

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CA 90802-4830
(562) 590-5071



W16a

5-19-1220 (Dennis)

August 12, 2020

EXHIBITS

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Exhibit 1 – Vicinity Map and Project Site

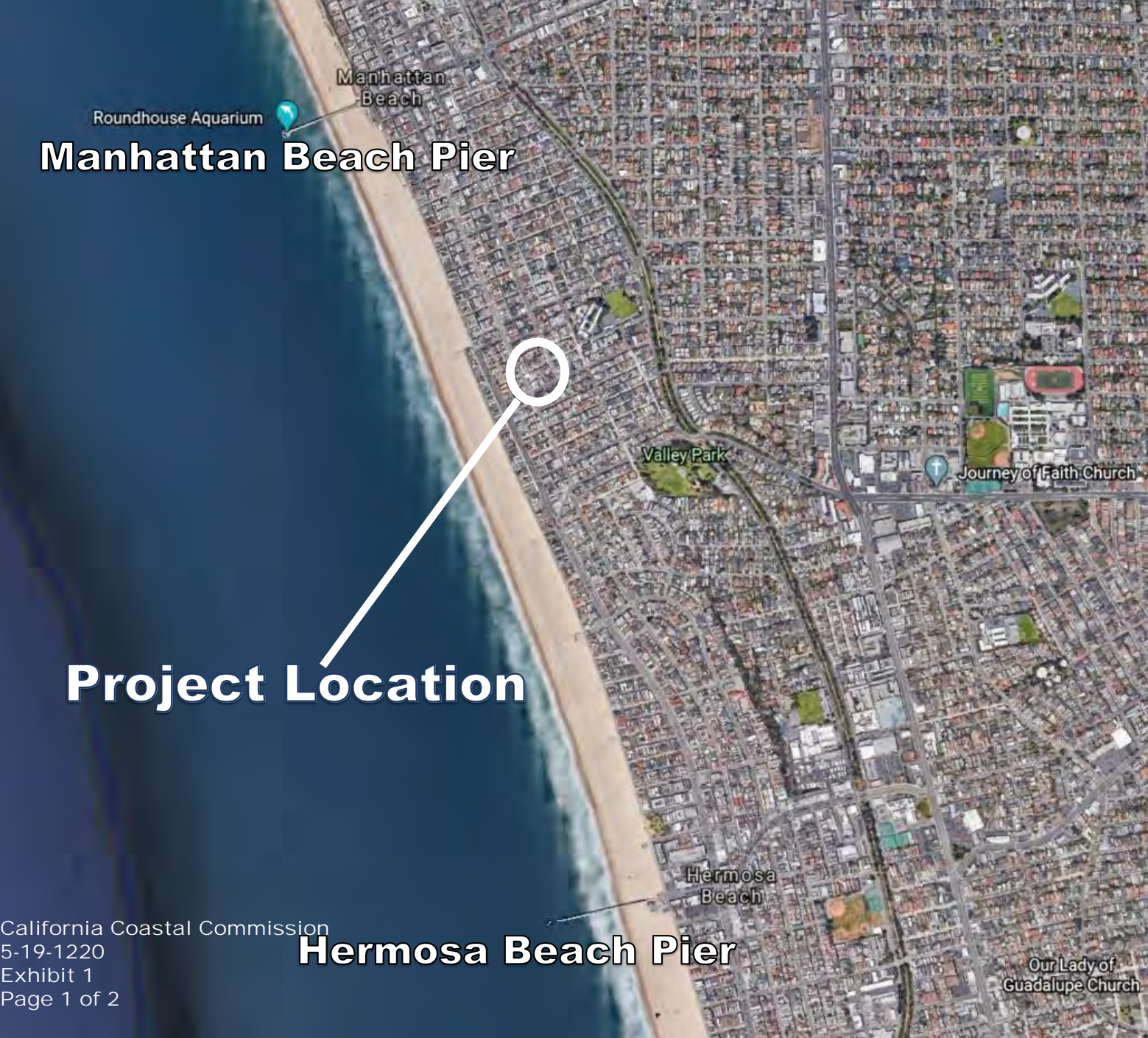
Exhibit 2 – Project Plans

Exhibit 3 – Revised 2nd Floor Plan with 731 sq. ft. ADU (Received
July 19, 2020)

Exhibit 4 – City Zoning Code Requirements for R-2 Zone (Not
certified by the Commission)

Exhibit 5 – Community Character Analysis

Exhibit 6 – Applicant's Response to Public Testimony at July, 2020
Hearing



Manhattan Beach Pier

Project Location

Hermosa Beach Pier



Project Site

Highland Avenue

33rd Place

Longfellow Avenue



SYMBOLS

DASHED LINES INDICATE HIDDEN OVERHEAD OR ITEMS TO BE REMOVED		INTERIOR ELEVATION - MULTIPLE WALLS		EXISTING ELEVATION
BUILDING FLOOR OR ELEVATION		INTERIOR ELEVATION - 1 WALL		NEW ELEVATION
PROPERTY LINE		EXTERIOR ELEVATION		CONTROL POINT / DATUM
BREAK LINE - MATERIAL TO CONTINUE		ROOM NAME ROOM NUMBER		EXISTING WALL
CIRCLELINE ON CENTER OF COLUMN		WALL TYPE		NEW WALL
CIRCLELINE TO FACE OF STRUCTURE		DOOR MARK		DIRECTION OF SLOPE TO DRAIN
DIMENSION TO CENTERLINE		WINDOW MARK		EXHAUST FAN
DIMENSION TO FACE		EQUIPMENT MARK		FIRE SPRINKLER
BUILDING SECTION		PLUMBING FIXTURES		SMOKE DETECTOR
WALL SECTION		FINISH DESIGNATION		NORTH ARROW
DETAIL		KEYNOTE		
INTERIOR ELEVATION - MULTIPLE WALLS		REVISION NUMBER		

ABBREVIATIONS

ABOVE FINISH FLOOR	AT	LAM	LAMINATE
ACQUIS	ACQ	LAV	LAVATORY
ADJUSTABLE	ADJ	LTXT	LIGHT FIXTURE
ANCHOR	ANCH	MECH	MECHANICAL
APPROXIMATELY	APPROX	MTL	METAL
ATTENUATION	ATTEN	MN	MINIMUM
BLOCK	BLK	MN	MINIMUM
BEAM	BM	NOT IN CONTRACT	NOT IN CONTRACT
BOTTOM OF	B.O.	ON CENTER	ON CENTER
COMPACT PARKING STALL	ICP	OUTSIDE DIAMETER	OUTSIDE DIAMETER
CLEAR AND OPENED	CA	P.C.	PROPERTY CORNER
CABINET	CAB	P.L.	PROPERTY LINE
CERAMIC	CER	PLT	PLATE
CONTROL POINT	CP	PLAS	PLASTER
CENTER LINE	CL	PLWD	PLYWOOD
CERAMIC	CER	R	REINFORCED
CLEAR	CLR	RD	ROOF DRAIN
CONCRETE MASONRY UNIT	CMU	R.O.	ROOF OPENING
COLUMN	COL	RAD	RADIUS
CONCRETE	CONC	ROL	ROOF DRAIN LEADER
CONSTRUCTION	CONST	REC	RECESSED
CONTINUOUS	CONT	REIN	REINFORCED
DOUBLE	DBL	REQ'D	REQUIRED
DETAIL	DTL	RES	RESISTANT
DIMENSION	DN	RESBL	RESISTANT
DOWN	DN	REVB	REVERSE
DRAWING	DWG	RM	ROOM
EACH	EA	S.S.	STAINLESS STEEL
ELEVATION	EL	SCHED	SCHEDULE
ELECTRICAL	ELECT	SAU	SELF ADHERING UNDERLAYMENT
EQUAL	EQ	SER	SINGLE FAMILY RESIDENCE
EQUIPMENT	EQUIP	SHT	SHEET
EXISTING	EXT	SIM	SIMILAR
FLOOR DRAIN	FD	SPEC	SPECIFICATION
FRESH FLOOR ELEVATION	F.F.E.	SQ	SQUARE
FLOOR	FLOOR	STD	STANDARD
FLUORESCENT	FLUOR	STL	STEEL
FACES OF	F.O.	STRUCT	STRUCTURAL
FOOT	FT	SUSP	SUSPENDED
FOOTING	FTG	T	TREADS
FIELD VERIFY	FV	TAB	TOP AND BOTTOM
GALVE	GALV	TAC	TONGUE AND GROOVE
GALVANIZED IRON	GALV	T.O.	TOP OF
GALVANIZED	GALV	T.O.C.	TOP OF CONCRETE
GYP BD	GYP BD	TORR	TORROR
HEAD	HD	TSL	TELEPHONE
HARDWOOD	HW	TEMP	TEMPERED
HORIZONTAL	HORIZ	TYP	TYPICAL
HT	HT	UNLESS NOTED OTHERWISE	UNLESS NOTED OTHERWISE
INSIDE DIAMETER	ID	URM	UNREINFORCED MASONRY
INSULATION	INSUL	W/	WITH
INTERIOR	INT	WC	WATER CLOSET

PROJECT DIRECTORY

PROJECT OWNER
GEORGE AND TALLIE DENNIS
3205 HIGHLAND AVE
HERMOSA BEACH, CA 90254

ARCHITECT
ANTHONY LANEY, AIA
LANEY LA, INC.
1310 HAWTHORNE BLVD.
HAWTHORNE, CA 90250
ANTHONY@LANEY.LA
(310) 498-2455

STRUCTURAL
GERALD L. VATES
BEYOND ENGINEERING, INC.
1099 S. PRAIRIE AVE SUITE 102,
TODDANCE, CA 90254
(310) 795-8410

TITLE 24
BEYOND ENGINEERING, INC.
1099 S. PRAIRIE AVE SUITE 102,
TODDANCE, CA 90254
(310) 795-8410

SURVEYOR
DENNIS ENGINEERS
3914 DEL AMO BLVD., STE. 921
TODDANCE, CA 90253
(310) 542-9491

MATERIALS

	ALUMINUM		BATT INSULATION
	WOOD FINISH		RIGID INSULATION
	CONCRETE		PLYWOOD
	CONCRETE MASONRY UNIT		GLASS
	EARTH		STEEL
	STONE		CERAMIC TILE
	GRAVEL		METAL STUD IN FLOOR, METAL TRACK BELOW
	SAND		METAL STUD IN ELEVATION
	GYP SUM BOARD		
	PLASTER IN SECTION & ELEVATION		
	CONCRETE IN PLAN & ELEVATION		
	CEMENT PLASTER		

GENERAL BUILDING INFORMATION

LOT AREA CALCULATIONS:

LOT AREA:	3,302 SF
MAX LOT COVERAGE:	3,302 SF (LOT) X .65 = 2146.3 SF
PROPOSED LOT COVERAGE:	2,144 SF = 64.9%
	2,144 SF < 2146.3 SF

SETBACKS:

REQUIRED FRONT:	5'
REQUIRED SIDE:	10% OF LOT WIDTH = 4'
REQUIRED REAR:	GROUND, 3' / 2ND FLOOR; 1'

MAX HEIGHT:

MAX HEIGHT:	30'
-------------	-----

OPEN SPACE:

REQUIRED OPEN SPACE:	300 SF
PROPOSED FIRST FLOOR:	0 SF
PROPOSED SECOND FLOOR:	0 SF
PROPOSED THIRD FLOOR:	208 SF
PROPOSED ROOF DECK:	318 SF (100 SF CREDIT)
TOTAL:	308 SF > 300 SF

LIVABLE AREA:

PROPOSED FIRST FLOOR:	1,425 SF
PROPOSED SECOND FLOOR:	2,044 SF
PROPOSED THIRD FLOOR:	1,622 SF
PROPOSED BASEMENT:	1,772 SF
TOTAL:	6,863 SF
BALCONY:	360 SF
ROOF DECK:	318 SF

VICINITY MAP



SHEET INDEX

A.000	TITLE SHEET
A.001	CODE DIAGRAMS
A.010	SURVEY
A.012	SITE PLAN
A.020	DEMO PLAN
A.100	BASEMENT FLOOR PLAN
A.101	FIRST FLOOR PLAN
A.102	SECOND FLOOR PLAN
A.103	THIRD FLOOR PLAN
A.110	ROOF PLAN
A.200	ELEVATIONS
A.201	ELEVATIONS
A.300	SECTIONS
A.500	DOOR AND WINDOW SCHEDULE
L.100	LANDSCAPE PLAN

C-1	COVER SHEET
C-2	DETAILS/SECTIONS
C-3	DRAINAGE / LID PLAN
C-4	PUBLIC IMPROVEMENT PLAN
C-5	ROOF / BASEMENT DRAINAGE
C-6	EROSION CONTROL PLAN

S1	PRELIMINARY
S2	PRELIMINARY
S3	PRELIMINARY

PROJECT DESCRIPTION

PROJECT INCLUDES DEMOLITION OF EXISTING 2 FAMILY RESIDENCE AND CONSTRUCTION OF A NEW 3 STORY RESIDENCE SINGLE FAMILY HOME WITH BASEMENT, ATTACHED 3-CAR GARAGE, POOL, AND ROOF DECK.



LANEY LA
LIFESTYLE + ARCHITECTURE

PROJECT NAME
DENNIS RESIDENCE

PROJECT NUMBER
18150

CLIENT
GEORGE AND TALLIE DENNIS

PROJECT ADDRESS
3205 HIGHLAND AVE.
HERMOSA BEACH, CA 90254

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
1310 HAWTHORNE BLVD.
HAWTHORNE CA 90250
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ANTHONY@LANEY.LA



MARK DATE DESCRIPTION

MARK	DATE	DESCRIPTION
-	-	-

PROJECT NO:
MODEL FILE:
DRAWN BY:
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SHEET TITLE

TITLE SHEET

A.000

California Coastal Commission
5-19-1220

Exhibit 2
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LANEY LA
LIFESTYLE + ARCHITECTURE

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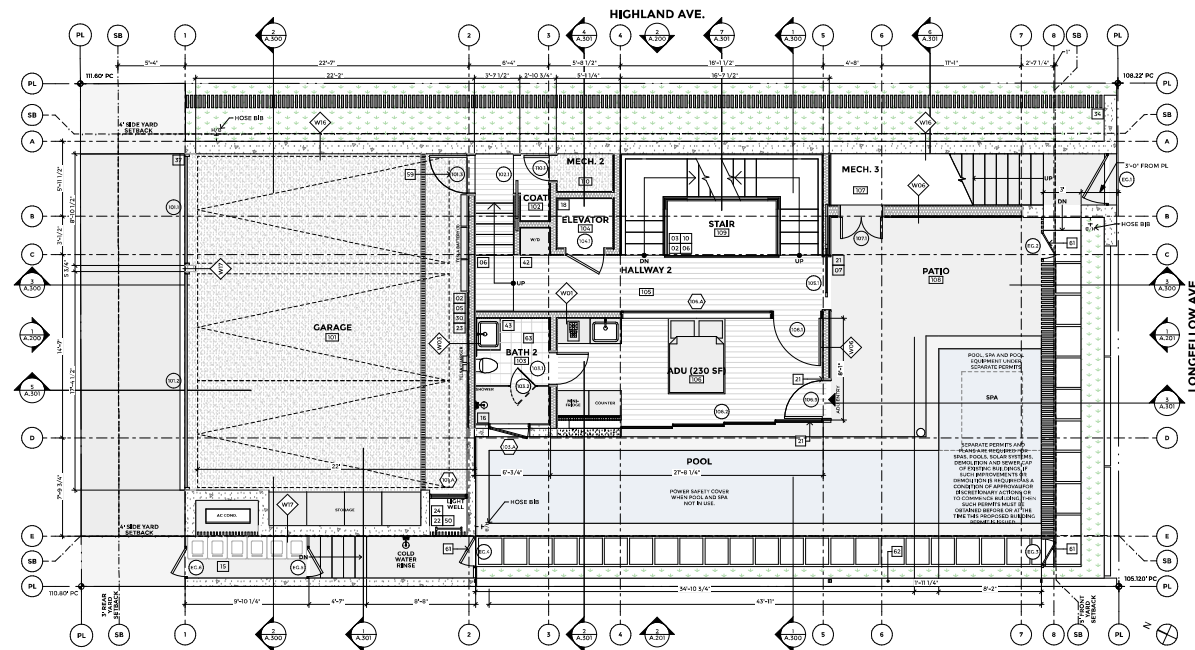
MARK	DATE	DESCRIPTION
1	12/31/19	PERMIT SUBMITTAL SET

PROJECT NO: 18150
MODEL FILE: TEAMWORK
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CHK'D BY: AX
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SHEET TITLE
FIRST FLOOR PLAN

KEYNOTES

- ALL EXTERIOR WOOD STUDS TO BE 2x4 @ 16" O.C., UNLESS OTHERWISE NOTED. INTERIOR WOOD STUD PLUMBING WALLS TO BE MINIMUM 2x6 @ 16" O.C. - CRC SECTION. 2320.11.3 TO ALL OTHER INTERIOR STUD WALLS TO BE MIN. 2x4 @ 16" O.C. - TYP. UNLESS OTHERWISE NOTED (INSULATION REFER TO WALL ASSEMBLY).
- ALL WALLS AND CEILING IN USABLE SPACE, GARAGE, UTILITY, MECHANICAL, UNDER STAIR AND CLOSETS SHALL HAVE 5/8" TYPE-X FIRE RESISTANT Gypsum BOARD.
- PROVIDE ONE-HOUR FIRE RATED - 5/8" TYPE-X GYP BOARD AT ALL WALLS, CEILING AND UNDER STAIRS.
- ALL EXTERIOR WALLS LOCATED WITHIN 5' OF PROPERTY LINE SHALL BE ONE HOUR FIRE RATED PER CRC TABLE R302.1 (1).
- REQUIRE PARKING AREA IS TO BE CLEAR OF ANY OBSTRUCTIONS NOT LESS THAN 7'-0" ABOVE THE FINISH FLOOR TO ANY CEILING, BEAM, PIPE, VENT, MECHANICAL EQUIPMENT OR SIMILAR CONSTRUCTION.
- INTERIOR AND EXTERIOR STAIR 1" MIN. TREAD AND 3/4" MAX. RISEL.
- ALL EXTERIOR HARDSCAPE OR LANDSCAPE TO SLOPE MIN. 2% AWAY FROM BUILDING.
- SLOPE DECK SURFACE TO DECK DRAINING TYP. 1/4" PER FT MINIMUM. PROVIDE SCURPER OR OVERFLOW 2" ABOVE DRAIN SURFACE.
- 4" MIN. RAIN GUTTER.
- 3/4"-1" MIN. STAIR RAIL ABOVE NOSE.
- ELECTRICAL SERVICE PANEL LOCATION TO INCLUDE A 3" DIAMETER STUB-OUT CONDUIT.
- GAS-FIRED WATER HEATER WITH RECIPE PUMP AS PER ENERGY REQ. PROVIDE 1" HIGH PLATFORM FOR MECHANICAL EQUIP. SEE TITLE-24 NOTES VENT TO OUTSIDE.
- PROVIDE MECHANICAL VENTILATION IN ADDITION TO NATURAL VENTILATION PER CRC 402.3 (SEE ELECTRICAL PLAN FOR MECH).
- AC CONDENSER PER SPECIFICATIONS.
- RECYCLE/TRASH CAN.
- TILED SHOWER W/ RECESSED SHELF 5" ABOVE FLOOR. TILE HEIGHT TO BE 72" ABOVE FLOOR MINIMUM IN SECTION R101.1 (2).
- ARTIFICIAL LIGHT IN BASEMENT SHALL PRODUCE AN AVERAGE ILLUMINATION OF 6 FOOT CANDLES (ES LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE FLOOR LEVEL - PER CRC R303.1 (2). COPY OF LIGHT METER TEST REPORT SHALL BE SUBMITTED TO CITY INSPECTOR FOR APPROVAL.
- ELEVATOR PER MANUFACTURER SPECS. ONE-HOUR CONSTRUCTION AT ELEVATOR SHAFT SEE ASME/ANSI A17.1.
- DOORS WITH DIRECT ACCESS TO THE POOL SHALL BE EQUIPPED WITH AN ALARM THAT PRODUCES AN AUDIBLE WARNING WHEN THE DOOR AND/OR SCREEN, IF PRESENT, ARE OPENED. THE ALARM SHALL BE LISTED IN ACCORDANCE WITH UL 2017 AND CRC SECTION 310.1. THE DEACTIVATION SWITCHES SHALL BE LOCATED AT LEAST 5 INCHES (1372 mm) ABOVE THE THRESHOLD OF THE DOOR. PER CRC AND 105.2. SEE DOOR SCHEDULE FOR APPLICABLE DOORS.
- SUMP PUMP - AUTO PUMP TEST OR APPROVED EQUAL.
- 5/8" TYPE-X GYP BOARD AT ALL GARAGE WALLS AND CEILING PER ONE-HOUR FIRE RATED DETAIL.
- SLOPE CONCRETE SLAB MINIMUM 2% TO DRAIN.
- ALL ROOF SEE ROOF PLAN A10.
- CURBNEY, NOT TO EXCEED 5" ABOVE THE HEIGHT LIMIT AND NOT TO EXCEED 3" IN WIDTH AND 5' IN LENGTH.
- DECKING ASSEMBLY WITH DEXCO-TEX WATERPROOF MEMBRANE OR APPROVED EQUAL, E.C. # 1792.
- PARAPET, SATELLITE ANTENNA, BARS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.
- FLOOR/ROOF JOIST PER STRUCTURAL.
- FINISHED CONCRETE FLOOR.
- CONCRETE FOUNDATION WALL.
- FINISHED WOOD FLOOR.
- TIE FLOOR.
- LANDSCAPING.
- POCKET SHADE.
- DRAIN.
- DRIVEWAY, SLOPE 2% MIN. TO DRAIN.
- SOFFIT.
- BUILT-IN REFRIGERATOR AND FREEZER W/ WATER LINE - SELECTED BY OWNER.
- DISHWASHER SPACE.
- GAS RANCE WITH OVERHEAD WOOD.
- WASHER AND DRYER.
- CABINETS W/ STONE COUNTERTOP.
- WATERCLOSET - SELECTED BY OWNER.
- SHOWER NOZZLE.
- PREPLACE.
- SKYLIGHT.
- INSULATION PER T-24.
- BUILT-IN CABINET.
- EMERGENCY EXIT LADDER TO GRADE ABOVE.
- NEOLITH STONE SLAB SIDING
- BOARD-FORMED CONCRETE
- PAUL WOOD ALUMINUM SCREEN
- 2X WOOD VERTICAL PICKET FENCE
- TEMPERED GLASS RAIL
- BLACK METAL FASCIA
- EXTRA FASCIA OR APPROVED EQ.
- PERMANENTLY FIXED STEEL EGRESS LADDER
- 1/2" BIRCH SOLID WOOD DOOR OR 20 MINUTE REFRIGERATOR, FURNISH WITH A SELF-CLOSING AND SELF-ATTACHING DEVICE
- WINDOWS LOCATED WITHIN 24" OF DOORS.
- WINDOWS BY THE STAIRWAY/LANDING AND BY THE SHOWER SHALL BE TEMPERED GLAZING PER CRC SECTION R101.1 (2).
- POOL GATES OPEN AWAY FROM THE SWIMMING POOL, AND ARE SELF-CLOSING WITH A SELF-ATTACHING OR BELT PLASSED NO LOWER THAN 60-INCHES ABOVE THE GROUND
- FENCE DOOR OPEN ON TOP OF CONCRETE SETE WALL (MINIMUM HEIGHT OF 60 INCHES)
- WASTE LINE SHALL BE USED FOR THE WHOLE BUILDING



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

WALL ASSEMBLIES

W01	5/8" GYP BOARD W/ 1/4" FINISH 2 x 6 STUD WALL 5/8" GYP BOARD W/ 1/4" FINISH
W02	5/8" GYP BOARD W/ 1/4" FINISH 1/2" PLYWOOD SHEATHING 2 x 6 STUD WALL 5/8" GYP BOARD W/ 1/4" FINISH
W03	5/8" GYP BOARD W/ 1/4" FINISH 1/2" PLYWOOD SHEATHING 2 x 6 STUD WALL 5/8" GYP BOARD W/ 1/4" FINISH
W04	STONE TILE PER SPECS MORTAR SET AND SCRATCH COAT METAL LATH WEATHER RESISTANT MEMBRANE 1/2" PLYWOOD SHEATHING 2 x 10 STUD WALL @ 16" O.C. 5/8" GYP BOARD W/ 1/4" FINISH
W05	STONE TILE PER SPECS MORTAR SET AND SCRATCH COAT METAL LATH WEATHER RESISTANT MEMBRANE 1/2" PLYWOOD SHEATHING 2 x 10 STUD WALL @ 16" O.C. 5/8" GYP BOARD W/ 1/4" FINISH

WALL ASSEMBLIES

W06	STONE TILE PER SPECS MORTAR SET AND SCRATCH COAT METAL LATH WEATHER RESISTANT MEMBRANE 1/2" PLYWOOD SHEATHING 2 x 6 STUD WALL @ 16" O.C. 5/8" GYP BOARD W/ 1/4" FINISH
W07	10" CONCRETE WALL 2 x 4 STUD WALL @ 16" O.C. 5/8" GYP BOARD W/ 1/4" FINISH
W08	STONE TILE PER SPECS MORTAR SET AND SCRATCH COAT METAL LATH WEATHER RESISTANT MEMBRANE 1/2" PLYWOOD SHEATHING 2 x 10 STUD WALL @ 16" O.C. 5/8" GYP BOARD W/ 1/4" FINISH
W09	STONE TILE PER SPECS MORTAR SET AND SCRATCH COAT METAL LATH WEATHER RESISTANT MEMBRANE 1/2" PLYWOOD SHEATHING 2 x 10 STUD WALL @ 16" O.C. 5/8" GYP BOARD W/ 1/4" FINISH
W10	FOAM INSULATION BOARD 2" BLOCCING 5/8" GYP BOARD W/ 1/4" FINISH

WALL ASSEMBLIES

W11	8" CONCRETE WALL 2 x 4 STUD WALL @ 16" O.C. 5/8" GYP BOARD W/ 1/4" FINISH
W12	8" CONCRETE WALL 2 x 4 STUD WALL @ 16" O.C. 5/8" GYP BOARD W/ 1/4" FINISH
W13	5/8" GYP BOARD W/ 1/4" FINISH 1/2" PLYWOOD SHEATHING 2 x 6 STUD WALL 5/8" GYP BOARD W/ 1/4" FINISH
W14	8" CONCRETE WALL 2 x 4 STUD WALL @ 16" O.C. 5/8" GYP BOARD W/ 1/4" FINISH
W15	8" CONCRETE WALL 2 x 4 STUD WALL @ 16" O.C. 5/8" GYP BOARD W/ 1/4" FINISH
W16	8" CONCRETE WALL PER STRUCTURAL

GENERAL NOTES

- VERIFY SHEAR WALL LOCATION PER STRUCTURAL. SUB 16/32" SHEAR PANEL FOR 1/2" PLYWOOD SHEATHING WHERE APPLICABLE.
- VERIFY INSULATION PER LOCATION AS DESCRIBED IN T-24.
- 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.E.C. SECTION 100.5.

EMERGENCY EXIT LADDER NOTES

- EMERGENCY EXIT LADDER TO GRADE ABOVE. EMERGENCY EGRESS LADDER - WINDOW WELLS WITH A VERTICAL DEPTH OF MORE THAN 44 INCHES SHALL BE EQUIPPED WITH AN APPROVED PERMANENTLY AFFIXED LADDER OR STEPS. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12". SHALL PROJECT AT LEAST 3" FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18" ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL. THE LADDER OR STEPS SHALL NOT ENRICH IN THE REQUIRED DIMENSIONS OF THE WINDOW WELL BY MORE THAN 6". THE LADDER OR STEPS SHALL NOT BE OBSTRUCTED BY THE EMERGENCY ESCAPE AND RESCUE OPENING. LADDERS OR STEPS REQUIRED BY THIS SECTION OF CODE 100.5.2.3 ARE EXEMPT FROM THE STRENGTH REQUIREMENTS OF SECTION 100.5.2.3. WINDOW WELLS WITH A DEPTH OF 44 INCHES OR LESS SHALL BE EQUIPPED WITH A LADDER OR STEPS.
- EMERGENCY ESCAPE AND RESCUE OPENING WITH FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND LEVEL SHALL BE PROVIDED WITH A WINDOW WELL MEETING THE FOLLOWING HORIZONTAL AREA SHALL BE AT LEAST 9 SQUARE FEET AND MINIMUM DIMENSION OF 36 INCHES - PER SECTION 100.5.1 AND 100.5.2.

LIGHT AND VENTILATION NOTES

- PROJECT SHALL USE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM INSTALLED IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE - PER CRC 402.3 (1) AND CMC 405.1.3 AND 2018 RESIDENTIAL COMPLIANCE MANUAL. DEDICATED VENTILATION AIR DUCT TO CONNECT TO RETURN PLenum OF THE AIR HANDLER AND TO THE DWELLING EXTERIOR.
- CERTIFICATE OF VERIFICATION (CV) SHALL BE COMPLETED, REGISTERED AND SIGNED/COUNTERSIGNED BY THE MECHANICAL ENGINEER. THE REGISTERED CVR FORM SHALL BE MADE AVAILABLE TO THE BUILDING DEPARTMENT AND BUREAU.

PLUMBING FIXTURES AND FITTINGS MAX. FLOW RATES

A. WATER CLOSETS	1.28 GALLONS/FLUSH
B. SHOWERHEADS - SINGLE	2.0 GPM @ 80 PSIG
C. SHOWERHEADS - MULTIPLE	2.0 GPM @ 80 PSIG COMBINED
D. LAVATORY FAUCETS	1.2 GPM @ 80 PSIG
E. KITCHEN FAUCETS	1.5 GPM @ 80 PSIG

PLUMBING NOTE

- ALL NEW FIXTURES SHALL BE WATER CONSERVING. CRC 401.3
- NEW FIXTURES SHALL BE WATER CONSERVING. CRC 401.3

ENERGY NOTES

- ENERGY CODE COMPLIANCE SHALL BE VERIFIED BY THE MECHANICAL ENGINEER. THE MECHANICAL ENGINEER SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION AND TESTING. THE MECHANICAL ENGINEER SHALL BE AT LEAST 9 SQUARE FEET AND MINIMUM DIMENSION OF 36 INCHES - PER SECTION 100.5.1 AND 100.5.2.

California Coastal Commission
5401-1-220

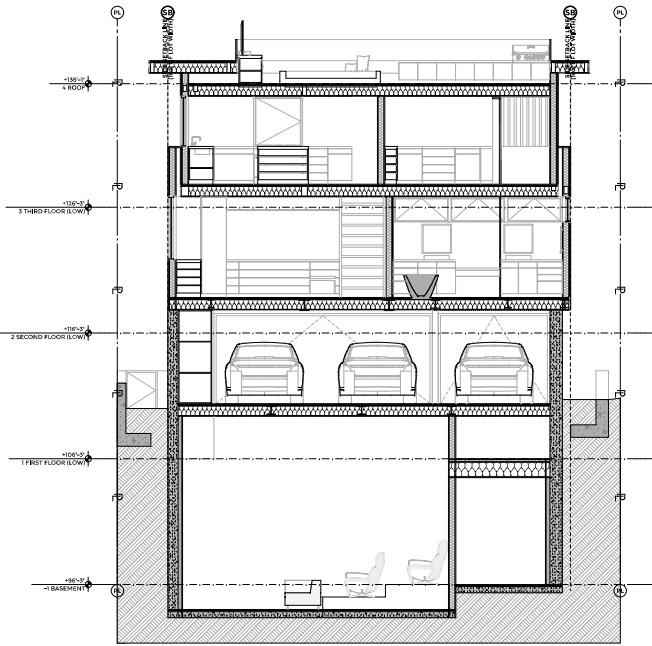
A.101

01 ALL EXTERIOR WOOD STUDS TO BE 2x6 IN. O.C., UNLESS
 02 ALL INTERIOR WOOD STUDS PLUMBING WALLS TO BE 2x6 IN. O.C. SECTION
 03 2X10/12x10 ALL OTHER INTERIOR STUDS WALLS TO BE 2x4 IN. O.C. SECTION
 04 UNLESS OTHERWISE NOTED, ALL STUDS, INSULATION REFER TO WALL ASSEMBLY.
 05
 06 ALL WALLS AND CEILING USING FINISH SPACE,
 07 FINISH SPACE SHALL BE MECHANICAL, UNDER STAIRS AND
 08 CLOSETS SHALL HAVE 5/8" TYPE-X FIRE RESISTANT
 09 GYPSUM BOARD.
 10
 11 PROVIDE ONE-HOUR FIRE RATED 5/8" TYPE-X GYPSUM BOARD AT ALL WALLS, CEILING AND UNDER STAIRS.
 12
 13 ALL EXTERIOR WALLS LOCATED WITHIN 10' OF THE
 14 EXISTING CURB SHALL BE 10' MIN. HEIGHT FIRE RATED PER
 15 CITY CODE TABLE R502.10.1.
 16
 17 PROVIDE 10' MIN. CLEARANCE AREA TO BE CLEAR OF ANY
 18 OBSTRUCTIONS NOTED WITHIN 7'-0" ABOVE THE
 19 FINISH FLOOR TO ANY CEILING, LIGHT, VENT,
 20 MECHANICAL EQUIPMENT OR UNLAME
 21 CONSTRUCTION.
 22
 23 PROVIDE 10' MIN. CLEARANCE EXTERIOR STAIRS 1' MIN. TREAD AND
 24 7/8" MAX. RISE.
 25
 26 ALL EXTERIOR HARDSCAPE OR LANDSCAPE TO
 27 BE 12" MIN. ABOVE FINISH FLOOR.
 28
 29 SLOPE DECK SURFACE TO DECK DRAIN TYP. 1/4" PER
 30 FT MINIMUM. PROVIDE SCUPPER OR
 31 DRAIN TO REMOVE SURFACE WATER.
 32
 33 42" MIN. HIGH GUARDRAIL.
 34
 35 36" MIN. STAIR RAIL ABOVE NOISING.
 36
 37 ELECTRICAL SERVICE PANEL LOCATION TO INCLUDE A 3' DIAMETER STUDY-OUT CONDUIT.
 38
 39 GAS-FIRE WALL HEATER WITH IN-CEILING PUMP AS
 40 SUPPLY. PROVIDE 1" IN-CEILING PLATFORM FOR
 41 MECHANICAL EQUIP. SEE VENT-1A NOTES. VENT TO
 42 OUTSIDE.
 43
 44 PROVIDE MECHANICAL VENTILATION IN ADDITION TO
 45 NATURAL VENTILATION PER CODE 402.3.1 (SEE
 46 MECHANICAL PLAN FOR SIZING).
 47
 48 AC CONDENSER PER SPECIFICATIONS.
 49
 50 RECYCLE/TRASH CAN.
 51
 52 TELED SHOWER W/ RECESSED SHEET 5' ABOVE
 53 FINISH FLOOR. PROVIDE 1' MIN. ABOVE FLOOR
 54 MINIMUM PER SPECIFICATION R502.7.
 55
 56 ARTIFICIAL LIGHT IN BASEMENT SHALL PRODUCE AN
 57 ILLUMINANCE OF 10 FOOT-CANDLES IN THE BASEMENT
 58 LIGHT OVER THE AREA OR THE ROOM AT A HEIGHT OF
 59 7'-0" ABOVE THE FINISH FLOOR. PROVIDE 100
 60 C.D.P. OR 1000 LUMEN PER HOUR. PROVIDE 100
 61 C.D.P. OR 1000 LUMEN PER HOUR. PROVIDE 100
 62 C.D.P. OR 1000 LUMEN PER HOUR. PROVIDE 100
 63 C.D.P. OR 1000 LUMEN PER HOUR. PROVIDE 100
 64 C.D.P. OR 1000 LUMEN PER HOUR. PROVIDE 100
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 73 C.D.P. OR 1000 LUMEN PER HOUR. PROVIDE 100
 74 C.D.P. OR 1000 LUMEN PER HOUR. PROVIDE 100
 75 C.D.P. OR 1000 LUMEN PER HOUR. PROVIDE 100
 76 C.D.P. OR 1000 LUMEN PER HOUR. PROVIDE 100
 77 C.D.P. OR 1000 LUMEN PER HOUR. PROVIDE 100
 78 C.D.P. OR 1000 LUMEN PER HOUR. PROVIDE 100
 79 C.D.P. OR 1000 LUMEN PER HOUR. PROVIDE 100
 80 C.D.P. OR 1000 LUMEN PER HOUR. PROVIDE 100
 81 C.D.P. OR 1000 LUMEN PER HOUR. PROVIDE 100
 82 C.D.P. OR 1000 LUMEN PER HOUR. PROVIDE 100
 83 C.D.P. OR 1000 LUMEN PER HOUR. PROVIDE 100
 84 C.D.P. OR 1000 LUMEN PER HOUR. PROVIDE 100
 85 C.D.P. OR 1000 LUMEN PER HOUR. PROVIDE 100
 86 C.D.P. OR 1000 LUMEN PER HOUR. PROVIDE 100
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 90 C.D.P. OR 1000 LUMEN PER HOUR. PROVIDE 100
 91 C.D.P. OR 1000 LUMEN PER HOUR. PROVIDE 100
 92 C.D.P. OR 1000 LUMEN PER HOUR. PROVIDE 100
 93 C.D.P. OR 1000 LUMEN PER HOUR. PROVIDE 100
 94 C.D.P. OR 1000 LUMEN PER HOUR. PROVIDE 100
 95 C.D.P. OR 1000 LUMEN PER HOUR. PROVIDE 100
 96 C.D.P. OR 1000 LUMEN PER HOUR. PROVIDE 100
 97 C.D.P. OR 1000 LUMEN PER HOUR. PROVIDE 100
 98 C.D.P. OR 1000 LUMEN PER HOUR. PROVIDE 100
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 100 C.D.P. OR 1000 LUMEN PER HOUR. PROVIDE 100

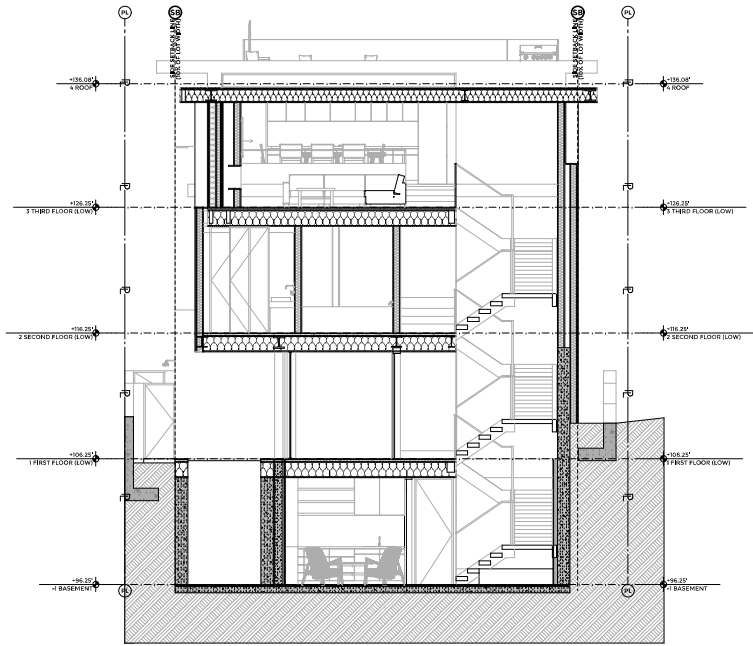


KEYNOTES

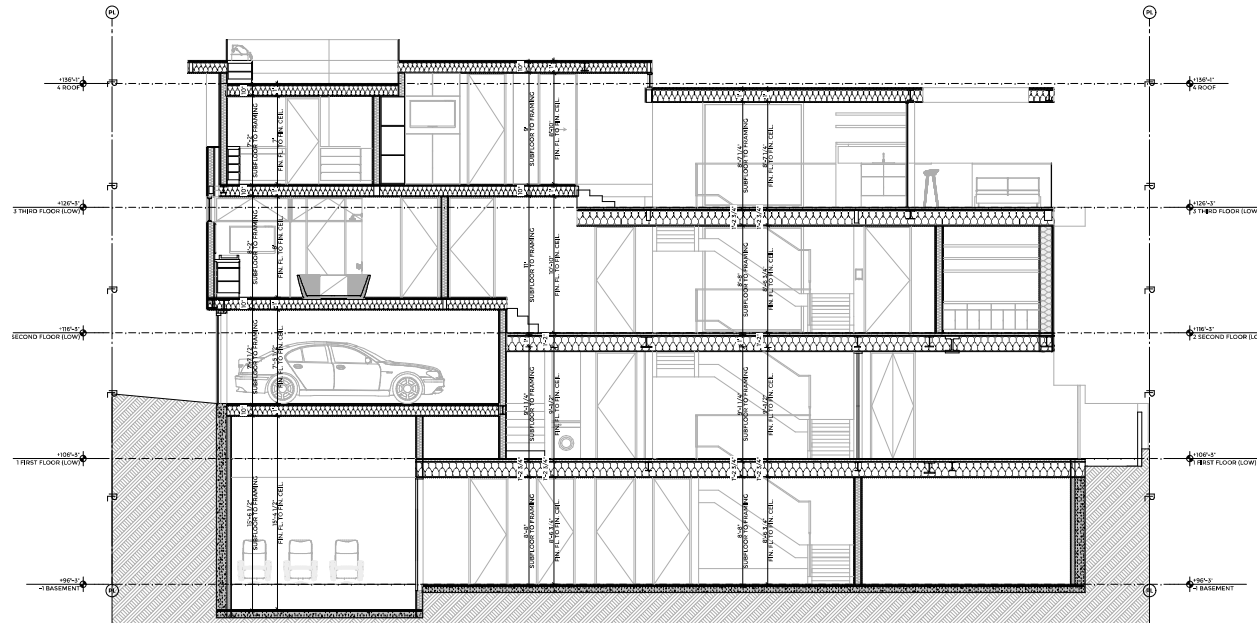
- 01 ALL EXTERIOR WOOD STUDS TO BE 2x6 @ 16" O.C. U.N.O. ALL INTERIOR WOOD STUDS INCLUDING WALLS TO BE MINIMUM 2x6 @ 16" O.C. - CBC SECTION 2202.11.10 ALL OTHER INTERIOR STUD WALLS TO BE MIN. 2x4 @ 16" O.C. - 7'x4" UNO. INSULATION REFER TO WALL ASSEMBLY.
- 02 ALL WALLS AND CEILING IN USABLE SPACE, GARAGE, UTILITY, MECHANICAL, UNDER STAIR AND CLOSETS SHALL HAVE 5/8" TYPE-X FIRE RESISTANT Gypsum BOARD.
- 03 PROVIDE ONE-HOUR FIRE RATED - 5/8" TYPE X GYP. BOARD AT ALL WALLS, CEILING AND UNDER STAIRS.
- 04 ALL EXTERIOR WALLS LOCATED WITHIN 5' OF PROPERTY LINE SHALL BE ONE-HOUR FIRE RATED PER CBC TABLE 602.10.
- 05 REQUIRED RAINING AREA IS TO BE CLEAR OF ANY OBSTRUCTIONS NOT LESS THAN 7'-0" ABOVE THE FINISH FLOOR TO ANY CEILING, BEAM, PIPE, VENT, MECHANICAL EQUIPMENT OR SIMILAR CONSTRUCTION.
- 06 INTERIOR AND EXTERIOR STAIR 31" MIN. TREAD AND 7.75" MAX. RISE.
- 07 ALL EXTERIOR HARDSCAPE OR LANDSCAPE TO SLOPE MIN. 2% AWAY FROM BUILDING.
- 08 SLOPE DECK SURFACE TO DECK DRAINS TYP. 1/4" PER FT. MINIMUM. PROVIDE SCUPPER OR OVERFLOW 2" ABOVE DECK SURFACE.
- 09 42" MIN. HIGH GUARDRAIL.
- 10 3/4" 38" MIN. STAIR RAIL ABOVE NOSEING.
- 11 ELECTRICAL SERVICE PANEL LOCATION TO INCLUDE A 3" DIAMETER STUB-OUT CONDUIT.
- 12 GAS-FIRED WATER HEATER WITH RISCIFIC PUMP AS PER ENERGY REQ. PROVIDE 18" HIG PLATFORM FOR MECHANICAL EQUIP. SEE TITLE-24 NOTES. VENT TO OUTSIDE.
- 13 PROVIDE MECHANICAL VENTILATION IN ADDITION TO NATURAL VENTILATION PER CMC 402.3 (SEE ELECTRICAL PLAN FOR SIZING).
- 14 AC CONDENSER PER SPECIFICATIONS.
- 15 RECYCLE/TRASH CAN.
- 16 TILED SHOWER W/ RECESSED SHELF 3" ABOVE FLOOR. TILE HEIGHT TO BE 72" ABOVE FLOOR MINIMUM PER SEC. 901.02.2.2.
- 17 ARTIFICIAL LIGHT IN BASEMENT SHALL PRODUCE AN AVERAGE ILLUMINATION OF 6 FOOT CANDLES (60 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE FLOOR LEVEL. - PER CMC 303.3(2). COPY OF LIGHT METERS TEST REPORT SHALL BE SUBMITTED TO CITY INSPECTOR FOR APPROVAL.
- 18 ELEVATOR PER MANUFACTURER SPEC. ONE-HOUR CONSTRUCTION AT ELEVATOR SHAFT (SEE ASME/ANSI A17.1).
- 19 DOORS WITH DIRECT ACCESS TO THE POOL SHALL BE EQUIPPED WITH AN ALARM THAT PRODUCES AN AUDIBLE WARNING WHEN THE DOOR AND/OR SCREEN, IF PRESENT, ARE OPENED. THE ALARM SHALL BE LISTED IN ACCORDANCE WITH UL 2017. THE SILENCER/ON SWITCHES SHALL BE LOCATED AT LEAST 34 INCHES (875 mm) ABOVE THE THRESHOLD OF THE DOOR. PER CBC ABC 105.2. SEE DOOR SCHEDULE FOR APPLICABLE DOORS.
- 20 SUMP PUMP - AUTO PUMP TEST OR APPROVED EQUAL.
- 21 5/8" TYPE X GYP. BOARD AT ALL GARAGE WALLS AND CEILING PER 1-HOUR FIRE RATED DETAIL.
- 22 SLOPE CONCRETE SLAB MINIMUM 2% TO DRAIN.
- 23 ALL ROOF - SEE ROOF PLAN A110.
- 24 CHIMNEY, NOT TO EXCEED 9' ABOVE THE HEIGHT LIMIT AND NOT TO EXCEED 3' IN WIDTH AND 9' IN LENGTH.
- 25 DECKING ASSEMBLY WITH DECK-TEX WATERPROOF MEMBRANE OR APPROVED EQUAL, ICC E-1797.
- 26 PARABOLIC SATELLITE ANTENNA, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.
- 27 FLOOR/ROOF JOIST PER STRUCTURAL.
- 28 FINISHED CONCRETE FLOOR.
- 29 CONCRETE FOUNDATION WALL.
- 30 FINISHED WOOD FLOOR.
- 31 TILE FLOOR.
- 32 LANDSCAPING.
- 33 POCKET SHADE.
- 34 DRAIN.
- 35 DRIVEWAY, SLOPE 2% MIN. TO DRAIN.
- 36 SIFT.
- 37 BUILT-IN REFRIGERATOR AND FREEZER W/ WATER LINE - SELECTED BY OWNER.
- 38 DISHWASHER SPACE.
- 39 GAS RANGE WITH OVERHEAD HOOD.
- 40 WASHER AND DRYER.
- 41 CABINETS W/ STONE COUNTERTOP.
- 42 WATERCLOSET - SELECTED BY OWNER.
- 43 SHOWER NOZZLE.
- 44 FIREPLACE.
- 45 SKYLIGHT.
- 46 INSULATION PER T-24.
- 47 BUILT-IN CABINET.
- 48 EMERGENCY EXIT LADDER TO GRADE ABOVE.
- 49 NEOLITH STONE SLAB SIDING.
- 50 BOARD-FORMED CONCRETE.
- 51 FAUX WOOD ALUMINUM SCREEN.
- 52 2X WOOD VERTICAL PICKET FENCE.
- 53 TEMPERED GLASS RAIL.
- 54 BLACK METAL FASCIA.
- 55 EXTRA FASCIA OR APPROVED EQ.



CROSS SECTION 2
SCALE: 1/4" = 1'-0"



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



California Coastal Commission
LONG SECTION 3
5-19-1220



LANEY LA
LIFESTYLE + ARCHITECTURE

PROJECT NAME
DENNIS RESIDENCE

PROJECT NUMBER
18150

CLIENT
GEORGE AND TALLIE DENNIS

PROJECT ADDRESS
3305 HIGHLAND AVE.
HERMOSA BEACH, CA 90254

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
13110 HAWTHORNE BLVD.
HAWTHORNE CA 90250
(310) 498-2455
ANTHONY@LANEY.LA



MARK DATE DESCRIPTION

MARK	DATE	DESCRIPTION

PROJECT NO.
MODEL FILE:
DRAWN BY:
CHK'D BY:
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SHEET TITLE

SECTIONS

A.300

WATER USE CALCULATIONS:

LOT AREA: 3,302 SF
 BLDG FOOTPRINT: 1,488 SF
 DRIVEWAY: 252 SF

LANDSCAPE/HARDSCAPE AREA

= LOT-BLDG FTRPT
 = 3,302 SF - 1,488 SF
 = 1,814 SF

REQUIRED PERMEABLE (50%)

= 1,814 SF X .50(50%)
 = 907 SF

PROVIDED PERMEABLE

= 950 SF
 = 950 SF > 907 SF

LANDSCAPE CALCULATION

TOTAL PERMEABLE / LANDSCAPE

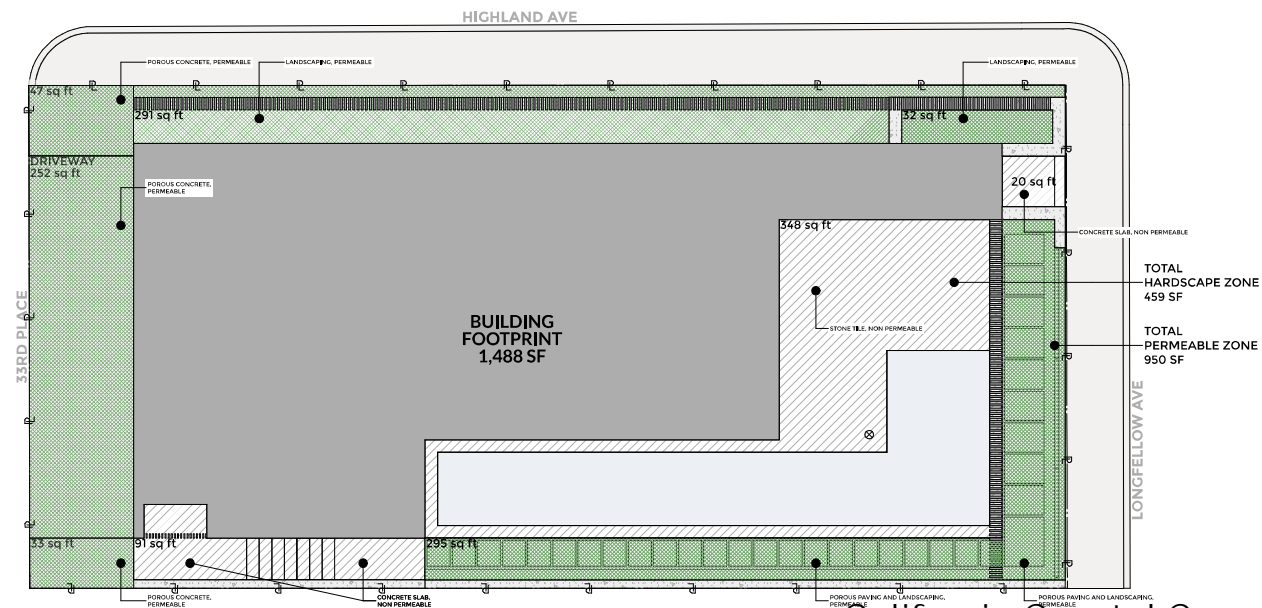
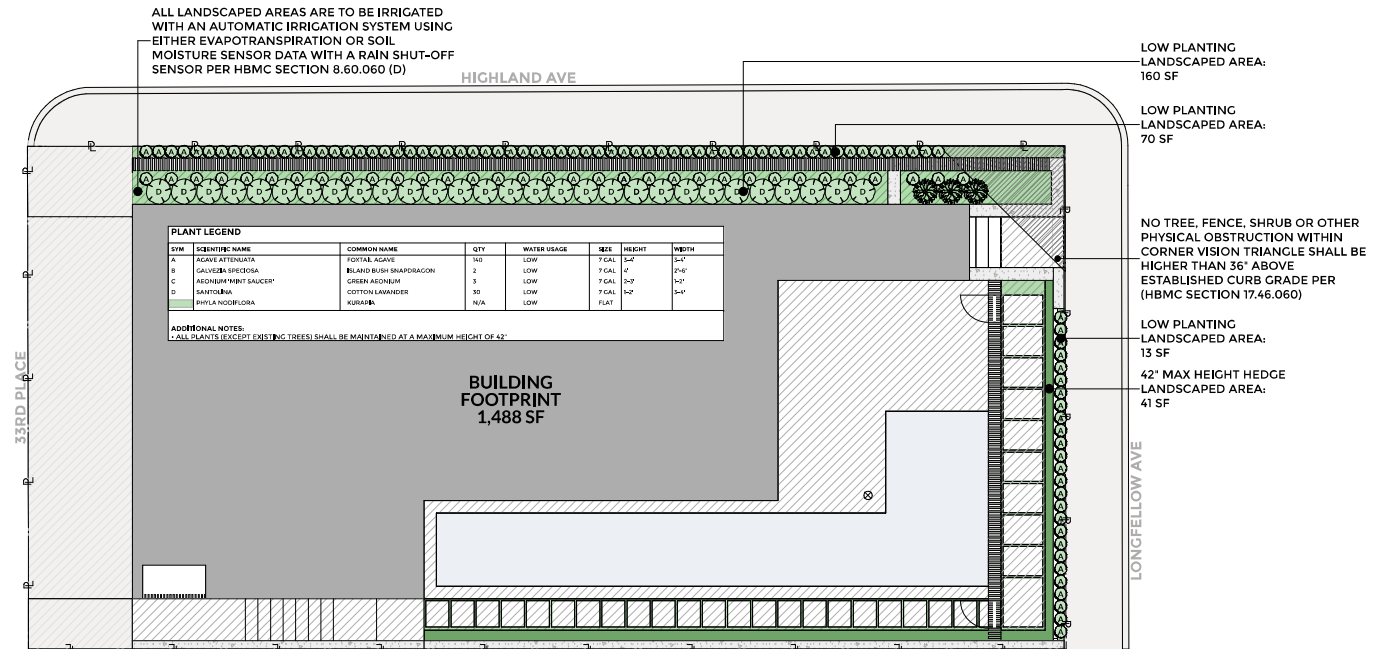
= 950 SF

PERMEABLE AREA

= 627 SF

LANDSCAPED AREA

= 323 SF



LANEY LA
 LIFESTYLE + ARCHITECTURE

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MARK	DATE	DESCRIPTION
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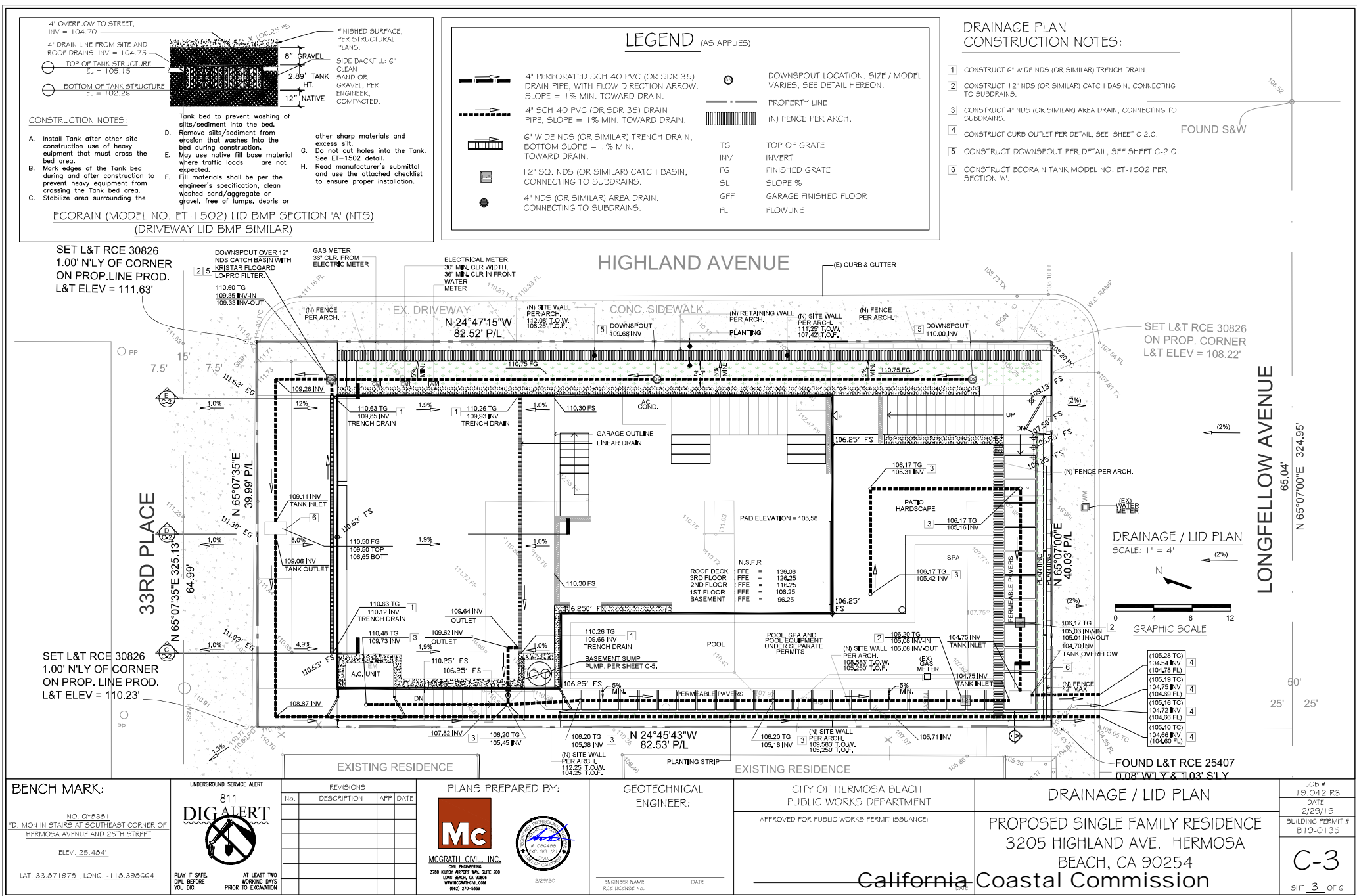
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SHEET TITLE
LANDSCAPE PLAN

California State Building Commission
 5-19-1220

Exhibit 2
 Page 6 of 7

L.100

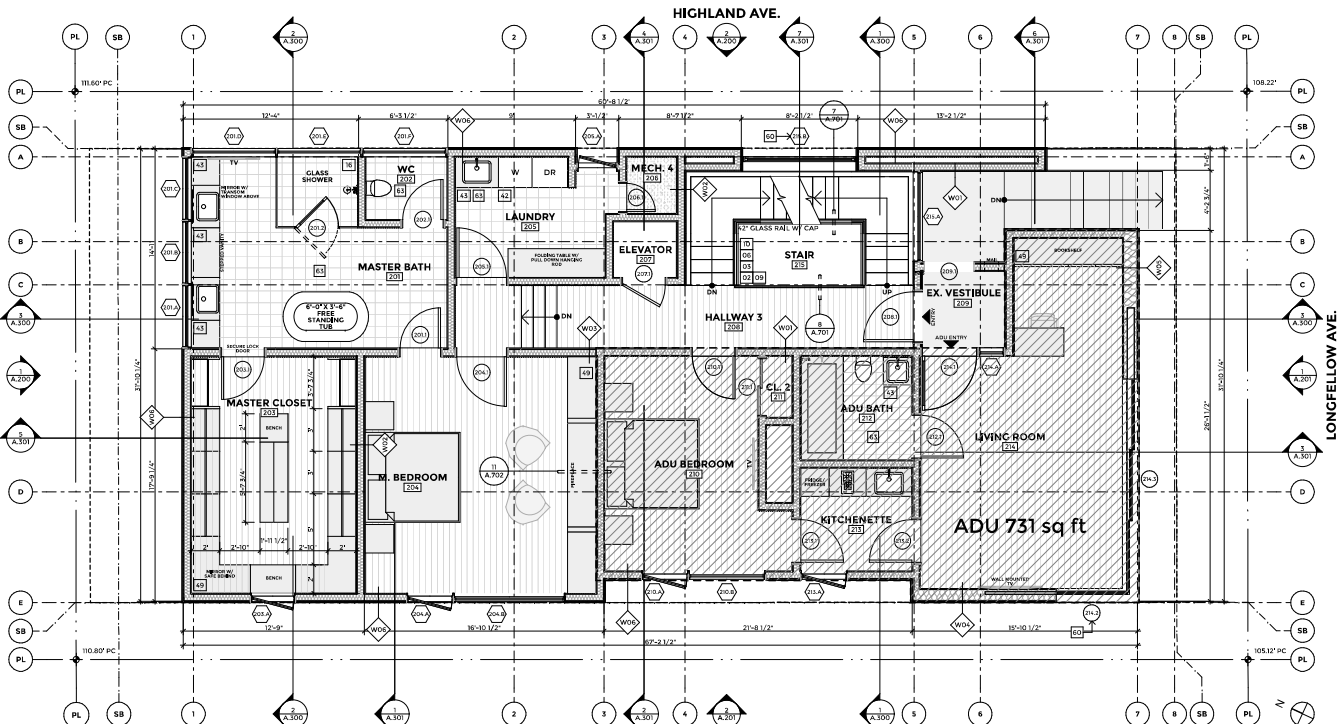


FLOOR/CEILING ASSEMBLIES

F1	FINISH FLOOR 3/4" PLYWOOD SUB-FLOOR 2 x 8 FLOOR JOIST PER STRUCTURAL 5/8" CYP BOARD W/ +/- 1/8" FINISH
F2	FINISH FLOOR 3/4" PLYWOOD SUB-FLOOR 2 x 8 FLOOR JOIST PER STRUCTURAL 5/8" CYP BOARD W/ +/- 1/8" FINISH
F3	FINISH FLOOR 3/4" PLYWOOD SUB-FLOOR 2 x 10 FLOOR JOIST PER STRUCTURAL 5/8" CYP BOARD W/ +/- 1/8" FINISH
F4	FINISH FLOOR 3/4" PLYWOOD SUB-FLOOR 2 x 12 FLOOR JOIST PER STRUCTURAL 5/8" CYP BOARD W/ +/- 1/8" FINISH
F5	FINISH FLOOR 3/4" PLYWOOD SUB-FLOOR 16" TJI PER STRUCTURAL 5/8" CYP BOARD W/ +/- 1/8" FINISH
F6	FINISH FLOOR 3/4" PLYWOOD SUB-FLOOR 1 1/2" LIGHTWEIGHT CONCRETE W/ EMBEDDED RADIANT HEATING 1 1/8" PLYWOOD PER STRUCTURAL 14" TJI PER STRUCTURAL 5/8" CYP BOARD W/ +/- 1/8" FINISH
F7	FINISH FLOOR 3/4" PLYWOOD SUB-FLOOR 4" CONCRETE SLAB W/ EMBEDDED RADIANT HEATING
F8	2 x 6 WOOD DECKING 1" RIPPED SLEEPER 3/4" PLYWOOD PER STRUCTURAL 2 x 6 DECK JOIST PER STRUCTURAL 2x6 WOOD TIG
F9	2 x 6 CEILING JOIST 5/8" CYP BOARD W/ +/- 1/8" FINISH
F10	STONE TILE PER SPECS 3/8" MORTAR BED 4" CONCRETE SLAB

ROOF ASSEMBLIES

R1	BUILT UP ROOFING ROOFING 3/4" ROOF SHEATHING SLOPED 2% (SEE DETAIL) 3/4" ROOF SHEATHING/DECKING RAD BATT INSULATION 16" TJI ROOF RAFTER PER STRUCTURAL 1/2" PLYWOOD PER STRUCTURAL 5/8" CYP BOARD W/ +/- 1/8" FINISH
R2	1/2" ASPHALT SHINGLE ROOFING WEATHER RESISTANT INSULATION BOARD 3/4" PLYWOOD PER STRUCTURAL RAD BATT INSULATION 2x6 ROOF RATTERS PER STRUCTURAL



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

1

WALL ASSEMBLIES

W01	5/8" CYP BOARD W/ +/- 1/8" FINISH 2 x 6 STUD WALL 5/8" CYP BOARD W/ +/- 1/8" FINISH
W02	5/8" CYP BOARD W/ +/- 1/8" FINISH 1/2" PLYWOOD SHEATHING 2 x 6 STUD WALL 1/2" PLYWOOD SHEATHING 5/8" CYP BOARD W/ +/- 1/8" FINISH
W03	5/8" CYP BOARD W/ +/- 1/8" FINISH 1/2" PLYWOOD SHEATHING 2 x 6 STUD WALL 5/8" CYP BOARD W/ +/- 1/8" FINISH
W04	NEOLITH STONE TILE STRONG RX BRACKET SYSTEM RIGID INSULATION BOARD WEATHER RESISTANT MEMBRANE 1/2" PLYWOOD SHEATHING 2 x 10 STUD WALL @ 16" O.C. 5/8" CYP BOARD W/ +/- 1/8" FINISH
W05	NEOLITH STONE TILE STRONG RX BRACKET SYSTEM RIGID INSULATION BOARD WEATHER RESISTANT MEMBRANE 1/2" PLYWOOD SHEATHING 2 x 10 STUD WALL @ 16" O.C. 5/8" CYP BOARD W/ +/- 1/8" FINISH

WALL ASSEMBLIES

W06	NEOLITH STONE TILE STRONG RX BRACKET SYSTEM RIGID INSULATION BOARD WEATHER RESISTANT MEMBRANE 1/2" PLYWOOD SHEATHING 2 x 6 STUD WALL @ 16" O.C. 5/8" CYP BOARD W/ +/- 1/8" FINISH
W07	10" CONCRETE WALL 2 x 4 STUD WALL @ 16" O.C. 5/8" CYP BOARD W/ +/- 1/8" FINISH
W08	NEOLITH STONE TILE STRONG RX BRACKET SYSTEM RIGID INSULATION BOARD WEATHER RESISTANT MEMBRANE 1/2" PLYWOOD SHEATHING 2 x 6 STUD WALL @ 16" O.C. 5/8" CYP BOARD W/ +/- 1/8" FINISH
W09	NEOLITH STONE TILE STRONG RX BRACKET SYSTEM RIGID INSULATION BOARD WEATHER RESISTANT MEMBRANE 1/2" PLYWOOD SHEATHING 2 x 12 STUD WALL @ 16" O.C. 5/8" CYP BOARD W/ +/- 1/8" FINISH
W10	RIGID FOAM INSULATION BOARD 8" CONCRETE WALL 2x BLOCKING 5/8" CYP BOARD W/ +/- 1/8" FINISH

WALL ASSEMBLIES

W11	8" CONCRETE WALL 2x BLOCKING 5/8" CYP BOARD W/ +/- 1/8" FINISH
W12	8" CONCRETE WALL 2 x 4 STUD WALL @ 16" O.C. 5/8" CYP BOARD W/ +/- 1/8" FINISH
W13	5/8" CYP BOARD W/ +/- 1/8" FINISH 1/2" PLYWOOD SHEATHING 2 x 6 STUD WALL 5/8" CYP BOARD W/ +/- 1/8" FINISH
W14	8" CONCRETE WALL 8" AIR SPACE 2 x 4 STUD WALL @ 16" O.C. 5/8" CYP BOARD W/ +/- 1/8" FINISH
W15	1" CONCRETE WALL 2 x 4 STUD WALL @ 16" O.C. 5/8" CYP BOARD W/ +/- 1/8" FINISH
W16	1" CONCRETE WALL PER STRUCTURAL
W17	10" CONCRETE WALL 2 x 2 STUD WALL @ 16" O.C. 5/8" CYP BOARD W/ +/- 1/8" FINISH
W18	8" CONCRETE WALL 2 x 2 STUD WALL @ 16" O.C. 5/8" CYP BOARD W/ +/- 1/8" FINISH

GENERAL NOTES

1. VERIFY SHEAR WALL LOCATION PER STRUCTURAL. SUB 15/32" 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 840.3.

EMERGENCY EXIT LADDER NOTES

1. EMERGENCY EXIT LADDER TO GRADE ABOVE. EMERGENCY EGRESS LADDER - WINDOW WELLS WITH A VERTICAL DEPTH OF MORE THAN 44 INCHES SHALL BE EQUIPPED WITH AN APPROVED PERMANENTLY AFFIXED LADDER OR STEPS. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12". SHALL PROJECT AT LEAST 3" FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18" ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL. THE LADDER OR STEPS SHALL NOT ENCRUGH IN THE REQUIRED DIMENSIONS OF THE WINDOW WELL BY MORE THAN 6". THE LADDER OR STEPS SHALL NOT BE OBSTRUCTED BY THE EMERGENCY ESCAPE AND RESCUE OPENING. LADDERS OR STEPS PROVIDED BY THE SECTION OF CODE 1026.8.2 ARE EXEMPT FROM THE STAIRWAY REQUIREMENTS OF SECTION 1009. WINDOW WELL WITH AREA DRAINS AS SHOWN-CONNECT TO DRAINAGE SYSTEM.
2. EMERGENCY ESCAPE AND RESCUE OPENING WITH FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND LEVEL SHALL BE PROVIDED WITH A WINDOW WELL MEETING THE FOLLOWING HORIZONTAL AREA SHALL BE AT LEAST 9 SQUARE FEET AND MINIMUM DIMENSION OF 36 INCHES - PER SECTION R310.1 AND R310.2.

LIGHT AND VENTILATION NOTES

1. PROJECT SHALL USE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM INSTALLED IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE - PER CMC R303.10 AND CMC E055.13 AND 2016 RESIDENTIAL COMPLIANCE MANUAL. DEDICATED VENTILATION AIR DUCT TO CONNECT TO RETURN PLENUM OF THE AIR HANDLER AND TO THE DWELLING EXTERIOR.
 2. 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.
- PLUMBING FIXTURES AND FITTINGS MAX. FLOWRATES**
- A. WATER CLOSETS - 1.6 GPM @ 80 PSI
B. SHOWERS - 2.0 GPM @ 80 PSI
C. SHOWERHEADS - MULTIPLE - 2.0 GPM @ 80 PSI COMBINED
D. LAVATORY FAUCETS - 1.2 GPM @ 60 PSI
E. KITCHEN FAUCETS - 1.5 GPM @ 80 PSI
- PLUMBING NOTE**
ALL NEW FIXTURES SHALL BE WATER CONSERVING. CPC 601.3
- ENERGY NOTES**
1. CERTIFICATE OF INSTALLATION (CFIR)-ENV, CFIR-LTG AND CFIR-MECH SHALL BE COMPLETED BY THE APPLICABLE CONTRACTORS INSTALLING ENERGY FEATURES. WHEN COMPLIANCE REQUIRES HERS FIELD VERIFICATION AND/OR TESTING, ALL CFIR FORMS SHALL BE SUBMITTED ELECTRONICALLY TO AN APPROVED HERS PROVIDER DATA SECURITY. THE CFIR FORMS SHALL BE POSTED AT THE JOB SITE IN A CONSPICUOUS LOCATION.



PROJECT NAME
DENNIS RESIDENCE

PROJECT NUMBER
18150

CLIENT
GEORGE AND TALLIE DENNIS

PROJECT ADDRESS
3205 HIGHLAND AVE.
HERMOSA BEACH, CA 90254

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
13110 HAWTHORNE BLVD.
HAWTHORNE CA 90250
(310) 498-2455
ANTHONY@LANEY.LA



MARK DATE DESCRIPTION

1 12/31/19 PERMIT SUBMITTAL SET

2 5/19/20 100% CD SET

PROJECT NO: 18150

MODEL FILE: TEAMWORK

DRAWN BY: JB

CHKD BY: AX

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SHEET TITLE

SECOND FLOOR

PLAN

California Coastal Commission

5-19-1220

Exhibit 3

A.102

Chapter 17.12

R-2 TWO FAMILY RESIDENTIAL ZONE

Sections:

17.12.010 Permitted uses.

17.12.015 Short term rentals prohibited.

17.12.020 Development standards.

17.12.030 Off-street parking.

17.12.040 Lot area.

17.12.050 Lot area per dwelling unit.

17.12.060 Permissible lot coverage.

17.12.070 Placement of buildings.

17.12.080 Open space.

17.12.090 Lot width.

17.12.100 Sign regulations.

17.12.010 Permitted uses.

In an R-2 zone only the following uses that are hereinafter specifically provided and allowed are permitted, subject to the provisions of Chapter [17.44](#) governing off-street parking requirements:

- A. Any use permitted in the R-1 (one-family) residential zone;
- B. Attached, and/or detached multiple-family dwelling units;
- C. Condominium developments consistent with the provisions of the condominium ordinance of the city;
- D. Conditional uses as set forth in Chapter [17.40](#). (Prior code Appx. A, § 500)

17.12.015 Short term rentals prohibited.

It shall be unlawful for any person to offer or make available for rent or to rent (by way of a rental agreement, lease, license or any other means, whether oral or written) for compensation or consideration a residential dwelling, a dwelling unit or a room in a dwelling for less than thirty (30) consecutive days. It shall be unlawful for any person to occupy a residential dwelling, a dwelling unit or a room in a dwelling for less than thirty (30) consecutive days pursuant to a rental agreement, lease, license or any other means, whether oral or written, for compensation or consideration. (Ord. 16-1365 §4, 2016)

17.12.020 Development standards.

- A. Building Height. Any building shall not exceed a maximum of thirty (30) feet in height. Refer to Chapter [17.22](#) for additional height requirements for condominiums.
- B. Front Yard. Every lot shall have a front yard setback equal to at least five (5) feet unless a greater than five (5) foot setback is indicated on the official zoning map of the city, in which case, the larger figure shall apply.
- C. Side Yards. Every lot shall have a side yard on each side of the lot equal to ten (10) percent of the width of the lot, provided such side yard shall not be less than three (3) feet in width and need not exceed five (5) feet in width.
- D. Rear Yard. Every lot shall have a rear yard not less than five (5) feet in depth. The second floor can be three (3) feet from the property line. On any alley the rear yard requirement is a depth of three (3) feet from the property line on the first floor and one (1) foot from the property line on the second floor.
- E. Additional Yard Regulations. R-2 zones shall be subject to additional yard regulations as provided in Chapter [17.46](#).
- F. Residential Planned Development (RPD-2). Upon application any property owner may cause a change of land use to RPD-2 whereupon the planning commission may, at its discretion and upon good cause shown, vary the provisions of subsections (A) through (E) of this section, subject to the final approval of the city council. (Ord. 00-1199, §4 (part), 2000); prior code Appx. A, § 501)

17.12.030 Off-street parking.

Off-street parking requirements and regulations for the R-2 zone are provided in Chapter [17.44](#). (Prior code Appx. A, § 502)

17.12.040 Lot area.

The minimum lot area for new lots in the R-2 zone created by subdivision or other means shall be four thousand (4,000) square feet. (Prior code Appx. A, § 503)

17.12.050 Lot area per dwelling unit.

The minimum lot area per dwelling unit shall be not less than one thousand seven hundred fifty (1,750) square feet. (Prior code Appx. A, § 504)

17.12.060 Permissible lot coverage.

All buildings, including accessory buildings, shall not cover more than sixty-five (65) percent of the area of the lot. (Prior code Appx. A, § 505)

17.12.070 Placement of buildings.

Placement of buildings on any lot shall conform to the following:

A. No building may occupy any portion of the required yard.

B. Any building used for human habitation shall not be located closer to the rear property line than a distance of five (5) feet; however, where a rear yard abuts a street or alley, the building may be located three (3) feet from the rear property line on the first floor and one (1) foot from the property line on the second floor.

C. The distance between any buildings used for human habitation shall be not less than six (6) feet. The distance between a main building and an accessory building shall be not less than six (6) feet. (Prior code Appx. A, § 506)

17.12.080 Open space.

There shall be a minimum of three hundred (300) square feet of usable open space per dwelling unit.

A. One hundred (100) square feet of the required open space shall be directly accessible to and at the same floor level of the primary living area of each unit.

B. Each qualifying open space area may be covered up to fifty (50) percent but shall not be enclosed on more than two (2) sides by building walls or guardrails greater than forty-two (42) inches in height. A trellis may be allowed to cover an entire open area so long as the open areas between the trellis beams is equal to or exceeds the area required to remain open and uncovered.

C. The minimum dimension of open space areas shall be seven (7) feet by seven (7) feet.

D. Open space areas may include pools, spas, gardens, play equipment, decks over non-living areas, and decks over living areas of the same dwelling unit but shall not include driveways, turning areas, parking areas and required front, rear and side yard areas.

E. Roof Decks. A maximum of one hundred (100) square feet of required open space may be provided on a roof deck, with minimum dimension of seven (7) feet by seven (7) feet. For the purposes of this section, "roof deck" is defined as the walkable or otherwise usable open space area located above the roof framing of the building, the only access to which is from the floors below.

F. When computing open space in conjunction with yard areas, only an area which exceeds the minimum required yard area may be counted toward open space and only if the overall dimension of the required setback and the exceeding area together has a dimension of at least seven (7) feet in width and length.

G. Circular, triangular, odd and/or unusual shaped open space areas shall have a minimum of forty-nine (49) square feet in area as well as minimum seven (7) foot dimensions.

H. Decks, balconies or similar areas which extend over more than one (1) dwelling unit shall have a minimum S.T.C. rating of fifty-eight (58).

I. Each development of five (5) or more units shall provide one hundred (100) square feet of common open space area or facility per unit in addition to required open space. The common open space area may include play area, pool, spa, recreation room, gym, garden and similar amenities for the common use of all owners, but shall not include driveways, turning areas, parking areas, and required front, rear and side yard areas. (Ord. 00-1207, §4 (part), 2000; prior code Appx. A, § 507)

17.12.090 Lot width.

Every lot shall have a width of not less than forty (40) feet at the rear line of the required front yard; provided, that any lot existing on the effective date of the ordinance codified in this chapter and having a substandard width of less than thirty (30) feet can be utilized for a single-family dwelling only. (Prior code Appx. A, § 508)

17.12.100 Sign regulations.

All signs in the R-2 zone shall conform to the requirements and regulations of this code. (Prior code Appx. A, § 509)

The Hermosa Beach Municipal Code is current through Ordinance 20-1409, passed May 26, 2020.

Disclaimer: The City Clerk's Office has the official version of the Hermosa Beach Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: <https://www.hermosabeach.gov/>

City Telephone: (310) 318-0204

[Code Publishing Company](#)

Yellow Box: Project Site

Orange Box: Triplex

Blue Box: Single-Family Residence

Green Box: Duplex

Pink Box: Commercial



SROUR & ASSOCIATES
Real Estate Development Services Group, Inc.
2447 Pacific Coast Highway, Suite 200
Hermosa Beach, CA 90254
310/372-8433 ▪ brandon@esroure.com

July 22, 2020

Amrita Spencer
Coastal Program Analyst
California Coastal Commission
301 E. Ocean Blvd, Suite 300
Long Beach, CA 90802

Re: Application No. 5-19-1220 / 3205 Highland Avenue, Hermosa Beach

Dear Ms. Spencer:

The purpose of this letter is to address the concern raised by the applicant's neighbor at the July 10, 2020, Coastal Commission hearing regarding the construction process. Specifically, the neighbor was concerned that construction on the applicant's property could cause damage to their property.

The applicant heard and fully understands the neighbor's concern and wants to make clear that the applicant's builder will take all appropriate steps to protect against property damage, noise, dust, and other construction issues in strict compliance with State and City requirements.

The California Building Code requires the applicant to protect the neighbor's property from damage during construction, including controlling water runoff and erosion during construction or demolition activities. Prior to the commencement of any demolition, excavation that requires shoring, sandblasting or other exterior construction activities, the applicant is required to provide written notice to the property owners and occupants located within one hundred (100) feet of the construction site at least 5 days prior to any construction taking place. A protective screen will be erected between the construction site and neighboring properties. Prior to approval of temporary shoring, a geotechnical report must be provided certifying that the temporary shoring has been installed according to the shoring plan and specifying the time period for the integrity of the temporary shoring. Work will be inspected by the City to ensure it is maintaining the integrity of the neighbor's property.

The applicant will maintain open communication with neighbors to ensure issues of concern are addressed in a timely manner.

Sincerely,

Brandon Straus

Brandon Straus

cc: Owners of 245 Longfellow Ave.