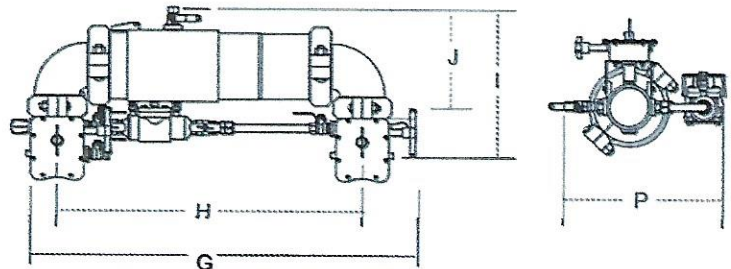
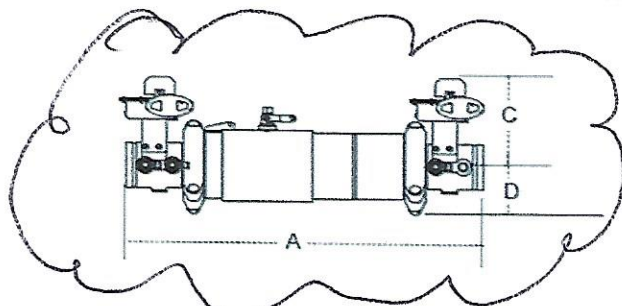
Temperature Range: 33°F – 110°F (5°C – 43°C)
 Maximum Working Pressure: 175psi (12.06 bar)

Dimensions — Weights



M300, M300N

SIZE	DIMENSIONS														WEIGHT					
	A		C(OSY)		D		G		H		I		J		P		M300		M300N	
in	in	mm	in	mm	in	mm	in	mm	in	mm	in	mm	in	mm	in	mm	lbs.	kgs.	lbs.	kgs.
2½	30¾	781	16¾	416	3½	89	29¼	738	21½	546	15¾	402	8¾	223	13¾	335	139	63	147	67
3	31¾	806	18¾	479	3⅞	94	30½	775	22¼	565	17¾	435	9¾	233	14½	368	159	72	172	78
4	40½	1029	22¾	578	5	127	39¼	1010	30¼	768	20¾	518	11¼	297	15¾	386	233	106	256	116
6	47¾	1213	30¾	765	6½	165	40	1016	37½	953	24¾	629	14¾	360	19½	495	404	183	444	201
8	54¾	1391	37¾	959	7½	191	59¾	1502	45¾	1146	28¾	721	16¾	425	21½	546	578	262	654	297
10	57¾	1457	45¾	1162	8¾	208	66	1676	49¾	1257	32½	826	17¾	440	24	610	795	361	965	438



M300BFG M300NBFG

SIZE	DIMENSIONS														WEIGHT					
	A		C		D		G		H		I		J		P		M300BFG		M300NBFG	
in.	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	lbs.	kgs.	lbs.	kgs.
2½	27¾	705	8	203	3½	89	29¾	759	21½	546	14¾	379	8¾	223	13	330	70	32	78	35
3	28¾	718	8⅝	211	3⅞	94	30¾	781	22¼	565	15¾	392	9¾	233	13½	343	68	31	81	37
4	35¾	908	8⅞	221	4⅞	122	39	991	30¼	768	18	457	11¼	297	15	381	133	60	156	71
6	40¾	1035	10	254	6	152	47⅞	1205	37½	953	20¼	525	14¾	360	19½	495	225	102	265	120
8	47¾	1213	12¾	310	6¾	173	56	1422	45¾	1146	24¾	613	16¾	425	21½	546	359	163	435	197

Noryl® is a registered trademark of SABIC Innovative Plastics™

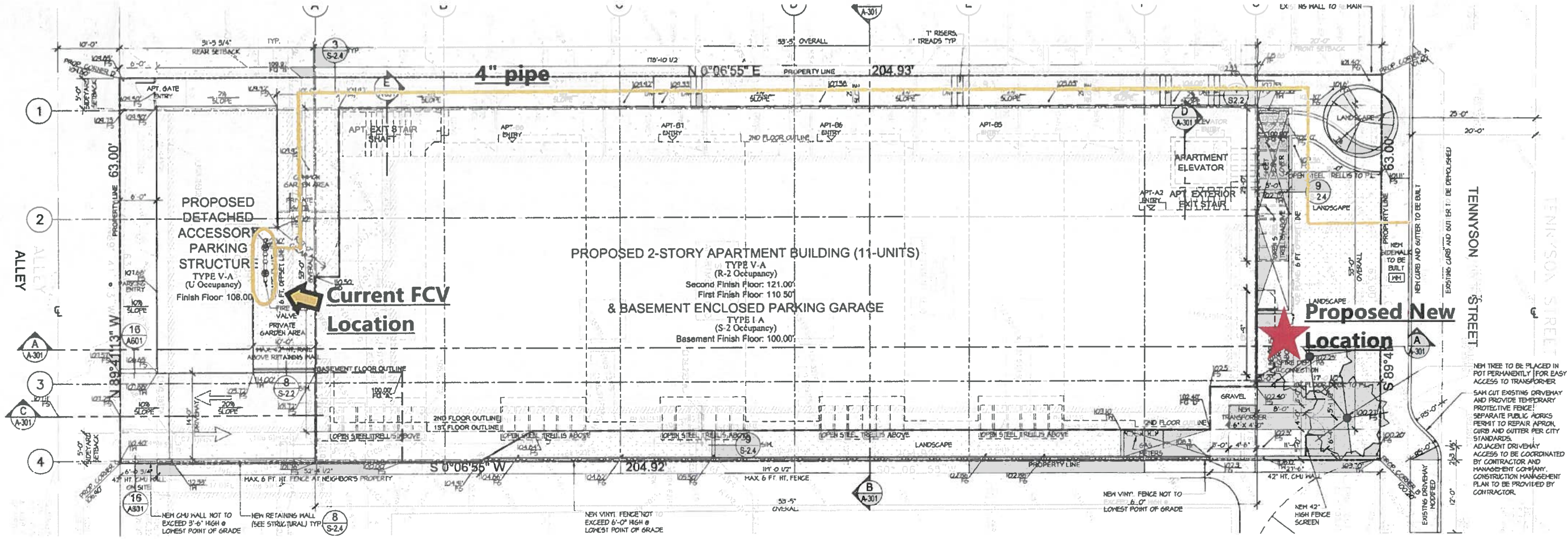
ATTACHMENT B
PC MTG 11-14-18

Manhattan Beach Library
FDC & Check-Valve Locations



ATTACHMENT C
PC MTG 11-14-18

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NEW TREE TO BE PLACED IN POT PERMANENTLY FOR EASY ACCESS TO TRANSFORMER
 SANITARY CUT EXISTING DRIVEWAY AND PROVIDE TEMPORARY PROTECTIVE FENCE!
 SEPARATE PUBLIC WORKS PERMIT TO REPAIR APPROX CURB AND GUTTER PER CITY STANDARDS.
 ADJACENT DRIVEWAY ACCESS TO BE COORDINATED BY CONTRACTOR AND MANAGEMENT COMPANY.
 CONSTRUCTION MANAGEMENT PLAN TO BE PROVIDED BY CONTRACTOR.