



FRONT YARD WATER FEATURE - 130 41st STREET

POST-CONSTRUCTION ENCROACHMENT PERMIT APPLICATION SUBMITTAL



Lucas Goettsche, ARCHITECT
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ALL IDEAS, DESIGN ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND ARE THE PROPERTY OF LUCAS GOETTSCHE, AND HAVE BEEN CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT ON THIS SHEET. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF LUCAS GOETTSCHE, AND ARE PROTECTED BY U.S. COPYRIGHT LAW. ALL WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS CONTAINED HEREIN. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS FOR CONSTRUCTION. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS OR DISCREPANCIES IN THE DIMENSIONS AND CONDITIONS SHOWN IN THESE DRAWINGS.



ARCHITECT

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OWNER

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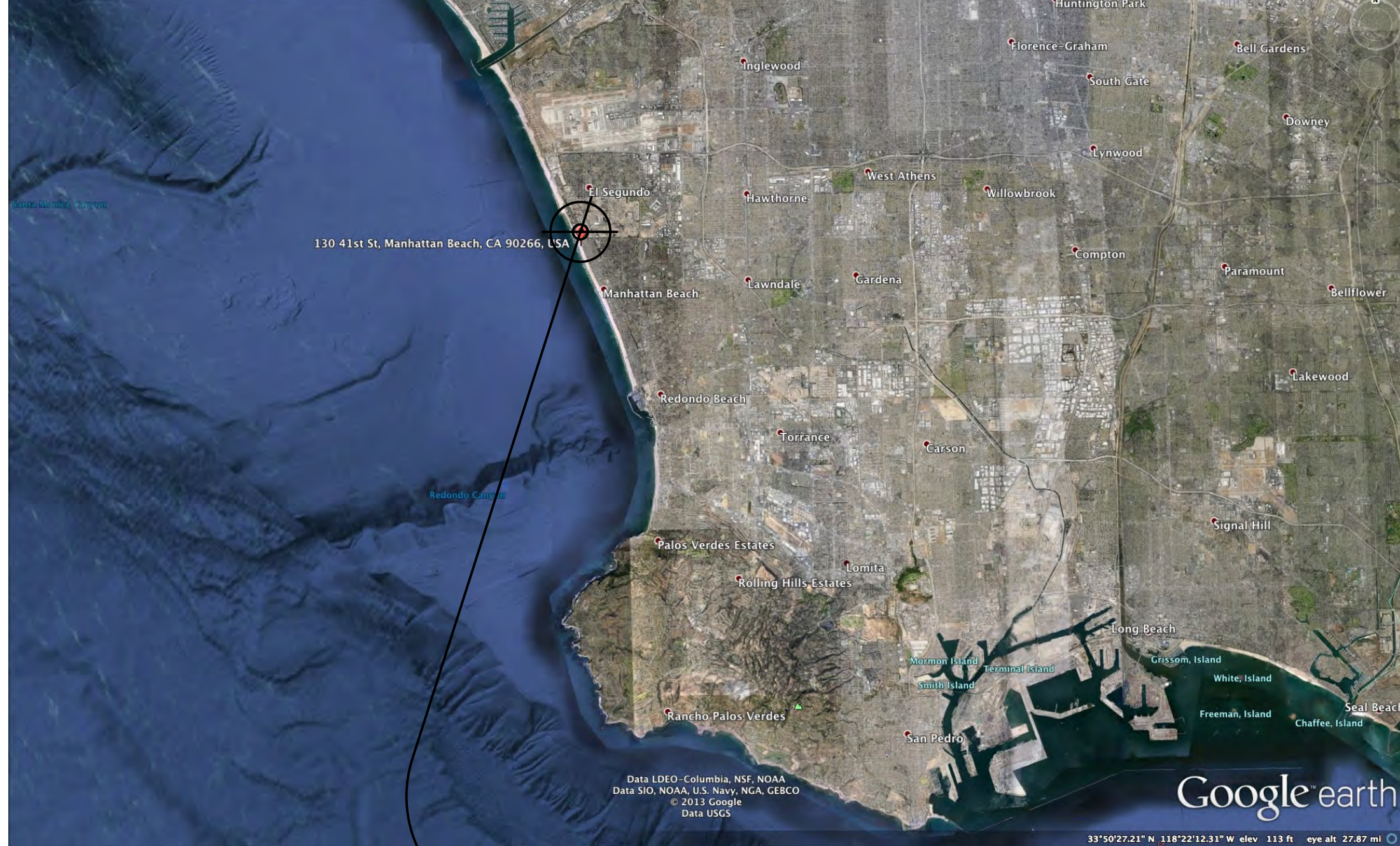
GEOTECHNICAL

STRUCTURAL

CIVIL

CONTRACTOR

VICINITY MAP



SUBJECT PROPERTY

PARCEL INFO

SEE SURVEY SHEET A1.00

PARCEL APN: 4137-009-015

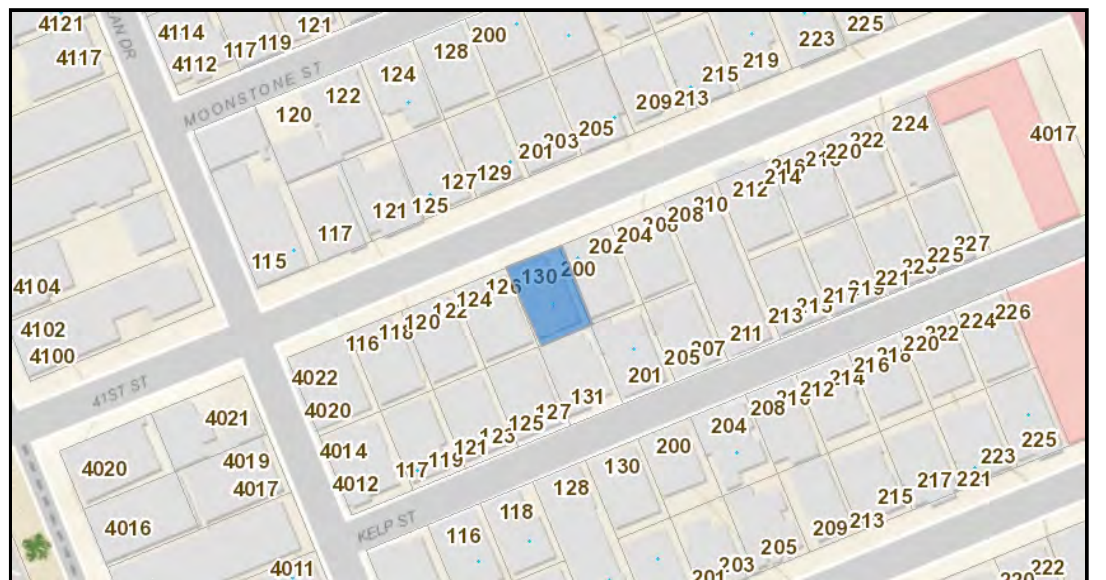
ZONING INFO

SEE PARCEL PROFILE REPORT THIS SHEET

PARCEL PROFILE REPORT

CITY OF MANHATTAN BEACH Parcel Report - 09/29/2013

APN 4137-009-015
Address 130 41ST ST
MANHATTAN BEACH CA 90266
Legal Description: TRACT NO 4103 NW 45 FT OF LOT 10

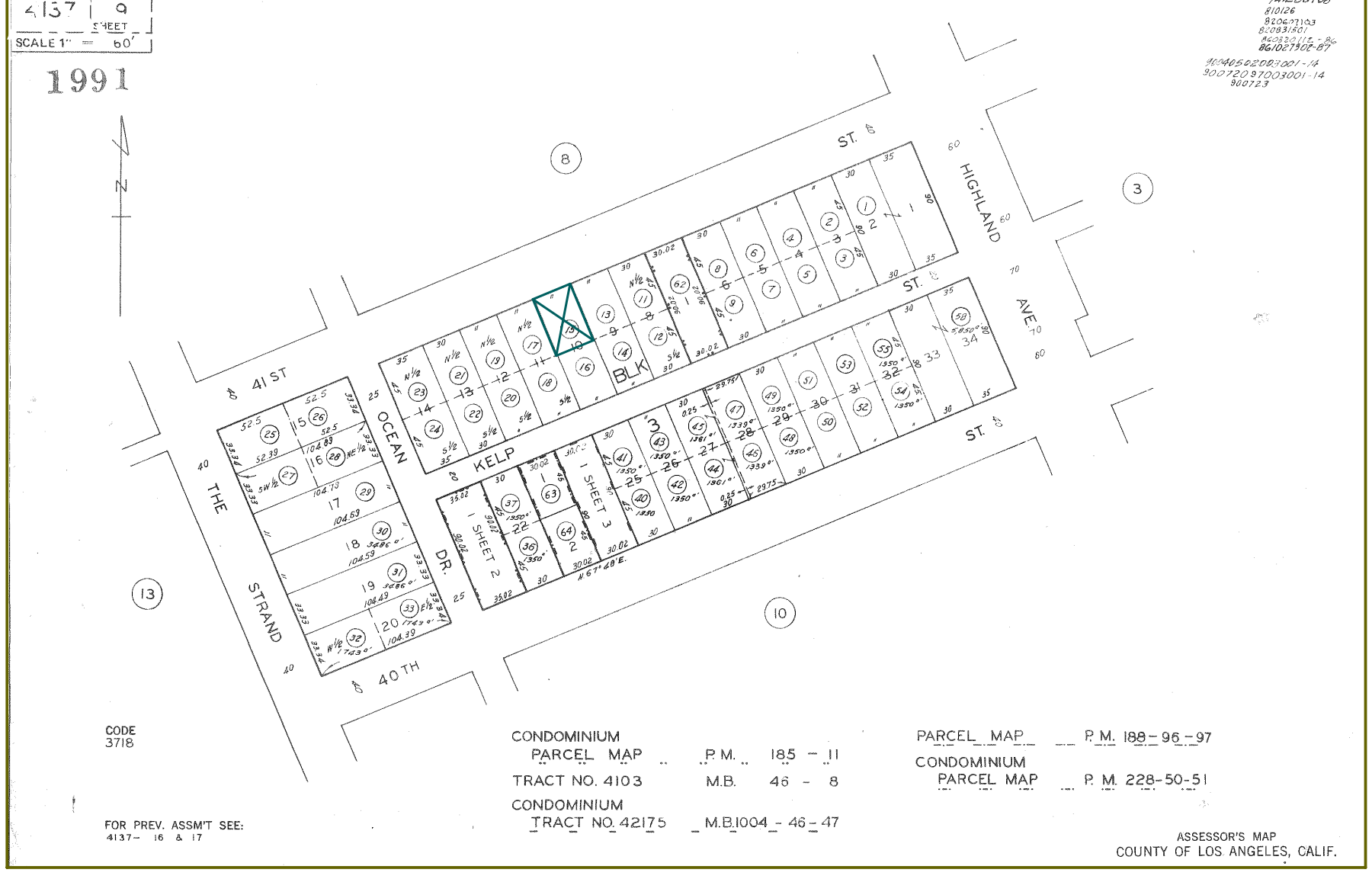


PLANNING & ZONING			
Zoning	RH	Max Units Per Lot	1
Area District	4	Front Setback	5
Coastal Zone Status	Appealable	Rear Setback	5
Max Bldg Floor Area	2288	Side Setback	3
Max Height	30	Corner Setback	1
Max Stories	3		

LA COUNTY ASSESSOR INFORMATION			
Year Built	1987	Building Sq Footage	1588
Bedrooms	4	Sale Price	345000
Bathrooms	4.0	Date Recorded	04/08/1987
Number of Stories		Improvement Value	\$297,156.00
Number of Units	2	Taxable Value	\$525,737.00
Lot Sq Footage	1346	Assessment Year	2011
Land Value	\$228,581.00		



DISCLAIMER: This map is a user-generated static output of the "Manhattan Beach Mapping" site and is for general reference only. The City of Manhattan Beach makes no representation or warranties of any kind with respect to the accuracy of the information furnished herein. Zoning information is for reference only and must be verified through the Community Development Department.



STANDARD NOTES

- Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section R303.1 or shall be provided with artificial light that is adequate to provide an average illumination of 6 foot-candles over the area of the room at a height of 30 inches above the floor level. (R303.1)
- Provide 70 inch high non-absorbent wall adjacent to shower and approved shatter-resistant materials for shower enclosure. (R306)
- Water heater must be strapped to wall (Sec. 507.3. LAPC)
- Heater shall be capable of maintaining a minimum room temperature of 68 degrees F at a point 3 ft. above the floor and 2 ft. from exterior walls in all habitable rooms at the design temperature. (R303.8)
- Smoke detectors shall be provided for all dwelling units intended for human occupancy, upon the owner's application for a permit for alterations, repairs, or additions, exceeding one thousand dollars (\$1,000). (R314.6.2)
- Provide ultra low flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.
- The plumbing fixtures and plumbing fittings shall meet the standards noted below:
Water Closets = 1.28 gallons per flush max.
- Where a permit is required for alterations, repairs or additions exceeding one thousand dollars (\$1,000), existing dwellings or sleeping units that have attached garages or fuel-burning appliances shall be provided with a carbon monoxide alarm in accordance with Section R315.1. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained. (R315.2)
- Lots shall be graded to drain surface water away from foundation walls with a minimum fall of 6 inches within the first 10 feet (R401.3).
- Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. (R319)
- Protection of wood and wood based products from decay shall be provided in the locations specified per Section R317.1 by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPA U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWPA U1.
- Bathub and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a non-absorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor (R307.2).
- The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines-whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.
- An approved Seismic Gas Shutoff Valve or Excess Flow Shutoff will be installed on the fuel gas line on the down stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping. (Per Ordinance 170,156 and 180,670) (Includes Commercial additions and TI work over \$10,000.) A separate plumbing permit is required.
- Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R306.3)
- Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water and connected to an approved water supply (R306.4).
- Provide emergency exit door or window from all sleeping rooms. Net clear window opening area shall not be less than 5.7 sq. ft. (except at grade floor opening shall be min. 5.0 sq. ft.). Min. net window opening height dimension, 24" clear; min. net opening width dimension, 20" clear. Finished sill height max. 44" above floor. CRC R310.1

CONTENTS

ARCHITECTURAL	
ID	SHEET NAME
T1.00	TITLE SHEET
A1.00	SURVEY (SCALED)
A1.01	SURVEY (ENLARGED NTS)
A1.02	SURVEY (ROTATED NTS)
A1.03	SITE PLAN
A2.00	ORIGINAL CONSTRUCTION PLANS
A3.00	ELEVATIONS / LONGITUDINAL SECTION

PROJECT

FRONT YARD WATER FEATURE
130 41st Street
Manhattan Beach, CA.
90266

PARCEL APN:
4137-009-015

DRAWING LOG

NO.	DESCRIPTION
1	ENCROACHMENT SUBMITTAL

JOB NO.

004-13

DATE

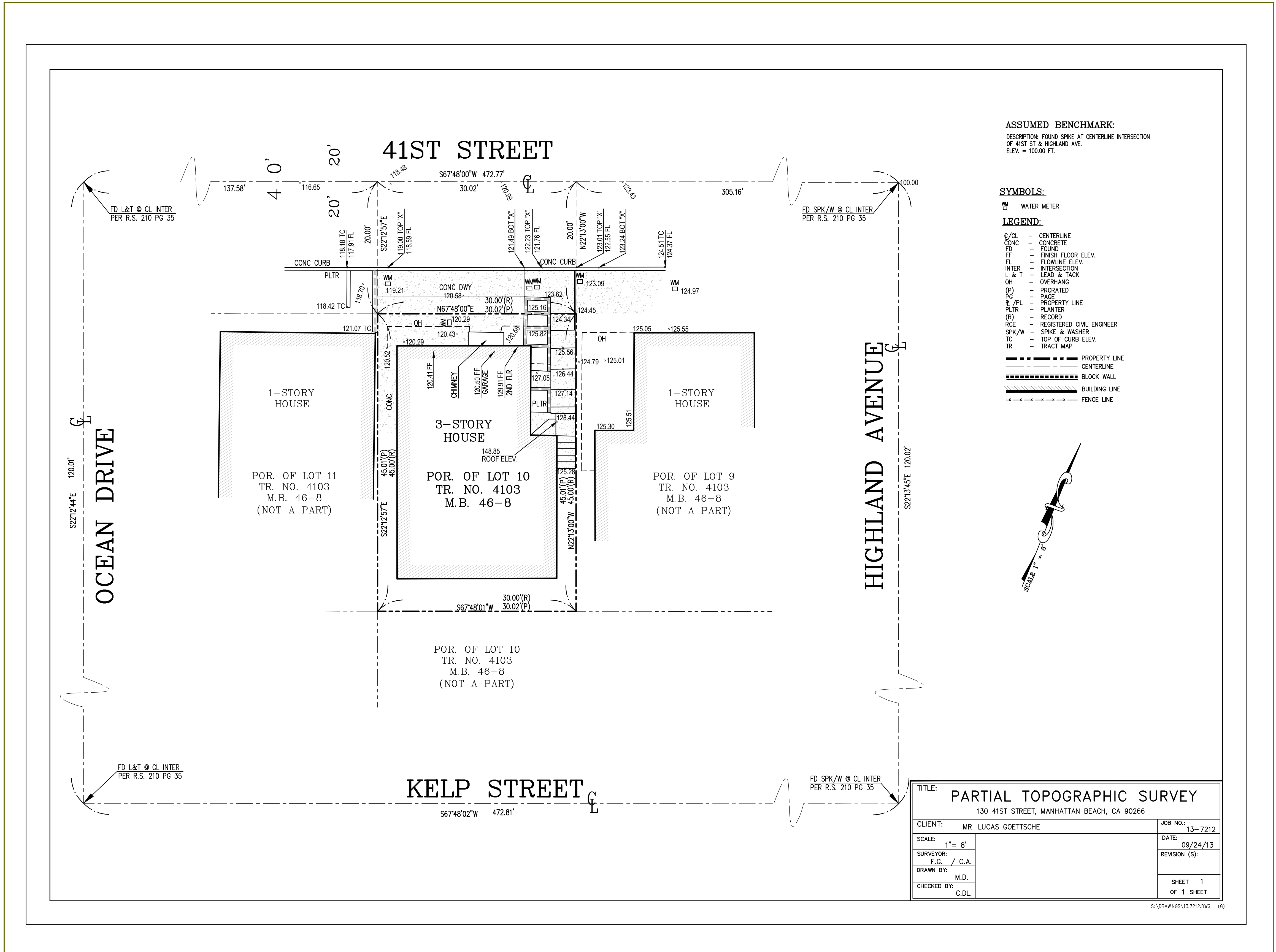
9/15/14

LAYOUT

TITLE SHEET

SHEET NO.

T1.00



ASSUMED BENCHMARK:
 DESCRIPTION: FOUND SPIKE AT CENTERLINE INTERSECTION
 OF 41ST ST & HIGHLAND AVE.
 ELEV. = 100.00 FT.

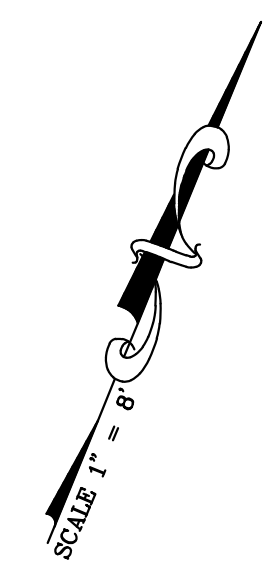
SYMBOLS:

WM WATER METER

LEGEND:

- S/CL - CENTERLINE
- CONC - CONCRETE
- FD - FOUND
- FF - FINISH FLOOR ELEV.
- FL - FLOWLINE ELEV.
- INTER - INTERSECTION
- L & T - LEAD & TACK
- OH - OVERHANG
- (P) - PRORATED
- PG - PAGE
- P/PL - PROPERTY LINE
- PLTR - PLANTER
- (R) - RECORD
- RCE - REGISTERED CIVIL ENGINEER
- SPK/W - SPIKE & WASHER
- TC - TOP OF CURB ELEV.
- TR - TRACT MAP

- PROPERTY LINE
- - - CENTERLINE
- ▬ BLOCK WALL
- ▬ BUILDING LINE
- - - FENCE LINE



TITLE: PARTIAL TOPOGRAPHIC SURVEY		
130 41ST STREET, MANHATTAN BEACH, CA 90266		
CLIENT: MR. LUCAS GOETTSCHE	JOB NO.: 13-7212	
SCALE: 1" = 8'	DATE: 09/24/13	
SURVEYOR: F.G. / C.A.	REVISION (S):	
DRAWN BY: M.D.		SHEET 1
CHECKED BY: C.D.L.		OF 1 SHEET



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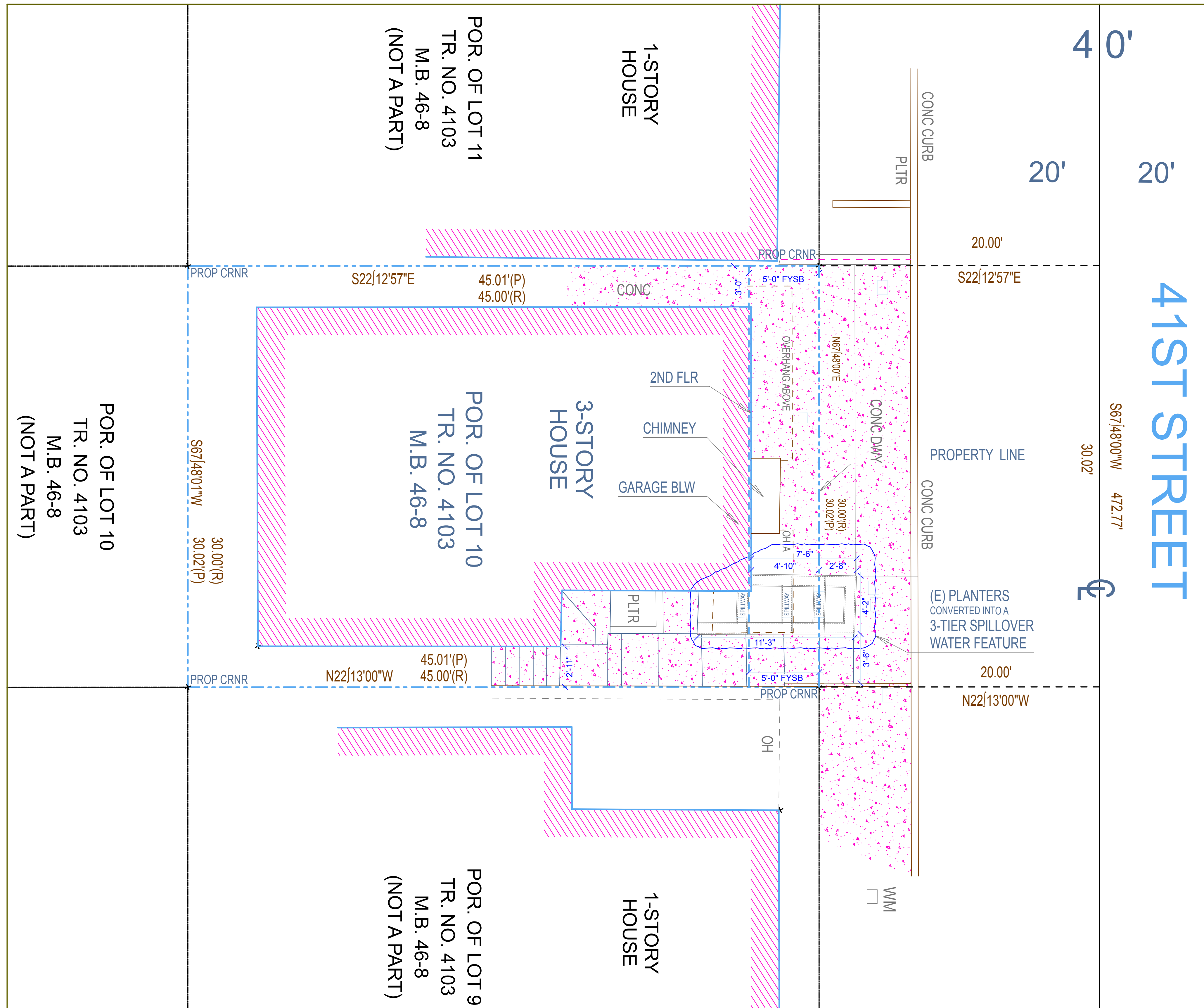
9/15/14

LAYOUT

SITE PLAN

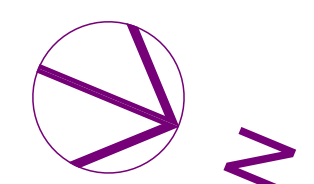
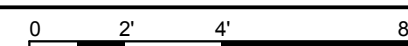
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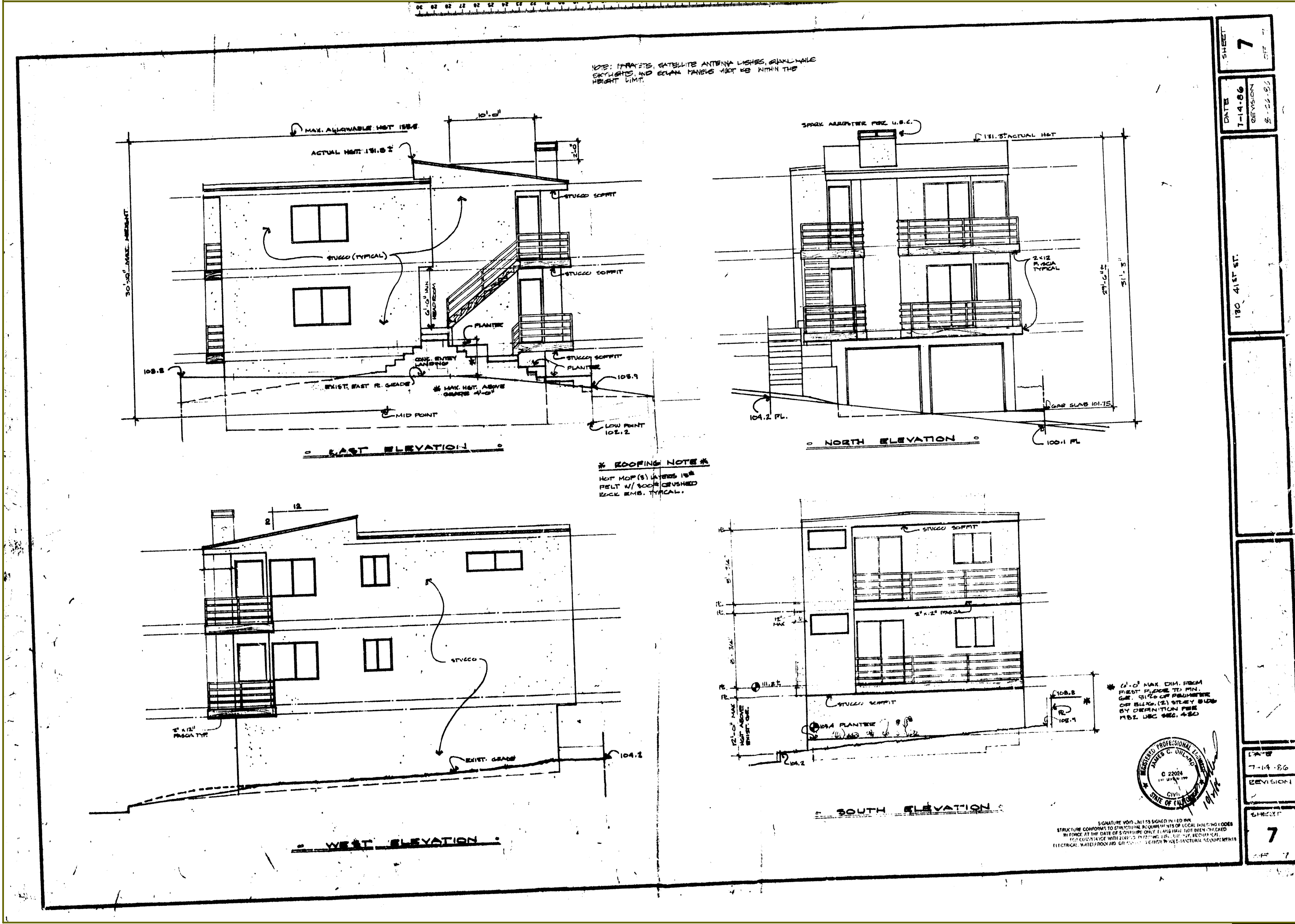
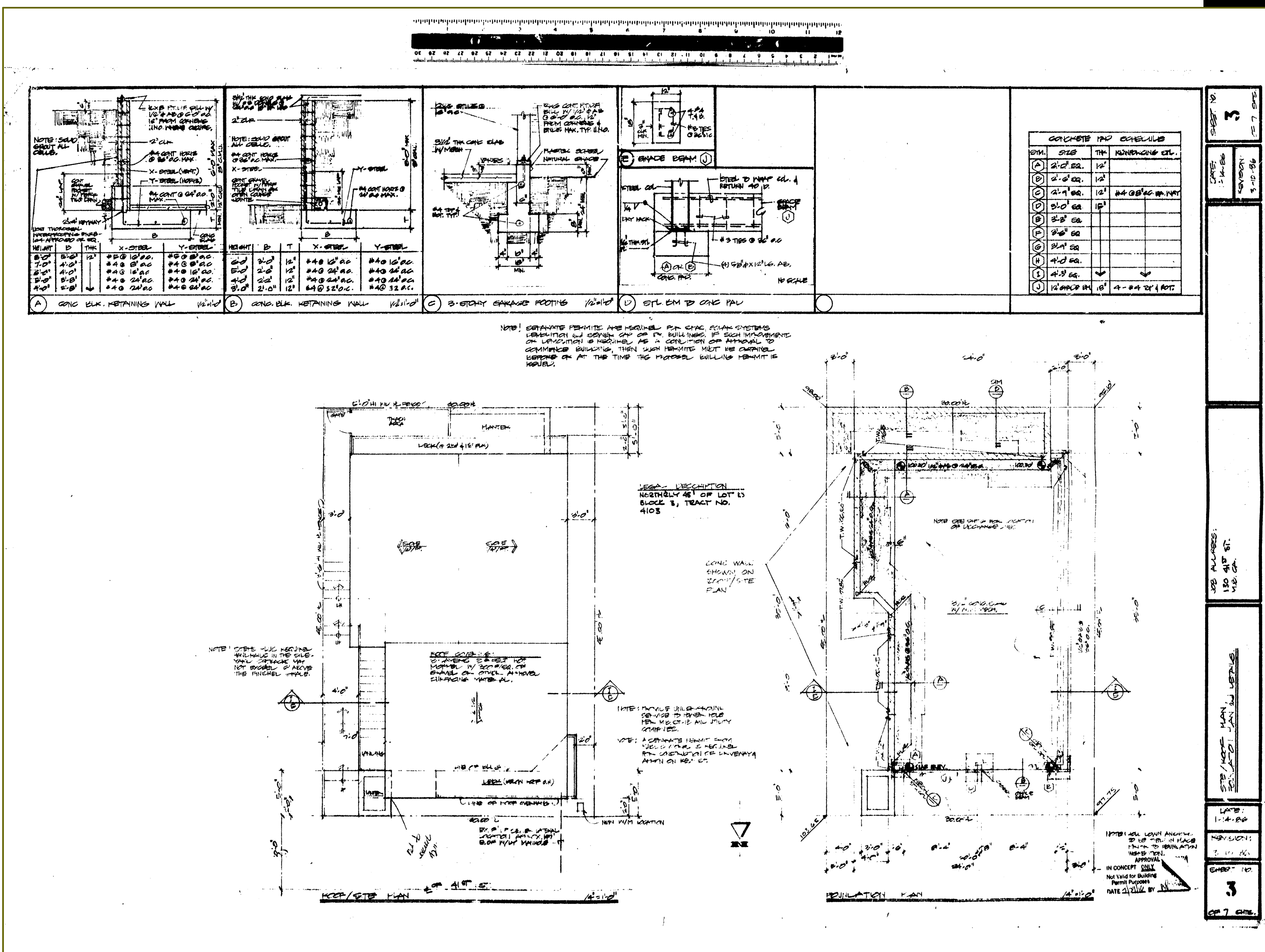
A1.03



1 SITE PLAN

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





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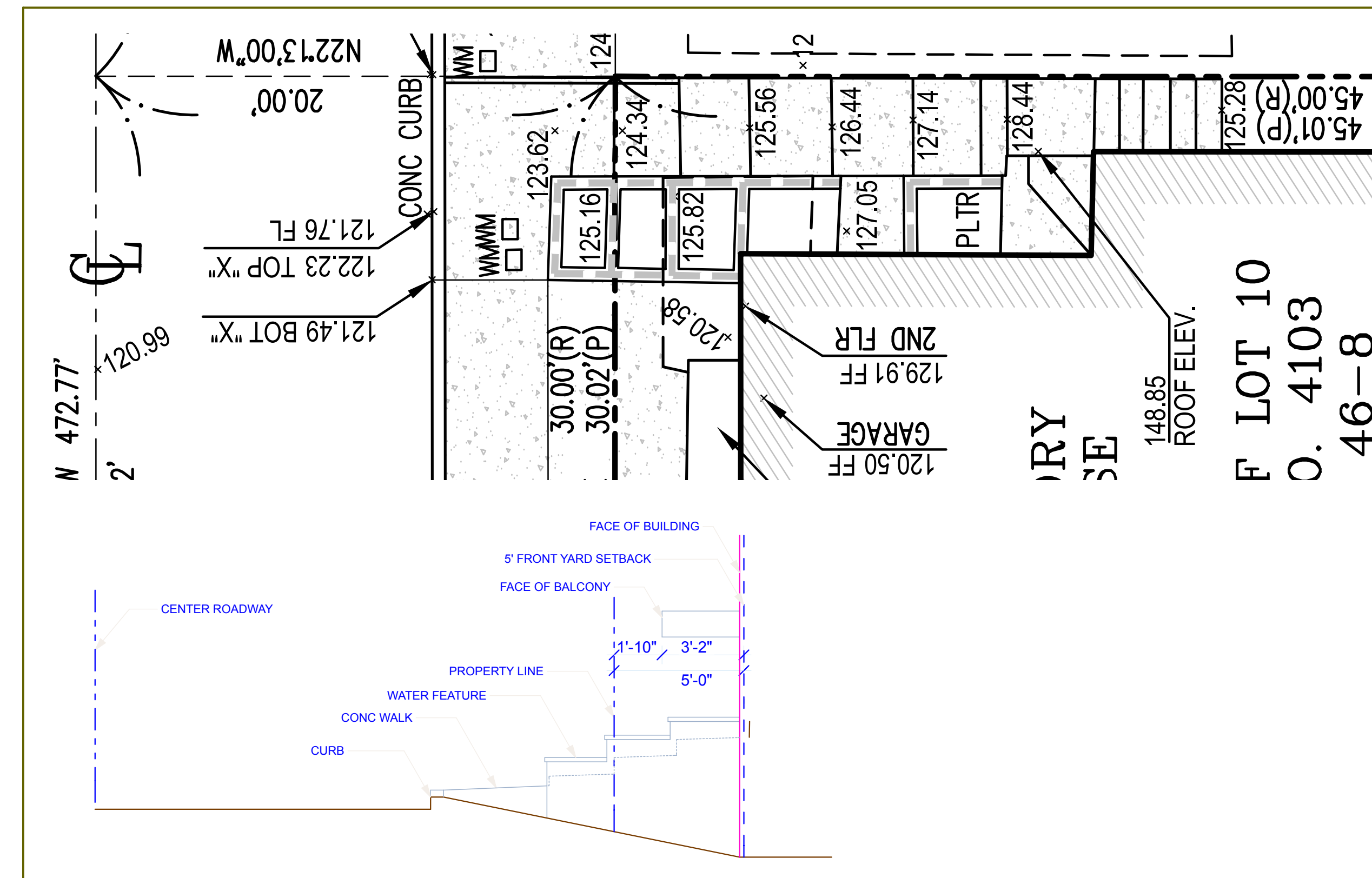
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LAYOUT

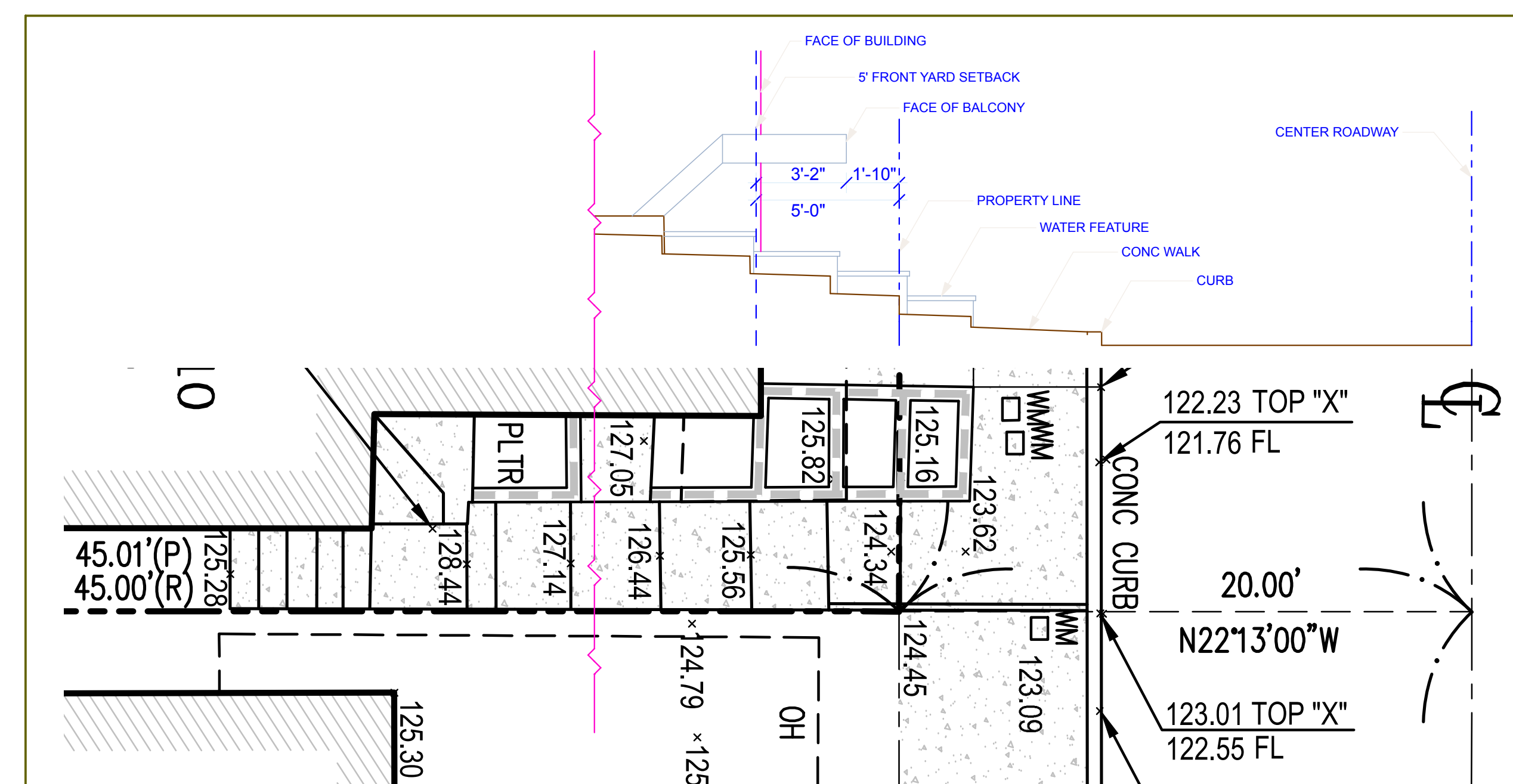
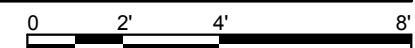
ORIGINAL CONSTRUCTION PLANS

SHEET NO.

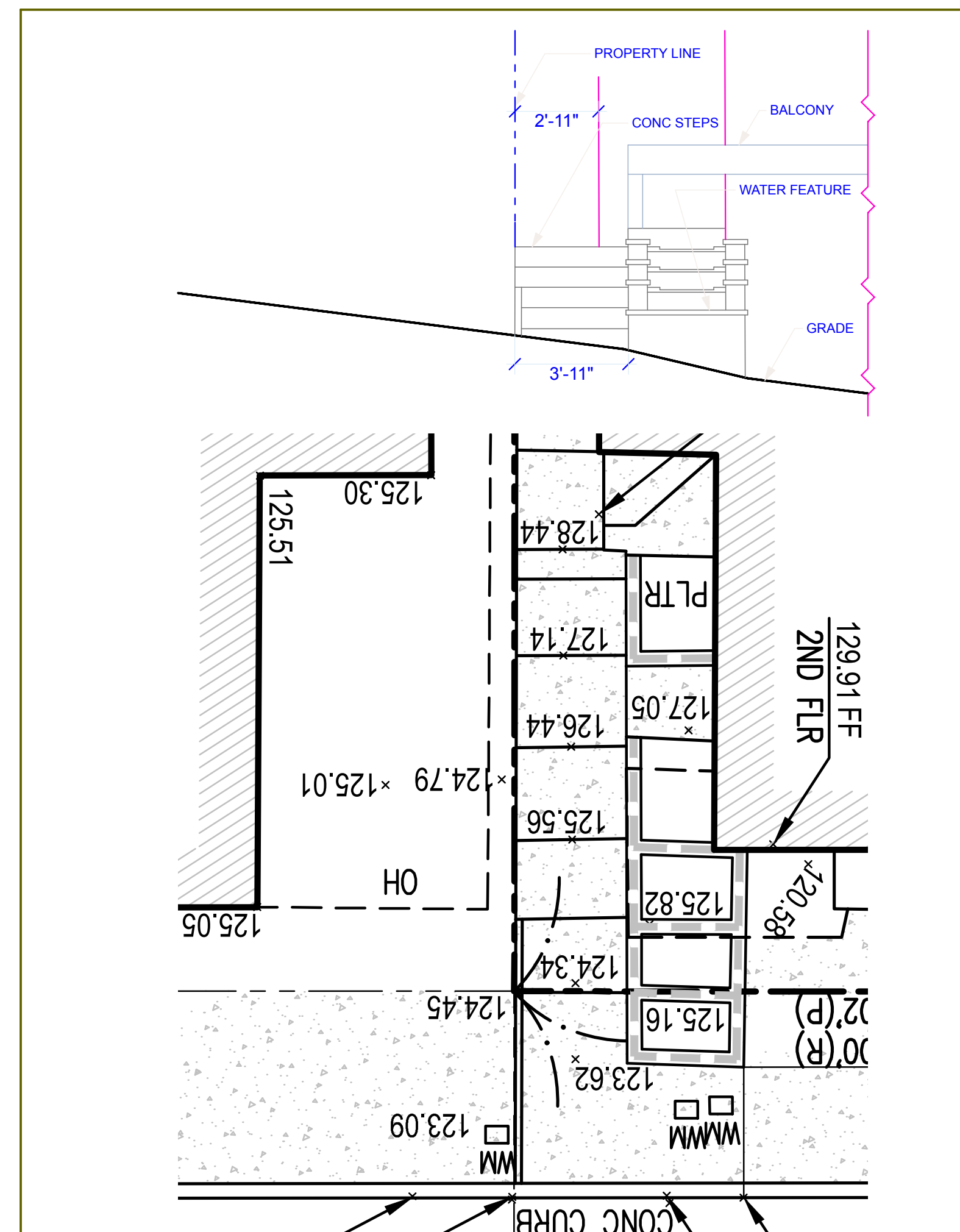
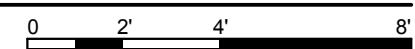
A2.00



3 WEST ELEVATION
 SCALE: 1/4" = 1'-0"



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



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

