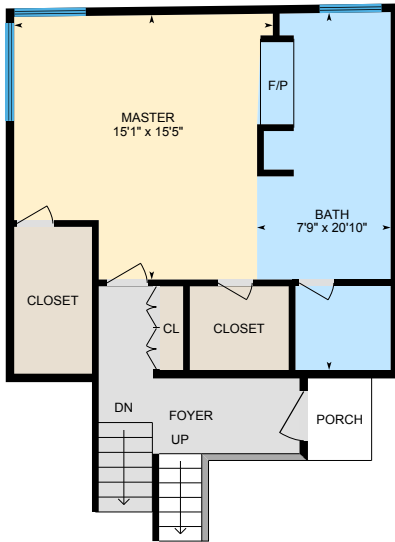
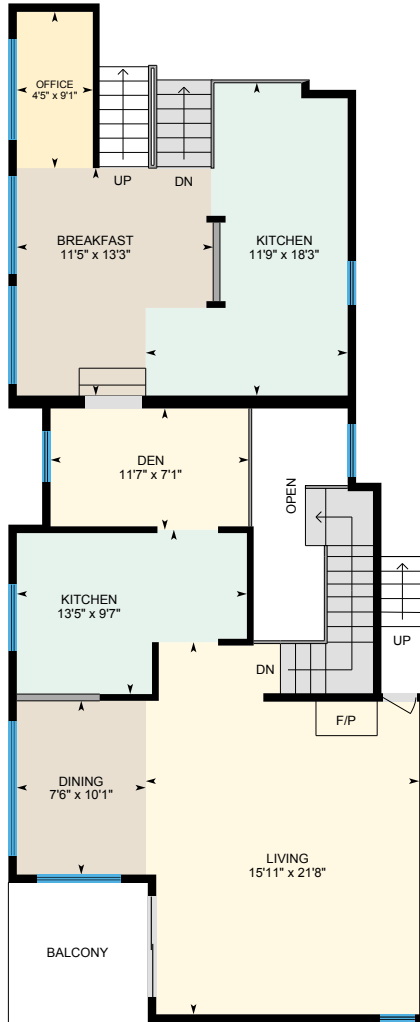


# 220 6th St, Manhattan Beach, CA

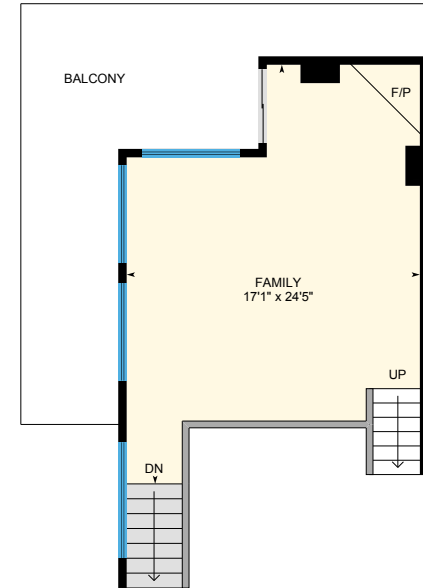
Main Building: Total Exterior Area Above Grade 3466.42 sq ft



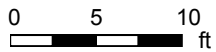
**Entry Walk Street Side**  
Exterior Area 564.83 sq ft



**Main Floor Common**  
Exterior Area 1080.64 sq ft



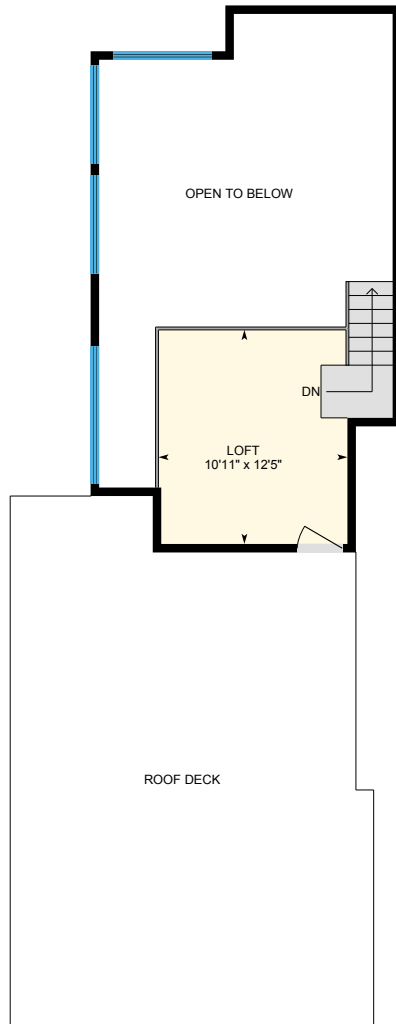
**Loft 1**  
Exterior Area 384.03 sq ft



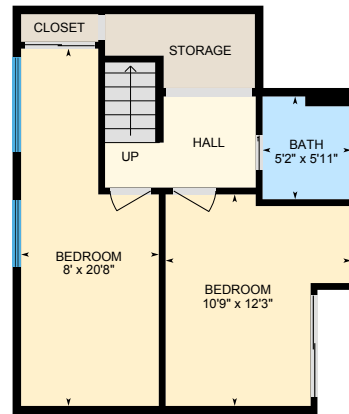
PREPARED: 2019/07/03

# 220 6th St, Manhattan Beach, CA

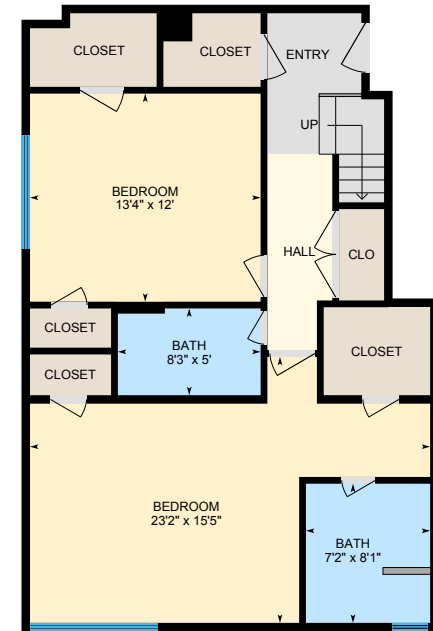
Main Building: Total Exterior Area Above Grade 3466.42 sq ft



**Upper Loft And Roof Deck**  
Exterior Area 184.12 sq ft



**Bottom Floor Walk Street Side**  
Exterior Area 431.74 sq ft



**Bottom Floor Garage Side**  
Exterior Area 821.06 sq ft

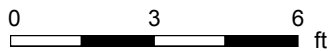
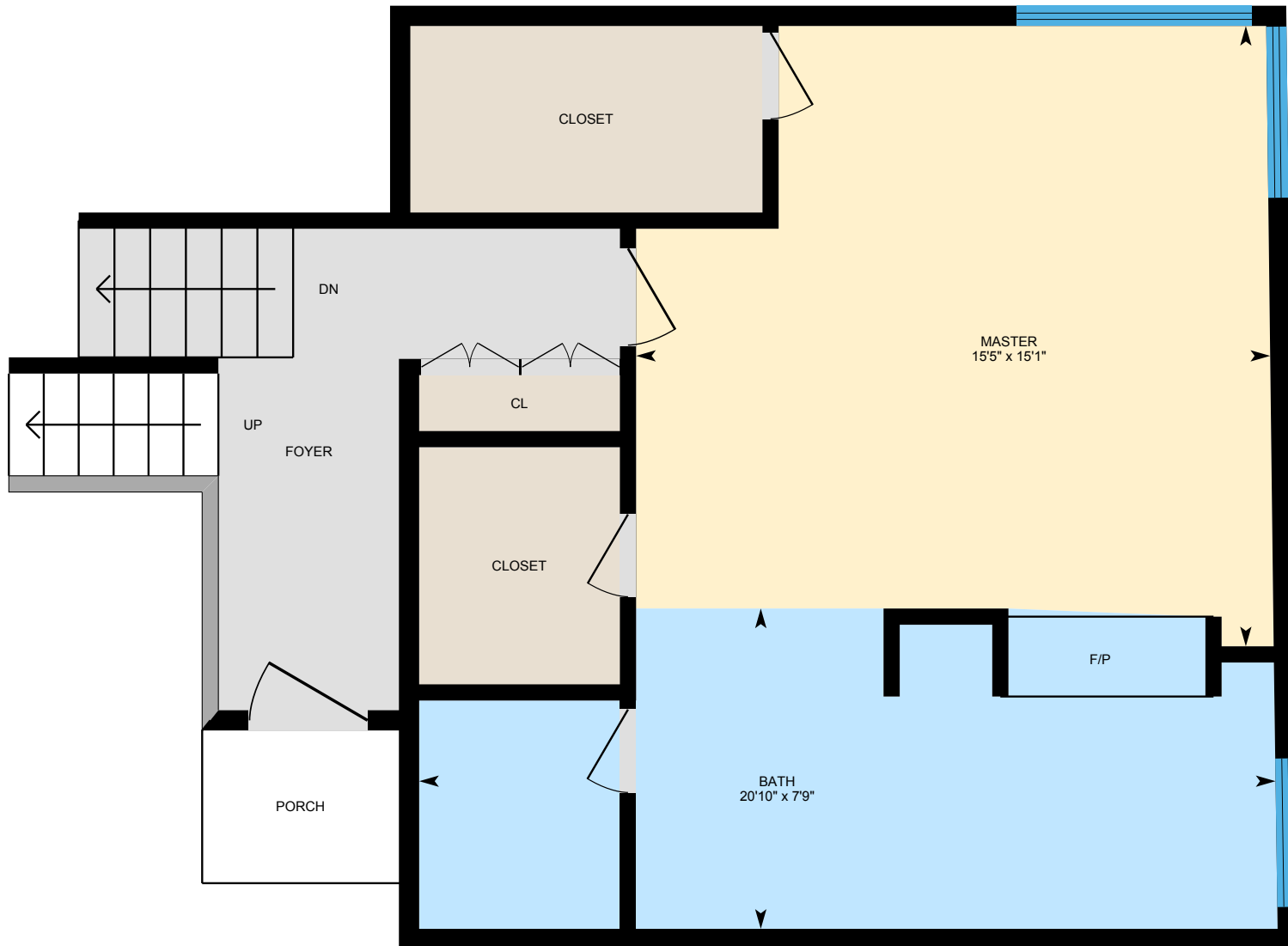
0 5 10  
ft



PREPARED: 2019/07/03

# 220 6th St, Manhattan Beach, CA

Entry Walk Street Side Exterior Area 564.83 sq ft  
Interior Area 527.82 sq ft



PREPARED: 2019/07/03



# 220 6th St, Manhattan Beach, CA

Main Floor Common Exterior Area 1080.64 sq ft  
Interior Area 991.62 sq ft



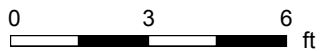
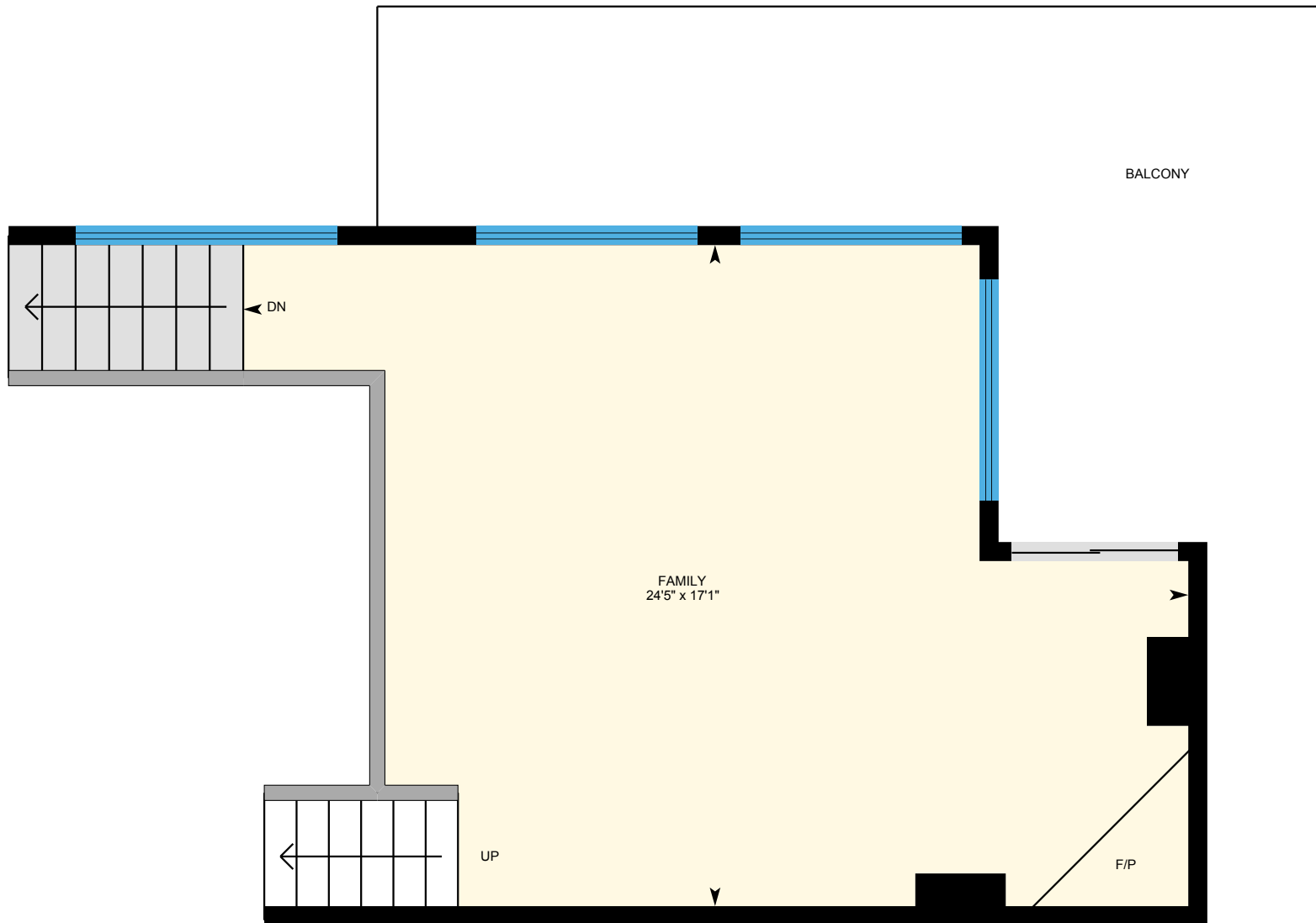
0 5 10  
ft

PREPARED: 2019/07/03



# 220 6th St, Manhattan Beach, CA

Loft 1 Exterior Area 384.03 sq ft  
Interior Area 336.36 sq ft

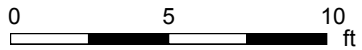
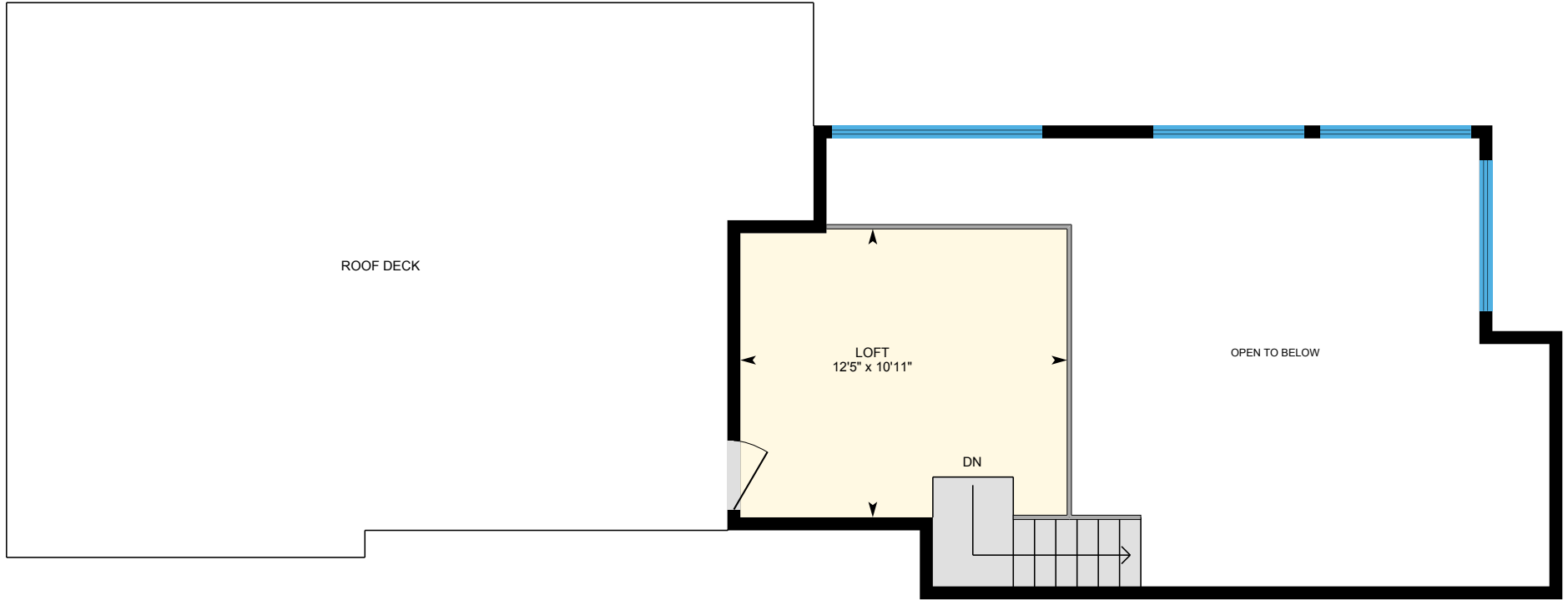


PREPARED: 2019/07/03



# 220 6th St, Manhattan Beach, CA

Upper Loft And Roof Deck Exterior Area 184.12 sq ft  
Interior Area 155.28 sq ft

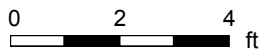


PREPARED: 2019/07/03



# 220 6th St, Manhattan Beach, CA

Bottom Floor Walk Street Side Exterior Area 431.74 sq ft  
Interior Area 389.67 sq ft

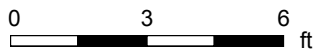


PREPARED: 2019/07/03



# 220 6th St, Manhattan Beach, CA

Bottom Floor Garage Side Exterior Area 821.06 sq ft  
Interior Area 762.60 sq ft



PREPARED: 2019/07/03



# 220 6th 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

##### ENTRY WALK STREET SIDE

Bath: 7'9" x 20'10"

Master: 15'1" x 15'5"

##### MAIN FLOOR COMMON

Breakfast: 11'5" x 13'3"

Den: 11'7" x 7'1"

Dining: 7'6" x 10'1"

Kitchen: 11'9" x 18'3"

Kitchen: 13'5" x 9'7"

Living: 15'11" x 21'8"

Office: 4'5" x 9'1"

##### LOFT 1

Family: 17'1" x 24'5"

##### UPPER LOFT AND ROOF DECK

Loft: 10'11" x 12'5"

##### BOTTOM FLOOR WALK STREET SIDE

Bath: 5'2" x 5'11"

Bedroom: 8' x 20'8"

Bedroom: 10'9" x 12'3"

##### BOTTOM FLOOR GARAGE SIDE

Bath: 7'2" x 8'1"

Bath: 8'3" x 5'

### 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

##### ENTRY WALK STREET SIDE

Interior Area: 527.82 sq ft

Perimeter Wall Length: 75 ft

Perimeter Wall Thickness: 5.9 in

Exterior Area: 564.83 sq ft

##### MAIN FLOOR COMMON

Interior Area: 991.62 sq ft

Excluded Area: 58.79 sq ft

Perimeter Wall Length: 181 ft

Perimeter Wall Thickness: 5.9 in

Exterior Area: 1080.64 sq ft

##### LOFT 1

Interior Area: 336.36 sq ft

Perimeter Wall Length: 97 ft

Perimeter Wall Thickness: 5.9 in

Exterior Area: 384.03 sq ft

##### UPPER LOFT AND ROOF DECK

Interior Area: 155.28 sq ft

Excluded Area: 310.13 sq ft

Perimeter Wall Length: 59 ft

Perimeter Wall Thickness: 5.9 in

Exterior Area: 184.12 sq ft

# 220 6th St, Manhattan Beach, CA

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## Property Details

### Room Measurements

Bedroom: 23'2" x 15'5"

Bedroom: 13'4" x 12'

### Floor Area Information

#### BOTTOM FLOOR WALK STREET SIDE

Interior Area: 389.67 sq ft

Perimeter Wall Length: 85 ft

Perimeter Wall Thickness: 5.9 in

Exterior Area: 431.74 sq ft

#### BOTTOM FLOOR GARAGE SIDE

Interior Area: 762.60 sq ft

Perimeter Wall Length: 119 ft

Perimeter Wall Thickness: 5.9 in

Exterior Area: 821.06 sq ft

### Total Above Grade Floor Area

Main Building Interior: 3163.35 sq ft

Main Building Excluded: 368.92 sq ft

**Main Building Exterior: 3466.42 sq ft**

# 220 6th 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.

**Excluded Area** is a sum of interior areas of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor. 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.

The footprint of all interior walls and staircases is typically included in the reported Interior Area for a floor. The iGUIDE PDF floor plans use color to highlight all included areas. All excluded areas are shown white.

**Exterior Area** is a per floor calculation, made by measuring to the outside surface of the exterior walls, see below for calculation details.

**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.

**Unfinished Area** is the sum of interior areas of all unfinished rooms (measured to the inside surface of room walls).

**Finished Area** is Exterior Area minus Unfinished Area. Finished Area includes the footprint of interior and exterior walls.

### iGUIDE Exterior Area Calculation

**Exterior Area = [Perimeter Wall Thickness] x [Perimeter Wall Length] + [Interior Area]**

### Notes

**A. Perimeter Wall Thickness** is an independent measurement taken from the property, typically, at the main entrance. Considerations are not made for varying wall thickness around the perimeter.

**B. Perimeter Wall Length** is the sum of lengths of all exterior wall segments on a particular floor. When used to calculate Total Exterior Area Above Grade based on Total Interior Area Above Grade, it is the sum of perimeter wall lengths of all floors above grade.

### Disclaimer

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