

PROJECT SUMMARY

JOB ADDRESS: 216 25th St. Manhattan Beach, CA 90266-4334
ZONE: RH
AREA DISTRICT: 3
BUILDING TYPE: SFR W/ JADU, & ATTACHED ADU
OCCUPANCY GROUP: R3 / U
CONSTRUCTION TYPE: TYPE VB
NUMBER OF STORIES: 3
LOT SIZE: 2,703 SF
LEGAL DESCRIPTION: LOT 5, BLOCK 14 PECK'S MANHATTAN BEACH TRACT M.B. 7-34 APN 4177-021-006

PROJECT DATA

SCOPE OF WORK: DEMO OF (E) TRIPLEX; NEW CONSTRUCTION OF (N) SFR W/ (N) JADU & (N) ATTACHED ADU; (N) EXTERIOR DECKS, (N) LANDSCAPE, (N) HARDSCAPE, (N) SITE FENCES/GATES, (N) RETAINING WALLS & ASSOCIATED GRADING
MAX BUILDING FLOOR AREA: 2,401 SF
MAX BUILDING HEIGHT: 30 FT
FRONT YARD SETBACK: 5 FT
REAR YARD SETBACK: 5 FT 3 FT (>8FT ABOVE STREET GRADE)
SIDE YARD SETBACK: 3 FT (SFR) 4 FT (ADU) 1 FT ADJ. TO ALLEY (SFR)
PARKING (SFR + JADU): 2 OFF-STREET SPACES REQUIRED; 2 GARAGE SPACES PROVIDED (SFR < 3,600 SF)
PARKING (ADU): 1 OFF-STREET SPACE REQUIRED (EXEMPT \*) \* ADU IS LOCATED WITHIN ONE-HALF MILE WALKING DISTANCE OF PUBLIC TRANSIT.
TOTAL PARKING: 2 OFF-STREET PARKING SPACES

HEIGHT CALCULATION

AVERAGE OF CORNER (OR ALTERNATE) GRADE ELEVATIONS (1-4) PLUS HEIGHT LIMIT (7) EQUALS MAXIMUM ALLOWABLE HEIGHT ELEVATION (8).

Table with 6 columns: (1), (2), (3), (4), (7), (8). Values: 75.31, 80.20, 83.03, 76.69, 30, 108.81

MAX. ALLOWABLE HEIGHT ELEVATION = 108.81 FT

BUILDABLE FLOOR AREA

SEE BFA DIAGRAMS ON SHEET A1.1 FOR ADDITIONAL INFO

MAX. ALLOWABLE BUILDING FLOOR AREA: 2,703 SF (LOT SIZE) x 1.7 = 4,595.1 SF 4,595 SF MAX. ALLOWABLE BFA

PROPOSED BUILDABLE FLOOR AREA: 4,104 SF TOTAL (MAIN HOUSE SFR + JADU + ADU)

BUILDABLE FLOOR AREA BREAKDOWN: (EXCLUDING EXEMPT BFA)

Table with 2 columns: LOCATION, PROPOSED BFA. Rows: LEVEL 1 MAIN HOUSE SFR: 607 SF, LEVEL 1 GARAGE: 455 SF, LEVEL 2 MAIN HOUSE SFR: 1,178 SF, LEVEL 3 MAIN HOUSE SFR: 1,362 SF, SUBTOTAL MAIN HOUSE SFR: 3,602 SF

PARKING: -455 SF

TOTAL MAIN HOUSE SFR: 3,147 SF PROPOSED BFA

LEVEL 1 JADU: 374 SF
LEVEL 2 ADU: 528 SF

TOTAL PROPOSED SITE BFA: 4,049 PROPOSED SITE BFA (MAIN HOUSE + JADU + ADU)

GENERAL NOTES

- 1. GENERAL CONTRACTOR + SUBCONTRACTORS SHALL READ ALL THE NOTES ON THESE PLANS (SET) PRIOR TO SIGNING ANY CONTRACT AND CONSTRUCTION. IF ANY ADDITIONAL INFORMATION ARE REQUIRED TO CLARIFY THE CONTRACTOR SHALL ASK THE ARCHITECT. SEE GENERAL NOTES FOR MORE INFO.
2. AQMD NOTIFICATION IS REQUIRED 10 DAYS BEFORE BEGINNING ANY DEMOLITION WORK. REQUIRED FORM IS AVAILABLE AT THE COMMUNITY DEVELOPMENT DEPARTMENT. PROVIDE PROOF OF NOTIFICATION (MAIL WITH RETURN RECEIPT) 10 DAYS BEFORE BUILDING PERMIT IS ISSUED, OR COMPLETE ASBESTOS NOTIFICATION WAIVER.
3. ALL BUILDING FEATURES PROJECTING INTO REQUIRED SETBACKS SHALL BE INSTALL PER CODE.
4. 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 THE PROPOSED BUILDING PERMIT IS ISSUED.
5. SOILS REPORT SHALL BE PROVIDED TO THE BUILDING DEPARTMENT FOR ALL CUTS, FILLS, AND EARTHWORK AS REQ'D PER CODE.
6. STUMPS AND ROOTS SHALL BE REMOVED TO A DEPTH OF 12" IN THE AREA OCCUPIED BY THE BUILDING.
7. ALL HOSE BIBS MUST BE PROTECTED BY BACK FLOW PREVENTION AND HAVE AN ANTI-SIPHON DEVICE.
8. ALL WINDOW COVERINGS REQUIRED BY CFIR. FORM SHALL BE POSTED PRIOR TO FINAL INSPECTION.
9. WRITTEN APPROVAL FROM THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD). (714)396.2000 PER RULE 1403 FOR THE PROPER DISPOSAL OF ASBESTOS.
10. ONLY LOS ANGELES COUNTY HEALTH DEPARTMENT APPROVED DEVICES MAY BE UTILIZED FOR LANDSCAPE IRRIGATION BACK FLOW PREVENTION DEVICES.
11. VERIFY CLEARANCES WITH OVERHEAD UTILITY LINES FROM ALL PERMANENT AND TEMPORARY STRUCTURE INCLUDING SCAFFOLDING AND OTHER WORKING AREAS DURING CONSTRUCTION. CLEARANCE TO BE 8 FT. HORIZONTAL AND 12 FT. VERTICAL. VERIFY WITH SOUTHERN CALIFORNIA EDISON CO. BEFORE COMMENCING CONSTRUCTION.
12. PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION TO VERIFY LOT LINES.
13. THE ARCHITECT IS NOT RESPONSIBLE FOR SITE GRADING OR DRAINAGE. CONTRACTOR SHALL CONSULT A LICENSED CIVIL ENGINEER.
14. IT IS THE GENERAL CONTRACTORS/BUILD. CONTRACTOR RESPONSIBILITY TO VERIFY THAT THE BUILDING IS WITHIN THE HEIGHT LIMIT PRIOR TO FRAMING THE ROOF RAFTERS. CONTACT THE CIVIL SURVEY CONSULTANTS.
15. ALL EXISTING SURFACE DRAINAGE WHICH IS ALTERED DUE TO NEW BUILDING ADDITION SHALL BE MODIFIED TO PROVIDE AND TERMINATE AT PUBLIC RIGHT OF WAY VIA .NON EROSION DEVICES PER CITY HAVING JURISDICTION. NO SURFACE WATER SHALL CROSS OVER NEIGHBORING PROPERTY LINE.
16. CONTRACTOR TO SCHEDULE APPOINTMENT WITH SOUTHERN CALIFORNIA EDISON FOR TEMPORARY POWER AND LOCATION OF SERVICE.
17. CONTRACTOR SHALL POST THE INSTALLATION CERTIFICATE (CF-6R) FORM AND INSULATION CERTIFICATE (IC-1) FORM IN A CONSPICUOUS LOCATION OR KEPT WITH PLANS AND MADE AVAILABLE TO THE INSPECTOR.
18. CONTRACTOR SHALL PROVIDE COPIES OF THE CALIFORNIA GUIDE TO HOME COMFORT AND ENERGY SAVINGS, CF-1R, MF-1R, CF-6R AND IC-1 FORM TO THE BUILDING OWNER.
19. PROVIDE UNDERGROUND DRAINAGE SYSTEM FOR DOWN SPOUTS, PLANTER AREAS, AND ALL AREAS REQUIRING POSITIVE DRAINAGE.
20. SLOPE ALL PROPOSED SURFACE WATER RUNOFF TOWARDS STREET. CONTRACTOR TO CONFIRM AND VERIFY 1% MIN. SLOPE REQUIRED. NO SURFACE RAIN WATER RUNOFF AND OR IRRIGATION RUNOFF SHALL CROSS OVER NEIGHBORING PROPERTIES.
21. BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IS SUCH A POSITION AS TO BE PLAINLY VISIBLE & LEGIBLE FROM STREET, PER CRC SECTION 319.1
22. THIS BUILDING SITE SHALL COMPLY WITH PROTECTION OF PEDESTRIANS DURING CONSTRUCTION. PER CRC SECTION 318.3
23. THE BLDG. SHALL COMPLY WITH SECURITY REQMTS.
24. COOKING EQUIPMENT MUST BE LISTED FOR RESIDENTIAL USE.
25. LOCATION OF SERVICES SHALL BE APPROVED BY SOUTHERN CALIFORNIA EDISON COMPANY, GAS COMPANY AND ALL OTHER UTILITY COMPANIES.
26. CONTRACTOR SHALL SUBMIT TEMPORARY SHORING PLAN (UNDER SEPARATE PERMIT) WHERE OCCURS
27. ALL WORK IN THE PUBLIC RIGHT OF WAY MUST BE ACCOMPANIED BY AN ENCROACHMENT PERMIT ISSUED BY THE PUBLIC WORKS DEPARTMENT.
28. ALL ABOVE-GROUND EXTERIOR CONDUIT MUST BE RIGID GALV. STEEL OR SCHED. 80 SUNLIGHT-RESISTANT NON-METALLIC CONDUIT (MBMC 9.12.050)
29. ALL CONDUCTORS SHALL BE MADE OF COPPER (MBMC 9.12.060)

OPEN SPACE AREA

SEE OPEN SPACE DIAGRAMS ON SHEET A1.1 FOR ADDITIONAL INFO

OPEN SPACE BREAKDOWN: TOTAL PROPOSED MAIN HOUSE SFR BFA x 15% (EXCLUDES JADU & ADU BFA)

OPEN SPACE AREA: 3,147 SF x 15% = 472 SF 472 SF MIN. REQUIRED

501 SF OPEN SPACE PROVIDED

472 SF / 2 = 236 SF 236 SF MAX. LEVEL 3 OPEN SPACE \*

Table with 2 columns: LOCATION, PROPOSED OPEN SPACE. Rows: LEVEL 1 OPEN SPACE: 160 SF, LEVEL 2 OPEN SPACE: 105 SF, LEVEL 3 OPEN SPACE: 475 SF (240 SF MAX. \*)

TOTAL OPEN SPACE: 501 SF OPEN SPACE PROVIDED



BEST MANAGEMENT PRACTICE (BMP)

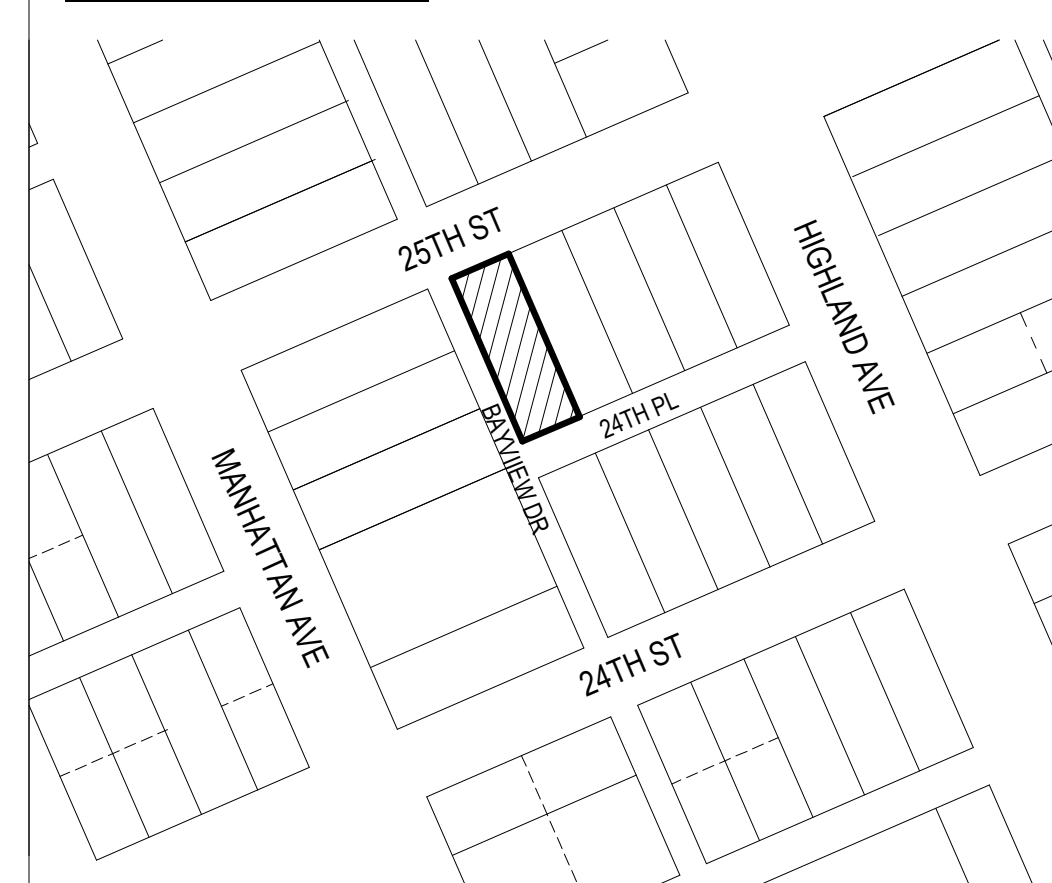
- 1. ALL PERSONS WORKING AT THE SITE SHOULD OBTAIN, READ AND UNDERSTAND THE BEST MANAGEMENT PRACTICES PAMPHLET FOR THE TYPE OF CONSTRUCTION BEING DONE.
2. STOCKPILES OF SOIL, DEBRIS, CEMENT, SAND, TOP-SOIL, ETC MUST BE COVERED WITH WATERPROOF MATERIAL OR BERMED TO PREVENT BEING WASHED AWAY.
3. FUELS, OILS, PAINTS, SOLVENTS AND OTHER LIQUID MATERIALS MUST BE KEPT INSIDE BERMED AREAS. SPILLS MUST NOT BE WASHED INTO THE STREET.
4. WASTE CONCRETE MUST NOT BE WASHED INTO THE STREET, STORM DRAINS OR PUBLIC RIGHT OF WAY. ALL DUST AND SLURRY FROM CONCRETE CUTTING MUST BE REMOVED USING WET/DRY VAC OR EQUIVALENT.
5. TRASH AND OTHER CONSTRUCTION SOLID WASTE MUST BE PLACED IN A COVERED TRASH RECEPTACLE. ERODED SOIL FROM DISTURBED SLOPES MUST BE CONTAINED USING BERM SILT FENCES, SETTING BASINS OR GOOD EROSION MANAGEMENT PRACTICES.
6. WASH WATER FOR CLEANING CONSTRUCTION EQUIPMENT MUST BE KEPT ON-SITE WITHIN A CONTAINMENT AREA BEST

CITY, STATE, NATIONALLY APPLICABLE CODES

Manhattan Beach, California 90266

BUILDING SHALL COMPLY WITH 2022 CALIFORNIA BUILDING CODE, 2022 CALIF. GREEN BUILDING CODE, 2022 CALIF. RESIDENTIAL CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA ELECTRICAL CODE, T-24 ENERGY CONSERVATION REGULATIONS, STATE OF CALIFORNIA AND CITY OF HAWTHORNE AND 2022 CALIFORNIA RESIDENTIAL CODE

VICINITY MAP



216 25TH ST. 216A 25TH ST. 216B 25TH ST.

SHEET INDEX

Table with 2 columns: SHEET #, SHEET NAME. Rows: A0.0 TITLE SHEET, A1.1 SITE PLAN, DEMO PLAN, & AREA DIAGRAMS, A2.1 LEVEL 1 & LEVEL 2 FLOOR PLANS, A2.2 LEVEL 3 FLOOR PLAN & ROOF PLAN, A3.1 EXTERIOR ELEVATIONS, A3.2 EXTERIOR ELEVATIONS, A4.1 BUILDING SECTIONS, A4.2 BUILDING SECTIONS

EZ 02/13/2024

NL 03/19/2024

COMPLY WITH 2022 CALIFORNIA BUILDING STANDARDS CODE



436 29TH STREET HERMOSA BEACH, CA 90222

PAULO@E2DESIGNSTUDIO.COM

E2DESIGNSTUDIO.COM

310.658.0993

PROJECT

MAIMONE RESIDENCE

216 25TH ST. 216A 25TH ST. 216B 25TH ST.

MANHATTAN BEACH, CA 90266

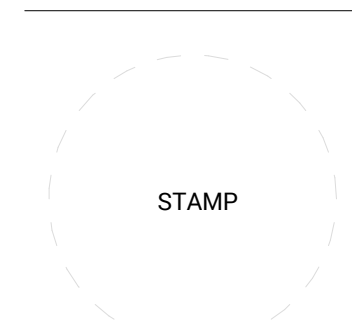
DATE: 01/15/24

PROJECT NO. 000

Table with 2 columns: REVISION, DATE. Rows: 1 PLANNING SUBMITTAL 04/21/2023, 2 PLANNING SUBMITTAL 09/15/2023, 3 PLANNING/CAC SUBMITTAL 01/15/2024, 4, 5, 6

ALL IDEAS, DESIGNS, AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND ARE THE PROPERTY OF E2 DESIGN STUDIO AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS OR PLANS SHALL BE USED FOR ANY OTHER PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF E2 DESIGN STUDIO.

PLANNING SUBMITTAL



TITLE SHEET

PROJECT DIRECTORY

PROJECT ARCHITECT / DESIGNER

Pablo Escutia e² Design Studio 3216 Manhattan Ave Suite E Hermosa Beach, CA 90254 (310) 372-6027 pablo@e2designstudio.com

SCALE: 3" = 1'-0"

A0.0

DRAWN BY: Author



## SURVEY AND TOPOGRAPHY

FOR  
JESSICA & TIM MAIMONE  
5135 ISLAND FOREST PLACE  
WESTLAKE VILLAGE, CA 91362  
PHONE 425-221-0100

### JOB ADDRESS

216 25TH STREET  
MANHATTAN BEACH, CA 90266

### LEGAL DESCRIPTION

LOT 5, BLOCK 14  
PECK'S MANHATTAN BEACH TRACT  
M.B. 7-34  
APN 4177-021-006

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



GARY J. ROEHL R.C.E. 30826

DRAWN BY: FM CHECK BY: TS

DRAWN ON: JULY 17, 2015

REVISIONS:  
UPDATE SURVEY: FF & TOP OF RIDGE 2-15-2023

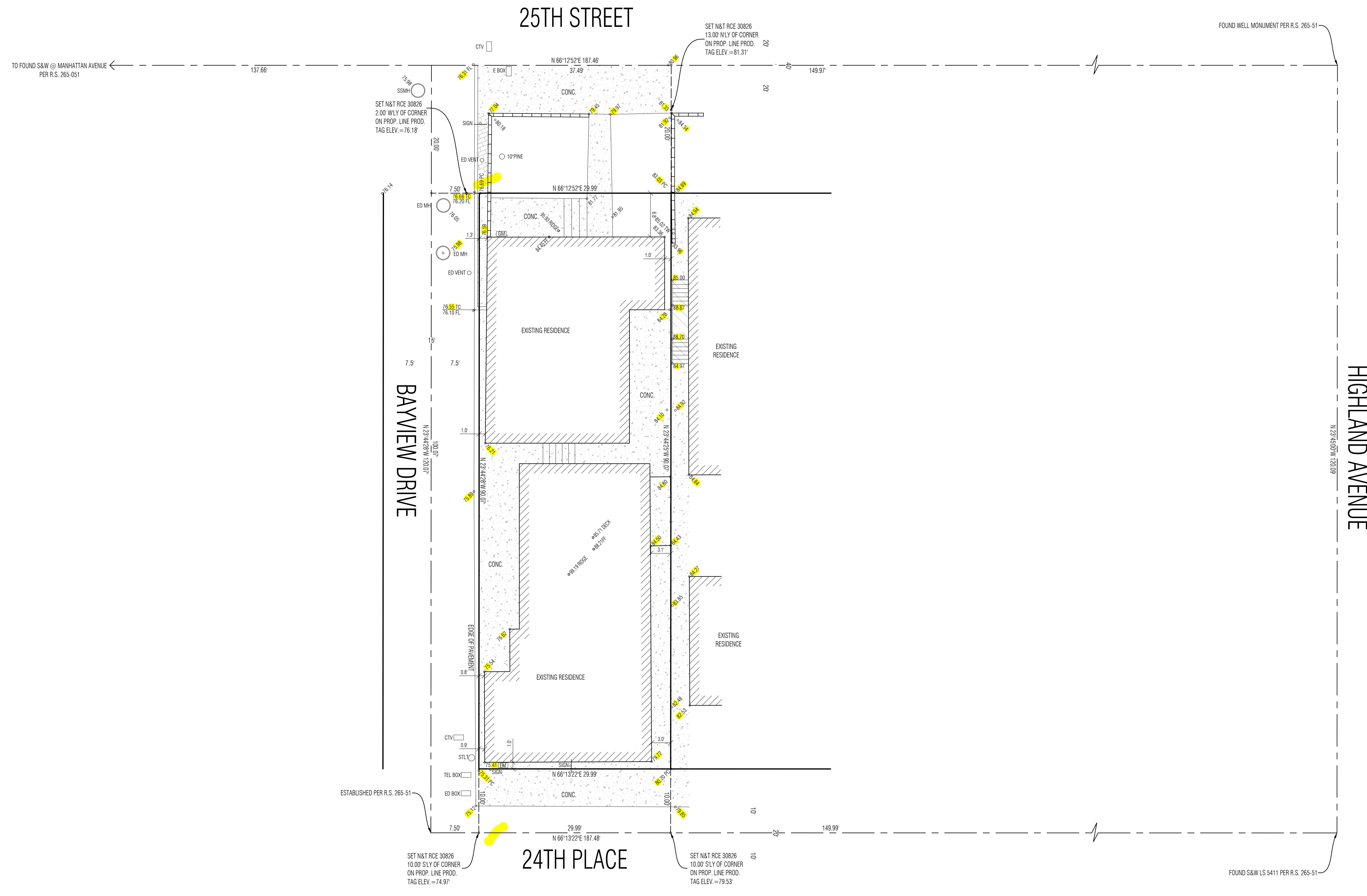
### LEGEND

	EXISTING BUILDING		BRICK
	CONCRETE		WOOD DECK
+106.76	EXISTING ELEVATION		EXISTING CONTOUR
	BLOCK WALL		EXISTING FENCE
BCR	BEGINNING OF CURB RETURN	IP	IRON PIPE MONUMENT
CATV	CABLE TV PULL BOX	L&T	LEAD AND TACK TAG MONUMENT
CONC.	CONCRETE	MH	MANHOLE (SANITARY SEWER / STORM DRAIN)
CHIMN	CHIMNEY	NLY	NORTHERLY
CEFB	CITY ENGINEERS FIELD BOOK	N&T	NAIL AND TAG MONUMENT
CL	CENTERLINE	PB	PULL BOX (EDISON / TRAFFIC / STREET LIGHT)
C.L. / W.L.F.	CHAIN LINE FENCE / WROUGHT IRON FENCE	PE (CONT)	TELEPHONE / CABLE TV
ELY	EASTERLY	PC	PROPERTY CORNER / PROP. CORNER
EG	EDGE OF GUTTER	PL	PROPERTY LINE / PROP. LINE
EM	ELECTRIC METER	PP / UP	POWER POLE / UTILITY POLE
FF	FINISH FLOOR	PPF	FRAMING
FL	FIRE HYDRANT	PWFB	PUBLIC WORKS FIELD BOOK
FL	FLOWLINE	R.R.	RAIL ROAD
GF	GARAGE FINISH FLOOR	RFB	ROAD DEPARTMENT FIELD BOOK
GM	GAS METER	R.S.	RECORD OF SURVEY
GW / SW	GUY WIRE	SPN / S&W	SPRINKLER AND WASHER MONUMENT
IP	IRON PIPE MONUMENT	SSY	SOUTHERLY
L&T	LEAD AND TACK TAG MONUMENT	SSOD	SANITARY SEWER CLEAOUT
MH	MANHOLE (SANITARY SEWER / STORM DRAIN)	STK / STR&T	STAKE / STAKE AND TAG MONUMENT
NLY	NORTHERLY	STL / LT	STREET LIGHT POLE / LIGHT POLE
N&T	NAIL AND TAG MONUMENT	TC	TOP OF CURB
PB	PULL BOX (EDISON / TRAFFIC / STREET LIGHT)	TK / BK	TOP OF APRON / BOTTOM OF APRON
PE (CONT)	TELEPHONE / CABLE TV	WLY	WESTERLY
PC	PROPERTY CORNER / PROP. CORNER	WM	WATER METER
PL	PROPERTY LINE / PROP. LINE		
PP / UP	POWER POLE / UTILITY POLE		
PPF	FRAMING		
PWFB	PUBLIC WORKS FIELD BOOK		
R.R.	RAIL ROAD		
RFB	ROAD DEPARTMENT FIELD BOOK		
R.S.	RECORD OF SURVEY		
SPN / S&W	SPRINKLER AND WASHER MONUMENT		
SSY	SOUTHERLY		
SSOD	SANITARY SEWER CLEAOUT		
STK / STR&T	STAKE / STAKE AND TAG MONUMENT		
STL / LT	STREET LIGHT POLE / LIGHT POLE		
TC	TOP OF CURB		
TK / BK	TOP OF APRON / BOTTOM OF APRON		
WLY	WESTERLY		
WM	WATER METER		

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDING UNLESS OTHERWISE NOTED. BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THIS SURVEY PLAN FOR OFFSET DIMENSIONS. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION BY PHONE AT: (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

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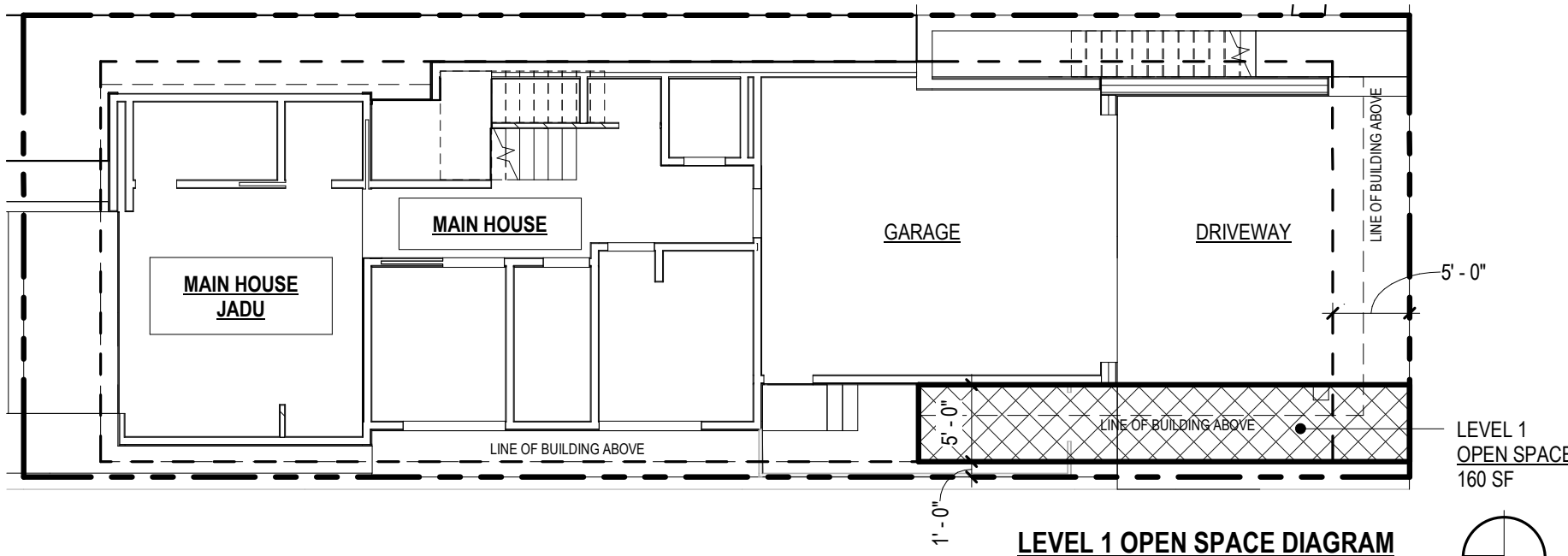
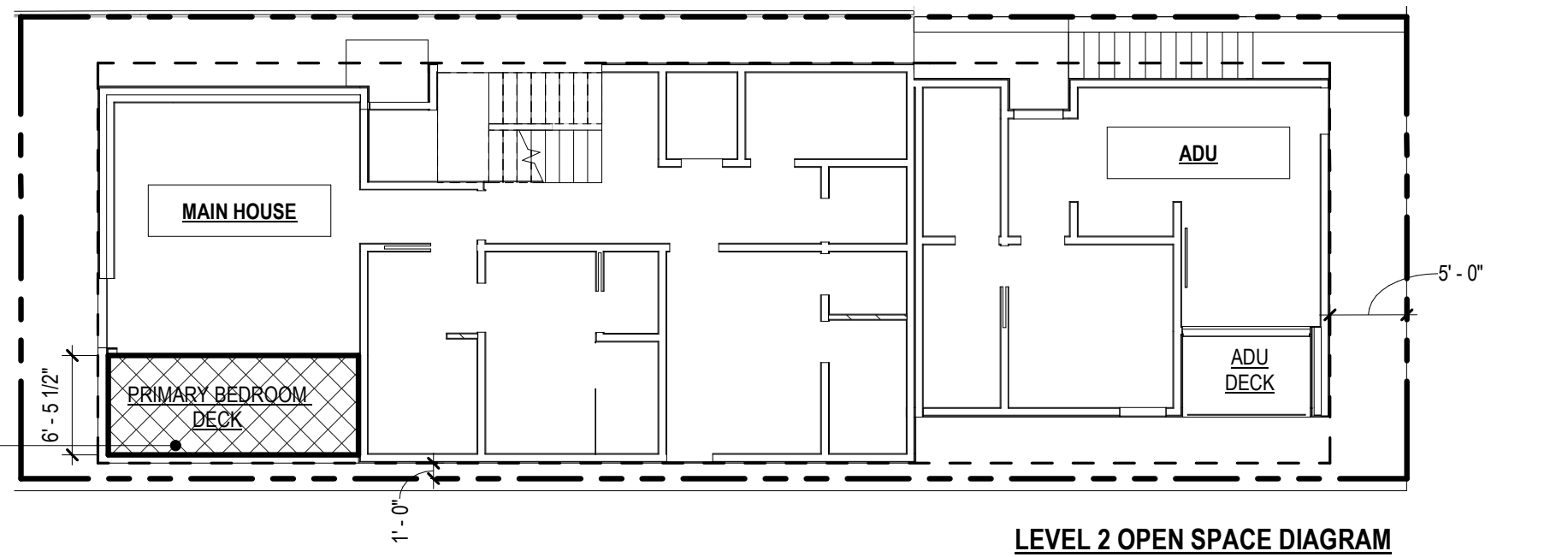
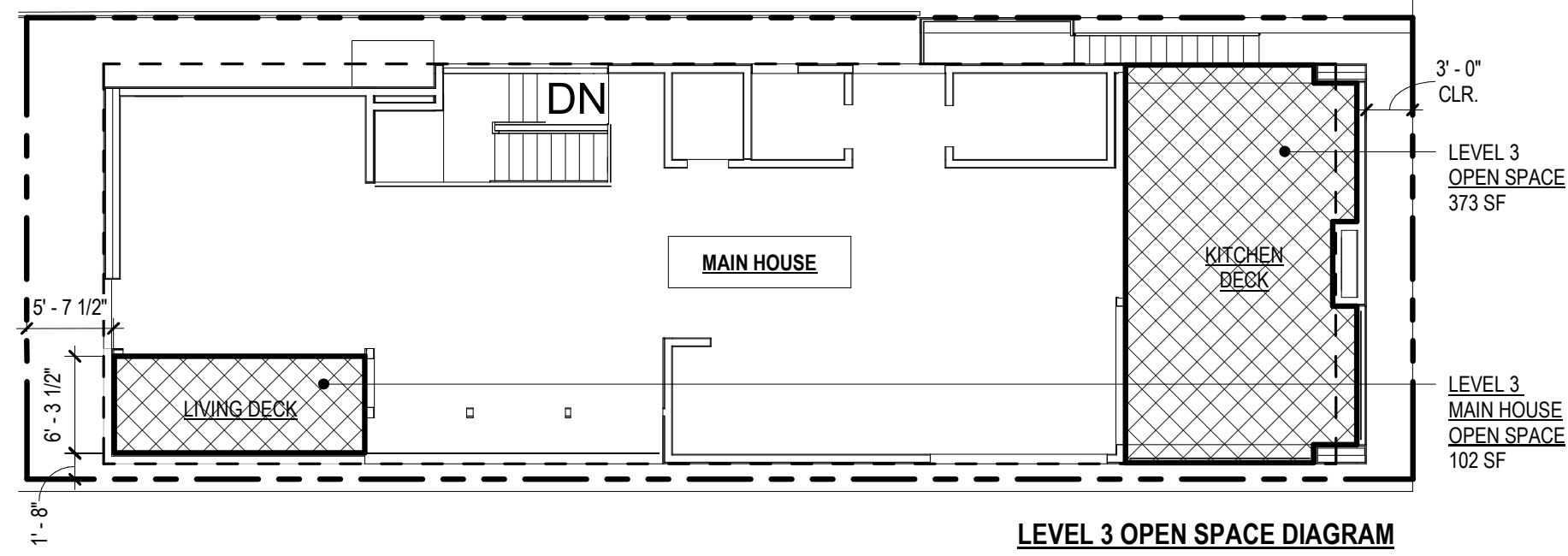
NOTE:  
A TITLE POLICY HAS BEEN PROVIDED AND REVIEWED BY DENN ENGINEERS AT THE TIME OF THIS SURVEY.  
NO EASEMENTS WERE IDENTIFIED ON THE PROVIDED TITLE REPORT PER THE FOLLOWING:

USA NATIONAL TITLE COMPANY  
ORDER NO. 072333663-30  
DATED JANUARY 26, 2023

## OPEN SPACE DIAGRAMS

**OPEN SPACE BREAKDOWN:**  
 TOTAL PROPOSED MAIN HOUSE SFR BFA x 15% (EXCLUDES JADU & ADU BFA)  
 OPEN SPACE AREA: 3,147 SF x 15% = 472 SF  
 472 SF MIN. REQUIRED  
**510 SF OPEN SPACE PROVIDED**  
 472 SF / 2 = 472 SF  
 236 SF MAX. LEVEL 3 OPEN SPACE \*

**LOCATION** PROPOSED OPEN SPACE  
 LEVEL 1 OPEN SPACE: 160 SF  
 LEVEL 2 OPEN SPACE: 105 SF  
 LEVEL 3 OPEN SPACE: 475 SF (236 SF MAX. \*)  
**TOTAL OPEN SPACE: 501 SF OPEN SPACE PROVIDED**



## BUILDABLE FLOOR AREA DIAGRAMS

**MAX. ALLOWABLE BUILDING FLOOR AREA:**  
 2,703 SF (LOT SIZE) x 1.7 = 4,595.1 SF  
 4,595 SF MAX. ALLOWABLE BFA

**PROPOSED BUILDABLE FLOOR AREA:**  
 4,104 SF TOTAL (MAIN HOUSE SFR + JADU + ADU)

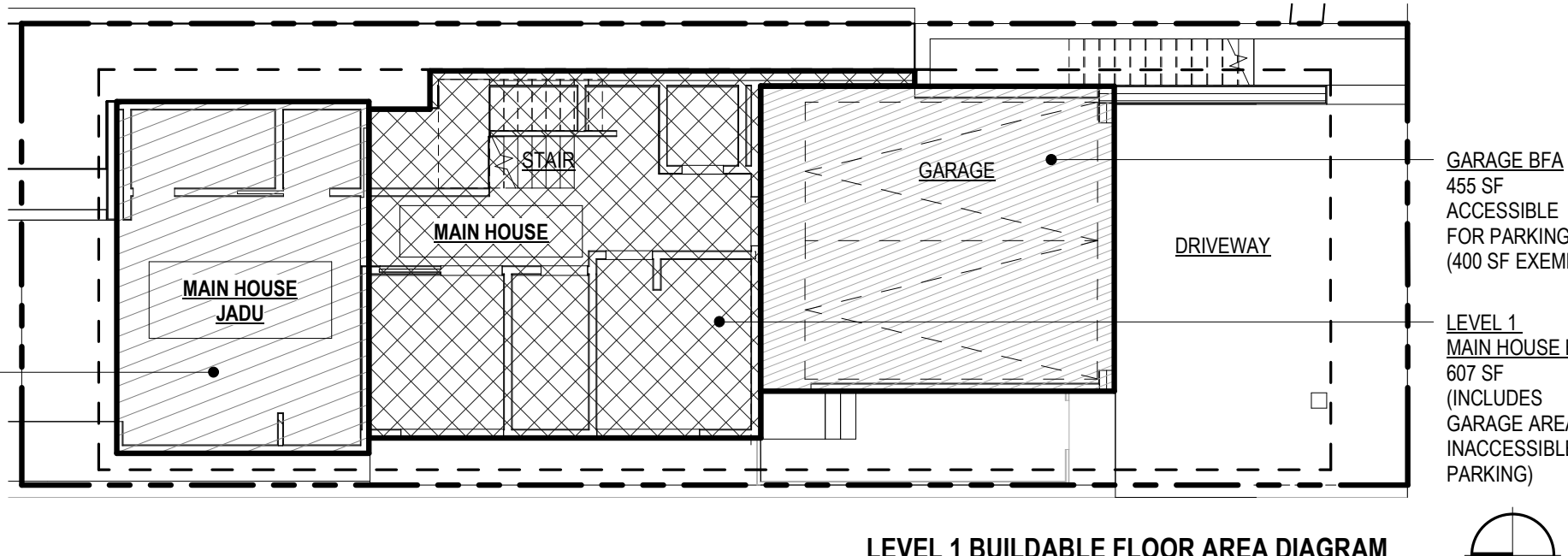
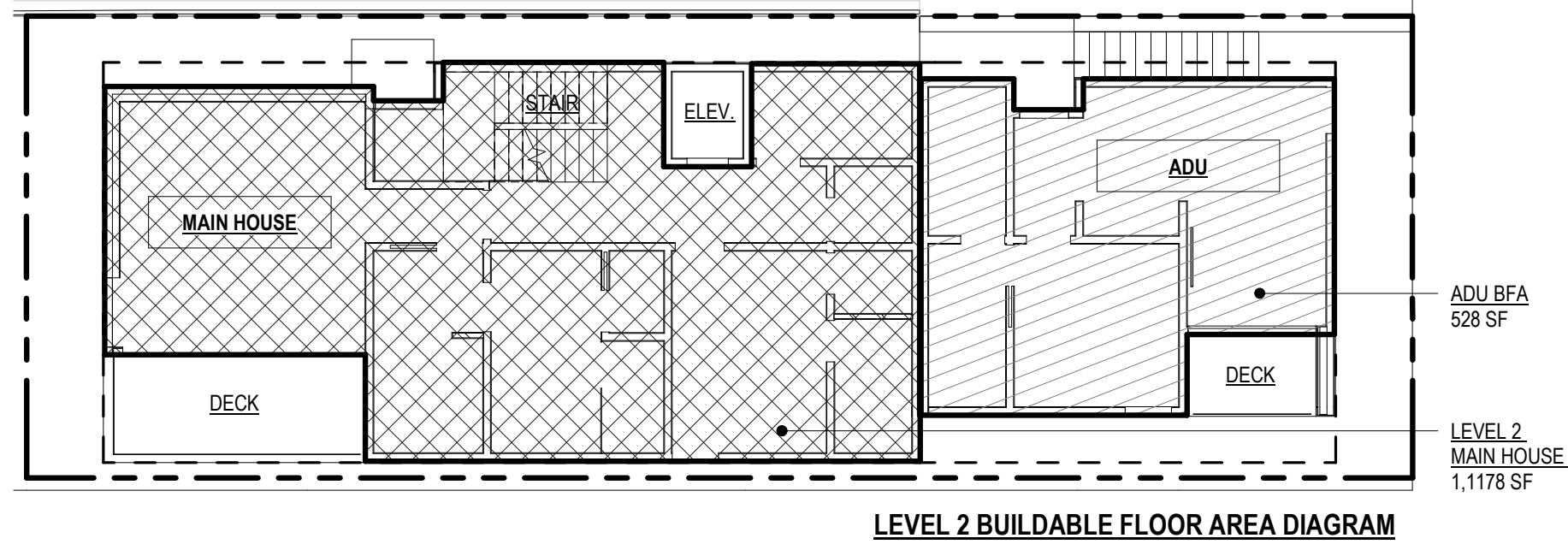
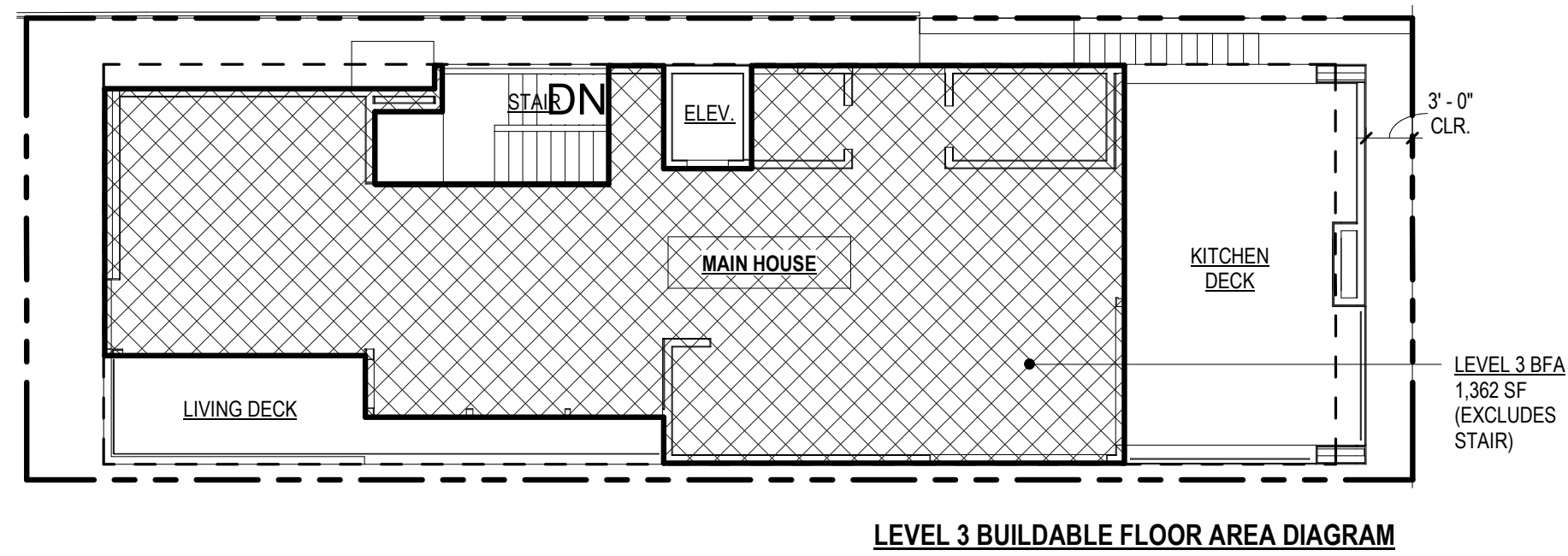
**BUILDABLE FLOOR AREA BREAKDOWN:**  
 (EXCLUDING EXEMPT BFA)

**LOCATION** PROPOSED BFA  
 LEVEL 1 MAIN HOUSE SFR: 607 SF  
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 SUBTOTAL MAIN HOUSE SFR: 3,602 SF

**PARKING:** -455 SF  
 (400 SF EXEMPT)

**TOTAL MAIN HOUSE SFR: 3,147 SF PROPOSED BFA**

LEVEL 1 JADU: 374 SF  
 LEVEL 2 ADU: 528 SF  
**TOTAL PROPOSED SITE BFA: 4,049 PROPOSED SITE BFA**  
 (MAIN HOUSE + JADU + ADU)



## AVERAGE EXISTING GRADE DIAGRAM

**AVERAGE EXISTING GRADE CALCULATION**  
 (PROPERTY CORNER ELEVATIONS PER SURVEY)

PROPERTY CORNER	ELEVATION
PC 1:	76.69'
PC 2:	83.03'
PC 3:	80.20'
PC 4:	75.31'
<b>TOTAL:</b>	<b>315.23'</b>

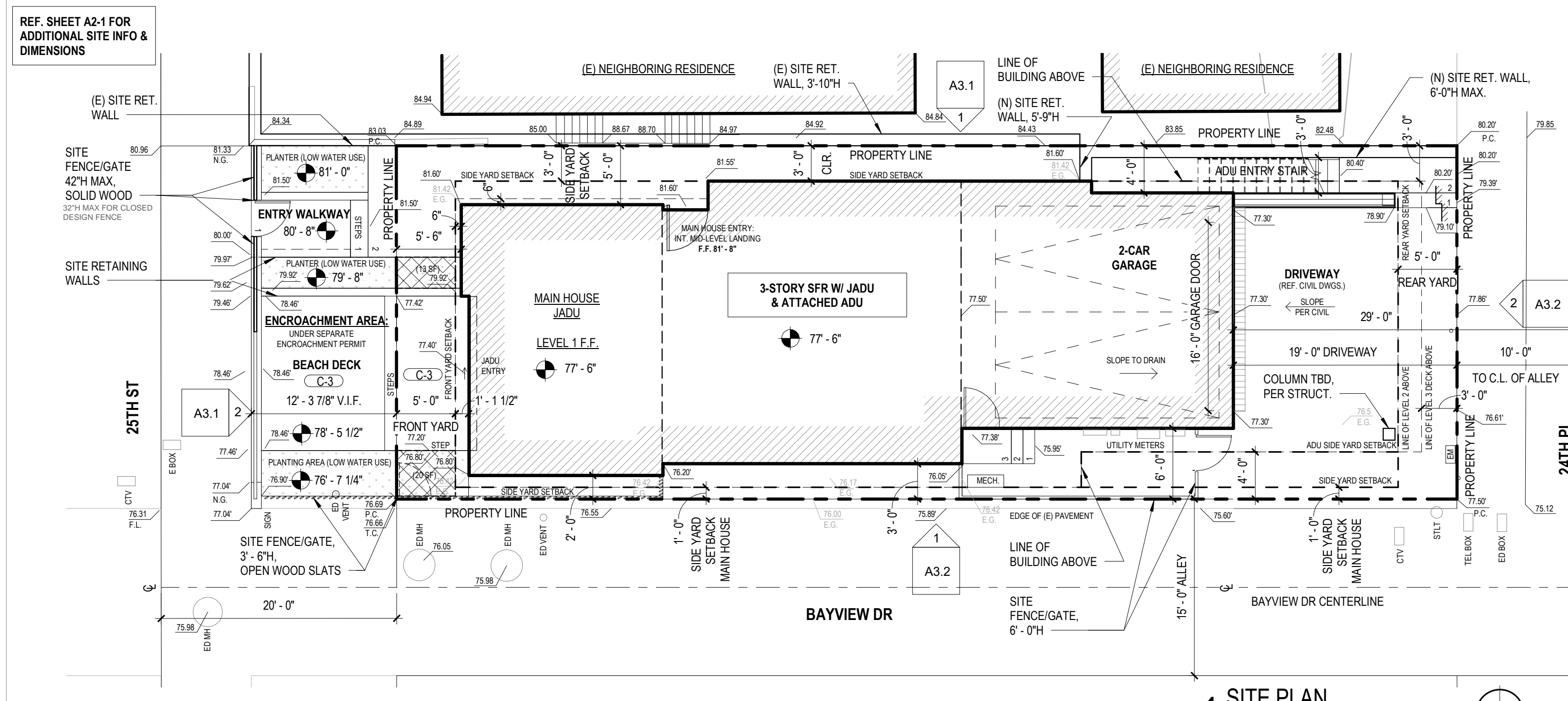
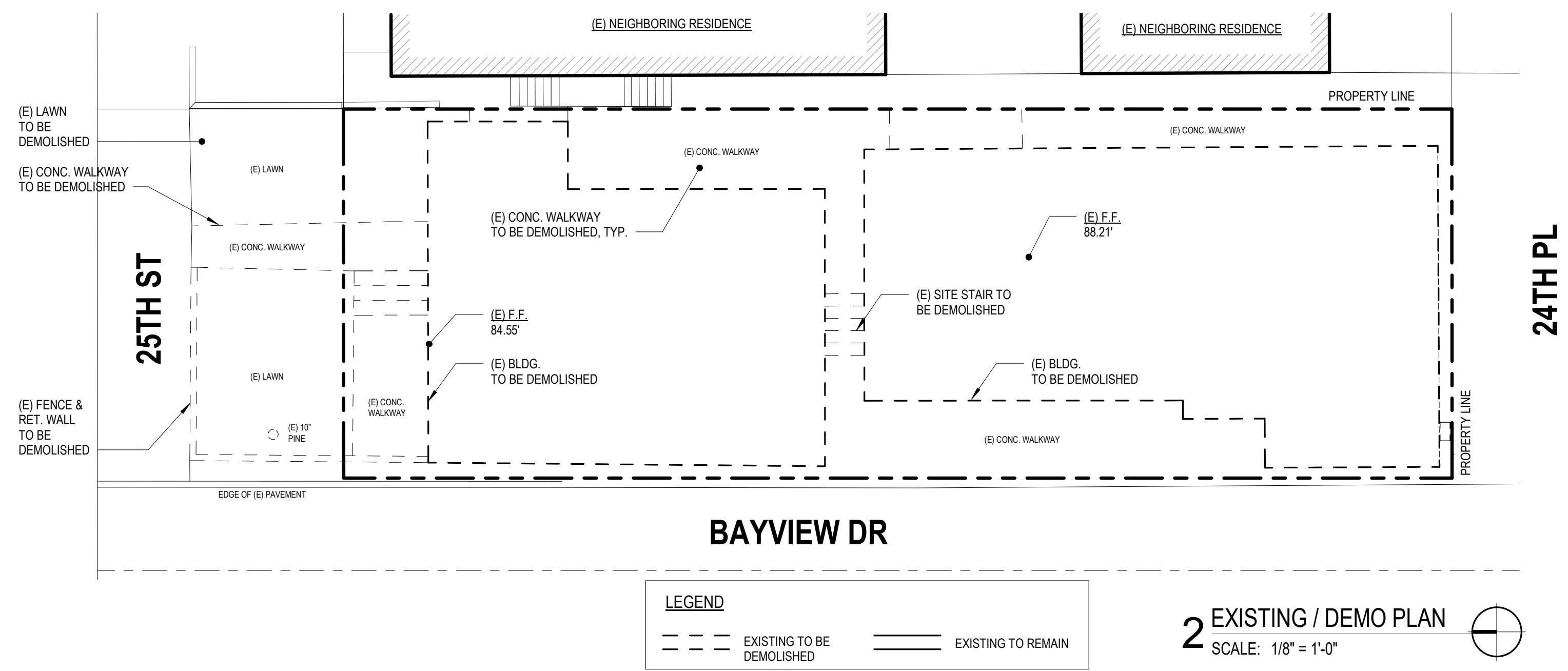
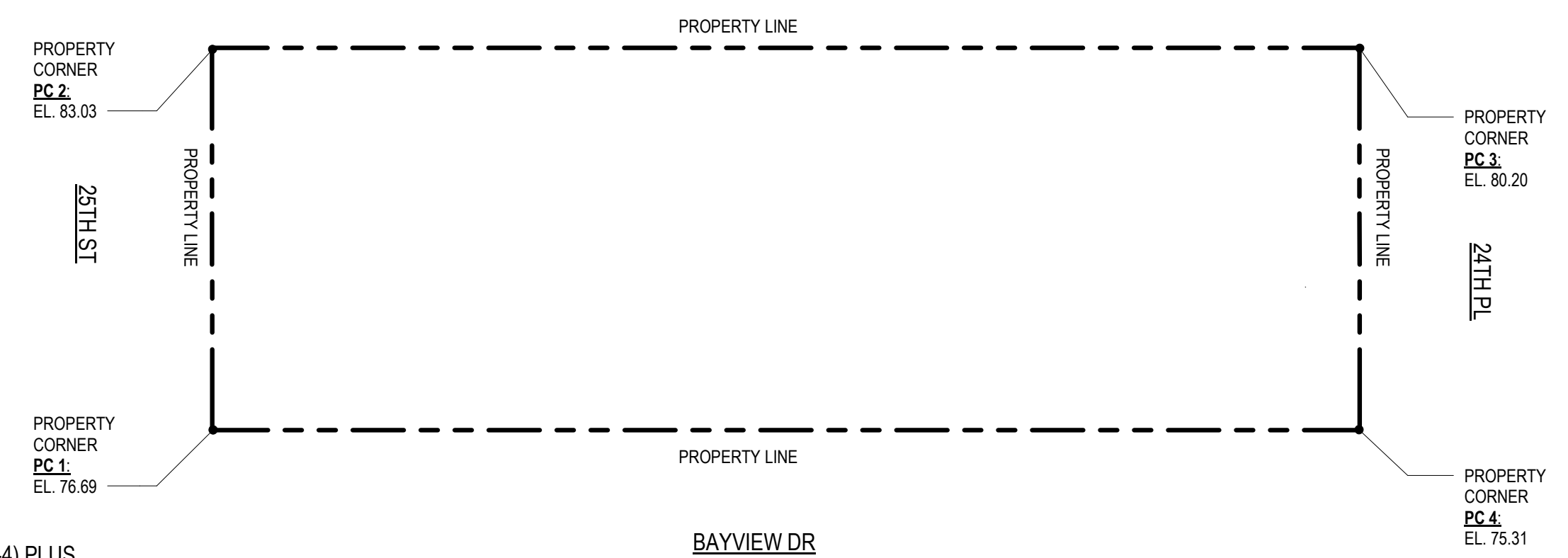
315.23 / 4 = 78.8075  
**AVERAGE EXISTING GRADE: 78.8'**

## HEIGHT CALCULATION

AVERAGE OF CORNER (OR ALTERNATE) GRADE ELEVATIONS (1-4) PLUS HEIGHT LIMIT (7) EQUALS MAXIMUM ALLOWABLE HEIGHT ELEVATION (8).

(1)	(2)	(3)	(4)	(7)	(8)
75.31	80.20	83.03	76.69	30	<b>108.81</b>

**MAX. ALLOWABLE HEIGHT ELEVATION = 108.81 FT**



**REQUIRED LANDSCAPING ADJOINING STREETS:**  
 REQUIRED FRONT YARD: 165F

165 SF x 20% = 33 SF LANDSCAPING REQUIRED  
 20 SF + 13 SF = 33 SF LANDSCAPING PROVIDED

**NOTE:** 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.

**NOTE:** FENCE/WALL/GUARDRAIL AND HEDGE 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 ALL OTHER LOCATIONS ON SITE (3' IN DRIVEWAY VISIBILITY TRIANGLE AND IN THE TRAFFIC VISION CLEARANCE TRIANGLE)

**NOTE:** UNDERGROUND UTILITIES REQUIRED. ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION SYSTEM, AND SIMILAR SERVICE WIRES AND CABLES THAT PROVIDE DIRECT SERVICE TO NEW MAIN BUILDINGS, NEW ACCESSORY BUILDING, AND STRUCTURES, SHALL BE INSTALLED UNDERGROUND. (MIMC 9.12.050)

ALL DIMENSIONS ARE F.O.F. UNLESS OTHERWISE NOTED, TYP.

REF. CIVIL DWGS. FOR SITE GRADE INFO

ALL PROPOSED AND FUTURE HEDGES NOT TO EXCEED 42" IN REQUIRED FRONT YARD SETBACK AND NOT TO EXCEED 6'-0" WITHOUT NEIGHBOR CONSENT ALONG THE SIDE & REAR YARD SETBACKS

**MATERIALS = SEE MATERIAL SCHEDULE**

- C = CONCRETE
- PL = PLASTER
- GR = GRAVEL
- MT = METAL
- PT = PAINT
- ST = STONE
- TL = TILE
- WD = WOOD



436 29TH STREET  
 HERMOSA BEACH, CA  
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 310.658.0993

**PROJECT**  
**MAIMONE RESIDENCE**  
**216 25TH ST.**  
**216A 25TH ST.**  
**216B 25TH ST.**  
 MANHATTAN BEACH, CA 90266  
 DATE: 01/15/24  
 PROJECT NO. 000

REVISION	DATE
1 PLANNING SUBMITTAL	04/21/2023
2 PLANNING SUBMITTAL	09/15/2023
3 PLANNING/CACC SUBMITTAL	01/15/2024
4	
5	
6	

ALL IDEAS, DESIGNS, AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND ARE THE PROPERTY OF E2 DESIGN STUDIO AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS OR PLANS SHALL BE USED FOR ANY OTHER PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF E2 DESIGN STUDIO.

PLANNING SUBMITTAL

**SITE PLAN, DEMO PLAN, & AREA DIAGRAMS**  
 SCALE: As indicated

# A1.1

DRAWN BY:



436 29TH STREET  
HERMOSA BEACH, CA

PABLO@DESIGNSTUDIO.COM

DESIGNSTUDIO.COM

310.658.0993

PROJECT

**MAIMONE  
RESIDENCE**

**216 25TH ST.  
216A 25TH ST.  
216B 25TH ST.  
MANHATTAN BEACH, CA 90266**

DATE: 01/15/24

PROJECT NO. 000

REVISION: DATE

1 PLANNING SUBMITTAL 04/21/2023

2 PLANNING SUBMITTAL 09/15/2023

3 PLANNING/CACC SUBMITTAL 01/15/2024

4

5

6

ALL IDEAS, DESIGNS, AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND ARE THE PROPERTY OF E2 DESIGN STUDIO AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS OR PLANS SHALL BE USED FOR ANY OTHER PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF E2 DESIGN STUDIO.

NOTE:  
NO PLUMBING VENTS OR SIMILAR EQUIPMENT SHALL BE PLACED BACK-TO-BACK IN WALLS SEPARATING DWELLING UNITS (MBC 10.52.110 B2)

NOTE:  
DWELLING UNIT ENTRANCE DOORS FOR NEW CONDOMINIUMS SHALL INCLUDE PERIMETER SEALS AND MEET A SOUND TRANSMISSION CLASS (STC) OF THIRTY-THREE (33). (MBC 10.52.110 B1)

NOTE:  
WALLS AND PARTITIONS SEPARATING DWELLING UNITS FROM EACH OTHER SHALL HAVE A SOUND TRANSMISSION CLASS ("STC") RATING OF NOT LESS THAN 50, OR NOT LESS THAN 45 IF FIELD-TESTED, FOR AIRBORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90. NO PLUMBING VENTS OR SIMILAR EQUIPMENT SHALL BE PLACED BACK-TO-BACK IN WALLS SEPARATING DWELLING UNITS (1206.2 CBC, MBC10.52.110 B2)

NOTE:  
REQUIRED PARKING AREA IS TO BE 18' x 19' CLEAR OF ANY OBSTRUCTIONS NOT LESS THAN 7 FT ABOVE THE FINISH FLOOR TO ANY CEILING, BEAM, PIPE, VENT, MECHANICAL EQUIPMENT OR SIMILAR CONSTRUCTION. (MBC 10.64.100 C)

NOTE:  
FACILITIES FOR THE FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT MUST BE PROVIDED FOR NEW UNITS (CGBSC 4.106.4)

ALL DIMENSIONS ARE F.O.F. UNLESS OTHERWISE NOTED, TYP.

REF. CIVIL DWGS. FOR SITE GRADE INFO

- LEGEND**
- 2x4 WALL
  - 2x6 WALL
  - 1-HOUR WALL
  - 1-HOUR OCCUPANCY/FIRE SEPARATION WALL
  - FLOOR LEVEL TRANSITION
  - PROPERTY LINE
  - SETBACK LINE
  - SMOKE DETECTOR
  - EXHAUST FAN

PLANNING SUBMITTAL

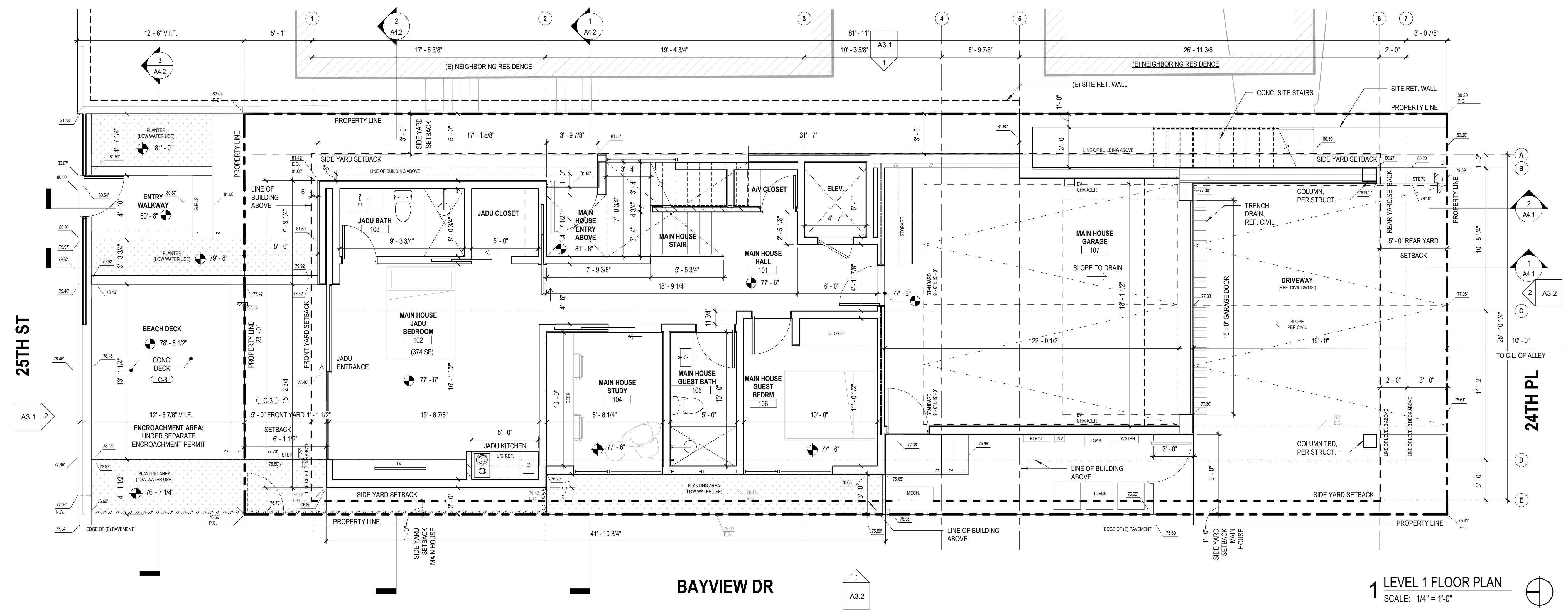
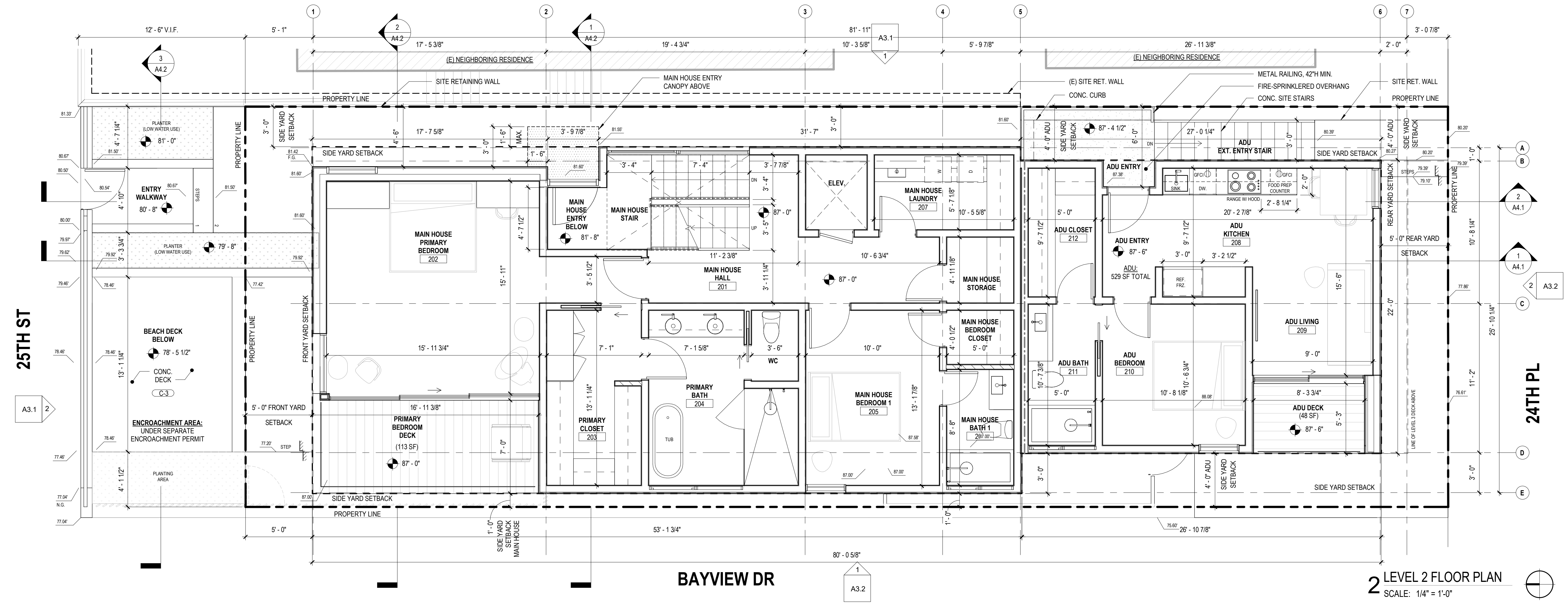
STAMP

**LEVEL 1 &  
LEVEL 2  
FLOOR  
PLANS**

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

**A2.1**

DRAWN BY:





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PROJECT  
**MAIMONE RESIDENCE**  
**216 25TH ST.**  
**216A 25TH ST.**  
**216B 25TH ST.**  
MANHATTAN BEACH, CA 90266  
DATE: 01/15/24  
PROJECT NO. 000

REVISION:	DATE
1 PLANNING SUBMITTAL	04/21/2023
2 PLANNING SUBMITTAL	09/15/2023
3 PLANNING/CACC SUBMITTAL	01/15/2024
4	
5	
6	

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PLANNING SUBMITTAL

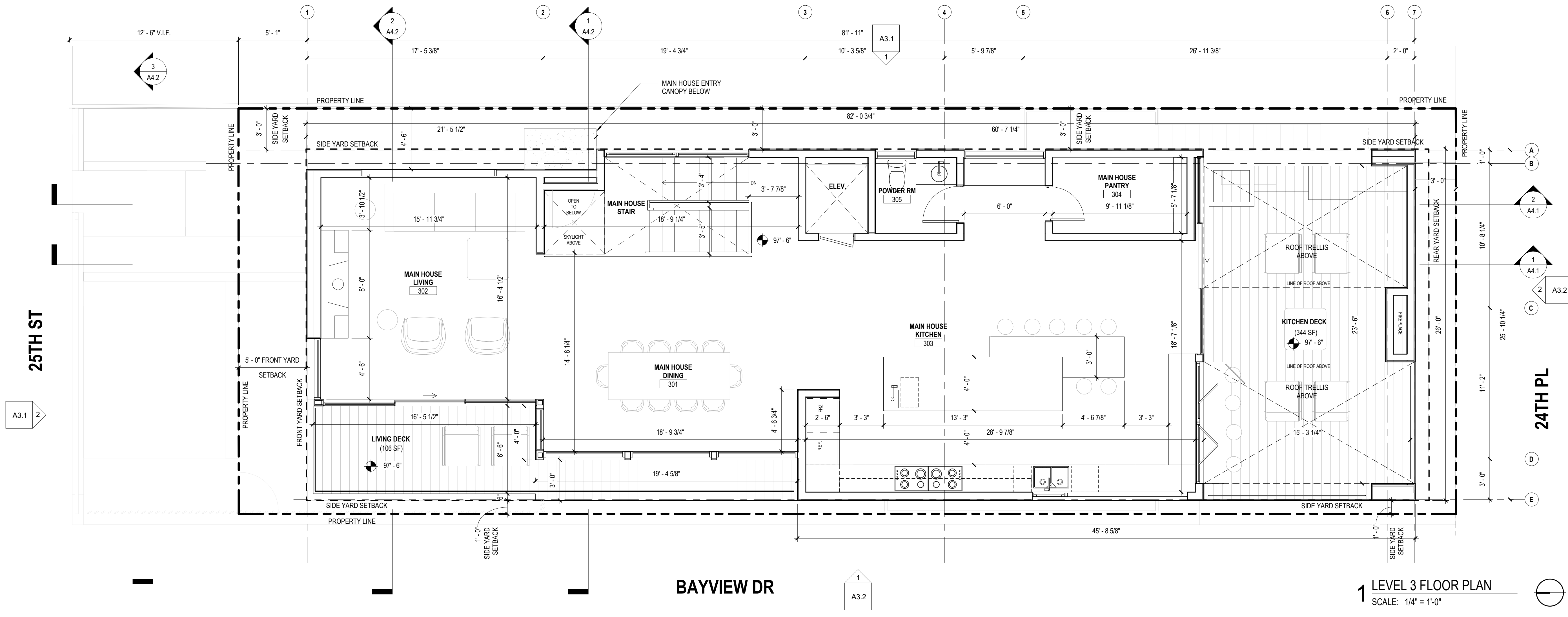
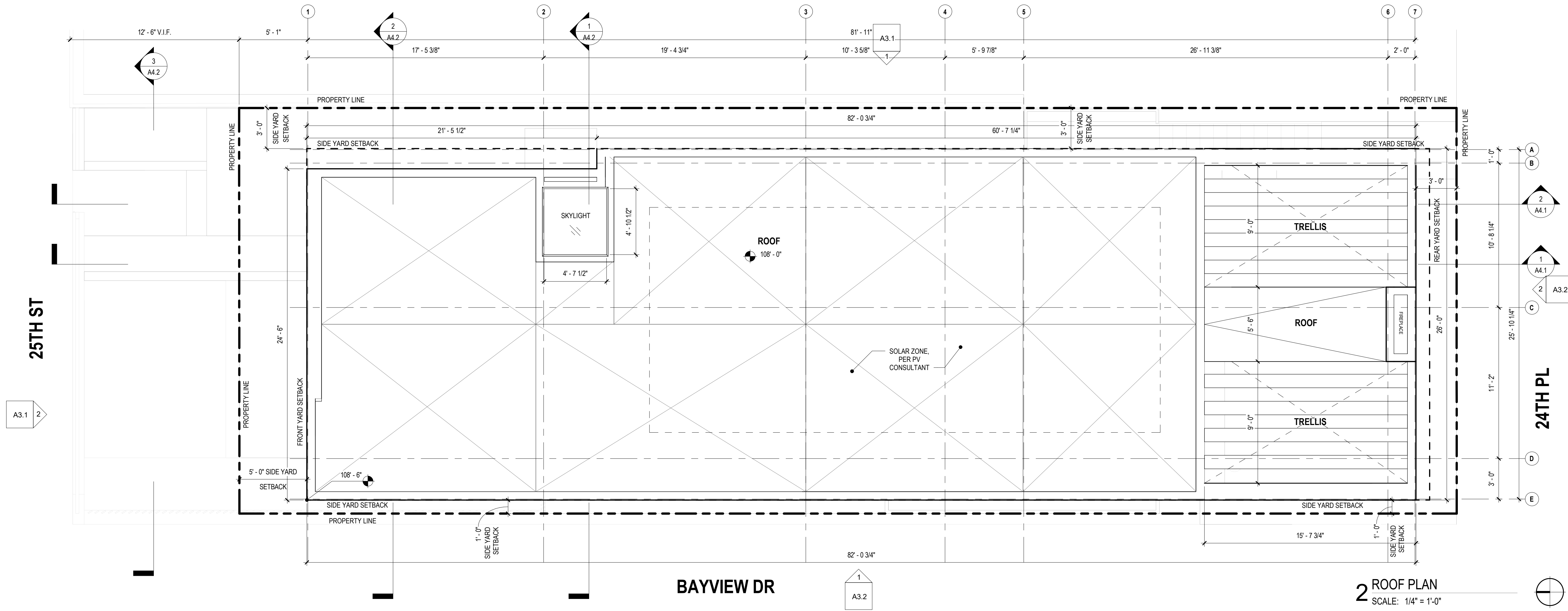
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**LEVEL 3 FLOOR PLAN & ROOF PLAN**

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

**A2.2**

DRAWN BY:



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**NOTE:**  
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REF. CIVIL DWGS. FOR SITE GRADE INFO

- LEGEND**
- 2x4 WALL
  - 2x6 WALL
  - 1-HOUR WALL
  - 1-HOUR OCCUPANCY/FIRE SEPARATION WALL
  - FLOOR LEVEL TRANSITION
  - PROPERTY LINE
  - SETBACK LINE
  - SMOKE DETECTOR
  - EXHAUST FAN

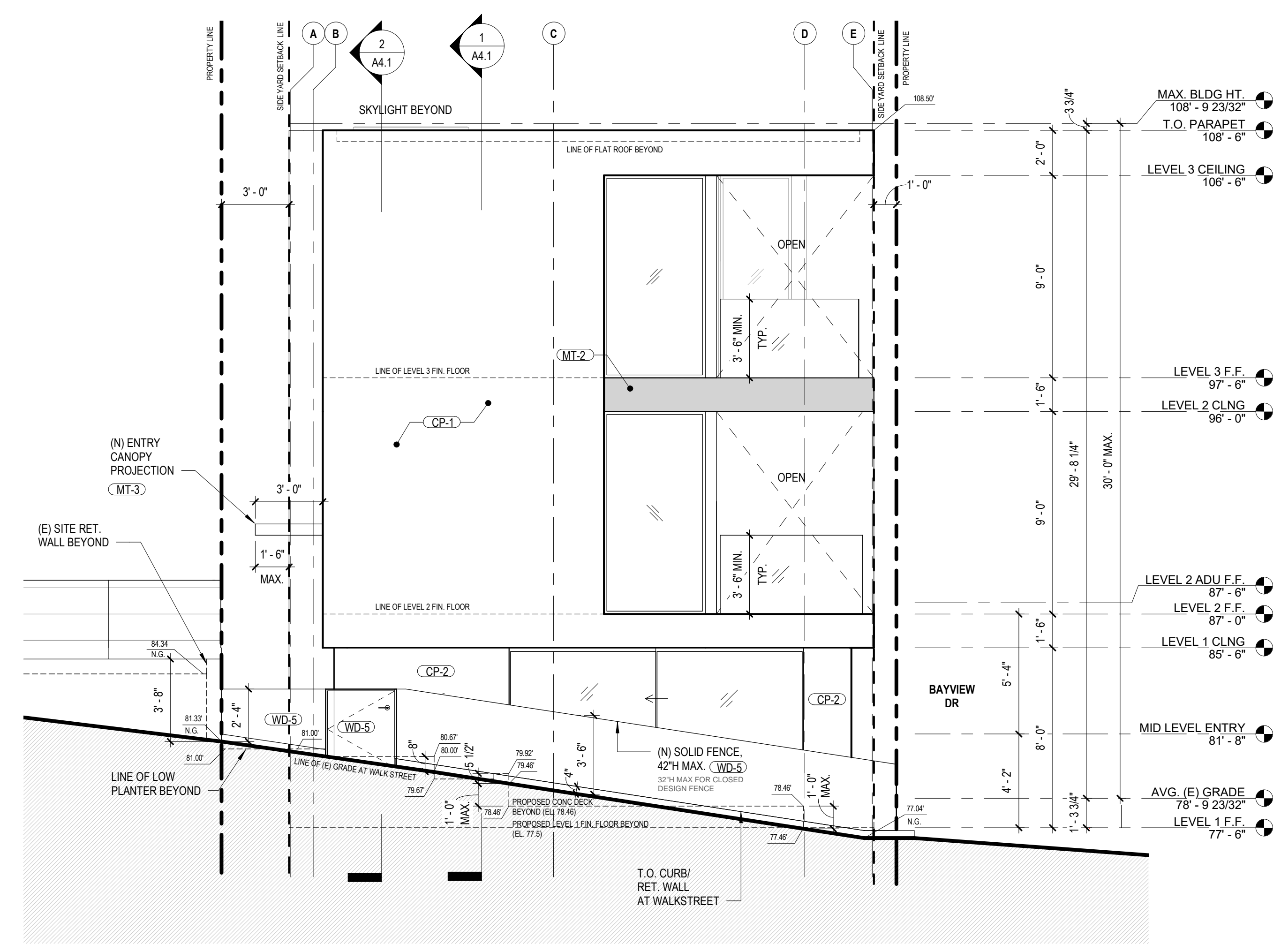


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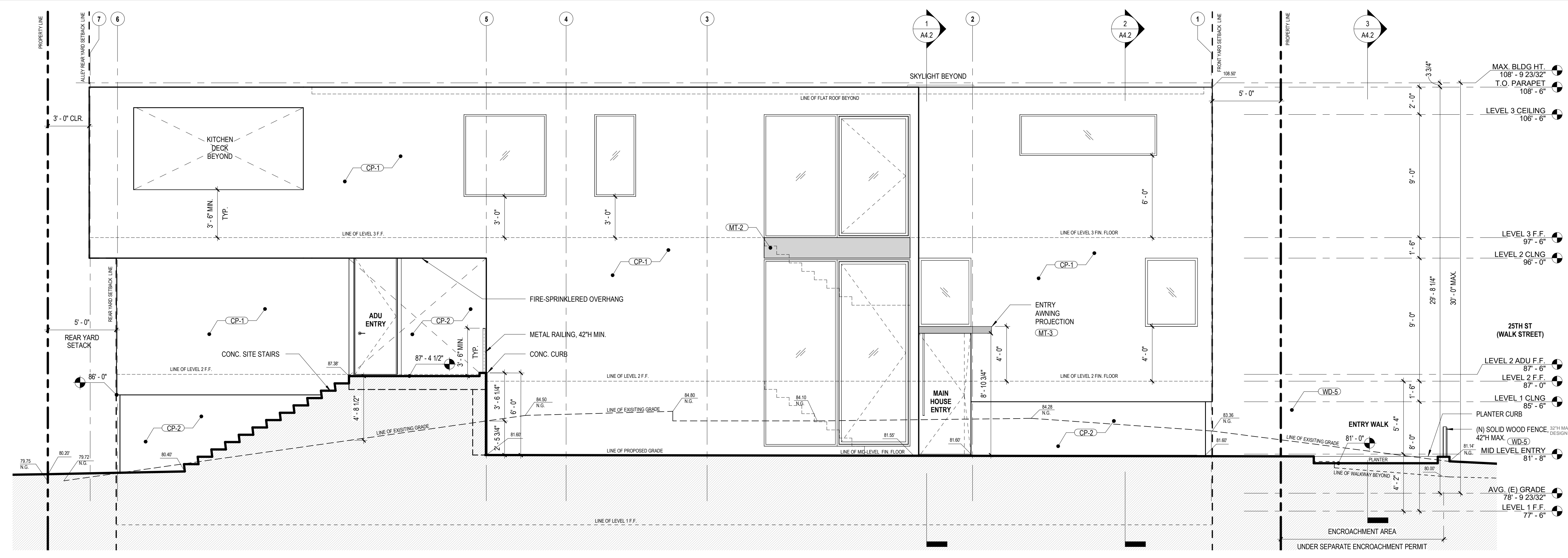
PROJECT  
**MAIMONE RESIDENCE**  
216 25TH ST.  
216A 25TH ST.  
216B 25TH ST.  
MANHATTAN BEACH, CA 90266  
DATE: 01/15/24  
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**2 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



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

NOTE:  
PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.

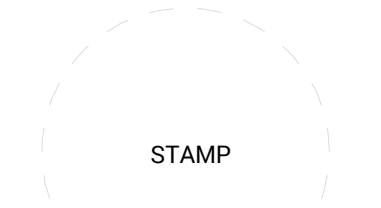
ALL DIMENSIONS ARE F.O.F. UNLESS OTHERWISE NOTED, TYP.

REF. CIVIL DWGS. FOR SITE GRADE INFO

MATERIALS = SEE MATERIAL SCHEDULE

- C = CONCRETE
- PL = PLASTER
- GR = GRAVEL
- MT = METAL
- PT = PAINT
- ST = STONE
- TL = TILE
- WD = WOOD

PLANNING SUBMITTAL



**EXTERIOR ELEVATIONS**

SCALE: As indicated

**A3.1**

DRAWN BY: Author

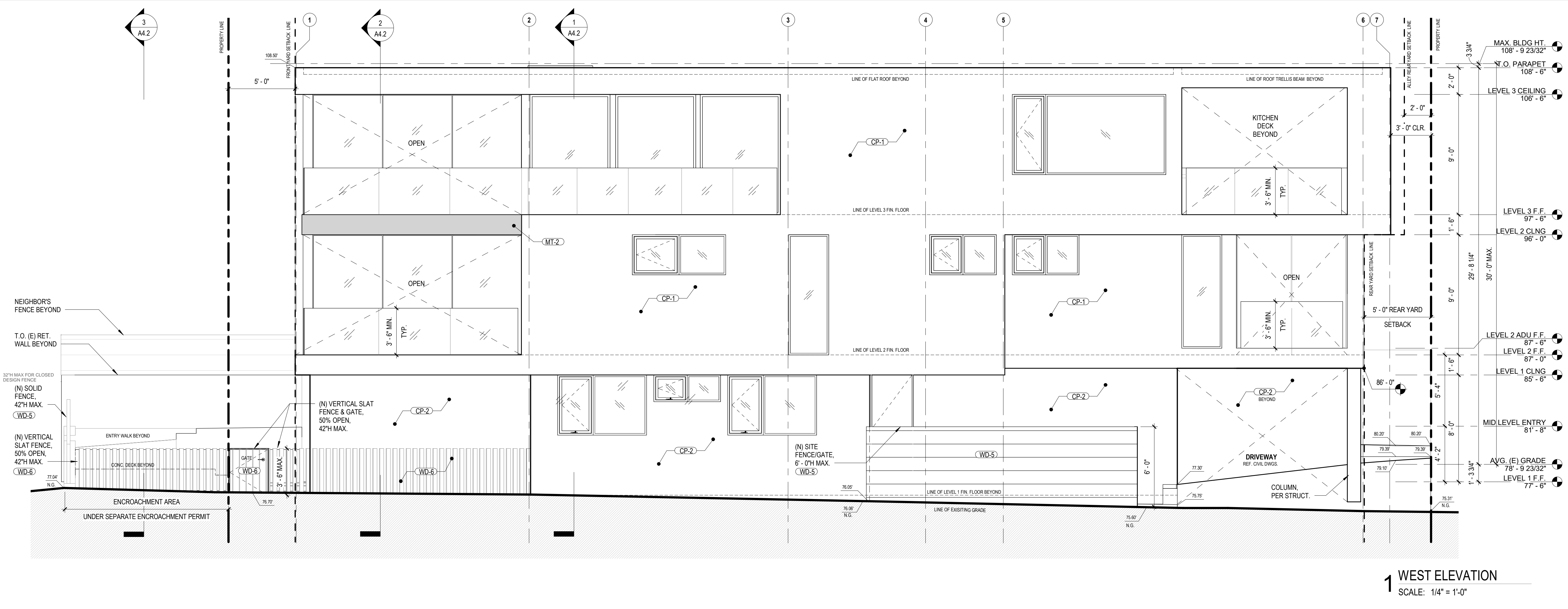
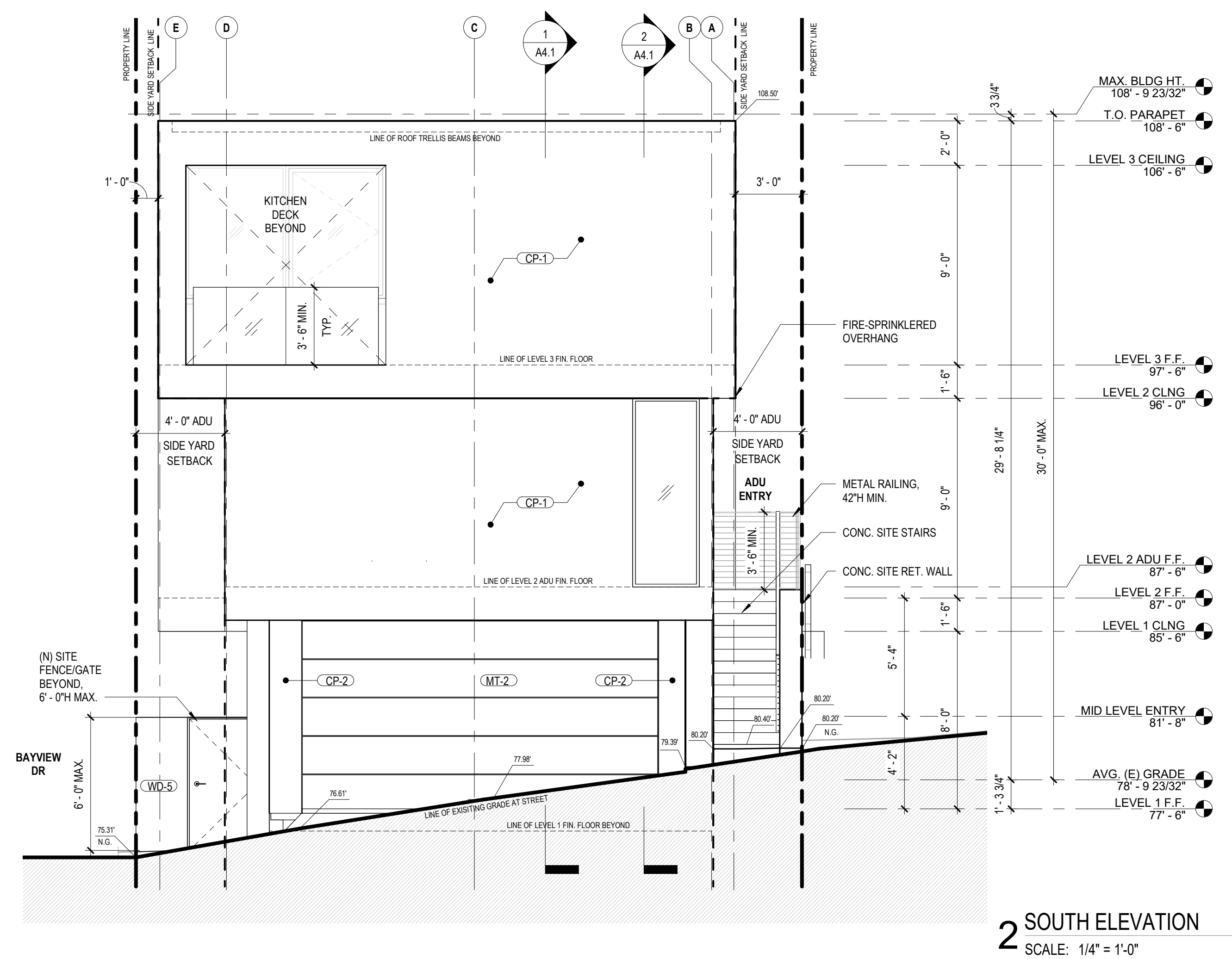


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PROJECT  
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216 25TH ST.  
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MANHATTAN BEACH, CA 90266  
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NOTE:  
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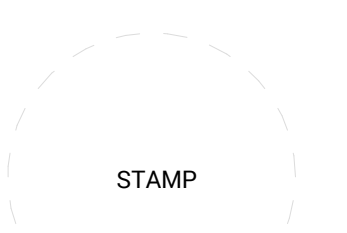
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- PT = PAINT
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PLANNING SUBMITTAL



**EXTERIOR ELEVATIONS**

SCALE: As indicated

**A3.2**

DRAWN BY:



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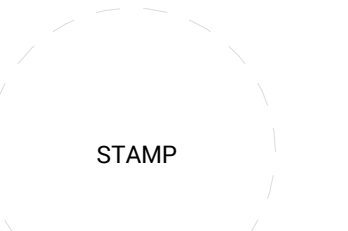
PROJECT  
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216A 25TH ST.  
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MANHATTAN BEACH, CA 90266  
DATE: 01/15/24  
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PLANNING SUBMITTAL

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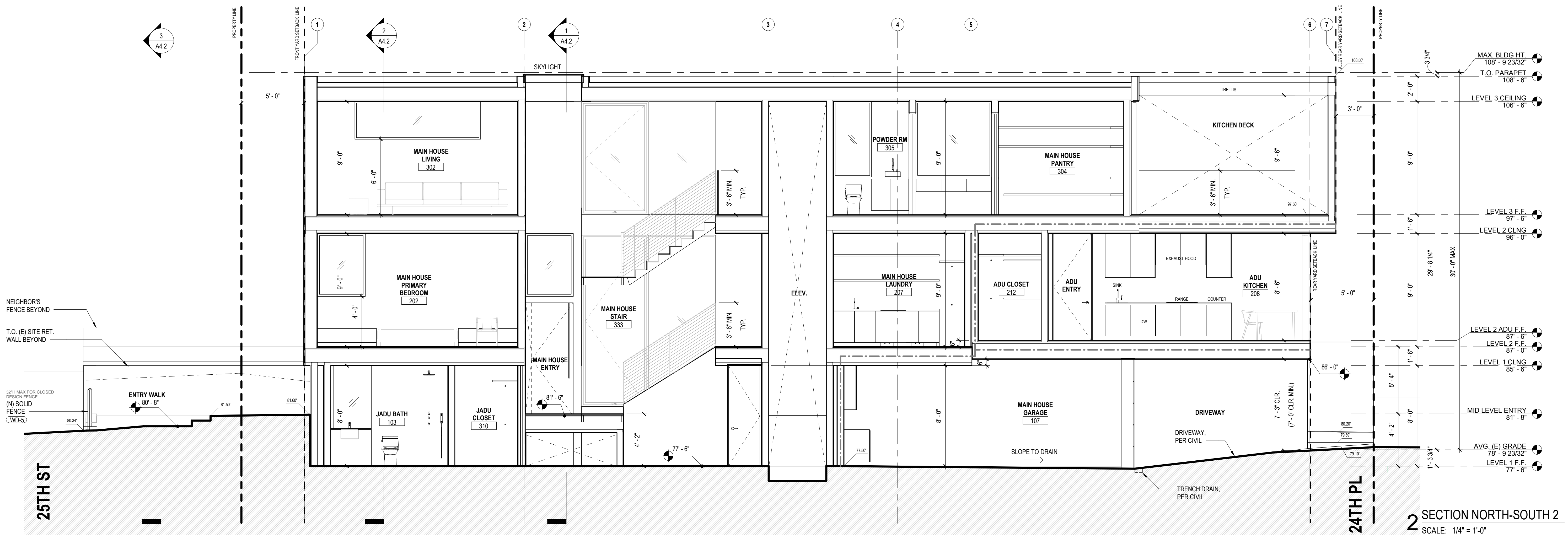


**BUILDING SECTIONS**

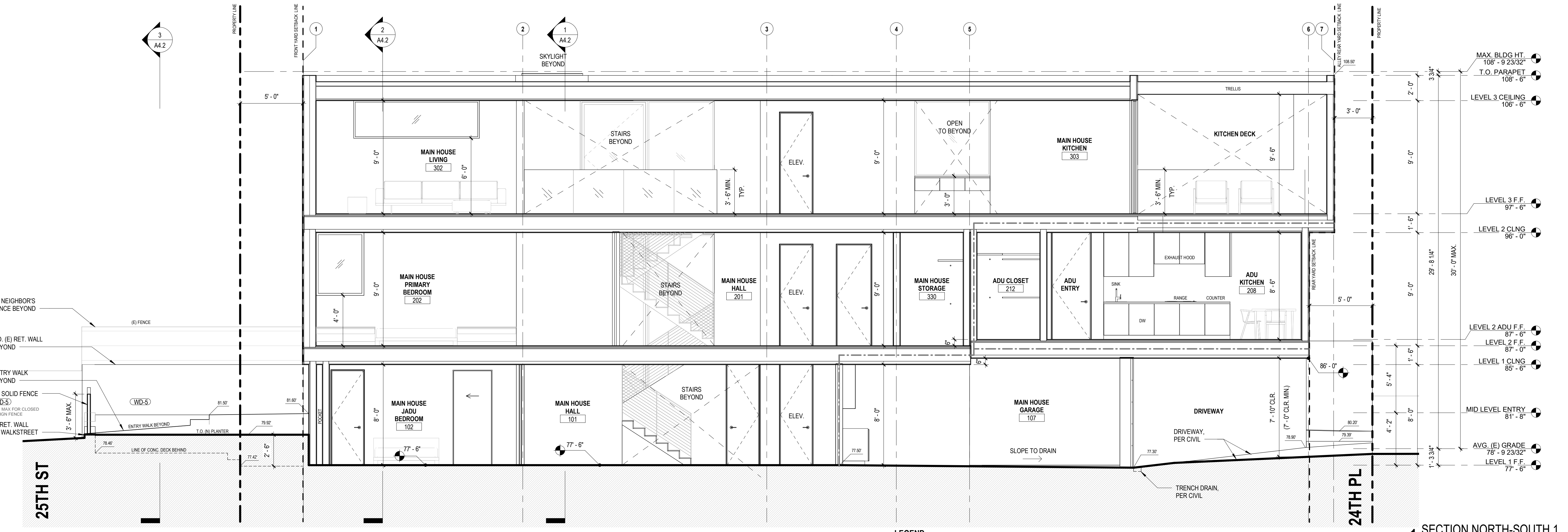
SCALE: As indicated

**A4.1**

DRAWN BY:



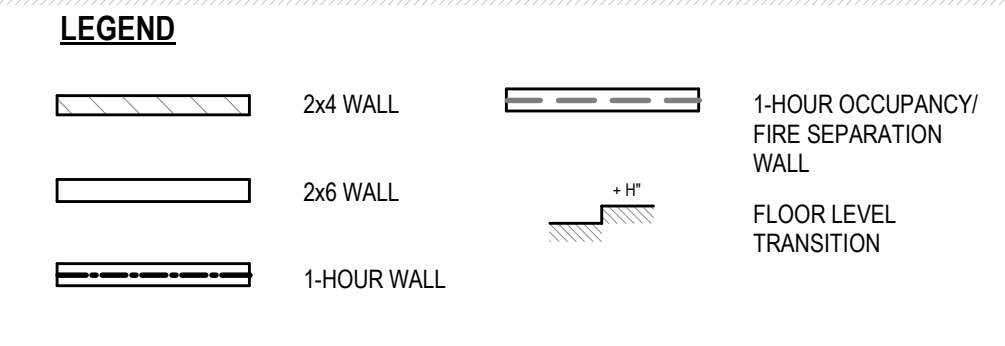
**2 SECTION NORTH-SOUTH 2**  
SCALE: 1/4" = 1'-0"



**1 SECTION NORTH-SOUTH 1**  
SCALE: 1/4" = 1'-0"

**NOTE:**  
FLOOR-TO-CEILING ASSEMBLIES BETWEEN DWELLING UNITS SHALL HAVE AN IMPACT INSULATION CLASS RATING OF NOT LESS THAN 60, OR NOT LESS THAN 55 IF FIELD-TESTED, WHEN TESTED IN ACCORDANCE WITH ASTM E492 (1206.3 CBC, MBMC 10.52.110 B4)

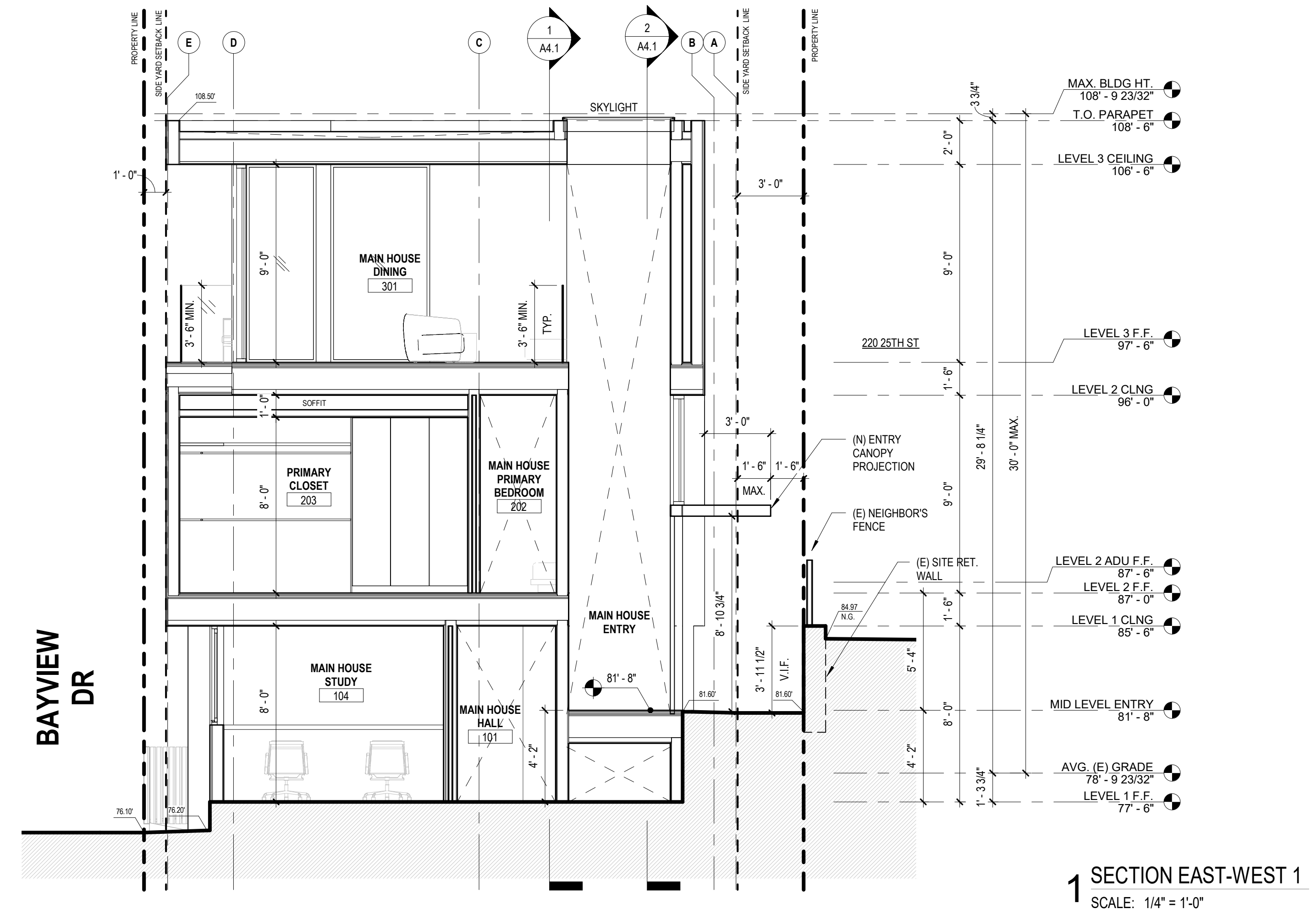
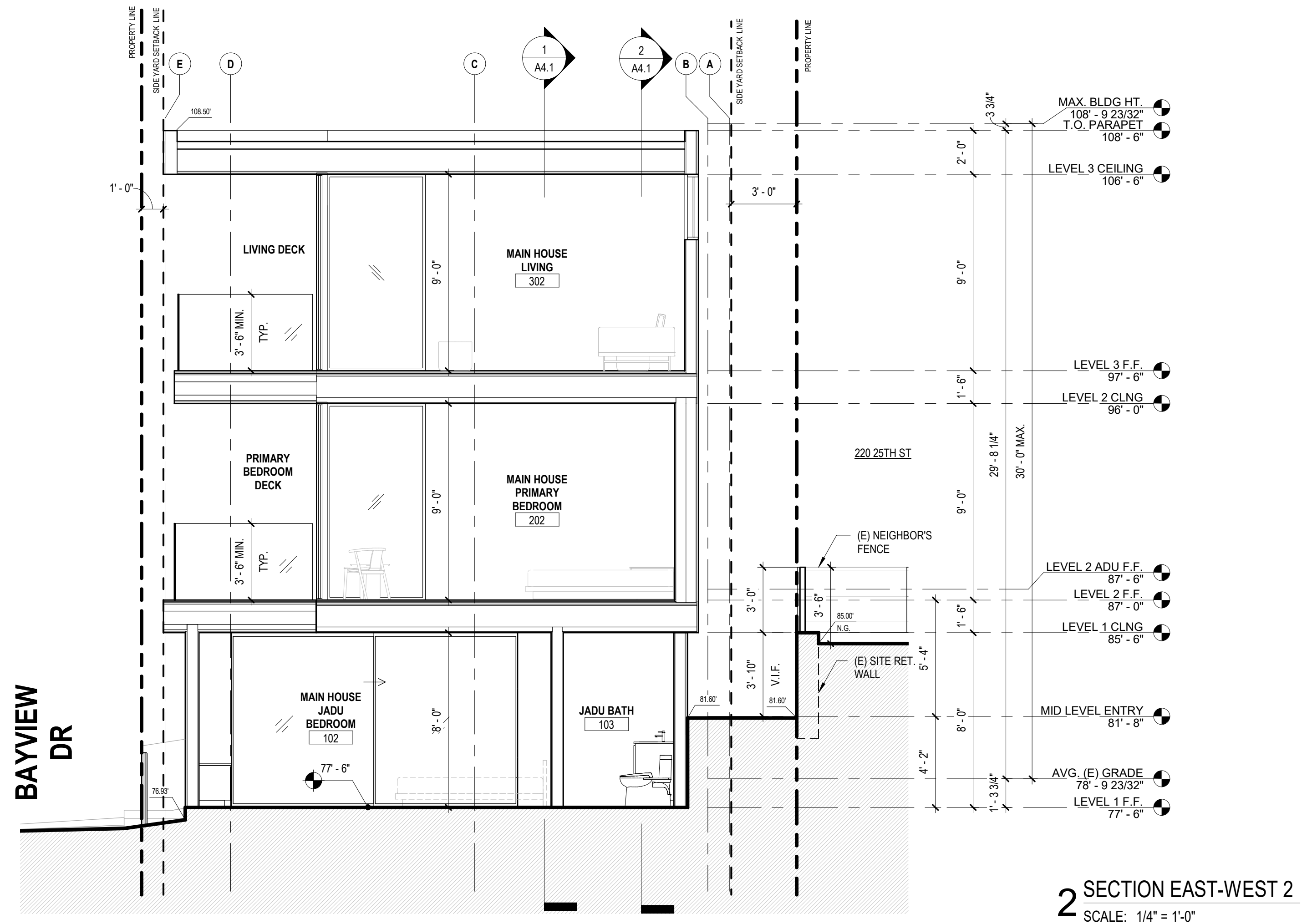
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**NOTE:**  
FLOOR-TO-CEILING ASSEMBLIES BETWEEN DWELLING UNITS SHALL HAVE AN IMPACT INSULATION GLASS RATING OF NOT LESS THAN 60, OR NOT LESS THAN 55 IF FIELD-TESTED, WHEN TESTED IN ACCORDANCE WITH ASTM E492 (1206.3 CBC, MBMC 10.52.110 B4)

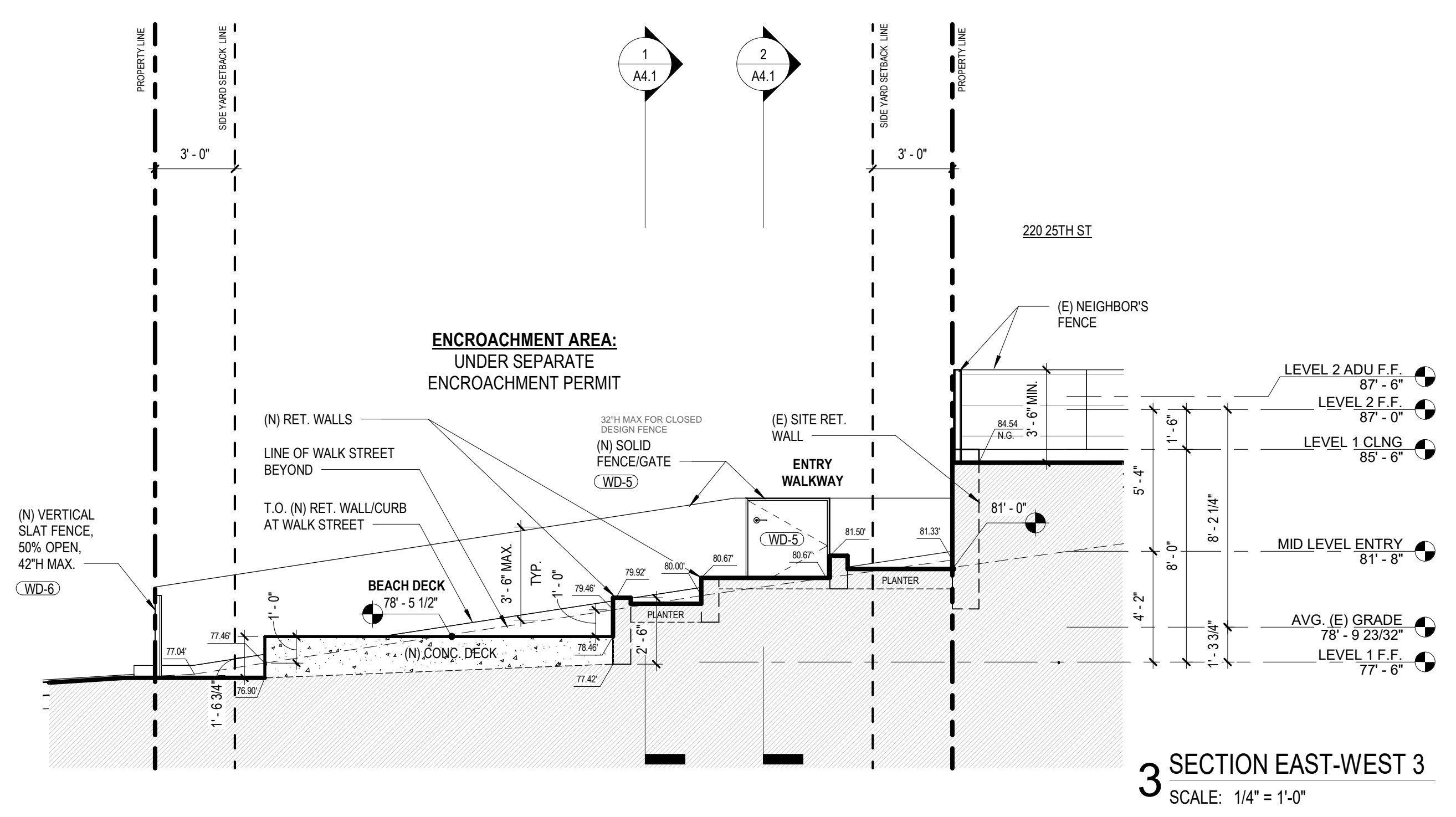
**NOTE:**  
PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.

**LEGEND**

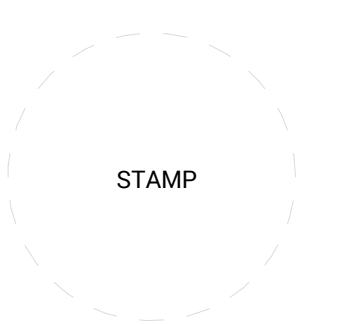
	2x4 WALL		1-HOUR OCCUPANCY/FIRE SEPARATION WALL
	2x6 WALL		FLOOR LEVEL TRANSITION
	1-HOUR WALL		

**MATERIALS = SEE MATERIAL SCHEDULE**

C	= CONCRETE
PL	= PLASTER
GR	= GRAVEL
MT	= METAL
PT	= PAINT
ST	= STONE
TL	= TILE
WD	= WOOD



PLANNING SUBMITTAL



**BUILDING SECTIONS**

SCALE: As indicated

**A4.2**

DRAWN BY: