

CALIFORNIA COASTAL COMMISSION

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



Th5a

A-5-LGB-20-0003 (Triwest Development, LLC)

May 13, 2021

EXHIBITS

Table of Contents

Exhibit 1 – Vicinity Map and Project Site

Exhibit 2 –Project Plans



Manhattan Beach

Project Location

Hermosa Beach Pier



Hermosa Beach



Project Site

26th Street

STORM WATER DURING CONSTRUCTION

1. Contractor shall manage storm water drainage during construction and erosion control per CGBC 4.106.2. and 4.106.3 See details  and .

CALGREEN NOTES:

1. See GBS Sheets for all CalGreen Notes. Contractor to provide documentation showing compliance with all CalGreen requirements to the city of Hermosa Beach.

EXCAVATIONS AT OR NEAR PROPERTY LINES

Because of the relatively small lot size, close proximity of structures and lack of cohesive soils in Hermosa Beach, the Community Development Department must regulate excavations at or near property lines. Section 3301.1 of the California Building Code (CBC) should be construed to pertain to permanent and temporary cuts and fills. Section 3301 of the CBC reads (in part) as follows:

SECTION 3301 - EXCAVATIONS AND FILLS

3301 - General. Excavation or fills for buildings or structures shall be so constructed or protected that they do not endanger life or property.

Slopes for permanent (or temporary) fills shall not be steeper than 1 unit vertical in 2 units horizontal (50% slope). Cut slopes for permanent (or temporary) excavations shall not be steeper than 1 unit vertical in 2 units horizontal (50% slope) unless substantiating data justifying steeper cut slopes is submitted. Deviation from the foregoing limitations for cut slopes shall be permitted only upon the presentation of a soil investigation report acceptable to the building official.


SHORING NOTES

1. Contractor to submit shoring plans and calculations prepared by a civil engineer to the city for approval prior to putting a Building Permit.

SOLAR CONDUIT

1. Contractor to provide solar conduit for each unit for future solar panels. Verify location with City of Hermosa Beach.

EROSION CONTROL NOTES

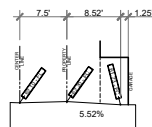
- See Detail  for Sand Bags for Erosion Control Purposes
- See Detail  for Sediment Retention

DRAINAGE NOTES

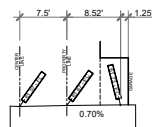
- All site drainage shall be terminated at public way via non-erosive device per HBM.C.
- All drainage is shown on C sheets.



DRIVEWAY PROFILE A



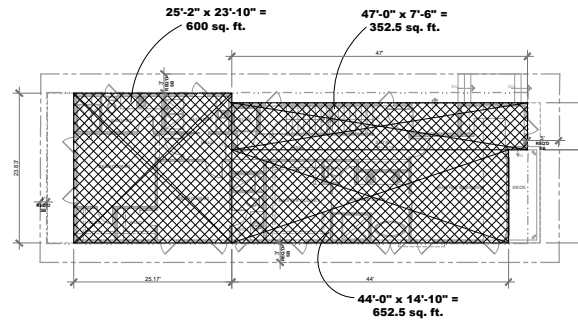
DRIVEWAY PROFILE B



DRIVEWAY PROFILE C

Open Space

Req'd Open Space =	300.0 sq. ft.
Provided @ Roof (Roof Deck) =	100.0 sq. ft. MAX.
Provided @ Third Floor (Family Room Deck) =	158.0 sq. ft.
(Living Room Deck) =	51.0 sq. ft.
Total Provided =	309 sq. ft. Provided > 300 sq. ft. Required



LOT COVERAGE CALCULATION

1/8" = 1'-0"

TOTAL LOT COVERAGE = 1,605 SQ. FT.

STRUCTURAL CODE NOTE

Structural observation per section 1702 of the CBC shall be provided when so designated by the Architect or Engineer of record or, when such observation is specifically required by the Building Official.

SCOPE OF WORK

- Demolish existing house and garage.
- Construct new 2 - story single family residence w/ attached 2 car garage.
- Site improvements per city approvals.

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOT 9 OF SHAKESPEARE TRACT AS PER MAP RECORDED IN BOOK 9 PAGE 190 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

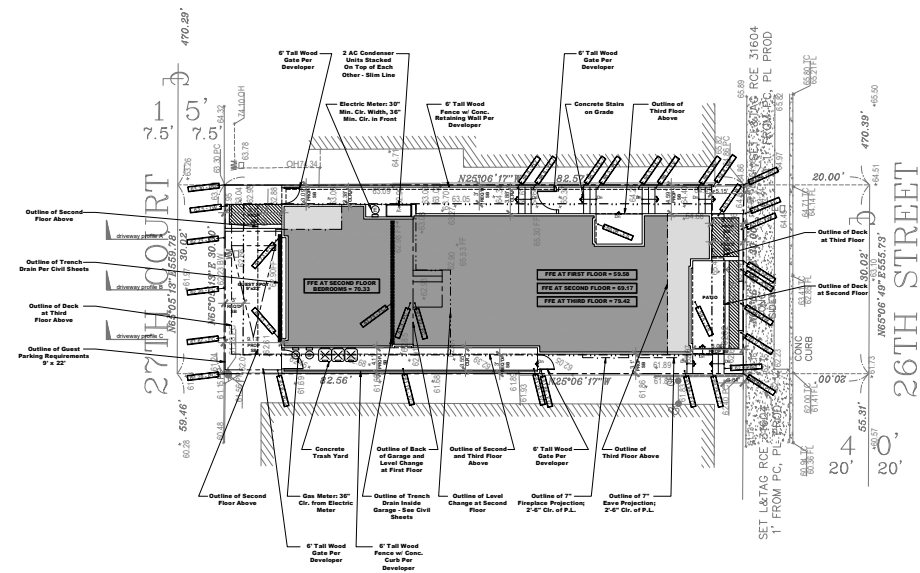
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BASIS OF BEARINGS

THE BEARING NORTH 65° 05' 49" EAST, ON THE CENTERLINE OF 26TH STREET AS SHOWN ON CORNER RECORD, COUNTY OF LOS ANGELES, AS PER PUBLIC WORKS FIELD BOOK 0616, PAGES 1669-1670, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGEND

- Landscaping
- One Story Element
- Two Story Element
- Three Story Element
- Block Wall
- Existing Grade
- Proposed Grade
- Setback Line
- F.C. Finished Concrete
- T.W. Top of Wall
- T.R. Top of Railing
- F.F.E. Finished Floor Elevation
- T.C. Top of Curb
- F.L. Flowline at Street
- F.S. Finished Surface
- E.P. Edge of Pavement



SITE PLAN

1/8" = 1'-0"



**JOSEPH FOURNIER
DESIGN**
362 TERMINO AVENUE,
LONG BEACH, CA 90804

PHONE:
310-517-4858

Instagram:
@JOHNNYDESIGN

WEBSITE:
WWW.JOHNNYDESIGN.COM

TRIWEST DEVELOPMENT
231 26th Street, Hermosa Beach

DATE

SIGNATURE

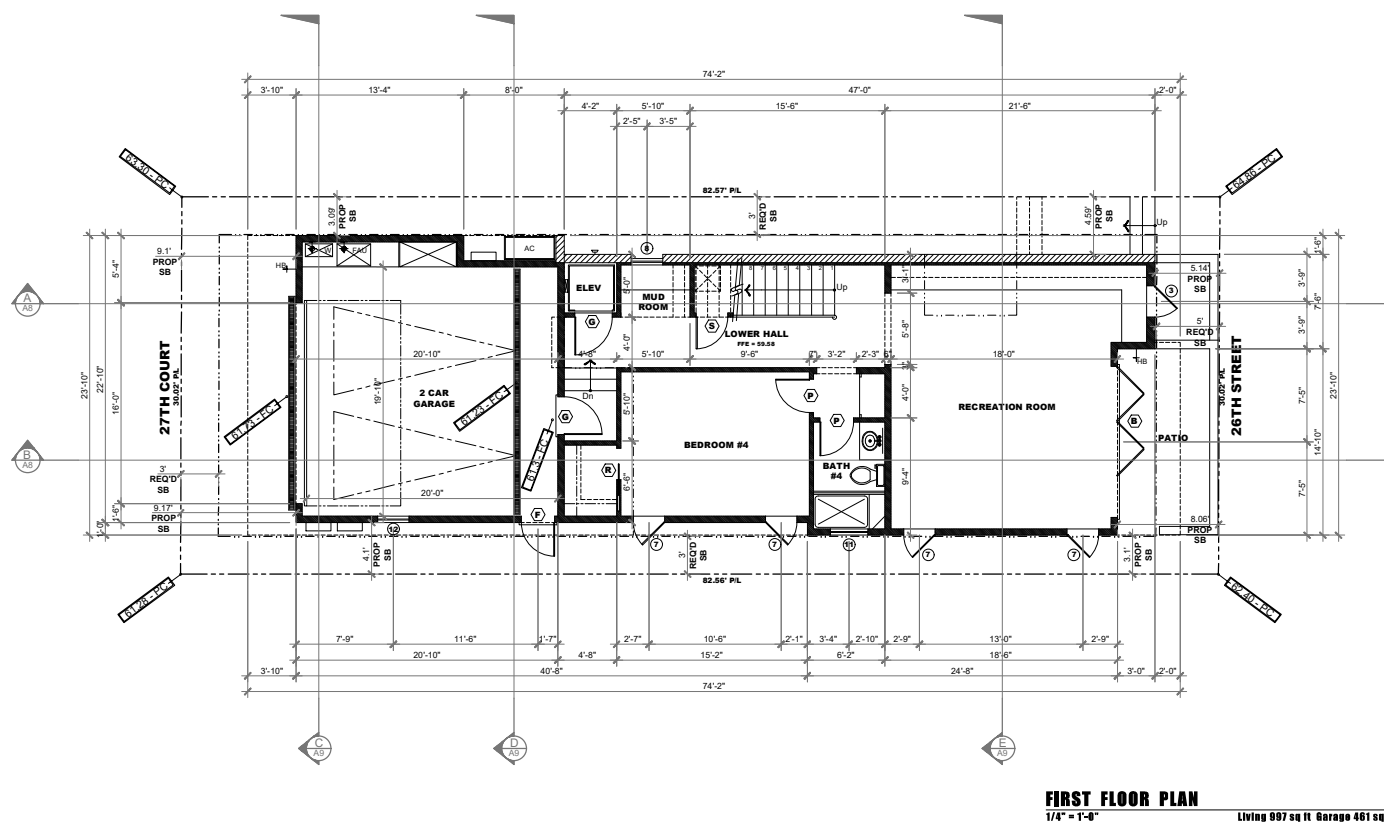
JOSEPH FOURNIER

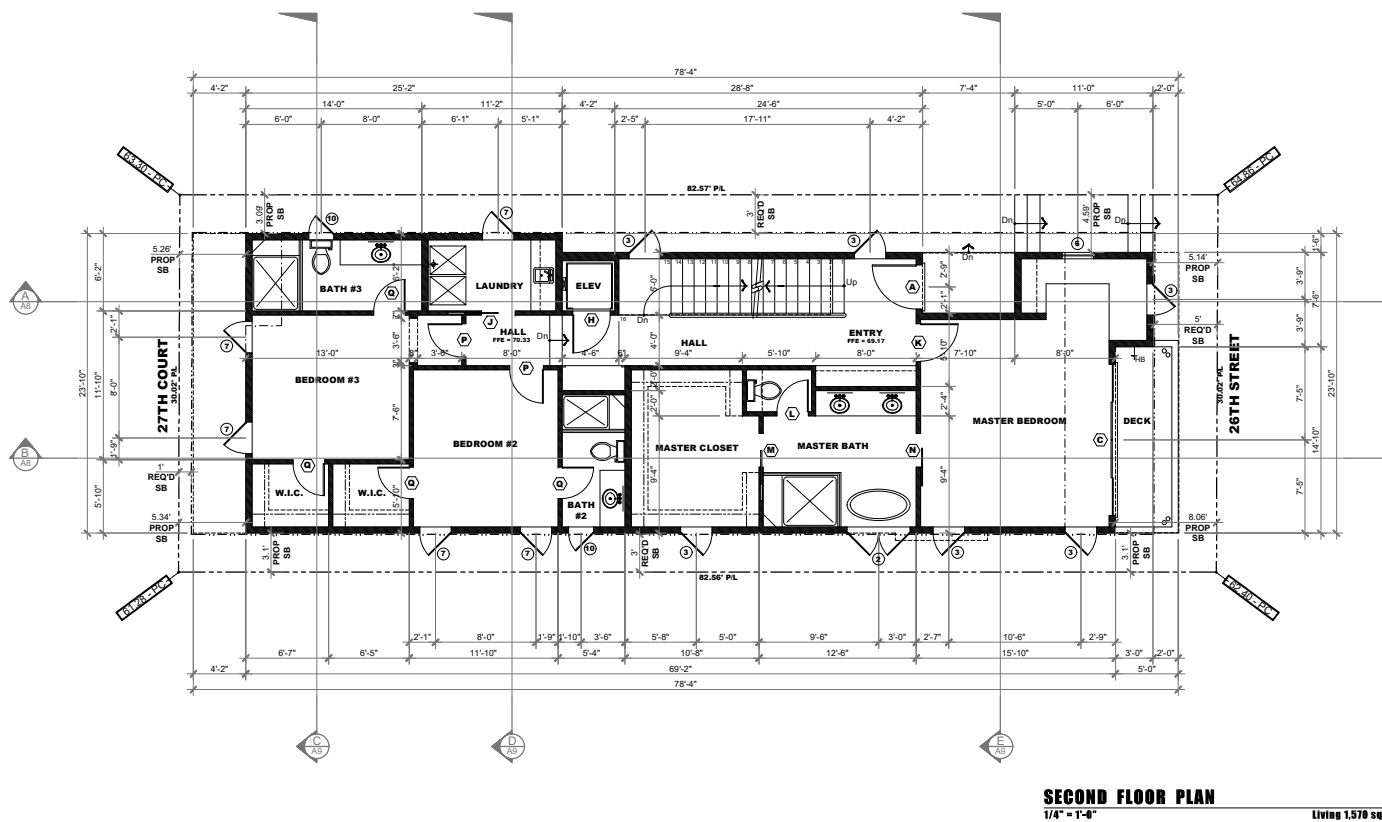
REVISION

PROJECT #

2020 - 24

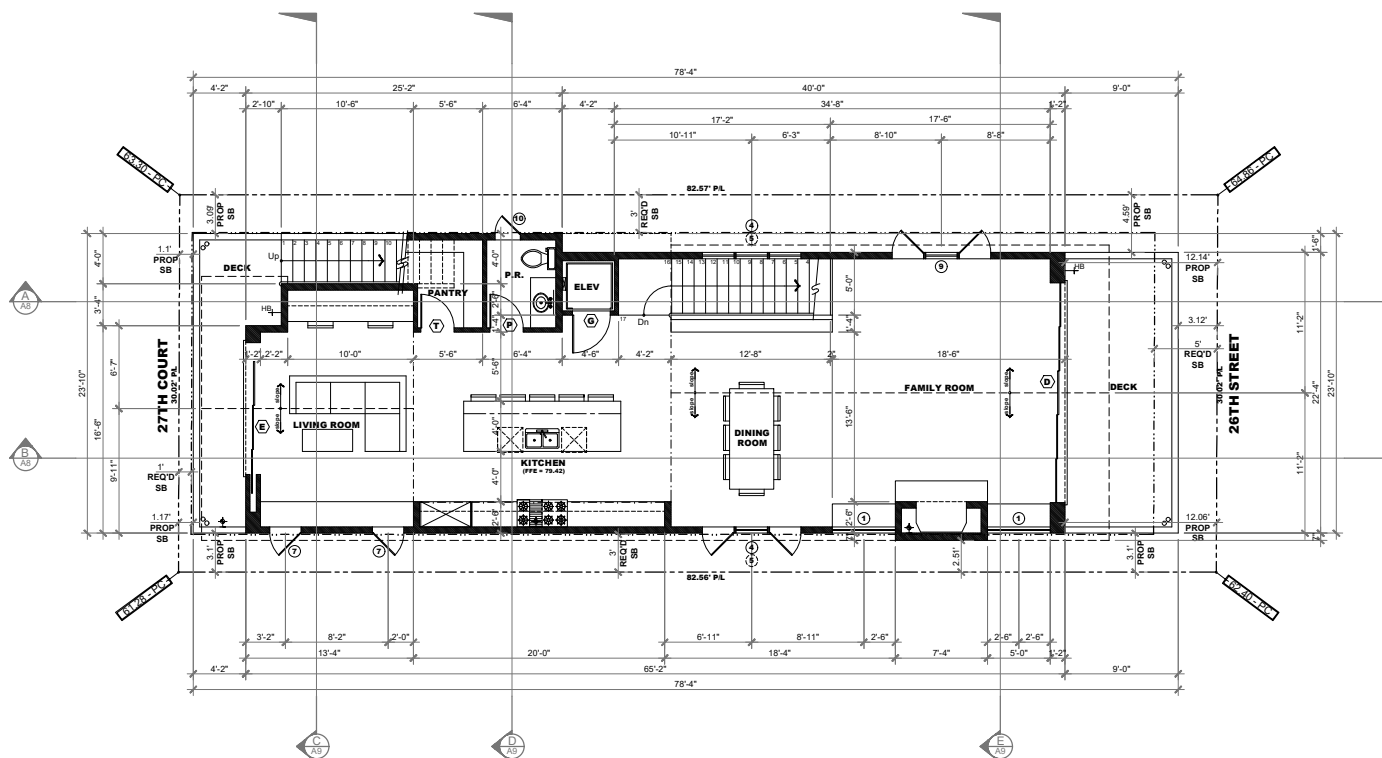
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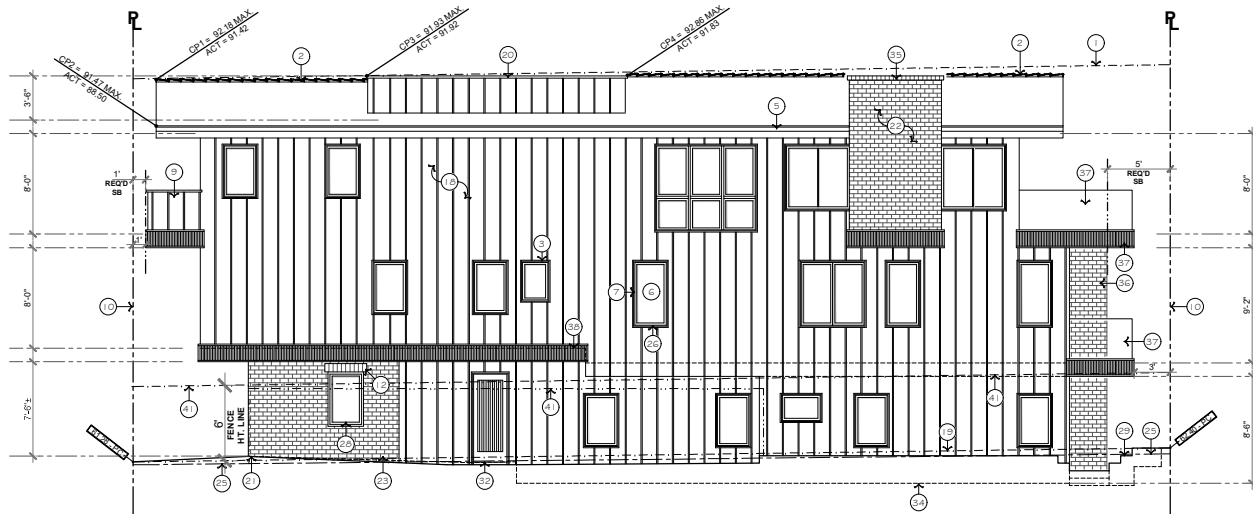
SECOND FLOOR PLAN
1/4" = 1'-0"

NORTH
Living 1,570 sq ft



THIRD FLOOR PLAN
1/4" = 1'-0"

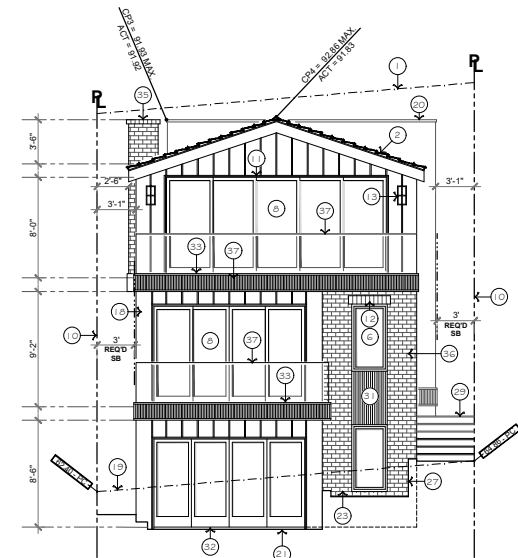
NORTH
Living 1,434 sq ft



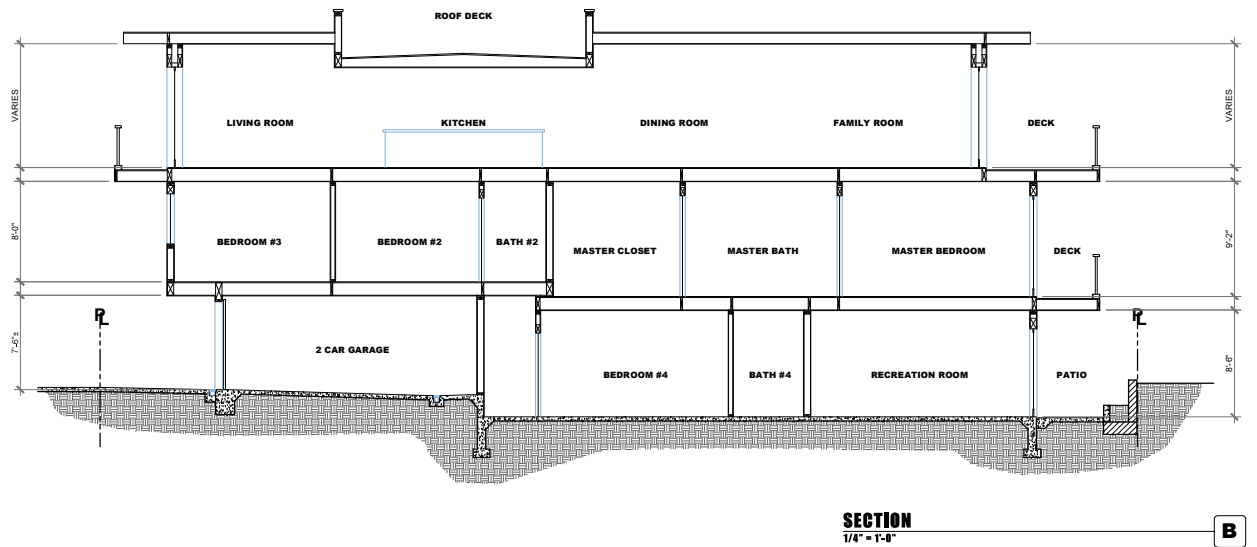
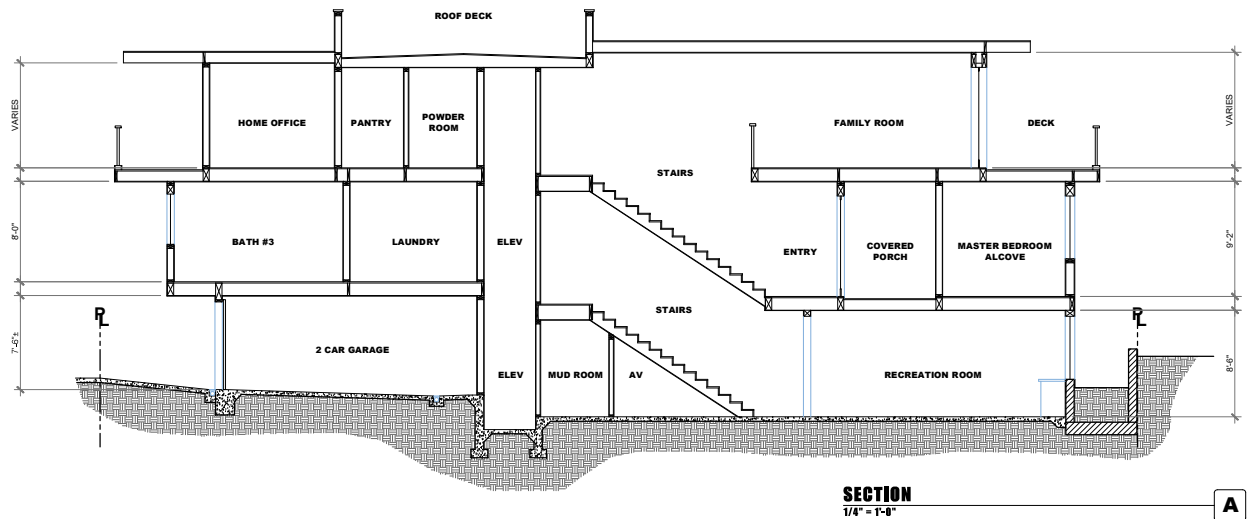
LEFT SIDE WEST ELEVATION
1/4" = 1'-0"

ELEVATION NOTES:

- | | | |
|---|--|--|
| ① Outline of height limit | ①7 Outline of setback line | ③2 See details (A) and (B) for thresholds at doors on grade |
| ② Heavy asphalt shingle - See roof plan notes | ①8 Pre-primed Hardie batt and board | ③3 See details (A) for thresholds at doors at decks |
| ③ 2x trim above window - See (A) | ①9 Outline of interpolated grade from property corner to property corner | ③4 Outline of finished floor below grade |
| ④ 5" Ø half round copper gutter | ②0 Outline of roof deck | ③5 See (A) for chimney detail |
| ⑤ 2x fascia per detail (A) | ②1 Outline of Finished Grade | ③6 See details (A) and (B) for brick veneer |
| ⑥ Aluminum clad window assembly w/ muntins as shown | ②2 Brick veneer at fireplace | ③7 42" tall glass guardrail w/ wood detail below (A) |
| ⑦ 2x trim/painted around windows per (A) | ②3 See detail (A) for G.I. weep screed | ③8 Outline of step up at second floor living |
| ⑧ Aluminum clad sliding french door assembly as shown | ②4 See details (A) & (B) for head & jamb @ garage door | ③9 Outline of roof deck stairs |
| ⑨ Pony wall/painted per details (A) | ②5 Outline of neighbor's grade at property line | ④0 Outline of retaining walls - see site plan for location |
| ⑩ Outline of property line | ②6 See details (A) and (B) for typ. window sill detail | ④1 Outline of 6' Tall Fence/Wall based on property corner interpolation |
| ⑪ Trim above door - See detail (A) | ②7 Outline of site walls | |
| ⑫ Brick veneer/lintel above window - See detail (A) | ②8 See detail (A) for sill at window with brick veneer | VERY IMPORTANT NOTES |
| ⑬ Decorative light fixture | ②9 See site plan stairs on grade - See detail (A) | Framer and general contractor shall verify exact elevation of highest beam and shall notify architect of this elevation prior to any roof framing. Adjustments may be required with respect to height limit. |
| ⑭ Pocket french doors as shown | ③0 Outline of stairs or landing | 1. Parapets, satellite antennae, rails, skylight, and roof equipment must be within the height limit. |
| ⑮ Entry door per developer | ③1 Wood paneling similar to decks between windows | 2. Provide 2-layers of 15# felt or equivalent over all exterior wall plywood (shear panels). |
| ⑯ Sectional roll-up garage door 16'-0" wide x 7'-0" tall w/ remote opener | | |



FRONT SOUTH ELEVATION - 26TH STREET
1/4" = 1'-0"



**JOSEPH FOURNIER
DESIGN**
262 TERMINO AVENUE,
LONG BEACH, CA 90804
PHONE:
310-457-4856
INSTAGRAM:
JFOURNIERDESIGN
WEBSITE:
WWW.JFOURNIERDESIGN.COM

TRIWEST DEVELOPMENT
231 26th Street, Hermosa Beach

DATE
SIGNATURE
JOSEPH FOURNIER
REVISION
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