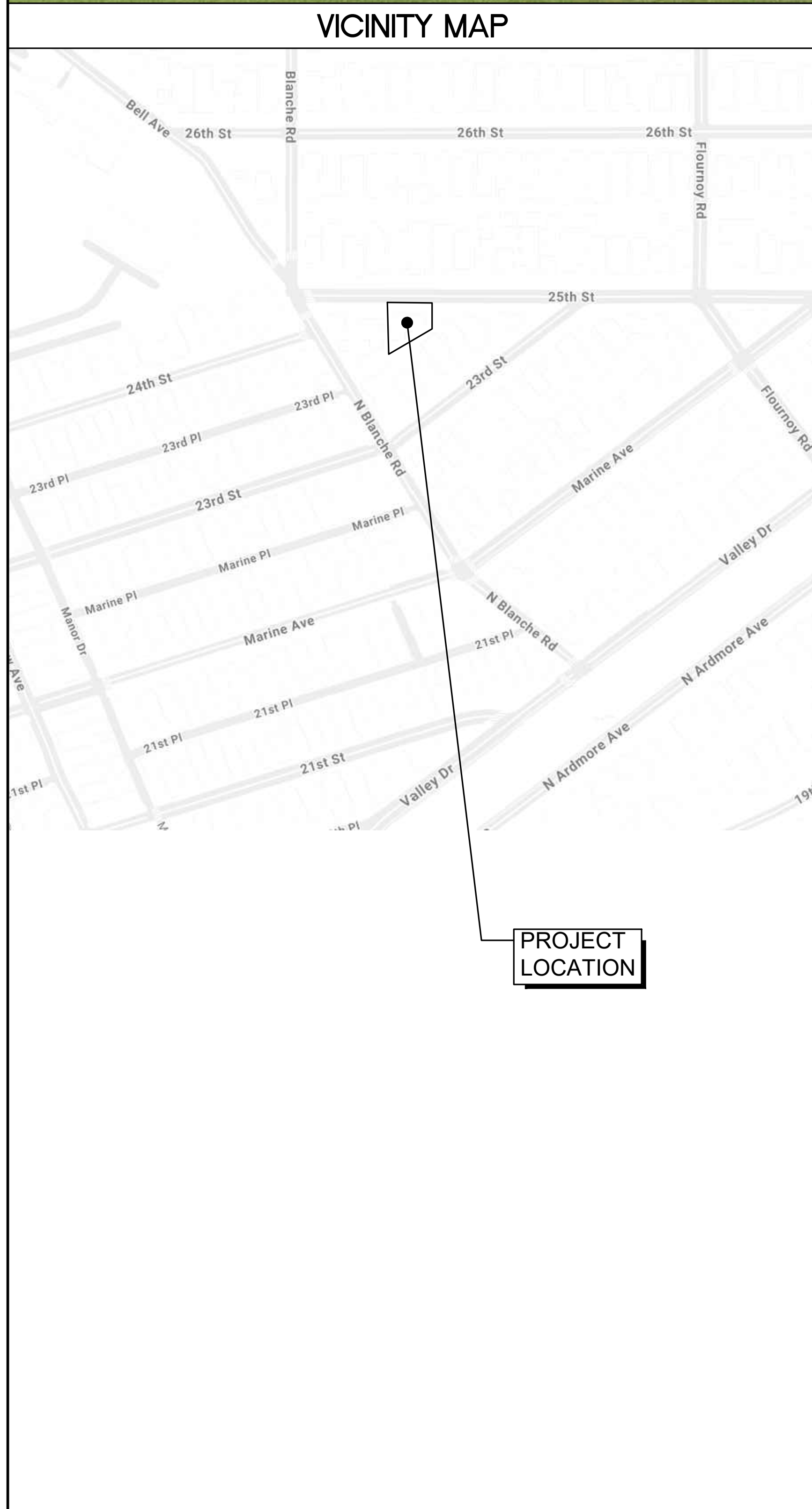
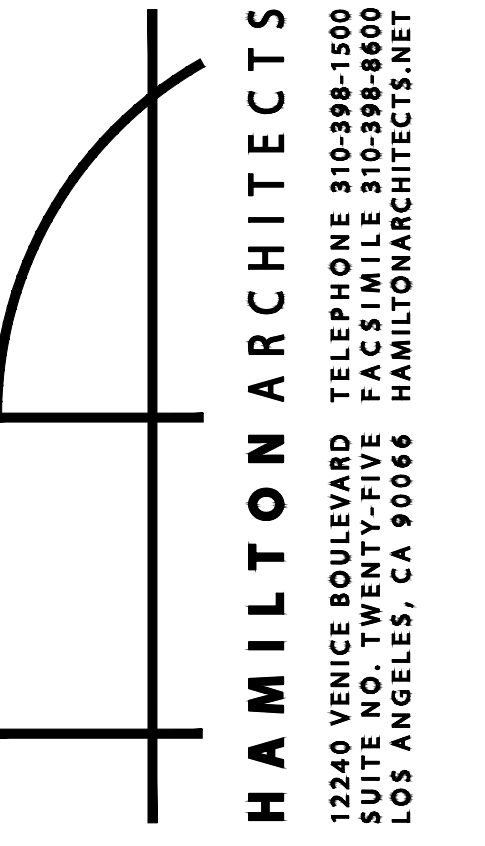




NEW SINGLE FAMILY RESIDENCE 620 25TH STREET MANHATTAN BEACH, CA 90266

FOR VARIANCE



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SURVEY
MICHAEL A. PROFET
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ARCHITECTURAL
A0.1 TITLE SHEET
A1.1 EXISTING SITE PLAN
A1.2 PROPOSED SITE PLAN
A1.3 BUILDING FLOOR AREA ANALYSIS
A1.4 BFA COMPARISON W/ PROPOSED AND REQUIRED SETBACKS
A2.0 BASEMENT FLOOR PLAN
A2.1 FIRST FLOOR PLAN
A2.2 SECOND FLOOR PLAN
A3.1 EXTERIOR ELEVATIONS
A3.2 EXTERIOR ELEVATIONS
A4.1 BUILDING SECTIONS
A4.2 BUILDING SECTIONS

SURVEY
- TOPOGRAPHIC SURVEY

LANDSCAPE
L1.1 LANDSCAPE PLAN

SHEET INDEX

PROJECT DATA: NEW SINGLE FAMILY RESIDENCE BUILDING INFORMATION			
DESCRIPTION	EXISTING	PROPOSED	
PARCEL NUMBER(S):	4174-022-003		
PROJECT ADDRESS(S):	620 25th Street		
NO. OF STORIES:	1	2 + Basement	
TYPE OF CONSTRUCTION:	V-B	V-B	
CODE CYCLE:		2022 California Code of Regulations Title 24	
OCCUPANT USE:	R-3/U	R-3/U	
AUTOMATIC FIRE SPRINKLER SYSTEM TYPE:		NFPA-13D	
SPECIAL CONDITIONS:			

MAIN RESIDENCE (gross floor area)			
DESCRIPTION	EXISTING (SF)	PROPOSED (SF)	GRADING/ SITE WORK (CUBIC YARDS)
INSIDE FOOTPRINT:			
BASEMENT 2:	N/A	2092.72 SF	CUT:
BASEMENT 1:	N/A	1623.57 SF	FILL:
1 ST FLOOR:	912 SF	1623.57 SF	NET EXPORT:
2 ND FLOOR:	N/A	1624.31 SF	
3 RD FLOOR:			
GARAGE:		409.98 SF	
DECKS OVER 30"			

ACCESSORY STRUCTURE (gross floor area)			ADU (gross floor area)		
<input type="checkbox"/> ATTACHED <input type="checkbox"/> DETACHED			<input type="checkbox"/> ATTACHED <input type="checkbox"/> DETACHED		
DESCRIPTION	EXISTING (SF)	PROPOSED (SF)	DESCRIPTION	EXISTING (SF)	PROPOSED (SF)
INSIDE FOOTPRINT:			INSIDE FOOTPRINT:		
BASEMENT 2:			BASEMENT 2:		
BASEMENT 1:			BASEMENT 1:		
1 ST FLOOR:			1 ST FLOOR:		
2 ND FLOOR:			2 ND FLOOR:		
3 RD FLOOR:			3 RD FLOOR:		
GARAGE:			GARAGE:		
DECKS OVER 30"			DECKS OVER 30"		

JADU (gross floor area)			EXTERIOR DECK, PORCH, PATIO STRUCTURE (gross floor area)		
<input type="checkbox"/> ATTACHED					
DESCRIPTION	EXISTING (SF)	PROPOSED (SF)	DESCRIPTION	EXISTING (SF)	PROPOSED (SF)
INSIDE FOOTPRINT:			EXTERIOR FOOTPRINT:		
BASEMENT 2:					
BASEMENT 1:					
1 ST FLOOR:					
2 ND FLOOR:					
3 RD FLOOR:					
DECKS OVER 30"					

PROJECT DESCRIPTION
GROUND UP TWO STORY SINGLE FAMILY RESIDENCE OVER BASEMENT. VARIANCE REQUEST FOR FRONT YARD SETBACK REDUCTION FROM 20'-0" TO 10'-0".

ASSESSOR'S PARCEL NUMBER
4174-022-003

LEGAL DESCRIPTION
TRACT # 2474 LOT COM AT NW COR OF LOT 3 BLK 86 TH S 88.44 FT TH N 53.06° E 100.43 FT TH N TO N LINE OF SD LOT TH W TO BEG PART OF LOT 3

PLANNING AND ZONING INFORMATION
PARCEL AREA: 4,683 SF (AS MEASURED FROM SURVEY)
ZONING DISTRICT: RS (SINGLE FAMILY RESIDENTIAL DISTRICT)
AREA DISTRICT: II

BUILDING INFORMATION
MAX. BUILDING FLOOR AREA: 3,278.1 SQ FT (0.7 X LOT AREA = 0.7 X 4,683)
PROPOSED BUILDING FLOOR AREA: 3,133.41 SQ FT (SEE SHEET A1.3)

REQUIRED SETBACKS:
FRONT YARD: 20'-0"
SIDE YARD: 7'-4 1/4" (SEE SHEET A1.4 FOR SIDE YARD CALCULATIONS)
REAR YARD: 12'-0"

PROPOSED SETBACK:
FRONT YARD: 10'-0"
SIDE YARD: 7'-4 1/4"
REAR YARD: 12'-0"

MAXIMUM ALLOWABLE HEIGHT: 26'-0"
PROPOSED BUILDING HEIGHT: 24'-11 3/4" (70.68')

PROPOSED NUMBER OF STORIES: 2 STORIES OVER SUBTERRANEAN BASEMENT
REQUIRED PARKING: 3 SPACES
PROPOSED PARKING: 3 SPACES (INCLUDING 1 ON VERTICAL CAR LIFT IN GARAGE)

AVERAGE GRADE CALCULATION: 47.00 + 45.80 + 41.72 + 42.75 = 177.27/4 = 44.3175'
OCCUPANCY: R-3 / U
TYPE OF CONSTRUCTION: V-B
NUMBER OF STORIES: 2
PROPOSED FIRE SPRINKLER SYSTEM: YES

SHALL COMPLY WITH THE FOLLOWING 2025 CALIFORNIA CODES:
CALIFORNIA BUILDING CODE (CBC)
CALIFORNIA RESIDENTIAL CODE (CRC)
CALIFORNIA MECHANICAL CODE (CMC)
CALIFORNIA PLUMBING CODE (CPC)
CALIFORNIA ELECTRICAL CODE (CEC)
CALIFORNIA ENERGY CODE (CEC)
CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBCS)
MANHATTAN BEACH MUNICIPAL CODE (MBMC)

SEPARATE PERMITS

- A CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' AND FOR SHORING AND UNDERPINNING.
- THE SOLAR PHOTOVOLTAIC SYSTEM SHALL BE UNDER A SEPARATE REVIEW AND PERMIT.
- THE AUTOMATIC FIRE SUPPRESSION SYSTEM SHALL REQUIRE A SEPARATE REVIEW AND PERMIT.

PROJECT:
GROUND UP SINGLE FAMILY RESIDENCE
620 25TH STREET
MANHATTAN BEACH, CA, 90266

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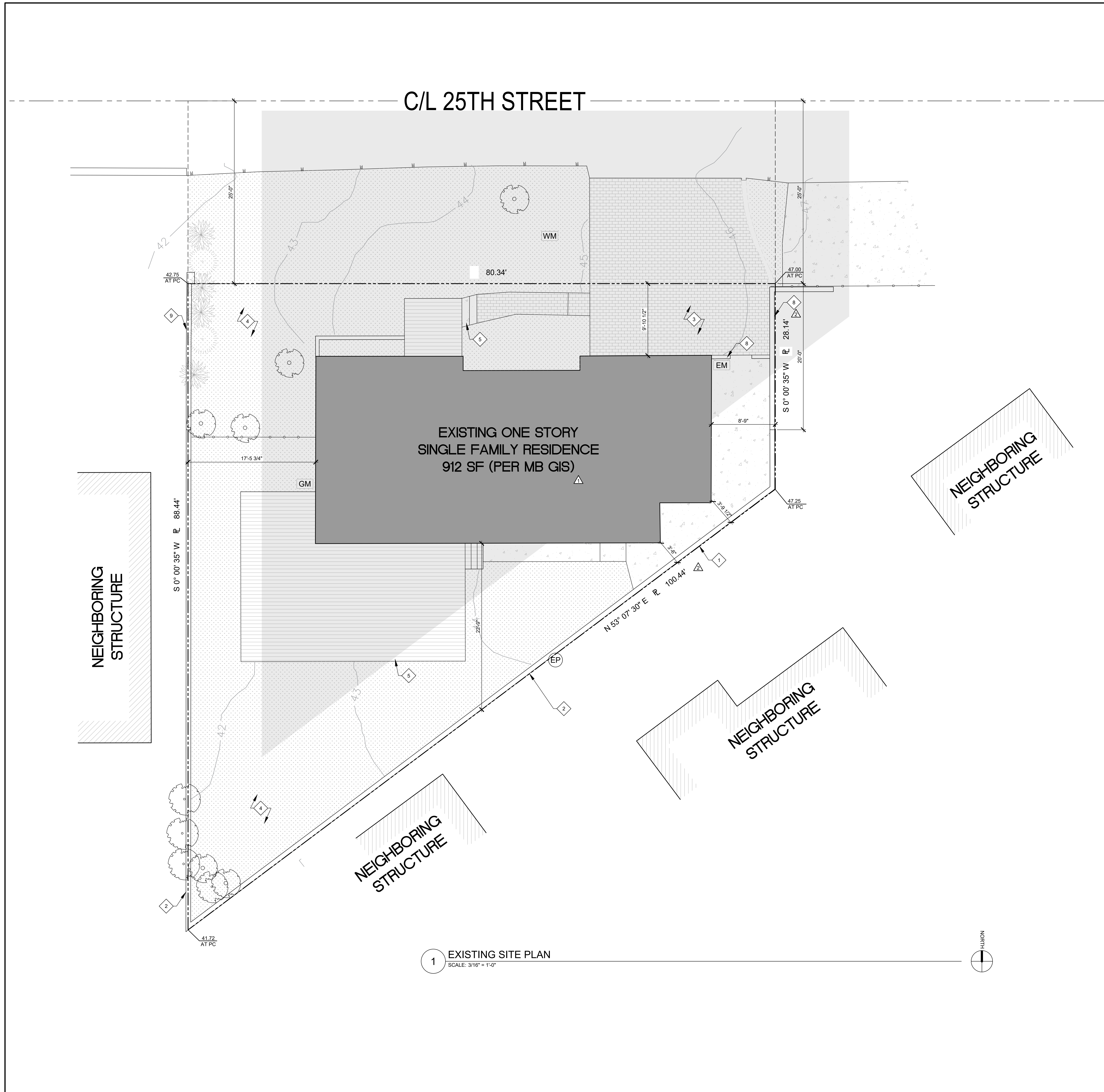
CLIENT:
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MANHATTAN BEACH, CA 90266

TITLE SHEET

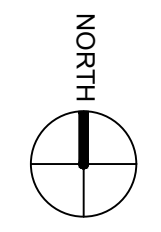
Project: 25013 Drawing Number:
Date: 02/06/2026
Drawn by: LCH
Checked by: JPH

A0.1

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1 EXISTING SITE PLAN
SCALE: 3/16" = 1'-0"

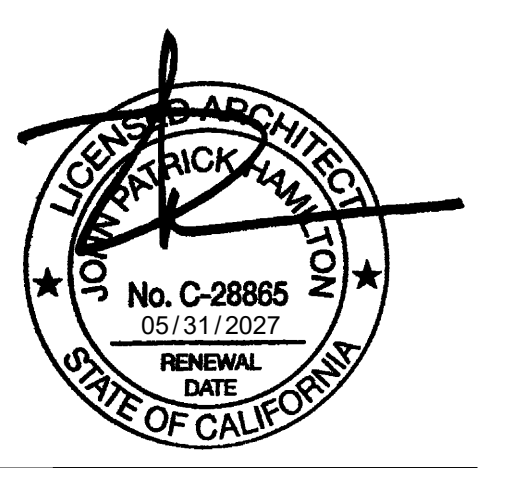


KEYNOTES

- 1 PROPERTY LINE
- 2 EXISTING SITE WALL TO REMAIN
- 3 EXISTING DRIVEWAY TO BE DEMOLISHED
- 4 EXISTING LANDSCAPE AREA
- 5 EXISTING CONCRETE STEPS TO BE DEMOLISHED
- 6 EXISTING DECK TO BE DEMOLISHED
- 7 EXISTING CURB TO BE DEMOLISHED
- 8 EXISTING WALL TO BE LOWERED TO 42" MAX. HEIGHT WITHIN 20'-0" FRONT YARD SETBACK
- 9 EXISTING 2'-0" HIGH CONCRETE WALL

LEGEND

- PROPERTY EXTENT
- EXISTING ELECTRIC POLE
- WATER METER



PROJECT:
 GROUND UP SINGLE FAMILY RESIDENCE
 620 25TH STREET
 MANHATTAN BEACH, CA, 90266

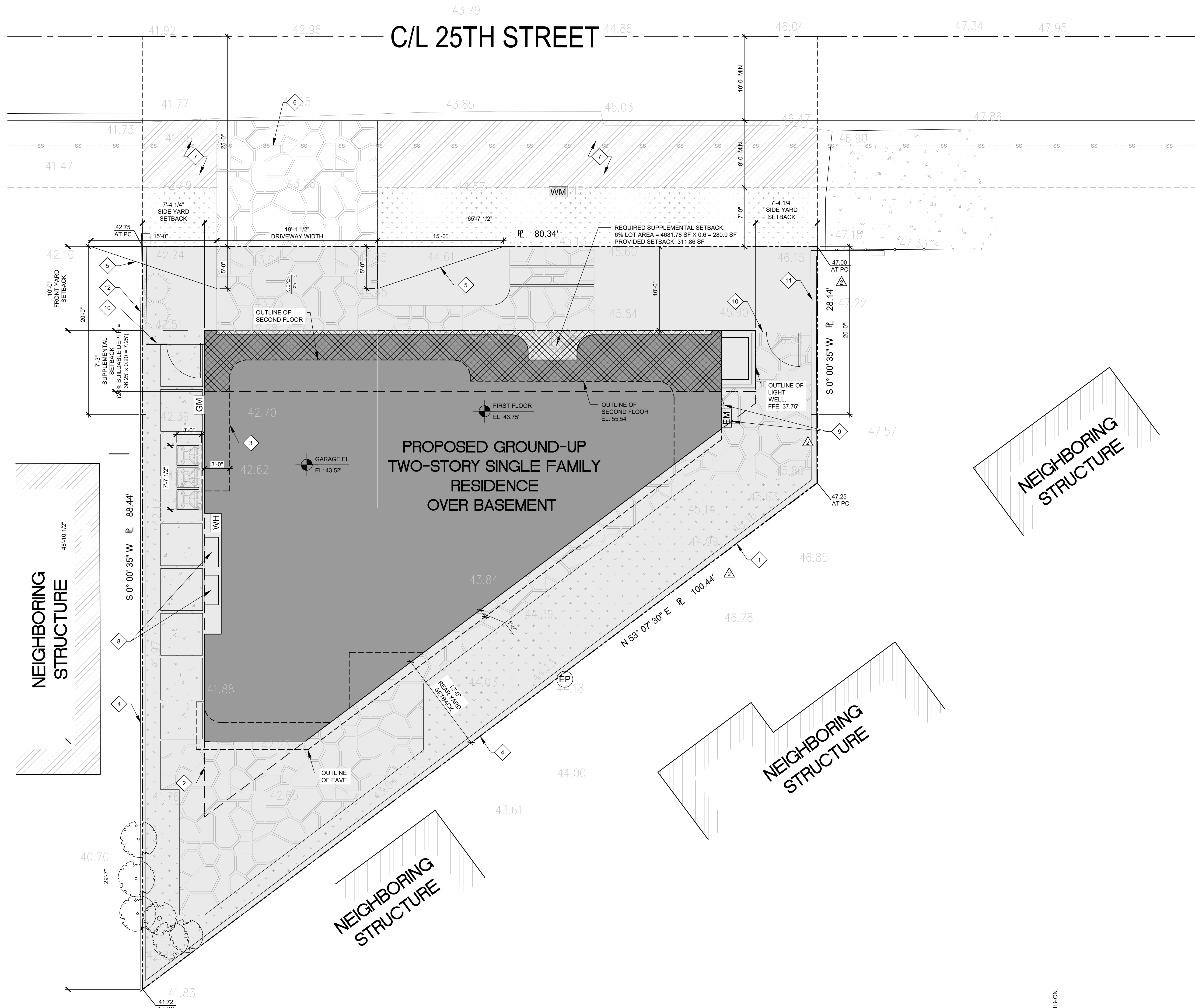
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CLIENT:
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 1601 SEPULVEDA BLVD., #512
 MANHATTAN BEACH, CA 90266

EXISTING SITE PLAN

Project: 25013 Drawing Number
 Date: 02/06/2026
 Drawn by: LCH
 Checked by: JPH

A1.1



1 PROPOSED SITE PLAN
SCALE: 3/16" = 1'-0"

KEYNOTES

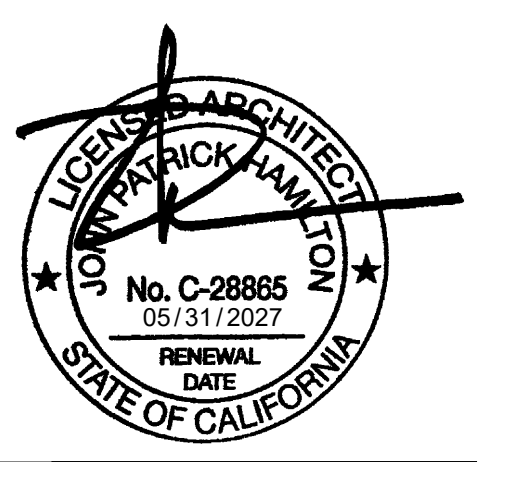
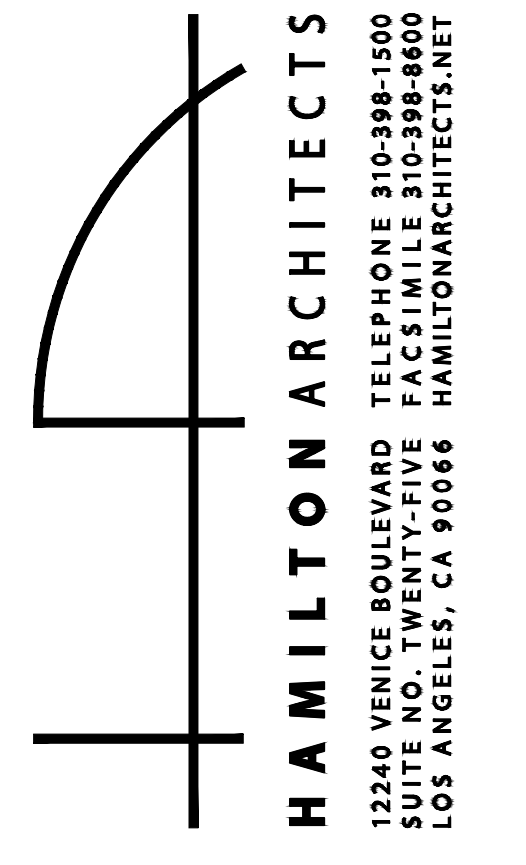
- 1 PROPERTY LINE
- 2 OUTLINE OF BUILDABLE AREA
- 3 OUTLINE OF SECOND STORY SHOWN DASHED
- 4 EXISTING CONCRETE RETAINING WALL
- 5 DRIVEWAY VISIBILITY. SEE SITE NOTE #18 FOR FURTHER DETAILS.
- 6 EXISTING COUNTY SEWER MAIN
- 7 PARKING ENCROACHMENT AREA PER CITY STANDARD ST-23
- 8 PROPOSED HVAC EQUIPMENT LOCATION
- 9 PROPOSED ELECTRICAL PANEL & METER LOCATION
- 10 PROPOSED 42" TALL FENCE AND GATE
- 11 EXISTING SITE WALL WITHIN FRONT 20'-0" OF PROPERTY TO BE LOWERED TO 42" MAXIMUM HEIGHT
- 12 EXISTING 2'-0" HIGH CONCRETE WALL W/ NEW WOOD FENCE ABOVE

NOTES

1. DIMENSIONS INDICATED ARE TO FIELD OF FINISHED SURFACE, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY IN FIELD ALL EXISTING CONDITIONS. REPORT ANY DISCREPANCIES WITH ARCHITECT AND OWNER PRIOR TO ANY CONSTRUCTION.
3. CALL UNDERGROUND SERVICE ALERT (DIGALERT - 811) FOR UTILITY NOTIFICATIONS / MARKINGS PRIOR TO REMOVALS AND EXCAVATIONS. REMOVE ALL MARKINGS AFTER CONSTRUCTION IS COMPLETED.
4. CONNECTIONS TO THE SEWER OR STORM DRAINS REQUIRE A SEWER PERMIT.
5. PRIOR TO COMMENCING ANY UNDERGROUND UTILITY WORK, OBTAIN SEPARATE UTILITY EXCAVATION PERMITS AND STREET USE PERMITS FOR UTILITY EXCAVATION.
6. PROVIDE SAFEGUARDING DURING CONSTRUCTION SUCH AS PROTECTION ADJOINING PROPERTY AS REQUIRED BELOW AND OTHER ITEMS SUCH AS SITE FENCING AND BARRIERS (3306), SANITATION (3305), ETC.
7. PROVIDE PROTECTION OF ADJOINING PROPERTY WHEN EXCAVATION IS TO GREATER DEPTH THAN THE WALLS OR FOUNDATION OF AN ADJACENT BUILDING OR STRUCTURE AND THE ADJACENT BUILDING OR STRUCTURE IS LOCATED CLOSER TO THE PROPERTY LINE THAN THE DEPTH OF THE EXCAVATION. SUBMIT TO BAS PRIOR TO ISSUANCE OF PERMITS EVIDENCE OF ADJOINING PROPERTY OWNER(S) WRITTEN NOTIFICATION AND PROVIDE PLANS FOR TEMPORARY SHORING (3307).
8. NO WORK SHALL BE DONE WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT PRIOR APPROVAL.
9. NO CONSTRUCTION DEBRIS SHALL BE SPILLED OR STORED ONTO PUBLIC RIGHT-OF-WAY.
10. ALL LABOR, EQUIPMENT AND MATERIAL REQUIRED FOR OFF-SITE IMPROVEMENTS ARE THE RESPONSIBILITY OF THE OWNER. OWNER IS RESPONSIBLE FOR REPAIR OF ALL DAMAGE TO OFF-SITE IMPROVEMENTS CAUSED BY CONSTRUCTION.
11. ALL ABANDONED CURB CUTS RESULTING FROM NEW DEVELOPMENT ARE TO BE REMOVED AND REPLACED WITH CURB, GUTTER, SIDEWALK AND LANDSCAPING TO MATCH EXISTING, PER CITY OF LOS ANGELES STANDARD DRAWINGS.
12. PROPOSED IMPROVEMENTS SHALL NOT OBSTRUCT DRAINAGE OR DRAIN INTO NEIGHBORING PRIVATE PROPERTIES.
13. WATER SHALL BE DRAINED AWAY FROM THE FOUNDATION AND SHALL BE MITIGATED FROM PERMEATING INTO FOUNDATION WALL FOOTING OF THE NEW PROPOSED IMPROVEMENTS. FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM OF 10 FEET.
14. NO RUNOFF SEDIMENT OR WASTES IS ALLOWED IN WATER LEAVING THE SITE.
15. ALL CONCENTRATED DRAINAGE SHALL BE CONDUCTED TO THE STREET AT A 2% MIN. SLOPE.
16. CONNECT ALL BUILDING RAIN GUTTER DOWNSPOUTS TO SUB-GRADE DRAINAGE SYSTEM. SEE CIVIL DRAWINGS.
17. PROVIDE A LANDING (SLOPED 2% AWAY FROM THE BUILDING AT EXTERIOR) AT EACH EXTERIOR DOOR, WITH A WIDTH NOT LESS THAN THE WIDTH OF THE DOOR OR THE STAIR SERVED (WHICHEVER IS GREATER) (CBC 1008.1.6, R311.3).
18. DRIVEWAY VISIBILITY: VISIBILITY OF A DRIVEWAY CROSSING A STREET PROPERTY LINE SHALL NOT BE BLOCKED BETWEEN A HEIGHT OF 3 FEET AND 9 FEET FOR A DEPTH OF 5 FEET FROM THE STREET PROPERTY LINE AS VIEWED FROM THE EDGE OF THE RIGHT-OF-WAY ON EITHER SIDE OF THE DRIVEWAY AT A DISTANCE OF 15 FEET OR AT THE NEAREST PROPERTY LINE INTERSECTION THE STREET PROPERTY LINE, WHICHEVER IS LESS (MBMC 10.64.150).
EXCEPTION: PROPERTIES CONSISTING OF LOTS HAVING VEHICULAR ACCESS ONLY ACROSS A SIDE YARD LOCATED IN RESIDENTIAL DISTRICTS IN AREA DISTRICTS III AND IV ARE EXEMPTED FROM THIS REQUIREMENT.
19. THE PROPOSED SETBACKS SHOWN ON THE SITE PLAN ARE MEASURED FROM THE PROPERTY LINES TO THE FOUNDATION IN ACCORDANCE WITH THE DEFINITION OF A "YARD" FOUND IN MBCS SECTION 10.04.030/MBLCP SECTION A.04.030.

LEGEND

- LANDSCAPED/PLANTING AREA
- HARDSCAPE AREA
- CONCRETE AREA
- ADDITIONAL FRONT SETBACK REQUIREMENT, 6% OF LOT AREA (280.8 SF), 4880 SF X 0.6 = 280.8 SF PROVIDED SETBACK: 334 SF
- PARKING ENCROACHMENT AREA PER CITY STANDARD ST-23
- WATER METER
- NEW WALL-MOUNTED TANKLESS WATER HEATER
- RECESSED MAIN ELECTRICAL PANEL. LOCATION TO BE COORDINATED & APPROVED BY SERVICE PROVIDER (LOCATION INDICATED IS PROPOSED). A NEW ELECTRICAL SERVICE SHALL BE PROVIDED WITH A STAINLESS STEEL GROUNDING ELECTRODE, MINIMUM 5/8" DIAMETER, MINIMUM 6" DRIVEN INTO THE SOIL, AND LISTED FOR THIS PURPOSE. (CEC 290.70) SHALL BE AESTHETICALLY SCREENED FROM PUBLIC VIEW.



PROJECT:

GROUND UP SINGLE FAMILY RESIDENCE

6201 25TH STREET,
MANHATTAN BEACH, CA, 90266

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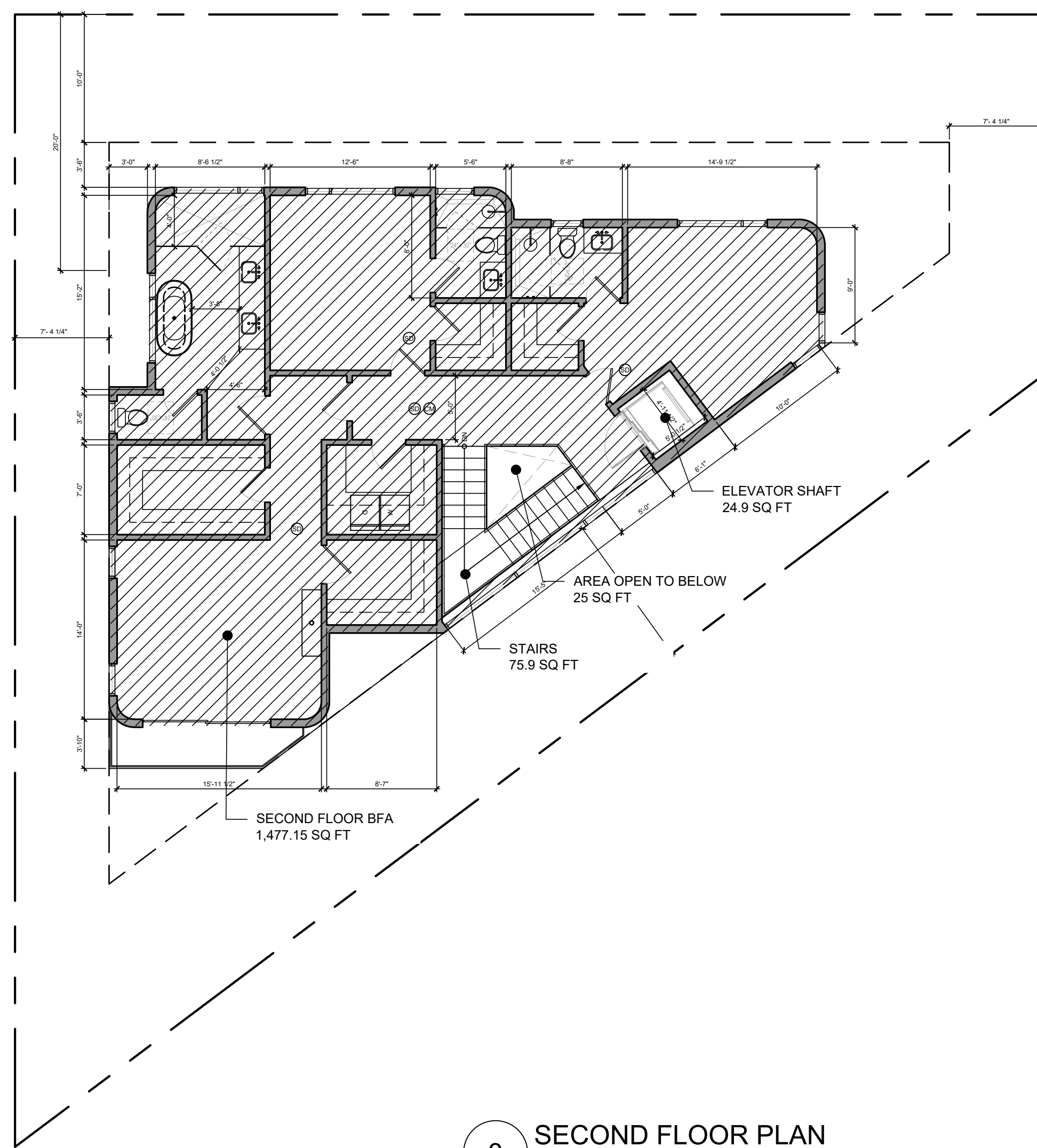
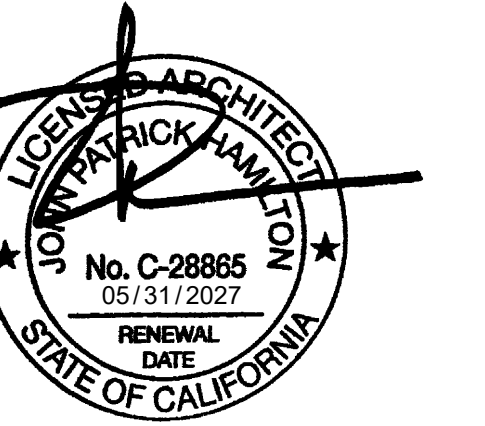
CLIENT:

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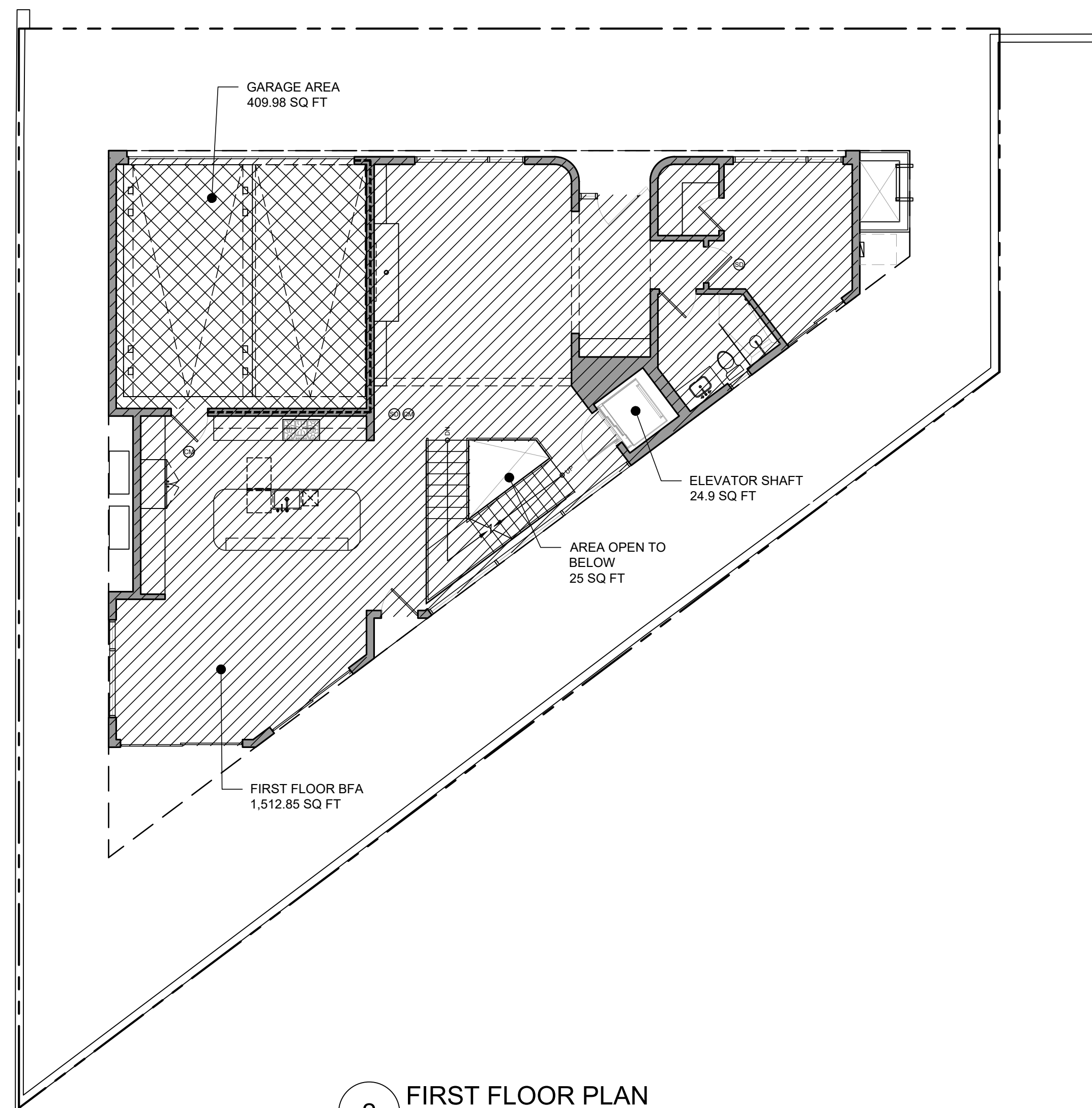
PROPOSED SITE PLAN

Project: 25013 Drawing Number
Date: 02/06/2026
Drawn by: LCH
Checked by: JPH

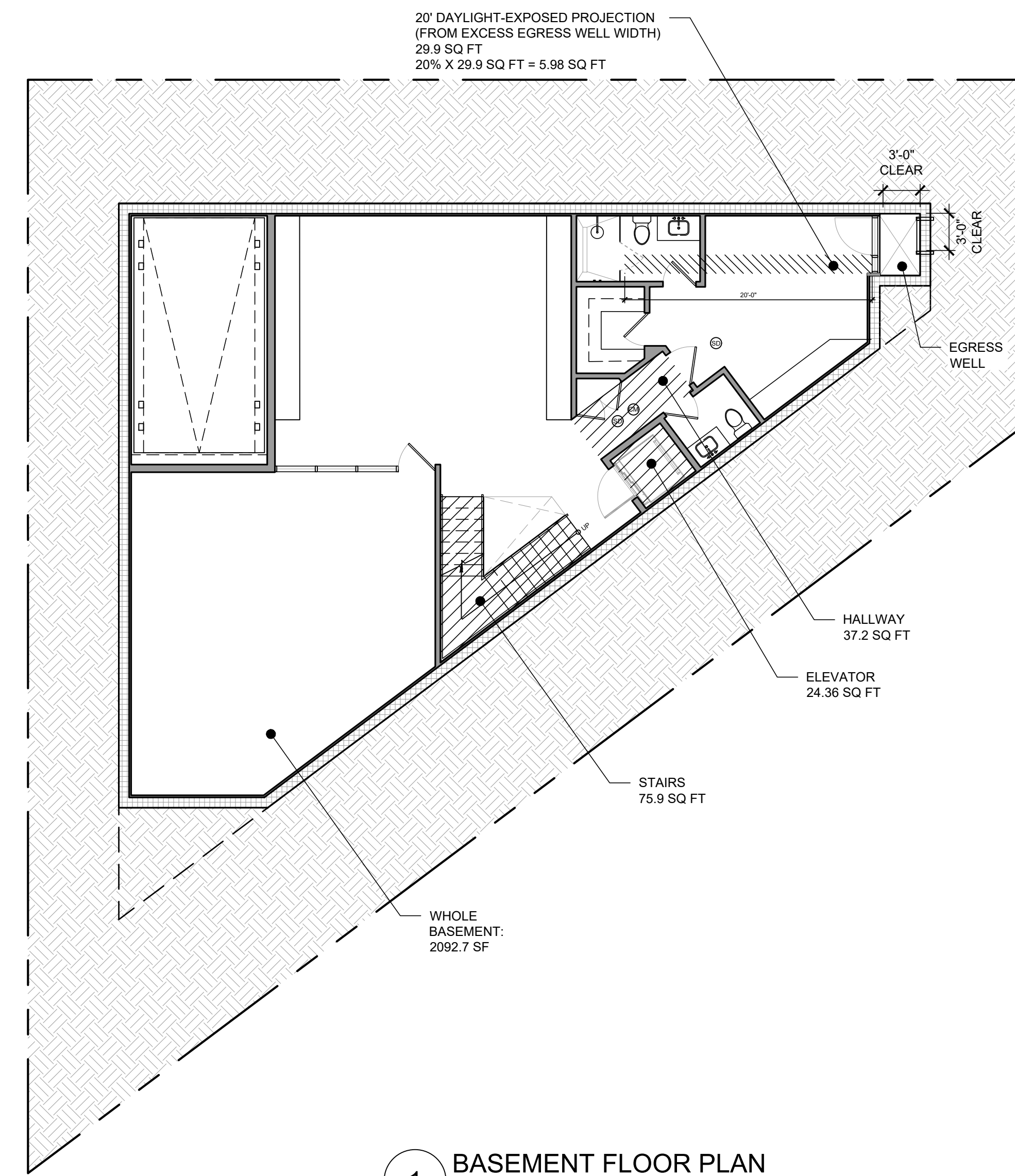
A1.2



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



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



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

PROJECT:

GROUND UP SINGLE FAMILY RESIDENCE

620 25TH STREET,
 MANHATTAN BEACH, CA 90266

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CLIENT:

AMIR ZAGROSS

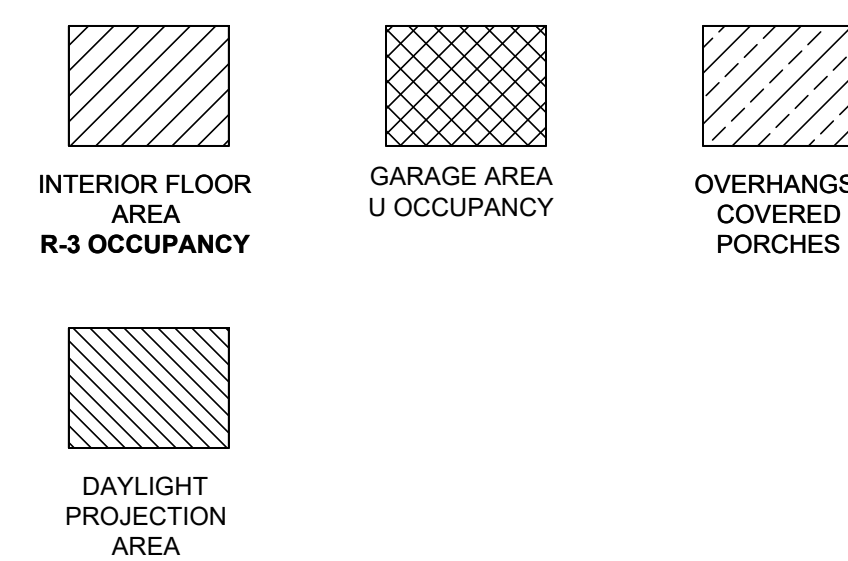
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 MANHATTAN BEACH, CA 90266

BUILDING FLOOR AREA ANALYSIS

Project: 25013 Drawing Number
 Date: 02/06/2026
 Drawn by: LCH
 Checked by: JPH

A1.3

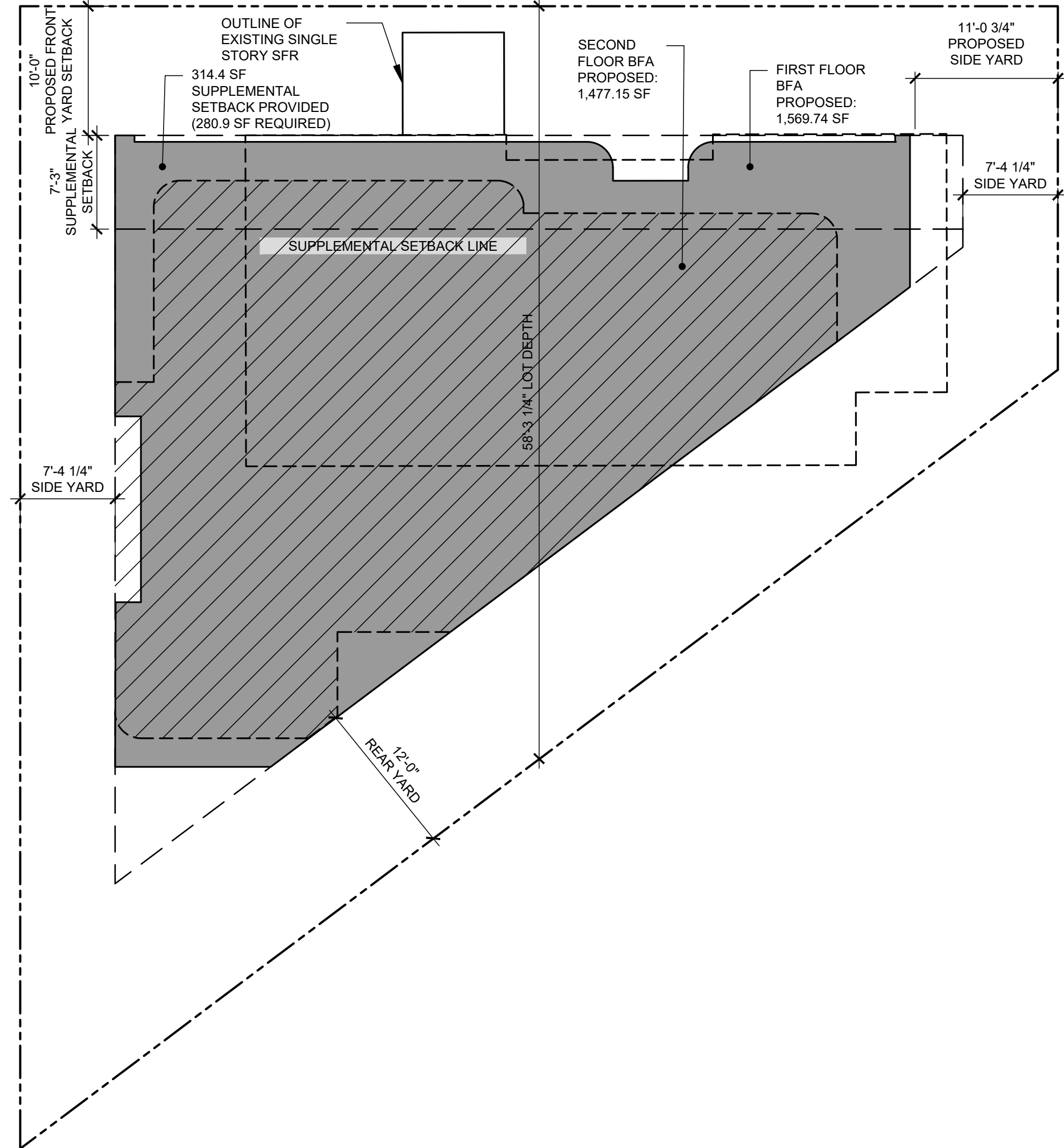
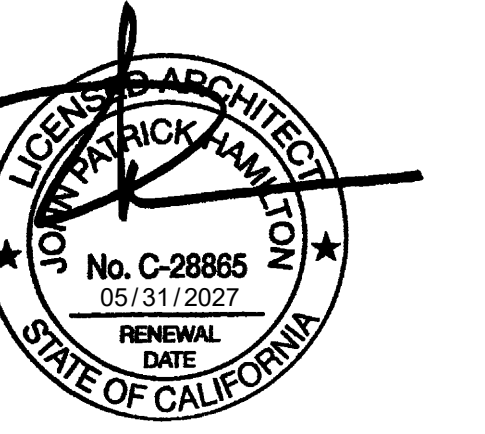
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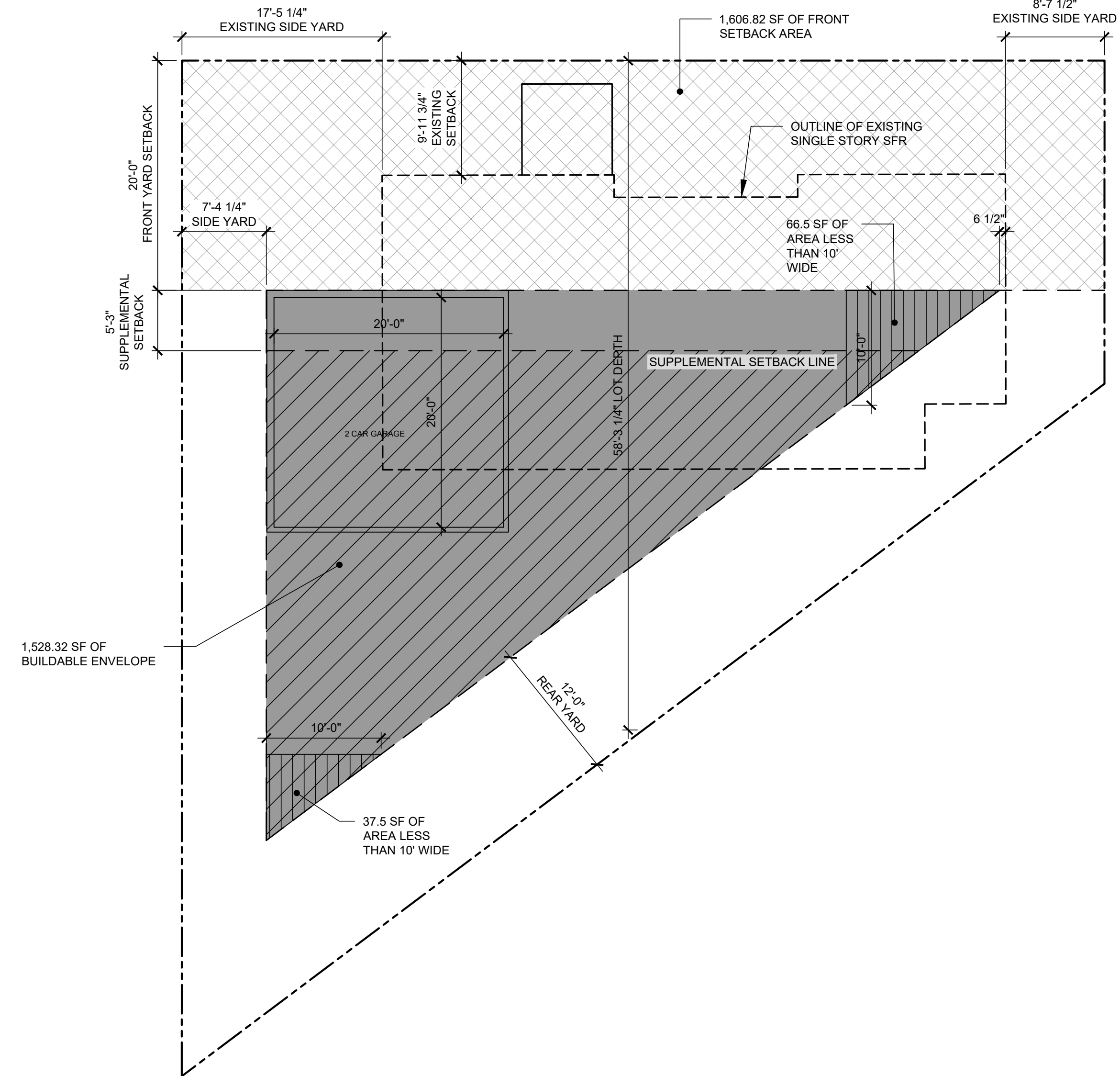
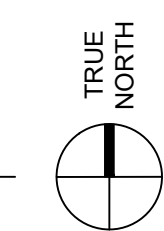
BUILDABLE FLOOR AREA

FLOOR LEVEL	R-3 BFA	GARAGE AREA (U OCCUPANCY)	OVERHANGS/ COVERED PORCHES	TOTAL
BASEMENT	2092.72 (143.44 IS COUNTED TOWARDS BFA)	-	-	143.44
FIRST FLOOR	1512.85	409.98 (MAX 600 SF EXEMPT PER 10.64.030)	-	1512.85
SECOND FLOOR	1477.15	-	-	1477.15
TOTAL	3133.44	0.00	-	3133.44

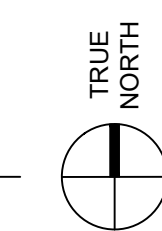
TOTAL BFA: **3,133.44 SQ FT**
 ALLOWABLE BFA: 0.7 X LOT AREA = 0.7 X 4683 = 3,278.1
3,133.44 SQ FT BFA < 3,278.1 SQ FT MAX ALLOWABLE



2 PROPOSED SETBACKS
 SCALE: 1/8" = 1'-0"



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



PROJECT:
 GROUND UP SINGLE FAMILY RESIDENCE
 620 25TH STREET
 MANHATTAN BEACH, CA, 90266

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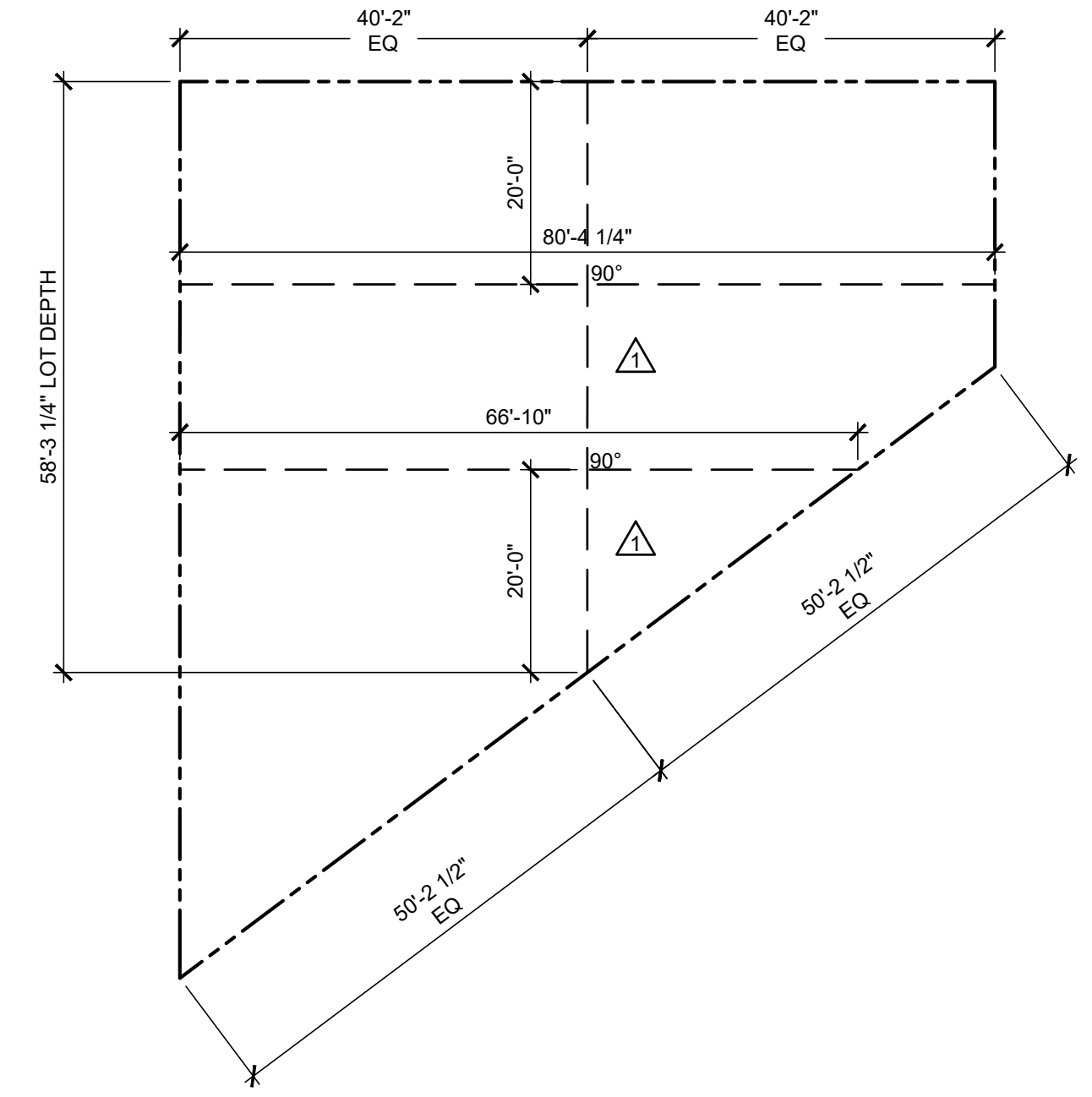
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 MANHATTAN BEACH, CA 90266

BFA COMPARISON WITH REQUIRED & PROPOSED SETBACKS

Project: 25013 Drawing Number:
 Date: 02/06/2026
 Drawn by: LCH
 Checked by: JPH

A1.4

SIDE YARD SETBACK CALCULATIONS/DIAGRAM



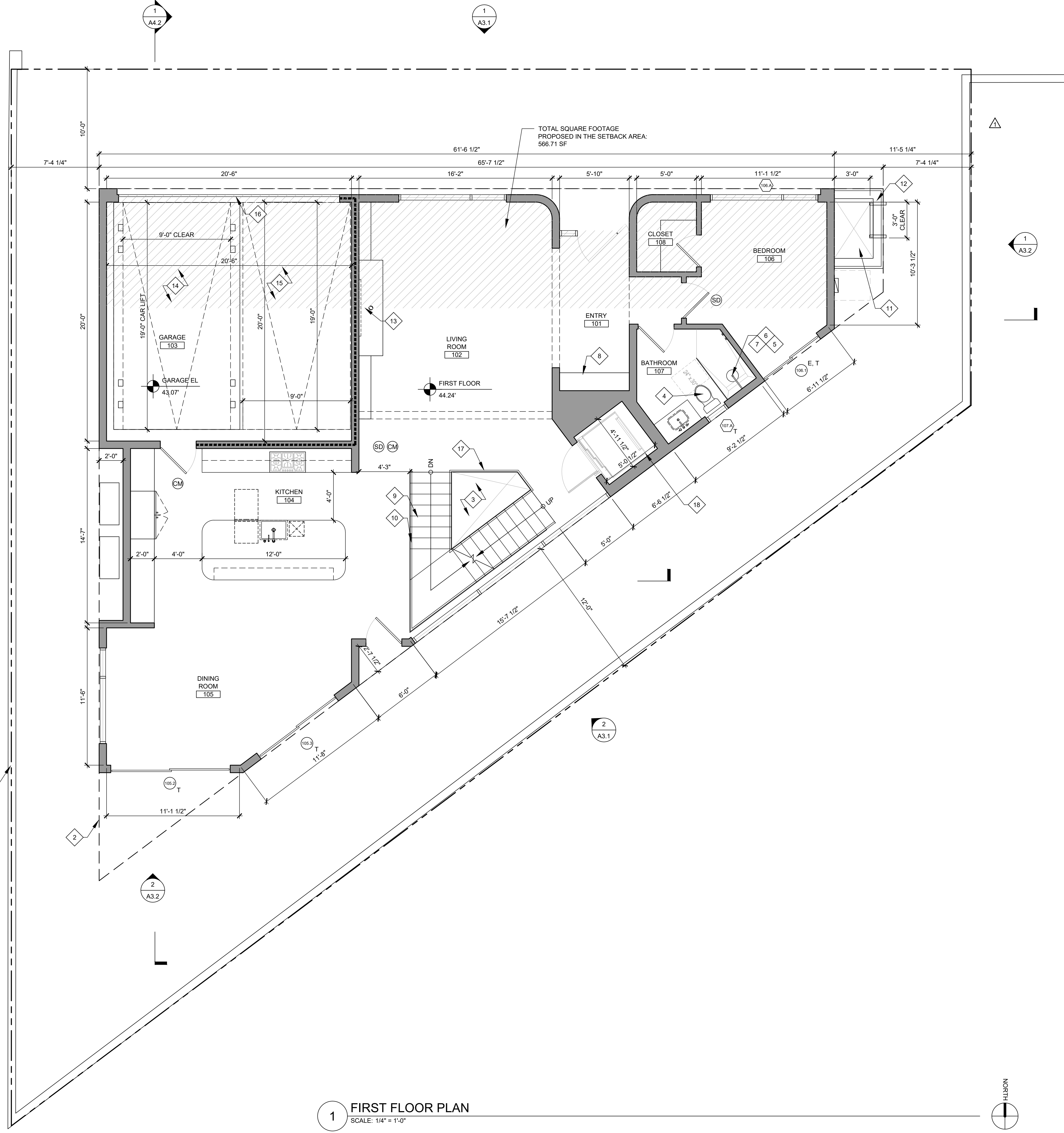
LOT WIDTH: $(87'-4" + 66'-10") / 2 = 73'-7"$
 SIDE YARD SETBACK: $10\% \times 73'-7" = 7'-4 \frac{1}{2}"$
 LOT DEPTH: 58'-3 1/2"
 SUPPLEMENTAL SETBACK (W/ REDUCED 10' FRONT YARD SETBACK):
 BUILDABLE DEPTH: 58'-3 1/2" - 10' FRONT SETBACK - 12' REAR YARD SETBACK = 36'-3 1/2"
 $36'-3 \frac{1}{2}" \times 0.20 = 7'-3"$
 SUPPLEMENTAL SETBACK (W/ REQUIRED 20' FRONT YARD SETBACK):
 BUILDABLE DEPTH: 58'-3 1/2" - 20' FRONT SETBACK - 12' REAR YARD SETBACK = 26'-3 1/2"
 $26'-3 \frac{1}{2}" \times 0.20 = 5'-3"$

BFA CALCULATIONS

TOTAL BUILDABLE AREA COMPARISON		
	POTENTIAL BFA UNDER ZONING CODE'S DEVELOPMENT STANDARDS (NO VARIANCE)	PROPOSED BFA (WITH VARIANCE)
MAX BUILDABLE ENVELOPE	1,528.32 SF	1,979.92 SF
FIRST FLOOR BFA	1,128.32 SF (SUBTRACTS 600 SQ FT FOR GARAGE)	1,512.85 SF (SUBTRACTS 409.98 SQ FT FOR GARAGE - MAX 600 SF EXEMPT)
SECOND FLOOR BFA	1,247.42 SF (SUBTRACTS 6% SUPPLEMENTAL SETBACK REQUIREMENT)	1,477.15 SF
△ GARAGE (EXEMPT FROM BFA)	600 SF	409.98 SF (MAX 600 SF EXEMPT)
BASEMENT (SEE A1.3)	-	143.44 SF
TOTAL BFA	2,375.74 SF	3,133.44 SF
MAX BFA ALLOWED PER CODE	3,278.10 SF	3,278.10 SF
	2375.74 SF / 3278.10 SF = 72.47% BFA	3133.44 SF / 3278.10 SF = 95.59% BFA

LEGEND

- FIRST FLOOR BUILDABLE FLOOR AREA
- SECOND FLOOR BUILDABLE FLOOR AREA
- SETBACK LINE
- PROPERTY LINE
- EXISTING HOUSE OUTLINE



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

KEYNOTES

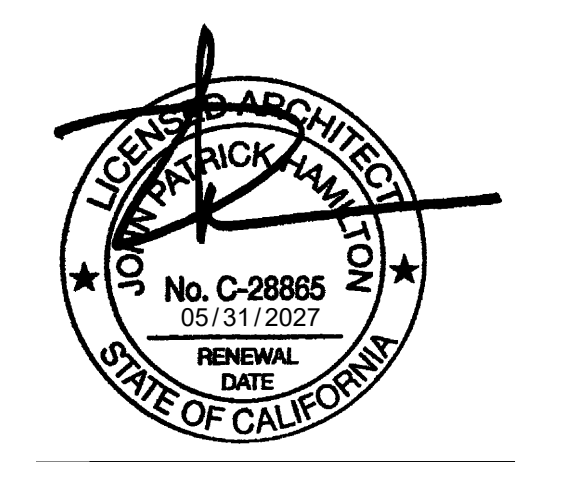
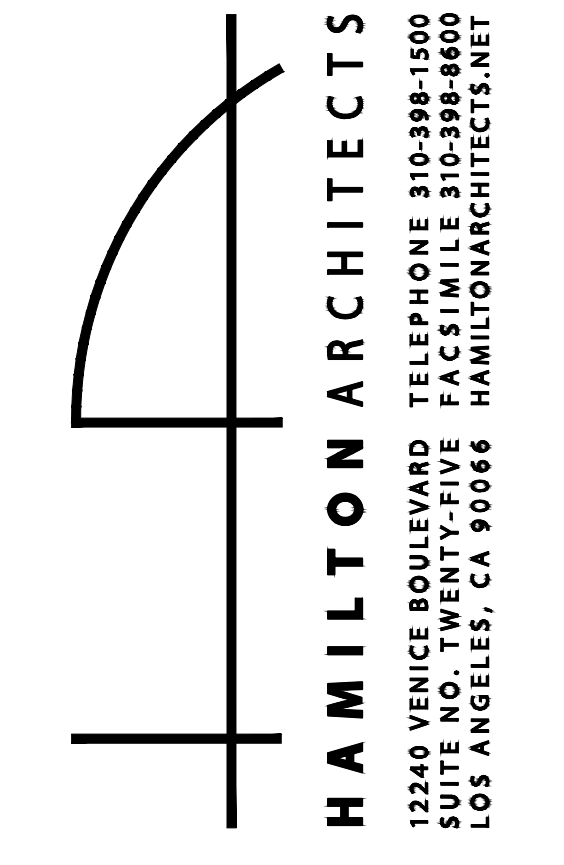
- 1 PROPERTY LINE
- 2 OUTLINE OF BUILDABLE AREA
- 3 OPEN TO BELOW
- 4 ALL TOILETS SHALL HAVE A MAXIMUM FLUSH OF 1.28 GALLONS, AND A MINIMUM CLEAR FLOOR AREA OF 24"x30" IN FRONT OF THE BOWL.
- 5 NON-SLIP, NON-ABSORBANT FLOORING PER OWNER. PROVIDE MINIMUM 6'-0" A.F.F. NON-ABSORBANT WALL FINISH AT TUB/SHOWER AND SHATTER-RESISTANT MATERIALS FOR THE SHOWER ENCLOSURE. CEMENT, FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. (R702.4.2)
- 6 PROVIDE A THERMOSTATIC MIXING VALVE AT ALL SHOWERS/SHOWER TUBS WITH INDIVIDUAL CONTROL VALVES FOR PRESSURE BALANCE AND THERMOSTATIC, OR A COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE. ALL FITTINGS SHALL PROVIDE SCALD AND THERMAL SHOCK PROTECTION
- 7 SHOWER STALLS SHALL HAVE A CLEAR INTERIOR FINISH AREA OF 7.1 SQ FT MINIMUM AND SHALL ACCOMMODATE A 2'-6" MINIMUM CLEAR CIRCLE AT THRESHOLD LEVEL. THESE MINIMUM CLEARANCES SHALL BE MAINTAINED UP TO A HEIGHT OF 6'-0" ABOVE THE SHOWER DRAIN.
- 8 CUSTOM BUILT-IN MILLWORK
- 9 STAIRS SHALL HAVE 10" MINIMUM TREAD, AND 7 3/4" MAXIMUM RISE.
- 10 3'-0" TALL GUARDRAIL AT STAIR
- 11 WINDOW WELL / EGRESS AREAWAY: 9 SQ FT MINIMUM HORIZONTAL AREA AND 3'-0" MINIMUM WIDTH. CAST-IN-PLACE CONCRETE FLOOR FINISH, 4" MINIMUM BELOW LOWER BASEMENT FLOOR ELEVATION.
- 12 PERMANENTLY AFFIXED METAL LADDER, PROVIDING A MINIMUM INSIDE RUNG WIDTH OF 12" MINIMUM. RUNGS SHALL PROJECT NOT LESS THAN 3" FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18" ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL. LADDER MAY PROJECT NO MORE THAN 6" INTO 3'-0" MINIMUM WINDOW WELL WIDTH. LADDER TO COMPLY WITH IRC SECTION R310.4.2
- 13 NON-SOLID FUEL BURNING, DIRECT VENT, SEALED COMBUSTION FIREPLACE.
- 14 SUBTERRANEAN CAR LIFT BY LA PARKING LIFTS. SEE PRODUCT INFORMATION ON SHEET A0.5. GARAGE TO HOLD 3 PARKING SPACES TOTAL.
- 15 REQUIRED PARKING AREA IS TO BE 18' X 16' CLEAR OF ANY OBSTRUCTIONS NOT LESS THAN SEVEN (7) FEET ABOVE THE FINISH FLOOR TO ANY CEILING, BEAM, PIPE, VENT, MECHANICAL EQUIPMENT OR SIMILAR CONSTRUCTION. (MBMC 10.64.100 C) EXCEPTION: AUTOMATIC GARAGE DOOR OPENING EQUIPMENT AND THE GARAGE DOOR ENTRANCE MAY BE 6.6 FEET.
- 16 7X18' GARAGE DOOR. SEE NOTE 8.
- 17 42" TALL GUARDRAIL AT AREAS OPEN TO BELOW
- 18 HOME ELEVATOR BY GARAVENTA LIFT. SEE PRODUCT INFORMATION ON SHEET A0.5

NOTES

- 1: ALL HABITABLE ROOMS SHALL BE PROVIDED WITH SPACE-HEATING SYSTEMS CAPABLE OF MAINTAINING AN INDOOR TEMPERATURE OF NOT LESS THAN 68 DEGREES FAHRENHEIT.
- 2: HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 °F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE (R303.9)
- 3: FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
- 4: FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY HUMIDITY CONTROL.
- 5: IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED (1803.5.2).
- 6: THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT (AN SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
- 7: THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.
- 8: GARAGE DOORS: EACH ENCLOSED PARKING SPACE SHALL BE PROVIDED WITH A MINIMUM CLEAR OPENING (AFTER FINISH TREATMENT) OF 8 FOOT WIDE (8' FOR SINGLE-CAR DOORS, 6.67 FOOT HIGH ACCESS/DOOR (MBMC 10.64.100 E).

LEGEND

- NEW FRAMED WALL
- NEW CONC. WALL
- ENCLOSURE SHALL MEET THE REQUIREMENTS OF CRC R302.6. GARAGE WALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 5/8" GYPSUM BOARD ON THE ENCLOSED SIDE; CEILING SHALL BE CONSTRUCTED WITH A MINIMUM OF 5/8" TYPE "X" GYPSUM BOARD ON THE UNDERSIDE. SEE DETAIL 3/A5.3.
- TERMINATION POINT OF A LISTED RACEWAY ORIGINATING AT THE MAIN ELECTRICAL SERVICE POINT, FOR FUTURE USE FOR ELECTRICAL VEHICLE CHARGING. SEE "ELECTRICAL FIXTURE NOTES," NOTE #11, SHEET A0.9 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- PROPOSED SF IN THE SETBACK AREA
- EGRESS WINDOW
- TEMPERED WINDOW
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR



PROJECT:

GROUND UP SINGLE FAMILY RESIDENCE
620 25TH STREET,
MANHATTAN BEACH, CA, 90266

NO.	DATE	REVISION
-	07.17.25	VARIANCE SUBMITTAL
1	10.21.2025	VARIANCE
2	03.23.2026	PLANNING RESUBMITTAL
3	04.16.2026	PLANNING RESUBMITTAL

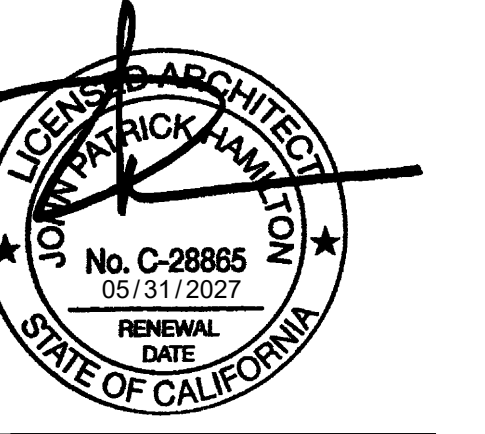
CLIENT:

AMIR ZAGROSS
1601 SEPULVEDA BLVD., #512
MANHATTAN BEACH, CA 90266

FIRST FLOOR PLAN

Project: 25013 Drawing Number
Date: 05/27/2025
Drawn by: MCK
Checked by: JPH

A2.1



KEYNOTES

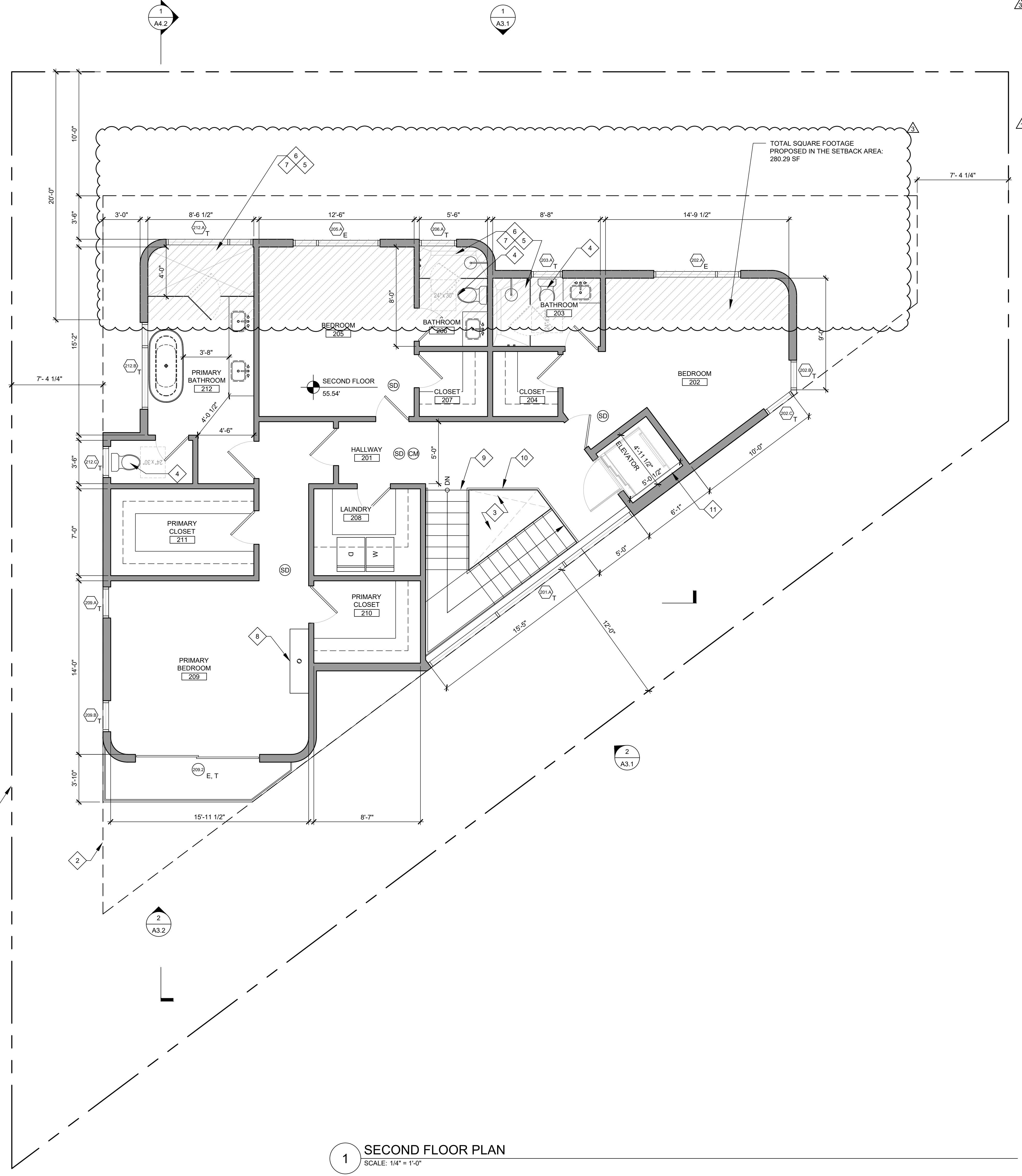
- 1 PROPERTY LINE
- 2 OUTLINE OF BUILDABLE AREA
- 3 OPEN TO BELOW
- 4 ALL TOILETS SHALL HAVE A MAXIMUM FLUSH OF 1.28 GALLONS, AND A MINIMUM CLEAR FLOOR AREA OF 24"x30" IN FRONT OF THE BOWL.
- 5 NON-SLIP, NON-ABSORBANT FLOORING PER OWNER. PROVIDE MINIMUM 6'-0" A.F.F. NON-ABSORBANT WALL FINISH AT TUB/SHOWER AND SHATTER-RESISTANT MATERIALS FOR THE SHOWER ENCLOSURE. CEMENT, FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. (R702.4.2)
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- 9 STAIRS SHALL HAVE 10" MINIMUM TREAD, AND 7 3/4" MAXIMUM RISE.
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- 11 HOME ELEVATOR BY GARAVENTA LIFT. SEE PRODUCT INFORMATION ON SHEET A0.5

NOTES

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LEGEND

- NEW FRAMED WALL
- PROPOSED SF IN THE SETBACK AREA
- EGRESS WINDOW
- TEMPERED WINDOW
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR



1 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

PROJECT:

GROUND UP SINGLE FAMILY RESIDENCE
 620 25TH STREET,
 MANHATTAN BEACH, CA, 90266

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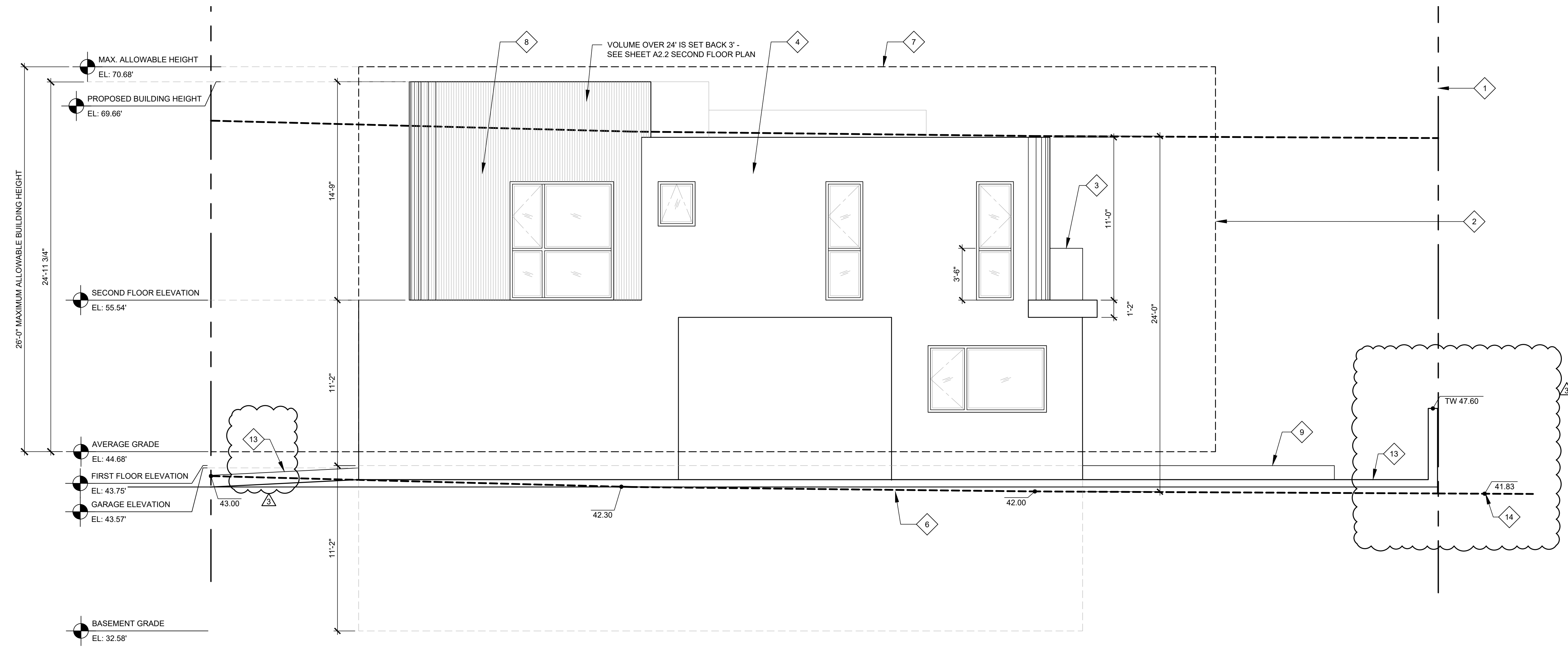
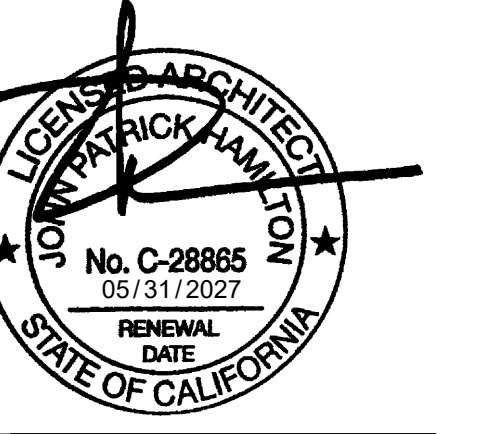
CLIENT:

AMIR ZAGROSS
 1601 SEPULVEDA BLVD., #512
 MANHATTAN BEACH, CA 90266

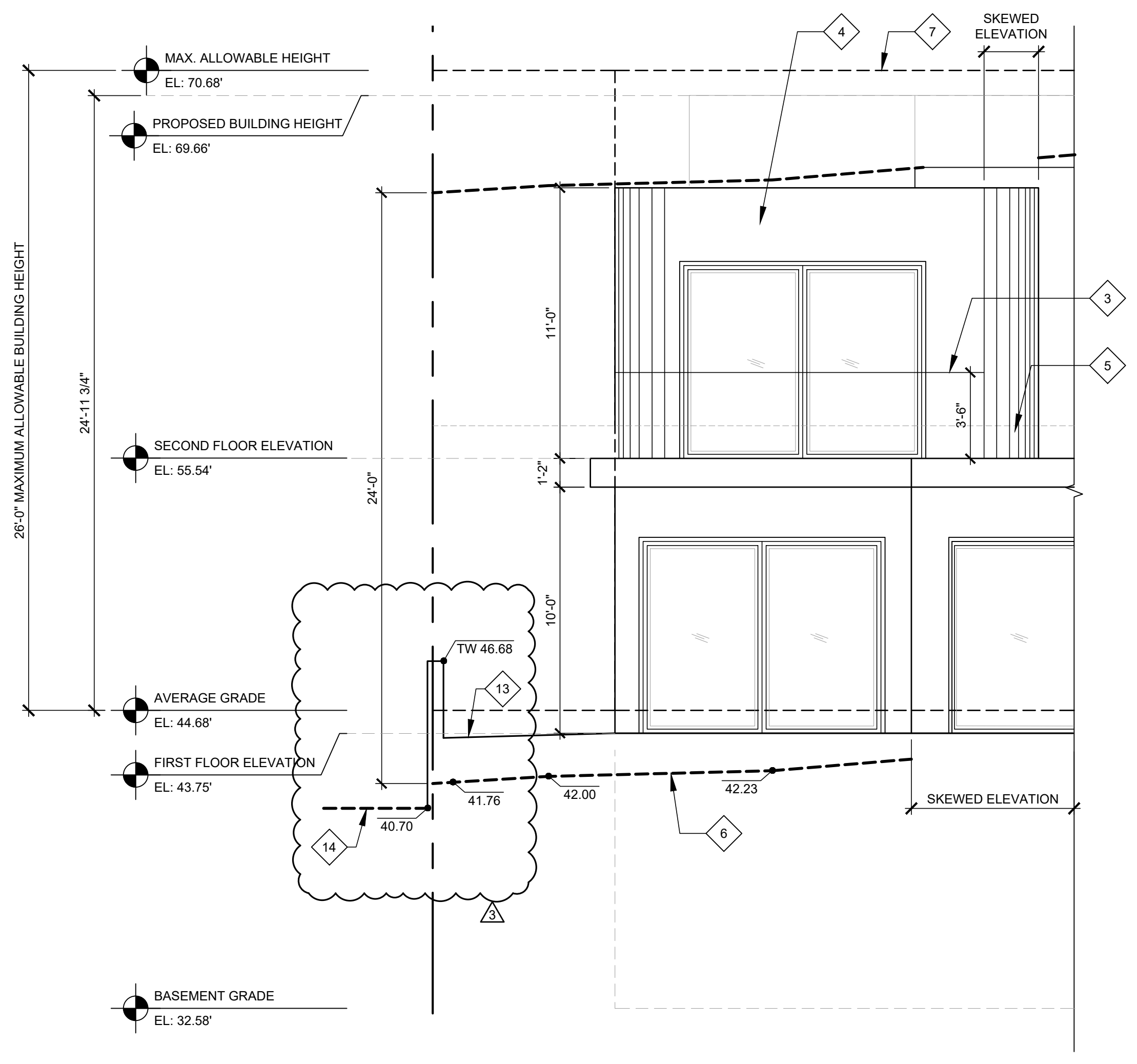
SECOND FLOOR PLAN

Project: 25013 Drawing Number
 Date: 02/06/2026
 Drawn by: LCH
 Checked by: JPH

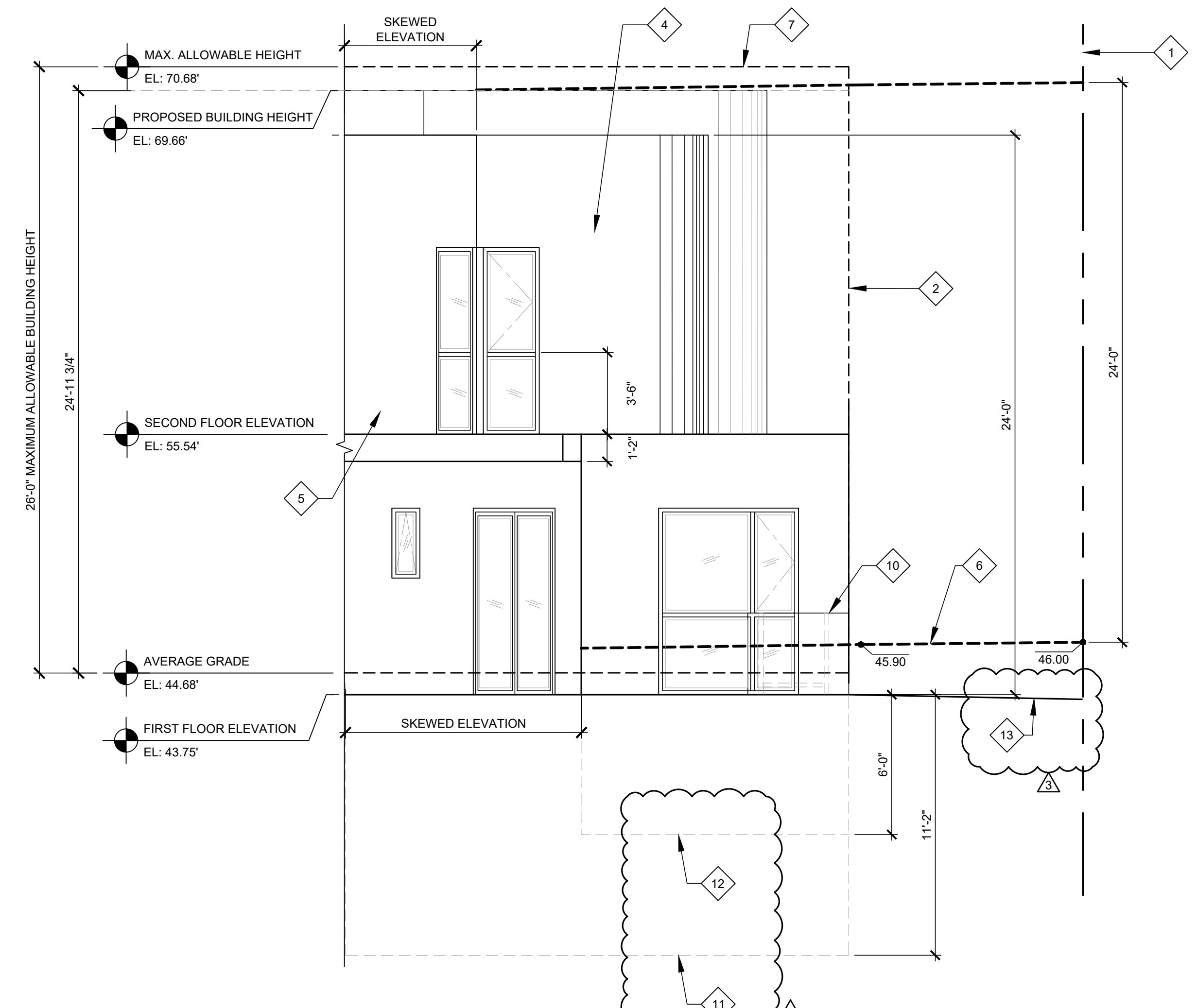
A2.2



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



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



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

AVERAGE GRADE CALCULATION

AVERAGE GRADE CALCULATION: $47.25 + 41.72 + 42.75 + 47.00 = 178.72/4 = 44.68'$

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KEYNOTES

- 1 PROPERTY LINE
- 2 OUTLINE OF BUILDABLE AREA
- 3 MIN. 42" TALL GLASS GUARDRAIL AT BALCONIES
- 4 3/4" THREE-COAT CEMENT PLASTER WALL FINISH, SMOOTH TEXTURE, COLOR PER OWNER
- 5 BRAKE METAL CANOPY/ BALCONY EDGE.
- 6 EXISTING NATURAL GRADE SHOWN DASHED
- 7 MAXIMUM BUILDING HEIGHT SHOWN DASHED
- 8 VERTICAL WOOD SIDING
- 9 NEW WOOD DECK
- 10 CLEAR TEMPERED GLASS RAILING WITH GATE AT EGRESS WELL
- 11 OUTLINE OF BASEMENT
- 12 OUTLINE OF LIGHT WELL, CANNOT BE MORE THAN 6' BELOW FIRST FLOOR
- 13 PROPOSED FINISHED GRADE
- 14 ABUTTING NEIGHBORING GRADE

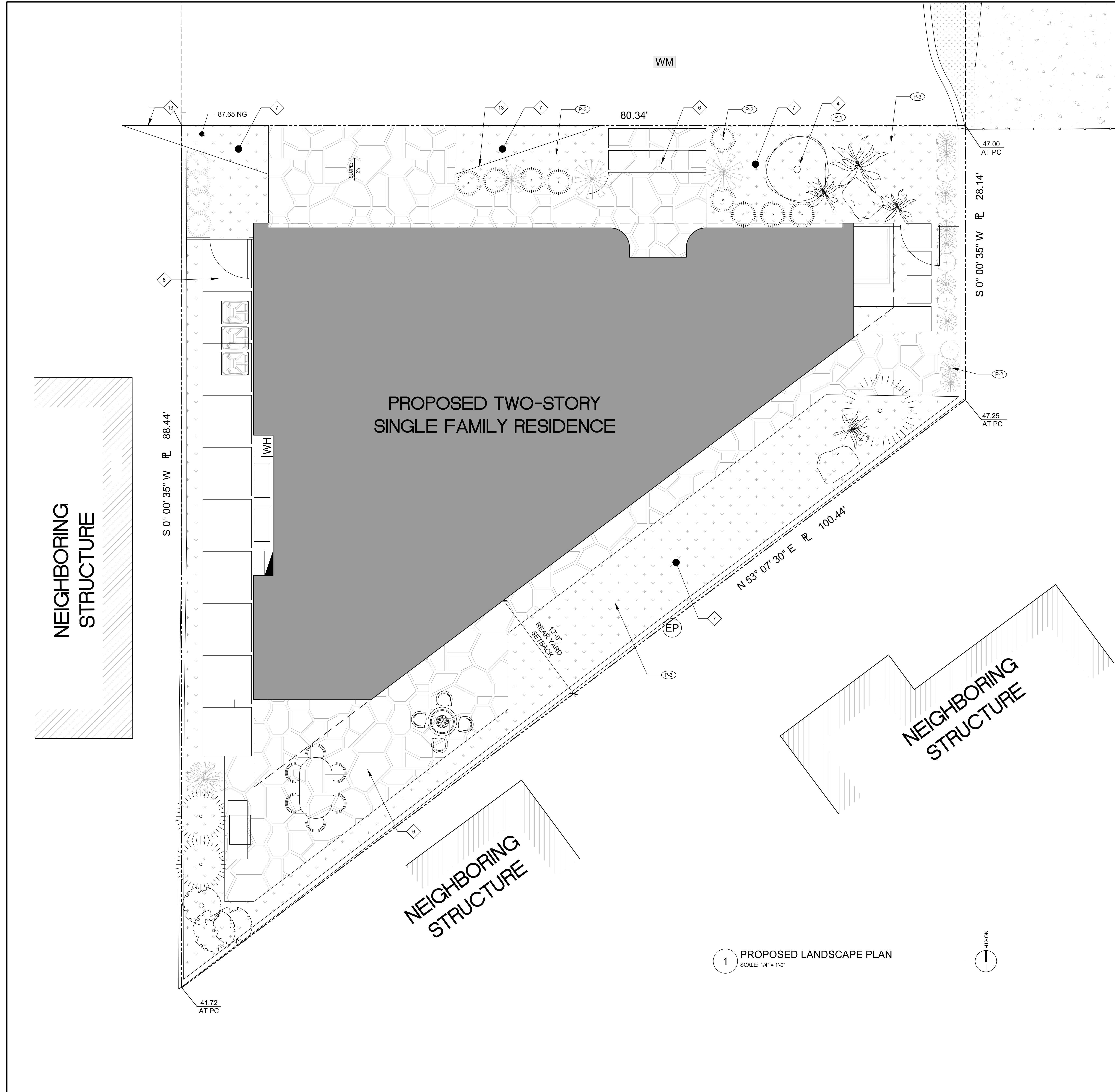
PROJECT:
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 MANHATTAN BEACH, CA, 90266

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 MANHATTAN BEACH, CA 90266

EXTERIOR ELEVATIONS

Project: 25013 Drawing Number
 Date: 02/06/2026
 Drawn by: LCH
 Checked by: JPH

A3.2



KEYNOTES

- 1 PROPERTY LINE
- 2 OUTLINE OF BUILDABLE AREA
- 3 NEW DRIVEWAY AND CURB CUT
- 4 36" BOX TREE, WESTERN REDBUID (CERCIS OCCIDENTALIS) OR SIMILAR BY OWNER
- 5 42" LOW HEDGING AROUND PROPERTY LINE, BY OWNER
- 6 FLAGSTONE PAVERS WITH DECOMPOSED GRANITE FILL
- 7 DROUGHT TOLERANT GROUNDCOVER
- 8 CONCRETE PAVERS WITH DG INFILL
- 9 NEW PERMEABLE PAVER
- 10 EXISTING WALL TO REMAIN
- 11 STAINED CEDAR SLAT FENCE & GATE
- 12 NEW CURB
- 13 DRIVEWAY VISIBILITY

LANDSCAPE CALCULATIONS

FRONT YARD PLANTING
 MAXIMUM PLANTING REQUIRED IS 20% OFF ALL VISIBLE PORTIONS OF A REQUIRED FRONT OR CORNER SIDE YARD PER MBMC 10.12.030 (C).
 LANDSCAPED PLANTING AREA, 432.2 SF PROPOSED. MINIMUM 20% OF ALL VISIBLE PORTIONS OF A REQUIRED FRONT YARD SHALL BE PLANTING AREA (803.45 SF FRONT YARD X 0.20 = 160.7 SF)

AREA OF FRONT YARD: 803.45 SF
 REQUIRED PLANTING AREA: 160.7 SF
 PROVIDED PLANTING AREA: 432.2 SF

TOTAL SITE LANDSCAPE
 LOT AREA: 4,681.76 SF
 PROPOSED LANDSCAPE AREA: 1,180 SF
 PROPOSED HARDSCAPE AREA: 1,201 SF

PLANTING SCHEDULE

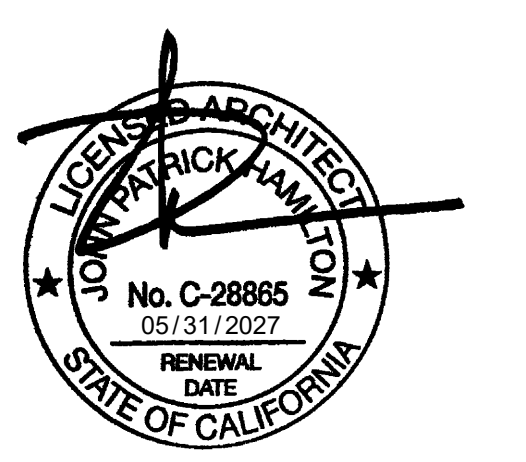
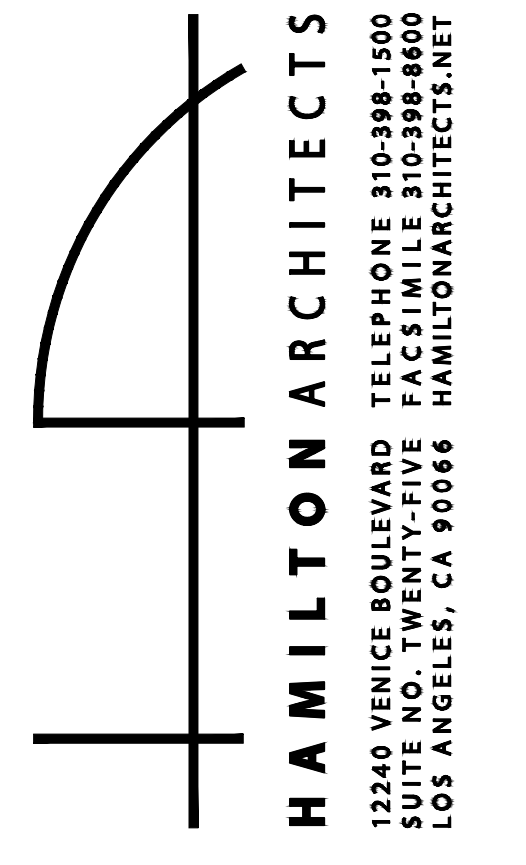
TAG	PLANT NAME	WUCOLS WATER USE CLASSIFICATION	WATER USE
P-1	CERCIS OCCIDENTALIS	LOW	10-30%
P-2	PITTIOSPORUM CRASSIFOLIUM	MODERATE	40-60%
P-3	LIPPZIA NODIFLORA 'CAMPAGNA VERDE'	LOW	10-30%

NOTE: 0% OF PROPOSED PLANTS ARE HIGH WATER USE PLANTS

LEGEND

- LANDSCAPED/ PLANTING AREA
- HARDSCAPE AREA

1 PROPOSED LANDSCAPE PLAN
 SCALE: 1/4" = 1'-0"



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LANDSCAPE PLAN

Project: 25013 Drawing Number
 Date: 02/06/2026
 Drawn by: LCH
 Checked by: JPH

L1.1