

CALIFORNIA COASTAL COMMISSION

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



W16d

5-21-0008 (IRD, LP)

September 8, 2021

EXHIBITS

Table of Contents

Exhibit 1 – Vicinity Map and Project Site

Exhibit 2 –Project Plans

Exhibit 3- Encroachment into Public Right-of-Way

Exhibit 4 – 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



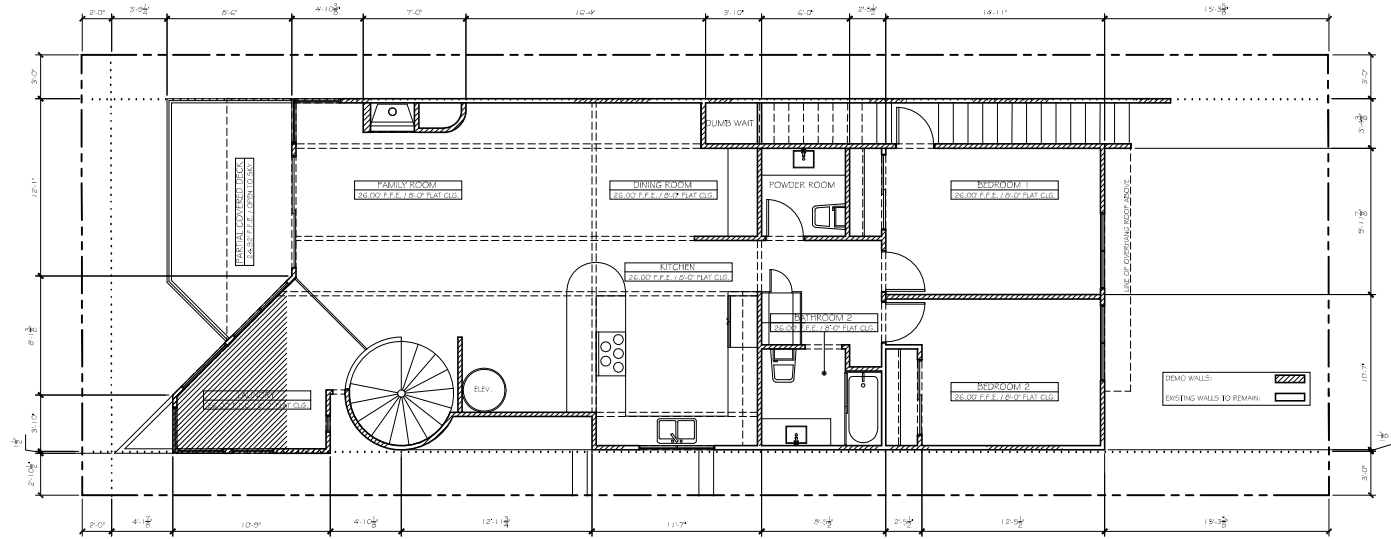
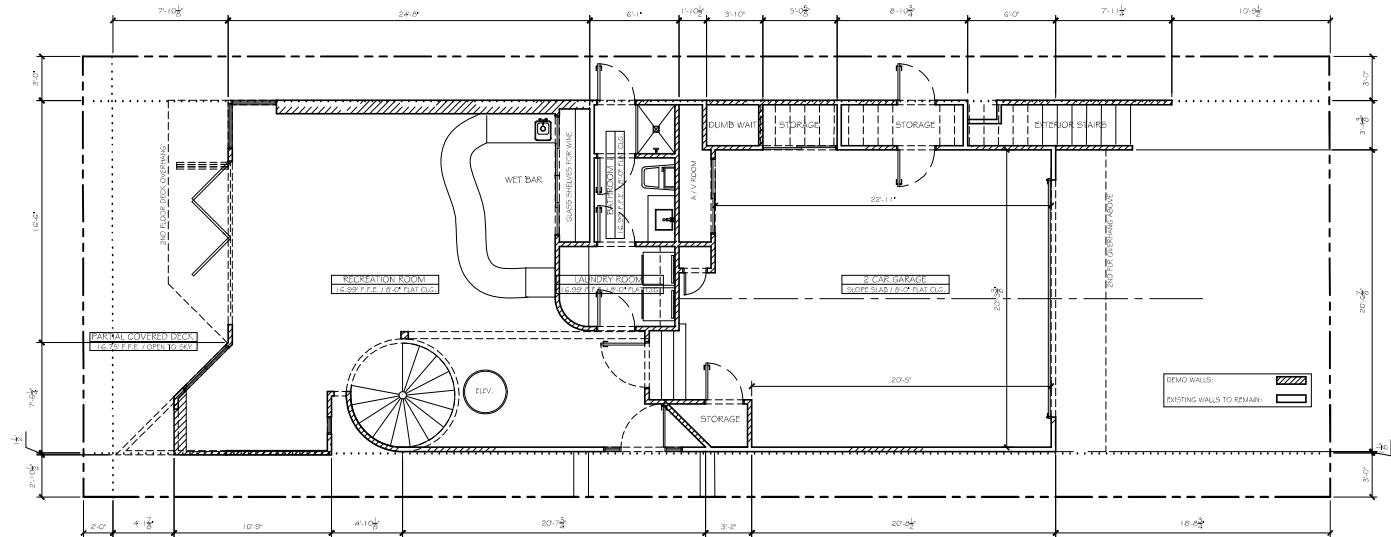
Hermosa Ave.

The Strand

Project Site

THE STRAND

THE STRAND

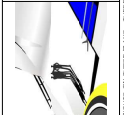


HERMOSA AVE.

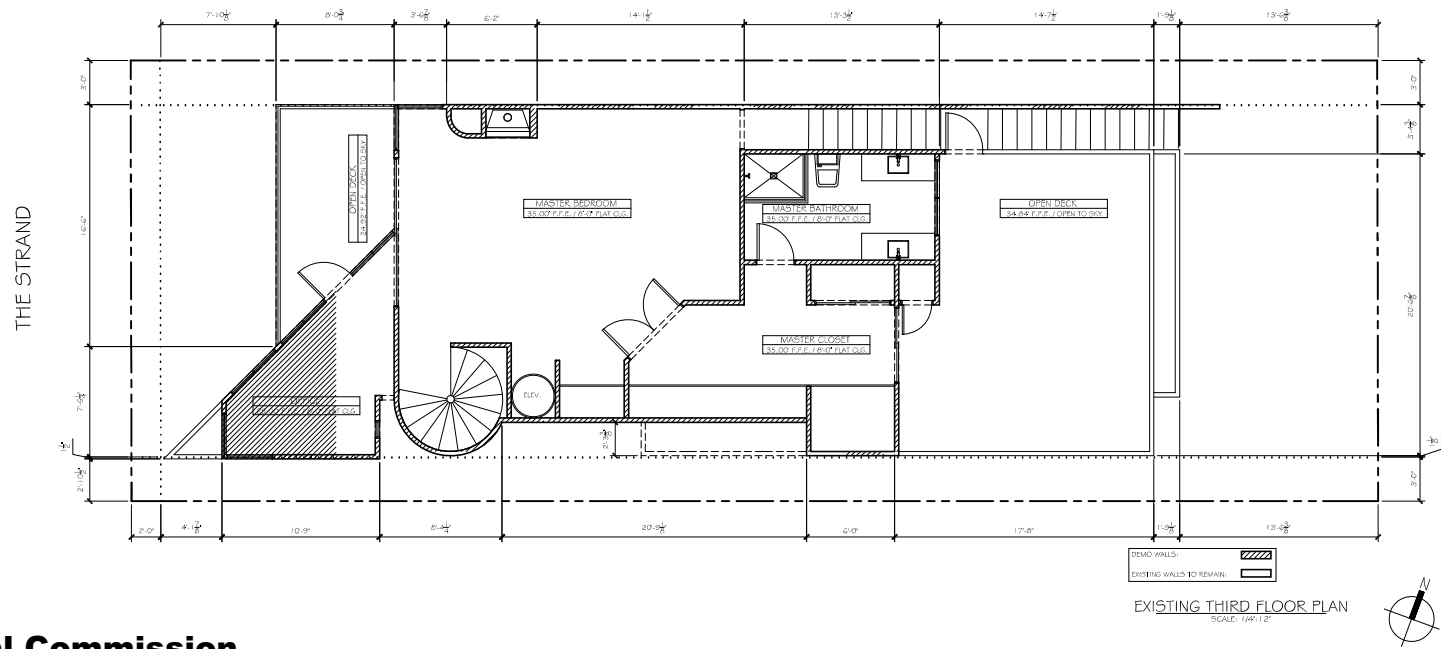
HERMOSA AVE.

FOR: IRD, LP	PRELIM. A/C	CAD BY: HARRY DESIGNS
12 THE STRAND, HERMOSA BEACH, CA 90254	09/02/2020	1623 6TH STREET
TEL: (310) 897-2321; EMAIL: C1190274@GMAIL.COM		MANHATTAN BEACH, CA 90266
SHEET NO. A-03	DWG. NAME: EXISTING FLOOR PLANS	TEL: 310-714-1326

A REMODEL FOR 3 STORY SINGLE FAMILY RESIDENCE
STRAND RESIDENCE
12 THE STRAND, HERMOSA BEACH, CA 90254

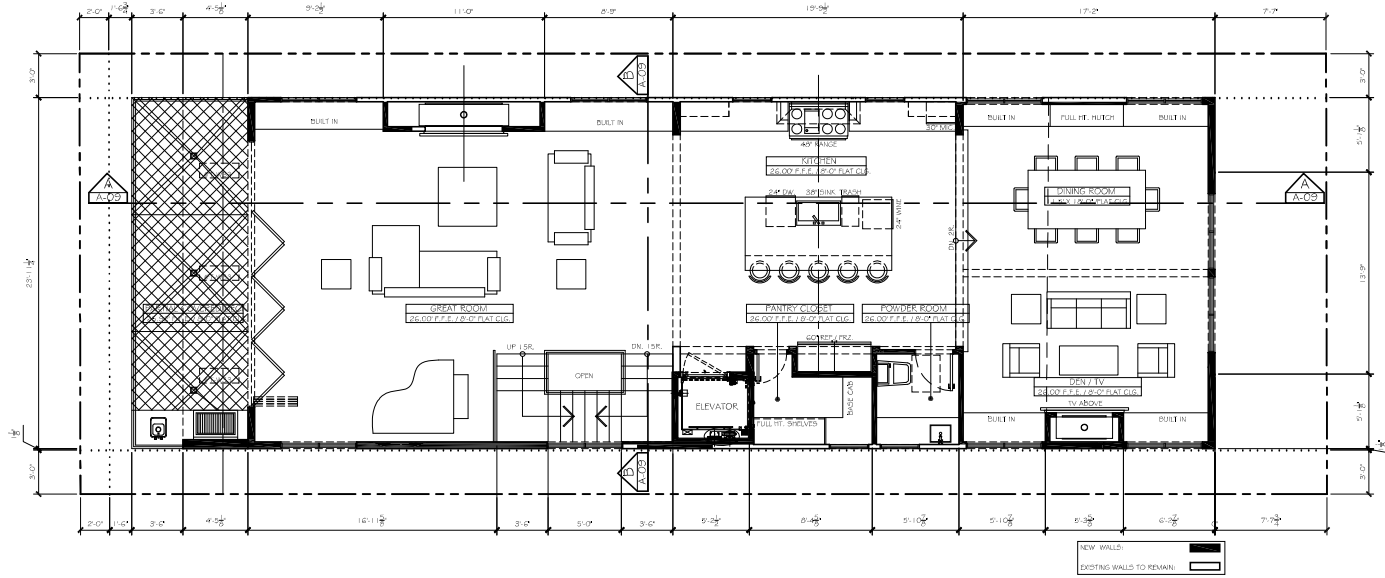


HERMOSA AVE.



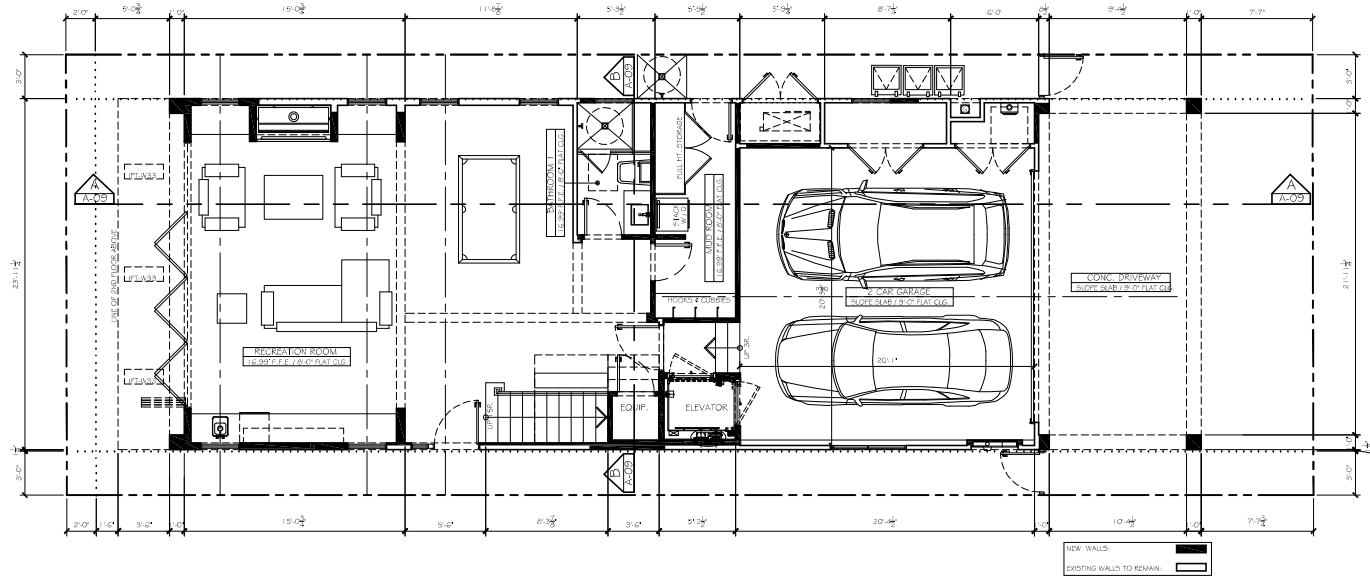
- FLOOR PLAN KEY NOTES**
- SUP TYPE "X" SHALL ON ALL WALLS AND CEILINGS UNDER STAIRS, GARAGE, AND ANY WALLS WITHIN 2'-0" OF THE PROPERTY LINE. 2 LIGS REQUIRED AT CEILING BELOW LIGS.
 - WATER CLOSETS SHALL BE INSTALLED A MINIMUM OF 15 INCHES FROM ANY WALL OR OBSTRUCTION MEASURED TO THE CENTERLINE OF THE 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) (CPC 402.51.05)
 - TRASH AREA LOCATION TO COMPLY WITH MIMC 10.62.00
 - 200 AMP ELECTRIC SERVICE PANEL, VERIFY LOCATION W/NO. CAL EDITION (SEE SHEET 5-01)
 - 4" PVC CONDUIT OUT TO PROPERTY CORNER FOR UNDERGROUND UTILITIES.
 - GAS METER LOCATION, VERIFY W/NO. 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 PARTIALS 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 NON-REFLECTIVE SURFACE TO A HEIGHT NOT LESS THAN 7'0" ABOVE THE DRAIN INLET PER CEC 12.03.3 USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE PER CEC 2509.2
 - 21 C-1 FLOORS, IN OTHER THAN DWELLING UNITS, TOILET AND BATHING ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NON-REFLECTIVE SURFACE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 6 INCHES (15 MIN.)
 - SPACE/UNIT TO SET SLOPED: PROVIDE POWER & VENTILATION AS REQUIRED BY MANUFACTURER SPECIFICATIONS. SEE SHEET 5-01
 - MINIMUM 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 2014 CEC - CHAPTER 7
 - PORTLAND CEMENT STONE TILE APPLIED W/ THINSET OVER DRY D TUB WATERPROOF MEMBRANE SURFACE. SEE 17.2 OR APPROVED EQUAL. SOLAR REFLECTANCE: 51 @ .25 VALUE (S) BY THE TECH. REC. PER CEC 2507.1.05.3 EXCEPT # INCLUDES EXPOSED CONCRETE FLOOR DECK.
 - 4" 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" DIA. DECK LOW POINT SEE DETAILS
 - 2" X 1/2" SUB 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 VEC C - DV OR LIVING ROOM. DIRECT VENT GAS PREHEAT PRODUCT SPECIFICATIONS. @ BAYERS PPS # IN CERTIFIED OR APPROVED EQUAL. U.S.A. 2014 - 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) (1.5 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.

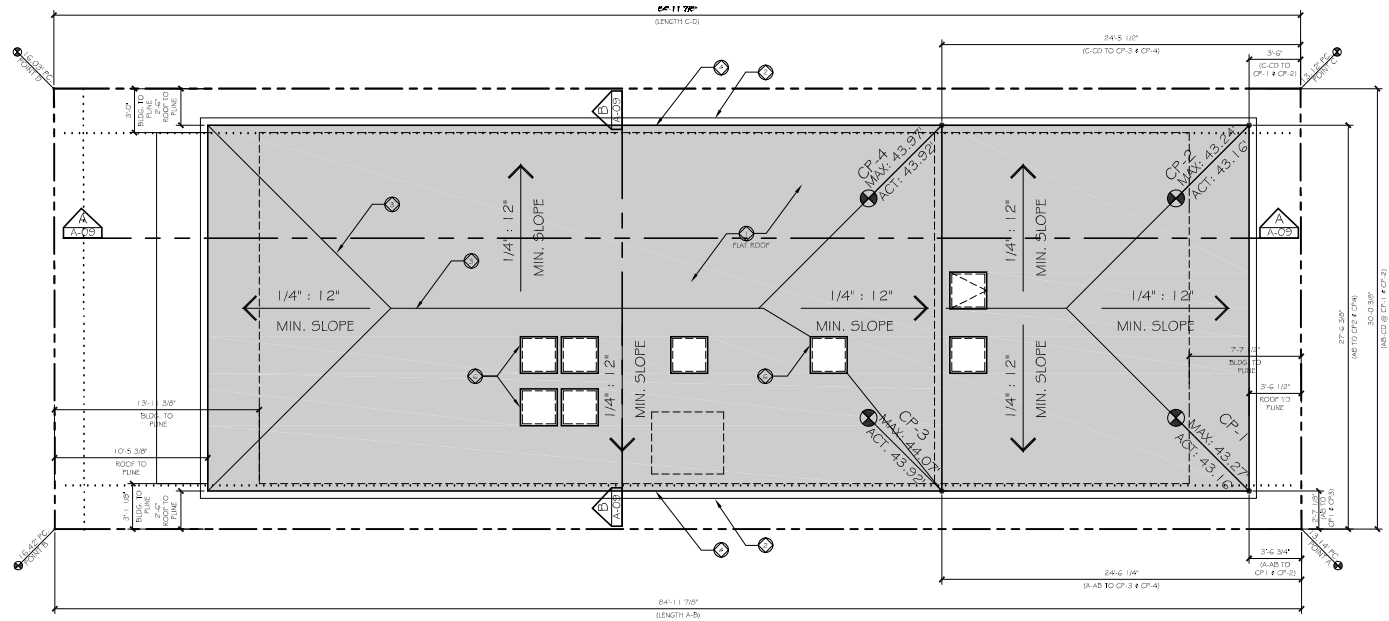
HERMOSA AVE.



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

ROOF PLAN KEY NOTES

- FLAT ROOFING: VERIFY CONDITION OF EXISTING ROOF. IF THE ROOF NEEDS REPLACEMENT CONTRACTOR TO PROVIDE NEW BUILD-UP HOT ROOF APPLIED ROOFING WITH CRACKED AS ROOF TO PROVIDE 1/4" PER 12" MIN. SLOPE. INSTALL PER MANUFACTURER'S SPECIFICATIONS, MINIMUM CLASS 2 FIRE RATING.
- GUTTERS: REPLACE EXISTING ROOF GUTTERS WITH NEW ALUMINUM SQUARE GUTTERS AND DOWNGUTS PAINTED WHITE.
- CRACKS: BUILD UP PLYWOOD CRACKED TO FACILITATE MOVEMENT OF RAIN WATER TOWARDS THE DRAINS.
- EXPOSED WOOD RAFTER TAILS TO MATCH ELEVATIONS. SEE DETAILS.
- CHIMNEY: EXIST. DIRECT VENT SYSTEM WITH VERTICAL TERMINATION CAP (IN SUE) OR APPROVED EQUAL. PROVIDE WINDS AND UP APPROVED METAL CAP. DOWNCOMERS BE SELECTED FOR PROTECTIVE SLOPE. TOP OF CHIMNEY AT 5'-0" ABOVE ANY PART OF ROOF WITHIN 10'-0". REMOVE EXISTING SPIN-ARRESTOR IF PRESENT & GREAT ROOFING.
- SOLAR PANELS: ALL SOLAR PANELS TO BE ALUMINUM CLAD BY A QUALITY OR APPROVED EQUAL (CDS: ESR-2415 - SEE SHEET 50-02 FOR SPEC).
 - 1. THE ROOF VALLEY FLASHING SHALL BE PROVIDED OF NOT LESS THAN NO. 26 GAUGE GALVANIZED CORROSION-RESISTANT METAL, WHICH SHALL EXTEND AT LEAST 8" FROM THE CENTER LINE EACH WAY AND SHALL HAVE A SLOPE DIRECTION NOT LESS THAN 3/4" HIGH AT THE FLOW LINE FORMED AS PART OF THE FLASHING. SECTIONS OF FLASHING SHALL HAVE A MINIMUM 1/4" OF ROOF LESS THAN 4". THE METAL VALLEY FLASHING SHALL HAVE A 2" WIDE UNDERLAMENT DIRECTLY UNDER THE CORROSION-RESISTANT METAL OF THE 1/4" FILL RUMING THE FULL LENGTH OF THE VALLEY. IN ADDITION TO THE METAL VALLEY FLASHING UNDERLAMENT SHALL BE SOLID CONCRETE TO THE ROOFING UNDERLAMENT FOR ROOF SLOPES SHARPER THAN 1/4".
 - 2. PROVIDE #5 FILL PAPER AT ALL EXTERIOR WALLS FROM TO EXTERIOR FINISHES.
 - 3. PROVIDE TWO LAYERS OF #5 FILL PAPER OVER ALL EXTERIOR SHEAR WALLS.
 - 4. ALL ROOF DRAINAGE TO THE INTO SITE DRAINAGE. REFER TO A-02 FOR FURTHER INFORMATION.

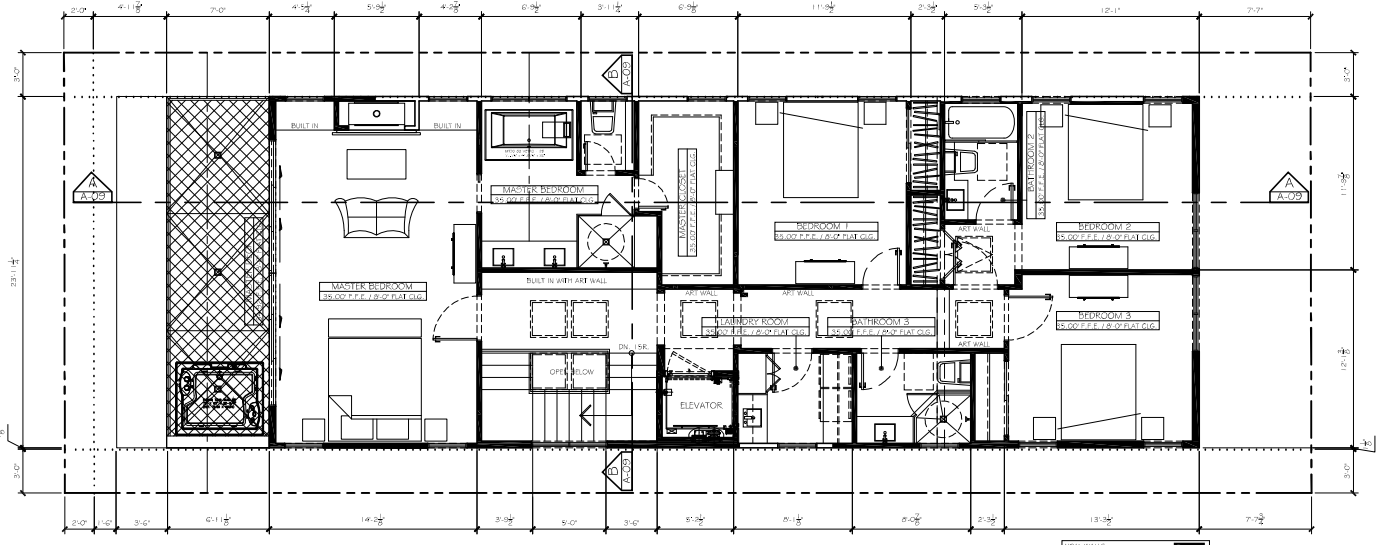


PROPOSED ROOF PLAN
SCALE: 1/4\"/>

FLOOR PLAN KEY NOTES

- 5/8\"/>

THE STRAND



PROPOSED THIRD FLOOR PLAN
SCALE: 1/4\"/>

HERMOSA AVE.



FOR: IRD, LP	CAD BY: HARRY DESIGNS
12 THE STRAND, HERMOSA BEACH, CA 90254	PRELIM. A/C
TEL: (310) 897-2924; EMAIL: C190274@GMAIL.COM	09/02/2020
SHEET NO. A-06	MANHATTAN BEACH, CA 90266
DWG. NAME: PROPOSED FLOOR PLANS	TEL: 310-714-1326

12/29/2020 4:29:27 PM

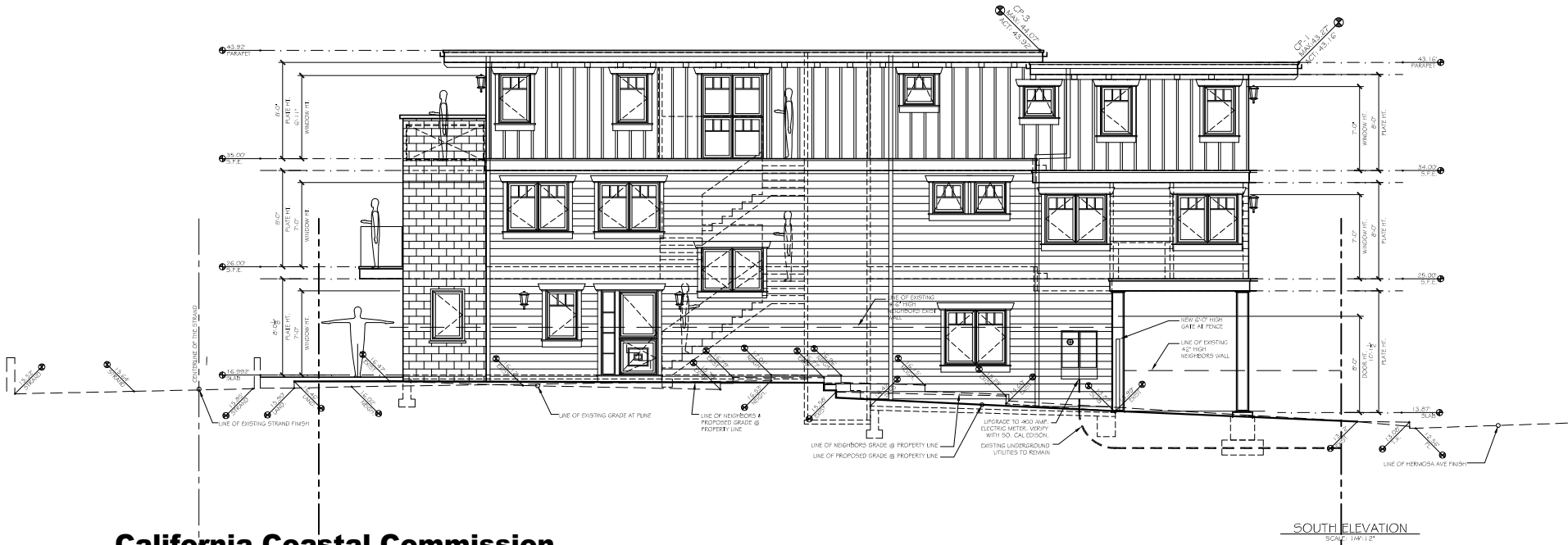
EXTERIOR FINISH NOTES

- VERTICAL SIDING: 3X12 BOARDS AND BATTEN SIDING BY JAMES HARDIE OR APPROVED EQUAL. INSTALL PER MANUFACTURER SPECIFICATIONS - ICC REPORT ESR-2290
- HORIZONTAL SIDING: HARD-PLANK LAP SIDING BY JAMES HARDIE OR APPROVED EQUAL. INSTALL PER MANUFACTURER SPECIFICATIONS - ICC REPORT ESR-2290
- FLAT ROOFING: R ROOF SYSTEMS FOR FLAT ROOFS, MAX 1:12 SLOPE ICC ESR 4 2862 CLASS A ROOFING. WATER 45 LUF RESISTANT, 96 VALUE -1:12
- WINDOWS: ALL WINDOWS TO BE DUAL PANE, ULTRA SERIES EXTENDED ALUMINUM WITH WOOD INTERIOR WINDOWS BY KUTLER WINDOWS & DOORS OR APPROVED EQUAL
- DOORS: DUAL GLAZED ALUM. GLAZ. GLAZED LIGHT FRENCH DOORS OR FOLDED DOORS BY KUTLER OR APPROVED EQUAL. SEE ELEVATION
- LIGHTING: EXTERIOR LIGHT FIXTURES - SEE ELECTRICAL PLANS
- DECK SURFACE: MERRAD 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 EAVES: 2X WOOD FASCIA WITH 4X6 EXPOSED ROOF RAFTER EAVES AND 2X14S 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 ESR# 3363
- WOOD COLUMNS: 10" SQUARE CUSTOM WOOD COLUMNS W/ APPLIED BASED PANELS AND ROUTED EDGES. SEE DETAILS FOR CONSTRUCTION.
- WAND COATING: WANDSCOT WITH RUBER PANELS OVER EXTERIOR GRADE FLYWOOD ALL PRIMED AND PAINTED

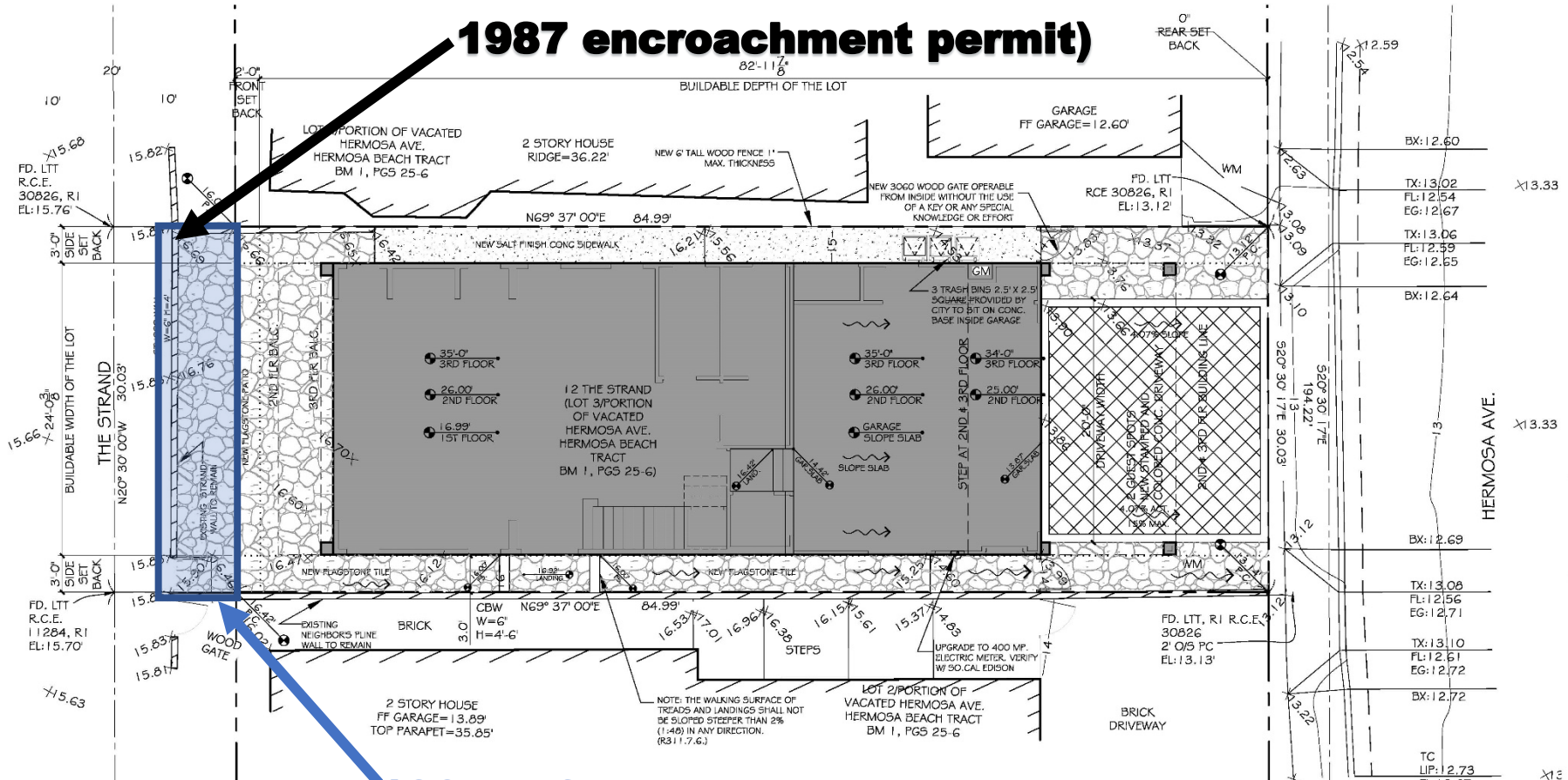
- THE ROOF VALLEY FLASHING SHALL BE PROVIDED OF NOT LESS THAN NO. 30 GALVANIZED SHEET GAUGE CORROSION RESISTANT METAL WHICH SHALL EXTEND AT LEAST 6" FROM THE CENTER LINE EACH WAY AND SHALL HAVE A SPLASH DIVERTER RED NOT LESS THAN 3/4" HIGH AT THE FLOW LINE FORMED AS PART OF THE FLASHING. SECTIONS OF FLASHING SHALL HAVE AN END LAP OF NOT LESS THAN 4". THE METAL VALLEY FLASHING SHALL HAVE A 30" 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 7" IN 12"
- PROVIDE #18 FELT PAPER AT ALL EXTERIOR WALLS PRIOR TO EXTERIOR FINISHES.
- PROVIDE TWO LAYERS OF #15 FELT PAPER OVER ALL EXTERIOR SHEAR WALLS.

MAXIMUM HEIGHT NOTE

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



4-ft. concrete wall (not consistent with 1987 encroachment permit)



180 sq. ft. encroachment into public right-of-way

California Coastal Commission
5-21-0008

Exhibit 3

CoSMoS Analysis: Project Vicinity



CoSMoS Analysis: Project Site

