

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

TO: Planning Commission

FROM: Richard Thompson, Director of Community Development

BY: Michael P. Rocque, Assistant Planner

DATE: April 10, 2013

SUBJECT: Variance from Building Height Standards for a Third Story Addition to an Existing Two-Story Single Family Residence located at 508 Third Street

RECOMMENDATION

Staff recommends that the Planning Commission **CONDUCT** the Public Hearing and **PROVIDE DIRECTION**.

BACKGROUND AND PROJECT DESCRIPTION

The existing 3,125 square-foot home was originally built in 1987. The applicant is seeking approval to add a new 358 square foot third story with an office, a 141 square foot deck area and a minor remodel without significantly changing the original architectural concept and design integrity of the existing two-story house. The remodel consists of removing a portion of the second floor roof and reconfiguring the existing internal stairs at both the first and second floors to accommodate the new third floor access. The total square footage upon completion will be 3,483 square feet, which is below the maximum allowable of 4,320 square feet. The existing total open space is approximately 200 square feet, which is legal non-conforming. The applicant is proposing a new 141 square foot deck at the new third floor, which meets the required 15% open space for the new addition. The applicant is not required to bring the existing open space deficiency into conformance. Most recently in 2010, the applicant completed a 900 square foot remodel to the second floor kitchen and master bathroom. The structure is slightly non-conforming in regards to side yard setbacks at 2.9 feet, instead of the three feet required.

PROJECT DETAILS

<u>Property Owner</u>	Shannon and Terry Boyle
<u>Applicant</u>	Peter Paldino, Architect
<u>Location</u>	508 3 rd Street
<u>Zoning / Area District</u>	RS (Residential Single-Family), Area District III
<u>General Plan / Land Use</u>	Low Density Residential /Single Family Residential

	<u>Proposed/Existing</u>	<u>Requirement</u>
Parcel Size:	2,700 s.f.	2,700 s.f. min,
Density:	1 unit	1,700 min. lot area per unit
Building Floor Area:	3,483 sq. ft. (81% of max.)	4,320 s.f. max.
Height	131.75 (8" in. over max) ¹	131.08' feet (30 ft. above avg.)
Parking:	2 enclosed spaces	2 enclosed spaces
Number of Stories	3 proposed/2 existing	3 max.
Setbacks:		
Front (North)	5 ft.	5 ft. min
Rear (South)	6 ft.	5 ft. min
East Side	2.9 ft. existing ²	3 ft. min.
West Side	2.9 ft. existing ²	3 ft. min.
Useable Open Space	141 s.f. (15% of new addition) ³	54 sq. ft. min. (15% of new addition)

DISCUSSION

Through the variance process, the applicant is seeking relief from MBMC Section 10.12.030(H) to exceed the 30-foot building maximum height limit. The maximum height limit for the building is 131.08' feet per MBMC Section 10.60.050. The proposed height for the new third floor is 131.75' feet, which exceeds the maximum height limit by 8 inches. This is not an appeal of the height determination or corner elevations that were used in order to determine the maximum height limit as described above, this is a request to exceed the maximum height limit through a variance.

Variance to Building Height

Maximum building height is measured from the average of the elevations of the four corners of the property. The corner elevations are taken from a survey, which is required for all new residences and most additions. A survey must be stamped, and signed by a State licensed surveyor or civil engineer and dated within 12 months of applying for a building permit application. Below are the four property corner elevations that were used from the submitted survey:

¹ Requires Variance

² Existing legal non-conforming

³ Where new buildable floor area is added to an existing dwelling unit located in Area District III or IV, additional useable open space shall be provided equal to fifteen percent (15%) of the added buildable floor area

CORNER	ELEVATION	MAXIMUM HEIGHT
NE (Front)	99.97	
NW (Front)	99.83	
SW (Rear)	101.86	
SE (Rear)	102.67	
	$404.33/4=101.08+30=$	131.08'

In some cases, staff may request additional spot elevations on the survey where there are property line walls, planters, or other significant grade variations at or around the property corners, in order to evaluate and determine local or natural grade. MBMC Section 10.60.050(A) clearly states how the Director may interpret corner elevations for consistency and to minimize impacts on adjacent properties.

Based on review of the current survey that was completed in February 2012 and an original building plan from 1987 there does not appear to be any significant change in the two documents in the corner elevations (Attachment C). In addition, staff reviewed original street profile maps from 1924 when the street was constructed to determine if the street construction created a cut or fill to the natural grade

23. In this block, portions were cut and portions were filled to create an even slope. Adjacent to the subject property there is fill of 1'-2' feet for the street construction, not cut as indicated by the applicant. Based on the original street maps, original building plans, and current survey the grade at the sidewalk is more a representation of natural grade than the grade at the top of the retaining wall on the front property line. The front yard was raised so that the first floor is level with the rear yard where there is access off the alley. This home was a model that was constructed by the developer on a number of properties throughout the City in late 1980's and the design was kept the same throughout town, regardless of the site topography.

Staff also often reviews surveys and plans of adjacent properties to ensure that property corner elevations are consistent and accurate. Based on staff's review of other recently completed projects along the 500 block of Third Street within the last 12 years, permit records show that all new construction and third story additions have utilized the lowest adjacent grade or sidewalk grade for the front property corner elevation. The table below shows other adjacent properties maximum building heights which consistently use the lowest adjacent grade or sidewalk grade for the front corner elevations:

PROPERTY	YEAR BUILT	MAXIMUM HEIGHT
513 3 rd Street	2002	130.16'
524 3 rd Street	2001	133.14'
532 3 rd Street	2006	133.34'
544 3 rd Street	2011	132.14'
553 3 rd Street	2006	136.34'
549 3 rd Street	2012-Applied Status	134.77'

Many of the properties above had built up grades in the front section of the property adjacent to Third Street, similar to the conditions that exist at 508 Third Street and in all cases the lowest grade or sidewalk grade was used in order to determine the maximum allowable building height. Also, the table shows the further up the block, to the east, the street grade rises, which is indicative of the higher maximum allowed heights.

Variance Findings

In order to grant the variance request, Section 10.84.060(B) of the zoning code requires that the Planning Commission make required findings as follows, the following responses to each finding are taken from the applicants application:

1. *Because of special circumstances or conditions applicable to the subject property—including narrowness and hollowness or shape, exceptional topography, or the extraordinary or exceptional situations or conditions—strict application of the requirements of this title would result in peculiar and exceptional difficulties to, or exceptional and/or undue hardships upon, the owner of the property;*

The subject property has exceptional original topography and steep grades which rise in height from Third Street to the alley and this can be evidenced by similar properties along the existing streetscape that have raised front yards and significant fill. Due to the original topography the owners cannot add a third story which in return is causing them an undue hardship with the only option of tearing down and re-building their home.

2. *The relief may be granted without substantial detriment to the public good; without substantial impairment of affected natural resources; and not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety or general welfare;*

While the project is asking to exceed the maximum allowable height by 8” inches, the property will not be significantly incongruent with neighboring properties and will be at 81% of the maximum allowable building floor area. Relief may be granted without substantial detriment to the public good or substantial impairment of affected natural resources; and not be detrimental or injurious to property or improvements in the vicinity of the development site, the public health, safety or general welfare.

3. *Granting the application is consistent with the purposes of this title and will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district and area district.*

The height of the structure itself will be under the 30' maximum building height and would be in accordance with the municipal code if the home had not been built on an elevated sand dune and will be consistent with other neighboring homes and not grant a special privilege that is inconsistent with the zoning and area district.

The project architect also provided additional information in the submittal regarding the variance findings and development on surrounding properties (Attachment A).

The home will be smaller than the maximum allowed, at 81 percent of the total allowed for the lot. The subject parcel does not have obvious physical hardships in that it is a fairly standard rectangular lot for the area district in which it is located. The most apparent physical limitation is due to the raised grade, a third story addition cannot be constructed. If the existing house were demolished and a new house constructed a large three story house could be built, similar to those further east on the street. The proposed third level and building would be consistent with other surrounding properties and is allowed by code as long as the building fits within the 30' height limit.

Some General Plan goals and policies that the Planning Commission might determine to be relevant to its decision on this application include the following:

Goal LU-1: Maintain the low-profile development and small-town atmosphere of Manhattan Beach.

Goal LU-2: Encourage the provision and retention of private landscaped open space.

Goal LU-3: Achieve a strong, positive community aesthetic.

Goal LU-4: Preserve the features of each community neighborhood, and develop solutions tailored to each neighborhood's unique characteristics.

Housing

Policy 1.1: The City of Manhattan Beach will continue to maintain and conserve the character of its existing residential neighborhoods.

Public Input

A public notice for the project was mailed to the property owners within 500 feet of the site and published in the Beach Reporter newspaper on March 28, 2013. Staff did receive two comments in opposition of the project and it is included as an attachment (Attachment B). Other City Departments did not have comments for the proposed project.

Environmental Review

The Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Sections 15303.

CONCLUSION

Staff recommends that the Planning Commission conduct the public hearing, discuss the proposed project, and provide direction.

Attachments:

- A. Application Materials and Findings
- B. Neighbors Correspondence
- C. Survey dated February 28, 2012
- D. Architectural Plans



MASTER APPLICATION FORM

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

PAID
E/001-01317676
01-29-2013

Office Use Only

Date Submitted: 3/20
Received By: 1/29/13
F&G Check Submitted:

for MR

508 3rd St Manhattan Beach CA 90266

Project Address

LEVELDUNE TRACT, LOT 22, BLOCK K, MB-14-17

Legal Description

SINGLE FAMILY

General Plan Designation

RS

Zoning Designation

III

Area District

For projects requiring a Coastal Development Permit, select one of the following determinations¹:

Project located in Appeal Jurisdiction

☐ Major Development (Public Hearing required)

☐ Minor Development (Public Hearing, if requested)

Project not located in Appeal Jurisdiction

☐ Public Hearing Required (due to UP, Var.,

etc.)

☐ No Public Hearing Required

Submitted Application (check all that apply)

☐ Appeal to PC/PWC/BBA/CC

☐ Coastal Development Permit

☒ Environmental Assessment 215

☐ Minor Exception

☐ Subdivision (Map Deposit) 4300

☐ Subdivision (Tentative Map)

☐ Subdivision (Final)

☐ Subdivision (Lot Line Adjustment)

☐ Use Permit (Residential)

☐ Use Permit (Commercial)

☐ Use Permit Amendment

☒ Variance 5160

☒ Public Notification Fee / \$85 85

☐ Park/Rec Quimby Fee 4425

☐ Lot Merger/Adjustment/\$15 rec. fee

☐ Other

Fee Summary: Account No. 4225 (calculate fees on reverse)

Pre-Application Conference: Yes _____ No _____ Date: _____ Fee: _____

Amount Due: \$ 5460 (less Pre-Application Fee if submitted within past 3 months)

Receipt Number: _____ Date Paid: _____ Cashier: _____

Applicant(s)/Appellant(s) Information

Shannon and Terry Boyle

Name

508 3rd St Manhattan Beach CA 90266

Mailing Address

Owners

Applicant(s)/Appellant(s) Relationship to Property

Paldino Architects, Peter Paldino 310-545-3826/paldinoarce@aol.com

Contact Person (include relation to applicant/appellant)

Phone number / e-mail

1020 Manhattan Beach Blvd, Manhattan Beach CA 90266

Address,

See Boyle

Applicant(s)/Appellant(s) Signature

310-379-0903

Phone number

Complete Project Description- including any demolition (attach additional pages if necessary)

See attached

¹ An Application for a Coastal Development Permit shall be made prior to, or concurrent with, an application for any other permit or approvals required for the project by the City of Manhattan Beach Municipal Code. (Continued on reverse)

ATTACHMENT A
PC MTG 4-10-13

OWNER'S AFFIDAVIT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

I/We Shannon H. Boyle being duly sworn,
depose and say that I am/we are the owner(s) of the property involved in this application and that
the foregoing statements and answers herein contained and the information herewith submitted
are in all respects true and correct to the best of my/our knowledge and belief(s).

Shannon H. Boyle
Signature of Property Owner(s) (Not Owner in Escrow or Lessee)

Print Name

508 3rd St Manhattan Beach CA 90266

Mailing Address

310 379 0903

Telephone

Subscribed and sworn to before me,
this 23 day of NOVEMBER, 2012
in and for the County of LOS ANGELES
State of CALIFORNIA

[Signature]
Notary Public

Fee Schedule Summary

Below are the fees typically associated with the corresponding applications. Additional fees not shown on this sheet may apply – refer to current City Fee Resolution (contact the Planning Department for assistance.) Fees are subject to annual adjustment.

Submitted Application (circle applicable fees, apply total to Fee Summary on application)

Coastal Development Permit

Filing Fee (public hearing – no other discretionary approval required): \$ 4,615 
Filing Fee (public hearing – other discretionary approvals required): 1,660 
Filing Fee (no public hearing required – administrative): 920 

Use Permit

Use Permit Filing Fee: \$ 5,200 
Master Use Permit Filing Fee: 8,255 
Master Use Permit Amendment Filing Fee: 4,740 
Master Use Permit Conversion: 4,075 

Variance

Filing Fee: \$ 5,160 

Minor Exception

Filing Fee (without notice): \$ 1,775
Filing Fee (with notice): 2,020 

Subdivision

Certificate of Compliance: \$ 1,560
Final Parcel Map + mapping deposit: 515
Final Tract Map + mapping deposit: 595
Mapping Deposit (paid with Final Map application): 500
Merger of Parcels or Lot Line Adjustment: 1,155
Quimby (Parks & Recreation) fee (per unit/lot): 1,817
Tentative Parcel Map (4 or less lots / units) No Public Hearing: 915
Tentative Parcel Map (4 or less lots / units) Public Hearing: 3,325 
Tentative Tract Map (5 or more lots / units): 4,080 

Environmental Review (contact Planning Division for applicable fee)

Environmental Assessment (no Initial Study prepared): \$ 215
Environmental Assessment (if Initial Study is prepared): 2,260
Fish and Game/CEQA Exemption County Clerk Posting Fee²: 50

 Public Notification Fee applies to all projects with public hearings and covers the city's costs of envelopes, postage and handling the mailing of public notices. Add this to filing fees above, as applicable: \$ 85

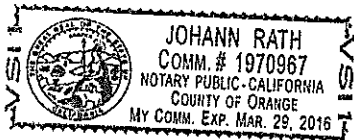
²Make a separate \$50 check payable to LA County Clerk, (DO NOT PUT DATE ON CHECK)

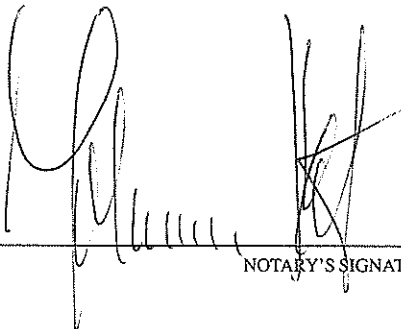
JURAT

State of California

County of Los Angeles } SS.

Subscribed and sworn to (or affirmed) before me on this 23rd day of November, 2012, by SHANNON M. ROYLE, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.




NOTARY'S SIGNATURE

PLACE NOTARY SEAL IN ABOVE SPACE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER _____ TITLE(S)
☐ PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

OTHER

ABSENT SIGNER (PRINCIPAL) IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

RIGHT
THUMBPRINT
OF
SIGNER

Top of thumbprint here

Project Description for 508 3rd St, Manhattan Beach, CA

In 2010, Shannon and Terry Boyle purchased 508 3rd Street, a 3,096 square foot, two-story, 4-bedroom residence originally built in 1987, for several reasons: proximity to Robinson Elementary, the diversity and character of the homes on 3rd Street and the mix of long-time and newer residents in the neighborhood. They felt like 3rd Street represented a terrific cross-section of the community and an excellent place to raise a family.

Shortly after purchase, the second/top floor of the home was remodeled, including creating an open floor plan for the kitchen/living room, adding a bath and redoing the master bath. Care was taken to ensure the remodel maintained the home's original character and flavor and no square footage was added.

The proposed project will add a modest-sized third level to the home, encompassing 358 square feet of living space and 141 square feet of outdoor space. Total square footage of the home upon completion will be 3,499, well below the 4,320 square feet allowed for the lot size. The addition will be located in the center and lowest portion of the home, beginning 18 feet above the first floor.

The project has been designed to blend seamlessly with the original concept and design of the home and to minimize incremental height. It does not seek to alter the foundation or current setbacks.

Background

In the spring of 2012, Shannon Boyle determined that the location of her home office did meet the needs of her small business and engaged Paldino Architects to determine the feasibility of adding a separate office to the home above the existing second floor. Denn Engineers performed a professional site survey, and based on that survey, the average height of the four property corners was determined to be 101.97'. Therefore the Maximum Height would 131.97' per the Manhattan Beach Code.

Because the stairs leading up to the front door of the home directly to the west (504 3rd St) encroach on the property of 508 3rd St by approximately 0.5 feet, the height of the northwest (front) property corner was determined by Denn Engineers to be substantially lower than the corresponding northeast (front) property corner. Mid-April 2012, Paldino Architects met with the City of Manhattan Beach Planning Department to discuss amending the height of the northwest property corner because of the encroachment.

During the discussion, it was suggested that an average could be used to determine an amended height for the northwest property corner. That average was to be calculated using the height from the northwest property corner that is there now (100.54') and the northwest property corner that was original there (103.29') before the neighbors encroachment, both as surveyed by Denn Engineering. That average (101.92') was applied and the new total was determined to be 102.32' – making 132.32' the maximum allowable height. Based on the height of 132.32', plans were then completed by Paldino Architects and submitted to the City of Manhattan Beach plan check process.

During the plan check process, it was brought to Paldino Architect's attention that the City of Manhattan Beach Planning Department had now determined that the two north property corners at the front of the lot needed to reflect the points directly on the sidewalk, instead of the 102.32' previously discussed, the New Average would be 101.08, which Brought the Maximum Height Down to 131.08'

Variance to Height

The project proposes to add a level above the existing two-level home, creating a total height of 132.30' for the structure. While the structure itself will not exceed the maximum height of 30', because the ground floor is located 3.48' above the front sidewalk, the height, as measured using the front sidewalk height for two of the four property corners, will exceed the limit by 1.2'. By Re-Engineering the Structure Paldino Architects was able to bring down the maximum height to 131.75', which only exceeds the Planning Departments Number by 8" (Inches) Therefore, owners of 508 3rd St are seeking a variance to the allowable height as ruled by the City of Manhattan Beach Planning Department.

Note: The current structure can be divided into three portions – A & B) the front and rear, both of which have vaulted ceilings that peak 23.62' above the ground floor and C) the center of the home, which has a flat ceiling 17' above the ground floor. ***The project seeks only to add 3rd floor living and outdoor space above the center section of the home, with the new living space having modest 8' ceilings and only a 1-2% sloped roof. Every avenue has been explored to minimize height of the addition.***

1. Because of special circumstances or conditions applicable to the subject property—including narrowness and hollowness or shape, exceptional topography, or the extraordinary or exceptional situations or conditions—strict application of the requirements of this title would result in peculiar and exceptional difficulties to, or exceptional and/or undue hardships upon, the owner of the property;

Special Circumstances – Exceptional Original Topography

A number of homes in the Leveldune subdivision on the southwest side of the 500 block of 3rd Street, including 508, were built on top of a sand dune. The dune – which is now obscured by the homes – rose in height from the alley (south/rear of the lots) and sloped toward the street (north/front end of the lots).

This topography is evidenced by construction of several of the homes (all built over 20+ years ago) located directly adjacent to 508 3rd St. Each home has a significant retaining wall in the front and a ground floor $\geq$ 3' to 12' above the sidewalk. Many of these lots also slope upward from the alley – requiring a ramped drive up to the garage and/or steps down to the alley from the rear of the home.

Approximate Ground Floor Height Above Front Sidewalk

- 520 3rd St = 9'-6"
- 516 3rd St = 12'-0"
- 512 3rd St = 8'-0"
- 508 3rd St = 3'-4"
- 504 3rd St = 4'-0"

SEE PHOTOS OF 520*, 516, 512, 508, 504 3rd St (front and back)**

You will please note the very large tree in the front yard of 520 3rd Street. This tree is approximately 60 to 70 years old, and sits upon what was Original Finish Grade, which happens to be 9'-6" above the sidewalk.

Also note that the street entrance garage of 516 3rd Street was a later addition – original house sits 12' above the sidewalk

PLEASE SEE SHEET A-4

*This is a Cross Section of Property at 512 3rd Street directly adjacent to 508 3rd Street. It shows the finish grade (starting 2.86' above the sidewalk) being held back by a three-foot high retaining wall at the front property line. The grade slopes upwards to the ground floor of the house another 4'-3", to where it sits approximately 7'-2" above the sidewalk, which requires a 5' hi retaining wall to hold the soil back. The first floor itself is another 8" above that. The grade is level in the center portion of the lot and then slopes downward to the alley, at which point it is approximately 2'-8" above the front side walk. There are 14 steps from the front sidewalk to the first floor and six steps from the first floor down to the garage that leads to the alley.

Therefore this Cross Section, along with the photos, of the Property adjacent to 508 3rd Street suggests that the original grade of all the properties along this part of 3rd Street were much higher than the sidewalk Level, now used by the planning department as Original Grade.

In summary, due to the topography of the original land upon which 508 3rd Street was built, the owners cannot add a livable third level to their home under the current property corner height ruling by the City of Manhattan Beach's Planning Department.

Hardship to the Owners

The home at 508 3rd is zoned for a third story. Owners of homes built on 3rd St over the past 10 years have been able to construct three-story homes because they have chosen to tear down the previous home and excavate land. Owners of older homes that were not built on an elevated finish grade also have had/have an opportunity to build a third level – without having to tear down their existing homes.

The only option for the owners of 508 3rd St to build a 3rd-story and add square footage is to tear down their home.

2) The relief may be granted without substantial detriment to the public good; without substantial impairment of affected natural resources; and not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety or general welfare; and

Relief may be granted without detriment to the public good, impairment of natural resources, or to the detriment or injury of properties or improvements in the vicinity, or to the public health, safety or general welfare. While the maximum allowed height will be exceeded by .67', the property will not be significantly incongruent with neighboring properties. Setbacks of the building will remain as they are currently.

The home will be smaller than the maximum allowed, at 81 percent of the total allowed for the lot. The majority of the additional square footage will be located in the center of the home, minimizing any negative the impact neighbors since it will not block any views or compromise light or privacy.

3) Granting the application is consistent with the purposes of this title and will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district and area district.

Granting the application is consistent with the purposes of this title and will not constitute granting of a special privilege inconsistent with limitations on other similar properties in the vicinity and in the same zoning district and area district because height of the structure itself will be under the 30' minimum – and would be within the City's Municipal Code if the home had not been constructed on an elevated lot/dune. This is consistent with the neighboring homes as listed in Section 1 above. Even after the addition, the roofline of 508 3rd St will continue to blend with that of the adjacent homes.

Ridge Heights Survived by Denn Engineering

Address	Ridge Height	No. of Floors	Year Built
524 3 rd St	132.99'	3	2001
520 3 rd St	133.00'	2	1987
516 3 rd St	128.95'	2	1940
512 3 rd St	128.95'	2	1948
508 3rd St	131.75'***	3***	1987
504 3 rd St	127.18'	2	1947

*Top of parapet

**Proposed - top of parapet

***Proposed number of floors

The General Plan of the City of Manhattan Beach poses certain goals and policies which reflect the expectations and wishes of the City with respect to land uses. Specifically, the project is consistent with the following Goals and Policies of the General Plan:

Goal LU-1: Maintain the low-profile development and small-town atmosphere of Manhattan Beach

Goal LU-2: Encourage the provision and retention of private landscaped open space

Goal LU-3: Achieve a strong, positive community aesthetic

Goal LU-4: Preserve the features of each community neighborhood, and develop solutions tailored to each neighborhood's unique characteristics

Housing Policy 1.1: The City of Manhattan Beach will continue to maintain and conserve the character of its existing residential neighborhoods

508 3rd St Plan Summary

- Modest sized addition – remodeled home will be only 81% of BFA, including outdoor space
- Carefully and meticulously designed to maintain the character of existing home and minimize incremental height
- Does not alter setbacks – which are well under current limits
- Does not block neighbors' views or compromise light or privacy
- Does not significantly alter roofline of adjacent homes
- No environmental impact
- Does not require that owners tear down existing home, scrape lot and rebuild



ENVIRONMENTAL INFORMATION FORM

(to be completed by applicant)

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

Date Filed: _____

APPLICANT INFORMATION

Name: Shannon & Terry Boyle
Address: 508 3rd St
Phone number: 310 379 0903
Relationship to property: Owners

Contact Person: Shannon Boyle
Address: 508 3rd St
Phone number: 310 379 0903
Association to applicant: Same

PROJECT LOCATION AND LAND USE

Project Address: 508 3rd St, Manhattan Beach, CA 90266
Assessor's Parcel Number: 4180-013-028
Legal Description: LEVELDUNE TRACT, LOT 28, BLOCK K, MB 14-17
Area District, Zoning, General Plan Designation: AREA III, RS
Surrounding Land Uses:
North SINGLE FAMILY West SINGLE FAMILY
South SINGLE FAMILY East SINGLE FAMILY
Existing Land Use: SINGLE FAMILY

PROJECT DESCRIPTION

Type of Project: Commercial _____ Residential X Other _____
If Residential, indicate type of development (i.e.; single family, apartment, condominium, etc.) and number of units: Single family

If Commercial, indicate orientation (neighborhood, citywide, or regional), type of use anticipated, hours of operation, number of employees, number of fixed seats, square footage of kitchen, seating, sales, and storage areas: _____

If use is other than above, provide detailed operational characteristics and anticipated intensity of the development: _____

	Existing	Proposed	Required	Removed/ Demolished
Project Site Area:	2704	2704		
Building Floor Area:	3096	3499		
Height of Structure(s)	26	30		
Number of Floors/Stories:	2	3		
Percent Lot Coverage:	69%	69%		
Off-Street Parking:	2	2		
Vehicle Loading Space:	0	0		
Open Space/Landscaping:	300	501	404	

Proposed Grading: N/A

Cut _____ Fill _____ Balance _____ Imported _____ Exported _____

Will the proposed project result in the following (check all that apply):

Yes	No	
☐	☒	Changes in existing features or any bays, tidelands, beaches, lakes, or hills, or substantial alteration of ground contours?
☐	☒	Changes to a scenic vista or scenic highway?
☐	☒	A change in pattern, scale or character of a general area?
☐	☒	A generation of significant amount of solid waste or litter?
☐	☒	A violation of air quality regulations/requirements, or the creation of objectionable odors?
☐	☒	Water quality impacts (surface or ground), or affect drainage patterns?
☐	☒	An increase in existing noise levels?
☐	☒	A site on filled land, or on a slope of 10% or more?
☐	☒	The use of potentially hazardous chemicals?
☐	☒	An increased demand for municipal services?
☐	☒	An increase in fuel consumption?
☐	☒	A relationship to a larger project, or series of projects?

Explain all "Yes" responses (attach additional sheets or attachments as necessary):

CERTIFICATION: I hereby certify that the statements furnished above and in attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signature: [Signature]

Prepared For: SHANNON & TERRY BOYLE

Date Prepared: _____

Revised 7/97
G:\Planning\Counter Handouts\Environmental Information Form.doc

Michael Rocque

From: michael miller <mikemiller68@hotmail.com>
Sent: Friday, March 29, 2013 12:56 PM
To: Michael Rocque
Cc: claire Worch
Subject: 508 3rd Street

I received the notice for an application for a variance associated with an addition at this property that will exceed the maximum allowable building height by eight inches.

I object to granting this variance. The zoning rules the city enacted are to keep everyone following the same rules. I see no reason to vary from the rules in this one case. If granted, what's to stop everyone else for requesting height variances? There is no compelling reason in the notice to grant this variance and it sets a bad precedent going forward.

Michael C. Miller
536 4th Street
Manhattan Beach, CA 90266

Michael Rocque

From: ckohlmiller@gmail.com on behalf of Cindy Kohlmiller <cindy@alumni.ucla.edu>
Sent: Wednesday, April 03, 2013 8:06 PM
To: Michael Rocque
Cc: cindy@alumni.ucla.edu
Subject: Application for Variance for Additional Height at 508 3rd Street

Mr. Rocque,

Thank you for this opportunity to comment on the subject application for variance at 508 3rd Street.

I would like to state my strong objections to approval of the variance.

Our neighborhood is very high density and any new home / major remodel affects the entire neighborhood, as well as the immediate neighbors.

Certainly there is the impact during construction, which the city has taken great strides to minimize. I am referring to the long-term, permanent affects of the new home / major remodel. The regulations established are for the benefit of the entire neighborhood and, I believe, intended to maintain the character & look of the neighborhood.

When I was looking for a new home in 1999 and decided to purchase on 2nd Street, there were several qualities that influenced my decision to buy: the quietness of the area; the ability to find street parking even on a beautiful 4th of July; the openness and views of the green belt and surroundings; and the variety of shapes / sizes of the homes. Sadly, even with the existing regulations, these characteristics have been lost as people build homes that push the envelope of the regulations and violate the intent while focusing on their desires, their needs, not the impact on the neighborhood.

As a result of the new home completed next door to me, I now have a stairs that are higher than my fence at my property line (because their stairs are considered part of the wall, not the structure of the home so the 3-foot setback could be ignored); inability to access my side yard as the Gas Company was required to replace my meter (because of the location of the gas line and the addition of a driveway for the new home) and decided to place it perpendicular to my home (versus parallel to it) because of the wall / access; increased lighting & heating bills as the 3 story structure (of floors with 15-foot ceilings) blocks all sunlight & heat from coming into my first (of two) stories; significantly decreased visibility in exiting my garage due to the 8-foot fence at their property line (because the home owners chose to put their garage on the street versus alley side and visibility restrictions don't apply to alleys).

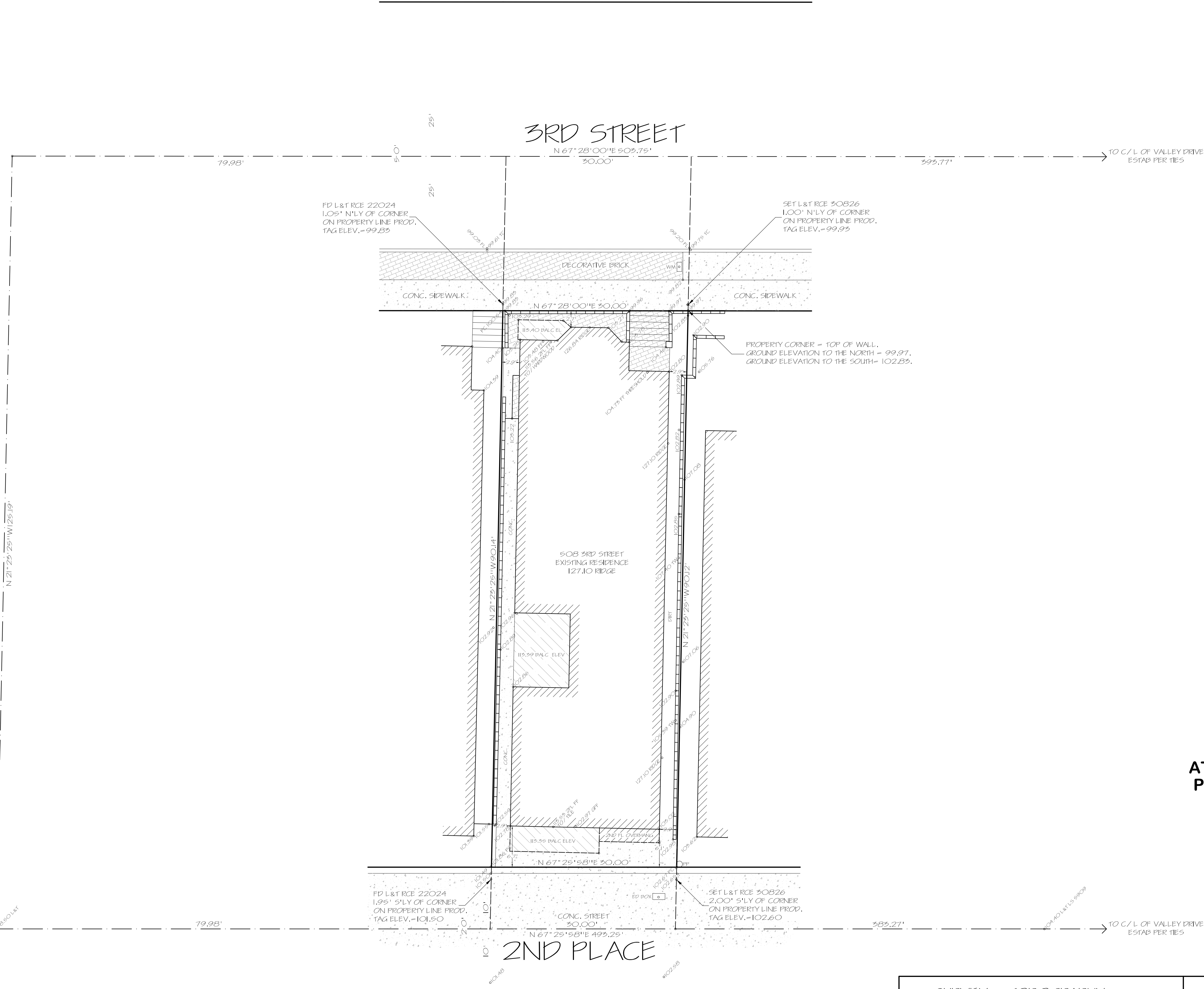
Additional height on any property increases the boxiness of the home (as people maximize square footage and interior ceiling height), as well as blocking the sun (light & heat) from the neighbor. One variance opens to door to additional variances. Larger houses are not appropriate for this dense neighborhood.

Personally, I would like to see the city institute additional restrictions to reduce the size of new homes, increase the requirement for green space (not just "open space"), and ensure the quality of the neighborhood. I do not support catering to the recent influx of home owners who believe they should be able to build whatever they want to build.

Sincerely,

Cindy Kohlmiller
cindy@alumni.ucla.edu
541 2nd Street

INGLESIDE DRIVE



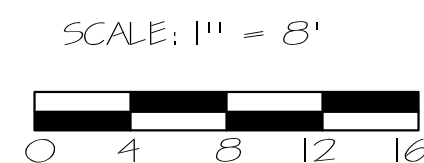
LEGEND

- EXISTING BUILDING
- CONCRETE
- BRICK
- WOOD DECK
- EXISTING ELEVATION
- EXISTING CONTOUR
- BLOCK WALL
- EXISTING FENCE
- BEGINNING OF CURB RETURN
- C/L CENTERLINE
- E/LY EASTERLY
- F/L FLOW LINE
- FF FINISH FLOOR
- FH FIRE HYDRANT
- FL FLOW LINE
- GFF GARAGE FINISH FLOOR
- GM GAS METER
- GW GUY WIRE
- L&T LEAD AND TAG
- MH MANHOLE
- N/LY NORTHERLY
- PC PROPERTY CORNER
- PL, P/L PROPERTY LINE
- PP POWER POLE
- S&W SPIKE AND WASHER
- S/LY SOUTHERLY
- SPK SPIKE
- SSMH SANITARY SEWER MANHOLE
- STAKE
- STLT STREET LIGHT
- TC TOP OF CURB
- TW TOP OF WALL
- TX TOP OF DRIVEWAY APRON
- W/LY 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: (910) 942-9455, M-F 8:00 AM TO 5:00 PM

ATTACHMENT C
PC MTG 4-10-13



JOB ADDRESS
508 3RD STREET
MANHATTAN BEACH, CA

LEGAL DESCRIPTION
LOT 28, BLOCK K
LEVELTUNE TRACT
M.B. 14-17
APN 4180-015-028

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.

SURVEY & TOPOGRAPHY
FOR
SHANNON BOYLE
508 3RD STREET
MANHATTAN BEACH, CA 90266
310-793-6281

DRAWN BY: M.W. CHECKED BY: DATE: 2-28-12
REV: 9-5-12

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. 50826

DENN
ENGINEERS

2914 DEL ANO BLVD. SUITE 221 • TORRANCE, CA 90503 • (310) 942-9455

JOB NO.
12-054
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OF 1

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Paldino

Architects /Construction

1020 Manhattan Beach Blvd, Suite "105"
Manhattan Beach, CA 90266
Tel: (310) 545-3826 Fax: (310) 545-3846

www.paldinoarchitects.com

OWNER:

Mr. and Mrs. Terry Boyle

508 3rd Street"
Manhattan Beach, CA 90266
Tel: (310) 793-6281 Fax: (310)

SITE::

508 3rd Street
Manhattan Beach, CA 90266

PROJECT DESCRIPTION

LEGAL OWNER: MR AND MRS. Terry Boyle

2-Story-Single Family Dwelling w/Existing attached 2-car garage, Type V, Non-Rated Construction
Zoning District: RS Area District III, 30' Max. Height
APN: 4180-013-028 Total Sq.Ft of Lot: 2704 Sq.Ft. 30' X 90.15'
Leveldune Tract , Lot 28 , Block K , MB 14-17

This Project to comply with 2010 Title 24 Energy Code, 2010 CBC,CRC,CMC,CPC, Cal-Green Code and 2010 CEC (with city Amendments)

Scope of Work:

3rd Floor Addition: Guest Bedroom / Office w- Bathroom and Closet.
Addition Stairs and Outdoor Open Space

Addition Areas: 358SF +141SF Deck =499 SF
Outdoor Open Space: Min.15%of Additional Living Space Req'd=54 SF; 141 SF Provided

Valuation: \$88,132.00

ABBREVIATIONS

A		F.O.M.	FACE OF MASONRY	PL	PLATE LINE
A.B.	ANCHOR BOLT	F.O.S	FACE OF STUD	P.LAM.	PLASTIC LAMINATE
A.C.	ASPHALTIC CONCRETE	F.S.	FINISH SURFACE	PLYWD	PLYWOOD
A/C	AIR CONDITIONING	FT.	FOOT OR FEET	P.T.	PRESSURE TREATED
ACOUS	ACOUSTIC	FTG.	FOOTING	R	RISER
A.D.	AREA DRAIN	G		R.A.	RETURN AIR
ADH.	ADHESIVE	G.I.	GALVANIZED IRON	RAD.	RADIUS
ADJ.	ADJACENT	GA.	GAUGE	R.D.	ROOF DRAIN
ALUM.	ALUMINUM	GL.	GLASS	REQ'D	REQUIRED
B		GLB.	GLU-LAM BEAM	RESIL.	RESILIENT
BD.	BOARD	GR.	GRADE	R.O.	ROUGH OPENING
BLK.	BLOCK	GYP.BD	GYP SUM BOARD	S	SUPPLY AIR
BM.	BEAM	H		S.A.	SOLID CORE
BOTT.	BOTTOM	H.B.	HOSE BIBB	SC	SUBSOIL DRAIN
		HC	HOLLOW CORE	S.D.	SCHEDULE
C.L.	CENTERLINE	HM	HOLLOW METAL	SHT.	SHEET
CAB.	CABINET	HORIZ.	HORIZONTAL	SHTG.	SHEATHING
CER.	CERAMIC	HR.	HOUR	SIM.	SIMILAR
C.I.	CAST IRON	HVAC	HEATING,VENTILATING, AIR CONDITIONING	SQ.	SQUARE
CLG.	CEILING	I		STD.	STANDARD
CLR.	CLEAR	INSUL.	INSULATION	STL.	STEEL
C.M.U.	CONC. MASONRY UNIT	J	INTERIOR	STOR.	STORAGE
CONC.	CONCRETE	JST.	JOIST	SUSP.	SUSPENDED
COND.	CONDITION	L		T	TREAD
CONT.	CONTINUOUS	L.A.	LANDSCAPED AREA	T.C.	TRASH COMPACTOR
CTR.	CENTER	LBS.	POUNDS	TEL.	TELEPHONE
D		LTWT.	LIGHTWEIGHT	TEMP.	TEMPERED
DET.	DETAIL	LVL.	LEVE	T & G	TONGUE AND GROOVE
D.F.	DRINKING FOUNTAIN	M		TH.	THICK
DIA.	DIAMETER	MAS.	MASONRY	T.J.	TOOLED JOINT
DISP.	DISPOSAL	MAX.	MAXIMUM	T.O.C	TOP OF CURB
DN.	DOWN	MECH.	MECHANICAL	T.O.S	TOP OF SLAB
DWR.	DRAWER	MET.	METAL	T.O.P	TOP OF PLATE
D.W.	DISHWASHER	MFR.	MANUFACTURER	TRANS	TRANSFORMER
E		MIN.	MINIMUM	T.O.W.	TOP OF WALL
EA.	EACH	MUL.	MULLION	TYP.	TYPICAL
E.J.	EXPANSION JOINT	N		U	UNIFORM BUILDING CODE
EL.	ELEVATION	N.I.C.	NOT IN CONTRACT	UBC	UNLESS NOTED OTHERWISE
EQ.	EQUAL	NLG.	NAILING	UNO	
E.Q.	EQUIP.	NOM.	NOMINAL	V	VERTICAL
EXT.	EXTERIOR	N.T.S.	NOT TO SCALE	W	WITH
F		O		W/	WATER CLOSET
F.D.	FLOOR DRAIN	O.C.	ON CENTER	WD.	WOOD
F.F.	FINISH FLOOR	O.D.	OUTSIDE DIAMETER	W/O	WITHOUT
F.G.	FINISH GRADE	O.F.D.	OVERFLOW DRAIN	WSCT.	WAINSCOT
F.E.	FLOOR ELEVATION	OPG.	OPENING	WT.	WET STANDPIPE
F.H.	FIRE HYDRANT	OPP.	OPPOSITE	W.P.	WATERPROOF
F.E.C.	FIRE EXTINGUISHER CABINET	O.S.	OVERFLOW SCUPPER		
F.H.C.	FIRE HOSE CABINET	P			
FIN.	FINISH	P.A.	PLUMBING ACCESS		
FL.	FLOOR				
F.L.	FLOWLIN				
F.O.C.	EACE OF CONCRETE				

GENERAL LEGEND

(99.5)	SURFACE ELEVATION	⊖	DUPLEX OUTLET
--- 99.5	EXISTING GRADE	⊖1/2	DUPLEX OUTLET, HALF HOT
○	EXISTING CONTOUR	⊙	DUPLEX FLOOR OUTLET
○	PROPOSED GRADE	⊖WP	WATERPROOF DUPLEX OUTLET
○	PROPOSED CONTOUR	⊖42"	DUPLEX OUTLET @ HEIGHT INDICATED
○	COLUMN OR GRID LINE	⊖	220 VOLT OUTLET
○	GLAZING MARK	⬛	TELEPHONE JACK
○	DOOR MARK	⬛TV	TV ANTENNA OR CABLE JACK
○	FLOOR NOTES	⌚	JUNCTION BOX
○	ELEVATION NC, SHEET NO.	⌚WP	WATERPROOF JUNCTION BOX
○	DETAIL NO. SHEET NO.	⌚HB	HOSE BIB
○	DIMENSION TO FACE OF STUD, MASONRY OR CONCRETE	⌚FG	FUEL GAS BIB
○	DIMENSION TO CENTER LINE	⬛	INTEROOM
○	WOOD STUD PARTITION	⬛●	DOORBELL
○	CONCRETE MASONRY	⬛▶	DOORBELL SWITCH
○	BRICK MASONRY	⬛H	CEILING MOUNTED HEATER
○	CONCRETE	⬛☯	CEILING MOUNTED EXHAUST
○	FIXED GLASS	⬛H/E	CEILING MOUNTED HEATER & EXHAUST
○	DIRECTION OF SLIDING PANELS	⬛T	THERMOSTAT
○	HINGED PANEL OR DOOR POINT OF V INDICATES HINGE EDGE	⬛SD	SMOKE DETECTOR
○	EXIT SIGN	⬛☼	DUCTLESS FAN
○	WALL MOUNTED LIGHT	⬛\$	SINGLE POLE SWITCH
○	CEILING MOUNT LIGHT	⬛\$B	3-WAY SWITCH
○	STRIP FLUORESCENT LIGHT	⬛\$D	DIMMER SWITCH
○	RECESSED CEILING LIGHT	⬛☒	SUB PANEL
○	High Efficiency Lighting	○	SECURITY DOOR MARK
○	2 HOUR WOOD STUD PARTITION	○	SECURITY GLAZING MARK
○	FIRE HOSE CABINET	---	PROPERTY LINE
○	FIRE HOSE & EXTINGUISHER CABINET	---	CENTER LINE
○	FIRE EXTINGUISHER CABINET		

SHEET INDEX

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S-4	Foundation Plan

Survey:
Denn Engineers
3914 Del Amo Blvd., Ste. 921
Torrance , CA 90503

Structural Engineering:
Aart Assink and Assocs.
Civil Engineer
1611 El Prado Avenue
Torrance, CA 90501
tel: 310-618-0782

AREA CALCULATIONS

Actual Existing Liveable Area.....	3038 SF.....	3038 SF
Actual Existing Garage	487 SF	Less 400sf(2-Car).....87 SF
Existing Total.....	3525 SF	Total Existing BFA.....3125 SF

Addition Liveable Area.....	358 SF.....	358 SF
Addition Open Space.....	141 SF	

Total Proposed Buildable Floor Area=.....	3483 SF
Allowable Buildable Floor Area= 2700 x 1.6=	4320 SF

Title Page

JOB #	
DRAWN BY	
DATE	April 3, 2013
REVISIONS:	

A-0

ATTACHMENT D
PC MTG 4-10-13

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OWNER:

Mr. and Mrs. Terry Boyle

508 3rd Street
Manhattan Beach, CA 90266
Tel: (310) 793-6281 Fax: (310)

SITE::

508 3rd Street
Manhattan Beach, CA 90266

Site Plan
Scale: 1/8" = 1'-0"

A-2

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Floor Area Calculations:

1st Floor:
Overall Building 79' x 24' = 1896 SF
Bay Window = 16 SF
Sub-Total = 1912 SF

Minus:
Front Porch 5' x 6'-4" = 31.65 SF
Side Patio 9' x 12' = 108.00 SF
Under Stairs = 40.00 SF
Sub-Total = 179.65 SF

1st Floor Totals 1912.00 SF
Minus 179.65 SF
Total 1st Floor 1732.35 SF

2nd Floor:
Overall Building 83' x 24' = 1992 SF
Bay Window = 16 SF
Sub- Total = 2008 SF

Minus:
Front Roof Cut Back = 31.65SF
Back Cut Back = 20.00SF
Alley Deck = 23.19SF
Side Deck 9'x12' = 108.00SF
Stairwell Floor Opening = 32.65SF
Sub-Total = 215.42SF

2nd Floor Totals 2008.00SF
Minus 215.42SF
Total 2nd Floor 1792.58SF

1st Floor Total: 1732.35SF
2nd Floor Total: 1792.58SF
Total 3524.93SF

Minus 400.00 SF (Garage Allowance)
Existing Grand Total BFA 3124.93SF

New Addition 358.00SF
New BFA 3482.93SF

Planning Note:

Since the Property Corner is on the Neighbors to the West First Step, After Meeting with the Planning Department it was determined that we could Average the Elevation (100.54') at the Neighbors Step with Elevation (103.29') at the Northern-West Corner, and use that number for the Property Corner. Therefore 100.54+103.29/2=101.92'

MAX. HEIGHT CALCS.

101.92' NW Corner
102.83' NE Corner
101.86' SW Corner
102.67' SE Corner

409.28'/4=102.32'

102.32'+30.00'= 132.32' MAX HEIGHT
per Denn Engineering Survey

Skylight Curb Detail 5-A5

1 1/2"=1'-0"

LEGAL OWNER: MR AND MRS. Terry Boyle

2-Story-Single Family Dwelling w /Existing attached 2-car garage, Type V, Non-Rated Construction
Zoning District: RS Area District III, 30' Max. Height
APN: 4180-013-028 Total Sq.Ft of Lot 2704 Sq.Ft. 30' X 90.15'
Leveldune Tract, Lot 28, Block K, MB 14-17

This Project to comply with 2010 Title 24 Energy Code, 2010 CBC,CMC,CPC, and 2010 CEC (with city Amendments)

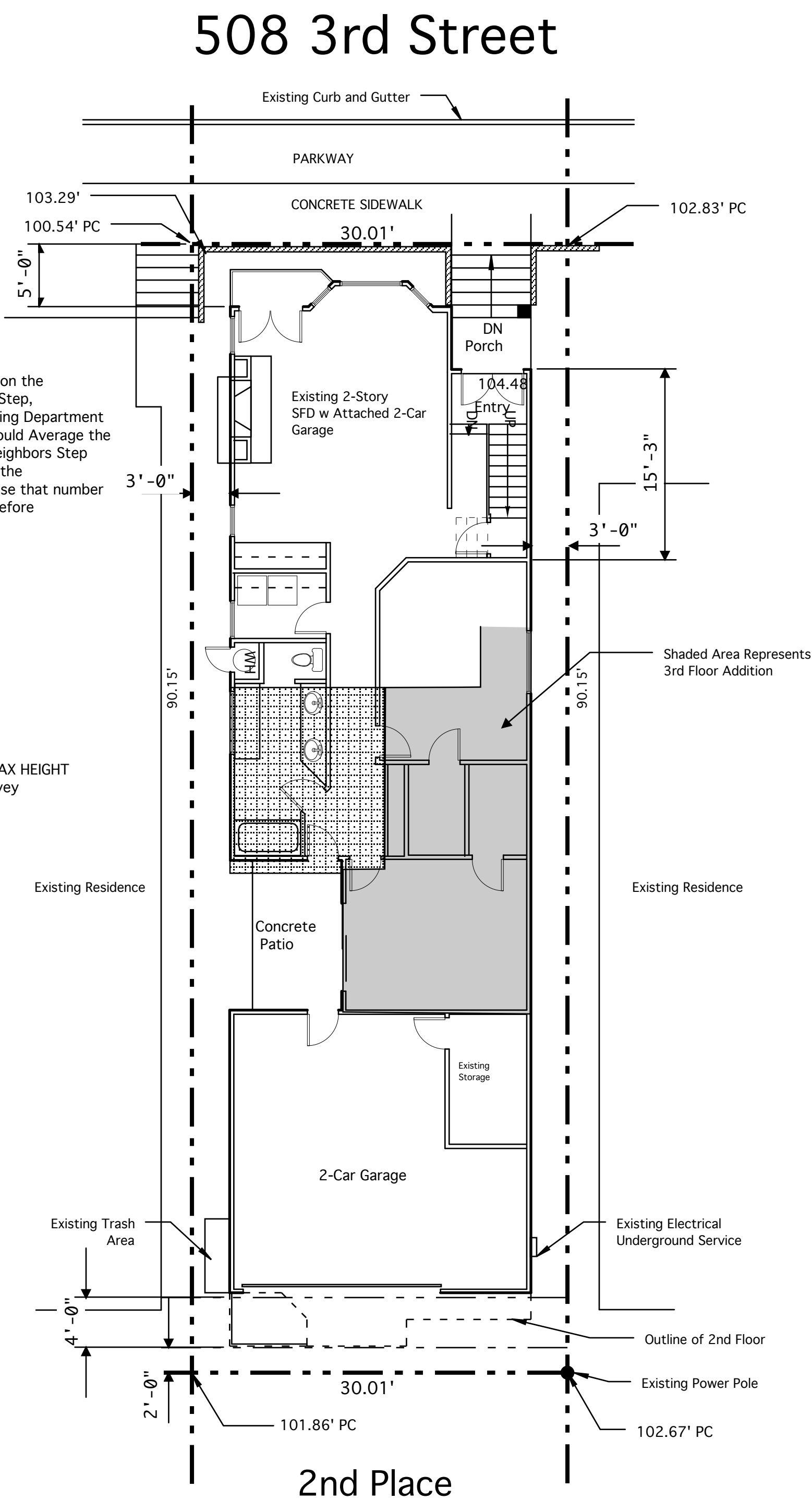
Scope of Work:

3rd Floor Addition: Guest Bedroom /Office w- Bathroom and Closet.
Addition Stairs and Outdoor Open Space

Addition Areas: 358 SF + 141 SF Deck = 499 SF
Outdoor Open Space: Min.15%of Additional Living Space Req'd=54 SF; 141 SF Provided

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 building permit is issued.

Fence-Wall-Handrail and hedge heights, as measured from the lowest finished grade adjacent to each section of the structures, maybe a maxium of 42" in the front setback, and 6' at all locations on site (3' feet in driveway visibility triangle and in the traffic vision clearance triangle).



SITE PLAN

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

Architects /Construction

www.paldinoarchitects.com

OWNER:

508 3rd Street"
Manhattan Beach, CA 90266
Tel: (310) 793-6281 Fax: (310)

SITE:

508 3rd Street
Manhattan Beach, CA 90266



JOB #

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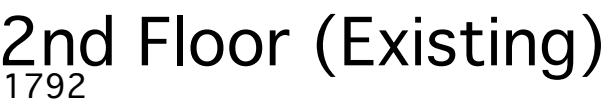
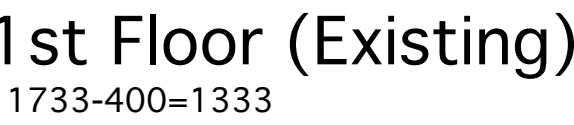
DATE April 3, 2013

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C MTG 4-10-13



OWNER:

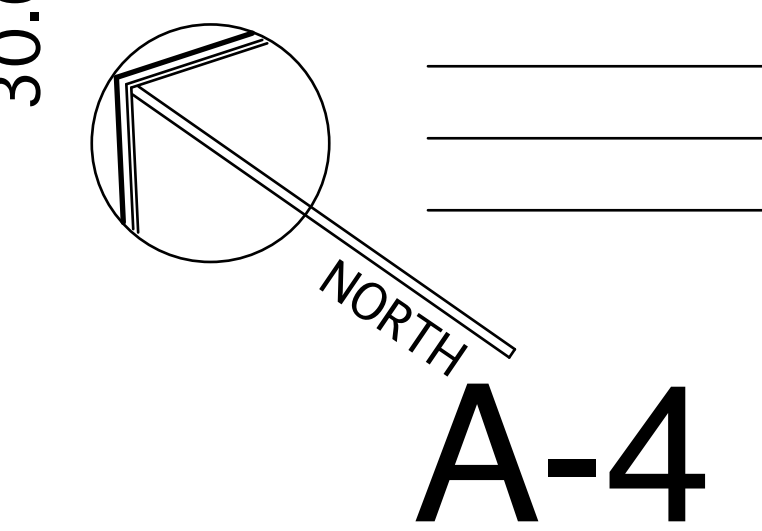
Mr. and Mrs. Terry Boyle
508 3rd Street"
Manhattan Beach, CA 90266
Tel: (310) 793-6281 Fax: (310)

SITE::

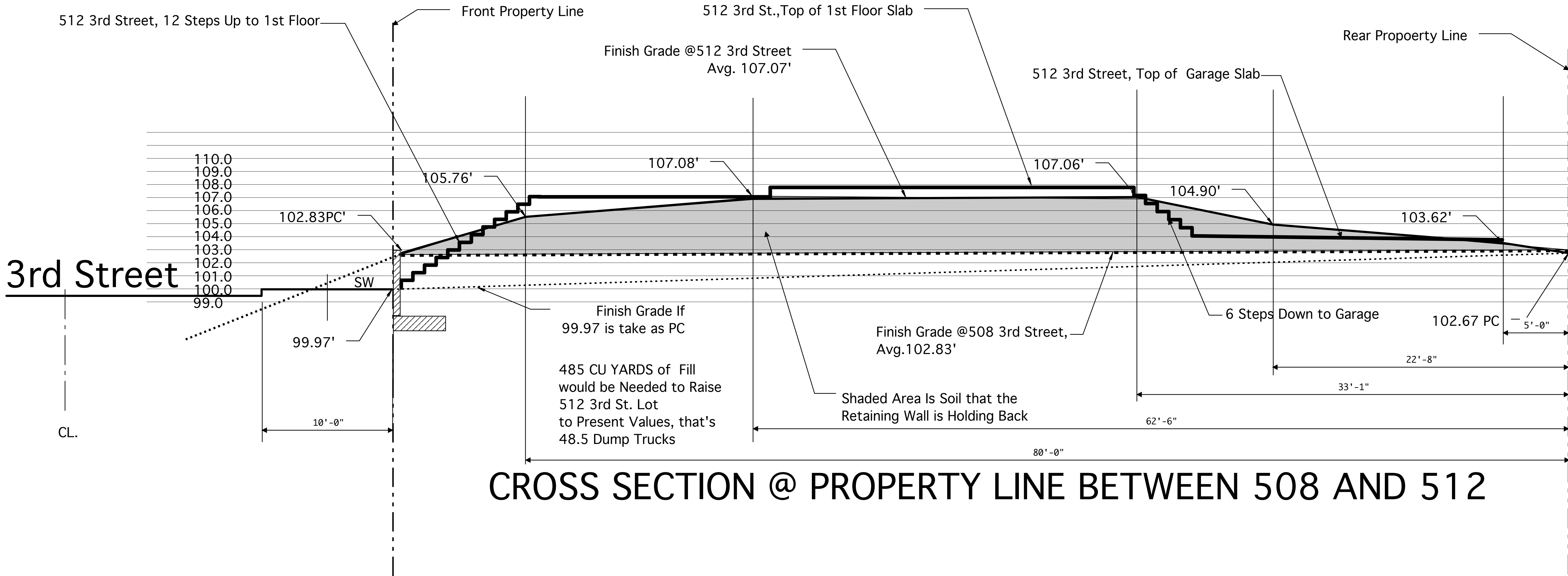
508 3rd Street
Manhattan Beach, CA 90266

Lot Cross-Sections
Scale: 1/4" = 1'-0"

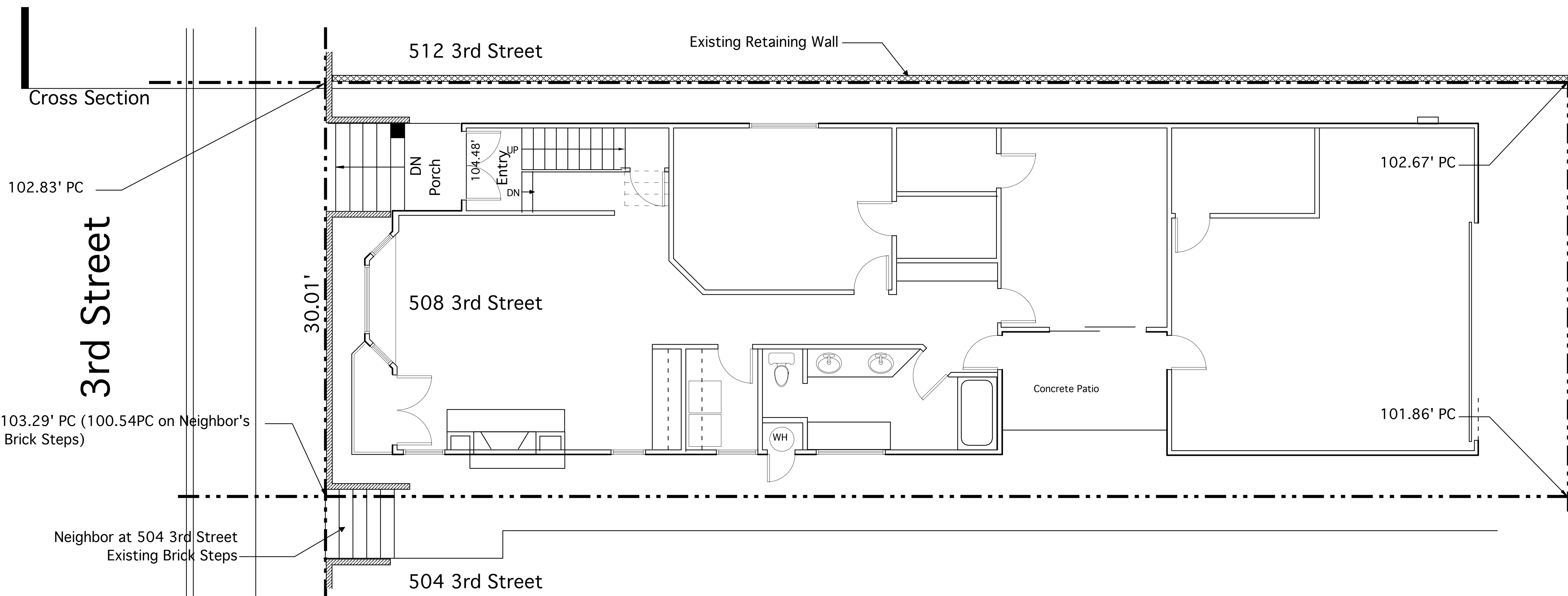
JOB # _____
DRAWN BY _____
DATE April 3, 2013
REVISIONS: _____



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CROSS SECTION @ PROPERTY LINE BETWEEN 508 AND 512



Paldino

Architects /Construction

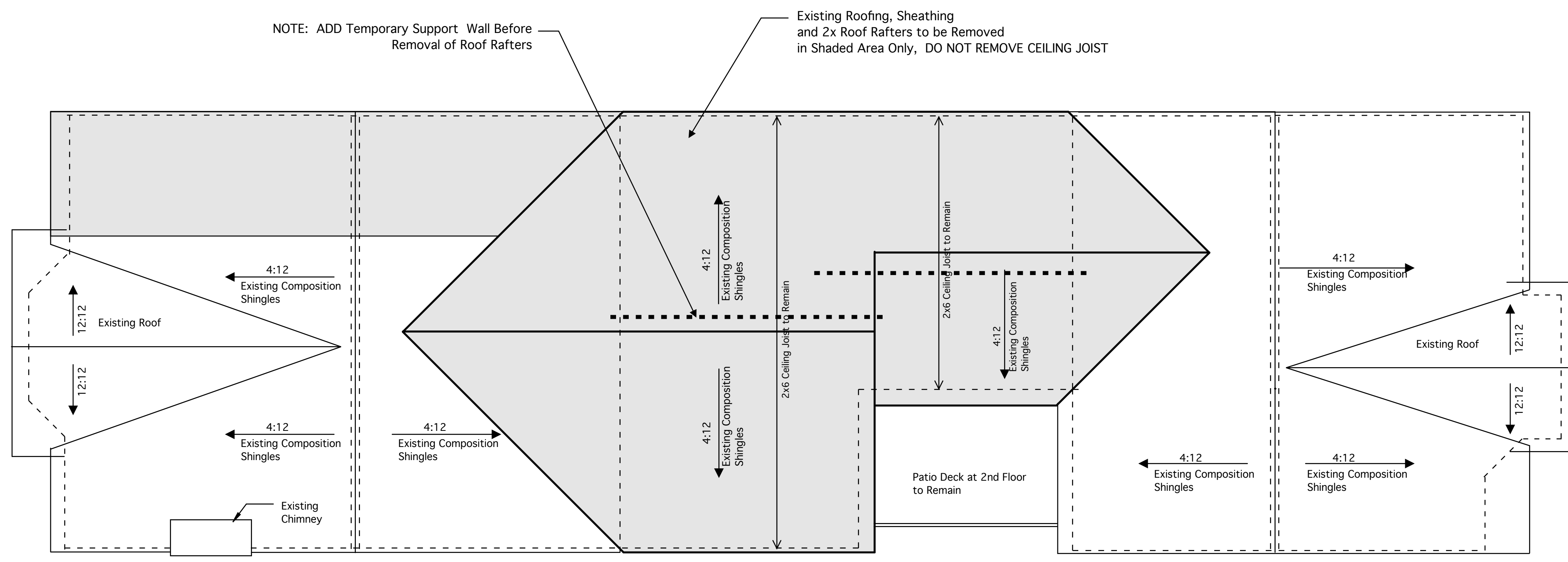
1020 Manhattan Beach Blvd, Suite "105"
Manhattan Beach, CA 90266
Tel: (310) 545-3826 Fax: (310) 545-3846

www.paldinoarchitects.com

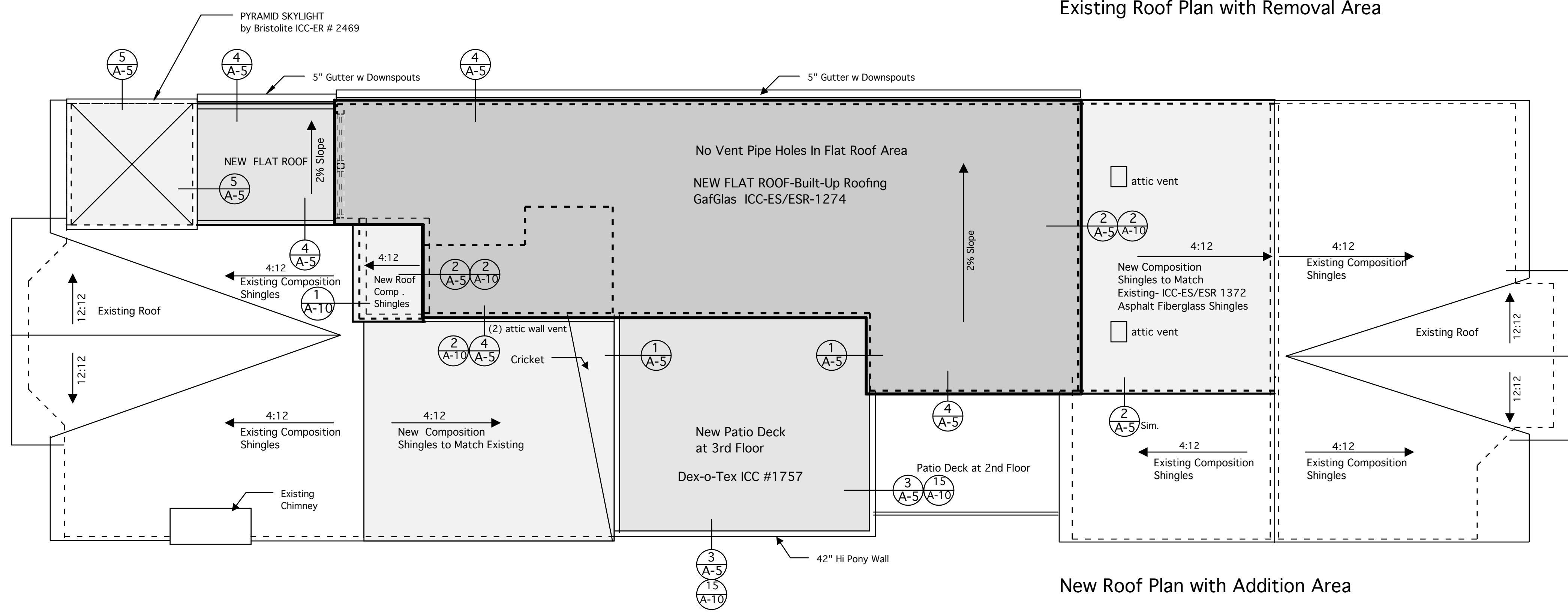


OWNER:

Mr. and Mrs. Terry Boyle
508 3rd Street"
Manhattan Beach, CA 90266
Tel: (310) 793-6281 Fax: (310)



Existing Roof Plan with Removal Area



New Roof Plan with Addition Area

SITE:.
508 3rd Street
Manhattan Beach, CA 90266

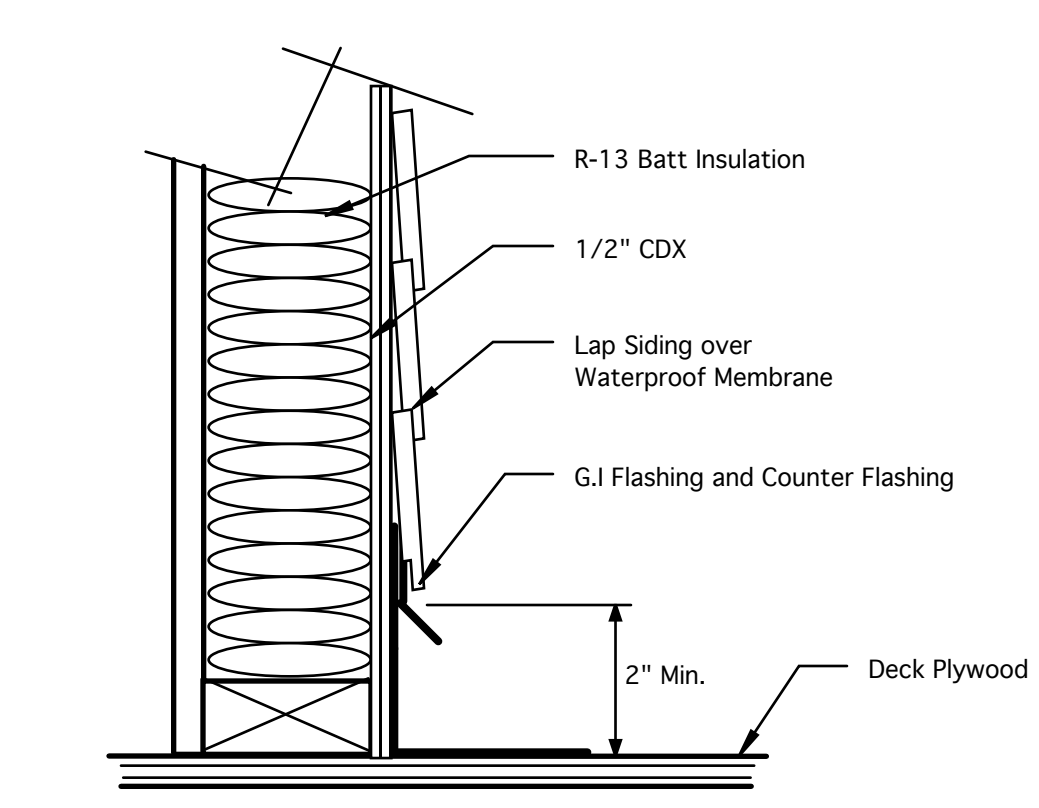
Roof Plan
Scale: 1/4" = 1'-0"



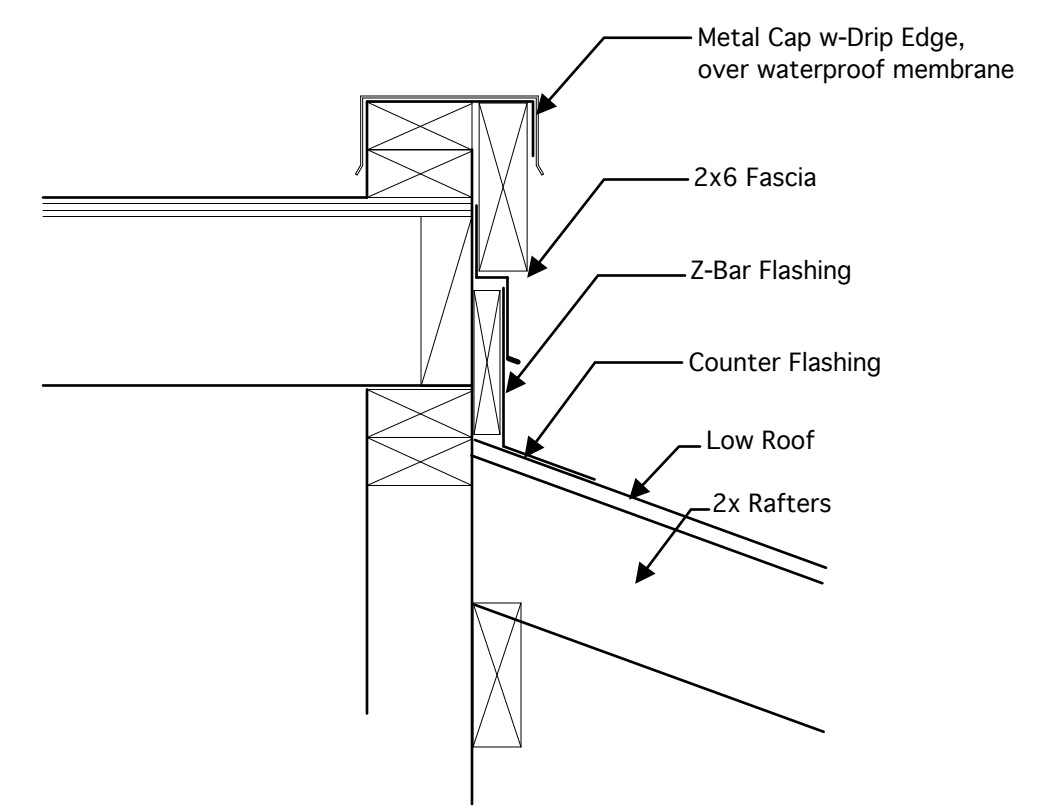
Roof Deck and Balconcies
Provide water proofing membrane "Dex-O-Tex" Crossfield Products ICC # 1757 or Approved Equal. Apply per Manufactures Specs.

Attic Ventilation
NEW ATTIC AREA =250 SQ. FT / 150= 1.67 SQ.FT. NEEDED,
Each 24"ø Dormer Vent = Approx. 1.25 Sq.Ft.
Each Wall Vent = approximately .50Sq.Ft.
PROVIDED 3.50 SQ. FT. TOTAL ATTIC VENT AREA

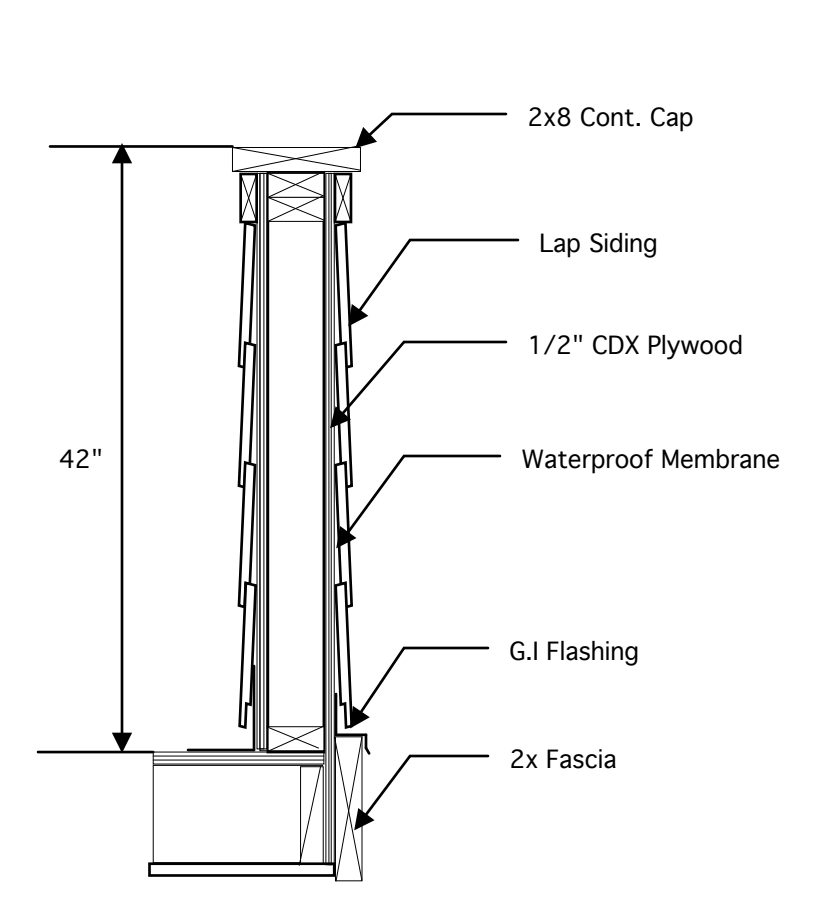
JOB #	
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DATE	April 3, 2013
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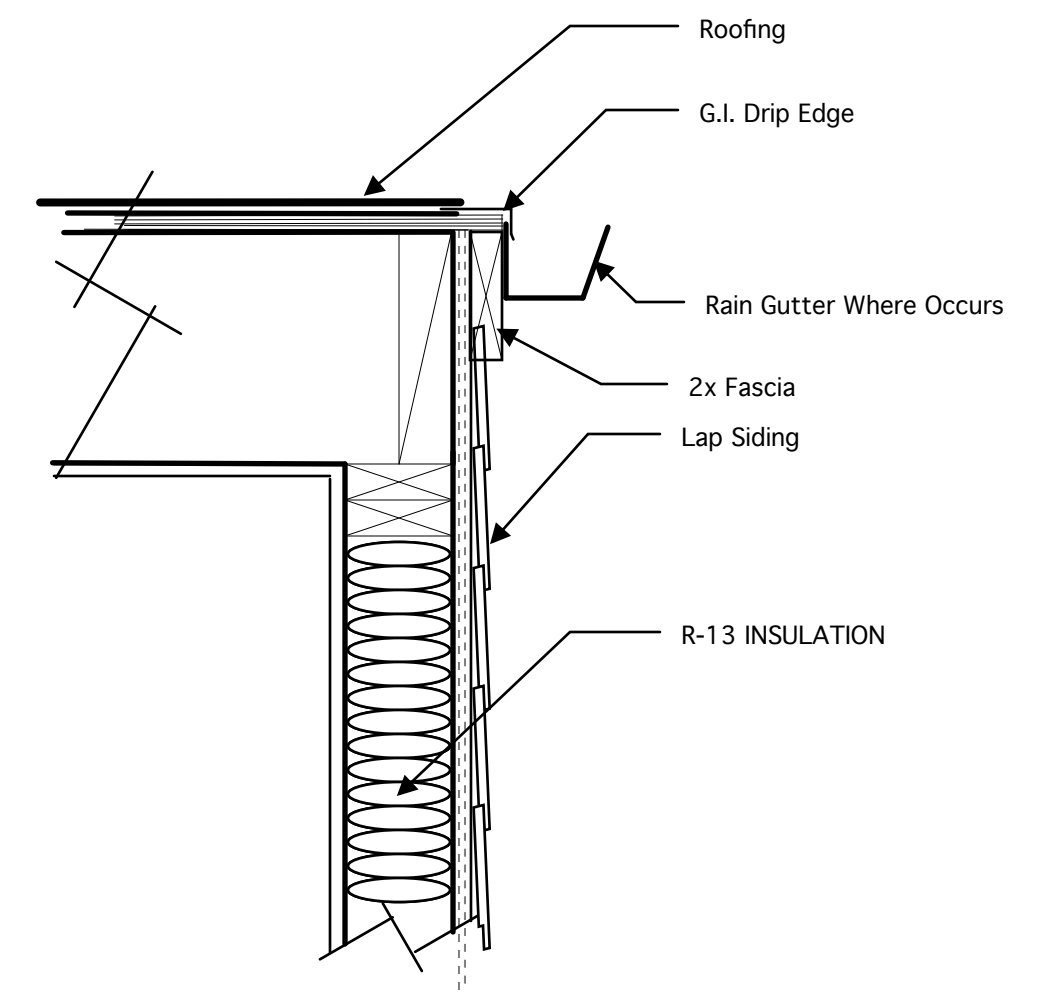
Wall Base At Deck 1-A5



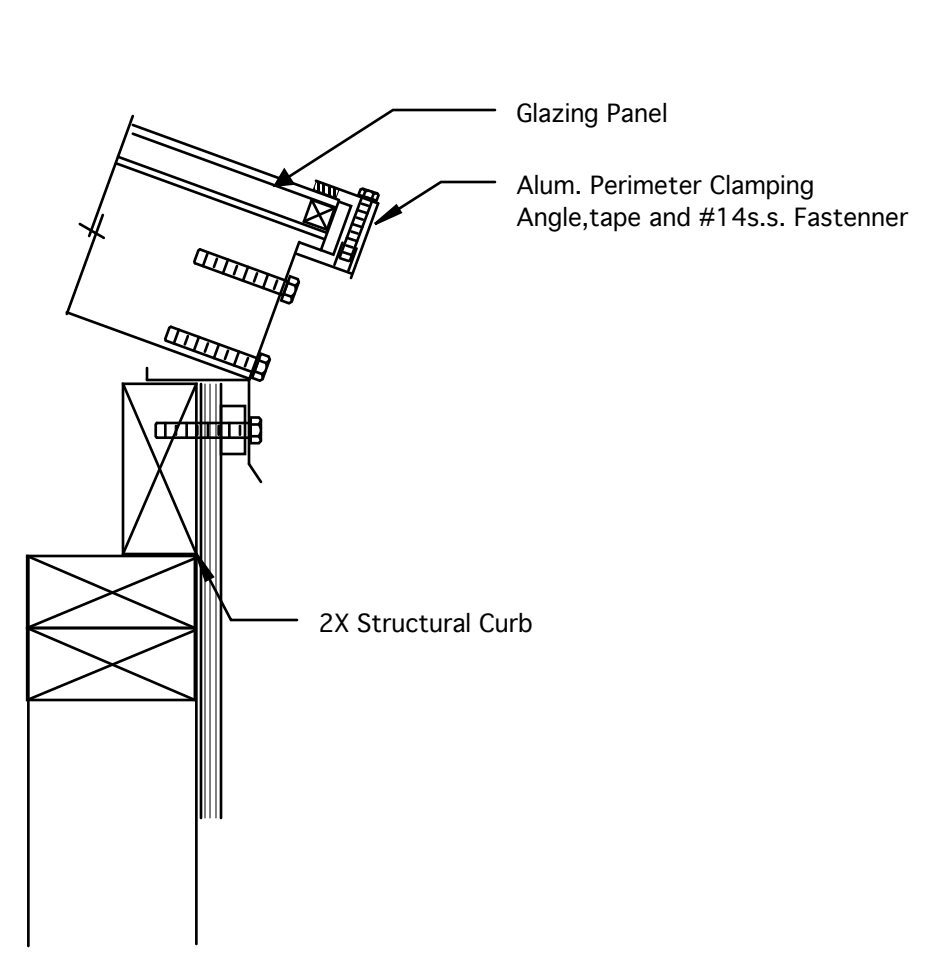
Wall To Low Roof Detail 2-A5



Exterior GuardRail Wall Detail 3-A5



Rake Detail 4-A5



Skylight Curb Detail 5-A5

A-5

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Paldino

Architects /Construction

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OWNER:

Mr. and Mrs. Terry Boyle

508 3rd Street"
Manhattan Beach, CA 90266
Tel: (310) 793-6281 Fax: (310)

SITE::

508 3rd Street
Manhattan Beach, CA 90266

Sections

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

JOB #

DRAWN BY

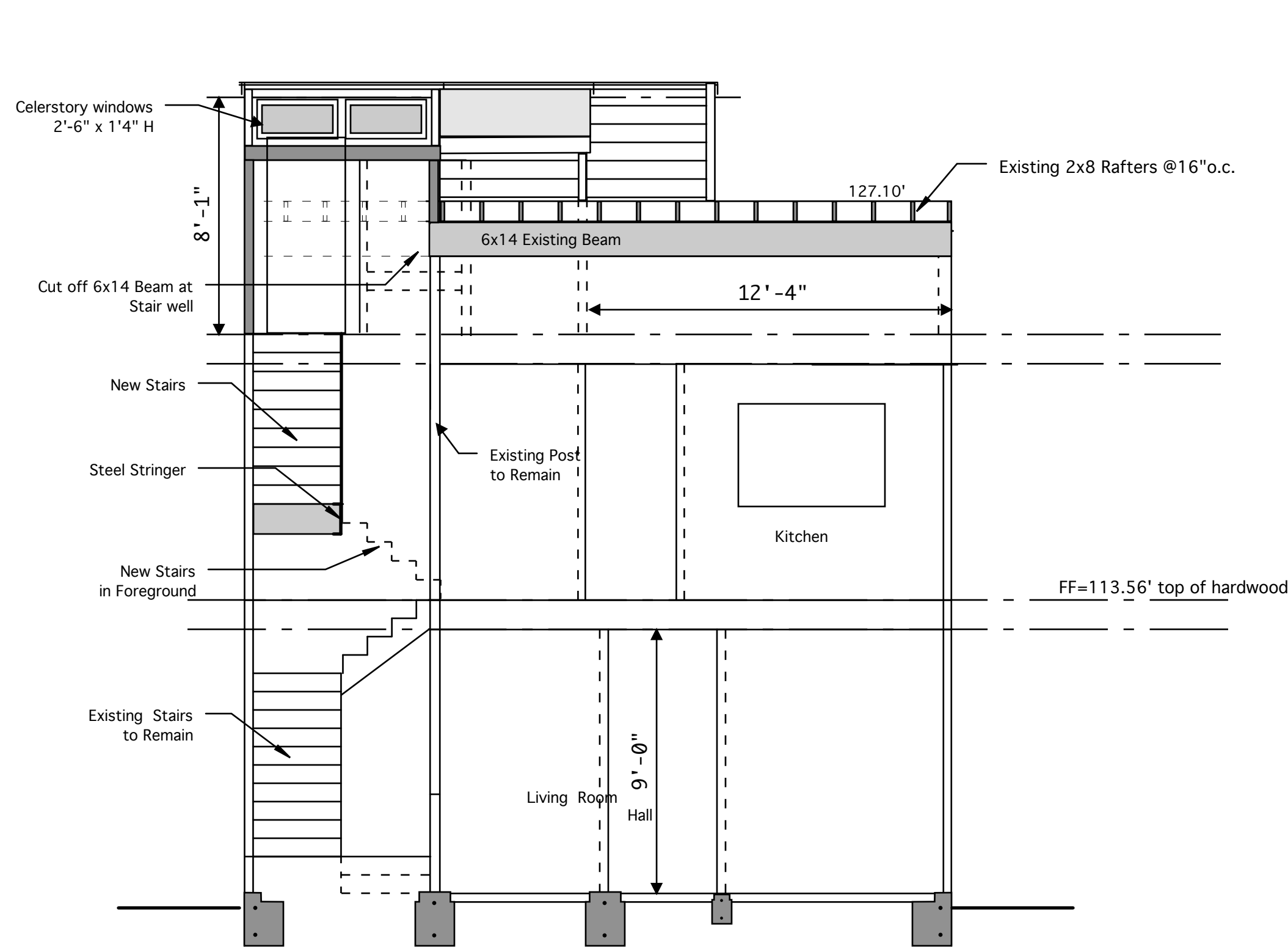
DATE

April 3,2013

REVISIONS:

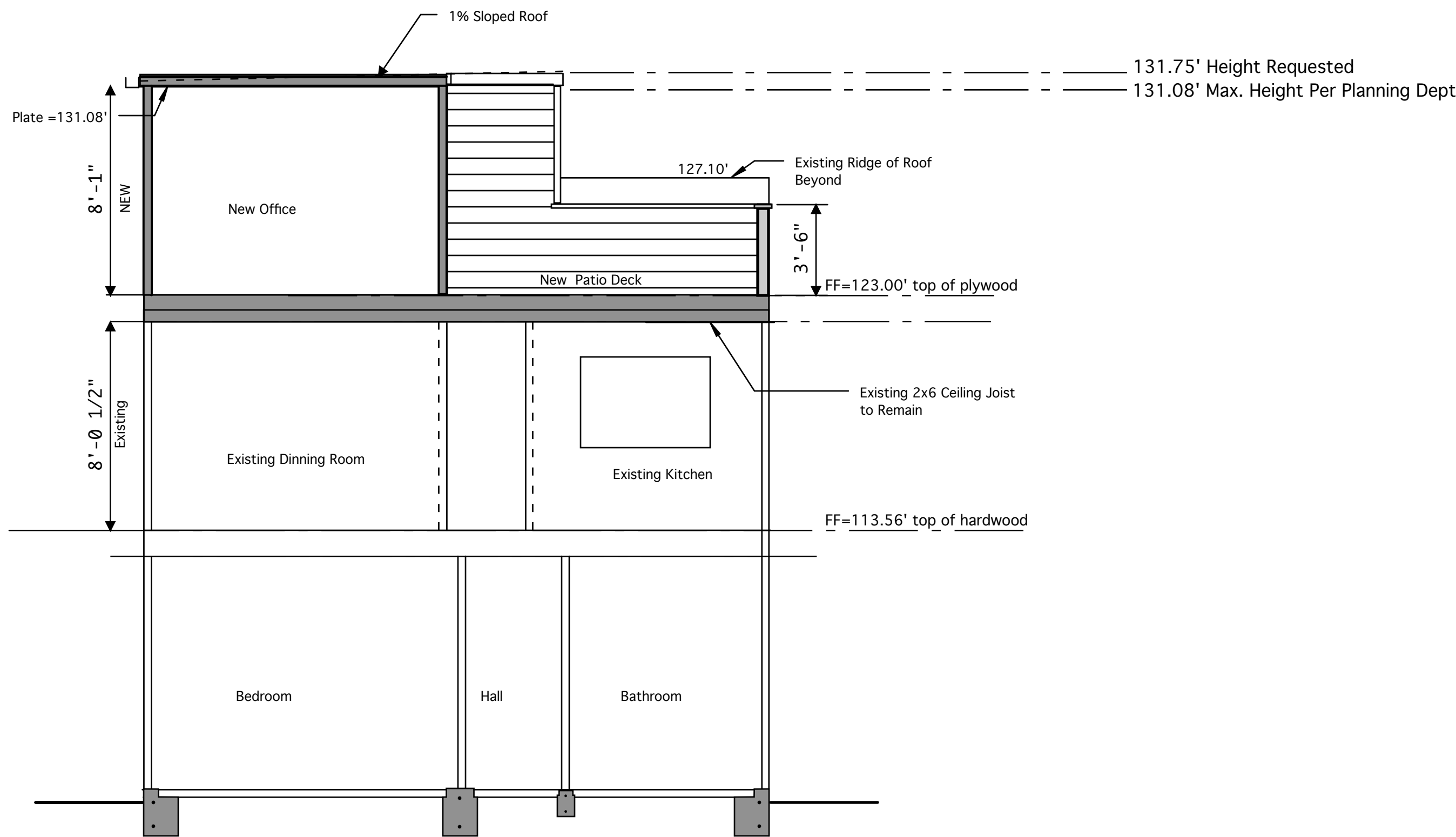
A-6

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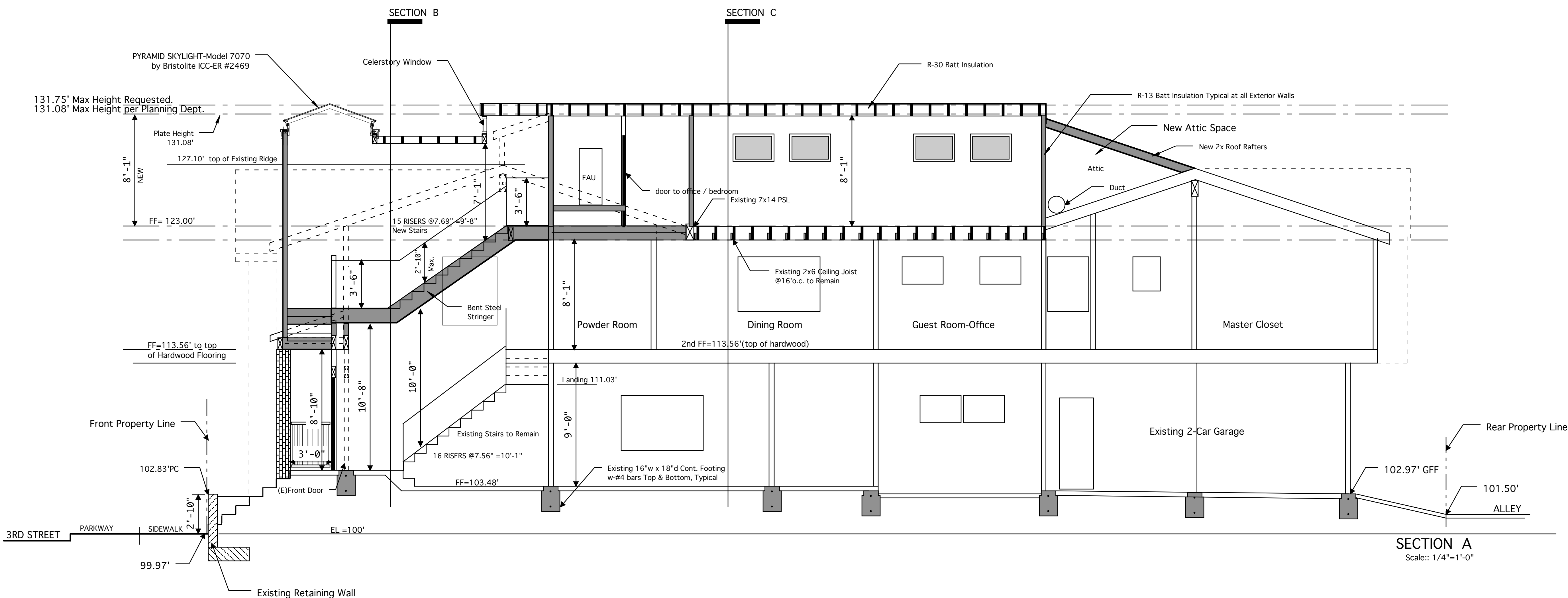
SECTION B

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



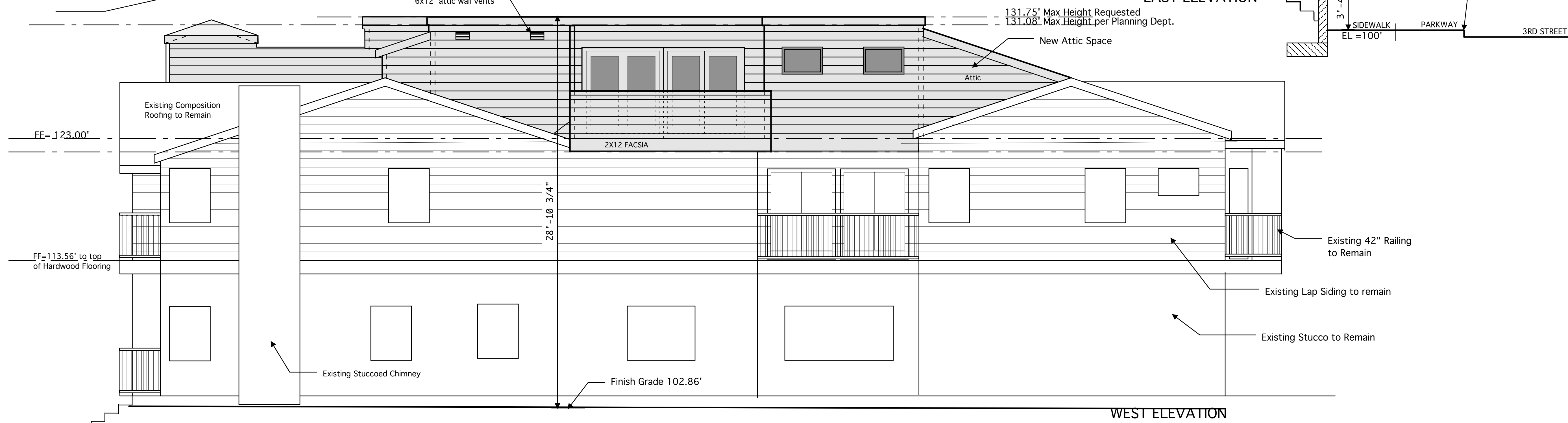
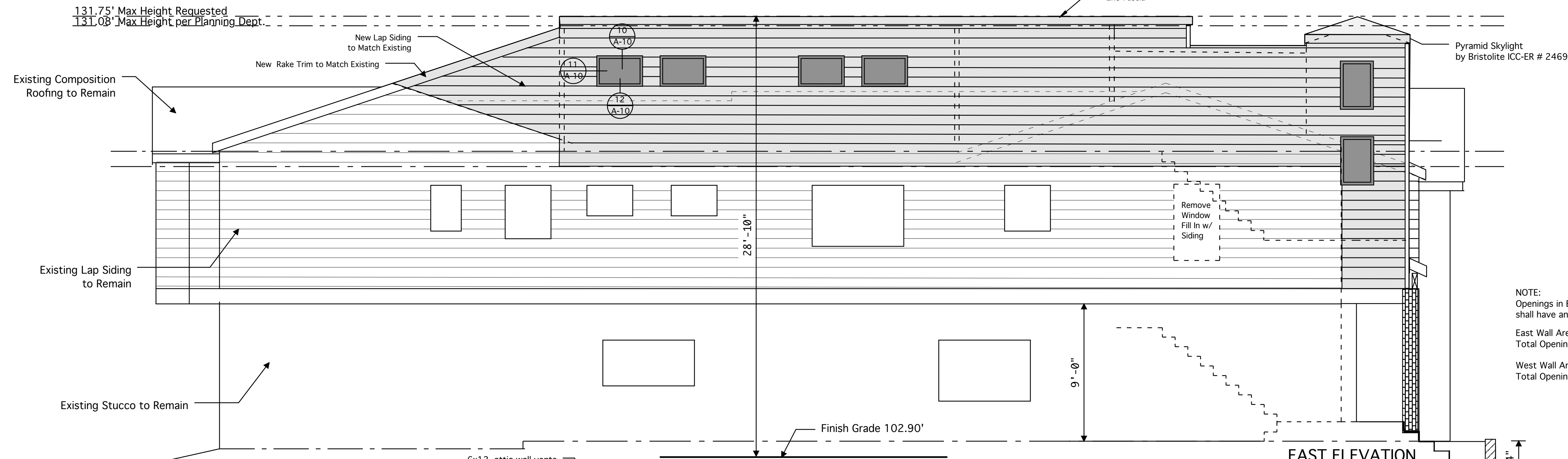
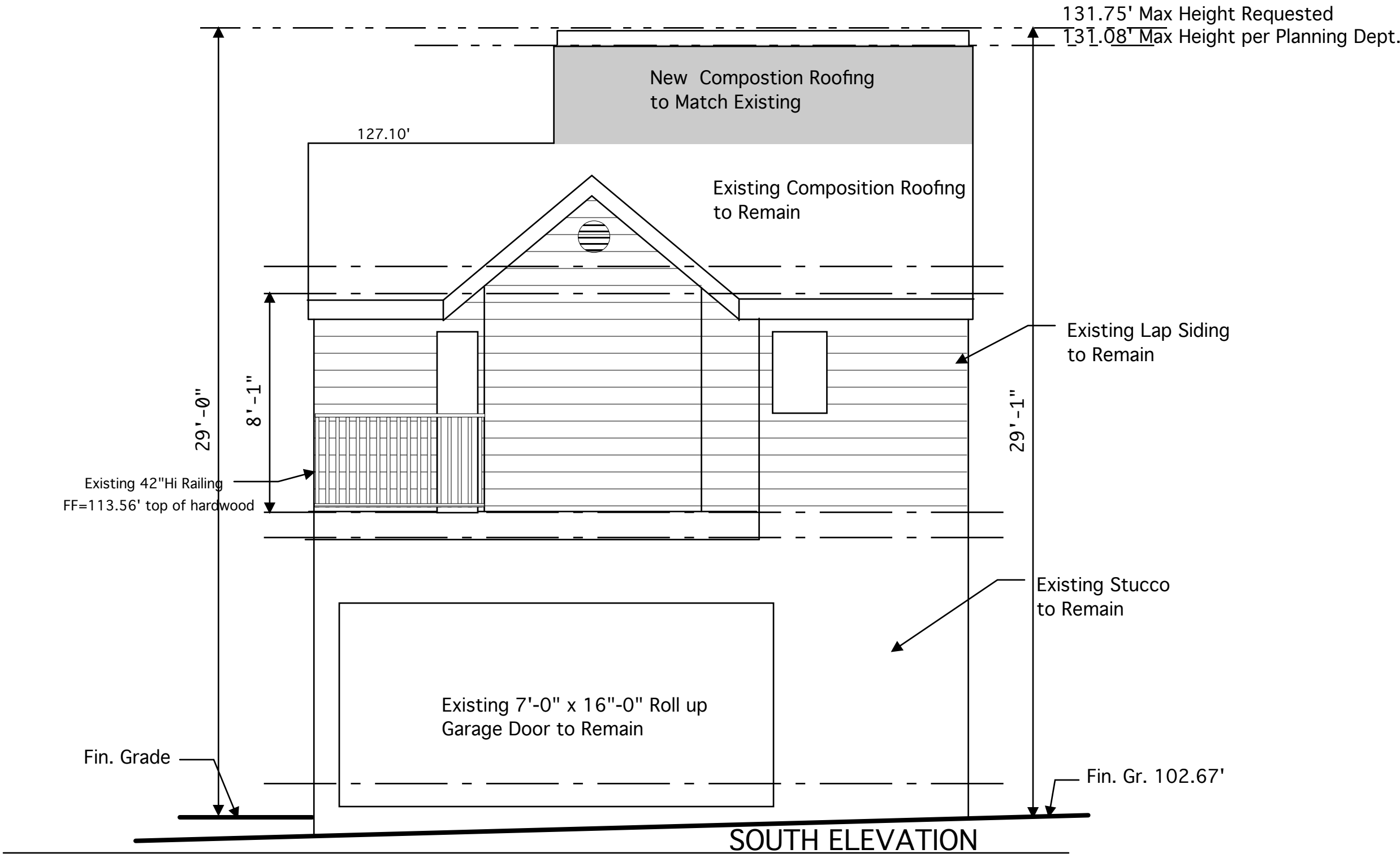
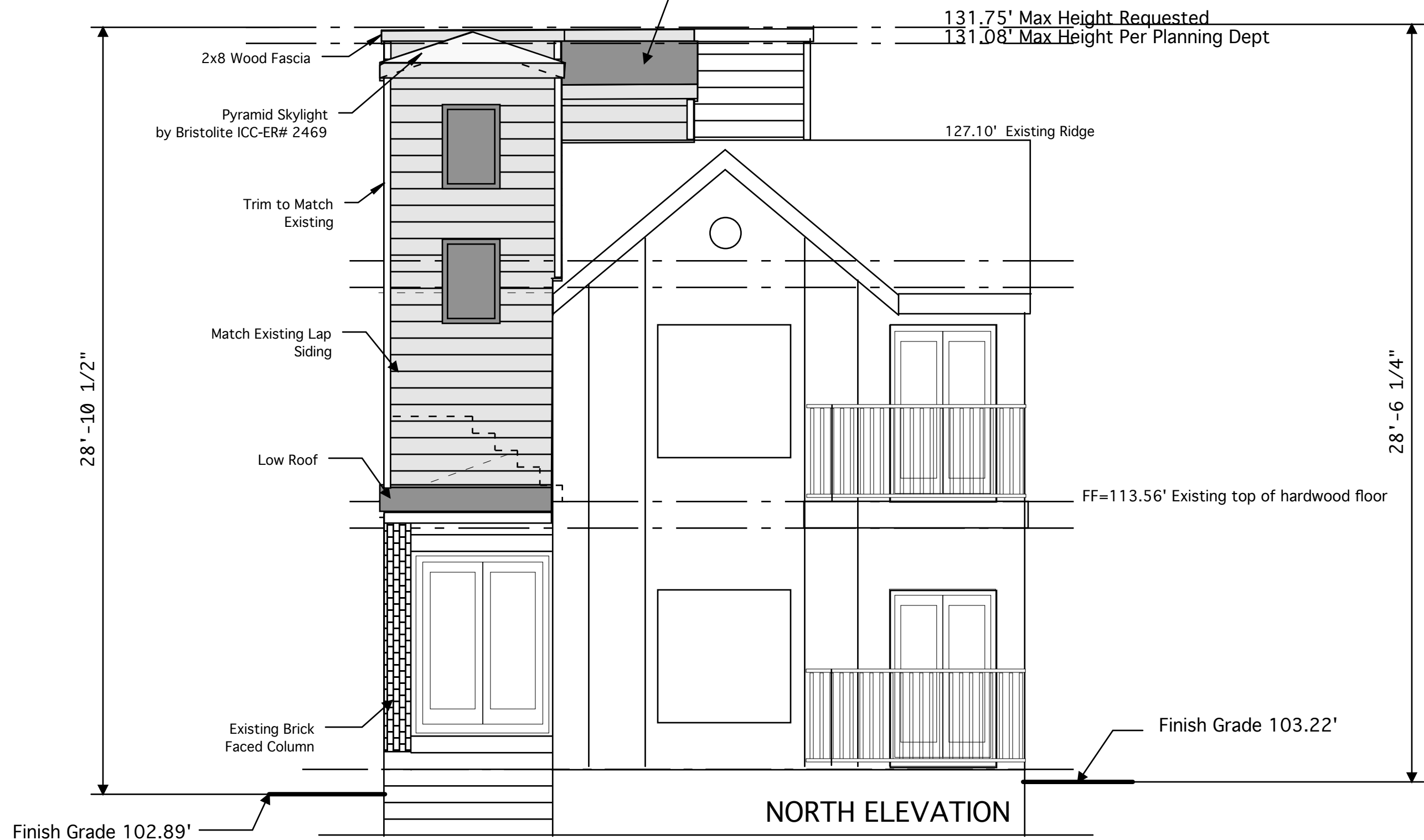
SECTION C

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



SECTION A

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



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Elevations
Scale: 1/4" = 1'-0"

NOTE:
Openings in Exterior Walls Located 3 Feet away from property line shall have an area not exceeding 25% of wall Area
East Wall Area =2012 SQ Ft., Max Opening allowed 503 sf
Total Opening Provided = 139sf <503sf :: OK
West Wall Area =1530 SQ Ft., Max Opening allowed 382 sf
Total Opening Provided = 142sf <382sf :: OK

JOB #	
DRAWN BY	
DATE	April 3,2013
REVISIONS:	

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