



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

TO: Planning Commission

FROM: Carrie Tai, AICP, Community Development Director

THROUGH: Talyn Mirzakhanian, Planning Manager

BY: Angelica Ochoa, Associate Planner

DATE: November 9, 2022

SUBJECT: Consideration of a Coastal Development Permit, Use Permit, and Vesting Tentative Parcel Map for construction of a new multi-family residential condominium structure with three units located at 216 14th Street, and adoption of an environmental determination in accordance with the California Environmental Quality Act (Linda Rosen, Trustee of the Rosen Family Trust).

RECOMMENDATION

Staff recommends that the Planning Commission **CONDUCT** the Public Hearing and **ADOPT** the attached resolution approving the project subject to conditions and adopting a determination of exemption under the California Environmental Quality Act (CEQA).

APPLICANT/OWNER

Dennis Cleland/Linda Rosen, Trustee of the Rosen Family Trust
P.O. Box 969
Manhattan Beach, CA 90266

BACKGROUND

On April 7, 2022, the Community Development Department received an application requesting a Coastal Development Permit, Use Permit and Vesting Tentative Parcel Map for demolition of an existing triplex and construction of a new three-unit residential condominium building located at 216 14th Street.

Site Overview

The subject site is a 4,184 square-foot, rectangular lot with a zoning designation of Residential High Density (RH) in Area District III, located in the non-appealable portion of the City’s Coastal Zone. The current use of the site is a multi-family residential triplex, with two units accessed from 14th Street and the third unit accessed from 13th Place. The site is directly surrounded by multi-family residences to the north, south, west and east. The following Table provides an overview of the site.

Site Overview		
Location:	216 14th Street, between Manhattan Avenue and Highland Avenue (See Vicinity Map- Attachment B)	
Legal Description:	Lot 37, Verano Beach Tract, M.B. 3-97	
General Plan:	High Density Residential	
Zoning:	RH, High Density Residential	
Area District:	III	
Subject Site Land Use:		
Existing:	Triplex	
Proposed:	Three Residential Condominium Units	
Neighboring Zoning:	North	RH/High Density Residential
	South	RH/High Density Residential
	East	RH/High Density Residential
	West	RH/High Density Residential

Governing Regulations

The proposed project is reviewed for compliance with applicable regulations, including the City’s General Plan and the City’s Local Coastal Program (LCP). Additionally, the subdivision component of the proposed project is governed by Title II (Subdivisions) of the Manhattan Beach Municipal Code (MBMC), as well as the State Subdivision Map Act.

PROJECT OVERVIEW

The applicant proposes to demolish an existing triplex and construct a three-unit residential condominium building on the subject lot. The proposed structure includes a 6,379 square-foot, three-story building containing three attached condominium units ranging in size from 1,557.20 to 2,646.10 square feet. Two driveways from Bayview Drive and 14th Street provide vehicular access to each condominium unit. There are a total of nine on-site parking spaces, including three guest spaces. Each condominium has an enclosed two-car garage with a

guest parking stall at grade. The required garage spaces are in tandem form for Unit B and C. The required parking spaces for Unit A are located in an enclosed garage. The required guest space for Unit A is directly in front of the unit's garage. The required guest space for Unit C is next to the unit's garage and entry. The required guest space for Unit B is located at the front of the site on 14th Street.

Access to the first floor of each condominium unit is proposed from within the enclosed garage. The main entrance of each condominium unit is proposed on the first floor along the western portion of the site. Each unit has access to outdoor decks located throughout the building. Additionally, there is a designated area for trash receptacles and storage for each unit.

The project's proposed architectural design reflects a modern design with a mix of stucco and wood, articulated with decks throughout the building.

A detailed project overview is included in the following table. As demonstrated herein, the project complies with all applicable development standards:

	<u>Proposed</u>	<u>Code Requirement</u>
Parcel Size:	4,185.08 sq. ft. (existing legal lot)	2,700 sq. ft. min., 7,000 sq. ft. max
Residential Density:	1 unit/1,395 sq. ft. lot area	Max. 1 unit/850 sq. ft. lot area
Building Floor Area:	6,379 sq. ft.	7,114.64 sq. ft. max
Height:	30 ft.	30 ft. max
Stories:	Three	Three
Setbacks		
Front:	5 ft.	5 ft. Min.
Rear:	6.42 ft. on ground floor, 4.54 ft. on second floor,	5 ft. on ground floor, 2 ft. on second and third floors Min.
East side:	3.42 ft.	3.39 ft. Min.
West side:	3.42 ft.	3.39 ft. Min.
Parking:	9 total spaces (2 spaces plus 1 guest space per unit)	9 total spaces (2 spaces plus 1 guest space per unit)
Open Space:	Unit A - 397 sq.ft. Unit B - 277 sq.ft. Unit C - 234.7 sq.ft.	<i>15% of unit area min.</i> Unit A - 396.9 sq.ft. Unit B - 275.9 sq.ft. Unit C - 233.6 sq.ft.

DISCUSSION

Pursuant to Section A.96.040 Of the LCP, the proposed project requires a Coastal

Development Permit for demolition and construction of a new multi-family structure within the City's Coastal Zone. Additionally, whereas multi-family condominium development of up to two units would be permitted by right in the RH zoning district, Section A.12.020(B) of the LCP requires approval of a Use Permit for condominium developments with three or more units. Furthermore, a subdivision map is required per MBMC Title II to subdivide the property into three condominium ownership units.

As demonstrated in the "Project Overview" table above, the project conforms to all applicable Code requirements governing development standards including but not limited to: height, floor area, setbacks, parking, landscaping, and open space (LCP Section A.12.030). Furthermore, the project conforms to all applicable residential condominium standards (LCP Section A.52.100), including requirements that each unit have storage and guest parking. The standards also govern sound attenuation, venting, insulation, utility meters, etc.; all of which would be confirmed during the plan check phase if the project is approved.

Required Findings

Based upon substantial evidence in the record, staff finds that the project, as proposed and conditioned, meets the required findings for a Coastal Development Permit, Use Permit, and Vesting Tentative Parcel Map as demonstrated below:

Use Permit

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 project proposes construction of multi-family residential housing in the High-Density Residential (RH) zoning district. The purpose of the RH zoning district is to provide opportunities for multiple residential uses, including duplexes, town houses, apartments, multi-dwelling structures, or cluster housing with landscaped open space for residents' use. The proposed multi-family residential project directly serves the purpose of the zoning district by contributing to the development of residential units.

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.*

Development of a multi-family residential project at the proposed location is consistent with the goals and objectives of the General Plan High Density Residential land use designation assigned to the project site and the neighboring properties. The proposed use is consistent with surrounding uses, as the neighboring lots have also been developed with residential, multi-family uses. Furthermore, the project has been reviewed by various City departments/divisions, including Public Works and Building and Safety and Engineering, and it has been determined that it will not be detrimental to persons, properties or improvements in the vicinity or to the general welfare of the City, as construction and use of the project will have to comply with all applicable regulations.

The General Plan encourages residential development that provides for housing of a more intensive form, including apartments, condominiums, and senior housing. The project is in conformance with the following specific General Plan policies:

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. The project is limited to three stories; therefore, impacts to shading and privacy are minimized, and the low-profile image of the community preserved.

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. The project provides visual interest and architectural detailing via decks, open space areas and setbacks of the top floor.

LU-2.2: Preserve and encourage private open space on residential lots citywide. The project includes private decks on the second and third floors and open spaces in compliance with the requirement in the Planning and Zoning Code.

LU-3.1: Continue to encourage quality design in all new construction. The building includes a modern design, compatible with the existing built environment, inclusive of setbacks for building articulation and decks throughout the building.

- 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 complies with all applicable development standards in Title A of the LCP, including but not limited to setbacks, maximum height, density, required parking, and open space. No variances are required for this project; therefore, the project meets this finding.

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.*

The proposed multi-family residential use does not adversely impact neighboring properties, as it is consistent with the surrounding uses in the RH zoning district and compatible in terms of density, height, massing, and scale with the surrounding built environment. Development of this type is anticipated by the General Plan and does not create demands exceeding the capacity of public services.

Coastal Development Permit

Pursuant to Section A.96.150 of the Local Coastal Program, written findings are required for all decisions on Coastal Development Permits. Such findings must demonstrate the following: (A) That the project, as described in the application and accompanying material, or as modified by any conditions of approval, conforms with the certified Manhattan Beach Local Coastal Program; and (B) If the project is located between the first public road and the sea, that the project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (Commencing with Section 30200 of the Public Resources Code).

As proposed and conditioned, the project meets Part (A) of the required findings for the reasons described below:

The property is located within Area District III (Beach Area) and is zoned Residential High Density (RH). The General Plan and Local Coastal Program/Land Use Plan designation for the property is High Density Residential, which accommodates “all types of housing, and specifically housing development of a more intensive form, including apartments, condominiums, and senior housing.” The neighboring properties are also developed with residential uses. The proposed three-unit condominium project is a permitted use in the RH zoning district and is in compliance with the City’s General Plan land use designation of High Density Residential; as such, the project will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use, and it will not be

detrimental to properties or improvements in the vicinity or to the general welfare of the City.

The project is consistent with the residential development policies of the Manhattan Beach Local Coastal Program, specifically Policies II. B.1, 2, & 3, as follows:

II.B.1: The proposed structure is consistent with the building scale in the coastal zone neighborhood and complies with the applicable standards of the Local Coastal Program as demonstrated in the Project Overview table incorporated herein.

II.B.2: The proposed structure is consistent with the residential bulk control as established by the development standards of the Local Coastal Program-Implementation Plan, as the project meets all maximum requirements, and exceeds all minimum requirements as applicable, for height, number of stories, buildable floor area (BFA), setbacks, and open space.

II.B.3: The proposed structure is consistent with the 30' Coastal Zone residential height limit as required by the Local Coastal Program-Implementation Plan, as the proposed structure does not exceed the 30-foot maximum height limit.

The proposed project is not subject to Part (B) of the required findings for the reasons described below:

As the project site is located east of Ocean Drive, it is not located between the first public road and the sea; therefore, it is not subject to this finding. Nonetheless, the proposed structure does not impact public access to the shoreline. Adequate public access is provided and shall be maintained along 14th Street and 13th Place. Furthermore, the project does not create any barriers along 14th Street and 13th Place that prevent public access to the coast.

Subdivision Map Act/Title II

Pursuant to California Government Code Section 66474 (Subdivision Map Act), a legislative body of a city or county shall deny approval of a tentative map only if it makes any of the following findings: (a) that the proposed map is not consistent with applicable general and specific plans as specified in Section 65451; (b) that the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans; (c) that the site is not physically suitable for the type of development; (d) that the site is not physically suitable for the proposed density of development; (e) that the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or

substantially and avoidably injure fish or wildlife or their habitat; (f) that the design of the subdivision or type of improvements is likely to cause serious public health problems; or (g) that the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

As the proposed use is a conditionally permitted use in the LCP, complies with all applicable development regulations and General Plan policies, is not a use that would threaten public health, and is proposed on a previously developed site, staff cannot make any of the findings for denial of the tentative map. Further, the Vesting Tentative Parcel Map shall be in compliance with Section 11.24.020 of the Manhattan Beach Municipal Code, as demonstrated by the Use Permit findings above. Therefore, staff recommends approval of the tentative map.

PUBLIC OUTREACH

A public notice for the project was mailed to property owners within 500 feet of the site and published on October 27, 2022 in The Beach Reporter. The notice was also posted at City Hall. As of the writing of this report, staff has received 1 comment (Attachment E).

ENVIRONMENTAL DETERMINATION

The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), per State CEQA Guidelines Section 15303(b), for new construction of a multi-family residential structure totaling no more than four dwelling units and State CEQA Guidelines Section 15315 (Minor Land Divisions) for the subdivision of the subject property into separate condominium ownership, and there are no features that distinguish this project from others in the exempt classes; therefore, there are no unusual circumstances.

CONCLUSION

Staff concludes that the project complies with all applicable development regulations, conforms with applicable General Plan goals, policies and objectives, and that all required findings for approval can be made. Accordingly, staff recommends that the Planning Commission conduct the public hearing, and adopt the attached resolution approving the Coastal Development Permit, Use Permit and Vesting Tentative Parcel Map, subject to conditions, and adopting the environmental determination.

ATTACHMENTS:

- A. Draft Resolution No.
- B. Vicinity Map
- C. Applicant's Written Documents
- D. Plans- 216 14th Street

E. Public Comments

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ATTACHMENT A

RESOLUTION NO. PC 22-XX

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANHATTAN BEACH APPROVING A COASTAL DEVELOPMENT PERMIT, USE PERMIT, AND VESTING TENTATIVE PARCEL MAP FOR CONSTRUCTION OF A NEW MULTI-FAMILY RESIDENTIAL CONDOMINIUM STRUCTURE WITH THREE UNITS LOCATED AT 216 14TH STREET, AND ADOPTING AN ENVIRONMENTAL DETERMINATION IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (LINDA ROSEN, TRUSTEE OF THE ROSEN FAMILY TRUST).

THE MANHATTAN BEACH PLANNING COMMISSION DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. On April 7, 2022, Linda Rosen, Trustee of the Rosen Family Trust (“Applicant”) applied for a Coastal Development Permit, Use Permit and Vesting Tentative Parcel Map for construction of a proposed 6,379 square-foot, three-story building consisting of three residential condominium units, and the corresponding subdivision of property located at 216 14th Street in the City of Manhattan Beach (the “Project”).

SECTION 2. On November 9, 2022, the Planning Commission conducted a duly noticed public hearing to consider the Project, during which the Planning Commission provided an opportunity for the public to provide evidence and testimony at the public hearing.

SECTION 3. Pursuant to Section A.96.040 Of the Local Coastal Program (LCP), the Project requires a Coastal Development Permit for demolition and construction of a new multi-family structure within the City’s Coastal Zone. Additionally, whereas multi-family condominium development of up to two units would be permitted by right in the RH zoning district, Section A.12.020(B) of the LCP requires approval of a Use Permit for condominium developments with three or more units. Furthermore, a subdivision map is required per MBMC Title 11 to subdivide the property into three condominium ownership units.

SECTION 4. The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), per State CEQA Guidelines Section 15303(b), for new construction of multi-family residential structure totaling no more than four dwelling units, and State CEQA Guidelines Section 15315 (Minor Land Divisions) for the subdivision of the subject property into separate condominium ownership, and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances.

SECTION 5. The record of the public hearing indicates:

- A. The legal description of the site is: Lot 37, Verano Beach Tract, M.B. 3-97, in the City of Manhattan Beach, County of Los Angeles. The site is located in Area District III and is zoned RH, High-Density Residential. The surrounding properties are zoned RH to the north, south, east and west.
- B. The use is permitted in the RH zoning district subject to a Use Permit. The General Plan designation for the property is High Density Residential. The project is consistent with General Plan policies, which state that the High Density Residential land use designation encourages opportunities for multiple residential uses, “including duplexes, town houses, apartments, multi-dwelling structures, or cluster housing with landscaped open space for residents’ use.”
- C. The applicant has requested a Coastal Development Permit, Use Permit and Vesting Tentative Parcel Map for construction of a proposed 6,379 square foot building consisting of three residential condominium units on the property located at 216 14th Street in the City of Manhattan Beach.
- D. 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. The project is limited to two stories; therefore, impacts to shading and privacy are minimized, and the low-profile image of the community preserved.

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. The project provides visual interest and architectural detailing via decks, open space areas and setbacks of the top floor.

LU-2.2: Preserve and encourage private open space on residential lots citywide. The project includes private decks and a common rear yard and open spaces in compliance with the requirement in the Planning and Zoning Code.

LU-3.1: Continue to encourage quality design in all new construction. The building includes a contemporary design, compatible with the existing built environment, inclusive of setbacks for building articulation, including on the top floor.

- E. The Project helps further the General Plan policies identified above, and is in compliance with applicable provisions of the LCP, Manhattan Beach Municipal Code, General Plan, Housing Element, and Subdivision Map Act.

SECTION 6. Based upon substantial evidence in the record, and pursuant to LCP Section 10.84.060(A), the Planning Commission hereby finds:

- 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 Project proposes construction of multi-family residential housing in the High-Density Residential (RH) zoning district. The purpose of the RH zoning district is to provide opportunities for multiple residential uses, including duplexes, town houses, apartments, multi-dwelling structures, or cluster housing with landscaped open space for residents' use. The proposed multi-family residential project directly serves the purpose of the zoning district by contributing to the development of residential units.

- 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.**

Development of a multi-family residential project at the proposed location is consistent with the goals and objectives of the General Plan High Density Residential land use designation assigned to the project site and the neighboring properties. The proposed use is consistent with surrounding uses, as the neighboring lots have also been developed with residential, multi-family uses. Furthermore, the project has been reviewed by various City departments/divisions, including Public Works and Building and Safety and Engineering, and it has been determined that it will not be detrimental to persons, properties or improvements in the vicinity or to the general welfare of the City, as construction and use of the project will have to comply with all applicable regulations.

The General Plan encourages residential development that provides for housing of a more intensive form, including apartments, condominiums, and senior housing. The Project is in conformance with the following specific General Plan policies:

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. The project is limited to three stories; therefore, impacts to shading and privacy are minimized, and the low-profile image of the community preserved.

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. The project provides visual interest and architectural detailing via decks, open space areas and setbacks of the top floor.

LU-2.2: Preserve and encourage private open space on residential lots citywide. The project includes private decks on the second and third floors and open spaces in compliance with the requirement in the Planning and Zoning Code.

LU-3.1: Continue to encourage quality design in all new construction. The building includes a modern design, compatible with the existing built environment, inclusive of setbacks for building articulation and decks throughout the building.

- 3. The proposed use will comply with the provisions of the City's Planning and Zoning Title, including any specific condition required for the proposed use in the district in which it would be located.**

The proposed use complies with all applicable development standards in Title A of the LCP, including but not limited to setbacks, maximum height, density, required parking, and open space. No variances are required for this project; therefore, the project meets this finding.

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.**

The proposed multi-family residential use does not adversely impact neighboring properties, as it is consistent with the surrounding uses in the RH zoning district and compatible in terms of density, height, massing, and scale with the surrounding built environment. Development of this type is anticipated by the General Plan and does not create demands exceeding the capacity of public services.

SECTION 7. Based upon substantial evidence in the record, and pursuant to Section A.96.150 of the LCP, the Planning Commission hereby finds:

- (A) That the project, as described in the application and accompanying material, or as modified by any conditions of approval, conforms with the certified LCP;

The property is located within Area District III (Beach Area) and is zoned Residential High Density (RH). The General Plan and Local Coastal Program/Land Use Plan designation for the property is High Density Residential, which accommodates “all types of housing, and specifically housing development of a more intensive form, including apartments, condominiums, and senior housing.” The neighboring properties are also developed with residential uses. The proposed three-unit condominium project is a permitted use in the RH zoning district and is in compliance with the City’s General Plan land use designation of High Density Residential; as such, the project will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use, and it will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.

The project is consistent with the residential development policies of the Manhattan Beach Local Coastal Program, specifically Policies II. B.1, 2, & 3, as follows:

II.B.1: The proposed structure is consistent with the building scale in the coastal zone neighborhood and complies with the applicable standards of the Local Coastal Program as demonstrated in the Project Overview table incorporated herein.

II.B.2: The proposed structure is consistent with the residential bulk control as established by the development standards of the Local Coastal Program-Implementation Plan, as the project meets all maximum requirements, and exceeds all minimum requirements as applicable, for height, number of stories, buildable floor area (BFA), setbacks, and open space.

II.B.3: The proposed structure is consistent with the 30' Coastal Zone residential height limit as required by the Local Coastal Program-Implementation Plan, as the proposed structure does not exceed the 30-foot maximum height limit.

- (B) The proposed project is not subject to Part (B) of the required findings (if the project is located between the first public road and the sea, that the project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976) for the reasons described below:

As the project site is located east of Ocean Drive, it is not located between the first public road and the sea; therefore, it is not subject to this finding. Nonetheless, the proposed structure does not impact public access to the shoreline. Adequate public access is provided and shall be maintained along 14th Street and 13th Place. Furthermore, the project does not create any barriers along 14th Street and 13th Place that prevent public access to the coast.

SECTION 8. The Planning Commission hereby finds that the Vesting Tentative Parcel Map shall be in compliance with Section 11.24.020 of the Manhattan Beach Municipal Code, as demonstrated by the Use Permit findings above.

Pursuant to California Government Code Section 66474 (Subdivision Map Act), a legislative body of a city or county shall deny approval of a tentative map only if it makes any of the following findings: (a) that the proposed map is not consistent with applicable general and specific plans as specified in Section 65451; (b) that the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans; (c) that the site is not physically suitable for the type of development; (d) that the site is not physically suitable for the proposed density of development; (e) that the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably

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injure fish or wildlife or their habitat; (f) that the design of the subdivision or type of improvements is likely to cause serious public health problems; or (g) that the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

The Planning Commission hereby finds the proposed use is a conditionally permitted use in the LCP, complies with all applicable development regulations and General Plan policies, is not a use that would threaten public health, and is proposed on a previously developed site; therefore, the findings required for denial of the tentative map cannot be made, and the application shall be approved.

SECTION 9. Based upon the foregoing, the Planning Commission hereby **APPROVES** the Project, subject to the following conditions:

General

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 **November 9, 2022**. Any other substantial deviation from the approved plans and project description must be reviewed and approved by the Planning Commission.
2. Project shall demonstrate compliance with all applicable Municipal Code requirements for multi-family condominium development upon submittal to Building & Safety plan check.
3. A Traffic Management and Parking Plan shall be submitted in conjunction with all construction and other building plans, to be approved by the City's Traffic Engineer prior to issuance of building permits. The plan shall provide for the management of all construction related traffic during all phases of construction, including delivery of materials and parking of construction related vehicles.
4. 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.
5. During building construction of the site, the soil shall be watered in order to minimize the impacts of dust on the surrounding area.
6. The siting of construction related equipment (job site offices, trailers, materials, etc.) shall be subject to the approval from the Director of Community Development or designee prior to the issuance of any building permits.
7. A site landscaping plan utilizing drought tolerant plants shall be submitted for review and approval concurrent with the building permit application. Use of turf grass and other high water use plant materials shall be minimized. All plants shall be identified on the plan by the Latin and common names. Landscaping within the driveway visibility triangle shall be a maximum height of 3 feet. Landscaping shall include mature shrubs and box-sized shade trees throughout the project site. Landscaping shall be installed per the approved plans prior to building final. Landscaping and irrigation shall conform to water conservation regulations per Chapter 7.44 of the Manhattan Beach Municipal Code. The landscaping site plan shall be to the satisfaction and approval of the Community Development Director.
8. A low pressure or drip irrigation system shall be installed in the landscaped areas utilizing smart controllers and other WaterSense devices, which shall not cause any surface run-off. Details of the irrigation system shall be noted on the landscaping plans. The type and design shall be subject to the approval of the Public Works and Community Development Departments and shall be installed per the approved plans prior to building final.
9. Security lighting for the site shall be provided in conformance with Municipal Code requirements including glare prevention design.
10. Noise emanating from the site shall be in compliance with the Municipal Noise Ordinance.
11. Any outside sound or amplification system or equipment is prohibited.
12. Construction plans shall incorporate sustainable building components into the building and site design. The plans may include, but not be limited to LEED (Leadership in Energy and Environmental Design) and Built-It-Green components, permeable pavement, energy efficient plumbing, mechanical and electrical systems which shall include the use of WaterSense and Energy Star fixtures and appliances, and retention of storm water on the site. The proposed development will

have a minimal effect on existing surface drainage patterns and may result in an incremental increase in the amount of surface runoff entering the public storm drain system. Gutters and downspouts shall direct roof run-off to permeable areas and landscaped yard areas throughout the site, which shall absorb a significant portion of surface runoff. In addition, the site will be properly graded to obtain maximum onsite drainage and soil stability. Plans shall require review and approval by the Community Development and Public Works Departments.

Condominium Conditions

13. A survey suitable for purposes of recordation shall be performed by a Civil Engineer or Land Surveyor licensed in the State of California, including permanent monumentation of all property corners and the establishment or certification of centerline ties at:
 - a. 13th Place and 14th Street
 - b. Manhattan Avenue and Highland Avenue
14. Each new condominium shall have separate water and sewer laterals as required by the Director of Public Works.
15. The Vesting Tentative Parcel Map shall be approved for an initial period of three years with the option of future extensions. The final map shall be recorded prior to condominium occupancy.

Public Works

16. Enclosed storage area(s) for refuse containers must be provided on-site. These areas must be constructed to meet the requirements of M.B.M.C. 5.24.030. The area(s) must be shown in detail on the plans before a permit is issued. The individual condominium units must provide their own trash, recycling and green waste areas and show the areas on the plans as per the approval of the Public Works Department. The landscape company contracted by the homeowner's association must dispose of all green waste off-site.
17. Each new condominium shall separate water and sewer laterals as required by the Director of Public Works. Separate water lines and sanitary sewer laterals must be installed on each unit. A 6" property line cleanout must be installed on a 6" sanitary sewer lateral for each new condominium. Cleanout must be shown on the site plan.
18. Condominiums shall include a reciprocal utility right of way corridor between units in order to ensure that each unit has authorized use to access main line utilities for individual services.
19. New curb and gutter, sidewalk and driveway approach fronting the property to latest City standards and all must comply with most current ADA standards prior to final occupancy. Including per M.B.M.C. Chapter 11.20 additional right of way dedication will be required including flared sidewalk behind utility poles to provide adequate sidewalk clearances.
20. All defective or damaged curb, gutter, street paving, and sidewalk improvements shall be removed and replaced with standard improvements, subject to the approval of the Public Works Department.
21. It is the responsibility of the contractor to protect all the street signs around the property. If signs are damaged, lost or removed, it is the responsibility of the contractor to replace and/or relocate the signs at the contractor's expense. The contractor is also responsible for any street markings that are damaged or removed by the contractor's operations. Contact the Public Works Inspector for sign specification and suppliers.
22. Direct surface and roof runoff to vegetated areas before discharging into the public right of way/street per M.B.M.C 5.84.100. Incorporate Low Impact Development (LID) features within the landscaped areas to infiltrate roof and surface runoff rather than allow flow into the street right of way.

Procedural

23. Terms and Conditions are Perpetual; Recordation of Covenant. The provisions, terms and conditions set forth herein are perpetual, and are binding on the property owner, its successors-in-interest, and, where applicable, all tenants and lessees of the site. Further, the property owner shall submit the covenant, prepared and approved by the City, indicating its consent to the conditions of approval of this Resolution, and the City shall record the covenant with the Office of the County Clerk/Recorder of Los Angeles. Property owner shall deliver the executed covenant, and all required recording and related fees, to the Department of Community Development within 30 days of the adoption of this Resolution. Notwithstanding the foregoing, the Community Development Director

RESOLUTION NO. PC 22-XX

may, upon a request by property owner, grant an extension to the 30-day time limit. The project approval shall not become effective until recordation of the covenant.

24. Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City. The Applicant 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 Applicant shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the Applicant of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the Applicant 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 Applicant shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this condition shall be construed to require the Applicant to indemnify Indemnitees for any claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The Applicant shall deposit said amount with the City or, at the discretion of the City, enter into an agreement with the City to pay such expenses as they become due.

SECTION 10. The Planning Commission's decision is based upon each of the totally independent and separate grounds stated herein, each of which stands alone as a sufficient basis for its decision.

SECTION 11. This Resolution shall become effective when all time limits for appeal as set forth in MBMC Chapter 10.100 have expired.

SECTION 12. The Secretary of the Planning Commission 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.

SECTION 13. This entitlement shall lapse three years after its date of approval, pursuant to regulations applicable to Vesting Tentative Parcel Maps, unless implemented or extended pursuant to Title 11 of the Municipal Code.

Signatures and votes on following page

November 9, 2022

Planning Commission Chair

I hereby certify that the following is a full, true, and correct copy of the Resolution as **ADOPTED** by the Planning Commission at its regular meeting on **November 9, 2022** and that said Resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Carrie Tai, AICP,
Secretary to the Planning Commission

Rosemary Lackow,
Recording Secretary

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ATTACHMENT B

VICINITY MAP



★ = Project Site

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ATTACHMENT C

SROUR & ASSOCIATES

Real Estate Development Services Group, Inc.
2447 Pacific Coast Highway, Suite 200, Hermosa Beach, CA 90254
310/372-8433 ▪ stacy@esrou.com ▪ www.srourandassociates.com

DATE: APRIL 7, 2022

TO: CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

FROM: BRANDON STRAUS

SUBJECT: 216 14th STREET – VTPM 83746
Application for Three-Unit Condominium Development
Architect – 912 Architecture/ Howard Crabtree, Architect

Applicant – Dennis Cleland

This proposal is for the demolition of an existing triplex and construction of three attached condominium units, and approval of VTPM 83746. The subject lot is 4,185 square feet, measuring 33.95 by 123.29 feet. It is located in Area District III, within a Residential High Density (RH) zone, which permits three condominium units on this site, with a conditional use permit. A vesting tentative parcel map is proposed to subdivide the property into separate ownership for each of the three units.

Each new unit will contain three stories and a private two-car garage, two of which have tandem parking. One open guest space is adjacent to the garage fronting 13th Place, and there are two open guest spaces off 14th Street.

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

- 1. The location is in accord with objectives of the zoning code and purposes of Area District III in the subject site will accommodate the proposed three-unit development in compliance with all applicable zoning standards including the 30' height limit and 850 s.f. minimum lot area/unit, as well as all other criteria such as buildable 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 standard, which is to provide opportunities for a type of housing not found in other residential districts. Proposed plans meet all development standards and thus will be compatible with the surrounding neighborhood.*

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 zone, which are set forth to protect the public health, safety and welfare of other uses throughout the surrounding area. The new homes will have a negligible effect on the City infrastructure and will not result in any negative impacts on the surrounding community.*



PUBLIC WORKS NOTES:

PROJECT DATA

OWNER: 216 14TH MB, LLC
P O BOX 945
MANHATTAN BEACH, CA. 90266

PROJECT ADDRESS: 216 14th STREET
MANHATTAN BEACH, CA. 90266

APN: 4179-025-004

LEGAL DESCRIPTION: LOT 37, VERANO BEACH TRACT, M.B. 3-97

CONSTRUCTION: TYPE - V B, SPRINKLERED

OCCUPANCY: R-3 / U

ZONING: RH, AREA DISTRICT III, COASTAL ZONE (NON-APPEALABLE)

NO. OF STORIES: THREE STORIES

SCOPE OF WORK: PROPOSED THREE STORY 3-UNIT CONDOMINIUM
W/ ATTACHED 2-CAR GARAGES

AREA TABULATION:

LOT SIZE:	33.95 FT x 123.29 FT		
LOT AREA:	4,185.08 SF		
DENSITY:	4,185.08 SF + 1,350 SF/UNIT = 3.1 (3 UNITS)		
ALLOWABLE B.F.A.:	4,185.08 SF x 1.7 = 7,114.64 SF		
PROPOSED B.F.A.:	6,379.1 SF		

FLOOR AREAS:	(UNIT A)	(UNIT B)	(UNIT C)
FIRST FLOOR	354.7 SF	408.3 SF	83.5 SF
SECOND FLOOR	1,178.6 SF	101.3 SF	1,463.7 SF
THIRD FLOOR	1,112.8 SF	1,329.9 SF	0.0 SF
TOTAL FLOOR AREA	2,646.1 SF	1,839.5 SF	1,357.2 SF
GARAGE AREA	446.9 SF	370.2 SF	365.4 SF
DECK AREA	339.3 SF	365.9 SF	234.6 SF

BUILDING SETBACK INFORMATION:

REQUIRED SIDEYARD: 10% LOT WIDTH (3'-0" MIN, 10'-0" MAX) 33.95' x 10% = 3.40'
REQUIRED REARYARD: 5.0' AT GROUND FLOOR, 2.0' AT 8'-0" ABOVE ALLEY
REQUIRED FRONTYARD: 5.0'

PROVIDED SIDEYARD: 3.42'
PROVIDED REARYARD: 5.0' / 2.0'
PROVIDED FRONTYARD: 5.00'

MAXIMUM ALLOWABLE BUILDING HEIGHT: AVERAGE GRADE AT PROPERTY CORNERS + 30.00'

87.74'	
92.85'	
92.89'	
+ 90.63'	
364.21' ÷ 4 =	91.05'
	+ 30.00'
	121.05'

PROPOSED MAXIMUM BUILDING HEIGHT: 121.04'

OPEN SPACE (FLOOR AREA x 15%): SEE OPEN SPACE DIAGRAM @ SHEET A-6.0

(UNIT A)	(UNIT B)	(UNIT C)
REQUIRED OPEN SPACE:	396.9 SF	275.9 SF
PROVIDED OPEN SPACE:	198.5 SF	138.0 SF
3RD FLR DECK (MAX 1/2 REQ'D)	129.4 SF	0.0 SF
2ND FLR DECK	69.1 SF	139.0 SF
GROUND FLOOR AREA	397.0 SF	277.0 SF
TOTAL		234.7 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:

2019 C.B.C., 2019 C.M.C., 2019 C.E.C., 2019 C.P.C., U.F.C., 2019 TITLE-24, 2019 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:

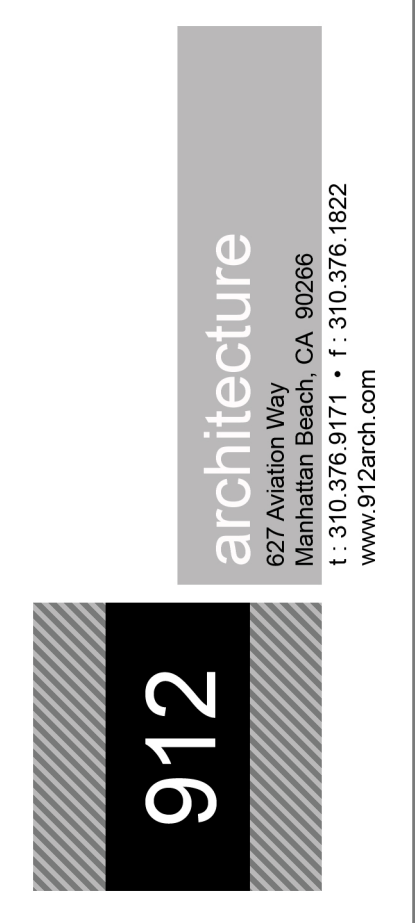
- MECHANICAL
- ELECTRICAL
- PLUMBING
- SITE WORK - INCLUDING SITE WALLS
- FIRE SPROCKERS
- LANDSCAPE
- GRADING
- SOLAR PANELS

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	K.T.	KITCHEN
A.D.	AREA DRAIN	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	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
C.I.	CEILING JOIST	MANUF.	MANUFACTURER
C.L.	CENTER LINE	N.I.C.	NOT IN CONTRACT
C.B.	CATCH BASIN	NO. (W)	NUMBER
CEM.	CEMENT	NOM.	NOMINAL
CER.	CERAMIC	N.T.S.	NOT TO SCALE
C.I.P.	CAST IRON PIPE	OBSC.	OBSOLETE
CLG.	CLOSE	O.C.	ON CENTER
CLO.	CLOSET	O.D.	OUTSIDE DIAMETER
CLR.	CLEAR	OFF.	OFFICE
C.O.	CLEAN OUT	OPENING	OPENING
COL.	COLUMN	OV.	OVEN
COM.	COMMON	OVFL.	OVERFLOW
CONC.	CONCRETE	OPPP.	OPPOSITE
CONT.	CONTINUOUS	P.	POST
C.W.	COLD WATER	PL.	PROPERTY LINE, PLATE
C.T.	CERAMIC TILE	PARTN.	PARTITION
CU.YD.	CUBIC YARD	PLAS.	PLASTER
		P.L.V.	PLYWOOD
		PR.	PAIR
		P.L.	PLASTIC LAMINATE
		R.	RISER
		RAD.	RADIUS
		RAFT.	RAFTER
		REIN.	REINFORCEMENT
		RESIL.	RESILIENT
		R.D.	ROOF DRAIN
		RG.	RANGE
		RM.	ROOM
		R.O.	ROUGH OPENING
		REF.	REFRIGERATOR
		S.C.	SOLID CORE
		S.	SINK
		SEL.STR.	SELECT STRUCTURAL
		SHT.	SHEET
		SHWR.	SHOWER
		SIM.	SIMILAR
		SHTG.	SHEATHING
		SO.	SQUARE
		STD.	STANDARD
		STL.	STEEL
		STRUCT.	STRUCTURAL
		S.T.L.	STAINLESS STEEL
		SUSP.	SUSPENDED
		SPECS.	SPECIFICATIONS
		SERV.	SERVICE
		S.V.S.K.	SERVICE SINK
		S.S.	SELECT STRUCTURAL
		STOR.	STORAGE
		S.T.C.	SOUND TRANSMISSION CLASS
		SO.FT.	SQUARE FOOT (FEET)
		TEL.	TELEPHONE
		TERR.	TERRAZZO
		T & G.	TONGUE AND GROOVE
		T.O.C.	TOP OF CONCRETE
		T.O.W.	TOP OF WALL
		TYP.	TYPICAL
		THRU	THROUGH
		TEMP.	TEMPERED
		T.O.P.	TOP OF PARAPET
		T.	TREAD
		U.	URINAL
		VERT.	VERTICAL
		VEST.	VESTIBULE
		V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
		W.	WITH
		W.C.	WATER CLOSET
		W.D.	WINDOW DIMENSION
		WD.	WOOD
		W.H.	WATER HEATER
		WP.	WATERPROOF

SHEET SCHEDULE

- T - 1.0** TITLE SHEET
- T - 2.0** GENERAL NOTES
- T - 3.0** DOOR SCHEDULE
- T - 4.0** WINDOW SCHEDULE
- T - 5.0** TITLE-24 CF-1R FORMS
- T - 5.1** TITLE-24 CF-1R FORMS
- T - 6.0** GREEN BUILDING PROGRAM
- C - 1.0** SITE SURVEY
- A-1.0** SITE PLAN
- A-2.0** FIRST FLOOR PLAN
- A-2.1** SECOND FLOOR PLAN
- A-2.2** THIRD FLOOR PLAN
- A-3.0** ROOF PLAN
- A-4.0** BUILDING SECTIONS
- A-4.1** BUILDING SECTIONS
- A-4.2** BUILDING SECTIONS
- A-6.0** EXTERIOR ELEVATIONS
- A-6.1** EXTERIOR ELEVATIONS
- A-7.0** ARCHITECTURAL DETAILS
- A-7.1** ARCHITECTURAL DETAILS
- S-0.0** STRUCTURAL NOTES
- S-0.1** SOIL REPORT RECOMMENDATIONS
- S-1.0** FOUNDATION PLAN
- S-1.1** SECOND FLOOR FRAMING PLAN
- S-1.2** THIRD 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
- WSW.1** SIMPSOM STRONGWALL DETAILS
- WSW2** SIMPSOM STRONGWALL DETAILS
- E-1.0** FIRST FLOOR ELECTRICAL PLAN
- E-1.1** SECOND FLOOR ELECTRICAL PLAN
- E-1.2** THIRD FLOOR ELECTRICAL PLAN
- L - 1.0** LANDSCAPE PLAN



- Revisions:**
- △
 - △
 - △
 - △
 - △
 - △

CONSULTANTS

ARCHITECT : 912 Architecture, Inc
Howard G Crabtree
627 AVIATION WAY
MANHATTAN BEACH, CA 90266
PH: (310) 376-9171

CONTRACTOR: D C Construction & Development
Dennis Cleland
P. O. BOX 945
MANHATTAN BEACH, CA 90266
PH: (310) 374-7050

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

STRUCTURAL: Sal K & Associates
Sal Kaddorah, P.E.
627 AVIATION WAY
MANHATTAN BEACH, CA 90266
PH: (310) 383-8725

TITLE-24: Newton Energy
Rick Newton
1730 E. HOLLY AVENUE, SUITE 755
EL SEGUNDO, CA 90245
PH: (310) 375-2699

SOIL ENGINEER: NorCal Engineering
Keith Tucker, RCE
10641 HUMBOLT STREET
LOS ALAMITOS, CA 90720
PH: (562) 799-9469

GRADING & DRAINAGE: PERU Consultants
Christian Perez, C.E.
5061 ROCKVALLEY ROAD
RANCHO PALOS VERDES, CA 90275
PH: (310) 270-0811

SYMBOLS

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

VICINITY MAP



THREE - UNIT CONDOMINIUM
216 14th Street, Manhattan Beach, CA, 90266

Title Sheet

Date: 9/12/22
Name of File: 216_14th

T-1.0

SURVEY AND TOPOGRAPHY

FOR
DC CONSTRUCTION & DEVELOPMENT D
ENNIS CLELAND
1530 5TH STREET
MANHATTAN BEACH, CA 90266
PHONE 310-748-0662

JOB ADDRESS

216 14TH STREET
MANHATTAN BEACH, CA 90266

LEGAL DESCRIPTION

LOT 37,
VERANO BEACH
M.B. 3-97
APN 4179-025-004

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF PROFESSIONAL LAND SURVEYORS' ACT



GARY J. ROEHL R.C.E. 30826

DRAWN BY FM CHECK BY XX

DRAWN ON MARCH 11, 2022

REVISIONS

LEGEND

	EXISTING BUILDING		BRICK
	CONCRETE		WOOD DECK
+106.76	EXISTING ELEVATION		EXISTING CONTOUR
	EXISTING FENCE		EXISTING CURB RETURN
CL	CENTERLINE	CL	CHAIN-LINK
C.L.F.	CHAIN-LINK	ELY	EASTERLY
EM	ELECTRIC METER	FD	FOLDING
FE	FENCE	FF	FINISH FLOOR
FF	FIRE HYDRANT	FL	FLOW LINE
GFF	GARAGE FINISH FLOOR	GM	GAS METER
GW	GUY WIRE	L&T	LEAD AND TAG
MH	MANHOLE	NLY	NORTHERLY
PC	PROPERTY CORNER / PROP. CORNER	PL, P.L.	PROPERTY LINE / PROP. LINE
PP	POWER POLE	PP	PARAPET
PP	PARAPET	S&W	SPIKE AND WASHER
S&W	SPIKE AND WASHER	SLY	SOUTHERLY
SPK	SPIKE	SSO	SANITARY SEWER CLEAN OUT
SSO	SANITARY SEWER CLEAN OUT	SMH	SANITARY SEWER MANHOLE
STK	STAKE	STL	STREET LIGHT
STL	STREET LIGHT	TC	TOP OF CURB
TC	TOP OF CURB	TW	TOP OF WALL / T.O.W.
TW	TOP OF WALL / T.O.W.	TX	TOP OF DRIVEWAY APRON
TX	TOP OF DRIVEWAY APRON	WLY	WESTERLY
WLY	WESTERLY	WM	WATER METER

NOTE: ALL STRUCK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

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ANY CHANGES OR MODIFICATIONS MADE TO THIS PLAN WITHOUT WRITTEN CONSENT OF DENN ENGINEERS SHALL RELIEVE DENN ENGINEERS FROM ANY LIABILITY OR DAMAGE RESULTING FROM SUCH CHANGES OR MODIFICATIONS, INCLUDING ANY ATTORNEY'S FEES OR COSTS INCURRED IN ANY PROCEEDING THAT DENN ENGINEERS MAY BE JOINED.

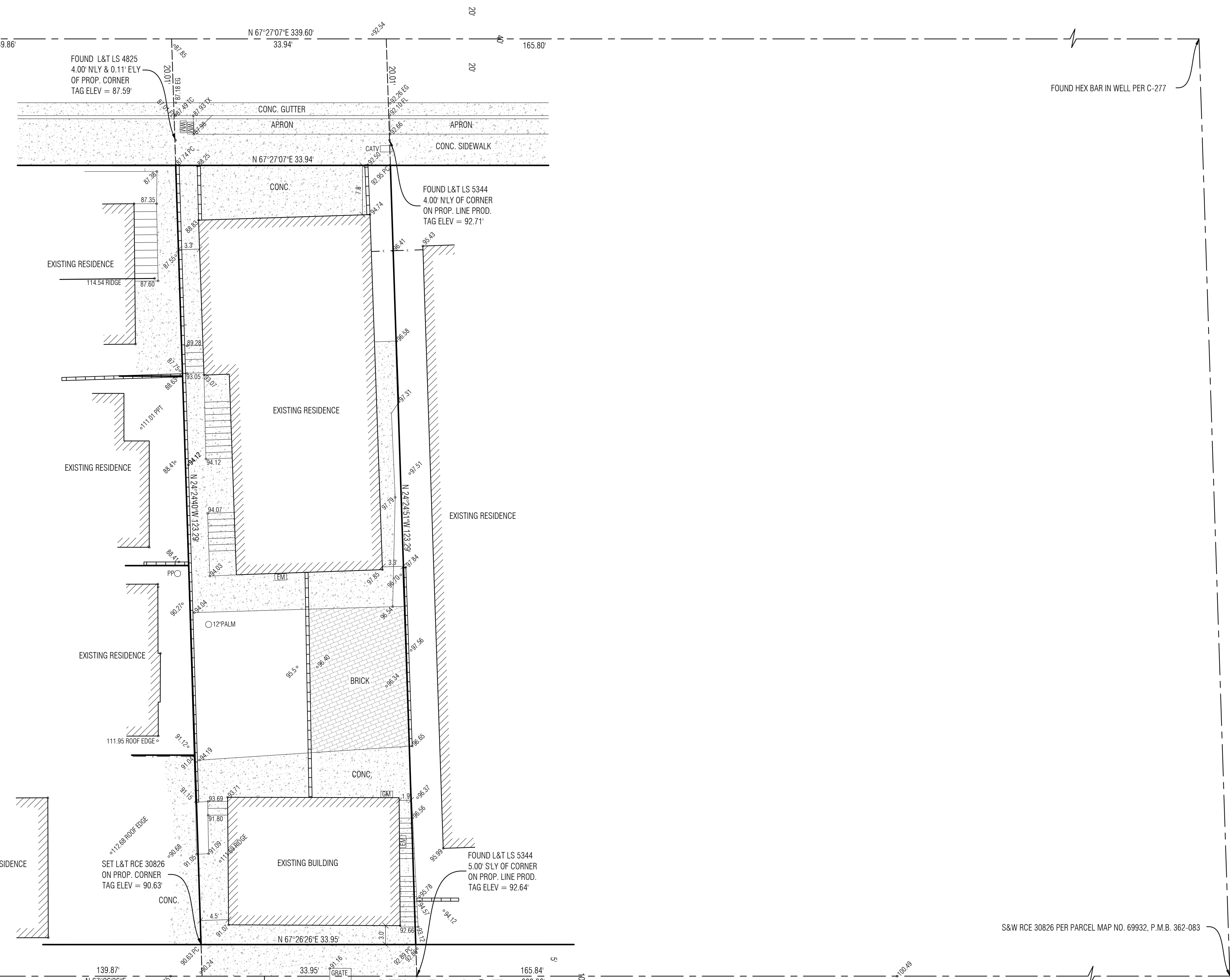
C-1

JOB NO. 22-056

14TH STREET

13TH PLACE

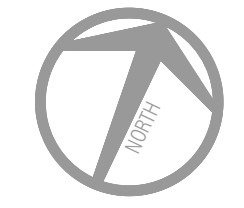
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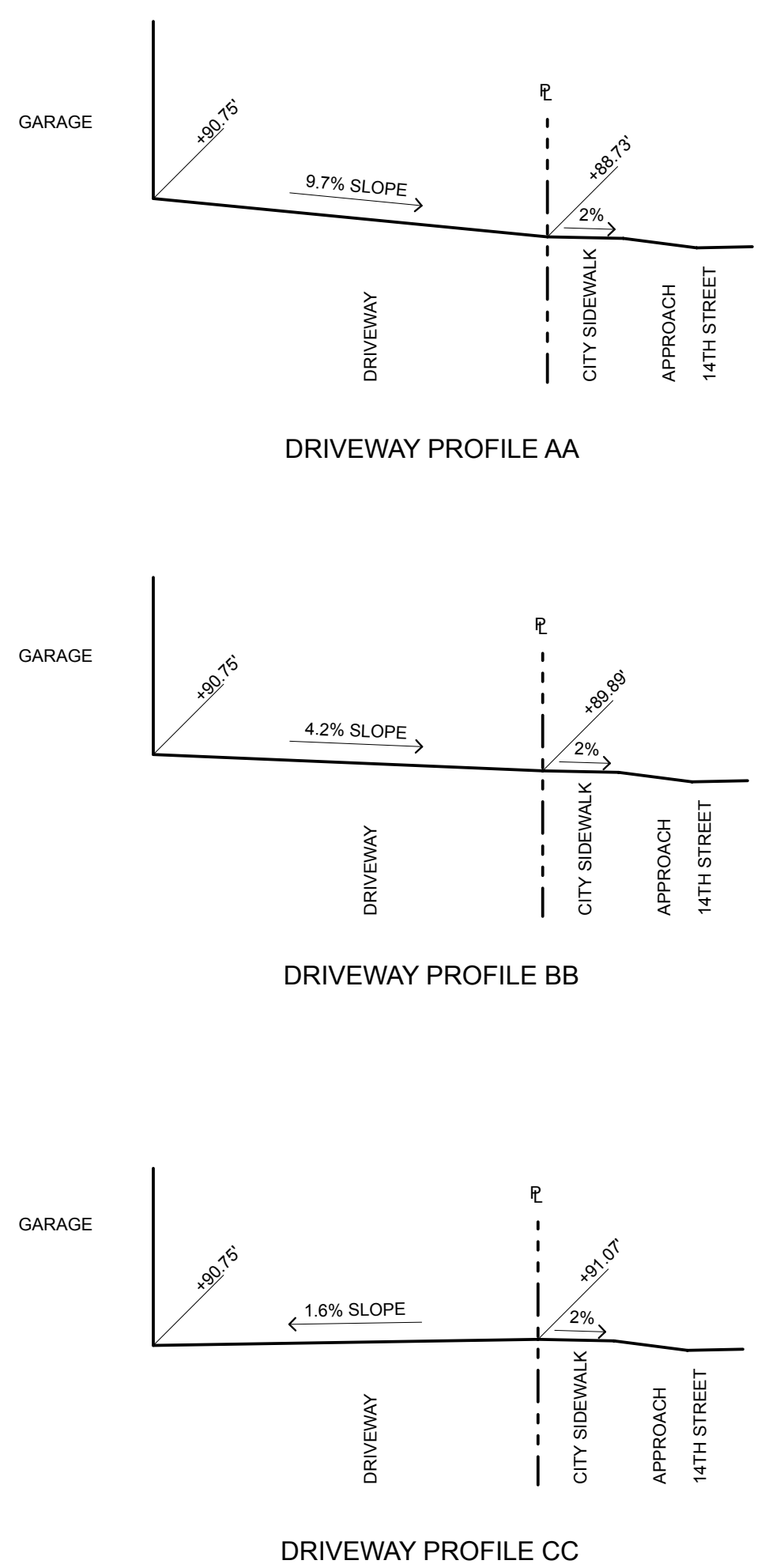
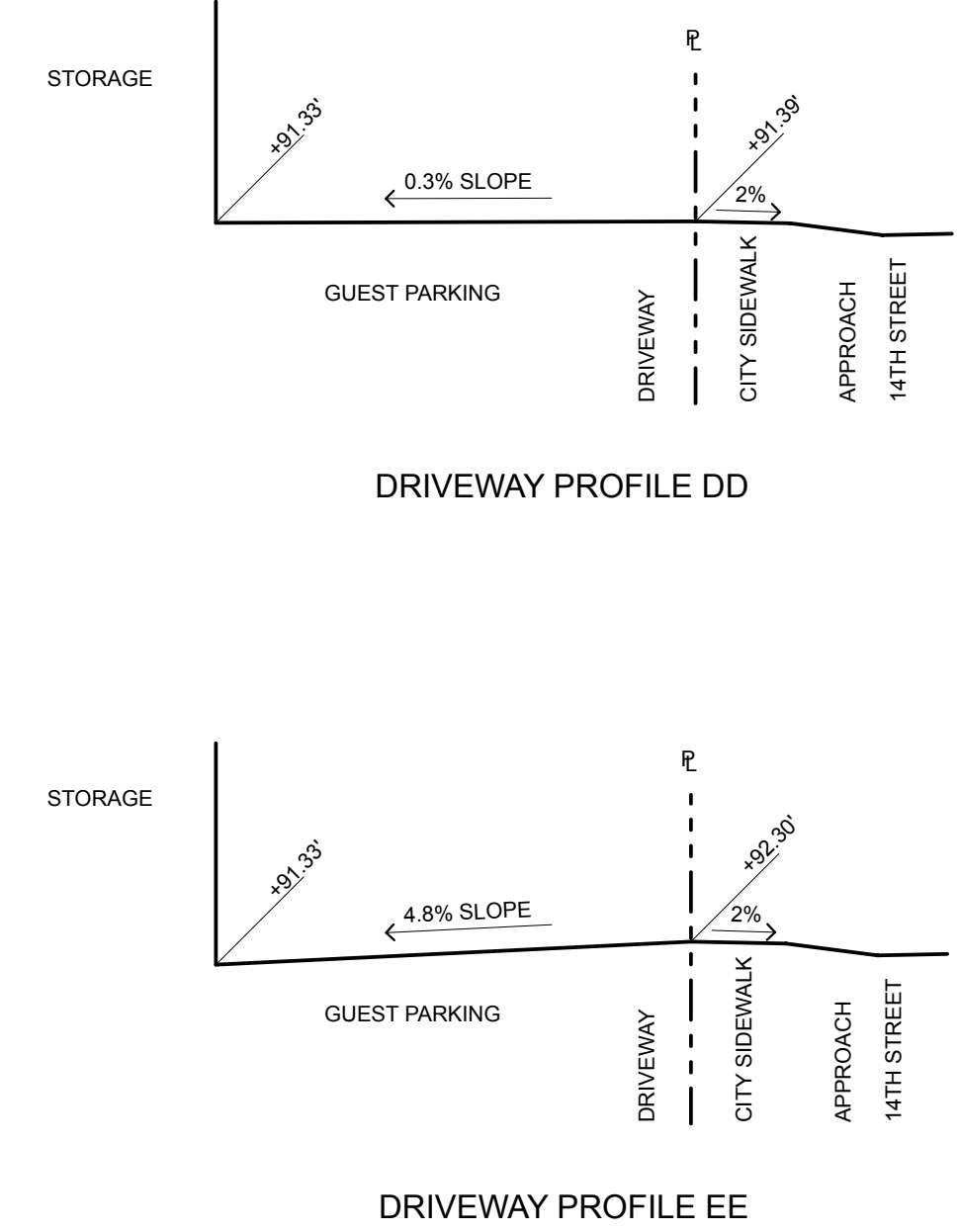
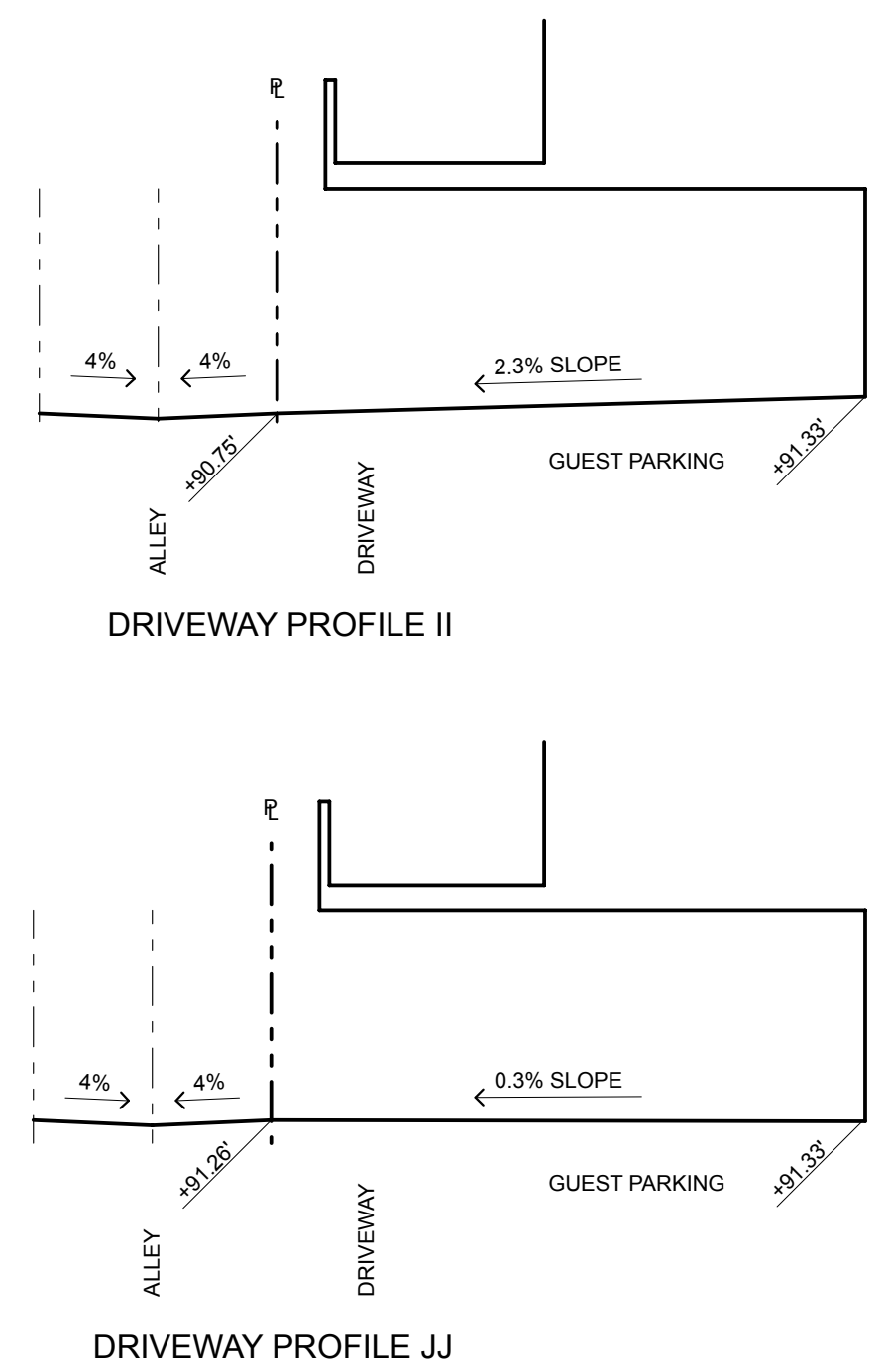
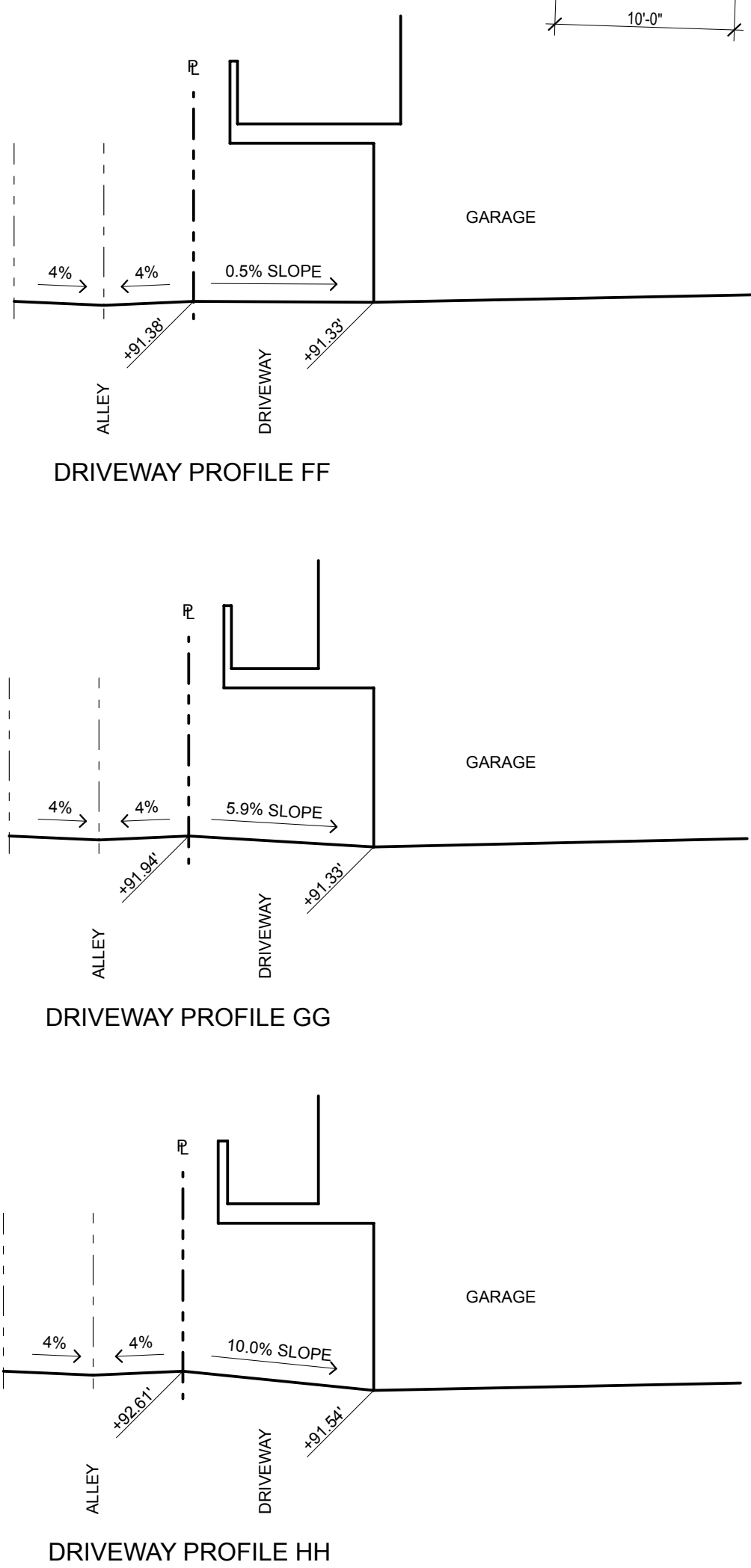
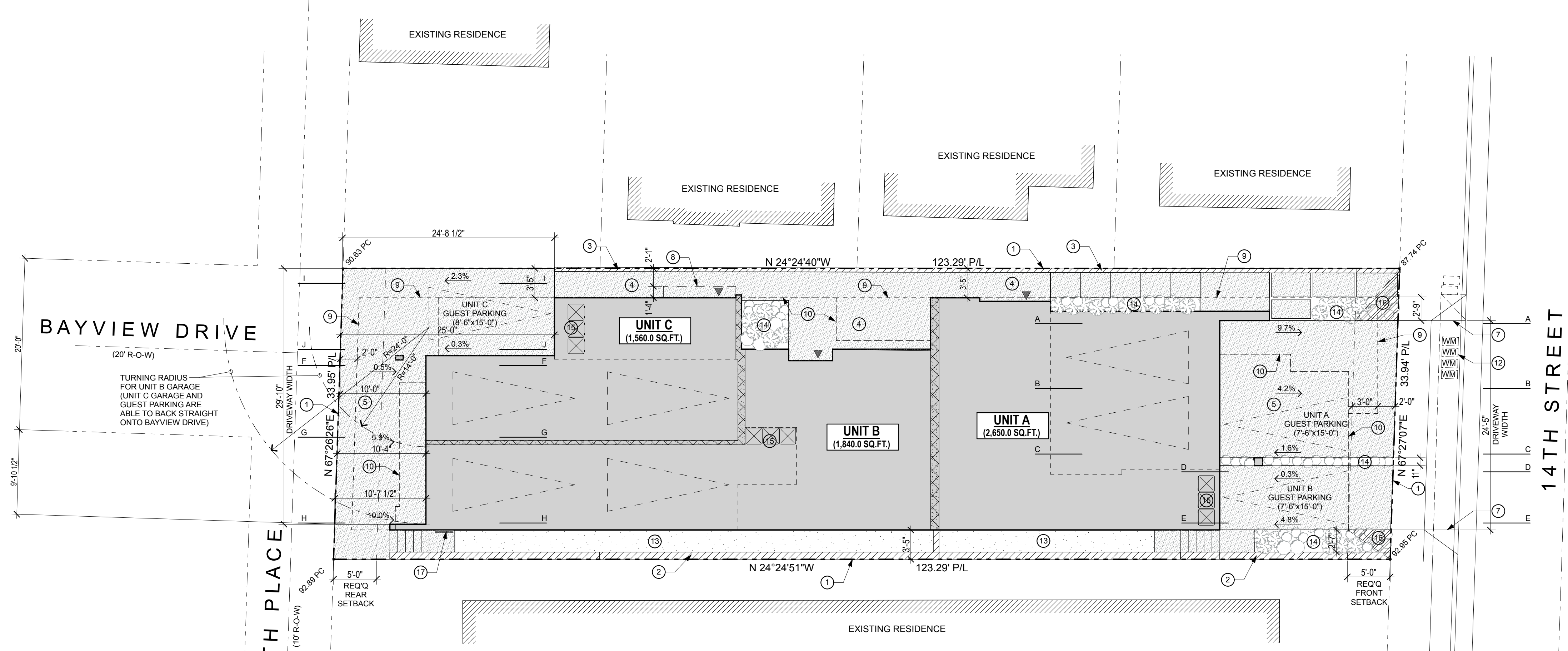
NOTE:
A TITLE POLICY HAS BEEN PROVIDED AND REVIEWED BY DENN ENGINEERS AT THE TIME OF THIS SURVEY. ANY READILY AVAILABLE ITEMS AFFECTING THIS PROPERTY HAVE BEEN PLOTTED BASED ON PROVIDED DOCUMENTS.

USA NATIONAL TITLE COMPANY, INC.
ORDER NO. 072240001-40
DATED MARCH 1, 2022

BENCHMARK NOTE:
BENCHMARK NO. 0Y12554. ELEVATION = 27.047'
L&BR CB RET 22FT S/O & 10FT N/O C/L INT MANHATTAN BEACH BLVD & THE STRAND (1FT SW/O C.B.)



SCALE 1" = 10'



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

- SITE PLAN NOTES:**
- PROPERTY LINE**
SEE DETAIL 7 / S-2.0
 - NEW CMU PROPERTY LINE WALL**
SEE DETAIL 7 / S-2.0
 - FENCE/WALL/HANDRAIL/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'-0" AT ALL OTHER LOCATIONS ON THE SITE (3'-0" IN DRIVEWAY VISIBILITY TRIANGLE AND IN THE TRAFFIC VISION CLEARANCE TRIANGLE).
 - EXISTING 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
 - NEW CURB AND GUTTER PER CITY STANDARD PLAN**
 - 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
 - NEW WATER METERS LOCATION**
SEE CIVIL SHEETS AT C-2 FOR NEW LOCATION & REQUIREMENTS
 - 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
REQUIRED FRONT YARD LANDSCAPED AREA
20% OF FRONT YARD TO BE LANDSCAPED
(MAY BE REDUCED BY NOT MORE THAN 75% TO ACCOMMODATE DRIVEWAYS AND WALKWAYS WITH AN EXEMPTION APPROVED BY CD DIRECTOR)
REQUIRED AREA = 33.94'x5'x20% = 33.94 SF
PROVIDED AREA = (2.58+0.92+2.75)x5' = 31.25 SF
(7.9% REDUCTION)
 - TRASH AREA**
TRASH AREA FOR A MINIMUM OF THREE 4' TALL, 2'x2' TRASH CANS AT GARAGE. REFUSE AREA SHALL NOT INTRUDE TO INTO REQUIRED PARKING DIMENSIONS. (MBC 5.24.030)
SEE A-1.0 (GROUND FLOOR / GARAGE PLAN) FOR EXACT LOCATION INSIDE THE GARAGE.
 - DRIVEWAY VISIBILITY TRIANGLE**
VISIBILITY OF A DRIVEWAY CROSSING A STREET PROPERTY LINE SHALL NOT BE BLOCKED BETWEEN A HEIGHT OF 3 FEET AND 9 FEET FOR A DEPTH OF 5 FEET FROM THE STREET PROPERTY LINE AS VIEWED FROM THE EDGE OF THE RIGHT-OF-WAY ON EITHER SIDE OF THE DRIVEWAY AT A DISTANCE OF 15 FEET OR AT THE NEAREST PROPERTY LINE INTERSECTION OF THE STREET PROPERTY LINE, WHICHEVER IS LESS. (PER MBC 10.64.150)
 - NEW ELECTRIC METER SERVICE PANEL WITH A 3" DIAMETER STUB OUT CONDUIT**
4 GANG METER / MAIN, 3-200A (UNITS) 1-60A (HOUSE)
WATERPROOF METAL CONTAINER
(FLUSH MOUNT) PAINT TO MATCH ADJACENT WALL
ELECTRICIAN SHALL PROVIDE PANEL SCHEDULE AND LOAD CALCULATIONS 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-1.0**
 - NEW PROPERTY LINE CLEAN OUT**
PROVIDE NEW PROPERTY LINE CLEAN OUT
PER CITY OF MANHATTAN BEACH PUBLIC WORKS NOTES @ T-1.0
 - 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 SERVER 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**
30"x20"x4'-0" DEEP PREFAB CATCH BASIN
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 CBC 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. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, 4" HIGH MINIMUM AND WITH A MINIMUM STROKE WIDTH OF 0.5" - PER SECTION R319.1

912 architecture
627 Aviation Way
Manhattan Beach, CA 90266
T: 310.316.1822
www.912arch.com

Revisions:

THREE - UNIT CONDOMINIUM
216 14th Street, Manhattan Beach, CA, 90266

Site Plan

Date: 10/20/22
Name of File: 216_14th

A-1.0

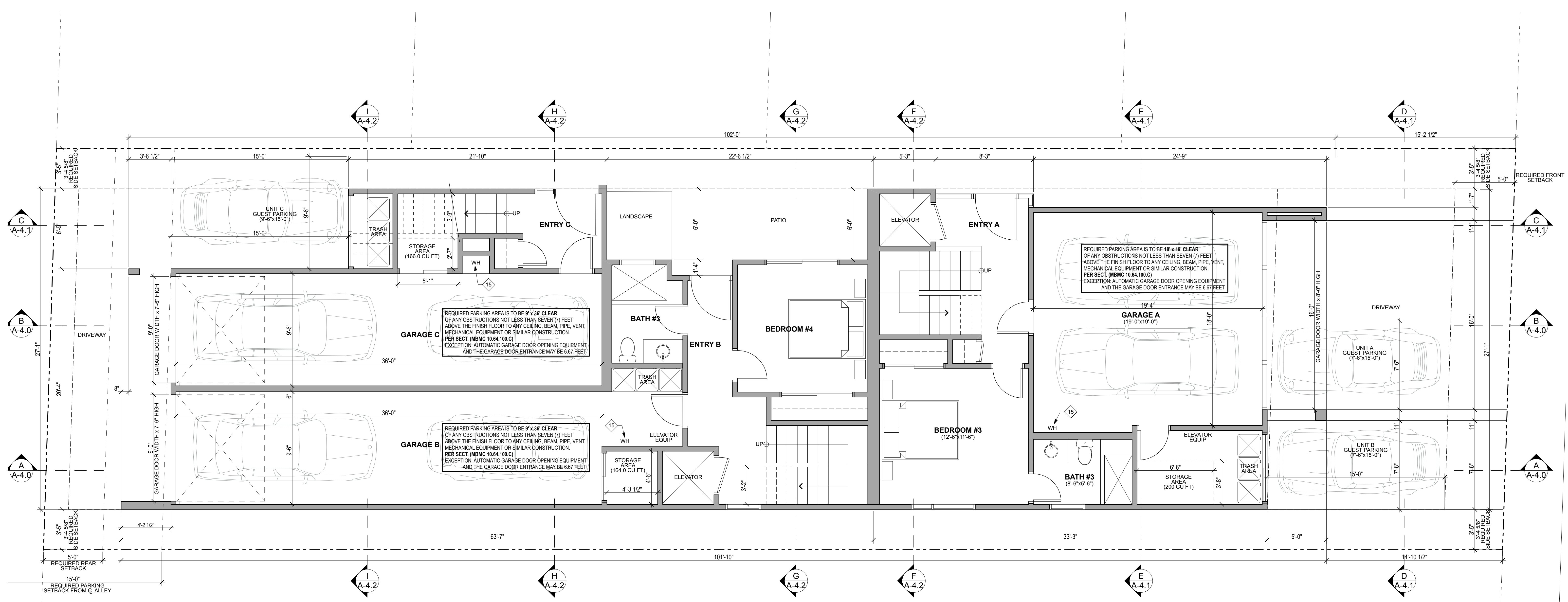
Page 25 of 37
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Revisions:



First Floor Plan

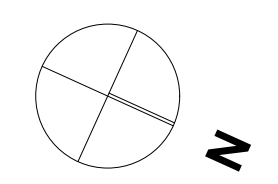
Date: 9/12/22
Name of File: 216_14th



FIRST FLOOR PLAN

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

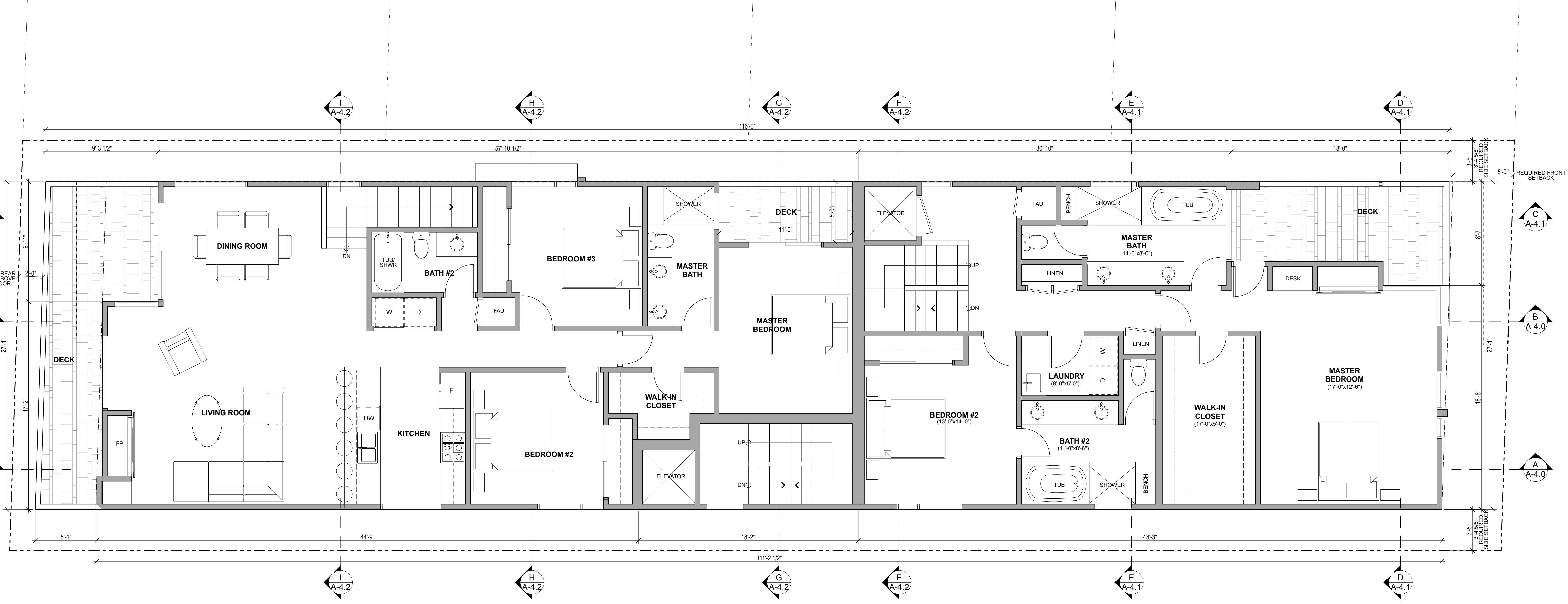
214 14th STREET
MANHATTAN BEACH, CA



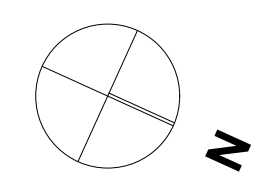
FLOORPLAN NOTES:

1. **NEW ELECTRIC METER SERVICE PANEL WITH**
A 3" DIAMETER STUB OUT COMPLY WITH
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
2. **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
3. **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.
4. **GENERAL LIGHTING @ KITCHEN AND BATH**
PROVIDE HIGH EFFICACY LIGHTING AT NOT LESS THAN
40 LUMENS PER WATT. REFER TO ELECTRICAL PLANS.
PER SECT. 23-3535 1-24
5. **MECHANICAL VENTILATION @ BATHROOMS**
BATHROOMS SHALL BE MECHANICALLY VENTILATED OR
PROVIDED WITH A 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.
6. **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.
PENETRATIONS THROUGH FIRE RATED WALL COMPLY WITH
SECTION 714 SEE DETAILS 26 & 27 1/A-1
7. **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.
8. **STAIR HANDRAIL (MATERIAL T.B.D.)**
SEE DETAIL 5 1/A-7.0
STAIR HANDRAIL SHALL BE 34" TO 38" ABOVE TREAD. NOSING.
CIRCULAR HANDRAIL SHALL HAVE AN OUTSIDE DIAMETER OF AT
LEAST 1 1/2" 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 A MINIMUM RADIUS OF 0.01" PER CBC SECT. 1014.3.
9. **GUARDRAIL (42" HIGH U.M.O.)**
SEE DETAIL: 18 1/A-7.1, 19 1/A-7.1 & 25 1/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.
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 1607.1.1, & 1607.1.1.
10. **CORRIDOR / HALL WIDTH**
MINIMUM CLEAR WIDTH 36" (RECD)
PER SECT. 1005.2, C.B.C.
11. **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.
12. **DRYER VENT**
EXHAUST TO OUTSIDE AIR @ WALL
PROVIDE LIN T/RA/ACCESS PAINT TO
MATCH EXTERIOR FINISH
INSTALL PER MANUF. SPECS VERIFY
LOCATION WITH ARCHITECT
PER SECT. 504.3 & 908, C.M.C.
13. **WASHER**
HOT AND COLD WATER VALVES,
PROVIDE SMITTY PAN WITH DRAIN
14. **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..
15. **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.
PROVIDE SMITTY PAN WITH DRAIN
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 A CAPPED "T"
FITTING TO PLUMB FOR FUTURE SOLAR WATER
HEATING.
16. **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 C.M.C.
PER CHAPTER 7, C.M.C. and C.P.C.
17. **RETURN AIR GRILLE**
SIZE PER CODE
VERIFY LOCATION WITH ARCHITECT
18. **AIR SUPPLY DUCT**
2 sq. ft. PER 1000 BTU REQUIRED @ F.A.U.
SIZE PER CODE
PER SECT. 317, C.M.C.
19. **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.
20. **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.
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 CBC SEC 807.1.3
23. **FRAMESLESS TEMPERED GLASS ENCLOSURE**
@ SHOWER, WITH DOOR @ TUB SHOWER COMBINATION
PER SECT. 2406 & 2407, C.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 THRU ROOF PER MANUF. SPECS
SEE ENERGY CONFORMANCE NOTES
33. **CONVECTION OVEN**
MANUF.
MODEL:
PROVIDE GAS STUB-OUT DUCT TO OUTSIDE AIR
THRU WALL PAINT TO MATCH EXTERIOR FINISH
PER SECT. 2406 & 2407, C.B.C.
34. **UNDER-COUNTER MICROWAVE OVEN**
35. **SHELF AND POLE (46" HIGH) (T.B.D.)**
1 1/2" DIA WOOD POLE WITH 1x4 WOOD SHELF
PAINT TO MATCH ADJACENT WALL FINISH
36. **GAS FIREPLACE (VENT THROUGH ROOF)**
MANUFACTURER: LENOX
MODEL: SYMMETRY GAS ONLY
APPROVAL: ANSI Z21.85 - 2009
INSTALL PER MANUFACTURERS SPECIFICATIONS.
USE THIS PRODUCT OR APPROVED EQUAL
- PER SECTION R1004.1
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 710.9
38. **TRASH CANS**
TRASH AREA FOR A MINIMUM OF (3) 4" TALL 2'X2' TRASH CANS
REFUSE AREA SHALL NOT INTRUDE TO INTO REQUIRED
PARKING DIMENSIONS.
39. **STAR 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, 2.4.6)
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. (CPC 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: DEK-O-TEX ROOF WATERPROOFING MEMBRANE
ICCF: ESR 157
SLOPE: 1/4" FT. MIN.
CLASS: A
INSTALL PER MANUF. SPECS
USE THIS PRODUCT OR APPROVED EQUAL
PER SECT. 1402, C.B.C
IMPERVIOUS MOISTURE BARRIER AT BALCONY FLOOR SHALL
NOT BE COVERED UNTIL INSPECTED AND APPROVED
PER SECTION R109.1.5.3
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 28 1/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 8311.3.
49. **WATER METER SERVICE**
SEE LOCATION ON SITE PLAN AT A-1.0
50. **WHOLE HOUSE VENTILATION**
WHOLE HOUSE MECHANICAL VENTILATION SYSTEM
PER 2019 CALIFORNIA RESIDENTIAL COMPLIANCE
MANUAL, THE BUILDING SHALL BE PROVIDED WITH
A WHOLE HOUSE VENTILATION SYSTEM.
EXHAUST FANS AT THE LAUNDRY ROOM SHALL BE
90 CFM MIN. - PER SECTION 150.0(a) AND SHALL OPERATE
CONTINUOUSLY FAN SHALL BE RATED TO OPERATE AT A MAX.
NOISE LEVEL OF 1.0 SONE.
- OR -
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 INTLET SHALL BE PLACED TO AVOID DRAWING AIR
FROM KNOWN 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.
51. **FUTURE SOLAR ELECTRICAL CONDUIT**
PROVIDE ELECTRICAL CONDUIT FOR EACH UNIT FROM ROOF
TO ELECTRICAL SERVICE PANEL FOR FUTURE SOLAR
52. **PLUMBING FIXTURES**
ALL NEW PLUMBING FIXTURES SHALL BE WATER CONSERVING
PER 2019 CPC 402.0
53. **DECK OVERFLOW**
DECK SHALL BE DRAINED BY DRAINS AND OVERFLOW DRAIN OR
SCUPPER PER SECTION R903.4.
54. **DUCTS PENETRATING WALL**
DUCTS PENETRATING WALL OR CEILING PENETRATIONS BETWEEN
GARAGE AND DWELLING UNIT SHALL BE CONSTRUCTED OF 0.019
INCH MINIMUM SHEET METAL AND SHALL HAVE NO OPENING INTO
THE GARAGE - PER SECTION 406.3.4.3.

Revisions:

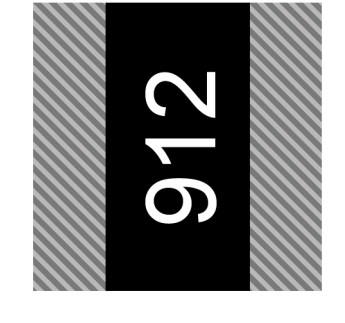


SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



GREEN BUILDING CODE NOTES:
(SEE ALSO MANDATORY MEASURES CHECKLIST AT SHEET T-7)

1. **INDOOR WATER USE**
- A. **WATER CLOSETS**
THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE US EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS. THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.
- B. **URNALS**
THE EFFECTIVE FLUSH VOLUME OF WALL-MOUNTED URNALS SHALL NOT EXCEED 0.125 GALLONS PER FLUSH. THE EFFECTIVE FLUSH VOLUME OF ALL OTHER URNALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH.
- C. **SINGLE SHOWERHEAD**
SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE US EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.
- D. **MULTIPLE SHOWERHEADS SERVING ONE SHOWER**
WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. NOTE: A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.
- E. **RESIDENTIAL LAVATORY FAUCETS**
THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.
- F. **LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS**
THE MAXIMUM FLOW RATE OF LAVATORY FAUCETS INSTALLED IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLINGS OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED 0.5 GALLONS PER MINUTE AT 60 PSI.
- G. **METERING FAUCETS**
METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS SHALL NOT DELIVER MORE THAN 0.2 GALLONS PER CYCLE.
- H. **KITCHEN FAUCETS**
THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO THE MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI. NOTE: WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.
- I. **STANDARDS FOR PLUMBING FIXTURES AND FITTINGS**
PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE REFERENCED STANDARDS.
2. **OUTDOOR WATER USE**
- A. **OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS**
RESIDENTIAL DEVELOPMENTS SHALL COMPLY WITH A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MVEL), WHICHEVER IS MORE STRINGENT.
- B. **RECYCLED WATER SUPPLY SYSTEMS**
NEWLY CONSTRUCTED RESIDENTIAL DEVELOPMENTS, WHERE DISINFECTED TERTIARY RECYCLED WATER IS AVAILABLE FROM A MUNICIPAL SOURCE TO A CONSTRUCTION SITE, MAY BE REQUIRED TO HAVE RECYCLED WATER SUPPLY SYSTEMS INSTALLED, ALLOWING THE USE OF RECYCLED WATER FOR RESIDENTIAL LANDSCAPE IRRIGATION SYSTEMS. SEE CHAPTER 15 OF THE CALIFORNIA PLUMBING CODE.
3. **ENHANCED DURABILITY AND REDUCED MAINTENANCE**
- A. **RODENT PROOFING**
ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
4. **CONSTRUCTION WASTE REDUCTION DISPOSAL AND RECYCLING**
- A. **CONSTRUCTION WASTE MANAGEMENT**
RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.3 OR 4.408.4 AND MANHATTAN BEACH MUNICIPAL CODE SECTION 5.26.
5. **BUILDING MAINTENANCE AND OPERATION**
- A. **OPERATION AND MAINTENANCE MANUAL**
AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH COVERS 10 SPECIFIC SUBJECT AREAS SHALL BE PLACED IN THE BUILDING.
- B. **RECYCLING BY OCCUPANTS**
WHERE 5 OR MORE MULTIFAMILY DWELLING UNITS ARE CONSTRUCTED ON A BUILDING SITE, PROVIDE READILY ACCESSIBLE AREAS THAT SERVES ALL BUILDINGS ON THE SITE AND IS IDENTIFIED FOR THE DEPOSITING, STORAGE AND COLLECTION OF NONHAZARDOUS MATERIALS FOR RECYCLING, INCLUDING (AT MINIMUM) PAPER, CORRUGATED CARDBOARD, GLASS, PLASTICS, ORGANIC WASTE, AND METALS.
6. **FIRE PLACES**
- A. **GENERAL**
ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES INCLUDING SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT REGULATIONS.
7. **POLLUTANT CONTROL**
- A. **COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION**
AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS WHICH MAY ENTER THE SYSTEM.
- B. **ADHESIVES, SEALANTS AND CAULKS**
ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS UNLESS MORE STRINGENT LOCAL OR REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT RULES APPLY.
1. ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE, OR SCADQO RULE 1168 VOC LIMITS, AS SHOWN IN TABLES 4.504.1 OR 4.504.2 AS APPLICABLE. SUCH PRODUCTS SHALL ALSO COMPLY WITH RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS AS SPECIFIED IN SUBSECTION 2 BELOW.
2. AEROSOL ADHESIVES, AND SMALLER LIMIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FL OUNCE UNITS) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF THE CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 17, COMMENCING WITH SECTION 94507.
- C. **PAINTS AND COATINGS**
ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE AIR RESOURCES BOARD ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 4.504.3, UNLESS MORE STRINGENT LOCAL LIMITS APPLY. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 4.504.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS FLAT, NONFLAT, OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36, AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT, OR NONFLAT-HIGH GLOSS VOC LIMIT IN TABLE 4.504.3 SHALL APPLY.
- D. **AEROSOL PAINTS AND COATINGS**
AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(A)(2) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTION 94522(E)(1) AND (F)(1) OF THE CCR, TITLE 17, COMMENCING WITH SECTION 94520.
- E. **VERIFICATION**
VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:
1. MANUFACTURER'S PRODUCT SPECIFICATION.
2. FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.
- F. **CARPET SYSTEMS**
ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
1. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
2. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350)
3. NSF/ANSI 140 AT THE GOLD LEVEL
4. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD
- G. **CARPET CUSHION**
ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE'S GREEN LABEL PROGRAM.
- H. **CARPET ADHESIVE**
ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1.
- I. **RESILIENT FLOORING SYSTEMS**
WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
1. PRODUCTS COMPLIANT WITH THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350), CERTIFIED AS A CHPS LOW-EMITTING MATERIAL IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.
2. PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM)
3. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM
4. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350)
- J. **COMPOSITE WOOD PRODUCTS**
HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN THE AIR RESOURCES BOARD'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 COR 9120 ET. SEQ.), BY OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS, AS SHOWN IN TABLE 4.504.5.
- K. **DOCUMENTATION**
VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY. DOCUMENTATION SHALL INCLUDE AT LEAST ONE OF THE FIVE SPECIFIED METHODS.
8. **INTERIOR MOISTURE CONTROL**
- A. **CONCRETE SLAB FOUNDATIONS**
CONCRETE SLAB FOUNDATIONS OR CONCRETE SLAB-ON-GROUND FLOORS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA BUILDING CODE, CHAPTER 19, OR THE CALIFORNIA RESIDENTIAL CODE, CHAPTER 5, RESPECTIVELY, SHALL ALSO COMPLY WITH THIS SECTION.
- B. **CAPILLARY BREAK**
A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING:
1. A 4-INCH THICK BASE OF 1/2-INCH OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURLING SHALL BE USED. FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE, ACI 302.2R-06.
2. OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY.
3. A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL.
9. **INDOOR AIR QUALITY AND EXHAUST**
- A. **BATHROOM EXHAUST FANS**
EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:
1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE-HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
3. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF ≤ 50% TO A MAXIMUM OF 80%. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
b. HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E., BUILT-IN).
NOTES:
1. FOR THE PURPOSES OF THIS SECTION, A BATHROOM IS A ROOM WHICH CONTAINS A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION.
2. LIGHTING INTEGRAL TO BATHROOM EXHAUST FANS SHALL COMPLY WITH THE CALIFORNIA ENERGY CODE.
10. **ENVIRONMENTAL COMFORT**
- A. **HEATING AND AIR-CONDITIONING SYSTEM DESIGN**
HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED, AND EQUIPMENT SELECTED USING THE FOLLOWING METHODS:
1. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J - 2016 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
2. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D - 2016 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 5 MANUAL S - 2014 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
EXCEPTION: USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEMS FUNCTIONS ARE ACCEPTABLE.
11. **INSTALLER AND SPECIAL INSPECTOR QUALIFICATION**
- A. **INSTALLER TRAINING**
HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS INCLUDING DUCTS AND EQUIPMENT BY A NATIONALLY OR REGIONALLY RECOGNIZED TRAINING OR CERTIFICATION PROGRAM.
- B. **SPECIAL**
SPECIAL INSPECTORS MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE TO THE ENFORCING AGENCY IN THE DISCIPLINE IN WHICH THEY ARE INSPECTING.
- C. **DOCUMENTATION**
DOCUMENTATION OF COMPLIANCE SHALL INCLUDE, BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE LOCAL ENFORCING AGENCY, OTHER SPECIFIC DOCUMENTATION OR SPECIAL INSPECTIONS NECESSARY TO VERIFY COMPLIANCE ARE SPECIFIED IN APPROPRIATE SECTIONS OF CALGREEN.



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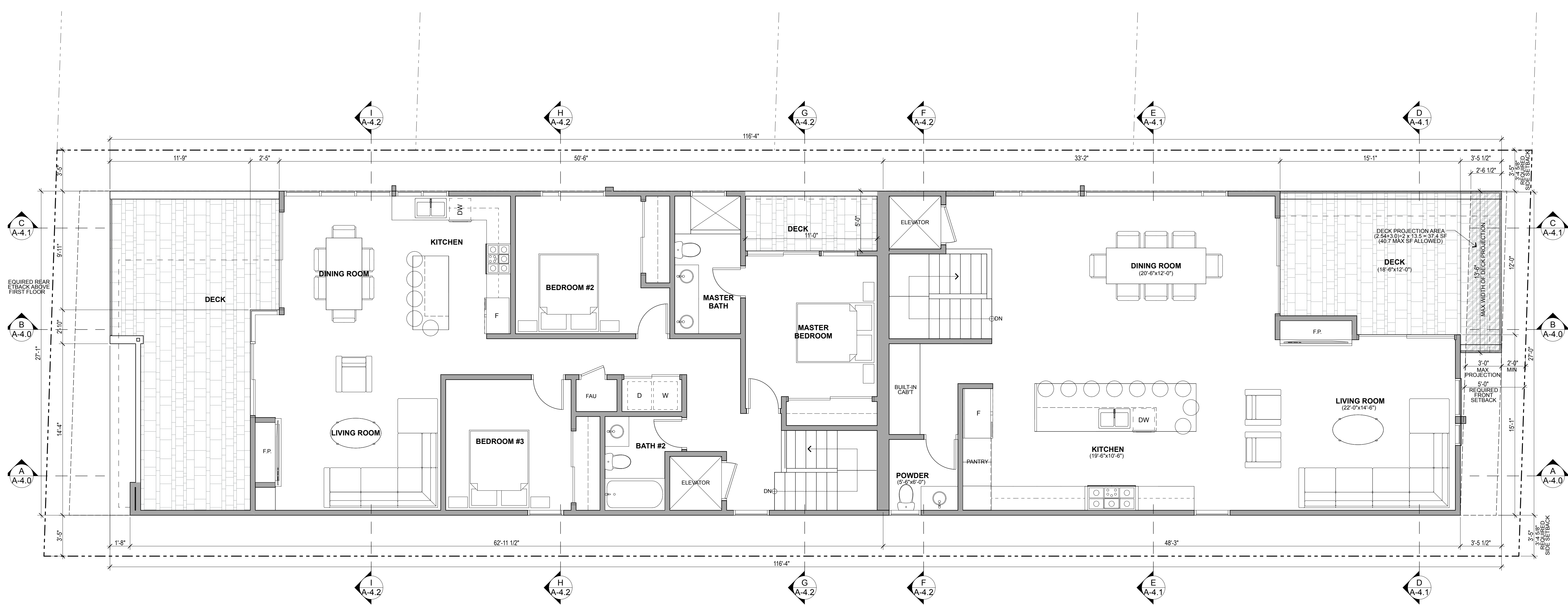
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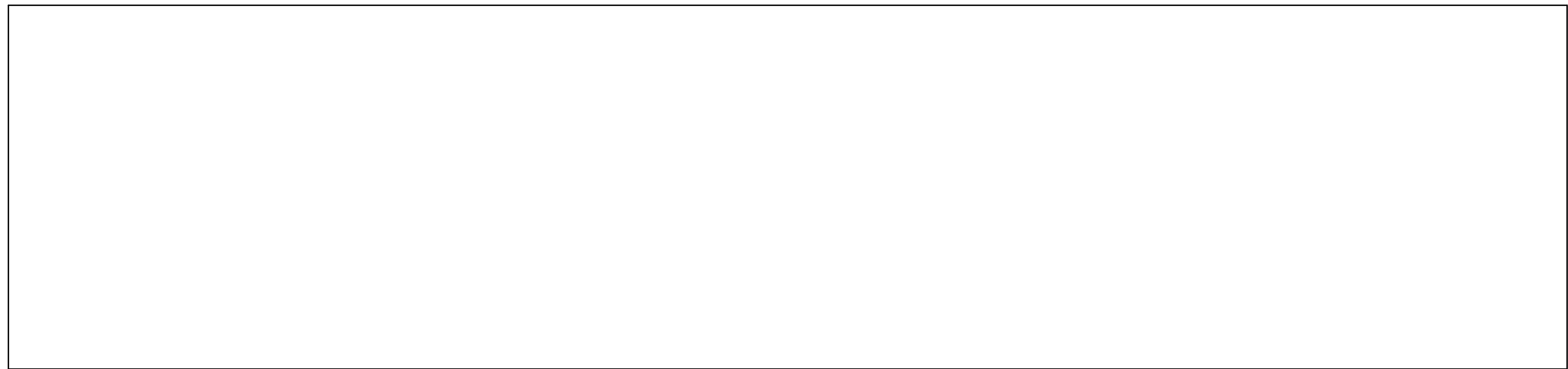
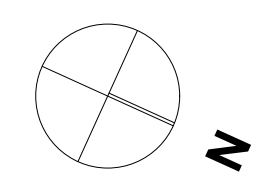
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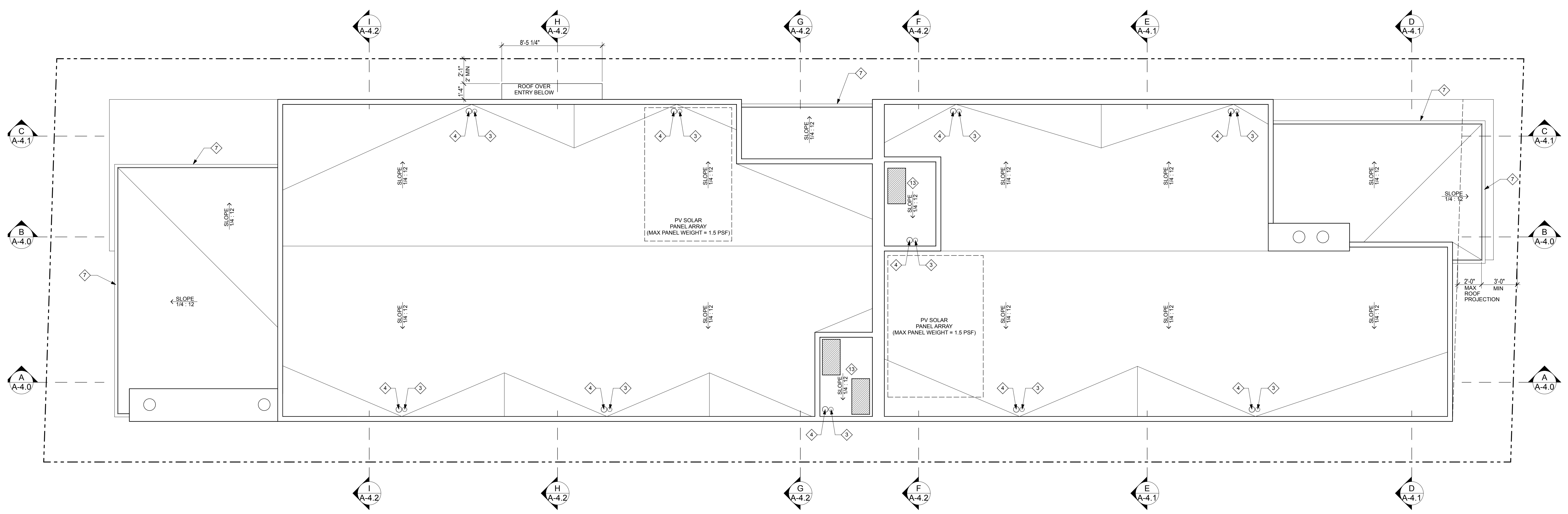
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A-2.2



THIRD FLOOR PLAN
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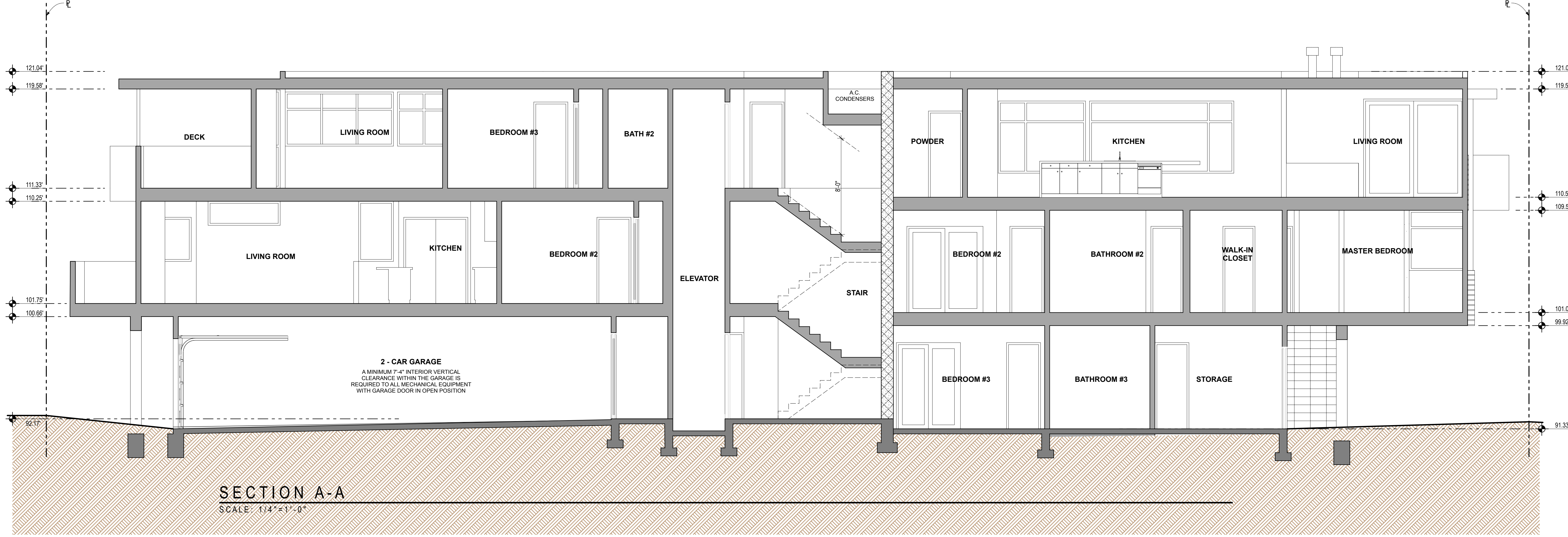
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KEYNOTES		
1. CHIMNEY TERMINATION CAP GALV SHEET METAL OR METAL MESH WITH APPROVED SPARK ARRESTOR MANUF: _____ USE THIS PRODUCT OR AN APPROVED EQUAL. INSTALL PER MANUFACTURERS INSTRUCTIONS. DECORATIVE CHIMNEY CAP MUST BE LISTED ASSEMBLY. CHIMNEY SHALL EXTEND 2 FT ABOVE ADJACENT ROOF WITHIN 10 FT DISTANCE PER SECTION 2113.9, C.B.C.	2. 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.	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 29 / A-7.1
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: 29 / A-7.1	5. ROOF FLASHING PROVIDE COPPER SHEET METAL FLASHING AT ALL ROOF PENETRATION / VALLEY / CRICKET	6. ALL SITE DRAINAGE SHALL BE TERMINATED AT PUBLIC WAY VIA NON EROSION DEVICE.
7. ROOF GUTTER SQUARE ALUMINUM ROOF GUTTER SLOPE TO DOWNSPOUT LOCATION @ 1% MIN GUTTER TO MATCH WINDOW FINISH	8. SQUARE DOWNSPOUT ALUMINUM DOWNSPOUT - MATCH WINDOW FINISH DRAIN TO STREET VIA APPROVED NON-EROSIVE DEVICE SEPARATE PIPE REQUIRED FOR OVERFLOW.	9. 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.
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 28 / A-7.1	11. ATTIC VENTILATION ENCLOSED ATTIC AREAS (IF OCCUR) AND ALL ENCLOSED RAFTER BAYS SHALL BE VENTILATED BY OPENINGS EQUAL TO 1/150TH OF THE AREA OF THE ENCLOSURE SEE DETAILS 18/A-7.1, 20/A-7.1 & 24/A-7.1 PER C.R.C. SECTION 806	12. PARAPETS, SATELLITE ANTENNA, RAILS, SKYLIGHTS, ROOF EQUIP: MUST BE WITH THE HEIGHT LIMIT.
13. AC CONDENSERS ROOF-MOUNTED A.C. CONDENSERS SEE TITLE-24 REPORT AT SHEET T-5.0 FOR EFFICIENCY SIZE PER OMC WEATHERPROOF ENCLOSURE PROVIDE PERMANENT SCREENING SO THAT UNITS ARE NOT VISIBLE. UNITS AND SCREENING SHALL BE BELOW HEIGHT LIMIT	14. 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.	15. 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.
16. 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:	17. 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.	18. ALL CONCENTRATED DRAINAGE, INCLUDING RAFTER BAYS SHALL BE CONDUCTED VIA GRAVITY TO THE STREET OR AN APPROVED LOCATION AT A 2% MINIMUM.
19. 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 3/8-INCH WIDE (9.14 mm) UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY	20. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.	21. (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.
22. ROOF / PROJECTION LOCATED WITHIN 5 FEET OF PROPERTY LINE SHALL BE 1 HOUR FIRE RATED SECTION 705.2.3.	23. RADIANT BARRIER PER TITLE-24 ENERGY REQUIREMENTS, PROVIDE RADIANT BARRIER AT UNDERSIDE OF ROOF SHEETING IN ALL ATTIC AREAS	24. PHOTOVOLTAIC SOLAR PANEL ARRAY PER TITLE-24 ENERGY REQUIREMENTS, PROVIDE 4.5 KW PV PANELS (1.5 KW AT EACH UNIT) TOTAL NUMBER OF PANELS = 18 (6 @ EACH UNIT) EACH PANEL = 10 SQ FT. PROVIDE 60 SQ FT MIN OPEN ROOF AREA FOR EACH UNIT.
NOTE: SOLAR PANELS MUST BE INSTALLED BELOW MAXIMUM HEIGHT LIMIT SOLAR PANELS SHALL BE INSTALLED UNDER A SEPARATE PERMIT		

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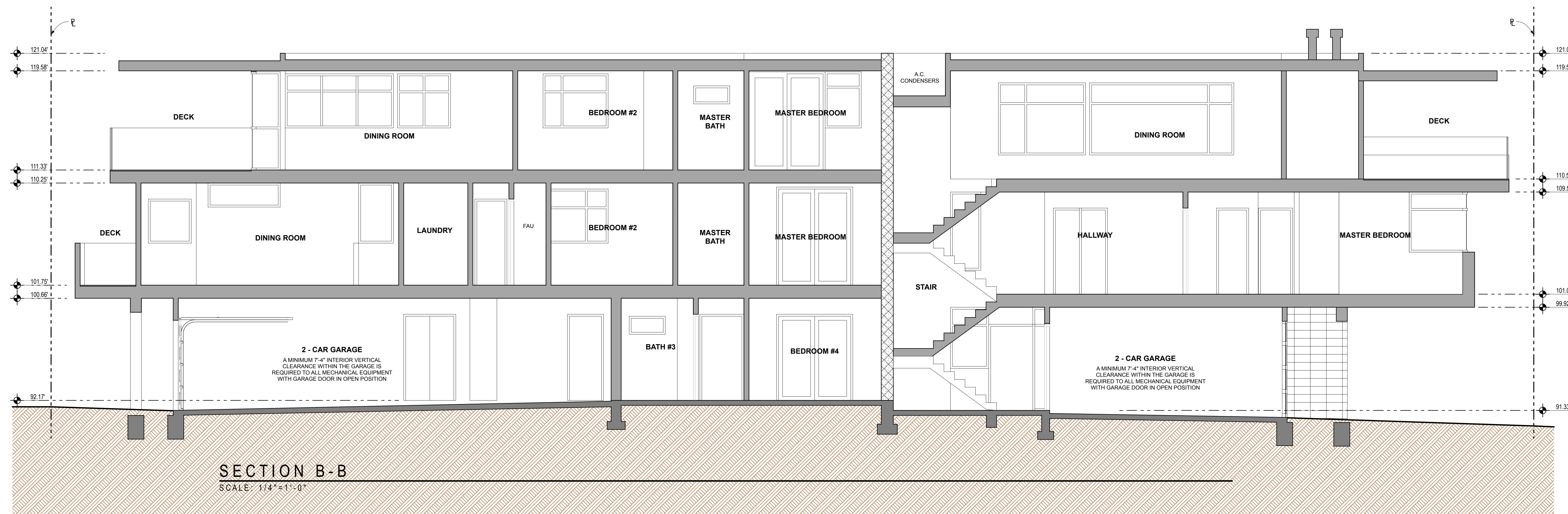
Roof Plan

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SECTION A-A
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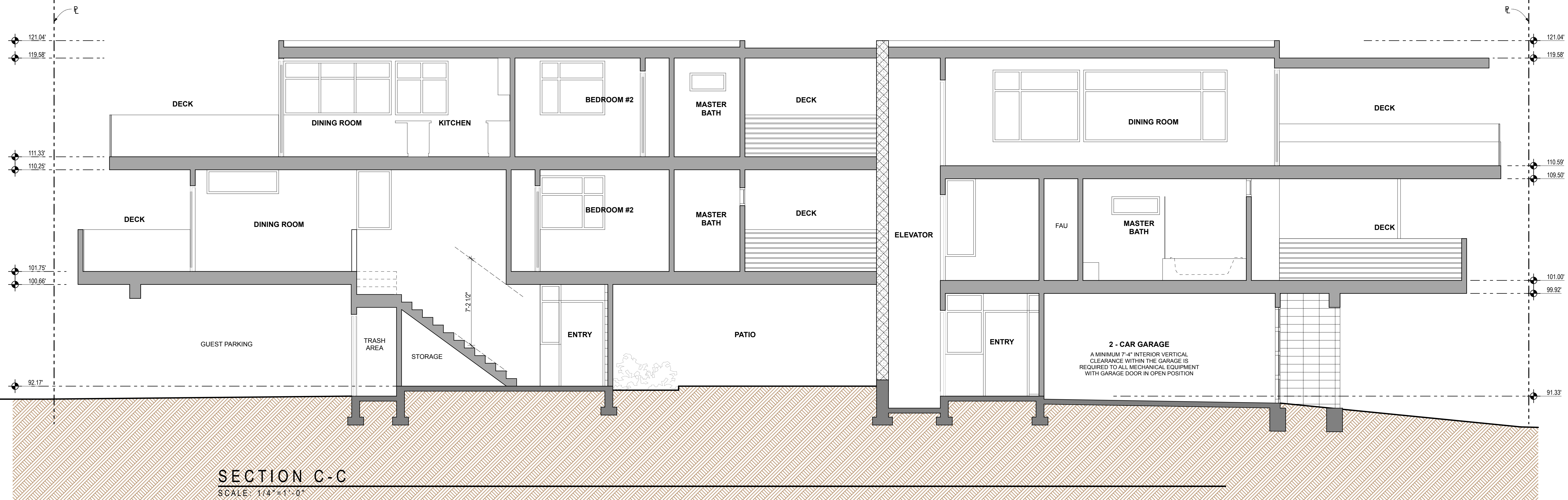
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Sections

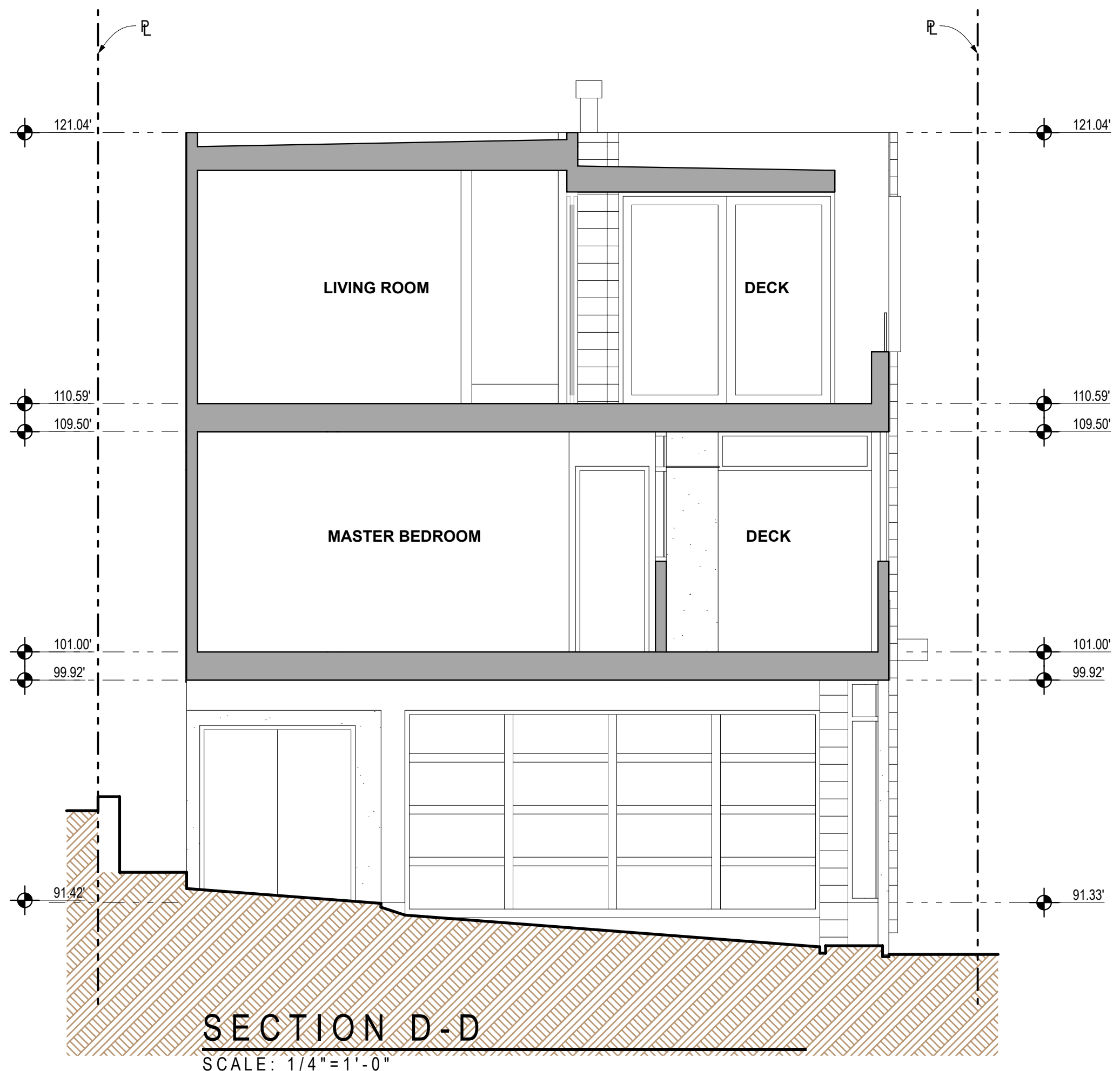
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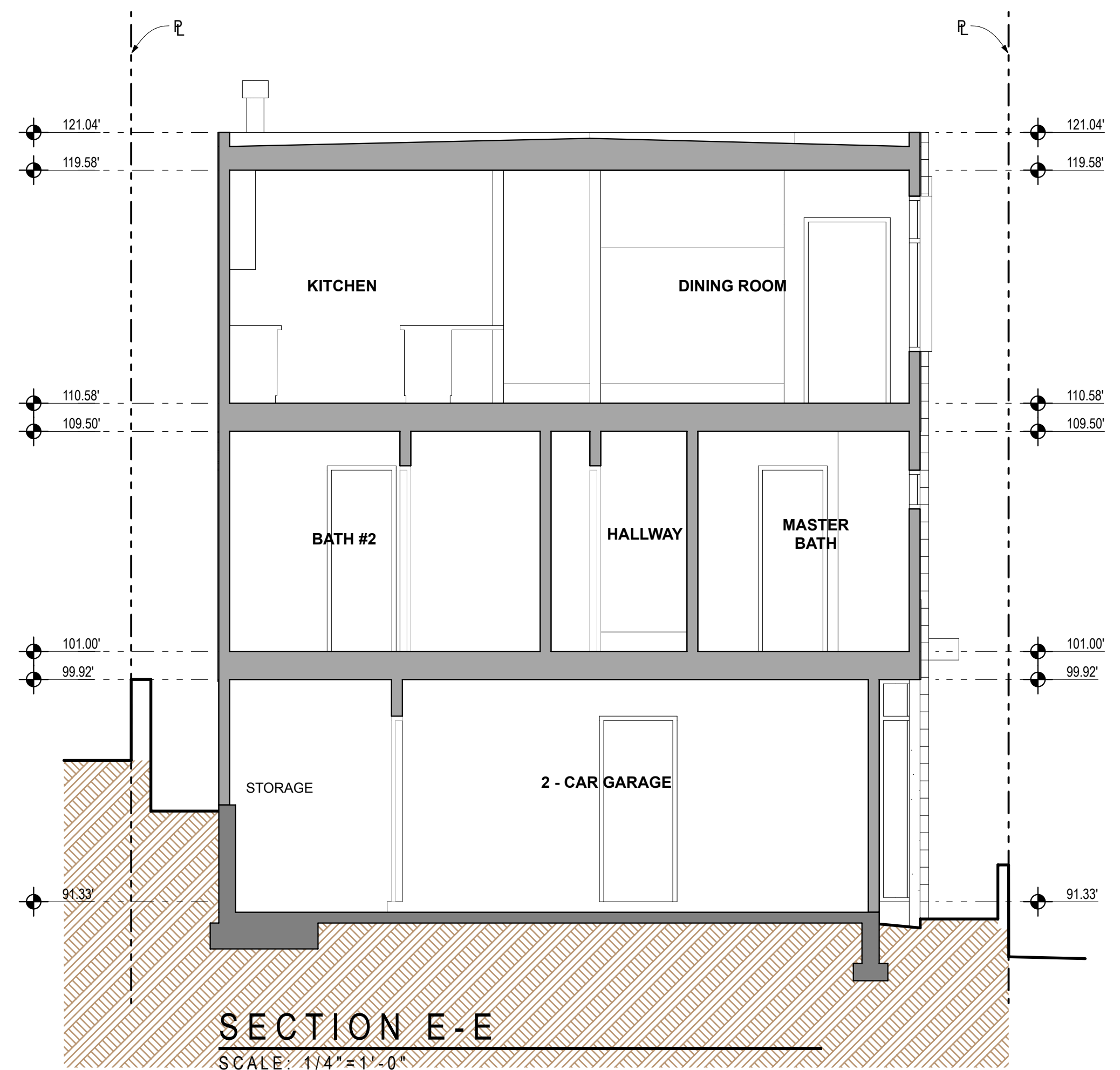
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SECTION C-C
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SECTION D-D
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SECTION E-E
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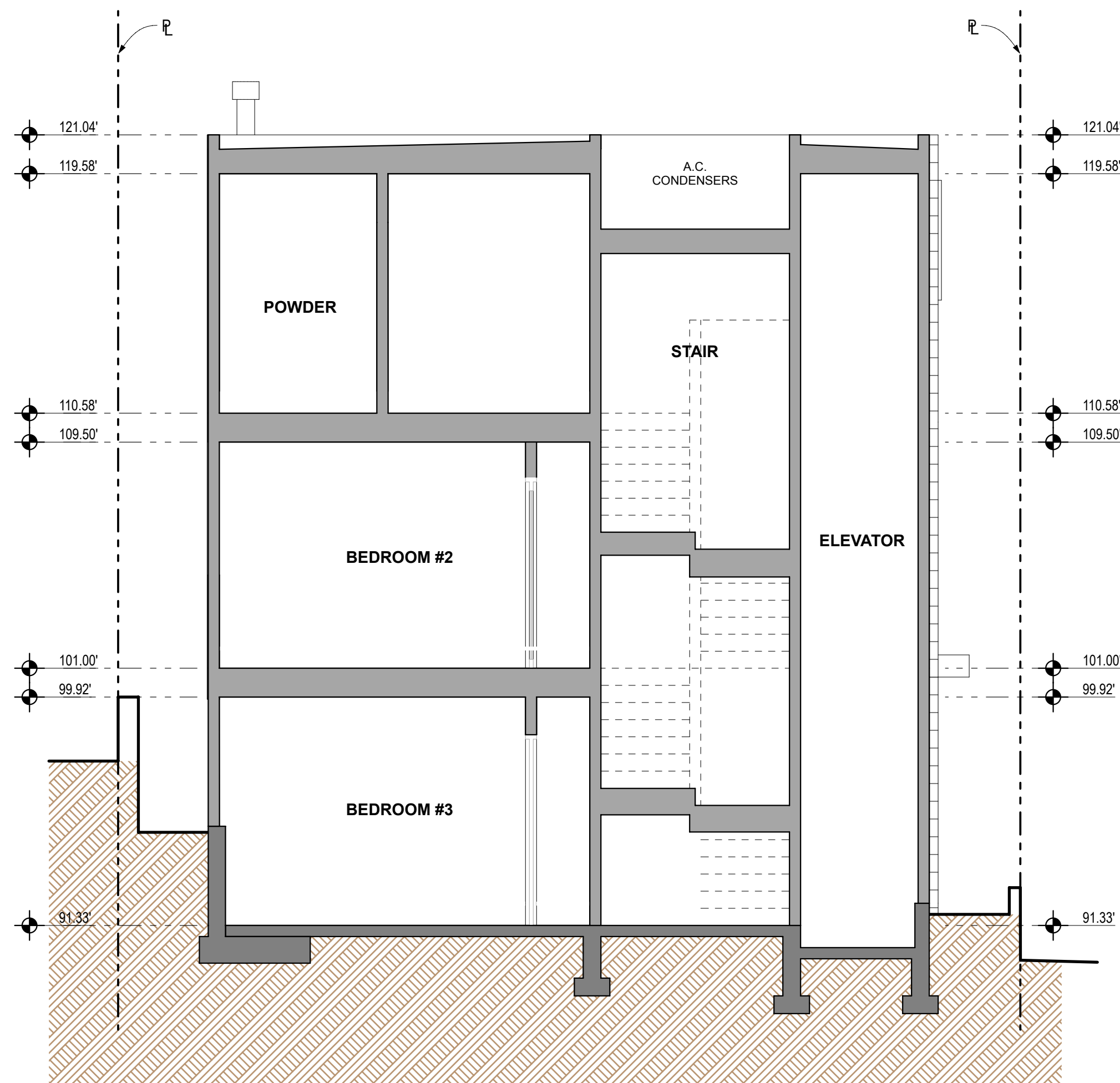
- SECTION NOTES:**
- INSULATION REQUIREMENTS**
 FOIL-BACKED BATT INSULATION
 INSTALL PER MANUF. SPECS
 PROVIDE:
 ROOF / CEILING R-30 PER CF-1R FORM
 EXTERIOR WALL R-15
 INTERIOR WALL R-13 (WHERE SPECIFIED)
 RAISED WD FLOOR R-19 PER CF-1R FORM
 FLR @ OVERHANGS R-19 PER CF-1R FORM
 SLAB EDGE INSUL. N/A
 REFER TO CF-1R FORMS, SEE SHEET T-6
 - WATERPROOFING @ FOUNDATION WALL**
 MANUF: DMX PLASTICS LTD
 PRODUCT DMX AG WATER PROOFING SYSTEM
 ICCP: 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. 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 UN.C)**
 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 4" DIA. SPHERE CANNOT PASS THRU.
 PER SECT. 509.1, 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: DEK-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.
 - PROPOSED NEW DECK FINISH**
 MANUF: CROSSFIELD PRODUCTS CORP.
 PRODUCT: TILE OR STONE OVER
 THINSET MORTAR OVER
 DEK-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.
 - TOP OF FOOTING**
 TOP OF FOOTING SHALL BE LOCATED 6"
 MINIMUM ABOVE EXPOSED EARTH (UNLESS WOOD
 FRAMING MEMBERS ARE OF NATURALLY DURABLE
 OR PRESERVATIVE TREATED WOOD
 CRC R317.1

THREE - UNIT CONDOMINIUM
 216 14th Street, Manhattan Beach, CA, 90266

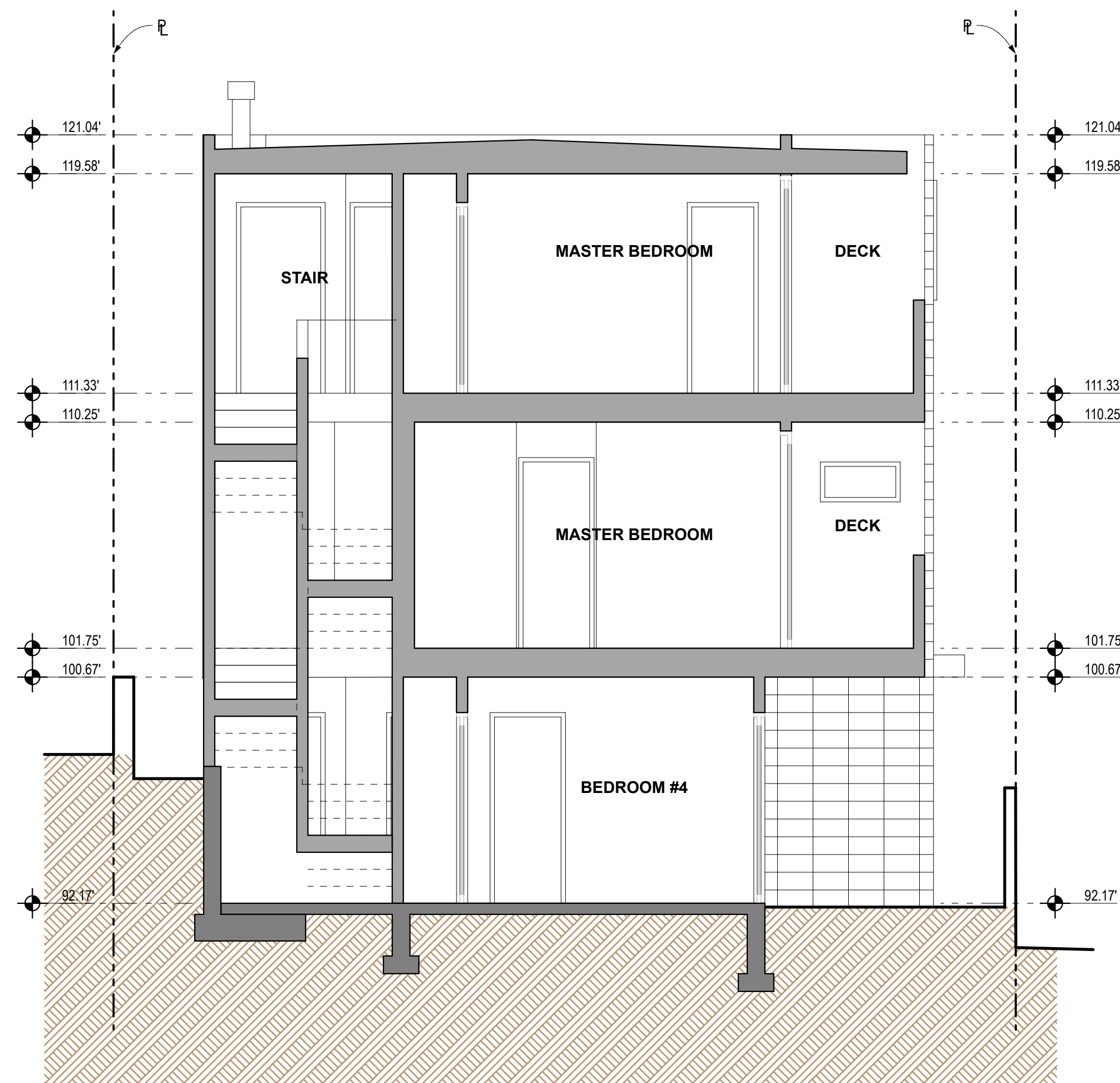
Sections

Date: 9/12/22
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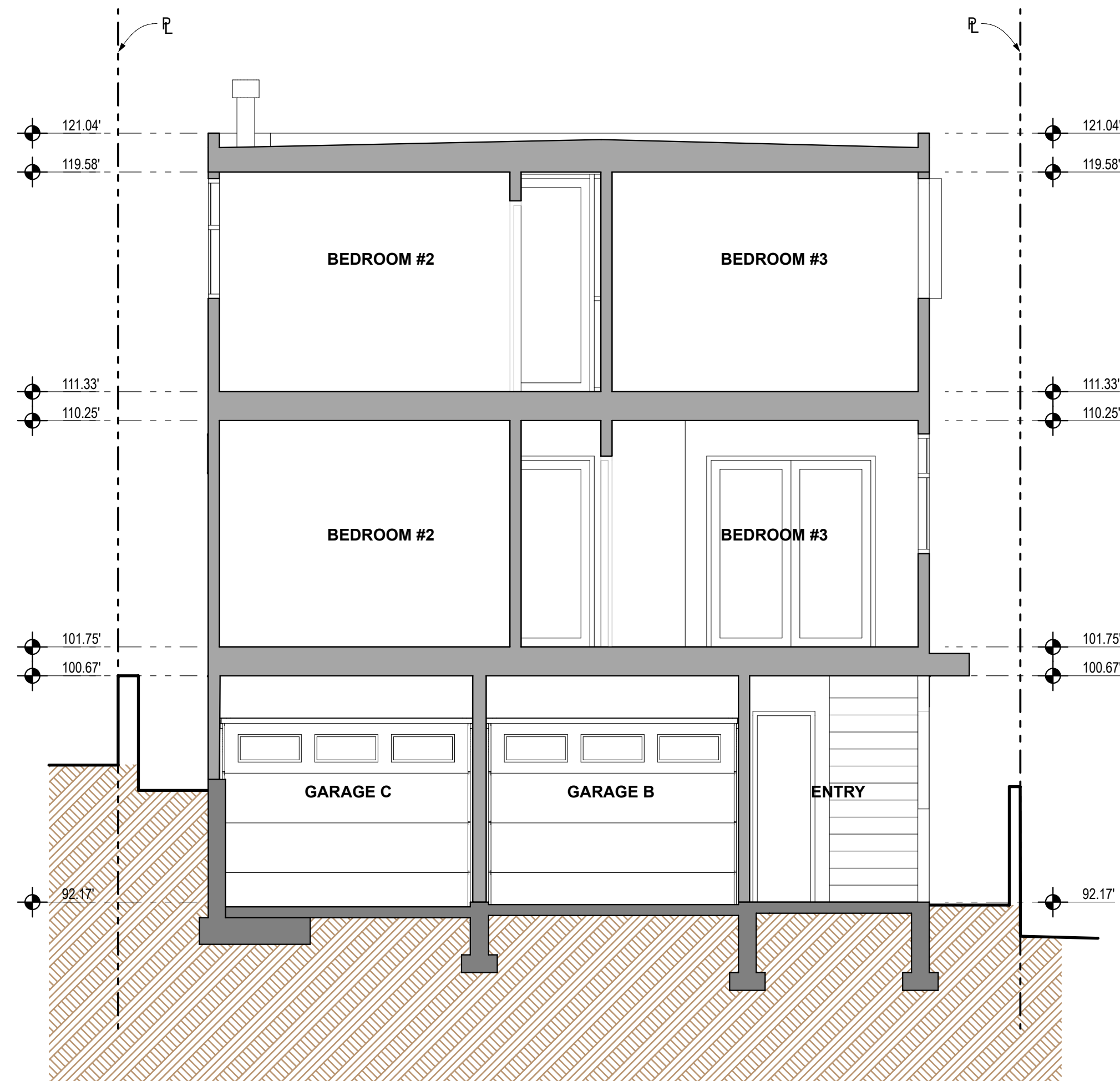
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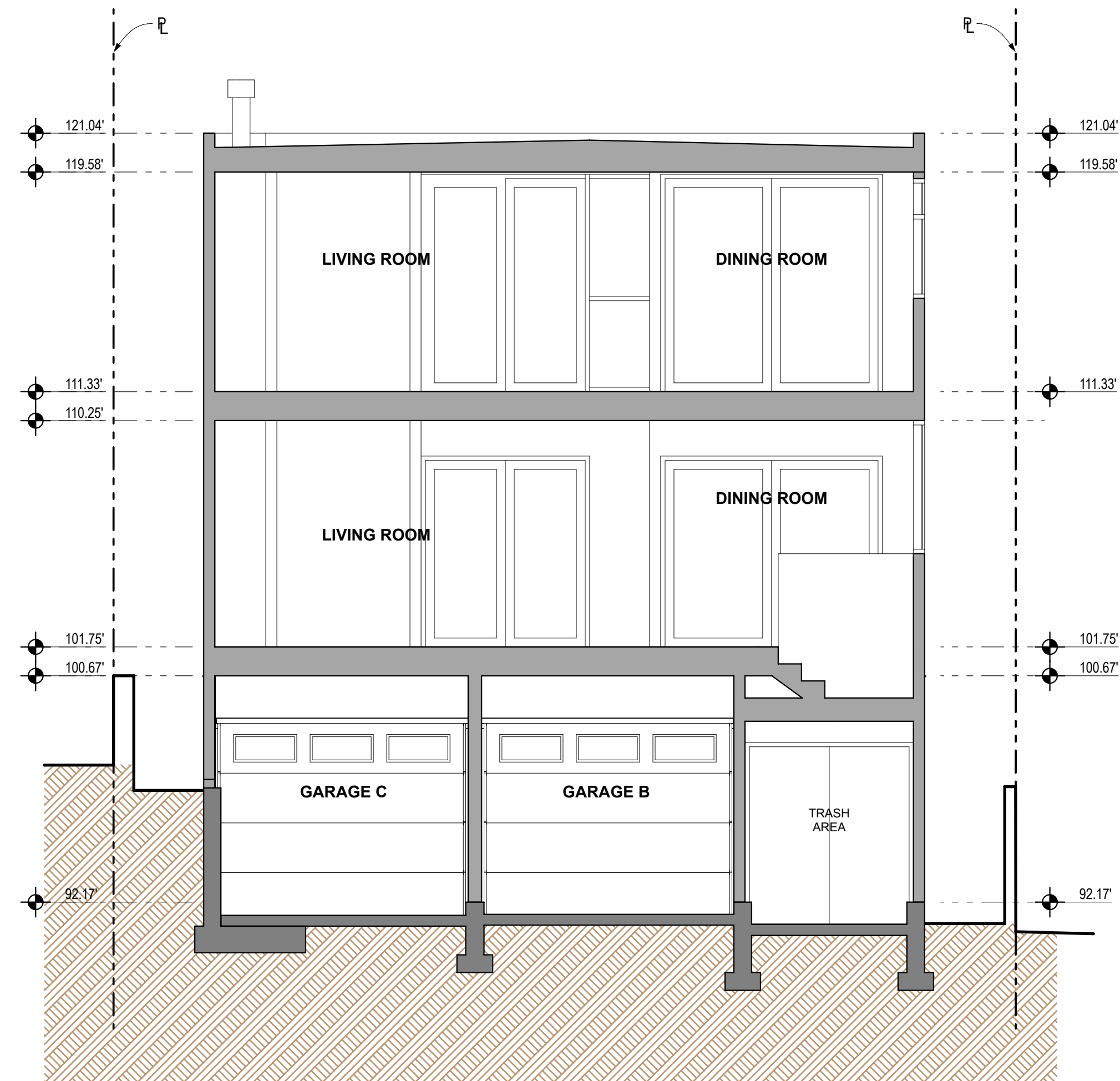
SECTION F-F
SCALE: 1/4"=1'-0"



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



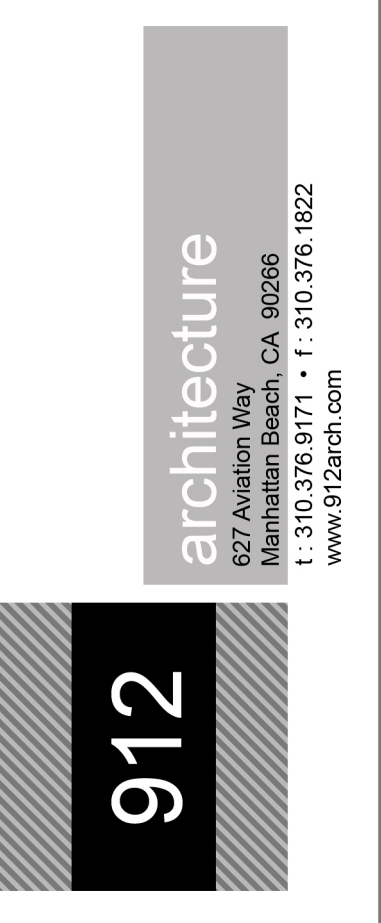
SECTION H-H
SCALE: 1/4"=1'-0"



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

SECTION NOTES:

1. **INSULATION REQUIREMENTS**
FOL-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. DIXI PLASTICS LTD
PRODUCT: DMX AG WATER PROOFING SYSTEM
ICC# 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 1X 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 4" DIA. SPHERE CANNOT PASS THRU.
PER SECT. 404.1, C.B.C.
6. **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.
7. **PROPOSED NEW ROOF FINISH**
MANUF. CROSSFIELD PRODUCTS CORP.
PRODUCT: DEX-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. 4402, C.B.C.
8. **PROPOSED NEW DECK FINISH**
MANUF. CROSSFIELD PRODUCTS CORP.
PRODUCT: TILE OR STONE OVER
THINSET MORTAR OVER
DEX-O-TEX DECK
WATERPROOFING MEMBRANE
ICC# ESR 1757
SLOPE: 1/4"FT. MIN.
CLASS: A
INSTALL PER MANUF. SPECS
USE THIS PRODUCT OR APPROVED EQUAL
PER SECT. 4402, C.B.C.
9. **TOP OF FOOTING**
TOP OF FOOTING SHALL BE LOCATED 8"
MINIMUM ABOVE EXPOSED EARTH (UNLESS WOOD
FRAMING MEMBERS ARE OF NATURALLY DURABLE
OR PRESERVATIVE TREATED WOOD
CRC R317.1



- Revisions:**
- △
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THREE - UNIT CONDOMINIUM
216 14th Street, Manhattan Beach, CA, 90266

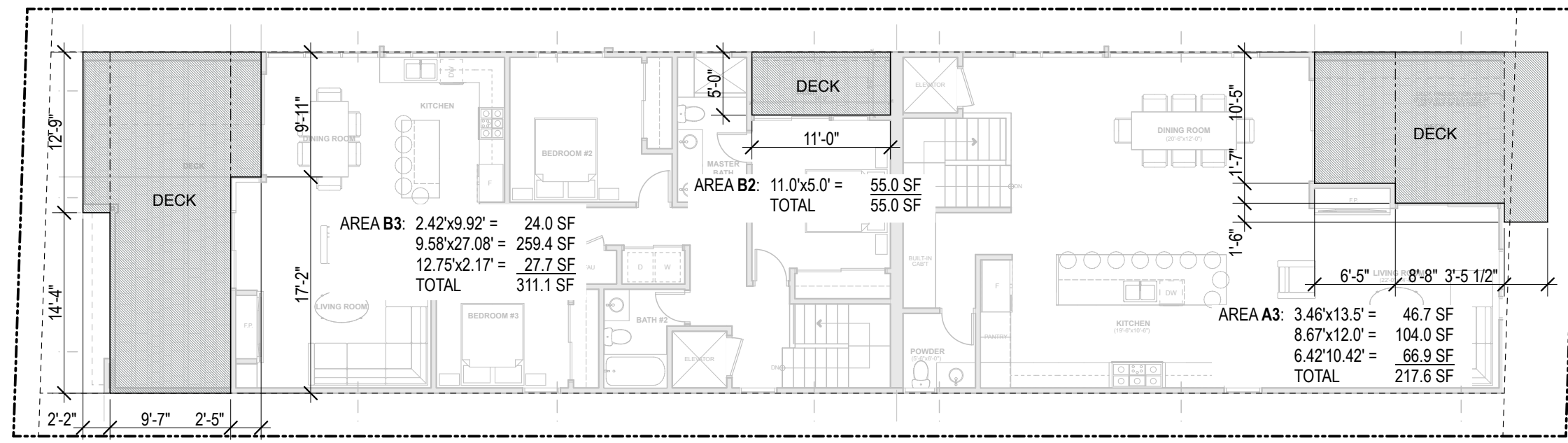
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Date: 9/12/22
Name of File: 216_14th

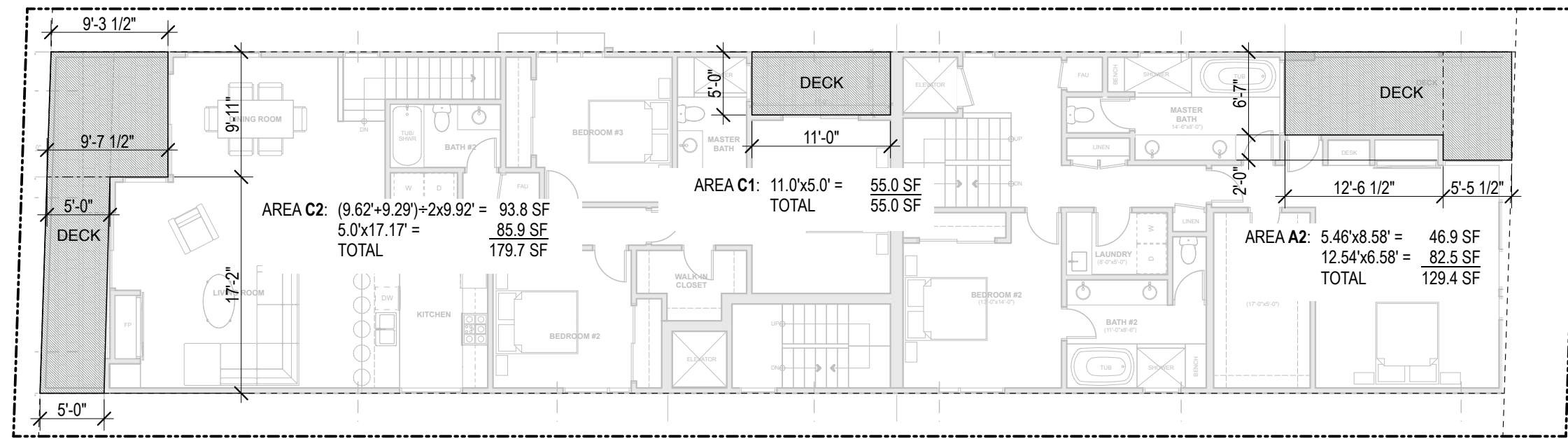
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OPEN SPACE DIAGRAM: (3/32"=1'-0")

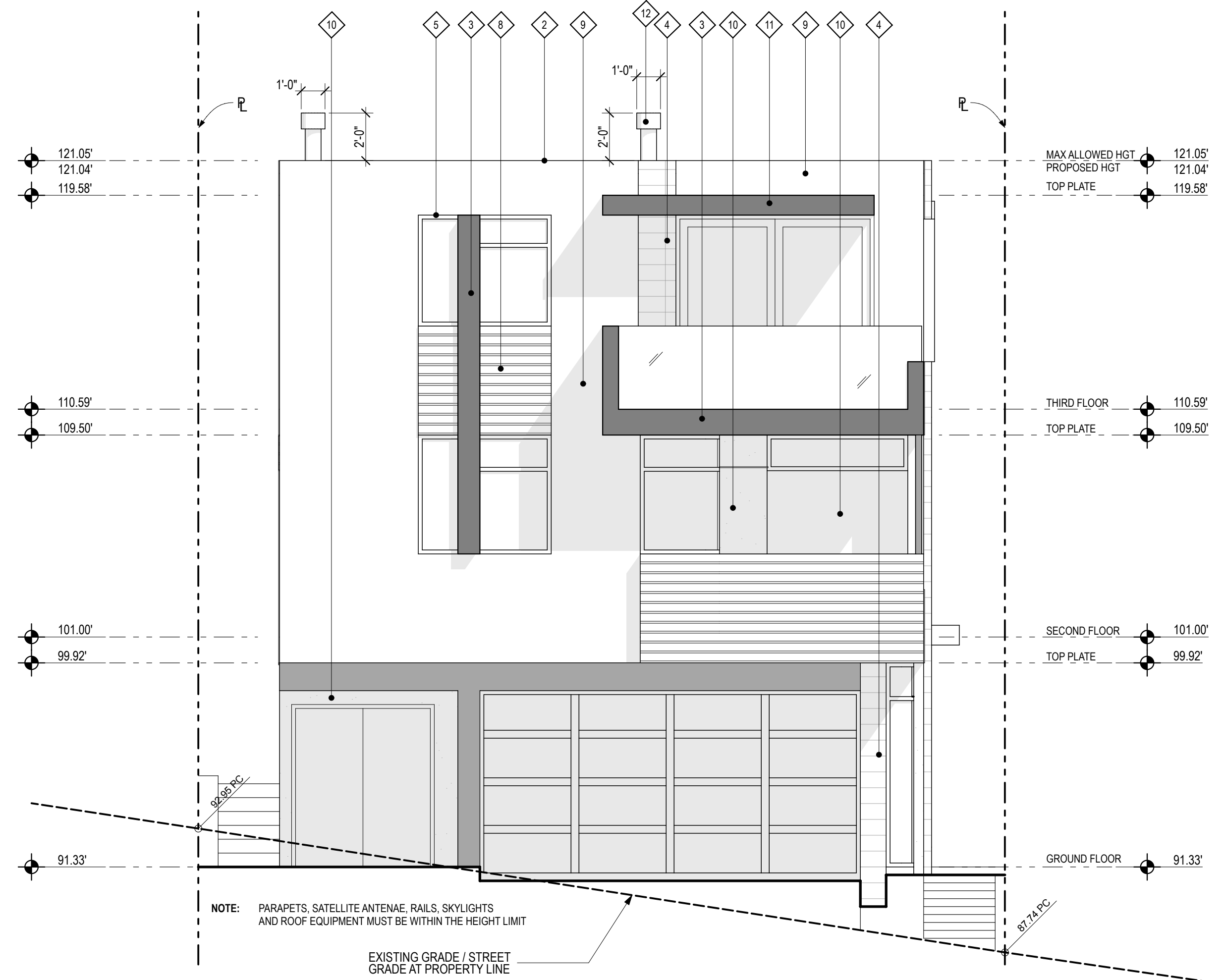
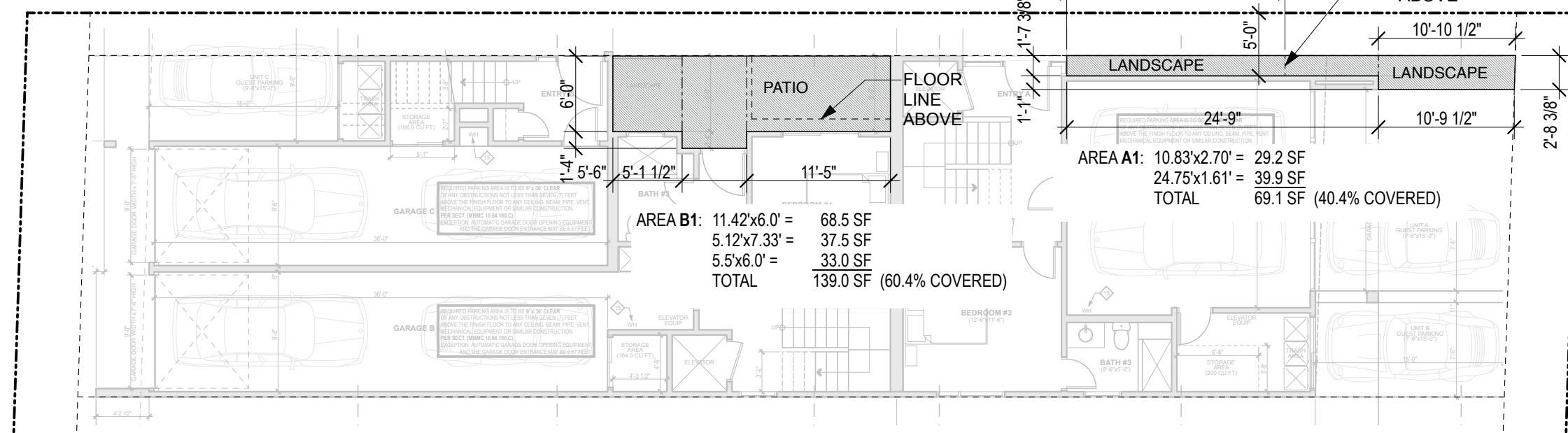
THIRD FLOOR OPEN SPACE



SECOND FLOOR OPEN SPACE



FIRST FLOOR OPEN SPACE

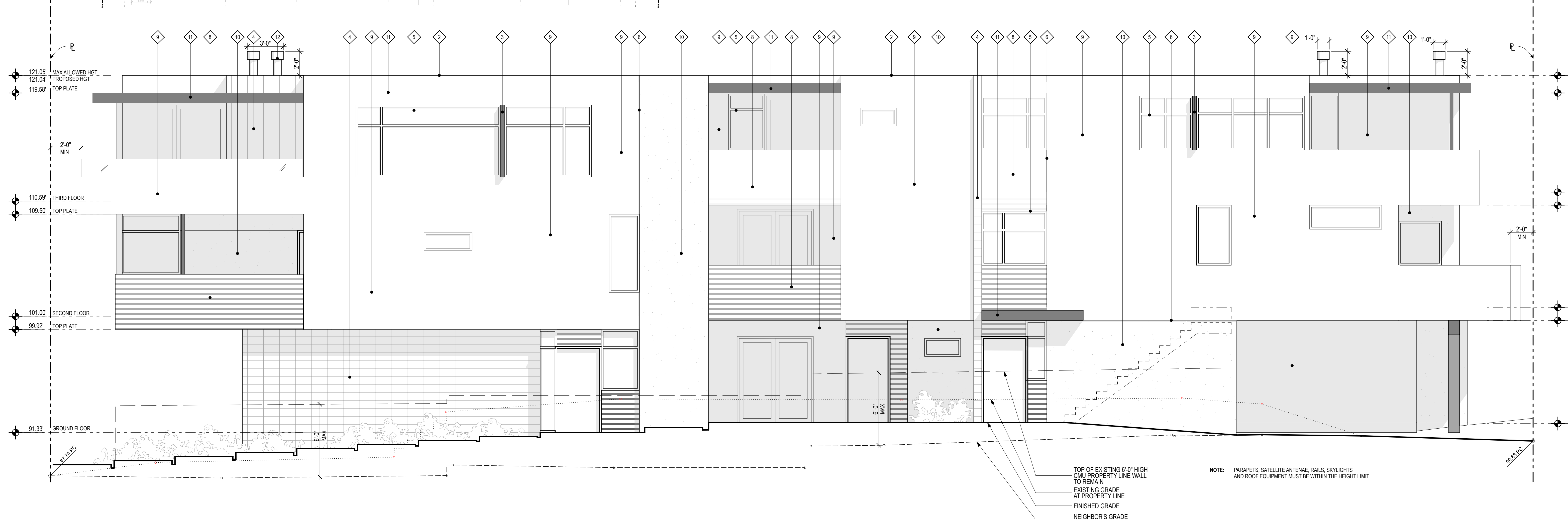


- ELEVATION NOTES:**
- PROPOSED NEW ROOF FINISH**
 MANUF: CROSSFIELD PRODUCTS CORP.
 PRODUCT: DEK-O-TEX ROOF WATERPROOFING MEMBRANE
 ICC# ESR 1757
 SLOPE: 1/4"FT. MIN.
 CLASS: A
 INSTALL PER MANUF SPECS
 USE THIS PRODUCT OR APPROVED EQUAL PER SECT. 1402, C.B.C.
 - BRONZE ANODIZED ALUMINUM PARAPET CAP**
 - AZEK EXTERIOR FASCIA**
 SOLID PVC EXTERIOR FASCIA BOARD
 MANUF: AZEK BUILDING PRODUCTS
 OVER TYPAR BUILDING PAPER
 FINISH: PAINT TO MATCH WINDOW COLOR
 - TILE VENEER**
 PORCELAIN TILE VENEER
 OVER BROWN COAT
 SEE DETAIL 21 / A-7.1
 - BRONZE ANODIZED ALUMINUM WINDOW**
 SEE PLAN AND WINDOW SCHEDULE FOR SIZE
 SEE SHEET 1-5 FOR CF-1R ENERGY REQUIREMENTS
 - BRONZE ANODIZED ALUMINUM REGLET**
 MANUF: FRI REGLET
 MODEL: CHANNEL SCREED PCS 75 75
 FINISH: BRONZE ANODIZED ALUMINUM TO MATCH WINDOW FINISH
 - PROPOSED NEW DECK FINISH**
 MANUF: CROSSFIELD PRODUCTS CORP.
 PRODUCT: TILE OR STONE OVER THINSET MORTAR OVER DEK-O-TEX DECK 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, C.B.C.
 - CEDAR HORIZONTAL EXTERIOR SIDING**
 CLEAR CEDAR 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: SMOOTH STEEL TROWEL
 COLOR: WHITE
 - EXTERIOR STUCCO**
 7/8" THICK EXTERIOR STUCCO OVER 2 LAYERS WATERPROOFING PAPER
 FINISH: COURSE SAND FINISH
 COLOR: WHITE
 - 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.

architecture
 627 Avalon Way
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 1-310-316-1822
 www.912arch.com

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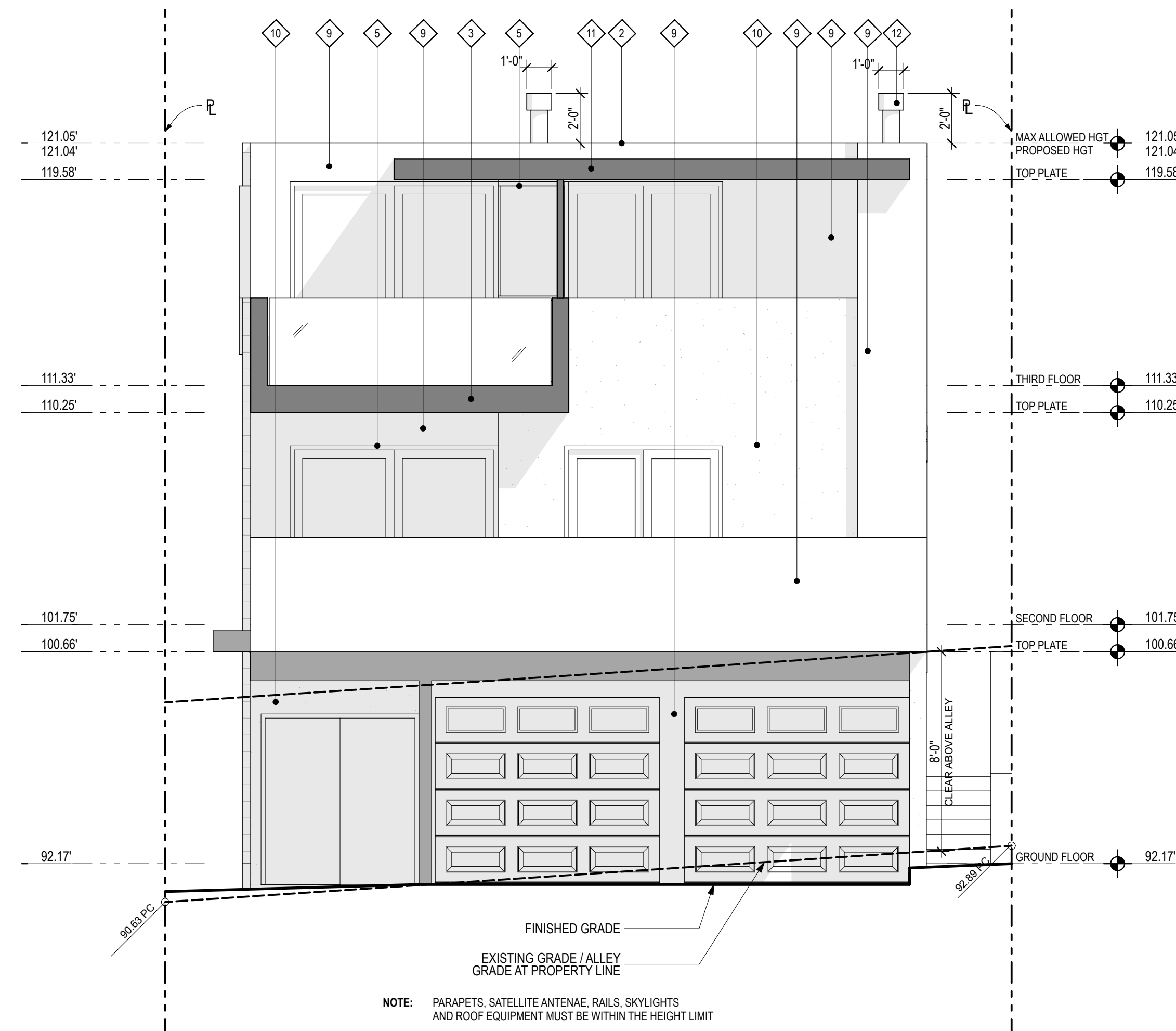
- Revisions:**
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THREE - UNIT CONDOMINIUM
 216 14th Street, Manhattan Beach, CA, 90266

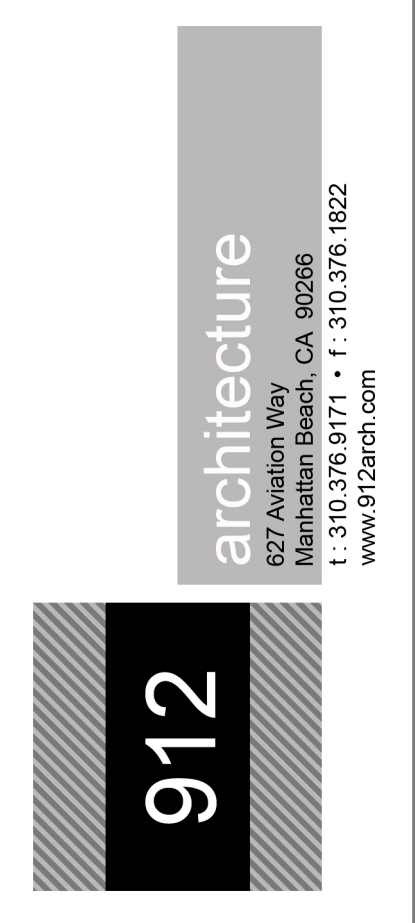
Exterior Elevations
 Date: 9/12/22
 Name of File: 216_14th

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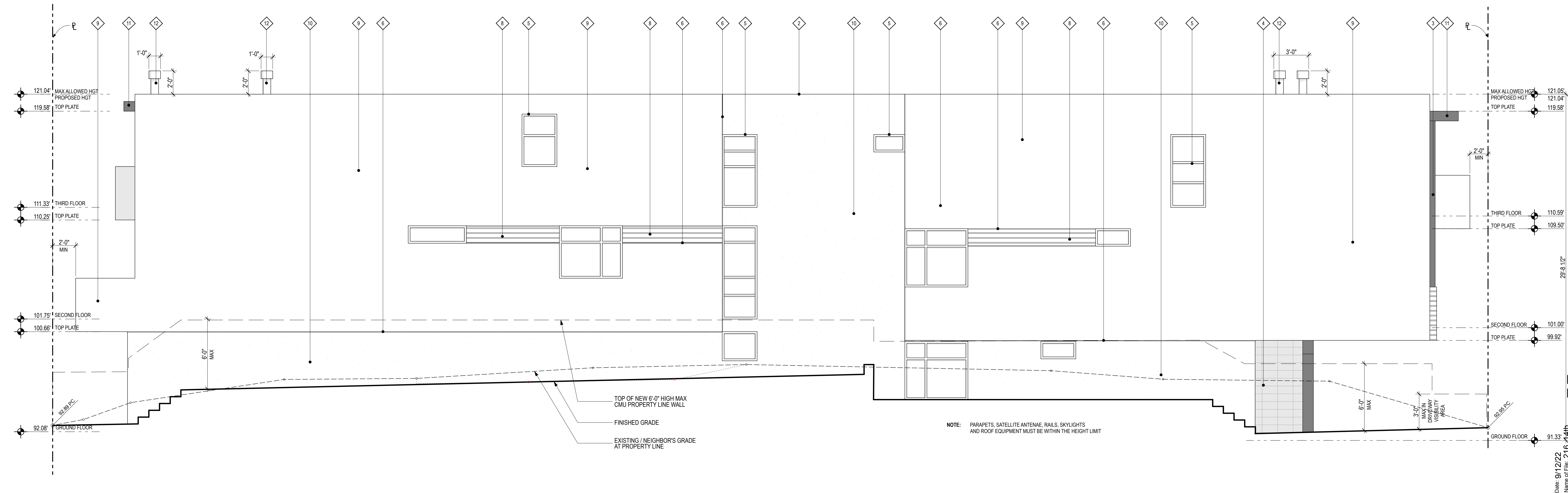


REAR (SOUTH) ELEVATION
SCALE: 1/4"=1'-0"

- ELEVATION NOTES:**
- PROPOSED NEW ROOF FINISH**
MANUF: CROSSFIELD PRODUCTS CORP.
PRODUCT: DEK-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.
 - BRONZE ANODIZED ALUMINUM PARAPET CAP**
 - AZEK EXTERIOR FASCIA**
SOLID PVC EXTERIOR FASCIA BOARD
MANUF: AZEK BUILDING PRODUCTS
OVER TYPAR BUILDING PAPER
FINISH: PAINT TO MATCH WINDOW COLOR
 - TILE VENEER**
PORCELAIN TILE VENEER
OVER BROWN COAT
SEE DETAIL 21 / A-7.1
 - BRONZE ANODIZED ALUMINUM WINDOW**
SEE PLAN AND WINDOW SCHEDULE FOR SIZE
SEE SHEET T-5 FOR CF-1R ENERGY REQUIREMENTS
 - BRONZE ANODIZED ALUMINUM REGLET**
MANUF: FRI REGLET
MODEL: CHANNEL SCREED PCS 75 75
FINISH: BRONZE ANODIZED ALUMINUM TO MATCH WINDOW FINISH
 - PROPOSED NEW DECK FINISH**
MANUF: CROSSFIELD PRODUCTS CORP.
PRODUCT: TILE OR STONE OVER THINSET MORTAR OVER DEK-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.
 - CEDAR HORIZONTAL EXTERIOR SIDING**
CLEAR CEDAR 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: SMOOTH STEEL TROWEL
COLOR: WHITE
 - EXTERIOR STUCCO**
7/8" THICK EXTERIOR STUCCO OVER 2 LAYERS WATERPROOFING PAPER
FINISH: COURSE SAND FINISH
COLOR: WHITE
 - 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.

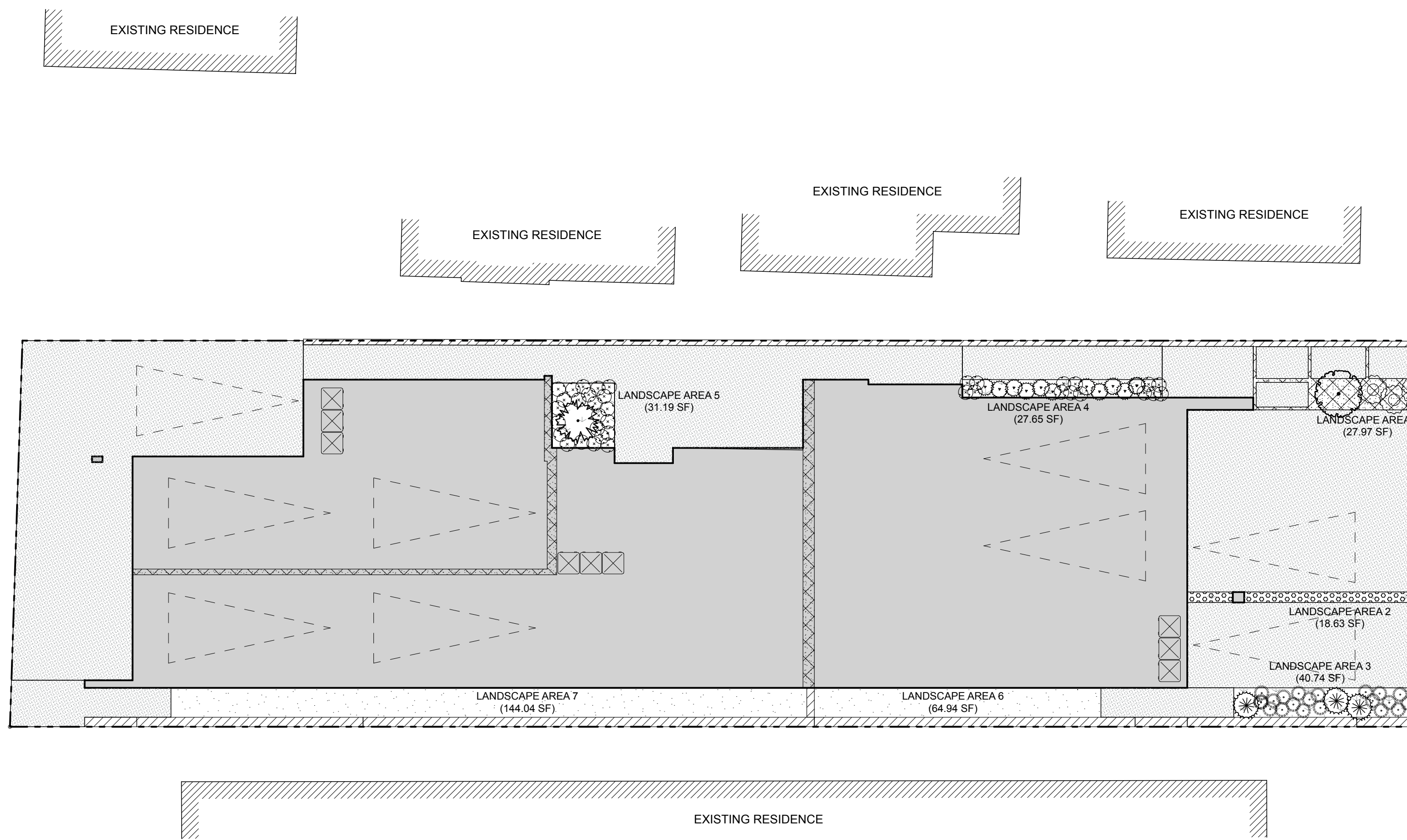


- Revisions:**
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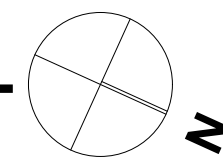
EAST ELEVATION
SCALE: 1/4"=1'-0"

THREE - UNIT CONDOMINIUM
 216 14th Street, Manhattan Beach, CA, 90266
 Exterior Elevations
 Date: 9/12/22
 Name of File: 216_14th



LANDSCAPE PLAN

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



PLANT LEGEND									
PICTURE OF PLANTS	SYMBOL	VEGETATION TYPE	BOTANICAL NAME	COMMON NAME	WUCOLS EVALUATIONS WATER NEEDS	SIZE	DIAMETER (MATURED)	HEIGHT (MATURED)	QUANTITY
		TREE	ACER PALMATUM	JAPANESE MAPLE	MODERATE/MEDIUM	24"	6'-10"	10'-12'	1
		TREE	DRACENA 'DRACO'	DRAGON TREE	VERY LOW	24"	6"	10'-15'	1
		SHRUB	AGAPANTHUS AFRICANUS	LILY-OF-THE-NILE	MODERATE/MEDIUM	15 GAL	4"	5'	3
		SHRUB	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	LOW	5 GAL	3"	3'	10
		PERENNIAL	BERLANDIERA LYRATA	CHOCOLATE SCENTED DAISY	LOW	1 GAL	12"	18"	14
		SHRUB	AGAVE AMERICANA	AGAVE	VERY LOW	5 GAL	6"	18"	3
		GROUND COVER	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	LOW	1 GAL	12"	12"	10
		GROUND COVER	DYMONDIA MARGARETAE	DYMONDIA	LOW	4" FLATS	6"	8"	20
		GROUND COVER	SENECIO MANDRALISCAE	BLUE CHALKSTICKS	LOW	4" FLATS	1'-0"	8"	16

GENERAL INSTALLATION NOTES

1. INSTALL ALL MATERIALS TO COMPLY WITH APPLICABLE CODES AND ORDINANCES AS CALLED FOR IN DETAIL DRAWINGS AND SPECIFICATIONS.
2. ALL SCALED DIMENSIONS SHOWN ARE APPROXIMATE AND DIAGRAMATIC. COMPONENTS SHOWN WITHIN PAVED AREAS ARE DRAWN FOR CLARITY ONLY AND SHALL BE INSTALLED WITHIN PLANTED AREAS WHEREVER POSSIBLE.
3. VERIFY STATIC PRESSURE SHOWN ON DRAWINGS. PRIOR TO CONSTRUCTION, NOTIFY LANDSCAPE ARCHITECT IF LESS THAN THAT SHOWN.
4. FINAL LOCATION OF BACKFLOW PREVENTERS AND CONTROLLERS SHALL BE APPROVED BY LANDSCAPE ARCHITECT, PRIOR TO CONSTRUCTION.
5. THE IRRIGATION CONTRACTOR SHALL NOT INSTALL SPRINKLER SYSTEM AS INDICATED ON DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT THERE WERE UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES, DISCREPANCIES IN AREA DIMENSIONS, ETC., UNTIL SUCH CONDITIONS ARE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
6. ALL PIPING UNDER PAVED AREAS SHALL BE INSTALLED PRIOR TO PAVING. INSTALL CLASS 315 PVC FOR 2" AND LARGER, AND SCH 40 PVC FOR 1.5" AND SMALLER. INSTALL SLEEVING WHERE INDICATED ON DRAWINGS, AND SAND BACKFILL TRENCH OVER PAVED TRAFFIC AREAS.
7. ALL PIPING BETWEEN WATER METER AND BACKFLOW PREVENTER SHALL BE PER LOCAL CODE.
8. INSTALL MAIN LINES 18" BELOW GRADE IN PLANTED AREAS, AND 24" BELOW GRADE, SLEEVED, UNDER PAVED TRAFFIC AREAS.
9. UNLESS OTHERWISE INDICATED, LINE VOLTAGE WILL BE PROVIDED TO CONTROLLER AND PUMP LOCATIONS BY OWNER OR GENERAL CONTRACTOR. IRRIGATION CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS, AND INSTALL REQ'D EQUIPMENT.
10. INSTALL #14 UP DIRECT-BURIAL IRRIGATION WIRE UNTIL OTHERWISE INDICATED. INSTALL WHITE COMMON AND BLACK PILOT WIRES. USE EPOXY-TYPE CONNECTORS, AND BURY WIRE IN MAIN LINE TRENCH, TAPED TOGETHER EVERY 20 PORM SIX EACH 1" EXPANSION COILS AT ALL VALVES. ANY CHANGE OF DIRECTION AND EVERY 100 FT OF WIRE AT INSTALL WIRES IN PVC SLEEVE UNDER ALL PAVING.
11. ADJUST ALL SPRINKLERS AND VALVES TO PROVIDE REQUIRED COVERAGE WITH MINIMAL OVERSPRAY. PERFORM COVERAGE TEST UPON COMPLETION IN PRESENCE OF INSPECTOR.
12. CONTRACTOR SHALL PROVIDE BLUE-LINE "AS BUILT" DRAWINGS TO OWNER UPON COMPLETION. SHOW LOCATION OF CONTROL VALVES, QUICK COUPLER VALVES AND MAIN LINE. DIMENSIONED FROM NEAREST PERMANENT POINT OF REFERENCE.
13. CONTRACTOR SHALL DELIVER TO OWNER UPON COMPLETION EXTRA MAINTENANCE EQUIPMENT AS NOTED ON DRAWINGS.
14. CONTRACTOR SHALL GUARANTEE THE ENTIRE SPRINKLER SYSTEM FOR ONE (1) YEAR AGAINST DEFECTIVE MATERIAL AND WORKMANSHIP. ANY REPAIRS REQUIRED DURING THIS PERIOD, IF DUE TO DEFECTIVE MATERIALS OR WORKMANSHIP SHALL BE MADE BY CONTRACTOR AT NO COST TO OWNER.

DRIP IRRIGATION NOTES

1. PROVIDE DRIPLINE EMITTER TUBING SYSTEM FOR PLANTING AREAS AS SHOWN IN DRAWING.
2. DRIPLINE TUBING IS SHOWN DIAGRAMMATICALLY FOR CLARITY. INSTALL PIPING IN LANDSCAPE AREAS AND ADJACENT TO SELECTED PLANT MATERIAL AS SHOWN IN DETAILS.
3. DO NOT INSTALL DRIPLINE TUBING UNDER PAVED SURFACES. CONNECT DRIPLINE TUBING TO SCHEDULE 40 PVC LATERAL LINE PIPING FOR ROUTING UNDER PAVED SURFACES AND COPPER PIPING ROUTING THROUGH PLANTER WALLS.
4. DRIPLINE TUBING AS SHOWN ON PLANS CROSSES NON-PRESSURE LATERAL LINE PIPING OF OTHER SYSTEMS WITHOUT CONNECTION.
5. REFER TO PLANTING LEGEND FOR PLANT MATERIAL NAMES, ABBREVIATIONS, SPECIFIC SIZES, ON-CENTER SPACING, AND ADDITIONAL INFORMATION.
6. CONNECT DRIPLINE PVC PIPING TO PRESSURE REGULATOR UNITS WITH SCHEDULE 40 PVC MALE ADAPTER FITTINGS.
7. PROVIDE COMPRESSION SERIES FITTINGS FOR TUBING TO TUBING CONNECTIONS AND THREADED CONNECTIONS TO PVC PIPING.
8. PROVIDE TWO (2) EMISSION OUTLET EMITTERS TO EVERY VINE AND TREE. LOCATE EMITTERS SPACES EQUALLY AT EDGE OF ROOTBALL FOR VINES AND AT 18-INCHES CLEAR FROM TREE TRUNK. CONNECT DRIP EMITTERS AND PVC DISTRIBUTION TUBING TO DRIPLINE TUBING AT LOCATIONS.
9. CONNECT DRIPLINE TUBING TO PVC HARD PIPE WHEN CROSSING PAVEMENT.

AREA CALCULATION

LOT	4,185.08 SQ.FT
BUILDING FOOTPRINT	2,243.07 SQ.FT
DRIVEWAY FOOTPRINT	934.90 SQ.FT
UNBUILT (LANDSCAPE/HARDSCAPE AREA)	1,007.11 SQ.FT
20% MAX HIGH WATER USE PLANTS	201.42 SQ.FT
1,007.11 SQ.FT X 20% = 201.42 SQ.FT	
HIGH WATER USE PLANTS AREA PROPOSED	
LANDSCAPE AREA #1	27.97 SQ.FT
LANDSCAPE AREA #3	40.74 SQ.FT
TOTAL	68.72 SQ.FT

LEGEND

- BUILDING FOOTPRINT
- CONCRETE PAVING
- DECOMPOSED GRANITE

architecture
627 Avalon Way
Manhattan Beach, CA, 90266
T: 310.316.1622
www.912arch.com

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Revisions:

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THREE - UNIT CONDOMINIUM
216 14th Street, Manhattan Beach, CA, 90266

Landscape Plan

Date: 9/12/22
Name of File: 216_14th

L-1.0

PARCEL MAP NO.83746

IN THE CITY OF MANHATTAN BEACH
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES

ENGINEER
DENN ENGINEERS
3914 DEL AMO BOULEVARD, STE. 921
TORRANCE, CA 90503
310-542-9433



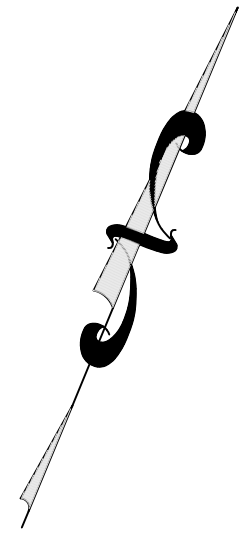
Gary J. Roehl
GARY J. ROEHL R.C.E. 30826

DATE 3/7/2022

SUBDIVIDER
DC CONSTRUCTION & DEVELOPMENT
DENNIS CLELAND
1530 5TH STREET
MANHATTAN BEACH, CA 90266
PHONE 310-748-0662

LEGAL DESCRIPTION
LOT 37,
VERANO BEACH,
M.B. 3-97,
APN 4179-025-004

JOB ADDRESS
216 14TH STREET
MANHATTAN BEACH, CA 90266

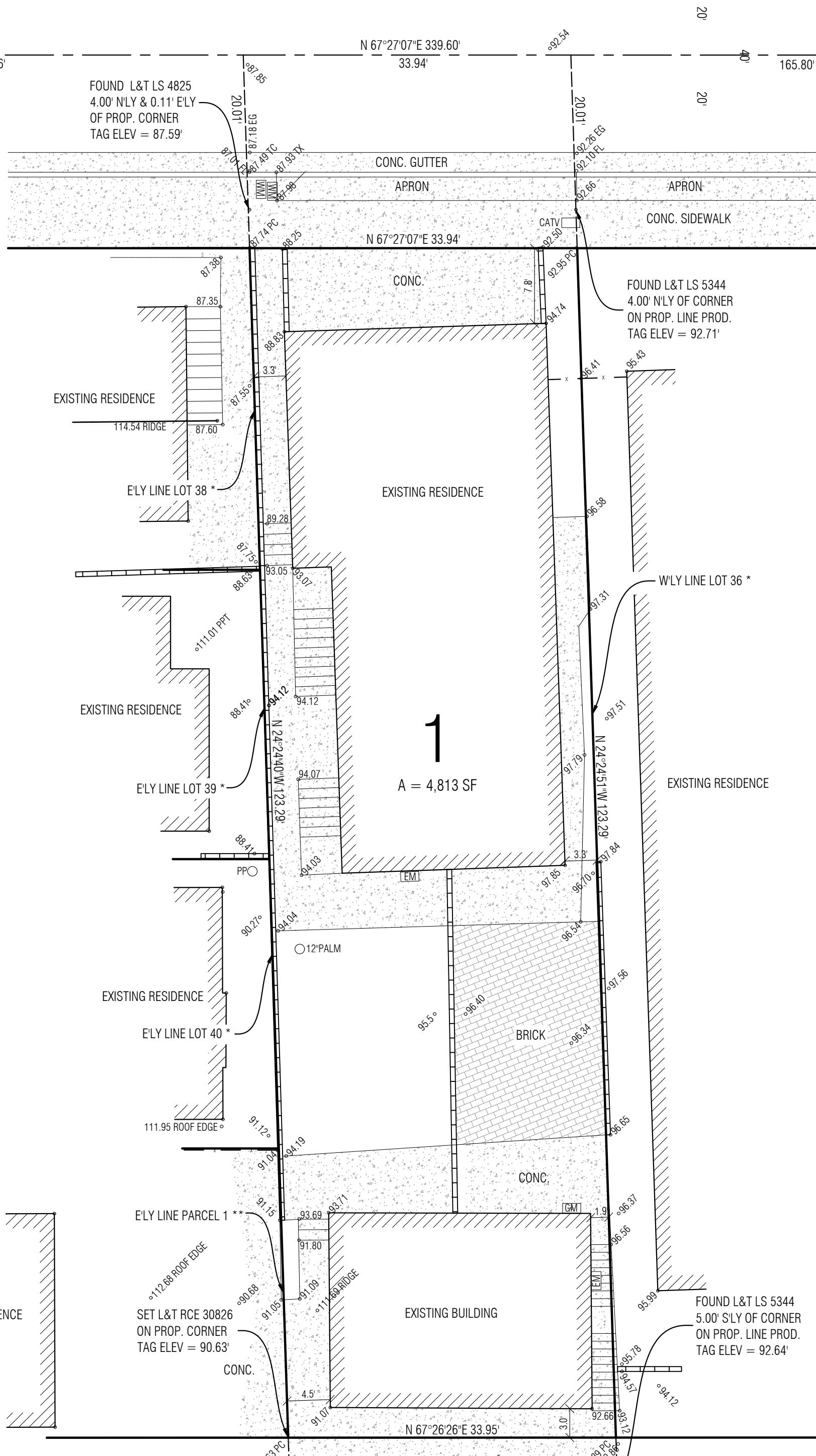


22-056

14TH STREET

TO FOUND S&W L.S. 3301 @ MANHATTAN AVENUE
NO REF. FITS TIES PER C-276

TO FOUND HEX BARI WELL @ HIGHLAND AVENUE
PER C-277



NOTES

1. ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.
2. ALL UTILITIES ARE LOCATED IN ADJACENT STREETS.
3. THIS IS A 3 UNIT CONDOMINIUM PROJECT.

* VERANO BEACH
M.B. 3-97

** PARCEL MAP NO. 69932
P.M.B. 362-83-84

LEGEND

	EXISTING BUILDING
	CONCRETE
	BRICK
	WOOD DECK
	EXISTING ELEVATION
	EXISTING CONTOUR
	BLOCK WALL
	EXISTING FENCE
	BCR BEGINNING OF CURB RET
	ELY EASTERLY
	FD FOUND
	FF FINISH FLOOR
	FL FLOW LINE
	GFF GARAGE FINISH FLOOR
	GW GUY WIRE
	L&T LEAD AND TAG
	MH MANHOLE
	NLY NORTHERLY
	PC PROPERTY CORNER
	PL, P/L PROPERTY LINE
	PP POWER POLE
	S&W SPIKE AND WASHER
	S/LY SOUTHERLY
	SPK SPIKE
	STK STAKE
	TC TOP OF CURB
	TW TOP OF WALL
	TX TOP OF DWAY APRON
	WLY WESTERLY
	WM WATER METER

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT: (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

BAYVIEW DR.

13TH PLACE

TO SET S&W RCE 30826 @ MANHATTAN AVENUE
PER PARCEL MAP NO. 69932, P.M.B. 362-083

TO SET S&W RCE 30826 @ HIGHLAND AVENUE
PER PARCEL MAP NO. 69932, P.M.B. 362-083

NOTE:
A TITLE POLICY HAS BEEN PROVIDED AND REVIEWED BY DENN ENGINEERS AT THE TIME OF THIS SURVEY. ANY READILY AVAILABLE ITEMS AFFECTING THIS PROPERTY HAVE BEEN PLOTTED BASED ON PROVIDED DOCUMENTS.

USA NATIONAL TITLE COMPANY, INC.
ORDER NO. 072240001-40
DATED MARCH 1, 2022

BENCHMARK NOTE:
BENCHMARK NO. QY12554, ELEVATION = 27.047'
L&BR CB RET 22FT S/O & 10FT N/O C/L INT MANHATTAN BEACH BLVD & THE STRAND (1FT SW/O C.B.)

From: Jennifer Palmquist <jpalmquist@nwlawfirm.com>
Sent: Wednesday, November 2, 2022 1:02 PM
To: Ted Faturos <tfaturos@manhattanbeach.gov>
Cc: cknowland@sbcglobal.net
Subject: [EXTERNAL] Project: 216 14th St. MB

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We own 1304 The Strand #B in MB. We are very concerned about another tear down and building project. We have lived through years and years of construction. The mansion next door (13th and The Strand), and the buildings that have made this a constant construction zone, across the alley, 1308 and 1310 Ocean and 1300 Ocean, which is just about complete after years of construction. There is constant noise, large trucks blocking access, and backing into our drive knocking the railing down. There are loud construction noises from jack hammers to nail guns starting at 7 am. It never stops. It makes our place uninhabitable for weeks at a time and stretching years.

The place on 14th St was just purchased in May 2022. Did they buy this to tear it down and rebuild?

Please pick another construction site in another area and let us have some peace. This constant building is intolerable.

Northwest Lawfirm
Jennifer L. Palmquist
jpalmquist@nwlawfirm.com
5331 SW Macadam Ave, Ste 258
PMB 732
Portland, Oregon 97239
Office 503.242.1122

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