

CALIFORNIA COASTAL COMMISSION

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



W7d

5-21-0143 (Rosen Family Trust)

August 11, 2021

EXHIBITS

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Exhibit 1 – Vicinity Map and Project Site

Exhibit 2 –Project Plans

Exhibit 3- CoSMoS Analysis



Project Location

Hermosa Beach

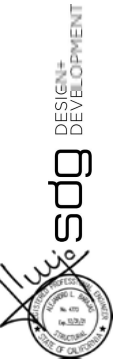
Hermosa Beach Pier



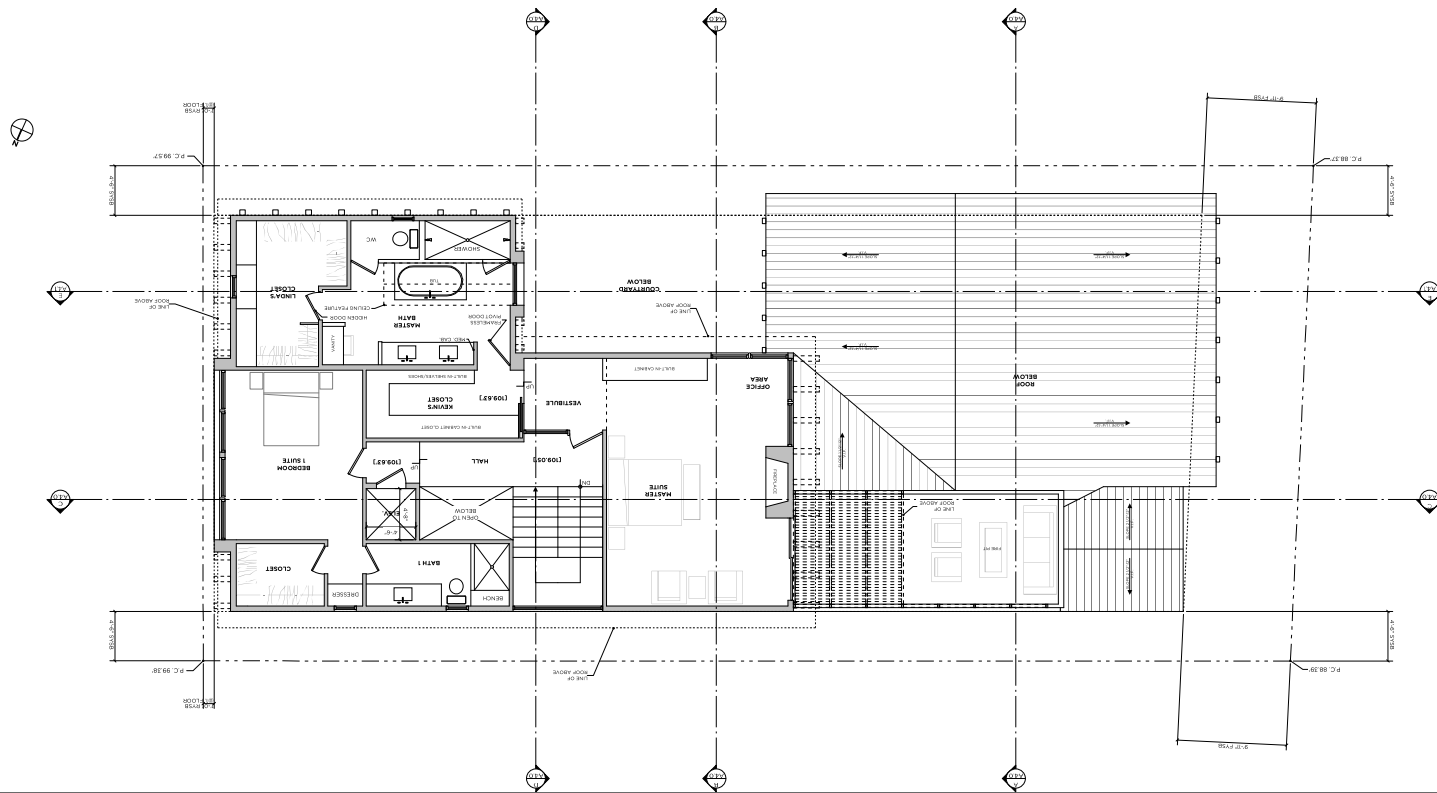
Hermosa Avenue

Project Site

The Strand



California Coastal Commission
5-21-0143
Exhibit 2
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- MATERIAL KEY**
- 1. STAND SEAM ROOF
 - 2. WOOD SIDING
 - 3. BRICK VENEER
 - 4. GLASS GUARDRAIL WITH 4" RIB STRUCTURAL DWG
 - 5. SLIGHT METAL CLADDING / TO MATCH WINDOWS
 - 6. SLIGHT METAL CLADDING
 - 7. LOUVERED PANEL
 - 8. METAL TRELLIS



NOT FOR CONSTRUCTION

REVISIONS

DATE 10/30/2020

SCALE 1/8" = 1'-0"

PROJECT NUMBER 2020.03

SUBMITTALS 12/17/2020 PLANNING SUBMITTED

PROJECT NAME ROSEN RESIDENCE

PROJECT ADDRESS 3333 10TH STREET

SHEET NAME ELEVATIONS

SHEET NUMBER A3.0

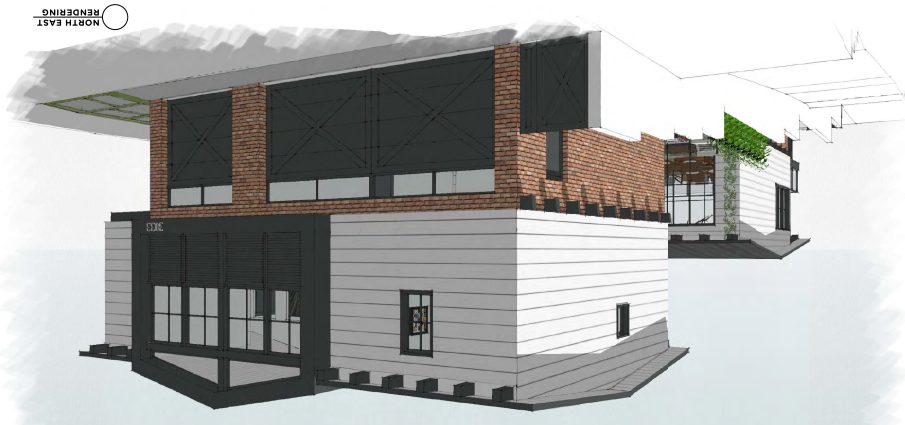
RENDERING SOUTH WEST ROOF



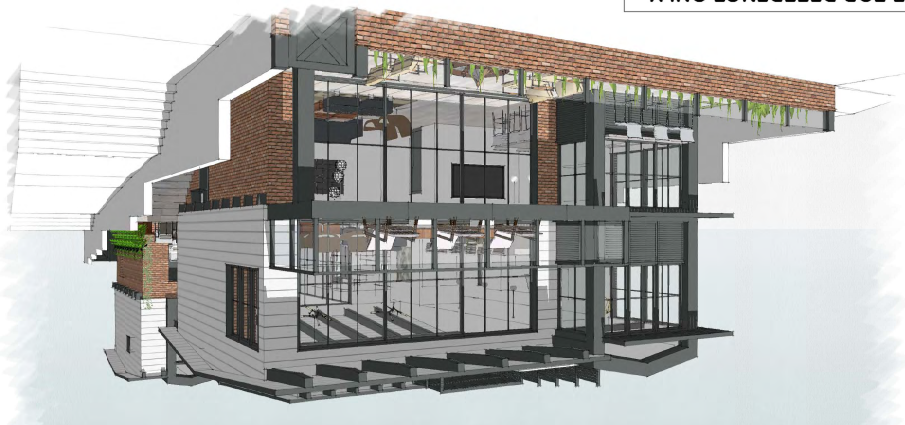
RENDERING NORTH WEST



RENDERING NORTH EAST



RENDERING SOUTH WEST



SEE ALL OTHER PAGES
RENDERINGS ARE FOR REFERENCE ONLY,

SHEET NUMBER
A3.2
 PROJECT NAME
ROSEN RESIDENCE
 PROJECT ADDRESS
 1015 10TH STREET
 APPROVAL BEACH
 SUBMITTALS
 12/17/2020 PLANNING SUBMITTED
 PROJECT NUMBER
 2020.03
 SCALE
 1/8" = 1'-0"
 DATE
 10/20/2020
 NOT FOR CONSTRUCTION

star design group
 6445 Cypress Avenue / Hermosa Beach, CA / 310.796.0099

NOTES:

1. CONCRETE STEEL FOOTING PER STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATIONS.
2. EXTERIOR HOUSE STUDS: U/A: SEE FLOOR PLAN WITH SPACING AND SPECIFICATIONS PER STRUCTURAL ENGINEER. FIREBLOCK STUDS AT CEILING AND AT MID-HEIGHT STUDS BETWEEN FIRST FLOOR AND CEILING HEIGHT PER STRUCTURAL ENGINEER.
3. INTERIOR WALL STUDS: 2x4 (EXCEPT WHERE NOTED OTHERWISE ON FLOOR PLANS) WITH SPACING AND SPECIFICATIONS PER STRUCTURAL ENGINEER.
4. EXTERIOR AND INTERIOR THICKENED WALLS SHALL BE CONSTRUCTED FROM MULTIPLE ROWS OF 2x6 STUDS, SPACING AND SPECIFICATIONS PER STRUCTURAL ENGINEER.
5. DRAFT STOPS SHALL BE PROVIDED WITH ATTICS, HANGARS, OVERHANGS, AND SIMILAR CONCEALED SPACES FORMED OF COMBUSTIBLE CONSTRUCTION.
6. TRUSS JOIST FLOOR SYSTEM: SEE STRUCTURAL DRAWINGS FOR SIZE, SPACING, BLOODING AND SPECIFICATIONS.
7. ROOF RAFTERS: SEE STRUCTURAL DRAWINGS FOR SIZE, SPACING, AND SPECIFICATIONS.
8. CEILING JOISTS: SEE STRUCTURAL DRAWINGS FOR SIZE, SPACING, AND SPECIFICATIONS.
9. FLOOR SHEATHING: 1/2" TONGUE AND GROOVE BLYWOOD. PROVIDE A CONTINUOUS BEAD OF CONSTRUCTION ADHESIVE BETWEEN FLYWOOD AND SUPPORTS. ALL FLOOR SHEATHING TO BE SCREWED. SEE STRUCTURAL DRAWINGS FOR SIZE, SPACING, AND SPECIFICATIONS.
10. DECK SHEATHING: SEE STRUCTURAL DRAWINGS FOR SIZE, SPACING, AND SPECIFICATIONS. SLOPE SHEATHING 1/4" PER 1'-0" TO DRAINS. VERIFY WITH DECK MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
11. ROOF SHEATHING: SEE STRUCTURAL DRAWINGS FOR SIZE, SPACING, AND SPECIFICATIONS. VERIFY WITH ROOF MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
12. THERMAL INSULATION: ALL WALLS AND ROOFS TO BE THERMAL INSULATED PER THE ENERGY CALCULATIONS SEE A0.4.
13. 5/8" GYPSUM BOARD FINISH FASTENED TO WALLS AND CEILING WITH DRYWALL SCREWS.
14. EXTERIOR PLASTER OVER WIRE LATH AND 1-LAYER GRADE D BUILDING PAPER (SUPER JUMBO TO OR GED OVER 1-LAYER TYPE OR TYPICAL). ALL CORNERS BEADED.
15. ALL GUARDRAILS SHALL BE A MINIMUM HEIGHT OF 42" MEASURED FROM TOP OF FINISH SURFACE UNLESS NOTED OTHERWISE. SEE DETAILS FOR STRUCTURAL ENGINEER.
16. PROVIDE CORIELLA CORNELL DELTA DRAIN BORO OF BENTONITE WATERPROOFING (CETCO VIOLETTA SWELETTE LA-BOR BORO OR APPROVED EQUAL) OR SELF-ADHERING SHEET RUBBERIZED ASPHALT SHEET WATERPROOFING (CETCO ENVIROSHIELD OR APPROVED EQUAL) FOR FOUNDATION WATERPROOFING. RETAIL PER MANUFACTURER'S RECOMMENDATIONS.
17. CONCRETE SLAB PER STRUCTURAL DRAWINGS.
18. SAND 0/1 WATERPROOF MEMBRANE 0/2 SAND 0/1 GRAVEL BED OVER COMPACTED OR UNDISTURBED SOIL, TYP.
19. FLOOR FIN. BORO, NON-Biodegradable CANT WITH LIQUID MEMBRANE COATING AT TOP SURFACE, TYP.
20. FILTER FABRIC OVER 4" DRAIN TILE WITH GRAVEL FILL. SHAPE SOIL TO FORM GUTTER, DRAIN TO DRAINAGE, TYP.



A CROSS SECTION



B CROSS SECTION



C LONG SECTION

starr design group
8445 Cypress Avenue / Hermosa Beach, CA 7 100-376-6997

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REVISIONS
DATE
11/30/2020
SCALE
1/4" = 1'-0"
PROJECT NUMBER
2020.03
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ROSEN RESIDENCE

PROJECT ADDRESS
3033 THE STRAND,
HERMOSA BEACH

SHEET NAME

SECTIONS

SHEET NUMBER
A4.0

CoSMoS Analysis- Projected Flooding

6.6 Ft. Sea-Level Rise & 100 Year Storm Scenario

