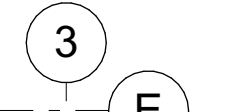
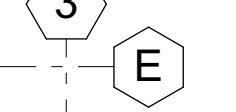
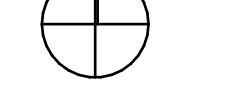

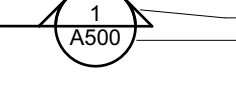




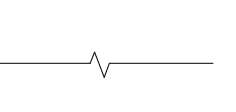
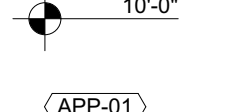

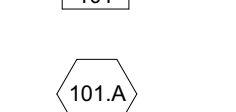




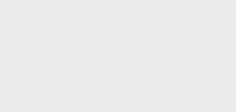
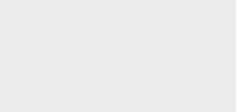


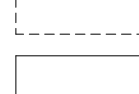
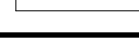




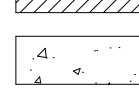
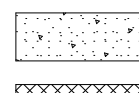
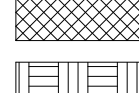
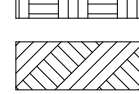
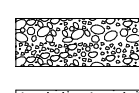
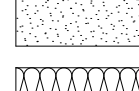
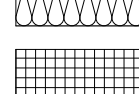
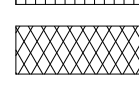
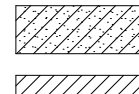


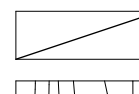
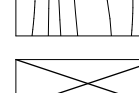
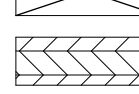





ABBREVIATIONS		SYMBOLS	
AB ANCHOR BOLT	LB(S) POUND(S)		NEW GRIDLINES
ABS ACRYLONITRILE BUTADIENE STYRENE	LF LEVEL		EXISTING BUILDING GRIDLINES
A/C AIR CONDITIONING	LH LEFT HAND		NORTH ARROW
AFF ABOVE FINISH FLOOR	LHR LEFT HAND REVERSE		BUILDING ELEVATION DRAWING NUMBER SHEET NUMBER
AFS ABOVE FINISH GRADE	LSC LANDSCAPE		BUILDING SECTION DRAWING NUMBER SHEET NUMBER
AGST AGOST	LOC LOCATION		WALL SECTION DRAWING NUMBER SHEET NUMBER
ACOUS ACOUSTIC / ACOUSTICAL	LR LIVING ROOM		INTERIOR ELEVATION DRAWING NUMBER SHEET NUMBER
ADJ ADJACENT / ADJUSTABLE	LTO LIGHTING		DETAIL - SECTION DRAWING NUMBER SHEET NUMBER
ALUM ALUMINUM	LVL LAMINATED VENEER LUMBER		DETAIL - CLOUD DRAWING NUMBER SHEET NUMBER
ACI AMERICAN CONCRETE INSTITUTE	MACH RM MACHINE ROOM		SPOT ELEVATION
ADA AMERICANS WITH DISABILITIES ACT	MAG (MAGNETIC)		DATUM / DIMENSION / CONTROL POINT
ADDL ADDITIONAL	MATL MATERIAL		MATCHLINE SHOW'G ADJ CONDITION
AHU AIR HANDLING UNIT	MAX MAX		ALIGN ELEMENT
AISC AMERICAN INSTITUTE OF STEEL CONSTRUCTION	MB MAILBOX		CEILING HEIGHT TAG
ALT ALTERNATE (TIVE)	MC MEDICINE CABINET		APPLIANCE / FIXTURE TAG
ANCH ANCHOR	MECH MECHANICAL		ASSEMBLY TAG (WALL, FLOOR, CEILING, ROOF)
APT APARTMENT	MEMB MEMBRANE		DOOR TAG
APPROX APPROXIMATELY	MFR MEZZANINE		FINISH TAG
ARCH ARCHITECT / URAL	MIL METAL		ROOM TAG
ASTM AMERICAN STANDARDS OF TESTING AND MATERIALS	MIN MINIMUM, MINUTE		WINDOW TAG
ATTEN ATTENUATION	MISC MISCELLANEOUS		REVISION TAG / REVISION CLOUD
AWI ARCHITECTURAL WOODWORKING INSTITUTE	MO MASONRY OPENING		
	MTL MULTILION		
	MULT MULTIPLE		
BD BOARD	N NEW		
BR BEDROOM	N NORTH		
BTUM BITUMINOUS	N/A NOT APPLICABLE		
BLK(G) BLOCK / BLOCKING	NG NEIGHBORING GRADE		
BM BEAM	NIC NOT IN CONTRACT		
BO BOTTOM OF	NO NUMBER		
BOD BASIS OF DESIGN	NOM NOMINAL		
BOF BOTTOM OF FOOTING	NTS NOT TO SCALE		
BOS BOTTOM OF SLAB			
BOW BOTTOM OF WALL			
BSMT BASEMENT	OC OVER ON CENTER		
BTH BATHROOM	OD "OUTSIDE DIAMETER, DIMENSION"		
BTU BRITISH THERMAL UNIT	OP OFFICE		
	OPNG OPENING		
CAB CABINET	OPP OPPOSITE		
CB CATCH BASIN	OVERFLOW OVERFLOW		
CER CERAMIC	OVHD OVERHEAD		
CFM CUBIC FEET PER MINUTE	OVHG OVERHANG		
CFOI CONTRACTOR FURNISHED; OWNER INSTALLED CHANNEL	PBD PARTICLE BOARD		
CH CAST-IN-PLACE	PC PROPERTY CORNER		
CIP CEILING JOIST	PEL PERISTAL		
CJNT CONTROL JOINT	PERF PERFORATED		
CL CENTER LINE	PERIM PERIMETER		
CLG CLOS	PERM PERMANENT		
CLG CLOS	PERP PERPENDICULAR		
CLR CLEAR	PH PHASE		
CNU CONCRETE MASONRY UNIT	PL PLASTIC LAMINATE		
CO CLEAN OUT	PLM PLATE		
COL COLUM	PLAS PLASTER		
CONC CONCRETE	PLWD PLYWOOD		
CONST CONSTRUCTION	POL POLISHED		
CONT CONTINUOUS	PAIR PAIR		
COORD COORDINATE / ION	PAR PREFABRICATED		
CPT CARPET(ED)	PRI PRELIMINARY		
CSMT CASEMENT	PRM PRIMARY		
CT CUBIC	PRKG PARKING		
	PROJ PROJECT		
	PROP PROPERTY		
D "DRYER, DEEP"	PSF POUNDS PER SQUARE FOOT		
DB DECIBEL	PSI POUNDS PER SQUARE INCH		
DEB DEGREE	PSL PARALLEL STRAND LUMBER		
DEPT DEPARTMENT	PT "POSTTIRE TENSION, PRESSURE TREATED"		
DIAG DIAGONAL	PTD PAINT(ED)		
Ø or DIA DIAMETER	PTN PARTITION		
DN DOWN	PVA POLYVINYL ACRYLIC		
DR DOOR / DINING ROOM	PVC POLYVINYL CHLORIDE		
DS DOWNSPOUT	PVG PAVING		
DTL DETAIL	PWT PORCELAIN WALL TILE		
DW DISHWASHER	QTY QUANTITY		
DWR DRAWING DRAWER			
	R "RADIUS, RISER"		
(E) EXISTING	RCP REFLECTED CEILING PLAN		
E EAST	RD "ROOF DRAIN, ROAD"		
EA EACH	RO ROUGH OPENING		
EAFS EXTERIOR INSULATION AND FINISH SYSTEM	RAD RADIUS		
ELECT ELECTRICAL	REC RECESSED		
ELEV "ELEVATION, ELEVATION"	REF "REFER(ENCE), REFRIGERATOR"		
ENCL ENCLOSURE	REIN REINFORCE(D), (ING)		
ENGR ENGINEER	REQ REQUIRED		
EP ELECTRICAL PANEL	RES RESISTANT		
EQ EQUAL	RESIL RESILIENT		
EQUIP EQUIPMENT	RET RETAINING		
ESMT EASEMENT	REV "REVERSE, REVIS(D), (ION)"		
EST ESTIMATE	RH "RIGHT HAND, ROOF HATCH"		
EW EACH WAY	RHR RIGHT HAND REVERSE		
EXHST EXHAUST	RM ROOM		
EXT EXTERIOR	RO ROUGH OPENING		
	ROW RIGHT-OF-WAY		
	RPM REVOLUTIONS PER MINUTE		
	RT ROOFTOP UNIT		
FAM FLUID-APPLIED-MEMBRANE	S SOUTH		
FAU FORCED AIR UNIT	SAM SELF-ADHERING MEMBRANE		
FD FLOOR DRAIN	SC SOLID CORE		
FDN FOUNDATION	SCHED SCHEDULE		
FE FIRE EXTINGUISHER	SD STORM DRAIN		
FFHB FROST-FREE HOSE BIB	SECT SECTION		
FN FINISH(ED)	SF SQUARE FOOT/FEET		
FG FINISH GRADE	SFR SINGLE-FAMILY RESIDENCE		
FIXT FIXTURE	SHT SHEET		
FFE FINISH FLOOR ELEVATION	SIM SIMILAR		
FL FLOWLINE	SP STANDPIPE		
FLR FLOOR	SP(S)(D) SPECIFICATION(S) / SPECIFIED		
FLUOR FLUORESCENT	SPKLR SPRINKLER		
FOC FACE OF CONCRETE	SQ SQUARE		
FOF FACE OF FINISH	SQ IN SQUARE INCH		
FOI FURNISHED BY OWNER	SS STAINLESS STEEL		
FOIO INSTALLED BY CONTRACTOR	SSM STANDING SEAM		
FOM FURNISHED BY OWNER	SW SANITARY SEWER		
FOP FACE OF MASONRY	ST "STAIRS, STREET"		
FDP FACE OF PLYWOOD	STC SOUND TRANSMISSION CLASS STANDARD		
FOS FACE OF STUD	STD STANDARD		
FPL FIREPLACE	STL STEEL		
FRMG FRAMING	STOR STORAGE		
FRT FIRE-RETARDANT TREATED	STRUCT STRUCTURAL		
FT FOOT / FEET	SUSP SUSPENDED		
FTG FOOTING	SV SHEET VINYL		
FURN FURNITURE	SYM SYMMETRICAL		
FV FIELD VERIFY			
	T TREAD		
	T&G TONGUE AND GROOVE		
G NATURAL GAS	TBD TO BE DETERMINED		
GA GAUGE	TEL TELEPHONE		
GA MANUAL GYPSUM ASSOCIATION MANUAL	TEMP TEMPERATURE, TEMPERED, TEMPORARY		
GAL GALLON	TFF TOP OF FINISH FLOOR THICK(NESS)		
GALV GALVANIZED, GALVANIC	THK THRU		
GB GRAB BAR	TO TOP OF		
GC GENERAL CONTRACTOR	TOB TOP OF BEAM		
GEN GENERAL	TOC "TOP OF CONCRETE, CURB"		
GL GLASS	TOF TOP OF FINISH		
GLULAM GLUE LAMINATED WOOD	TOW TOP OF WALL		
GOVT GOVERNMENT	TV TELEVISION		
GSM GALVANIZED SHEET METAL	TYP TYPICAL		
GRD GRADE			
GWB GYPSUM WALL BOARD	UL UNDERWRITERS LABORATORIES		
GYP GYPSUM	UNO UNLESS NOTED OTHERWISE		
	UTL UTILITY		
HB HOSE BIB	URM UNREINFORCED MASONRY		
HD HOLDDOWN			
HDR HEADER			
HDW HARDWARE			
HDWD HARDWOOD			
HOR HOLLOW METAL			
HOR HORIZONTAL			
HRS HOUR			
HSS HOLLOW STRUCTURAL SECTION			
HT HEIGHT			
HVAC HEATING, VENTILATION, AIR CONDITIONING			
HW HOT WATER HEATER			
IBC INTERNATIONAL BUILDING CODE			
ID INSIDE DIAMETER / INTERIOR			
DESIGN DESIGN			
IE INVERT ELEVATION			
IC IMPACT ISOLATION CLASS			
IN INCH			
INSUL INSULATION			
INT INTERIOR			
JST JOIST(S)			
KIT KITCHEN			
KW KILOWATT			
L LENGTH			
LAM LAMINATE(D)			
LAT LATERAL			
LAV LAVATORY			

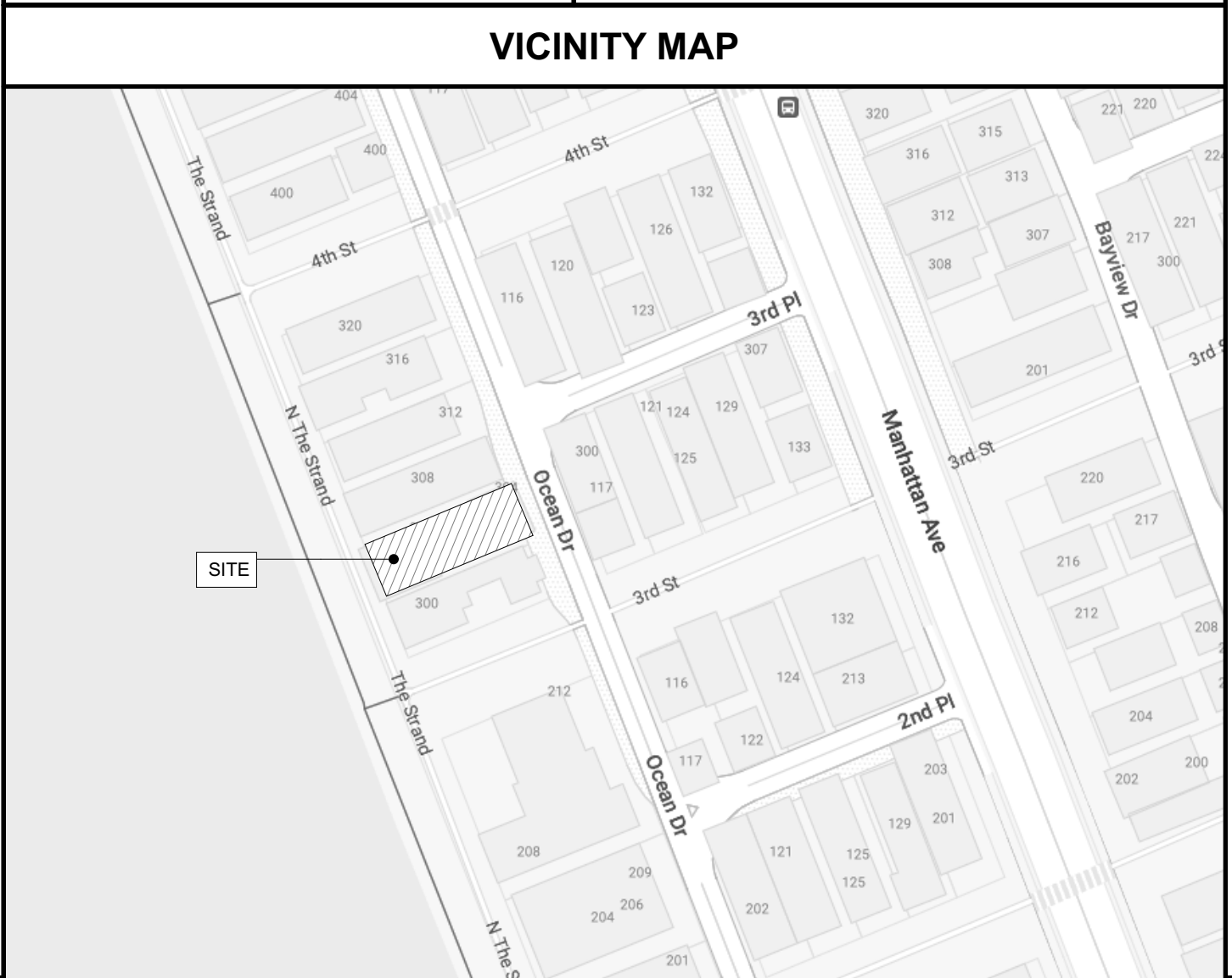
BUILDING CODES	
2022 CALIFORNIA BUILDING CODE	
2022 CALIFORNIA RESIDENTIAL CODE	
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE	
2022 CALIFORNIA MECHANICAL CODE	
2022 CALIFORNIA ELECTRICAL CODE	
2022 CALIFORNIA PLUMBING CODE	
2022 CALIFORNIA GREEN BUILDING ENERGY EFFICIENCY STANDARDS CODE	
MANHATTAN BEACH MUNICIPAL CODE	

SCOPE OF WORK	
DEMOLITION OF ONE (E) TWO-STORY DUPLEX	
THE ARCHITECTURE OF A(N) SINGLE-FAMILY RESIDENCE, (3) STORIES WITH (1) STORY BASEMENT AND (1) STORY ATTACHED ADU AND POOL WITH (2) ENCLOSED PARKING SPACES (3,800 SF) IN THE APPEALABLE COASTAL ZONE OF MANHATTAN BEACH	

DEFERRED SUBMITTALS	
SOLAR PHOTOVOLTAIC SYSTEM	
FIRE SPRINKLERS	
MECHANICAL	
ELECTRICAL	
PLUMBING	
POOL	
HANDRAILS / GUARD (1607.8)	

RENOVATION LEGEND	
	EXISTING ELEMENT
	DEMOLISHED ELEMENT
	NEW ELEMENT

MATERIAL LEGEND	
	ALUMINUM
	ASHLAR STONE
	BRICK FACE/Common
	CEMENTITIOUS UNDERLAYMENT
	CONCRETE
	CONCRETE MASONRY UNIT
	EARTH, COMPACTED FILL
	EARTH, UNDISTURBED
	GRAVEL FILL
	GROUT/SAND
	INSULATION, BATT
	INSULATION RIGID
	INSULATION, SPRAY FOAM
	ORIENTED STRAND BOARD
	PARTICLE BOARD
	PLYWOOD
	STEEL, OTHER METALS
	WOOD, BLOCKING OR SHIM
	WOOD, FINISHED
	WOOD, FRAMING
	WOOD, GLUE-LAMINATED



PROJECT DIRECTORY		
OWNER SCOTT MAXWELL SCOTT@OV.VC	STRUCTURAL ENGINEER LFA STRUCTURAL 319 MAIN STREET EL SEGUNDO, CA 90245 (310) 514-7489 FABIO.ZANGOLI@LABINFUNK.COM	ENERGY/TITLE 24 NEWTON ENERGY 1730 E HOLLY AVE, EL SEGUNDO, CA 90245 (310) 345-2760 NEWTONENERGY@GMAIL.COM
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SURVEY DENN ENGINEERS 3914 DEL AMO BLVD, SUITE 921 TORRANCE, CA 90503 (310) 542-9433	GEO-TECHNICAL ENGINEER NORCAL ENGINEERING 10641 HUMBOLT STREET LOS ALAMITOS, CA 90720 (562) 799-9469	

SHEET INDEX	
COVER SHEET & GENERAL INFO	
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G02	GENERAL NOTES
G03	CODE DIAGRAMS
SURVEY - MAPPING	
V01	SURVEY PLAN
LANDSCAPE	
L01	LANDSCAPE PLAN
SITE PLAN	
A101	SITE PLAN
FLOOR PLANS	
A201	1ST FLOOR PLAN
A202	2ND FLOOR PLAN
A203	3RD FLOOR PLAN
A204	ROOF PLAN
ELEVATIONS - ARCH	
A301	SOUTH ELEVATION
A302	NORTH ELEVATION
A303	EAST ELEVATION
A304	WEST ELEVATION
SECTIONS - ARCH	
A401	BUILDING SECTIONS
A402	BUILDING SECTIONS



PROJECT INFORMATION	
PROJECT ADDRESS: MAIN RESIDENCE 304 THE STRAND MANHATTAN BEACH, CA 90266	BUILDING CONSTRAINTS
ADU: 306 THE STRAND MANHATTAN BEACH, CA 90266	FRONT SETBACK: 5'-0"
LEGAL DESCRIPTION: MANHATTAN BEACH LOT 5 BLK 4	REAR SETBACK: 5'-0"
APN: 4180-022-004	SIDE SETBACK: (33' x 10') = 3.33' OR 3'-4"
ZONING: RM AREA DISTRICT 3	MAX HEIGHT: PC #1: 90.69' PC#2: 90.48' PC#3: 101.78' PC#4: 101.88' (90.69' + 90.48' + 101.78' + 101.88')/4 = 96.2025' 96.2025' + 30' = 126.2025'
OCCUPANCY GROUP: R-3-U	PARKING REQUIREMENTS: SFR, BFA, 3,600 SF ≥ 2 ENCLOSED PER UNIT
CONSTRUCTION TYPE: TYPE V-B	NUMBER OF STORIES: (2) STORIES WITH (1) STORY BASEMENT
LOT AREA (NET): 3,336 SF	BUILDABLE FLOOR AREA: 3,336 SF x (1.8) = 5,937.6 SF MAX / 3,599 SF PROPOSED (2 PARKING)
OPEN SPACE: 3595 X 0.15 = 540 REQUIRED / 541 SF PROPOSED	

ACCESSORY STRUCTURE (gross floor area)					
ATTACHED			DETACHED		
DESCRIPTION	EXISTING (SF)	PROPOSED (SF)	DESCRIPTION	EXISTING (SF)	PROPOSED (SF)
1ST FLOOR:	N/A	N/A	1ST FLOOR:	N/A	N/A

PUBLIC WORKS	BUILDING AND SAFETY CONT.	BUILDING AND SAFETY	PLANNING NOTES	EGRESS NOTES	GENERAL CONSTRUCTION CONT.	GENERAL CONSTRUCTION									
<p>1) BACK FLOW DEVICES: ALL LANDSCAPE IRRIGATION BACK FLOW DEVICES MUST MEET CURRENT CITY REQUIREMENTS FOR PROPER INSTALLATION.</p> <p>2) WASTE REMOVAL: NO DISCHARGE OF CONSTRUCTION WASTEWATER, BUILDING MATERIALS, DEBRIS, OR SEDIMENT FROM THE SITE IS PERMITTED. NO REFUSE OF ANY KIND GENERATED ON A CONSTRUCTION SITE MAY BE DEPOSITED IN RESIDENTIAL, COMMERCIAL, OR PUBLIC REFUSE CONTAINERS AT ANY TIME. THE UTILIZATION OF WEEKLY REFUSE COLLECTION SERVICES BY THE CITY'S HAULER FOR ANY REFUSE GENERATED AT THE CONSTRUCTION SITE IS STRICTLY PROHIBITED. FULL DOCUMENTATION OF ALL MATERIALS/TRASH/LANDFILLED AND RECYCLED MUST BE SUBMITTED TO THE PERMITS DIVISION IN COMPLIANCE OF THE CITY'S CONSTRUCTION AND DEMOLITION RECYCLING ORDINANCE.</p> <p>3) SEWER CLEANOUT: A PROPERTY LINE CLEANOUT MUST BE INSTALLED ON A 6-DEGREE SANITARY SEWER LATERAL. IF THERE IS NO 6-DEGREE LATERAL, THEN A NEW ONE MUST BE INSTALLED WITHIN THE PROPERTY LINES. SEE THE LOCAL PUBLIC WORKS DEPARTMENT FOR TYPICAL CONSTRUCTION DETAILS.</p> <p>4) BACKWATER VALVE: A BACKWATER VALVE IS REQUIRED ON THE SANITARY SEWER LATERAL IF THE DISCHARGES FROM FIXTURES WITH FLOOD-LEVEL RIMS ARE LOCATED BELOW THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC SEWER. SEE THE LOCAL PUBLIC WORKS DEPARTMENT FOR TYPICAL CONSTRUCTION DETAILS.</p> <p>5) EXISTING SEWER LATERAL: IF AN EXISTING SEWER LATERAL IS USED, IT MUST BE TELEVISED TO VERIFY ITS STRUCTURAL INTEGRITY. THE TAPE MUST BE MADE AVAILABLE FOR REVIEW BY THE PUBLIC WORKS DEPARTMENT. THE LOCAL PUBLIC WORKS DEPARTMENT WILL REVIEW THE TAPE AND DETERMINE AT THAT TIME IF THE SANITARY LATERAL NEEDS REPAIRING, OR REPLACING, OR IF IT IS STRUCTURALLY SOUND AND CAN BE USED IN ITS PRESENT CONDITION.</p> <p>6) UNUSED LATERALS: ANY UNUSED WATER OR SANITARY SEWER LATERALS MUST BE ABANDONED AT THE CITY MAIN.</p> <p>7) PROTECTION OF PROPERTY: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL THE STREET SIGNS, STREET LAMPS/LIGHTS, PARKING METERS, AND/OR TREES AROUND THE PROPERTY. IF THEY ARE DAMAGED, LOST, OR REMOVED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE THE CONTRACTOR'S EXPENSE. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ANY STREET MARKINGS THAT ARE DAMAGED OR REMOVED BY THE CONTRACTOR'S OPERATIONS. CONTACT THE PUBLIC WORKS INSPECTOR FOR SIGN SPECIFICATION AND SUPPLIERS.</p> <p>8) WATER METERS: WATER METERS MUST REMAIN ACCESSIBLE FOR METER READERS DURING CONSTRUCTION. WATER METERS SHALL BE PLACED NEAR THE PROPERTY LINE AND OUT OF THE DRIVEWAY APPROACH WHENEVER POSSIBLE. THE WATER METER BOX MUST BE PURCHASED FROM THE CITY AND MUST HAVE A TRAFFIC-RATED LID IF THE BOX IS LOCATED IN THE DRIVEWAY.</p> <p>9) PARKWAY TREES: IF ANY PARKWAY TREES ARE REMOVED, THEY MUST BE REPLACED WITH TREES SELECTED FROM THE CITY'S APPROVED PARKWAY TREE LIST AND PLANTED IN ROOT BARRIER BOXES.</p> <p>10) BEST MANAGEMENT PRACTICES: EROSION AND SEDIMENT CONTROL DEVICES (BEST MANAGEMENT PRACTICES) MUST BE IMPLEMENTED AROUND THE CONSTRUCTION SITE TO PREVENT DISCHARGE TO THE STREET AND ADJACENT PROPERTIES. CONTROL MEASURES MUST ALSO BE TAKEN TO PREVENT STREET SURFACE WATER FROM ENTERING THE SITE.</p> <p>11) DRAIN LINES: ALL DRAIN LINES INSTALLED WITHIN THE STREET RIGHT-OF-WAY MUST BE CONSTRUCTED OF DUCTILE IRON PIPE. DRAINS MUST BE SHOWN ON PLANS.</p> <p>12) RUNOFF DISCHARGE: ALL RUNOFF WATER FROM THE ROOF AND SIDE YARDS AND PATIOS MUST DISCHARGE ONTO STREET.</p> <p>13) UNDERGROUND UTILITIES: BEFORE EXISTING BUILDINGS AND STRUCTURES IN THE CITY OF MANHATTAN BEACH SHALL PROVIDE UNDERGROUND ELECTRICAL AND COMMUNICATION SERVICE LATERALS ON THE PREMISES TO BE SERVED, AS REQUIRED IN MBMC 9.12.050.</p> <p>B) ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION SYSTEMS, AND SIMILAR SERVICE WIRES AND CABLES THAT PROVIDE DIRECT SERVICE TO NEW MAIN BUILDINGS, NEW ACCESSORY BUILDINGS, AND STRUCTURES, SHALL BE INSTALLED UNDERGROUND IN COMPLIANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES, SAFETY REGULATIONS, AND ORDERS, RULES OF THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA, AND SPECIFICATIONS OR STANDARDS OF THE PUBLIC WORKS DEPARTMENT.</p> <p>C) ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION SYSTEMS, AND SIMILAR SERVICE WIRES AND CABLES SHALL ALSO BE PLACED UNDERGROUND WHEN EXISTING BUILDINGS, EXISTING ACCESSORY BUILDINGS, AND STRUCTURES ARE REPAIRED, REMODELED, ALTERED OR EXPANDED, WHERE THE VALUE, AS DETERMINED FOR BUILDING PERMIT FEE PURPOSES, BY THE BUILDING CODE OF THE CITY OF MANHATTAN BEACH, OF SUCH REPAIRS OR REMODELING, OR EXPANSION EXCEEDS FIFTY PERCENT (50%) OF THE VALUE OF THE BUILDING OR STRUCTURE AS DETERMINED BY THE CALIFORNIA BUILDING CODE.</p> <p>D) WRITING BETWEEN THE ACCESSORY BUILDINGS AND THE MAIN BUILDINGS SHALL BE IN AN UNDERGROUND SYSTEM.</p> <p>E) FUTURE UNDERGROUND UTILITY SERVICES EQUIPMENT SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION FOR NEW OR EXISTING BUILDINGS AND STRUCTURES. FUTURE UNDERGROUND UTILITY EQUIPMENT SHALL INCLUDE ALL CONDUITS, WIRES, PULLBOXES, ELECTRICAL PANELS, AND OTHER APPURTENANCES THAT MAY BE REQUIRED FOR FUTURE UNDERGROUND UTILITY SERVICES FROM THE BUILDING OR STRUCTURE TO AN APPROVED LOCATION ON THE PROPERTY LINE OF THE PARCEL. WHERE A BUILDING OR STRUCTURE IS SERVED BY UTILITIES NOT SITUATED ON THE SAME SIDE OF THE PUBLIC STREET, OR, NOT LOCATED IN THE PUBLIC RIGHT-OF-WAY AT THE FRONT OF THE PROPERTY, THE PROPERTY MAY CONTINUE TO BE SERVED FROM THE ALTERNATE LOCATION AND BY OVERHEAD WIRES UNTIL COMPLETION SAID FUTURE UNDERGROUND UTILITY CONVERSION.</p> <p>F) THE CONTRACTOR AND OWNER ARE JOINTLY AND SEVERALLY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF MBMC 9.12.050 AND SHALL MAKE THE NECESSARY ARRANGEMENTS WITH THE UTILITY COMPANIES SERVICING THE STRUCTURE FOR THE INSTALLATION OF SUCH FACILITIES.</p>	<p>23) LAUNDRY VENTILATION: LAUNDRY VENTILATION EXHAUST SHALL TERMINATE AT LEAST 3 FEET FROM THE PROPERTY LINE AND 3 FEET FROM OPENINGS INTO ANY BUILDINGS. [CMC 504.5]</p> <p>24) CLOTHES DRYER DUCT: A DOMESTIC CLOTHES DRYER DUCT SHALL BE OF METAL AND A MINIMUM OF 4 INCHES IN DIAMETER. THE EXHAUST DUCT SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET, INCLUDING TWO 90 DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90-DEGREE ELBOW IN EXCESS OF TWO. [CMC 504.4.2.1]</p>	<p>1) CONSTRUCTION TIMES: CONTRACTOR SHALL CONFIRM HOURS FOR CONSTRUCTION ACTIVITY WITH LOCAL AGENCY AND ONLY OPERATE DURING APPROVED HOURS. NO CONSTRUCTION IS PERMITTED OUTSIDE OF THOSE HOURS.</p> <p>2) CONSTRUCTION SIGNS: THE CONTRACTOR SHALL CONFIRM REQUIREMENTS FOR CONSTRUCTION SITE STRUCTURES. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN THE REQUIRED SIGNAGE AT THE PROJECT SITE AT ALL TIMES.</p> <p>3) CONSTRUCTION FENCE: THE CONTRACTOR SHALL PROVIDE A CONSTRUCTION FENCE PER CBC 3303 AT THE PUBLIC RIGHT-OF-WAY FOR PEDESTRIAN PROTECTION IF ANY WORK IS TO BE PERFORMED ON ANY BUILDING OR STRUCTURE ADJACENT TO THE PUBLIC RIGHT-OF-WAY.</p> <p>4) DEMOLITION: NO DEMOLITION SHALL COMMENCE WITHOUT A VALID DEMOLITION PERMIT. WORK COMMENCES WITHOUT A VALID PERMIT MAY BE SUBJECT TO A SPECIAL INVESTIGATION BEFORE A PERMIT MAY BE ISSUED.</p> <p>5) GRADING PERMIT: A GRADING PERMIT IS REQUIRED WHEN GRADING OF EXISTING OR PROPOSED WATER SUPPLY LINE DEPTH OF 3' OR MORE AND/OR 200 CUBIC YARDS. SUBMIT THE GRADING PLAN AND SOIL REPORT TO THE BUILDING DIVISION FOR REVIEW AND APPROVAL. DUST SHALL BE CONTROLLED CONTINUOUSLY BY WATER OR OTHER MEANS OF SHORING MEANS OF EXCAVATING. CONTRACTOR SHALL NOTIFY THE UNDERGROUND SERVICE ALERT (1-800-422-4133) PRIOR TO ANY EXCAVATION.</p> <p>6) SHORING PERMIT: A SHORING PERMIT IS REQUIRED FOR ANY SHORING DEPTH OF 5' OR GREATER THAN 5' IN HEIGHT. ENGINEERED SHORING PLAN, CALCULATIONS AND SOIL REPORTS MUST BE SUBMITTED TO THE BUILDING DIVISION FOR REVIEW AND APPROVAL PER SECTION 3301.2 OF THE CITY OF MANHATTAN BEACH PERMIT SHALL NOTIFY IN WRITING ALL THE OWNERS OF ADJOINING PROPERTIES NOT LESS THAN 10 DAYS BEFORE SUCH EXCAVATION BEGINS. A COPY OF THE SHORING PERMIT SHALL NOTIFY IN WRITING ALL THE OWNERS OF ADJOINING PROPERTIES NOT LESS THAN 10 DAYS BEFORE SUCH EXCAVATION BEGINS. A COPY OF THE SHORING PERMIT SHALL NOTIFY THE UNDERGROUND SERVICE ALERT (1-800-422-4133) PRIOR TO ANY EXCAVATION.</p> <p>7) SANDBLASTING: THE SANDBLASTING MUST BE WET SANDBLASTING AND ALL THE PRECAUTIONARY MEASURES MUST BE TAKEN BY THE CONTRACTOR TO PROTECT THE LIFE AND PROPERTY OF NEIGHBORS, RESIDENTS, AND THE PUBLIC. THE CONTRACTOR SHALL BE NOTIFIED AT LEAST (2) DAYS PRIOR TO SANDBLASTING.</p> <p>8) SITE DRAINAGE: PROVIDE ROOF GUTTERS AND DOWNSPOUTS OR CONCRETE PAVEMENT/SWALE ON THE GROUND TO DIVERT OR CARRY SURFACE WATER AWAY FROM THE BUILDING TO CATCH BASIN AND DRAIN PIPES THROUGH CURB TO THE STREET AND STORM DRAIN SYSTEM.</p> <p>9) STAIRWAYS: THE WIDTH OF STAIRWAYS SHALL BE 36" MIN CLEAR TAKEN FROM THE FINISH GRADE OF THE FINISH OR HANDRAIL PICKETS SHALL HAVE A MAXIMUM 4" SPACING BETWEEN PICKETS.</p> <p>10) GARAGE DOOR: GARAGE DOOR OPENING INCLUDING HARDWARE SHALL BE 7" MINIMUM AND 18" WIDE. GARAGE DOOR SPRINGS AND OPENERS SHALL BE STATE-APPROVED AND WITH MANUFACTURER'S LABEL. THE DOOR LEADING FROM THE GARAGE TO THE DWELLING UNIT SHALL BE A 20 MINUTE FIRE RATED, 1-3/8" SOLID WOOD, SELF-CLOSING, AND TIGHT FITTING DOOR.</p> <p>11) NAILS: ONLY COMMON NAILS SHALL BE PERMITTED FOR THE REQUIRED NAILING ON VERTICAL AND HORIZONTAL DIAPHRAGMS SUCH AS SHEAR WALLS AND ROOF/FLOOR SHEATHINGS RESPECTIVELY.</p> <p>12) REBAR WELDING: WELDING OF REBAR SHALL COMPLY WITH CBC, STANDARD 19-1. THE CONTRACTOR IS TO SUBMIT WELDING PROCEDURES AND QUALIFICATION OF DEPUTY SPECIAL INSPECTOR IN ACCORDANCE WITH THE SPECIAL INSPECTION PROGRAM TO THE BUILDING DIVISION FOR APPROVAL PRIOR TO ANY WELDING WORK.</p> <p>13) FUTURE UTILITIES: CONTRACTOR TO PROVIDE UNDERGROUND CONDUIT FOR FUTURE ELECTRICAL LINES AT THE FRONT OF THE PROPERTY. THE CONTRACTOR SHALL COORDINATE WITH THE INSPECTOR FOR ADDITIONAL COMMENTS.</p> <p>14) EXTERIOR WALL ASSEMBLIES: 1 - TWO LAYERS OF GRADE D OR 60-MINUTE GRADE D PAPER APPLIED OVER GRADE D BASE SHEATHING. (CRC R703.7.2 & R703.2) 2 - A MINIMUM OF 0.019 INCH (No. 26 GALVANIZED SHEET PILE) CORROSION-RESISTANT WEEP SCREED. (CRC R703.1.1 & R703.7.2.1) 3 - THE SCREED SHALL BE INSTALLED WITH THE WEEP OPENINGS LOCATED A MINIMUM 1 INCH BELOW THE FOUNDATION PLATE LINE AND 4 INCHES ABOVE THE FINISH GRADE OR 2 INCHES ABOVE PAVED AREAS. (CRC R703.1.1 & R703.7.2.1) 4 - BEHIND SIDING PROVIDE MINIMUM OF ONE LAYER OF No. 15 ASPHALT FELT, FREE FROM HOLES AND BREAK CONTACT WITH ASTM D 226 FOR TYPE 1 FELT SHALL BE APPLIED OVER WALLS. (CRC R703.2)</p> <p>15) BUILDING PAPER & WEEP: BUILDING PAPER & WEEP SCREED SHALL BE PROVIDED AND DETAILED BEHIND ADHERED AND/OR ANCHORED STONE OR MASONRY VENEER, SIMILAR TO STUCCO WALL ASSEMBLIES. (CRC R703.8)</p> <p>16) SLEEPERS OR SILLS: SLEEPERS OR SILL ON A CONCRETE OR MASONRY SLAB IN DIRECT CONTACT WITH EARTH UNLESS A WRITTEN CONSENT FROM THE ARCHITECT. IMPERVIOUS MOISTURE BARRIER SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD. (R317.1 CRC)</p> <p>17) VENEER: VENEER IS LIMITED TO LESS THAN 2 INCHES THICK AND LESS THAN 25 PSF INSTALLED SYSTEM WEIGHT. (CRC R703.3(1))</p> <p>18) OUTDOOR LIGHTING: PER 150.0 (R3)A OUTDOOR LIGHTING MUST EITHER HAVE PHOTOCELL AND MOTION SENSOR, OR PHOTO CONTROL, AND AUTOMATIC TIME SWITCH CONTROL, ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM. SHOW ALL EXTERIOR LIGHTING ON THE PLANS.</p> <p>19) WATER HEATER: REGARDLESS OF PROPOSED WATER HEATING SYSTEM, SHALL HAVE: (BEES 150.0 (N)A0D) a. A 120V electrical receptacle that is within 3 feet from the water heater. b. A Category III or IV vent, or a Type B vent with straight pipe. c. Condensate drain that is no more than 2 inches higher than the finish surface drain. d. A gas vent with available capacity for not less than a 200,000 BTU/hr system. 3. All Plumbing fixtures and fittings shall comply with the following maximum flowrates: (CSGCC 4.303.1) a. Water Closets 1.28 gallons/flush b. Showerheads - single 1.8 gpm @ 80 psi c. Showerheads - multiple 1.8 gpm @ 80 psi combined d. Lavatory faucets 1.2 gpm @ 60 psi e. Kitchen faucets 1.5 gpm @ 60 psi</p> <p>20) EXHAUST VENTILATION: PROVIDE LOCAL EXHAUST VENTILATION FOR EACH KITCHEN OR SIMILAR COOKING area with: (CMC 504.2 and ASHRAE 62.2) (BEES 150.0(i)) a. Minimum exhaust rate of 100 cfm. b. Maximum sound rating of 5 sones @ 100 cfm, and, c. Venting directly to the building exterior.</p> <p>21) SHOWERS & TUB-SHOWER: SHOWER AND TUB-SHOWER COMBINATION VALVES SHALL BE EQUIPPED WITH A MEANS TO LIMIT THE MAXIMUM SETTING OF THE VALVE TO 120 DEGREES F. [CPC 408.3]</p> <p>22) CLOTHES DRYER: WHEN A DOMESTIC CLOTHES DRYER IS LOCATED IN A CLOSET, A MINIMUM OPENING OF 100 SQUARE INCHES FOR MAKEUP AIR SHALL BE PROVIDED IN THE DOOR. [CMC 504.4.1]</p>	<p>1) SEPARATE PERMITS: SEPARATE PERMITS AND PLANS ARE REQUIRED FOR SPAS, POOLS, PERMITS PANELS, DEMOLITION, AND SEWER CAP OF EXISTING BUILDINGS.</p> <p>2) VERTICAL PROJECTIONS IN SETBACKS: FENCE, WALL, AND HANDRAIL 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 72" AT ALL OTHER LOCATIONS ON SITE UNLESS LOCATED IN A LINE-OF-SIGHT OR DRIVEWAY VISIBILITY AREA. CONTRACTOR TO CONFIRM HEIGHT LIMITATIONS WITH THE LOCAL PLANNING DEPARTMENT.</p> <p>3) ADDRESS NUMBERS: BUILDING ADDRESS NUMBERS SHALL CONTRACT WITH THEIR BACKGROUND AND BE 4" MINIMUM HIGH WITH A MINIMUM STROKE WIDTH OF 0.5" PER CBC R319.9.</p> <p>4) ON-SITE PARKING: PARKING IS NOT PERMITTED IN REQUIRED YARDS OR OPEN SPACE EXCEPT FOR A 20' WIDE FRONT YARD DRIVEWAY.</p> <p>5) FUTURE SOLAR WATER HEATING: A "CAPPED TEE" FITTING MUST BE INSTALLED OVER THE PROPOSED WATER SUPPLY LINE ABOVE THE WATER HEATER FOR FUTURE SOLAR WATER HEATING. PIT RELIEF VALVE SHALL TERMINATE OUTSIDE THE BUILDING.</p> <p>6) UNDERGROUND CONDUIT: ROUTE UNDERGROUND CONDUIT TO POWER POLE PER PUBLIC WORKS STANDARD DETAILS. STUB OUT FOR PROPERTY LINE FOR FUTURE UNDER-GROUNDING OF UTILITIES WHEN APPLICABLE.</p> <p>7) MECHANICAL EQUIPMENT SCREENING: PROVIDE VISUAL SCREENING FOR PROPOSED MECHANICAL EQUIPMENT AND UTILITY METERS. TPO NEED NOT BE SCREENED IF LOCATED ON THE INTERIOR SIDE OF THE DWELLING.</p> <p>8) METER CLEARANCE: GAS AND ELECTRIC METERS MUST CLEAR PROPERTY LINES BY 3'-0" AND 6'-0" HEIGHT X 2'-6" WIDTH. (COORDINATE WITH UTILITY COMPANY)</p> <p>9) CESSPOOL LOCATIONS: IF THERE IS AN EXISTING CESSPOOL ON SITE, IT MUST BE LOCATED BY CITY PERSONNEL BEFORE DEMOLITION OR BUILDING PERMITS CAN BE ISSUED. THE CONTRACTOR IS TO VERIFY THE EXISTENCE OF THE CESSPOOL WITH THE LOCAL AUTHORITY HAVING JURISDICTION PRIOR TO PROCEEDING WITH DEMOLITION OR CONSTRUCTION ACTIVITIES.</p>	<p>1) BASEMENT AND BEDROOMS SHALL HAVE AT LEAST ONE EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING MEETING ALL OF THE FOLLOWING:</p> <ol style="list-style-type: none"> 1. A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. 2. A MINIMUM NET CLEAR OPENING HEIGHT OF 24 INCHES. 3. A MINIMUM NET CLEAR OPENING WIDTH OF 20 INCHES. 4. THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" INCHES MEASURED FROM THE FLOOR PER SECTION R310.1 AND R310.2. <p>2) EMERGENCY ESCAPE AND RESCUE OPENING WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND LEVEL SHALL BE PROVIDED WITH A WINDOW WELL MEETING THE FOLLOWING: HORIZONTAL AREA SHALL BE AT 9 SQUARE FEET, MINIMUM DIMENSION OF 36 INCHES AND WITH AN APPROVED PERMANENT LADDER WHEN THE WELL HAS A VERTICAL DEPTH OF MORE THAN 44 INCHES PER SECTION R310.2.3.</p> <p>C) THE WINDOW WELL SHALL BE DESIGNED FOR PROPER DRAINAGE BY CONNECTING TO THE BUILDING'S FOUNDATION DRAINAGE SYSTEM OR BY AN APPROVED ALTERNATE METHOD PER SECTION R310.2.3.2.</p>	<p>27) LATERAL MOVEMENT: ALL CONSTRUCTION SHALL BE STABILIZED AGAINST LATERAL MOVEMENT IN ACCORDANCE WITH REQUIREMENTS OF THE LATEST ADOPTED EDITION OF THE IBC IN THE LOCAL JURISDICTION AND IN STRICT ACCORDANCE WITH THE STRUCTURAL DETAILS OF THIS SET OF DRAWING.</p> <p>28) WORK QUALITY: ALL WORK SHALL BE INSTALLED TRUE, PLUM, SQUARE, LEVEL, AND IN PROPER ALIGNMENT.</p> <p>29) OFFSET STUDS: OFFSET STUDS WHERE REQUIRED SO THAT THE FINISH WALL SURFACES WILL BE FLUSH.</p> <p>30) SEPARATE PERMITS: MECHANICAL, ELECTRICAL, PLUMBING, VERTICAL TRANSPORTATION, AND FIRE SPRINKLER WORK SHALL BE CONDUCTED UNDER A SEPARATE PERMIT AND SHALL NOT BE A PART OF THIS CONTRACT.</p> <p>31) MANUFACTURER SPECIFICATIONS: THE CONTRACTOR AND/OR SUBCONTRACTOR IS TO INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S SPECIFICATIONS.</p> <p>32) GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL WORK AGAINST FAULT OF ANY MATERIAL OR WORKMANSHIP FOR ONE YEAR AFTER COMPLETION AND ACCEPTANCE. ALL WORK SHALL BE REPLACED OR REPAIRED AS REQUIRED AT THE CONTRACTOR'S EXPENSE.</p> <p>3) ALL CONSTRUCTION WORK INCLUDING THE MATERIALS OF CONSTRUCTION AND PROCEDURES FOR STORING, DISPOSING OF, AND INSTALLING MATERIALS SHALL CONFORM TO THE LATEST ADOPTED CODES OF THE LOCAL AUTHORITY HAVING JURISDICTION.</p>	<p>1) CONSTRUCTION DOCUMENTS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND COMPLYING WILL ALL NOTES INCLUDED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BRING ANY AND ALL DISCREPANCIES OR CONFLICTS TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE CONSTRUCTION DRAWINGS, SPECIFICATIONS, AND SCHEDULES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY IN WRITING, DO NOT VARY OR MODIFY THE WORK SHOWN EXCEPT UPON WRITTEN INSTRUCTIONS OF THE ARCHITECT. THE CONTRACTOR SHALL BE GOVERNED BY ALL CONDITIONS AS INDICATED IN THE CONSTRUCTION DRAWINGS, SPECIFICATIONS, AND ADDENDUMS.</p> <p>2) MEANS AND METHODS: THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS ARE REPRESENTATIONAL OF THE FINISHED STRUCTURE AND DO NOT INDICATE THE MEANS + METHODS OF CONSTRUCTION, TECHNIQUES, SEQUENCING, OR PROCEDURES REQUIRED FOR CONSTRUCTION.</p> <p>3) SITE SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY IN THE AREA OF WORK IN ACCORDANCE WITH ALL APPLICABLE CODES. THE CONTRACTOR SHALL PROTECT ALL PERSONS INVOLVED WITH THE WORK OR VISIT THE SITE DURING THE CONSTRUCTION PERIOD.</p> <p>ALL EXIT DOORS, EXIT ACCESS, AND CORRIDORS SHALL REMAIN UNOBSTRUCTED AT ALL TIMES. MATERIALS SHALL NOT BE STORED OR STOCKPILED IN A MANNER THAT BLOCKS EGRESS OR CREATES AN UNSAFE CONDITION.</p> <p>THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM AND AGAINST ANY AND ALL PERSONS OR FOR DAMAGE TO PROPERTY CAUSED BY NEGLIGENCE OF THE CONTRACTOR, THEIR AGENT, EMPLOYEES, OR SUBCONTRACTORS.</p> <p>4) APPROVED DRAWING SET: THE CONTRACTOR SHALL KEEP AND MAINTAIN THE JURISDICTION-APPROVED RECORD SET OF DRAWINGS ON THE JOB SITE AT ALL TIMES. THE CONTRACTOR SHALL KEEP THE SET CURRENT WITH ANY APPROVED REVISIONS OR ADDENDA.</p> <p>5) MINIMUM STANDARDS OF WORK: IF ANY CONFLICT EXISTS IN QUALITY OF WORK OR CODE REQUIREMENTS, THE HIGHER QUALITY AND MORE RESTRICTIVE SHALL APPLY.</p> <p>6) NOT IN SCOPE: WORK INDICATED ON THE DRAWINGS OR IN THE SPECIFICATIONS AS N.I.C. OR BY SEPARATE CONTRACT AND NOT INCLUDED WITHIN THE CONTRACT OR CONSTRUCTION DOCUMENTS FOR THE PROJECT. CONTRACTOR SHALL COOPERATE FULLY WITH ALL SEPARATE CONTRACTORS CONTRACTED WITH THE OWNER.</p> <p>7) CODE COMPLIANCE: THE WORK SHALL BE COMPLIANT WITH ALL APPLICABLE CODE, ORDINANCES, AND REGULATIONS OF THE JURISDICTION IN THE CONSTRUCTION DOCUMENTS AND AS REQUIRED BY THE LOCAL AUTHORITY HAVING JURISDICTION.</p> <p>8) OSHA COMPLIANCE: WORK SHALL COMPLY WITH PERTINENT HEALTH AND SAFETY REGULATIONS FOR REQUIRED METHODS TO PROTECT ALL PERSONS INVOLVED WITH THE WORK OR VISITING THE SITE DURING THE CONSTRUCTION PERIOD.</p> <p>9) SITE MEASUREMENTS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD PRIOR TO STARTING ANY WORK. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE DRAWINGS TO THE ARCHITECT PRIOR TO CONTINUING WORK.</p> <p>11) DETAILS: DETAILS PROVIDED WITHIN THE CONSTRUCTION DOCUMENTS ARE INTENDED TO SHOW THE INTENT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED PER FIELD CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF SUCH REVISIONS.</p> <p>12) SUBSTITUTIONS: NO SUBSTITUTIONS ARE ALLOWED UNLESS SPECIFICATIONS ARE SUBMITTED TO AND APPROVED BY THE OWNER AND ARCHITECT.</p> <p>13) CONTRACT DEVIATIONS: ANY VALUE ENGINEERING OR SUBSTITUTION OF REQUIREMENTS NOTED IN THE CONTRACT DOCUMENTS, MINOR MODIFICATIONS MAY BE REQUIRED BY THE ARCHITECT. SHALL RELEASE THE ARCHITECT FROM ANY AND ALL LIABILITY FOR THAT PORTION OF THE PROJECT.</p> <p>14) COORDINATION WITH CONTRACTORS/CONSULTANTS: THE CONTRACTOR SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES, CONSULTANTS, AND SUB-CONTRACTORS WORKING ON THE PROJECT WHETHER UNDER CONTRACT OF THE CONTRACTOR OR OWNER.</p> <p>16) SITE ACCESS: THE CONTRACTOR SHALL GIVE THE CLIENT, ARCHITECT, CONSULTANTS, AND INSPECTORS ACCESS TO THE JOB SITE DURING NORMAL BUSINESS HOURS FOR THE DURATION OF CONSTRUCTION.</p> <p>17) SITE OBSERVATION: ANY SITE OBSERVATION BY THE ARCHITECT DURING CONSTRUCTION IS FOR THE SOLE PURPOSE OF REVIEWING THE WORK FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE INSPECTION OF PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES OR FOR GUARANTEEING THE CONTRACTOR'S WORK.</p> <p>18) DAMAGES: EACH CONTRACTOR/SUBCONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL WORKAREAS ADJACENT TO THE CONSTRUCTION SITE AND IS LIABLE FOR ANY DAMAGE TO WORKAREAS CAUSED BY THE MOVEMENT UNLESS MATERIALS OR EQUIPMENT OR DUST ALL DAMAGE INCURRED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.</p> <p>19) SITE EGRESS: ALL EXIT DOORS, EXIT ACCESS, AND CORRIDORS SHALL REMAIN UNOBSTRUCTED AT ALL TIMES. MATERIALS SHALL NOT BE STORED OR STOCKPILED IN A MANNER THAT BLOCKS EGRESS OR CREATES AN UNSAFE CONDITION.</p> <p>20) SITE CLEANLINESS: THE CONTRACTOR SHALL MAINTAIN A CLEAN JOB SITE FREE OF TRASH AND DEBRIS. WORK AREAS SHALL BE MAINTAINED IN BROOM-CLEAN CONDITIONS AT THE END OF EACH WORK DAY/SHIFT.</p> <p>21) STORING + DISPOSING OF MATERIALS: ALL CONSTRUCTION WORK INCLUDING MATERIALS OF CONSTRUCTION AND PROCEDURES FOR STORING, DISPOSING OF, AND INSTALLING MATERIALS SHALL CONFORM TO THE LATEST ADOPTED CODES OF THE LOCAL AUTHORITY HAVING JURISDICTION.</p> <p>22) ROUGH UTILITIES: CONTRACTOR SHALL FURNISH AND INSTALL ROUGH MECHANICAL AND ELECTRICAL AND FINAL HOOK-UP FOR ALL SPECIFIED FIXTURES, APPLIANCES, AND EQUIPMENT.</p> <p>23) ACCESS PANELS: CONTRACTOR SHALL INCLUDE IN THE BASE BID ALL ACCESS PANELS REQUIRED IN CEILINGS, WALLS, OR FLOORS FOR ACCESS TO ALL EQUIPMENT AS REQUIRED PER APPLICABLE CODE.</p> <p>24) EQUIPMENT STANDARDS: ALL ELECTRICAL, MECHANICAL, AND PLUMBING FIXTURES/EQUIPMENT SHOULD BE LISTED AND LABELED BY AN APPROVED TESTING AGENCY.</p> <p>25) SUBMITTALS: THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT SUBMITTALS FOR REVIEW DURING CONSTRUCTION PRIOR TO THE COMMENCEMENT OF SPECIFIC WORK. SUBMITTALS INCLUDE MATERIAL DATA SHEETS, PHYSICAL SAMPLES, AND SHOP DRAWINGS AND SHALL BE SUPPLIED TO THE ARCHITECT AS REQUESTED.</p> <p>26) BLOCKING: THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL BLOCKING, BUCKOUTS, BACKING, AND JACKS AS REQUIRED FOR THE INSTALLATION OF ALL WALL AND CEILING MOUNTED ITEMS. COORDINATE WITH THE ARCHITECT AND/OR OWNER FOR THE LOCATION OF ALL MOUNTED ITEMS WITH THE ARCHITECT.</p>									
<p>MANHATTAN BEACH CITY NOTES</p> <p>1) REFUSE STORAGE: RESIDENTIAL PROPERTIES MUST PROVIDE AN ENCLOSED STORAGE AREA FOR REFUSE CONTAINERS. THESE AREAS MUST BE CONSTRUCTED TO MEET THE REQUIREMENTS OF MBMC 5.24.030. THE AREA MUST BE SHOWN IN DETAIL ON THE PLANS BEFORE A PERMIT IS ISSUED.</p> <p>2) DRIVEWAY HEIGHT: THE BACK OF THE DRIVEWAY APPROACH MUST BE 6" HIGHER THAN THE FLOW LINE ON THE STREET PER MBMC 9.76.030.</p> <p>3) PUBLIC WAY IMPROVEMENTS: SIDEWALK, DRIVEWAY, CURB, AND GUTTER REPAIRS OR REPLACEMENT MUST BE COMPLETED PER PUBLIC WORKS SPECIFICATIONS. IN THE CASE WHERE THE GABE LEVEL IS BELOW THE STREET DRAINAGE FLOW LINES, THE COMBINED SLOPE OF THE PUBLIC AND PRIVATE APPROACH SHALL NOT EXCEED 15%. IT SHALL BE THE DUTY OF EVERY PERSON CUTTING OR MAKING AN EXCAVATION ACROSS ANY PUBLIC STREET, ALLEY, OR SIDEWALK, TO MAINTAIN ADEQUATE CROSSINGS FOR VEHICLES AND FOR PEDESTRIANS. (MBMC 17.16.100)</p> <p>4) PROPERTY ADDRESS: THE PROPERTY ADDRESS(S) MUST BE PERMANENTLY AFFIXED TO THE BUILDING IN ACCORDANCE WITH MCBF 505.1 PRIOR TO THE FINAL FIRE INSPECTION. (MBMC 3.16.29)</p> <p>5) EXHAUST FAN: NO EXHAUST FANS OR VENTS SHALL SERVE MORE THAN ONE (1) DWELLING UNIT.</p> <p>6) WATER PIPES: ALL WATER PIPES TO SINKS AND LAUNDRY FACILITIES SHALL BE INSTALLED WITH SOUND-DEADENING MATERIALS TO PREVENT THE TRANSFER OF NOISE.</p> <p>7) PIPE NOISE: ALL VOIDS AROUND PIPES SHALL BE PACKED WITH ROCK WOOL OR EQ. SOUND-DEADENING MATERIALS TO PREVENT THE TRANSFER OF NOISE.</p> <p>8) PLUMBING LOCATION: NO PLUMBING VENTS OR SIMILAR EQUIPMENT SHALL BE PLACED BACK TO BACK BETWEEN SEPARATE DWELLING UNITS.</p>	<p>FIRE SPRINKLER NOTES</p> <p>1) AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN THE DWELLINGS AND OTHER AREAS AS REQUIRED BY THE FIRE CODE OFFICIAL.</p> <p>2) AUTOMATIC RESIDENTIAL FIRE SPRINKLERS SHALL COMPLY WITH THE MANHATTAN BEACH FIRE DEPARTMENT MINIMUM REQUIREMENTS FOR NFPA 13D FIRE SPRINKLER SYSTEMS.</p> <p>3) FIRE SPRINKLERS SHALL BE UNDER SEPARATE PLAN CHECK AND PERMIT R313 CRC, 903.2.8.2 CFC AS AMENDED BY MBMC 3.16.020)</p> <p>4) ANY EXISTING FIRE SPRINKLER OR FIRE ALARM SYSTEM MUST BE SUBMITTED FOR SEPARATE PLAN REVIEW.</p> <p>5) THE FIRE SPRINKLER SHALL BE UNDER A SEPARATE PLAN CHECK PERMIT. ANY CHANGE TO EXISTING FIRE SPRINKLER OR FIRE ALARM SYSTEMS MUST BE SUBMITTED FOR A SEPARATE PLAN REVIEW. (FIRE PREVENTION BUREAU MANHATTAN BEACH FIRE DEPARTMENT)</p> <p>6) HORN/STROBE ALARM DEVICES SHALL BE PLACED ON THE ADDRESS SIDE OF THE BUILDING UNLESS OTHERWISE SPECIFIED BY FIRE DEPARTMENT PERSONNEL.</p>	<p>PLUMBING NOTES</p> <p>ALL PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH THE FOLLOWING MAXIMUM FLOW RATES: (CSGCC 4.303.1)</p> <table border="1"> <tr> <td>1. WATER CLOSETS</td> <td>1.28 GALLONS/FLUSH</td> </tr> <tr> <td>2. SHOWERHEADS-SINGLE</td> <td>1.8 GPM @ 80 PSI</td> </tr> <tr> <td>3. SHOWERHEADS-MULTI</td> <td>1.8 GPM @ 80 PSI COMB.</td> </tr> <tr> <td>4. LAVATORY FAUCETS</td> <td>1.2 GPM @ 60 PSI</td> </tr> <tr> <td>5. KITCHEN FAUCETS</td> <td>1.5 GPM @ 60 PSI</td> </tr> </table>	1. WATER CLOSETS	1.28 GALLONS/FLUSH	2. SHOWERHEADS-SINGLE	1.8 GPM @ 80 PSI	3. SHOWERHEADS-MULTI	1.8 GPM @ 80 PSI COMB.	4. LAVATORY FAUCETS	1.2 GPM @ 60 PSI	5. KITCHEN FAUCETS	1.5 GPM @ 60 PSI	<p>DRAWINGS</p> <p>1) THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT. AUTHORIZED REPRODUCTION MUST BEAR THE NAME OF THE FIRM.</p> <p>2) IN CASE OF DISCREPANCY OR AMBIGUITY, CONTACT THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH ANY WORK.</p> <p>3) DRAWINGS INDICATE THE INTENT OF GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED UNLESS SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT.</p> <p>4) THE CONTRACTOR SHALL FURNISH SHOP DRAWINGS FOR THE ARCHITECT'S APPROVAL PRIOR TO THE MANUFACTURE OF ANY CABINET WORK, MILLWORK, AND ANY OTHER SPECIAL ITEMS REQUIRING CUSTOM SHOP FABRICATED WORK.</p> <p>5) DRAWINGS INCLUDE ABBREVIATIONS THAT ARE COMMON USE. THE LIST OF ABBREVIATIONS PROVIDED IS NOT INTENDED TO BE COMPLETE OR REPRESENTATIVE OF CONDITIONS OR MATERIALS SPECIFICALLY USED ON THE PROJECT. THE ARCHITECT WILL DEFINE THE INTENT OF ANY DEFINITION OR TERM IN QUESTION.</p> <p>6) WORK INDICATED ON THE DRAWINGS OR IN THE SPECIFICATIONS AS N.I.C. OR BY SEPARATE CONTRACTORS, IS NOT INCLUDED WITH THE CONTRACT OR CONSTRUCTION DOCUMENTS FOR THE PROJECT. THE CONTRACTOR SHALL COOPERATE FULLY WITH ALL SEPARATE CONTRACTORS CONTRACTED WITH THE OWNER.</p> <p>7) SUPPLEMENTARY DRAWINGS AND SPECIFICATIONS</p> <p>1) STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS ARE SUPPLEMENTARY OF THESE DRAWINGS. THE CONTRACTOR SHALL COORDINATE THE WORK OF EACH CONSULTING ENGINEER WITH THESE DRAWINGS OR SPECIFICATIONS AND SHALL NOTIFY THE ARCHITECT OF ALL DISCREPANCIES WITH A WRITTEN REQUEST FOR CLARIFICATION. ANY WORK INSTALLED IN CONFLICT WITH THESE CONTRACT DOCUMENTS SHALL BE CORRECTED SOLELY AT THE EXPENSE OF THE CONTRACTOR.</p> <p>2) THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT SUBMITTALS FOR REVIEW DURING CONSTRUCTION PRIOR TO THE COMMENCEMENT OF SPECIFIC WORK. SUBMITTALS INCLUDE BUT ARE NOT LIMITED TO, MATERIAL DATA SHEETS, PHYSICAL SAMPLES, AND SHOP DRAWINGS AND SHALL BE SUPPLIED TO THE ARCHITECT AS REQUESTED.</p> <p>3) NO SUBSTITUTIONS ARE ALLOWED UNLESS PROPERLY SUBMITTED THROUGH A CHANGE ORDER AND APPROVED BY THE OWNER AND ARCHITECT.</p> <p>4) ANY VALUE ENGINEERING OR SUBSTITUTE OF REQUIREMENTS, NOTED IN THE CONTRACT DOCUMENTS, TAKEN WITHOUT WRITTEN CONSENT FROM THE ARCHITECT, SHALL RELEASE THE ARCHITECT FROM ANY AND ALL LIABILITY FOR THAT PORTION OF THE PROJECT.</p>	<p>MANHATTAN BEACH CITY NOTES</p> <p>1) TYPE OF CONSTRUCTION: ALL PERSONS WORKING ON THE SITE SHOULD OBTAIN, READ, AND UNDERSTAND THE BEST MANAGEMENT PRACTICES PAMPHLET FOR THE TYPE(S) OF CONSTRUCTION BEING DONE.</p> <p>2) SITE WASH-OFF: STOCKPILES OF SOILS, DEMOLITION DEBRIS, CEMENT, SAND, TOPSOIL, ETC. MUST BE COVERED WITH WATERPROOF MATERIALS OR BERMED TO PREVENT BEING WASHED OFF-SITE.</p> <p>3) LIQUID MATERIALS: FUELS, OILS, PAINTS, SOLVENTS, AND OTHER LIQUID MATERIALS MUST NOT BE WASHED INTO THE STREET.</p> <p>4) CONCRETE WASTE: WASTE CONCRETE MUST NOT BE WASHED INTO STREETS, STORM DRAIN CATCH BASINS, OR PUBLIC RIGHT-OF-WAY. ALL DUST AND SLURRY FROM CONCRETE CUTTING MUST BE REMOVED USING WET-DRY VACUUM OR EQUIVALENT.</p> <p>5) SOLID WASTE: TRASH AND OTHER CONSTRUCTION SOLID WASTE MUST BE PLACED IN A COVERED TRASH RECEPTACLE.</p> <p>6) ERODED SOIL: ERODED SOIL FROM DISTURBED SLOPED MUST BE CONTAINED USING BERMS, SILT FENCES, SETTING BASINS, OR GOOD EROSION MANAGEMENT PRACTICES SUCH AS RESEEDING.</p> <p>7) WASH WATER: WASH WATER FROM CLEANING CONSTRUCTION VEHICLES AND EQUIPMENT MUST BE KEPT ON-SITE WITHIN A CONTAINMENT AREA.</p> <p>8) CONCRETE DRIVEWAY: CONSTRUCT NEW COMMERCIAL CONCRETE DRIVEWAY TYPE WHERE NOTED ON THE SITE PLAN. NEW CONCRETE SHALL BE CLASS 320-C-2500.</p> <p>9) PREFABRICATED BEAMS: SUBMIT A CERTIFICATE OF PREFABRICATED BEAMS TO BUILDING INSPECTOR PRIOR TO INSTALLATION OF SUCH BEAM.</p>	<p>1) CONSTRUCTION DOCUMENTS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND COMPLYING WILL ALL NOTES INCLUDED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BRING ANY AND ALL DISCREPANCIES OR CONFLICTS TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE CONSTRUCTION DRAWINGS, SPECIFICATIONS, AND SCHEDULES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY IN WRITING, DO NOT VARY OR MODIFY THE WORK SHOWN EXCEPT UPON WRITTEN INSTRUCTIONS OF THE ARCHITECT. THE CONTRACTOR SHALL BE GOVERNED BY ALL CONDITIONS AS INDICATED IN THE CONSTRUCTION DRAWINGS, SPECIFICATIONS, AND ADDENDUMS.</p> <p>2) MEANS AND METHODS: THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS ARE REPRESENTATIONAL OF THE FINISHED STRUCTURE AND DO NOT INDICATE THE MEANS + METHODS OF CONSTRUCTION, TECHNIQUES, SEQUENCING, OR PROCEDURES REQUIRED FOR CONSTRUCTION.</p> <p>3) SITE SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY IN THE AREA OF WORK IN ACCORDANCE WITH ALL APPLICABLE CODES. THE CONTRACTOR SHALL PROTECT ALL PERSONS INVOLVED WITH THE WORK OR VISIT THE SITE DURING THE CONSTRUCTION PERIOD.</p> <p>ALL EXIT DOORS, EXIT ACCESS, AND CORRIDORS SHALL REMAIN UNOBSTRUCTED AT ALL TIMES. MATERIALS SHALL NOT BE STORED OR STOCKPILED IN A MANNER THAT BLOCKS EGRESS OR CREATES AN UNSAFE CONDITION.</p> <p>THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM AND AGAINST ANY AND ALL PERSONS OR FOR DAMAGE TO PROPERTY CAUSED BY NEGLIGENCE OF THE CONTRACTOR, THEIR AGENT, EMPLOYEES, OR SUBCONTRACTORS.</p> <p>4) APPROVED DRAWING SET: THE CONTRACTOR SHALL KEEP AND MAINTAIN THE JURISDICTION-APPROVED RECORD SET OF DRAWINGS ON THE JOB SITE AT ALL TIMES. THE CONTRACTOR SHALL KEEP THE SET CURRENT WITH ANY APPROVED REVISIONS OR ADDENDA.</p> <p>5) MINIMUM STANDARDS OF WORK: IF ANY CONFLICT EXISTS IN QUALITY OF WORK OR CODE REQUIREMENTS, THE HIGHER QUALITY AND MORE RESTRICTIVE SHALL APPLY.</p> <p>6) NOT IN SCOPE: WORK INDICATED ON THE DRAWINGS OR IN THE SPECIFICATIONS AS N.I.C. OR BY SEPARATE CONTRACT AND NOT INCLUDED WITHIN THE CONTRACT OR CONSTRUCTION DOCUMENTS FOR THE PROJECT. CONTRACTOR SHALL COOPERATE FULLY WITH ALL SEPARATE CONTRACTORS CONTRACTED WITH THE OWNER.</p> <p>7) CODE COMPLIANCE: THE WORK SHALL BE COMPLIANT WITH ALL APPLICABLE CODE, ORDINANCES, AND REGULATIONS OF THE JURISDICTION IN THE CONSTRUCTION DOCUMENTS AND AS REQUIRED BY THE LOCAL AUTHORITY HAVING JURISDICTION.</p> <p>8) OSHA COMPLIANCE: WORK SHALL COMPLY WITH PERTINENT HEALTH AND SAFETY REGULATIONS FOR REQUIRED METHODS TO PROTECT ALL PERSONS INVOLVED WITH THE WORK OR VISITING THE SITE DURING THE CONSTRUCTION PERIOD.</p> <p>9) SITE MEASUREMENTS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD PRIOR TO STARTING ANY WORK. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE DRAWINGS TO THE ARCHITECT PRIOR TO CONTINUING WORK.</p> <p>11) DETAILS: DETAILS PROVIDED WITHIN THE CONSTRUCTION DOCUMENTS ARE INTENDED TO SHOW THE INTENT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED PER FIELD CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF SUCH REVISIONS.</p> <p>12) SUBSTITUTIONS: NO SUBSTITUTIONS ARE ALLOWED UNLESS SPECIFICATIONS ARE SUBMITTED TO AND APPROVED BY THE OWNER AND ARCHITECT.</p> <p>13) CONTRACT DEVIATIONS: ANY VALUE ENGINEERING OR SUBSTITUTION OF REQUIREMENTS NOTED IN THE CONTRACT DOCUMENTS, MINOR MODIFICATIONS MAY BE REQUIRED BY THE ARCHITECT. SHALL RELEASE THE ARCHITECT FROM ANY AND ALL LIABILITY FOR THAT PORTION OF THE PROJECT.</p> <p>14) COORDINATION WITH CONTRACTORS/CONSULTANTS: THE CONTRACTOR SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES, CONSULTANTS, AND SUB-CONTRACTORS WORKING ON THE PROJECT WHETHER UNDER CONTRACT OF THE CONTRACTOR OR OWNER.</p> <p>16) SITE ACCESS: THE CONTRACTOR SHALL GIVE THE CLIENT, ARCHITECT, CONSULTANTS, AND INSPECTORS ACCESS TO THE JOB SITE DURING NORMAL BUSINESS HOURS FOR THE DURATION OF CONSTRUCTION.</p> <p>17) SITE OBSERVATION: ANY SITE OBSERVATION BY THE ARCHITECT DURING CONSTRUCTION IS FOR THE SOLE PURPOSE OF REVIEWING THE WORK FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE INSPECTION OF PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES OR FOR GUARANTEEING THE CONTRACTOR'S WORK.</p> <p>18) DAMAGES: EACH CONTRACTOR/SUBCONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL WORKAREAS ADJACENT TO THE CONSTRUCTION SITE AND IS LIABLE FOR ANY DAMAGE TO WORKAREAS CAUSED BY THE MOVEMENT UNLESS MATERIALS OR EQUIPMENT OR DUST ALL DAMAGE INCURRED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.</p> <p>19) SITE EGRESS: ALL EXIT DOORS, EXIT ACCESS, AND CORRIDORS SHALL REMAIN UNOBSTRUCTED AT ALL TIMES. MATERIALS SHALL NOT BE STORED OR STOCKPILED IN A MANNER THAT BLOCKS EGRESS OR CREATES AN UNSAFE CONDITION.</p> <p>20) SITE CLEANLINESS: THE CONTRACTOR SHALL MAINTAIN A CLEAN JOB SITE FREE OF TRASH AND DEBRIS. WORK AREAS SHALL BE MAINTAINED IN BROOM-CLEAN CONDITIONS AT THE END OF EACH WORK DAY/SHIFT.</p> <p>21) STORING + DISPOSING OF MATERIALS: ALL CONSTRUCTION WORK INCLUDING MATERIALS OF CONSTRUCTION AND PROCEDURES FOR STORING, DISPOSING OF, AND INSTALLING MATERIALS SHALL CONFORM TO THE LATEST ADOPTED CODES OF THE LOCAL AUTHORITY HAVING JURISDICTION.</p> <p>22) ROUGH UTILITIES: CONTRACTOR SHALL FURNISH AND INSTALL ROUGH MECHANICAL AND ELECTRICAL AND FINAL HOOK-UP FOR ALL SPECIFIED FIXTURES, APPLIANCES, AND EQUIPMENT.</p> <p>23) ACCESS PANELS: CONTRACTOR SHALL INCLUDE IN THE BASE BID ALL ACCESS PANELS REQUIRED IN CEILINGS, WALLS, OR FLOORS FOR ACCESS TO ALL EQUIPMENT AS REQUIRED PER APPLICABLE CODE.</p> <p>24) EQUIPMENT STANDARDS: ALL ELECTRICAL, MECHANICAL, AND PLUMBING FIXTURES/EQUIPMENT SHOULD BE LISTED AND LABELED BY AN APPROVED TESTING AGENCY.</p> <p>25) SUBMITTALS: THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT SUBMITTALS FOR REVIEW DURING CONSTRUCTION PRIOR TO THE COMMENCEMENT OF SPECIFIC WORK. SUBMITTALS INCLUDE MATERIAL DATA SHEETS, PHYSICAL SAMPLES, AND SHOP DRAWINGS AND SHALL BE SUPPLIED TO THE ARCHITECT AS REQUESTED.</p> <p>26) BLOCKING: THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL BLOCKING, BUCKOUTS, BACKING, AND JACKS AS REQUIRED FOR THE INSTALLATION OF ALL WALL AND CEILING MOUNTED ITEMS. COORDINATE WITH THE ARCHITECT AND/OR OWNER FOR THE LOCATION OF ALL MOUNTED ITEMS WITH THE ARCHITECT.</p>
1. WATER CLOSETS	1.28 GALLONS/FLUSH														
2. SHOWERHEADS-SINGLE	1.8 GPM @ 80 PSI														
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SURVEY AND TOPOGRAPHY

FOR
 LANEY LA
 JOHN BERGER
 725 CYPRESS AVENUE
 HERMOSA BEACH, CA 90254
 PHONE 310-738-9945

JOB ADDRESS
 304 THE STRAND
 MANHATTAN BEACH, CA 90266

LEGAL DESCRIPTION
 LOT 5, BLOCK 4
 MANHATTAN BEACH
 M.B. 1-49-50
 APN 4180-022-004

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 KW CHECK BY TS

DRAWN ON FEBRUARY 24, 2020

REVISIONS
 ADDITIONAL TOPO FEBRUARY 21, 2024

LEGEND

- EXISTING BUILDING
- CONCRETE
- BRICK
- WOOD DECK
- +106.76 EXISTING ELEVATION
- 700 EXISTING CONTOUR
- BLOCK WALL
- EXISTING FENCE
- BCR BEGINNING OF CURB RETURN
- CL CENTERLINE
- CL.F. CHAIN-LINK
- E.L.Y. EASTERLY
- EM ELECTRIC METER
- FD FOUND
- FE FENCE
- FF FINISH FLOOR
- PH FIRE HYDRANT
- FL FLOW LINE
- GFF GARAGE FINISH FLOOR
- GM GAS METER
- GW GUY WIRE
- L&T LEAD AND TAG
- MH MANHOLE
- N.L.Y. NORTHERLY
- PC PROPERTY CORNER / PROP. CORNER
- PL, PL PROPERTY LINE / PROP. LINE
- PP POWER POLE
- PPT PARAPET
- SSW SPIKE AND WASHER
- S.L.Y. SOUTHERLY
- SPK SPIKE
- SSCO SANITARY SEWER CLEAN OUT
- SSMH SANITARY SEWER MANHOLE
- STK STAKE / STAKE & TAG
- STLT STREET LIGHT
- TC TOP OF CURB
- TW TOP OF WALL / T.O.W.
- TX TOP OF DRIVEWAY APRON
- W.L.Y. WESTERLY
- WM WATER METER

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

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

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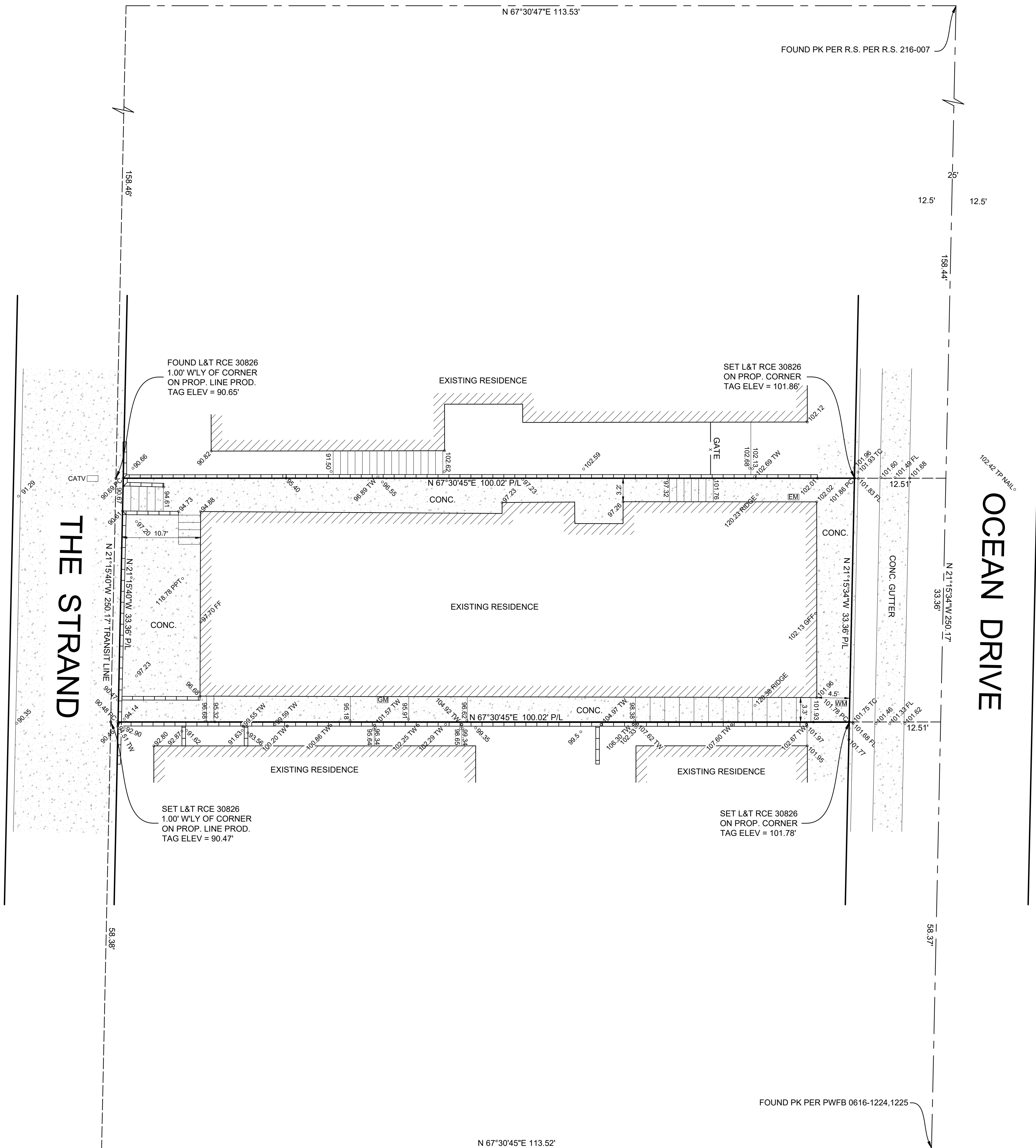
ANY CHANGES OR MODIFICATIONS MADE TO THIS PLAN WITHOUT WRITTEN CONSENT OF DENN ENGINEERS SHALL RELIEVE DENN ENGINEERS FROM ANY LIABILITY OR DAMAGE RESULTING FROM SUCH CHANGES OR MODIFICATIONS, INCLUDING ANY ATTORNEYS FEES OR COSTS INCURRED IN ANY PROCEEDING THAT DENN ENGINEERS MAY BE JOINED.

SHEET 1 OF 1
JOB NO. 20-070B

4TH STREET

N 67°30'47"E 113.53'

FOUND PK PER R.S. PER R.S. 216-007



3RD STREET

N 67°30'45"E 113.52'

FOUND PK PER PWFB 0616-1224, 1225

BENCHMARK NO. QY10274 / ELEVATION 27.232' (QUAD 2013 / NAVD88)
 LEAD AND DPW BM TAG IN E'LY CURB 4FT W'LY OF CATCH BASIN 1
 8FT N'LY OF & 7 FT E'LY OF THE CL THE STRAND & FIRST STREET
 SUBTRACT 63.45' FROM ALL ELEVATIONS SHOWN HEREON FOR NAVD88

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:

UPWARD TITLE COMPANY
 ORDER NO. 4220124-00250
 DATED FEBRUARY 28, 2024



SCALE 1" = 8'

SITE PLAN NOTES

KEYNOTES

19. VISIBILITY OF A DRIVEWAY:
 - VISIBILITY OF 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 (M.B.M.C. 10.64.150)

20. SHORING:
 - IF REQUIRED, TO BE UNDER SEPARATE PERMIT PREPARED BY CIVIL ENGINEER PRIOR TO CONSTRUCTION.

21. DRIVEWAY PROFILE NOTE:
 - DRIVEWAY PROFILES EXCEEDING 10% GRADE WILL BE STAKED AND VERIFIED BY LICENSED PROFESSIONAL LAND SURVEYOR. VERIFICATION OF DRIVEWAY GRADES WILL BE DONE PRIOR TO POURING THE GARAGE SLAB. DRIVEWAY GRADES EXCEEDING 15% ARE NOT PERMITTED.

22. TREE PROTECTION:
 - ROOTS 2 INCHES OR MORE IN DIAMETER CANNOT BE CUT IN ORDER TO PRESERVE THE TREE.

23. EROSION PROTECTION NOTE:
 - APPROVED EROSION PROTECTION DEVICES SHALL BE PROVIDED AND MAINTAINED FOR CONSTRUCTION DURING THE RAINY SEASON BETWEEN NOVEMBER 1ST AND APRIL 15TH AND SHALL BE PLACED AT THE END OF EACH DAY'S WORK.

24. SEPARATE PERMITS:
 - SEPARATE PERMITS AND PLANS ARE REQUIRED FOR SPAS, POOLS, SOLAR SYSTEMS, DEMOLITION AND SEWER CAPS OF EXISTING BUILDS, SHORING AND RETAINING WALLS. 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.

25. FENCE/WALL/HANDRAIL 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 (5' IN DRIVEWAY VISIBILITY TRIANGLE AND IN THE TRAFFIC VISION CLEARANCE TRIANGLE).

10. EXTERIOR PAVING (SEE ITEM 11 BELOW FOR ADDITIONAL CRITERIA):
 - ALL EXTERIOR PAVING SHALL BE SLOPED TO DRAIN TO EITHER AREA DRAINS, THE STREET OR TO ADJACENT PLANTING AREAS, DEPENDING ON THE LOCATION AND CONDITION.
 - VERIFY FINISHED OR PAVING JOINTS FOR ALL EXTERIOR PAVING PRIOR TO PERFORMING ANY WORK.
 - VERIFY QUANTITY AND LOCATIONS OF CONTROL JOINTS FOR ALL EXTERIOR PAVING PRIOR TO PERFORMING ANY WORK.

11. STORM DRAINAGE/SUSMP REQUIREMENTS:
 - VERIFY WITH GOVERNING AGENCIES IF A STORM WATER URBAN MITIGATION PLAN (SUSMP) OR OTHER POLLUTION PREVENTION FILTERING SYSTEM REQUIRED.
 - ALL DOWNSPOUTS AND AREA DRAINS SHALL CONNECT INTO PVC DRAINAGE PIPES THAT TERMINATE AT THE SUSMP OR TO THE STREET AS REQUIRED.

12. PATIOS AND PORCHES AT OUT-SWINGING DOORS:
 - VERIFY THAT HEIGHT OF THE FINISH SURFACE WILL COMPLY WITH THE CODE REQUIRED MAXIMUM ALLOWABLE HEIGHT DIFFERENCE OF 1" BETWEEN THE TOP OF THE THRESHOLD AND TOP OF THE EXTERIOR FINISH SURFACE. COORDINATE WITH THRESHOLD DETAIL AND FINISH SURFACE MATERIAL INSTALLATION PROCEDURE. NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK IF THE CONDITION DOES NOT COMPLY WITH CODE.

13. YARD WALLS:
 - VERIFY THAT ALL NEW YARD WALLS COMPLY WITH ZONING CODE HEIGHT LIMITATIONS.

14. FENCE/WALL/HANDRAIL AND HEDGE HEIGHTS:
 - AS FROM THE LOWEST FINISHED GRADE ADJACENT TO EACH SECTION OF THESE STRUCTURES, MAY BE A MAXIMUM OF 42" IN THE FRONT YARD SETBACK AND 72" AT ALL OTHER LOCATIONS ON SITE (26" IN DRIVEWAY VISIBILITY TRIANGLE AND IN TRAFFIC VISION CLEARANCE TRIANGLE).

15. CURB CUTS AND SIDEWALKS:
 - CONTRACTOR IS REQUIRED TO OBTAIN A SEPARATE PERMIT FOR ALL CURB CUTS AND SIDEWALK CONSTRUCTION. CONSTRUCT ALL NEW CURB CUTS AND SIDEWALKS PER APPROVED CITY ENGINEERING OR PUBLIC WORKS DEPARTMENT REQUIREMENTS.

16. LANDSCAPE COORDINATION:
 - PROVIDE AND COORDINATE ALL REQUIRED WATER SUPPLIES AND POWER OUTLETS REQUIRED FOR LANDSCAPE IRRIGATION SYSTEM.

17. ELECTRICAL METER:
 - 200 AMPS ELECTRICAL PANEL UNDER SEPARATE PERMIT. PROVIDE 36" OFFSET FROM ELECTRIC METER. CONSULT GAS COMPANY FOR DETAILS.

18. GAS METER:
 - GAS METER WITH APPROVED SEISMIC GAS SHUTOFF VALVE. PROVIDED 36" OFFSET FROM ELECTRIC METER. CONSULT GAS COMPANY FOR DETAILS.

1. EXCAVATIONS, BACKFILL AND COMPACTION REQUIREMENTS:
 - COMPLY WITH ALL REQUIREMENTS OF THE GEOTECHNICAL ENGINEERING REPORT, SOILD REPORT AND/OR SHORING ENGINEERING. FOR ALL EXCAVATIONS, BACKFILL AND COMPACTION.

2. CONDITIONS DEVIATING FROM DRAWINGS OR GEOTECHNICAL/SOILS REPORTS:
 - IF DURING THE COURSE OF EXCAVATION, SHORING, BACKFILL OR COMPACTION, ANY CONDITIONS ARE UNCOVERED WHICH DEVIATE FROM WHAT IS SHOWN ON THE DRAWINGS, GEOTECHNICAL OR SOILS REPORT OR SHORING ENGINEERING (IF ANY) THAT IS OTHER THAN ANTICIPATED IN NORMAL CONSTRUCTION EXPERIENCE, IMMEDIATELY NOTIFY THE ARCHITECT.

3. SETBACKS:
 - VERIFY THAT ALL CODE REQUIRED SETBACKS AND HEIGHT LIMITATIONS ARE OBSERVED.

4. PROTECTION OF PERSONS AND PROPERTY:
 - BARRICADE OPEN DEPRESSIONS AND HOLES OCCURRING AS PART OF THIS WORK.
 - PROTECT ALL ADJACENT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY OPERATIONS UNDER THIS SECTION.

5. PROTECTION OF EXISTING PLANTING AND TREES:
 - ALL EXISTING PLANT MATERIAL AND TREES NOT INDICATED TO BE REMOVED SHALL BE PROTECTED TO THE DRAIN LINE DURING DEMOLITION AND CONSTRUCTION. ANY PLANTING OR TREES THAT ARE DAMAGED OR KILLED SHALL BE REPLACED AT NO COST TO THE OWNER.

6. PROTECTION OF EXISTING STRUCTURES:
 - ALL EXISTING STRUCTURES NOT INDICATED TO BE REMOVED SHALL BE PROTECTED DURING DEMOLITION AND CONSTRUCTION. ANY FINISHED THAT ARE REMOVED OR OTHERWISE DAMAGED SHALL BE REPLACED AT NO COST TO THE OWNER.

7. CONSTRUCTION FENCE:
 - PROVIDE A CONSTRUCTION FENCE TO PREVENT UNAUTHORIZED ENTRY ONTO THE CONSTRUCTION SITE AND PROTECTION OF STRUCTURES AND MATERIALS.

8. UTILITIES:
 - COORDINATE LOCATION OF ALL NEW UTILITY CONNECTION POINTS AND METERS FROM DAMAGE.
 - PROTECT ALL EXISTING UTILITY SUPPLIES, CONNECTION POINTS AND METERS FROM DAMAGE.
 - ELECTRICAL, TELEPHONE, CABLE TELEVISION SYSTEMS AND SIMILAR SERVICE WIRES AND CABLES SHALL BE INSTALLED UNDERGROUND IN COMPLIANCE WITH APPLICABLE BUILDING AND ELECTRICAL CODES, SAFETY REGULATIONS AND ORDERS, RULES OF THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA AND SPECIFICATIONS OR STANDARDS OF THE PUBLIC WORKS DEPARTMENTS.
 - TRENCH SEPARATION REQUIREMENTS SHALL BE IN ACCORDANCE WITH CALIFORNIA DEPARTMENT OF HEALTH SERVICES "CRITERIA FOR SEPARATION OF WATER MAINS AND NON-POTABLE PIPELINES".

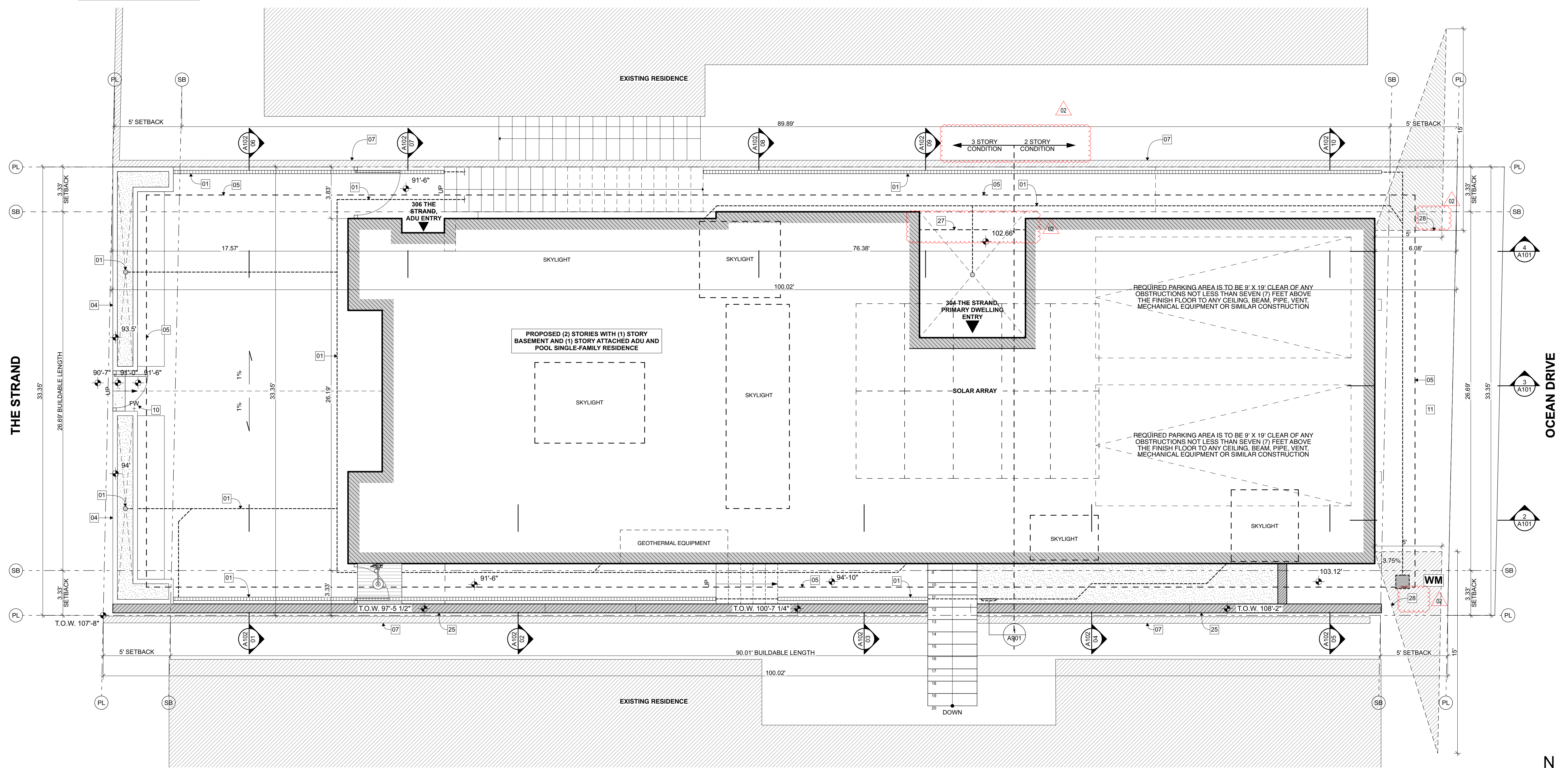
9. SEWER CLEAN-OUTS:
 - COORDINATE LOCATION OF ALL SEWER CLEAN-OUTS WITH ARCHITECT PRIOR TO PERFORMING ANY WORK.

- 01 DRAIN PER CIVIL.
- 02 GUTTER
- 03 SKYLIGHT
- 04 PLANTER
- 05 ROOF CONTOUR ABOVE
- 06 SOLAR ARRAY
- 07 NEIGHBORING SITE WALL
- 08 GATE
- 09 HOSE BIB
- 10 FOOT WASH
- 11 DRIVEWAY, SLOPE 1% MIN. TO DRAIN.
- 12 GAS FIREPLACE. (PERMANENT GAS-ONLY FIREPLACE).
- 13 EXTERIOR STAIR 11" MIN. TREAD AND 7.75" MAX. RISER.
- 14 AC CONDENSER HEAT PUMPS PER T24.
- 15 GLASS RAILING; 42" MIN. HIGH
- 16 RECYCLE/TRASH BINS.
- 17 42" MIN. HIGH GUARDRAIL.
- 18 OUTDOOR STORAGE
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- 20 GAS RANGE WITH OVERHEAD HOOD.
- 21 SUMP PUMP - ATUO PUMP 115V OR APPROVED EQ.
- 22 EJECTOR PIT
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- 24 ALUMINUM DOWNSPOUT, 4", CAST FASCIA BRACKETS, COLOR TO BE APPROVED BY ARCHITECT
- 25 (N) RETAINING WALL
- 26 (E) SITE WALL
- 27 CONTOUR OF FLOOR ABOVE
- 28 DRIVEWAY VISIBILITY TRIANGLE

2 DS 1 PROFILE
 SCALE: 3/16" = 1'-0"

3 DS 2 PROFILE
 SCALE: 3/16" = 1'-0"

4 DS 3 PROFILE
 SCALE: 3/16" = 1'-0"



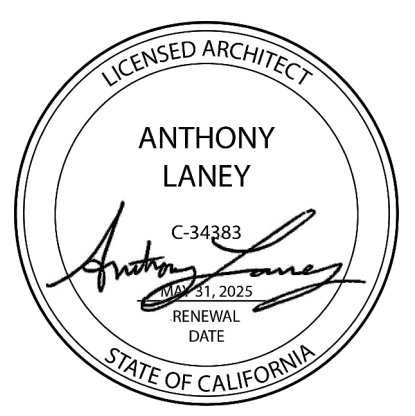
PROJECT NAME
 304 THE STRAND - MAXWELL

PROJECT NUMBER
 23003

CLIENT
 SCOTT MAXWELL

PROJECT ADDRESS
 304 THE STRAND
 MANHATTAN BEACH, CA 90266

ARCHITECT
 ANTHONY LANEY AIA
 LANEY LA, INC.
 725 CYPRESS AVE
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MARK	DATE	DESCRIPTION
1	11/14/23	CDP 1
2	03/12/24	CDP 2

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PROJECT NO: 23003

MODEL FILE:
 23003 - 304 The Strand - Maxwell

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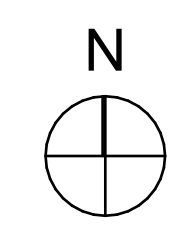
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SHEET TITLE

SITE PLAN

A101

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



GENERAL NOTES

LIGHT AND VENTILATION NOTES
SINGLE FAMILY RESIDENCE AND ACCESSORY DWELLING UNIT SHALL EACH HAVE A WHOLE BUILDING VENTILATION SYSTEM USING THE CENTRAL HVAC SYSTEM OR A DEDICATED EXHAUST FAN - PER SECTION 150.0(D) DEDICATED VENTILATION AIR DUCT TO CONNECT TO RETURN PLENUM OF THE AIR HANDLER AND TO THE DWELLING EXTERIOR.
CERTIFICATE OF VERIFICATION (CFVR) SHALL BE COMPLETED, REGISTERED AND SIGNED/CERTIFIED BY THE HERS RATER. THE REGISTERED CFVR FORM SHALL BE MADE AVAILABLE TO THE BUILDING DEPARTMENT AND BUILDER.
PER CRC R303.1-1: MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 0.35 AIR CHANGES PER HOUR IN THE HABITABLE ROOMS IS INSTALLED IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE.

FIRE SAFETY NOTES:
A) AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN THE DWELLING AND IN OTHER AREAS AS REQUIRED BY THE FIRE CODE OFFICIAL. (CRC R313, CFC 903.2.3.2 & MBMC 3.16.020)
B) AUTOMATIC RESIDENTIAL FIRE SPRINKLERS SHALL COMPLY WITH THE MANHATTAN BEACH FIRE DEPARTMENT MINIMUM REQUIREMENTS FOR NFPA 13D FIRE SPRINKLER SYSTEMS
C) FIRE SPRINKLERS SHALL BE UNDER SEPARATE PLAN CHECK AND PERMIT
D) HORN/STROBE ALARM DEVICE SHALL BE PLACED ON THE ADDRESS SIDE OF THE BUILDING UNLESS OTHERWISE SPECIFIED BY FIRE DEPARTMENT PERSONNEL

ELECTRICAL NOTES:
A) PENETRATIONS OF ELECTRICAL OUTLET BOXES IN COMMON WALLS BETWEEN DWELLING UNITS, SHALL BE PROTECTED. (CRC R302.4)
B) ALL ABOVE-GROUND EXTERIOR CONDUIT MUST BE RIGID GALVANIZED STEEL OR SCHEDULE 80 SUNLIGHT-RESISTANT NON METALLIC CONDUIT PER MBMC 9.12.050
C) ALL CONDUCTORS SHALL BE OF COPPER PER MBMC 9.12.050

PLUMBING NOTES:
ALL PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH THE FOLLOWING MAXIMUM FLOWRATES: (CBCSC 4.303.1)
A) WATER CLOSETS 1.28 GALLONS/FLUSH
B) SHOWERHEADS-SINGLE 1.8 gpm @ 80 PSI
C) SHOWERHEADS-MULT. 1.8 gpm @ 80 PSI COMB.
D) LAVATORY FAUCETS 1.2 gpm @ 60 PSI
E) KITCHEN FAUCETS 1.5 gpm @ 60 PSI

GENERAL NOTES
1. VERIFY SHEAR WALL LOCATION PER STRUCTURAL, SUB 1532" SHEAR PANEL FOR 1/2" PLYWOOD SHEATHING WHERE APPLICABLE.
2. VERIFY INSULATION PER LOCATION AS DESCRIBED IN T-24
3. IMPERVIOUS SURFACE SHALL BE SLOPED AWAY FROM THE BUILDING AT 2% MINIMUM SLOPE FOR A MINIMUM DISTANCE OF 10 FEET. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS - PER C.R.C. SECTION 1401.3
4. FIRE RESISTANCE-RATED EXTERIOR WALL CONSTRUCTION SHALL BE MAINTAINED THROUGH CRAWL SPACE, FLOOR FRAMING, AND ATTIC SPACES IN ACCORDANCE WITH 705.6 CBC.
5. JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTANCE-RATED WALLS, FLOORS OR FLOOR/CEILING ASSEMBLIES AND ROOFS OR ROOF/CEILING ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED FIRE-RESISTANT JOINT SYSTEM WITH A FIRE-RESISTANCE RATING NOT LESS THAN THAT OF THE ASSEMBLY IN WHICH IT IS INSTALLED.
6. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES (1219.2 MM) MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES (381 MM) MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR. (PER R327.1.2.)

EROSION PROTECTION NOTE:
APPROVED EROSION PROTECTION DEVICES SHALL BE PROVIDED AND MAINTAINED FOR CONSTRUCTION DURING THE RAINY SEASON BETWEEN NOVEMBER 1ST AND APRIL 15TH AND SHALL BE PLACED AT THE END OF EACH DAY'S WORK.

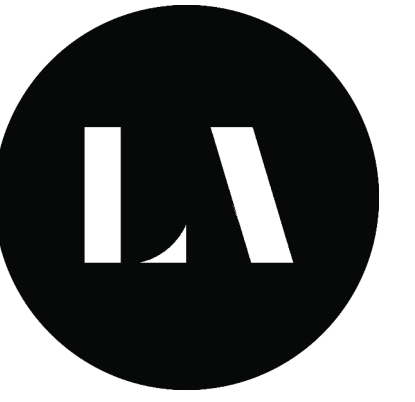
ENERGY NOTES
CERTIFICATE OF INSTALLATION (CF2R-ENV, CF2R-LTG AND CF2R-MECH) SHALL BE COMPLETED BY THE APPLICABLE CONTRACTORS INSTALLING ENERGY FEATURES. WHEN COMPLIANCE REQUIRES HERS FIELD VERIFICATION AND/OR TESTING, ALL CF2R FORMS SHALL BE SUBMITTED ELECTRONICALLY TO AN APPROVED HERS PROVIDER DATA REGISTRY. THE CF2R FORMS SHALL BE POSTED AT THE JOB SITE IN A CONSPICUOUS LOCATION.

DIMENSION NOTES
A) ALL DIMENSIONS TO F.O. STUD UNLESS OTHERWISE NOTED.
B) ALL SPOT ELEVATIONS TO F.SLAB UNLESS OTHERWISE NOTED.

- SEPARATE PERMITS AND PLANS ARE REQUIRED FOR SPAS, POOLS, SOLAR SYSTEMS, DEMOLITION AND SEWER CAPS OF EXISTING BUILDS, SHORING AND RETAINING WALLS. IF SUCH IMPROVEMENTS OR DEMOLITION IS REQUIRED AS A CONDITION OF APPROVAL FOR DISCRETIONARY ACTIONS OR TO COMMENCE BUILDING, THEN SUCH PERMITS MUST BE OBTAINED BEFORE OR AT THE TIME THIS PROPOSED BUILDING PERMIT IS ISSUED.
- FENCE WALL HANDRAIL AND HEDGE HEIGHTS, AS MEASURED FROM THE LOWEST FINISHED GRADE ADJACENT TO EACH SECTION OF 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).

KEYNOTES

- 01 DRAIN PER CIVIL.
- 02 GUTTER
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- 27 CONTOUR OF FLOOR ABOVE



PROJECT NAME
304 THE STRAND - MAXWELL

PROJECT NUMBER
23003

CLIENT
SCOTT MAXWELL

PROJECT ADDRESS
304 THE STRAND
MANHATTAN BEACH, CA 90266

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725 CYPRESS AVE
HERMOSA BEACH CA 90254
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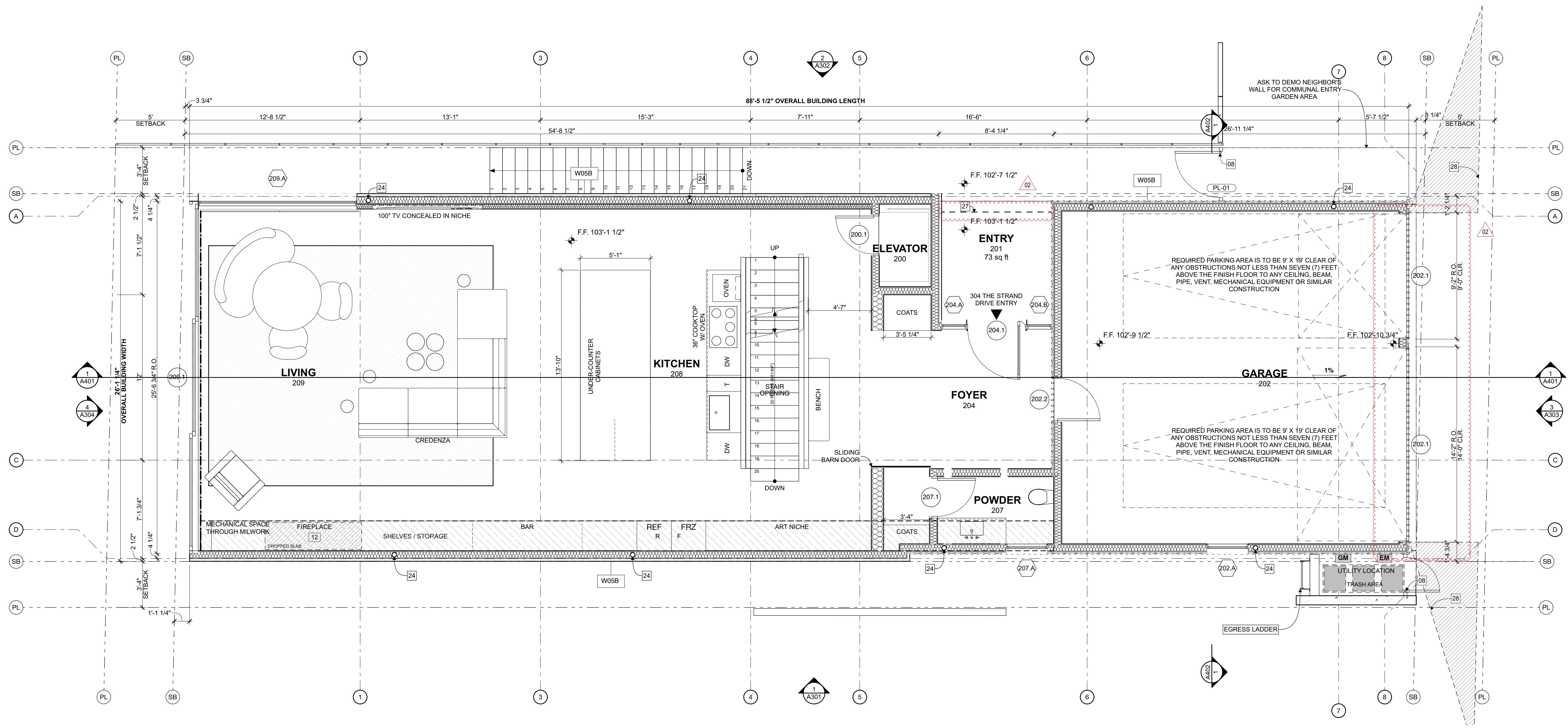
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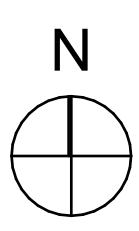
SHEET TITLE

2ND FLOOR PLAN

A202



2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



GENERAL NOTES

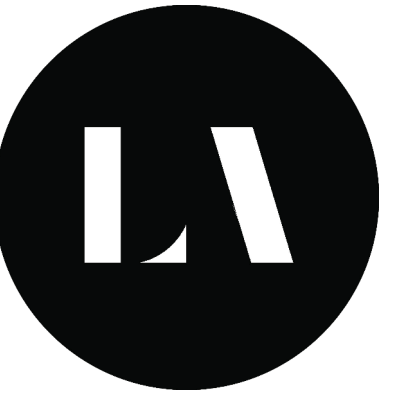
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KEYNOTES

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- 02 GUTTER
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PROJECT NAME
304 THE STRAND - MAXWELL

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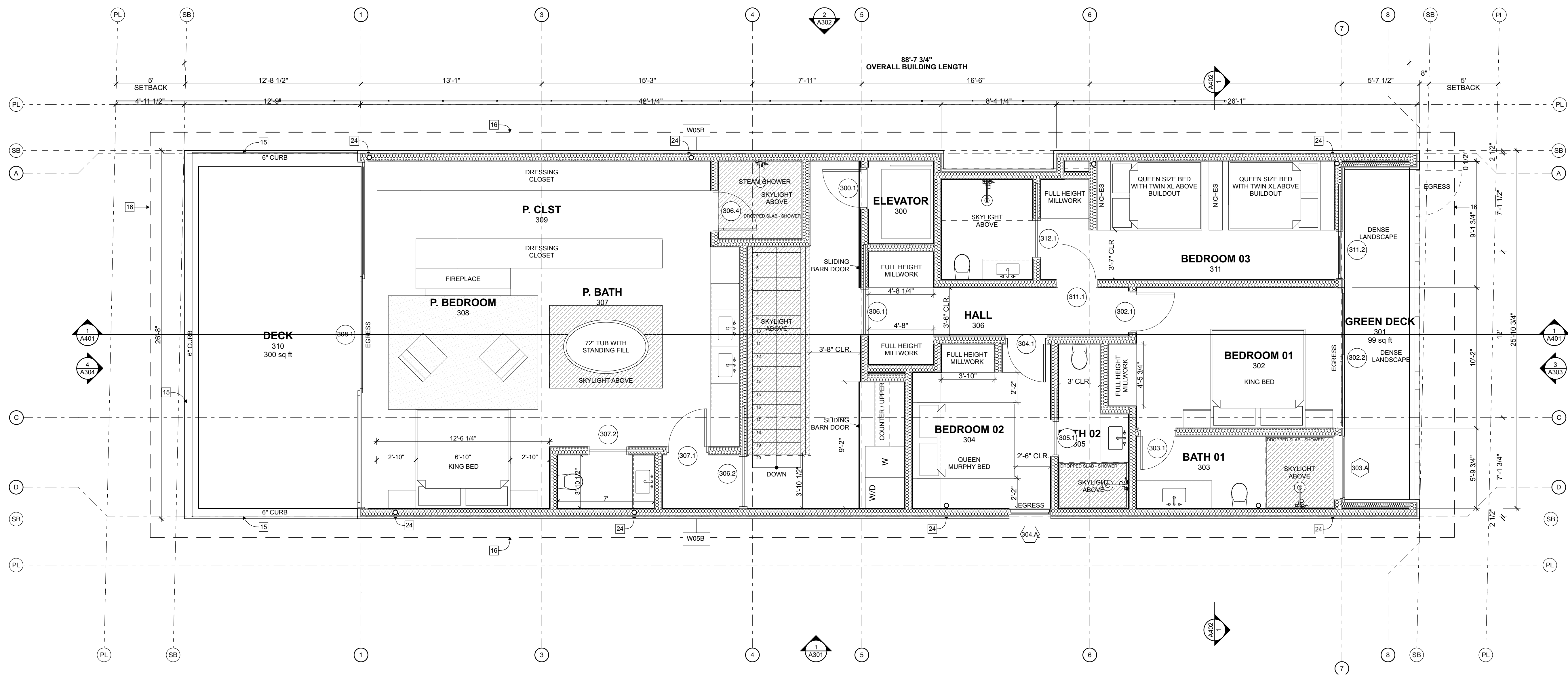
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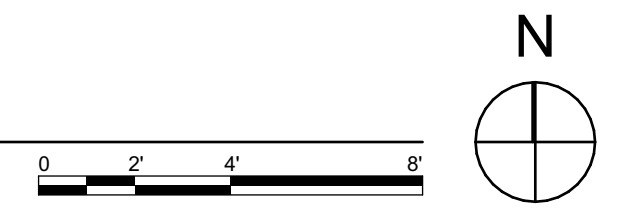
SHEET TITLE

3RD FLOOR PLAN

A203



3 3RD FLOOR PLAN
SCALE: 1/4" = 1'-0"



NOTES

- V) SOLAR PANELS: NEW HOUSE SHALL HAVE A SPARE RACEWAY FOR FUTURE SOLAR PANELS PER SOLAR CODE.
- W) PROVIDE UNDERGROUND ELECTRICAL AND COMMUNICATION SERVICE LATERALS - PER CITY ORDINANCE SECTION 9.12.050
- X) PARAPETS, SATELLITE ANTENNA, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT
- K) PATIOS AND PORCHES AT OUT-SWINGING DOORS: CONTRACTOR TO VERIFY THAT THE HEIGHT OF FINISH SURFACE WILL COMPLY WITH THE CODE REQUIRED. MAXIMUM ALLOWABLE HEIGHT DIFFERENCE OF 1" BETWEEN THE TOP OF THRESHOLD AND TOP OF EXTERIOR FINISH SURFACE. CONTRACTOR TO REFER TO THRESHOLD DETAIL AND NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH ANY NON-CONFORMING CONDITIONS.
- L) EXTERIOR PAVING: IMPERVIOUS SURFACE SHALL BE SLOPED AWAY FROM THE BUILDING AT 2% MINIMUM SLOPE FOR A MINIMUM DISTANCE OF 10 FEET. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS PER CRC SECTION R401.3. ALL EXTERIOR PAVING SHALL BE SLOPED TO EITHER AREA DRAINS, THE STREET, OR ADJACENT PLANTING AREAS, DEPENDING ON THE LOCATION AND CONDITION. REFER TO CIVIL DRAWINGS FOR MORE INFORMATION.
- M) PAVING JOINTS: CONTRACTOR TO VERIFY FINISH OF PAVING JOINTS FOR ALL EXTERIOR PAVING PRIOR TO PERFORMING ANY WORK.
- N) CONTROL JOINTS: CONTRACTOR TO VERIFY QUANTITY AND LOCATIONS OF CONTROL JOINTS FOR ALL EXTERIOR PAVING PRIOR TO PERFORMING ANY WORK.
- O) SITE WALLS: CONTRACTOR TO VERIFY THAT ALL NEW YARD WALLS COMPLY WITH ZONING CODE HEIGHT LIMITATIONS.
- P) EXTERIOR WALLS: ALL EXTERIOR WALLS LOCATED WITHIN 5' OF PROPERTY LINES SHALL BE ONE-HOUR FIRE RATED PER CRC TABLE R302.1 (1).
- Q) FENCE/WALL/HANDRAIL/HEDGE HEIGHTS: CONTRACTOR TO MEET ALL STATE AND LOCAL CODE REQUIREMENTS FOR SUCH STRUCTURES. REFER TO SITE PLAN FOR DRIVEWAY VISIBILITY REQUIREMENTS. HEIGHTS TO BE MEASURED FROM THE LOWEST FINISHED ADJACENT GRADE.
- R) CURB CUTS AND SIDEWALKS: CONTRACTOR IS REQUIRED TO OBTAIN A SEPARATE PERMIT FOR ALL CURB CUTS AND SIDEWALK CONSTRUCTION. CONSTRUCT ALL NEW CURBS AND SIDEWALKS PER APPROVED CITY ENGINEERING OR PUBLIC WORKS DEPARTMENT REQUIREMENTS.
- S) LANDSCAPE COORDINATION: CONTRACTOR TO PROVIDE AND COORDINATE ALL WATER SUPPLIES AND POWER REQUIREMENTS FOR LANDSCAPE IRRIGATION SYSTEM.
- T) DRIVEWAY PROFILES: DRIVEWAY PROFILES EXCEEDING 10% GRADE SHALL BE STAKED AND VERIFIED BY LICENSED PROFESSIONAL LAND SURVEYOR PRIOR TO POURING THE GARAGE SLAB. DRIVEWAY GRADES EXCEEDING 15% ARE NOT PERMITTED.
- U) BUILDING ADDRESS: 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
- A) SETBACKS: CONTRACTOR SHALL VERIFY THAT ALL CODE REQUIRED SETBACKS AND HEIGHT LIMITATIONS ARE OBSERVED. REFER TO ZONING DIAGRAMS FOR MORE INFORMATION.
- B) EXCAVATIONS, BACKFILL, AND COMPACTION REQUIREMENTS: CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE GEOTECHNICAL ENGINEERING REPORT, SOILS REPORT AND/OR SHORING ENGINEERING, FOR ALL EXCAVATIONS, BACKFILL, AND COMPACTION
- C) SHORING: IF REQUIRED, SHORING IS TO BE UNDER SEPARATE PERMIT PREPARED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
- D) PROTECTION OF EXISTING PLANTING AND TREES: ALL EXISTING PLANT MATERIAL AND TREES NOT INDICATED TO BE REMOVED SHALL BE PROTECTED TO THE DRIPLINE DURING DEMOLITION AND CONSTRUCTION. ANY PLANTING OR TREES THAT ARE DAMAGED OR KILLED SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- E) PROTECTION OF EXISTING STRUCTURES: ALL EXISTING STRUCTURES NOT INDICATED TO BE REMOVED SHALL BE PROTECTED DURING DEMOLITION AND CONSTRUCTION. ANY FINISHES THAT ARE REMOVED OR OTHERWISE DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- F) STORM DRAINAGE/SUSMP REQUIREMENTS: CONTRACTOR SHALL VERIFY WITH GOVERNING AGENCIES IF A STANDARD URBAN STORMWATER MITIGATION PLAN (SUSMP) OR OTHER POLLUTION PREVENTION/FILTERING SYSTEM IS REQUIRED. ALL DOWNSPOUTS AND AREA DRAINS SHALL CONNECT INTO PVC DRAINAGE PIPES THAT TERMINATE AT THE SUSMP OR TO THE STREET AS REQUIRED.
- G) SEWER CLEAN-OUTS: CONTRACTOR TO COORDINATE LOCATION OF ALL SEWER CLEAN-OUTS WITH ARCHITECT PRIOR TO PERFORMING ANY WORK.
- H) UTILITIES: CONTRACTOR SHALL COORDINATE LOCATION OF ALL NEW UTILITY CONNECTION POINTS AND METERS. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITY SUPPLIES, CONNECTION POINTS AND METERS FROM DAMAGE.
- I) UNDERGROUND UTILITIES: ELECTRICAL, TELEPHONE, CABLE TELEVISION SYSTEMS AND SIMILAR SERVICE WIRES AND CABLES SHALL BE INSTALLED UNDERGROUND IN COMPLIANCE WITH APPLICABLE BUILDING AND ELECTRICAL CODES, SAFETY REGULATIONS AND ORDERS, RULES OF THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA AND SPECIFICATIONS OR STANDARDS OF THE PUBLIC WORKS DEPARTMENTS.
- J) TRENCHING: TRENCH SEPARATION REQUIREMENTS SHALL BE IN ACCORDANCE WITH CALIFORNIA DEPARTMENT OF HEALTH SERVICES "CRITERIA FOR SEPARATION OF WATER MAINS AND NON-POTABLE PIPELINES."

KEYNOTES

- 23) POOL VAULT
- 24) ALUMINIUM DOWNSPOUT, 4", CAST FASCIA BRACKETS, COLOR TO BE APPROVED BY ARCHITECT
- 25) (N) RETAINING WALL
- 26) (E) SITE WALL
- 27) CONTOUR OF FLOOR ABOVE
- 28) DRIVEWAY VISIBILITY TRIANGLE
- 01) DRAIN PER CIVIL.
- 02) GUTTER
- 03) SKYLIGHT
- 04) PLANTER
- 05) ROOF CONTOUR ABOVE
- 06) SOLAR ARRAY
- 07) NEIGHBORING SITE WALL
- 08) GATE
- 09) HOSE BIB
- 10) FOOT WASH
- 11) DRIVEWAY, SLOPE 1% MIN. TO DRAIN.
- 12) GAS FIREPLACE, (PERMANENT GAS-ONLY FIREPLACE).
- 13) EXTERIOR STAIR 11" MIN. TREAD AND 7.75" MAX. RISER.
- 14) AC CONDENSER HEAT PUMPS PER T24.
- 15) GLASS RAILING; 42" MIN. HIGH
- 16) RECYCLE/TRASH BINS.
- 17) 42" MIN. HIGH GUARDRAIL.
- 18) OUTDOOR STORAGE
- 19) SLIDING SCREEN ACCESS
- 20) GAS RANGE WITH OVERHEAD HOOD
- 21) SUMP PUMP - ATUO PUMP 115V OR APPROVED EQ.
- 22) EJECTOR PIT



PROJECT NAME
304 THE STRAND - MAXWELL

PROJECT NUMBER
23003

CLIENT
SCOTT MAXWELL

PROJECT ADDRESS
304 THE STRAND
MANHATTAN BEACH, CA 90266

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MARK	DATE	DESCRIPTION
1	11/14/23	CDP 1
2	03/12/24	CDP 2

01 - WIP Not in Transmittal Set

PROJECT NO: 23003

MODEL FILE:
23003 - 304 The Strand - Maxwell

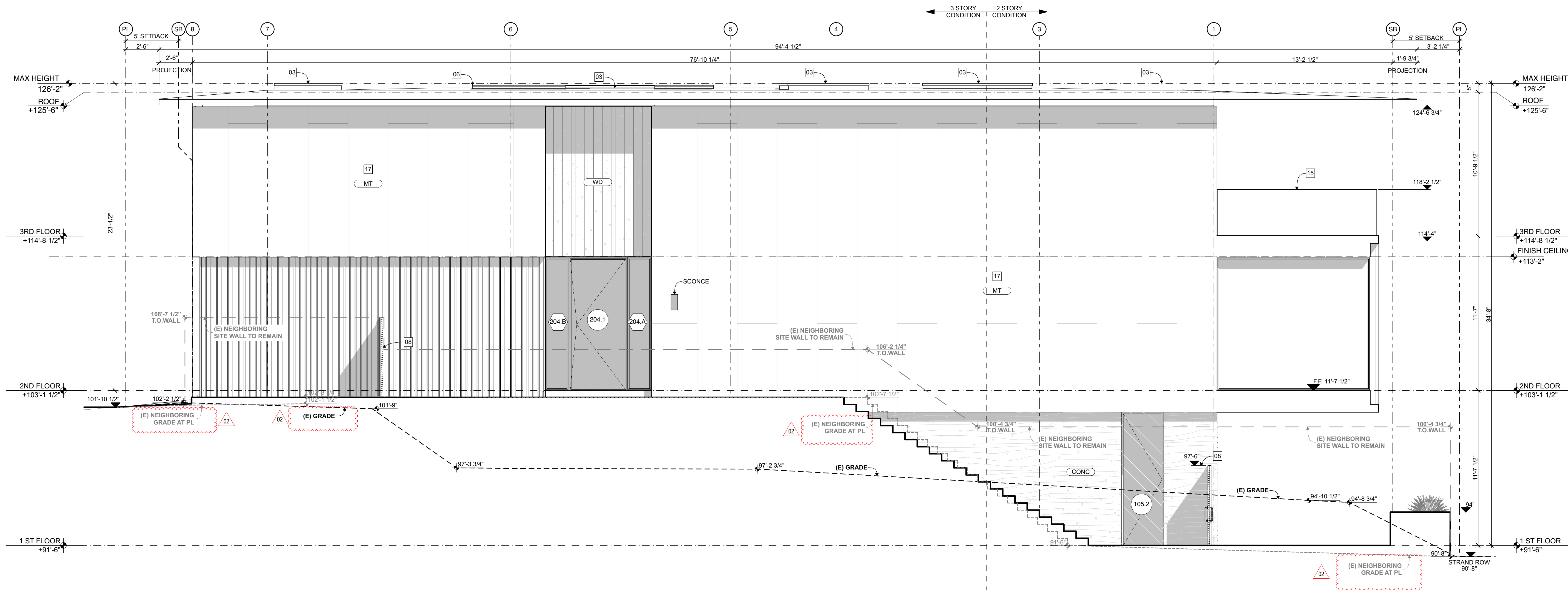
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SHEET TITLE

NORTH ELEVATION

A302



2 NORTH ELEVATION

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

