

SINGLE-FAMILY RESIDENCE

REMODEL / ADDITION
AT

432 9TH STREET
MANHATTAN BEACH, CA 90266

REVISIONS	BY
3-6-14	
5-8-14	

GALUSHA RESIDENCE
432 9TH STREET
MANHATTAN BEACH, CA 90266

ESERTS STUDIO
1810-D BERKELEY STREET
SANTA MONICA, CA 90404
310-773-7745

Date	1-3-14
Scale	
Drawn	
Job	
Sheet	A000
Of	Sheets

PROJECT CONTACTS

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PROJECT SUMMARY

PROJECT ADDRESS
432 9TH STREET
MANHATTAN BEACH, CA 90266

ZONE
DISTRICT RS / AREA III, NON-COASTAL AREA

TAX ASSESSOR'S PARCEL NUMBER
4179-011-022

LEGAL DESCRIPTION
(SEE SURVEY ATTACHED)

OCCUPANCY
R-3 (RESIDENCE), U (GARAGE)

CONSTRUCTION TYPE
TYPE V-N, ATTACHED GARAGE TO BE SPRINKLERED.

NUMBER OF STORIES
2 STORY

LOT SIZE
30'/29.99' W. X 90.03' L. = 2,700 SQUARE FEET

APPLICABLE CODES
2010 CBC, CMC, CPC, CEC, CRC, CAL GREEN CODE,
2008 TITLE 24 ENERGY STANDARDS, CITY OF L.A.
PLANNING W/ MANHATTAN BEACH CITY AMENDMENTS

DESCRIPTION OF WORK
ADDITION/REMODEL TO AN EXISTING TWO-STORY
SINGLE-FAMILY RESIDENCE WITH ATTACHED 2-CAR
GARAGE. NEW ELECTRICAL, MECHANICAL, AND
PLUMBING UNDER SEPARATE PERMIT.

MAIN STRUCTURE SETBACKS
FRONT YARD = 5 FEET TO STRUCTURAL WALL
SIDE YARD = 3 FEET TO STRUCTURAL WALL
REAR YARD = 5 FEET TO STRUCTURAL WALL

ALLOWABLE MAXIMUM BUILDING HEIGHT
P.C. = 104.20+105.13+102.60+103.54 = 415.47
415.47 DIVIDE BY 4 = 103.87 AVERAGE GRADE
103.87 + 30 FEET (MAX. ALLOW.) = 133.87
EXISTING ROOF RIDGE = 128.47 (OK)

FLOOR AREA TABULATION

EXISTING HABITABLE AREA	= 2,679 S.F.
EXISTING GARAGE AREA	= 459 S.F.
EXISTING TOTAL FLOOR AREA	= 3,138 S.F.
EXEMPT GARAGE AREA	= 400 S.F.
EXISTING BUILDABLE FLOOR AREA	= 2,738 S.F.
PROPOSED ADDITIONAL HABITABLE AREA	= 136 S.F.
PROPOSED BUILDABLE FLOOR AREA (MAX. ALLOW. HABITABLE = 4,321 S.F.)	= 2,874 S.F.
EXISTING OPEN SPACE	= 374 S.F.
REQUIRED OPEN SPACE FOR ADDITION (136 S.F. X 15%)	= 20 S.F.
PROPOSED TOTAL OPEN SPACE (MIN. REQ. OPEN SPACE = 394 S.F.)	= 395 S.F.

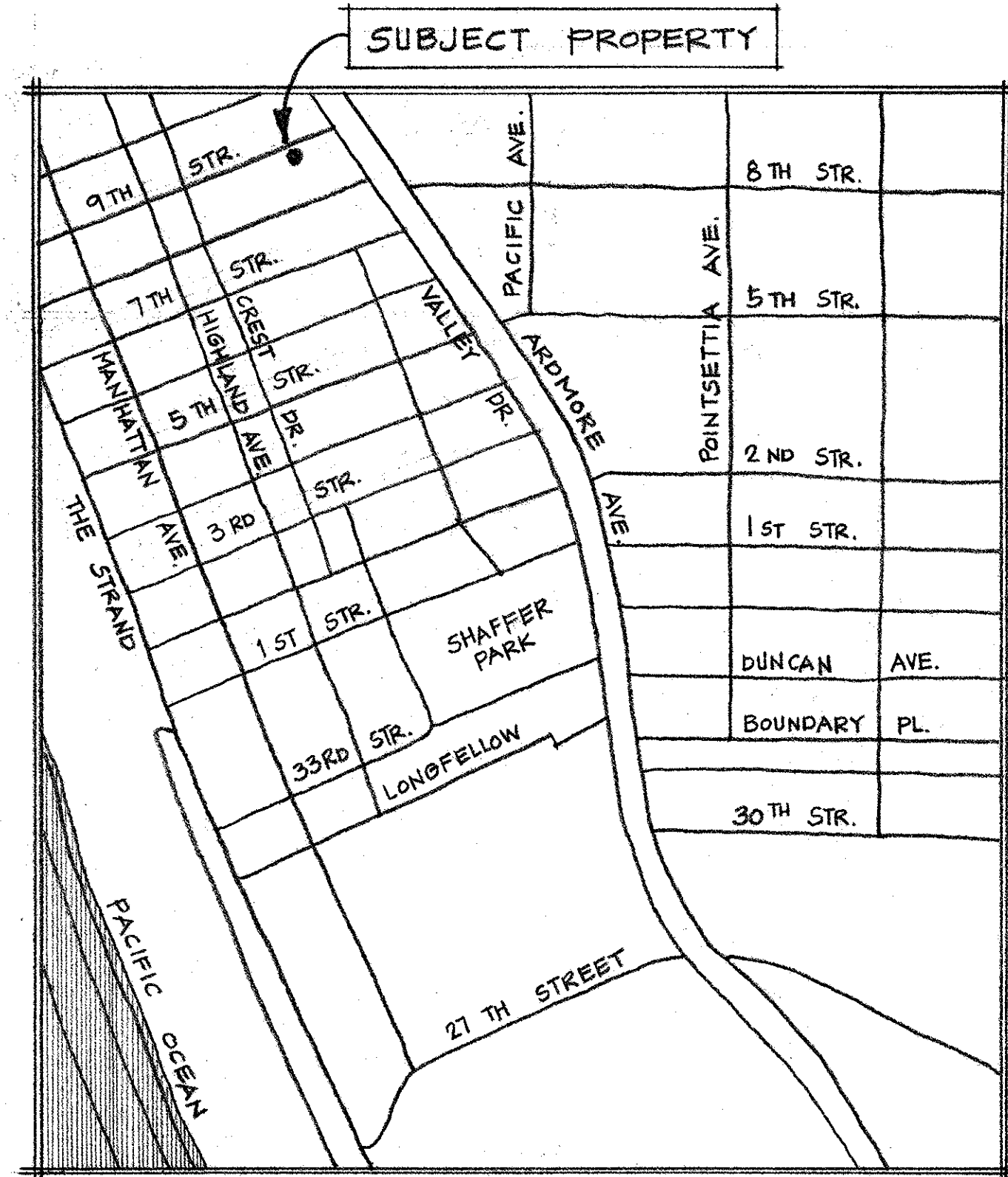
SHEET INDEX

ARCHITECTURE DRAWINGS

- A000 COVER SHEET
- A010 GENERAL NOTES & SPECIFICATIONS
- A011 GENERAL NOTES & SPECIFICATIONS
- A012 TITLE 24 / ENERGY NOTES (& ON A013)
- A013 SUSTAINABILITY / CITY GEN. & PUBLIC WORKS
- A020 SURVEY & TOPOGRAPHY
- A021 EXISTING FLOOR PLANS
- A022 EXISTING EXTERIOR ELEVATIONS
- A023 EXISTING EXTERIOR ELEVATIONS
- A030 WINDOW & DOOR SCHEDULE & TYPES
& ARCHITECTURAL DETAILS
- A040 SITE PLAN
- A100 FIRST & SECOND FLOOR PLANS
- A110 ROOF PLAN & POWER/LTS. PLAN
- A200 EXTERIOR ELEVATIONS & SECTIONS
- A300 INTERIOR ELEVATIONS

STRUCTURAL DRAWINGS

- S1 FOUNDATION PLAN & GEN. NOTES
- S2 FRAMING PLANS
- SD1 STRUCTURAL DETAILS
- SD2 STRUCTURAL DETAILS
- SN1 NOTES & SPECIFICATIONS
- SN2 NOTES & SPECIFICATIONS
- HFX1 'HARDY FRAMES' FOUNDATION DETAILS
- HFX2 'HARDY FRAMES' FRAMING DETAILS
- HFX3 'HARDY FRAMES' FLR. SYSTEM DETAILS



VICINITY MAP

N.T.S.

