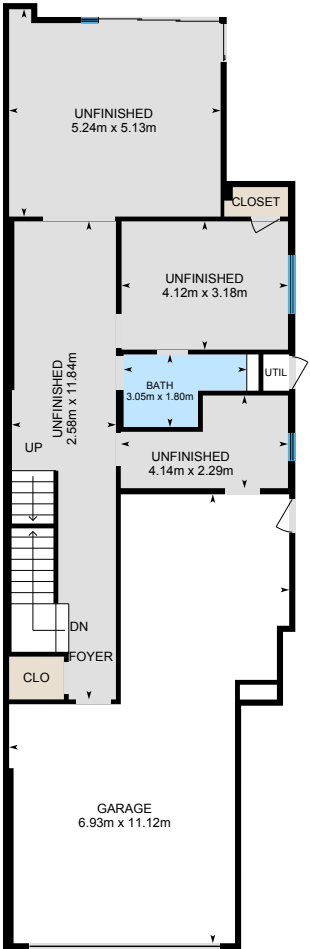
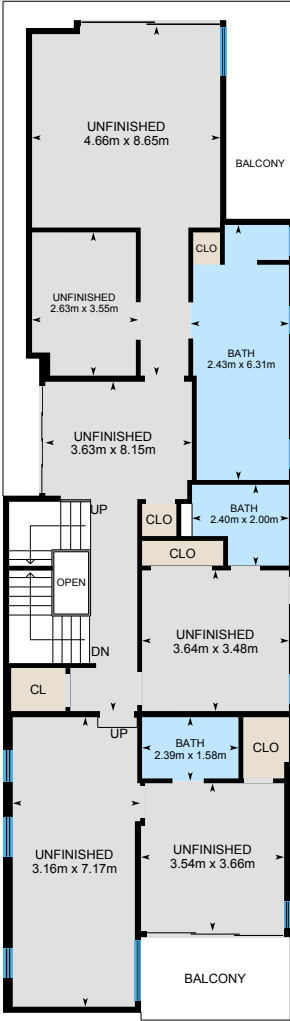


# 305 18th St, Manhattan Beach, CA

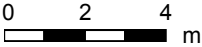
Main Building: Above Grade Finished Area 0.23 m<sup>2</sup>



**Main Floor**  
Finished Area 0.13 m<sup>2</sup>



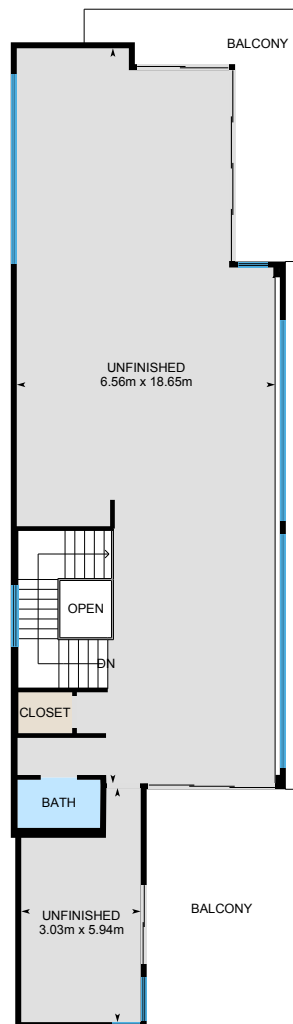
**2nd Floor**  
Finished Area



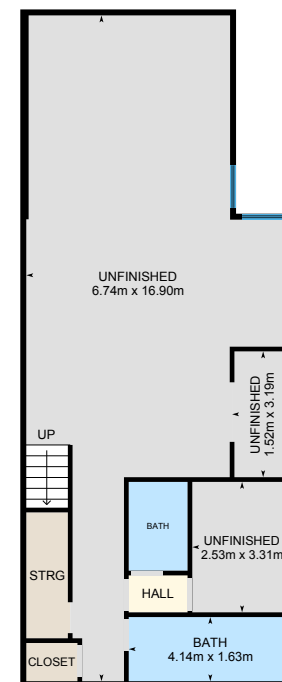
PREPARED: 2022/05/26

# 305 18th St, Manhattan Beach, CA

Main Building: Above Grade Finished Area 0.23 m<sup>2</sup>



**Top Floor**  
Finished Area 0.11 m<sup>2</sup>



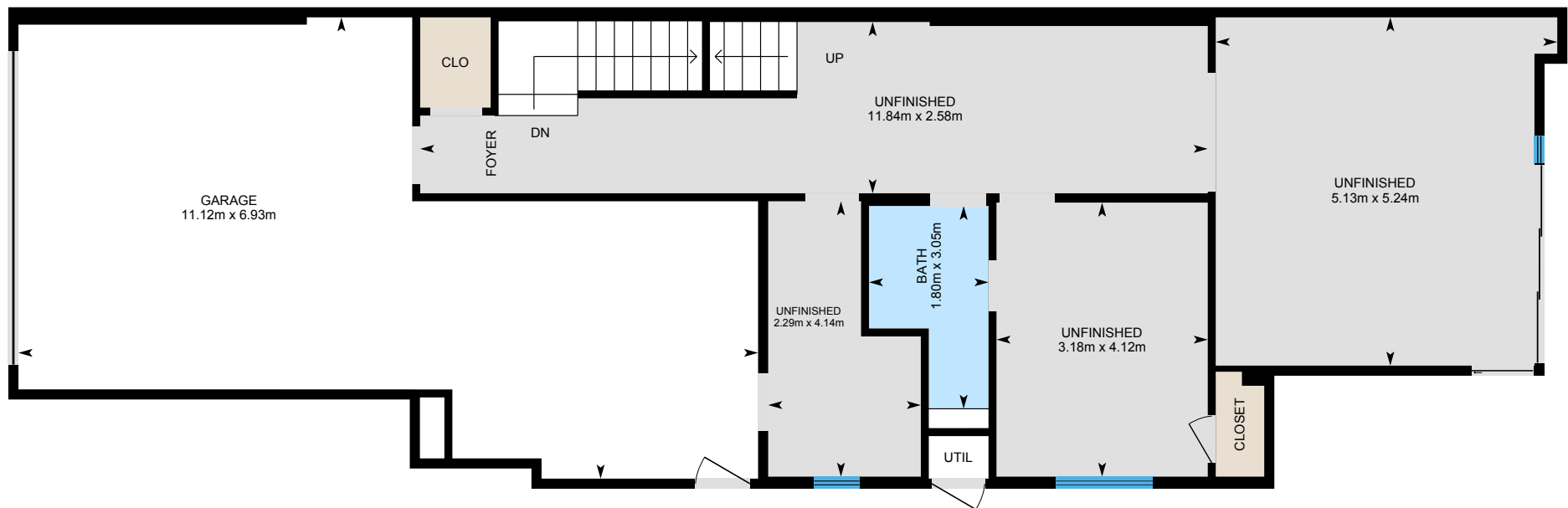
**Basement (Below Grade)**  
Finished Area

0 2 4 m

PREPARED: 2022/05/26

# 305 18th St, Manhattan Beach, CA

**Main Floor** Finished Area 0.13 m<sup>2</sup>  
Unfinished Area 149.82 m<sup>2</sup>



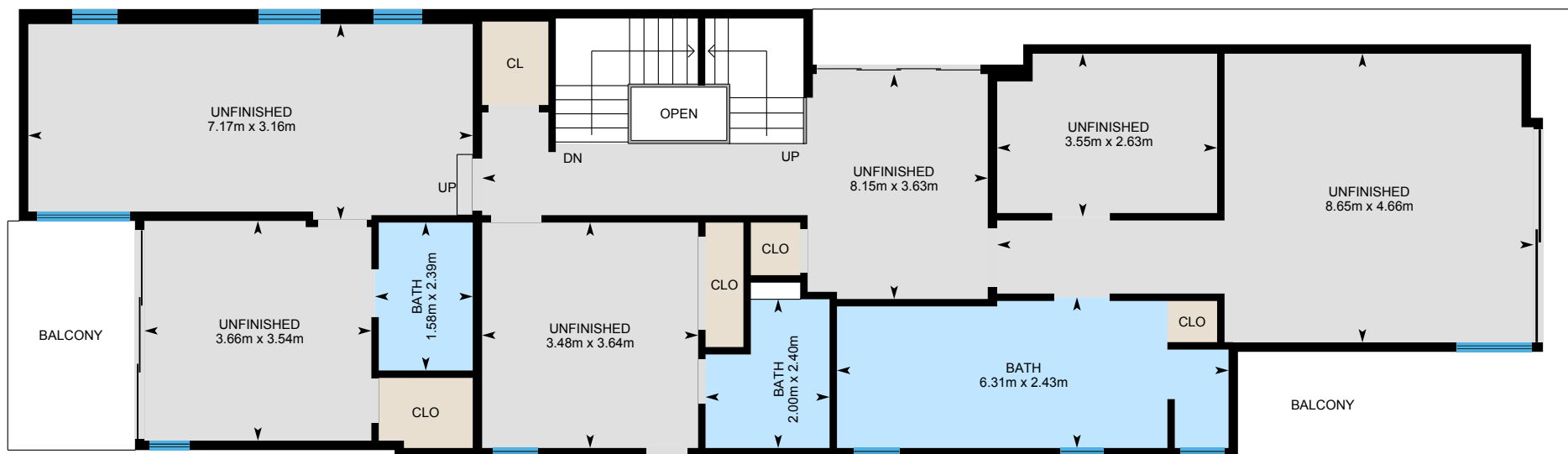
0 2 4 m

PREPARED: 2022/05/26



# 305 18th St, Manhattan Beach, CA

2nd Floor Unfinished Area 151.39 m<sup>2</sup>



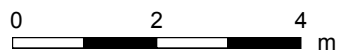
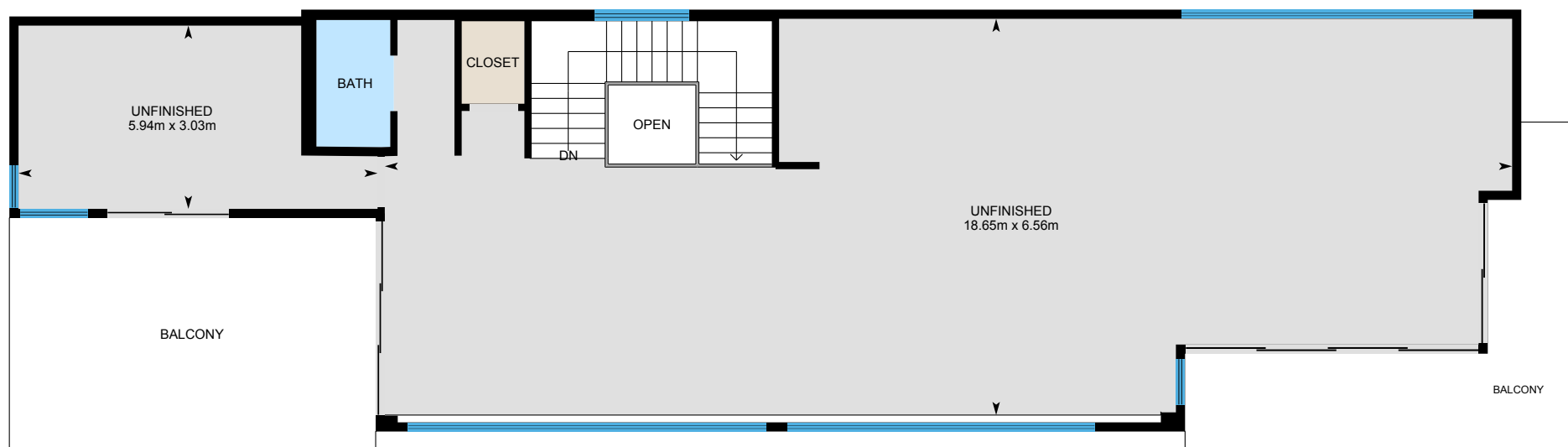
0 2 4 m

PREPARED: 2022/05/26



# 305 18th St, Manhattan Beach, CA

**Top Floor** Finished Area 0.11 m<sup>2</sup>  
Unfinished Area 138.30 m<sup>2</sup>

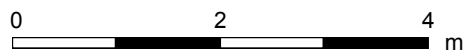
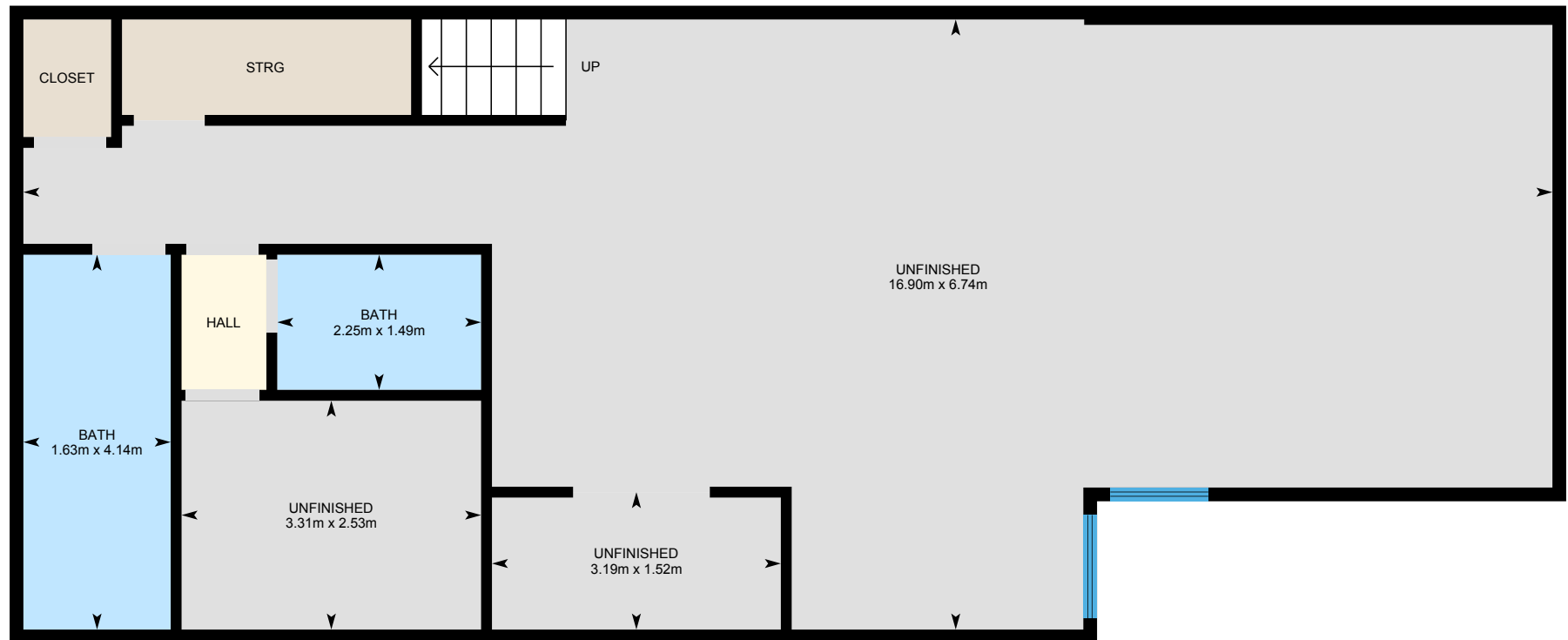


PREPARED: 2022/05/26



# 305 18th St, Manhattan Beach, CA

Basement (Below Grade) Unfinished Area 112.73 m<sup>2</sup>



PREPARED: 2022/05/26



# 305 18th St, Manhattan Beach, CA

## Property Details

### Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

#### Main Building

##### MAIN FLOOR

Bath: 3.05m x 1.80m  
Garage: 6.93m x 11.12m  
Unfinished: 2.58m x 11.84m  
Unfinished: 5.24m x 5.13m  
Unfinished: 4.14m x 2.29m  
Unfinished: 4.12m x 3.18m

##### 2ND FLOOR

Bath: 2.39m x 1.58m  
Bath: 2.43m x 6.31m  
Bath: 2.40m x 2.00m  
Unfinished: 3.63m x 8.15m  
Unfinished: 2.63m x 3.55m  
Unfinished: 3.64m x 3.48m  
Unfinished: 3.16m x 7.17m  
Unfinished: 4.66m x 8.65m  
Unfinished: 3.54m x 3.66m

##### TOP FLOOR

Bath: 2.10m x 1.28m  
Unfinished: 6.56m x 18.65m  
Unfinished: 3.03m x 5.94m

##### BASEMENT

Bath: 4.14m x 1.63m  
Bath: 1.49m x 2.25m

### Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### Main Building

##### MAIN FLOOR

Finished Area: 0.13 m<sup>2</sup>  
Unfinished Area: 149.82 m<sup>2</sup>

##### 2ND FLOOR

Finished Area: N/A  
Unfinished Area: 151.39 m<sup>2</sup>

##### TOP FLOOR

Finished Area: 0.11 m<sup>2</sup>  
Unfinished Area: 138.30 m<sup>2</sup>

##### BASEMENT (Below Grade)

Finished Area: N/A  
Unfinished Area: 112.73 m<sup>2</sup>

#### ANSI Z765-2021, Main Building

Above Grade Finished Area: 0.23 m<sup>2</sup>  
Above Grade Unfinished Area: 439.50 m<sup>2</sup>  
Below Grade Finished Area: N/A  
Below Grade Unfinished Area: 112.73 m<sup>2</sup>

# 305 18th St, Manhattan Beach, CA

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## Property Details

### Room Measurements

Unfinished: 6.74m x 16.90m  
Unfinished: 2.53m x 3.31m  
Unfinished: 1.52m x 3.19m

### Floor Area Information



# 305 18th St, Manhattan Beach, CA

## iGUIDE Method of Measurement

### Definitions

**Interior Area** is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

**Excluded Area** is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

**Exterior Wall Footprint** is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

**Exterior Area** is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

**Grade** is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

**Total Interior Area** is the sum of all Interior Areas.

**Total Excluded Area** is the sum of all Excluded Areas.

**Total Exterior Area** is the sum of all Exterior Areas.

**Finished Area** is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

**Unfinished Area** is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

### Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

### Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

### PDF Floor Plans

**A. RECA RMS 2017:** Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

**B. ANSI Z765 2021:** Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

### More Information About the Standards

**A. RECA RMS 2017:** <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

**B. ANSI Z765 2021:** <https://www.homeinnovation.com/z765>