

PROJECT SUMMARY

Address 2912 Ocean Drive, Manhattan Beach, CA
Zone Area III-RH, Coastal Zone
Building Type Singel Family Residence
Number of Stories (E) Two (2) Story
Number of Stories (P) Three (3) Story
Lot Size 689.31 SF (23' x 29.97')
Legal Description APN # 4176-028-007
 SE 23 ft of Lot 4, Block 8, Peck's Manhattan Beach Tract
Project Description Remodel of existing two (2) story residence with attached non-conforming garage with addition of a third story on top of existing non-conforming walls including updated mechanical, electrical, and plumbing as well as structural updates as needed or required.

PROJECT DATA

Buildable Floor Area

Allowable	1,171.83 S.F.	(689.31 x 1.7)
Proposed	1,015.62 S.F.	

Building Calculation

	Existing Square Footage	New Square Footage	Total Square Footage
First Floor	100	-37	63
Second Floor	488	7	495
Third Floor	0	495	457.62
Total Livable	588	465	1,015.62
Garage	321	20	341

Open Space

		Height Calculation	
Required Min SF:	220 (151 SF At 15% of BFA)	Northwest	20.65
Proposed SF:	124.69	Northeast	26.33
		Southeast	25.17
		Southwest	19.53
		Average Grade	22.92
		Plus	30
		Total Max. Height	52.92
Not providing 15% Open Space	124.69 SF < 220 SF	Proposed	52.92

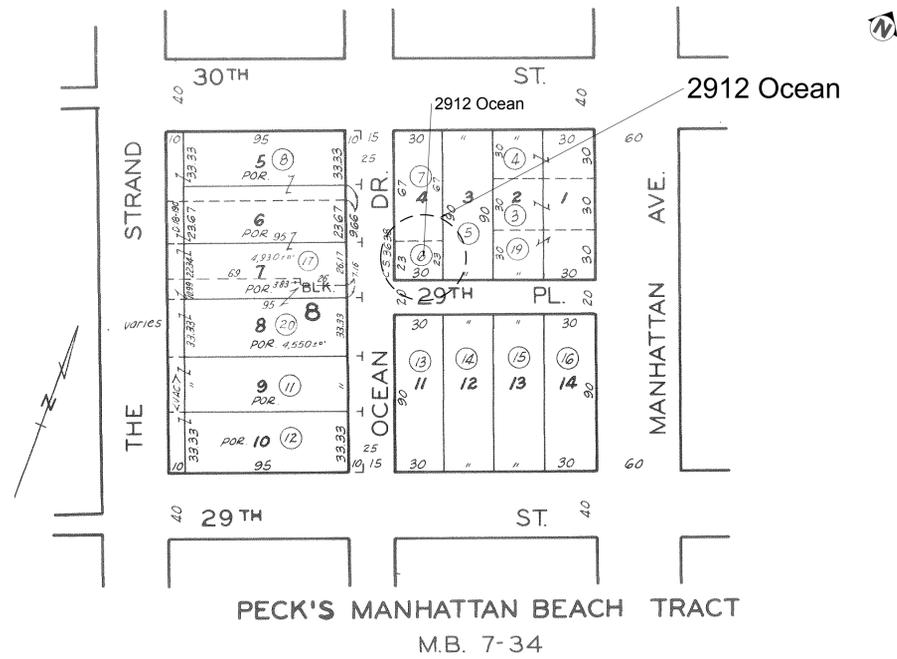
Northeast Corner = 27.74' + 26.08' + 25.17' divided by 3 = 26.33'

Notes

New permanent easment of southerly 2' of 2916 Ocean for exclusive use by 2912 Ocean at North Side Yard.

Nonconformities include Front Setback, Sideyard Setback, Corner Side Setback, Open Space, Driveway Visibility and 2-Car Parking min.requirements.

VICINITY MAP



SHEET INDEX

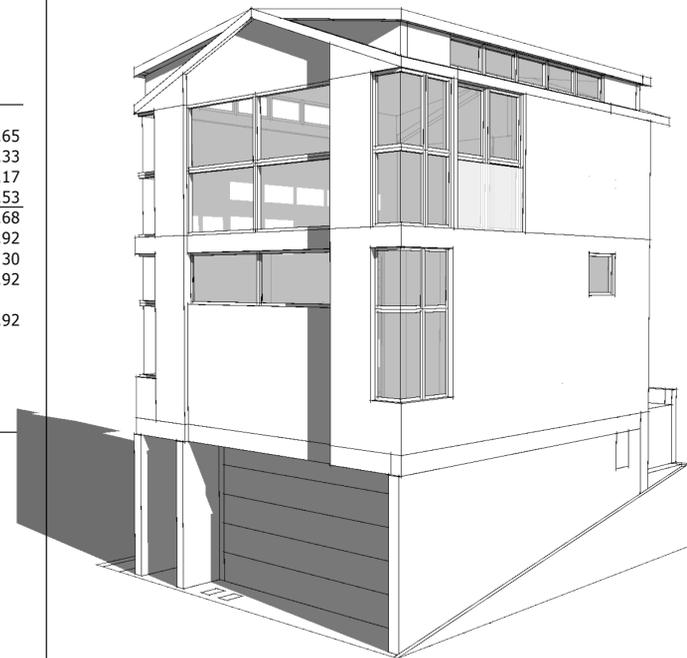
- COVER SHEET
- A 01 SITE PLAN
- A 02 SITE PLAN - NORMAL VS. PROPOSED
- A 03 SURVEY
- A 04 RECORDED EASEMENT
- A 05 DEMO PLAN
- A 06 FIRST FLOOR - EXISTING/PROPOSED
- A 07 SECOND FLOOR - EXISTING/PROPOSED
- A 08 THIRD FLOOR - EXISTING/PROPOSED
- A 09 WEST/EAST - EXISTING PROPOSED ELEVATIONS
- A 10 NORTH/SOUTH - EXISTING PROPOSED ELEVATIONS
- A 11 SECTIONS
- A 12 SECTIONS
- A 13 RENDERINGS
- A 14 RENDERINGS - VICINITY
- A 15 EASEMENT PHOTOS

DIRECTORY

DESIGNER/GENERAL CONTRACTOR
 JEFFREY J. STRNAD
 BEACH HOUSE DESIGN & DEVELOPMENT
 1400 N. POINSETTIA AVE
 MANHATTAN BEACH, CA 90266
 310-546-3000
 CA LIC. 862582
 WWW.DESIGNBUILDINVEST.COM

CIVIL ENGINEERING
 P.A. ACRA ENGINEERING
 500 EAST CARSON PLAZA DRIVE
 SUITE 201
 CARSON, CA 90746
 310-768-3828
 CA LIC. 29918

DEPARTMENT OF PUBLIC WORKS NOTES



BEACH HOUSE RESIDENCE - REMODEL

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 beach house design & development

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 beach house 2912

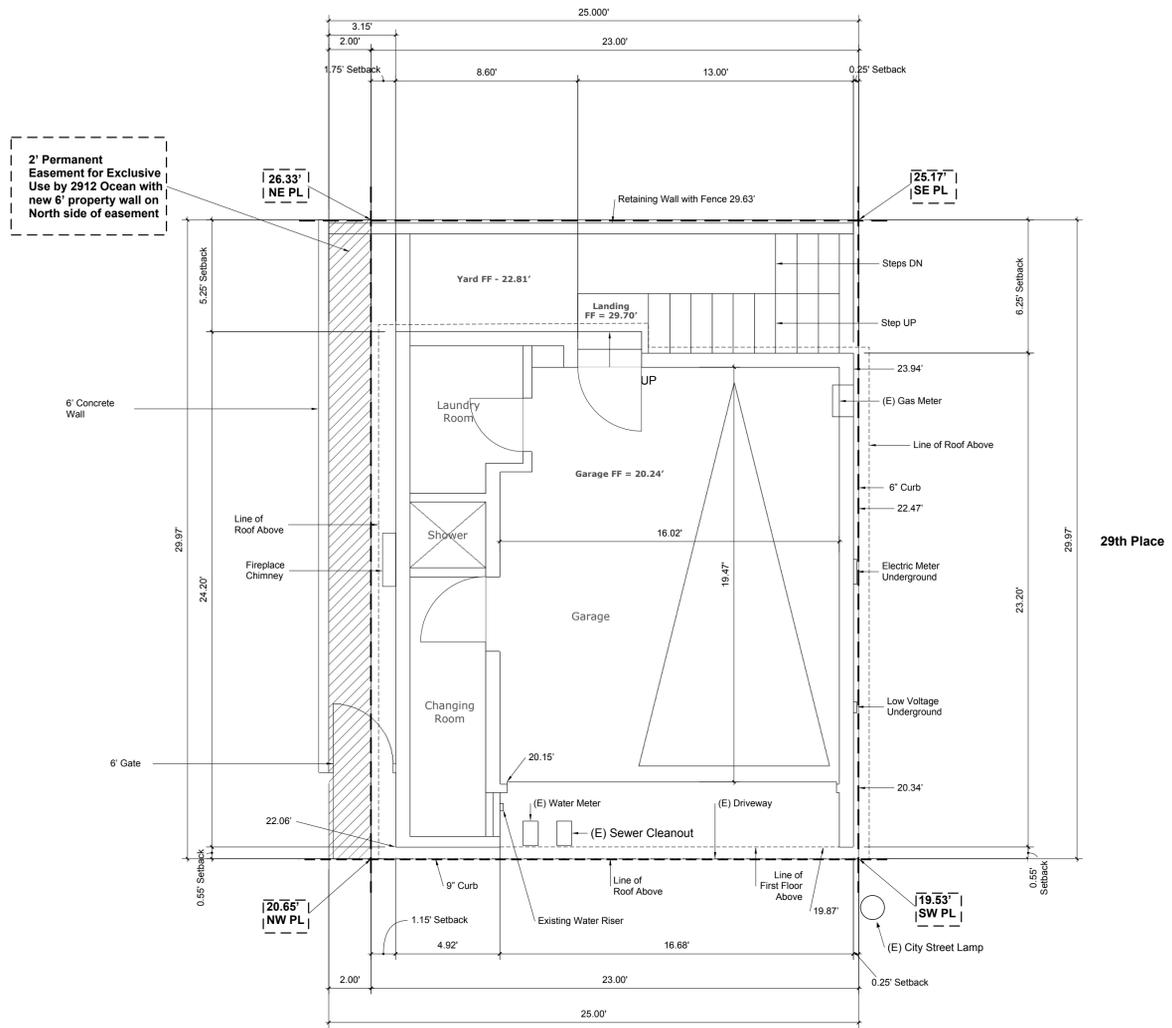
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DESCRIPTION
 Cover Sheet

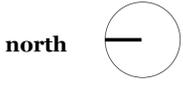




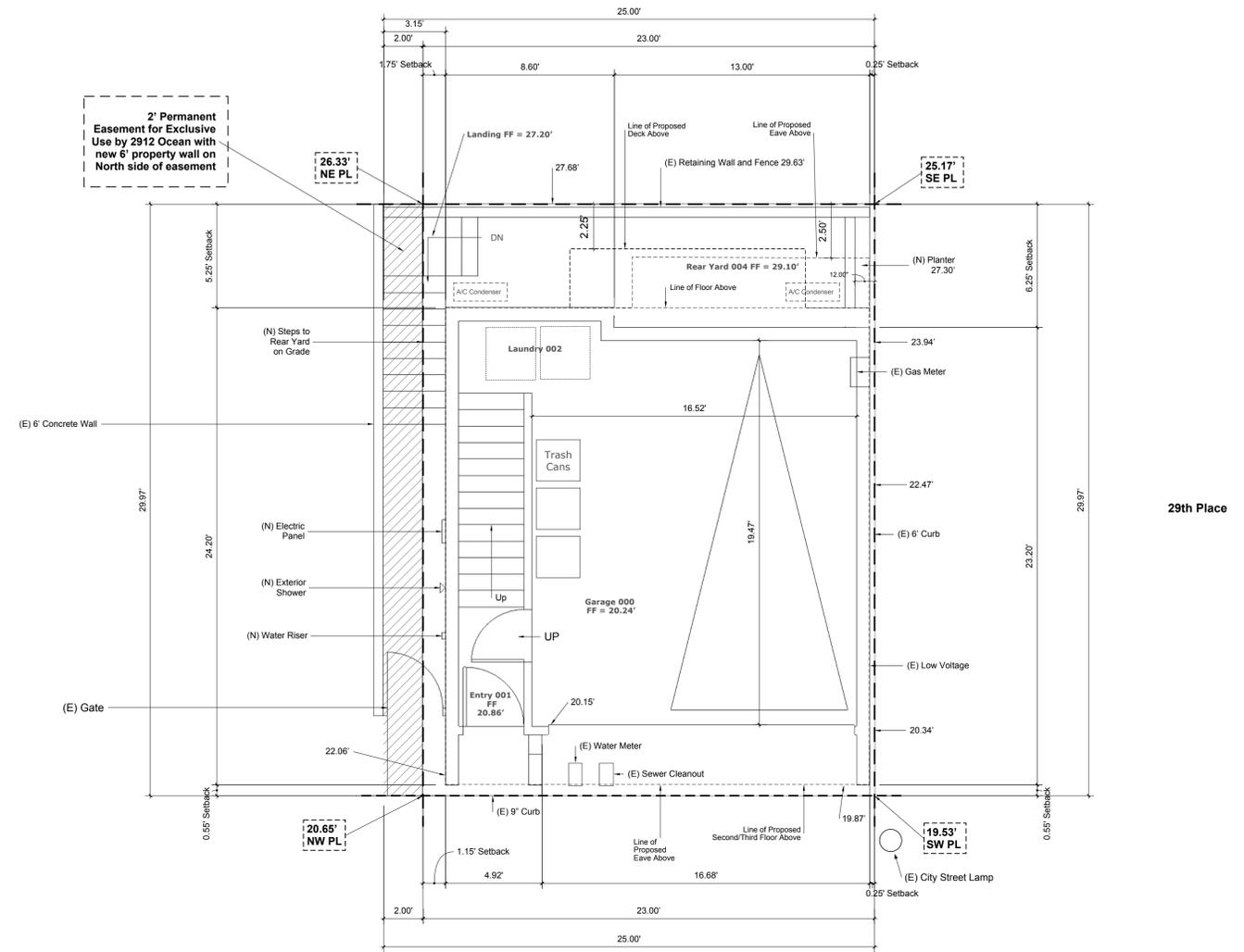
1
Ao.1
Existing Site Plan
Scale: 1/4" : 1'

LEGEND

NE	NORTHEAST
SE	SOUTHEAST
SW	SOUTHWEST
NW	NORTHWEST
PL	PROPERTY LINE
E	EXISTING
P	PROPOSED
N	NEW
TC	TOP OF CURB
FF	FINISH FLOOR
DN	DOWN
XXX	ROOM NUMBER
xxx.x	WINDOW NUMBER
xxx.x	DOOR NUMBER



north



2
Ao.1
Proposed Site Plan
Scale: 1/4" : 1'

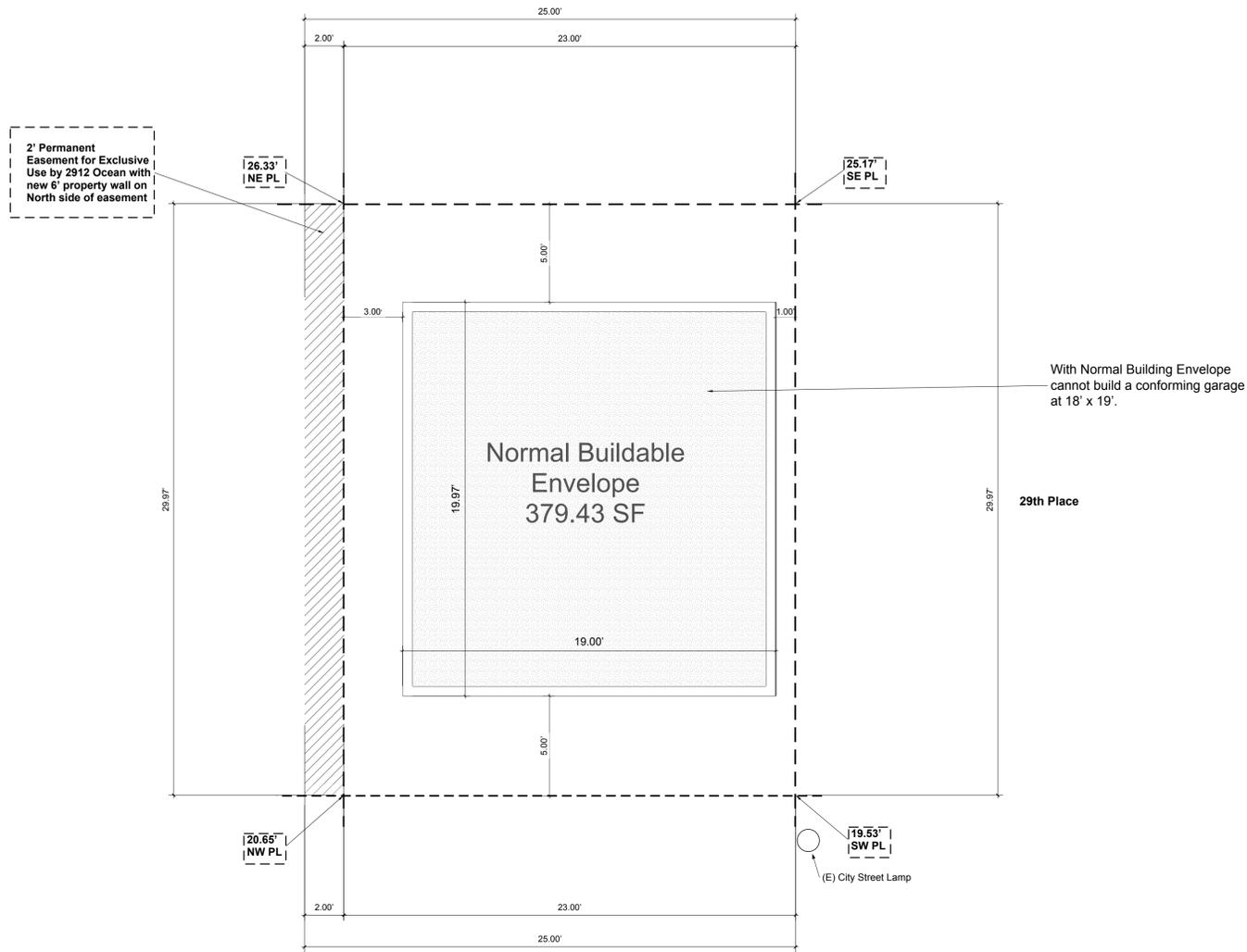
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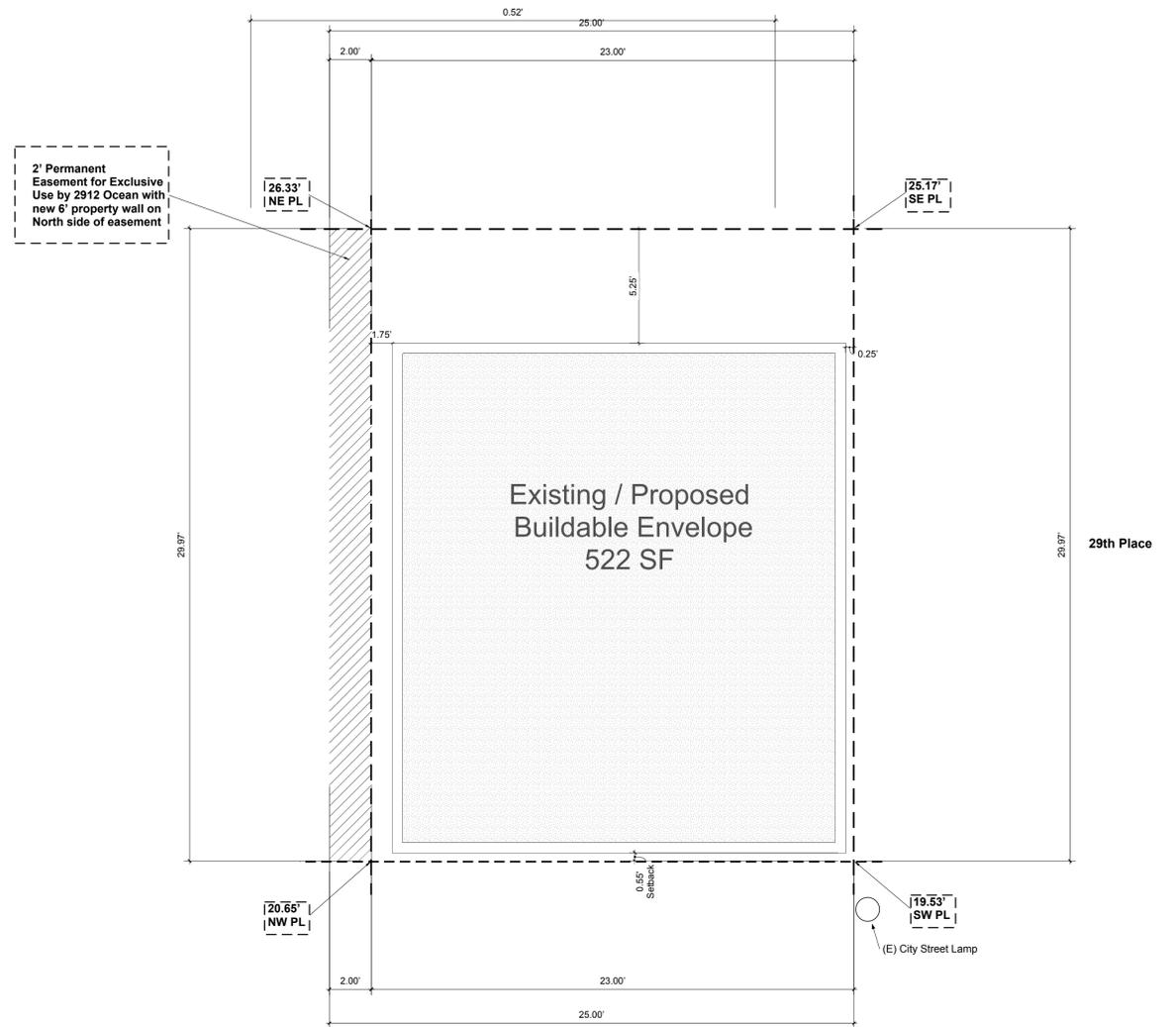
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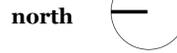
1
Ao.1 Normal Site Plan
Scale: 1/4" : 1'



1
Ao.1 Existing/Proposed Site Plan
Scale: 1/4" : 1'

LEGEND

- NE NORTHEAST
- SE SOUTHEAST
- SW SOUTHWEST
- NW NORTHWEST
- PL PROPERTY LINE
- E EXISTING
- P PROPOSED
- N NEW
- TC TOP OF CURB
- FF FINISH FLOOR
- DN DOWN
- XXX ROOM NUMBER
- xxx.x WINDOW NUMBER
- xxx.x DOOR NUMBER



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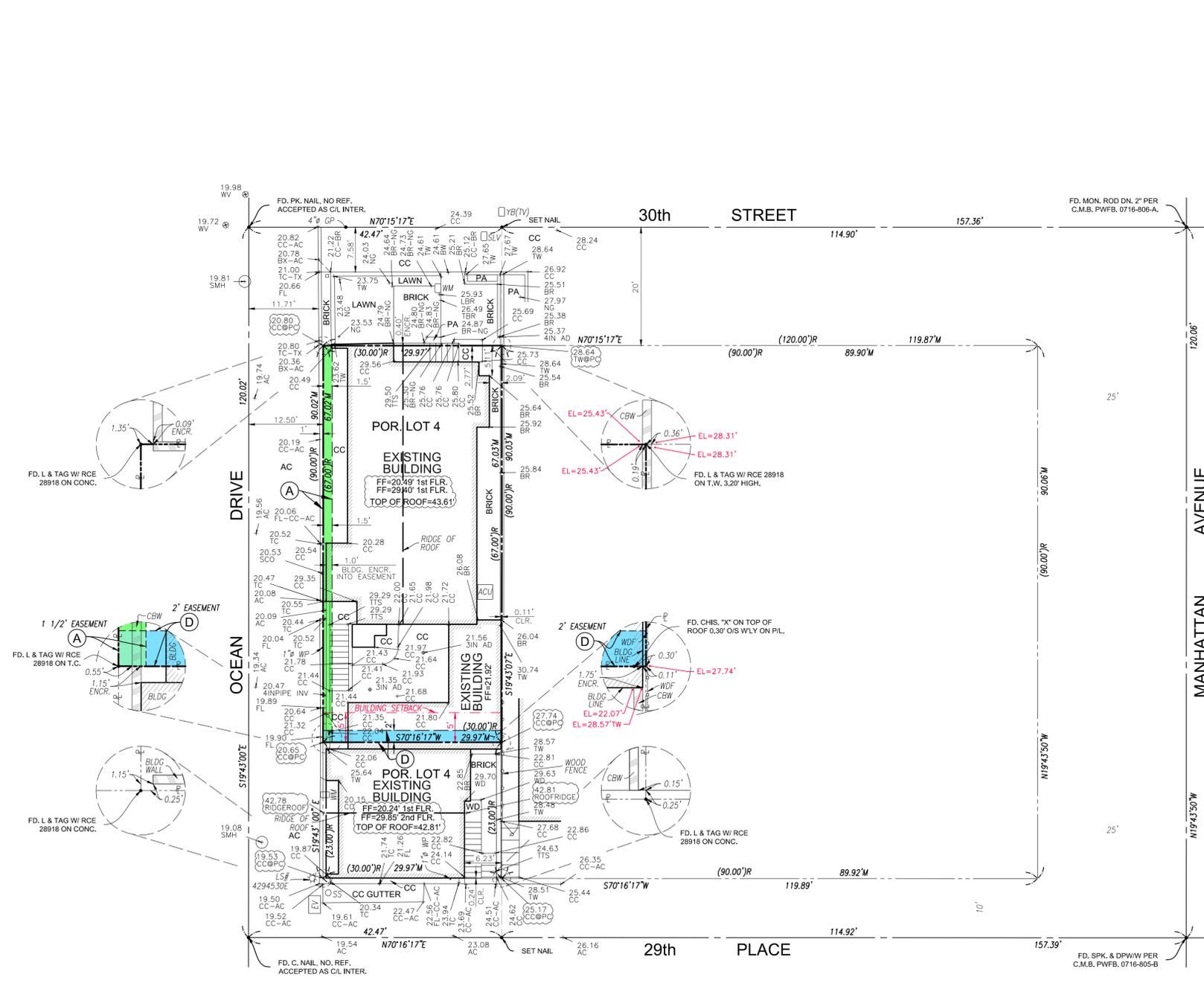
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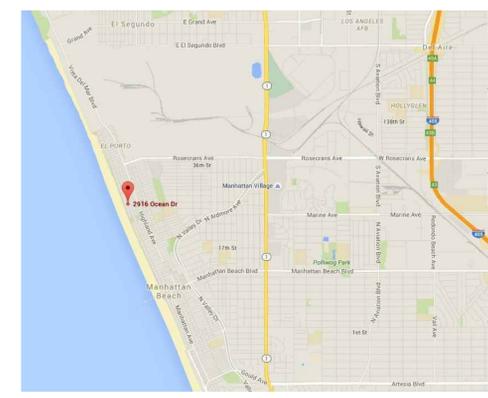
NEW ACCESS EASEMENT AREA - FINAL



EASEMENT NOTE:

- (A) 1 1/2' WIDE EASEMENT FOR SEWER PURPOSES RECORDED IN BOOK 16467, PAGE. 129, O.R.
- (D) PERMANENT 2' INGRESS AND EGRESS EASEMENT FOR SOLE USE OF 2912 OCEAN DRIVE, TO BE FURTHER DEFINED IN OWNER AND EASEMENT AGREEMENT.

VICINITY MAP :
NOT TO SCALE



LEGEND :

PROPERTY LINE	---	P	OR	---
CENTER LINE	---	C	OR	---
CHAIN LINK FENCE	---	CLF	OR	---
WROUGHT IRON FENCE	---	WIF	OR	---
WOODEN FENCE	---	WDF	OR	---
EXISTING CONTOUR ELEVATION	---	(100.00)	---	---
EXISTING GRADE ELEVATION	---	+ 100.00	---	---
ASPHALT CONCRETE	---	AC	---	---
CEMENT CONCRETE	---	CC	---	---
FINISH FLOOR	---	FF	---	---
TOP OF CURB	---	TC	---	---
TOP OF WALL	---	TW	---	---
WATER METER	---	WM	---	---
NATURAL GROUND	---	NG	---	---
CONCRETE BLOCK WALL	---	CBW	---	---
FLOWLINE	---	FL	---	---
DRIVEWAY	---	DWY	---	---
TOP OF DRIVEWAY "X"	---	TX	---	---
PLANTER AREA	---	PA	---	---
BOTTOM OF DRIVEWAY "X"	---	BX	---	---
BRICK	---	BR	---	---
POWER POLE	---	PP	---	---
WATER PIPE	---	WP	---	---
INVERT	---	INV	---	---
LOWER BRICK	---	LBR	---	---
TOP OF BRICK	---	TBR	---	---
STREET LIGHT VALVE	---	SLV	---	---
WATER VALVE	---	WV	---	---
STREET SIGN	---	SS	---	---
TOP OF TOP STEP	---	TTS	---	---
WOOD LANDING	---	WD	---	---
AREA DRAIN	---	AD	---	---
ENCROACHMENT	---	ENCR	---	---
CLEARANCE	---	CLR	---	---
ELECTRICAL VAULT	---	EV	---	---
AIR CONDITIONING UNIT	---	ACU	---	---
PROPERTY CORNER	---	PC	---	---

BENCHMARK:

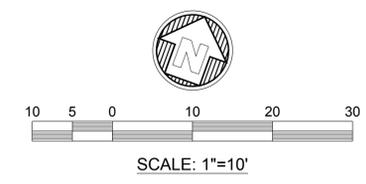
NAIL @ INTERSECTION OF 30th ST. AND OCEAN DR.
ELEVATION = 20.00' (ASSUMED)

LEGAL DESCRIPTION:

LOT 4 POR. BLK. 8 OF PECK'S MANHATTAN BEACH TRACT, MB. 7-34.

BASIS OF BEARING:

ALL BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N19°43'00"W OF THE SIDELINE OF OCEAN DR. AS SHOWN ON PECK'S MANHATTAN BEACH TR. MB. 7-34.



DATE:	3/11/2016	BY:	AEI
SCALE:	1"=10'	DATE:	2/29/16
DRAWN:	C.R.A.	DATE:	3/9/16
SURVEY CREW:	P.A.A.	DATE:	5/10/16
CHECKED:	P.A.A.	DATE:	
JOB NO.:	AEI-15-0929R	DATE:	

INDEX SHEET 1 OF 1 SHEET(S)

OWNER/CLIENT: BRIAN HARRIS
7818 VERAGNA DRIVE
PLAYA DEL REY, CA 90293

PROJECT: BOUNDARY & TOPOGRAPHIC SURVEY
2916 OCEAN DR.
MANHATTAN BEACH, CA 90266

STAMP: P.A. ARCA ENGINEERING, INC. (Professional Engineer Seal)

REVISIONS:

NO.	DESCRIPTION	DATE	BY
1	INGRESS & EGRESS EASEMENT	2/29/16	AEI
2	INGRESS & EGRESS EASEMENT SURVEY REVISIONS 1 & 2	3/9/16	AEI
3	GRADE CALLOUTS	5/10/16	AEI

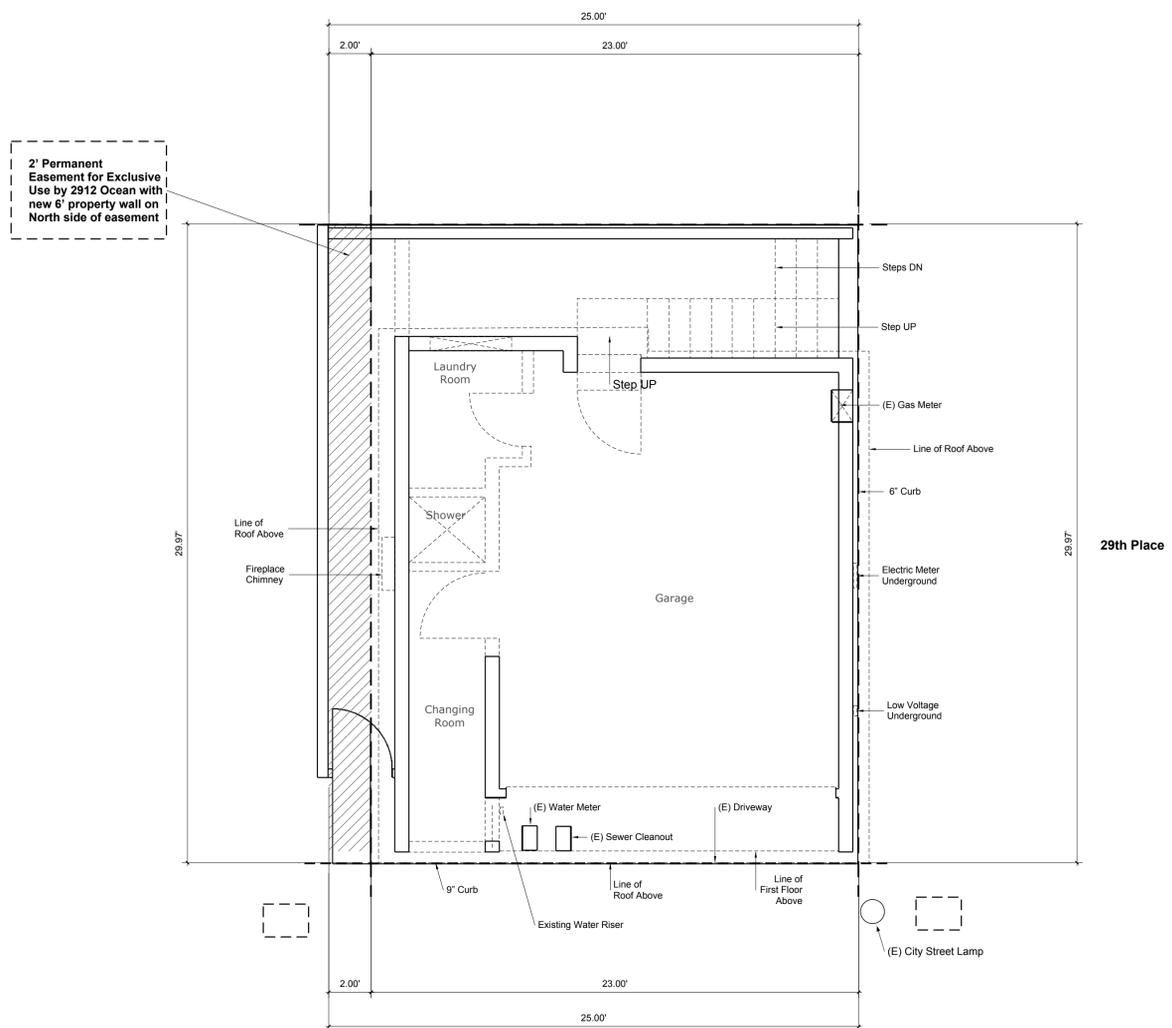
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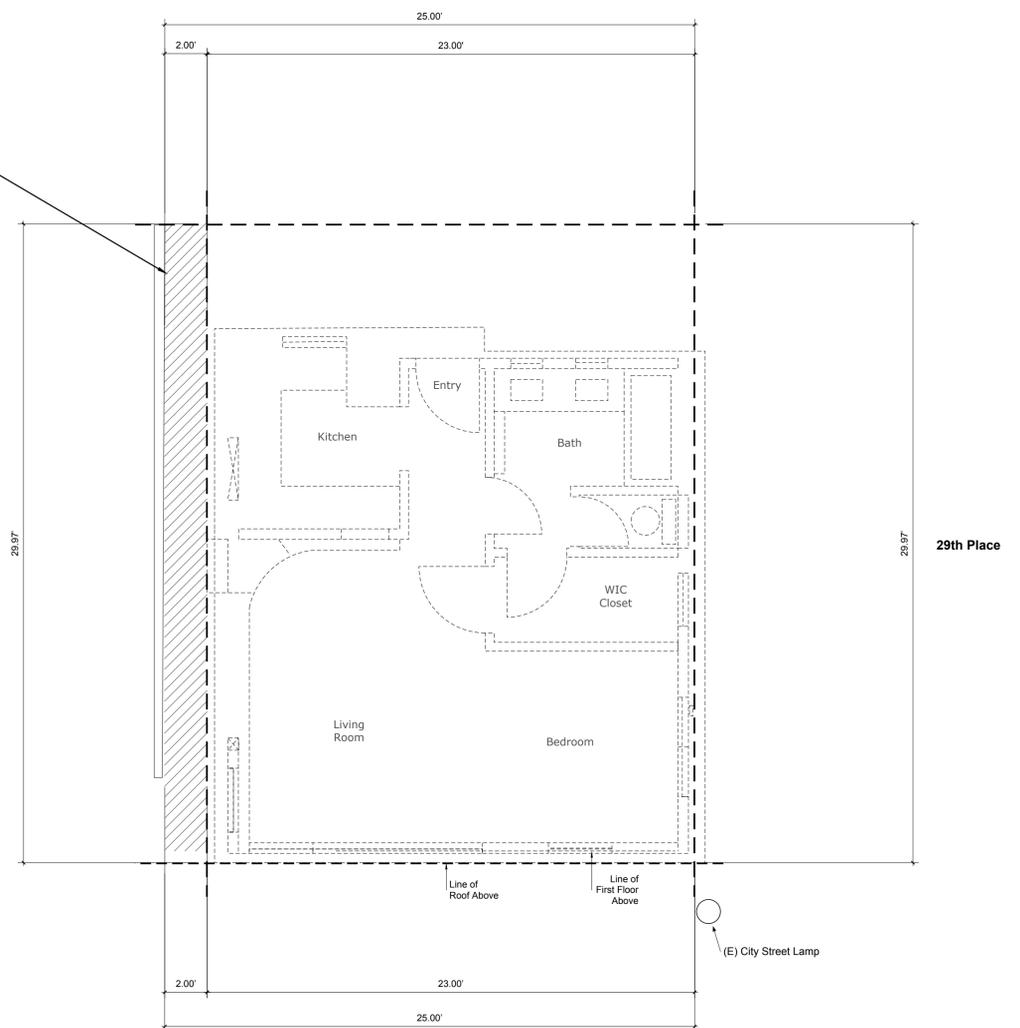


1
A0.3
First Floor / Site Plan - Demo
Scale: 1/4" : 1'

north



2' Permanent Easement for Exclusive Use by 2912 Ocean with new 6' property wall on North side of easement



2
A0.3
Second Floor / Roof - Demo
Scale: 1/4" : 1'

NOTES:

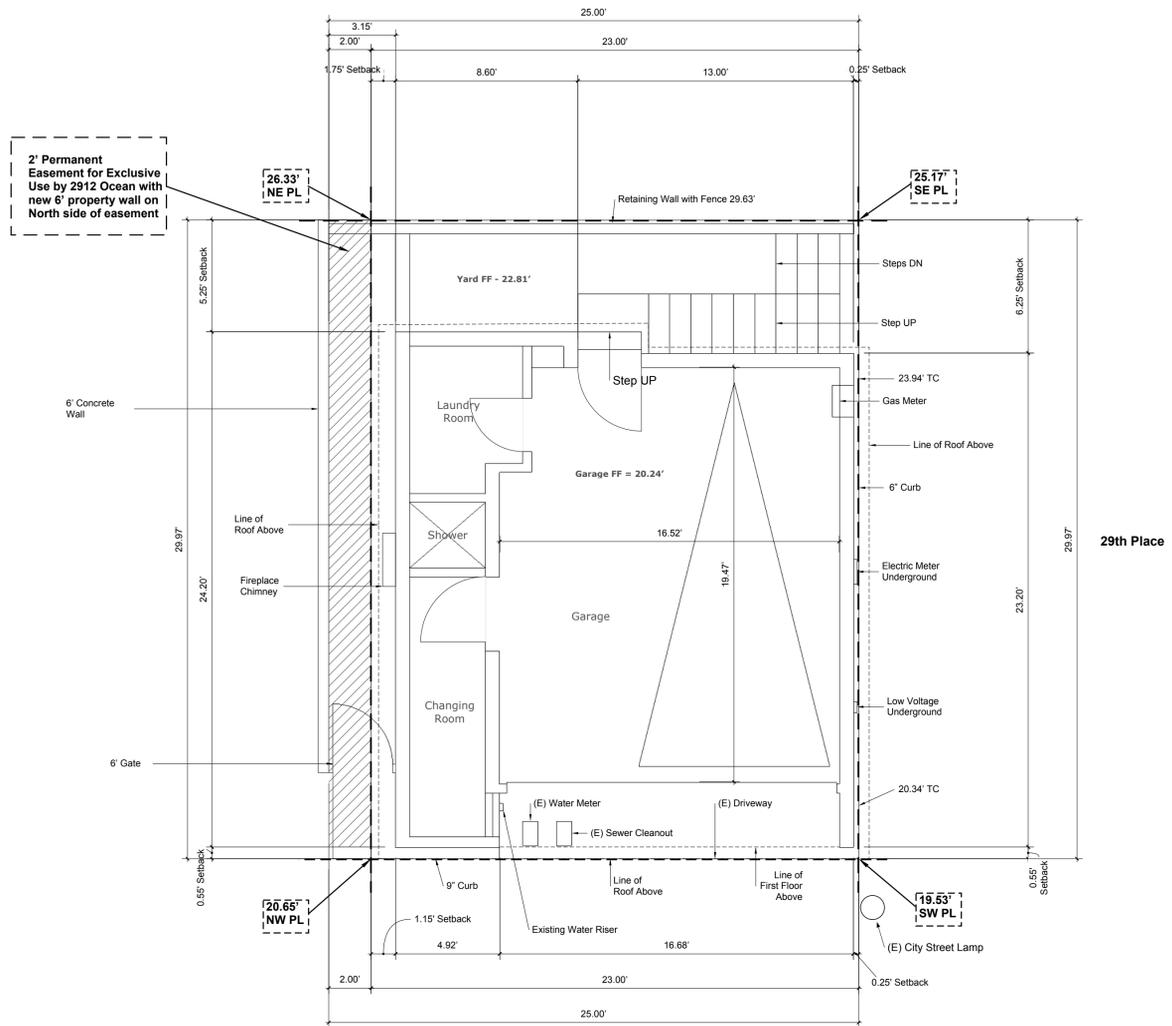
1. SHUT OFF GAS TO SITE.
2. CALL DIGG ALERT TO MARK UNDERGROUND UTILITIES.
3. WATER TO REMAIN ON.
4. SET UP ELECTRICAL PIGGY BACK FOR TEMP POWER.
5. PROVIDE TEMPORARY TOILET AND WASH STATION.
6. SET UP 6' SECURITY FENCING WITH WINDSCREEN AT PERIMETER.
7. CHECK CITY RECORDS TO DETERMINE IF A CESSPOOL WAS LOCATED ON SITE.
8. NO DISCHARGE OF CONSTRUCTION WASTEWATER, BUILDING MATERIALS, DEBRIS, OR SEDIMENT FROM SITE IS PERMITTED. SANDBAGS WILL BE PLACED AT WEST AND ALLEY SIDE PERIMETER.

LEGEND:

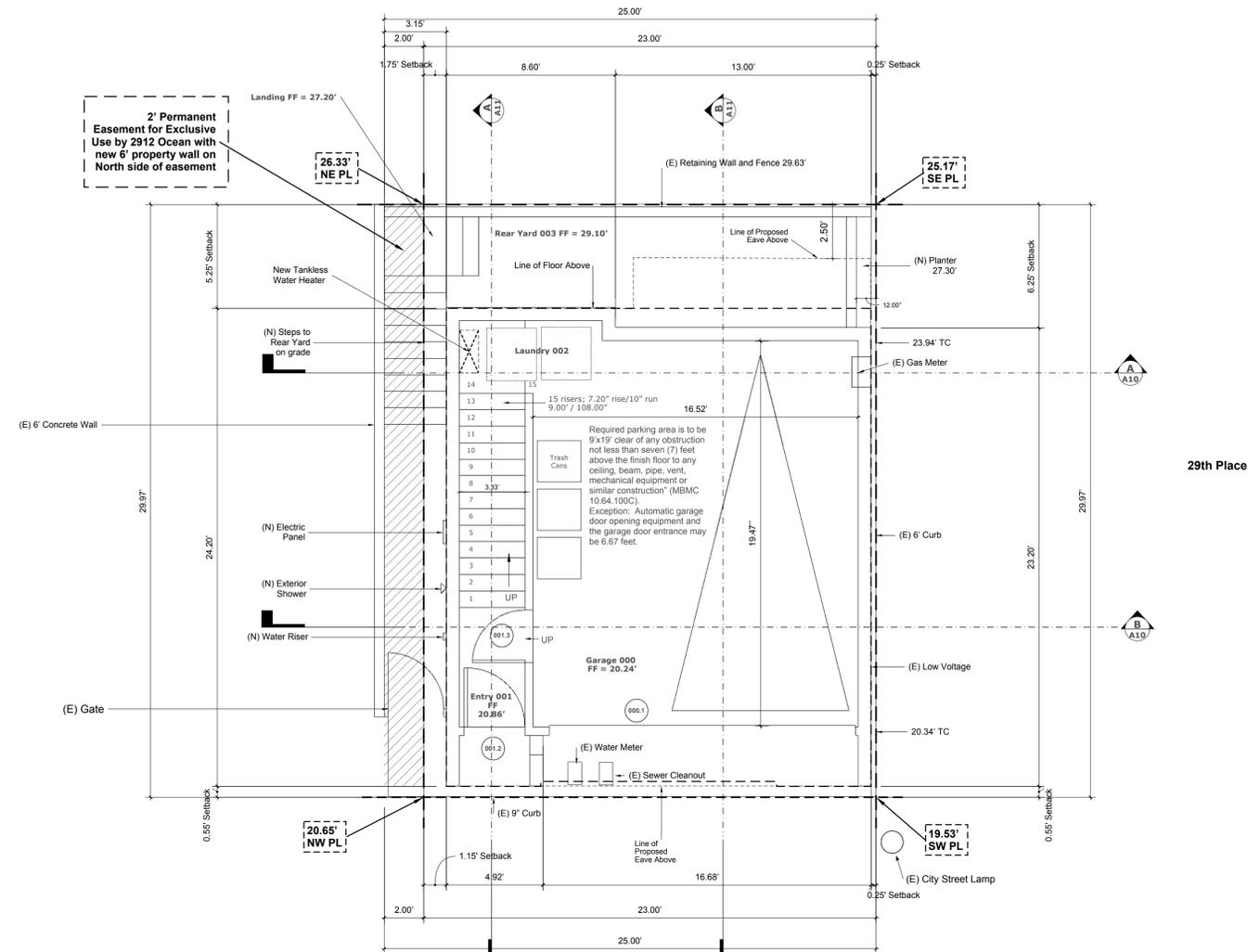
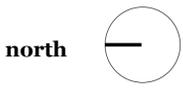
- DEMO EXISTING WALL OR PARTITION
- DEMO EXISTING WINDOW OR DOOR
- EXISTING WALL TO REMAIN

KEYNOTES:

1. REMOVE ALL DOORS AND WINDOWS
2. REMOVE CONCRETE STEPS
3. REMOVE WOOD STEPS
4. REMOVE MASONRY CHIMNEY
5. REMOVE CONCRETE APPROACH
6. SET TEMPORARY TOILET
7. MOUNT OSHA POSTER, FIRST AID KIT AND FIRE EXTINGUISHER
8. CAP OF EXISTING SHOWER PLUMBING
9. DEMO AND RELOCATE ELECTRICAL METER, WATER RISER AND LOW VOLTAGE PANEL
10. DEMO INTERIOR WALLS
11. DEMO ALL CABINETS
12. DEMO BATH TILE AND TUB
13. DEMO SELECT EXTERIOR WALLS
14. REMOVE ALL APPLIANCES
15. DEMO EXISTING ROOF, ROOF RAFTERS AND JOISTS
16. REMOVE EXISTING ROOF EAVE
17. REMOVE CURB (PENDING PUBLIC WORKS)
18. REMOVE FIRST FLOOR DECKINGS AND FRAMING AT KITCHEN/BATH AREA
19. REMOVE ALL ELECTRICAL, MECHANICAL AND PLUMBING

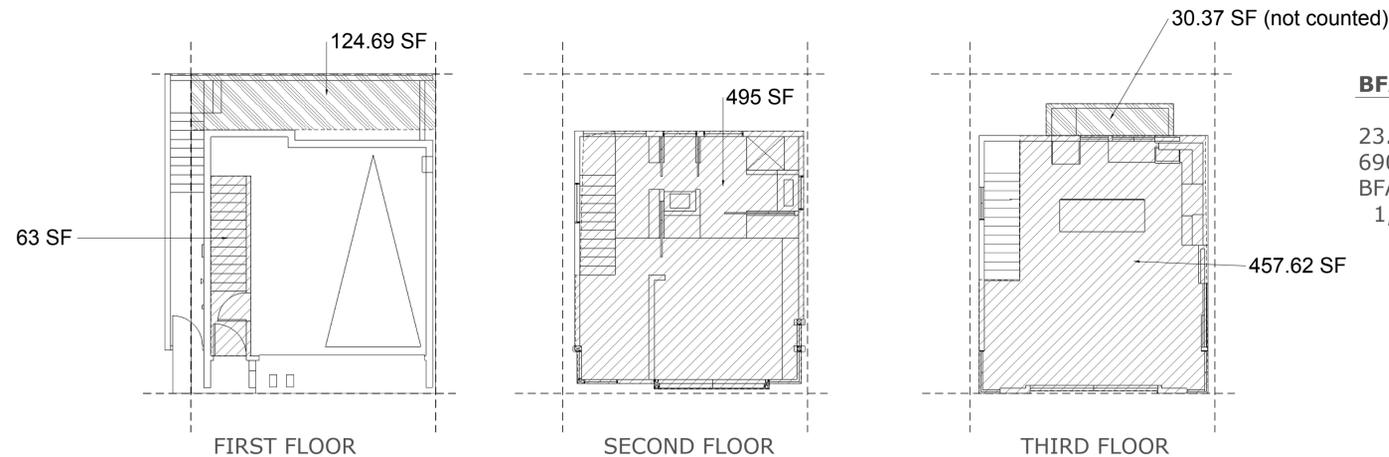


1
A.04 Existing First Floor
Scale: 1/4" : 1'

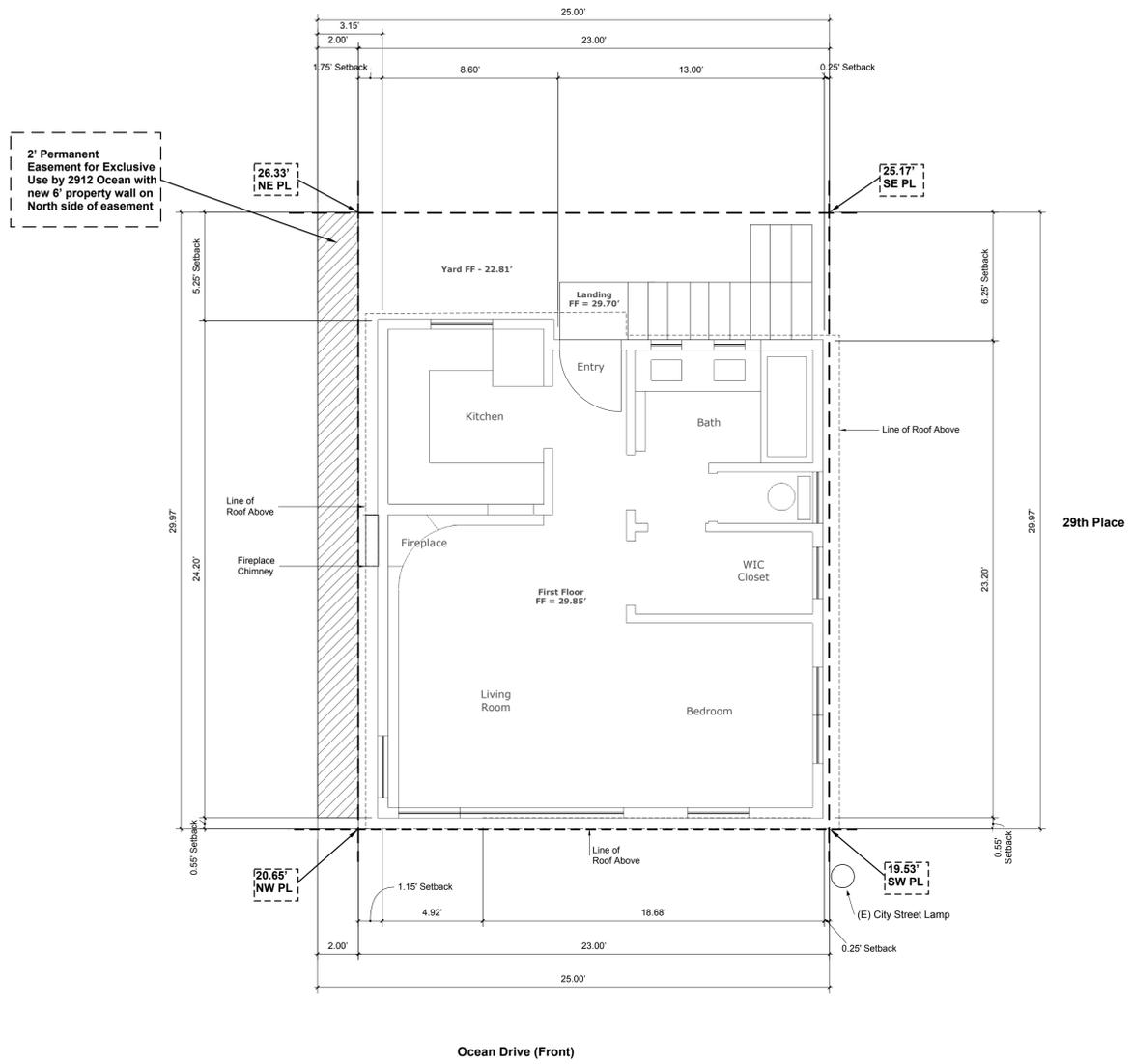


1
A.04 Proposed First Floor
Scale: 1/4" : 1'

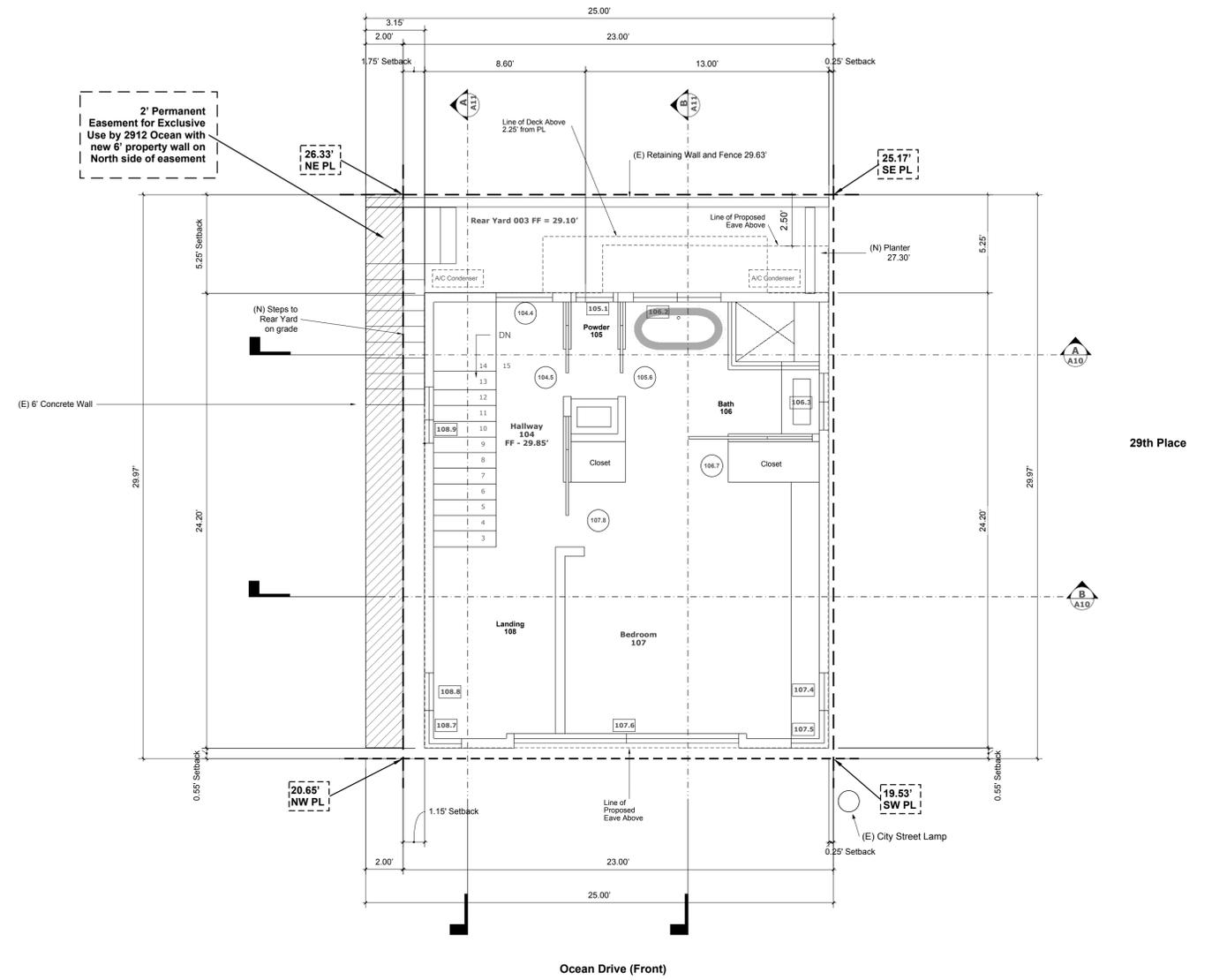
FLOOR PLAN DIAGRAM



BFA CALC	BFA (TO CALC OPEN SPACE)	OPEN SPACE
23.0' X 29.97" = 689.31 SF	63 SF BFA FIRST FLOOR	124.69 SF FIRST FLOOR
690 X 1.7 = 1,171.83 SF	495 SF BFA SECOND FLOOR	0 SF SECOND FLOOR
BFA ANALYSIS: 1,015.62 SF < 1,173 SF	457.62 SF BFA THIRD FLOOR	30.37 SF THIRD FLOOR (not counted)
	1,015.62 SF BFA TOTAL	124.69 SF TOTAL
	1,015.62 SF X .15 = 152.34 SF	124.69 SF < 220 SF
	124.69 < 152.34	
	MINIMUM OPEN SPACE 220 SF	



1
A.05 Existing Second Floor
Scale: 1/4" : 1'



1
A.05 Proposed Second Floor
Scale: 1/4" : 1'



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CURRENTLY NONE

1
A.06 Existing Third Floor
Scale: 1/4" : 1'

north

1
A.06 Proposed Third Floor
Scale: 1/4" : 1'

Balcony Projections:

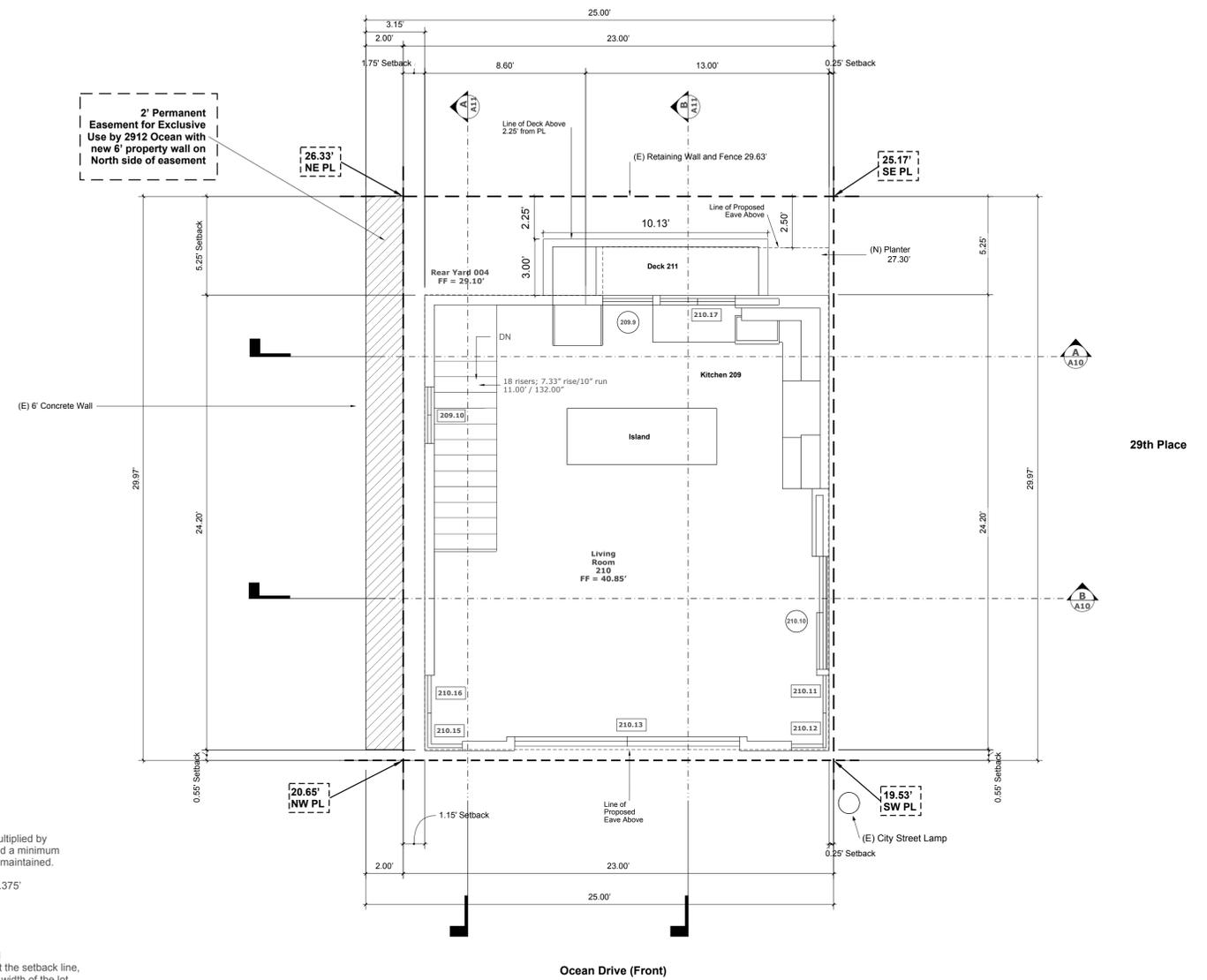
Projection cannot exceed three feet and the area does not exceed three feet multiplied by one-half of the buildable width of the lot, and a minimum of two foot clearance to the property line is maintained.

Formula - $23.00' - 1.00' - 1.75' / 2 \times 3 = 30.375'$

Buildable Lot Width = 23.00'
Alley Setback = 1.00'
Sideyard Setback = 1.75'

Aggregate length of balcony into a required yard on a single building level, measured at the setback line, shall not exceed two-thirds of the buildable width of the lot.

Formula: $23.00' - 1.00' - 1.75' / 2/3 = 13.50'$



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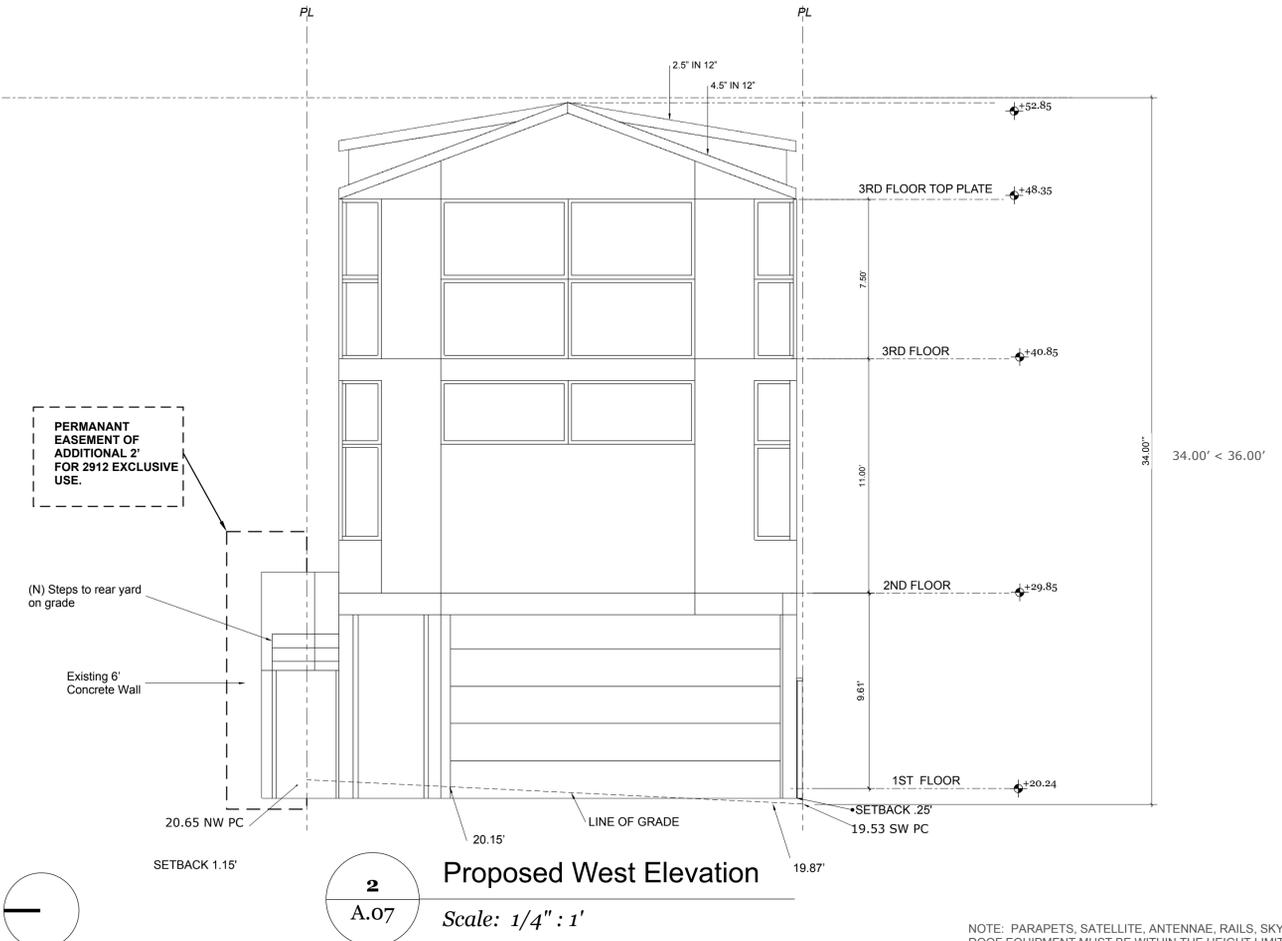
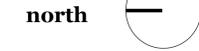
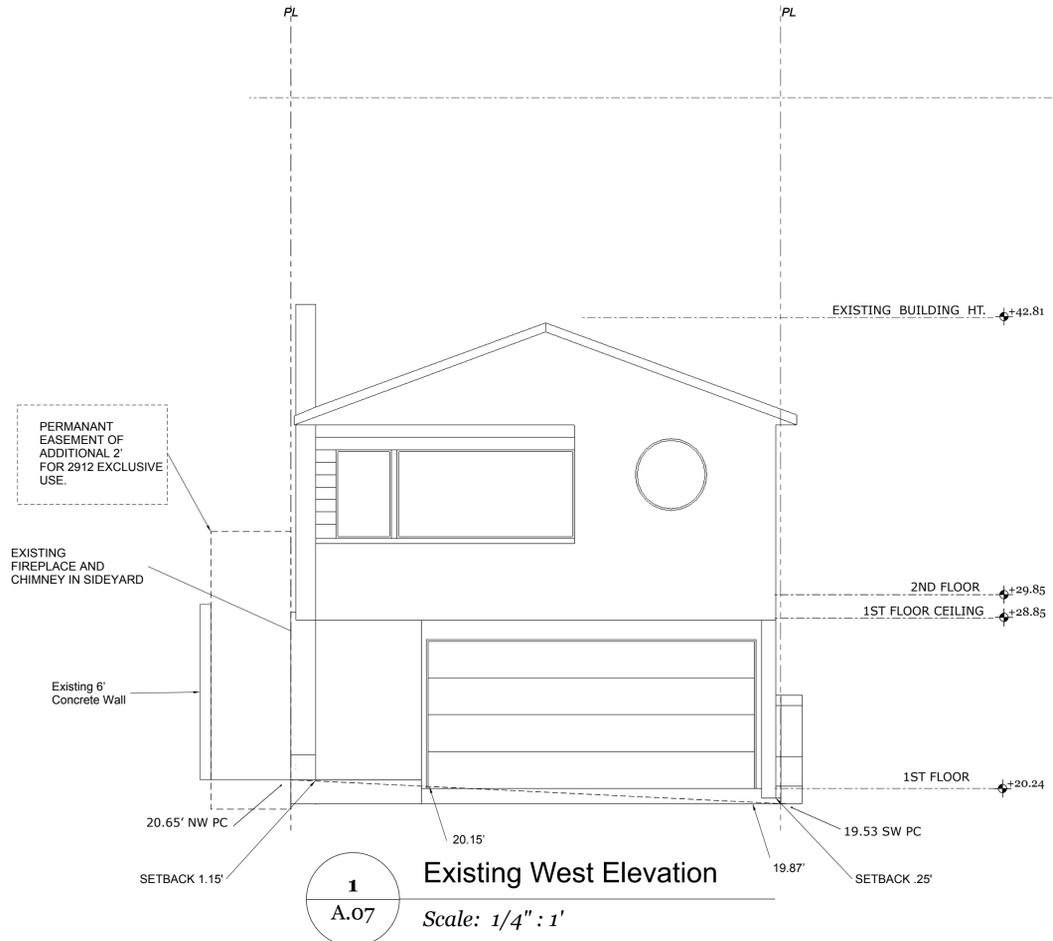
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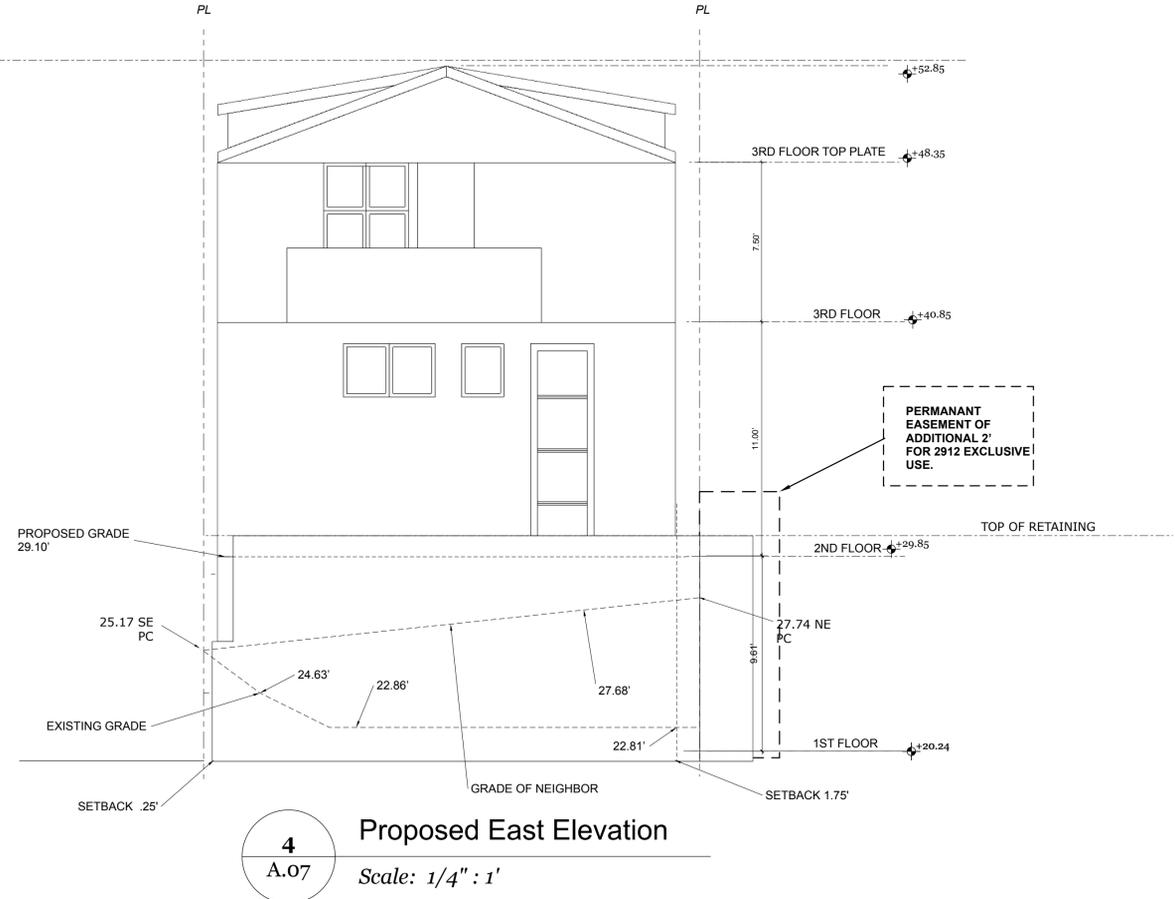
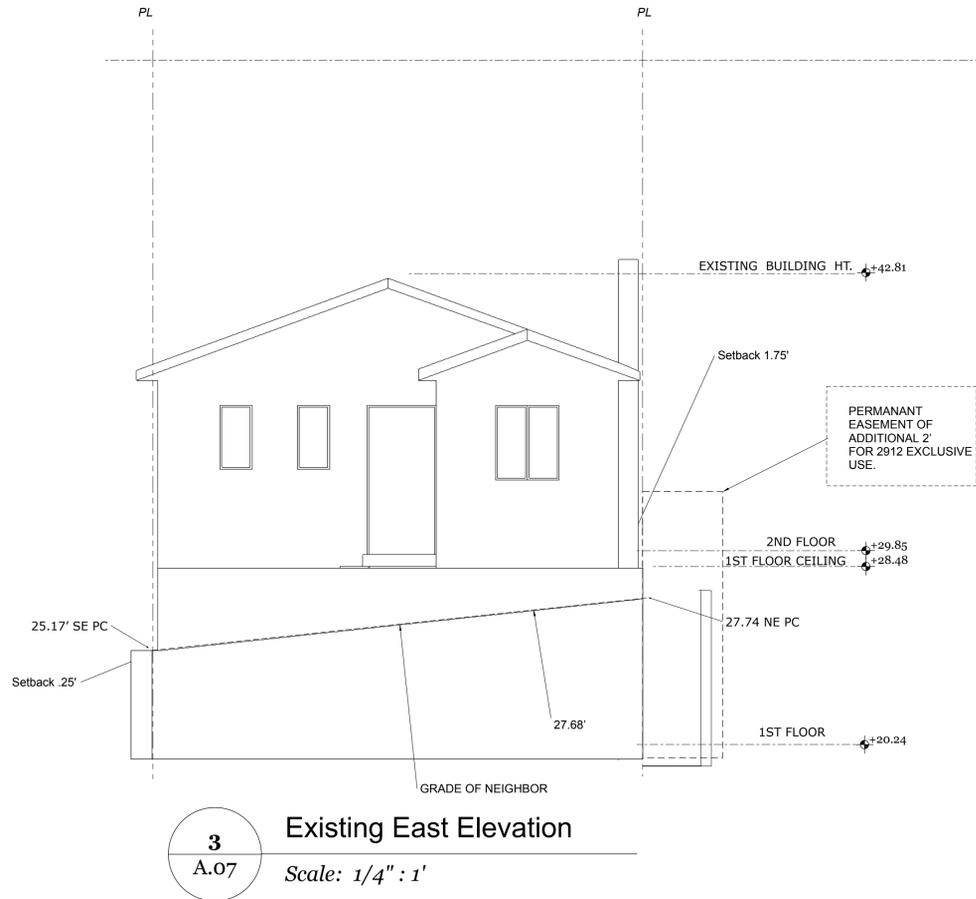
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NOTE: PARAPETS, SATELLITE, ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT



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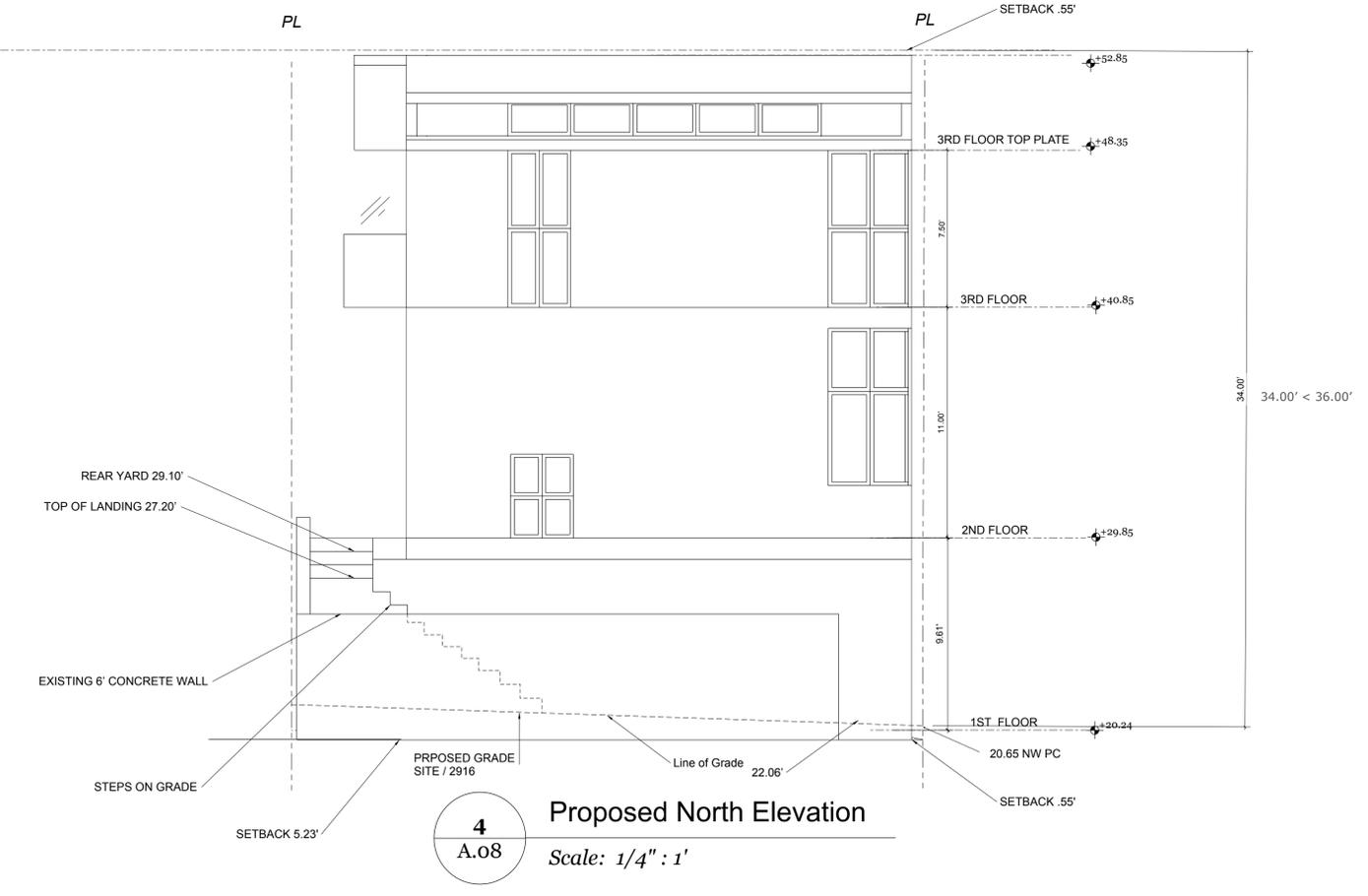
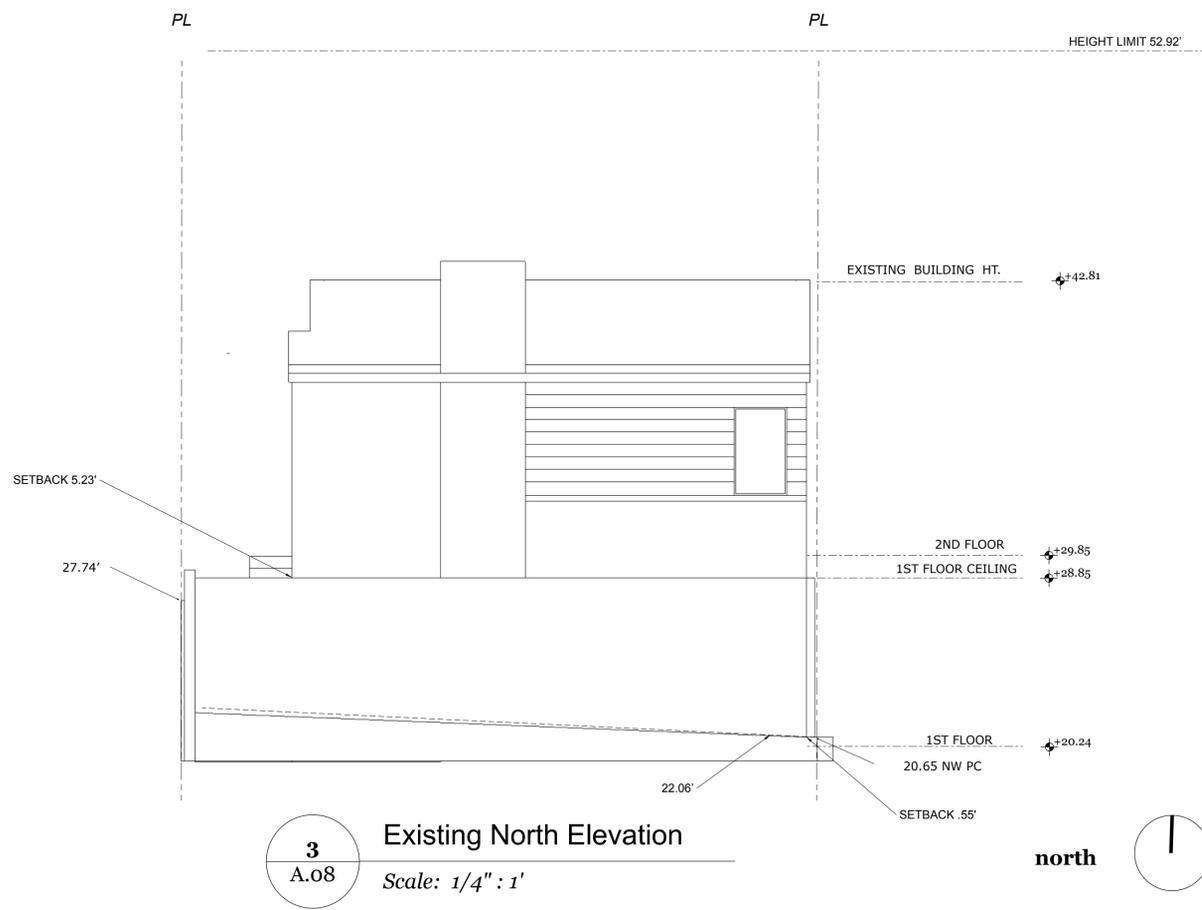
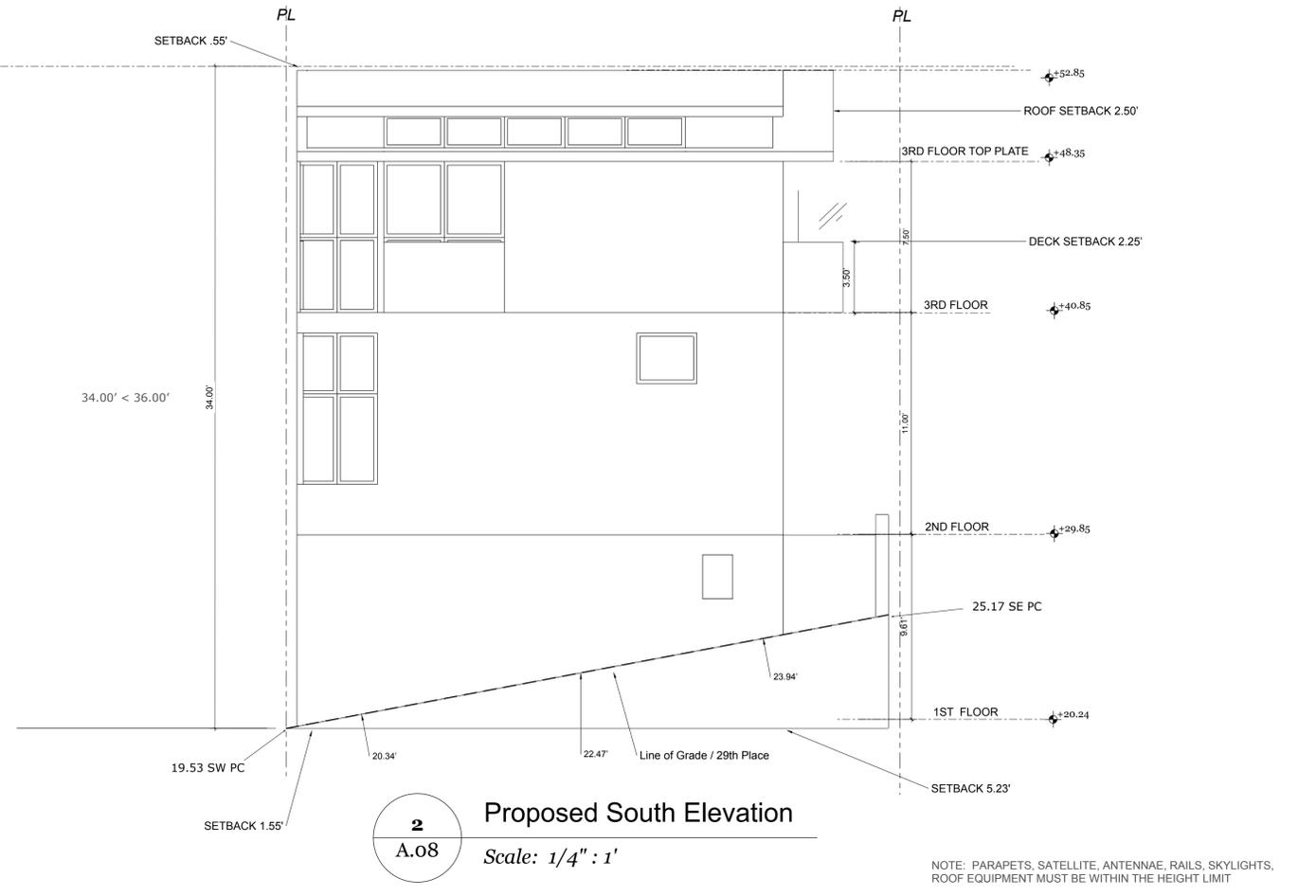
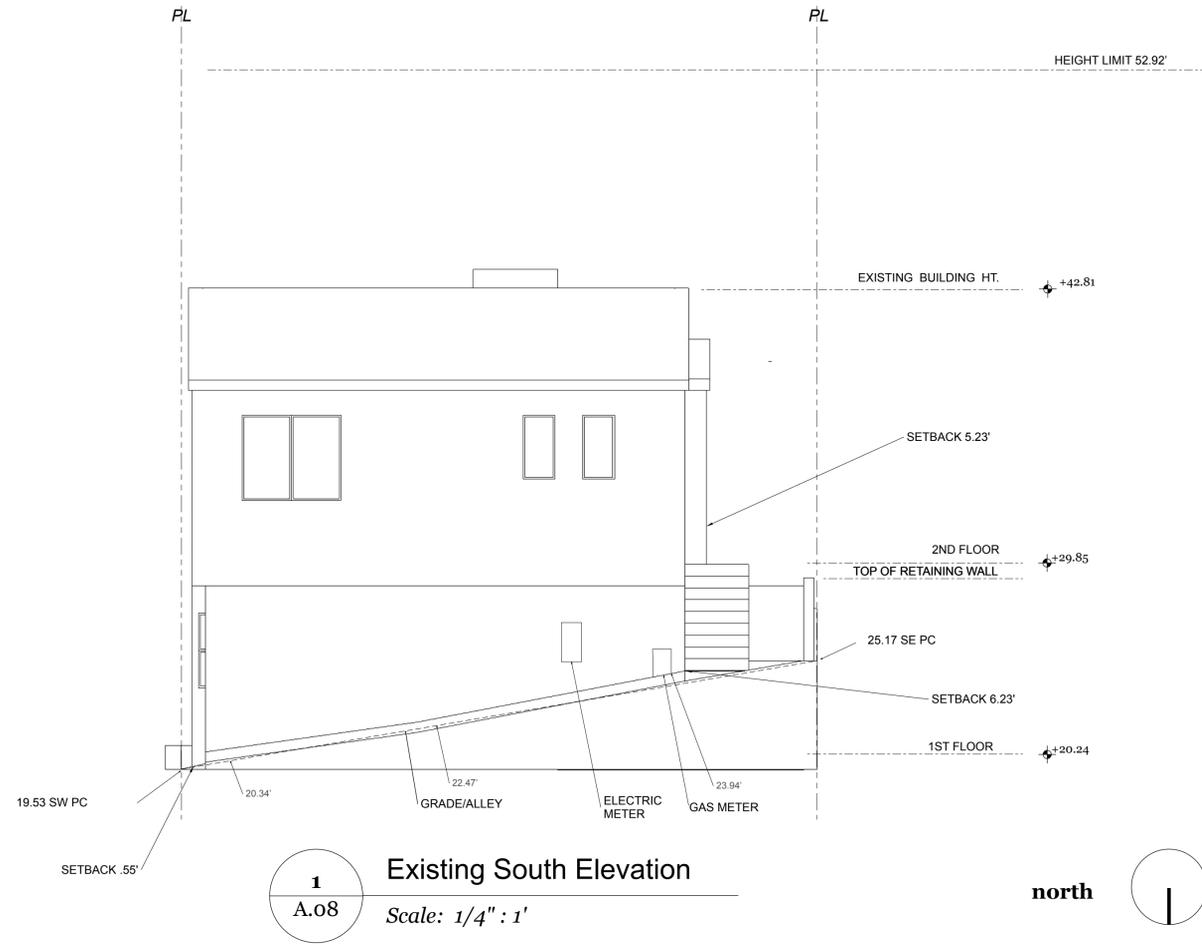
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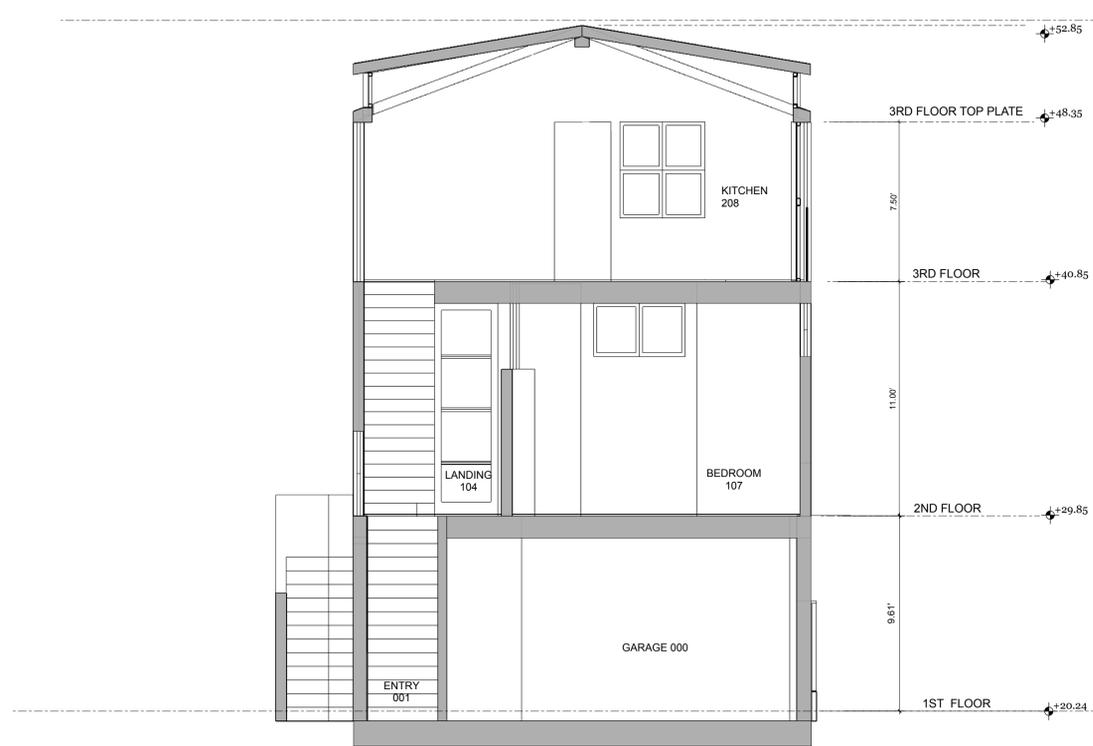
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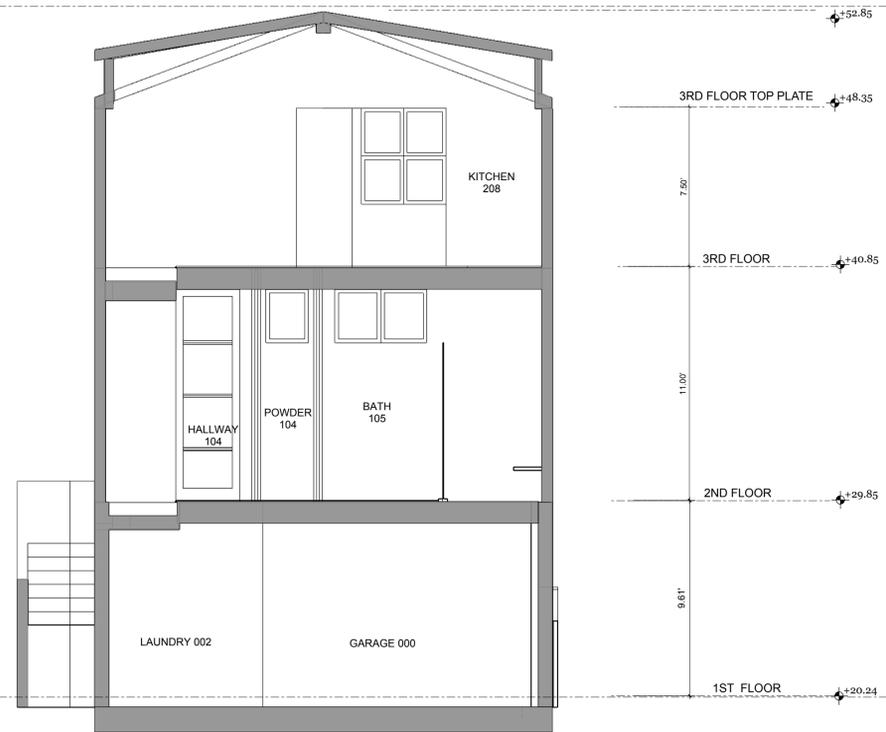
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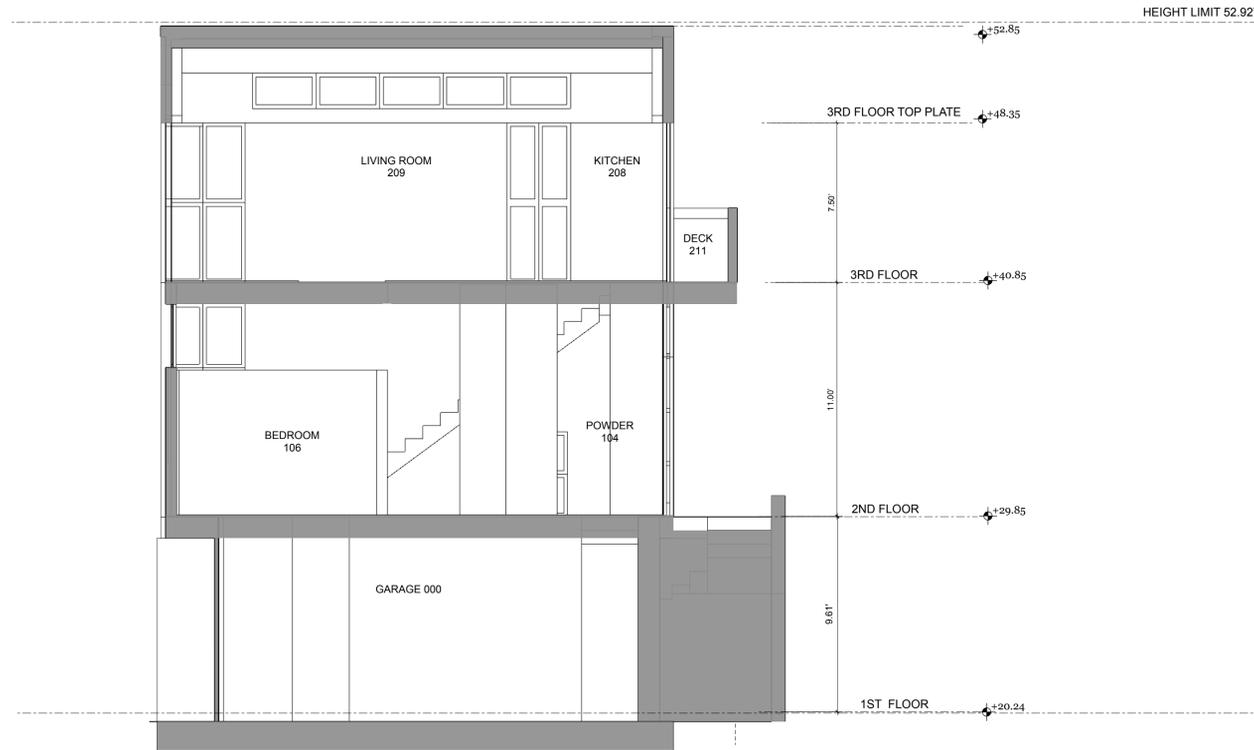


B
A.11 SECTION - EAST
Scale: 1/4" : 1'

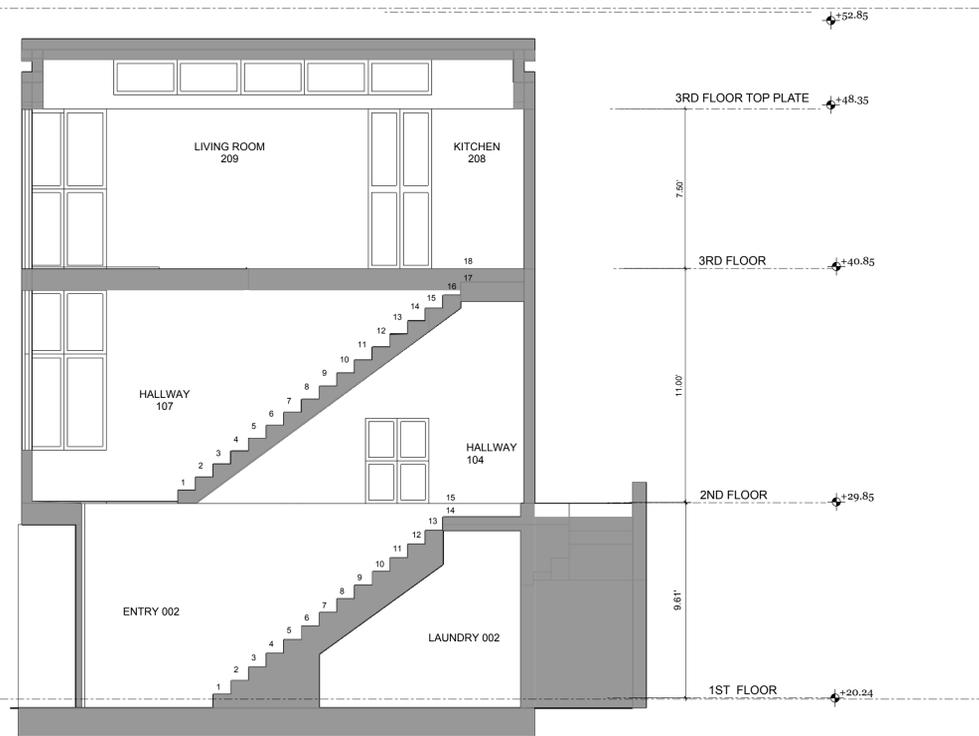
HEIGHT LIMIT 52.92'



A
A.11 SECTION - EAST
Scale: 1/4" : 1'



B
A.12 SECTION - NORTH
Scale: 1/4" : 1'



A
A.12 SECTION - EAST
Scale: 1/4" : 1'



RENDERING 1



RENDERING 2

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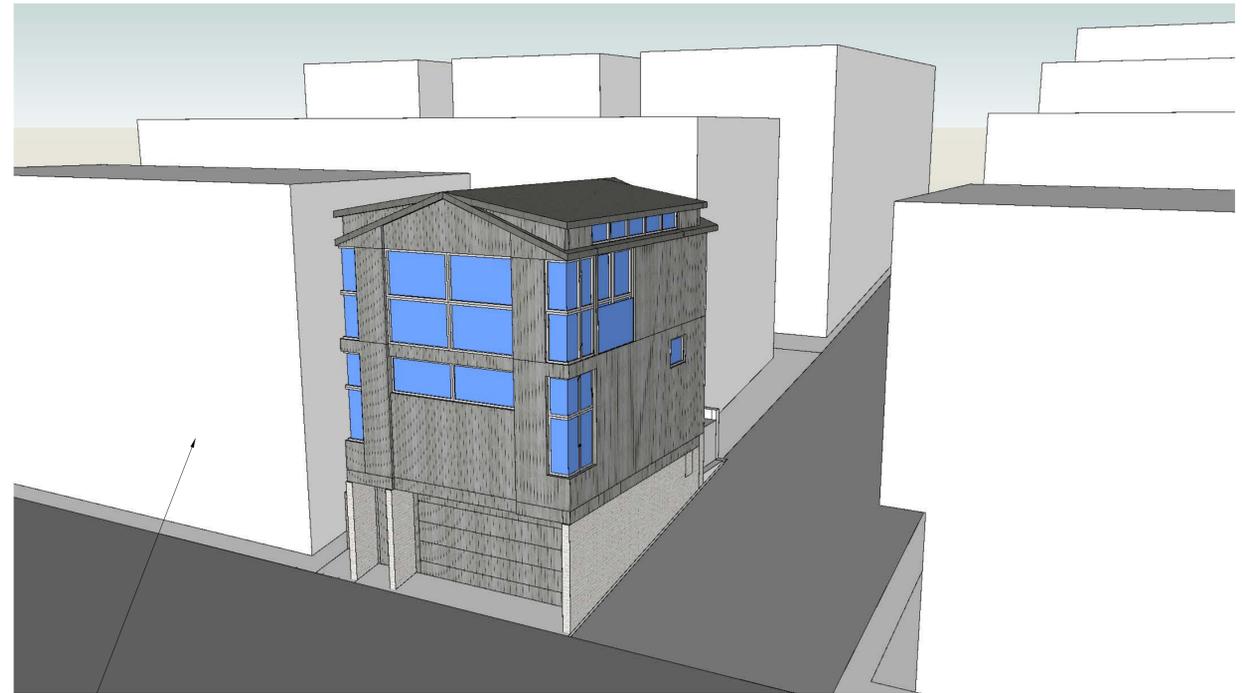
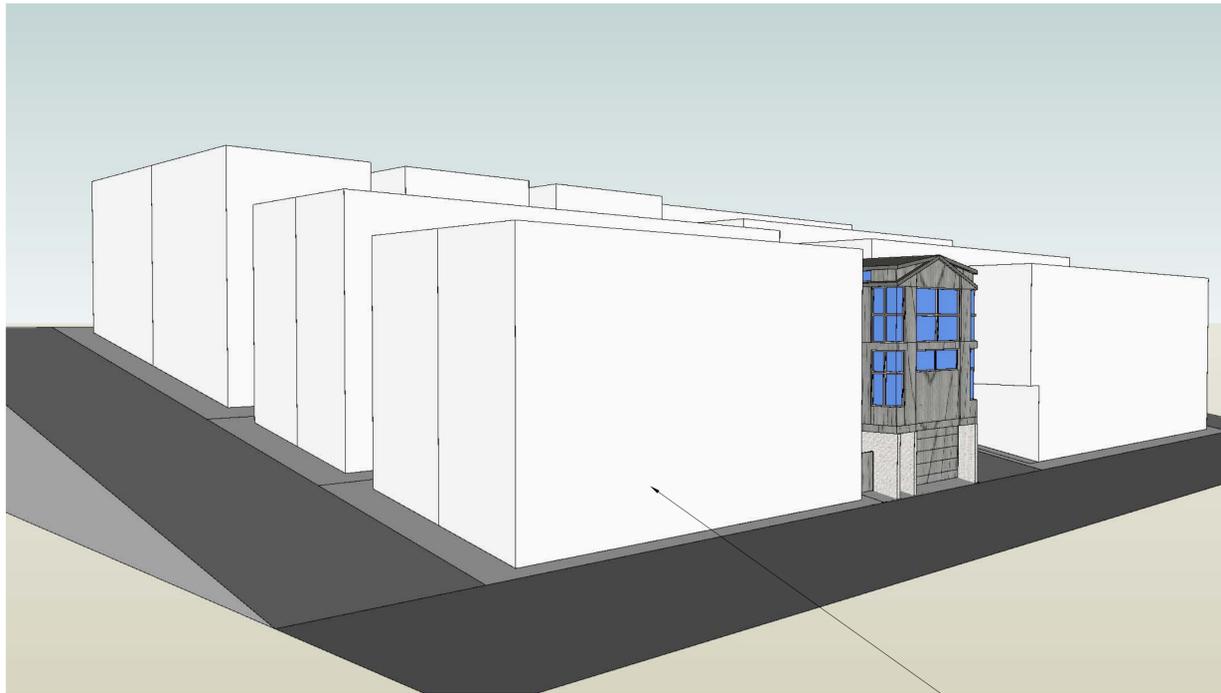
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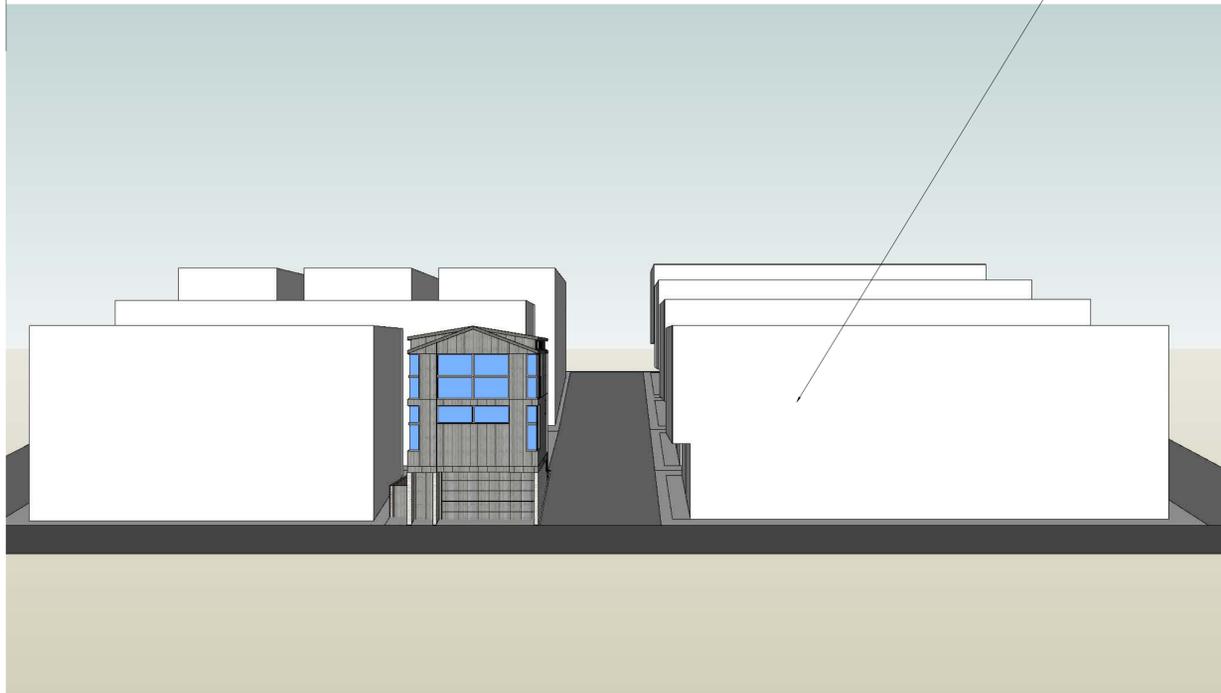
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Block Drawings of Adjacent Properties
Per Zoning Standards for Setback and Heights



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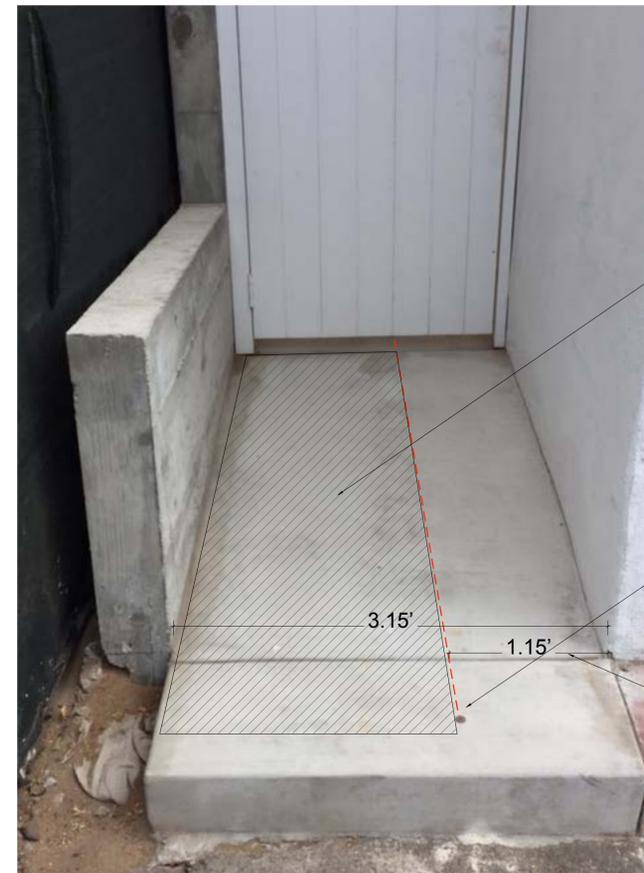
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Distance the roof eave and south wall of 2916 Ocean are from Property Line.



6" Concrete Wall at North side of 2' Easement.



2' Exclusive Use Permanent Easement for 2912 Ocean.

Property Line - 20.65'

Setback of 2912 Ocean from Property Line.

EASEMENT PHOTOS

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