

A PROPOSED SINGLE FAMILY RESIDENCE FOR SURFSIDE PROPERTIES AT 128 21ST ST., MANHATTAN BEACH, CA

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PROJECT DATA:

OWNER: SURFSIDE PROPERTIES
SITE: 128 21st ST. MANHATTAN BEACH, CA
LEGAL: LOT 11, BLOCK 7, SUBDIVISION NO. 2 OF NORTH MANHATTAN BEACH M.B. 2-1
APN: 4178-011-002
CONSTRUCTION: V-B (FULLY SPRINKLERED) | **AD:** III
OCCUPANCY: R3/U | **ZONING:** RM
STORIES: 3 + BASEMENT
COMPLYING CODES: 2013 CRC, CBC, CMC, CPC, CEC, CGBC, CA ENERGY EFFICIENCY CODE, & TITLE 24
MAX. BLDG. HEIGHT: 75.72' + 77.69' + 77.13' + 75.26' = 305.81/4 = 76.45'
 76.45' + 30' = 106.45' MAX BUILDING HEIGHT
LOT COVERAGE: 2,700 (LOT) X 1.6 = 4,320 SF MAX. BFA
 3,894 SF (HOUSE) + 65 SF (STAIRS @ BASEMENT) + 76 SF (GARAGE) = 4,035 SF
 4,035 SF (PROPOSED) > 4,320 SF (REQUIRED) ✓

AREA BREAKDOWN:

BASEMENT :	1,029 SQ. FT.		
1ST FLOOR :	999 SQ. FT.		
2ND FLOOR :	1,509 SQ. FT.		
3RD FLOOR :	1,386 SQ. FT.		
TOTAL LIVING :	4,923 SQ. FT.	DECKS :	
		@ 2ND FLR BEDROOMS	167 SQ. FT.
		@ MASTER BEDROOM	143 SQ. FT.
		@ FAMILY ROOM	218 SQ. FT.
		@ DEN	172 SQ. FT.
GARAGE :	676 SQ. FT.		
SUB-GARAGE :	502 SQ. FT.		

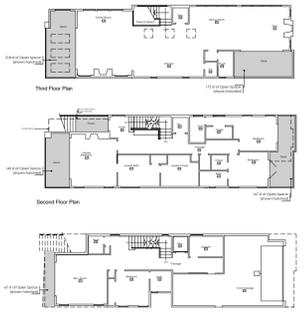
OPEN SPACE:
 Required: (4,923 sf (total living) + 76 sf (garage) + 502 sf (sub)) x 15% = 825.15 sq. ft.

FIRST FLOOR:
 67 sf @ Rec Room

SECOND FLOOR:
 143 sf @ Master Bedroom
 59 sf @ Porch
 167 sf @ Bedrooms
 369 sf total @ 2nd Floor

THIRD FLOOR:
 218 sf @ Family Room
 172 sf @ Den
 390 sf total @ 3rd Floor

826 sf (Proposed) ✓

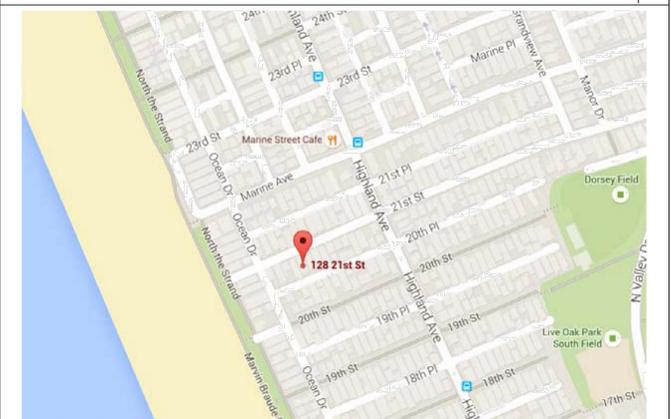


DEFERRED SUBMITTALS:

DEFERRED SUBMITTAL ITEMS SHALL BE REVIEWED BY THE ARCHITECT OR ENGINEER OF RECORD AND SHALL FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. **ITEMS LISTED BELOW SHALL BE SUBMITTED UNDER SEPARATE PERMIT:**

- HYDROLOGY/SUMP PUMP CALCS
- FIRE SPRINKLER SYSTEM
- SHORING PLANS
- GRADING
- CAR LIFT (SHOP DRAWINGS TO BE STAMPED/SIGNED BY REGISTERED ENGINEER PRIOR TO FABRICATION)

VICINITY MAP:



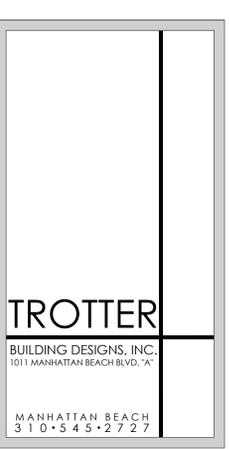
GENERAL NOTES:

1. PROVIDE 3" CLEARANCE ON ALL SIDES, BACK AND TOP AND 6" IN FRONT OF THE FURNACE AND WATER HEATER.
2. PROVIDE (2) ANCHOR STRAPS FOR WATER HEATER. (CPC-510.5)
3. RECEPTACLE OUTLETS SHALL BE LOCATED WITHIN 12 TO 15 INCHES OFF THE FLOOR. (NEC 210.50 (D)).
4. LIGHT SWITCHES WILL BE INSTALLED WITHIN 34 TO 48 INCHES OFF THE FLOOR.
5. THE USE OF ALUMINUM WIRE IS NOT PERMITTED.
6. GAS FIRED APPLIANCES EQUIPPED WITH INTERMITTENT IGNITION DEVICES.
7. "AN EXCAVATION/CONSTRUCTION" PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS WITHIN PUBLIC RIGHT OF WAY. THIS INCLUDES, BUT IS NOT LIMITED TO, STANDARD SIDEWALKS, CURBS, GUTTERS, DRIVEWAY APPROACHES, OR UNDERGROUNDING OF UTILITIES.
8. BUILDING, GRADING, AND DEMOLITION PERMITS TO COMPLY WITH **MANHATTAN BEACH ZONING CODE**.
9. FACTORY FIREPLACES SHALL HAVE:
 - 9.1. TIGHT FITTING, CLOSEABLE METAL OR GLASS DOORS.
 - 9.2. OUTSIDE AIR INTAKE WITH DAMPER AND CONTROL.
 - 9.3. FLUE DAMPER AND CONTROL.
10. NO CONTINUOUS BURNING GAS PILOTS ALLOWED.
11. 4" DIAMETER SPHERE MAY NOT PASS THROUGH THE INTERMEDIATE RAILS.
12. FENCE HEIGHTS, AS MEASURED FROM THE LOWEST FINISHED GRADE ADJACENT TO EACH SECTION OF THESE STRUCTURES, MAY BE A MAXIMUM OF 42" IN THE FRONT YARD SETBACK, AND 6' AT OTHER LOCATIONS ON SITE (3' IF OBSTRUCTING DRIVEWAY VISIBILITY).
13. PROVIDE LANDSCAPE IRRIGATION SYSTEM BACK FLOW PREVENTION DEVICE. ONLY LOS ANGELES COUNTY HEALTH DEPARTMENT APPROVED DEVICES MAY BE USED.
14. ALL HOSE BIBS ARE TO PROTECTED BY A BACK FLOW PREVENTION DEVICE.
15. PROVIDE SMOKE DETECTORS IN EVERY LEVEL PER CBC SECTION 310.9. SMOKE DETECTORS SHALL BE ON PERMANENT WIRING WITHOUT AND DISCONNECTING SWITCH OTHER THAN THOSE FOR OVERCURRENT PROTECTION, INTERCONNECTED AND EQUIPPED WITH BATTERY BACK-UP.
16. BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, 4" HIGH MINIMUM AND WITH A MINIMUM STROKE WIDTH OF 0.5"-PER SECTION. R319.1
17. WATER CLOSETS SHALL BE EQUIPPED WITH "ULTRA LOW FLUSH" TYPE WITH 1.6 GALLONS MAXIMUM PER FLUSH, SHOWER HEADS (2.5 GPM) AND FAUCETS (2.2 GPM).
18. CONTROL VALVE FOR SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE PER CPC SECTION 410.7.
19. A TWO-STAGE THERMOSTAT, WHICH CONTROLS THE SUPPLEMENTARY HEAT ON ITS SECOND STAGE, SHALL BE PROVIDED FOR HEAT PUMPS. THERMOSTATS SHALL BE EQUIPPED WITH AN AUTOMATIC SETBACK, WHICH THE BUILDING OCCUPANT CAN PROGRAM TO AUTOMATICALLY SET BACK THE THERMOSTAT TWICE IN 24 HOURS.
20. ALL FAN OR BLOWER SYSTEMS THAT EXHAUST AIR FROM THE CONDITIONED BUILDING ENVELOPE TO THE OUTSIDE SHALL BE PROVIDED WITH BACKDRAFT DAMPERS.
21. ELECTRICAL CONTRACTOR SHALL SUBMIT LOAD CALCULATIONS TO BUILDING DEPARTMENT TO JUSTIFY SIZE OF ELECTRICAL SERVICE PRIOR TO ISSUANCE OF ELECTRICAL PERMIT.
22. PROVIDE PEDESTRIAN PROTECTION DURING CONSTRUCTION IF THERE IS A PUBLIC SIDEWALK @ STREET SIDE.
23. ALL WORK SHALL CONFORM TO THE STANDARDS SET FORTH IN THE 2013 CBC, CPC, CMC, CEC, CGBC AND T-24.
24. THIS PROJECT COMPLIES WITH TITLE 24 REQUIREMENTS FOR ZONE 6 USING THE COMPUTER PERFORMANCE METHOD. SEE COMPLIANCE CHECKLIST AND FORM CF-IR.
25. ALL CONTRACTORS SHALL VISIT THE SITE AND EXAMINE ALL DRAWINGS PRIOR TO COMMENCING WORK, AND REPORT ANY DISCREPANCIES TO THIS OFFICE SO THAT THE MATTER MAY BE RESOLVED.
26. ALL PROPERTY LINES, EASEMENTS AND PROPOSED STRUCTURES, OVERHEAD POWER LINES AND ABANDONED OIL WELLS ARE SHOWN ON THE SITE PLAN.
27. AQMD NOTIFICATION IS REQUIRED 10 DAYS PRIOR TO BEGINNING ANY PARTIAL OR COMPLETE DEMOLITION WORK.
28. RECEPTACLE OUTLETS SHALL BE SPACED @ 12" O.C. MAX. AND SHALL BE LOCATED WITHIN 6' OF DOOR OPENINGS (E.G. CLOSET DOORS, ETC.). ALSO, EVERY 2' OR WIDER OF WALLS, OUTLETS ALSO REQUIRED FOR COUNTER TOPS @ 4' O.C. AND WITHIN OF 2' OF ENDS OR BREAKS OR COUNTERS, CEC.
29. USE 2X6 MAXIMUM STUDS FOR PLUMBING WALLS.
30. STUCCO LATH AND DRYWALL SHALL BE NAILED TO ALL STUDS AND TOP-BOTTOM PLATES.
31. USE 2-#15 FELT BACKING WHEN STUCCO IS APPLIED OVER PLYWOOD, CBC SECT.2501.4.
32. FIRE BLOCK STUD WALLS (AT 10' INTERVALS (HORIZONTAL AND VERTICAL), ENCLOSED AND CONCEALED SPACES, AND AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, BETWEEN ATTIC AND CHIMNEY CHASE, AT STAIR STRINGERS, AND SIMILAR PLACES AT CEILING.
33. CHECK CITY RECORD FOR THE EXISTENCE OF ABANDONED CESSPOOL/SEPTIC TANKS. ANY EXISTING ABANDONED CESSPOOL OR SEPTIC TANK SHALL BE LOCATED, CITY INSPECTION SHALL ALSO BE REQUIRED PRIOR TO THE ISSUANCE OF DEMO OR BUILDING PERMIT.
34. FIRE SPRINKLERS ARE REQUIRED IN GARAGE PER CITY REQUIREMENTS. SUB-CONTRACTOR TO SUBMIT PLANS TO CITY PRIOR TO PULLING A FIRE SPRINKLER PERMIT.
35. BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, 4" HIGH MINIMUM AND WITH A MINIMUM STROKE WIDTH OF 0.5"-CBC SECT. 501.2
36. DECORATIVE CHIMNEY CAPS SHALL BE A PART OF THE APPROVED CHIMNEY ASSEMBLY.
37. PROVIDED SCREENING OF UTILITY METERS (NEED NOT BE SCREENED IF LOCATED ON INTERIOR SIDE OF A SINGLE FAMILY DWELLING, AND DOES NOT ENCR OACH INTO REQUIRED YARDS).
38. INSTALL ON THE COLD WATER SUPPLY PIPE AT THE TOP OF THE WATER HEATER A CAPPED "T" FITTING TO PLUMB FOR FUTURE SOLAR WATER HEATING.
39. A MASONRY OR FACTORY-BUILT FIREPLACE SHALL HAVE THE FOLLOWING: [TITLE 24, PART 6, CHAPTER 7, SECTION 150(E)]
 - 39.1. CLOSEABLE METAL OR GLASS DOORS COVERING THE ENTIRE OPENING OF THE FIREBOX;
 - 39.2. A COMBUSTION AIR INTAKE TO DRAW AIR FROM THE OUTSIDE OF THE BUILDING DIRECTLY INTO THE FIREBOX, WHICH IS AT LEAST SIX SQUARE INCHES IN AREA AND IS EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE, AND TIGHT-FITTING DAMPER OR COMBUSTION-AIR CONTROL DEVICE (EXCEPTION: AN OUTSIDE COMBUSTION -AIR INTAKE IS NOT REQUIRED IF THE FIREPLACE WILL BE INSTALLED OVER CONCRETE SLAB FLOORING AND THE FIREPLACE WILL NOT BE LOCATED ON AN EXTERIOR WALL.); AND
 - 39.3. A FLUE DAMPER WITH A READILY ACCESSIBLE CONTROL.
40. ALL UTILITIES SERVING THE SITE SHALL BE INSTALLED PER **CITY OF MANHATTAN BEACH** "STANDARD UNDERGROUND CONNECTION," SUBJECT TO FIELD INSPECTION AND VERIFICATION. (MCMB 9.12.140)

PLANNING NOTES:

1. SEPARATE PERMITS AND PLANS ARE REQUIRED FOR SPAS, POOLS, SOLAR SYSTEMS, DEMOLITION AND SEWER CAPS OF EXISTING BUILDINGS. IF SUCH IMPROVEMENTS OR DEMOLITION IS REQUIRED AS A CONDITION OF AN 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.
2. FENCE, WALL, HANDRAIL HEIGHTS, AS MEASURED FROM THE LOWEST FINISHED GRADE ADJACENT TO EACH SECTION OF THESE STRUCTURES MAY BE A MAXIMUM OF 42" IN HEIGHT IN THE FRONT SETBACK, AND 6'-0" AT ALL OTHER LOCATIONS ON THE SITE (3'-0" IF OBSTRUCTING DRIVEWAY VISIBILITY).
3. ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION SYSTEM AND SIMILAR SERVICE WIRES AND CABLES SHALL BE INSTALLED UNDERGROUND FOR ALL NEW BUILDINGS. (MBMC 9.12.140) UNDERGROUND FUTURE STUB-OUT IS REQUIRED IF REMODEL IS OVER 50% (MBMC 9.12.130)
4. AN APPROVED BACKWATER VALVE IS REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER.
5. VISIBILITY OF DRIVEWAY CROSSING A STREET PROPERTY LINE SHALL NOT BE BLOCKED BETWEEN A HEIGHT OF 3 FT. & 9 FT. FOR A DEPTH OF 5FT. 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 FT. OR AT THE NEAREST PROPERTY LINE INTERSECTION OF THE STREET PROPERTY, WHICHEVER IS LESS (MBMC 10.64.130).
6. REQUIRED PARKING AREA IS TO BE 18'X19' CLEAR OF ANY OBSTRUCTIONS NOT LESS THAN SEVEN (7') ABOVE FINISH FLOOR TO ANY CEILING, BEAM, PIPE, VENT, MECHANICAL EQUIPMENT, OR SIMILAR OBSTRUCTION. (MBMC 10.64.100C)
7. PARKING IS NOT PERMITTED IN REQUIRED YARDS OR OPEN SPACE EXCEPT FOR A 20 FOOT WIDE FRONT YARD DRIVEWAY ACCESSING A GARAGE IN AREA DISTRICTS I & II; OR ONE INTERIOR SIDE YARD IN AREA DISTRICTS III & IV.
8. A TREE REMOVAL PERMIT OR TREE PROTECTION PLAN IS REQUIRED FOR THE REMOVAL OR PRESERVATION OF TREES WITHIN THE FRONT YARD (RESIDENTIAL ZONES, AREA DISTRICT II, WEST OF SEPULVEDA BOULEVARD--MBMC 10.52.120.) **SEE TREE PROTECTION REQUIREMENTS NOTES**.
9. AT LEAST 20% OF ALL VISIBLE PORTIONS OF A REQUIRED FRONT OR CORNER SIDE YARD ADJOINING A STREET SHALL BE PLANTING AREA (MBMC 10.12.030 (O)). EXCEPTION: THE DIRECTOR OF COMMUNITY DEVELOPMENT MAY GRANT AN EXCEPTION FOR A PORTION OF THE AMOUNT OF REQUIRED LANDSCAPING, NOT TO EXCEED 75% OF THE TOTAL, IN ORDER TO ACCOMMODATE DRIVEWAYS AND WALKWAYS.
11. NEW UTILITY METER/BOXES/LINES AND SCREENING (METER NEED NOT BE SCREENED IF LOCATED ON THE INTERIOR SIDE OF A DWELLING AND RECESSED BEHIND SETBACK MBMC 10.60.090(B)). PROVIDE GAS COMPANY (310)793 4290) APPROVAL OF METER LOCATIONS IN AREA DISTRICTS III & IV.
12. A NEW 36" BOX TREE TO BE DESIGNATED AS A PROTECTED TREE WITH A NEW TREE PERMIT. (REQUIRED FOR PROJECTS OVER 50% VALUATION UNLESS PLANNING DETERMINES THAT A NEW TREE IS INAPPROPRIATE FOR THE PROPERTY)
13. TREE PERMIT WITH A TREE PROTECTION PLAN:

- PROTECTED TREE(S) MAY NOT BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL.
- TREE(S) SHALL BE PROTECTED WITH REQUIRED FENCING AND ADVISORY SIGNS WITH TREE PROTECTION REQUIREMENTS SHALL BE CLEARLY POSTED ON THE SITE AND PROPERLY MAINTAINED.
- NO TRASH, CONSTRUCTION MATERIAL OR DEBRIS, DIRT, PORTABLE TOILETS, OR ANY OTHER MATERIAL SHALL BE PLACED WITHIN THE PROTECTIVE FENCING AREA.
- PROVIDE 2" MULCH IN PROTECTIVE AREA.
- PROVIDE IRRIGATION (SOAKER HOSE) CIRCLING AROUND PROTECTIVE AREA STARTING AT A MINIMUM DISTANCE OF 1' AWAY FROM TREE TRUNK.
- NO GRADING WITHIN THE PROTECTIVE FENCING AREA.
- ANY PRUNING OF BRANCHES OR ROOTS MUST COMPLY WITH AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI A300) PRUNING STANDARDS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS. ANY PROPOSED REVISIONS REQUIRE PRIOR APPROVAL BY THE CITY OF MANHATTAN BEACH.
- A SECURITY DEPOSIT MAY BE REQUIRED TO ENSURE THE EXISTING TREE(S) ARE PROTECTED.
- VIOLATIONS OF THE TREE PRESERVATION REGULATIONS MAY RESULT IN EXTENSIVE FINES.



CLIENT:
 SURFSIDE PROPERTIES

JOB SITE:
 128 21st St.
 MANHATTAN BEACH, CA

CC#1: 01-20-2016
 CC#2: 02-22-2016
 PC#1: 02-25-2016
 PC#2: 05-04-2016

REVISIONS:

1. _____
 2. _____
 3. _____

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JOB NO:
 15-019

GREEN BUILDING NOTES

SUSTAINABLE GREEN BUILDING PROGRAM AND ENERGY EFFICIENCY STANDARDS WITH City of Manhattan Beach AMENDMENTS.

Requirements for LOW-RISE RESIDENTIAL BUILDING. A building that is of Occupancy Group R and is six stories or less, or that is a one- or two-family dwelling or townhouse.

301.1 Scope. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 Low-rise and high-rise residential buildings. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings, high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (RR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

301.3 Nonresidential additions and alterations. [BSC] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of \$200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and alterations [AA]. When the code section applies to both, no banner will be used.

301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:
Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3 shall have its compliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1, et seq., for definitions, types of commercial real property affected.

CALIFORNIA GREEN BUILDING STANDARDS CODE - MATRIX ADOPTION TABLE CHAPTER 4 - RESIDENTIAL MANDATORY MEASURES

(Matrix Adoption Tables are non-regulatory, intended only as an aid to the user.
See Chapter 1 for state agency authority and building applications.)

Adopting agency	BSC	SFM	1	2	1-AC	AC	SS	2	3	4	BSSC	DPH	AGR	DWR	CEC	C	SL	SLC	
Adopt entire Chapter																			
Adopt entire chapter as amended (amended sections listed below)				X															
Adopt only those sections that are listed below																			
Chapter/Section																			
4.1				X															
4.2				I															
4.3				X															
4.4				X															
4.5				X															

The state agency does not adopt sections identified by the following symbol:

Division 4.1 - PLANNING AND DESIGN SECTION 4.101 GENERAL

4.101.1 Scope. The provision of this division outline planning, design and development method that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 4.106 SITE DEVELOPMENT

4.106.1 General. Preservation and use of available natural resource shall be accomplished through evaluation and careful planning to minimize negative effect on the site and adjacent area. Preservation of slopes, management of storm water drainage and erosion controls shall comply with section.

4.106.2 Storm water drainage and retention during construction. Projects which disturb less than one acre of oil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measure shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.

3. Compliance with a lawfully enacted storm water management ordinance.
4.106.3 Grading and paving. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of method to manage surface water include, but are not limited to, the following:

- Swales
- Water collection and disposal system
- French drains
- Water retention gardens
- Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and all rations not altering the drainage path.
The Following Requirements Apply to All New SFD and Additions/Renovations that Exceed 50% of the Value of the Existing Building.

Energy performance 4.201.1 For the purposes of energy efficiency a green building should achieve at least a 15 percent reduction in energy usage when compared to the State's energy efficiency standards.

AA.203.1 Residential Energy performance. Using an Alternative Calculation Method (ACM) approved by the California Energy Commission, calculate each building's energy and CO2 emissions, and compare it to the standard or "budget" building to achieve the following:
Exceed the California Energy Code based on the 2008 energy standards requirements by 15 percent. All projects must demonstrate compliance with 2008 California Energy Efficiency Standards (Title 24, Part 6) by submitting all required forms and calculations for review and approval by the Building Official to demonstrate the base and 15% compliance requirements.

AA.208 Residential Water Heating Design, Equipment and Installation. The following sections are mandatory as per:
AA.208.1 Tank type water heater efficiency. The Energy Factor (EF) for a gas-fired storage water heater less than or equal to 75,000 BTU/h shall be higher than .60 and for those exceeding 75,000 BTU/h shall be .84 or higher.
AA.208.2 Tankless water heater efficiency. The Energy Factor (EF) for a gas-fired tankless water heater shall be .80 or higher.

AA.208.4 Pipe insulation and heat traps. Pipe insulation of not less than R-6 shall be installed at all hot water distribution and re-circulation system piping. Heat traps shall be installed at all noncirculating hot water heaters and tanks.
AA.208.5 Solar water heating stub out. Pre-pump piping and sensor wiring from water heater to roof for future solar water heating.

AA.209.1 Each major appliance shall meet ENERGY STAR if an ENERGY STAR designation is applicable for that appliance, including but not limited to: exhaust fans, ceiling fans, clothes washers, refrigerators, freezers, wine coolers, primary space heating - ventilating- and air conditioning equipment, and dishwashers.

CHAPTER 4

RESIDENTIAL MANDATORY MEASURES Division 4.3-WATER EFFICIENCY AND CONSERVATION

SECTION 4.301 GENERAL

4.301.1 Scope. The provisions of this chapter shall establish the means of conserving water used indoors, outdoors and in wastewater conveyance.

SECTION 4.303 INDOOR WATER USE

4.303.1 Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:
4.303.1.1 Water closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets. Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of urinals shall not exceed 0.5 gallons per flush.
4.303.1.3 Showerheads.
4.303.1.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 20 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.
4.303.1.4.1 Residential lavatory faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.5 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.
4.303.1.4.2 Lavatory faucets in common and public use areas. The maximum flow rate of lavatory faucets installed in common and public use areas (restroom/bathing unit) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.25 gallons per cycle.
4.303.1.4.4 Kitchen faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complete faucets are unavailable, aerators or other means may be used to achieve reduction.
4.303.2 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Title 1401.1 of the California Plumbing Code.

SECTION 4.304 OUTDOOR WATER USE

4.304.1 Irrigation controllers. Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following:
1. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.

2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.
Note: More information regarding irrigation controller function and specifications is available from the Irrigation Association.

CHAPTER 4

RESIDENTIAL MANDATORY MEASURES Division 4.4 - MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 4.401

4.401.1 Scope. The provision of this chapter shall outline means of achieving material conservation and resource efficiency through protection of building from exterior moisture; construction waste diversion; employment of techniques to reduce pollution through recycling of materials; and building commissioning or testing, adjusting and balancing.

SECTION 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 Rodent proofing. Annual pace around pipe, electric cable, conduit or other opening in sole/bottom plate at exterior walls shall be protected against the passage of rodent by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

SECTION 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 Construction waste management. Construction Waste Reduction of at least 65% Recycle and/or salvage for reuse or a minimum of 65 percent of the non-hazardous debris. See Municipal Code sections: 5.26.010, Definitions; "Diversion Requirements," 5.26.050 Review of Waste Management Plan, and 5.26.060 Compliance with Waste Management Plan. A construction waste management plan shall be submitted to the Waste Management Plan compliance Official.
Exceptions:

- Excavated soil and land-clearing debris.
- Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
- The enforcing agency may make exceptions to the requirements of this section when isolated jobsite are located in areas beyond the haul boundaries of the diversion facility.
The construction waste reduction requirements shall be required for the following projects:
-All demo permits
-All re-roofing projects.
-All remodeling projects where valuation exceed \$100,000.

4.408.2 Construction waste management plan. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

- Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
- Specify if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
- Identify diversion facilities where the construction and demolition waste material will be taken.
- Identify construction method employed to reduce the amount of construction and demolition waste generated.
- Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

The following COMPLETED forms shall be presented to the Inspector: (CGBSC 4.408.2.1)

- Construction Waste Management Plan
- Construction Waste Management Worksheet
- Construction Waste Management Acknowledgement

4.408.3 Waste management company. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.
Note: The owner or contractor may make the determination if the construction and demolition waste material will be diverted by a waste management company.

4.408.4 Waste stream reduction alternative [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfill, which do not exceed four (4) lbs/sq. ft. of the building area shall meet the minimum 50 percent construction waste reduction requirement in Section 4.408.1.
4.408.4.1 Waste stream reduction alternative. Projects that generate a total combined weight of construction and demolition waste disposed of in landfill, which do not exceed two (2) pound per square foot of the building area, shall meet the minimum 50-percent construction waste reduction requirement in Section 4.408.1.

4.408.5 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2. Items 1 through 5. See cion 4.408.3 or Section 4.408.4.
Notes:

- Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to a list in documenting compliance with this section.
- Mixed construction and demolition debris (C&D) processor can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

SECTION 4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 Operation and maintenance manual. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:
1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.

- Operation and maintenance instructions for the following:
 - Equipment and appliance - including water-saving devices and system, HVAC systems, water-heating systems and other major appliance and equipment.
 - Roof and yard drainage, including gutters and down pouts.
 - Space conditioning systems, including condensers and air filters.
 - Land scape irrigation systems.
 - Water reuse system.
- Information from local utility, water and waste recovery provider on methods to further reduce resource consumption, including recycle program and location.
- Public transportation and/or carpool option available in the area.
- Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
- Information about water-conserving land scape and irrigation design and controllers which conserve water.
- Instruction for maintaining gutter and down spouts and the importance of diverting water at least 5 feet away from the foundation.
- Information on required routine maintenance measure, including, but not limited to, caulking, painting, grading around the building, etc.
- Information about state solar energy and incentive programs available.
- A copy of all special inspection verifications required by the enforcing agency or this code.

Division 4.5 - ENVIRONMENTAL QUALITY SECTION 4.501

4.501.1 Scope. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorless, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

4.502.1 Definitions. The following terms are defined in Chapter 2.
AGRIFFIBER PRODUCTS.
COMPOSITE WOOD PRODUCTS.
II DIRECT-VENT APPLIANCE.
MAXIMUM INCREMENTAL REACTIVITY (MIR).
MOISTURE CONTENT.
PRODUCT-WEIGHTED MIR (PW/MIR).
REACTIVE ORGANIC COMPOUND (ROC).
VOC.

SECTION 4.503 FIREPLACES

4.503.1 General. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA Phase II emission limits where applicable. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

SECTION 4.504 POLLUTANT CONTROL

4.504.1 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris, which may enter the system.

4.504.2 Finish material pollutant control. Finish materials shall comply with this section.

4.504.2.1 Adhesives, sealants and caulks. Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:
1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and all small unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.
4.504.2.2 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-high Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-high Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol paints and coatings. Aerosol paints and coatings shall meet the Product-weighted MIR limits for ROC in Section 94522(a)(3) and other prohibitions, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:
1. Manufacturer's product specification.
2. Field verification of on-site product containers.

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS^{2,3}

Grams of VOC per Liter of Coating.
Less Water and Less Exempt Compounds

COATING CATEGORY ^{2,3}	CURRENT LIMIT
Flat Coatings	50
Nonflat coatings	100
Nonflat high gloss coatings	150
SPECIALTY COATINGS	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	100
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings ¹	120
Magnesium cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellsacs	
Clear	730
Opaque	550
Specialty primers, sealers & undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tube and tile refinsh coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

¹ grams of VOC per liter of coating, including water and including exempt compounds

² This specified limits remain in effect unless revised limits are listed in subsequent columns in the table.

³ Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

⁴ For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168, <http://www.arb.ca.gov/DRDB/SCCURHTMMLR1168.PDF>.

ADHESIVE VOC LIMIT^{1,2}

Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

¹ An adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.

² For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168, <http://www.arb.ca.gov/DRDB/SCCURHTMMLR1168.PDF>.

SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420

SEALANT PRIMERS

Architectural	
Nonporous	250
Porous	775
Modified bituminous	500
Marine deck	760
Other	750

Note: For additional information regarding methods to measure the VOC content specified in these tables, see South Coast Air Quality Management District Rule 1168.

FORMALDEHYDE LIMITS¹ Maximum Formaldehyde Emissions in Parts per Million

SURVEY AND TOPOGRAPHY

FOR
MIKE CLELAND
 SURFSIDE PROPERTIES, INC
 P.O. BOX 95
 MANHATTAN BEACH, CA 90261
 310-890-4908

JOB ADDRESS
 128 21ST STREET
 MANHATTAN BEACH, CA 90266

LEGAL DESCRIPTION
 LOT 11, BLOCK 7
 SUBDIVISION NO. 2 OF
 NORTH MANHATTAN BEACH
 M.B. 2-1
 APN 4178-011-002

THIS MAP CORRECTLY REPRESENTS A SURV
 MADE BY ME OR UNDER MY DIRECTION IN
 CONFORMANCE WITH THE REQUIREMENTS
 PROFESSIONAL LAND SURVEYORS' ACT



GARY J. ROEHL R.C.E. 30826

DRAWN BY KW CHECK BY TS

DRAWN ON 7-31-201

REVISIONS
 REVISIONS

LEGEND

- EXISTING BUILDING
- CONCRETE
- BRICK
- WOOD DECK
- +108.76 EXISTING ELEVATION
- EXISTING CONTOUR
- BLOCK WALL
- EXISTING FENCE
- BCR BEGINNING OF CURB RETURN
- CL CENTERLINE
- C.L.F. CHAIN-LINK
- ELY EASTERLY
- EM ELECTRIC METER
- FD FOUND
- FE FENCE
- 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
- NLY NORTHERLY
- PC PROPERTY CORNER / PROP. CORNE
- PL / PL PROPERTY LINE / PROP. LINE
- PP POWER POLE
- PPT PARAPET
- S&W SPIKE AND WASHER
- SLY SOUTHERLY
- SPK SPIKE
- SSCO SANITARY SEWER CLEAN OUT
- SSMH SANITARY SEWER MANHOLE
- STK STAKE
- STLT STREET LIGHT
- TC TOP OF CURB
- TW TOP OF WALL / T.O.W.
- TX TOP OF DRIVEWAY APRON
- WLY WESTERLY
- WM WATER METER

NOTE: ALL SETBACK DIMENSIONS SHOWN
 ARE MEASURED TO EXTERIOR SURFACE OF
 BUILDINGS UNLESS OTHERWISE NOTED.

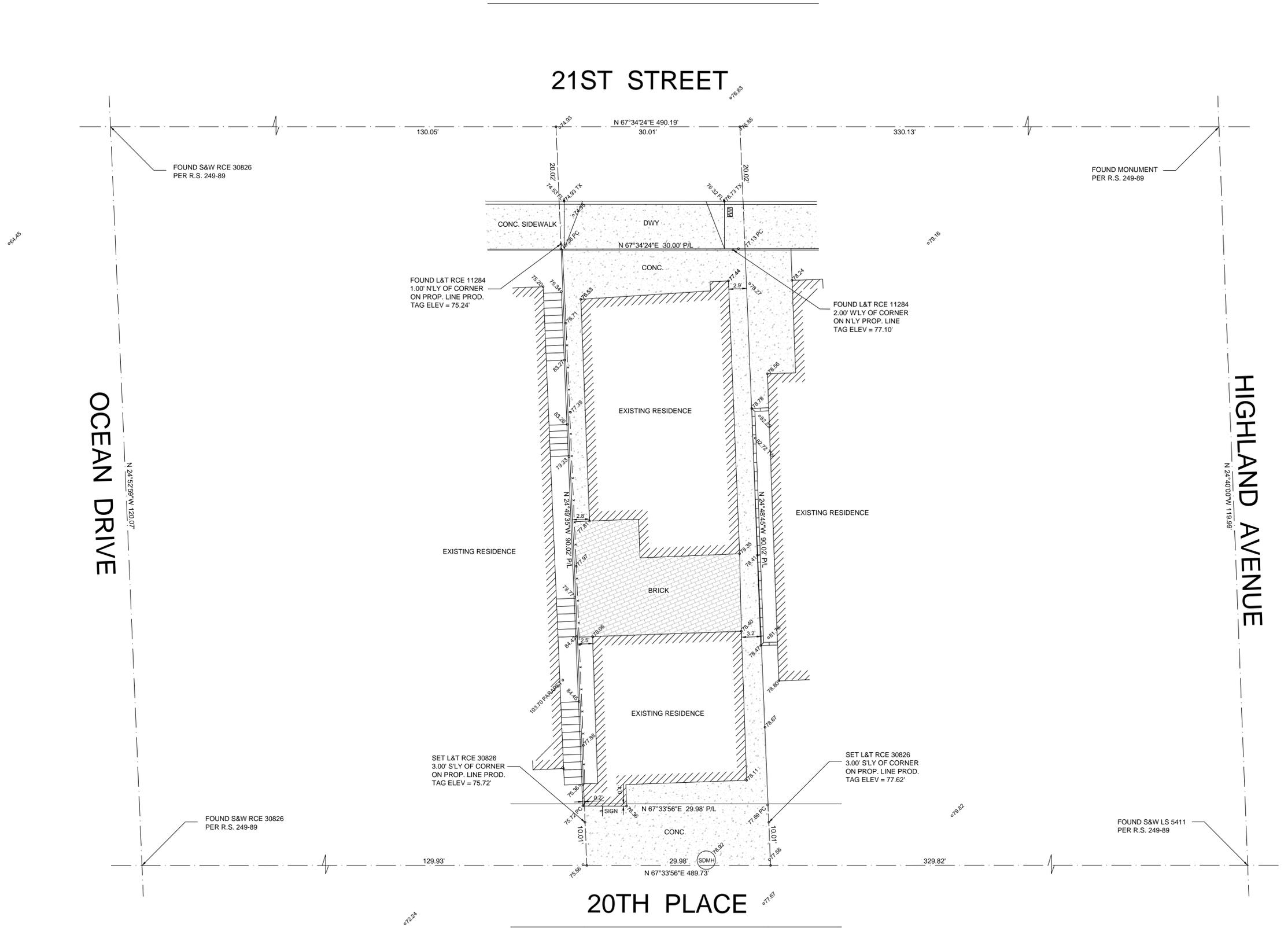
BOUNDARY MONUMENTS ARE NOT NECESSARI
 SET ON PROPERTY CORNERS. PLEASE REFER
 THE NOTATION ON THE PLANS FOR OFFSET
 DISTANCES. IF THERE ARE ANY QUESTIONS,
 PLEASE DO NOT HESITATE TO CONTACT DENN
 ENGINEERS FOR CLARIFICATION AT:
 (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

COPYRIGHT

ANY CHANGES OR MODIFICATIONS MADE TO THIS P
 WITHOUT WRITTEN CONSENT OF DENN ENGINEERS
 SHALL RELIEVE DENN ENGINEERS FROM ANY LIABILI
 OR DAMAGE RESULTING FROM SUCH CHANGES OR
 MODIFICATIONS, INCLUDING ANY ATTORNEYS FEES
 COSTS INCURRED IN ANY PROCEEDING THAT DENN
 ENGINEERS MAY BE JOINED.

SHEET 1 OF 1

JOB NO. 15-382



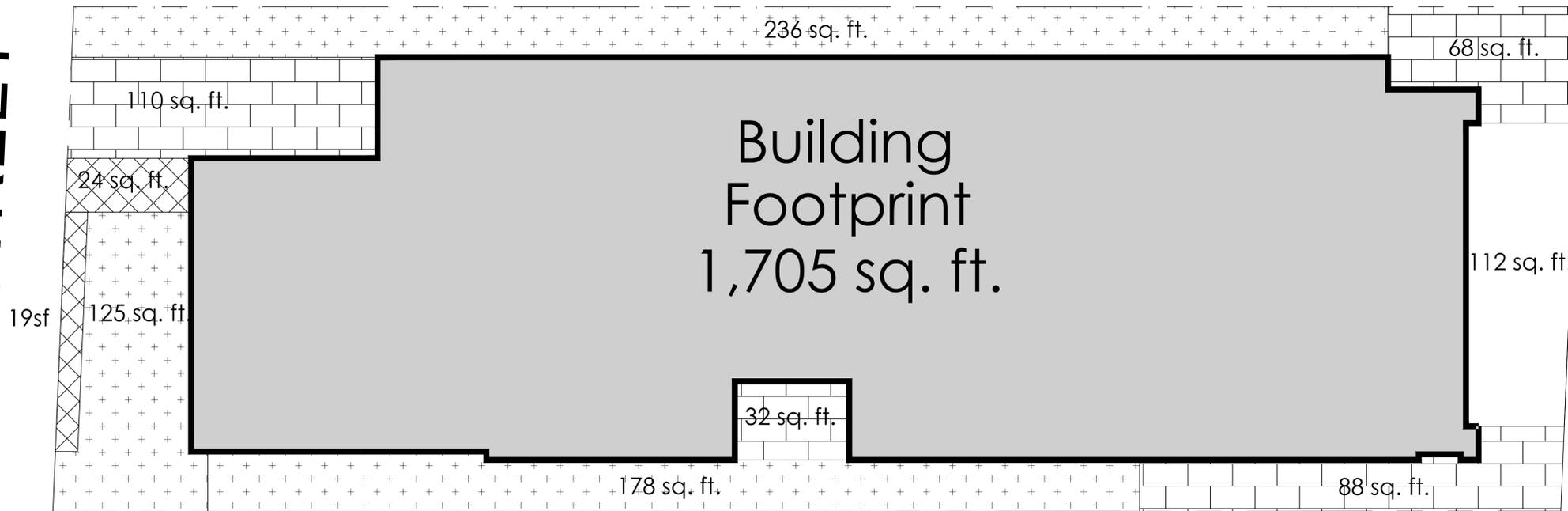
NOTE:
 A TITLE POLICY HAS BEEN PROVIDED AND REVIEWED BY DENN ENGINEERS AT THE
 TIME OF THIS SURVEY. ANY READILY AVAILABLE ITEMS AFFECTING THIS PROPERTY
 HAVE BEEN PLOTTED BASED ON PROVIDED DOCUMENTS.

PROVIDENT TITLE COMPANY
 ORDER NO. 10377260
 DATED JUNE 25, 2015



SCALE 1" = 8'

21ST STREET



20TH PLACE

Building Footprint
1,705 sq. ft.

Categories of Water Needs

VL = Very Low
L = low

 = gravel walkway/permeable areas	 = patio/walkways (hardscape)
Ceanothus spp (California Lilac).....L Galvezia Speciosa Firecracker (Island Snapdragon).....L Agave Shawii (Shaw's Agave).....L Pavonia Lasiopetala (Rock Rose).....VL Festuca Rubra (Creeping Red Fescue).....L	 = landscaping/non-high water use plants

City of Manhattan Beach Planning Requirements Sustainable Landscaping

For new projects and projects exceeding 50% building valuation, landscape plans must be submitted showing no more than 20% of the landscape/hardscape area containing high water use plants as defined by Water Use Classification of Landscape Species (WUCOLS) for Region 3 (MBMC 10.60.070 A). For more information on WUCOLS, visit <http://www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf>.

Lot Square Footage:	*2,697. sq. ft.
Building Footprint:	1,705 sq. ft.
Driveway:	112 sq. ft.

Landscape/Hardscape Area = Lot Sq. Ft. - Building Footprint - Driveway
 = 2,697 sq. ft. - 1,720 sq. ft. - 112 sq. ft.
 = **865 sq. ft.**

A maximum 20% of landscape/hardscape area can have high water usage plants as defined by Water Use Classification of Landscape Species (WUCOLS) for Region 3.

Max Area of High Water Use Plants = Landscape/Hardscape Area x 20%
 = 865 sq. ft. x 20%
 = **173 sq. ft.**

0 sq. ft. < 173 sq. ft. max. OK

Hardscape:	298 sq. ft.
Non-landscaped/permeable area:	539 sq. ft.
Landscaping/Low Water Area:	43 sq. ft.
High Water Use Area:	0 sq. ft.
Building Footprint:	1,705 sq. ft.
Driveway:	112 sq. ft.
	*2,697 sq. ft. (lot area)

TROTTER
 BUILDING DESIGNS, INC.
 1011 MANHATTAN BEACH BLVD., 7A
 MANHATTAN BEACH
 310-545-2727

CLIENT:
 SURFSIDE PROPERTIES

JOB SITE:
 128 21st ST.
 MANHATTAN BEACH, CA

CC#1: 01-20-2016

CC#2: 02-22-2016

PC#1: 02-25-2016

PC#2: 05-04-2016

REVISIONS:

- 1 _____
- 2 _____
- 3 _____

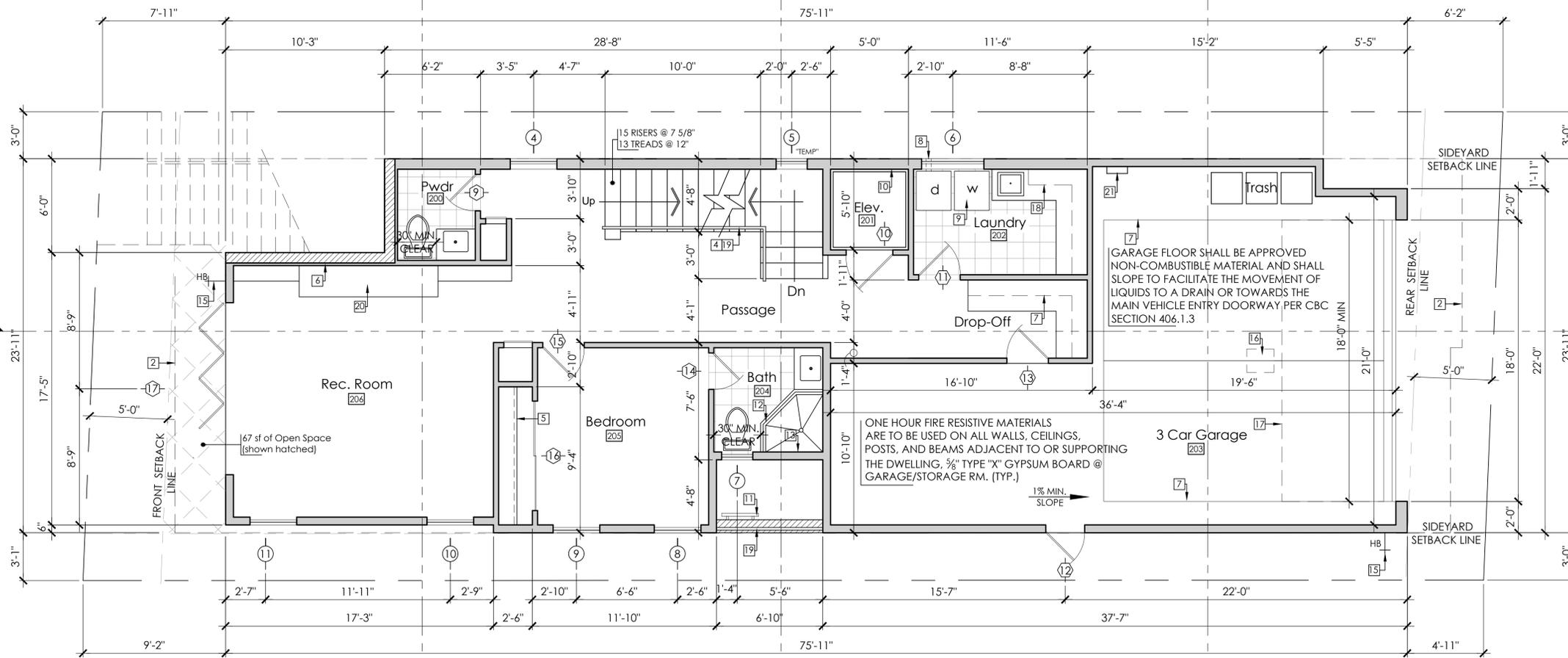
ENGINEER:

BRIAN B. KHOURY
ENGINEERING STRUCTURES, INC.
 P: (909) 615-6962
 F: (949) 203-6214
 e-mail: brian@engineering-structures.com

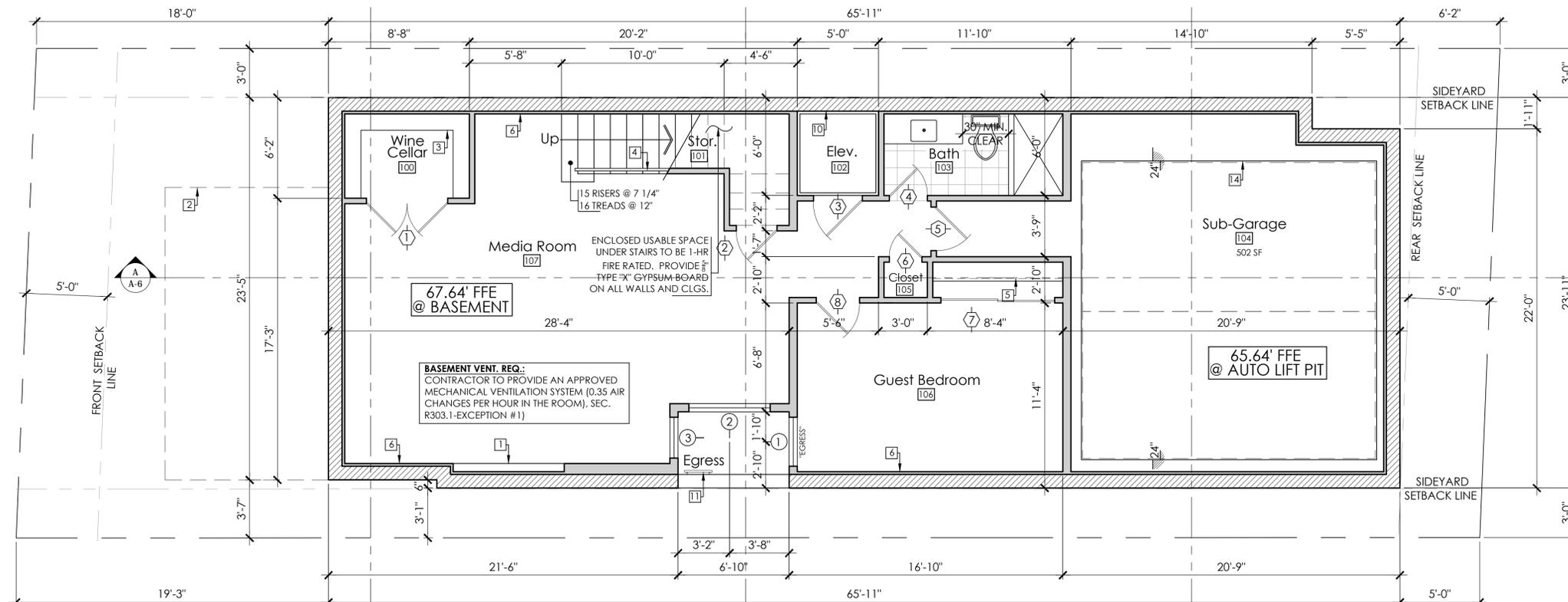
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JOB NO:
 15-019



First Floor Plan
 Scale: 1/4"=1'-0"



Basement Floor Plan
 Scale: 1/4"=1'-0"

ALL EXTERIOR WALLS TO BE 2X6 WALLS TO ACCOMMODATE R-19 INSULATION

FLOOR PLAN NOTES:

- FACTORY-BUILT FIREPLACE HEARTH, MANTLE AND CLEARANCES SHALL CONFORM WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND CONDITIONS OF LISTING. (LABC 2008, 3102.1, 3102.5.1 & 2)
- WINDOWS IN ALL BEDROOMS MUST PROVIDE: MINIMUM 5.7 SQUARE FEET OF OPENABLE AREA, MINIMUM CLEAR WIDTH OF 20" MINIMUM CLEAR HEIGHT OF 24" AND HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR.
- GAS-FIRED WATER HEATERS REQUIRE TWO 100 SQUARE INCHES NET AIR OPENINGS EACH WITHIN 12" OF FLOOR AND CEILING AND MINIMUM 2" WIDE DOOR.
- GUTTERS AND DOWNSPOUTS SHALL BE INSTALLED AS REQUIRED TO REDUCE ADDITIONAL RUN OFF ONTO NEIGHBORING PROPERTIES AND REDUCE UNDER FLOOR INFILTRATION. (CBC 1506)
- RETURN AND SUPPLY DUCTS IN GARAGES THAT PENETRATE WALLS OR CEILING BETWEEN GARAGE AND DWELLING SHALL BE 26 GA. STEEL MINIMUM OR SHALL HAVE LISTED FIRE AND SMOKE DAMPERS AND SHALL BE EITHER INTERNALLY OR EXTERNALLY INSULATED WITH A MINIMUM OF R-4.2 INSULATION WITH NO OPENING INTO THE GARAGE PER SECTION R302.5.2 (LABC 2008, EXCEPTION 3)
- A FURNACE OR HOT WATER HEATER "B" VENT FLUE PASSING THROUGH WALLS OR CEILING SHALL NOT BE CLOSER THAN 1" TO COMBUSTIBLES INCLUDING SHEETROCK AND SHALL BE INSTALLED WITH A METAL COLLAR AROUND THE FLUE AT THE POINT OF PASSAGE THROUGH WALL OR CLG. (CBC 710.2)
- SEAL ALL PENETRATIONS IN WALLS BETWEEN GARAGES AND DWELLING WITH NON-COMBUSTIBLE FIRE RATED MATERIAL. (CBC 709.6)
- ALL GLAZING WITHIN DOORS AND PANELS IN SHOWER AND TUB ENCLOSURES AND WINDOWS LESS THAN 40" ABOVE A STANDING SURFACE OR DRAIN INLET SHALL DISPLAY A SAFETY OR TEMPERED LABEL. (CBC 2406.2 & 4.5)
- STAIRWAY HANDRAIL HEIGHT SHALL BE 34" TO 38" MEASURED FROM THE STAIR NOSING; RAIL ENDS SHALL TERMINATE AT POSTS OF SAFETY TERMINALS. (CBC 1003.3.3.6)
- GUARDRAILS 42" HIGH MIN. SHALL BE INSTALLED AT ANY DECK, PORCH, OR OTHER ELEVATED AREA HIGHER THAN 30" PER LABC 2008
- CERTIFICATES OF INSTALLATION (CF2R-ENV, CF2R-LTG AND CF2R-MECH) SHALL BE COMPLETED BY THE APPLICABLE CONTRACTORS INSTALLING ENERGY FEATURES. WHEN COMPLIANCE REQUIRES HERFS FIELD VERIFICATION AND/OR TESTING, ALL CF2R FORMS SHALL BE SUBMITTED ELECTRONICALLY TO AN APPROVED HERFS PROVIDER DATA REGISTRY. THE CF2R FORMS SHALL BE POSTED AT THE JOB SITE IN A CONSPICUOUS LOCATION.
- CERTIFICATE OF VERIFICATION (CF3R) SHALL BE COMPLETED, REGISTERED, AND SIGNED/CERTIFIED BY THE HERFS RATER. THE REGISTERED CF3R FORM SHALL BE MADE AVAILABLE TO THE BUILDING DEPARTMENT AND BUILDER.
- CONTRACTOR SHALL PROVIDE COPIES OF THE CA GUIDE TO HOME COMFORT & ENERGY SAVINGS, CF-1R, MF-1R & CF-6R & IC-1 FORMS TO THE BUILDING OWNER.
- COMPARTMENT DIMENSIONS 12" WIDER THAN UNIT, 3" MIN. CLR. ON SIDES AND BACK, 6" MIN. CLR. FROM FRONT TO COMBUSTION AIRINTAKE. (315.1 CMCI)
- W/H: AREA OF COMBUSTION AIR OPENINGS 1 SQ. INCH PER 5,000 BTU, 1 SQ. INCH PER 1,000 BTU (100 MIN.) IN CONFINED SPACES. HALF OF OPENING AREA WITHIN 12" OF CEILING AND HALF 12" FROM FLOOR. (LABC 2008)
- COMBUSTION AIR FROM ATTIC THROUGH 26-GA. GALVANIZED STEEL SLEEVE TO 6" ABOVE CEILING JOISTS WITHOUT A SCREEN. PROVIDE ADEQUATE OPENINGS TO ATTIC. (704 CMCI)
- COMBUSTION AIR DIRECTLY FROM OUTSIDE WITH 7/8" SCREEN (707 UMC), ONE SQUARE INCH PER 4,000 BTU AND ONE SQUARE INCH PER 2,000 FOR HORIZONTAL DUCTS, NOT ALLOWED IN ANY BEDROOM, BATHROOM, OR CLOSET THAT OPENS INTO ONE OF THESE.
- COOKING EQUIPMENT MUST BE LISTED FOR RESIDENTIAL USE.
- A FACTORY BUILT FIREPLACE SHALL HAVE THE FOLLOWING:
 - CLOSEABLE METAL OR GLASS DOORS COVERING THE ENTIRE OPENING OF THE FIREBOX;
 - A COMBUSTION AIR INTAKE TO DRAW AIR FROM THE OUTSIDE OF THE BUILDING DIRECTLY INTO THE FIREBOX, WHICH IS AT LEAST SIX SQUARE INCHES IN AREA AND IS EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE, AND TIGHT-FITTING DAMPER OR COMBUSTION-AIR CONTROL DEVICE
 (EXCEPTION: AN OUTSIDE COMBUSTION-AIR INTAKE IS NOT REQUIRED IF THE FIREPLACE WILL BE INSTALLED OVER CONCRETE SLAB FLOORING AND THE FIREPLACE WILL NOT BE LOCATED ON AN EXTERIOR WALL.); AND
 - A FLUE DAMPER WITH A READILY ACCESSIBLE CONTROL. (TITLE 24, PART 6, CHAPTER 7, SECTION 150 (E))
- INSTALL ENERGY STAR RATED APPLIANCES
- PENETRATIONS IN FIRE-RESISTANCE-RATED WALLS SHALL COMPLY WITH CRC R302.4. PENETRATIONS SHALL BE FIRE-STOPPED BY A SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E 814 OR UL 1479, AND SHALL HAVE AN F RATING OF NOT LESS THAN THE REQUIRED FIRE-RESISTANCE-RATING OF THE WALL PENETRATED. (CRC R302.4.1.2)
- JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTANCE-RATED WALLS, FLOOR OR FLOOR/CEILING ASSEMBLIES AND ROOFS OR ROOF/CEILING ASSEMBLIES SHALL BE PROTECTED AN APPROVED FIRE-RESISTANT JOINT SYSTEM WITH A FIRE-RESISTANCE RATING NOT LESS THAN THAT OF THE ASSEMBLY IN WHICH IT IS INSTALLED. (CBC 714.1.1)

FLOOR PLAN KEYNOTES:

- WALL NICHE
- OUTLINE OF FLOOR/DECK ABOVE
- WINE RACKS
- HANDRAIL, HEIGHT OF HANDRAIL TO BE BETWEEN 34"-38" ABOVE NOSING LINE OF STAIRS. ALSO SEE FOOTNOTE #8 (SEE DETAIL 6/A-10)
- SHELF & POLE AS REQUIRED
- 2X FURRING @ BASEMENT RETAINING WALLS
- OUTLINE OF DBL. CAR LIFT PLATFORMS (SEE SHEETS A-12 & A-13)
- DRYER VENT TO OUTSIDE
- PROVIDE DRIP PAN/FLOOR DRAIN PER CPC SECTION 804.1
- ELEVATOR SHAFT WALLS TO BE 1-HR FIRE RATED, PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON ALL WALLS. (SEE DETAIL 4/A-11)
- EGRESS WELL W/FIXED EGRESS LADDER (SEE DETAIL 5/A-11)
- TEMPERED SHOWER ENCLOSURE, GLASS TO BE PERMANENTLY LABELED AS SUCH.
- 72" HIGH TILE SURROUND
- 24" DEEP AUTO LIFT PIT (SEE MANUF. SPECS, SHEETS A-12 & A-13)
- ANTI-SIPHON HOSE BIB
- AUTO GARAGE DOOR OPENER
- 18'-0"X7'-0" WOOD SECTIONAL GARAGE DOOR
- UPPER CABINETY WITH ADJUSTABLE SHELVES.
- GUARDRAIL TO BE 42" HIGH, HANDRAIL TO BE LOCATED 34"-38" ABOVE NOSING OF STAIRS INTERMEDIATE RAILS SHALL BE SPACED SUCH THAT A 4" Ø SPHERE MAY NOT PASS THROUGH. (SEE DETAIL 10/S1.4)
- BUILT-IN CABINETY
- TANKLESS WATER HEATER

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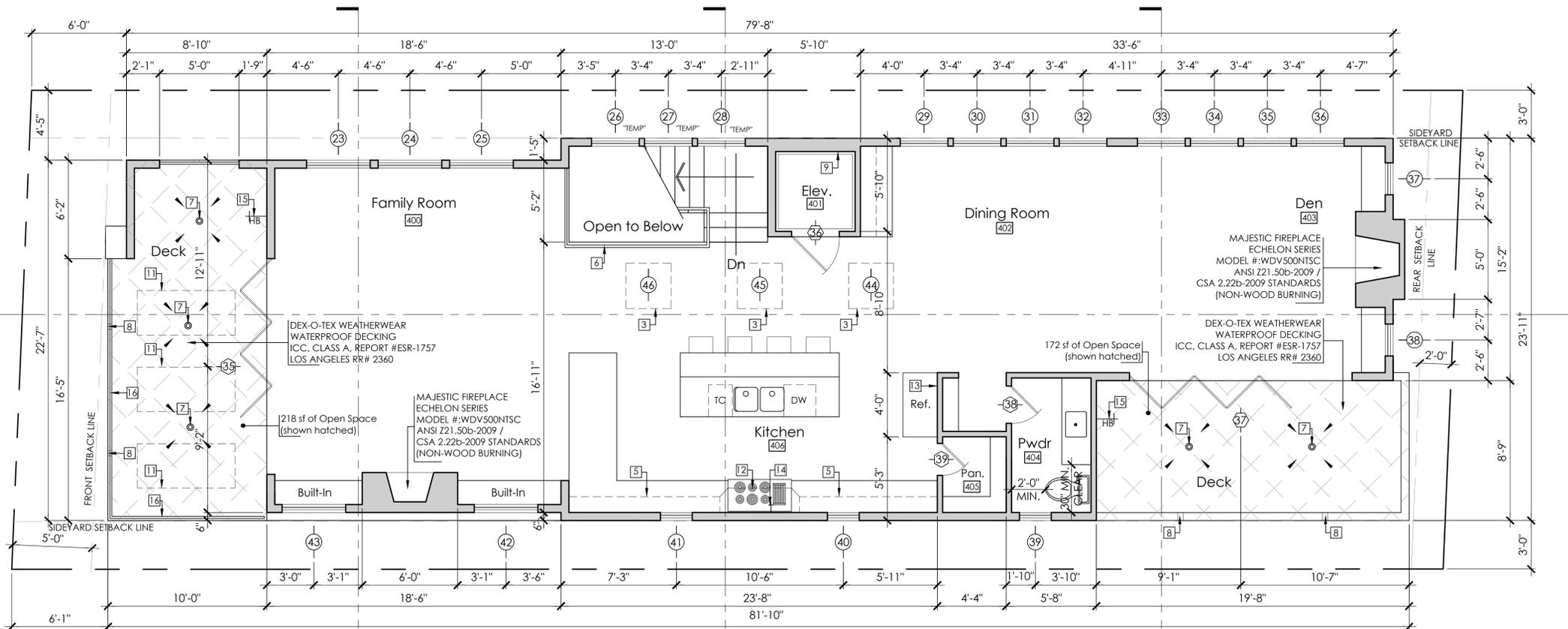
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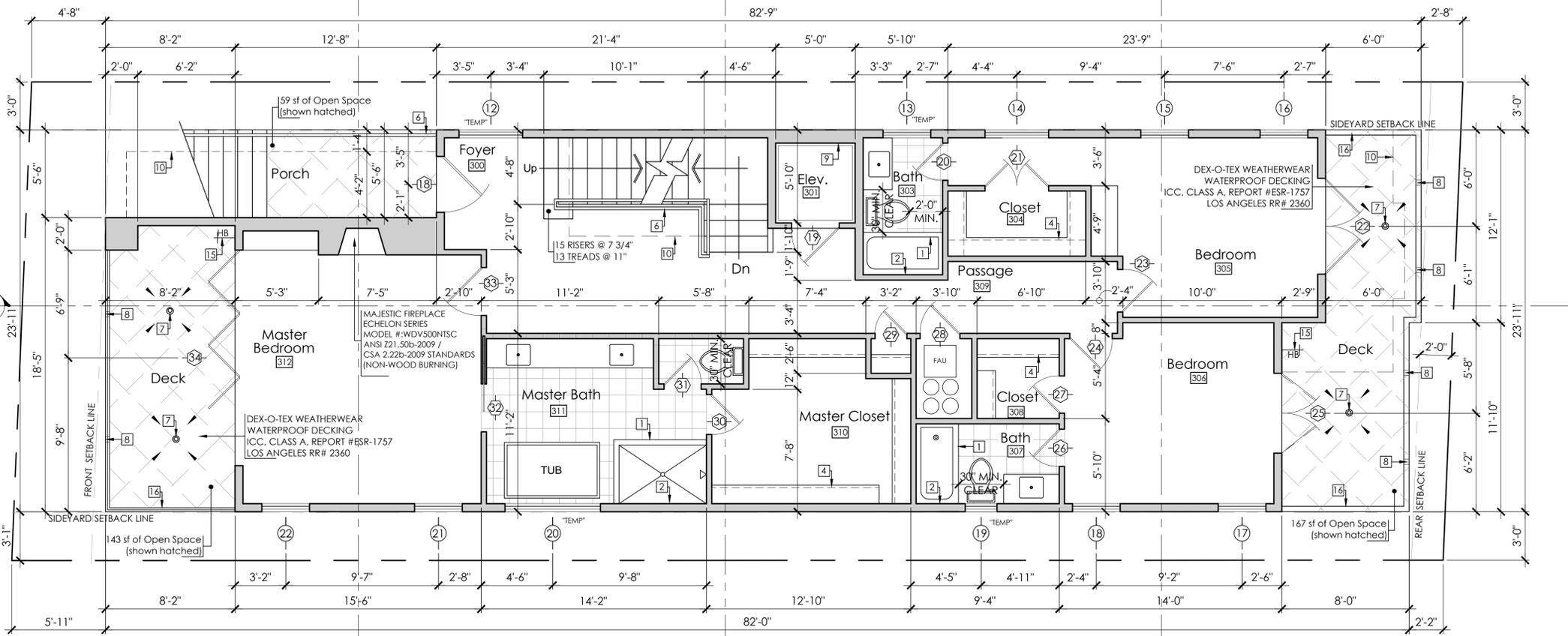
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Third Floor Plan
Scale: 1/4"=1'-0"



Second Floor Plan
Scale: 1/4"=1'-0"

ALL EXTERIOR WALLS TO BE 2X6 WALLS TO ACCOMMODATE R-19 INSULATION

FLOOR PLAN NOTES CONT:

- 23- FIREBLOCKING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE WITH CRC R302.11 IN THE FOLLOWING LOCATIONS:
 - A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 - i. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
 - ii. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'
 - B. AT ALL INTER-CORNER CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.
 - C. WHERE ANNULAR SPACE PROTECTION IS PROVIDED IN ACCORDANCE WITH CRC R302.4 FIRE BLOCKING SHALL BE INSTALLED AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION. (CBC 712.2.5, R1003.19)
- 24- WALL AND CEILING SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CRC R302.9.
- 25- GARAGE DOOR SPRINGS:
 - SPRING SHALL BE FABRICATED FROM EITHER HARD-DRAWN SPRING WIRE (PER ASTM A227-21) OR OIL-TEMPERED WIRE (PER ASTM A229-71).
 - MINIMUM DESIGN STANDARD SHALL BE 9,000 CYCLES.
 - PHYSICAL CYCLING TESTS SHALL BE PERFORMED AND CERTIFIED BY AN APPROVED TESTING AGENCY.
 - EACH SPRING SHALL BE EQUIPPED WITH AN APPROVED DEVICE CAPABLE OF RESTRAINING THE SPRING OR ANY OTHER EVENT IF BREAKS. CONTAINMENT DEVICE SHALL BE TESTED AND CERTIFIED BY AN APPROVED TESTING AGENCY.
- 26- STAIR TREADS AND RISERS SHALL BE DETAILED AS FOLLOWS:
 - A) THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER HEIGHT OR TREAD DEPTH SHALL NOT EXCEED 0.375" IN ANY FLIGHT OF STAIR. (CRC R3.1.7.4.3)
 - B) THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD OR BEVELING OF NOSING SHALL NOT EXCEED 0.5" (CRC R3.1.7.4.3)
 - C) RISERS SHALL BE VERTICAL OR SLOPED A MAX. 30 DEGREES FROM THE VERTICAL. (CRC R3.1.7.4.3)
 - D) LEADING EDGE OF TREAD SHALL NOT PROJECT MORE THAN 1.25" BEYOND TREAD BELOW. (CRC R3.1.7.4.3)
 - E) OPENING BETWEEN TREADS SHALL NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE. (CRC R3.1.7.4.3)
- 27- THE WALKING SURFACE OF TREADS AND LANDINGS SHALL NOT BE SLOPED STEEPER THAN 2% (1:48) IN ANY DIRECTION. (CRC R3.1.7.4)
- 28- CEMENT FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1178, C1288 OR C1325 SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. WATER-RESISTANCE GYPSUM BACKING BOARD SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. WATER-RESISTANT GYPSUM BOARD SHALL NOT BE USED IN THE FOLLOWING LOCATIONS: (CRC R702.3.8)
 - A. VAPOR RETARDER
 - B. ON CEILINGS WHERE FRAME SPACING EXCEEDS 12" O.C. FOR 1/2" THICK AND MORE THAN 16" O.C. FOR 5/8" THICK.
- 29- BATHING ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED MATERIALS. (CRC R307.2)
- 30- SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH AND NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6' ABOVE THE FLOOR. USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE PER CBC 2509.2
- 31- BUILT-IN TUBS WITH SHOWERS SHALL HAVE WATERPROOF JOINTS BETWEEN THE TUB AND ADJACENT WALL. (CBC 1210.4)
- 32- ATTIC ACCESS, SERVICE SPACE (C.M.C.304, CRC R807) & VENTILATION:
 - A) 30X22X30 INCH HIGH MINIMUM UNOBSTRUCTED ACCESS, BUT NOT LESS THAN THE LARGEST EQUIPMENT SIZE.
 - B) 30X30 INCH MINIMUM UNOBSTRUCTED PASSAGE TO REMOVE EQUIPMENT, BUT NOT LESS THAN THE LARGEST EQUIPMENT & MAXIMUM 20' DISTANCE FROM ACCESS TO UNIT.
 - C) 30X30 INCH DEEP LEVEL SERVICE SPACE LOCATED AT THE EQUIPMENT SERVICE SIDE.
 - D) PROVIDE ADDITIONAL COMBUSTION AIR IN ATTIC SPACE WHERE FAU IS LOCATED AS REQUIRED PER C.M.C. CHAPTER 7 OR NTC SPECIAL COMBUSTION AIR VENTING PER MANUFACTURERS DESIGN (VERIFY AVAILABILITY FROM MANUFACTURE).
 - E) FAU ACCESS FLOORING SHALL PROVIDE A MINIMUM 24 WIDE SOLID SURFACE TO A LEVEL 30X30" SURFACE IN FRONT OF SERVICE SIDE.
 - F) MECHANICAL EQUIPMENT AREA SHALL HAVE REQUIRED SWITCHING & LIGHTING.

FLOOR PLAN KEYNOTES:

- 1 TEMPERED SHOWER ENCLOSURE, GLASS TO BE PERMANENTLY LABELED AS SUCH.
- 2 72" HIGH TILE SURROUND
- 3 SKYLIGHTS (SEE DETAIL 6/A-11)
- 4 SHELF & POLE AS REQUIRED
- 5 UPPER CABINERY WITH ADJUSTABLE SHELVES.
- 6 GUARDRAIL TO BE 42" HIGH (DETAIL 10/S1.4), HANDRAIL TO BE LOCATED 34"-38" ABOVE NOSING OF STAIRS (DETAIL 6/A-10). INTERMEDIATE RAILS SHALL BE SPACED SUCH THAT A 4" Ø SPHERE MAY NOT PASS THROUGH.
- 7 DECK DRAIN (SEE DETAIL 8/A-10)
- 8 SCUPPERS W/OVERFLOWS (SEE DETAILS 1 & 2/A-11)
- 9 ELEVATOR SHAFT WALLS TO BE 1-HR FIRE RATED, PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON ALL WALLS. (SEE DETAIL 4/A-10)
- 10 OUTLINE OF FLOOR ABOVE
- 11 OPENING AT ROOF
- 12 RANGE HOOD (100 CU. FT. PER MIN. MINIMUM)
- 13 REF/FREEZER: PROVIDE PURIFIED COLD WATER SUPPLY LINE TO ICEMAKER W/RECESSED SHUTOFF VALVE
- 14 POT FILLER FAUCET
- 15 ANTI-SIPHON HOSE BIB
- 16 42" HIGH GLASS GUARDRAIL (SEE DETAIL 16/S1.4)

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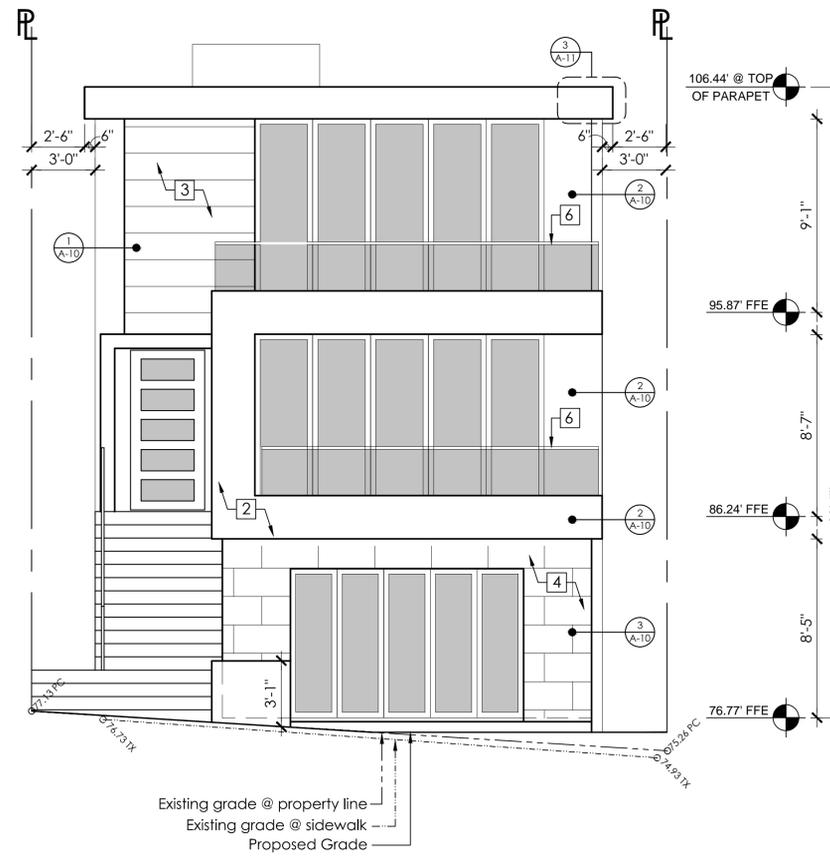
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North Elevation
Scale: 1/4"=1'-0"

GENERAL NOTES:

- 1 PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF LIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.
- 2 GUARDRAILS TO BE 42" HIGH MIN. HANDRAILS TO BE 34"-38" HIGH. NEITHER SHALL HAVE OPENING LARGER THAN 3 1/8".
- 3 GLASS ON ALL SWINGING DOORS: GLAZING WITHIN 18" OF THE ADJACENT FLOOR WALKING SURFACE SHALL BE FULLY TEMPERED.

ELEVATION KEYNOTES:

- 1 PROVIDE CBC APPROVED SPARK ARRESTORS AT TOPS OF ALL FIREPLACE CHIMNEYS.
- 2 SMOOTH STUCCO FINISH
- 3 JAMESHARDIE ARTISAN LAP SIDING
- 4 CULTURED STONE
- 5 DECORATIVE LIGHT FIXTURE
- 6 42" HIGH GLASS GUARDRAIL (SEE DETAIL 16/S1.4)
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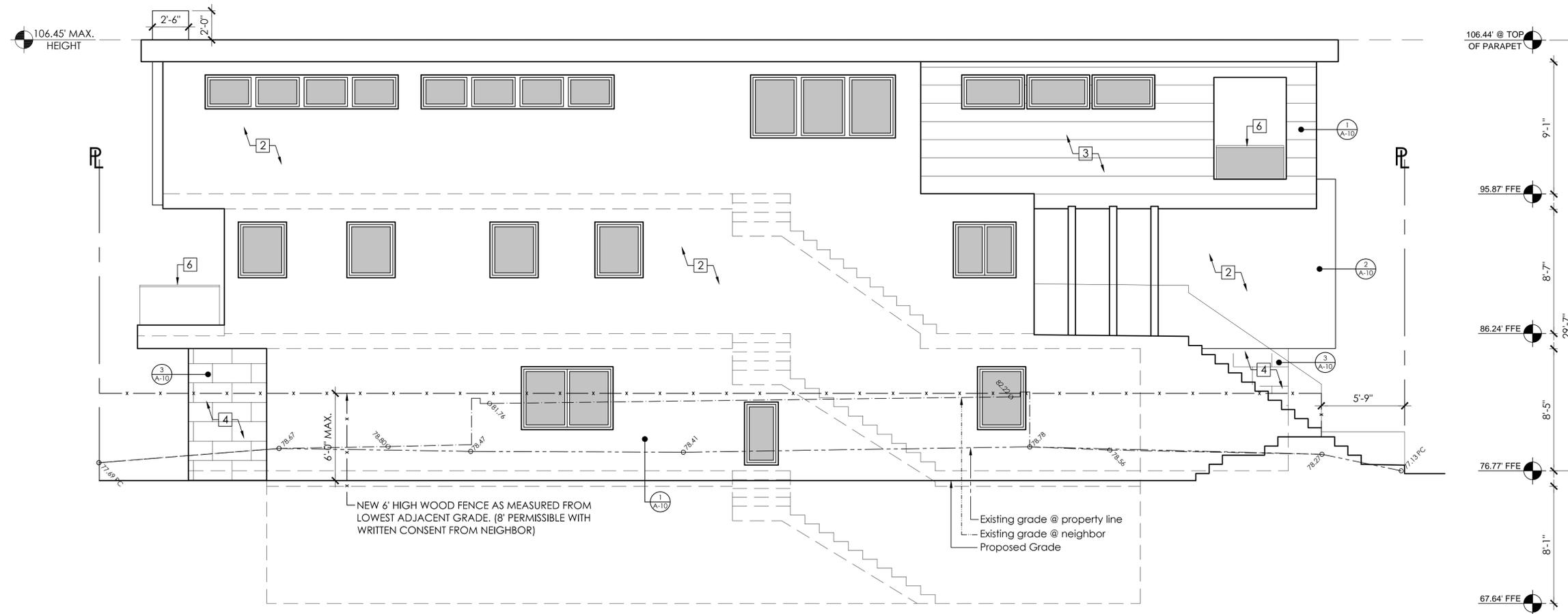
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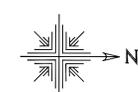
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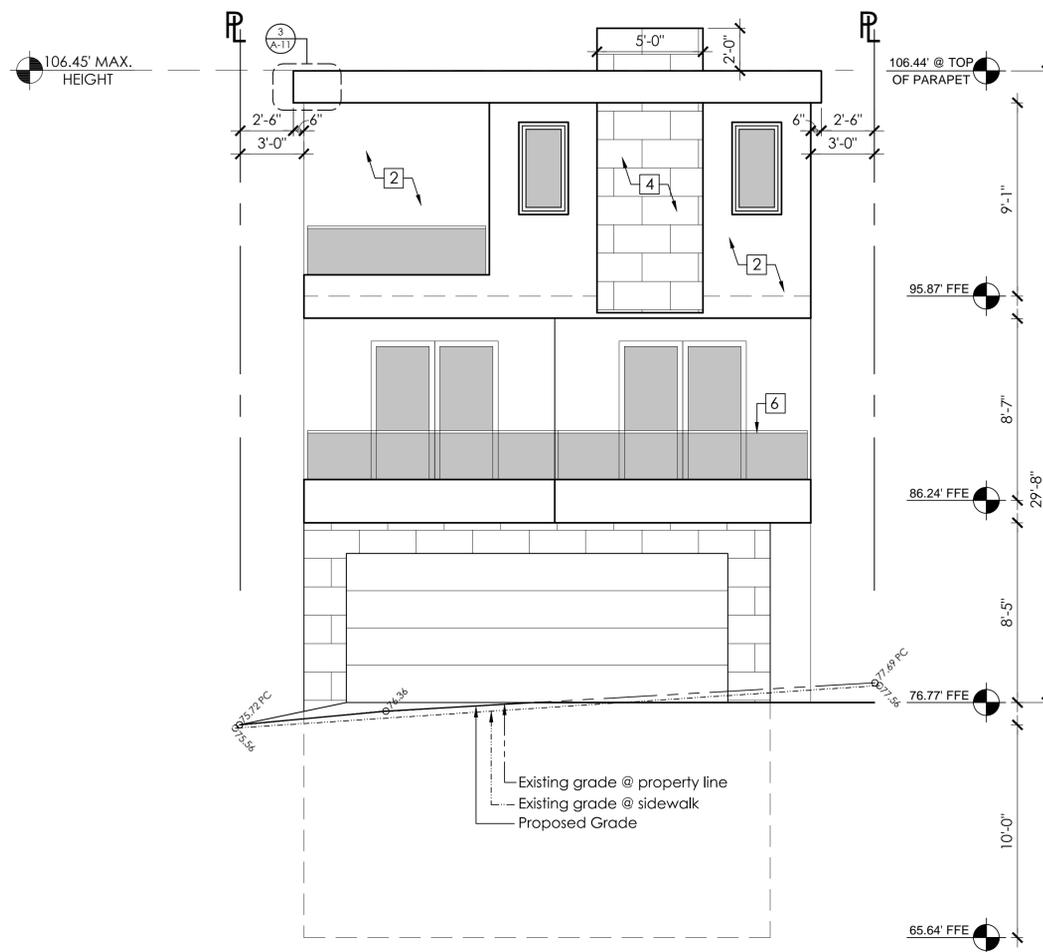
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East Elevation
Scale: 1/4"=1'-0"





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

GENERAL NOTES:

- 1 PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.
- 2 GUARDRAILS TO BE 42" HIGH MIN. HANDRAILS TO BE 34"-38" HIGH. NEITHER SHALL HAVE OPENING LARGER THAN 3 1/8".
- 3 GLASS ON ALL SWINGING DOORS: GLAZING WITHIN 18" OF THE ADJACENT FLOOR WALKING SURFACE SHALL BE FULLY TEMPERED.

ELEVATION KEYNOTES:

- 1 PROVIDE CBC APPROVED SPARK ARRESTORS AT TOPS OF ALL FIREPLACE CHIMNEYS.
- 2 SMOOTH STUCCO FINISH
- 3 JAMESHARDIE ARTISAN LAP SIDING
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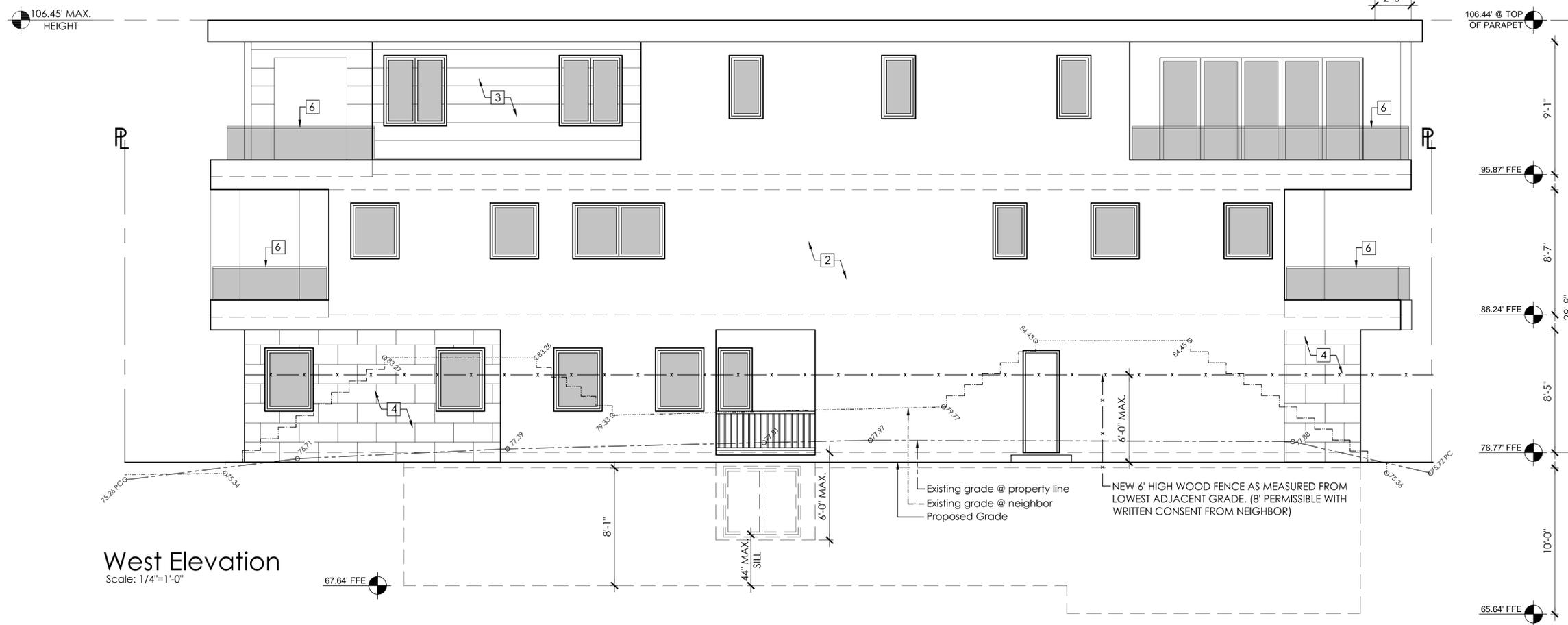
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West Elevation
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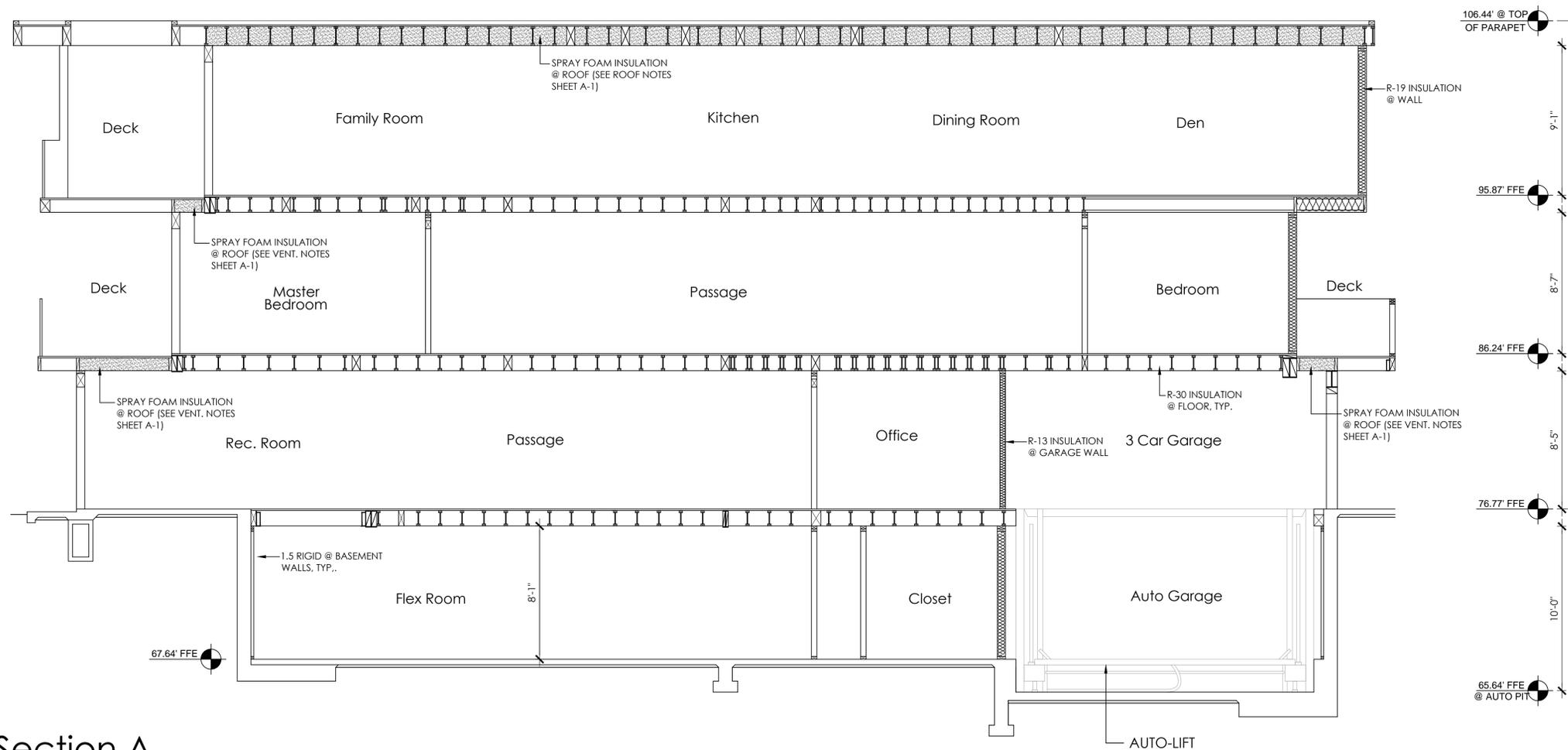
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Section A
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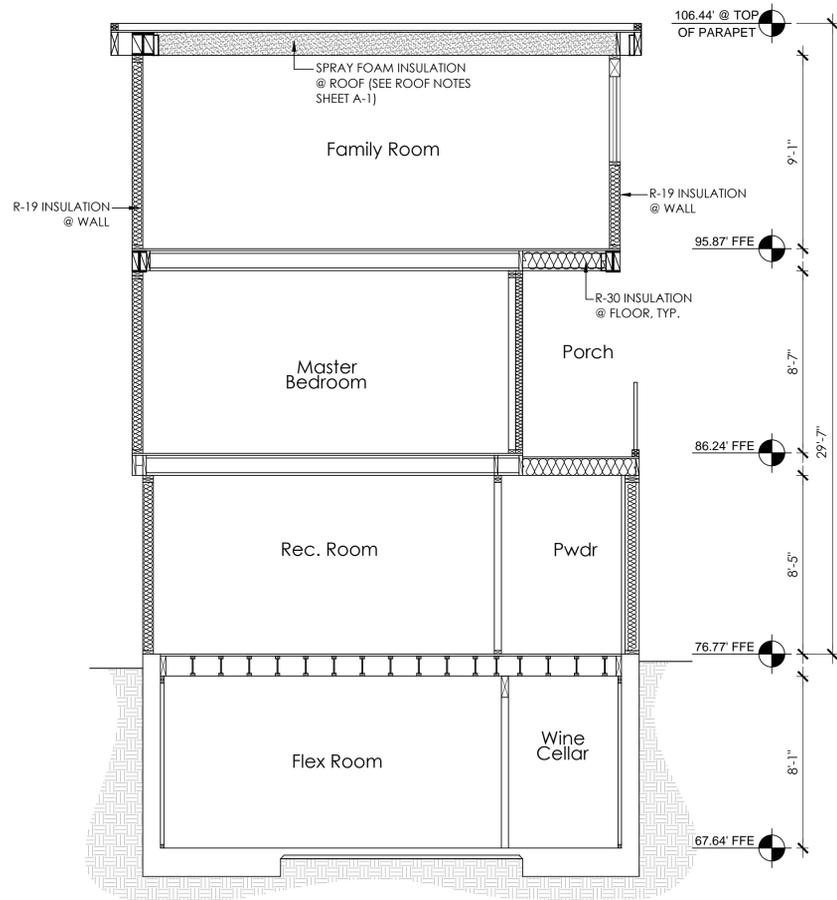
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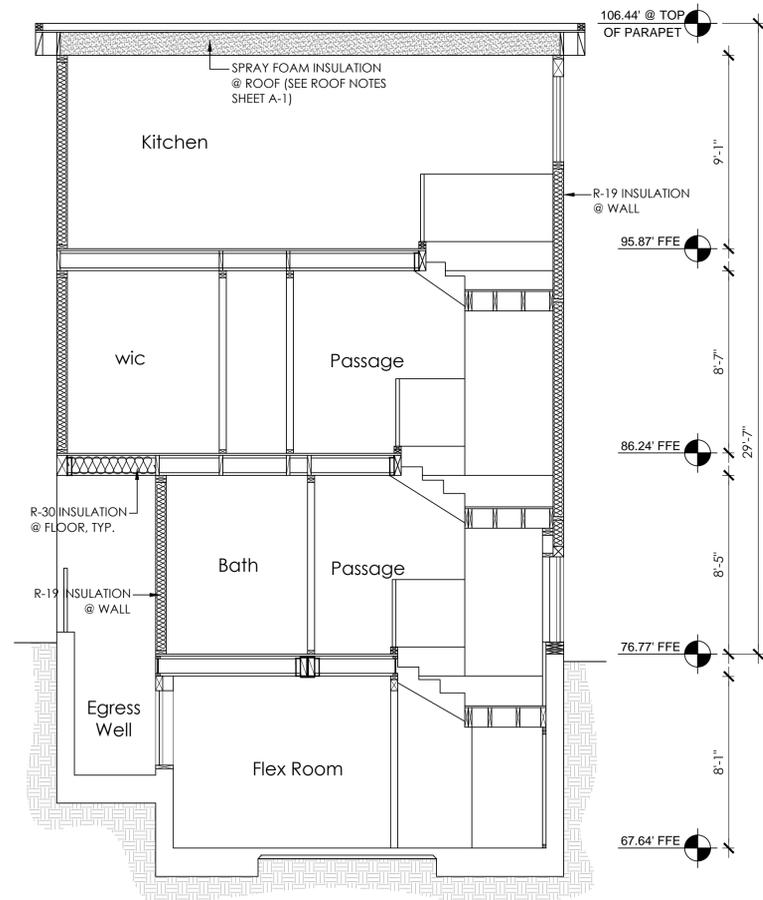
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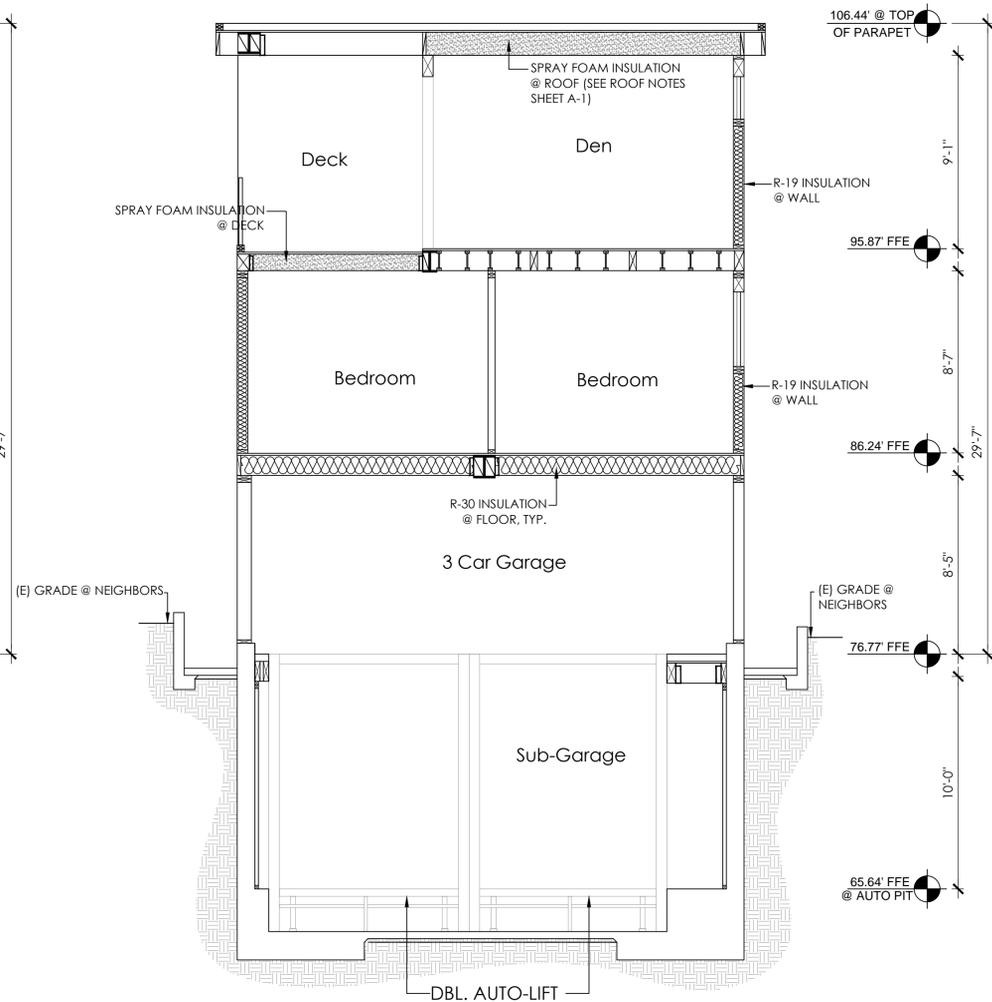
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Section B
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Section C
 Scale: 1/4"=1'-0"



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