

## **CALIFORNIA COASTAL COMMISSION**

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



# **W7a**

**5-21-0008 (IRD, LP)**

**July 7, 2021**

### **EXHIBITS**

#### **Table of Contents**

Exhibit 1 – Vicinity Map and Project Site

Exhibit 2 –Project Plans

Exhibit 3- CoSMoS Analysis: Coastal Hazards



**Hermosa Beach**

**Redondo Beach**

**King Harbor**

**Project Site**

California Coastal Commission

5-21-0008

Exhibit 1

Page 1 of 2

Data USGS

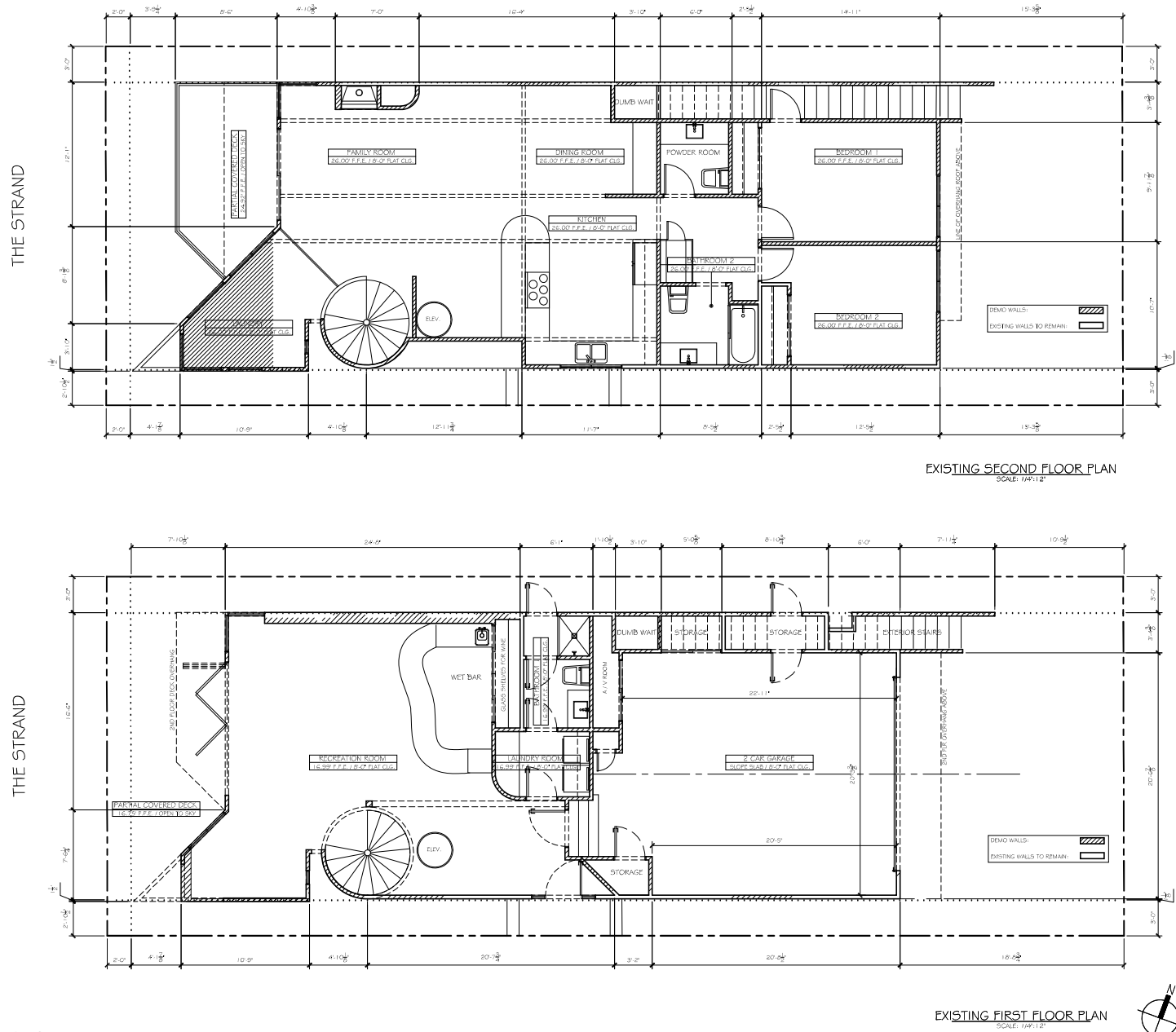




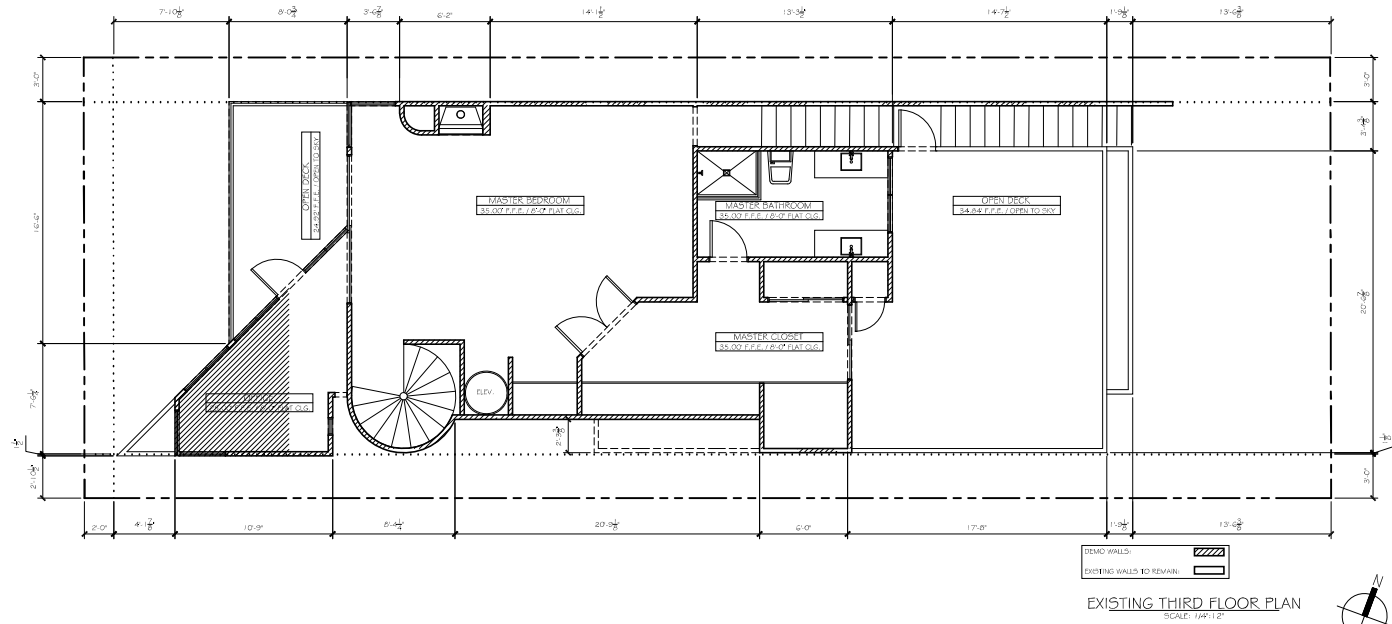
**Hermosa Ave.**

**The Strand**

**Project Site**



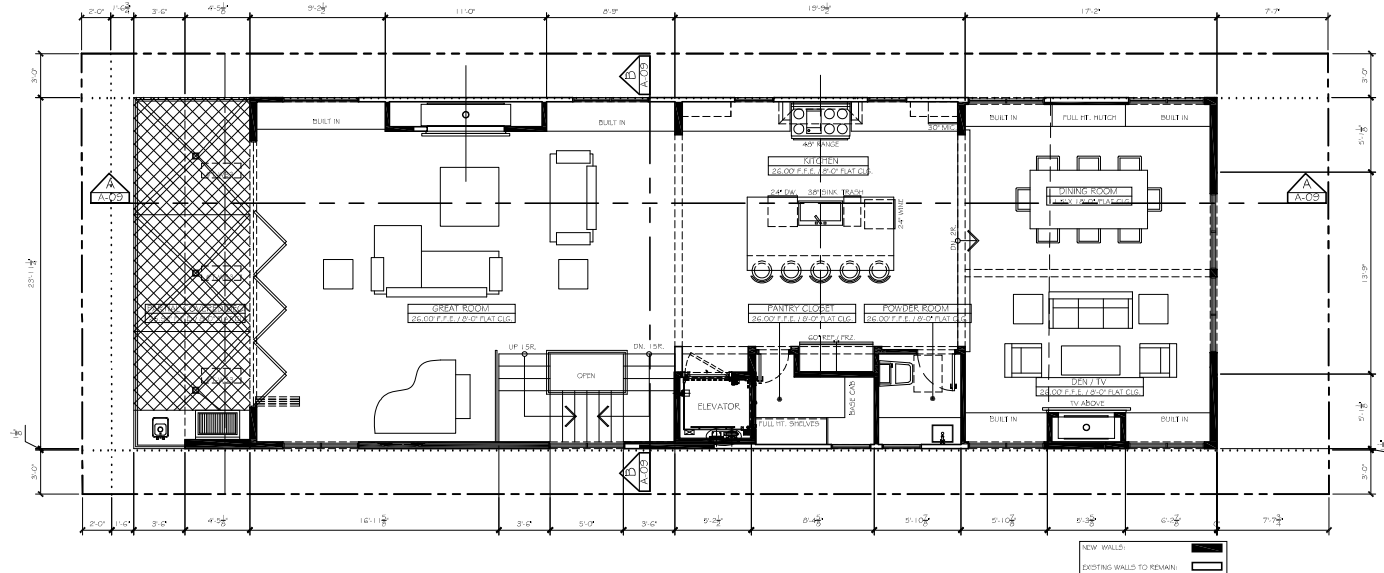
THE STRAND



FOR: IRD, LP	PRELIM. A/C 09/02/2020	CAD BY: HARRY DESIGNS	A REMODEL FOR 3 STORY SINGLE FAMILY RESIDENCE
12 THE STRAND, HERMOSA BEACH, CA 90254	1623 6TH STREET	MANHATTAN BEACH, CA 90266	<b>STRAND RESIDENCE</b>
TEL: (310) 287-2321; EMAIL: CH90274@GMAIL.COM		TEL: 310-714-1326	12 THE STRAND, HERMOSA BEACH, CA 90254
SHEET NO. A-04	DWG. NAME: EXISTING FLOOR PLAN		12/9/2020 4:29:15 PM

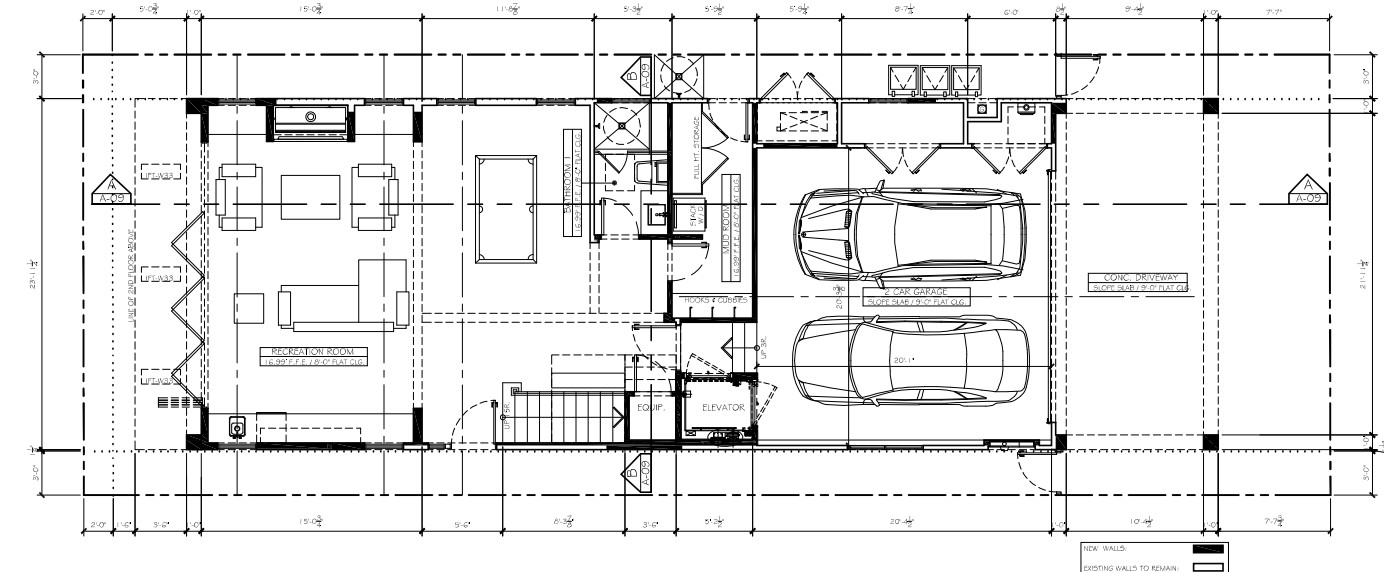
- FLOOR PLAN KEY NOTES**
- SUP TYPE "F" SHALL ON ALL WALLS AND CEILINGS UNDER STAIRS, GARAGE, AND ANY WALLS WITHIN 2'-0" OF THE PROPERTY LINE. 2 LATCHES REQUIRED AT CEILING BELOW LUGGERS.
  - WATER CLOSETS SHALL BE INSTALLED A MINIMUM OF 15 INCHES FROM ANY WALL OR OBSTRUCTION MEASURED TO THE CENTERLINE OF THE FUTURE, AND 30 INCHES TO A SIMILAR FUTURE MEASURED CLUE TO CLUE. THE CLEAR FLOOR SPACE IN FRONT OF A WATER CLOSET, LAVATORY SHALL BE NOT LESS THAN 24 INCHES. (CPC 402.51.05 COMMENTS)
  - TRASH AREA LOCATION TO COMPLY WITH MIMC 10.62.000
  - 200 AMP ELECTRIC SERVICE PANEL, VERIFY LOCATION W/DO. CAL EDITION (SEE SHEET 5-01)
  - 4" PVC CONDUIT OUT TO PROPERTY CORNER FOR UNDERGROUND UTILITIES.
  - GAS METER LOCATION, VERIFY W/DO. CAL GAS COMPANY
  - FIRE SUPPRESSION SYSTEM, VERIFY LOCATION W/ FIRE DEPT.
  - SHOWER COMPARTMENTS, REGARDLESS OF THE SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 100A SQUARE FEET AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 50 INCH CIRCLE. (CPC 408.6) SHOWER KNEEHOLES SHALL BE PROVIDED SHALL BE OF SUFFICIENT WIDTH TO ACCOMMODATE A MINIMUM 22 INCHES DOOR. SHOWER DOOR SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN 22 INCHES UNOBSTRUCTED OPENING FOR EGRESS. (CPC 408.5)
  - SHOWER COMPARTMENTS AND WALLS ABOVE BATHFLOORS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, AND NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 7'0" ABOVE THE DRAIN INLET PER CBC 12.03.03 USE OF WATER RESISTANT GYPSUM BACKING BOARD SHALL BE PER CBC 2509.2
  - 21 C-1 FLOORS, IN OTHER THAN DWELLING UNITS, TOILET AND BATHING ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 6 INCHES (150 MIL).
  - SPACER UNIT TO SET SLOPED ROOF, PROVIDE POWER & VENTILATION AS REQUIRED BY MANUFACTURER SPECIFICATIONS. SEE SHEET 5-01
  - PERMANENT WATER HEATER, PROVIDE POWER AND GAS OUTLETS. SEE SHEET 5-01 FOR SPECIFICATIONS. INSTALL MIN. 4" OF A.I.F.
  - PROVIDE COMBUSTION AIR FOR FURNACE & WATER HEATER AS PER PER 2015 CMC - CHAPTER 7
  - PERCELAIR SAID STONE TILE APPLIED W/ THINSET OVER DRY D TUB WATERPROOF MEMBRANE SURFACE. DRY 1/2" OR APPROVED EQUAL. SOLAR REFLECTANCE 51 @ .25 VALUE (S) BY TILE TECH INC. PER CBC 2507.1.005.2 EXCEPT # INCLUDES EXPOSED CONCRETE FLOOR DECK.
  - 4" MIN. 2" MIN. SLOPE TO DRAIN. PROVIDE 2" DIA. DECK DRAIN W/ 2" DIA. DRAIN LINE TO THE WFO SITE DRAINAGE THROUGH POSITIVE FLOW. PROVIDE OVERFLOW DRAIN @ 2" MIN. DECK LOW POINT SEE DETAILS
  - 2" X 1/2" TUB ACCESS.
  - FLOOR DRAIN IN LAUNDRY ROOM WITH TRAP PRIMER.
  - PROVIDE 100 SQ. IN. OF VENT FOR DRYER MAKE UP AIR IN WALL ABOVE DOOR.
  - GAS BURNING PREPARED BY MAJESTIC EDITION II GO VENT C - DV OR LIVING ROOM. DIRECT VENT GAS PREHEAT PRODUCT SPECIFICATIONS. 6" BAYNET PPS # IN CERTIFIED OR APPROVED EQUAL. W/ 2" MIN. SEE SPECIFICATIONS ON SHEET 5-01
  - DOOR OPEN TO SLAB
  - SCREENED HIGH EFFICIENCY COMPACT CONDENSING UNIT TO SET UPON 6" WOOD TRIM PROVIDE TOWER, SEE SHEET 5-01
  - THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE NON-COMBUSTIBLE AND SLOPED TO FACILITATE THE MOVEMENT OF VEHICLES TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY (CPC 4309.1) (1/8" MIN. SLOPE)
  - OUTDOOR SHOWER LOCATION WITH COLD WATER SUPPLY ONLY. SHOWER TO DISCHARGE INTO STORM DRAIN SYSTEM.

THE STRAND



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

THE STRAND



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

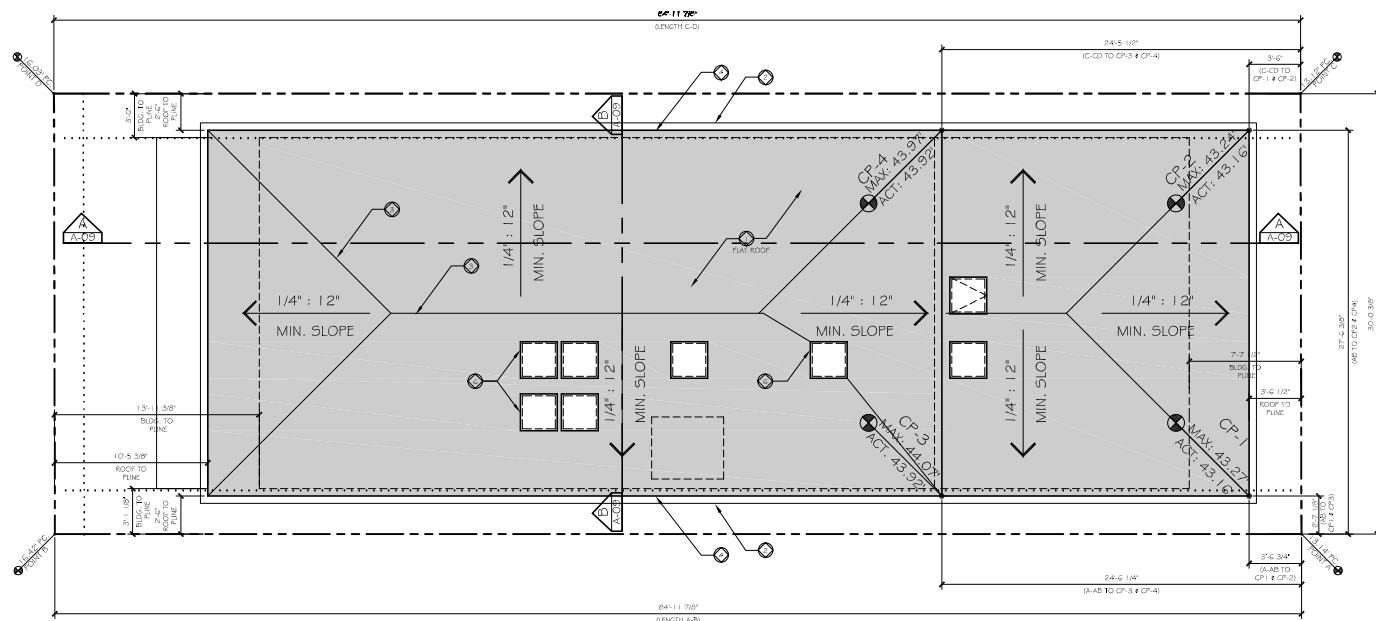
HERMOSA AVE.

HERMOSA AVE.

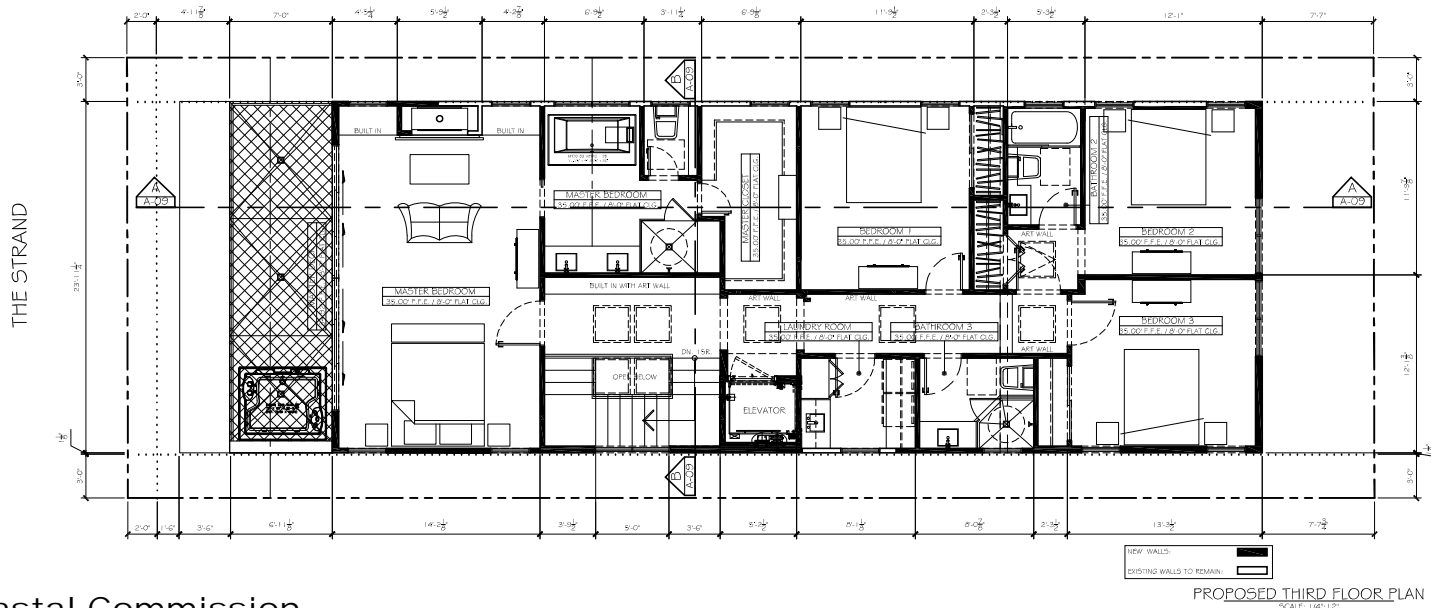


FOR: IRD, LP	A REMODEL FOR 3 STORY SINGLE FAMILY RESIDENCE	CAD BY: HARRY DESIGNS
12 THE STRAND, HERMOSA BEACH, CA 90254	STRAND RESIDENCE	PRELIM. A/C
TEL: (310) 897-2351; EMAIL: C190274@GMAIL.COM	12 THE STRAND, HERMOSA BEACH, CA 90254	09/02/2020
SHEET NO. A-03	DWG. NAME: PROPOSED FLOOR PLANS	MANHATTAN BEACH, CA 90266
DATE: 09/02/2020	12 THE STRAND, HERMOSA BEACH, CA 90254	TEL: 310-714-1326



[illegible]

PROPOSED ROOF PLAN  
SCALE: 1/4" = 12'

[illegible]

PROPOSED THIRD FLOOR PLAN  
SCALE: 1/4" = 1'

HERMOSA AVE.



FOR: BRG, LP		A REMODEL FOR 3 STORY SINGLE FAMILY RESIDENCE
12 THE STRAND, HERMOSA BEACH, CA 90254		STRAND RESIDENCE
TEL: (310) 287 2371; EMAIL: CH190274@GMAIL.COM		12 THE STRAND, HERMOSA BEACH, CA 90254
SHEET NO. A-06	DWG. NAME: PROPOSED FLOOR PLANS	
		PRELIM: AC
		CAD BY: HARRY DESIGNS
		09/02/2020
		1423 6TH STREET
		MANHATTAN BEACH, CA 90266
		TEL: 310 714 1326

EXTERIOR FINISH NOTES

VERTICAL SINGING

3X12 BOARD AND BATTEN SINGING BY JAMES HARDIE OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS - ICC REPORT# CSR-2290

HORIZONTAL SINGING

HARD-PLANK LAP SINGING BY JAMES HARDIE OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS - ICC REPORT# CSR-2290

FLAT ROOFING

R-ROOF SYSTEMS FOR FLAT ROOFS. MAX 1:12 SLOPE. ICC ESR-4 2862 CLASS A ROOFING. WATER: 45 LUF PER SQUARE FT. SEE VALUE: 1:12

WINDOWS

ALL WINDOWS TO BE DUAL PANE, ULTRA SERIES EXTENDED ALUMINUM WITH WOOD INTERIOR WINDOWS BY KUEHL WINDOWS & DOORS OR APPROVED EQUAL.

DOORS

DUAL SLATED ALUM. CLAD GLAZED LIGHT FRENCH DOORS OR FOLDED DOORS BY KUEHL OR APPROVED EQUAL. SEE ELEVATION

LIGHTING

EXTERIOR LIGHT FIXTURES - SEE ELECTRICAL PLANS.

DECK SURFACE

MERAO SHUR OR APPROVED EQUAL. WATERPROOF WALKING SURFACE OVER EXTERIOR GRADE FLYWOOD. ICC CR #2897. W/STONE OR TILE OVER

FENESTRATION FRAM

2X3 SMOOTH CEDAR TRIM SURFACED FOUR SIDES PRIMED AND PAINTED WHITE. SEE DETAILS

ROOF DAVES

2X WOOD FASCIA WITH 4X6 EXPOSED ROOF RAFTER DAVES AND 2X16S UNDERSIDE. SEE PLANS AND ELEVATIONS. ALL PRIMED AND PAINTED WHITE.

WOOD LEDGE

2X12 FLAT WOOD LEDGE SEE ELEVATIONS. ALL PRIMED AND PAINTED WHITE.

BRICK VENER

NEW BRICK VENER. BY EL DORADO BRICK. INSTALL PER ICC REPORT# ESR# 1218

DECK RAILING

1/2" LAMINATED GLASS PANELED DRY INSTALLED WITH C.L. LAWRENCE SHOES AT BASE. ICC REPORT# CSR# 3363

WOOD COLUMNS

10" SQUARE CUSTOM WOOD COLUMNS W/ APPLIED BASED PANELS AND ROUTED EDGES. SEE DETAILS FOR CONSTRUCTION.

WANDSCOTING

WANDSCOT WITH RUBST PANELS OVER EXTERIOR GRADE FLYWOOD ALL PRIMED AND PAINTED.

1.

THE ROOF VALLEY FLASHING SHALL BE PROVIDED OF NOT LESS THAN NO. 30 GALVANIZED SHEET GAUGE CORROSION-RESISTANT METAL, WHICH SHALL EXTEND AT LEAST 6" FROM THE CENTER LINE EACH WAY AND SHALL HAVE A SPLASH DIVERTER NOT LESS THAN 3/4" HIGH AT THE FLOW LINE FORMED AS PART OF THE FLASHING. SECTIONS OF FLASHING SHALL HAVE AN END LAP OF NOT LESS THAN 4". THE METAL VALLEY FLASHING SHALL HAVE A 3/2" WIDE UNDERLAPMENT DIRECTLY UNDER IT. CONSISTING OF ONE LAYER OF TYPE 15 FELT DURING THE FULL LENGTH OF THE VALLEY. IN ADDITION TO THE METAL VALLEY FLASHING UNDERLAPMENT SHALL BE SOLID CONVENTED TO THE ROOFING UNDERLAPMENT FOR ROOF SLOPES UNDER 12" IN 12".

2.

PROVIDE #18 FELT PAPER AT ALL EXTERIOR WALLS PRIOR TO EXTERIOR FINISHES.

3.

PROVIDE TWO LAYERS OF #15 FELT PAPER OVER ALL EXTERIOR SHEAR WALLS.

MAXIMUM HEIGHT NOTE

PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, AND ROOF EQUIPMENT, MUST BE WITHIN THE MAXIMUM HEIGHT LIMIT.

FOR: IRD, LP

12/9/2020 4:29:37 PM

A REMODEL FOR 3 STORY SINGLE FAMILY RESIDENCE

STRAND RESIDENCE

12 THE STRAND, HERMOSA BEACH, CA 90254

PRELIM. A/C

09/02/2020

MANHATTAN BEACH, CA 90266

CAD BY: HARRY DESIGNS

1623 6TH STREET

MANHATTAN BEACH, CA 90266

TEL: 310-714-1326

PREPARED BY: NAME/PROF/SCD BUILDING ELEVATIONS

TEL: (310) 897-2921; EMAIL: C190274@GMAIL.COM

NAME/DESIGNER REPRESENTS: HERMOSA BEACH COMMUNITY AND OTHER PROPERTY LOCATED ON THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, WITHOUT THE WRITTEN PERMISSION AND CONSENT OF HARRY DESIGNS.

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5-21-0008  
Exhibit 2  
Page 5 of 5



# CoSMoS Analysis: Project Vicinity





# CoSMoS Analysis: Project Site

