## **CALIFORNIA COASTAL COMMISSION**

SOUTH CENTRAL COAST DISTRICT OFFICE 89 SOUTH CALIFORNIA STREET, SUITE 200 VENTURA, CA 93001-2801 VOICE (805) 585-1800 FAX (805) 641-1732



# F20c

## 5-21-0882 (Singer) April 21, 2022

## **EXHIBITS**

EXHIBIT 1	2
EXHIBIT 2	4
EXHIBIT 3	15
EXHIBIT 4	16
EXHIBIT 5	17



Exhibit 1. 5-21-0882 Singer Vicinity Map



Exhibit 1. 5-21-0882 Singer Project Site

#### A NEW THREE STORY SFR + ADU

## SINGER RESIDENCE

## 1530 THE STRAND HERMOSA BEACH, CA 90254

#### CITY OF HERMOSA BEACH DEPT. OF PUBLIC WORKS PUBLIC RIGHT OF WAY REQUIREMENTS

THE FOLLOWING STANDARD CONDITIONS APPLY TO ALL PROJECTS REQUIRING A BUILDING PERMIT UNLESS IT IS DETERMINED UNNECESSARY BY THE PUBLEC WORKS DRECTOR. A GRADING PLAY IS REQUIRED FOR ANY PROJECT REQUIRING A BUILDING PERMIT UNLESS WAIVED BY THE DIRECTOR OF PUBLIC WORKS. ALL CONSTRUCTION MUST COURTY WITH THE CITY OF HERMICSA BEACH AND LOS ANGELES COUNTY STANDARDS.

1. ALL PLANS FOR NEW AND GO ACTIONS, OVER FURN HARRISE LIVIN SAME THE RESIDENT TO IT THE ALL PLANS FOR NEW AND GO ACTIONS OVER FETCH HARRISE SAME THE DIT THE CALL PLANS FOR THE PLANS FOR THE RESIDENCE THAT IS SAME THE DIT THE CALL THE PLAN SHOWN REPORTS FOR THE PLAN SHOWN REPORTS FOR THE CONTROL FOR THE PROJECT SHALL BE MADE, A PART OF THE PLAN SHEEP AND SHOWN REDISTRICTS SHEET CORDS SECTIONS ELEVATIONS AND SHEET CORDS SECTIONS SHEET CORDS SECTIONS SECTIONS SHEET CORDS SECTIONS SECTIONS SECTIONS SHEET CORDS SECTIONS SECTIONS SHEET CORDS SECTIONS SECTIONS SHEET CORDS SECTIONS SECTIONS SHEET COR

- A SEWER OAP PERMIT MAST SE ACCURSO DESPOSE, I SOULL TION PERMIT THALLES (SISED)

  A SEWER OAP PERMIT MAST SE ACCURSO THAN SHALL SE COME BY A CORRENT LE CORRECT CONTROLTOR.

  CONCRETE WORK A CALAS.\*\* I LICENSE MY SE ACCEPTAGE FOR MAST A CORRECT CONTROLTOR.

  CONCRETE WORK A CALAS.\*\* I LICENSE MY SE ACCEPTAGE FOR MAST A CORRECT CONTROLTOR. GUITES AND SEGMALY WORK

  CONSTRUCTED IN CONJUNCTION WITH SINGLE FAMILY PROSEDENTIAL STRUCTURE.

  A LICCONSTRUCTED WORKSHOON OF MEMORY CONSTRUCTIONS THAN A CORRECT CITY OF HERMOSA SEACH.
- 3. ALL CONTINCTIONS WORKING OF VIRELY WORKS PROJECTS MAST HAVE A DIRECT OFF OF TERMODS BEECH BERNESS LICIDES (STEEDERS AND ASSESSED AND ASSESSED AS

- MMINIUM.

  9. SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO SCAVAITE" WILL BE VALID. FOR YOUR DIG ALERT ID. NUMBER CALL UNDERGROUND SERVICE ALERT AT (80) 227-2400 TWO WORKING DAYS BEFORE YOU DIG.

- ALL EXISTING CURB, GUTTER, CONCRETE DRAININGE SIWALE, SIDWALK AND DRIVEWAY WITHIN THE PROPERTY LIMITS SHALL BE. BENDIVED AND REPLACED, UNLESS IT IS DETERMINED BY THE CITY PUBLIC WORKS INSPECTOR THAT THEY MEET THE CURBENT CITY STANDARDES.
   IF THE CURB, GUTTER, CONCRETE DRAININGE SWALE, SIDEWALK OR DRIVEWAY DO NOT EXIST THEY SHALL BE CONTROLLED.
- ISTRUCTED. CURB AND GUTTER SHALL BE POURED MONOLITHICALLY. BUT SEPARATE FROM SIDEWALK.
- ALL DRIVEWAY SLOPES TO BE 2% FROM TOP OF CURB OR LIP OF SWALE TO RIGHT-OF-WAY.
  WHEELOHIR RAWPS ARE REQUIRED ON CORNER LOTS AND MAY BE REQUIRED AT THER LOCATIONS.
  GRAFFITI IN FRESHLY POURED CONCRETE SHALL BE REMOVED BY WINATEVER MEMSN NECESSARY UP TO AND
- GRAFFITH IN PRESENT POUNDED CONCRETE SHALL BE REMOVED BY WHATTEN'S MEANS NECESSARY UP TO AND ANCILLORGE RESENT AND PROPALACIES.

  MICHIGAN SHALL SHALL
- ALENAL. 2. EXISTING SEWER LATERALS MAY BE USED IF THE CRITERIA OUTLINED IN NOTES (10) AND (11) ARE MET AND A VIDEO APE HAS BEEN PROVIDED TO THE PUBLIC WORKS DEPARTMENT AND IF THE VIDEO SHOW THE LATERAL TO BE IN GOOD

- AW ASPIALT OR CONCRETE STREET WITHIN THE PROPERTY LIMITS THAT IS DAMAGED PRIOR TO CONSTRUCTION
  SHALL BE REJUNCED AND REPLACED TO MEET CARRIENT OFF STRAMARDS.
  AW FARLED PROPERTY DAMAGED DIAMNO DOSTREATIONS WHILE REPLACED IN RIGHT OT THE ASTREATION OF
  THE COT PRECIL VIOLES INSTITUTE. THE COT IN THE SHOOT THE COT T

- ANY UTILITY CUT WITHIN CITY STREETS SHALL BE EITHER PERPENDICULAR OR PARALLEL TO THE CENTER OF THE STREET. DIAGONAL CUTS MILL NOT BE ALLOWED.
   BECHLO FERSIONES SHALL BE DONE IN LIFTS OF NO MORE THAN TWO FEET (2) WITH WAITER JET AND APPROPRIATE COMPACTION TOOL USED BETWEEN EACH LIFT. ONE SACK SLUTRY MIX CAN BE USED IN PLACE OF
- NATIVE SOIL. 3. AFTER BACKFILLING THE TRENCH A TEMPORARY ASPHALT PATCH SHALL BE PLACED OVER THE TRENCH AND
- 3. AFTER DADGELLING THE TREMCHAST ATEMPORARY ASPARLET PACTO SHALL BE PLACED DATE THE TREMCHAST AND A THE PERSONAL PROPERTY OF THE TREMCHAST AND A THE PERSONAL PROPERTY OF THE PERSONAL PROPERTY OF
- COMPANTED BY MECANICAL MARKS 10 A REIGHT SEARNITE INTEREST HAVE THE EXAMENT OF CONCRETE TO BE DOLLLED THE TAXICAL DISCUSSION OF CONCRETE THE SERVICE OF CONCRETE TO SE DOLLLED THO AND HER TO CONCRETE TO BE DOLLLED THO AND HAVE MOVED \$1.27 BE DOWN THE SERVICE TO AN DEFIN OF F MANNAM AND DOWNELLED WITH HE RESIDED ON HE SERVICE. FIRSH TO MOTOR DESTROY OF THE MEMBERS AND AND THE MEMBERS AND THE TOP OF THE SERVICE AND THE TOP OF THE MEMBERS AND THE MEMBERS AND THE TOP OF THE MEMBERS AND THE

- I. PRECAUTIONS SHALL BE TAKEN TO PREVENT ANY CONSTRUCTION MATERIAL DEBRS OR RUNOFF FROM INTERIOR ANY CHY SORIST. CHAWN OF COURTY STONE DAWN. A SHAW OIL RESIDES UMS THE REFINED WITH MERIOR OF SHAW OF

- 10+ HOME DEVELOPMENTS.
  PARKING LOTS, 25 SPACES OR MORE.
  RESTAURANTS

- RESTAURONTO SERVICE STATIONS. AUTO REPAIR FACILITIES. 400 000 SQUARE FEET COMMERCIAL DEVELOPMENTS.

#### JOB SAFETY REQUIREMENTS

- 1. PROPOS LANGUAGES SHALL ES JACED AROUSE ANY CONSTRUCTION STET WHICH THE FAULT BROTOF GAW. THESE MEROVACIOS SHALL CHAPE WITH THE REQUIREMENTS OF THE WORK AREA TRAFFIC CONTROL HANDBOOK (W.A.T. CH.) MANUAL. 2. AWITHER A STEED OR ALLEYS GOOD TO BE CLOSED THE APPROVIAL OF THE PUBLIC WORKS MOTHER DEPOSITION OF THE PUBLIC WORKS AND THE CONTROL OF THE PUBLIC WORKS MOTHER DIP 18-100 STEED ALLEY SHALL SHALL
- A SIDER I ALE FOR SIGNING MANAGEMENT REQUIRE PROPERTY SHOWLE AND SHOPMANES AS A CALL CONSTRUCTION FERENCES AND ENHAND HE SOMEWARD AND ALCONSTRUCTION MATERIAL WITHOUT FERROM TO ARE TO BE BEHIND THE FERENCE. SDEWMANS ARE TO BE ACCESSIBLE TO PRESENTED AT TALL TIMES.

  5. IF SCAPPOLIONE IS NEEDED ON THE PUBLIC PRIGHT OF THY A. PERMIT WILL BE REQUIRED AND ALL PROVISIONS OF THE 97 UNIFORM BUILDING DOES SECTION 330 OR THE LATEST EDRING MUST BE ENTRY OF THE PUBLIC PROPRIED OF THE STATES AND THE LATEST EDRING MUST BE ENTRY OF THE STATES AND THE
- MELI.

  6. NO CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIAL, PORTABLE TOILETS, DUMPSTERS, ETC. SHALL BE LIEFT ON PUBLIC PROPERTY OVERNIGHT WITHOUT ROPER PERMITS. THESE OBSTRUCTIONS MUST HAVE PROPER BARRICADES WITH FLASHING YELLOW LIGHTS OPERATING
- PUBLIC WORKS.

  8. MAY PUBLIC'S IDEWALK DAMAGE TO THE POINT OF CAUSING A TRIP HAZARD DURING ONSTRUCTION, THAT PANEL OF CONCRETE SHALL BE <u>REMOVED IMMEDIATELY AND PATCHED WITH A TEMPORARY ASPHALT PATCH</u> WHICH MUST BE KEPT IN GOOD REPAIR UNTIL THE PERMANENT SHOWALK IS ONSTRUCTED.

- 10 PM.
  ALL FORMS AND COMPACTION SHALL BE INSPECTED PRIOR TO ANY CONCRETE BEING POURED.
- 4. SEWER LATERAL PERMITS WILL NOT BE FINAL UNLESS A SEWER LATERAL DIAGRAM HAS BEEN COMPLETED AND APPROVED.

#### **GENERAL NOTES**

- BUILDING COMPLIES WITH 2013 CBC, 2013 CMC, 2013 CPC, 2013 CEC, AND CITY OF HERMOSA
- SI.

  QUIDI OTIFICATION IS REQUIRED 10 DAYS BEFORE BEGINNING ANY DEMOLITION WORK.
  HIERD FORM IS AWALABLE AT THE COMMAIN TO DEVICE/ORDENT DEPARTMENT, PROVIDE PROOF
  NOTIFICATION WILL WITH RETURN RECEIPT 10 DAYS BEFORE BULLION PERFAIT
  IS SISSUED,
  CAMPLETE ASSESTIOS NOTIFICATION WANTER.

  LIB BULLION FEATURES PROJECTION OR DEQUIRED SETBACKS ARE INDICATED ON STEPLOT
- IN.

  SOILS REPORT SHALL BE PROVIDED TO THE BUILDING DEPARTMENT FOR ALL CUTS, FILLS, AND REPORTS AND REQUIRED BY CBC SECTION 1804.

  STUMPS AND ROOTS SHALL BE REMOVED TO A DEPTH OF 12" IN THE AREA OCCUPIED BY THE
- 8. INSTALLATION OF INTERIOR AND EXTERIOR WALL AND CEILING COVERINGS SHALL CONFORM TO CHAPTER 25 UBC.
- APTER 25 UBC.

  ALL WATER CLOSETS TO FLUSH WITH 1.6 GALLON MAX. AND ALL NEW PLUMBING FIXTURES

  ALL BE CERTIFIED LOW FLOW FIXTURES.

  ALL HOSE BIBS MUST BE PROTECTED BY BACK FLOW PREVENTION AND HAVE AN ANTI-SIPHON
- DEVICE.

  9. PROVIDE APPROVED BACKWATER VIA. VE FOR ALL PLUMBING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER. FORTURES ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VIA.VE. PROVIDE CAST BOW WASTE POR RISERS.

  10. ALL WINDOW COVERNIS REQUIRED BY CFIR. FORM SHALL BE POSTED PRIOR TO FINAL.
- 396 2000 PER RULE 1403 FOR THE PROPER DISPOSAL OF ASBESTOS.
  ONLY LOS ANGELES COUNTY HEALTH DEPARTMENT APPROVED DEVICES MAY BE UTILIZED FOR 135CAPE IRRIGATION BACK FLOW PREVENTION DEVICES.
  ALL SITE DRANNAGE SHALL BE TERMINATED AT PUBLIC WAY VIA NON-EROSIVE DEVICE PER

- HAMASHER
  PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION TO VERIFY LOT LINES.
  THE ARCHITECT IS NOT RESPONSIBLE FOR STE GRADING OR DRAINAGE.
  MAPILO APPROVAL REQUIRED FOR ONE PIECE LAVATORY.
  POST INSULATION COMPLIANCE CARD IN CONSPICUOUS LOCATION IN DWIELLING PRIOR TO
- INSPECTION.
  IS THE GENERAL CONTRACTORS RESPONSIBILITY TO VERIFY THAT THE BUILDING IS WITHIN HEIGHT LIMIT PRIOR TO FRAMING THE ROOF RAFTERS. CONTACT THE CIVIL SURVEY

- THERMOSTITE MAND UNLE TIPE. LIPE SET 1.02 ET 10.25 THE MALE PERMANEN AND TREPOPORY THE YEAR PLANT PLAN

#### **EXCAVATION NOTES**

- PROVIDE CONTINUOUS INSPECTION DURING EXCAVATION OF SHORING AND INSTALLATION OF SHORM WINDERSENS
  SHORM WINDERSENS
  AND A RECOGNISHMENT ON ESHAT SHALL BE GET MED PROOF TO CONSTRUCTION OF MY
  A RECOGNISHMENT ON ESHAT SHALL SHALL
- 4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT TO BE ALERT PROBE TO ANY EXCLANTION IN THE PRUBLE RIGHT ("TO WAIT, (SIG)) 27-200.

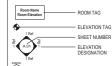
  5. PROVINE TEMPORARY SHORING OF ADMICHIT PROPERTY. CUMULIFIED PRESIONS REGISTERED SHORING.

  6. A PERMIT IS REQUIRED FROM THE STATE DIVISION OF INDUSTRIAL SAFETY FOR TRENCHES OR THE STATE SHALL DIVISION OF INDUSTRIAL SAFETY FOR TRENCHES OR THE STATE SHALL DIVISION OF INDUSTRIAL SAFETY FOR TRENCHES ON THE STATE SHALL DIVISION OF INDUSTRIAL SAFETY FOR TRENCHES ON THE STATE SHALL DIVISION OF INDUSTRIAL SAFETY FOR TRENCHES ON THE STATE OF THE STATE SHALL DIVISION OF INDUSTRIAL SAFETY FOR THE SHALL DIVISION OF THE STATE OF THE SAFETY FOR THE SAFETY FOR THE SAFETY FOR THE SAFETY FOR THE SAFETY SAFETY

#### **ENCROACHMENT NOTES**

- ALL PLANT MATERIALS IN THE PLANNED LANDSCAPE SHALL IT BE HAZARDOUS TO HEALTH AND SAFETY, CH AS PLANTS THAT CONTAIN THORNS, SPINES, KIC FRUITS OR LEAVES, AND THOSE THAT DOS! EXCESSIVE SLIPPERY FRUITS AND FLOWERS, AND SURFACE
- ALL LANDSCAPE AREAS SHALL BE ON A FULLY AUTOMATED 2. TALL LANGGUAPE ARCAS SHALL BE ON A FRILLY AUTOMATED INSOLUTION. STEED AND ALL SO THICK OWNER. STEED AND ALL STE

### SYMBOL LEGEND









## UP/DOWN

PROJECT DATA PROPERTY OWNERS ERIK SINGER | eriksingerdds@yahoo.com 1530 THE STRAND HERMOSA BEACH, CA 90254

LEGAL DESCRIPTION

#### OCCUPANCY AND ZONING

OCCUPANCY: R3/U ZONING: R2-B

#### CITY, STATE, NATIONALLY APPLICABLE CODES

REA CALCULATIONS			
RST FLOOR LIVING: ECOND FLOOR LIVING: HRD FLOOR LIVING:	SFR 300 SF 1,529 SF 1,225 SF	ADU 820 SF	
OTAL:	3,054 SF	820 SF	
OTAL LIVING ARAGE FLOOR ALCONIES/DECKS	3,874 SF 375 SF 593 SF		
TALB.F.A:	4,639 SF	NIC	

## OPEN SPACE CALCS

THIRD FLOOR: (<50% COVERED) 325 SF (141 + 184) LOT COVERAGE CALCULATIONS

MAXIMUM LOT COVERAGE: 65% (1,555 SF) PROPOSED LOT COVERAGE: 65% (1,552 SF)

#### ABBREVIATION

H.	ACTUAL HEIGHT	HORZ.	HORIZONTAL
W.	AWNING WINDOW	HT.	HEIGHT
.O.W.	BOTTOM OF WALL	LAND.	LANDING
H.	CRITICAL HEIGHT	LT.WT.	LIGHT WEIGHT CONCR
LG.	CEILING	MAX.	MAXIMUM
LR.	CLEAR	MIN.	MINIMUM
OL.	COLUMN	OP.	OPERABLE
ONC.	CONCRETE	PL.	PROPERTY LINE
W.	CASEMENT WINDOW	REQ.	REQUIRED
IM.	DIMENSION	SECT.	SECTION
N.	DOWN	S.F.E	SUB FLOOR ELEVATIO
LEV.	ELEVATION	SHT.	SHEET
A.	FROM ABOVE	SK.	SKEWED
LR.	FLOOR	SL.	SLOPED
X	FIXED	T.O.W.	TOP OF WALL

## PROJECT SUMMARY

PROJECT LOCATION: LEGAL DESCRIPTION: ASSESSOR PARCEL NO: ZONING: SCOPE OF WORK:	"133 THE STRAND. "HERMORA BEACH OF T SELDOR 4"  "APP. RIS-35-594. "APR N 3 STORY SHOLE FAMILY DIVIDLING WITH ATTACHED THIS CAR!

RD FLOOR LIVING AREA	1,263.5F	
ECKS/ BALCONES	360 SF	
OTAL LIWING AREA	2,823 SF	805 SF
OTAL DECKS/BALCONES	594 SF	562 SF
D. OF BEDROOMS	3	1
D. OF BATHROOMS	4	1
DAING INFORMATION	REQUIRED	PROVIDED
REA		
LOT AREA		2392 SF
LOT COVERAGE	65%	65%
XRDS		
FRONT	5	5
SDE	Y	T .
REAR	5	5
ARKING AND DRINEWAYS		
NUMBER OF SPACES	2	2
QUEST SPACES	1	1
PARKING SETBACK	8.6.	80.
PARKING STALL DIMENSION	0.0. x 30.0.	EC. X 20.0.
TURNING AREA	230"	291"
DRINEWAY WIDTH	1616"	16'x0"
DRIVEWAY MAXIMUM SLOPE	12.5 %	52%
PEN SPACE		

#### CONSULTANTS

CIVIL SURVEY CONSULTANT DENN ENGINEERS 3914 DEL AMO BLVD, SUITE 921, TORDANCE CA 90903 CIVIL CONSULTANT

1976 W. 234TH ST. TORRANCE, CA 90601 STRUCTURAL CONSULTANT

GEO-TECHNICAL CONSULTANT NORCAL ENGINEERING 10641 HUMBOLT STREET, LOS ALAMITOS, CA 90720

ENERGY CONSULTANT

INTERIOR DESIGNER CITY, CA ZIP T.310.000.0000

#### VICINITY MAP



HERMOSA BEACH, CA

#### SHEET INDEX SHEET# PROJECT INFORMATION CIVIL SURVEY AREA CALCULATIONS SITE PLAN ENCROACHMENT PLAN SUSTAINABLE LANDSCAPF PI AN FIRST / SECOND FLOOR PLAN THIRD FLOOR / ROOF PLAN CRITICAL POINT DIMENSION PLAN

ELEVATIONS

TOMARO

ARCHITECTURE

PROJECT

**SINGER** RESIDENCE

STAMP



PROJECT NUMBER

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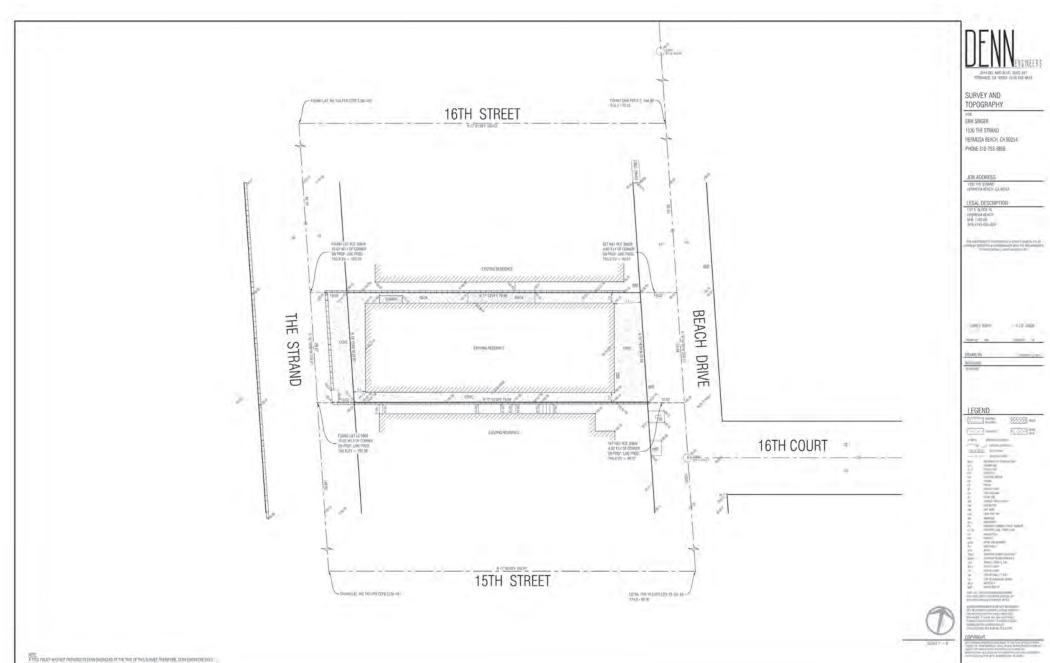
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**PROJECT** INFORMATION

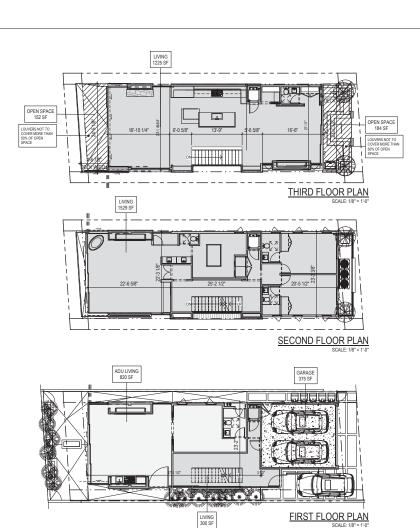
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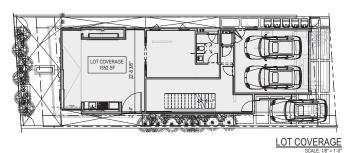
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Exhibit 2. 5-21-0882 Singer **Project Plans** 



C.01





LIVING 300 SF

## MAXIMUM LOT COVERAGE: 68% (1,555 SF) PROPOSED LOT COVERAGE: 68% (1,552 SF)

AREA CALCULATIONS			
	SFR	AE	
FIRST FLOOR LIVING:	300 SF	820 S	
SECOND FLOOR LIVING:	1,529 SF		
THIRD FLOOR LIVING:	1,225 SF		
TOTAL:	3,054 SF	820 S	

#### OPEN SPACE CALCS.

OPEN SPACE REQUIRED: 300 SF

### LOT COVERAGE CALCULATIONS

	SFR	ADU
FIRST FLOOR LIVING:	300 SF	820 SF
SECOND FLOOR LIVING:	1,529 SF	
THIRD FLOOR LIVING:	1,225 SF	
TOTAL:	3,054 SF	820 SF
TOTAL LIVING	3,874 SF	
CARAGE ELOOR	375 SE	

PROJECT

### SINGER RESIDENCE 1530 THE STRAND HERMOSA BEACH, CA 90254

TOMARO

ARCHITECTURE

2017 NORTH DEPUEVEDA BLVD-MANINATTAN BEACH, CA BODGE ED, 310-316 BOD VIVIN TORMED CON

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AREA **CALCULATIONS** 

SHEET NUMBER

PLANTING LIST				
SYM.	BOTANICAL NAME	QTY	SIZE	WUCOLS CLASS
(	CORDYLINE FESTIVE GRASS'	12	1g	LM
8	KALANCHOE THYRSIFLORA ' PADDLE PLANT'	4	1g	L
8	AEONIUM TREE HOUSELEEK	15	1g	L

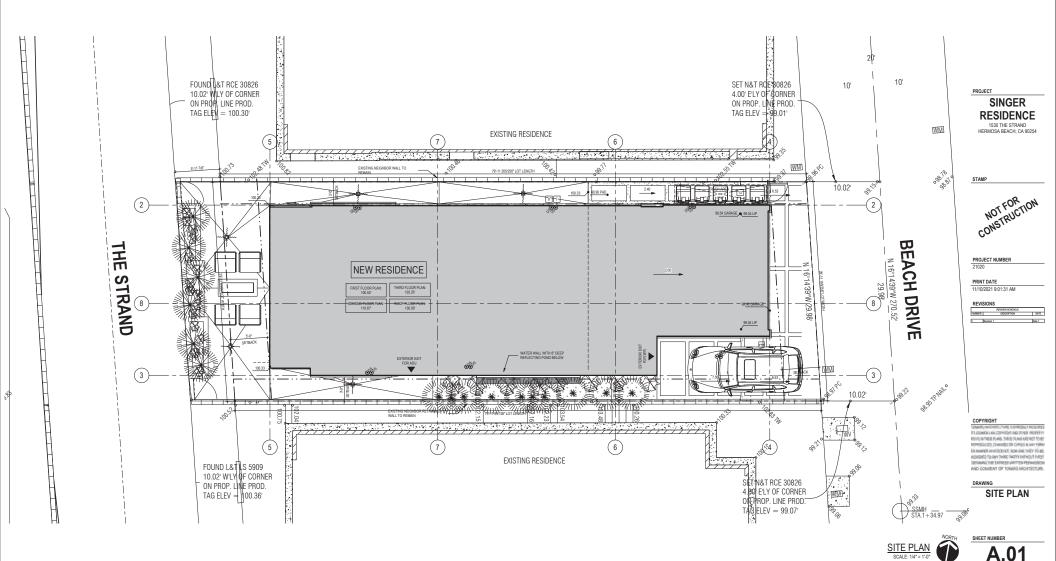
NOTES:
PROVIDE CONDUIT FROM THE ROOF TO THE ELECTRIC SERVICE PANEL TO ACCOMODATE FOR FUTURE SOLAR INSTALLATION(S)

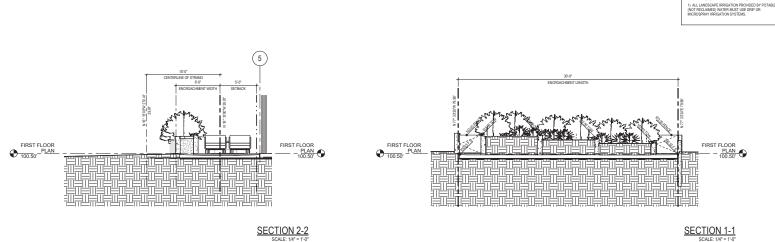
KEYNOTE LEGEND		
SYM.	DESCRIPTION	
7	GAS METER WITH APPROVED SEISMIC GAS SHUTOFF VALVE	
8	WATER MAIN RISER	
13	TRASH AREA	



ARCHITECTURE

2017 NORTH DEPUEVEDA BLVD-MANINATTAN BEACH, CA BODGE ED, 310-316 BOD VIVIN TORMED CON





#### LANDSCAPE NOTES: NOTARIZED OWNER'S AGREEMENT

PROVIDE NOTARIZED OWNERS ENCROACHMENT PERMIT AGREEMENT AND AGENCY SIGNED INSURANCE ENDORSEMENT FORM #1 (GENERAL) TO COMMUNITY DEVELOPMENT PRIOR TO FINAL INSPECTION

### **ENCROACHMENT CALCULATIONS**

AREA OF ENCROACHMENT IN PUBLIC RIGHT OF WAY

#### =30'-0" x 6'-0" = 180 SF

LANDSCAPING REQUIRED = 1/3 OF ENC. AREA =1/3 X 180 = 60 SF

LANDSCAPING PROVIDED = 68 SF = 68 SF

## LANDSCAPING CALCULATIONS

\*ACTUAL LANDSCAPE AREA > REQUIRED LANDSCAPE AREA

#### **ENCROACHMENT NOTES:**

42" MAX HEIGHT PER MUNICIPAL CODE
PLANTING LIST

IPL	ANTING LIST			
SYM.	BOTANICAL NAME	QTY	SIZE	WUC CL/
(	CORDYLINE 'FESTIVE GRASS'	12	1g	L/I
8	KALANCHOE THYRSIFLORA ' PADDLE PLANT'	4	1g	L
8	AEONIUM 'TREE HOUSELEEK'	15	1g	L

#### LANDSCAPING LEGEND

HARDSCAPE

LANDSCAPE

PROJECT

### **SINGER** RESIDENCE 1530 THE STRAND HERMOSA BEACH, CA 90254

TOMARO

ARCHITECTURE

2017 NORTH DEPUDVEDA BLVD-MANHATTAN BEACH, CA BOOK ID. 310-316 KKB VVVM TOMARO CON

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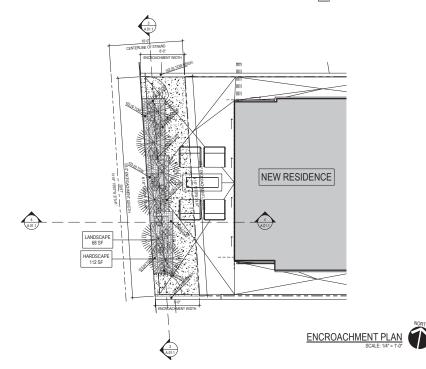
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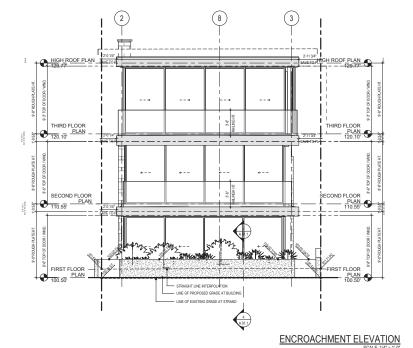
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DRAWING **ENCROACHMENT PLAN** 

SHEET NUMBER

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#### LANDSCAPE NOTES:

I ALL LANGSCAPE IRRIGATION PROVIDED BY POTABLE INOT RECLAMED) WATER MUST USE DRIP OR MICROSPRAY IRRIGATION SYSTEMS.

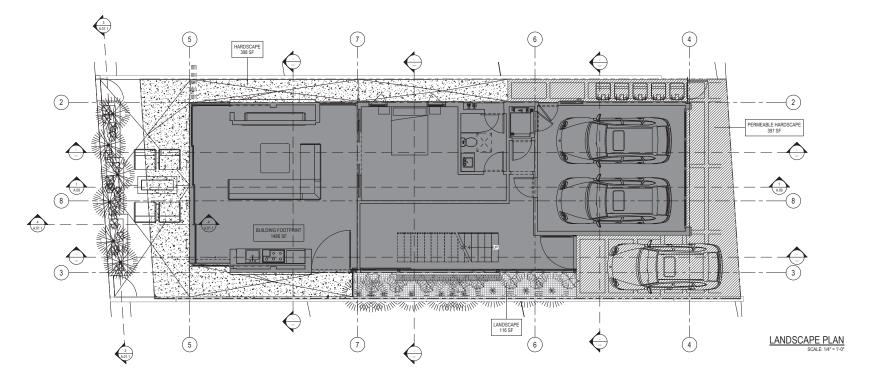
2) PROPOSED LANGSCAPE MUST MEET HERMICSA BEACH MUNICIPAL CODES CHAPTER 8.85. WATER CONSERVATION AND 8.60. EFFICIENT LANGSCAPING

PERMEABLE AREA CALCULATION	
LOT AREA	2392
BUILDING FOOTPRINT	1486
EXTERIOR SURFACE AREA	906
LANDSCAPE AREA	116
NON-PERMEABLE SURFACE (HARDSCAPE)	398 8
PERMEABLE SURFACE (HARDSCAPE)	397 8
PERMEABLE AREA	513 8
AT LEAST 50% (453 SF) OF THE EXTERIOR SURFACE ARE PERMEABLE AND AN INFILTRATION SYSTEM MUST BE R	

## ARCHITECTURE

PLANTING LIST							
SYM.	BOTANICAL NAME	QTY	SIZE	WU CL			
⇎	CORDYLINE 'FESTIVE GRASS'	12	1g	L			
₩.	KALANCHOE THYRSIFLORA ' PADDLE PLANT'	4	1g				
s	AEONIUM TREE HOUSELEEK'	15	1g				





PROJECT

SINGER RESIDENCE 1530 THE STRAND HERMOSA BEACH, CA 90254

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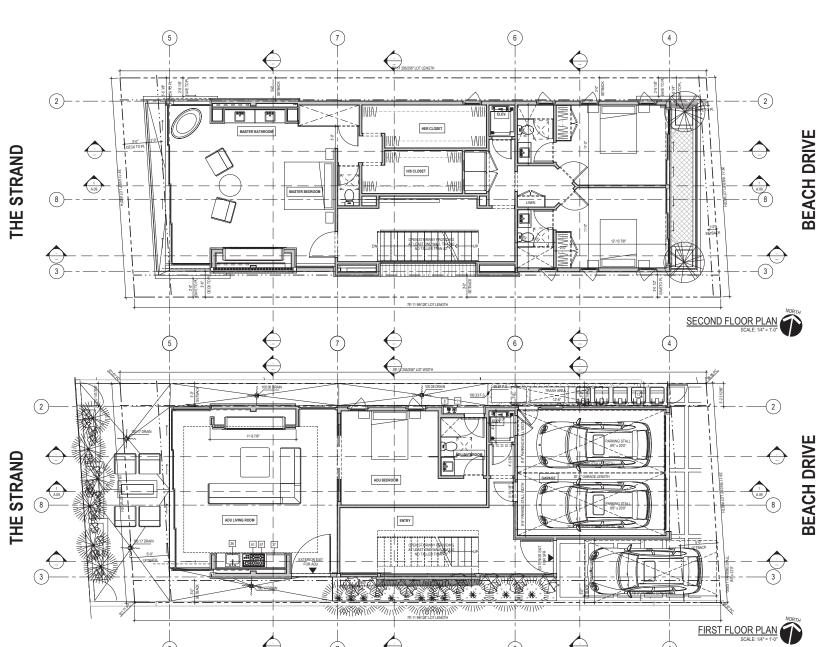
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SUSTAINABLE LANDSCAPE PLAN

SHEET NUMBER

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ARCHITECTURE

2017 NORTH SERVICEGA BLVD: MANINATTAN BEACH, CA MODER TO: 310/318 BCM VVWM TOMARD COM

PROJECT

**SINGER** RESIDENCE 1530 THE STRAND HERMOSA BEACH, CA 90254

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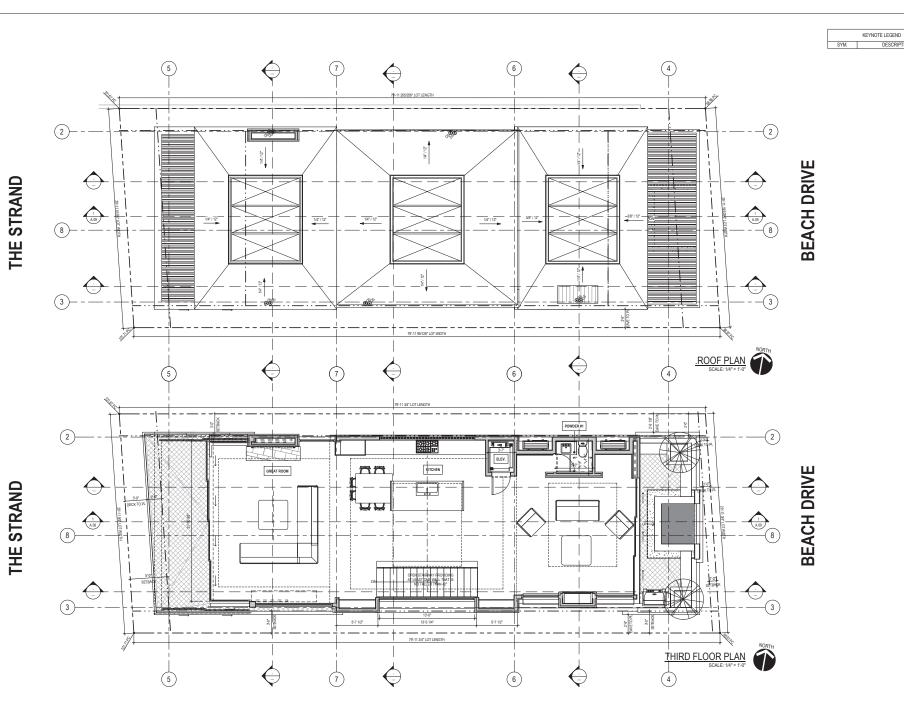
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DRAWING

FIRST / SECOND FLOOR PLAN

SHEET NUMBER





ARCHITECTURE

2017 NORTH DEPUEVEDA BLVD-MANINATTAN BEACH, CA BODGE ED, 310-316 BOD VIVIN TORMED CON

PROJECT

**SINGER** RESIDENCE 1530 THE STRAND HERMOSA BEACH, CA 90254

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PROJECT NUMBER 21020

PRINT DATE 11/10/2021 9:01:34 AM

REVISIONS

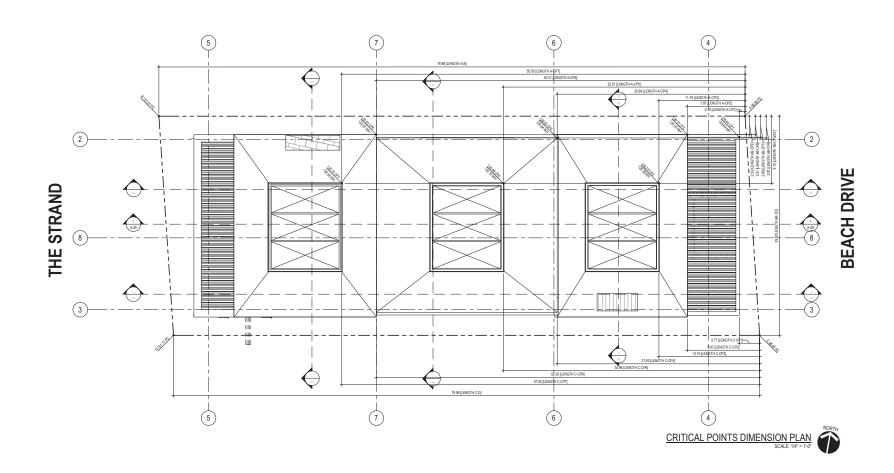
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DRAWING

THIRD FLOOR / **ROOF PLAN** 

SHEET NUMBER





ARCHITECTURE

2017 NORTH DEPUEVEDA BLVD-MANINATTAN BEACH, CA BODGE ED, 310-316 BOD VIVIN TORMED CON

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CRITICAL POINT DIMENSION PLAN

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KEYNOTE LEGEND					
SYM.	DESCRIPTION				
127	EAVES: BONDERIZED METAL FASO				
129	CHIMMEY: CAP SHALL BE PART OF LISTED ASSEMBLY, ICBO. CHIMME SHROUD TO HOUSE ICBO. APPROVED SPARK ARRESTOR TO TOP OF ICBO. PREFAB METAL CHIMMEY FLUE. BOTTOM OF SPARARESTOR AT 2' ABOVE ANY PAR OF ROOF WITHIN 10'.				
130	DECK RAILING: CLEAR GLASS RAILING IN METAL BASE CHANNEL				
132	DOORS: DUAL PANE FLEETWOOD ALUMINUM CLAD SLIDING DOORS. STYLE AND COLOR TO BE SELECT BY OWNER AND ARCHITECT.				
134	STONE VENEER: CULTURED STON VENEER ATTACHED TO STUCCO BROWN COAT PER CBC SECTION 1403.5.4. PROVIDE PRECAST CONCRETE LEDGE CAP				
135	STUCCO: 7/8" SMOOTH TROWEL FINISH STUCCO PLASTER OVER WIRE LATH ATTACHED WITH 8d COOLER NAILS @ 6" O.C. OWNER AND ARCHITECT TO SELECT AND/ APPROVE COLOR				
139	WOOD SIDING: 1X6 WOOD SIDING OVER #15 FEI T PAPER				



#### PROJECT SINGER RESIDENCE 1530 THE STRAND HERMOSA BEACH, CA 90254

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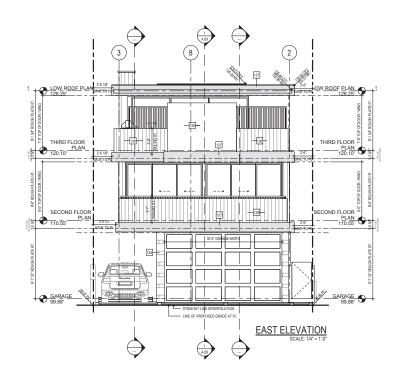
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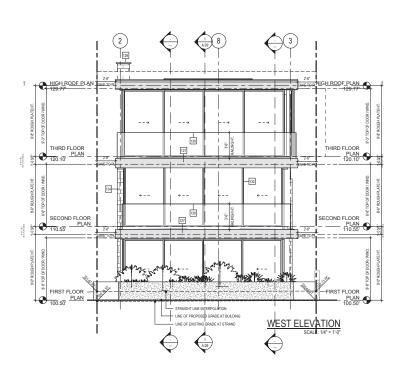
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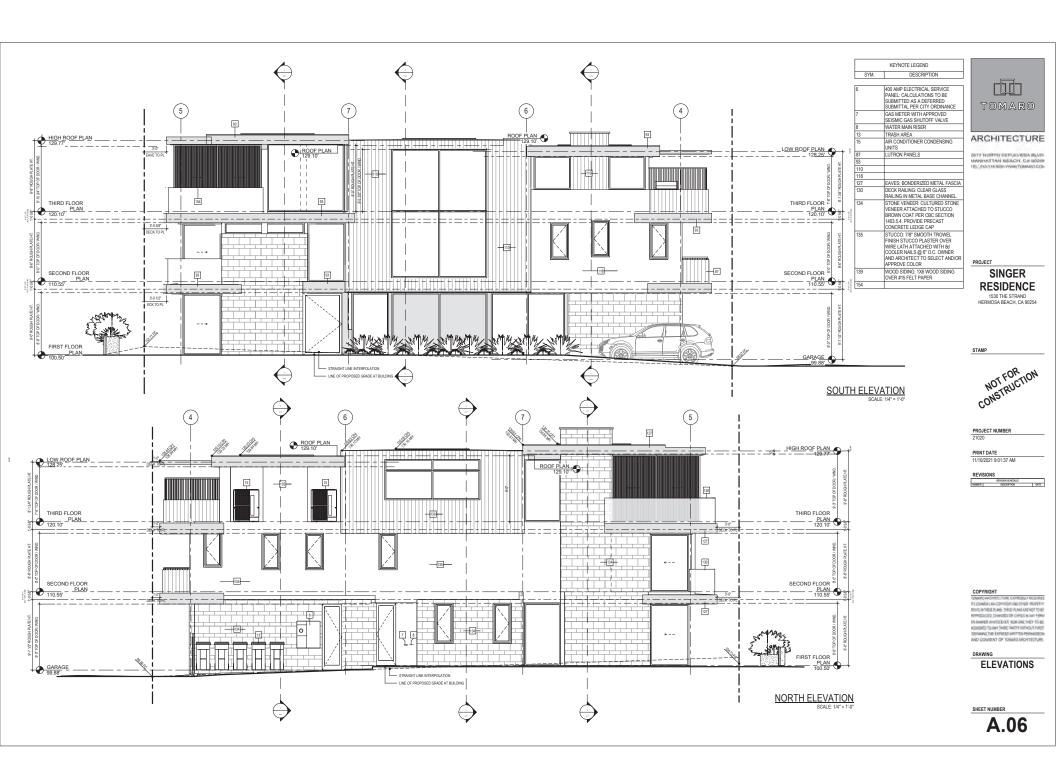
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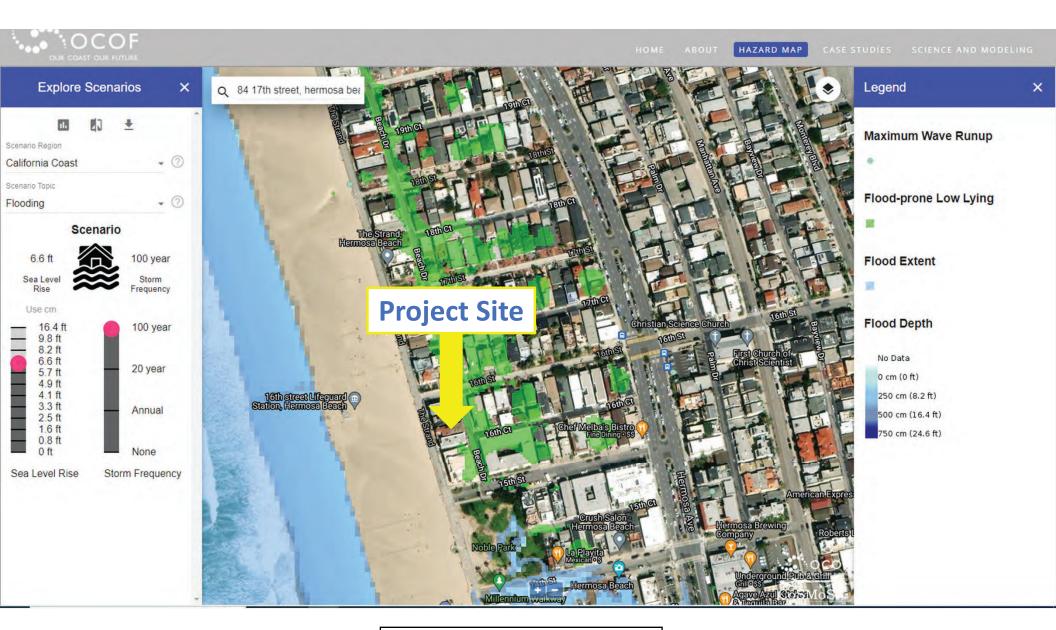
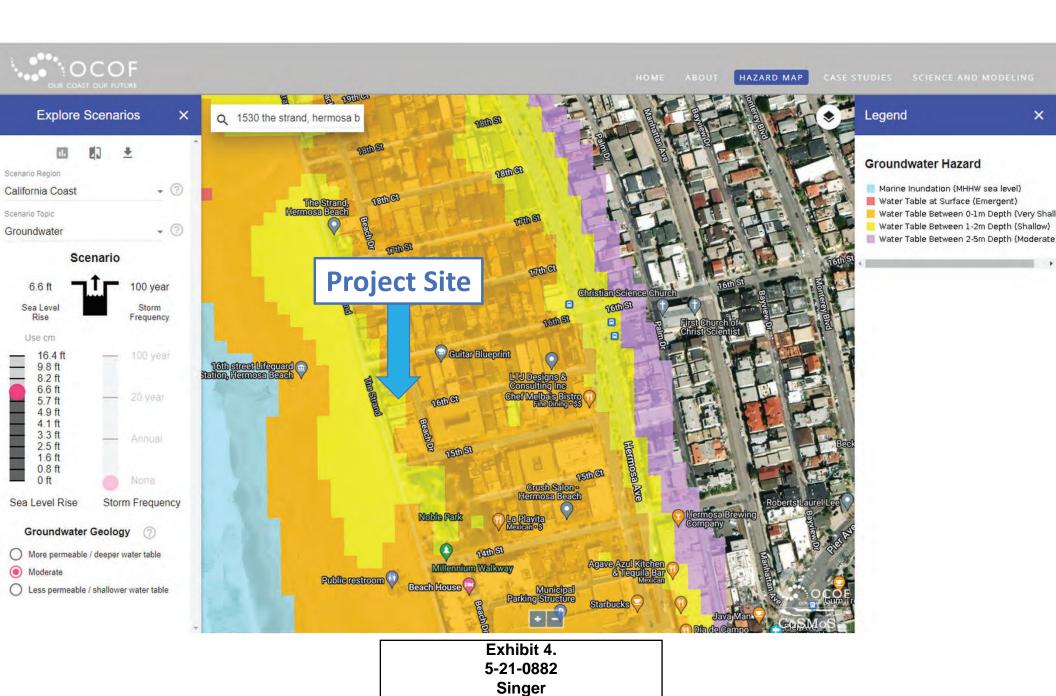


Exhibit 3. 5-21-0882 Singer CosMos Flooding Analysis



**CosMos Groundwater Analysis** 

## Community Character Survey

Address	Residence Type	Structure Size (sq. ft.)	Lot Size (sq. ft.)
1502 The Strand	condo (7 units)	9,506	7,176
1522 The Strand	single-family	3,817	2,392
1530 The Strand*	duplex	2,906	2,412
1534 The Strand	single-family	2,918	2,392
1540 The Strand	single-family	5,168	4,180
16 16 <sup>th</sup> St.	duplex	3,518	3,918
26 16 <sup>th</sup> St.	triplex	3,168	2,851
32 16 <sup>th</sup> St.	multi-family	3,786	3,531
	residential (5 units)		
44 16 <sup>th</sup> St.	single-family	1,393	3,799
50 16 <sup>th</sup> St.	duplex	2,740	2,869
56 16 <sup>th</sup> St.	single-family	2,600	2,846
60 16 <sup>th</sup> St.	duplex	1,497	2,852
66 16 <sup>th</sup> St.	duplex	2,094	2,847
74 16 <sup>th</sup> St	duplex	3,149	2,845
82 16 <sup>th</sup> St.	duplex	2,994	2,846
84 16 <sup>th</sup> St.	duplex	3,054	2,852
92 16 <sup>th</sup> St.	single-family	4,284	2,845
1517 Hermosa Ave.	condo (2 units)	5,120	3,878
15 15 <sup>th</sup> St.	condo (27 units)	23,958	13,409
49 15 <sup>th</sup> St.	triplex	3,729	2,836
53 15 <sup>th</sup> St.	condo (2 units)	4,114	2,847
59 15 <sup>th</sup> St.	condo (2 units)	4,114	2,873
77 15 <sup>th</sup> St.	condo (14 units)	15,256	8,560
85 15 <sup>th</sup> St.	duplex	4,689	2,854
89 15 <sup>th</sup> St.	multi-family residential (5 units)	3,003	2,849

<sup>\*</sup> Project Site

Exhibit 5. 5-21-0882 Singer Community Character Analysis