A NEW TWO STORY PLUS BASEMENT SINGLE FAMILY RESIDENCE:

JEFFERY RESIDENCE

502 DIANTHUS STREET
MANHATTAN BEACH, CA. 90266

GENERAL NOTES

1. BUILDING COMPLIES WITH 2010 CBC, 2010 CMC, 2010 CPC, 2010 CEC, STATE OF CALIFORNIA AND CITY HAVING JURISDICTION.
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. SOILS REPORT SHALL BE PROVIDED TO THE BUILDING DEPARTMENT FOR ALL CUTS, FILLS, AND EARTHWORK AS REQUIRED BY SECTION 1804.1–1804.4 UBC.
4. STUMPS AND ROOTS SHALL BE REMOVED TO A DEPTH OF 12" IN THE AREA OCCUPIED BY THE BUILDING.
5. INSTALLATION OF INTERIOR AND EXTERIOR WALL AND CEILING COVERINGS SHALL CONFORM TO CHAPTER 25 UBC.
6. ALL WATER CLOSETS TO FLUSH WITH 1.6 GALLON MAX, SHOWER HEADS 2.5 GPM, AND FAUCETS 2.2 GPM.
7. ALL HOSE BIBS MUST BE PROTECTED BY BACK FLOW PREVENTION AND HAVE AN ANTI–SIPHON DEVICE.
8. PROVIDE APPROVED BACKWATER VALVE FOR ALL PLUMBING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER. FIXTURES ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE. PROVIDE CAST IRON WASTE PIPING RISERS.
9. ALL WINDOW COVERINGS REQUIRED BY CFIR. FORM SHALL BE POSTED PRIOR TO FINAL INSPECTION.
10. WRITTEN APPROVAL FROM THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD). (714)396:2000 PER RULE 1403 FOR THE PROPER DISPOSAL OF ASBESTOS.
11. ONLY LOS ANGELES COUNTY HEALTH DEPARTMENT APPROVED DEVICES MAY BE UTILIZED FOR LANDSCAPE IRRIGATION BACK FLOW PREVENTION DEVICES.
12. GARAGE TO BE FULLY SPRINKLERED.
13. PROVIDE DRIP PAN OR SIMILAR DEVICE FOR LAUNDRY ROOM, WATER HEATER, AND DISHWASHER.
14. PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION TO VERIFY LOT LINES.
15. THE ARCHITECT IS NOT RESPONSIBLE FOR SITE GRADING OR DRAINAGE.
16. IAPMO APPROVAL REQUIRED FOR ONE PIECE LAVATORY.
17. POST INSULATION COMPLIANCE CARD IN CONSPICUOUS LOCATION IN DWELLING PRIOR TO FINAL INSPECTION.
18. IT IS THE GENERAL CONTRACTORS RESPONSIBLITY TO VERIFY THAT THE BUILDING IS WITHIN THE HEIGHT LIMIT PRIOR TO FRAMING THE ROOF RAFTERS. CONTACT THE CIVIL SURVEY CONSULTANTS FOR HIGHT VERIFICATIONS.
19. CONTROL VALVE FOR SHOWERS AND TUB/SHOWERS SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. UPC. SECT. 410.7.
20. 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.
21. 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 SUECTRICAL PLANS PREPARED BY A REGISTERED ENGINEER OR AUHORIZED CONTRACTOR (WHEN ELECTRICAL SERVICE IS OVER 200 AMPERES PER CITY ORDINANCE).
22. BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM STREET. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, 4" HIGH MINIMUM AND WITH A MINIMUM STROKE WIDTH OF 0.50". (CBC SECT. 501.2).
23. SUBMIT ELECTRICAL PLANS PREPARED BY A REGISTERED ENGINEER OR AUHORIZED CONTRACTOR (WHEN ELECTRICAL SERVICE IS OVER 200 AMPERES PER CITY ORDINANCE).

MAXIMUM HEIGHT NOTE

PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, AND ROOF EQUIPMENT, MUST BE WITH THE MAXIMUM HEIGHT LIMIT.

EXCAVATION NOTES

1. PROVIDE CONTINUOUS INSPECTION DURING EXCAVATION OF SHORING AND INSTALLATION OF SHORING MEMBERS. (MBMC.9.01.070)
2. AN EXCAVATION/CONSTRUCTION PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS WITHIN PUBLIC RIGHT–OF–WAY. THIS INCLUDES, BUT IS NOT LIMITED TO, STANDARD SIDEWALKS, CURBS, GUTTERS, DRIVEWAY APPROACHES, OR UNDERGROUNDING OF UTILITIES.
3. CONTRACTOR TO PROVIDE EVIDENCE OF PERMIT FROM CALIFORNIA STATE DEPARTMENT OF INDUSTRIAL SAFETY FOR EXCAVATION 5'–0" OR DEEPER. CALL 213.736.3041.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT "DIG ALERT" PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT–OF–WAY. (800) 227–2600
5. PROVIDE TEMPORARY SHORING OF ADJACENT PROPERTY. QUALIFIED PERSONS REGISTERED WITH THE STATE SHALL DESIGN SHORING. H.B.
6. A PERMIT IS REQUIRED FROM THE STATE DIVISION OF INDUSTRIAL SAFETY FOR TRENCHES OR EXCAVATION 5' (1.52 METERS) OR DEEPER OR BUILDING/STRUCTURE OVER 3 STORIES HIGH, OR BUILDING OVER 36' (11 METERS) HIGH. H.B.
7. SEE SHT SP–03 FOR GEOTECHNICAL INFORMATION PER NORCAL ENGINEERING

PLANNING NOTES

1. ALL BUILDING FEATURES PROJECTING INTO REQUIRED SETBACKS SHALL BE INDICATED ON SITE/PLOT PLAN.
2. 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.
3. FENCE, WALL, HANDRAIL HEIGHTS, AS MEASURED FROM THE LOWEST FINISHED GRADE ADJACENT TO EACH SECTION OF THESE STRUCTURES, MAY BE A MAXIMUM OF 42" IN THE FRONT YARD SETBACK, AND 72" AT ALL OTHER LOCATIONS ON SITE. (36" IF OBSTRUCTING DRIVEWAY VISIBILITY, COMBINED RETAINING AND FREE STANDING WALL).
4. PROVIDE STREET ADDRESS LETTERS AT A MINIMUM 4" INCHES IN HEIGHT @ APPROVED LOCATION.
5. PARKING IS NOT PERMITTED IN REQUIRED YARDS OR OPEN SPACE EXCEPT A 20' WIDE FRONT YARD DRIVEWAY.
6. A 'CAPPED TEE' FITTING MUST BE INSTALLED OVER THE COLD WATER SUPPLY LINE ABOVE THE WATER HEATER FOR FUTURE SOLAR WATER HEATING. P&T RELIEF VALVE SHALL TERMINATE OUTSIDE THE BUILDING.
7. ROUTE UNDERGROUND CONDUIT TO POWER POLE PER PUBLIC WORKS DEPARTMENT HANDOUT ST–13. STUB OUT TO PROPERTY LINE FOR FUTURE UNDERGROUNDING OF UTILITIES WHEN APPLICABLE.
8. PROVIDE VISUAL SCREENING FOR PROPOSED MECHANICAL EQUIPMENT AND UTILITY METERS (TOP NEED NOT BE SCREENED IF LOCATED ON INTERIOR SIDE OF DWELLING).
9. GAS AND ELECTRIC METERS MUST CLEAR PROPERTY LINES BY 3'–0".
10. CONTRACTOR TO CHECK CITY RECORDS TO DETERMINE EXISTENCE OF CESSPOOL ON PROPERTY. IF THERE IS AN EXISTING CESSPOOL, IT MUST BE LOCATED AND THEN INSPECTED BY CITY PERSONNEL BEFORE DEMOLITION OR BUILDING PERMITS CAN BE ISSUED.
11. CHIMNEYS MAY EXCEED THE MAXIMUM PERMITTED HEIGHT BY NO MORE THAN 5 FEET, PROVIDED THE LENGTH AND WIDTH OF THE CHIMNEY PORTION EXCEEDING THE HEIGHT LIMIT SHALL NOT EXCEED 3 FEET IN WIDTH AND 5 FEET IN LENGTH.
12. PARAPETS, SATTELITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT, MUST BE WITHIN THE MAXIMUM ALLOWABLE HEIGHT LIMIT.
13. AT LEAST 20% OF ALL VISIBLE PORTIONS OF A REQUIRED FRONT OR CORNER SIDE YARD ADJOINING A STREET SHALL BE PLANTING AREA (MBMC10.12.030(0).SEE SITE PLAN.
14. ALL UTILITY AND EQUIPMENT LOCATIONS, INCLUDING FIRE SPRINKLER CHECK VALVES, ELECTRIC AND WATER METERS, UTILITY CABINETS, ETC. AND ANY REQUIRED PROTECTIVE POLES. (NOTE: UBC AND SCE REQUIRE THAT ELECTRIC BOXES MUST PROVIDE 3 FEET CLEAR TO ANY OBSTRUCTION, AND IF LOCATED ADJACENT TO A PARKING AREA PROTECTIVE BARRIERS 3 FEET AWAY FROM THE BOX IS REQUIRED. PROTECTIVE BARRIERS MAY NOT ENCROACH INTO THE REQUIRED PARKING OR VEHICLE MANEUVERING AREA.)

PUBLIC WORKS NOTES

1. ALL LANDSCAPE IRRIGATION BACKFLOW DEVICES MUST MEET CURRENT CITY REQUIREMENTS FOR PROPER INSTALLATION.
2. NO DISCHARGE OF CONSTRUCTION WASTEWATER, BUILDING MATERIALS, DEBRIS, OR SEDIMENT FROM THE SITE IS PERMITTED.
3. A PROPERTY LINE CLEANOUT MUST BE INSTALLED ON THE SANITARY SEWER LATERAL. THE SEWER LATERAL MUST STAY WITH IN THE JOB SITE PROPERTY LINES. SEE STANDARD PLAN ST–5. CLEANOUT MUST BE ADDED TO THE SITE PLAN.
4. A BACKWATER VALVE IS REQUIRED ON THE SANITARY SEWER LATERAL IF THE DISCHARGES FROM FIXTURES WITH FLOOD LEVEL RIMS THAT ARE LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC SEWER. SEE CITY STANDARD PLAN ST–24. MUST BE SHOWN ON PLAN IF APPLICABLE.
5. IF ANY EXISTING SANITARY SEWER LATERAL IS USED, IT MUST BE TELEVISED TO CHECK ITS STRUCTURAL INTEGRITY. THE TAPE MUST BE MADE AVAILABLE FOR REVIEW BY THE PUBLIC WORKS DEPARTMENT. THE PUBLIC WORKS DEPARTMENT WILL REVIEW THE TAPE AND DETERMINE AT THAT TIME IF THE SANITARY LATERAL NEEDS REPAIRING, REPLACED, OR THAT IT IS STRUCTURALLY SOUND AND CAN BE USED IN ITS PRESENT CONDITION.
6. ANY UNUSED WATER OR SANITARY SEWER LATERALS MUST BE ABANDONED AT THE CITY MAIN.
7. RESIDENTIAL PROPERTIES MUST PROVIDE AN ENCLOSED STORAGE AREA FOR REFUSE CONTAINERS. THESE AREAS MUST BE CONSTRUCTED TO MEET THE REQUIREMENTS OF M.B.M.C. 5.24.030. THE AREA IS SHOWN ON THE SITE PLAN SHEET.
8. THE SIDEWALK MUST BE REPLACED FROM THE NORTH PROPERTY LINE TO THE SOUTH PROPERTY LINE AND SHOWN ON PLANS.
9. THE BACK OF DRIVEWAY APPROACH MUST BE SIX INCHES HIGHER THAN THE FLOW LINE ON THE STREET. M.B.M.C. 9.76.030.
10. SIDEWALK, DRIVEWAY, CURB, AND GUTTER REPAIRS OR REPLACEMENT MUST BE COMPLETED PER PUBLIC WORKS SPECIFICATIONS. SEE CITY STANDARD PLANS ST–1, ST–2, AND ST–3. THE PLANS MUST HAVE A PROFILE OF THE DRIVEWAY, PERCENTAGE (%) OF SLOPE ON DRIVEWAY, AND DRIVEWAY ELEVATIONS.
SEE A–05 FOR DRIVEWAY SECTION PROFILE
11. WATER METERS SHALL BE PLACED WERE THE PROPERTY LINE AND OUT OF DRIVEWAY APPROACH WHEN EVER POSSIBLE. SEE SITE PLAN FOR LOCATION.
12. 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.
13. EROSION AND SEDIMENT CONTROL DEVICES 'BMP' (BEST MANAGEMENT PRACTICES) MUST BE IMPLEMENTED AROUND THE CONSTRUCTION SITE TO PREVENT DISCHARGES TO THE STREET AND ADJACENT PROPERTIES BMP'S MUST BE IDENTIFIED AND SHOWN ON THE PLAN. CONTROL MEASURES MUST ALSO BE TAKEN TO PREVENT STREET SURFACE WATER ENTERING THE SITE.
14. ALL STORM WATER, NUISANCE WATER, ETC. DRAIN LINES INSTALLED WITHIN THE STREET RIGHT OF WAY MUST BE CONSTRUCTED OF DUCTILE IRON PIPE.
15. PLAN HOLDER MUST HAVE THE PLANS RECHECKED AND STAMPED FOR APPROVAL BY THE PUBLIC WORKS DEPARTMENT BEFORE THE BUILDING PERMIT IS ISSUED.

SYMBOL LEGEND

- 8'–0" FLAT CLG. / LIVING ROOM / 100.00' S.F.E. — CEILING HEIGHT; ROOM NAME; SUB–FLOOR ELEVATION
- 12" — DIFFERENTIAL IN FLOOR ELEVATION, FINISH SURFACE, OR CHANGE IN WALL PLAN
- 100.00' S.F.E. — ELEVATION; SUB FLOOR ELEVATION
- 100.00' LT.WT. — ELEVATION; LIGHT WEIGHT CONCRETE FLOOR ELEVATION
- A / B A–00 D / C — SHEET NUMBER; ELEVATION DESIGNATION
- 4:12 ROOF SLOPE — SLOPED SURFACE; SURFACE DESCRIPTION (ARROW POINTS DOWN SLOPE)
- FLOW LINE (ARROW POINTS DOWN SLOPE); ROOF SLOPE DESCRIPTION
- 12 / 4 — SLOPE RUN; SLOPE RISE
- A — WINDOW LETTER DESIGNATION
- 1 — DOOR NUMBER DESIGNATION
- A — SKYLIGHT LETTER DESIGNATION
- NORTH — NORTH ARROW DESIGNATION
- 1 — REVISION NUMBER; EXTENTS OF REVISION
- A / A–00 — SECTION NUMBER; SHEET NUMBER
- DN. 0 R. @ 0" — TOP/BOTTOM RISER; # OF RISERS UP/DOWN

ABBREVIATION

A.H.	ACTUAL HEIGHT
A.W.	AWNING WINDOW
B.O.W.	BOTTOM OF WALL
C.H.	CRITICAL HEIGHT
CLG.	CEILING
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
C.W.	CASEMENT WINDOW
DIM.	DIMENSION
DN.	DOWN
ELEV.	ELEVATION
F.A.	FROM ABOVE
FLR.	FLOOR
FX.	FIXED
HORZ.	HORIZONTAL
HT.	HEIGHT
LAND.	LANDING
LT.WT.	LIGHT WEIGHT CONCRETE
MAX.	MAXIMUM
MIN.	MINIMUM
OP.	OPERABLE
PLINE.	PROPERTY LINE
REQ.	REQUIRED
SECT.	SECTION
S.F.E.	SUB FLOOR ELEVATION
SHT.	SHEET
SK.	SKEWED
SL.	SLOPED
T.O.W.	TOP OF WALL

PROJECT DATA

PROPERTY OWNERS

BOYD JEFFERY
502 DIANTHUS STREET
MANHATTAN BEACH, CA. 90266

LEGAL DESCRIPTION

S'LY 5' OF LOT 20, ALL OF LOT 21 & N'LY 10' OF LOT 22
BLOCK 25,
TRACT NO. 142
M.B. 13–182–183
APN 4169–006–035

OCCUPANCY AND ZONING

OCCUPANCY: R3/U
ZONING: RS
CONSTRUCTION TYPE: TYPE V–B
AREA DISTRICT: I & II
NO. OF UNITS: I
NO. OF STORIES: 2 + BASEMENT
SPRINKLERED: ENTIRE BUILDING

CITY, STATE, NATIONALLY APPLICABLE CODES

2010 CBC, 2010 CMC, 2010 CPC, 2010 CEC, STATE OF CALIFORNIA, AND THE CITY OF ANY CITY OF MB
2010 CALIFORNIA RESIDENTIAL CODE

AREA CALCULATIONS

LOT SIZE	=	5,497 SF.
BASEMENT FLOOR LIVING	=	1,151 S.F.
FIRST FLOOR LIVING	=	1,717 S.F.
SECOND FLOOR LIVING	=	1,694 S.F.
TOTAL LIVING	=	4,562 S.F.
GARAGE FLOOR	=	609 S.F.
STORAGE & WINE STO.	=	0 S.F.
BALCONIES/DECKS	=	613 S.F.

MAXIMUM ALLOWABLE FLOOR AREA = 5,497X0.65+240= 3,809 SF.
BASEMENT: (30% (0+ 1151 + 9)) = 348 S.F.
FROM STOR. OVER 200 S.F
BASEMENT LIVING
GARAGE OVER 600
FIRST FLOOR: 1,717 S.F.
SECOND FLOOR: 1,694 S.F.
ACTUAL FLOOR AREA 3,759 S.F.

EXISTING RESIDENCE INFO.

EXISTING RESIDENCE SQUARE FOOTAGE: 818 S.F.
(TWO BEDROOMS AND ONE BATHROOM)

HEIGHT CALCULATIONS

(A) AVERAGE GRADE ELEVATION
114.08' + 104.79' + + 118.96' + 106.60' = 444.43'
444.43' / 4 = 111.11'
(B) MAXIMUM ALLOWABLE HEIGHT PER CODE = 26.00'
(C) ACTUAL MAXIMUM ALLOWABLE HEIGHT (A + B) = 137.11'
(D) ACTUAL HEIGHT PROVIDED =
(E) MAXIMUM OVERALL BUILDING HEIGHT (B + (20% X B)) = 31.20'

BASEMENT QUALIFICATION CALC.

SEE BUILDING ELEVATION FOR DETAILS

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CONSULTANTS

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VICINITY MAP

MANHATTAN BEACH, CA.

SP-01 AND E-02 FOR ADDITIONAL NOTES

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Stamp

Revisions

Project No.
07046

Print Date

Drawing
PROJECT INFORMATION

Sheet No.
COVER

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