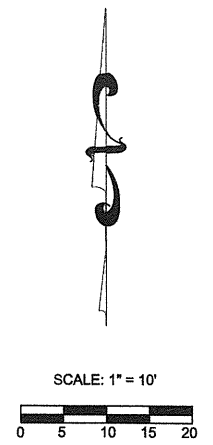


LEGEND

[Symbol]	EXISTING BUILDING
[Symbol]	CONCRETE
[Symbol]	BRICK
[Symbol]	WOOD DECK
[Symbol]	+106.78 EXISTING ELEVATION
[Symbol]	EXISTING CONTOUR
[Symbol]	EXISTING WALL
[Symbol]	EXISTING FENCE
[Symbol]	BCR BEGINNING OF CURB RETURN
[Symbol]	CL CENTERLINE
[Symbol]	ELY EASTERLY
[Symbol]	EM ELECTRIC METER
[Symbol]	FD FOUND
[Symbol]	FF FINISH FLOOR
[Symbol]	FH FIRE HYDRANT
[Symbol]	FL FLOW LINE
[Symbol]	GFF GARAGE FINISH FLOOR
[Symbol]	GM GAS METER
[Symbol]	GW GUY WIRE
[Symbol]	L&T LEAD AND TAG
[Symbol]	MH MANHOLE
[Symbol]	NLY NORTHERLY
[Symbol]	PC PROPERTY CORNER
[Symbol]	PL, P.L. PROPERTY LINE
[Symbol]	PP POWER POLE
[Symbol]	S&W SPIKE AND WASHER
[Symbol]	Sly SOUTHERLY
[Symbol]	SPK SPIKE
[Symbol]	BSMH SANITARY SEWER MANHOLE
[Symbol]	STK STAKE
[Symbol]	STLT STREET LIGHT
[Symbol]	TC TOP OF CURB
[Symbol]	TW TOP OF WALL
[Symbol]	TX TOP OF DRIVEWAY APRON
[Symbol]	WLY WESTERLY
[Symbol]	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.



JOB ADDRESS
1114 22ND STREET
MANHATTAN BEACH, CA

LEGAL DESCRIPTION
PORTION OF LOTS 6 & 7, SECTION 19
TOWNSHIP 3 SOUTH, RANGE 14 WEST
APN 4166-020-028

SURVEY AND TOPOGRAPHY
FOR
STUDIO 9ONE2
930 MANHATTAN BEACH BOULEVARD
MANHATTAN BEACH, CA 90266
310-376-9171

DATE 2-10-14
REV

DRAWN BY: M.W. CHECKED BY: REV

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.

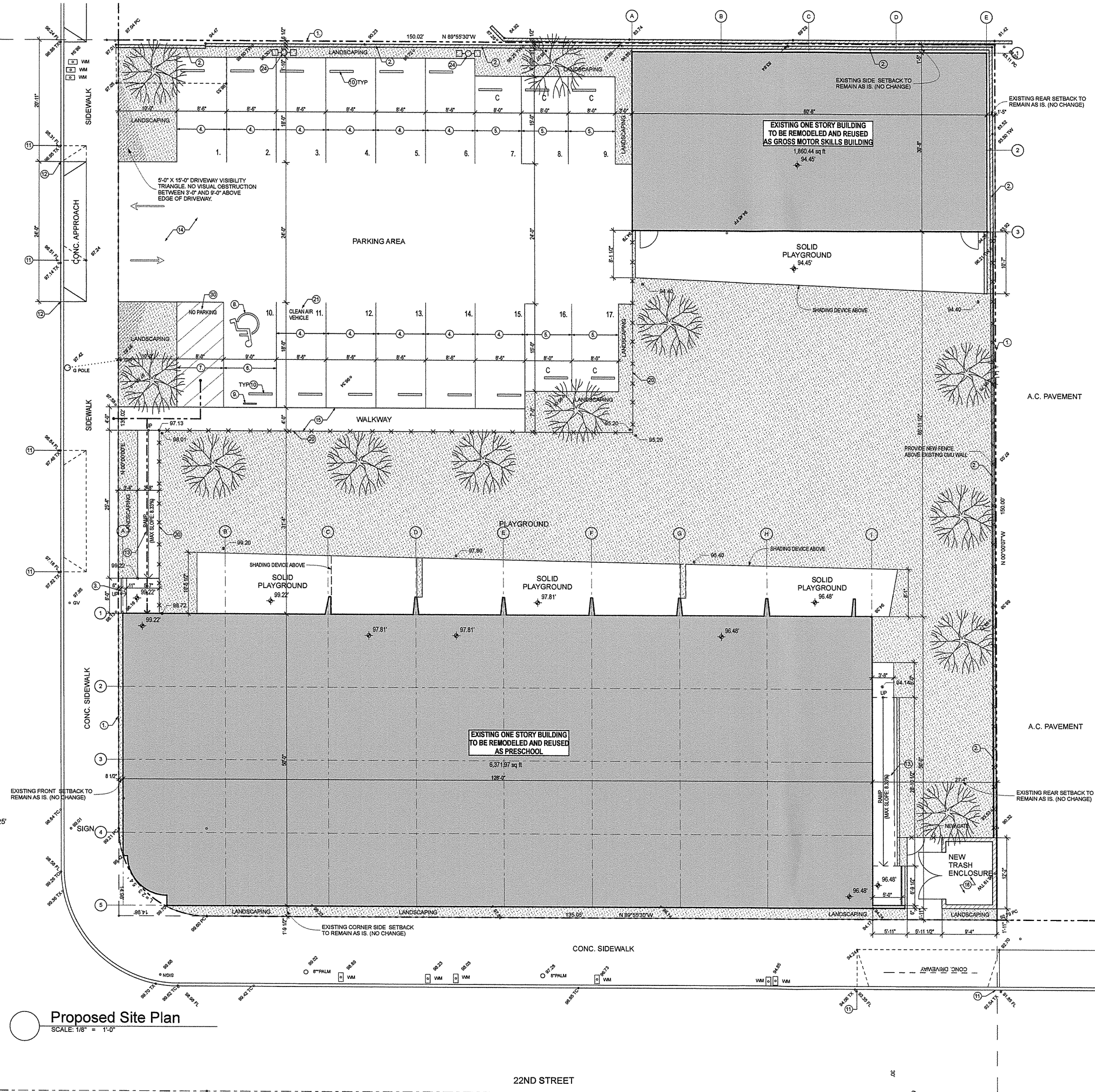
GARY J. ROEHL R.C.E. 30826

DENN ENGINEERS

JOB NO. 14-059
SHEET 1
OF 1

3914 DEL AMO BLVD, SUITE 921 * TORRANCE, CA 90503 * (310) 542-9433

NOTE:
A TITLE POLICY WAS NOT PROVIDED TO DENN ENGINEERS AT THE TIME OF THIS SURVEY. THEREFORE, DENN ENGINEERS DOES NOT GUARANTEE THE LEGAL DESCRIPTION OF THIS PROPERTY SURVEYED NOR DOES IT REFLECT OR DELINEATE ANY EASEMENTS THAT MAY BE ON SAID PROPERTY.



SITE PLAN NOTES:

1. PROPERTY LINE
2. EXISTING CMU WALLS TO REMAIN PROVIDE NEW METAL FENCE ON TOP OF EXISTING CMU WALLS AS SHOWN. FENCE HEIGHT: 6'-0" FROM FINISHED GRADE.
3. STAIRWAY SEE STAIR SECTIONS @ SHEET A-5.0 - A-5.2 FOR REQUIRED RISE, RUN AND CLEARANCES. SEE DETAIL 9/A-7.0 PER SECT. 1003.3.3, C.B.C.
4. STANDARD PARKING STALL 8'-0" WIDE 18'-0" DEEP STALLS WITH 20'-0" WIDE AISLE. 7'-0" MIN. HEADROOM CLEARANCE PROVIDE PARKING STALL STRIPING IN 4" WHITE PAINT WITH PARTICULATE MATTER IN PAINT FOR NON-SLIP FINISH
5. COMPACT PARKING STALL 8'-0" WIDE 12'-0" DEEP TANDUM STALLS. 7'-0" MIN. HEADROOM CLEARANCE PROVIDE PARKING STALL STRIPING IN 4" WHITE PAINT WITH PARTICULATE MATTER IN PAINT FOR NON-SLIP FINISH
6. VAN ACCESSIBLE H. C. PARKING STALL 9'-0" WIDE 18'-0" PARKING STALL 8'-2" MIN. HEADROOM CLEARANCE PROVIDE PARKING STALL STRIPING IN 4" BLUE PAINT WITH PARTICULATE MATTER IN PAINT FOR NON-SLIP FINISH SEE DETAIL: 12/A-8.3 SEE ACCESSIBILITY NOTES @ SHEET A-8.0 - A-8.2 FOR SIZE, STRIPING AND SIGNAGE REQUIREMENTS.
7. UNLOADING AREA FOR VAN ACCESSIBLE PARKING STRIPES AT 30" MAX. ON CENTER PAINTED A COLOR CONTRASTING WITH THE PARKING SURFACE, PREFERABLY BLUE OR WHITE. PROVIDE WORDS "NO PARKING" IN 12" HIGH WHITE LETTERS IN SPACE. SEE DETAIL: 12/A-8.3 SEE ACCESSIBILITY NOTES @ SHEET A-8.0 - A-8.2 FOR OTHER RECMNTS.
8. INTERNATIONAL ACCESSIBILITY SYMBOL ON PAVEMENT (FIG. 11A-11) SEE ACCESSIBILITY NOTES @ A-8.0 - A-8.2 & SEE 11/A-8.3 FOR DETAILS
9. ACCESSIBILITY SIGN 70 SQ. INCH ACCESSIBILITY SIGN PER SEC. 11298.4 SEE: A-8.0 - A-8.2, ALSO SEE: DETAIL 8/A-8.3
10. WHEEL STOP IN EACH PARKING AREA, A BUMPER OR CURB SHALL BE PROVIDED AND LOCATED TO PREVENT ENCROACHMENT OF CURBS OVER THE REQUIRED WIDTH OF WALKWAYS. (11298.3.3, FIG 11B-18A, 18B, & 18C) SEE: 4/A-7.3
11. EXISTING CURBCUT TO BE RELOCATED
12. NEW CURBCUT
13. NEW ADA RAMP SEE RAMP SECTIONS @ SHEET A-5.0 - A-5.2 FOR REQUIRED RISE, RUN AND CLEARANCES.
14. NEW CONCRETE DRIVEWAY MATERIAL: USE COLORED CONCRETE THROUGH OUT. MIN. 15% DECORATIVE DRIVEWAY MATERIAL IS REQUIRED. MAXIMUM ANGLE OF THE APPROACH SHALL BE 15%. RAMP BRAKEOVER MAXIMUM ANGLE SHALL BE 8" MAXIMUM ANGLE OF DEPARTURE SHALL BE 8" ONLY ONE DRIVEWAY ALLOWED PER RESIDENTIAL PROPERTY. DETAILS: SEE DRIVEWAY PROFILE
15. CONCRETE WALKWAY 4" CONCRETE SLAB COLOR: FINISH:
16. TRASH ENCLOSURE
17. ELECTRIC METERS MIN. 200 AMP SERVICE. WATERPROOF METAL CONTAINER (FLUSH MOUNT) PAINT TO MATCH ADJACENT WALL. ELECTRICIAN SHALL PROVIDE PANEL SCHEDULE AND LOAD CALCULATIONS REFER TO M. E. P. SHEETS PER ARTICLE 220, NEC
18. EXISTING GAS METER TO REMAIN VERIFY LOCATION WITH ARCHITECT AND SOUTHERN CALIFORNIA GAS CO. SEE DETAIL 1 & 2/A-7.3
19. EXISTING WATER METER TO REMAIN
20. NEW 6'-0" HIGH METAL FENCE
21. CLEAN AIR VEHICLE PARKING PAINT, IN THE PAINT USED FOR STALL STRIPING, THE FOLLOWING CHARACTERS SUCH THAT THE LOWER EDGE OF THE LAST WORD ALIGNS WITH THE END OF THE STALL STRIPING AND IS VISIBLE BENEATH THE PARKED VEHICLE: CLEAN AIR VEHICLE
22. FIRE SPRINKLER CHECK VALVE NOTE: UNDER SEPARATE PERMIT AND REVIEW BY FIRE DEPARTMENT
23. PEDESTRIAN PROTECTION DURING CONSTRUCTION COMPLY WITH CSC SECT. 3308 REGARDING PROTECTION OF PEDESTRIANS. SEE: DETAIL 6 & 7/A-7.3
24. NEW LIGHT POLE
25. SLUMP BASIN PROVIDE 3.0'X2.0'X3.0' DEEP RECTANGULAR BASIN WITH 30"X30" PARKWAY GRATE PROVIDE A 12"X12"X12" DEEP DRAINWELL WITH 3/4" ROCKS WRAPPED IN FILTER FABRIC UNDER BASIN FLOOR DRILL 1/4" DIAM. HOLES IN BASIN FLOOR OVER DRAINWELL.
26. OUTLET PIPES 4" DIAM. PVC OUTLET PIPE DIRECTED TO CURB DRAIN PER APWA STD PLAN 50-2, CASE 1 INLET, N-3. PIPES SHALL SCHEDULE 40 OR BETTER.
27. AREA DRAIN 6" Ø AREA DRAIN. DRAIN TO SLUMP VIA APPROVED DEVICE. SLOPE AREA AROUND DRAIN TOWARDS DRAIN @ 2% MIN.
28. CATCH BASIN PROVIDE 2.5'X2.5'X3.0' DEEP RECTANGULAR BASIN WITH 30"X30" PARKWAY GRATE PROVIDE A 12"X12"X12" DEEP DRAINWELL WITH 3/4" ROCKS WRAPPED IN FILTER FABRIC UNDER BASIN FLOOR DRILL 1/4" DIAM. HOLES IN BASIN FLOOR OVER DRAINWELL.
29. TRENCH DRAIN PROVIDE 5" WIDE TRENCH DRAIN WITH PARKWAY GRATE. SLOPE THE TRENCH DRAIN @ 2% MIN. TOWARDS OUTLET.
30. 12" HIGH LETTERS "NO PARKING" WHERE ACCESSIBLE PARKING SPACES ARE PROVIDED THE WORDS "NO PARKING" SHALL BE PAINTED ON THE GROUND WITHIN EACH 5-FOOT LOADING AND UNLOADING ACCESS AISLE. THIS NOTICE SHALL BE PAINTED IN WHITE LETTERS NOT LESS THAN 12 INCHES HIGH AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS. (11298.3.1, FIG 11B-18B)
31. DETECTABLE WARNINGS AT HAZARDOUS VEHICULAR AREA IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 30" WIDE, COMPLYING WITH SECT. 11218.3.1, ITEM 8(A) ONLY APPROVED DSA-AC DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES SHALL BE INSTALLED AS PROVIDED IN THE CALIFORNIA CODE OF REGULATIONS, T.04 PART 12, CHAPTERS 12-11A AND B, FOR BUILDING AND FACILITY ACCESS SPECIFICATIONS FOR PRODUCT APPROVAL, FOR DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES. PER 1133B.8.5.

FIRE DEPARTMENT NOTES:

1. BUILDING ADDRESS SHALL BE PROVIDED AT OR NEAR THE ENTRANCE OF THE BUILDING IN ACCORDANCE TO (CMC 57.09.11)
2. PARKING SPACES SHALL NOT OBSTRUCT REQUIRED EXITS (CMC 57.33)

CITY OF MANHATTAN BEACH BUILDING & SAFETY NOTES:

1. PRIOR TO DEMOLITION OF ANY ASBESTOS MATERIAL CAL-OSHA PERMIT SHALL BE OBTAINED.

NOTES:

THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OF POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VALTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL 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 SHUT-OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIDICLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170.158) INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER \$10,000) SEPARATE PLUMBING PERMIT REQUIRED.

PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR WATER CONSUMPTION.

A COPY OF EVALUATION REPORT AND / OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

LEGEND

- ACCESSIBLE PATH OF TRAVEL FROM PUBLIC RIGHT OF WAY TO ENTRY AND FROM ACCESSIBLE PARKING STALL TO ENTRY. SEE ADA NOTES AT SHEET A-8.0 - A-8.2
- TRAFFIC FLOW
- SITE DRAINAGE PATTERN SEE C-1 SHEET FOR DETAILS
- 90.34 EXISTING FINISHED GRADES TO REMAIN
- 328.30' 328.00' PROPOSED FINISHED GRADE / FLOOR
- PROPOSED NEW TREE SIZE: 24" BOX MIN. SEE LANDSCAPING NOTES FOR RECMNTS

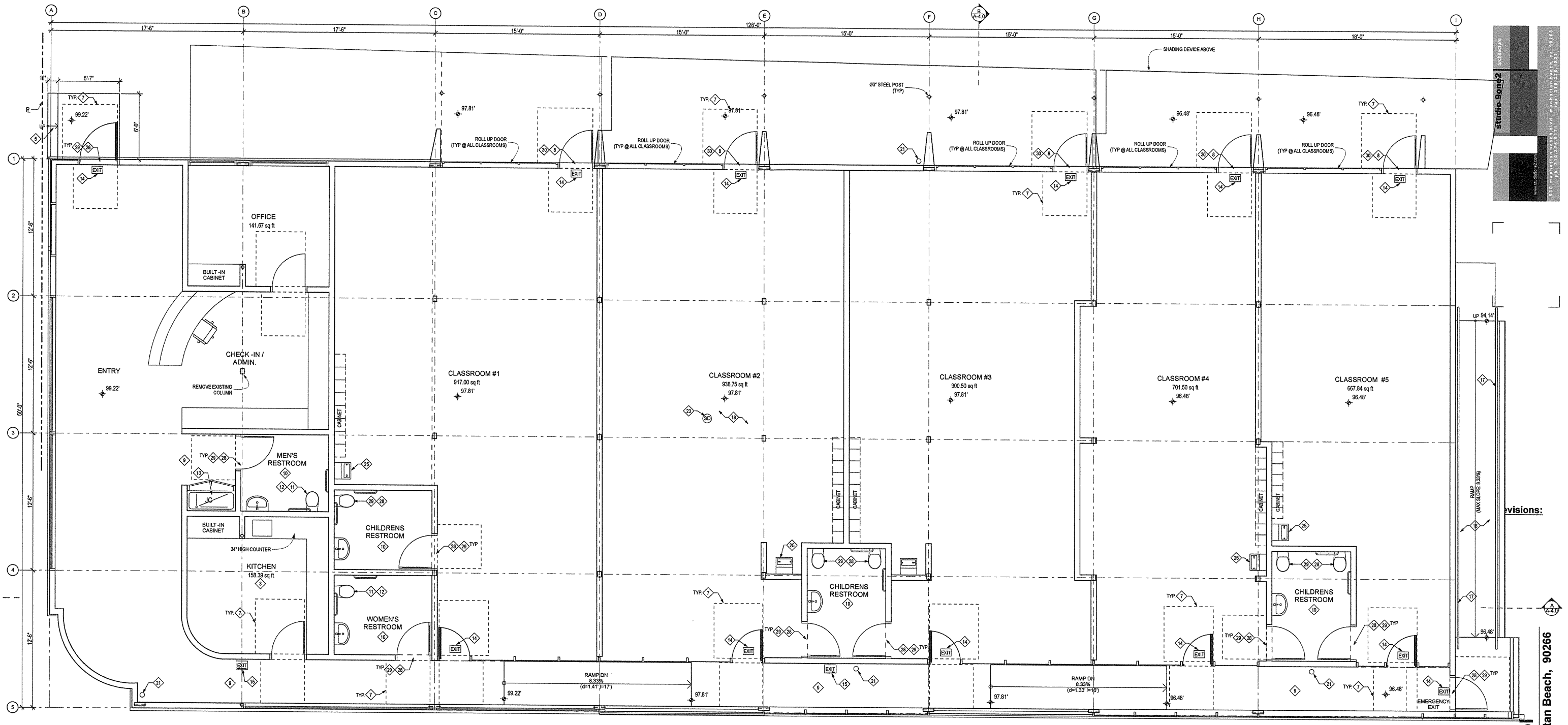


Revisions:

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Proposed Site Plan
 1114 22nd Street, Manhattan Beach, 90266

Proposed Site Plan
 Name of File: Planning Submittal



ARCHITECTURE
Studio 90012
 www.studio90012.com
 230 MARKET STREET, SUITE 200, MANHATTAN BEACH, CA 90266
 TEL: 714.372.1122

visions:

Chalk Preschool
 1114 22nd Street, Manhattan Beach, 90266

Ground Floor Plan
 SCALE: 1/4" = 1'-0"

- WALL LEGEND:**
- 2x6 EXTERIOR WALL, 1 HOUR RATED CONSTRUCTION
 - 5/8" TYPE "X" DRYWALL (1 HOUR) (INTERIOR)
 - 2x6 @ 16" O.C. STUDS
 - 1/2" PLYWOOD (WHERE OCCURS) AND PLASTER (EXT)
 - (SEE: DETAIL 2 / A-7.1)
 - 2x INTERIOR WALL, 1 HOUR RATED CONSTRUCTION
 - 5/8" TYPE "X" DRYWALL (1 HOUR) (INTERIOR)
 - 2x4 @ 16" O.C. STUDS
 - 5/8" TYPE "X" DRYWALL (1 HOUR) (INTERIOR)
 - (SEE: DETAIL 1 / A-7.1)
 - 8" CMU WALL, 1 HR RATED CONSTRUCTION
 - 5/8" TYPE "X" DRYWALL (INTERIOR)
 - 8" CMU WALL
 - DAMP PROOFING WHERE UNDERGROUND
 - 1/2" STEEL TROWEL STUCCO FINISH WHERE ABOVE GROUND (EXTERIOR)
 - (SEE: DETAIL 3 / A-7.1)
 - 2x6 EXTERIOR WALL, NON RATED CONSTRUCTION
 - 5/8" TYPE "X" DRYWALL (INTERIOR)
 - 2x6 @ 16" O.C. STUDS
 - 1/2" PLYWOOD (WHERE OCCURS) AND PLASTER (EXT)
 - (SEE: DETAIL 9 / A-7.1)
 - 2x INTERIOR WALL, NON RATED CONSTRUCTION
 - 5/8" TYPE "X" DRYWALL (INTERIOR)
 - 2x4 @ 16" O.C. STUDS
 - 5/8" TYPE "X" DRYWALL (INTERIOR)
 - (SEE: DETAIL 8 / A-7.1)

- FIRE DEPARTMENT NOTES:**
1. INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SEC. 802.
 2. ANY DECORATIONS SHALL BE NONCOMBUSTIBLE OR FLAME RETARDANT TREATED IN AN APPROVED MANNER, (CURTAINS, DRAPES, SHADES, HANGINGS, ETC.) CMC 57.22
 3. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR; ALSO DURING CONSTRUCTION. CMC 57.40
 4. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR.
 5. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON ADDRESS SIDE OF BUILDING. CMC 57.138
 6. MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED IN ACCORDANCE WITH SEC. 1006, IN ADDITION TO OTHER CODE REQUIREMENTS.
 7. AN APPROVED FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING.
- FIRE PROTECTION:**
1. ENTIRE BUILDING SHALL BE FULLY SPRINKLERED WITH NFPA SPRINKLER SYSTEM. SYSTEM SHALL COMPLY WITH CBC 903.3.1.1
 2. THIS BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION. (903.2.0)
 3. PROVIDE SPRINKLERS THROUGHOUT. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION. (1221A17)(6), (903.2.7)

- EGRESS NOTES:**
1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
 2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY NOT LESS THAN 5 FOOT CANDLES (5 LUX).
 3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION.
 4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
 5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 60 MIN. IN CASE OF PRIMARY POWER LOSS.
 6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF ANY KEY OR SPECIAL KNOWLEDGE OR EFFORT WITH 5 LB MAX FORCE TO OPEN.
 7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT MIN. 34" AND MAX. 48" ABOVE THE FINISHED FLOORS.
 8. ALL EGRESS DOORS MUST REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
 9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SEC. 1008 AND 1015, CSC.
 10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
 11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE.
 12. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
 - A. AISLES AND UNLOCKED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
 - B. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

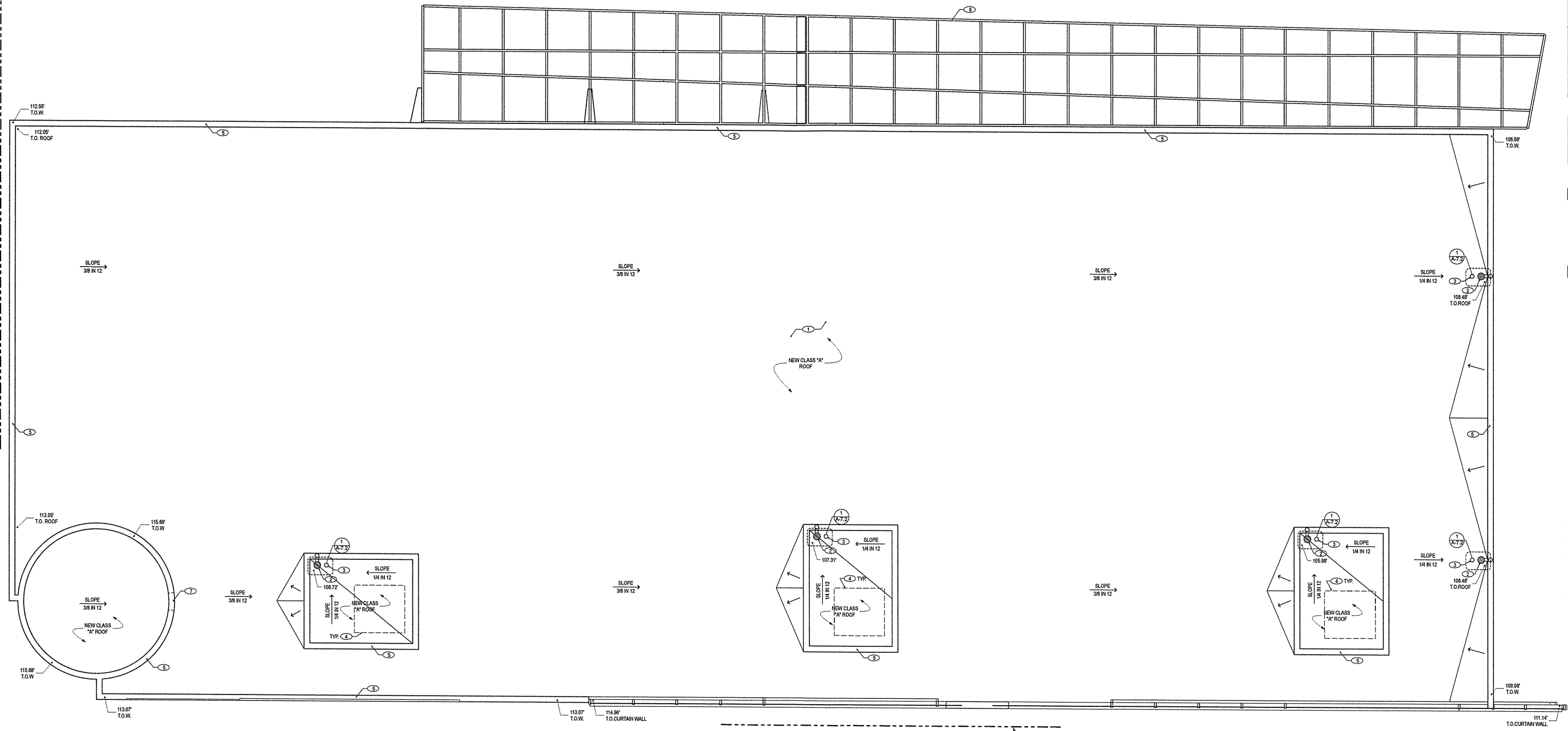
13. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MIN. AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SEC. 2702.
14. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT CANDLE (1 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM TO MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
15. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET. AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE 2010 CALIFORNIA ELECTRICAL CODE. SEE ALSO SEC. 1006 CSC.

OCCUPANCY LOAD CALCULATION FOR EGRESS:

ROOM NAME	FUNCTION OF SPACE	FLOOR AREA PER OCCUPANT	NET AREA OF SPACE	OCCUPANCY LOAD
CLASSROOM #1	DAYCARE	35 SF	917.00 SF	25.20 + 27
CLASSROOM #2	DAYCARE	35 SF	938.75 SF	25.82 + 27
CLASSROOM #3	DAYCARE	35 SF	900.50 SF	25.72 + 26
CLASSROOM #4	DAYCARE	35 SF	701.50 SF	20.04 + 21
CLASSROOM #5	DAYCARE	35 SF	667.84 SF	19.08 + 20
OFFICE	BUSINESS	100 SF	141.67 SF	1.41 + 2
KITCHEN	KITCHEN	200 SF	158.39 SF	0.79 + 1
TOTAL:				124

NOTE: PROVIDED WIDTH OF EXIT DOORS (2 X 36" WIDE DOORS FOR EACH CLASSROOM: 72" / CLASSROOM) PROVIDED WIDTH OF EGRESS PATHWAYS. A MIN. OF 3'-6" AT NARROWEST POINTS

Date: 06/01/2014
 Name of File: Planning Submittal



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

ROOF NOTES

1. **ROOF FINISH:**
REMOVE EXISTING ROOF FINISH AND PROVIDE NEW AS FOLLOWS.
MANUF: GACO WESTERN
MODEL: GACOFLEX URETHANE WATERPROOF MEMBRANE
COLOR: WHITE (COOL ROOF)
L.A.R.#: RR 25417
ICC-ES#: ESR 1284
SLOPE: 1/4" FT. MIN.
CLASS: A
INSTALL PER MANUF SPECS OR APPROVED EQUAL PER SECT. 1402, C.B.C
2. **ROOF DRAINS**
PROVIDE ROOF DRAINS AS SHOWN. SEE PLUMBING PLANS P-0.1 TO P-8.1 FOR DRAIN SIZES, DRAIN SPECIFICATIONS AND FOR DRAIN OUTLET. INSTALL PER MANUFACTURERS SPECIFICATION.
SEE DETAIL 1/A-7.2
NOTE: ROOF DRAINAGE DESIGN SHALL COMPLY WITH 2010 CBC CHAPTER 15 & CPC SEC. 1101.11
3. **OVERFLOW SCUPPER / DRAIN**
PROVIDE SEPARATE DRAIN LINE
OUTLET SHALL BE LOCATED 2" ABOVE LOW POINT OF ROOF. SEE PLUMBING PLANS P-0.1 TO P-8.1 FOR SIZES AND SPECIFICATIONS. INSTALL PER MANUFACTURERS SPECS. SEE DETAIL 1/A-7.2

4. **ROOF MOUNTED MECHANICAL EQUIPMENT**
UNDER SEPARATE PERMIT.
(SEE DEFERRED SUBMITTAL LIST ON T-1.0)
SEE MECHANICAL PLANS FOR LOCATION, CLEARANCES AND MOUNTING DETAILS.
SEE DETAIL FOR EQUIPMENT PLATFORM: 6/A-7.2
5. **ROOF FLASHING**
24 GA. ZINC FLASHING
AT ALL ROOF PENETRATION / CRICKET
SEE DETAIL: 4/A-7.0
6. **ALUMINUM SHADING DEVICE**
7. **FLOW THROUGH WALL**
PROVIDE 24 GA. ZINC FLASHING
8. **3" DIAM. CONCEALED PIPE (D.S.)**
SEPERATE PIPE REQUIRED FOR OVERFLOW.
9. **ROOF ACCESS LADDER**
MANUFACTURER: PRECISION LADDERS LLC
MODEL: FL-05
SEE DETAIL 5/A-7.3
USE THIS PRODUCT OR APPROVED EQUAL COMPLYING WITH 2010 CBC

FIRE DEPARTMENT NOTES:

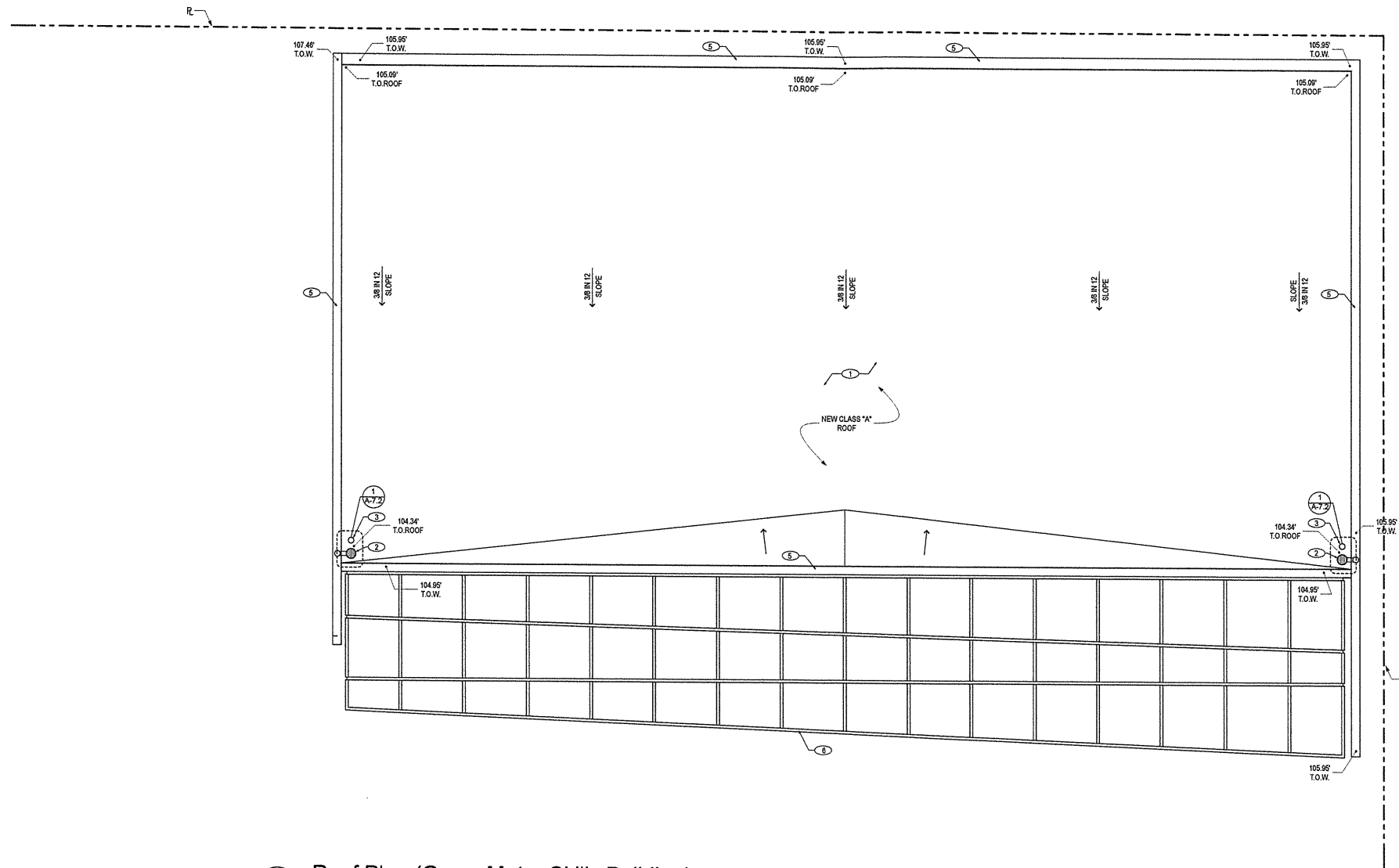
1. ROOF CONSTRUCTION SUCH AS TELEVISION ANTENNA GUY WIRES, SOLAR PANELS, AND RAZOR RIBBON SHALL NOT PREVENT FIRE DEPARTMENT FROM ACCESS OR EGRESS IN THE EVENT OF FIRE.
(CMC 57.12)
ALL SUCH CONSTRUCTION SHALL BE REVIEWED AND APPROVED BY CITY PLANNING, BUILDING AND FIRE DEPT'S PRIOR TO INSTALLATION
2. ROOF COVERING SHALL CONFORM TO THE BUILDING CODE.

Revisions:

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Roof Plan

Date: 06/01/2014
Name of File: Planning Submittal



Roof Plan (Gross Motor Skills Building)
 SCALE: 1/4" = 1'-0"

ROOF NOTES

- 1. **ROOF FINISH:**
 REMOVE EXISTING ROOF FINISH AND PROVIDE NEW AS FOLLOWS:
 MANUF: GACO WESTERN
 MODEL: GACOFLEX URETHANE WATERPROOF MEMBRANE
 COLOR: WHITE (COOL ROOF)
 LARR#: RR 25417
 ICC-ES#: ESR 1284
 SLOPE: 1/4" FT. MIN.
 CLASS: A
 INSTALL PER MANUF SPECS OR APPROVED EQUAL PER SECT. 1402, C.B.C.
- 2. **ROOF DRAINS**
 PROVIDE ROOF DRAINS AS SHOWN. SEE PLUMBING PLANS P-0.1 TO P-8.1 FOR DRAIN SIZES, DRAIN SPECIFICATIONS AND FOR DRAIN OUTLET. INSTALL PER MANUFACTURERS SPECIFICATION.
 SEE DETAIL 1 / A-7.2
 NOTE: ROOF DRAINAGE DESIGN SHALL COMPLY WITH 2010 CBC CHAPTER 15 & CPC SEC. 1101.11
- 3. **OVERFLOW SCUPPER / DRAIN**
 PROVIDE SEPARATE DRAIN LINE OUTLET SHALL BE LOCATED 2' ABOVE LOW POINT OF ROOF. SEE PLUMBING PLANS P-0.1 TO P-8.1 FOR SIZES AND SPECIFICATIONS. INSTALL PER MANUFACTURERS SPECS. SEE DETAIL 1 / A-7.2

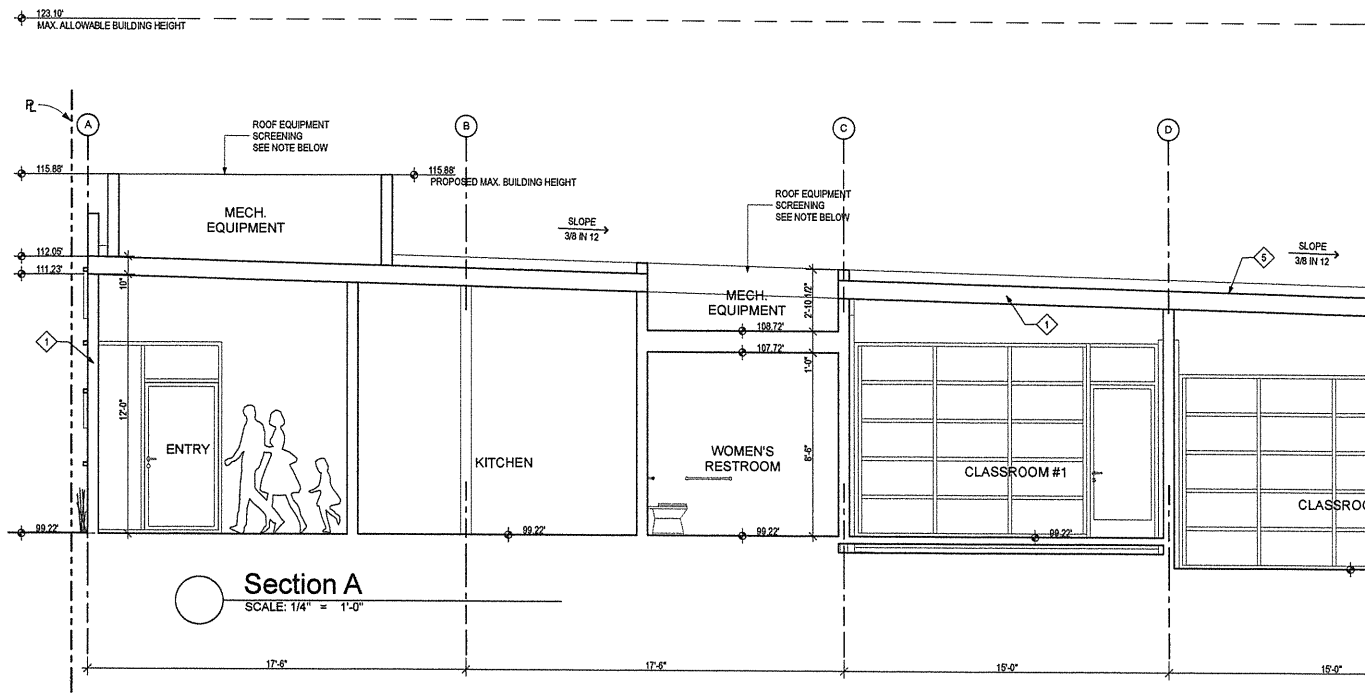
- 4. **ROOF MOUNTED MECHANICAL EQUIPMENT**
 UNDER SEPARATE PERMIT.
 (SEE DEFERRED SUBMITTAL LIST ON T-1.0)
 SEE MECHANICAL PLANS FOR LOCATION, CLEARANCES AND MOUNTING DETAILS. SEE DETAIL FOR EQUIPMENT PLATFORM: 6 / A-7.2
- 5. **ROOF FLASHING**
 24 GA. ZINC FLASHING
 AT ALL ROOF PENETRATION / CRICKET
 SEE DETAIL: 4 / A-7.0
- 6. **ALUMINUM SHADING DEVICE**
- 7. **FLOW THROUGH WALL**
 PROVIDE 24 GA. ZINC FLASHING
- 8. **3" DIAM. CONCEALED PIPE (D.S.)**
 SEPERATE PIPE REQUIRED FOR OVERFLOW.
- 9. **ROOF ACCESS LADDER**
 MANUFACTURER: PRECISION LADDERS LLC
 MODEL: FL-05
 SEE DETAIL 5 / A-7.3
 USE THIS PRODUCT OR APPROVED EQUAL COMPLYING WITH 2010 CBC

FIRE DEPARTMENT NOTES:

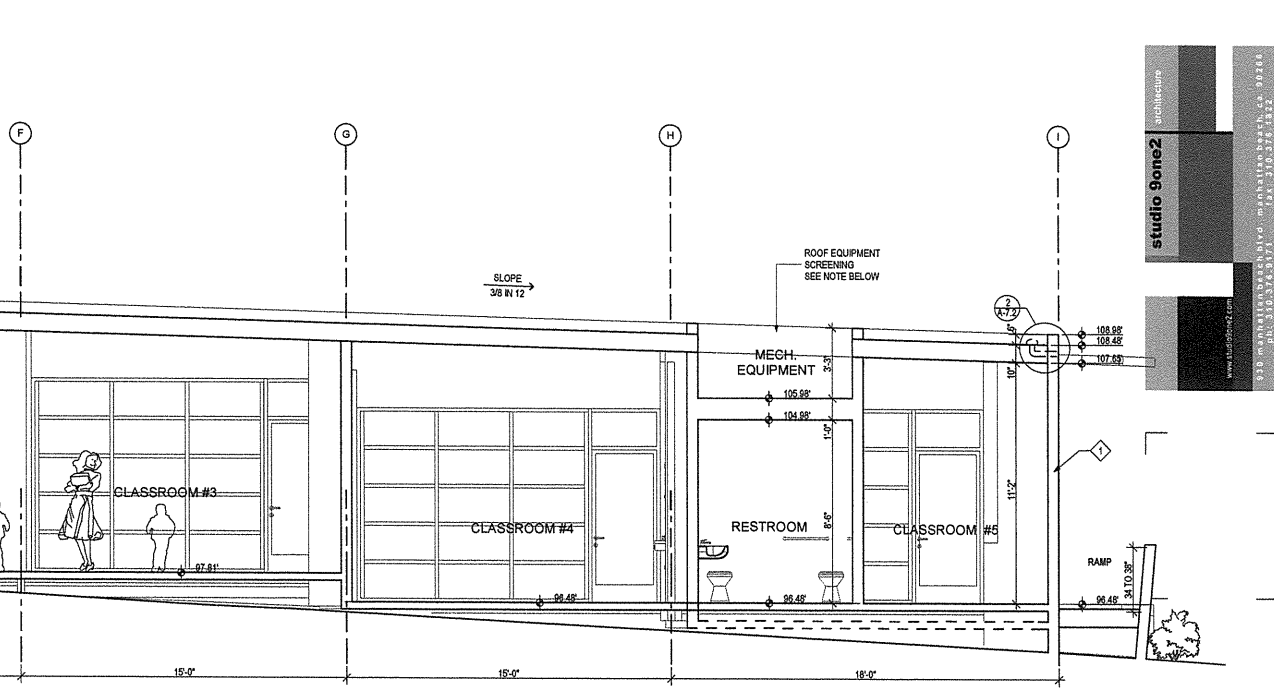
- 1. ROOF CONSTRUCTION SUCH AS TELEVISION ANTENNA GUY WIRES, SOLAR PANELS, AND RAZOR RIBBON SHALL NOT PREVENT FIRE DEPARTMENT FROM ACCESS OR EGRESS IN THE EVENT OF FIRE.
 (CMC 57.12)
 ALL SUCH CONSTRUCTION SHALL BE REVIEWED AND APPROVED BY CITY PLANNING, BUILDING AND FIRE DEPT'S PRIOR TO INSTALLATION
- 2. ROOF COVERING SHALL CONFORM TO THE BUILDING CODE.

Revisions:

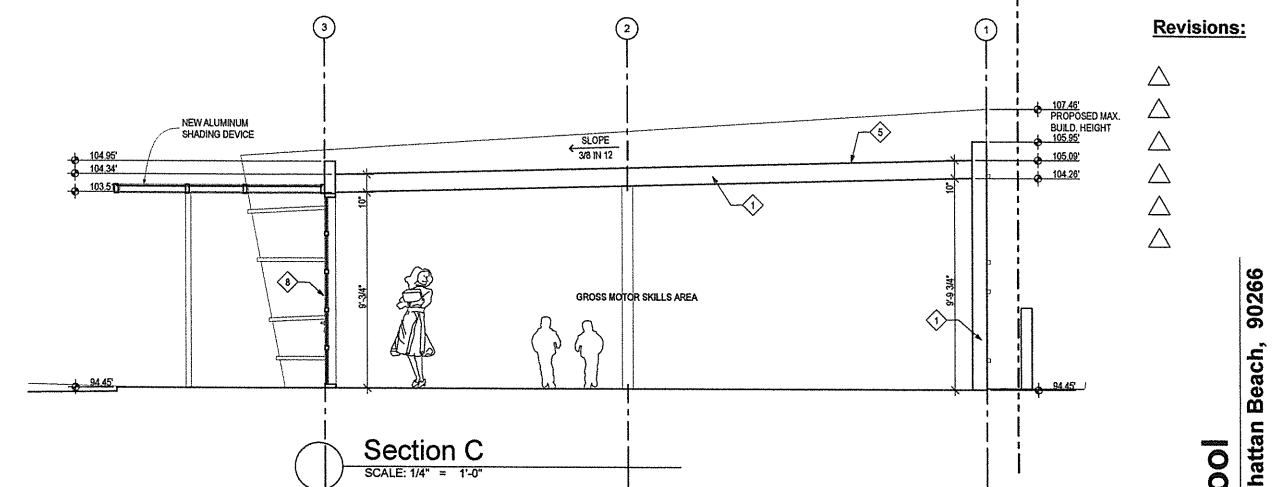
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Section A
SCALE: 1/4" = 1'-0"



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



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

MECHANICAL EQUIPMENT SCREENING NOTE:
MECHANICAL EQUIPMENT SCREENING IS SUBJECT OF DEFERRED SUBMITTAL. WHEN MECHANICAL EQUIPMENT IS ALREADY INSTALLED A FIELD INSPECTION BY PLANNING STAFF WILL BE HELD IN ORDER TO DETERMINE THE NEED OF VISUAL EQUIPMENT SCREENING. IF EQUIPMENT SCREENING IS REQUIRED BY THE PLANNING STAFF CONSULT WITH ARCHITECT PRIOR TO INSTALLATION; USE SQUARE-EDGED SHEET METAL SCREEN.

- LEGEND:**
- 1 HOUR RATED EXTERIOR CONSTRUCTION (EXTERIOR WALLS, FLOORS AND ROOFS) (SEE: DETAIL 2/A-7.1, 4/A-7.1 & 5/A-7.1)
 - 2X INTERIOR WALL, 1 HOUR RATED CONSTRUCTION - 5/8" TYPE "X" DRYWALL (1 HOUR) (INTERIOR) - 2x4 @ 16" O.C. STUDS (SEE: DETAIL 1/A-7.1)
 - 8" CMU WALL, 1 HR. RATED CONSTRUCTION - 5/8" TYPE "X" DRYWALL (INTERIOR) - 8" CMU WALL - DAMPROOFING WHERE UNDERGROUND - 1/2" STEEL TROWEL STUCCO FINISH WHERE ABOVE GROUND (EXTERIOR) (SEE: DETAIL 3/A-7.1)
 - NON RATED EXTERIOR CONSTRUCTION (EXTERIOR WALLS, FLOORS AND ROOFS) (SEE: DETAILS AS INDICATED ON PLAN)
 - 2X INTERIOR WALL, NON RATED CONSTRUCTION - 5/8" TYPE "X" DRYWALL (INTERIOR) - 2x4 @ 16" O.C. STUDS - 5/8" TYPE "X" DRYWALL (INTERIOR) (SEE: DETAIL 8/A-7.1)

- CONSTRUCTION NOTES:**
- PENETRATIONS**
1. PENETRATIONS IN WALLS REQUIRING PROTECTED OPENINGS MUST BE FIRE-STOPPED WITH AN APPROVED MATERIAL IN ACCORDANCE WITH CBC SECTION 713.3.1. SPACE BETWEEN PENETRATING MATERIALS (DESCRIBED BELOW) MUST BE DESIGNED TO PREVENT THE MOVEMENT OF HOT FLAME OR GASSES.
 - A. STEEL, COPPER OR FERROUS PIPES OR CONDUITS MAY PENETRATE CONCRETE OR MASONRY WALLS WHERE THE PENETRATING ITEM IS A MAXIMUM 6-INCH DIAMETER AND THE AREA OF THE OPENING THROUGH THE WALL DOES NOT EXCEED 144 SQUARE INCHES.
 - B. MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR FIRE-RESISTANCE RATED WALL AND PARTITIONS BY STEEL ELECTRICAL OUTLET BOXES NOT EXCEEDING 16 SQUARE INCHES ARE PERMITTED PROVIDING OPENINGS DO NOT EXCEED 100 SQUARE INCHES FOR ANY 100 SQUARE FEET OF WALL AREA. OUTLET BOXES ON OPPOSITE SIDES OF WALLS OR PARTITIONS MUST BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES.
 - C. WHERE WALLS ARE PENETRATED BY OTHER MATERIALS OR WHERE LARGER OPENINGS ARE REQUIRED THAN PERMITTED IN (B) ABOVE, THEY MUST BE QUALIFIED BY TESTS CONDUCTED IN ACCORDANCE WITH CBC SECTION 713.3.1.1
 2. OPENINGS THROUGH 1-HOUR FLOOR / CEILING ASSEMBLY SHALL BE PROTECTED BY 1-HOUR SHAFT ENCLOSURE. THE SHAFT ENCLOSURE SHALL BE CONSTRUCTED OF FIRE BARRIERS AND HORIZONTAL ASSEMBLIES PER CBC SECTION 708.

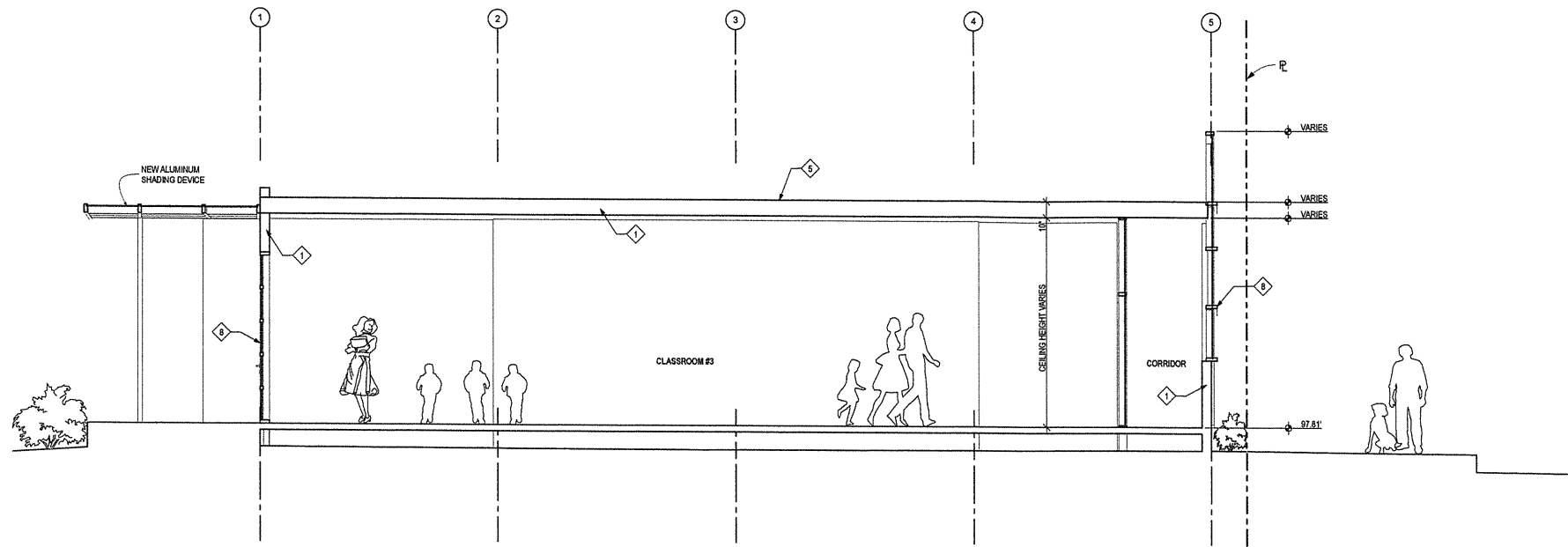
SECTION NOTES

1. INSULATION REQUIREMENTS
FOIL-BACKED BATT INSULATION
INSTALL PER MANUF. SPECS
PROVIDE:
ROOF / CEILING R-30
EXTERIOR WALL R-19
INTERIOR WALL (WHERE SPECIFIED) R-13
RAISED WD FLOOR N/A
FLR @ OVERHANGS N/A
SLAB EDGE INSUL. N/A
REFER TO MECHANICAL DRAWINGS
2. WATERPROOFING @ FOUNDATION WALL
MANUF: MAR-FLEX WATERPROOFING
MODEL: MAR-FLEX 5000' WITH GEO-MAT PLUS BARRIER
EXTERIOR FOUNDATION WATERPROOFING SYSTEM
ICC-ES# ESR-3062
PROVIDE 4" DIA. PERFORATED PIPE DRAIN WITH PERFORATIONS FACING DOWN AND OUT TO THE SIDE. SET PIPE IN 1 CUBIC FOOT OF FREE-DRAINING CLEAN CRUSHED ROCK PER LINEAL FOOT OF PIPE. THE ROCK SHOULD BE ENCAPSULATED IN A GEO-FABRIC (MARFLO 140NL OR EQUIVALENT) OF SUFFICIENT SIZE TO COMPLETELY ENCLOSED THE ROCK (SEE SOIL REPORT)
OUTLET DRAIN @ STREET THROUGH APPROVED NON-EROSIVE DEVICE, SEE CIVIL DRWGS.
INSTALL PER MANUF SPECS
3. DRAFT STOPS & FIRE BLOCKING
PROVIDE DRAFT STOPS AND OR FIRE BLOCKING IN ALL SEPARATION WALLS, FLOOR/CEILING ASSEMBLIES AND COMMON ATTIC SPACE (IF APPLICABLE) SO THAT NO ENCLOSED SPACE SHALL MEASURE MORE THAN 10'-0" IN ANY DIRECTION PER SECT 717, C.B.C.
4. GUARDRAIL (42" HIGH U.L.O.)
PROVIDE 42" HIGH GUARDS (1013) AT DECKS, LANDINGS, BALCONIES AND WALKWAYS WHERE THERE IS A VERTICAL DROP OF >30". TOP RAIL SHALL SUPPORT 50 LBS. PER LIN. FT. OPEN RAIL SHALL HAVE INTERMEDIATE RAILS, SO THAT A 4" DIA. SPHERE CANNOT PASS THRU. PER SECT. 1013 C.B.C. SEE 7 & 8 / A-7.0, 9 & 10 / A-7.3
5. ROOF FINISH
MANUF: GACO WESTERN
MODEL: GACOFLEX URETHANE WATERPROOF MEMBRANE
COLOR: WHITE (COOL ROOF)
LARRR: R/R 25417
ICC-ES#: ESR 1284
SLOPE: 1/4"/FT. MIN.
CLASS: A
INSTALL PER MANUF SPECS OR APPROVED EQUAL PER SECT. 1507, C.B.C.
6. FLOOR FRAMING
SEE STRUCTURAL DRAWINGS
7. ROOF / CEILING FRAMING
SEE STRUCTURAL DRAWINGS
8. STOREFRONT WINDOW SYSTEM
FRONT GLAZED STOREFRONT WINDOW SYSTEM. SEE WINDOW SCHEDULE
MILLION STYLE:
MILLION FINISH:
WINDOW COLOR:
9. STAIRWAY WIDTH
THE WIDTH OF STAIRWAYS SHALL BE DETERMINED AS SPECIFIED IN SEC. 1005.1 CBC, BUT SUCH WIDTH SHALL NOT BE LESS THAN 44". SEE SEC. 1007.3 CBC FOR ACCESSIBLE MEANS OF EGRESS STAIRWAYS. PER 1009.1 CBC
CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL BE A MINIMUM OF 1 1/2" PER 1012.7 CBC
PROJECTIONS INTO THE REQUIRED WIDTH OF STAIRWAYS AT EACH HANDRAIL SHALL NOT EXCEED 4 1/2" AT OR BELOW THE HANDRAIL HEIGHT. PROJECTIONS INTO THE REQUIRED WIDTH SHALL NOT BE LIMITED ABOVE THE MINIMUM HEADROOM HEIGHT REQUIRED IN SEC. 1009.2 CBC PER 1012.8 CBC
10. RISER HEIGHT AND TREAD DEPTH
STAIR RISER HEIGHTS SHALL BE 7" MAX. AND 4" MIN. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE LEADING EDGES OF ADJACENT TREADS. RECTANGULAR TREAD DEPTHS SHALL BE 11" MIN. MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREADS LEADING EDGE. WINDER TREADS SHALL HAVE A MIN. TREAD DEPTH OF 11" MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE AND A MIN. TREAD DEPTH OF 10" WITHIN THE CLEAR WIDTH OF THE STAIR.
PER 1009.4.2 CBC
STAIR TREADS AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST TREAD DEPTH SHALL NOT EXCEED 3/8" IN ANY FLIGHT OF STAIRS. THE GREATEST WINDER TREAD DEPTH AT THE WALKLINE WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
PER 1009.4.4, CBC
11. STAIR LANDINGS
THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH OF LANDINGS SHALL NOT BE LESS THAN THE WIDTH OF STAIRWAYS THEY SERVE. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION MEASURED IN THE DIRECTION OF TRAVEL EQUAL TO THE WIDTH OF STAIRWAY. SUCH DIMENSION SHALL NOT EXCEED 48" WHERE THE STAIRWAY HAS A STRAIGHT RUN. DOORS OPENING TO A LANDING SHALL NOT REDUCE THE LANDING TO MORE THAN ONE HALF OF THE REQUIRED WIDTH.
PER 1009.5 CBC
A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE GREATER THAN 20 FT BETWEEN FLOOR LEVELS OR LANDINGS.
PER 1009.7 CBC
12. HEADROOM @ STAIR
PROVIDE 6'-8" MIN. CLEAR HEADROOM ABOVE FINISHED TREAD NOSING
13. FIRE PROTECTION @ STAIR
FIRE PROTECTION REQUIRED AT CONCEALED SPACE BELOW STAIR. PROVIDE 1-HOUR FIRE RESISTIVE WALLS AND FLOOR / CEILING CONSTRUCTION.
PER SECTION 1009 CBC
SEE DETAILS 1 / A-7.1 AND 5 / A-7.1

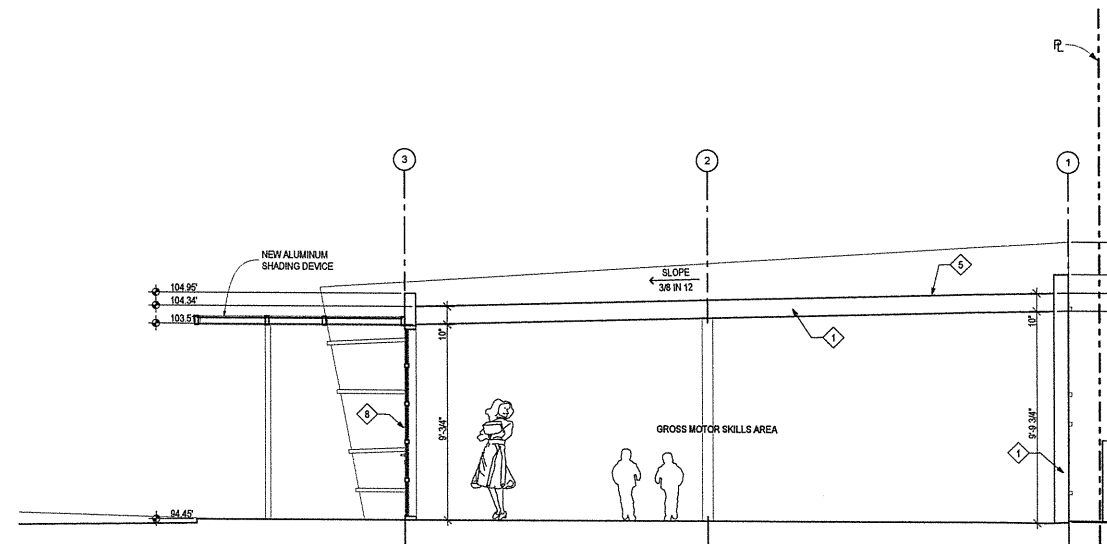
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Date: 06/01/2014
Name of File: Planning Submittal



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



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

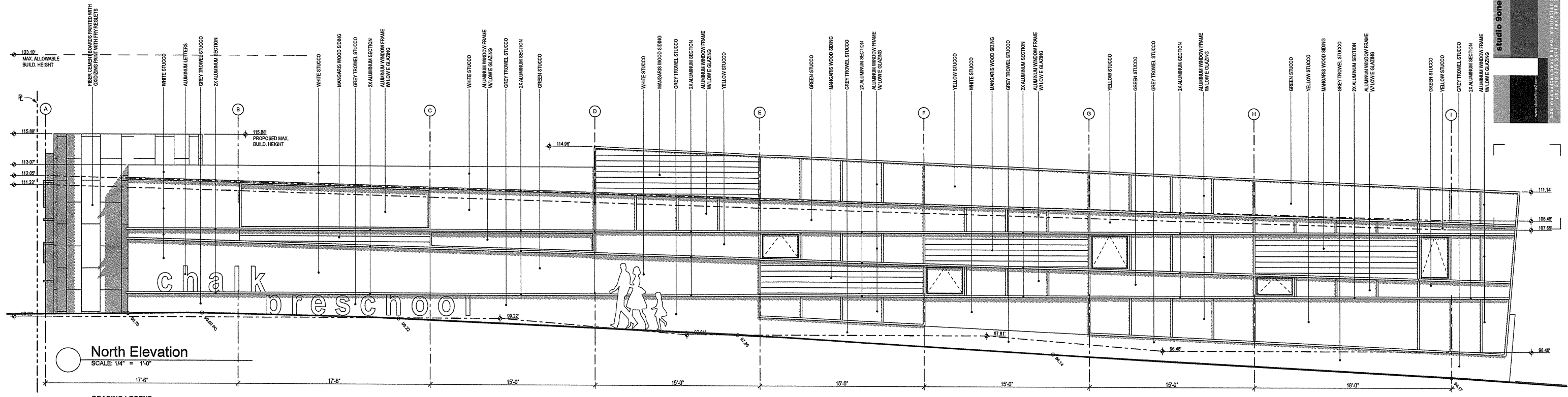
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Chalk Preschool
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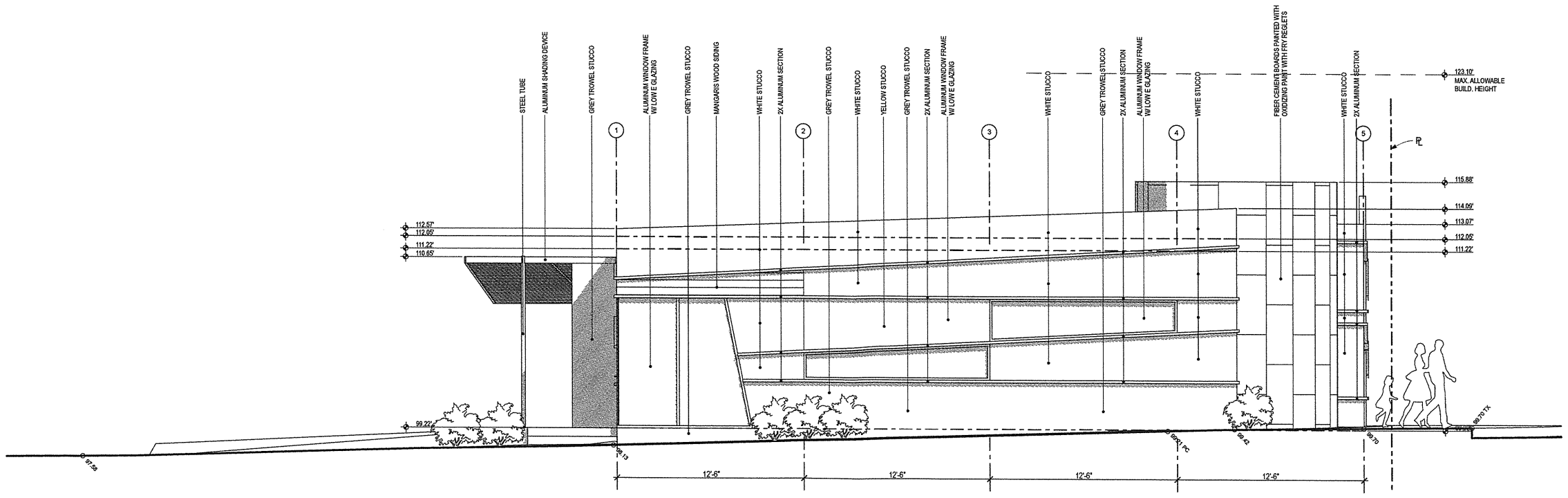
Building
Sections

Date: 06/01/2014
Name of File: Planning Submittal



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

GRADING LEGEND
 ——— EXISTING / PROPOSED ON-SITE AND PUBLIC SIDE WALK GRADE AT PROPERTY LINE (NO CHANGE IN GRADING)
 - - - FLOOR / CEILING LINE
 - - - MAX. ALLOWABLE BUILDING HEIGHT



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

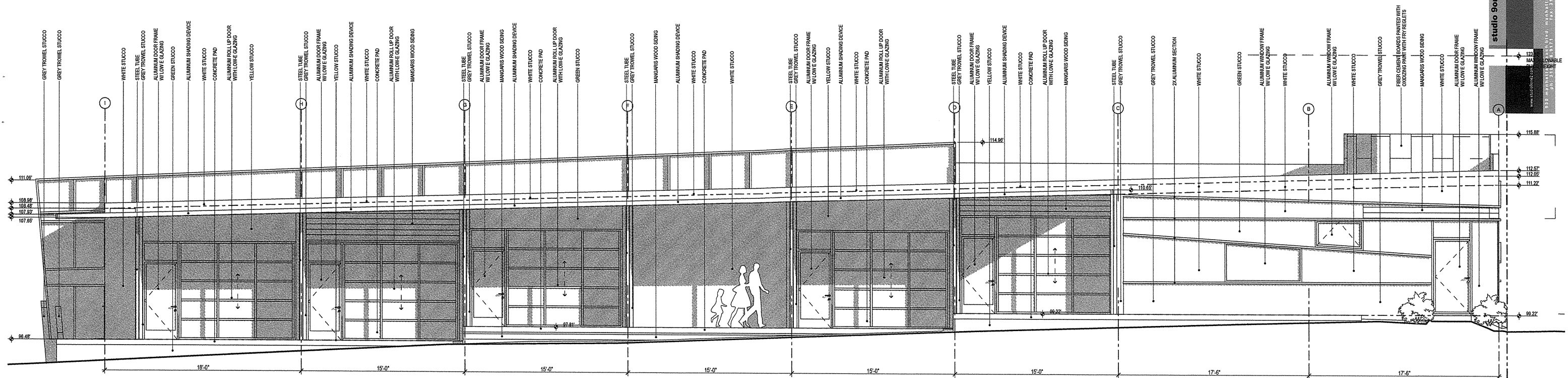
GRADING LEGEND
 ——— EXISTING / PROPOSED ON-SITE AND PUBLIC SIDEWALK GRADE AT PROPERTY LINE (NO CHANGE IN GRADING)
 - - - FLOOR / CEILING LINE
 - - - MAX. ALLOWABLE BUILDING HEIGHT

MECHANICAL EQUIPMENT SCREENING NOTE:
 PROVIDE VISUAL SCREENING FOR ROOF-TOP MECHANICAL EQUIPMENT IF THE PROPOSED EQUIPMENT IS VISIBLE FROM THE NEAREST PUBLIC RIGHT-OF-WAY AS DETERMINED IN FIELD BY PLANNING STAFF. CONSULT WITH ARCHITECT PRIOR TO INSTALLATION; USE SQUARE-EDGED SHEET METAL SCREEN.

Revisions:
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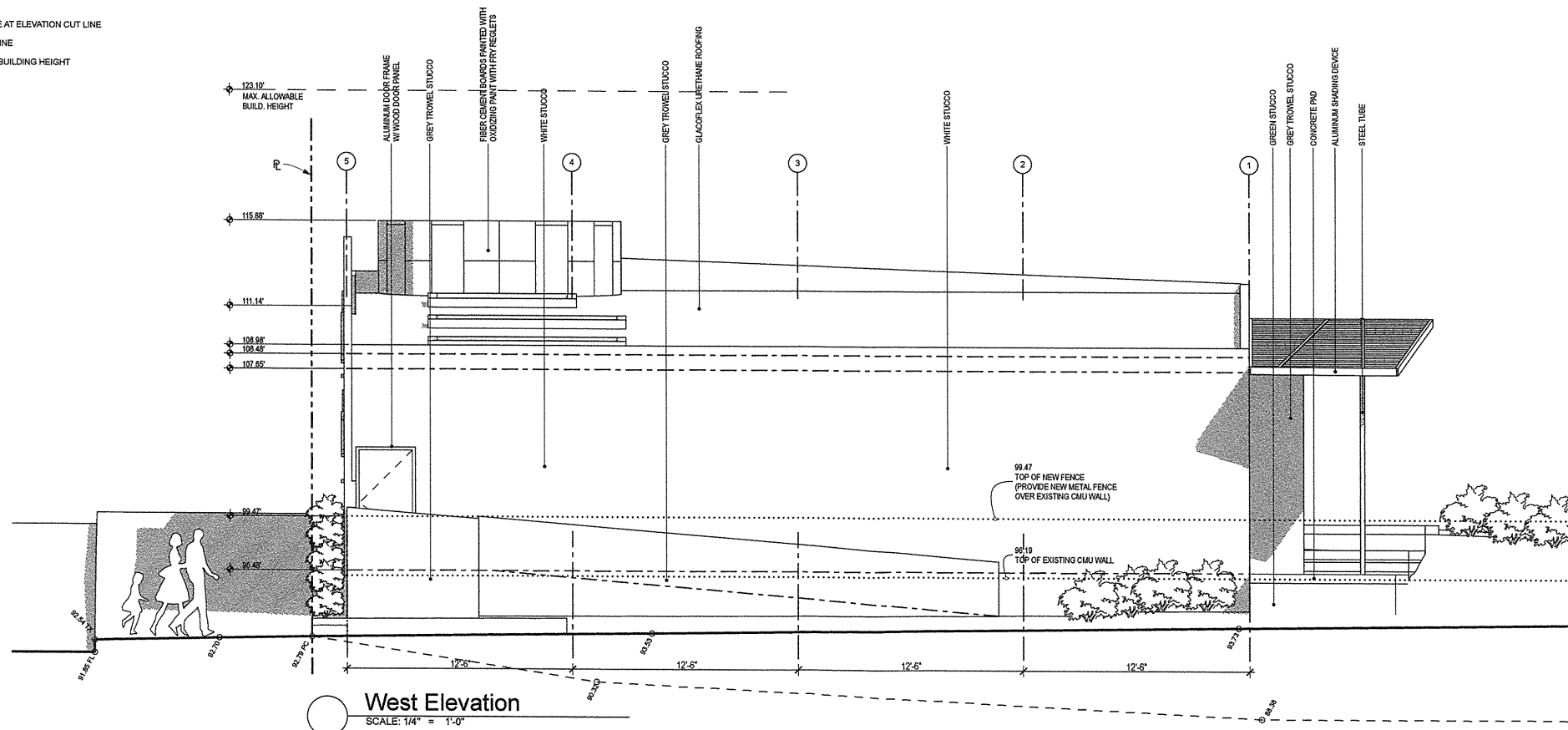
Exterior Elevations
 Date: 06/01/2014
 Name of File: Planning Submittal



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

GRADING LEGEND

- PROPOSED GRADE AT ELEVATION CUT LINE
- - - FLOOR / CEILING LINE
- - - MAX. ALLOWABLE BUILDING HEIGHT



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

GRADING LEGEND

- EXISTING / PROPOSED ON-SITE GRADE AT PROPERTY LINE (NO CHANGE IN GRADING)
- - - FLOOR / CEILING LINE
- - - EXISTING GRADE AT NEIGHBOURING SITE AT PROPERTY LINE
- CMU WALL / FENCE HEIGHT AT PROPERTY LINE
- - - MAX. ALLOWABLE BUILDING HEIGHT

MECHANICAL EQUIPMENT SCREENING NOTE:
PROVIDE VISUAL SCREENING FOR ROOF-TOP MECHANICAL EQUIPMENT IF THE PROPOSED EQUIPMENT IS VISIBLE FROM THE NEAREST PUBLIC RIGHT-OF-WAY AS DETERMINED IN FIELD BY PLANNING STAFF. CONSULT WITH ARCHITECT PRIOR TO INSTALLATION; USE SQUARE-EDGED SHEET METAL SCREEN.

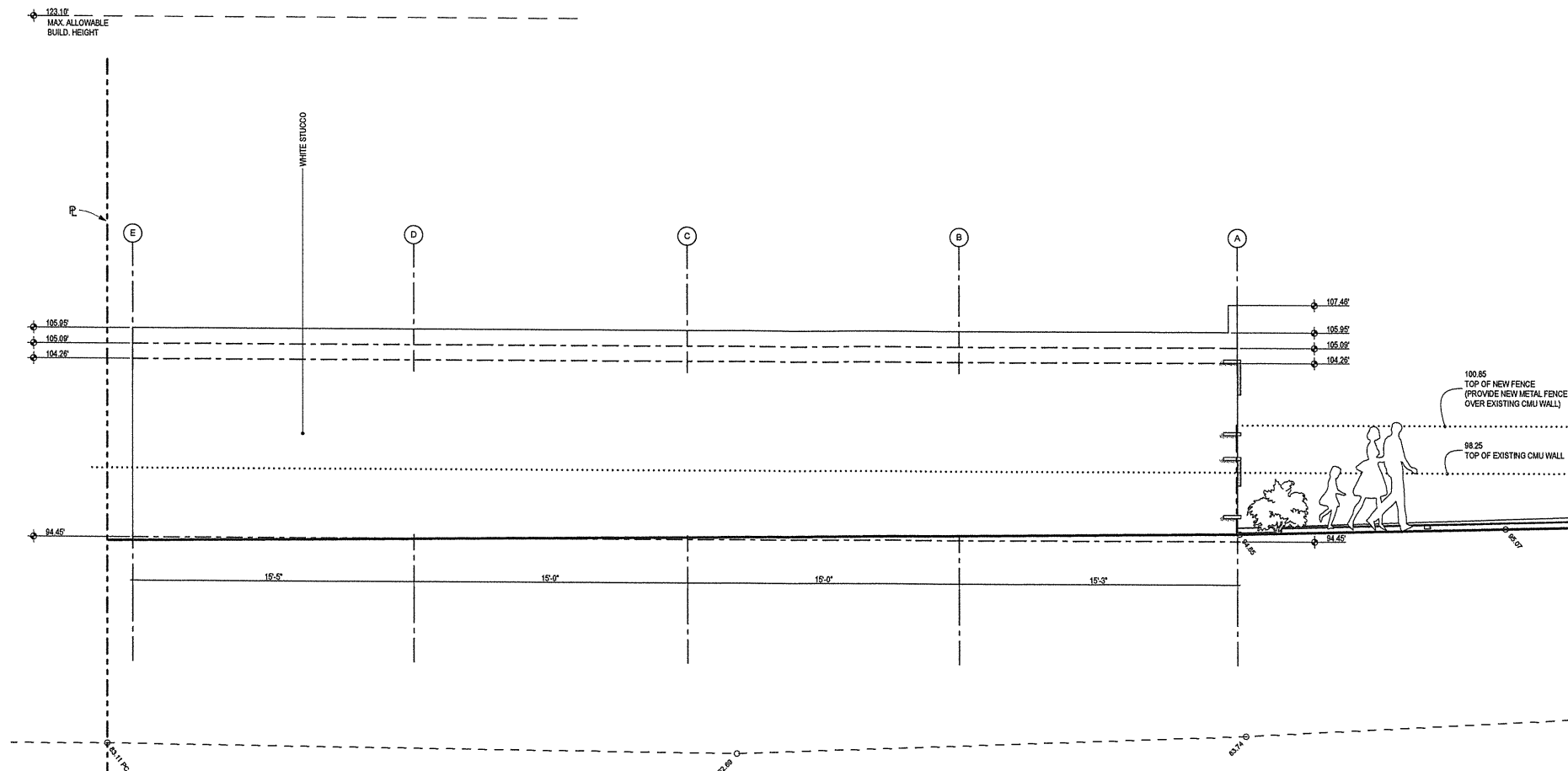
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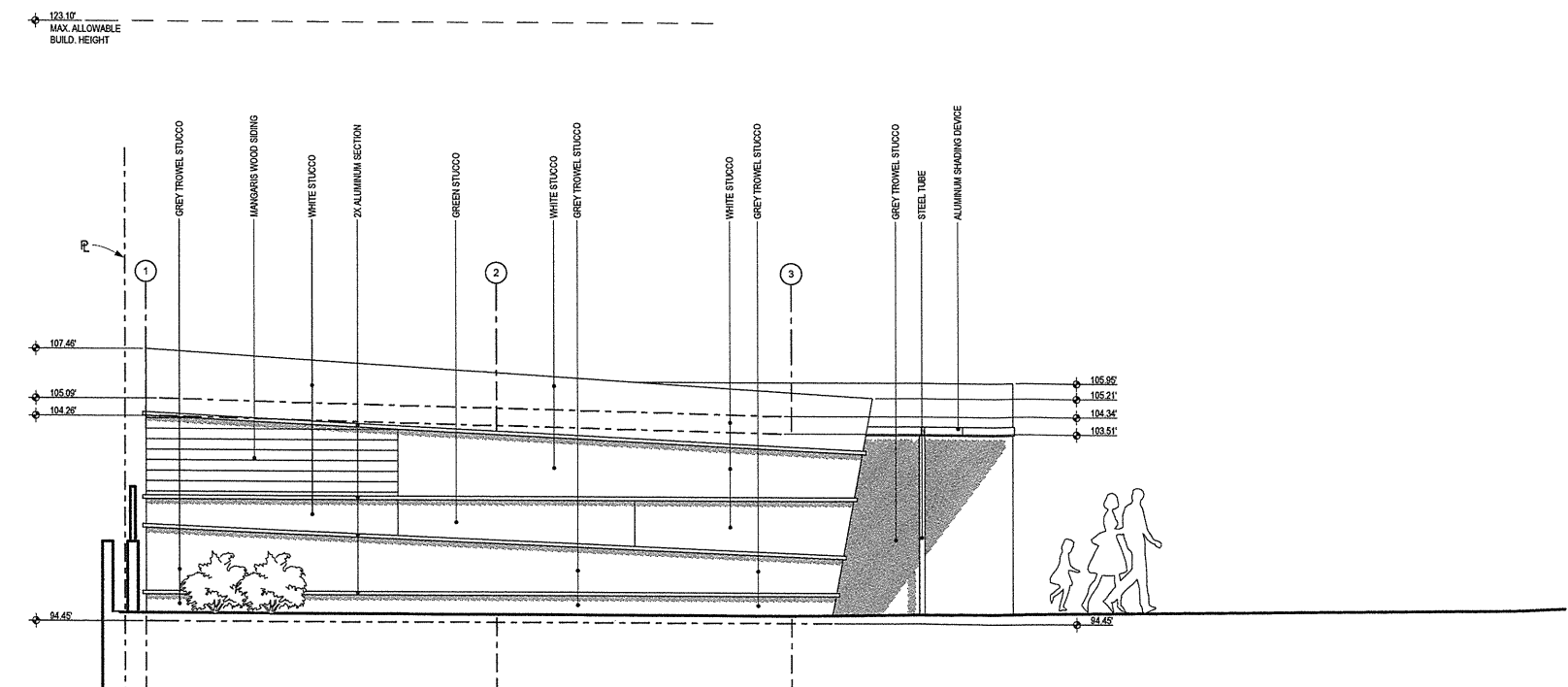
Chalk Preschool
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Exterior Elevations

Date: 06/01/2014
Name of File: Planning Submittal



South Elevation (Gross Motor Skills Building)
 SCALE: 1/4" = 1'-0"
GRADING LEGEND
 ——— EXISTING / PROPOSED ON-SITE GRADE AT PROPERTY LINE (NO CHANGE IN GRADING)
 - - - FLOOR / CEILING LINE
 - - - EXISTING GRADE AT NEIGHBOURING SITE AT PROPERTY LINE
 ····· CMU WALL / FENCE HEIGHT AT PROPERTY LINE
 - - - MAX. ALLOWABLE BUILDING HEIGHT



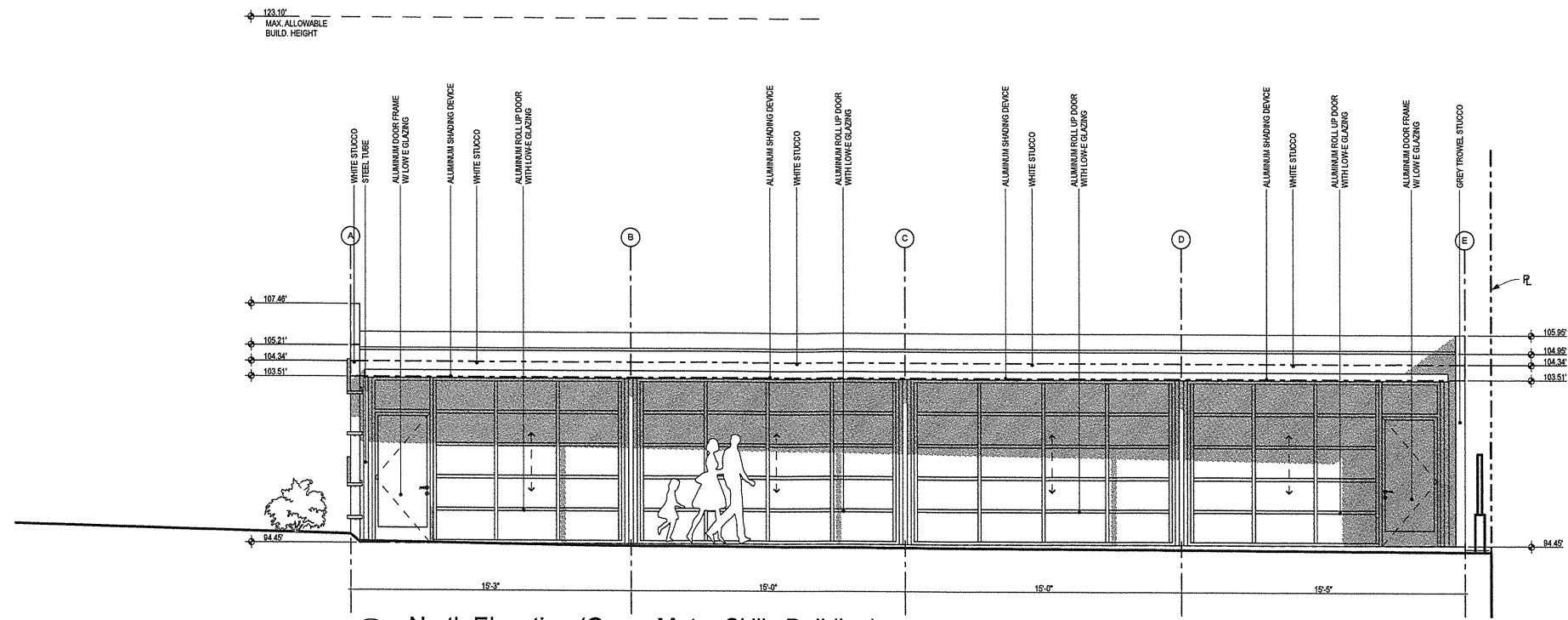
East Elevation (Gross Motor Skills Building)
 SCALE: 1/4" = 1'-0"
GRADING LEGEND
 ——— PROPOSED GRADE AT ELEVATION CUT LINE
 - - - FLOOR / CEILING LINE
 - - - MAX. ALLOWABLE BUILDING HEIGHT

MECHANICAL EQUIPMENT SCREENING NOTE:
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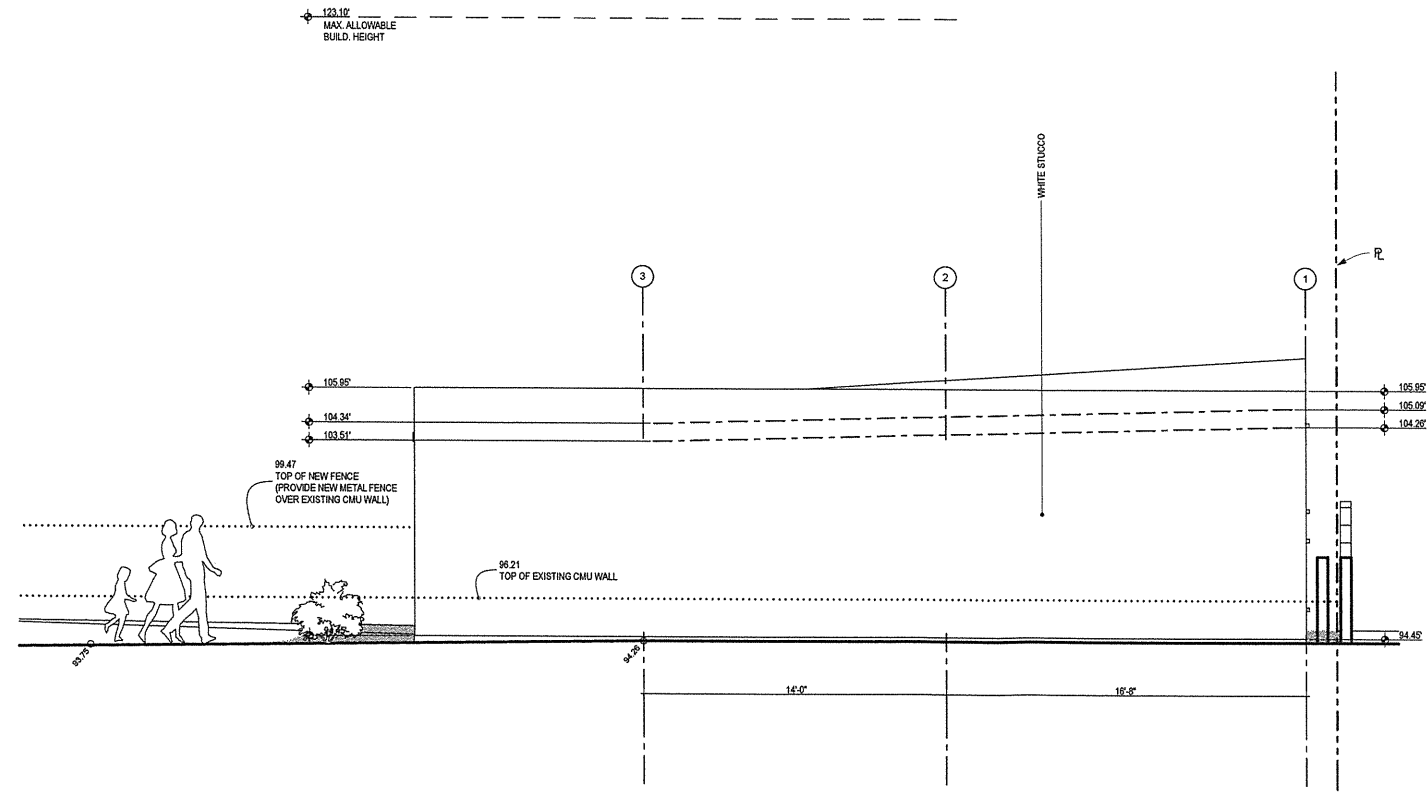
Exterior Elevations
 Date: 06/01/2014
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North Elevation (Gross Motor Skills Building)

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

- GRADING LEGEND**
- PROPOSED GRADE AT ELEVATION CUT LINE
 - - - FLOOR / CEILING LINE
 - - - MAX. ALLOWABLE BUILDING HEIGHT



West Elevation (Gross Motor Skills Building)

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

- GRADING LEGEND**
- EXISTING / PROPOSED ON-SITE GRADE AT PROPERTY LINE (NO CHANGE IN GRADING)
 - - - FLOOR / CEILING LINE
 - - - EXISTING GRADE AT NEIGHBOURING SITE AT PROPERTY LINE
 - CMU WALL / FENCE HEIGHT AT PROPERTY LINE
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MECHANICAL EQUIPMENT SCREENING NOTE:
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