



SHEET INDEX

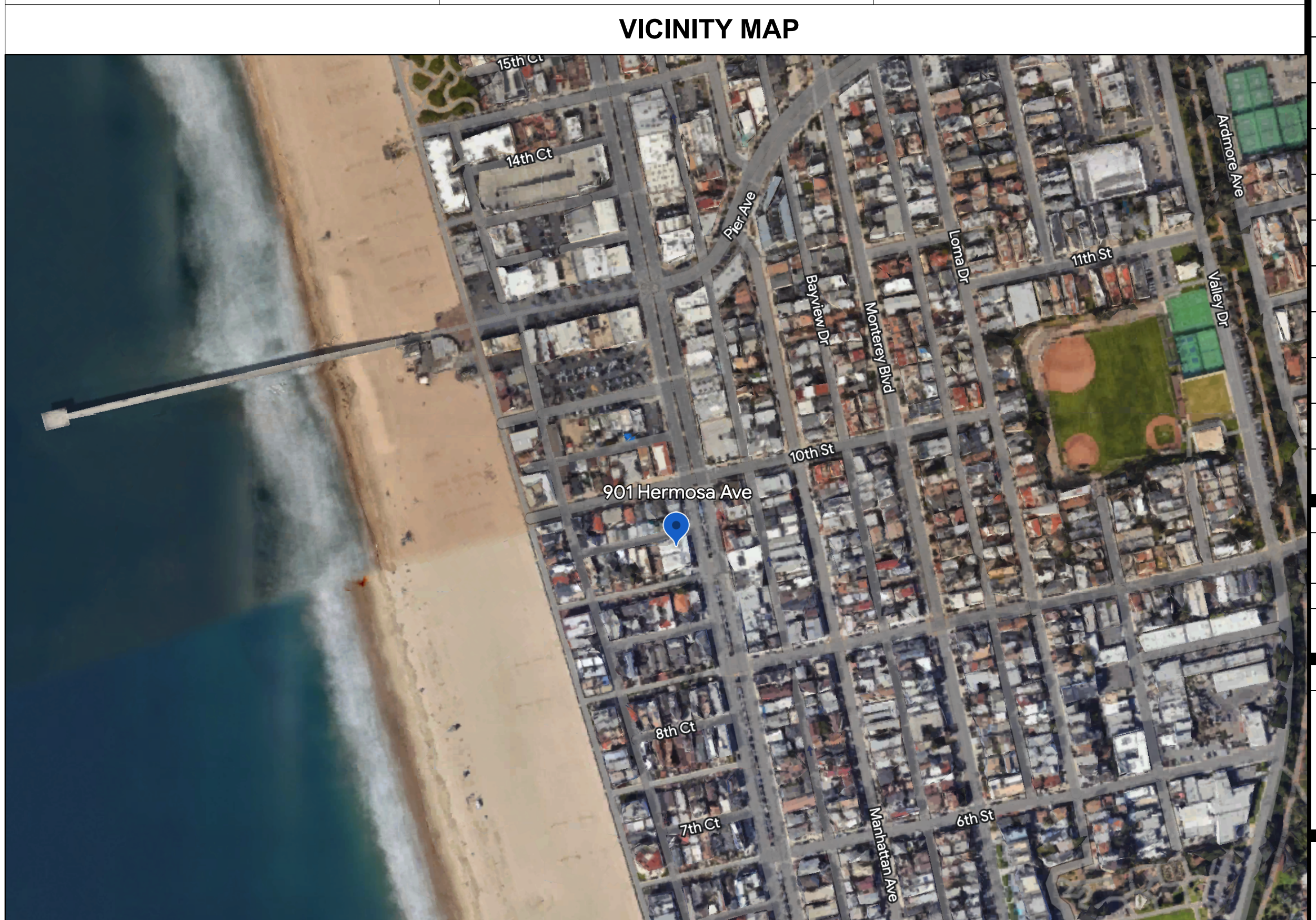
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PROJECT INFORMATION
<p>PROJECT ADDRESS 901 HERMOSA</p> <p>LEGAL DESCRIPTION LOT 25, 26 AND 27, BLOCK 10, HERMOSA BEACH, M.B. 1-25-26</p> <p>APN# 4187-003-028</p> <p>ZONE C2 (DOWNTOWN COMMERCIAL ZONE)</p> <p>LOT AREA (NET) 8,180 SF</p> <p>OCCUPANCY GROUP MERCANTILE OFFICE & STORAGE</p> <p>CONSTRUCTION TYPE TYPE V</p> <p>NO. OF STORIES THREE STORIES</p> <p>FIRE SPRINKLERS SPRINKLERS THROUGHOUT</p> <p>PARKING N/A</p> <p>SCOPE OF WORK MAJOR REMODEL OF EXISTING TWO-STORY COMMERCIAL STRUCTURE. PROPOSED WORK INCLUDES: REMOVE EXISTING EXTERIOR WALL FINISH AND INSTALL NEW FINISH OVER SUBSTRATE REMOVE EXISTING EXTERIOR DOORS AND REPLACE WITH NEW REMOVE EXISTING EXTERIOR WINDOWS AND REPLACE WITH NEW RECONFIGURE EXISTING INTERIOR SPACES PER PLANS, GC TO REMOVE DRYWALL AT ALL SURFACES AS NEEDED TO ACCOMMODATE REMODEL EXISTING INTERIOR AND EXTERIOR LIGHTING TO BE REMOVED AND REPLACED EXISTING MECHANICAL EQUIPMENT AND DUCTWORK TO BE REMOVED AND REPLACED EXISTING ROOF AND ROOF DRAINAGE TO BE RENEWED, GC TO APPLY NEW FINISH TO EXISTING ROOF EXISTING FLOOR AND WALL FINISHES TO BE REMOVED THROUGHOUT EXISTING LOW VOLTAGE AND AV SYSTEMS TO BE REMOVED AND REPLACED WITH NEW EXISTING PLUMBING FIXTURES TO BE REMOVED AND REPLACED WITH NEW, GC TO REWORK EXISTING PIPING AS NEEDED FOR NEW CONFIGURATION EXISTING HARDSCAPE, SOFTSCAPE, AND PLANTERS TO BE REMOVED, GC TO INSTALL NEW HARDSCAPE, SOFTSCAPE, AND PLANTERS PER PLANS REWORK EXISTING DRAINAGE AS NEEDED</p>
DEFERRED SUBMITTALS
<p>* FIRE SPRINKLERS AND ALARMS</p> <p>A) DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT ARCHITECT OR ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR PLAN REVIEW. THE ENGINEER OF RECORD FOR THE BUILDING PROJECT SHALL PROVIDE A NOTE ON THE DEFERRED PLANS OR A SHOP DRAWING APPROVAL STAMP STATING THAT THE PLANS ARE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDINGS. (55G 106.3.4.2)</p>
FIRE SPRINKLER NOTE
<p>AN AUTOMATIC COMMERCIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN THE BUILDING AND IN OTHER AREAS AS REQUIRED BY THE FIRE CODE OFFICIAL. AUTOMATIC COMMERCIAL FIRE SPRINKLERS SHALL COMPLY WITH THE HERMOSA BEACH FIRE DEPARTMENT MINIMUM REQUIREMENTS FOR NFPA 13D FIRE SPRINKLER SYSTEMS. FIRE SPRINKLERS SHALL BE UNDER SEPARATE PLAN CHECK AND PERMIT (9515 CPC, 9002.2.6.2 CPC AS AMENDED BY MBMC 3.16.020)</p>

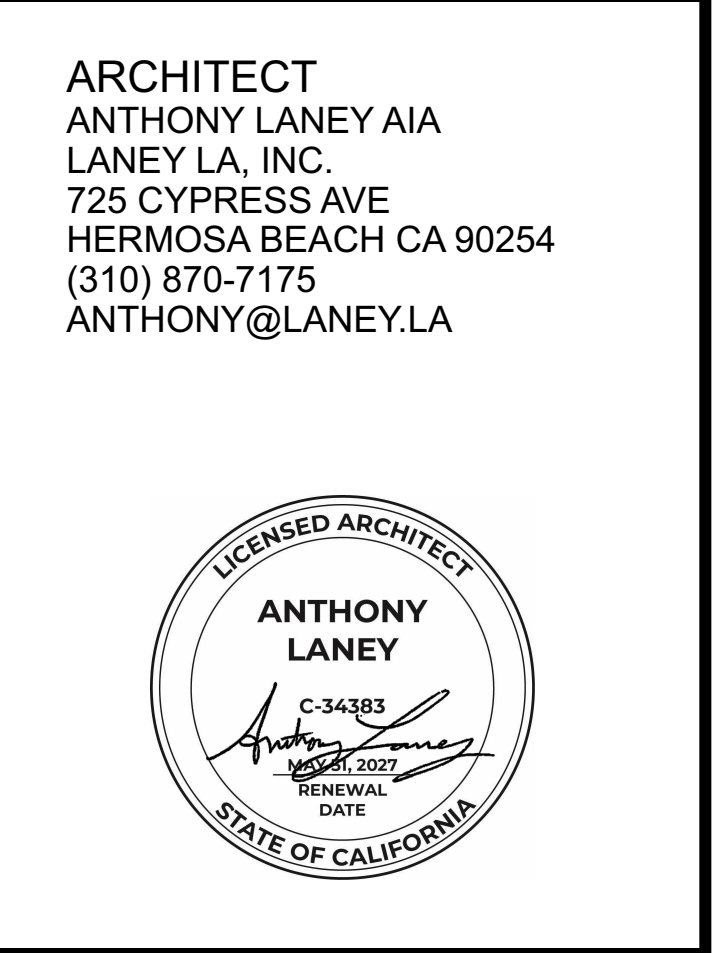
PROJECT DIRECTORY
<p>CLIENT KYLE RANSFORD 901 HERMOSA PARTNERS LLC 2301 ROSECRANS AVENUE, SUITE 4130 EL SEGUNDO CA 90254 USA</p> <p>ARCHITECT ANTHONY LANEY AIA LANEY LA, INC. 725 CYPRESS AVE HERMOSA BEACH CA 90254 ANTHONY@LANEY.LA (310) 870-7175</p> <p>SURVEYOR DENN ENGINEERS 3914 DEL AMO BLVD, SUITE 921, TORRANCE, CA, 90503 (310) 542-9491</p> <p>STRUCTURE + CIVIL LABIS FUNK + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 (213) 239-9700</p> <p>GEO-TECHNICAL ENGINEER NORCAL ENGINEERING 10841 HUMBOLT STREET, LOS ALAMITOS, CA 90720 (526) 799-9469</p> <p>MEP NATIONAL ENGINEERING & CONSULTING, INC 30 THOMAS I, IRVINE, CA 92618 (714) 495-8004</p>
DEFERRED SUBMITTALS
<p>2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, 2022 CMC, 2022 CEC, 2022 CPC, 2022 CRC</p>
RELEVANT CODES
<p>2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, 2022 CMC, 2022 CEC, 2022 CPC, 2022 CRC</p>
FIRE SPRINKLER NOTE
<p>AN AUTOMATIC COMMERCIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN THE BUILDING AND IN OTHER AREAS AS REQUIRED BY THE FIRE CODE OFFICIAL. AUTOMATIC COMMERCIAL FIRE SPRINKLERS SHALL COMPLY WITH THE HERMOSA BEACH FIRE DEPARTMENT MINIMUM REQUIREMENTS FOR NFPA 13D FIRE SPRINKLER SYSTEMS. FIRE SPRINKLERS SHALL BE UNDER SEPARATE PLAN CHECK AND PERMIT (9515 CPC, 9002.2.6.2 CPC AS AMENDED BY MBMC 3.16.020)</p>
OTHER
<p>- ANY EXISTING FIRE SPRINKLER OR FIRE ALARM SYSTEMS MUST SUBMIT FOR SEPARATE PLAN REVIEW.</p> <p>- FIRE SPRINKLERS SHALL BE UNDER SEPARATE PLAN CHECK PERMIT.</p> <p>- PROPERTY ADDRESS(S) MUST BE PERMANENTLY AFFIXED TO BUILDING IN ACCORDANCE WITH MBFC 505.1 PRIOR TO FINAL FIRE INSPECTION. (MBMC 3.16.20)</p> <p>- AUTOMATIC COMMERCIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN THE BUILDING AND IN OTHER AREAS AS REQUIRED BY THE FIRE CODE OFFICIAL.</p> <p>- AUTOMATIC COMMERCIAL FIRE SPRINKLERS SHALL COMPLY WITH THE HERMOSA BEACH FIRE DEPARTMENT MINIMUM REQUIREMENTS FOR NFPA 13D FIRE SPRINKLER SYSTEMS.</p> <p>- HORN/STROBE ALARM DEVICES SHALL BE PLACED ON THE ADDRESS SIDE OF THE BUILDING UNLESS OTHERWISE SPECIFIED BY FIRE DEPARTMENT PERSONNEL.</p> <p>- ALL WATER PIPES TO SINKS AND LAUNDRY FACILITIES SHALL BE INSTALLED WITH SOUND DEADENING MATERIALS TO PREVENT THE TRANSFER OF NOISE.</p> <p>- ALL VOIDS AROUND PIPES SHALL BE PACKED WITH ROCK WOOL OR EQUIVALENT SOUND-DEADENING MATERIALS TO PREVENT THE TRANSFER OF NOISE.</p> <p>- NO PLUMBING VENTS OR SIMILAR EQUIPMENT SHALL BE PLACED BACK TO BACK BETWEEN SEPARATE DWELLING UNITS.</p>

ABBREVIATIONS
<p>@ ABOVE FINISH FLOOR</p> <p>A.F.F ABOVE FINISH GRADE</p> <p>ACOUS ACOUSTICAL</p> <p>ADJ ADJUSTABLE</p> <p>ALUM ALUMINUM</p> <p>ANCH ANCHOR</p> <p>APPROX APPROXIMATELY</p> <p>ATTEN ATTENUATION</p> <p>BD BOARD</p> <p>BUILDG BUILDING</p> <p>BLK BLOCK</p> <p>BM BEAM</p> <p>B.O. BOTTOM OF</p> <p>(C) COMPACT PARKING STALL</p> <p>C.A CLEAR ANODIZED</p> <p>CAB CABINET</p> <p>CER CERAMIC</p> <p>CI CONTROL JOINT</p> <p>CL CLOSE</p> <p>CLG CENTER LINE</p> <p>CLF CEILING</p> <p>CLR CLEAR</p> <p>CMU CONCRETE MASONRY UNIT</p> <p>COL COLUMN</p> <p>CONC CONCRETE</p> <p>CONST CONSTRUCTION</p> <p>CONT CONTINUOUS</p> <p>DBL DOUBLE</p> <p>DTL DETAIL</p> <p>DIAM DIAMETER</p> <p>DIAG DIAGONAL</p> <p>DM DIMENSION</p> <p>DN DOWN</p> <p>DS DOWNSPOUT</p> <p>DWG DRAWING</p> <p>EA EACH</p> <p>ELEV ELEVATION</p> <p>ELECT ELECTRICAL</p> <p>EQ EQUAL</p> <p>EQUIP EQUIPMENT</p> <p>(E) EXISTING</p> <p>EXT ELECTRIC PANEL</p> <p>FD FLOOR DRAIN</p> <p>FINISH FINISH</p> <p>F.F.E FINISH FLOOR ELEVATION</p> <p>FLR FLOOR</p> <p>FLUOR FLUORESCENT</p> <p>F.O. FACE OF</p> <p>FT FOOT</p> <p>FTG FOOTING</p> <p>FV FIELD VERIFY</p> <p>GA GAUGE</p> <p>GALV GALVANIZED IRON</p> <p>GALV GALVANIZED</p> <p>GL GLASS</p> <p>GYP BD GYPSUM BOARD</p> <p>HD HEAD</p> <p>HDWD HARDWOOD</p> <p>HORIZ HORIZONTAL</p> <p>HT HEIGHT</p> <p>ID INSIDE DIAMETER</p> <p>IN IN</p> <p>INSUL INSULATION</p> <p>INT INTERIOR</p> <p>LAM LAMINATE</p> <p>LAV LAVATORY</p> <p>LT FXT LIGHT FIXTURE</p> <p>MAX MAXIMUM</p> <p>MEMB MEMBRANE</p> <p>MECH MECHANICAL</p> <p>MTL METAL</p> <p>MIN MINIMUM</p> <p>(N) NEW</p> <p>NIC NOT IN CONTRACT</p> <p>OC ON CENTER</p> <p>OD OUTSIDE DIAMETER</p> <p>P.C. PROPERTY CORNER</p> <p>P.L. PROPERTY LINE</p> <p>PLT PLATE</p> <p>PLAS PLASTER</p> <p>PLWD PLYWOOD</p> <p>R RISERS</p> <p>RD ROOF DRAIN</p> <p>R.O. ROUGH OPENING</p> <p>RAD RADIUS</p> <p>RDL ROOF DRAIN LEADER</p> <p>REC RECESSED</p> <p>REINF REINFORCED</p> <p>REQD REQUIRED</p> <p>RES RESISTANT</p> <p>RESIL RESILIENT</p> <p>RET RETAINING</p> <p>REV REVERSE</p> <p>RM ROOM</p> <p>S.S. STAINLESS STEEL</p> <p>SV SHEET VINYL</p> <p>SCHED SCHEDULE</p> <p>SECT SECTION</p> <p>SAM SELF ADHERING MEMBRANE</p> <p>SFR SINGLE FAMILY RESIDENCE</p> <p>SHT SHEET</p> <p>SIM SIMILAR</p> <p>SPEC SQUARE</p> <p>STD STANDARD</p> <p>STL STEEL</p> <p>STRUCT STRUCTURAL</p> <p>SUSP SUSPENDED</p> <p>T TREADS</p> <p>T&B TOP AND BOTTOM</p> <p>T&G TONGUE AND GROOVE</p> <p>T.O. TOP OF</p> <p>T.O.C. TOP OF CONCRETE</p> <p>TOP TOPPING</p> <p>TELE TELEPHONE</p> <p>TEMP TEMPERED</p> <p>T.S. TUBE STEEL</p> <p>TYP TYPICAL</p> <p>UNO UNLESS NOTED OTHERWISE</p> <p>URM UNREINFORCED MASONRY</p> <p>VCT VINYL COMPOSITION TILE</p> <p>W WITH</p> <p>WC WATER CLOSET</p> <p>WF WIDE FLANGE</p> <p>WP WATERPROOF</p> <p>WD WOOD</p> <p>WRB WEATHER RESISTANT BARRIER</p> <p># PLUS OR MINUS NUMBER</p>

SYMBOLS
<p>SOLID LINE</p> <p>DASHED LINES INDICATE HIDDEN, OVERHEAD OR ITEMS TO BE REMOVED</p> <p>BUILDING FLOOR OR ELEVATION</p> <p>PROPERTY LINE</p> <p>BREAK LINE - MATERIAL TO CONTINUE</p> <p>GRIDLINE ON CENTER OF COLUMN</p> <p>GRIDLINE TO FACE OF STRUCTURE</p> <p>DIMENSION TO CENTERLINE</p> <p>DIMENSION TO FACE</p> <p>BUILDING SECTION</p> <p>WALL SECTION</p> <p>DETAIL</p> <p>INTERIOR ELEVATION - MULTIPLE WALLS</p> <p>INTERIOR ELEVATION - 1 WALL</p> <p>EXTERIOR ELEVATION</p> <p>ROOM NAME</p> <p>ROOM NUMBER</p> <p>WALL TYPE</p> <p>DOOR MARK</p> <p>WINDOW MARK</p> <p>EQUIPMENT MARK</p> <p>PLUMBING FIXTURES</p> <p>FINISH DESIGNATION</p> <p>KEYNOTE</p> <p>REVISION NUMBER</p> <p>EXISTING ELEVATION</p> <p>NEW ELEVATION</p> <p>CONTROL POINT / DATUM</p> <p>ALIGN</p> <p>EXISTING WALL</p> <p>NEW WALL</p> <p>DIRECTION OF SLOPE TO DRAIN</p> <p>EXHAUST FAN</p> <p>FIRE SPRINKLER</p> <p>SMOKE DETECTOR</p> <p>DIMMER/VACANCY SENSOR</p> <p>WALK STREET</p> <p>SETBACK</p>



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PROJECT NAME	901 HERMOSA
PROJECT NUMBER	22007
CLIENT	901 HERMOSA PARTNERS LLC
PROJECT ADDRESS	901 HERMOSA AVE HERMOSA BEACH, CA 90254

MARK	DATE	DESCRIPTION
	11-06-23	PLANNING SUBMITTAL
	10-09-24	PLANNING SUBMITTAL
	12-03-24	PLANNING SUBMITTAL
	12-18-24	BID PROGRESS SET
8	06-27-25	PLANNING SUBMITTAL
9	10-08-25	PLANNING COM. HEARING
10	12-02-25	PLANNING COM. HEARING

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SHEET TITLE
COVER SHEET

G-101
SHEET 17 OF 141

CITY OF HERMOSA BEACH

PLANNING

BUILDING & SAFETY

PUBLIC WORKS

GENERAL CONSTR.

A) SEPARATE PERMITS: SEPARATE PERMITS AND PLANS ARE REQUIRED FOR SPAS, POOLS, SOLAR PANELS, DEMOLITION, AND SEWER CAP OF EXISTING BUILDINGS.

B) VERTICAL PROJECTIONS IN SETBACKS: FENCE, WALL AND HANDRAIL HEIGHTS AS MEASURED FROM THE LOWEST FINISHED GRADE ADJACENT TO EACH SECTION OF THESE STRUCTURES, MAY BE A MAXIMUM OF 42" IN THE FRONT YARD SETBACK, AND 72" AT ALL OTHER LOCATIONS ON SITE UNLESS LOCATED IN A LINE-OF-SIGHT OR DRIVEWAY VISIBILITY AREA. CONTRACTOR TO CONFIRM HEIGHT LIMITATIONS WITH THE LOCAL PLANNING DEPARTMENT.

C) ADDRESS NUMBERS: BUILDING ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE 4" MINIMUM HIGH WITH A MINIMUM STROKE WIDTH OF 0.5" PER CBC R319.9.

D) ON SITE PARKING: PARKING IS NOT PERMITTED IN REQUIRED YARDS OR OPEN SPACE EXCEPT FOR A 30' WIDE FRONT DRIVEWAY.

E) FUTURE SOLAR WATER HEATING: A "CAPPED TEE" FITTING MUST BE INSTALLED OVER THE COLD WATER SUPPLY LINE ABOVE THE WATER HEATER FOR FUTURE SOLAR WATER HEATING. PIT RELIEF VALVE SHALL TERMINATE OUTSIDE THE BUILDING.

F) UNDERGROUND CONDUIT: ROUTE UNDERGROUND CONDUIT TO POWER POLE PER PUBLIC WORKS STANDARD DETAILS. STUB OUT FOR PROPERTY LINE FOR FUTURE UNDER-GROUNDING OF UTILITIES WHEN APPLICABLE.

G) MECHANICAL EQUIPMENT SCREENING: PROVIDE VISUAL SCREENING FOR PROPOSED MECHANICAL EQUIPMENT AND UTILITY METERS. TOP NEED NOT TO BE SCREENED IF LOCATED ON INTERIOR SIDE OF DWELLING.

H) METER CLEARANCE: GAS AND ELECTRIC METERS MUST CLEAR PROPERTY LINES BY 3'-0".

I) CESSPOOL LOCATIONS: IF THERE IS AN EXISTING CESSPOOL ON SITE, IT MUST BE LOCATED BY CITY PERSONNEL BEFORE DEMOLITION OR BUILDING PERMITS CAN BE ISSUED. CONTRACTOR TO VERIFY EXISTENCE OF CESSPOOL WITH LOCAL AUTHORITY HAVING JURISDICTION PRIOR TO PROCEEDING WITH DEMOLITION OR CONSTRUCTION ACTIVITIES.

A) CONSTRUCTION TIMES: CONTRACTOR SHALL CONFIRM HOURS FOR CONSTRUCTION ACTIVITY WITH LOCAL AGENCY AND ONLY OPERATE DURING APPROVED HOURS. NO CONSTRUCTION IS PERMITTED OUTSIDE OF THOSE HOURS.

B) CONSTRUCTION SIGNS: CONTRACTOR SHALL CONFIRM REQUIREMENTS FOR CONSTRUCTION SITE SIGNAGE WITH LOCAL AGENCY. CONTRACTOR SHALL PROVIDE AND MAINTAIN REQUIRED SIGNAGE AT PROJECT SITE AT ALL TIMES.

C) CONSTRUCTION FENCE: CONTRACTOR SHALL PROVIDE CONSTRUCTION FENCE PER CBC 3303 AT PUBLIC RIGHT-OF-WAY FOR PEDESTRIAN PROTECTION IF ANY WORK IS TO BE PERFORMED ON ANY BUILDING OR STRUCTURE ADJACENT TO PUBLIC RIGHT-OF-WAY.

D) DEMOLITION: NO DEMOLITION SHALL COMMENCE WITHOUT A VALID DEMOLITION PERMIT. WORK COMMENCES WITHOUT A VALID PERMIT MAY BE SUBJECT TO A SPECIAL INVESTIGATION BEFORE A PERMIT MAY BE ISSUED.

E) GRADING PERMIT: A GRADING PERMIT IS REQUIRED WHEN GRADING OR EXCAVATION INVOLVES A CUT OR FILL DEPTH OF 3' OR MORE AND/OR 200 CUBIC YARDS. SUBMIT GRADING PLAN AND SOILS REPORT TO THE BUILDING DIVISION FOR REVIEW AND APPROVAL. DUST SHALL BE CONTROLLED CONTINUOUSLY BY WATERING OR BY OTHER APPROVED MEANS OF EXCAVATING. CONTRACTOR SHALL NOTIFY THE UNDERGROUND SERVICE ALERT (1-800-422-4133) PRIOR TO ANY EXCAVATION.

F) SHORING PERMIT: A SHORING PERMIT IS REQUIRED FOR ANY VERTICAL CUT OR FILL THAT IS EQUAL TO OR GREATER THAN 5' IN HEIGHT. ENGINEERED SHORING PLANS AND CALCULATIONS AND SOILS REPORT MUST BE SUBMITTED TO THE BUILDING DIVISION FOR REVIEW AND APPROVAL PER SECTION 3301.2 OF THE CBC. THE HOLDER OF A SHORING PERMIT SHALL NOTIFY IN WRITING ALL THE OWNERS OF ADJACENT PROPERTIES NOT LESS THAN 10 DAYS BEFORE SUCH EXCAVATION IS TO COMMENCE. AN OSHA PERMIT IS ALSO REQUIRED. A COPY OF WHICH SHALL BE SUBMITTED TO THE BUILDING DIVISION. SHORING CONTRACTOR SHALL NOTIFY THE UNDERGROUND SERVICE ALERT (1-800-422-4133) PRIOR TO ANY EXCAVATION.

G) SANDBLASTING: THE SANDBLASTING MUST BE WET SANDBLASTING AND ALL THE PRECAUTIONARY MEASURES MUST BE TAKEN BY THE CONTRACTOR TO PROTECT LIFE AND PROPERTY OF NEIGHBORS, RESIDENTS AND THE PUBLIC. ADJACENT PROPERTY OWNERS MUST BE NOTIFIED AT LEAST 60 DAYS PRIOR TO SANDBLASTING.

H) SITE DRAINAGE: PROVIDE ROOF GUTTERS AND DOWNSPOUTS OR CONCRETE PAVEMENT/SWALE ON GROUND TO DIVERT OR CARRY SURFACE WATER AWAY FROM BUILDING TO CATCH BASIN AND DRAIN PIPES THROUGH CURB TO STREET AND STORM DRAIN SYSTEM.

I) STAIRWAYS: WIDTH OF STAIRWAYS SHALL BE 36" MIN CLEAR TAKEN FROM FACE OF FINISH GUARDRAILS OR HANDRAIL PICKETS SHALL HAVE A MAXIMUM 4" SPACING BETWEEN PICKETS.

J) GARAGE DOOR: GARAGE DOOR OPENING INCLUDING HARDWARE SHALL BE 7' MINIMUM AND 10' WIDE. GARAGE DOOR SPRINGS AND OPENERS SHALL BE STATE APPROVED AND WITH MANUFACTURER'S LABEL. DOOR LEADING FROM GARAGE TO DWELLING UNIT SHALL BE A 20 MINUTE FIRE RATED, 1-3/8" SOLID WOOD, SELF-CLOSING, AND TIGHT FITTING DOOR.

K) NAILS: ONLY COMMON NAILS SHALL BE PERMITTED FOR THE REQUIRED NAILINGS ON VERTICAL AND HORIZONTAL DIAPHRAGMS SUCH AS SHEAR WALLS AND ROOF/FLOOR SHEATHINGS RESPECTIVELY.

L) REBAR WELDING: WELDING OF REBAR SHALL COMPLY WITH CBC STANDARD 19-1. CONTRACTOR TO SUBMIT WELDING PROCEDURES AND QUALIFICATION OF DEPUTY/SPECIAL INSPECTIONS IN ACCORDANCE WITH SPECIAL INSPECTION PROGRAM TO THE BUILDING DIVISION FOR APPROVAL PRIOR TO ANY WELDING WORK.

M) FUTURE UTILITIES: CONTRACTOR TO PROVIDE UNDERGROUND CONDUIT FOR FUTURE ELECTRICAL LINES AT THE FRONT PROPERTY LINES. CONTRACTOR TO COORDINATE WITH INSPECTOR FOR ADDITIONAL COMMENTS.

A) BACK FLOW DEVICES: ALL LANDSCAPE IRRIGATION BACK FLOW DEVICES MUST MEET CURRENT CITY REQUIREMENTS FOR PROPER INSTALLATION.

B) WASTE REMOVAL: NO DISCHARGE OF CONSTRUCTION WASTEWATER, BUILDING MATERIALS, DEBRIS, OR SEDIMENT FROM THE SITE IS PERMITTED. NO REFUSE OF ANY KIND GENERATED ON A CONSTRUCTION SITE MAY BE DEPOSITED IN RESIDENTIAL, COMMERCIAL, OR PUBLIC REUSE CONTAINERS AT ANY TIME. THE UTILIZATION OF WEEKLY REFUSE COLLECTION SERVICE BY THE CITY'S HAULER FOR ANY REFUSE GENERATED AT THE CONSTRUCTION SITE IS STRICTLY PROHIBITED. FULL DOCUMENTATION OF ALL MATERIALS/TRASH LANDFILLED AND RECYCLED MUST BE SUBMITTED TO THE PERMITS DIVISION IN COMPLIANCE OF THE CITY'S CONSTRUCTION AND DEMOLITION RECYCLING ORDINANCE.

C) SEWER CLEANOUT: A PROPERTY LINE CLEANOUT MUST BE INSTALLED ON A 6 DEGREE SANITARY SEWER LATERAL. IF THERE IS NO 6 DEGREE LATERAL, THEN A NEW ONE MUST BE INSTALLED WITHIN THE PROPERTY LINES. SEE LOCAL PUBLIC WORKS DEPARTMENT FOR TYPICAL CONSTRUCTION DETAILS.

D) BACKWATER VALVE: A BACKWATER VALVE IS REQUIRED ON THE SANITARY SEWER LATERAL IF THE DISCHARGES FROM FIXTURES WITH FLOOD LEVEL RIMS ARE LOCATED BELOW THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC SEWER. SEE LOCAL PUBLIC WORKS DEPARTMENT FOR TYPICAL CONSTRUCTION DETAILS.

E) EXISTING SEWER LATERAL: IF AN EXISTING SEWER LATERAL IS USED, IT MUST BE TELEVIEWED TO VERIFY ITS STRUCTURAL INTEGRITY. THE TAPE MUST BE MADE AVAILABLE FOR REVIEW BY THE PUBLIC WORKS DEPARTMENT. THE LOCAL PUBLIC WORKS DEPARTMENT WILL REVIEW THE TAPE AND DETERMINE AT THAT TIME IF THE SANITARY LATERAL NEEDS REPAIRING, REPLACING, OR THAT IT IS STRUCTURALLY SOUND AND CAN BE USED IN ITS PRESENT CONDITION.

F) UNUSED LATERALS: ANY UNUSED WATER OR SANITARY SEWER LATERALS MUST BE ABANDONED AT THE CITY MAIN.

G) PROTECTION OF PROPERTY: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL THE STREET SIGNS, STREET LAMPS/LIGHTS, PARKING METERS, AND/OR TREES AROUND THE PROPERTY. IF THEY ARE DAMAGED, LOST OR REMOVED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE THEM AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ANY STREET MARKINGS THAT ARE DAMAGED OR REMOVED BY THE CONTRACTOR'S OPERATIONS. CONTACT THE PUBLIC WORKS INSPECTOR FOR SIGN SPECIFICATION AND SUPPLIERS.

H) WATER METERS: WATER METERS MUST REMAIN ACCESSIBLE FOR METER READERS DURING CONSTRUCTION. WATER METERS SHALL BE PLACED NEAR THE PROPERTY LINE AND OUT OF THE DRIVEWAY APPROACH WHENEVER POSSIBLE. THE WATER METER BOX MUST BE PURCHASED FROM THE CITY AND MUST HAVE A TRAFFIC RATED LID IF THE BOX IS LOCATED IN THE DRIVEWAY.

I) PARKWAY TREES: IF ANY PARKWAY TREES ARE REMOVED, THEY MUST BE REPLACED WITH TREES SELECTED FROM THE CITY'S APPROVED PARKWAY TREE LIST AND PLANTED IN ROOT BARRIER BOXES.

J) BEST MANAGEMENT PRACTICES: EROSION AND SEDIMENT CONTROL DEVICES (BEST MANAGEMENT PRACTICES) MUST BE IMPLEMENTED AROUND THE CONSTRUCTION SITE TO PREVENT DISCHARGE TO THE STREET AND ADJACENT PROPERTIES. CONTROL MEASURES MUST ALSO BE TAKEN TO PREVENT STREET SURFACE WATER FROM ENTERING THE SITE.

K) DRAIN LINES: ALL DRAIN LINES INSTALLED WITHIN THE STREET RIGHT-OF-WAY MUST BE CONSTRUCTED OF DUCTILE IRON PIPE. DRAINS MUST BE SHOWN ON PLANS.

L) RUNOFF DISCHARGE: ALL RUNOFF WATER FROM THE ROOF, SIDE YARDS, AND PATIOS MUST DISCHARGE ONTO STREET.

A) CONSTRUCTION DOCUMENTS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND COMPLYING WITH ALL NOTES INCLUDED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BRING ANY AND ALL DISCREPANCIES OR CONFLICTS TO THE ATTENTION OF THE ARCHITECT. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE CONSTRUCTION DRAWINGS, SPECIFICATIONS, ADDENDUMS, AND ANY RESOLUTIONS ISSUED AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR WRITTEN CLARIFICATION.

B) CONSTRUCTION DOCUMENTS: THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS ARE REPRESENTATIONAL OF THE FINISHED STRUCTURE AND DO NOT INDICATE THE MEANS, METHODS OF CONSTRUCTION, TECHNIQUES, SEQUENCING, OR PROCEDURES REQUIRED FOR CONSTRUCTION.

C) APPROVED DRAWING SET: THE CONTRACTOR SHALL KEEP AND MAINTAIN THE CITY APPROVED RECORD SET OF DRAWINGS AT THE JOB SITE AT ALL TIMES. THE CONTRACTOR SHALL KEEP THE SET CURRENT WITH ANY APPROVED REVISIONS OR ADDENDA.

D) MINIMUM STANDARDS OF WORK: IF ANY CONFLICT EXISTS IN QUALITY OF WORK OR CODE REQUIREMENTS, THE HIGHER QUALITY AND MORE RESTRICTIVE SHALL APPLY.

E) NOT IN SCOPE: WORK INDICATED ON THE DRAWINGS OR IN THE SPECIFICATIONS AS N.I.C. OR BY SEPARATE CONTRACTORS, IS NOT INCLUDED WITHIN THE CONTRACT OR CONSTRUCTION DOCUMENTS FOR THE PROJECT. CONTRACTOR SHALL COOPERATE FULLY WITH ALL SEPARATE CONTRACTORS CONTRACTED WITH THE OWNER.

F) CODE COMPLIANCE: THE WORK SHALL BE COMPLIANT WITH ALL APPLICABLE CODE, ORDINANCES, AND REGULATIONS LISTED IN THE CONSTRUCTION DOCUMENTS AND AS REQUIRED BY THE LOCAL AUTHORITY HAVING JURISDICTION.

G) OSHA COMPLIANCE: WORK SHALL COMPLY WITH PERTINENT HEALTH AND SAFETY REGULATIONS FOR REQUIRED METHODS TO PROTECT ALL PERSONS INVOLVED WITH THE WORK OF VISITING THE SITE DURING THE CONSTRUCTION PERIOD.

H) SITE MEASUREMENTS: CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD PRIOR TO STARTING ANY WORK. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE DRAWINGS TO THE ARCHITECT PRIOR TO CONTINUING WORK.

I) DIMENSIONS: THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONFLICTING DIMENSIONS BETWEEN ARCHITECTURAL, ENGINEERING DRAWINGS. THE CONTRACTOR SHALL NOT SCALE ANY DIMENSIONS OFF OF THE DRAWINGS.

J) DETAILS: DETAILS PROVIDED WITHIN THE CONSTRUCTION DOCUMENTS ARE INTENDED TO SHOW THE INTENT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED PER FIELD CONDITIONS. CONTRACTOR TO NOTIFY ARCHITECT OF SUCH REVISIONS.

K) SUBSTITUTIONS: NO SUBSTITUTIONS ARE ALLOWED UNLESS SPECIFICATIONS ARE SUBMITTED TO AND APPROVED BY THE OWNER AND ARCHITECT.

L) CONTRACT DEVIATIONS: ANY VALUE ENGINEERING OR SUBSTITUTIONS OF REQUIREMENTS NOTED IN THE CONTRACT DOCUMENTS TAKEN WITHOUT WRITTEN CONSENT FROM THE ARCHITECT SHALL RELEASE THE ARCHITECT FROM ANY AND ALL LIABILITY FOR THAT PORTION OF THE PROJECT CONTINUING WORK.

M) COORDINATION WITH CONTRACTORS/CONSULTANTS: THE CONTRACTOR SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES, CONSULTANTS, AND SUB-CONTRACTORS WORKING ON THE PROJECT WHETHER UNDER CONTRACT OF THE CONTRACTOR OR OWNER.

N) DIMENSIONS: ALL DIMENSIONS ARE TO FACE OF STUD (F.O.S.) UNLESS NOTED OTHERWISE. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DIMENSIONAL CONFLICTS WITHIN THE CONTRACT DOCUMENTS.

O) SITE ACCESS: THE CONTRACTOR SHALL GIVE THE CLIENT, ARCHITECT, CONSULTANTS, AND INSPECTORS ACCESS TO THE JOB SITE DURING NORMAL BUSINESS HOURS FOR THE DURATION OF CONSTRUCTION.

P) SITE OBSERVATION: ANY SITE OBSERVATION BY THE ARCHITECT DURING CONSTRUCTION IS FOR THE SOLE PURPOSE OF REVIEWING THE WORK FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT IS NOT RESPONSIBLE FOR INSPECTION OF PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES OR FOR GUARANTEEING THE CONTRACTOR'S WORK.

Q) DAMAGES: CONTRACTOR TO PROTECT ALL AREAS ADJACENT TO CONSTRUCTION AREAS FROM DAMAGE CAUSED BY MOVEMENT OF MATERIALS OR DUST. ALL DAMAGE INCURRED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

R) SITE EGRESS: ALL EXIT DOORS, EXIT ACCESS, AND CORRIDORS SHALL REMAIN UNOBSTRUCTED AT ALL TIMES. MATERIALS SHALL NOT BE STORED OR STOCKPILED IN A MANNER WHICH BLOCKS EGRESS OR CREATES AN UNSAFE CONDITION.

S) SITE CLEANLINESS: CONTRACTOR SHALL MAINTAIN A CLEAN JOB SITE FREE OF TRASH AND DEBRIS. WORK AREAS SHALL BE MAINTAINED IN A BROOM CLEAN CONDITIONS AT THE END OF EACH WORK DAY/SHIFT.

T) STORAGE + DISPOSING OF MATERIALS: ALL CONSTRUCTION WORK INCLUDING MATERIALS OF CONSTRUCTION AND PROCEDURES FOR STORING, DISPOSING OF AND INSTALLING MATERIALS SHALL CONFORM TO THE LATEST ADOPTED CODES OF THE LOCAL AUTHORITY HAVING JURISDICTION.

U) ROUGH UTILITIES: CONTRACTOR SHALL FURNISH AND INSTALL ROUGH PLUMBING AND ELECTRICAL AND FINAL HOOK-UP FOR ALL SPECIFIED FIXTURES, APPLIANCES, AND EQUIPMENT.

V) ACCESS PANELS: CONTRACTOR SHALL INCLUDE IN THE BASE BID ALL ACCESS PANELS REQUIRED IN CEILINGS, WALLS, OR FLOORS FOR ACCESS TO ALL EQUIPMENT AS REQUIRED PER APPLICABLE CODE.

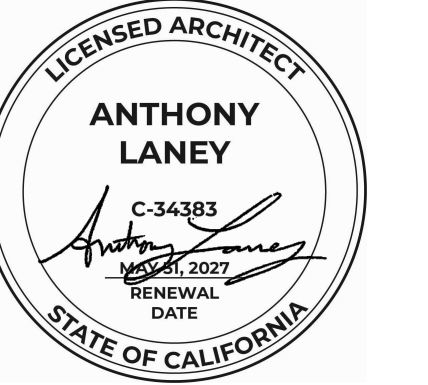
W) EQUIPMENT STANDARDS: ALL ELECTRICAL, MECHANICAL AND PLUMBING FIXTURES/EQUIPMENT SHOULD BE LISTED AND LABELED BY AN APPROVED TESTING AGENCY.

X) SUBMITTALS: THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT SUBMITTALS FOR REVIEW DURING CONSTRUCTION PRIOR TO COMMENCEMENT OF SPECIFIC WORK. SUBMITTALS INCLUDE, BUT ARE NOT LIMITED TO, MATERIAL DATA SHEETS, PHYSICAL SAMPLES, AND SHOP DRAWINGS AND SHALL BE SUPPLIED TO THE ARCHITECT AS REQUESTED.



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HERMOSA BCH CITY

x)

BEST MANAGEMENT PRACTICES

A) TYPE OF CONSTRUCTION: ALL PERSONS WORKING ON THE SITE SHOULD OBTAIN, READ, AND UNDERSTAND THE BEST MANAGEMENT PRACTICES PAMPHLET FOR THE TYPE(S) OF CONSTRUCTION BEING DONE.

B) SITE WASH-OFF: STOCKPILES OF SOILS, DEMOLITION DEBRIS, CEMENT, SAND, TOPSOIL, ETC. MUST BE COVERED WITH WATERPROOF MATERIALS OR BERMED TO PREVENT BEING WASHED OFF SITE.

C) LIQUID MATERIALS: FUELS, OILS, PAINTS, SOLVENTS, AND OTHER LIQUID MATERIALS MUST NOT BE WASHED INTO THE STREET.

D) CONCRETE WASTE: WASTE CONCRETE MUST NOT BE WASHED INTO STREET. STORM DRAIN CATCH BASINS, OR PUBLIC RIGHT-OF-WAY, ALL DUST AND SLURRY FROM CONCRETE CUTTING MUST BE REMOVED USING WET DRY VACUUM OR EQUIVALENT.

E) SOLID WASTE: TRASH AND OTHER CONSTRUCTION SOLID WASTE MUST BE PLACED IN A COVERED TRASH RECEPTACLE.

F) ERODED SOIL: ERODED SOIL FROM DISTURBED SLOPED MUST BE CONTAINED USING BERMES, SILT FENCES, SETTING BASINS, OR GOOD EROSION MANAGEMENT PRACTICES SUCH AS RESEEDING.

G) WASH WATER: WASH WATER FROM CLEANING CONSTRUCTION VEHICLES AND EQUIPMENT MUST BE KEPT ON SITE WITHIN A CONTAINMENT AREA.

H) CONCRETE DRIVEWAY: CONSTRUCT NEW COMMERCIAL CONCRETE DRIVEWAY TYPE WHERE NOTED ON SITE PLAN. NEW CONCRETE SHALL BE CLASS 520-C-2500.

I) PREFABRICATED BEAMS: SUBMIT CERTIFICATE OF PREFABRICATED BEAMS TO BUILDING INSPECTOR PRIOR TO INSTALLATION OF SUCH BEAMS.

MARK	DATE	DESCRIPTION
	11-06-23	PLANNING SUBMITTAL
	10-09-24	PLANNING SUBMITTAL
	12-03-24	PLANNING SUBMITTAL
	12-18-24	BID PROGRESS SET
8	06-27-25	PLANNING SUBMITTAL
9	10-08-25	PLANNING COM. HEARING
10	12-02-25	PLANNING COM. HEARING

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SHEET TITLE

GENERAL NOTES

G-102



WEST VIEW



NORTHEAST VIEW



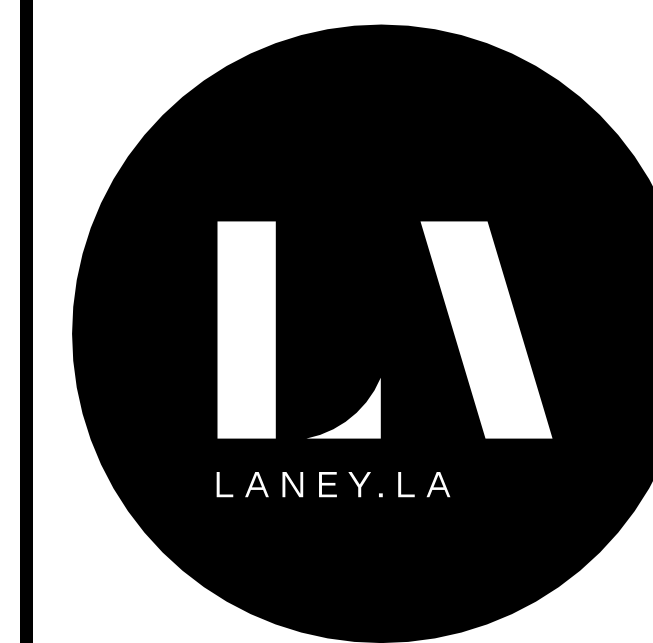
NORTHWEST VIEW



SOUTHEAST VIEW



SOUTHWEST VIEW



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PROJECT NAME
 901 HERMOSA

PROJECT NUMBER
 22007

CLIENT
 901 HERMOSA PARTNERS LLC

PROJECT ADDRESS
 901 HERMOSA AVE
 HERMOSA BEACH, CA 90254

MARK	DATE	DESCRIPTION
	11-06-23	PLANNING SUBMITTAL
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SITE PHOTOS

G-201

SHEET 19 OF 141



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10	12-02-25	PLANNING COM. HEARING

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CURRENT VS PROPOSED SQ
 FT

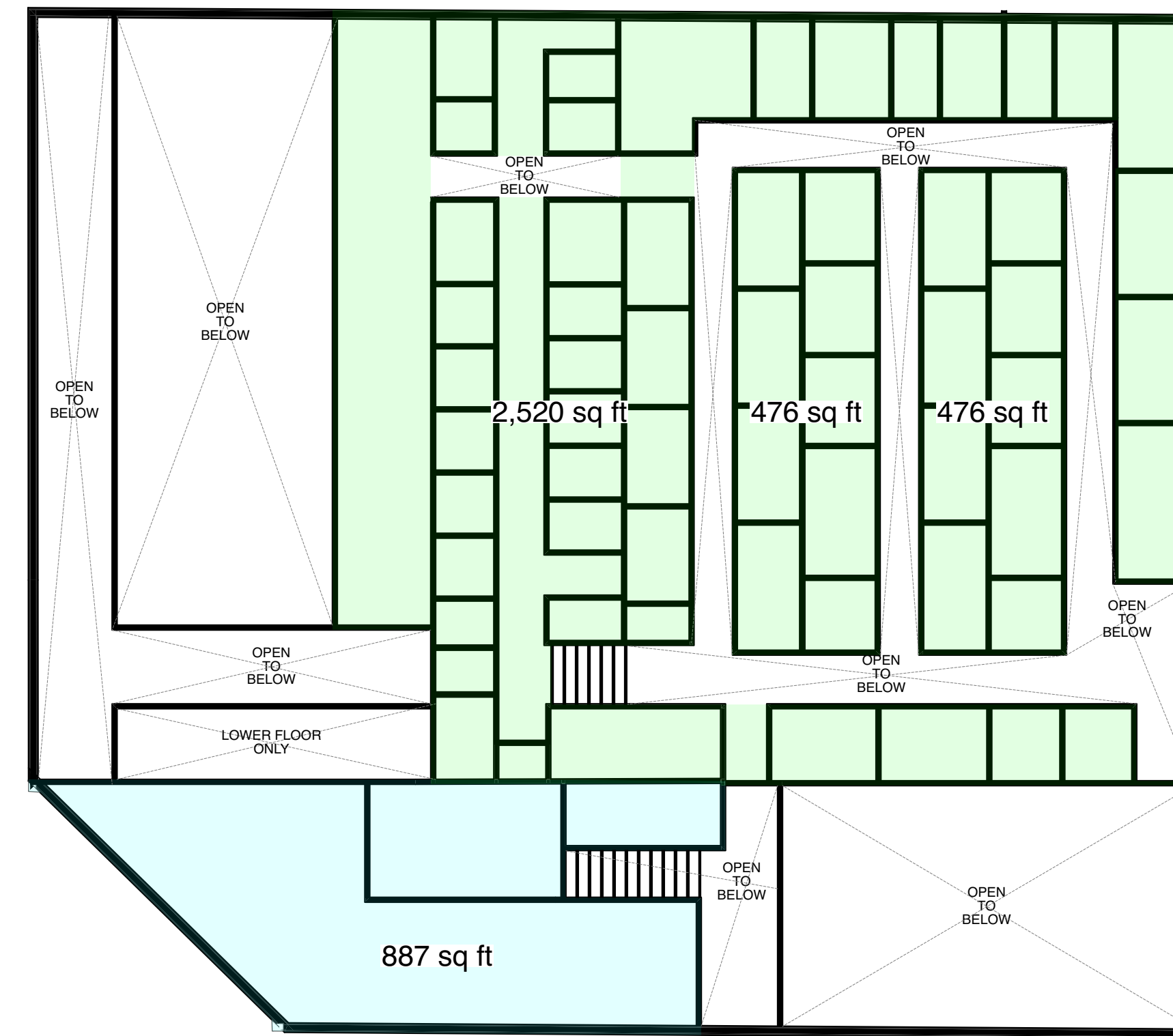
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SHEET 20 OF 141

GROSS SQUARE FOOTAGE			
	EXISTING SQ FT	PROPOSED SQ FT	NET PROPOSED EXPANSION SQ FT
FIRST FLOOR	7653	5980	-1673
STORAGE	3,560	2,360	-1,200
RETAIL	4,093	1,973	-2,120
RETAIL STORAGE	0	817	817
OFFICE	0	684	684
UTILITIES/STAIRS	0	146	146
SECOND FLOOR	4359	2767	-1592
STORAGE	3,472	2,268	-1,204
RETAIL STORAGE	0	0	0
OFFICE	887	499	-388
THIRD FLOOR	0	4058	4058
OFFICE	0	3906	3906
STAIRS	0	152	152
TOTAL	12012	12805	793
F.A.R. (8180 SF SITE)	1.47	1.57	

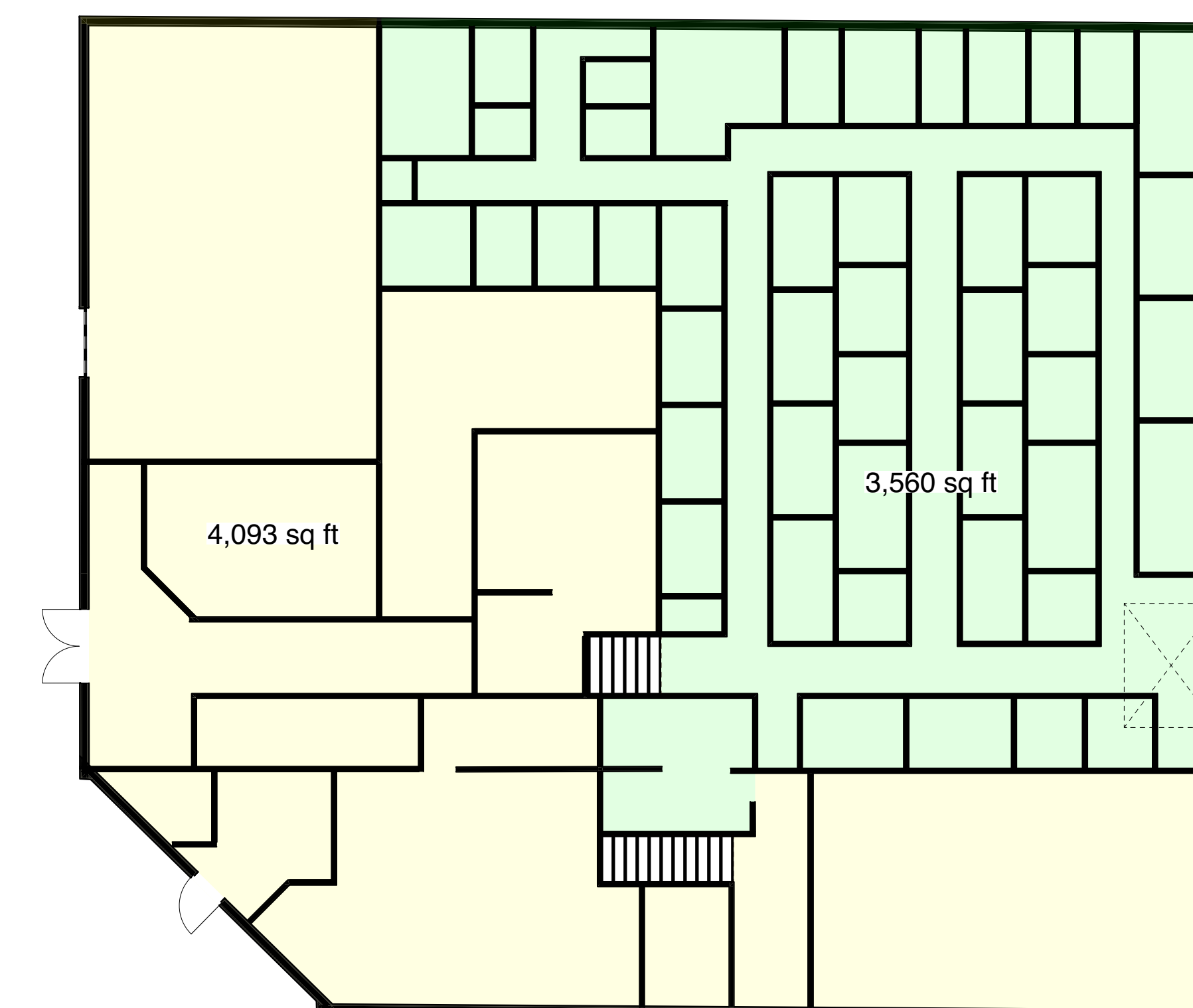
6 GROSS SQUARE FOOTAGE

NOT TO SCALE



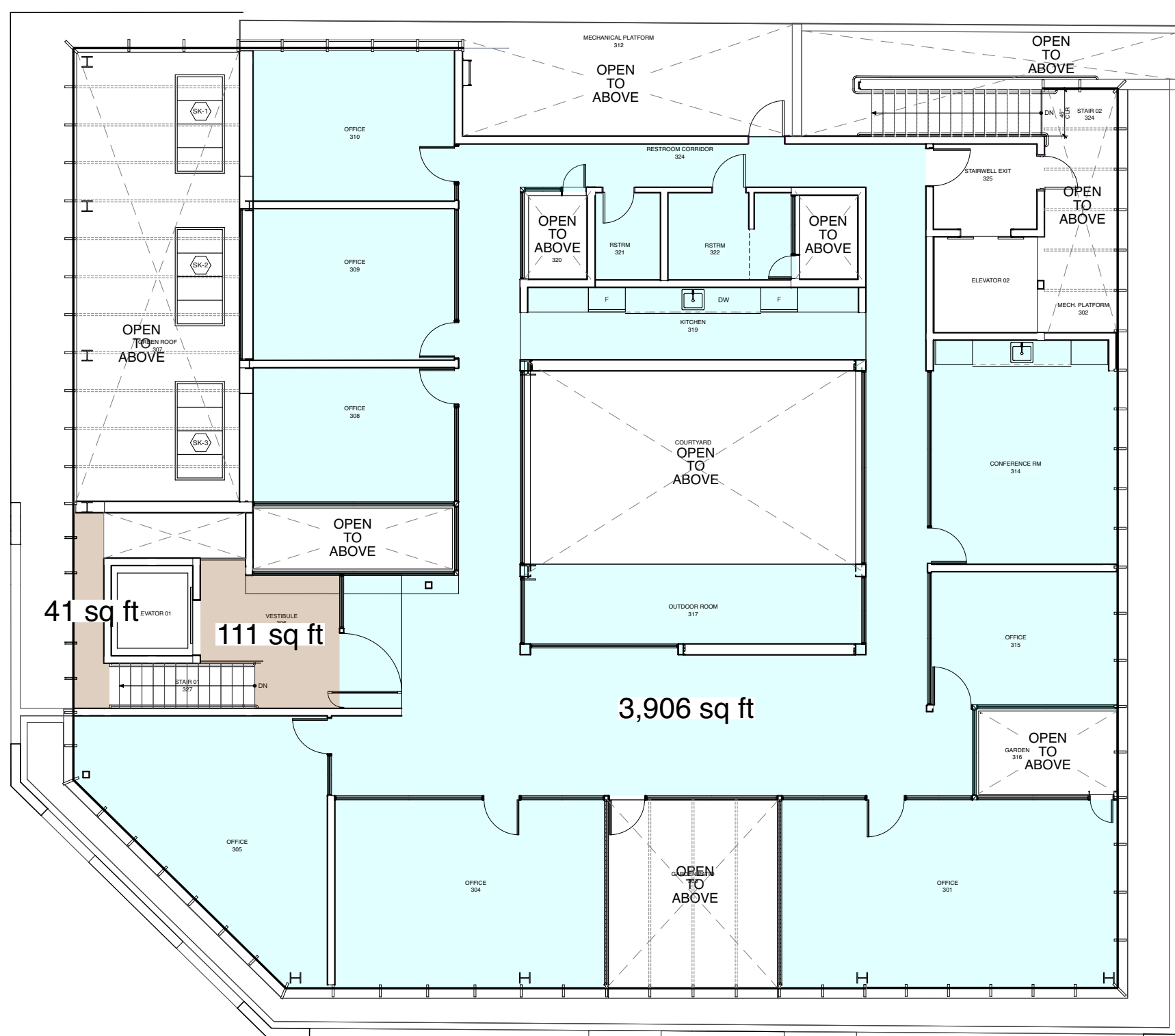
2 EXISTING SECOND FLOOR

NOT TO SCALE



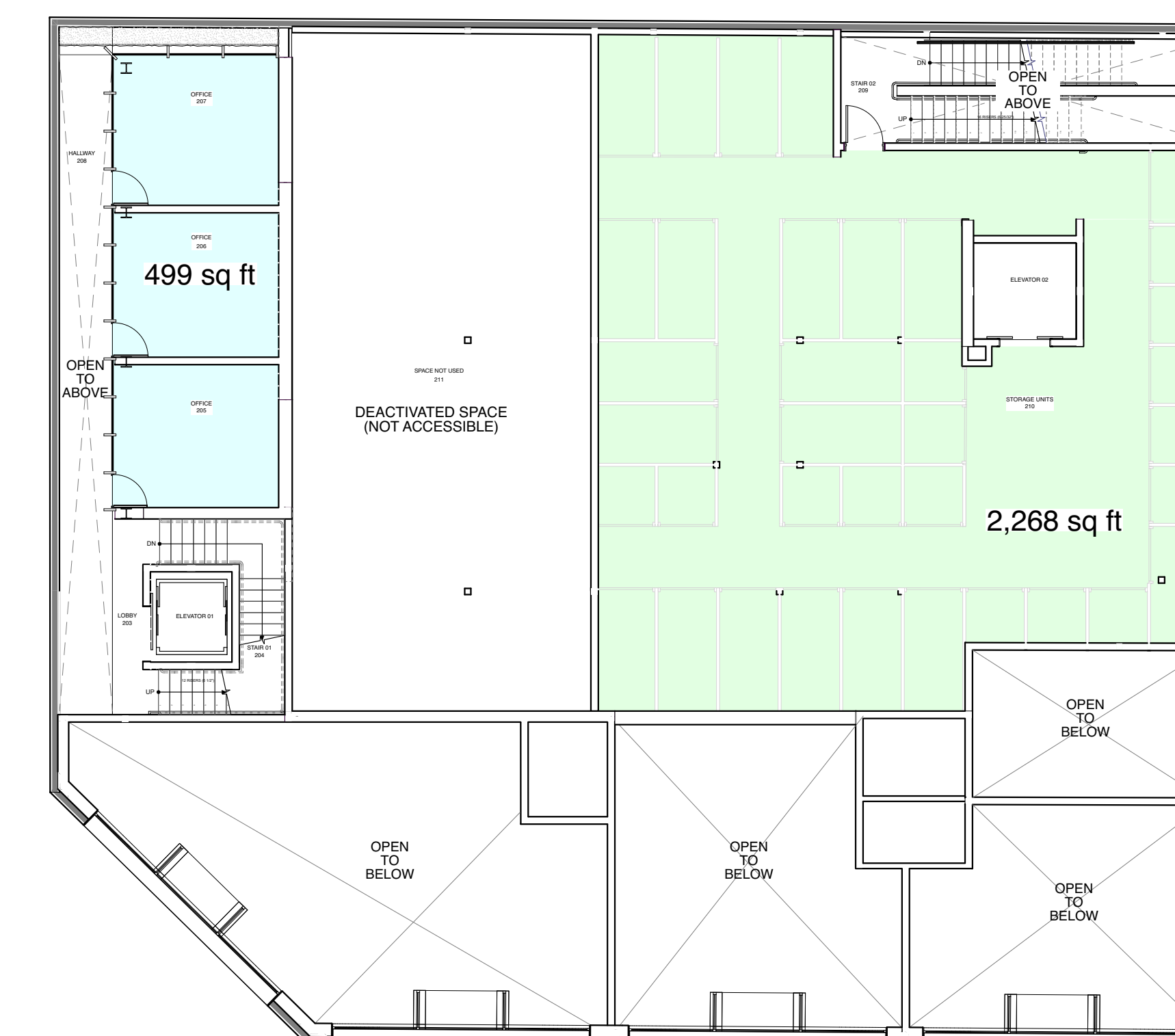
1 EXISTING FIRST FLOOR

NOT TO SCALE



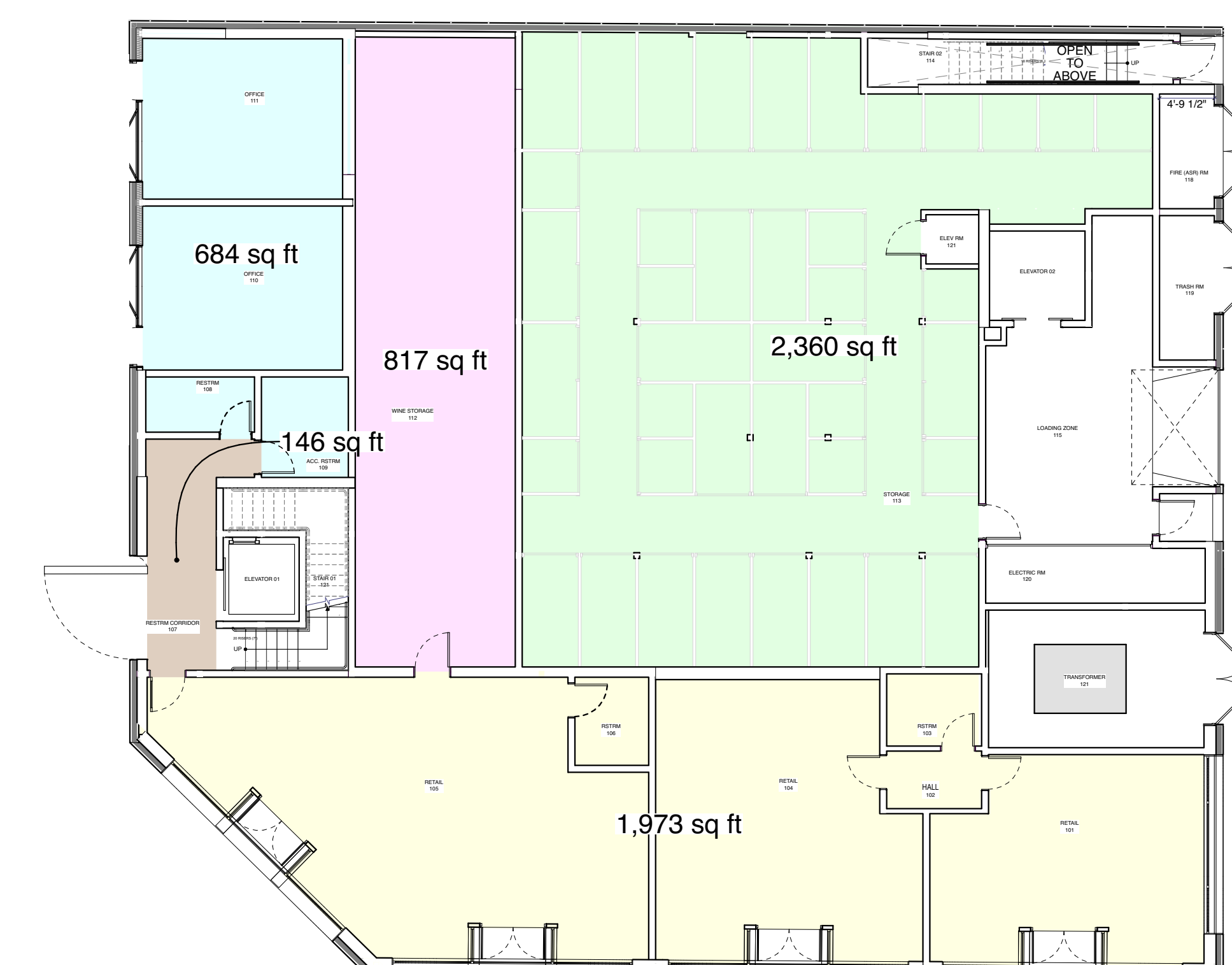
5 PROPOSED THIRD FLOOR

NOT TO SCALE



4 PROPOSED SECOND FLOOR

NOT TO SCALE



3 PROPOSED FIRST FLOOR

NOT TO SCALE

CHAPTER 9: FIRE PROTECTION SYSTEMS

- 906.1: PORTABLE FIRE EXTINGUISHERS... EXTINGUISHERS REQUIRED PER SECTION 906.1
- 906.2: GENERAL REQUIREMENTS... PORTABLE FIRE EXTINGUISHERS SHALL BE SELECTED AND INSTALLED IN ACCORDANCE WITH THIS SECTION AND CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1, CHAPTER 3.
- 906.3: TABLE: SIZE AND DISTRIBUTIONS... LOW HAZARD OCCUPANCY... MINERATED SINGLE EXTINGUISHER... MAX FLOOR AREA FOR UNIT... MAX FLOOR AREA FOR EXTINGUISHER... MAX DISTANCE OF TRAVEL TO EXTINGUISHER
- 906.5: CONSPICUOUS LOCATION... PORTABLE FIRE EXTINGUISHERS SHALL BE LOCATED IN CONSPICUOUS LOCATIONS WHERE THEY WILL HAVE READY ACCESS AND BE IMMEDIATELY AVAILABLE FOR USE.
- 907: FIRE ALARM AND DETECTION SYSTEMS... GROUP B, M & S MANUAL FIRE ALARM BOXES ARE NOT REQUIRED WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
- 911: FIRE COMMAND CENTER... NOT REQUIRED FOR S-1 OCCUPANCY WITH A SIZE LESS THAN 500,000 SF

CHAPTER 10: MEANS OF EGRESS

- 1003.2: CEILING HEIGHT... THE MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6" ABOVE THE FINISHED FLOOR EXCEPTIONS.
- 1004.4: MULTIPLE OCCUPANCIES... WHERE A BUILDING CONTAINS TWO OR MORE OCCUPANCIES, THE MEANS OF EGRESS REQUIREMENTS SHALL APPLY TO EACH PORTION OF THE BUILDING BASED ON THE OCCUPANCY OF THAT SPACE.
- 1004.5: AREAS WITHOUT FIXED SEATING... THE NUMBER OF OCCUPANTS SHALL BE COMPUTED AT THE RATE OF ONE OCCUPANT PER UNIT OF AREA AS PRESCRIBED IN TABLE 1004.5 FOR AREAS WITHOUT FIXED SEATING.
- 1004.5 POSTING OF OCCUPANT LOAD... EVERY ROOM OR SPACE WHICH IS USED FOR ASSEMBLY, CLASSROOM, DINING, DRINKING OR SIMILAR PURPOSES HAVING AN OCCUPANT LOAD OF 50 OR MORE SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE.
- 1005.2: OTHER EGRESS COMPONENTS... THE CAPACITY, IN INCHES, OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCH (5.1MM) PER OCCUPANT.
- 1005.7.1: DOORS... DOORS, WHEN FULLY OPENED, SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 7 INCHES (178MM).
- 1006.1: NUMBER OF EXITS AND EXIT ACCESS DOORWAYS... MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE: AM OCCUPANCY: 75 (W/ SPRINKLER SYSTEM); B OCCUPANCY: 100 (W/ SPRINKLER SYSTEM); S OCCUPANCY: 100 (W/ SPRINKLER SYSTEM)
- 1006.3.3: EGRESS BASED ON OCCUPANT LOAD... EACH STORY AND OCCUPIED ROOF SHALL HAVE THE MIN NUMBER OF SEPARATE AND DISTINCT EXITS, OR ACCESS TO EXITS, AS SPECIFIED IN TABLE 1006.3.3.
- 1007.1.1: TWO EXITS OR EXIT ACCESS DOORWAYS... WHERE TWO EXITS, EXIT ACCESS DOORWAYS, EXIT ACCESS STAIRWAYS OR RAMP, OR ANY COMBINATION THEREOF ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN THEM.
- 1008.2: ILLUMINATION REQUIRED... THE MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED.
- 1008.3: EMERGENCY POWER FOR ILLUMINATION... THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY.
- 1008.3.4 DURATION... THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR.

ZONING SUMMARY

APPLICABLE CODE: HERMOSA BEACH MUNICIPAL CODE (HBMC)
ZONING DESIGNATION: COMMUNITY COMMERCIAL - CC (GENERAL PLAN)
GENERAL COMMERCIAL - C2 (HBMC)
CHARACTER AREA: DOWNTOWN CENTER
NEIGHBORING ZONING: LOT TO NORTH = C2 (GENERAL COMMERCIAL)
LOT TO EAST = C2 (GENERAL COMMERCIAL)
LOT TO SOUTH = R2C2 (TWO-FAMILY RESIDENTIAL & GENERAL COMMERCIAL)
LOT TO WEST = R2 (TWO-FAMILY RESIDENTIAL)

ZONING ANALYSIS

HBMC 17.26.050 STANDARDS AND LIMITATIONS
FRONT PROPOSED: NO CHANGE TO EXISTING
REAR PROPOSED: N/A (EXISTING BUILDING PER 17.26.050 H.3)
SIDE PROPOSED: N/A (EXISTING BUILDING PER 17.26.050 H.3)
GENERAL PLAN INTENSITY RANGE (FAR)
MAX FAR: 1.25 FOR COMMUNITY COMMERCIAL
MIN FAR: 1 FOR COMMUNITY COMMERCIAL
PROPOSED: 1.25 (8,180 SF + 11,225 SF)
EXEMPTION: THE PROJECT BUILDING IS EXISTING AND FALLS OUTSIDE FAR MAX. SEE SHEET G201

HBMC 17.26.050 STANDARDS AND LIMITATIONS
THE DESIGN OF ALL SIGNS SHALL BE IN CONFORMANCE WITH THE DESIGN STANDARDS REFERENCED IN HBMC 17.50.130.
HBMC 17.26.050E BUILDING HEIGHT
MAX BUILDING HEIGHT: 30'-0"
EXISTING: 28.81' MIN - 29.82' MAX (SEE ROOF PLAN SHEET FOR CALCUS)
PROPOSED: 28.81' MIN - 29.82' MAX

HBMC 17.26.050F(6,H) SETBACKS
FRONT YARD SETBACK: N/A
ALLEY SETBACK: N/A
REAR YARD SETBACK: 5' SETBACK
EXISTING: ZERO LOT LINE CONDITIONS AT NORTH, EAST, & SOUTH; WEST PROP LINE SETBACK OF 2.8'
HBMC 17.46.010 HEIGHT OF ROOF STRUCTURES
ELEMENTS LISTED IN 17.46.010 A MAY BE CONSTRUCTED ABOVE THE HEIGHT LIMIT, PROVIDED THEY DO NOT EXCEED THE HEIGHT LIMIT BY MORE THAN 8 FEET AND COVER NO MORE THAN 5 PERCENT OF THE TOTAL ROOF AREA.

HBMC 17.44.015 OFF-STREET PARKING (APPLICABILITY)
D.T. ADJUSTMENTS LESS THAN 10 PERCENT OF TOTAL. NO ADDITIONAL PARKING IS REQUIRED FOR ALTERATIONS TO EXISTING BUILDINGS THAT DO NOT CHANGE THE BUILDING SQUARE FOOTAGE ON SITE BY MORE THAN 10 PERCENT OR 500 SF, WHICHEVER IS GREATER, PROVIDED THE USE IS OTHER THAN A LATE NIGHT ALCOHOL ESTABLISHMENT
PARKING PROPOSED: N/A - EXISTING SITE WILL REMAIN WITH ZERO PARKING SPACES

HBMC 17.46.220 SOLAR ENERGY SYSTEMS-HEIGHT LIMIT EXCEPTION AND STREAMLINED PERMITTING
C.T. SOLAR COLLECTORS AND SOLAR ENERGY SYSTEMS MAY EXCEED THE HEIGHT LIMITS MANDATED BY THIS CODE TO THE MINIMUM EXTENT NECESSARY FOR THEIR SAFE AND EFFICIENT OPERATION IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND OTHER APPLICABLE PROVISIONS OF STATE LAW.

HBMC 12.36.060 PERMIT REQUIREMENT FOR TREE REMOVAL
E. A PERMIT TO REMOVE A TREE SHALL BE CONDITIONED ON REPLACEMENT OF THE TREE, EITHER ON SITE OR ELSEWHERE AS DESCRIBED BY THE CITY. ON-SITE REPLACEMENT IS REQUIRED UNLESS ON-SITE REPLACEMENT IS INFEASIBLE. REMOVED TREES SHALL BE REPLACED AT A MIN 2:1 RATIO WITH A TREE FROM THE CITY'S OFFICIAL LIST OF PROVIDED PARKWAY TREES.
TREES REMOVED: 1 TREE
TREES PROPOSED: 1 TREES

BUILDING CODE SUMMARY

APPLICABLE CODE: 2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 HERMOSA BEACH MUNICIPAL CODE (HBMC)
OCCUPANCY CLASSIFICATION (302): BUSINESS: B
MERCANTILE: M
STORAGE: S-1
CONSTRUCTION TYPE FOR EXISTING AND NEW PORTIONS OF PROJECT (601): TYPE: VB - 0 HOUR

FIRE SPRINKLER REQUIREMENTS (903):
PER 903.2.1 - M OCCUPANCY: OUR BUILDING DOES NOT MEET CONDITIONS FOR REQUIRING A SPRINKLER SYSTEM
PER 903.2.9 - S1 OCCUPANCY: OUR BUILDING DOES NOT MEET CONDITIONS FOR REQUIRING A SPRINKLER SYSTEM
REQUIRED: FIRE SPRINKLER NOT REQUIRED
PROPOSED: N77A 13 SPRINKLER PROVIDED

GENERAL CODE CHAPTER 5: BUILDING HEIGHT AND AREA

504 - 506 TABLE: ALLOWABLE BUILDING HEIGHTS, STORIES ABOVE GRADE PLAN, AND AREAS:
TYPE VB CONSTRUCTION / SPRINKLERED / B OCCUPANCY: 60' H / 3-STORIES / 27,000 SF
TYPE VB CONSTRUCTION / SPRINKLERED / M OCCUPANCY: 60' H / 2-STORIES / 27,000 SF
TYPE VB CONSTRUCTION / SPRINKLERED / S-1 OCCUPANCY: 60' H / 2-STORIES / 27,000 SF
EXISTING HEIGHT / STORIES / AREA: 23.32' MIN - 24.48' MAX / 2 STORIES / 13,943 SF
PROPOSED HEIGHT / STORIES / AREA: 28.81' MIN - 29.82' MAX / 3 STORIES / 13,268 SF

CHAPTER 6: TYPES OF CONSTRUCTION

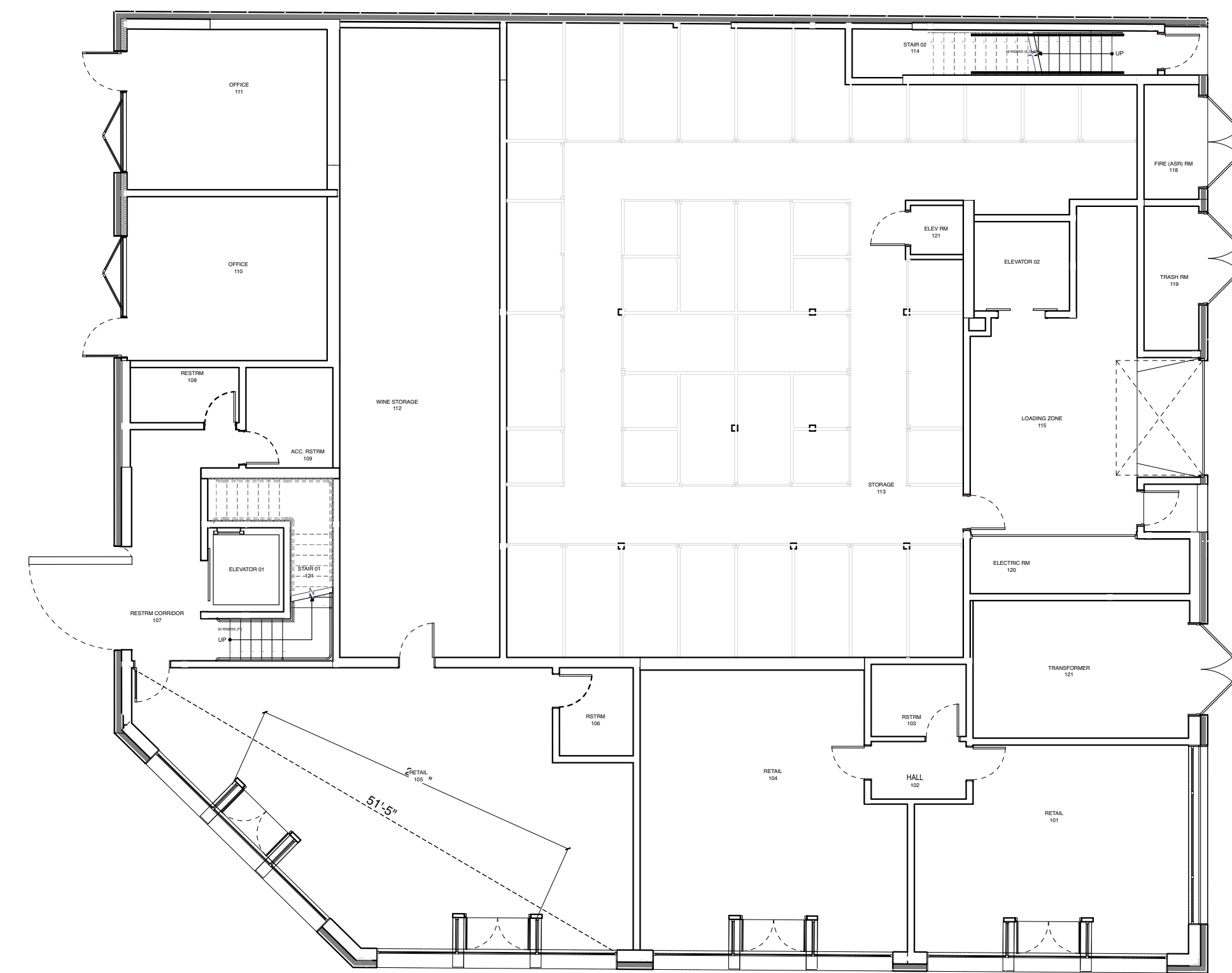
601 TABLE: FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS):
PRIMARY STRUCTURAL FRAME: 0 HR
EXTERIOR BEARING WALLS: 0 HR
INTERIOR BEARING WALLS: 0 HR
INTERIOR NONBEARING WALLS AND PARTITIONS: 0 HR
FLOOR CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS: 0 HR
ROOF CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS: 0 HR

CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES

- 705.2: PROJECTIONS... PROJECTS SHALL NOT EXTEND ANY CLOSER TO THE LINE USED TO DETERMINE THE FIRE SEPARATION DISTANCE THAN SHOWN IN TABLE 705.2
- 705.2.2: TYPE III, IV, OR V CONSTRUCTION... PROJECTIONS FROM WALLS OF TYPE III, IV, OR V CONSTRUCTION SHALL BE OF ANY APPROVED MATERIAL
- 705.5 FIRE-RESISTANCE RATINGS... EXTERIOR WALLS SHALL BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH SECTION 601 AND 602. THE REQUIRED FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF GREATER THAN 10' SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE. THE REQUIRED FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF LESS THAN OR EQUAL TO 10' SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES.
- 705.6: OPENINGS... OPENINGS IN EXTERIOR WALLS SHALL COMPLY WITH SECTION 705.8.1 THROUGH 705.8.6
- 705.8.1: ALLOWABLE AREA OF OPENINGS... EXCEPTION 2: BUILDINGS WHOSE EXTERIOR BEARING WALLS, EXTERIOR NONBEARING WALLS AND EXTERIOR PRIMARY STRUCTURAL FRAME ARE NOT REQUIRED TO BE FIRE-RESISTANCE RATED SHALL BE PERMITTED TO HAVE UNLIMITED UNPROTECTED OPENINGS.
- 705.8.5: VERTICAL SEPARATION OF OPENINGS... EXCEPTION 2: THIS SECTION SHALL NOT APPLY TO BUILDINGS THAT ARE THREE STORIES OR LESS ABOVE GRADE PLAN
EXCEPTION 3: THIS SECTION SHALL NOT APPLY TO BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2
- 705.11: PARAPETS... PARAPETS SHALL BE PROVIDED ON EXTERIOR WALLS OF BUILDINGS
EXCEPTION: A PARAPET NEED NOT BE PROVIDED ON AN EXTERIOR WALL WHERE ANY OF THE FOLLOWING CONDITIONS ARE MET
THE WALL IS NOT REQUIRED TO BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH TABLE 705.5 BECAUSE OF FIRE SEPARATION DISTANCE.
- 706: OPENINGS (EXTERIOR WALL)... OPENINGS IN A FIRE PARTITION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 716
- 706.7: PENETRATIONS (EXTERIOR WALL)... PENETRATIONS IN A FIRE PARTITION SHALL COMPLY WITH SECTION 714
- 706.9: DUCTS AND AIR TRANSFER OPENINGS (EXTERIOR WALL)... PENETRATIONS IN A FIRE PARTITION BY DUCTS AND AIR TRANSFER OPENINGS SHALL COMPLY WITH SECTION 717
- 711.2.3: SUPPORTING CONSTRUCTION (HORIZONTAL ASSEMBLIES)... THE SUPPORTING CONSTRUCTION SHALL BE PROVIDED TO AFFORD THE REQUIRED FIRE-RESISTANCE RATINGS OF THE HORIZONTAL ASSEMBLY SUPPORTED
EXCEPTION: IN BUILDINGS OF TYPE III, IIIb, OR VB CONSTRUCTION, THE CONSTRUCTION SUPPORTING THE HORIZONTAL ASSEMBLY IS NOT REQUIRED TO BE FIRE-RESISTANCE RATED AT THE FOLLOWING:
-HORIZONTAL ASSEMBLIES AT THE SEPARATIONS OF INCIDENTAL USES AS SPECIFIED BY TABLE 509.1 PROVIDED THAT THE REQUIRED FIRE-RESISTANCE RATING DOES NOT EXCEED 1 HOUR.
-HORIZONTAL ASSEMBLIES AT SMOKE BARRIERS CONSTRUCTED IN ACCORDANCE WITH SECTION 709
- 711.2.4.1: SUPPORTING CONSTRUCTION (HORIZONTAL ASSEMBLIES)... WHERE THE HORIZONTAL ASSEMBLY SEPARATES MIXED OCCUPANCIES, THE ASSEMBLY SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THAT REQUIRED BY SECTION 508.4 BASED ON THE OCCUPANCIES BEING SEPARATED
ALLOWABLE: NO SEPARATION REQUIREMENT REQUIRED
- 711.3: NONFIRE-RESISTANCE-RATED FLOOR AND ROOF ASSEMBLIES... NONFIRE-RESISTANCE-RATED FLOOR, FLOOR/CEILING, ROOF AND ROOF/CEILING ASSEMBLIES SHALL COMPLY WITH SECTIONS 711.3.1 AND 711.3.2
- 713.4: FIRE-RESISTANCE RATING (SHAFT WALLS)... SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE, AND NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES. THE NUMBER OF STORIES CONNECTED TO THE SHAFT ENCLOSURE SHALL INCLUDE ANY BASEMENTS BUT NOT ANY MEZZANINES. SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED BUT NOT EXCEED 2 HOURS. SHAFT ENCLOSURES SHALL MEET THE REQUIREMENTS OF SECTION 703.2.1.1
- 713.5: EXTERIOR WALLS (SHAFT WALLS)... WHERE EXTERIOR WALLS SERVE AS A PART OF A REQUIRED SHAFT ENCLOSURE, SUCH WALLS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 705 FOR EXTERIOR WALLS AND THE FIRE-RESISTANCE-RATED ENCLOSURE REQUIREMENTS SHALL NOT APPLY.

DOOR SEPARATION:

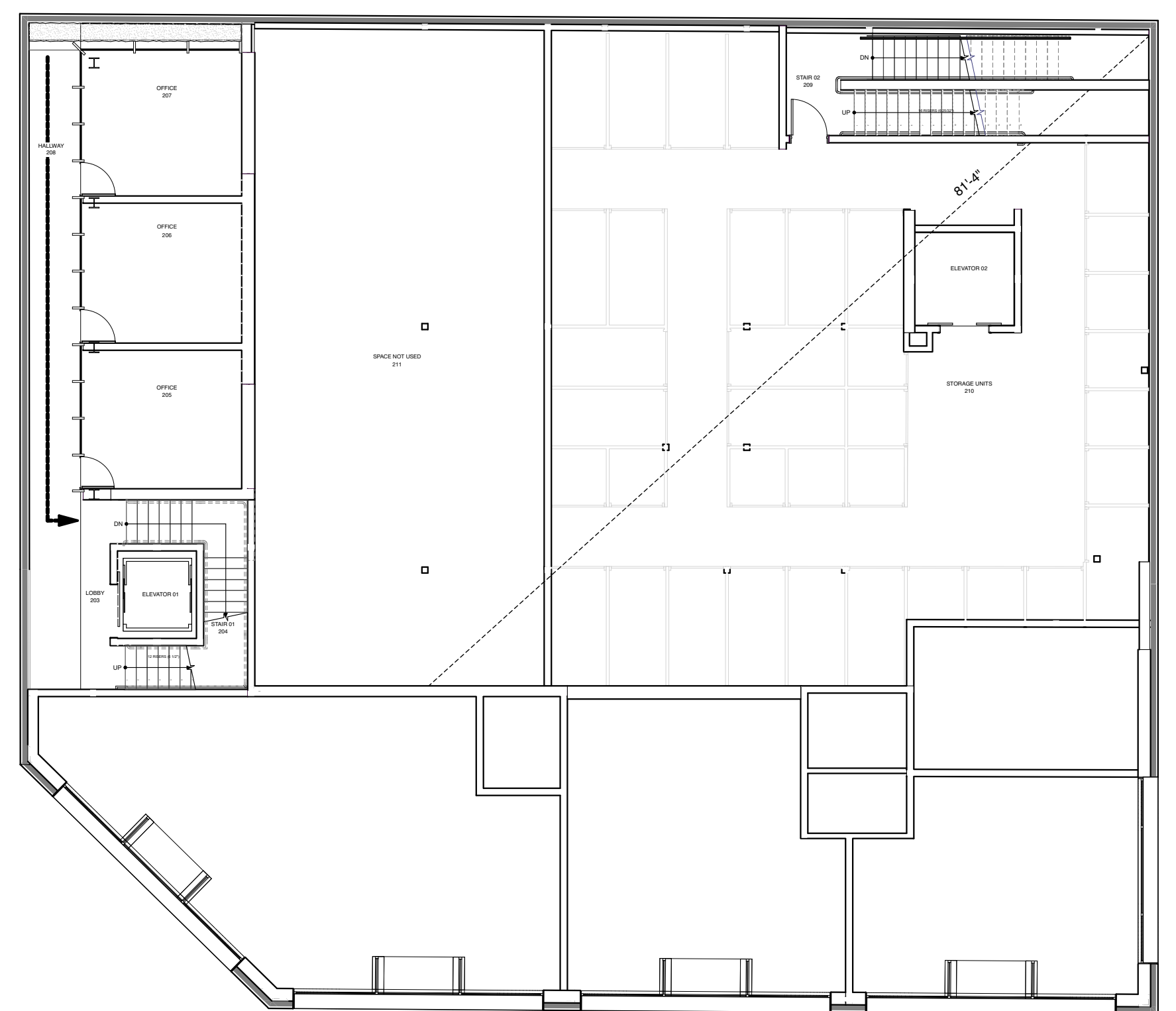
DIAGONAL = 51'-5"
PROPOSED = 29'-0"
ALLOWABLE MINIMUM = 17'-1"



1 EXIT SEPARATION - FIRST FLOOR
SCALE: 3/32" = 1'-0"

EXIT SEPARATION:

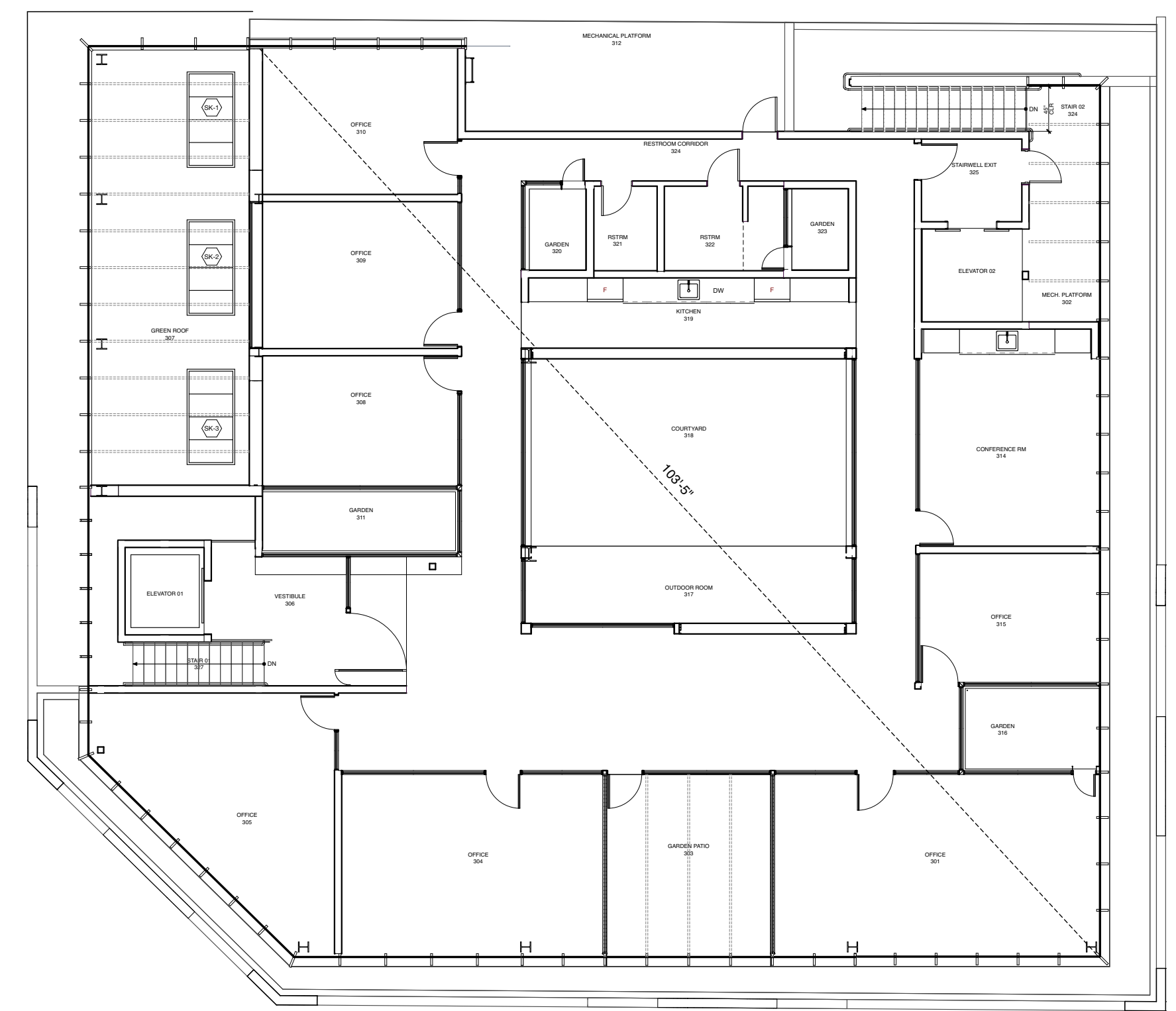
DIAGONAL = 81'-4"
PROPOSED = 39'-7"
ALLOWABLE MINIMUM = 27'-1"



2 EXIT SEPARATION - SECOND FLOOR
SCALE: 3/32" = 1'-0"

EXIT SEPARATION:

DIAGONAL = 103'-5"
PROPOSED = 67'-9"
ALLOWABLE MINIMUM = 34'-5"



3 EXIT SEPARATION - THIRD FLOOR
SCALE: 3/32" = 1'-0"



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CODE REPORT

G-203
SHEET 21 OF 141

LIFE SAFETY LEGEND

EXIT #

EXIT ACCESS TRAVEL DISTANCE

1 HOUR RATED SEPARATION

2 HOUR RATED SEPARATION

3 HOUR RATED SEPARATION

GENERAL NOTES

*ALL DOORS TO BE SIZED IN ACCORDANCE TO SECTION 1005.3.2 OF CBC

*DEAD END CORRIDORS NOT TO EXCEED 50' IN ACCORDANCE TO SECTION 1020.5 OF CBC

*TRAVEL DISTANCE SHALL NOT EXCEED 205 FT. FOR BUILDINGS SPRINKLED THROUGHOUT PER CBC SECTION 1004.2.3.2.2

OCCUPANT LEGEND

(B) BUSINESS

(M) MERCANTILE

(S-1) STORAGE

EXITS PER OCCUPANT LOAD

EXIT 1:
2 OCCUPANTS

EXIT 2:
2 OCCUPANTS

EXIT 3:
312 = 16 TOTAL OCCUPANTS FROM BUSINESS LEVEL 3
6 TOTAL OCCUPANTS FROM BUSINESS LEVEL 2
1 TOTAL OCCUPANTS FROM BUSINESS LEVEL 1
23 TOTAL OCCUPANTS

EXIT 4:
142 = 7 TOTAL OCCUPANTS FROM RETAIL 105
32 = 1 TOTAL OCCUPANTS FROM STORAGE 112
8.5 OCCUPANTS = 9 TOTAL OCCUPANTS

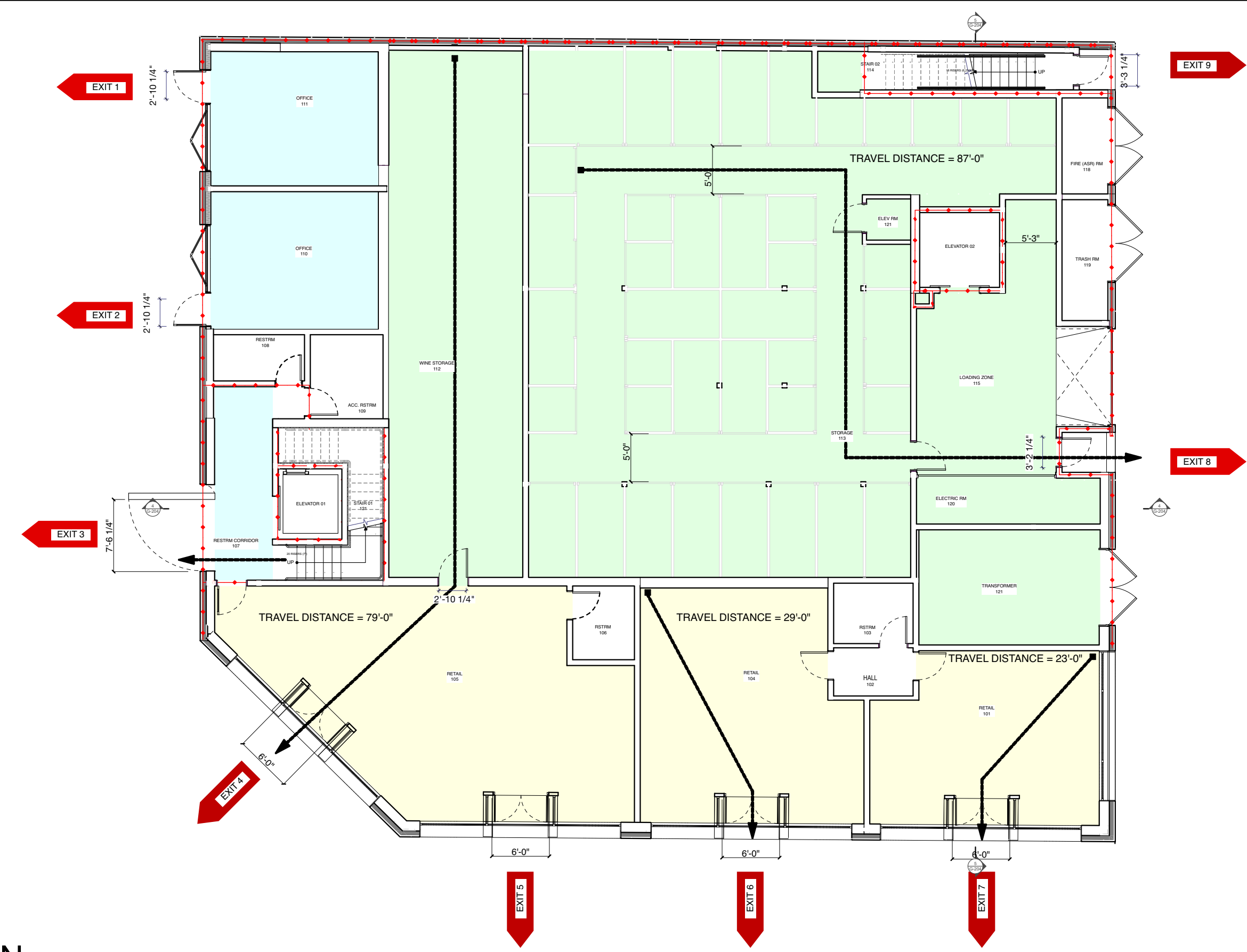
EXIT 5:
142 = 7 TOTAL OCCUPANTS FROM RETAIL 105
32 = 1 TOTAL OCCUPANTS FROM STORAGE 112
8.5 OCCUPANTS = 9 TOTAL OCCUPANTS

EXIT 6:
9 OCCUPANTS

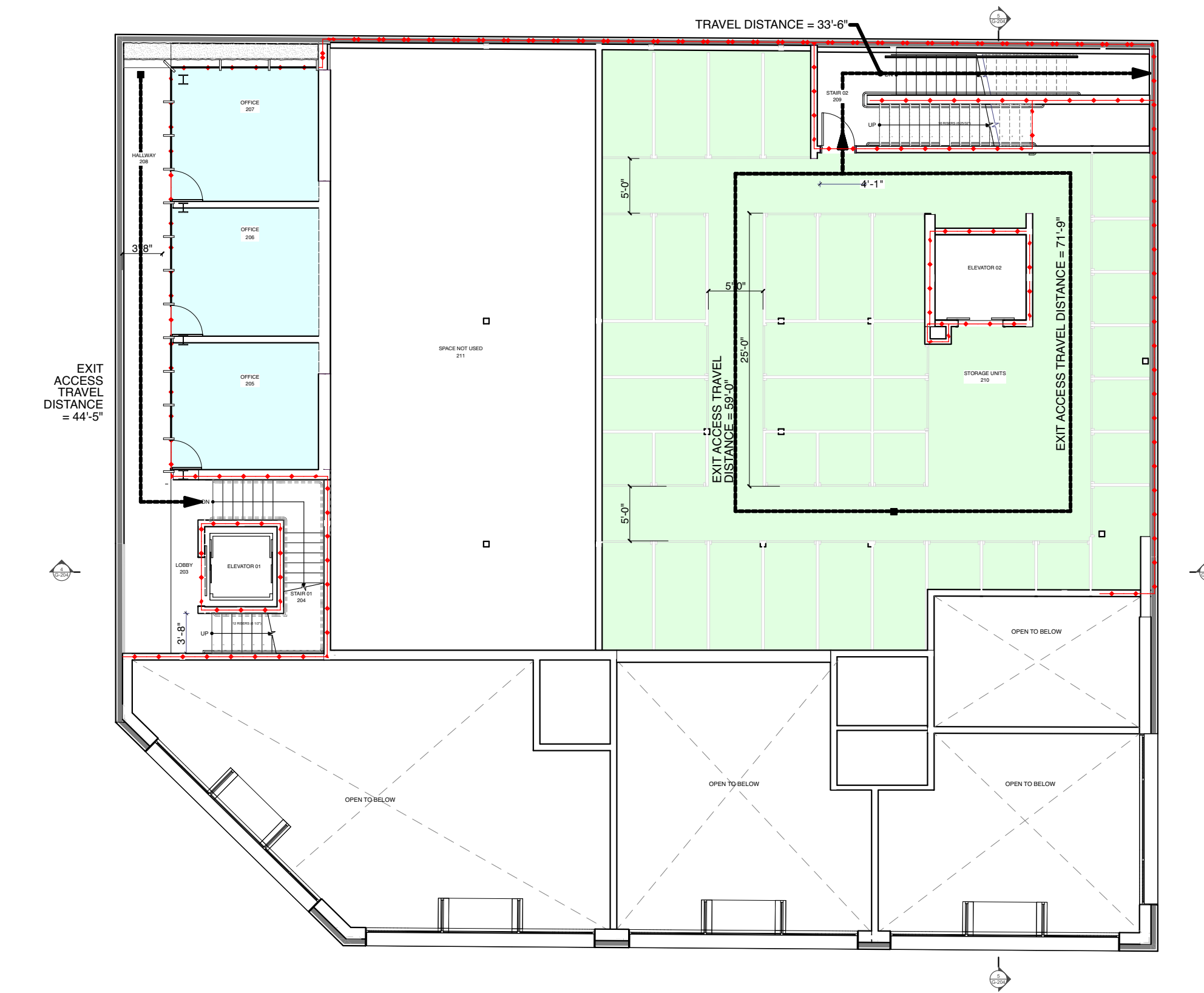
EXIT 7:
12 OCCUPANTS

EXIT 8:
102 EXITS = 5 OCCUPANTS FROM STORAGE LEVEL 2
12 TOTAL OCCUPANTS FROM STORAGE 113
17 TOTAL OCCUPANTS

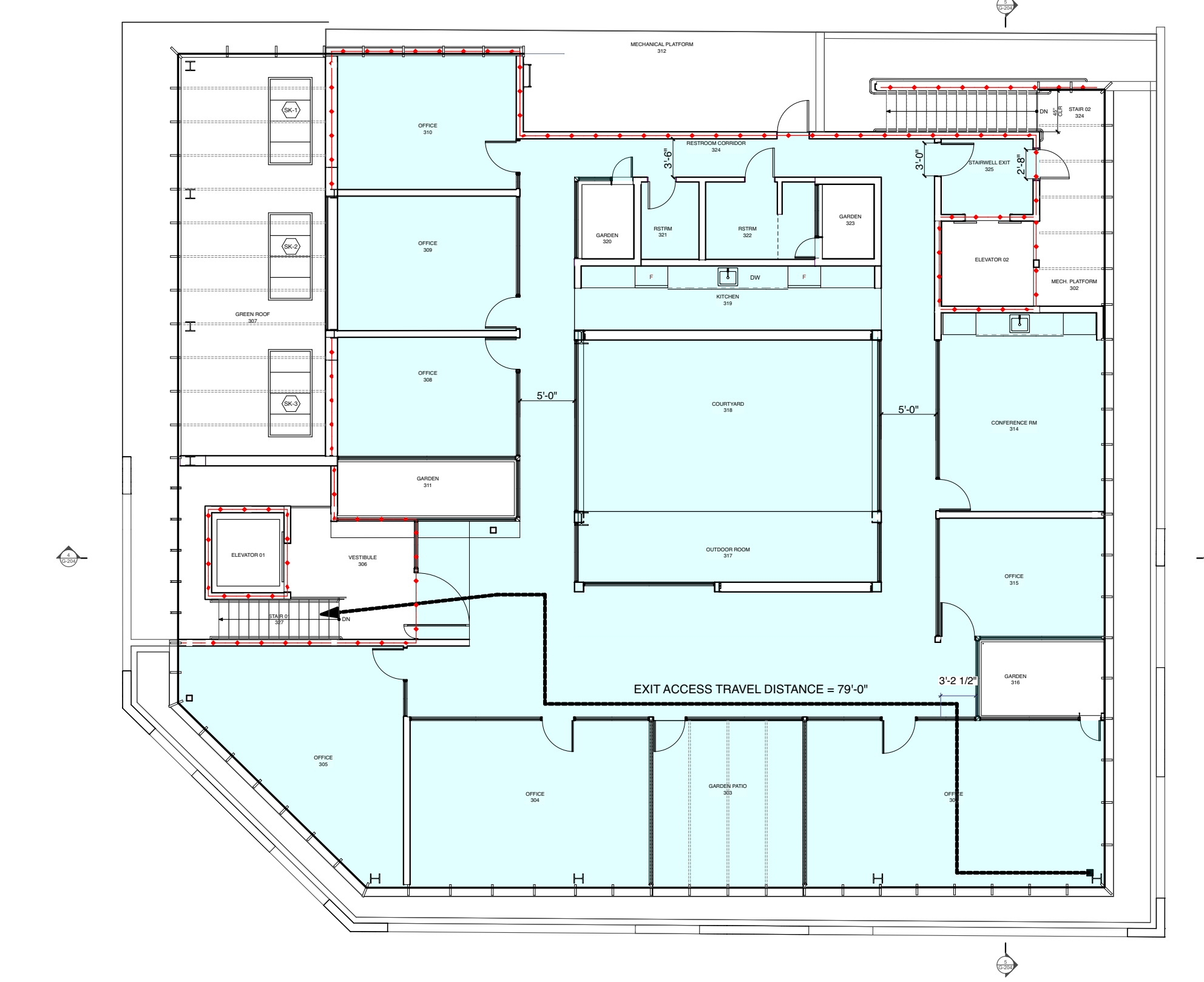
EXIT 9:
512 EXITS = 16 TOTAL OCCUPANTS FROM BUSINESS LEVEL 3
102 EXITS = 5 TOTAL OCCUPANTS FROM STORAGE LEVEL 2
21 TOTAL OCCUPANTS



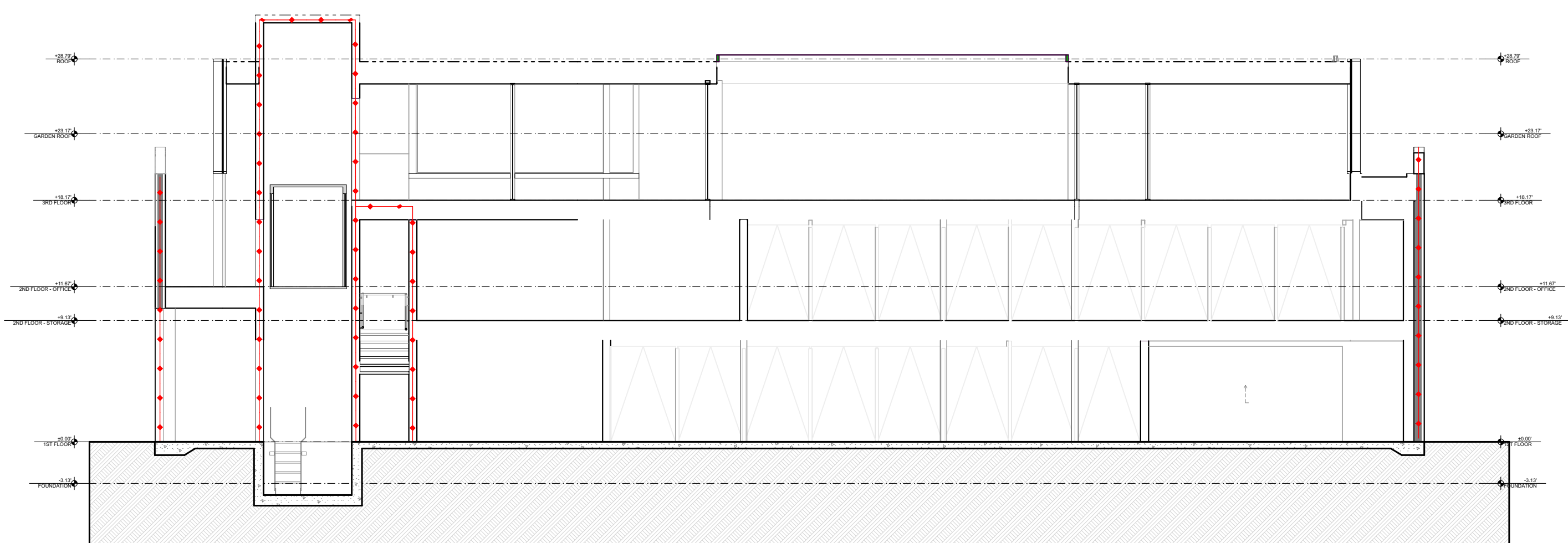
1 FIRST FLOOR LIFE SAFETY PLAN
SCALE: 3/32" = 1'-0"



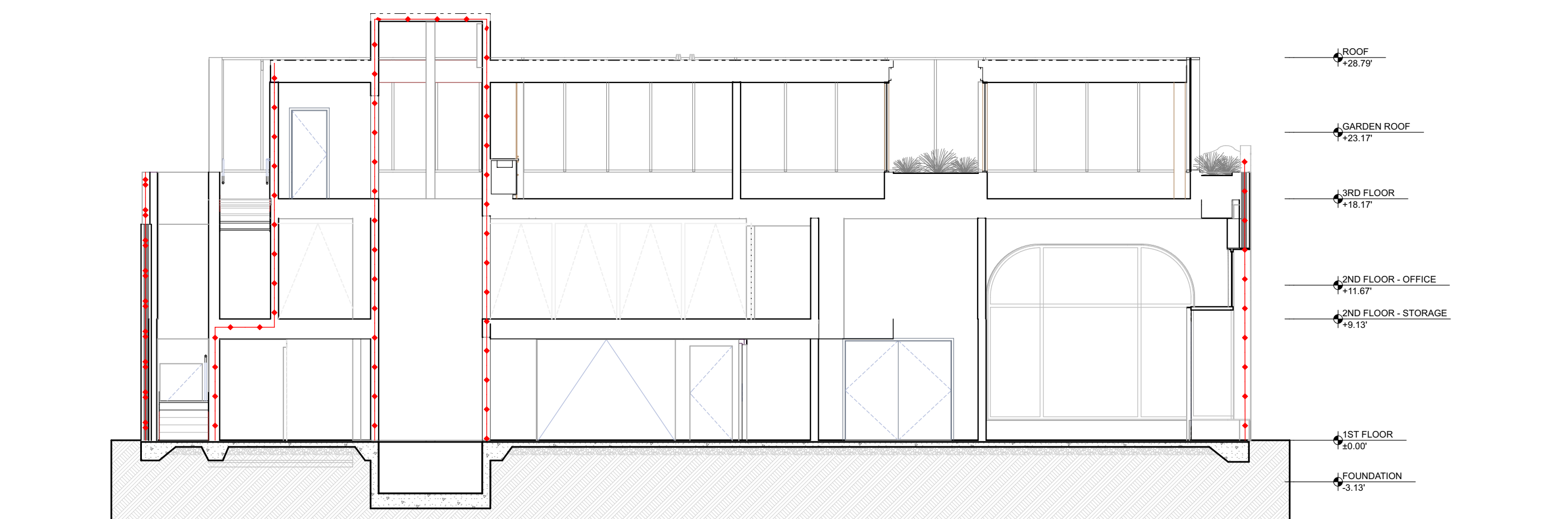
2 SECOND FLOOR LIFE SAFETY PLAN
SCALE: 3/32" = 1'-0"



3 THIRD FLOOR LIFE SAFETY PLAN
SCALE: 3/32" = 1'-0"



4 BUILDING SECTION - EAST/WEST
SCALE: 1/8" = 1'-0"



5 BUILDING SECTION - NORTH/SOUTH
SCALE: 1/8" = 1'-0"



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SHEET TITLE
CODE PLANS & SECTIONS

G-204

SHEET 22 OF 141

SURVEY AND TOPOGRAPHY

FOR
 CARDINAL INVESTMENTS
 KYLE RANSFORD
 2301 ROSECRANS AVENUE, SUITE 4130
 EL SEGUNDO, CA, 90254
 PHONE

JOB ADDRESS
 901 HERMOSA AVENUE
 HERMOSA BEACH, CA 90254

LEGAL DESCRIPTION
 LOT 25, 26 AND 27, BLOCK 10
 HERMOSA BEACH
 M.B. 1-25-26
 APN 4187-003-028

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF PROFESSIONAL LAND SURVEYORS ACT



GARY J. ROEHL R.C.E. 30826

DRAWN BY: FM CHECK BY: GR

DRAWN ON: FEBRUARY 10, 2022

REVISIONS

LEGEND

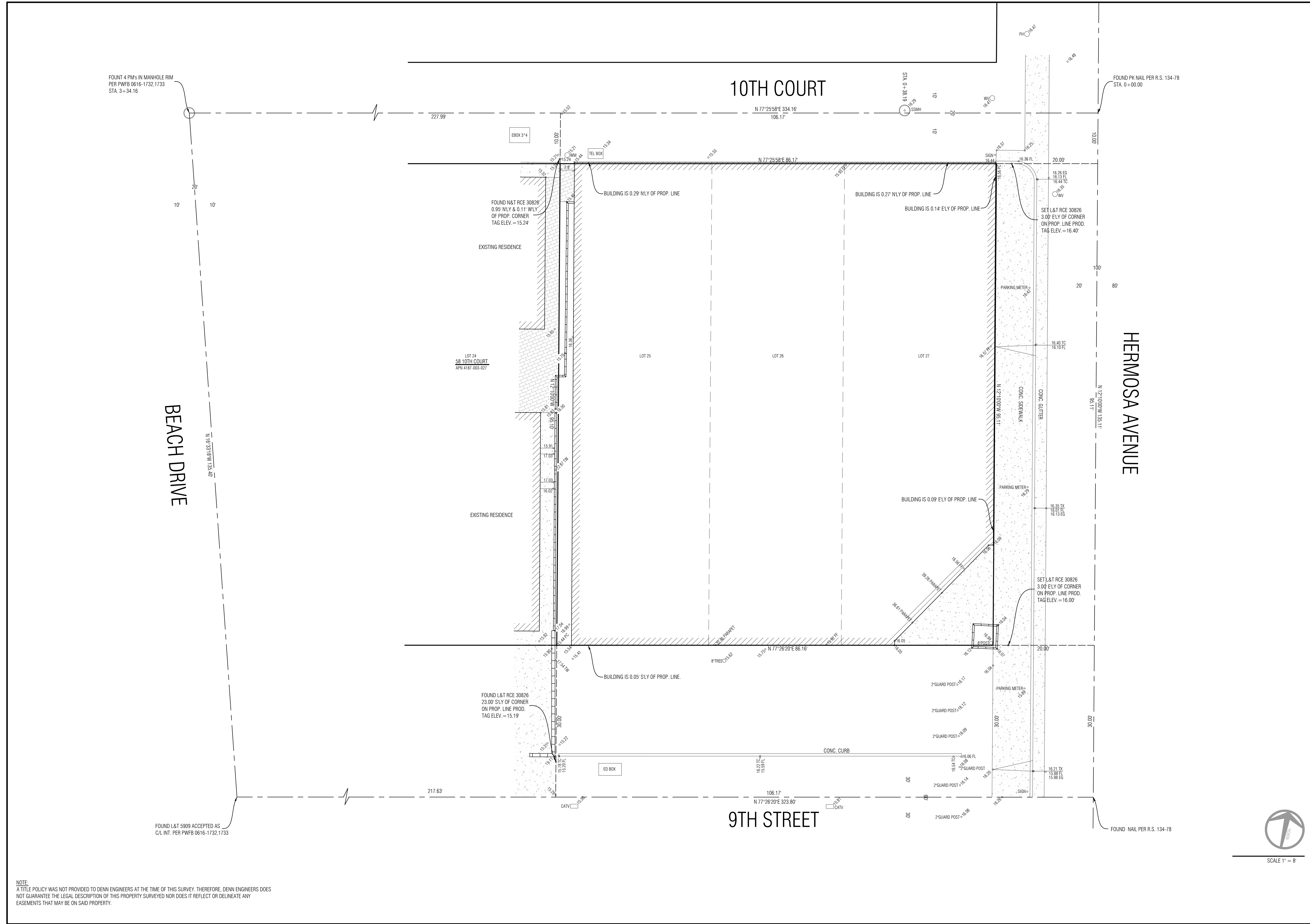
- EXISTING BUILDING
- CONCRETE
- EXISTING ELEVATION
- EXISTING CONTOUR
- BLOCK WALL
- EXISTING FENCE
- BRICK
- WOOD DECK
- BOR BEGINNING OF CURB RETURN
- CANY CANY TO PULL BOX
- CONC. CONCRETE
- CHIMNEY CHIMNEY
- CEFB CITY ENGINEERS FIELD BOOK
- CL CENTERLINE
- C.L.F. / W.L.F. CHAIN LINK FENCE / WROUGHT IRON FENCE
- ELEV ELEVATION
- EL EASTERLY
- ER EASE OF RIGHT
- EM ELECTRIC METER
- FF FRESH FLOOR
- PH FIRE HYDRANT
- FL FLOW LINE
- GF GARAGE FRESH FLOOR
- GM GAS METER
- GU / DW GUY WIRE
- IP IRON PIPE MANHOLE
- L&T LEAD AND TACK / TAG MONUMENT
- MH MANHOLE (SANITARY SEWER / STORM DRAIN)
- N&T NAIL AND TAG MONUMENT
- N&T NAIL AND TAG MONUMENT
- N&T NAIL AND TAG MONUMENT
- PA PAVEMENT
- PC PROPERTY CORNER / PROPERTY CORNER
- PL PROPERTY LINE / PROP. LINE
- PP / UP PROPER POLE / UTILITY POLE
- PPT PARAPET
- PHRS PUBLIC WORKS FIELD BOOK
- R.R. RAIL ROAD
- REBS ROAD DEPARTMENT FIELD BOOK
- R.S. RECORD OF SURVEY
- SPK / S&W SPIKE / SPIKE AND WASHER MONUMENT
- STV SOUTHERLY
- SSC SANITARY SEWER CLEANOUT
- STK / STRK STAKE / STAKE AND TAG MONUMENT
- STL / LT STREET LIGHT POLE / LIGHT POLE
- TC TOP OF CURB
- TX / BX TOP OF APPROX. / BOTTOM OF APRON
- WC WASTEWATER
- WM WATER METER

NOTE: ALL STRUCK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED. BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THIS SURVEY PLAN FOR OFFSET DIMENSIONS. IF THERE ARE ANY CHANGES OR MODIFICATIONS, INCLUDING ANY TO TOWER FEES OR COSTS INCURRED IN ANY PROCEEDING THAT DENN ENGINEERS MAY BE JOINED.

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SHEET 1 OF 1

JOB NO. 22-006



NOTE:
 A TITLE POLICY WAS NOT PROVIDED TO DENN ENGINEERS AT THE TIME OF THIS SURVEY. THEREFORE, DENN ENGINEERS DOES NOT GUARANTEE THE LEGAL DESCRIPTION OF THIS PROPERTY SURVEYED NOR DOES IT REFLECT OR DELINEATE ANY EASEMENTS THAT MAY BE ON SAID PROPERTY.



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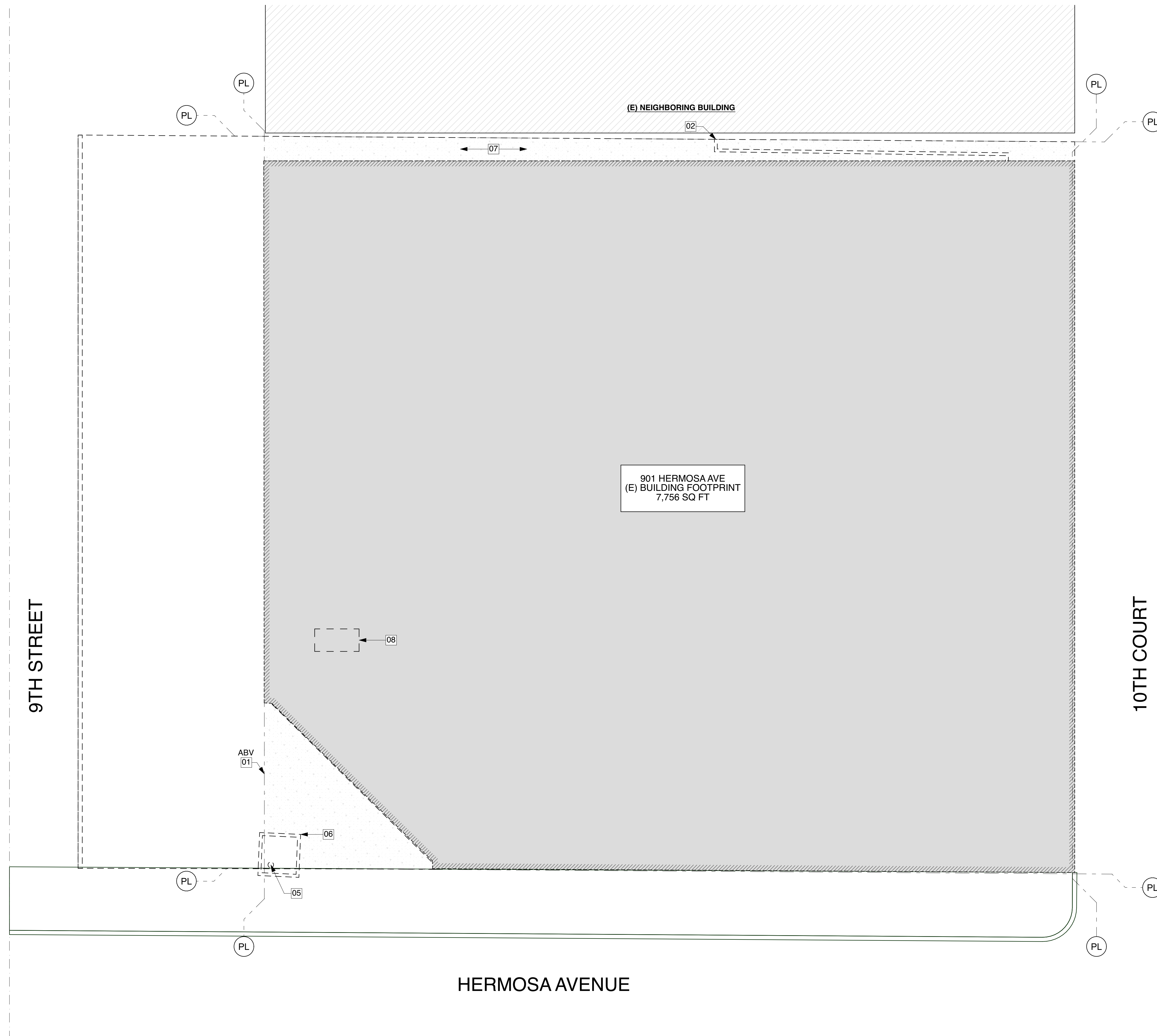
SHEET TITLE

DEMOLITION SITE PLAN

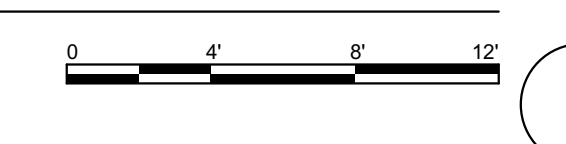
AD-101

SHEET 27 OF 141

- 01 EXISTING AWNING TO BE REMOVED
- 02 EXISTING WALL TO BE REMOVED
- 03 EXISTING CONCRETE CURB TO BE REMOVED
- 04 EXISTING BOLLARDS TO BE REMOVED
- 05 EXISTING COLUMN TO BE REMOVED
- 06 EXISTING PLANTER BOX TO BE REMOVED
- 07 EXISTING HARDSCAPE TO BE REMOVED
- 08 EXISTING UTILITY BOX TO BE REMOVED. UTILITIES TO BE RELOCATED.
- 09 EXISTING TREE TO BE REMOVED



1 DEMO SITE PLAN
 SCALE: 3/16" = 1'-0"





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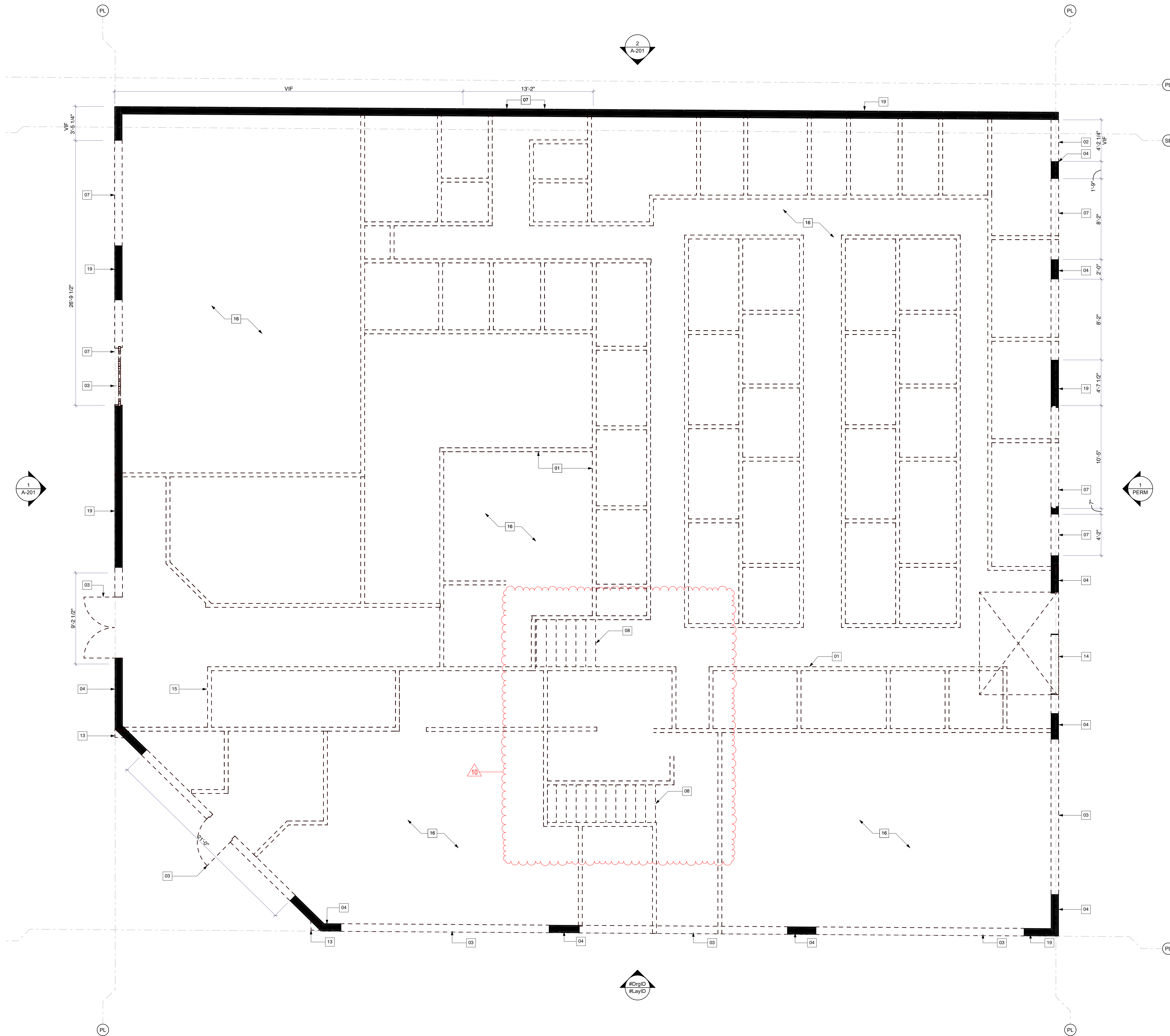
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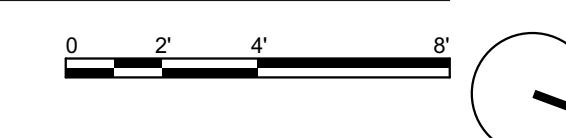
SHEET TITLE
 DEMOLITION 1st FLOOR PLAN

AD-111

SHEET 28 OF 141



1 1st FLOOR DEMOLITION PLAN
 SCALE: 1/4" = 1'-0"



- WALLS TO REMAIN
- - - WALLS TO BE DEMOD
- NEW WALLS

- 01 ALL INTERIOR WALLS TO BE REMOVED
- 02 DOOR TO BE REMOVED
- 03 REMOVE EXISTING WINDOW OR DOOR SYSTEM. NEW WINDOW OR DOOR SYSTEM TO BE INSTALLED IN SAME LOCATION
- 04 EXISTING WALL TO REMAIN. MAINTAIN STRUCTURAL INTEGRITY
- 05 EXISTING ROOF TO BE REMOVED
- 06 EXISTING AWNING TO BE REMOVED
- 07 EXISTING WALL TO BE REMOVED. SEE PROPOSED FLOOR ELEVATIONS FOR DIMS
- 08 EXISTING STAIRS TO BE REMOVED
- 09 NOT USED
- 10 NOT USED
- 11 NOT USED
- 12 NOT USED
- 13 EXISTING WALL CORNER TO BE REMOVED. REPAIR TO MATCH ADJACENT.
- 14 EXISTING ROLLUP DOOR SYSTEM TO BE REMOVED / REPLACED
- 15 EXISTING UTILITIES TO BE RELOCATED.
- 16 OPEN TO ABOVE
- 17 NOT USED
- 18 NOT USED
- 19 EXISTING EXTERIOR STUCCO WALL FINISH AND WFS TO BE REMOVED AND REPLACED PER WALL ASSEMBLIES, TYP



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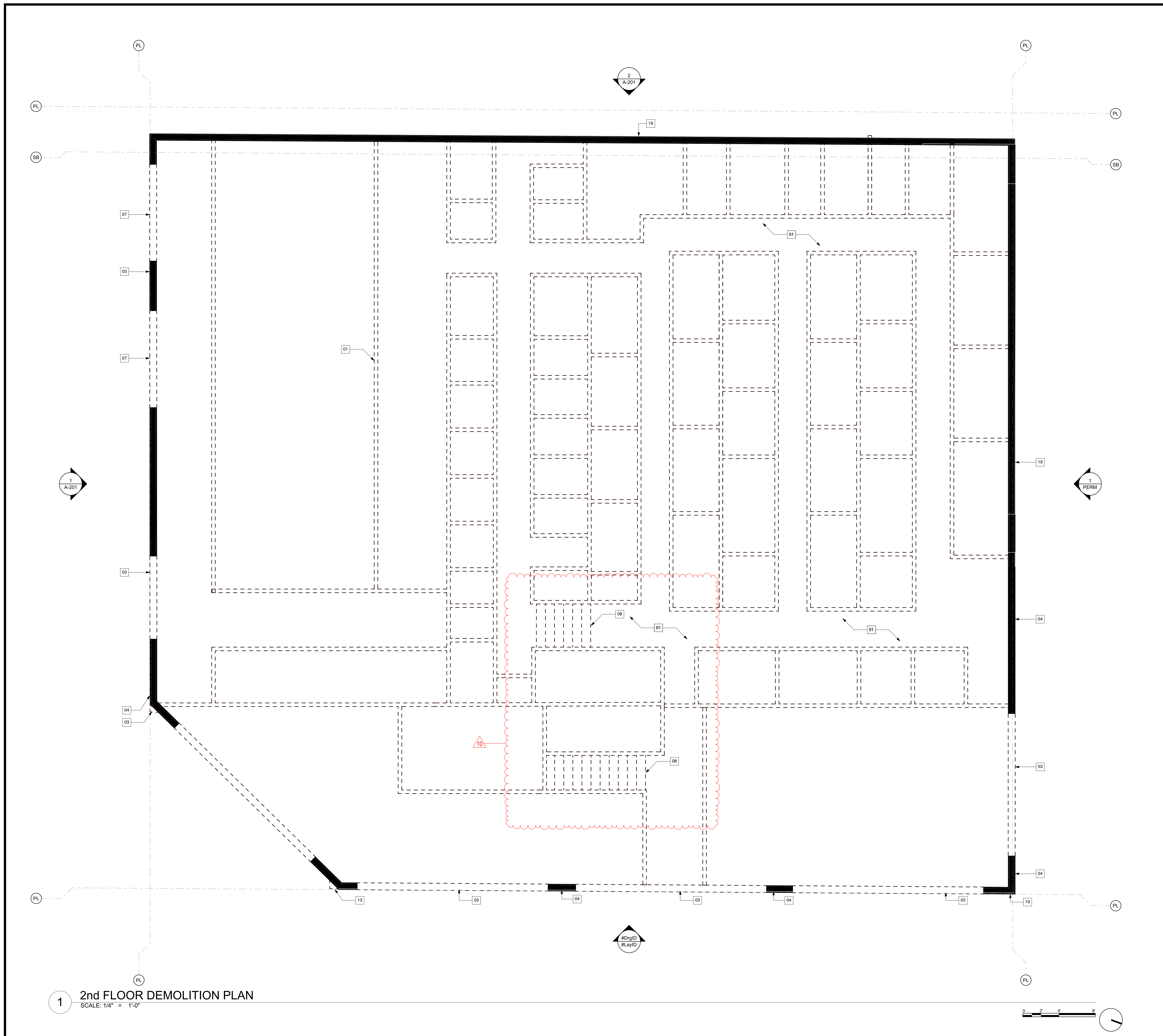
SHEET TITLE
DEMOLITION 2nd FLOOR
PLAN

AD-112

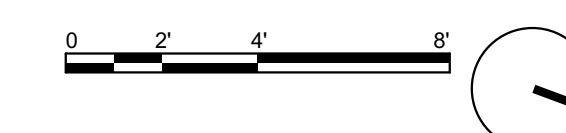
SHEET 29 OF 141

- WALLS TO REMAIN
- - - WALLS TO BE DEMOD
- NEW WALLS

- 01 ALL INTERIOR WALLS TO BE REMOVED
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1 2nd FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"





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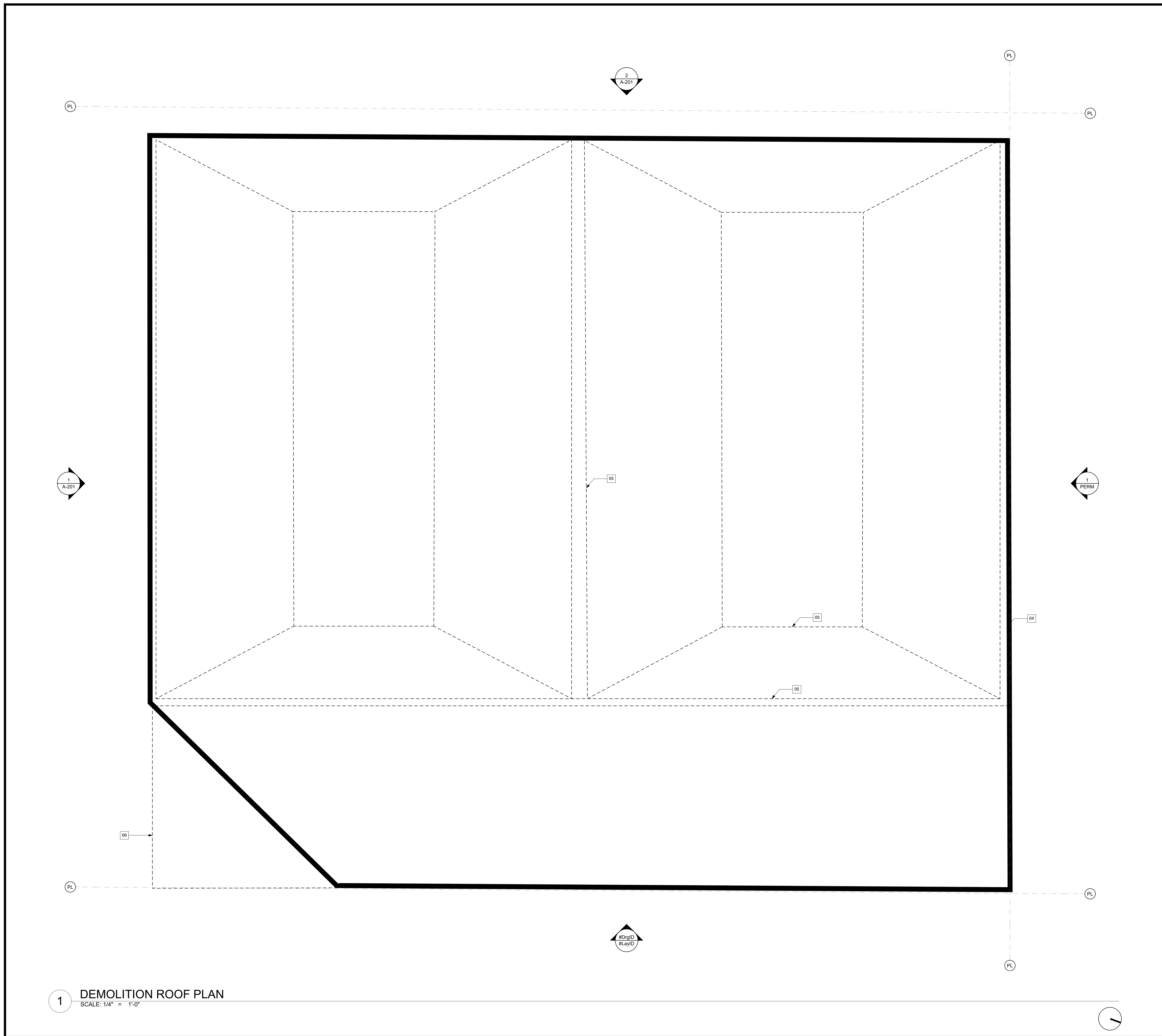
SHEET TITLE
 DEMOLITION ROOF PLAN

AD-113

SHEET 30 OF 141

- WALLS TO REMAIN
- - - WALLS TO BE DEMOD
- NEW WALLS

- 01 ALL INTERIOR WALLS TO BE REMOVED
- 02 DOOR TO BE REMOVED
- 03 REMOVE EXISTING WINDOW OR DOOR SYSTEM. NEW WINDOW OR DOOR SYSTEM TO BE INSTALLED IN SAME LOCATION
- 04 EXISTING WALL TO REMAIN. MAINTAIN STRUCTURAL INTEGRITY
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1 DEMOLITION ROOF PLAN
 SCALE: 1/4" = 1'-0"

PUBLIC WORKS STANDARD NOTES

GENERAL CONSTRUCTION NOTES:

- 1. CONSTRUCTION WORK HOURS ARE LIMITED TO 8:00 AM TO 6:00 PM, MONDAY THROUGH FRIDAY. WORK PROHIBITED ON SATURDAYS, SUNDAYS AND NATIONAL HOLIDAYS.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE PLANS, THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ("GREENBOOK"), AND CITY OF HERMOSA BEACH PUBLIC WORKS STANDARD PLANS.
3. ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE BY A LICENSED CONTRACTOR WITH A CLASS A, C-8 OR C-12 LICENSE FOR ALL SIDEWALK, CURB AND GUTTER; C-12 LICENSE FOR ALL STREET PAVEMENT WORK; AND CLASS C-34 LICENSE FOR UTILITY WORK SUCH AS SEWER LATERAL, SEWER CAP AND UNDERGROUND UTILITY WORK IN CONJUNCTION WITH A SINGLE FAMILY RESIDENTIAL STRUCTURE.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS. PUBLIC WORKS TEMPORARY RIGHT-OF-WAY PERMITS ARE REQUIRED FOR ANY SCAFFOLDING, UTILITY TRENCHING, LUMBER DROPS, CRANES, DUMPSTERS, ETC. ON PUBLIC PROPERTY. THE PUBLIC WORKS PERMIT MUST BE ON THE JOB SITE AND AVAILABLE FOR REVIEW BY CITY OFFICIALS AT ALL TIMES. IF ANY WORK HAS BEGUN BEFORE OBTAINING A PERMIT, THE JOB WILL BE STOPPED UNTIL THE PERMIT IS OBTAINED.
5. ALL CONTRACTORS WORKING ON PUBLIC WORKS PROJECTS MUST HAVE A CURRENT CITY OF HERMOSA BEACH BUSINESS LICENSE.
6. THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA) AT (800) 227-2600 TWO WORKING DAYS BEFORE ANY DIGGING. SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES THAT A DIGALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID.
7. ALL EXCAVATIONS SHALL BE BACKFILLED AT THE END OF EACH WORKING DAY AND ROADS OPENED TO VEHICULAR TRAFFIC UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
8. CONTACT PUBLIC WORKS FOR INSPECTION AT LEAST 24 HOURS IN ADVANCE. INSPECTIONS ARE AVAILABLE MONDAY THROUGH FRIDAY, 8:30 A.M. TO 12:00 A.M. AND 1:00 P.M. TO 4:30 P.M.; OFFICE COUNTER ASSISTANCE IS AVAILABLE FROM 7:00 A.M. TO 6:30 A.M. AND 4:30 P.M. TO 6:00 P.M.
9. ALL FORMS AND COMPACTION SHALL BE INSPECTED PRIOR TO ANY CONCRETE POUR OR ASPHALT BEING PLACED.
10. ALL SURVEY POINTS AND MONUMENTS SHALL BE PROTECTED IN PLACE OR RE-ESTABLISHED IF THEY ARE REMOVED OR DESTROYED DURING CONSTRUCTION.
11. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL, DUST CONTROL, AND TEMPORARY DRAINAGE CONTROL AT ALL TIMES.
12. ALL CONSTRUCTION TO BE IN CONFORMANCE WITH THE REGULATIONS OF CAL-OSHA.

GENERAL NOTES FOR STREET AND STORM DRAIN IMPROVEMENTS:

- 1. ALL STREET CLOSURES REQUIRE A TRAFFIC CONTROL PLAN TO BE REVIEWED AND APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION. ALL TRAFFIC CONTROL SHALL BE PER THE WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) MANUAL. STREET CLOSURES APPROVED BY THE CITY ENGINEER WILL REQUIRE A MINIMUM OF 48 HOUR NOTICE TO BE POSTED AND DISTRIBUTED WITH PROPER DOOR-HANGERS TO ALL RESIDENCES ON SAME BLOCK. THE CONTRACTOR SHALL ALSO NOTIFY THE DISPATCH CENTER FOR HERMOSA BEACH POLICE AND FIRE DEPARTMENTS AT (310) 524-2750 OF ANY CLOSURES OR RESTRICTIONS IN ACCESS.
2. GRAFFITI IN FRESHLY POURED CONCRETE SHALL BE REMOVED BY WHATEVER MEANS NECESSARY UP TO AND INCLUDING REMOVAL AND REPLACEMENT.
3. ANY ASPHALT OR CONCRETE PAVEMENT WITHIN THE PROPERTY LIMITS THAT IS DAMAGED PRIOR TO CONSTRUCTION SHALL BE REMOVED AND REPLACED TO MEET CURRENT CITY STANDARDS.
4. ANY PUBLIC PROPERTY DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN KIND OR BETTER TO THE SATISFACTION OF THE CITY PUBLIC WORKS INSPECTOR. THE CITY SHALL AT ITS DISCRETION, AND IN THE INTEREST OF PUBLIC SAFETY, MAKE ANY REPAIRS DEEMED NECESSARY; THE COST OF WHICH WILL BE DEDUCTED FROM THE DEPOSIT HELD BY THE CITY.
5. ALL EXISTING PAVEMENT TO BE REMOVED SHALL BE SAW-CUT OR WHEEL-CUT AND REMOVED TO CLEAN STRAIGHT LINES.
6. AT ALL LOCATIONS WHERE NEW PAVEMENT JOINS EXISTING, THE EXISTING PAVEMENT SHALL BE COATED WITH AN ASPHALTIC EMULSION.

GENERAL NOTES FOR SEWER AND UTILITY IMPROVEMENTS:

- 1. SEPARATION OF SEWER AND WATER FACILITIES SHALL BE IN CONFORMANCE WITH LATEST EDITION OF THE STATE OF CALIFORNIA DEPT OF HEALTH SERVICES.
2. SEWER LATERALS SHALL BE CONNECTED TO THE SEWER MAIN WITH WYES. THE SEWER LINE SHALL BE TESTED PRIOR TO MAKING PERMANENT SERVICE CONNECTIONS.
3. BACKFILL OF TRENCHES SHALL BE DONE IN LIFTS OF NO MORE THAN 8-INCHES WITH WATER AND APPROPRIATE COMPACTION TOOLS USED BETWEEN EACH LIFT. ONE SACK SLURRY MIX CAN BE USED IN PLACE OF NATIVE SOIL. AFTER BACKFILLING THE TRENCH, A TEMPORARY ASPHALT PATCH SHALL BE PLACED OVER THE TRENCH AND REMAIN FOR NO MORE THAN TWO WEEKS. THE FINAL PATCH SHALL BE A MINIMUM OF 5" THICK OR 1" THICKER THAN THE EXISTING PAVEMENT. THE CONTRACTOR SHALL FOLLOW THE LATEST HERMOSA BEACH STANDARD PLANS FOR AC AND P.C.C. PAVEMENT.
4. THE FINAL PATCH IN ASPHALT STREETS SHALL BE DONE IN TWO LIFTS, A BASE OF 3" MINIMUM 3/4" AGGREGATE AND A TOP LIFT OF 2" OF 3/8" AGGREGATE. ALL EDGES OF THE CUT ASPHALT TO BE TACKED THOROUGHLY AND THE PATCH COMPACTED BY MECHANICAL MEANS TO A HEIGHT SLIGHTLY HIGHER THAN THE EXISTING ASPHALT AND ALL EDGES TO BE TACKLE.
5. THE FINAL PATCH ON CONCRETE STREETS TO BE CLASS 3500 P.S.I (7 SACK), EXISTING CONCRETE TO BE DRILLED TWO AND ONE HALF INCHES (2 1/2") BELOW THE SURFACE TO A DEPTH OF 6" MINIMUM AND DOWELLED WITH #5 REBAR ON 18" SPACING. FINISH TO MATCH EXISTING OR MEDIUM BROOM.
6. ALL UTILITY BOXES ARE TO BE ADJUSTED TO THE NEW GRADE. DAMAGED BOXES SHALL BE REPLACED. KEEP ALL UTILITY BOXES OUT OF DRAINAGE FLOW LINES, CURB RETURNS, DRIVEWAY APPROACH AND WHEEL CHAIR RAMPS, UNLESS APPROVED BY THE CITY ENGINEER.

JOB SAFETY REQUIREMENTS:

- 1. PROPER BARRICADES SHALL BE PLACED AROUND ANY CONSTRUCTION SITE WITHIN THE PUBLIC RIGHT-OF-WAY. THESE BARRICADES SHALL COMPLY WITH THE REQUIREMENTS OF THE WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) MANUAL.
2. ALL CONSTRUCTION FENCING SHALL BE BEHIND THE SIDEWALK AND ALL CONSTRUCTION MATERIAL WITHOUT PERMITS ARE TO BE BEHIND THE FENCE. SIDEWALKS ARE TO BE ACCESSIBLE TO PEDESTRIANS AT ALL TIMES.
3. NO CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIAL, PORTABLE TOILETS, DUMPSTERS, ETC. SHALL BE LEFT ON THE PUBLIC RIGHT-OF-WAY WITHOUT PROPER PERMITS. THESE OBSTRUCTIONS MUST HAVE PROPER BARRICADES WITH FLASHING YELLOW LIGHTS AFTER DARK.
4. ANY PUBLIC SIDEWALK DAMAGED TO THE POINT OF CAUSING A TRIP HAZARD MUST BE REPAIRED IMMEDIATELY. THE PANEL OF CONCRETE SHALL BE REMOVED AND PATCHED WITH A TEMPORARY ASPHALT PATCH AND MUST BE KEPT IN GOOD REPAIR UNTIL THE PERMANENT SIDEWALK IS CONSTRUCTED.
5. ALL VEHICLES THAT INTRUDE INTO A NORMAL TRAFFIC LANE MUST HAVE PROPER SIGNAGE AND BARRICADES AS REQUIRED BY THE (WATCH) MANUAL.
6. ALL WORK VEHICLES ARE SUBJECT TO ALL APPLICABLE PARKING RESTRICTIONS.
7. FLAGMEN ARE REQUIRED FOR ANY VEHICLES THAT BLOCK THE TRAVEL LANE AND REQUIRE TRAFFIC TO USE THE OPPOSING LANE TO PASS.

WATER QUALITY REQUIREMENTS:

- 1. PRECAUTIONS SHALL BE TAKEN TO PREVENT ANY CONSTRUCTION MATERIAL DEBRIS OR RUNOFF FROM ENTERING ANY PUBLIC RIGHT-OF-WAY OR COUNTY STORM DRAIN. ALL SAW CUT RESIDUE MUST BE RETAINED WITH BERMS OR SANDBAGS AND VACUUMED TO PREVENT IT FROM ENTERING INTO ANY STORM DRAIN SYSTEM.
2. SANDBAGS ARE REQUIRED FOR EROSION CONTROL DURING THE RAINY SEASON, OCTOBER 15TH THROUGH APRIL 15TH, AND MAY BE REQUIRED AT OTHER TIMES. SANDBAGS ARE REQUIRED AT NEARBY CATCH BASINS DURING CONSTRUCTION. SANDBAGS SHALL BE MAINTAINED AND IN GOOD CONDITION AT ALL TIMES.
3. MAKE SURE BROKEN PAVEMENT DOES NOT COME IN CONTACT WITH RAINFALL OR RUNOFF.
4. SHOVEL OR VACUUM SAW-CUT SLURRY AND REMOVE FROM THE SITE. FOR DISPOSAL INFORMATION CONTACT THE L.A. COUNTY DEPARTMENT OF PUBLIC WORKS AT 800-552-5218.
5. COVER OR BARRICADE STORM DRAIN OPENINGS DURING SAW-CUTTING.
6. DURING CONSTRUCTION:
A. PROTECT CATCH BASINS AND MAINTENANCE HOLES WHEN APPLYING SEAL COAT, SLURRY SEAL, FOG SEAL, ETC.
B. USE CHECK DAMS, DITCHES OR BERMS TO DIVERT RUNOFF AROUND EXCAVATIONS.
C. COLLECT AND RECYCLE EXCESS ABRASIVE GRAVEL OR SAND.
D. AVOID OVER-APPLICATION BY WATER TRUCKS FOR DUST CONTROL.
E. NEVER HOSE DOWN "DIRTY" PAVEMENT OR SURFACES. CLEAN UP ALL SPILLS AND LEAKS USING "DRY" METHODS (WITH ABSORBENT MATERIALS AND/OR RAGES), OR DIG UP AND REMOVE CONTAMINATED SOIL. FOR DISPOSAL INFORMATION CALL (800) 552-5218.
F. CATCH DRIPS FROM PAVER WITH DRIP PANS OR ABSORBENT MATERIAL (CLOTH, RAGS, ETC.) PLACED UNDER MACHINE WHEN NOT IN USE.

901 HERMOSA AVE CIVIL PLANS

ESTIMATED EARTHWORK QUANTITIES

Table with 2 columns: Item, Quantity. CUT: 50 CUBIC YARDS; FILL: 00 CUBIC YARDS; NET (CUT/EXPORT): 50 CUBIC YARDS.

EARTHWORK CALCULATION NOTES:

- 1. THE ESTIMATED QUANTITIES PROVIDED ABOVE ARE TO BE USED FOR JURISDICTIONAL PLAN CHECKING AND PERMITTING PURPOSES ONLY.
2. ESTIMATED EARTHWORK ABOVE IS BASED ON DESIGN FINISH GRADES TO EXISTING GRADES AND/OR CONTOURS AS PROVIDED ON THE BASE SURVEY. THE ESTIMATED EARTHWORK DOES NOT ACCOUNT FOR THE THICKNESS OF PAVEMENTS, FOUNDATIONS AND SLABS ON GRADE, FOOTINGS, CLEARING AND GRUBBING, OVER EXCAVATION AND RECOMPACTION, AND CONSTRUCTION MEANS AND METHODS.
3. THE ESTIMATED EARTHWORK QUANTITIES DO NOT INCLUDE SHRINKAGE AND/OR EXPANSION FACTORS DUE TO COMPACTION OR OVER EXCAVATION QUANTITIES.
4. THE CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES NECESSARY FOR HIS BID AND WORK.
5. ESTIMATED EARTHWORK QUANTITIES ABOVE ASSUME THAT ALL ONSITE MATERIALS ARE SUITABLE FOR BACKFILLING. HOWEVER, ACTUAL EXISTING ONSITE MATERIALS AND IMPORTED MATERIALS MUST FIRST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL, REPLACEMENT.

GEOTECHNICAL REPORT

- 1. PREPARED BY NORCAL ENGINEERING DATED OCTOBER 21, 2022 FOR THE PROPOSED DEVELOPMENT AT 901 HERMOSA AVE, HERMOSA BEACH, CA 90254.

ADDITIONAL NOTES TO CONTRACTOR:

- A. 'BORROW OR DISPOSAL SITE MUST BE PERMITTED AND BONDED (IF WITHIN THE CITY).'
B. 'HAUL ROUTE MUST BE APPROVED BY ENGINEERING SERVICES.'
C. 'OFFSITE GRADING APPROVAL MUST BE OBTAINED IN WRITING.'
D. 'UTILITY LINES LOCATION SHALL BE PERMANENTLY IDENTIFIED ON CURB FACE. FONT 2" HEIGHT AND 1/4" DEPTH.'
E. 'IT IS THE RESPONSIBILITY OF THE DEVELOPER TO HAVE ALL STRIPING AND UTILITY TRENCHES PROPERLY RESTORED PER CITY STANDARD PLANS PRIOR TO RECEIVING PUBLIC WORKS FINAL SIGN OFF.'
F. 'ANY LANDSCAPE IRRIGATION WITHIN PUBLIC RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT PERMIT.'



SITE MAP SCALE: NTS



REGIONAL MAP SCALE: NTS

LEGEND

Legend table with 2 columns: Symbol, Description. Includes categories for SITE, EROSION CONTROL, and GRADING.

ABBREVIATIONS

Abbreviations table with 4 columns: Acronym, Full Name, Acronym, Full Name. Lists various construction terms and materials.

PROJECT DESCRIPTION

REMODEL OF EXISTING TWO-STORY COMMERCIAL STRUCTURE.

PROPERTY INFORMATION

APN: 4187-003-028
LOT 25, 26 AND 27, BLOCK 10
M.B. 1-25-26
HERMOSA BEACH TRACT
LATITUDE & LONGITUDE: 33.86016, -118.39981
PROPERTY TYPE: COMMERCIAL
LOT SIZE: 8,194 S.F.
BUILDING SQUARE FOOTAGE: XXXXXX S.F.
SITE ADDRESS: 901 HERMOSA AVE

LID INFORMATION

SOIL TYPE: 003
BMP TYPE: PERMAVOID CAPTURE USE ON GREEN ROOF
TOTAL DRAINAGE AREA (ACRES): 0.19
STORM WATER QUALITY DESIGN VOLUME (CUBIC FEET): 368
PERCENT OF IMPERVIOUSNESS OF DRAINAGE AREA: 77%
BMP DESIGN CAPACITY VOLUME: XXXXX C.F.
PERVIOUS AREA: 1,875 S.F.
IMPERVIOUS AREA: 6,319 S.F.
PROPERTY OWNER: KYLE RANSFORD, CARDINAL INVESTMENTS

PROJECT DIRECTORY

PROPERTY OWNER:
KYLE RANSFORD
CARDINAL INVESTMENTS
2301 ROSECRANS AVE
SUITE 4130
EL SEGUNDO, CA 90254

ARCHITECT:
LANEY LA, INC
725 CYPRESS AVE
HERMOSA BEACH, CA 90254
TEL: 310.870.7175

CIVIL ENGINEER:
LABIB FUNK & ASSOCIATES
CONTACT: FRANK LAROCCA
319 MAIN STREET
EL SEGUNDO, CA 90245
TEL: 213.239.9700 EXT. 150

GEOTECHNICAL ENGINEER:
NORCAL ENGINEERING
10641 HUMBOLT STREET
LOS ALAMITOS, CA 90720
TEL: 562.799.9469

SHEET INDEX

- C-000 TITLE SHEET
C-100 EROSION CONTROL PLAN
C-210 GRADING & DRAINAGE PLAN
C-300 LOW IMPACT DEVELOPMENT PLAN
C-400 UTILITY PLAN

GEOTECHNICAL ENGINEER'S STATEMENT

THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO RECOMMENDATIONS OF SOILS ENGINEERING/GEOLOGIC REPORT DATED OCTOBER 21, 2022 BY NORCAL ENGINEERING.

SIGNATURE DATE STAMP

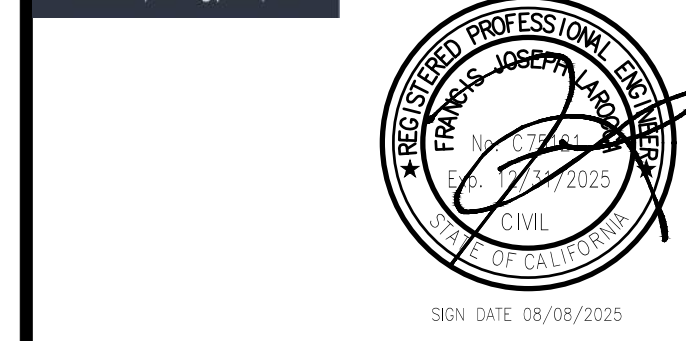
Call box with phone number 1-800-227-2600, 'IMPORTANT NOTICE' regarding permit requirements, and a logo.



Laney LA

CONSULTANTS

Logos and contact info for LABIB FUNK & ASSOCIATES and LANEY LA.



ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
725 CYPRESS AVE
HERMOSA BEACH CA 90254
(310) 870-7175
ANTHONY@LANEY.LA

PROJECT NAME
901 HERMOSA AVE, HERMOSA BEACH, CA, 90254

CLIENT
KYLE RANSFORD
#Client Phone Number

PROJECT ADDRESS

CD - WIP 08/28/2023 CONSTRUCTION DOCUMENTS

MARK DATE DESCRIPTION

PROJECT NO: 22007

MODEL FILE: 22007 - 901 Hermosa Ave - Powers

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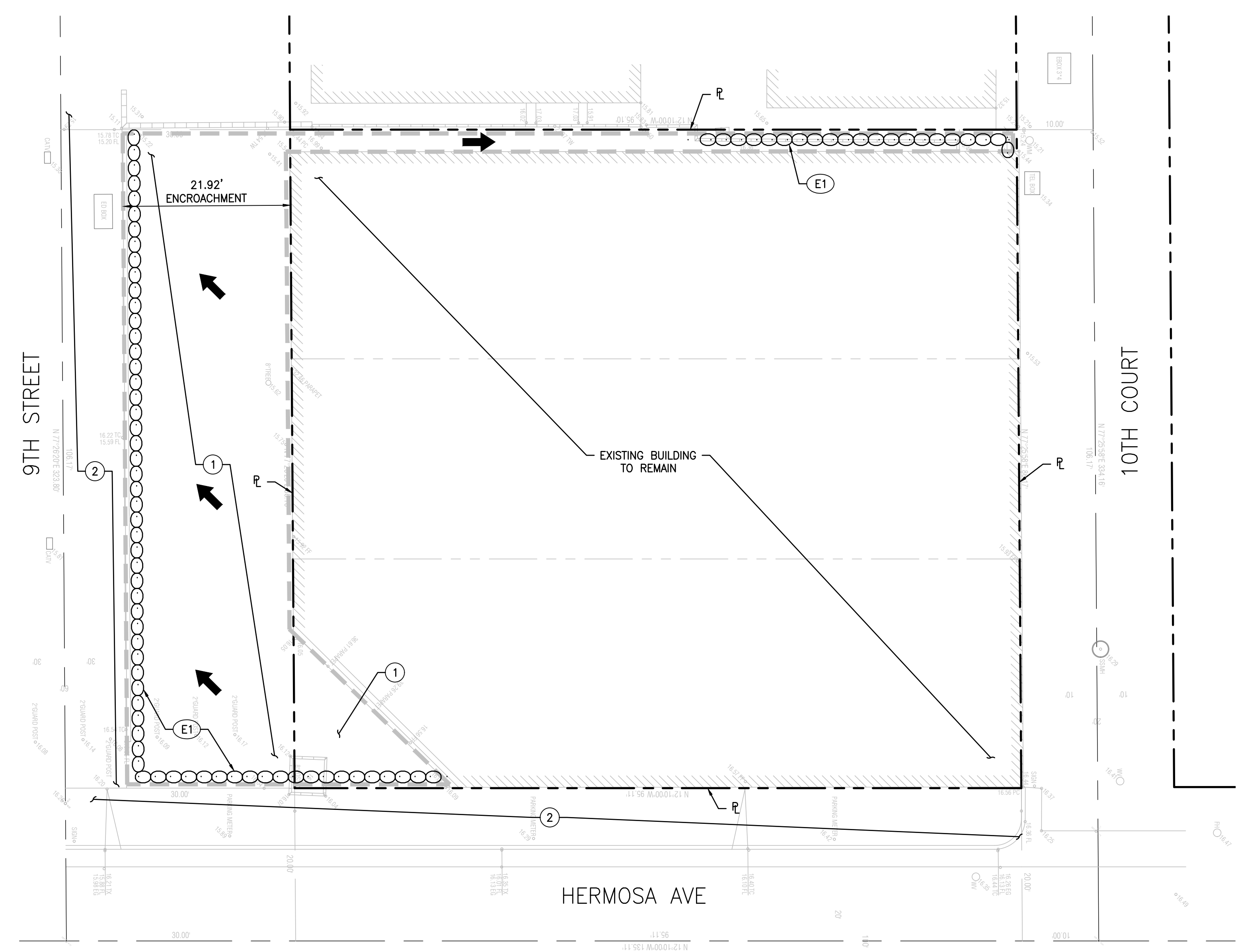
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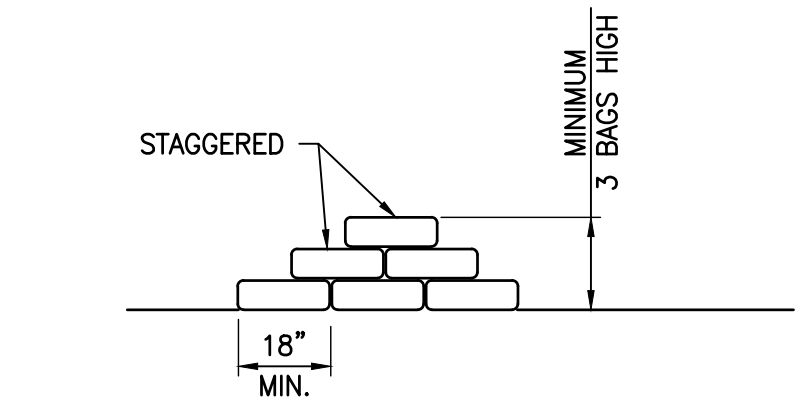
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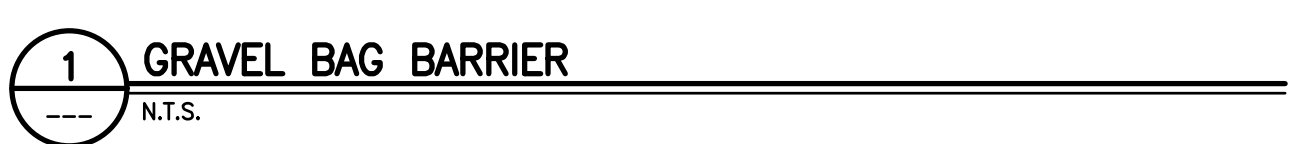


- LEGEND**
- PROPERTY LINE
 - LIMIT LINE OF EROSION CONTROL
 - GRAVEL BAG BARRIER
 - ←← DIRECTION OF FLOW
- DEMOLITION NOTES**
- ① SEE GENERAL DEMOLITION NOTES HEREON.
 - ② WORK WITHIN THE PUBLIC RIGHT OF WAY TO BE PERFORMED UNDER SEPARATE PERMIT.
- EROSION CONTROL NOTES**
- E1 PLACE GRAVEL BAG BARRIER, TRIPLE ROW PER DETAIL 1, HEREON.
- GENERAL DEMOLITION NOTES**
1. CONTRACTOR TO CLEAR PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE; THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITIES, STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN.
 2. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
 5. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
 6. DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
 7. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
 8. DUST CONTROL SHALL BE IMPLEMENTED DURING DEMOLITION.
 9. DEMOLITION IS LIMITED TO WITHIN DEMOLITION LIMIT LINE UNLESS NOTED OTHERWISE.
 10. THE CONTRACTOR SHALL VERIFY THE LOCATION AND QUANTITY OF EXISTING SURFACE STRUCTURES AND SHALL BE SOLELY RESPONSIBLE FOR ANY UNIDENTIFIED UTILITIES, IMPROVEMENTS, TREES, ETC. TO BE DEMOLISHED AND REMOVED WITHIN THE DEMOLITION LIMIT LINE, INCLUDING APPURTENANT FOUNDATIONS OR SUPPORTS.
 11. DEMOLITION CALLOUTS IN THIS SECTION ARE REPRESENTATIVE OF WHAT IS TO BE DONE, NOT AN ITEMIZED ACCOUNTING FOR EACH PIPE, CATCH BASIN, MANHOLE, VAULT, ETC. THAT IS TO BE DEMOLISHED, REMOVED AND DISPOSED OF.

- BMP NOTES**
- THE FOLLOWING BMPs AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORMWATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA, JULY 2012, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS):
- EROSION CONTROL**
- EC1-SCHEDULING
 - EC2-PRESERVATION OF EXISTING VEGETATION
 - EC3-HYDRAULIC MULCH
 - EC4-HYDROSEEDING
 - EC5-SOIL BINDERS
 - EC6-STRAW MULCH
 - EC7-GEOTEXTILES AND MATS
 - EC8-WOOD MULCHING
 - EC9-EARTH DIKES AND DRAINAGE SWALES
 - EC10-VELOCITY DISSIPATION DEVICES
 - EC11-SLOPE DRAINS
 - EC12-STREAMBANK STABILIZATION
 - EC13-RESERVED
 - EC14-COMPOST BLANKET
 - EC15-SOIL PREPARATION/ROUGHENING
 - EC16-NON-VEGETATIVE STABILIZATION
- TEMPORARY SEDIMENT CONTROL**
- SE1-SILT FENCE
 - SE2-SEDIMENT BASIN
 - SE3-SEDIMENT TRAP
 - SE4-CHECK DAM
 - SE5-FIBER ROLLS
 - SE6-GRAVEL BAG BERM
 - SE7-STREET SWEEPING AND VACUUMING
 - SE8-SANDBAG BARRIER
 - SE9-STRAW BALE BARRIER
 - SE10-STORM DRAIN INLET PROTECTION
 - SE11-ACTIVE TREATMENT SYSTEMS
 - SE12-MANUFACTURED LINEAR SEDIMENT CONTROLS
 - SE13-COMPOST SOCKS AND BERMS
 - SE14-BIOFILTER BAGS
- EQUIPMENT TRACKING CONTROL**
- TC1-STABILIZED CONSTRUCTION ENTRANCE/EXIT
 - TC2-STABILIZED CONSTRUCTION ROADWAY
 - TC3-ENTRANCE/OUTLET TIRE WASH
- WIND EROSION CONTROL**
- WE1-WIND EROSION CONTROL
- NON-STORMWATER MANAGEMENT**
- NS1-WATER CONSERVATION PRACTICES
 - NS2-DEWATERING OPERATIONS
 - NS3-PAVING AND GRINDING OPERATIONS
 - NS4-TEMPORARY STREAM CROSSING
 - NS5-CLEAR WATER DIVERSION
 - NS6-ILLEGAL CONNECTION/DISCHARGE
 - NS7-POTABLE WATER/IRRIGATION
 - NS8-VEHICLE AND EQUIPMENT CLEANING
 - NS9-VEHICLE AND EQUIPMENT FUELING
 - NS10-VEHICLE AND EQUIPMENT MAINTENANCE
 - NS11-PILE DRIVING OPERATIONS
 - NS12-CONCRETE CURING
 - NS13-CONCRETE FINISHING
 - NS14-MATERIAL OVER WATER
 - NS15-DEMOLITION ADJACENT TO WATER
 - NS16-TEMPORARY BATCH PLANTS
- WASTE MANAGEMENT & MATERIALS POLLUTION CONTROL**
- WM1-MATERIAL DELIVERY AND STORAGE
 - WM2-MATERIAL USE
 - WM3-STOCKPILE MANAGEMENT
 - WM4-SPILL PREVENTION AND CONTROL
 - WM5-SOLID WASTE MANAGEMENT
 - WM6-HAZARDOUS WASTE MANAGEMENT
 - WM7-CONTAMINATED SOIL MANAGEMENT
 - WM8-CONCRETE WASTE MANAGEMENT
 - WM9-SANITARY/SEPTIC WASTE MANAGEMENT
 - WM10-LIQUID WASTE MANAGEMENT



- NOTES:**
1. BAG MATERIAL: BAGS SHOULD BE WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MINIMUM UNIT WEIGHT OF 4 OUNCES/YD², MULLEN BURST STRENGTH EXCEEDING 300 LB/IN² IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D3786, AND ULTRAVIOLET STABILITY EXCEEDING 70% IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D4355.
 2. BAG SIZE: EACH GRAVEL-FILLED BAG SHOULD HAVE A LENGTH OF 18 IN., WIDTH OF 12 IN., THICKNESS OF 3 IN., AND MASS OF APPROXIMATELY 33 LBS. BAG DIMENSIONS ARE NOMINAL, AND MAY VARY BASED ON LOCALLY AVAILABLE MATERIALS.
 3. FILL MATERIAL: FILL MATERIAL SHALL BE 0.5 TO 1.0 INCH CRUSHED ROCK, CLEAN AND FREE OF CLAY, ORGANIC MATTER, AND OTHER DELETERIOUS MATERIAL, OR OTHER SUITABLE OPEN-GRADED, NON-COHESIVE, POROUS GRAVEL.
 4. TURN THE ENDS OF GRAVEL BAG BARRIER UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND BARRIER.
 5. USE PYRAMID APPROACH WHEN STACKING BAGS.



- EROSION CONTROL NOTES**
1. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS AND WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES TO MEET "AS GRADED" CONDITIONS.
 2. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR
 3. WHEN THE INSPECTOR SO DIRECTS, A 12-INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
 4. STORM AND SEWER DRAIN TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHALL BE PLUGGED WITH SANDBAGS.
 5. EXCEPT WHEN THE INSPECTOR DIRECTS OTHERWISE, ALL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS FORECAST, AND SHALL BE MAINTAINED DURING THE RAINY SEASON (OCTOBER 15 TO APRIL 15).
 6. SANDBAGS SHALL BE STOCKPILED ON SITE, READY TO BE PLACED IN POSITION WHEN RAIN IS FORECAST, OR WHEN THE INSPECTOR SO DIRECTS.
 7. A "STANDBY EMERGENCY CREW" SHALL BE ALERTED BY THE PERMITTEE OR THE CONTRACTOR TO PERFORM EMERGENCY WORK DURING RAINSTORMS. THE PARTY TO BE CONTACTED IS:
NAME: _____ (TO BE FILLED IN BY CONTRACTOR)
PHONE NUMBER: _____

- DUST CONTROL NOTES**
1. DUST SHALL BE CONTROLLED BY WATERING AND/OR APPLYING A DUST PALLIATIVE. THE DUST PALLIATIVE SHALL BE APPLIED IN THE AMOUNT AT THE LOCATIONS AS DIRECTED BY THE ENGINEER.
 2. WATER FOR DUST CONTROL SHALL BE APPLIED BY MEANS OF PRESSURE TYPE DISTRIBUTORS OR PIPE LINES EQUIPPED WITH A SPRAY SYSTEM OR HOSES WITH NOZZLES THAT WILL INSURE A UNIFORM APPLICATION OF WATER.
 3. UNLESS WATER IS APPLIED BY MEANS OF PIPE LINES, AT LEAST ONE MOBILE UNIT WITH A MINIMUM CAPACITY OF 100 GALLONS SHALL BE AVAILABLE FOR APPLYING WATER.
 4. ALL SOIL MATERIALS OR DEBRIS TRUCKED FROM THE SITE SHALL BE COVERED AND SPRINKLED PRIOR TO ENTERING PUBLIC STREETS.
 5. PROVIDE FOR WET SUPPRESSION OR CHEMICAL STABILIZING OF EXPOSED SOILS.
 6. PROVIDE FOR RAPID CLEAN-UP OF SEDIMENTS DEPOSITED ON THE PAVED ROADS.
 7. LIMIT THE AMOUNT OF AREAS DISTURBED BY CLEARING & EARTH MOVING OPERATIONS BY SCHEDULING THESE ACTIVITIES IN PHASES.



CONSULTANTS

LFA
Labib Funk + Associates
Structural/Draining/Earth/ETC.

319 Main Street
El Segundo, CA 90245
T: 213.239.9700
LFA Job No. 22079

PROFESSIONAL SEAL
ANTHONY LANEY
ARCHITECT
SIGN DATE: 08/08/2025

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
725 CYPRESS AVE
HERMOSA BEACH CA 90254
(310) 870-7175
ANTHONY@LANEY.LA

PROJECT NAME
901 HERMOSA AVE, HERMOSA BEACH, CA, 90254

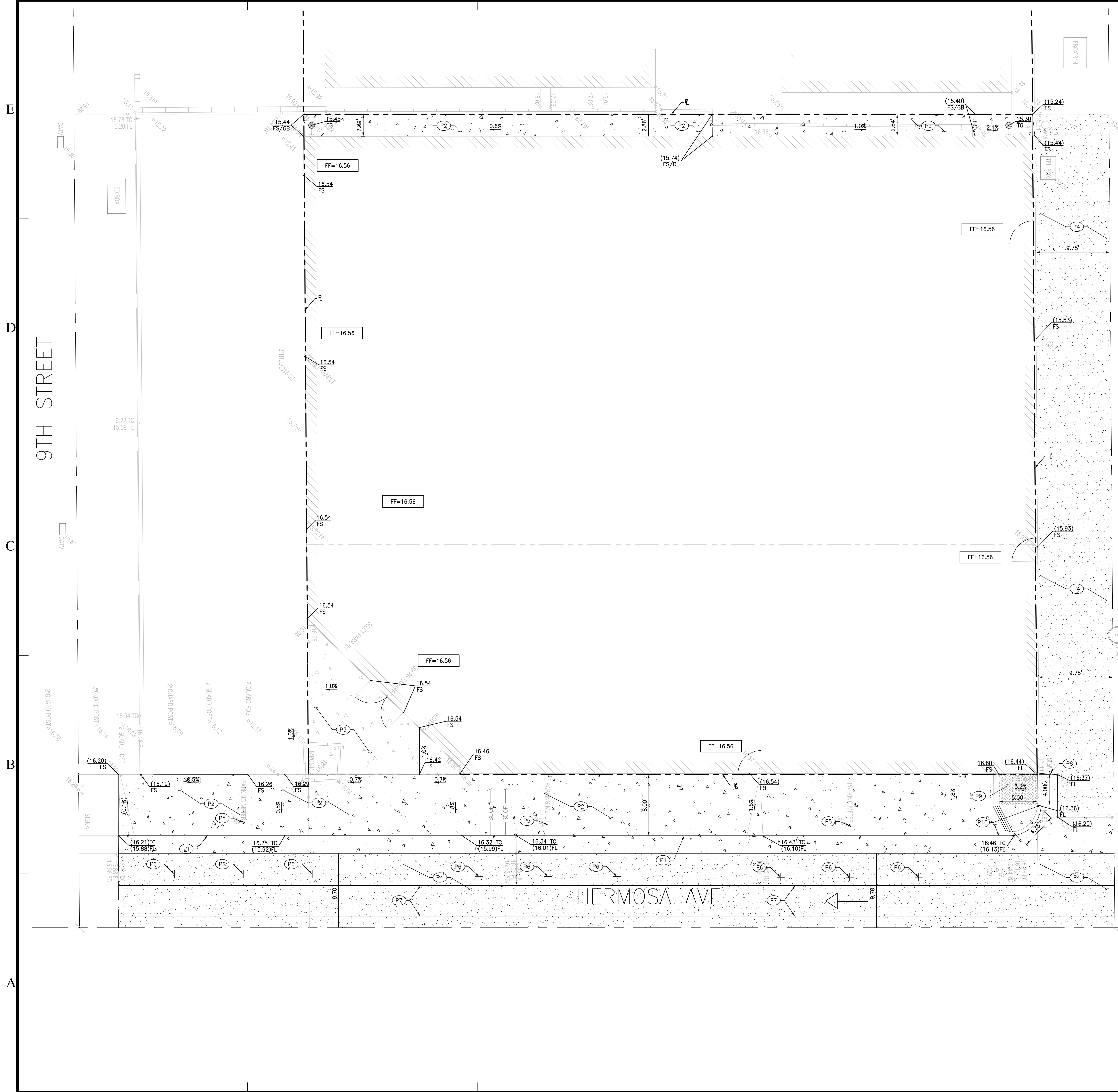
CLIENT
KYLE RANSFORD
#Client Phone Number
-

PROJECT ADDRESS
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CD - WIP	08/28/2023	CONSTRUCTION DOCUMENTS
MARK	DATE	DESCRIPTION

PROJECT NO: 22007
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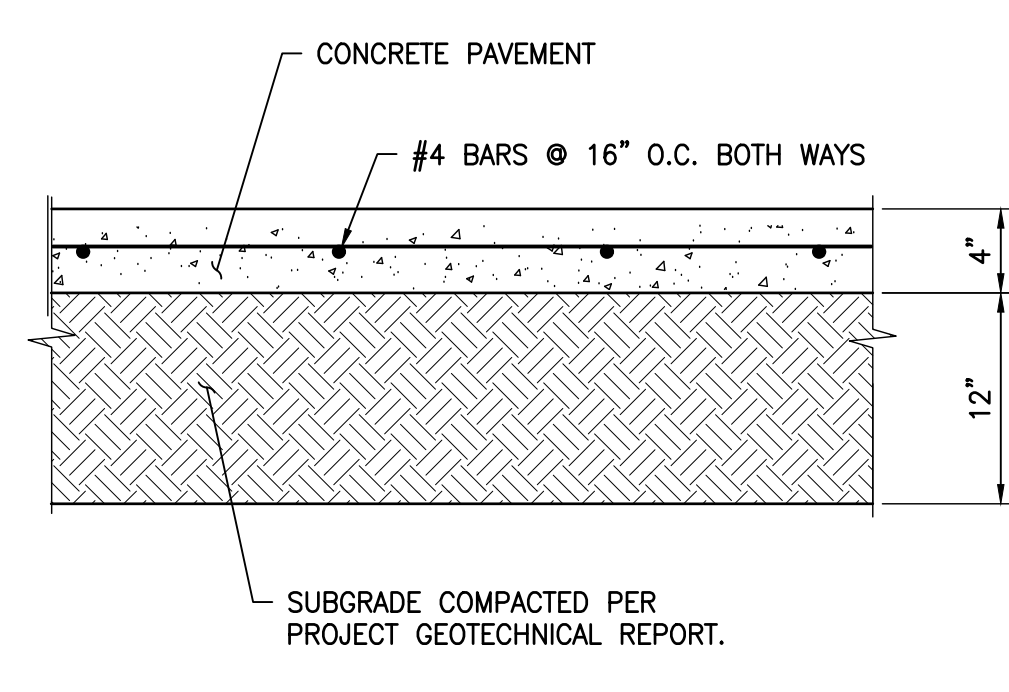
SHEET TITLE
EROSION CONTROL PLAN



LEGEND

	PROPERTY LINE
	CONCRETE PAVEMENT PER DETAIL 1, HEREON
	PERMEABLE PAVERS PER LANDSCAPE PLANS
	AC PAVEMENT
	EXISTING/PROPOSED BUILDING

- CONSTRUCTION NOTES**
- (P1) INSTALL CURB AND GUTTER PER CITY OF HERMOSA BEACH STANDARD PLAN 100.
 - (P2) INSTALL CONCRETE SIDEWALK PER CITY OF HERMOSA BEACH STANDARD PLAN 106.
 - (P3) PERMEABLE PAVEMENT PER ARCHITECT PLANS.
 - (P4) AC PAVEMENT PER CITY OF HERMOSA BEACH STANDARD PLAN.
 - (P5) PROTECT IN PLACE EXISTING PARKING METERS.
 - (P6) REPAINT EXISTING PARKING STRIPING.
 - (P7) REPAINT EXISTING BIKE LANES.
 - (P8) PROTECT IN PLACE STOP SIGN.
 - (P9) CONSTRUCT CURB RAMP.
 - (P10) REPAINT EXISTING RED CURB.



- NOTES:**
1. PAVEMENT SECTIONS ARE BASED ON RECOMMENDATIONS FROM THE PROJECT GEOTECHNICAL REPORT.
 2. REFER TO LANDSCAPE PLANS FOR CONCRETE COLOR, PATTERN, TEXTURE, AND FINISH.
 3. SEE PLAN FOR LOCATION OF CONTROL JOINTS.
- 1 CONCRETE PAVEMENT**
--- N.T.S.



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LFA Job No. 22079

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REGISTERED PROFESSIONAL ENGINEER
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STATE OF CALIFORNIA
NO. 60502
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CLIENT
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#Client Phone Number

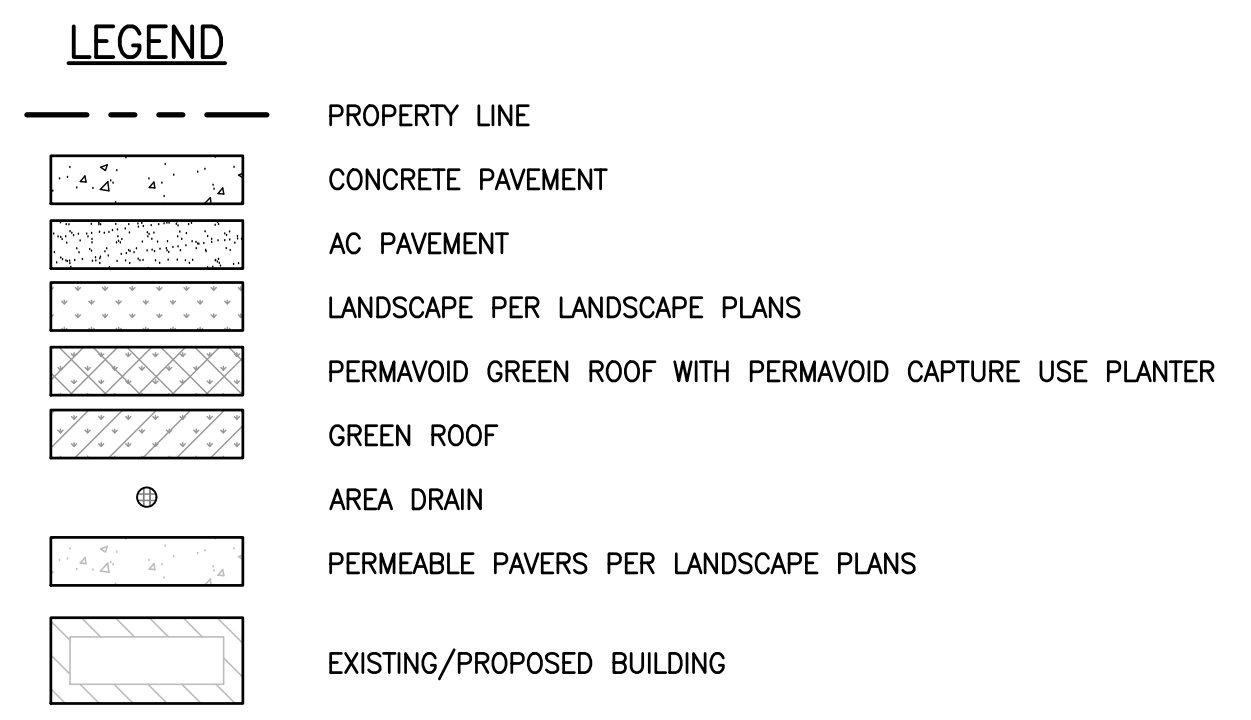
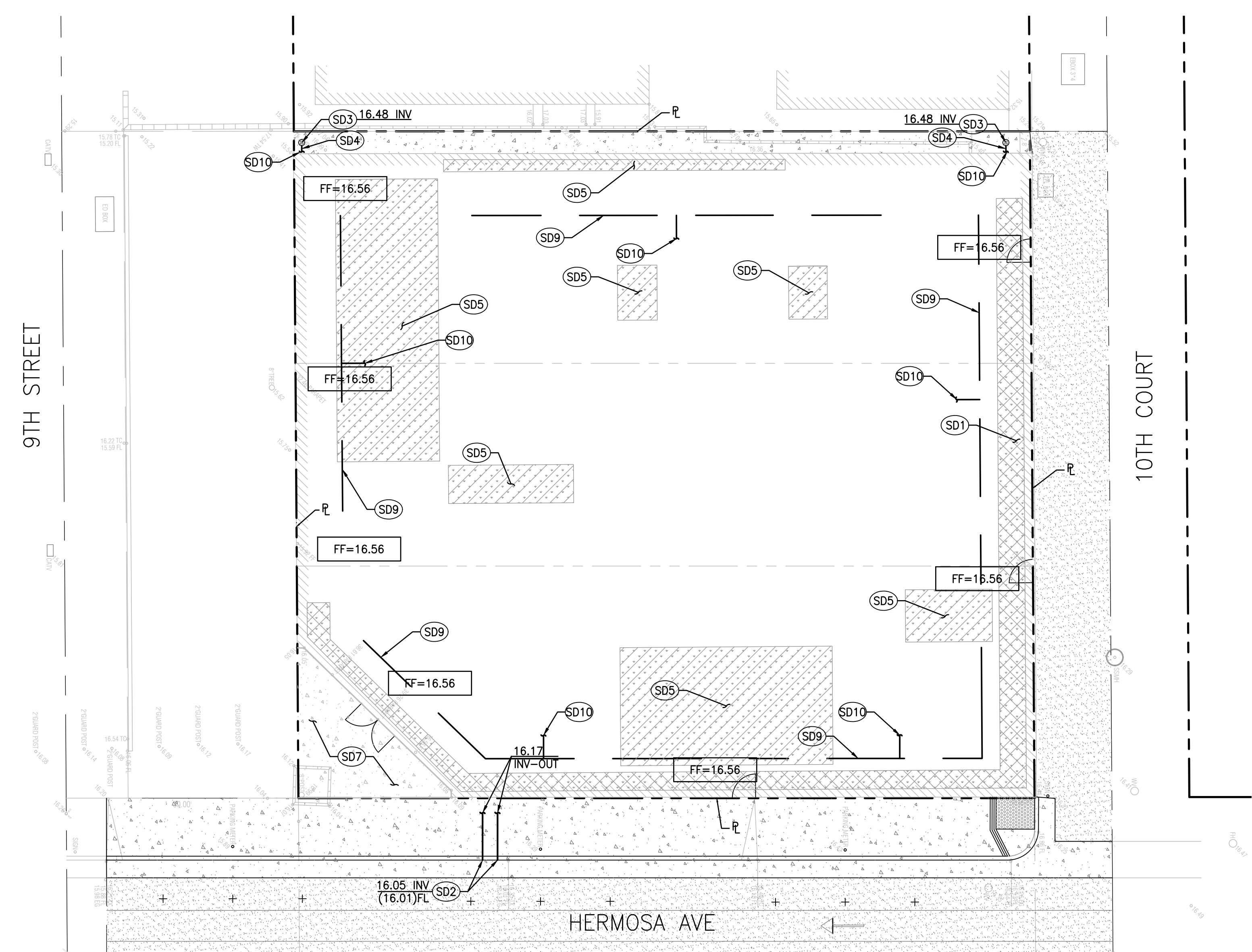
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SHEET TITLE
GRADING AND DRAINAGE PLAN

C-210



- STORM DRAIN NOTES**
- (SD1) CONSTRUCT PERMAVOID GREEN ROOF WITH CAPTURE USE PER ARCHITECTURAL DRAWINGS AND PERMAVOID DETAILS. (1,167 SF OF GREEN ROOF, 465 SF OF PERMAVOID PLANTER STORES 435 CF OF STORM WATER IN PV150x2 (12" THICK). 380 CF OF STORM WATER IS NEEDED TO BE CAPTURED AND TREATED TO COMPLY WITH LID REQUIREMENTS. 435CF WILL BE PROVIDED BY THE PERMAVOID SYSTEM.
 - (SD2) CONSTRUCT CURB DRAIN PER APWA STANDARD PLAN 150-3.
 - (SD3) INSTALL 4" AREA DRAIN PER DETAIL 1 HEREON.
 - (SD4) INSTALL 4" PVC SDR 35 STORM DRAIN PIPE.
 - (SD5) CONSTRUCT GREEN ROOF PER ARCHITECTURAL DRAWINGS. (1,167SF)
 - (SD6) (NOT USED).
 - (SD7) PERMEABLE PAVEMENT PER ARCHITECT PLANS.
 - (SD8) OUTLET SD PIPE.
 - (SD9) INSTALL 4" PERFORATED PVC STORM DRAIN PIPE FOR INTERIOR FOOTING SUB DRAINAGE PER DETAIL 2 HEREON.
 - (SD10) FUTURE POINT OF CONNECTION WITH PLUMBING IN THE BUILDING, SEE FUTURE PLUMBING PLANS FOR CONTINUATION.

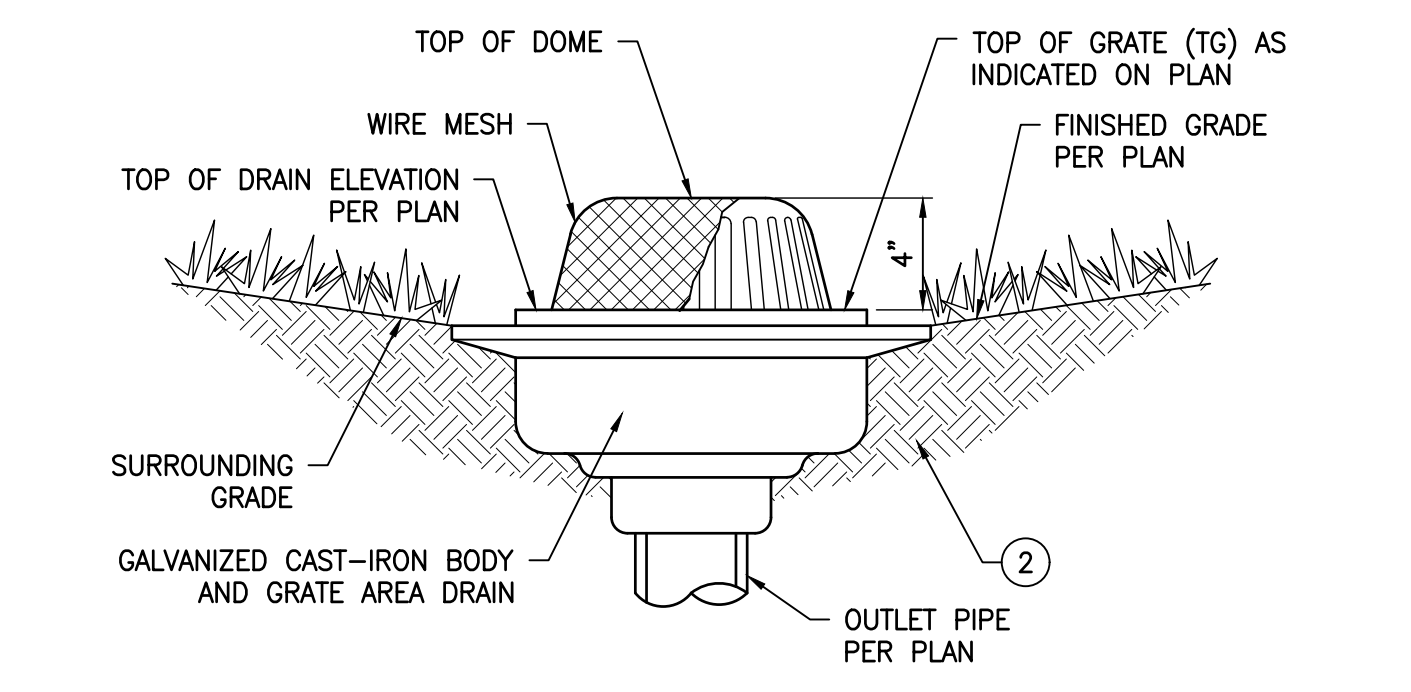
LID SUMMARY

PERMAVOID PLANTERS	QUANTITIES
TOTAL SITE AREA (SF)	8,194
TOTAL IMPERVIOUS AREA (SF)	6,562
TOTAL IMPERVIOUS PERCENTAGE (%)	80
TOTAL PERVIOUS AREA (SF)	1632
TOTAL LID PLANTER (SF)	465

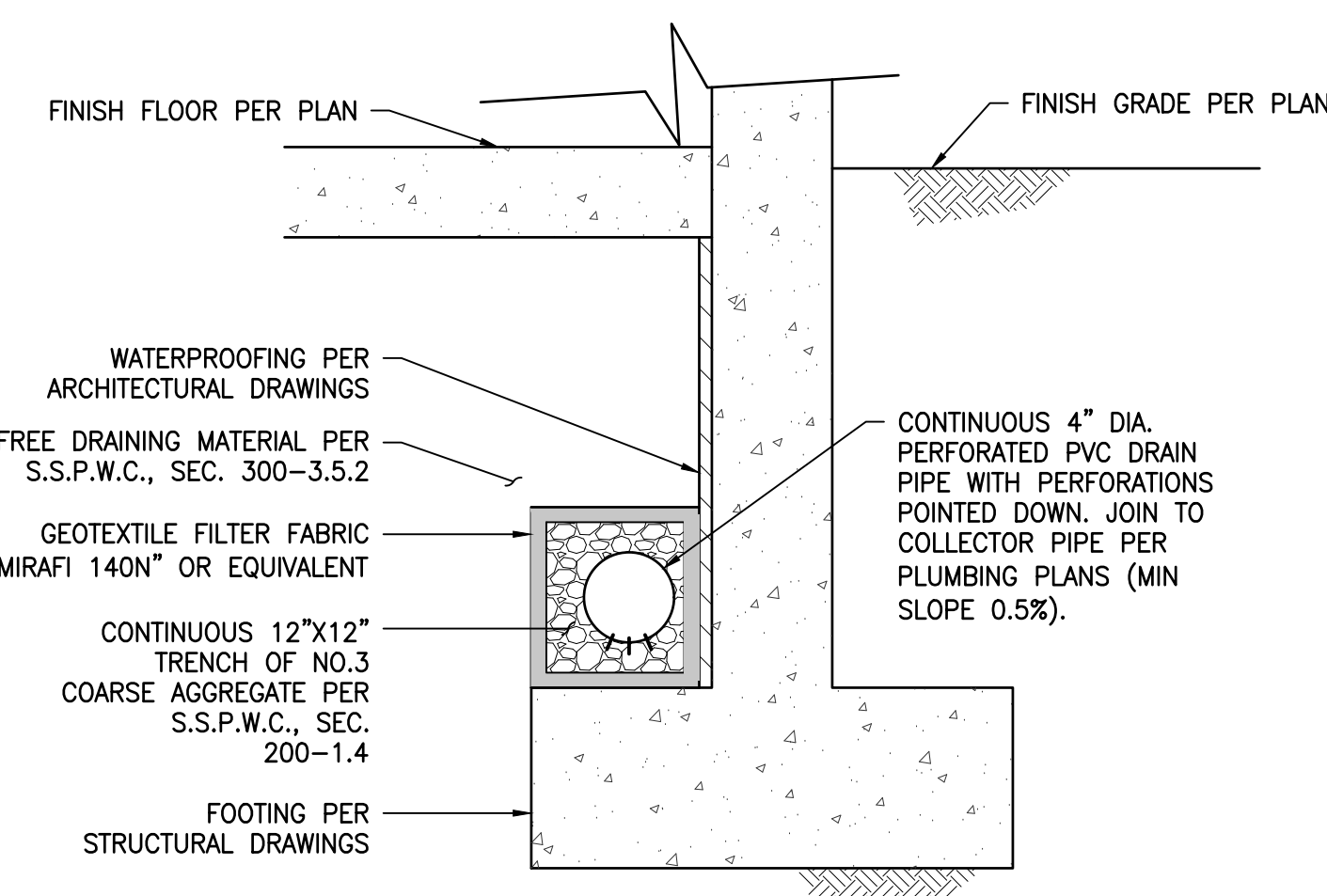
NOTES

SITE DRAINAGE WILL BE REDIRECTED TO THE BUILDING AND HANDLED BY PLUMBING. A SUMP PUMP WITHIN THE BUILDING WILL DISCHARGE THE REMAINING DRAINAGE TO THE PERMAVOID PLANTER TO ENSURE FULL COMPLIANCE WITH LID REQUIREMENTS.

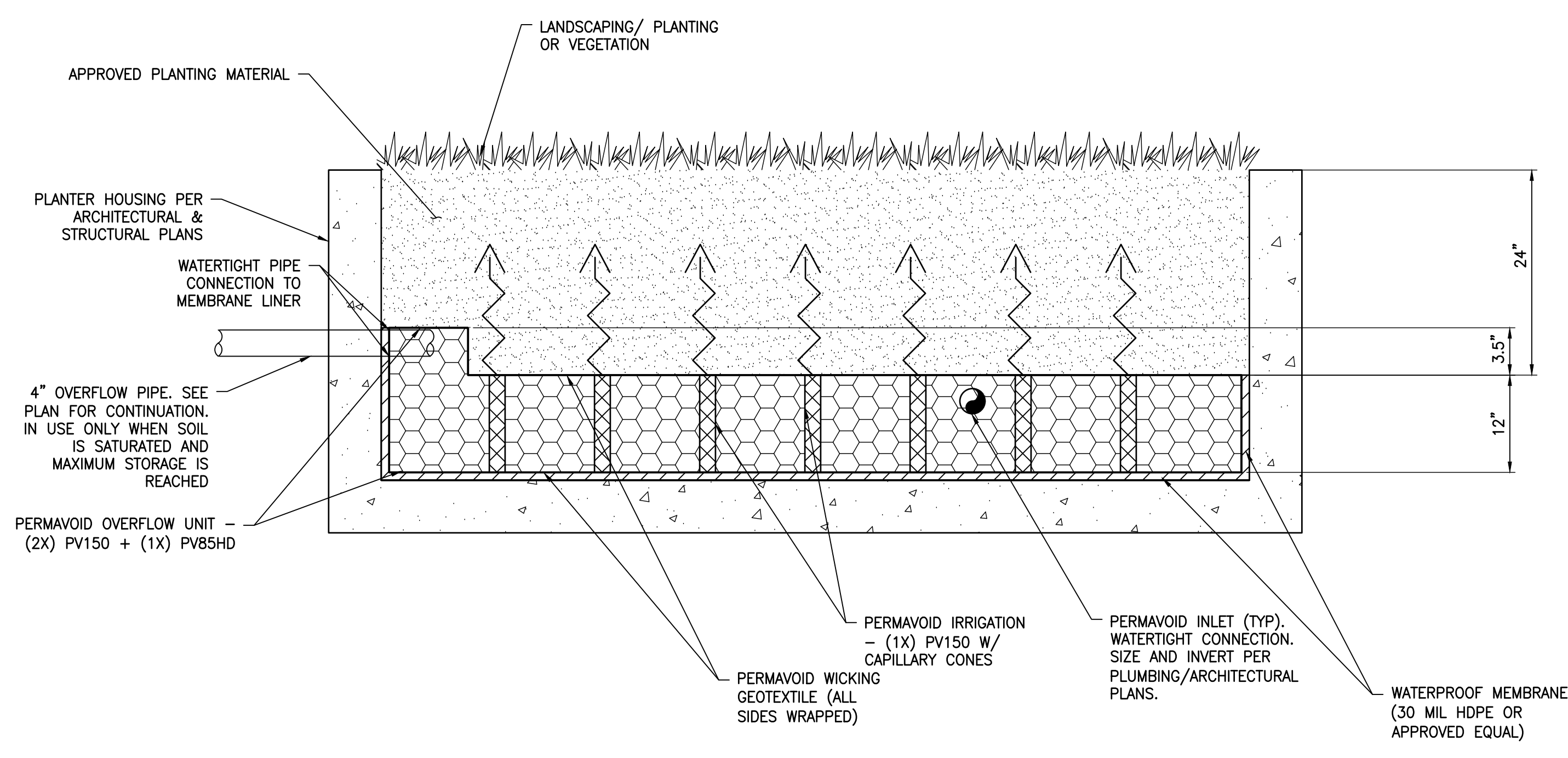
THE PLUMBING SET WILL BE INCLUDED IN FUTURE SUBMISSIONS.



1 PLANTER DRAIN
C300 N.T.S.



2 INTERIOR FOOTING SUBDRAIN
C300 N.T.S.



3 PERMAVOID PLANTER - CAPTURE AND REUSE
C300 N.T.S.



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CLIENT
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- - -

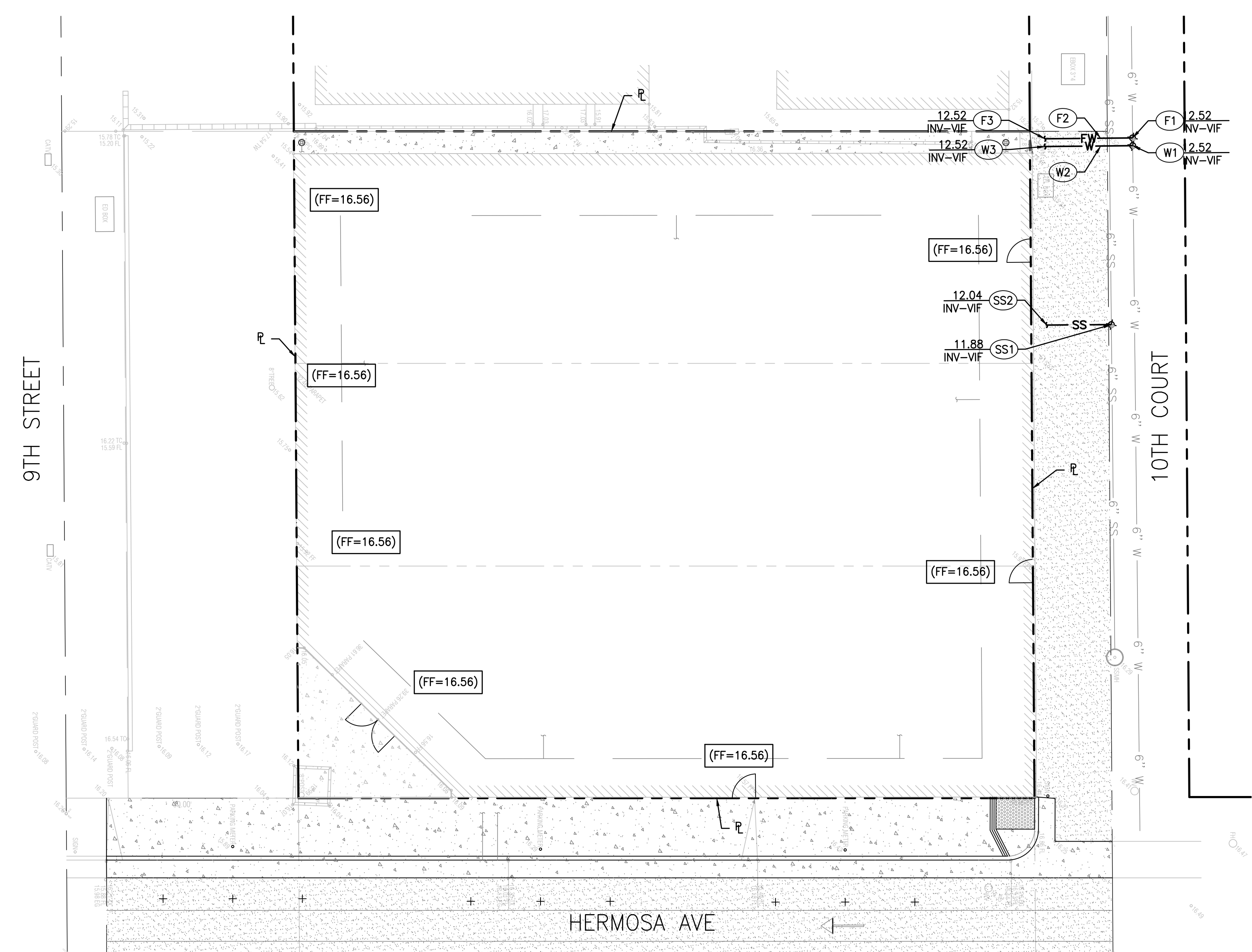
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SHEET TITLE
LOW IMPACT DEVELOPMENT PLAN

C-300



LEGEND

- PROPERTY LINE
- CONCRETE PAVEMENT
- PERMEABLE PAVERS PER LANDSCAPE PLANS
- AC PAVEMENT
- EXISTING/PROPOSED BUILDING
- W EXISTING WATER
- SS EXISTING SEWER
- W PROPOSED DOMESTIC WATER
- FW PROPOSED FIRE WATER
- SS PROPOSED SANITARY SEWER

CONSTRUCTION NOTES

DOMESTIC WATER

- (W1) CONTRACTOR TO COORDINATE CONNECTION TO EXISTING WATER METER WITH DOMESTIC WATER PURVEYOR. REPLACE EXISTING WATER METER WITH A TRAFFIC RATED WATER METER IF EXISTING METER IS NOT TRAFFIC RATED.
- (W2) INSTALL 3" PIPE, TYPE PER PLUMBING PLANS.
- (W3) POINT OF CONNECTION 5' FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION, DETAIL AND SPECIFICATION.

FIRE WATER

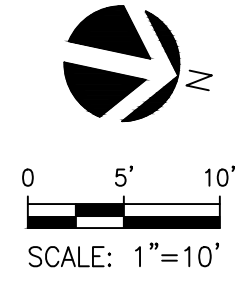
- (F1) CONTRACTOR TO COORDINATE CONNECTION TO WATER LINE WITH WATER PURVEYOR. REPLACE EXISTING WATER METER WITH A TRAFFIC RATED WATER METER IF EXISTING METER IS NOT TRAFFIC RATED.
- (F2) INSTALL 4" PIPE, TYPE PER PLUMBING PLANS.
- (F3) POINT OF CONNECTION 5' FROM BUILDING FACE. SEE FIRE SAFETY DRAWINGS FOR CONTINUATION, DETAIL AND SPECIFICATION.

SANITARY SEWER

- (SS1) CONSTRUCT NEW 6" VCP SEWER LATERAL PER APMA STD PLAN NO 222-1. CONNECTION INTO MAIN LINE SHALL INCORPORATE THE INSTALLATION OF A NEW "WYE". SADDLES SHALL NOT BE ALLOWED.
- (SS2) POINT OF CONNECTION 5 FEET FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION. INVERT ELEVATION TO BE CONFIRMED WITH DESIGN/BUILD PLUMBING ENGINEER PLANS.

NOTES:

1. NEW SEWER LATERAL CONNECTION SHALL BE CONSTRUCTED PRIOR TO CONSTRUCTION OF FIRST FLOOR.
2. ALL EXISTING OVERHEAD UTILITY SERVICES ENTERING PROPERTY TO BE UNDERGROUNDED.
3. ALL TRENCHING FOR UNDERGROUND UTILITIES SHALL COMPLY WITH THE CITY OF HERMOSA BEACH STANDARD PLAN 117. ALL TRENCHES SHALL BE PER ALTERNATIVE B AND SHALL BE A MIN OF 14".
4. ALL ABANDONED OVERHEAD UTILITY WIRES SHALL BE REMOVED FROM LINES. CONTACT UTILITY COMPANY TO CLEAN UP WIRES.
5. EXISTING SEWER LATERAL TO BE CUT AND CAPPED PER THE REQUIREMENTS OF THE CITY OF HERMOSA BEACH.
6. WHERE THE SEWER LATERAL SHALL CROSS OVER THE EXISTING MAIN, THE SEWER LATERAL SHALL BE ENCASED IN CONCRETE.
7. CONTRACTOR TO VERIFY ALL INVERT ELEVATIONS AND UTILITY LOCATIONS NOTED ON THE PLANS HEREON PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE PROVIDED TO THE ENGINEER OF RECORD AND OWNER PRIOR TO PROCEEDING WITH THE INSTALLATION OF ANY NEW UTILITIES.
8. EXISTING UTILITIES SHOWN HEREON ARE BASED ON AVAILABLE ASBUILT RECORDS PROVIDED BY THE LOCAL UTILITY PURVEYORS AND/OR CITY OF HERMOSA BEACH. CONTRACTOR SHALL VERIFY ALL NOTED CONNECTION LOCATIONS AND ELEVATIONS PRIOR TO INSTALLATION. ANY DISCREPANCIES SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO PRECEDING WITH THE INSTALLATION OF ALL NOTED UTILITIES.
9. OFFSITE GRADING APPROVAL MUST BE OBTAINED IN WRITING.
10. UTILITY LINES LOCATION SHALL BE PERMANENTLY IDENTIFIED ON CURB FACE. FONT 2" HEIGHT AND 1/4" DEPTH.
11. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO HAVE ALL STRIPING AND UTILITY TRENCHES PROPERLY RESTORED PER CITY STANDARD PLANS PRIOR TO RECEIVING PUBLIC WORKS FINAL SIGN OFF.



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PROJECT ADDRESS
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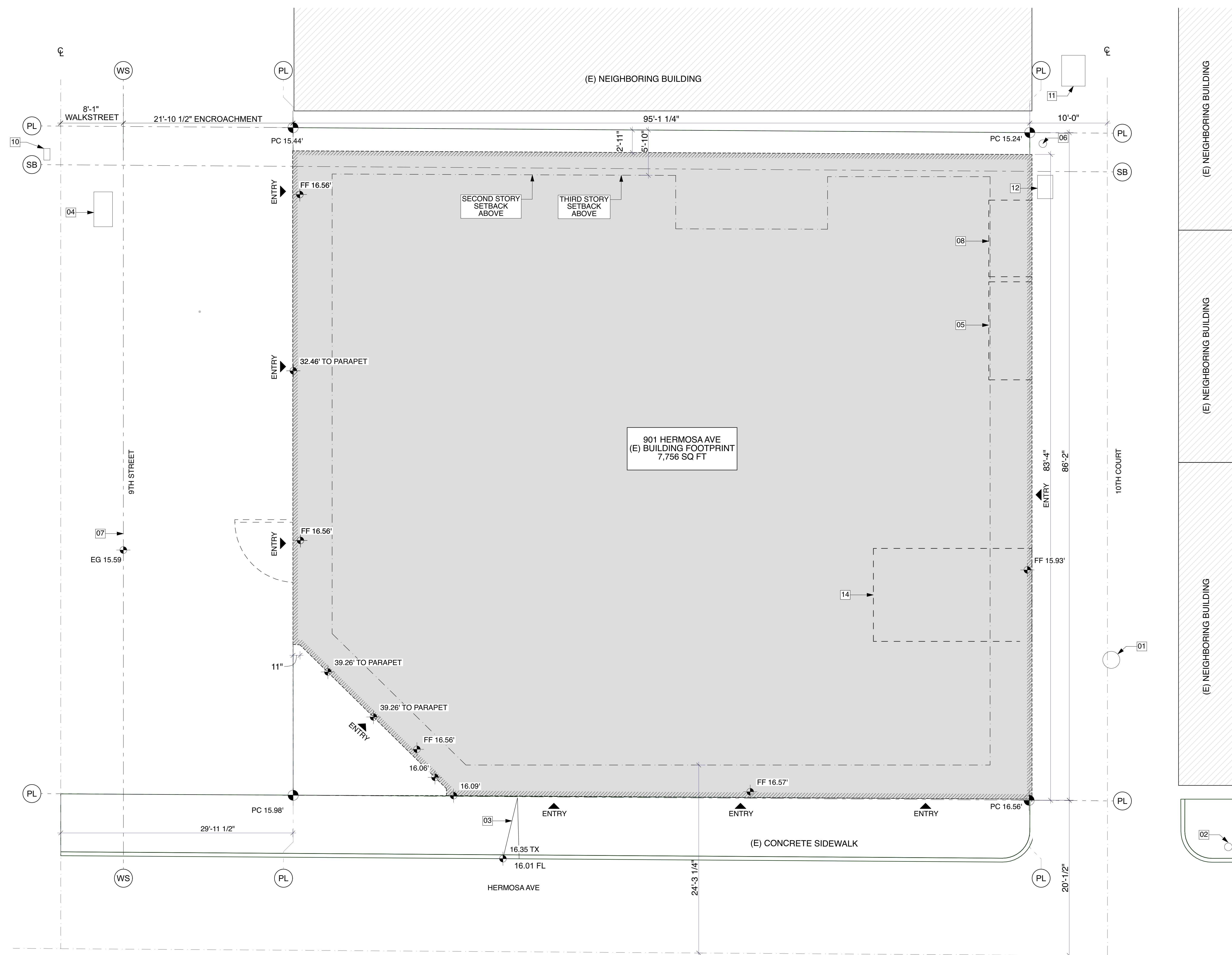
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08/28/2023		CONSTRUCTION DOCUMENTS

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SHEET TITLE
 UTILITY PLAN

C-400

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- 01 (E) SEWER
- 02 (E) FIRE HYDRANT
- 03 (E) CURB CUT PER SURVEY
- 04 (E) EDISON BOX
- 05 (N) TRASH ENCLOSURE
- 06 (E) WATER METER
- 07 SLOPE NOT TO EXCEED 6.67%
- 08 (N) FIRE ROOM ENCLOSURE
- 09 PROPOSED CONCRETE PLANTER NOT TO EXCEED 48"
- 10 (E) CATV BOX
- 11 (E) ELECTRICAL BOX
- 12 (E) TELEPHONE BOX
- 13 PROPOSED CONCRETE BENCH NOT TO EXCEED 20"
- 14 (N) TRANSFORMER ENCLOSURE



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PROJECT NUMBER
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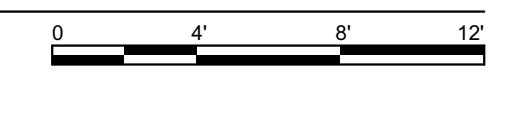
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	12-18-24	BID PROGRESS SET
8	06-27-25	PLANNING SUBMITTAL
9	10-08-25	PLANNING COM. HEARING
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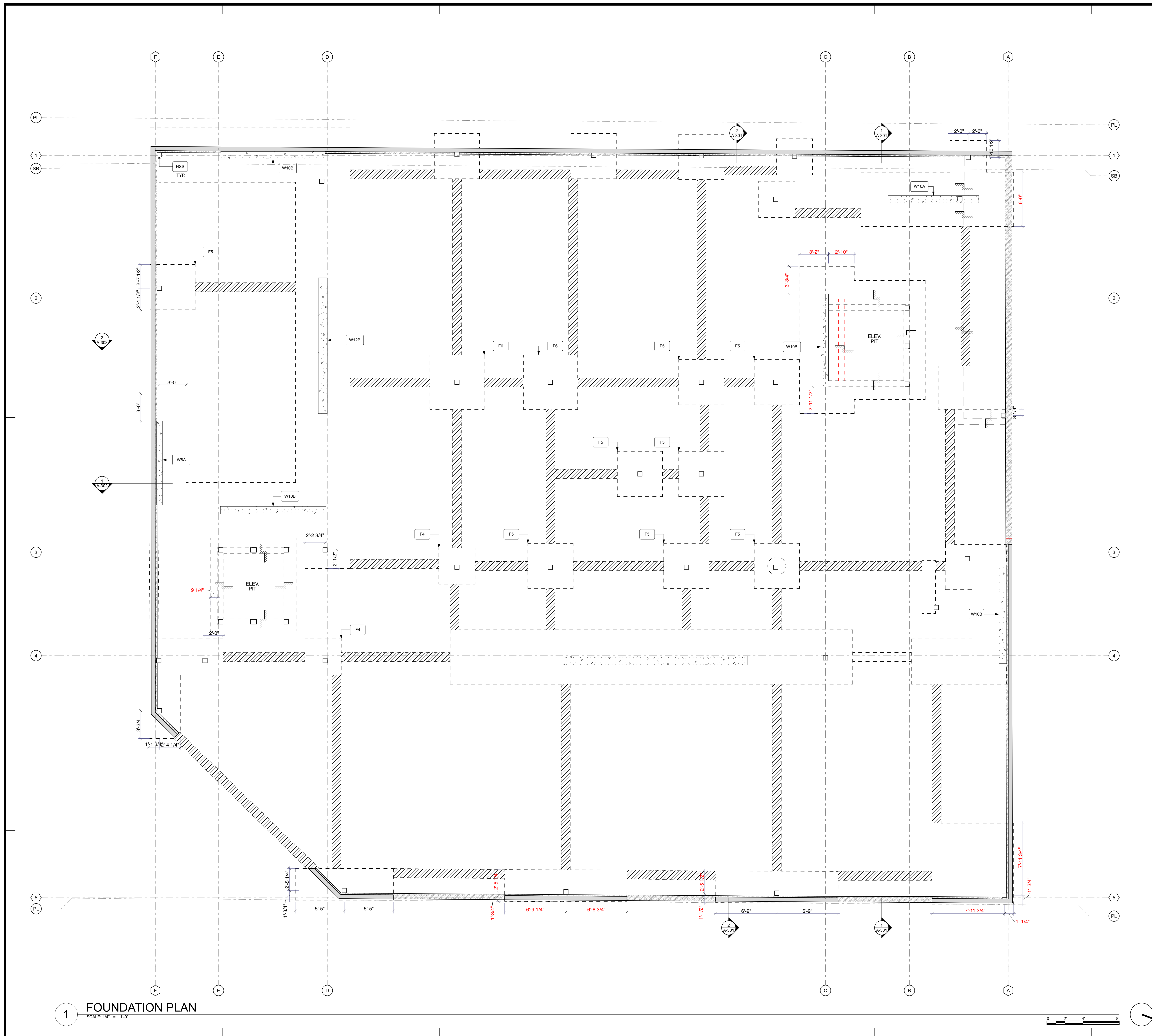
SHEET TITLE
 SITE PLAN

A-101
 SHEET 65 OF 141

1 SITE PLAN
 SCALE: 3/16" = 1'-0"



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- TYPICAL CONCRETE FOOTING, SEE STRUCTURAL SET
- GRADE BEAM, SEE STRUCTURAL SET
- TURN DOWN SLAB EDGE, SEE STRUCTURAL SET
- CONCRETE WALL, SEE STRUCTURAL SET
- EXISTING FOUNDATION
- STRUCTURAL WALL & COLUMN TAG, SEE STRUCTURAL SET
- INDICATES CHANGE IN FLOOR ELEVATION, SEE STRUCTURAL SET



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PROJECT NUMBER
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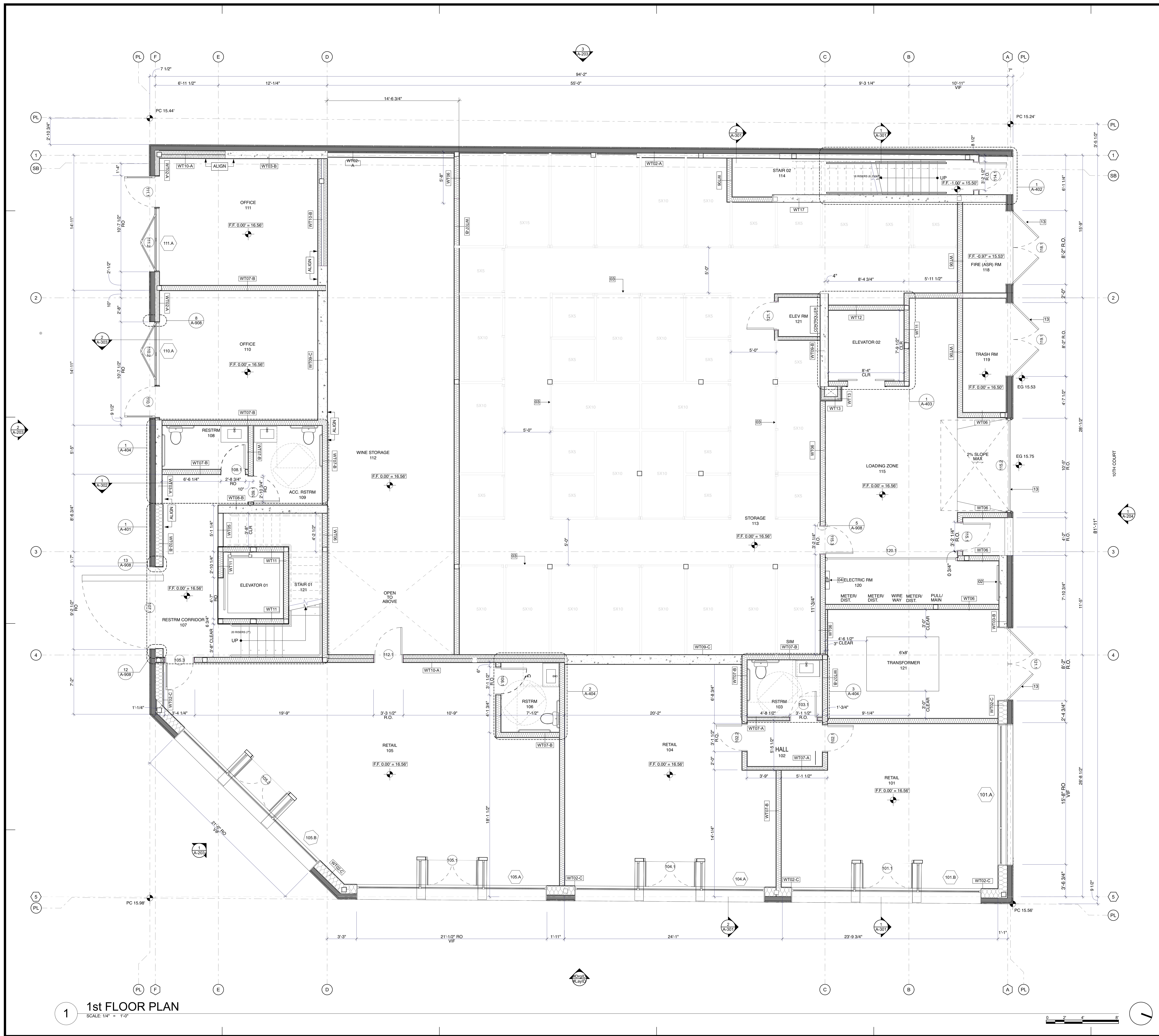
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SHEET TITLE
 FOUNDATION PLAN

A-111
 SHEET 66 OF 141

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- 01 ROOF DRAIN WITH OVERFLOW
- 02 TELEPHONE BACKBOARD
- 03 STORAGE SYSTEM BY OTHERS
- 04 HOUSE EP
- 05 PLANTED ROOFTOP
- 06 LINE OF FLOOR BELOW
- 07 CURB MOUNTED SKYLIGHT
- 08 STUCCO
- 09 CURTAIN WALL SYSTEM
- 10 TRASH ENCLOSURE
- 11 OPEN TO BELOW
- 12 OPEN TO BELOW
- 13 NEW APERTURES TO BE RECESSED BEHIND PROPERTY LINE; DOORS NOT TO PROJECT OVER PROPERTY LINE
- 14 METAL TRELLIS



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PROJECT NUMBER
 22007

CLIENT
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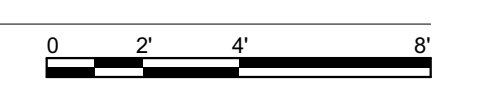
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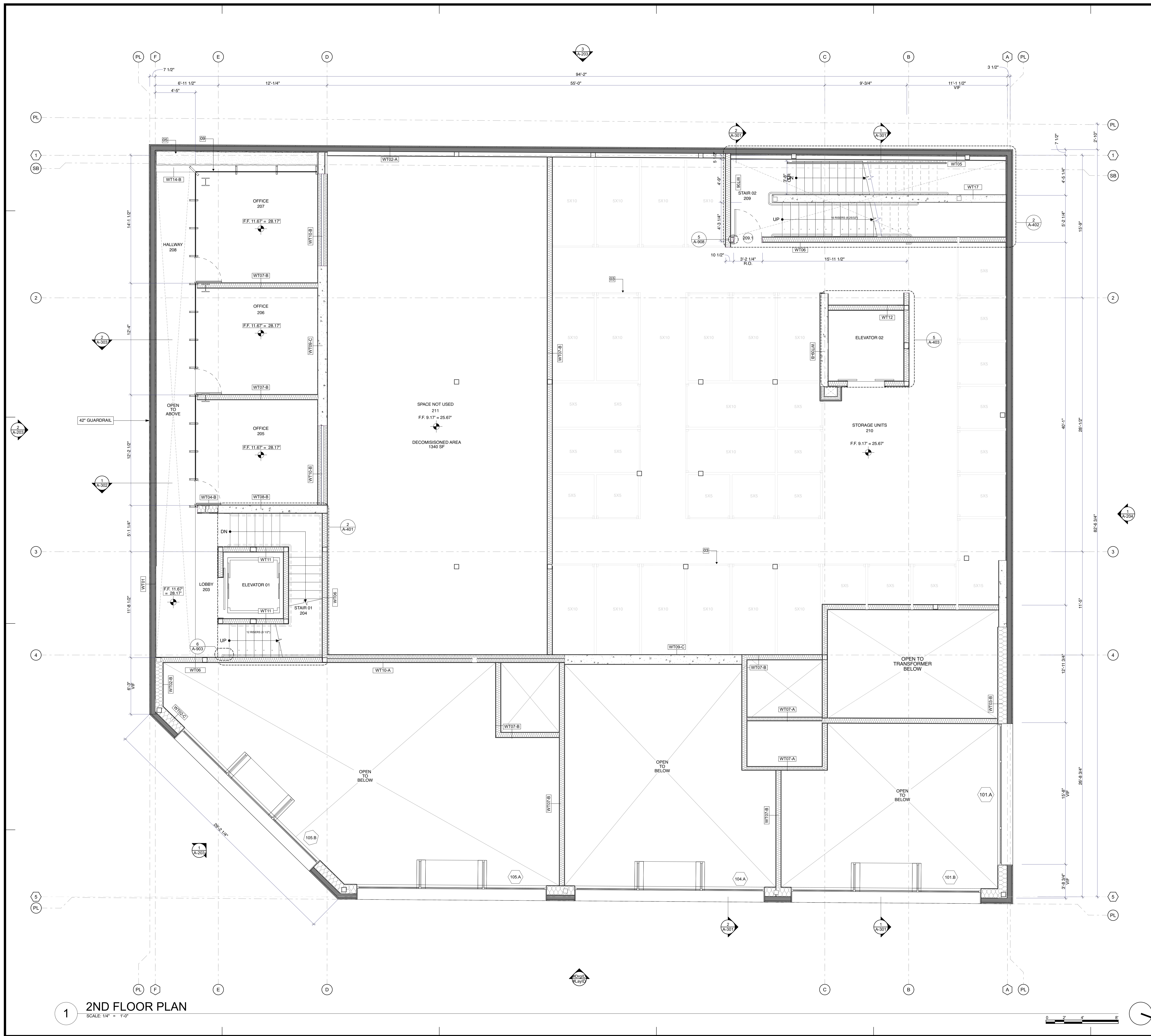
SHEET TITLE
 1st FLOOR PLAN

A-112
 SHEET 67 OF 141

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



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- 01 ROOF DRAIN WITH OVERFLOW
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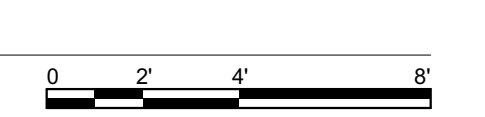
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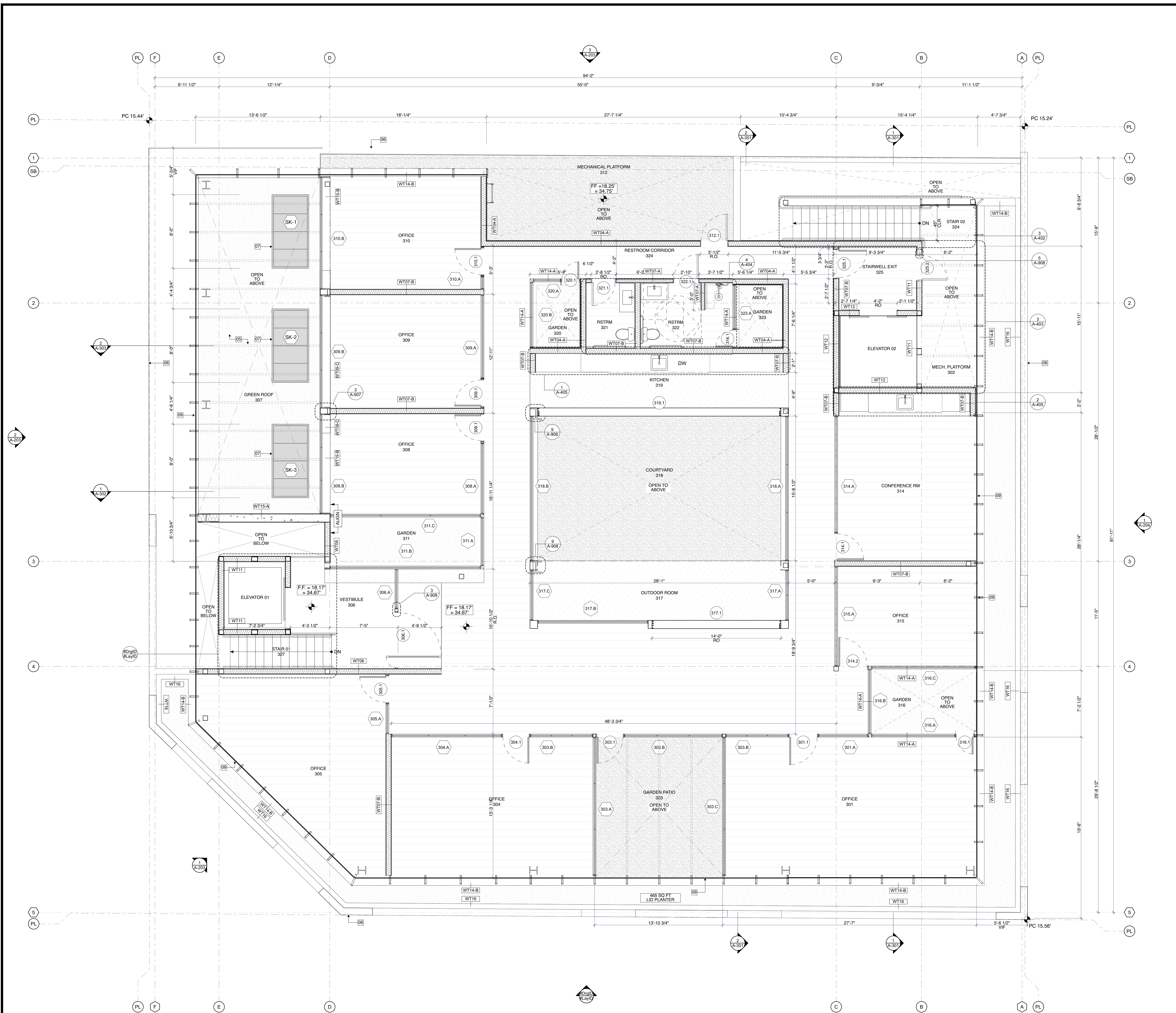
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SHEET TITLE
 2nd FLOOR PLAN

A-113
 SHEET 68 OF 141

1 2ND FLOOR PLAN
 SCALE: 1/4" = 1'-0"





- 01 ROOF DRAIN WITH OVERFLOW
- 02 TELEPHONE BACKBOARD
- 03 STORAGE SYSTEM BY OTHERS
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SHEET TITLE
 3rd FLOOR PLAN

A-114
 SHEET 69 OF 141

1 3RD FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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SHEET TITLE

ROOF PLAN

A-115

SHEET 70 OF 141

- 01 ROOF DRAIN WITH OVERFLOW
- 02 TELEPHONE BACKBOARD
- 03 STORAGE SYSTEM BY OTHERS
- 04 HOUSE EP
- 05 PLANTED ROOFTOP
- 06 LINE OF FLOOR BELOW
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- 14 METAL TRELLIS

North		P.C. Elevation 16.56
P.C. Elevation 15.24	Lot Width = 86.17'	(Point C)
Point A		
Point B		
Point C		
Point D		

South		P.C. Elevation 16.07
P.C. Elevation 13.44	Lot Width = 86.16'	(Point D)
Point A		
Point B		
Point C		
Point D		

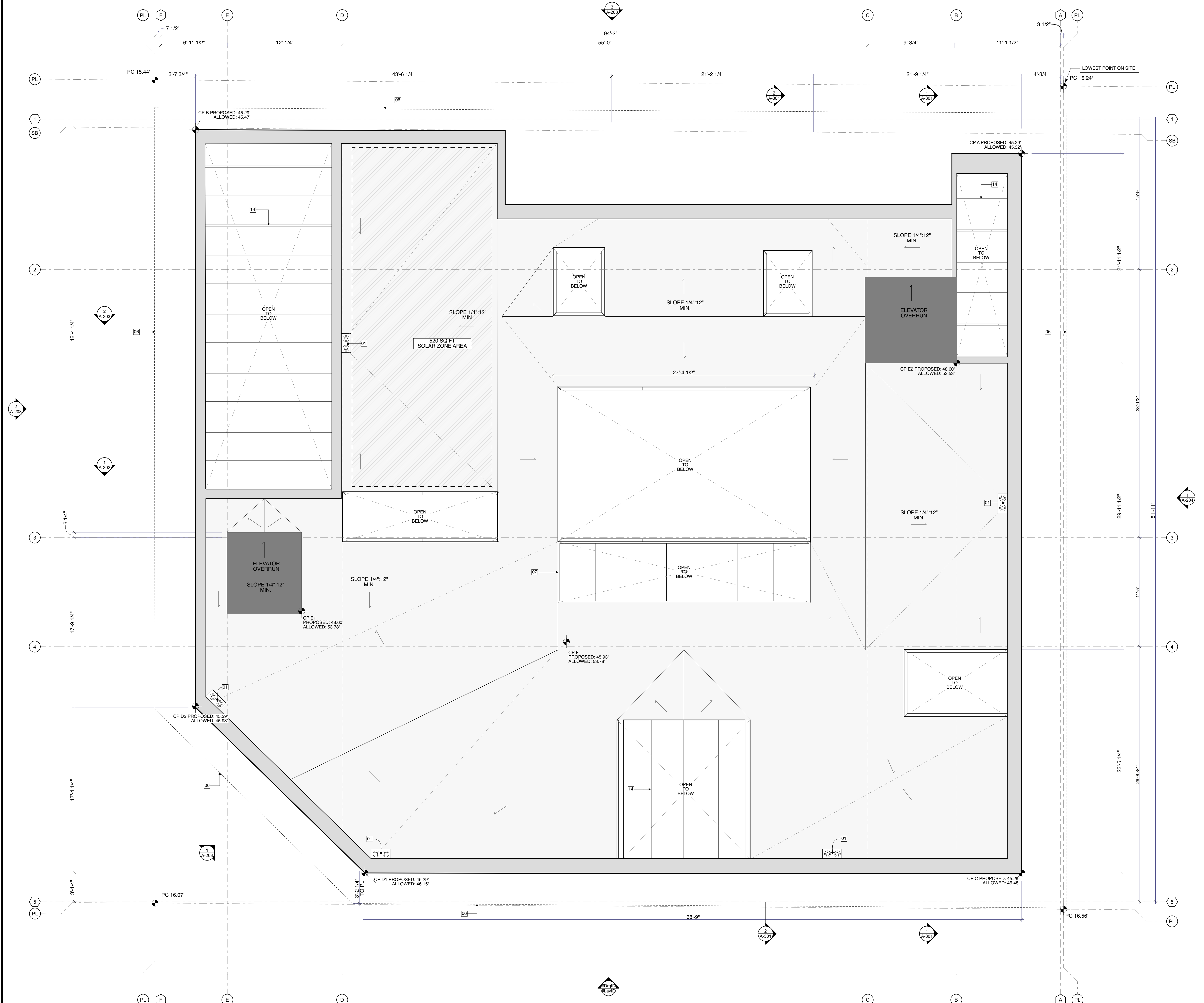
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Elev. Pt. B	15.44
Length A-B	95.1
Length A-AB'	4.35
Elev. AB'	15.25
Elev. Pt. C	16.56
Elev. Pt. D	16.07
Length C-D	95.11
Length C-CD'	4.35
Elev. CD'	16.54
Length AB-CD'	86.16
Length AB-CP1	5
Elev. CP1	15.32
Height Limit	30
Max. Ht. @ CP A:	45.32
Prop. Ht. @ CP A:	45.29

Elev. Pt. A	15.24
Elev. Pt. B	15.44
Length A-B	95.1
Length A-AB'	90.83
Elev. AB'	15.43
Elev. Pt. C	16.56
Elev. Pt. D	16.07
Length C-D	95.11
Length C-CD'	90.83
Elev. CD'	16.09
Length AB-CD'	86.16
Length AB-CP1	5
Elev. CP1	15.47
Height Limit	30
Max. Ht. @ CP B:	45.47
Prop. Ht. @ CP B:	45.29

Elev. Pt. A	15.24
Elev. Pt. B	15.44
Length A-B	95.1
Length A-AB'	4.35
Elev. AB'	15.25
Elev. Pt. C	16.56
Elev. Pt. D	16.07
Length C-D	95.11
Length C-CD'	4.35
Elev. CD'	16.54
Length AB-CD'	86.16
Length AB-CP1	82.42
Elev. CP1	16.48
Height Limit	30
Max. Ht. @ CP C:	46.48
Prop. Ht. @ CP C:	45.29

Elev. Pt. A	15.24
Elev. Pt. B	15.44
Length A-B	95.1
Length A-AB'	73.13
Elev. AB'	15.39
Elev. Pt. C	16.56
Elev. Pt. D	16.07
Length C-D	95.11
Length C-CD'	73.13
Elev. CD'	16.78
Length AB-CD'	86.16
Length AB-CP1	82.42
Elev. CP1	16.15
Height Limit	30
Max. Ht. @ CP D1:	46.15
Prop. Ht. @ CP D1:	45.29

Elev. Pt. A	15.24
Elev. Pt. B	15.44
Length A-B	95.1
Length A-AB'	90.83
Elev. AB'	15.43
Elev. Pt. C	16.56
Elev. Pt. D	16.07
Length C-D	95.11
Length C-CD'	90.83
Elev. CD'	16.09
Length AB-CD'	86.16
Length AB-CP1	65.52
Elev. CP1	15.93
Height Limit	30
Max. Ht. @ CP D2:	45.93
Prop. Ht. @ CP D2:	45.29



1 ROOF PLAN
SCALE: 1/4" = 1'-0"



Laney LA

- 01 ALL INTERIOR WALLS TO BE REMOVED
- 02 DOOR TO BE REMOVED
- 03 REMOVE EXISTING WINDOW OR DOOR SYSTEM. NEW WINDOW OR DOOR SYSTEM TO BE INSTALLED IN SAME LOCATION
- 04 EXISTING WALL TO REMAIN. MAINTAIN STRUCTURAL INTEGRITY
- 05 EXISTING ROOF TO BE REMOVED
- 06 EXISTING AWNING TO BE REMOVED
- 07 EXISTING WALL TO BE REMOVED. SEE PROPOSED PLANELEVATIONS FOR DIMS
- 08 EXISTING STAIRS TO BE REMOVED
- 09 NOT USED
- 10 NOT USED
- 11 NOT USED

CONSULTANTS

ARCHITECT
 ANTHONY LANEY AIA
 LANEY LA, INC.
 725 CYPRESS AVE
 HERMOSA BEACH CA 90254
 (310) 870-7175
 ANTHONY@LANEY.LA

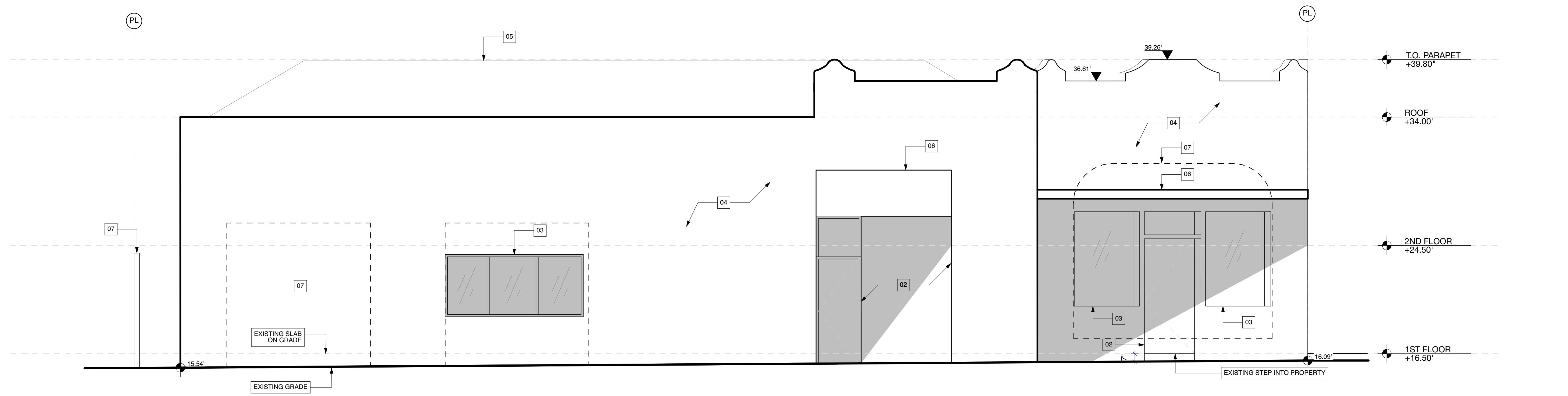


PROJECT NAME
 901 HERMOSA

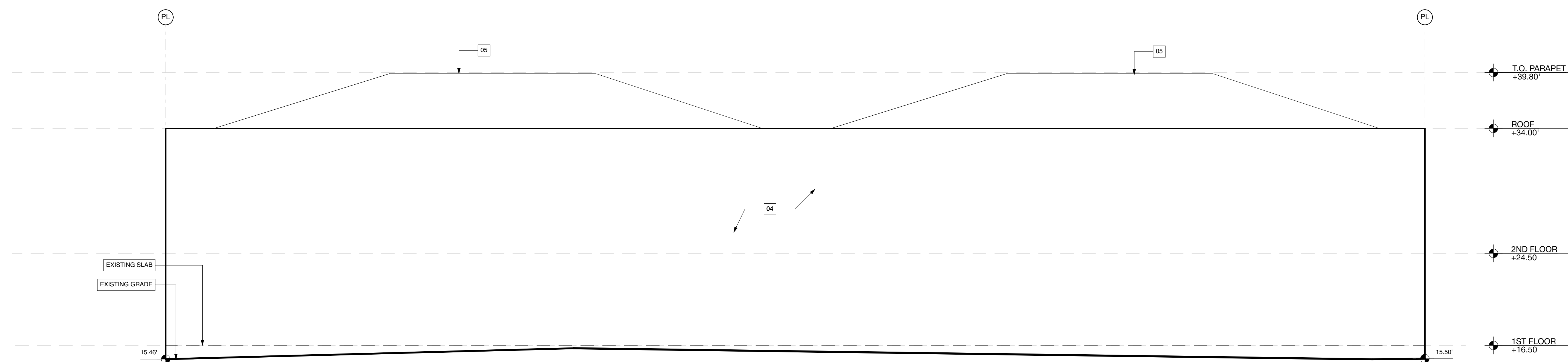
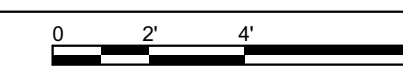
PROJECT NUMBER
 22007

CLIENT
 901 HERMOSA PARTNERS LLC

PROJECT ADDRESS
 901 HERMOSA AVE
 HERMOSA BEACH, CA 90254



1 SOUTH ELEVATION - EXISTING
 SCALE: 1/4" = 1'-0"



2 WEST ELEVATION - EXISTING
 SCALE: 1/4" = 1'-0"



MARK	DATE	DESCRIPTION
	11-06-23	PLANNING SUBMITTAL
	10-09-24	PLANNING SUBMITTAL
	12-03-24	PLANNING SUBMITTAL
	12-18-24	BID PROGRESS SET
8	06-27-25	PLANNING SUBMITTAL
9	10-08-25	PLANNING COM. HEARING
10	12-02-25	PLANNING COM. HEARING

PROJECT NO: 22007
 MODEL FILE:
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 DRAWN BY:
 COPYRIGHT:

SHEET TITLE
 EXISTING ELEVATIONS

A-201



Laney LA

- 01 ALL INTERIOR WALLS TO BE REMOVED
- 02 DOOR TO BE REMOVED
- 03 REMOVE EXISTING WINDOW OR DOOR SYSTEM. NEW WINDOW OR DOOR SYSTEM TO BE INSTALLED IN SAME LOCATION
- 04 EXISTING WALL TO REMAIN. MAINTAIN STRUCTURAL INTEGRITY
- 05 EXISTING ROOF TO BE REMOVED
- 06 EXISTING AWNING TO BE REMOVED
- 07 EXISTING WALL TO BE REMOVED. SEE PROPOSED PLANELEVATIONS FOR DIMS
- 08 EXISTING STAIRS TO BE REMOVED
- 09 NOT USED
- 10 NOT USED
- 11 NOT USED

CONSULTANTS

ARCHITECT
 ANTHONY LANEY AIA
 LANEY LA, INC.
 725 CYPRESS AVE
 HERMOSA BEACH CA 90254
 (310) 870-7175
 ANTHONY@LANEY.LA



PROJECT NAME
 901 HERMOSA

PROJECT NUMBER
 22007

CLIENT
 901 HERMOSA PARTNERS LLC

PROJECT ADDRESS
 901 HERMOSA AVE
 HERMOSA BEACH, CA 90254

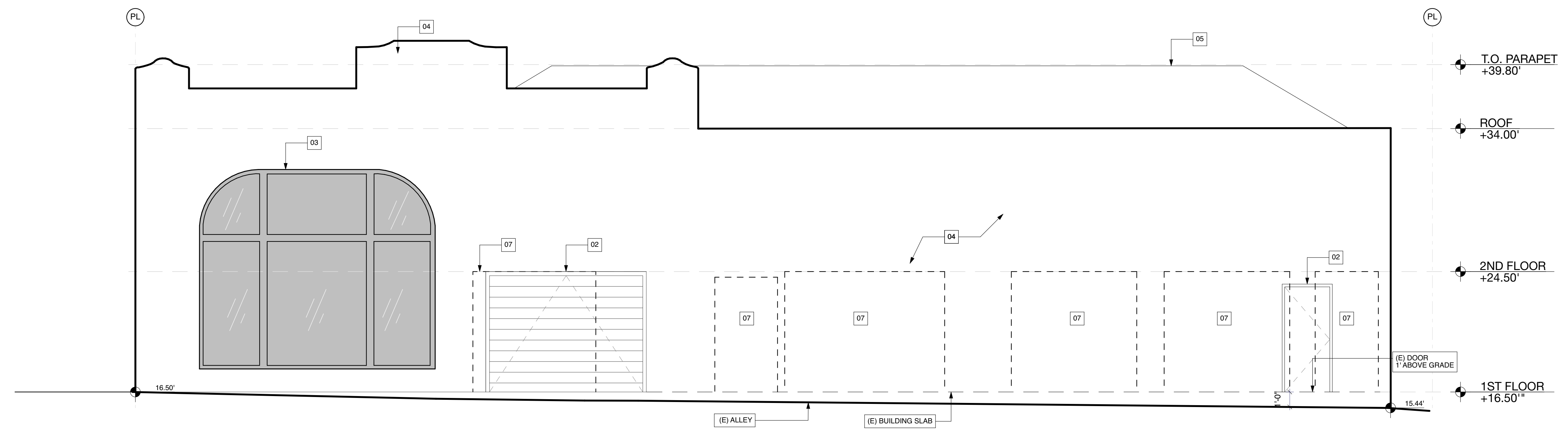
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	10-09-24	PLANNING SUBMITTAL
	12-03-24	PLANNING SUBMITTAL
	12-18-24	BID PROGRESS SET
8	06-27-25	PLANNING SUBMITTAL
9	10-08-25	PLANNING COM. HEARING
10	12-02-25	PLANNING COM. HEARING

PROJECT NO: 22007
 MODEL FILE:
 22007 - 901 Hermosa Ave - Powerscourt_Hearing 2.pln
 DRAWN BY:
 COPYRIGHT:

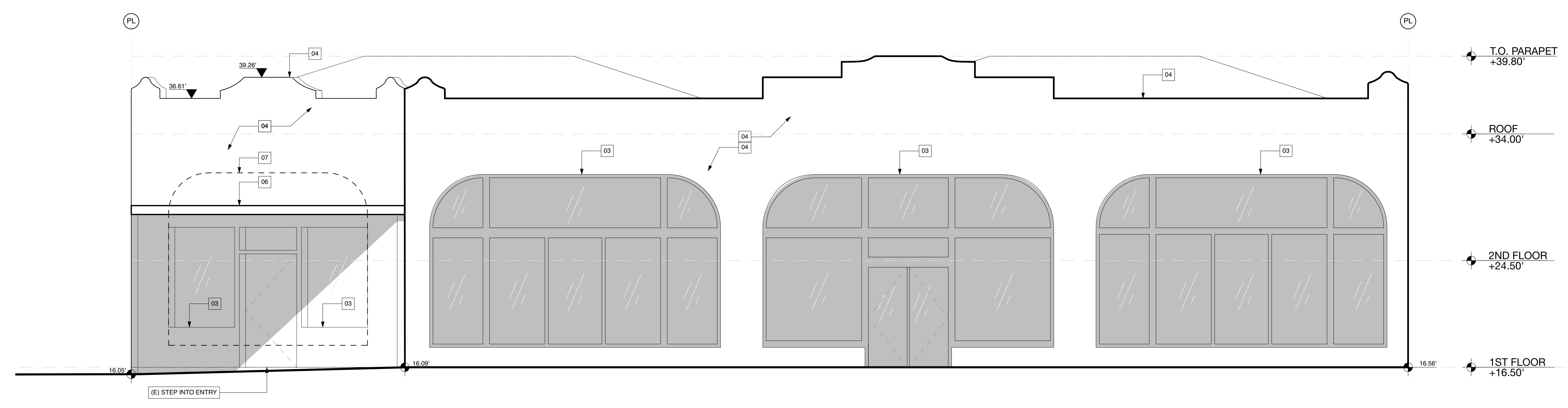
SHEET TITLE
 EXISTING ELEVATIONS

A-202

SHEET 78 OF 141



1 NORTH ELEVATION - EXISTING
 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION - EXISTING
 SCALE: 1/4" = 1'-0"

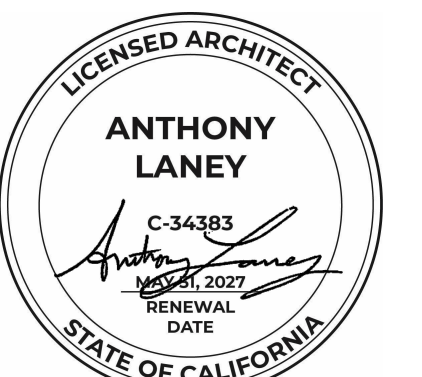


Laney LA

- 01 ROOF DRAIN WITH OVERFLOW
- 02 TELEPHONE BACKBOARD
- 03 STORAGE SYSTEM BY OTHERS
- 04 HOUSE EP
- 05 PLANTED ROOFTOP
- 06 LINE OF FLOOR BELOW
- 07 CURB MOUNTED SKYLIGHT
- 08 STUCCO
- 09 CURTAIN WALL SYSTEM
- 10 TRASH ENCLOSURE
- 11 OPEN TO BELOW
- 12 OPEN TO BELOW
- 13 NEW APERTURES TO BE RECESSED BEHIND PROPERTY LINE; DOORS NOT TO PROJECT OVER PROPERTY LINE

CONSULTANTS

ARCHITECT
 ANTHONY LANEY AIA
 LANEY LA, INC.
 725 CYPRESS AVE
 HERMOSA BEACH CA 90254
 (310) 870-7175
 ANTHONY@LANEY.LA



PROJECT NAME
 901 HERMOSA

PROJECT NUMBER
 22007

CLIENT
 901 HERMOSA PARTNERS LLC

PROJECT ADDRESS
 901 HERMOSA AVE
 HERMOSA BEACH, CA 90254

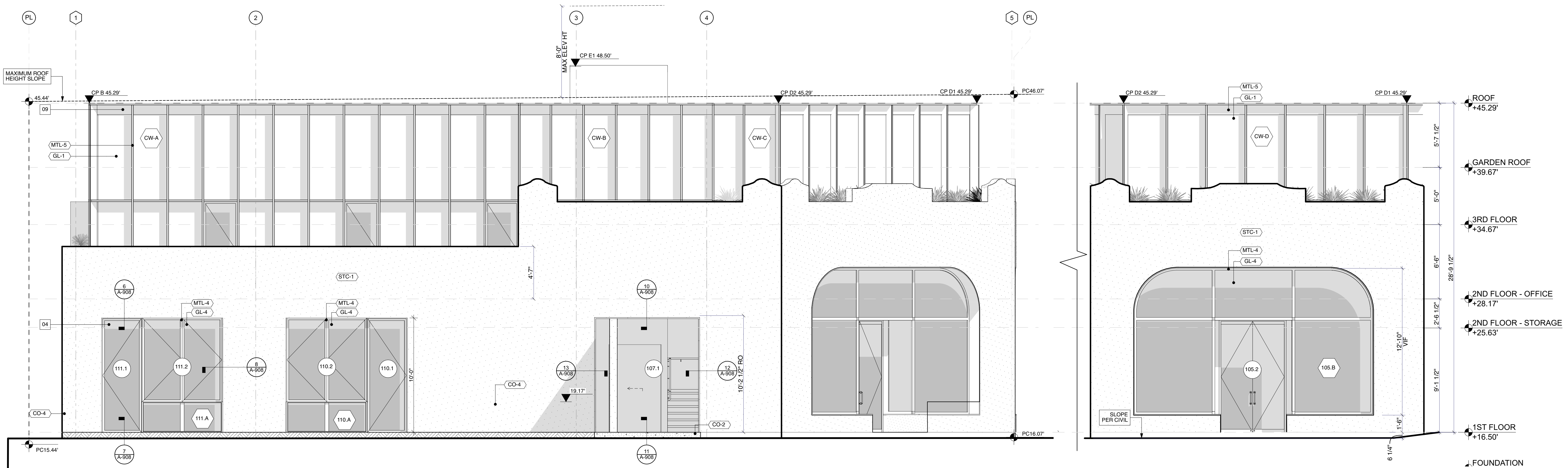
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	10-09-24	PLANNING SUBMITTAL
	12-03-24	PLANNING SUBMITTAL
	12-18-24	BID PROGRESS SET
8	06-27-25	PLANNING SUBMITTAL
9	10-08-25	PLANNING COM. HEARING
10	12-02-25	PLANNING COM. HEARING

PROJECT NO: 22007
 MODEL FILE:
 22007 - 901 Hermosa Ave - Powerscourt_Hearing 2.pln
 DRAWN BY:
 COPYRIGHT:

SHEET TITLE
 PROPOSED ELEVATIONS

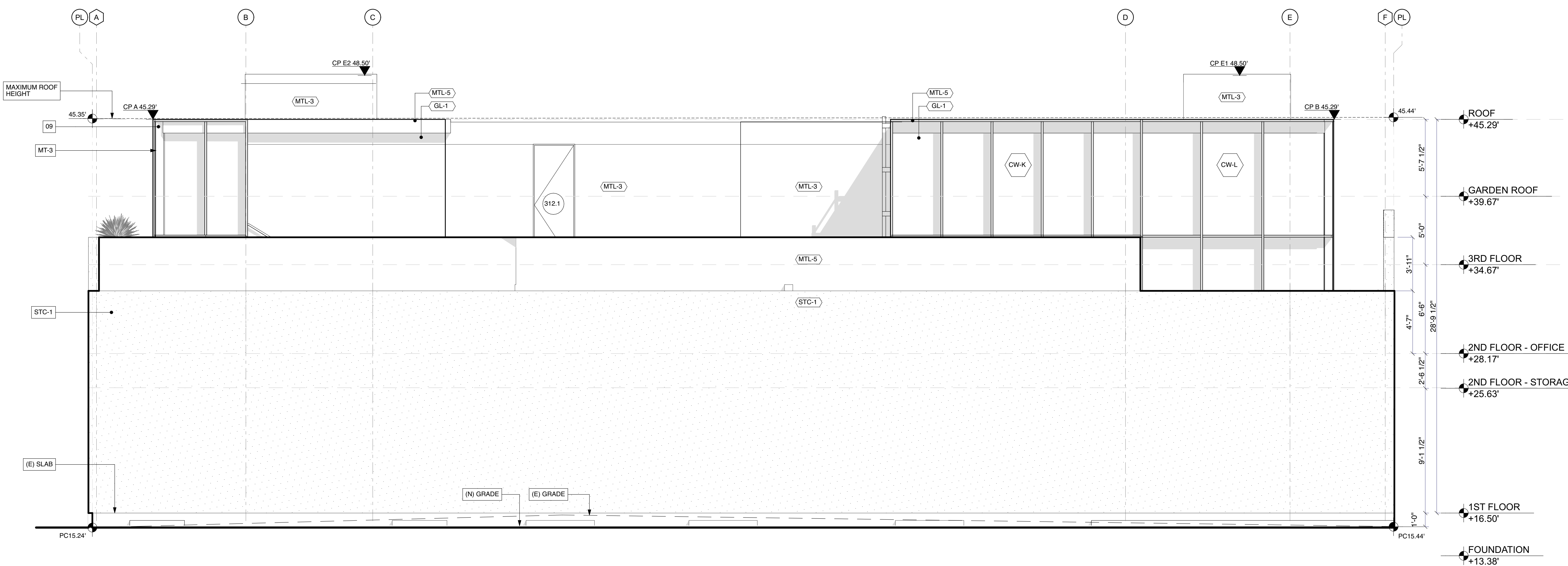
A-203

SHEET 79 OF 141



2 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

1 SOUTHWEST ELEVATION
 SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
 SCALE: 1/4" = 1'-0"



Laney LA

- 01 ROOF DRAIN WITH OVERFLOW
- 02 TELEPHONE BACKBOARD
- 03 STORAGE SYSTEM BY OTHERS
- 04 HOUSE EP
- 05 PLANTED ROOFTOP
- 06 LINE OF FLOOR BELOW
- 07 CURB MOUNTED SKYLIGHT
- 08 STUCCO
- 09 CURTAIN WALL SYSTEM
- 10 TRASH ENCLOSURE
- 11 OPEN TO BELOW

CONSULTANTS

ARCHITECT
 ANTHONY LANEY AIA
 LANEY LA, INC.
 725 CYPRESS AVE
 HERMOSA BEACH CA 90254
 (310) 870-7175
 ANTHONY@LANEY.LA



PROJECT NAME
 901 HERMOSA

PROJECT NUMBER
 22007

CLIENT
 901 HERMOSA PARTNERS LLC

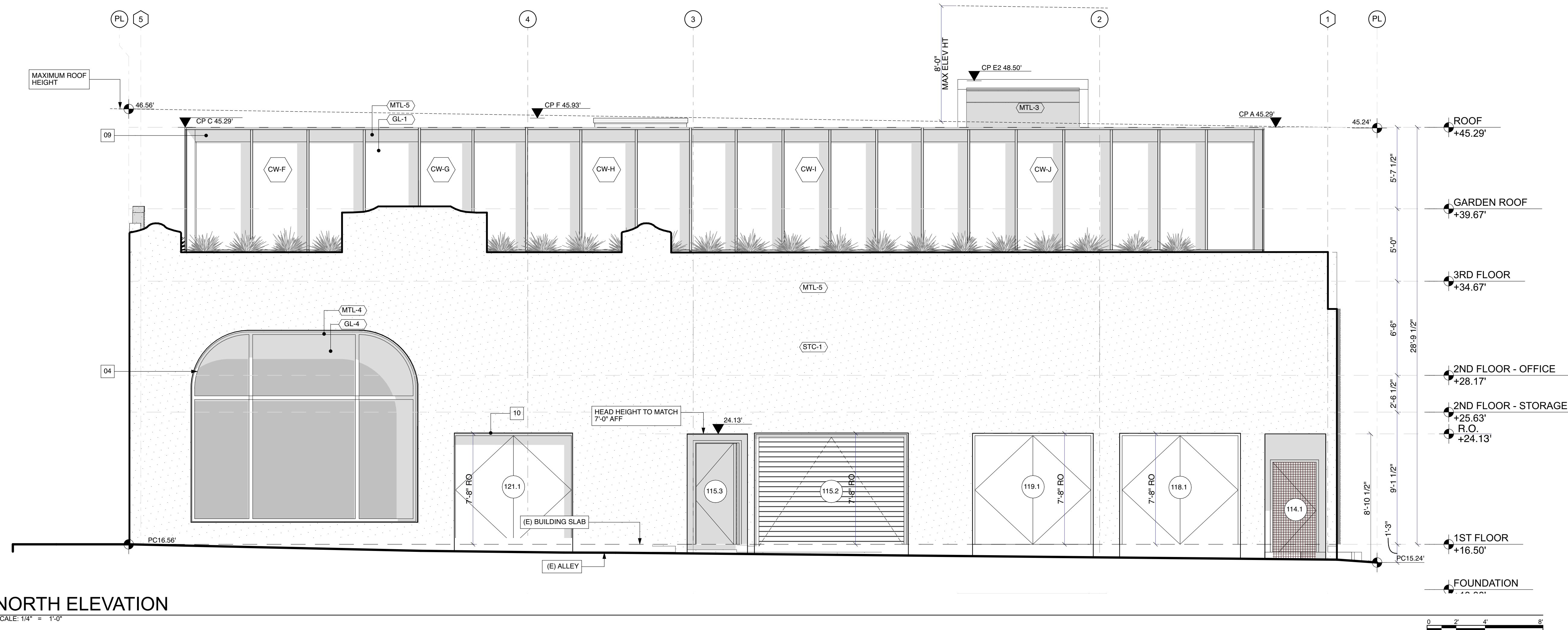
PROJECT ADDRESS
 901 HERMOSA AVE
 HERMOSA BEACH, CA 90254

MARK	DATE	DESCRIPTION
	11-06-23	PLANNING SUBMITTAL
	10-09-24	PLANNING SUBMITTAL
	12-03-24	PLANNING SUBMITTAL
	12-18-24	BID PROGRESS SET
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9	10-08-25	PLANNING COM. HEARING
10	12-02-25	PLANNING COM. HEARING

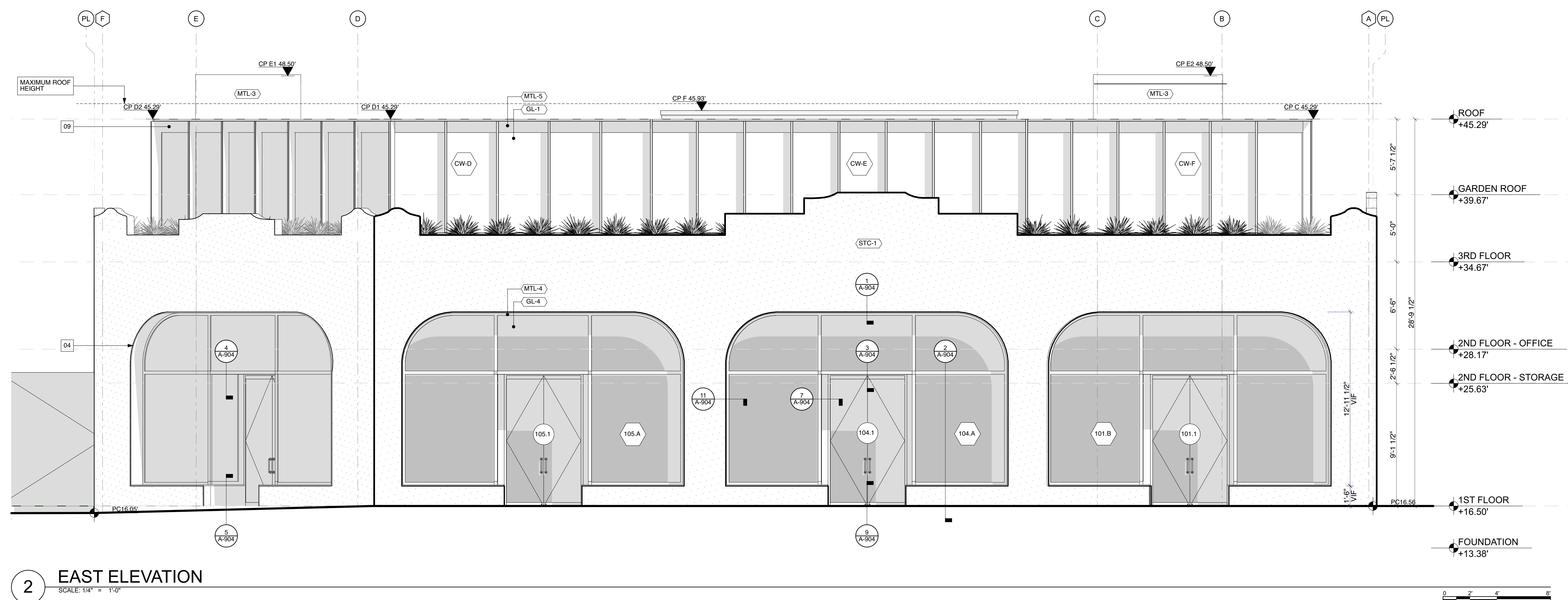
PROJECT NO: 22007
 MODEL FILE:
 22007 - 901 Hermosa Ave - Powerscourt_Hearing 2.pln
 DRAWN BY:
 COPYRIGHT:

SHEET TITLE
 PROPOSED ELEVATIONS

A-204



1 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
 SCALE: 1/4" = 1'-0"

1 2 3 4 5 6

- 01 ROOF DRAIN WITH OVERFLOW
- 02 TELEPHONE BACKBOARD
- 03 STORAGE SYSTEM BY OTHERS
- 04 HOUSE EP
- 05 PLANTED ROOFTOP
- 06 LINE OF FLOOR BELOW
- 07 CURB MOUNTED SKYLIGHT
- 08 STUCCO
- 09 CURTAIN WALL SYSTEM
- 10 TRASH ENCLOSURE
- 11 OPEN TO BELOW
- 12 OPEN TO BELOW



CONSULTANTS

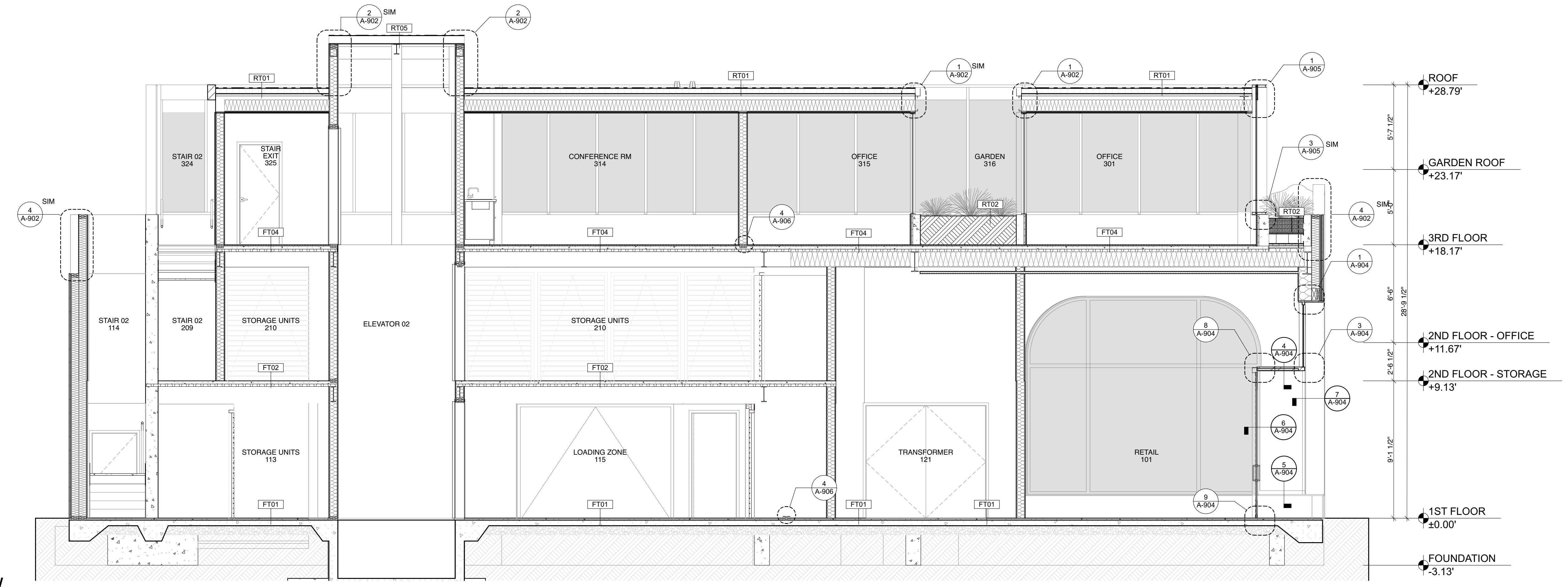
ARCHITECT
 ANTHONY LANEY AIA
 LANEY LA, INC.
 725 CYPRESS AVE
 HERMOSA BEACH CA 90254
 (310) 870-7175
 ANTHONY@LANEY.LA



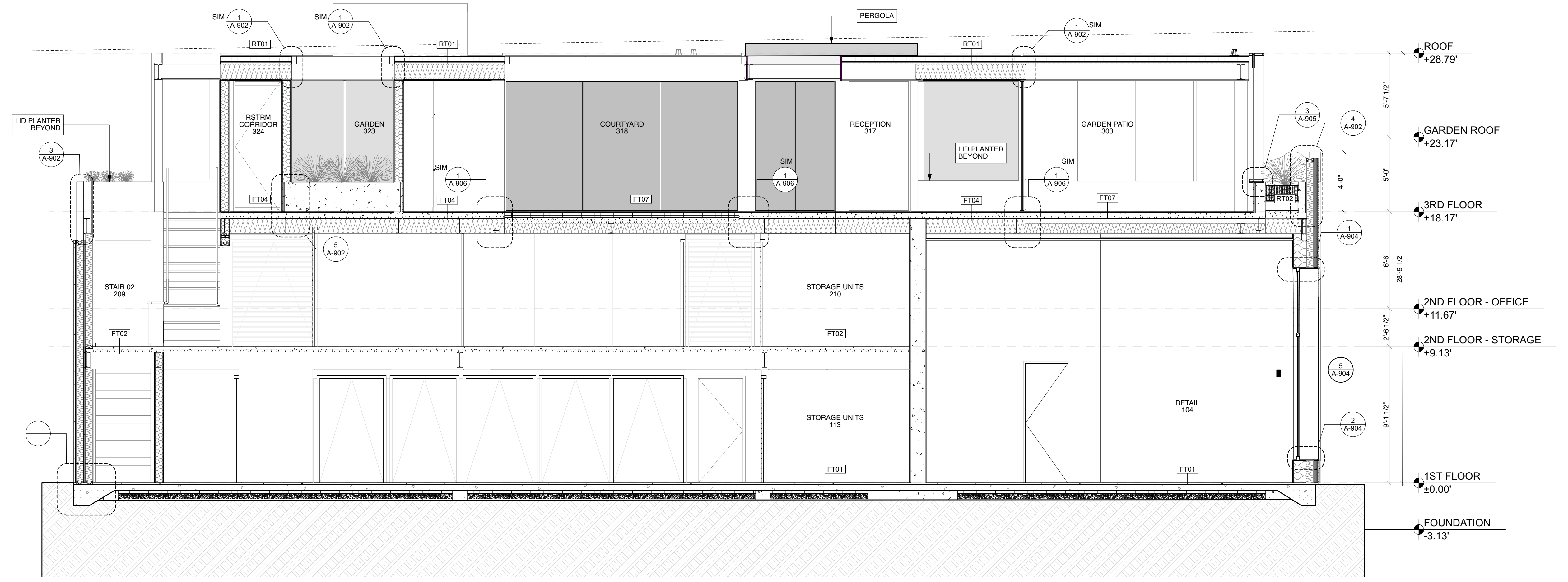
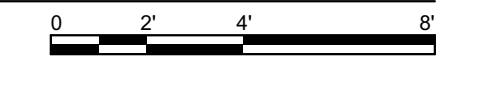
PROJECT NAME
 901 HERMOSA

PROJECT NUMBER
 22007

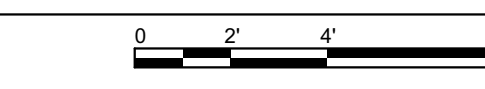
CLIENT
 901 HERMOSA PARTNERS LLC
 901 HERMOSA AVE
 HERMOSA BEACH, CA 90254



1 BUILDING SECTION - E/W
 SCALE: 1/4" = 1'-0"



2 BUILDING SECTION - COURTYARDS E/W
 SCALE: 1/4" = 1'-0"



MARK	DATE	DESCRIPTION
	11-06-23	PLANNING SUBMITTAL
	10-09-24	PLANNING SUBMITTAL
	12-03-24	PLANNING SUBMITTAL
	12-18-24	BID PROGRESS SET
8	06-27-25	PLANNING SUBMITTAL
9	10-08-25	PLANNING COM. HEARING
10	12-02-25	PLANNING COM. HEARING

PROJECT NO: 22007
 MODEL FILE:
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 DRAWN BY:
 COPYRIGHT:

SHEET TITLE
BUILDING SECTIONS

A-301
 SHEET 82 OF 141

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Laney LA

CONSULTANTS

ARCHITECT
 ANTHONY LANEY AIA
 LANEY LA, INC.
 725 CYPRESS AVE
 HERMOSA BEACH CA 90254
 (310) 870-7175
 ANTHONY@LANEY.LA



PROJECT NAME
 901 HERMOSA

PROJECT NUMBER
 22007

CLIENT
 901 HERMOSA PARTNERS LLC

PROJECT ADDRESS
 901 HERMOSA AVE
 HERMOSA BEACH, CA 90254

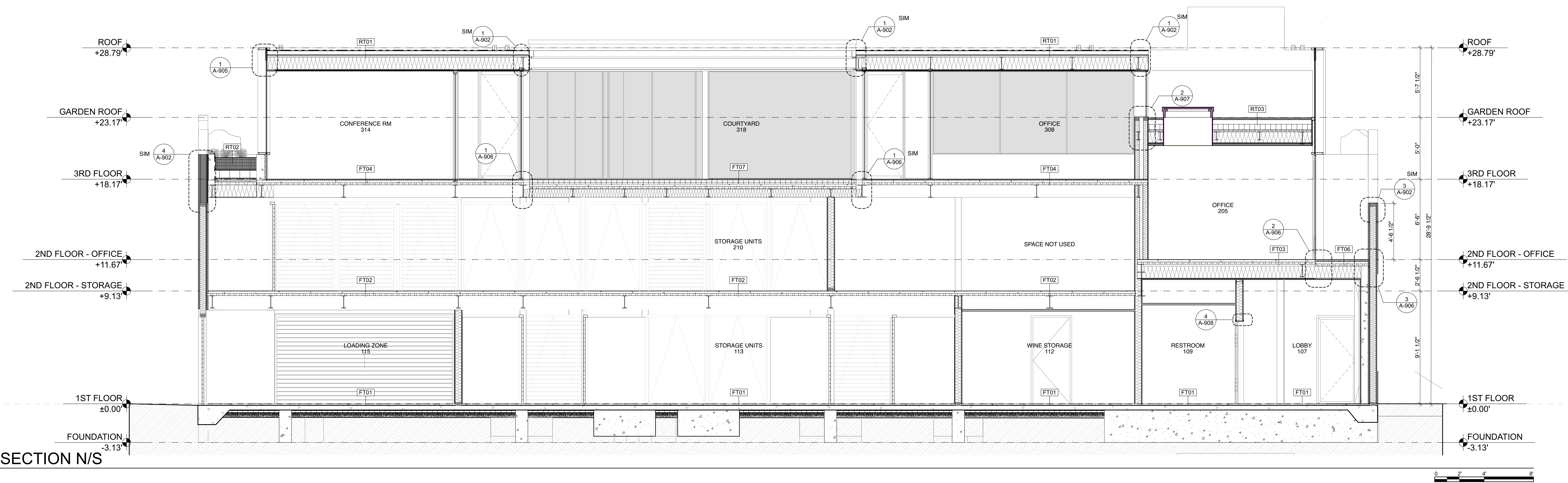
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	10-09-24	PLANNING SUBMITTAL
	12-03-24	PLANNING SUBMITTAL
	12-18-24	BID PROGRESS SET
8	06-27-25	PLANNING SUBMITTAL
9	10-08-25	PLANNING COM. HEARING
10	12-02-25	PLANNING COM. HEARING

PROJECT NO: 22007
 MODEL FILE:
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 COPYRIGHT:

SHEET TITLE
BUILDING SECTION

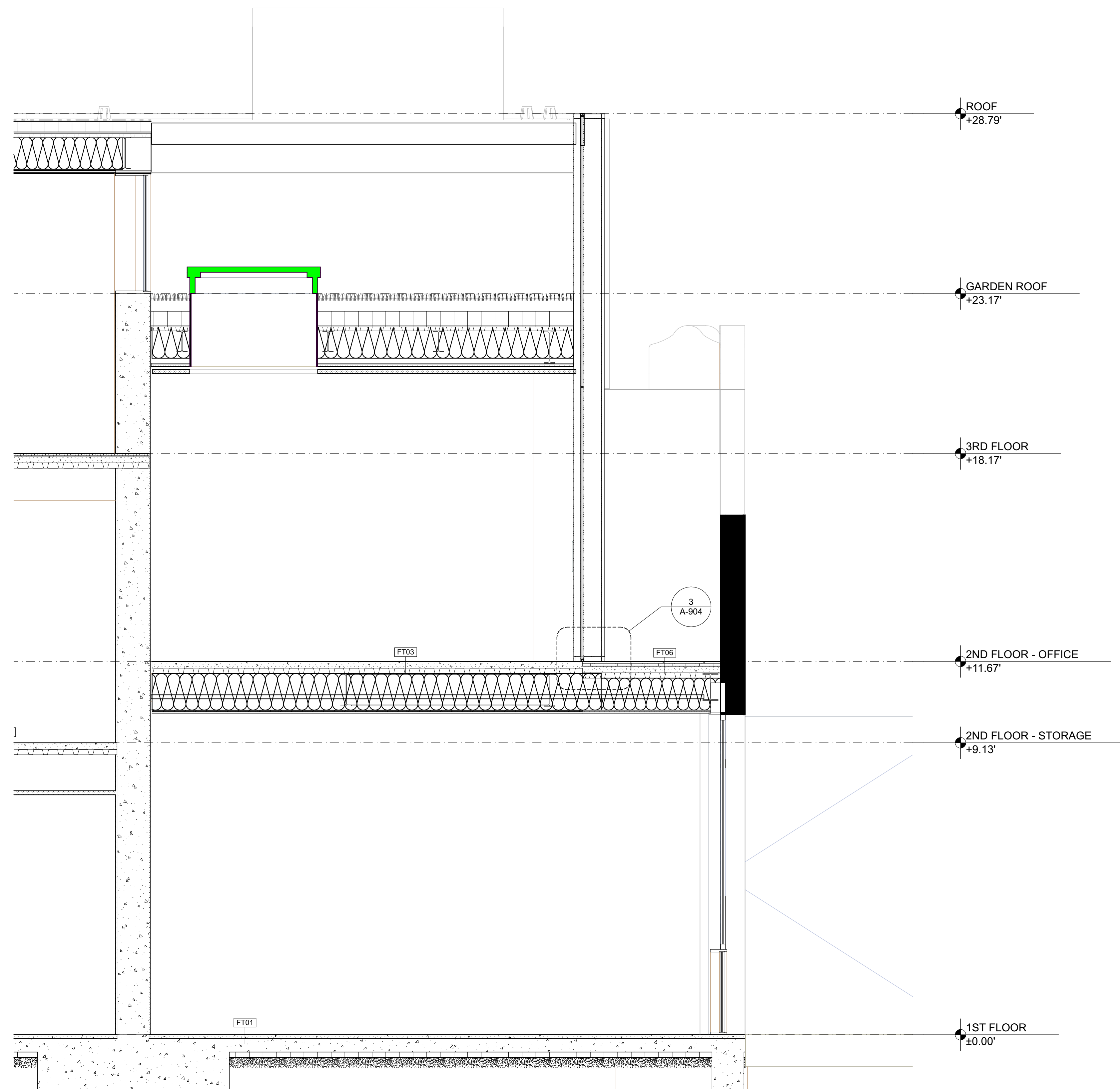
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SHEET 83 OF 141

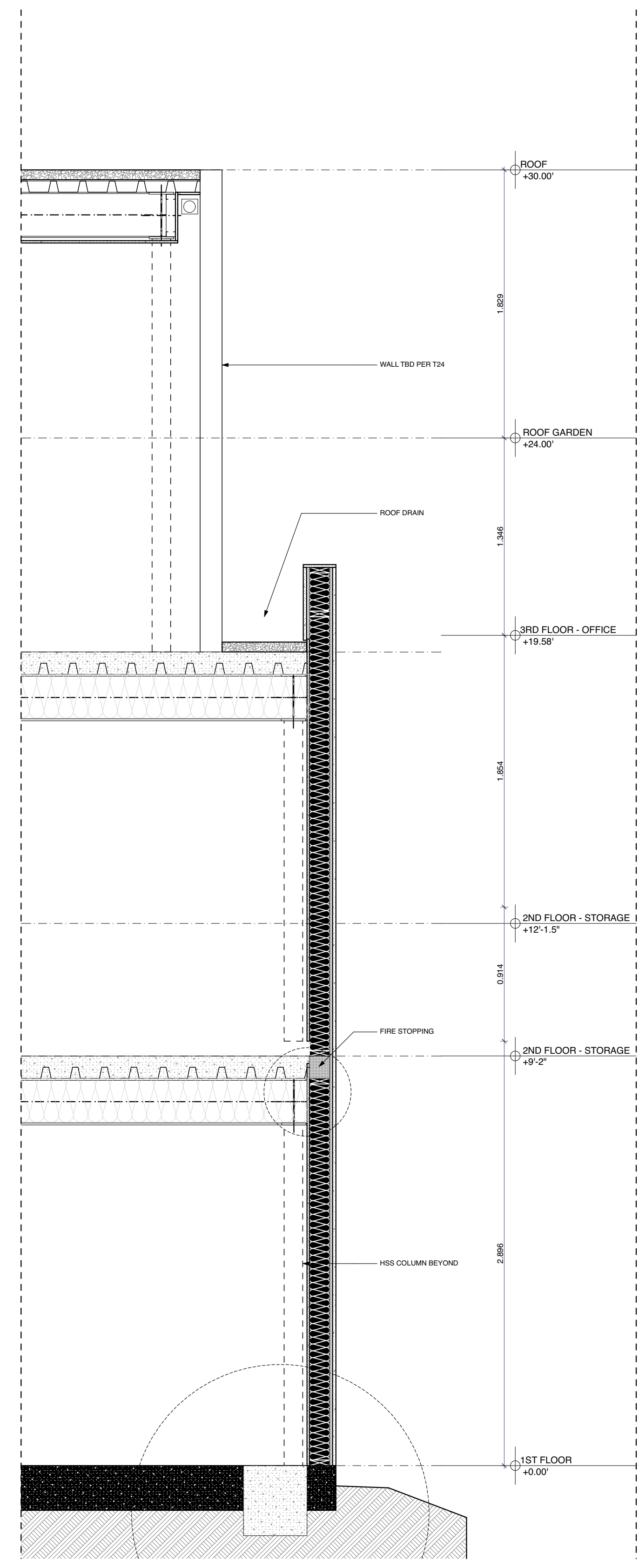


1 BUILDING SECTION N/S
 SCALE: 1/4" = 1'-0"

1 2 3 4 5 6



2 WALL SECTION A - COORDINATION
SCALE: 1/2" = 1'-0"



1 WALL SECTION C
SCALE: 1/2" = 1'-0"



CONSULTANTS

ARCHITECT
ANTHONY LANEY AIA
LANEY LA, INC.
725 CYPRESS AVE
HERMOSA BEACH CA 90254
(310) 870-7175
ANTHONY@LANEY.LA



PROJECT NAME
901 HERMOSA

PROJECT NUMBER
22007

CLIENT
901 HERMOSA PARTNERS LLC

PROJECT ADDRESS
901 HERMOSA AVE
HERMOSA BEACH, CA 90254

MARK	DATE	DESCRIPTION
	11-06-23	PLANNING SUBMITTAL
	10-09-24	PLANNING SUBMITTAL
	12-03-24	PLANNING SUBMITTAL
	12-18-24	BID PROGRESS SET
8	06-27-25	PLANNING SUBMITTAL
9	10-08-25	PLANNING COM. HEARING
10	12-02-25	PLANNING COM. HEARING

PROJECT NO: 22007
MODEL FILE:
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SHEET TITLE
WALL SECTIONS

A-303
SHEET 84 OF 141

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1 2 3 4 5 6



Laney LA

CONSULTANTS

ARCHITECT
 ANTHONY LANEY AIA
 LANEY LA, INC.
 725 CYPRESS AVE
 HERMOSA BEACH CA 90254
 (310) 870-7175
 ANTHONY@LANEY.LA



PROJECT NAME
 901 HERMOSA

PROJECT NUMBER
 22007

CLIENT
 901 HERMOSA PARTNERS LLC

PROJECT ADDRESS
 901 HERMOSA AVE
 HERMOSA BEACH, CA 90254

MARK	DATE	DESCRIPTION
	11-06-23	PLANNING SUBMITTAL
	10-09-24	PLANNING SUBMITTAL
	12-03-24	PLANNING SUBMITTAL
	12-18-24	BID PROGRESS SET
8	06-27-25	PLANNING SUBMITTAL
9	10-08-25	PLANNING COM. HEARING
10	12-02-25	PLANNING COM. HEARING

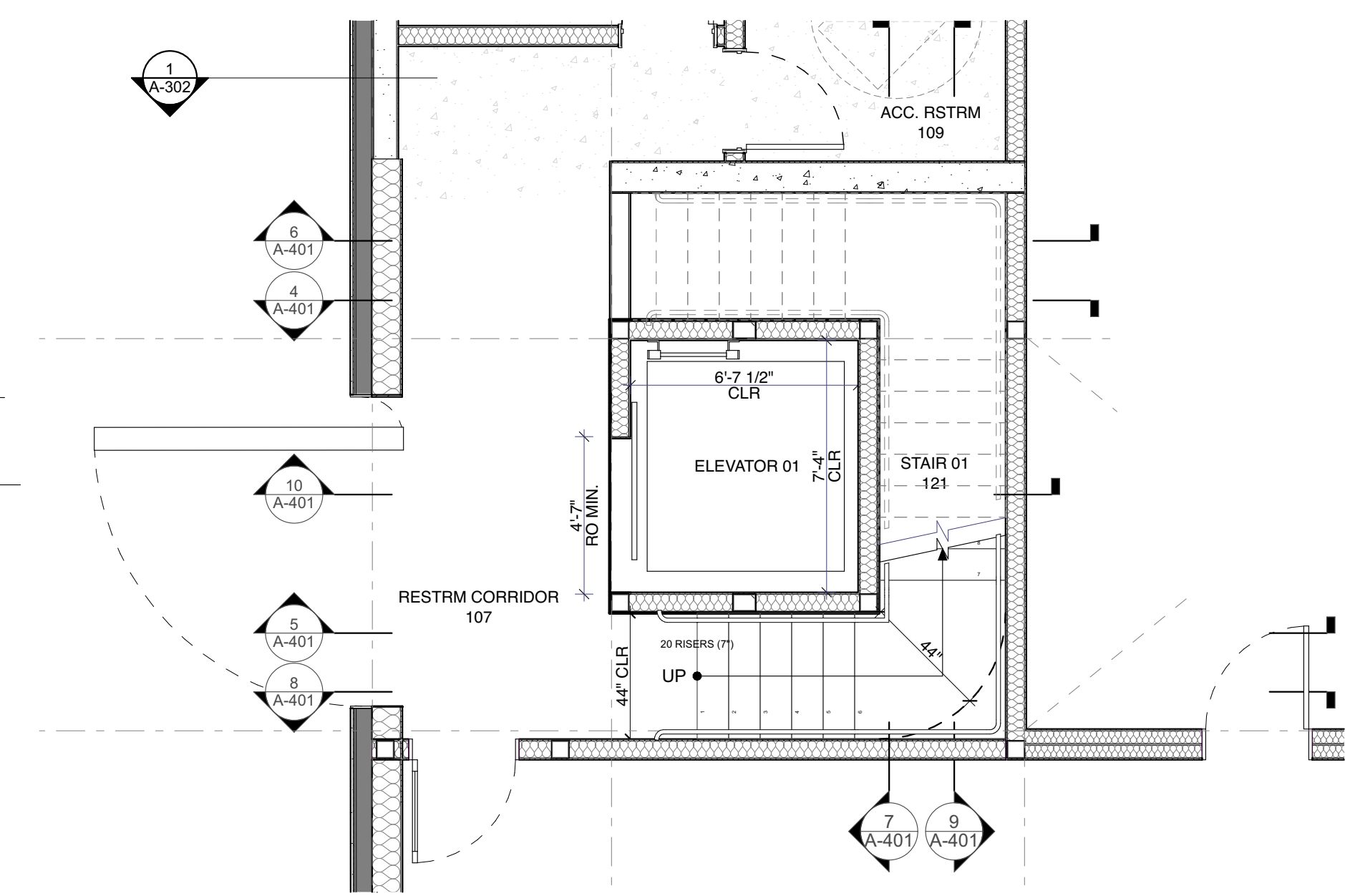
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SHEET TITLE

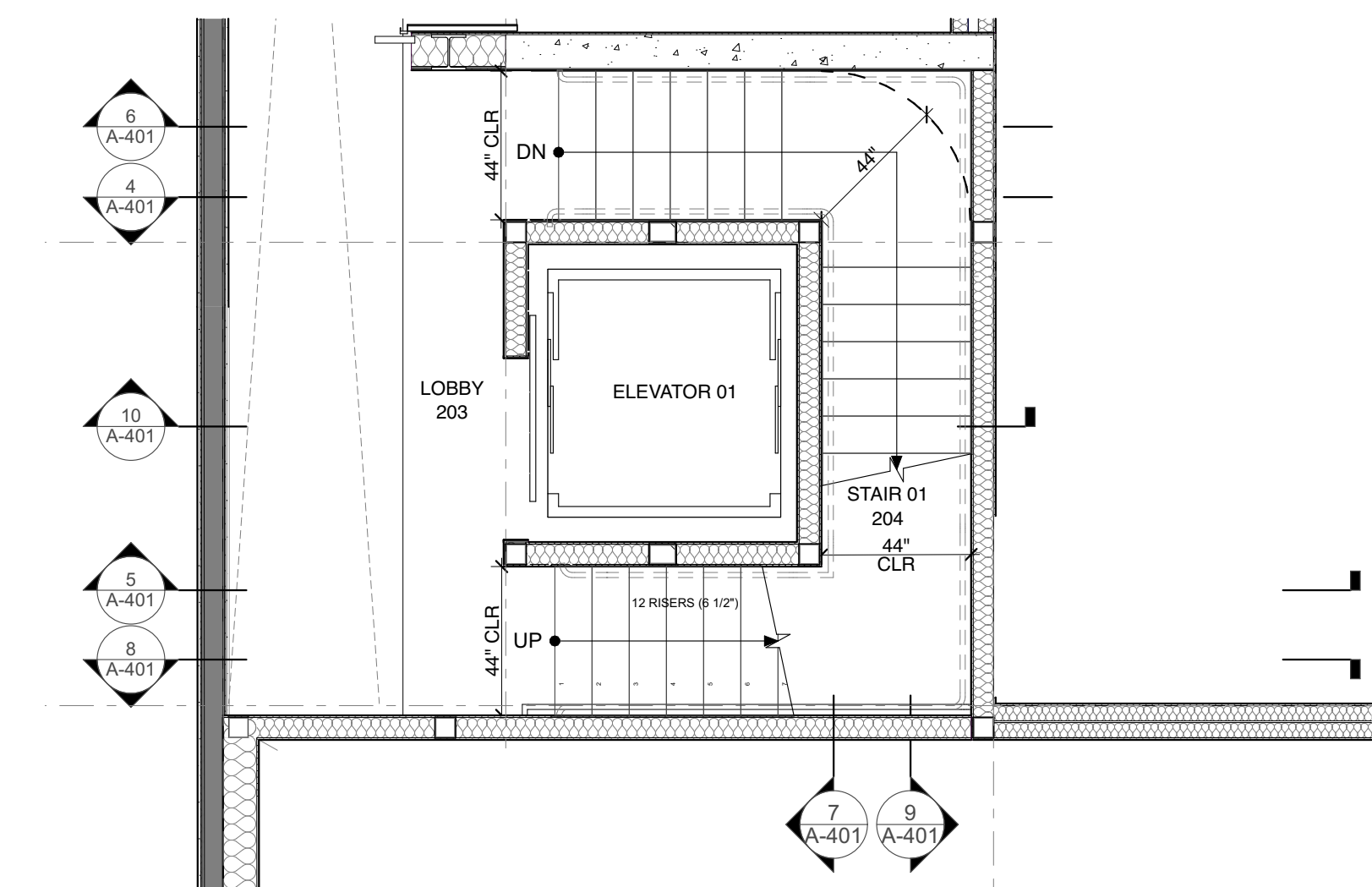
STAIR 01 PLAN & SECTION

A-401

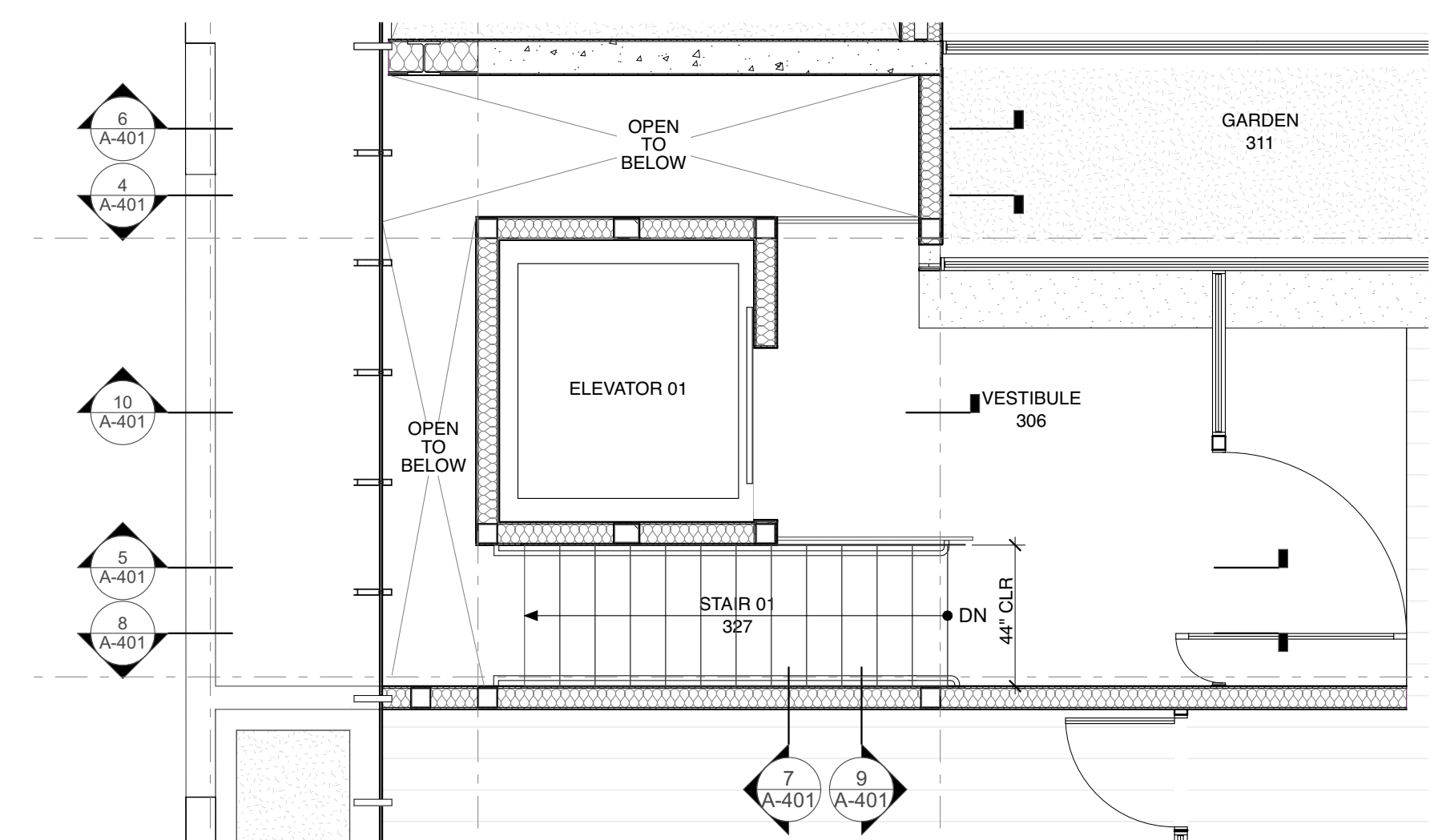
SHEET 85 OF 141



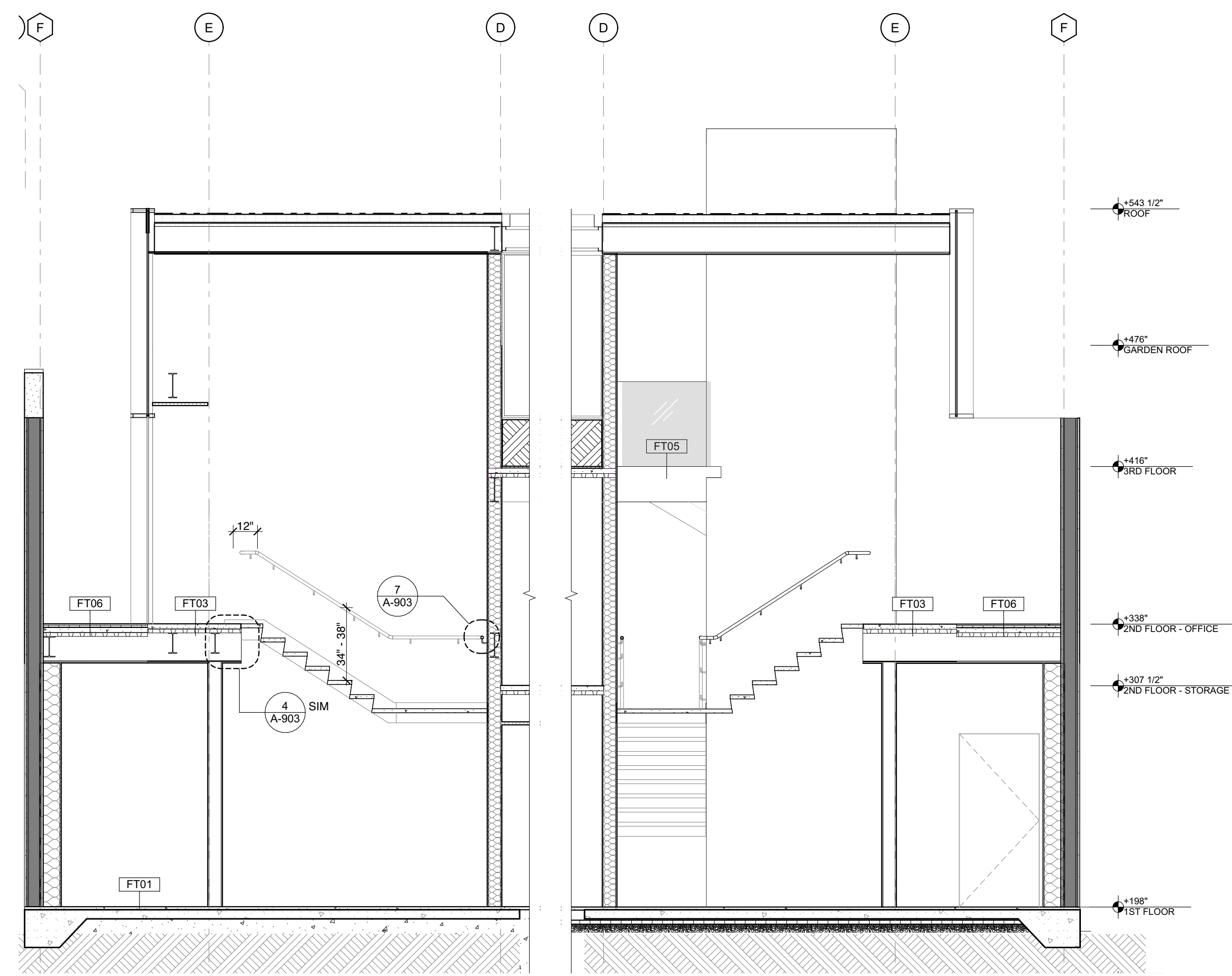
1 1ST FLOOR STAIR / ELEVATOR 01 PLAN
 SCALE: 1/4" = 1'-0"



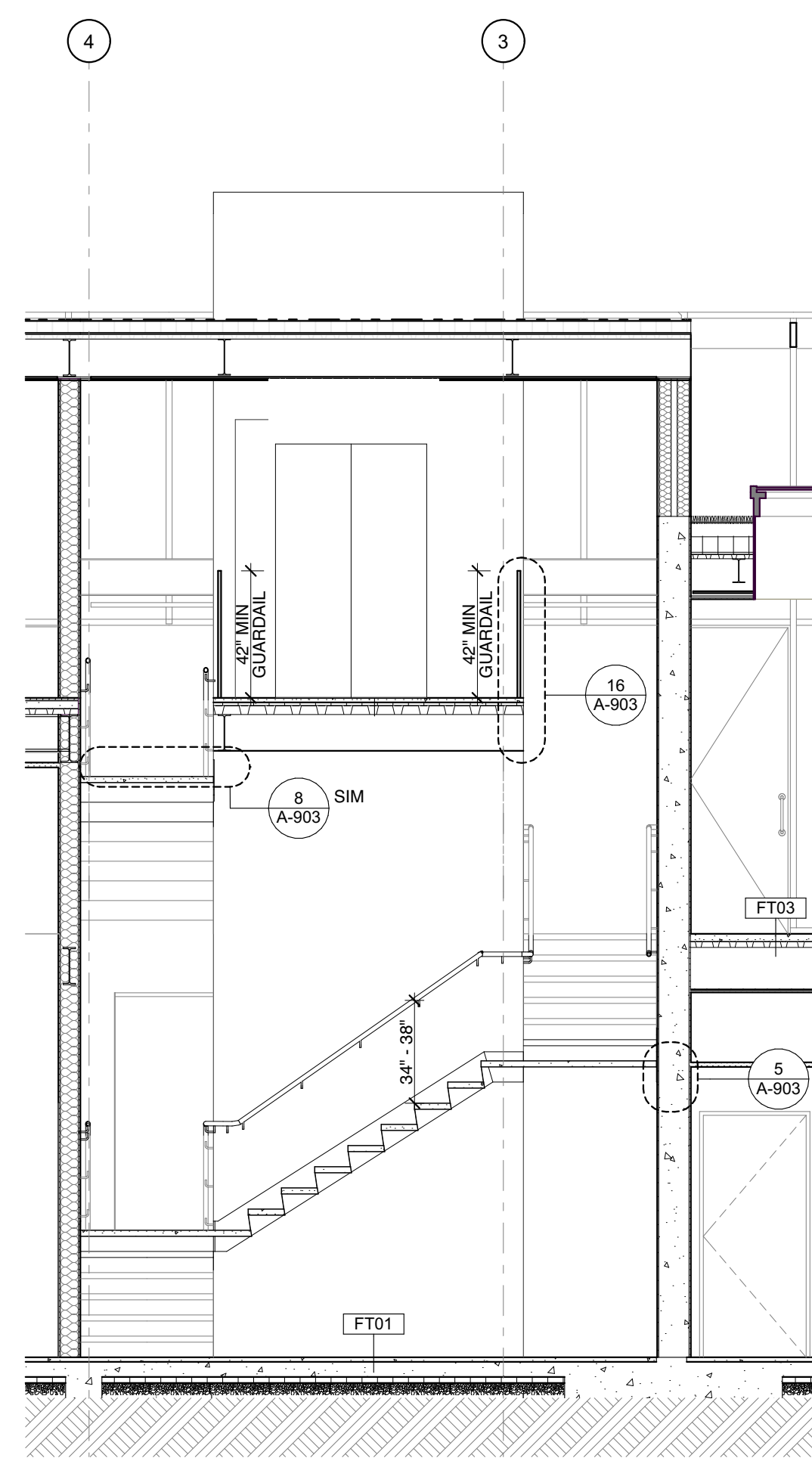
2 2ND FLOOR STAIR / ELEVATOR 01 PLAN
 SCALE: 1/4" = 1'-0"



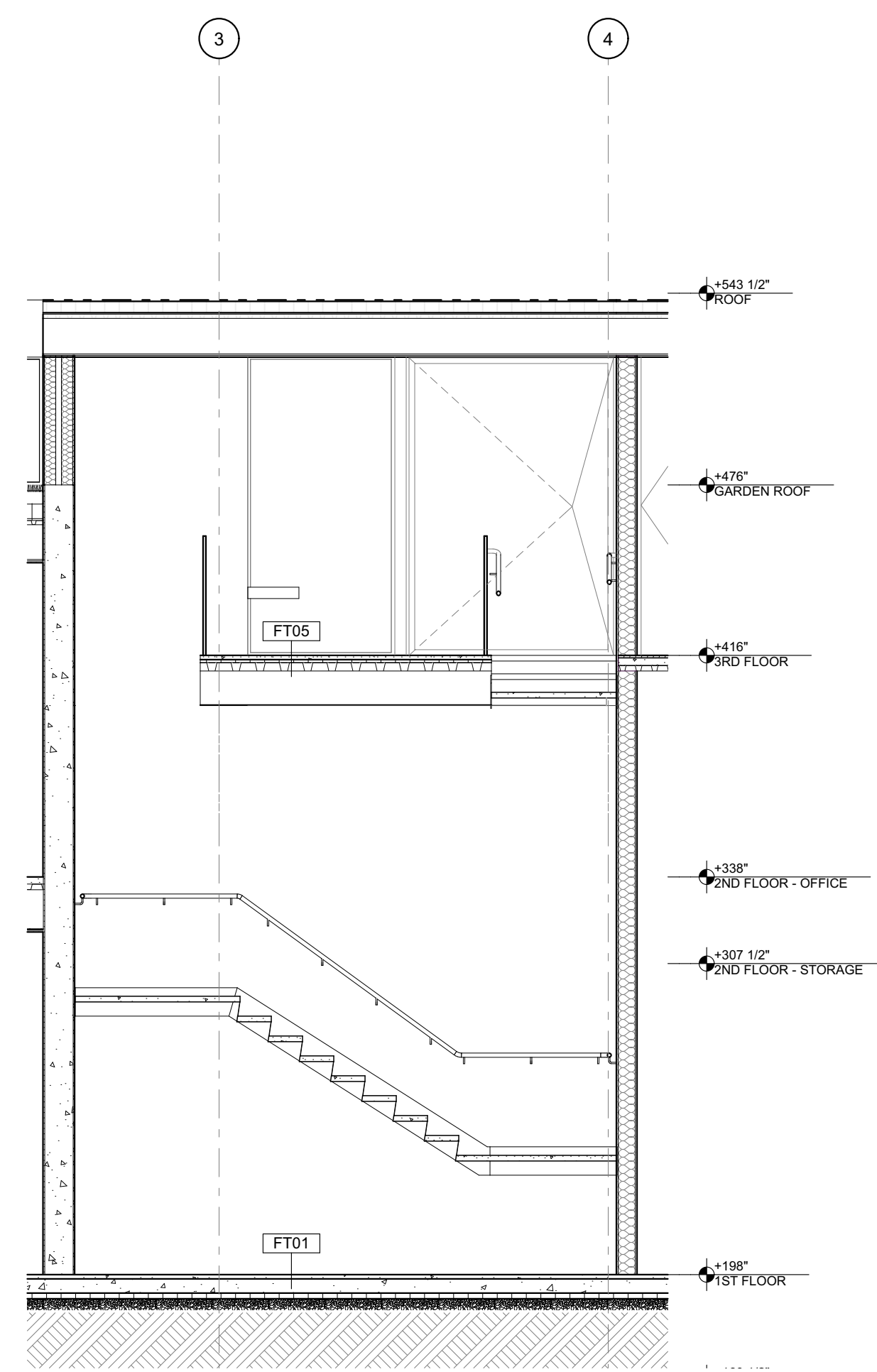
3 3RD FLOOR STAIR / ELEVATOR 01 PLAN
 SCALE: 1/4" = 1'-0"



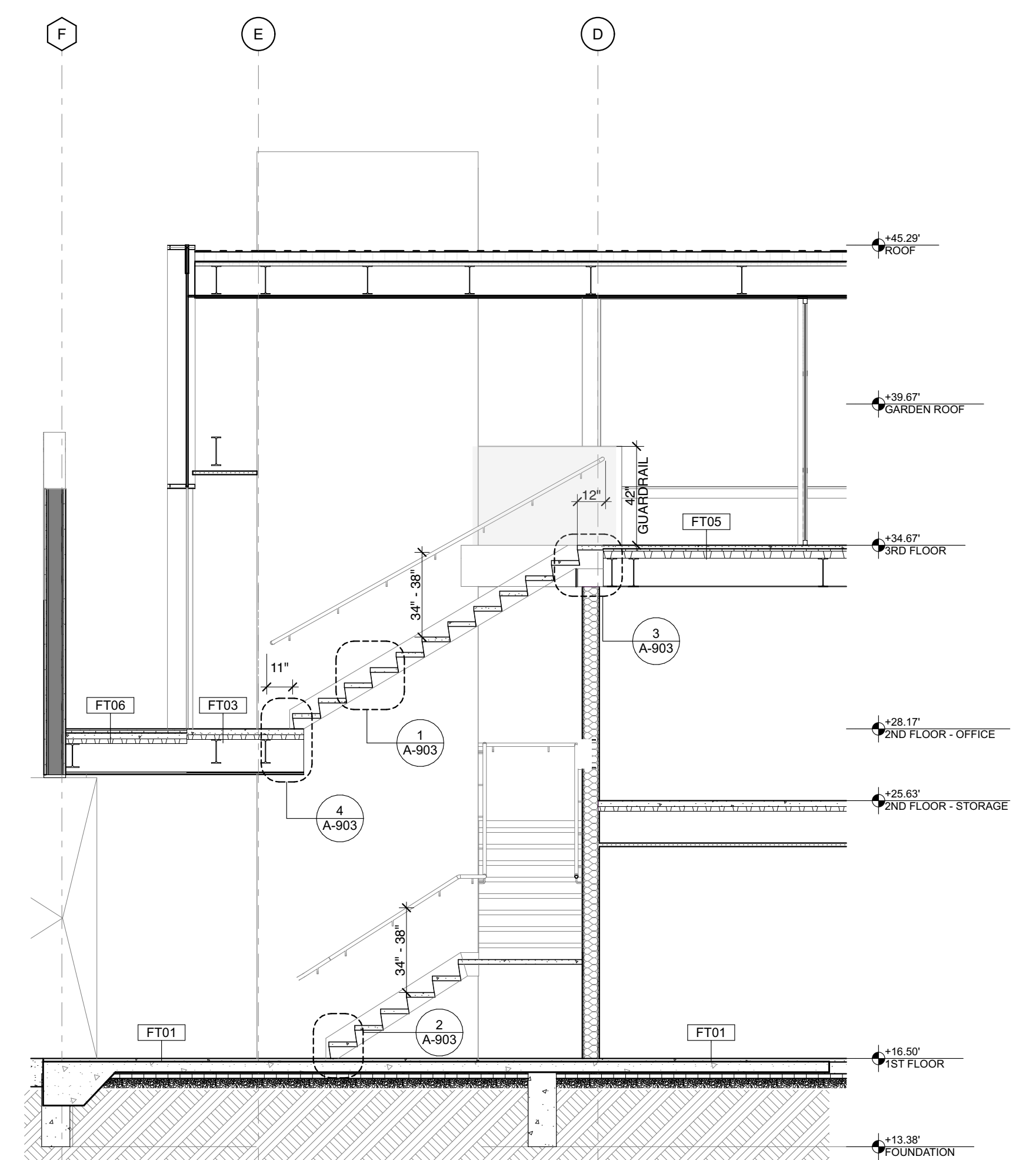
6 STAIR 01 SECTION WEST
 SCALE: 1/4" = 1'-0"



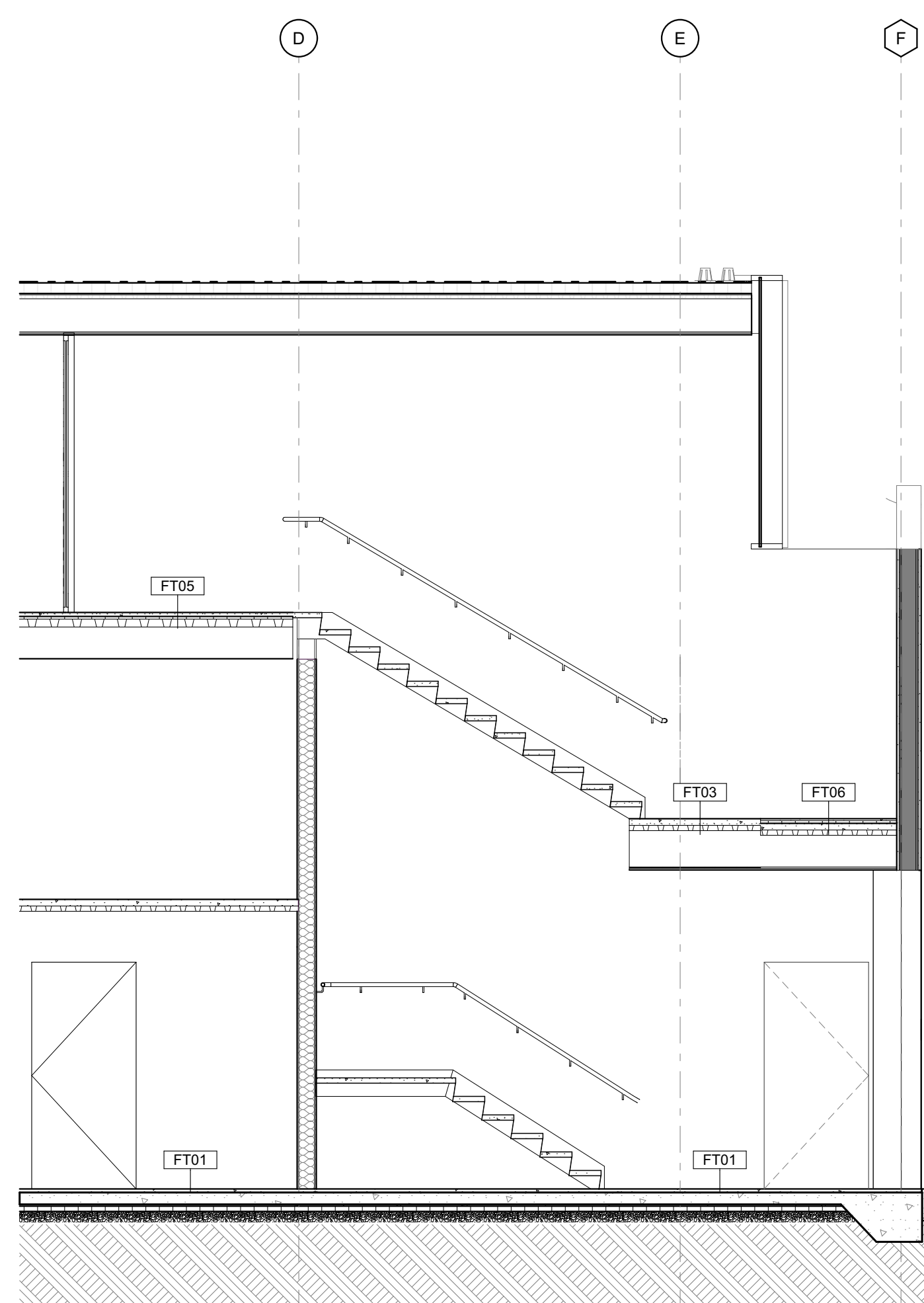
7 STAIR 01 SECTION SOUTH
 SCALE: 1/4" = 1'-0"



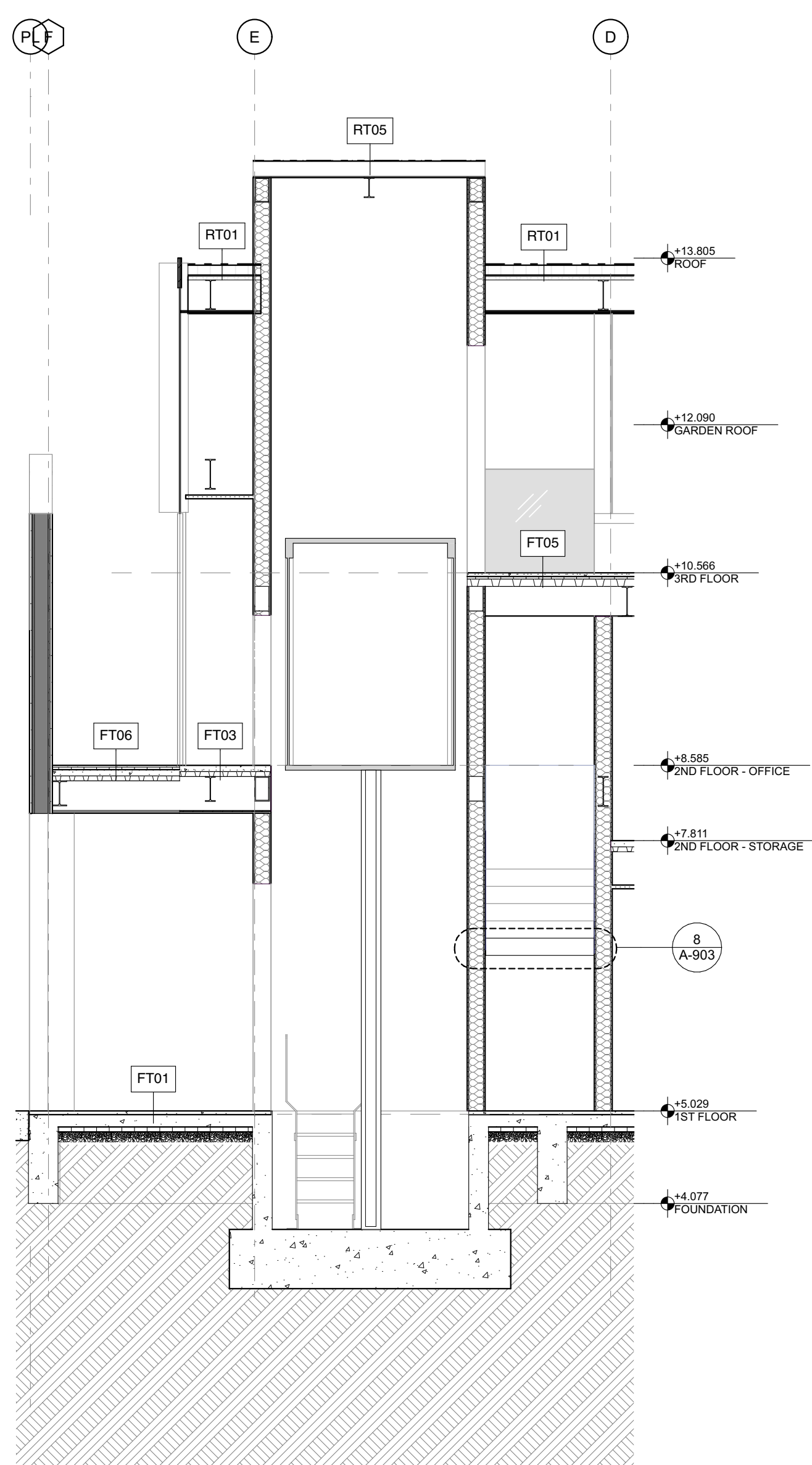
9 STAIR 01 SECTION NORTH
 SCALE: 1/4" = 1'-0"



5 STAIR 01 SECTION WEST
 SCALE: 1/4" = 1'-0"



8 STAIR 01 SECTION EAST
 SCALE: 1/4" = 1'-0"



10 ELEVATOR SECTION
 SCALE: 1/4" = 1'-0"



Laney LA

CONSULTANTS

ARCHITECT
 ANTHONY LANEY AIA
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 725 CYPRESS AVE
 HERMOSA BEACH CA 90254
 (310) 870-7175
 ANTHONY@LANEY.LA



PROJECT NAME
 901 HERMOSA

PROJECT NUMBER
 22007

CLIENT
 901 HERMOSA PARTNERS LLC

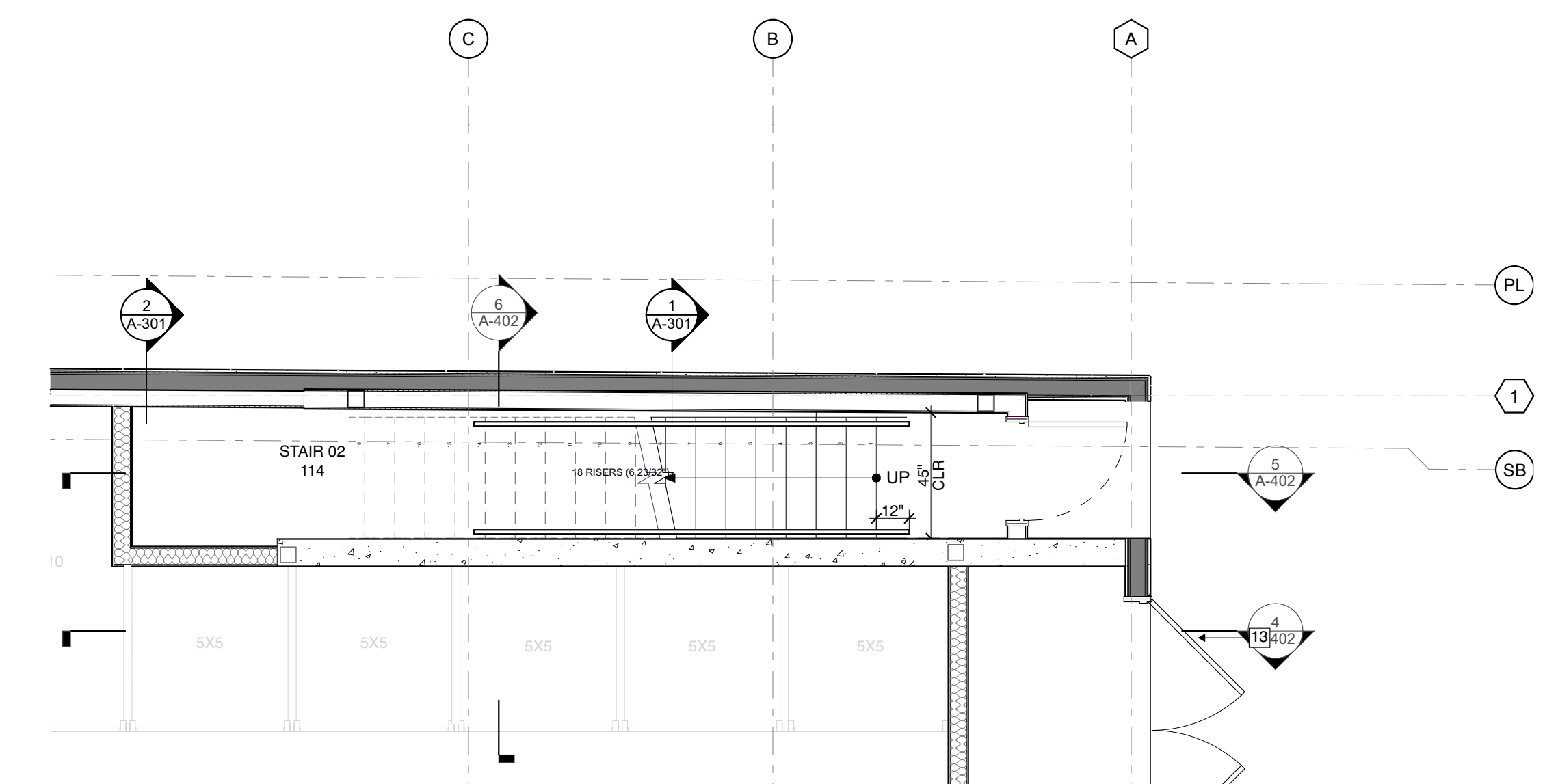
PROJECT ADDRESS
 901 HERMOSA AVE
 HERMOSA BEACH, CA 90254

MARK	DATE	DESCRIPTION
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	10-09-24	PLANNING SUBMITTAL
	12-03-24	PLANNING SUBMITTAL
	12-18-24	BID PROGRESS SET
8	06-27-25	PLANNING SUBMITTAL
9	10-08-25	PLANNING COM. HEARING
10	12-02-25	PLANNING COM. HEARING

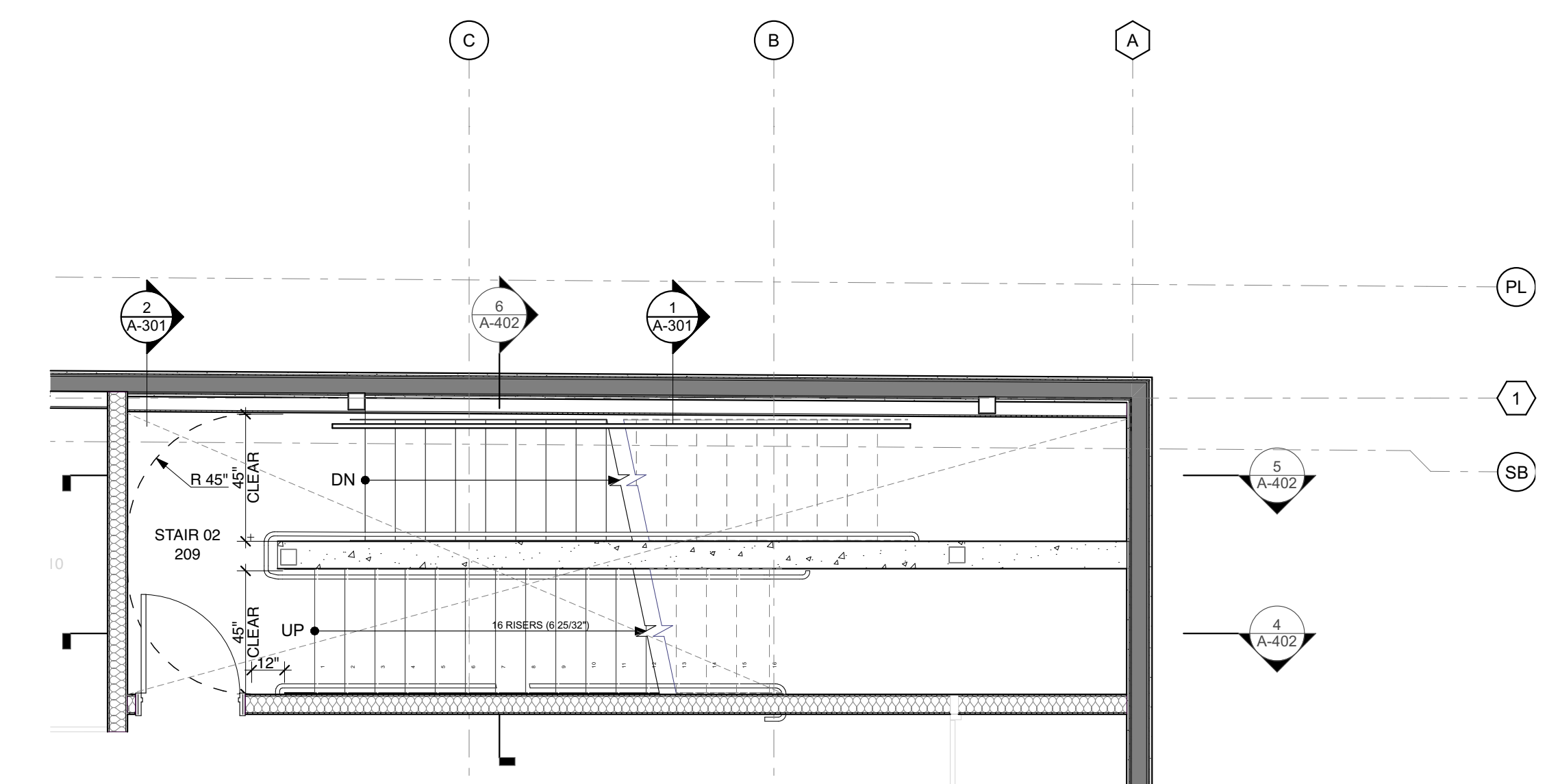
PROJECT NO: 22007
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 COPYRIGHT:

SHEET TITLE
 STAIR 02 PLAN & SECTION

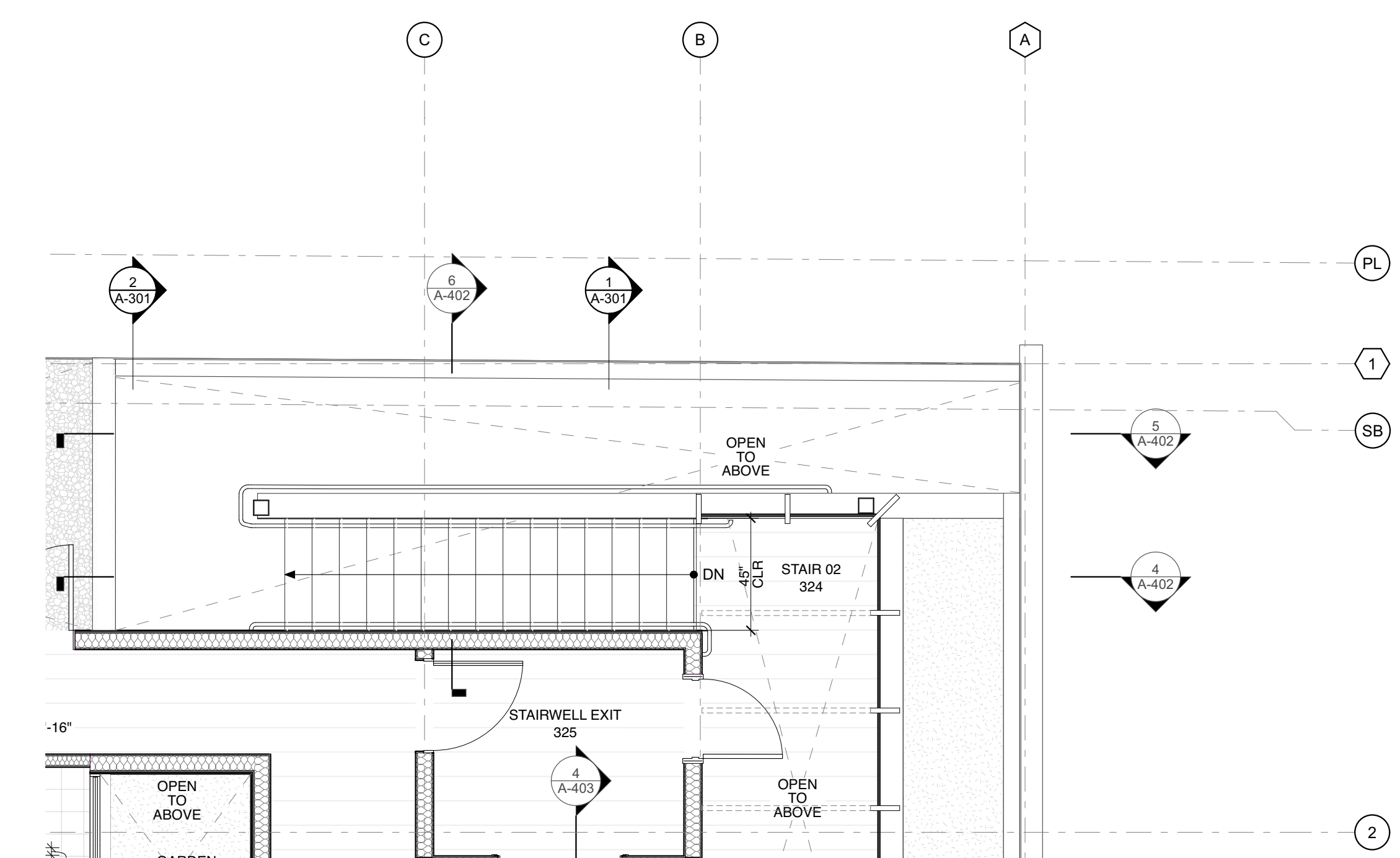
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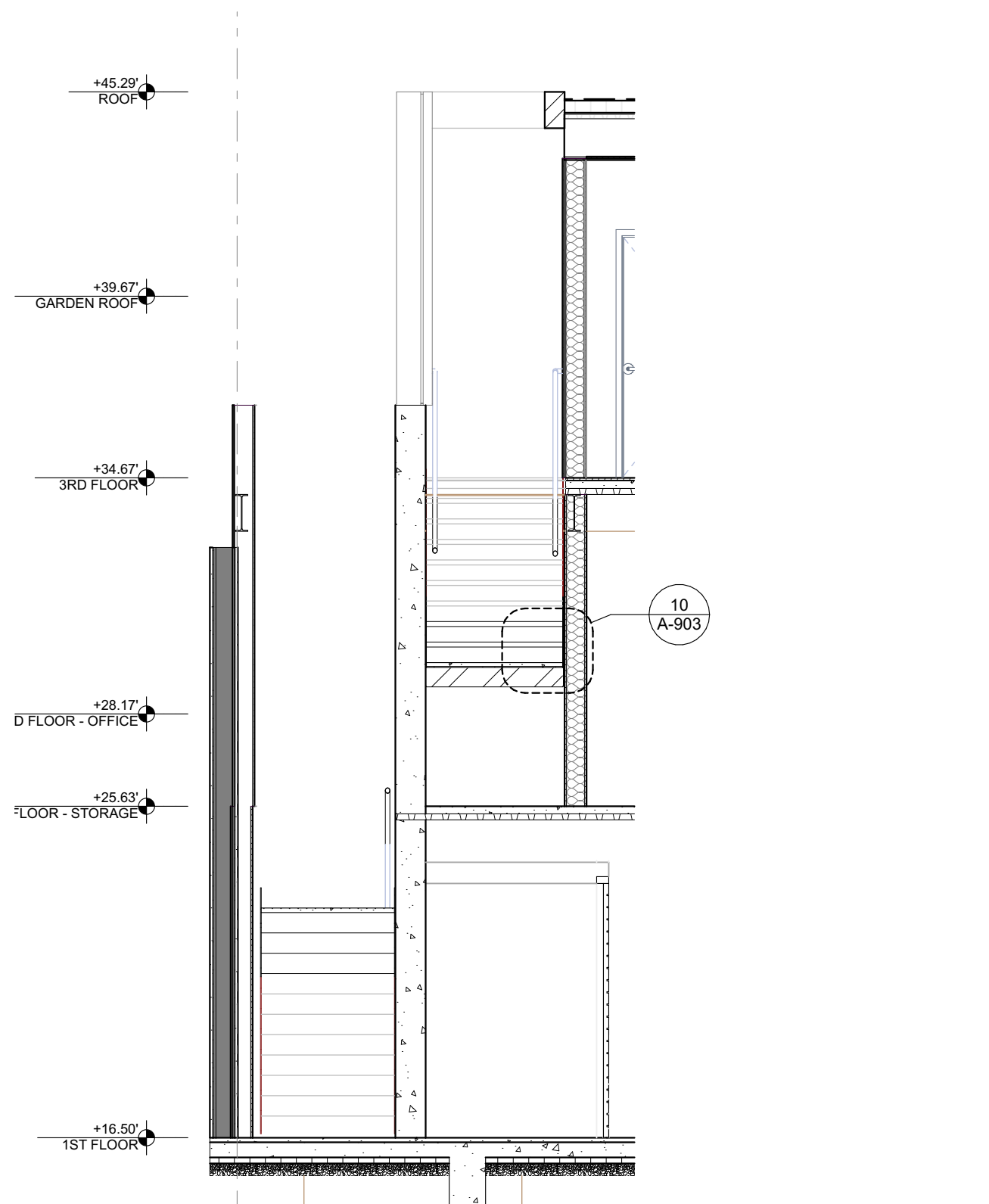
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 SCALE: 1/4" = 1'-0"



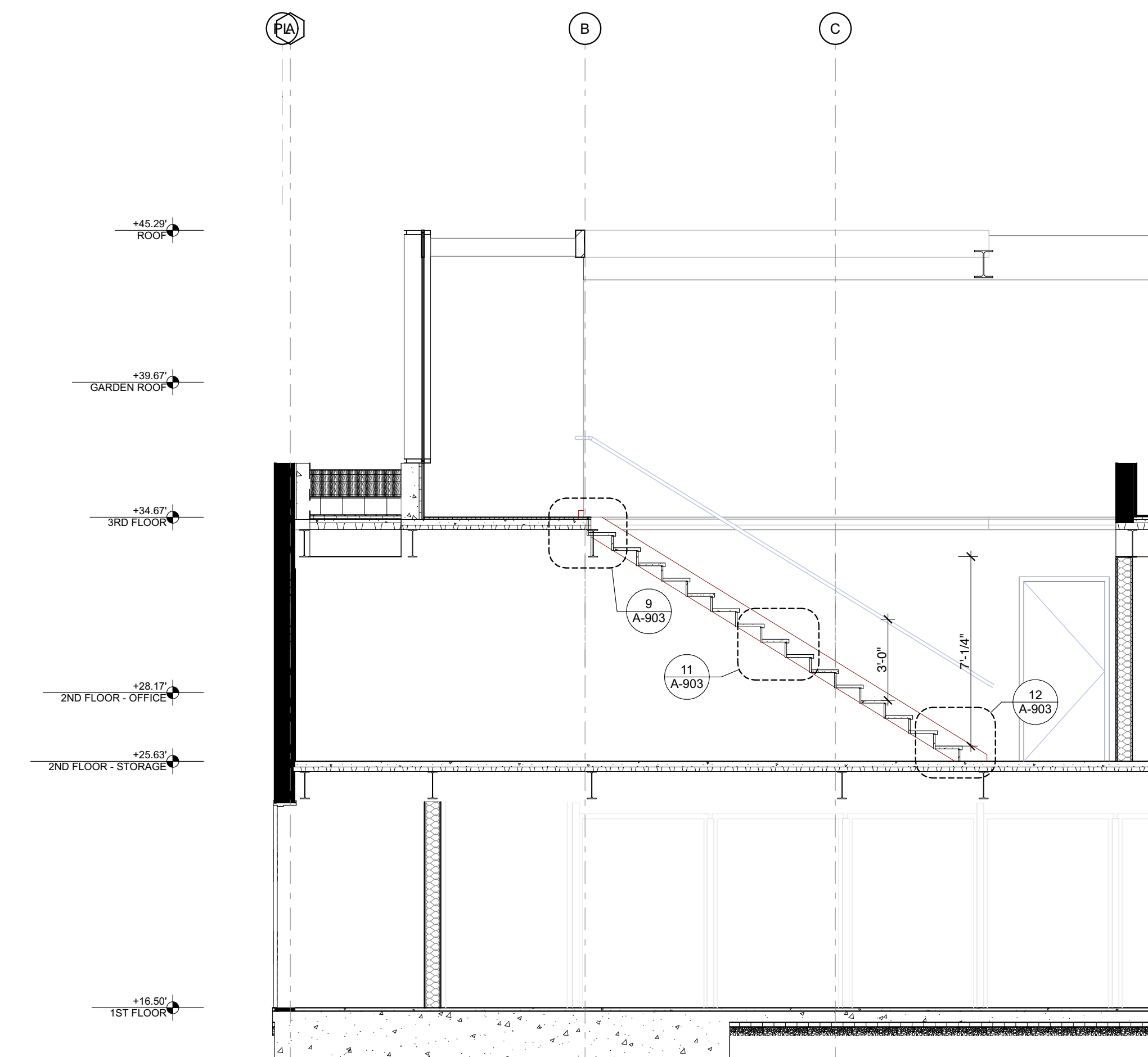
2 2ND FLOOR STAIR PLAN
 SCALE: 1/4" = 1'-0"



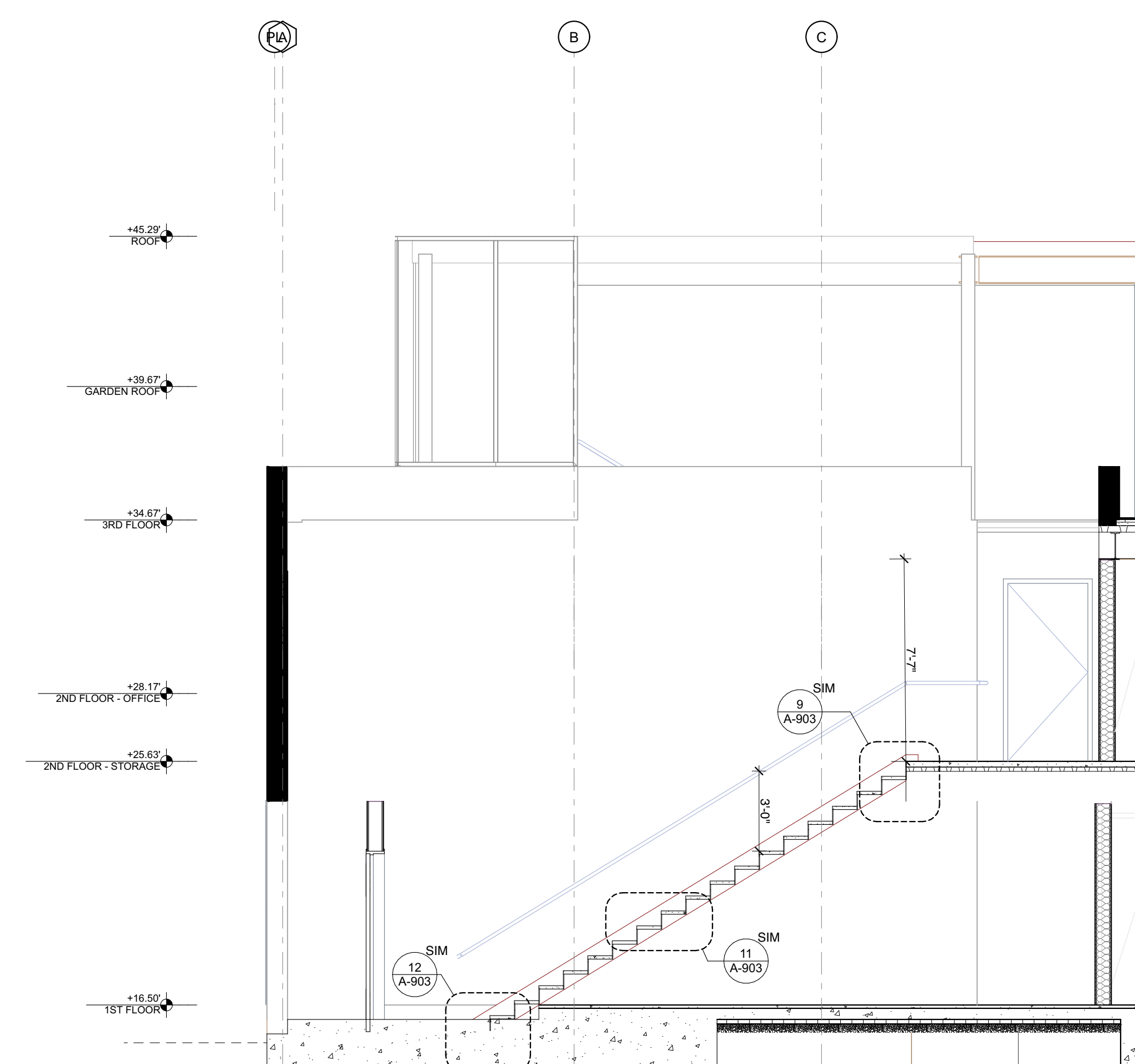
3 3RD FLOOR STAIR PLAN
 SCALE: 1/4" = 1'-0"



6 STAIR 02 SECTION
 SCALE: 1/4" = 1'-0"



4 STAIR 02 SECTION
 SCALE: 1/4" = 1'-0"



5 STAIR 02 SECTION
 SCALE: 1/4" = 1'-0"



Laney LA

CONSULTANTS

ARCHITECT
 ANTHONY LANEY AIA
 LANEY LA, INC.
 725 CYPRESS AVE
 HERMOSA BEACH CA 90254
 (310) 870-7175
 ANTHONY@LANEY.LA



PROJECT NAME
 901 HERMOSA

PROJECT NUMBER
 22007

CLIENT
 901 HERMOSA PARTNERS LLC

PROJECT ADDRESS
 901 HERMOSA AVE
 HERMOSA BEACH, CA 90254

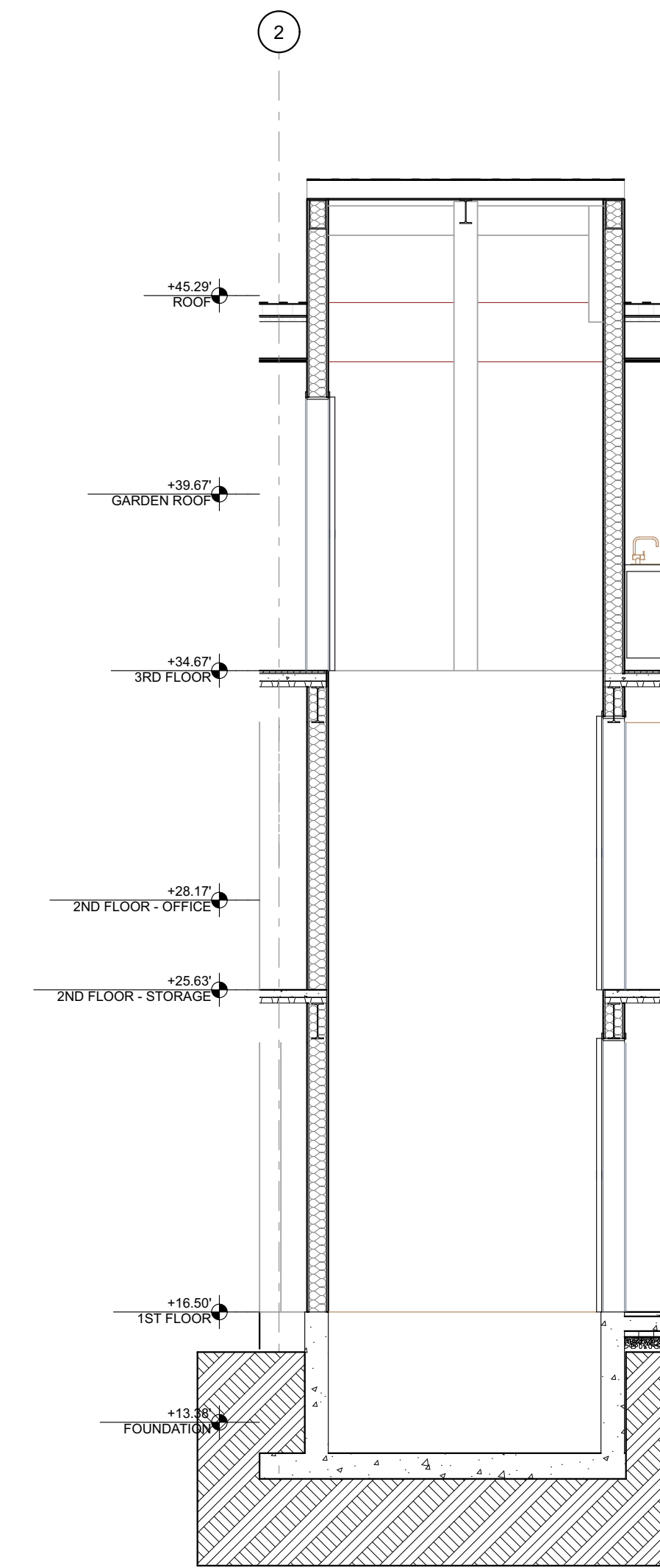
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	10-09-24	PLANNING SUBMITTAL
	12-03-24	PLANNING SUBMITTAL
	12-18-24	BID PROGRESS SET
8	06-27-25	PLANNING SUBMITTAL
9	10-08-25	PLANNING COM. HEARING
10	12-02-25	PLANNING COM. HEARING

PROJECT NO: 22007
 MODEL FILE:
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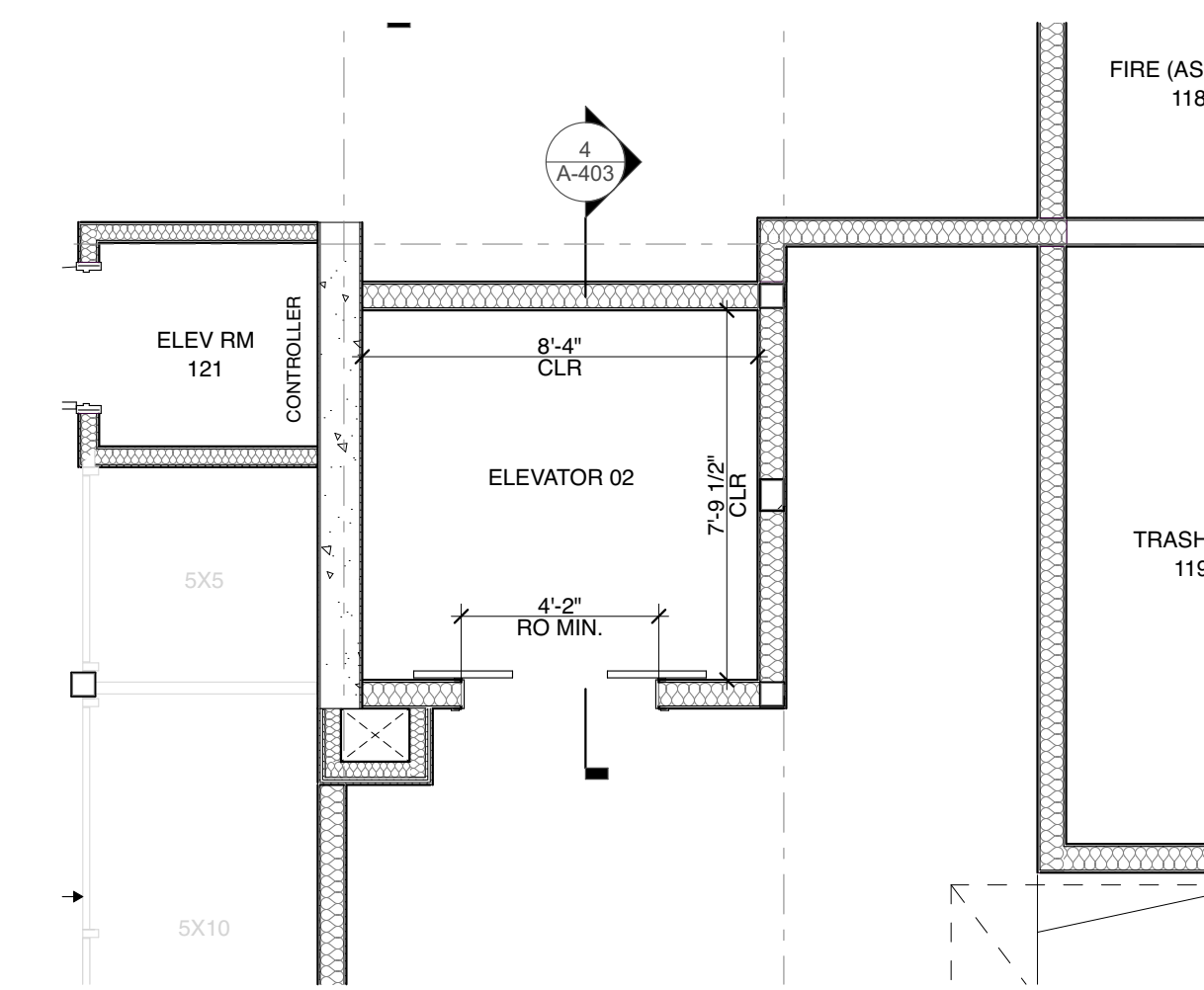
SHEET TITLE
 STAIR 03 & ELEVATOR 02
 PLAN & SECTION

A-403

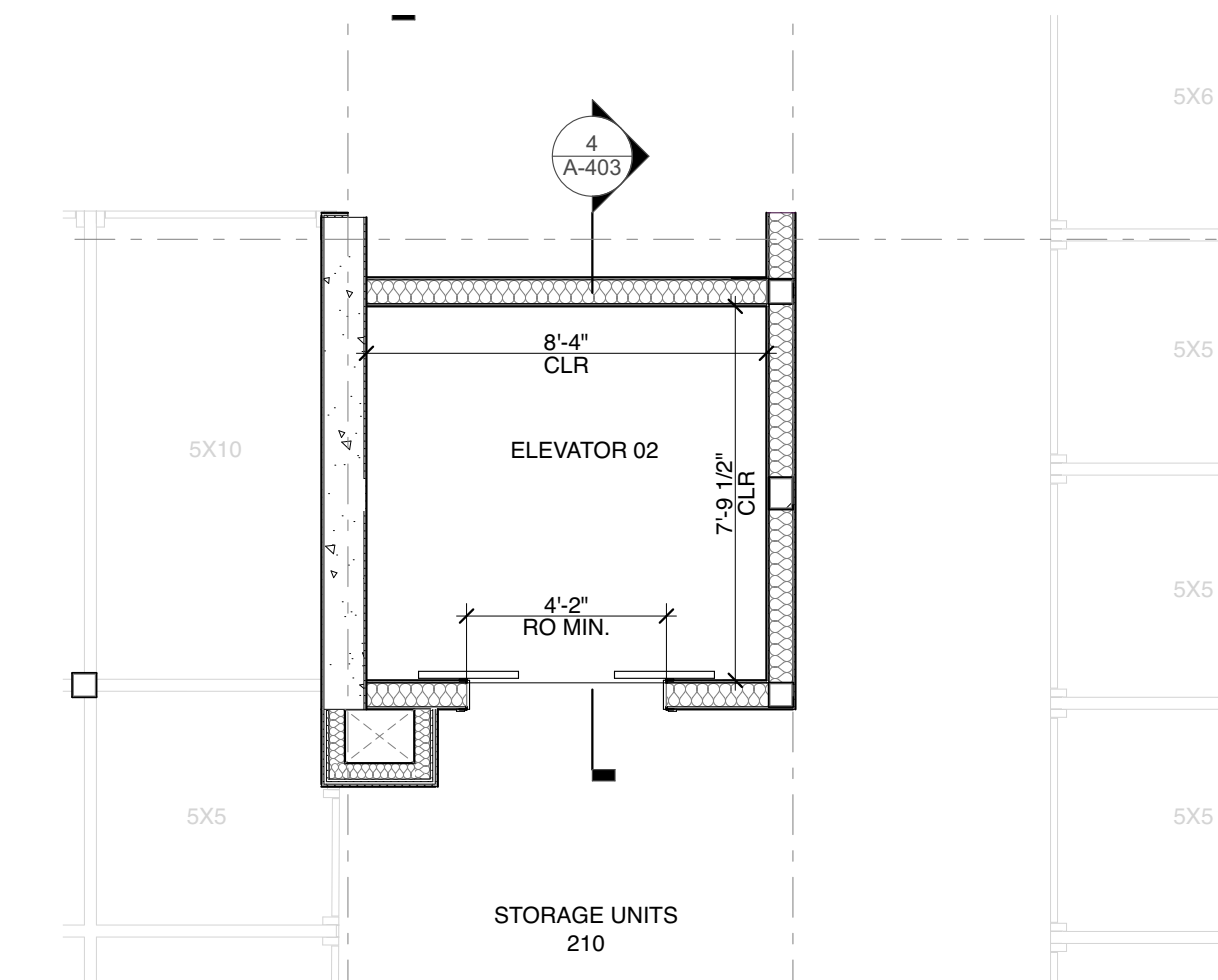
SHEET 87 OF 141



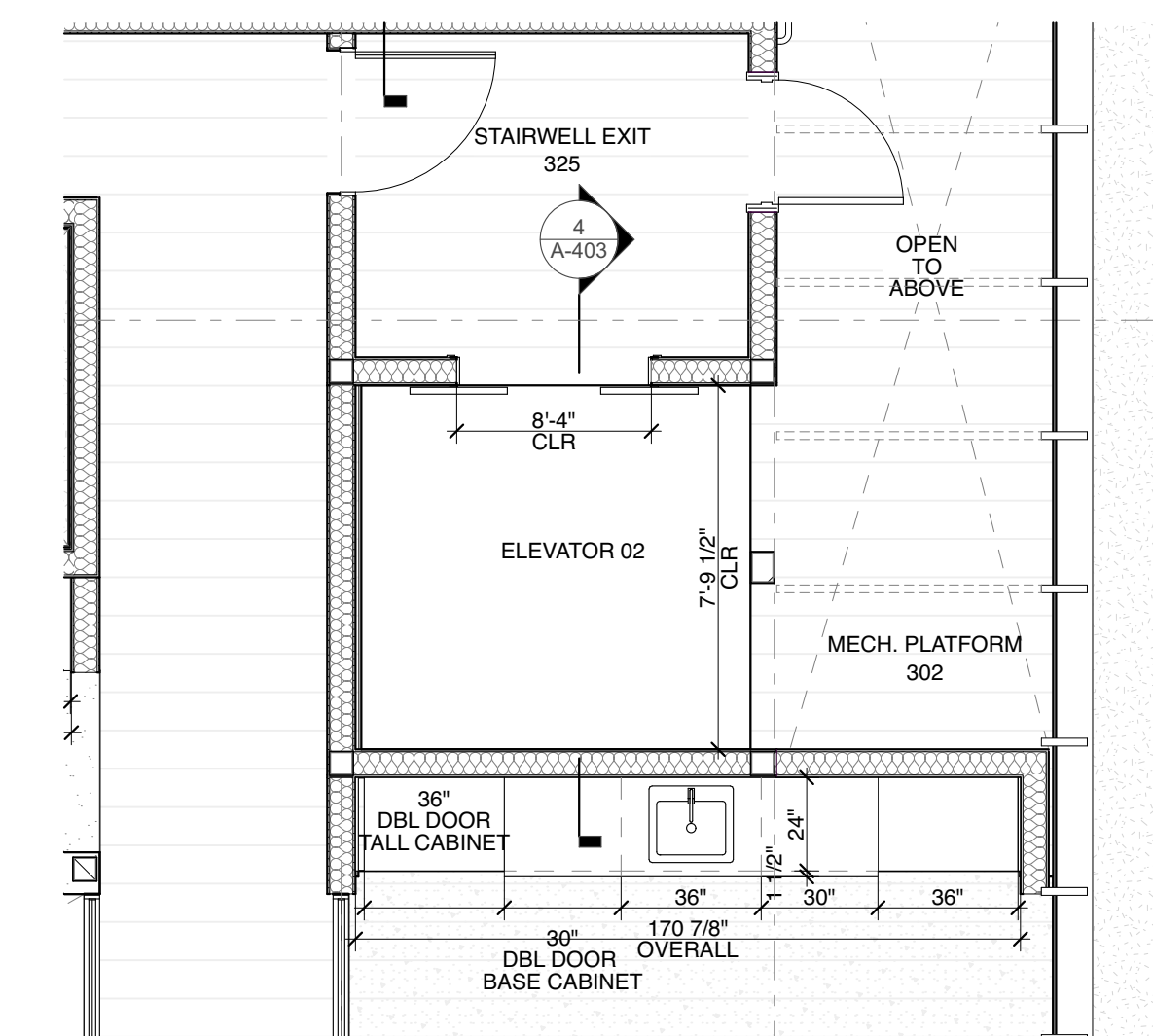
4 ELEVATOR 2 SECTION
 SCALE: 1/4" = 1'-0"



1 1ST FLOOR ELEVATOR 02 PLAN
 SCALE: 1/4" = 1'-0"



5 2ND FLOOR ELEVATOR 02 PLAN
 SCALE: 1/4" = 1'-0"



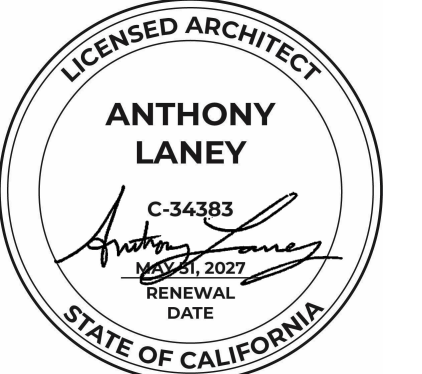
3 3RD FLOOR ELEVATOR 02 PLAN
 SCALE: 1/4" = 1'-0"



Laney LA

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PROJECT NAME
 901 HERMOSA

PROJECT NUMBER
 22007

CLIENT
 901 HERMOSA PARTNERS LLC

PROJECT ADDRESS
 901 HERMOSA AVE
 HERMOSA BEACH, CA 90254

MARK	DATE	DESCRIPTION
	11-06-23	PLANNING SUBMITTAL
	10-09-24	PLANNING SUBMITTAL
	12-03-24	PLANNING SUBMITTAL
	12-18-24	BID PROGRESS SET
8	06-27-25	PLANNING SUBMITTAL
9	10-08-25	PLANNING COM. HEARING
10	12-02-25	PLANNING COM. HEARING

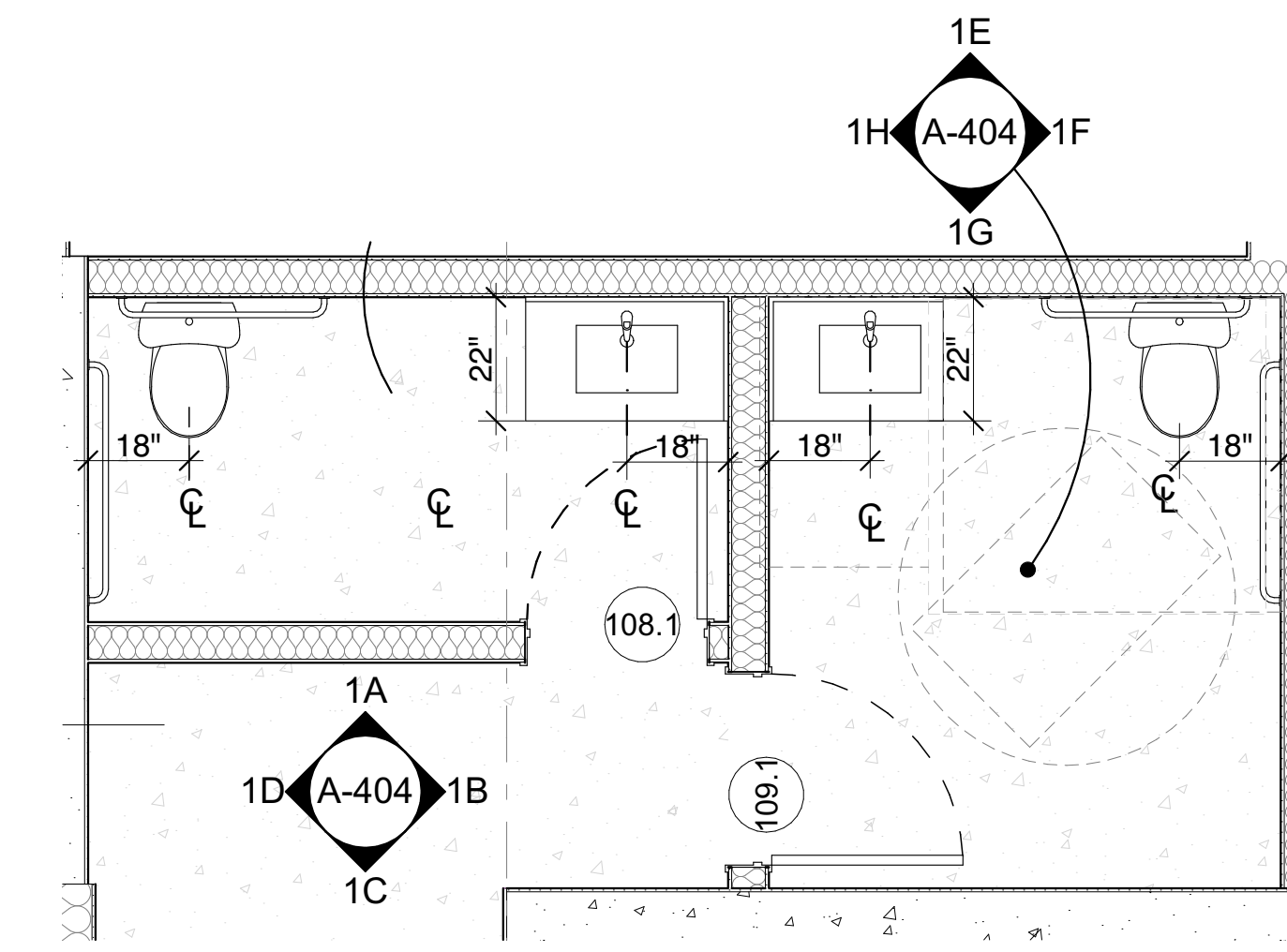
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 MODEL FILE:
 22007 - 901 Hermosa Ave - Powerscourt_Hearing 2.pln
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SHEET TITLE

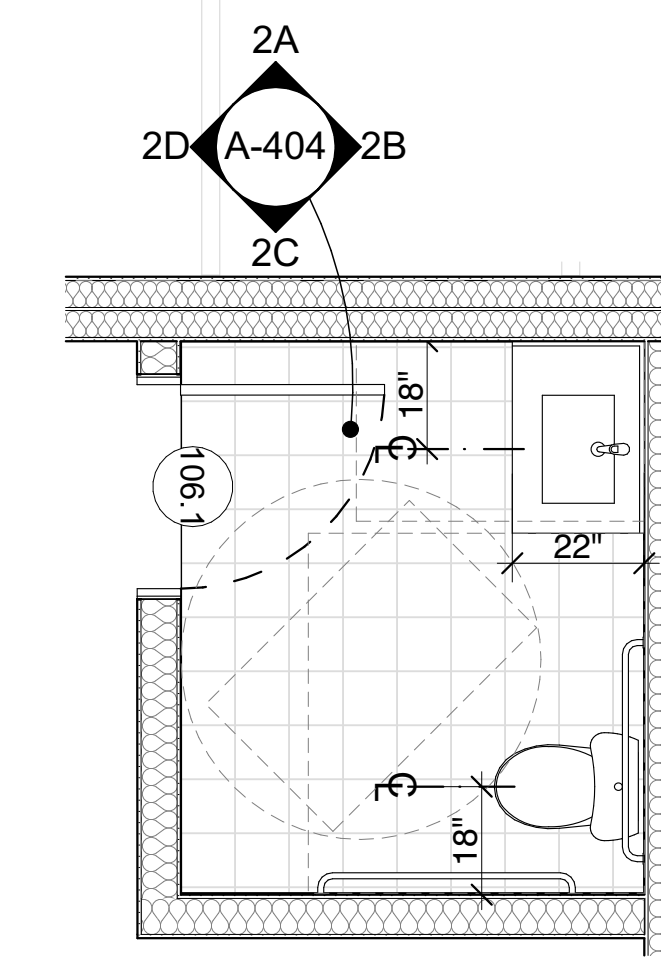
ENLARGED BATHROOM
 PLANS & ELEVATIONS

A-404

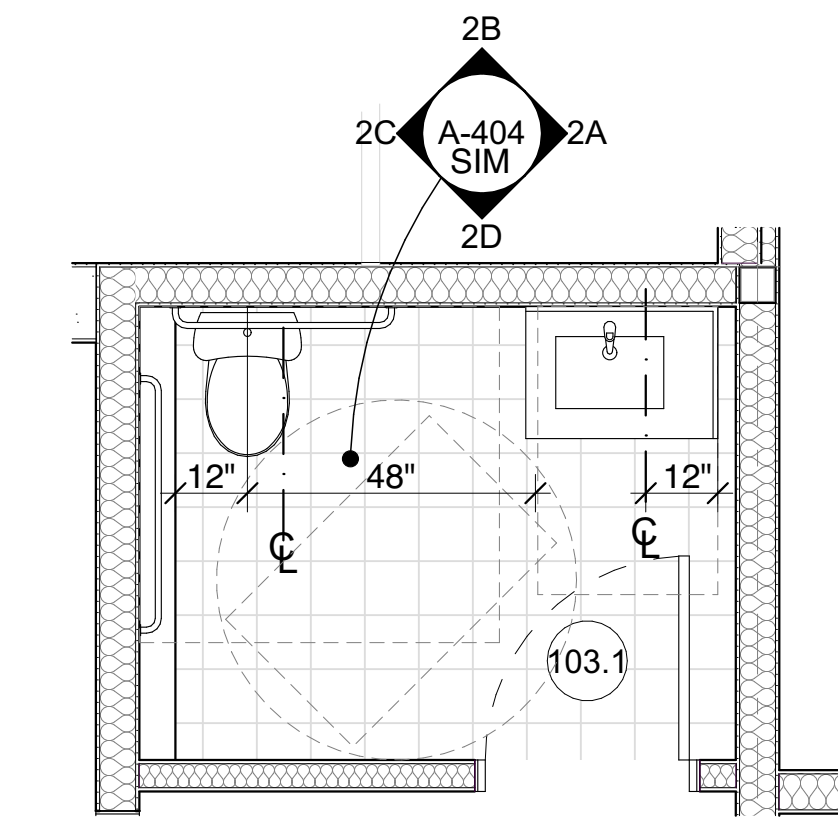
SHEET 88 OF 141



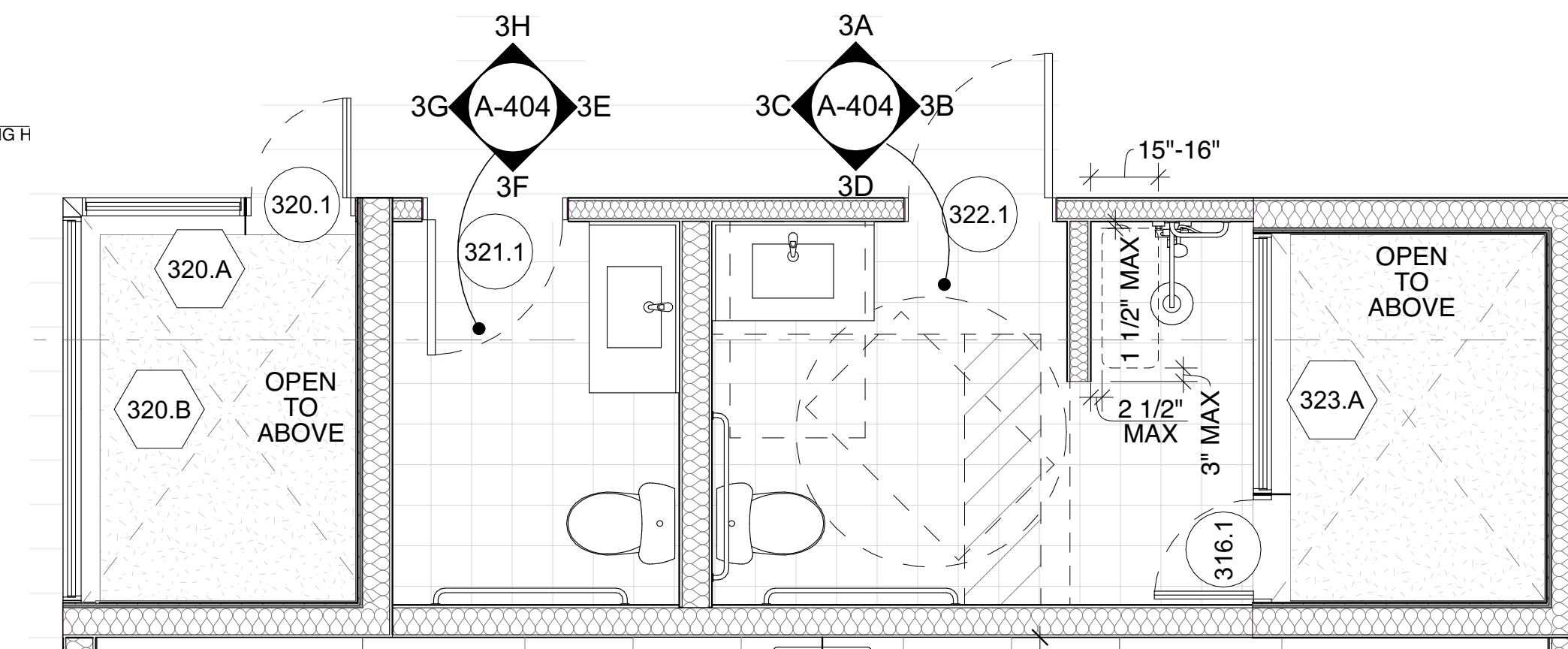
1 LOBBY RESTROOM
 SCALE: 3/8" = 1'-0"



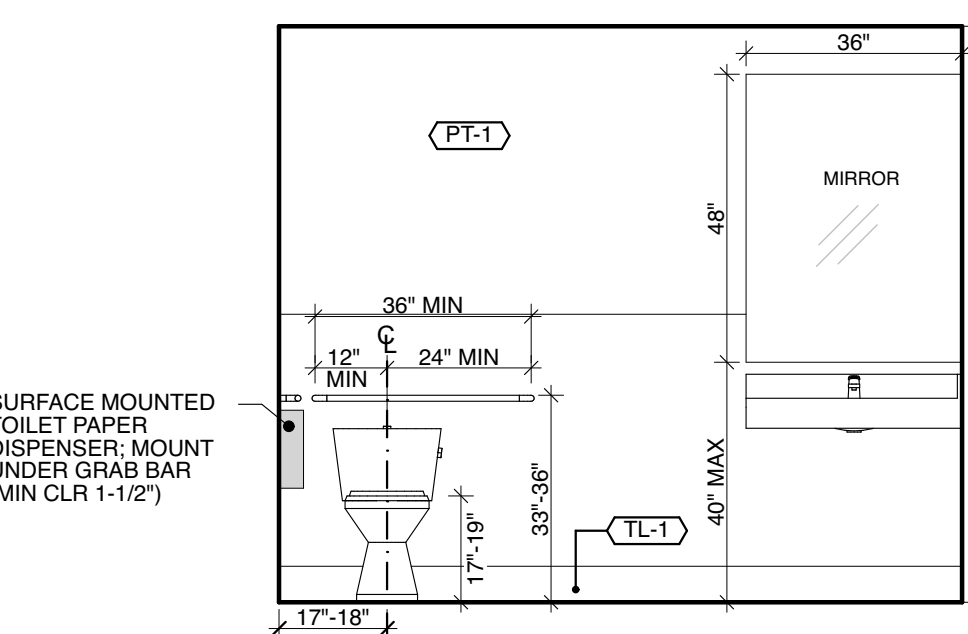
2 RETAIL RESTROOM 106
 SCALE: 3/8" = 1'-0"



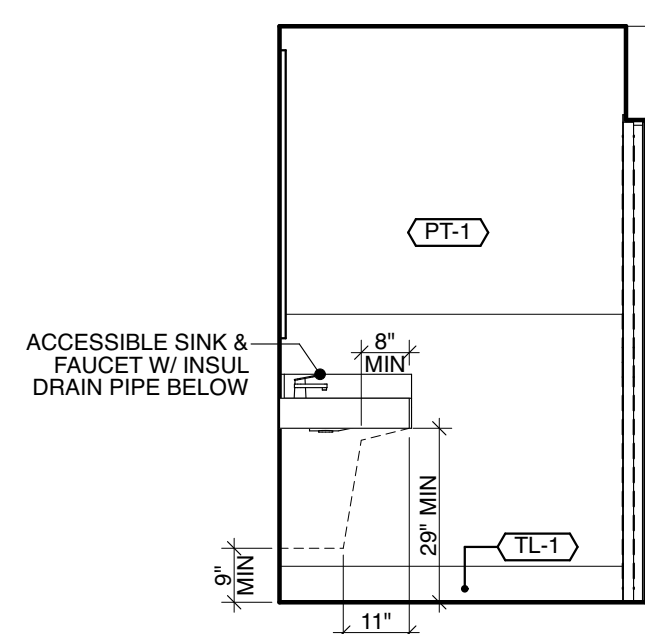
3 RETAIL RESTROOM 103
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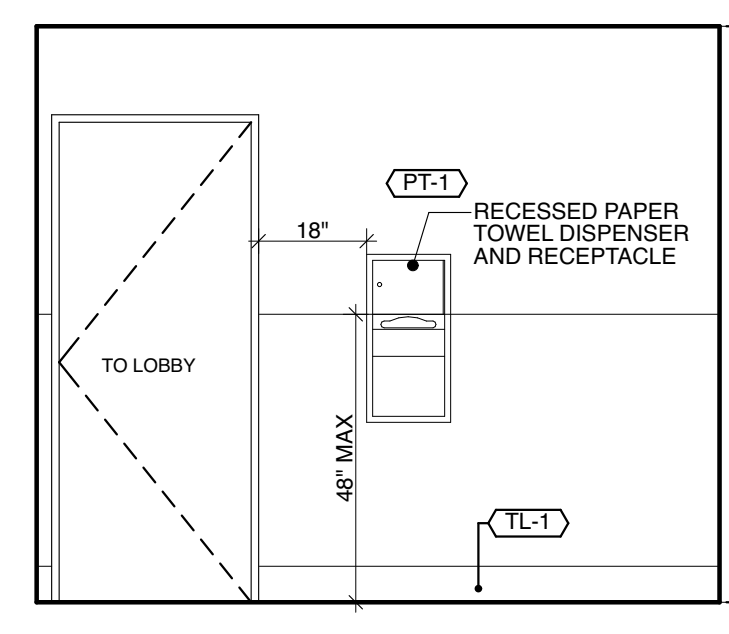
4 OFFICE RESTROOM
 SCALE: 3/8" = 1'-0"



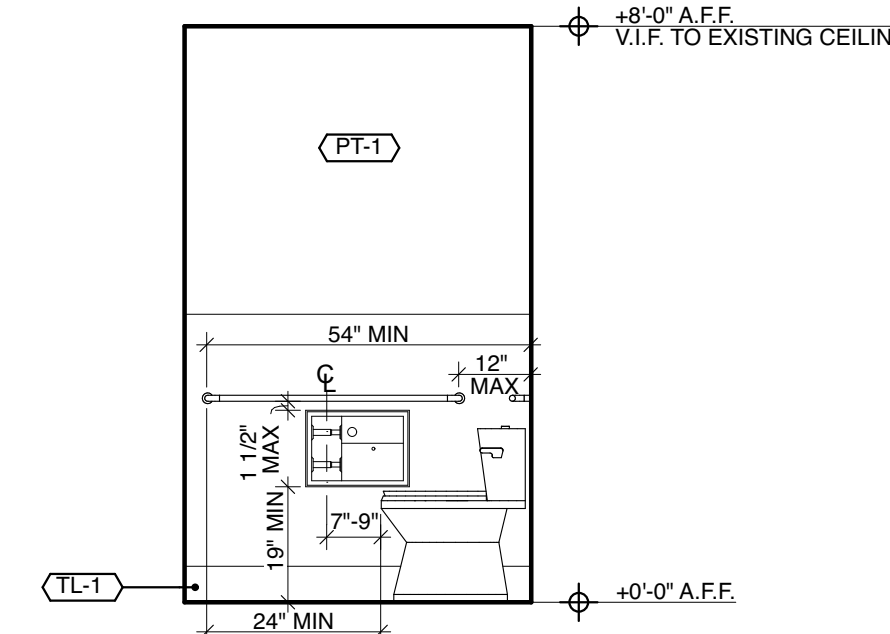
1A RESTROOM ELEVATION
 SCALE: 3/8" = 1'-0"



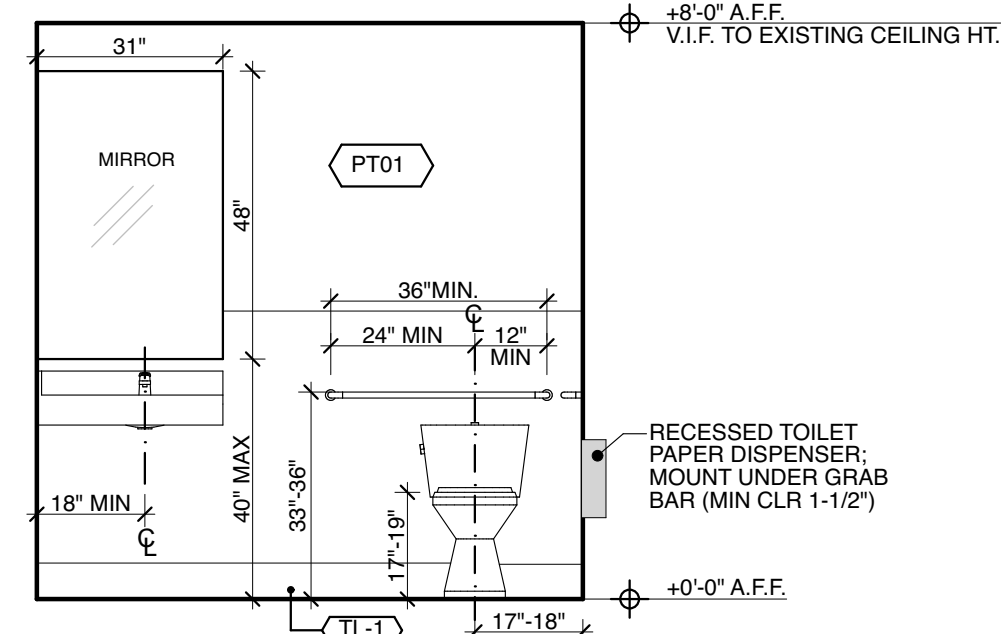
1B RESTROOM ELEVATION
 SCALE: 3/8" = 1'-0"



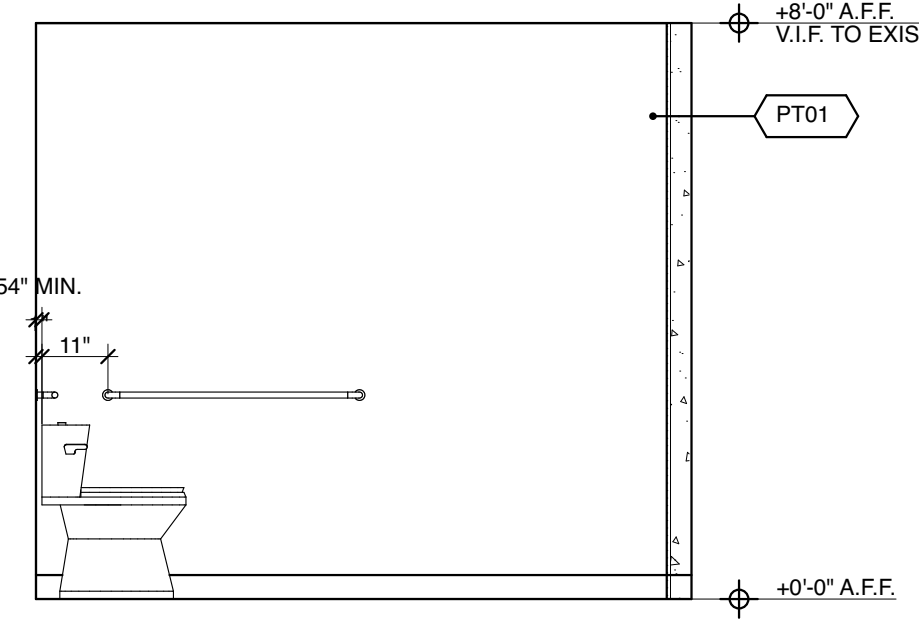
1C RESTROOM ELEVATION
 SCALE: 3/8" = 1'-0"



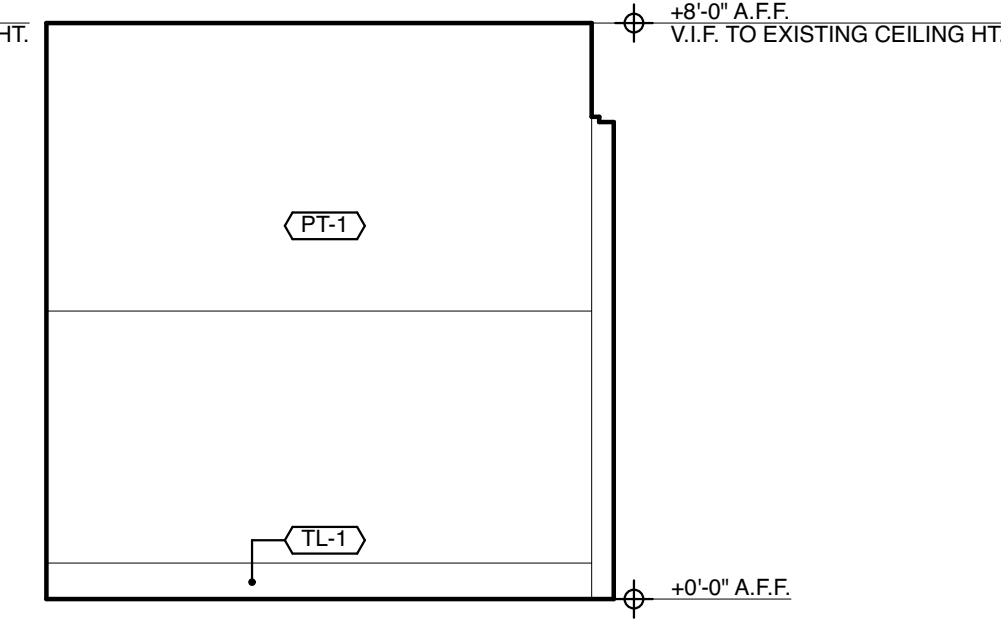
1D RESTROOM ELEVATION
 SCALE: 3/8" = 1'-0"



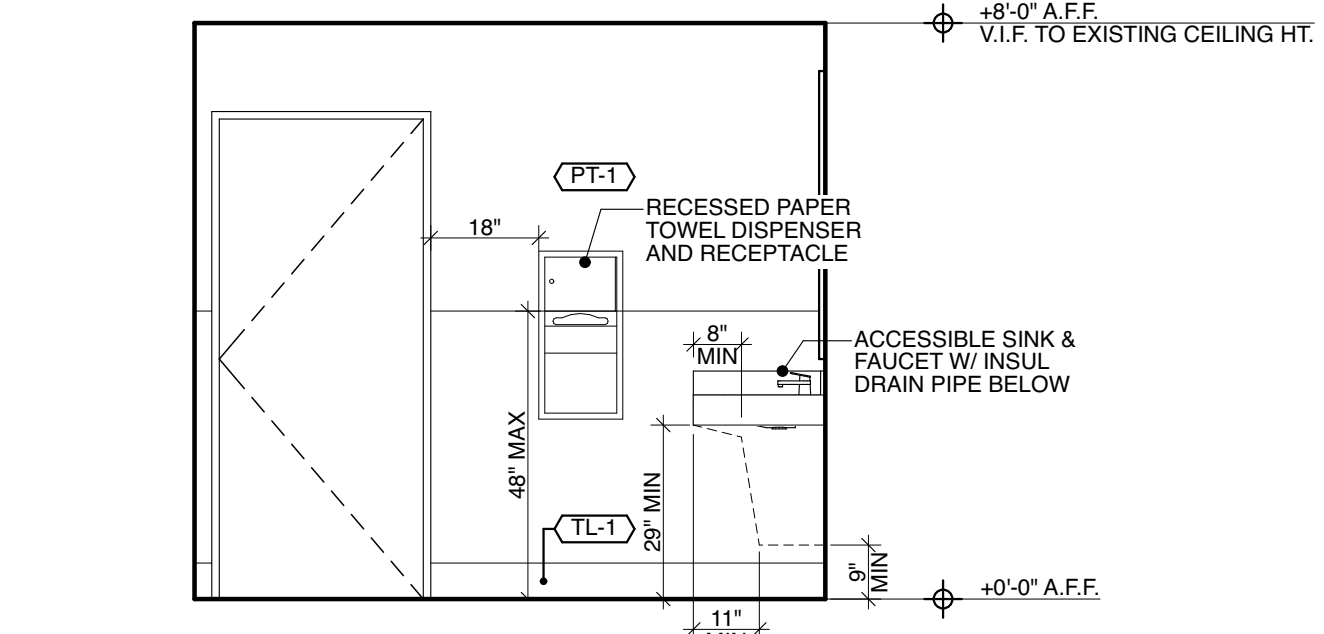
1E RESTROOM ELEVATION
 SCALE: 3/8" = 1'-0"



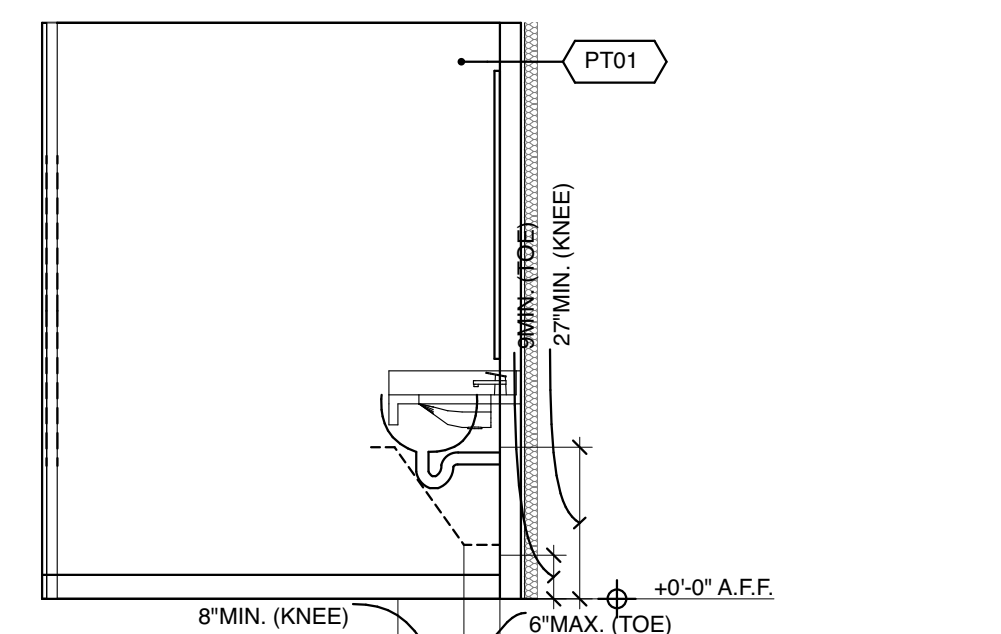
1F RESTROOM ELEVATION
 SCALE: 3/8" = 1'-0"



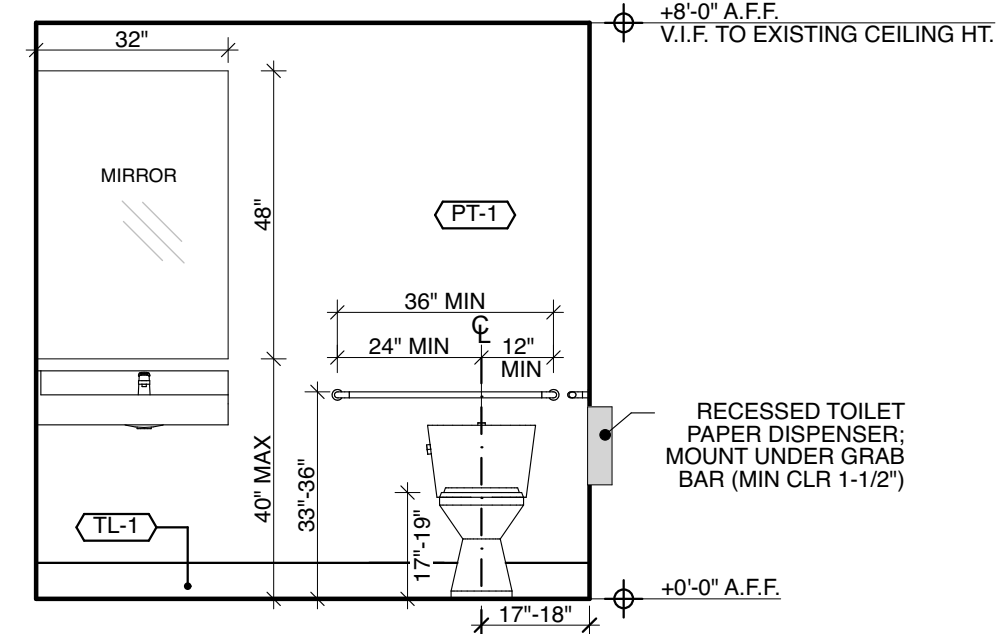
1G RESTROOM ELEVATION
 SCALE: 3/8" = 1'-0"



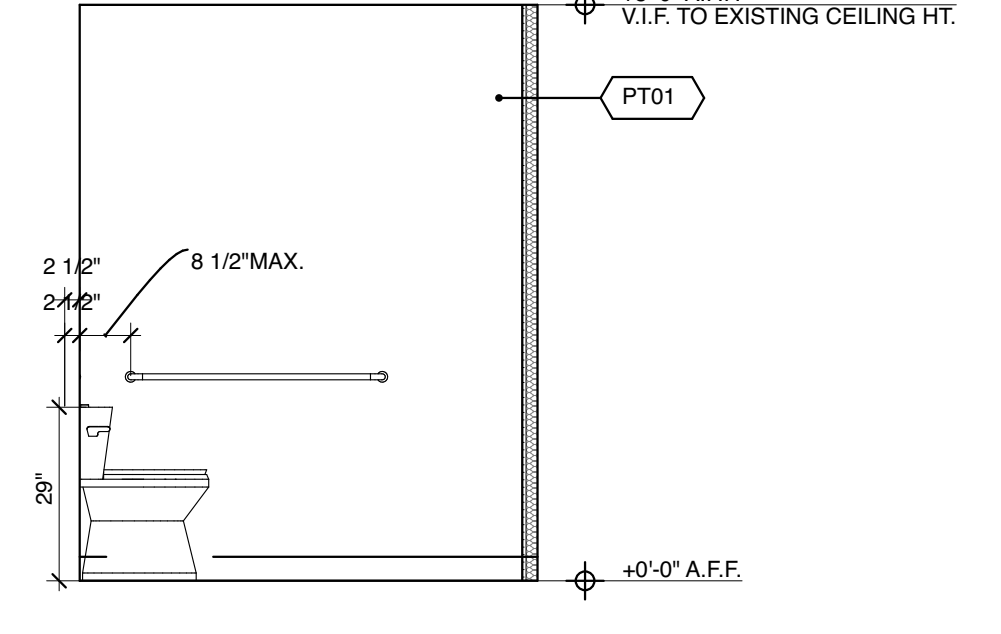
1H RESTROOM ELEVATION
 SCALE: 3/8" = 1'-0"



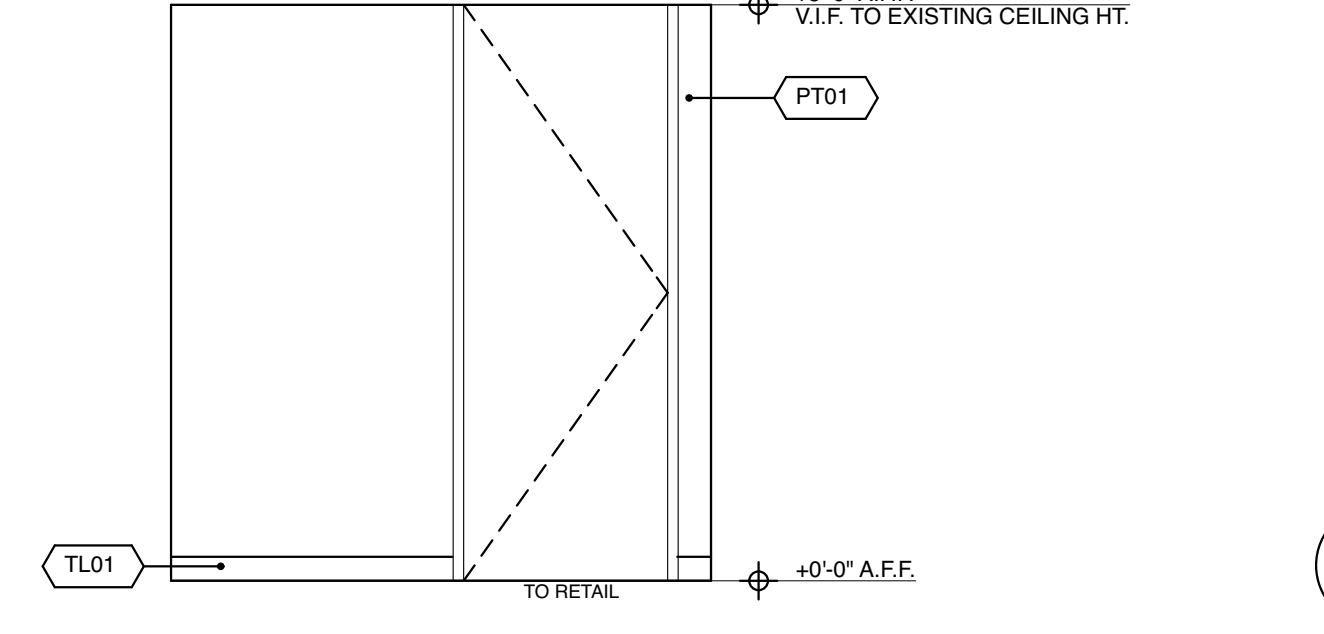
2A RESTROOM ELEVATION
 SCALE: 3/8" = 1'-0"



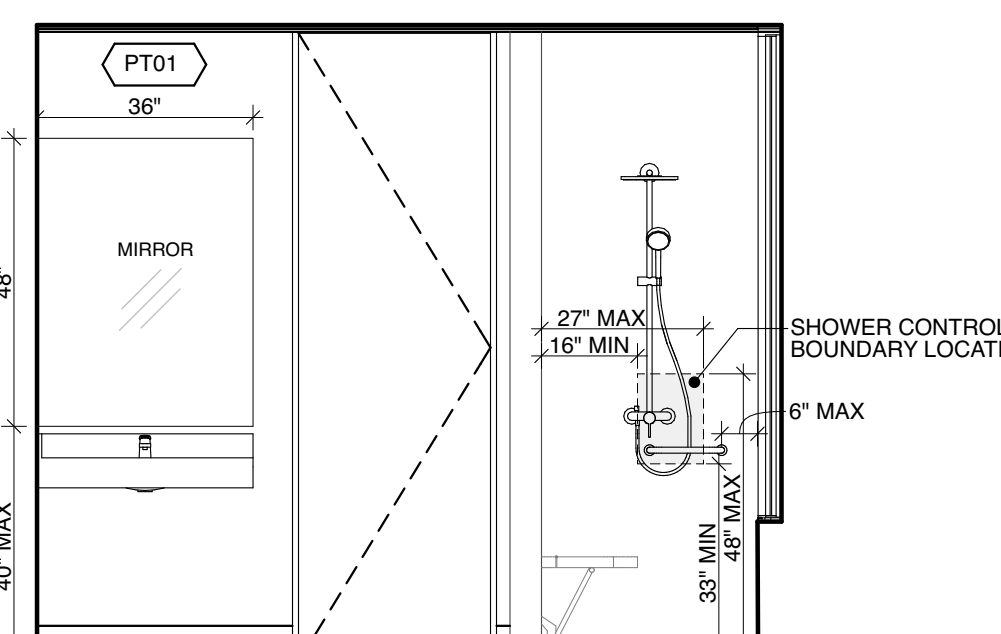
2B RESTROOM ELEVATION
 SCALE: 3/8" = 1'-0"



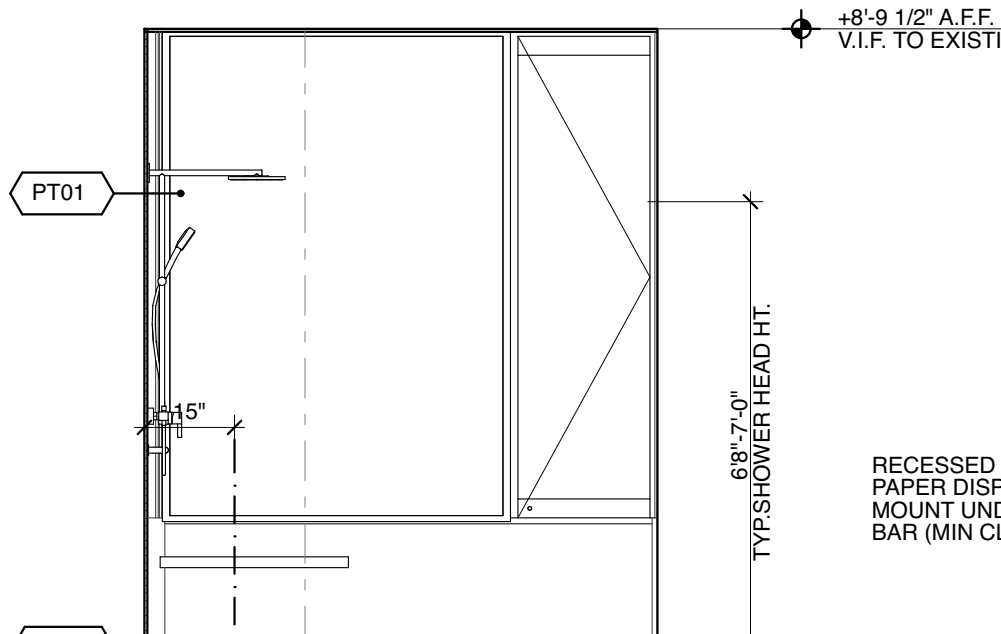
2C RESTROOM ELEVATION
 SCALE: 3/8" = 1'-0"



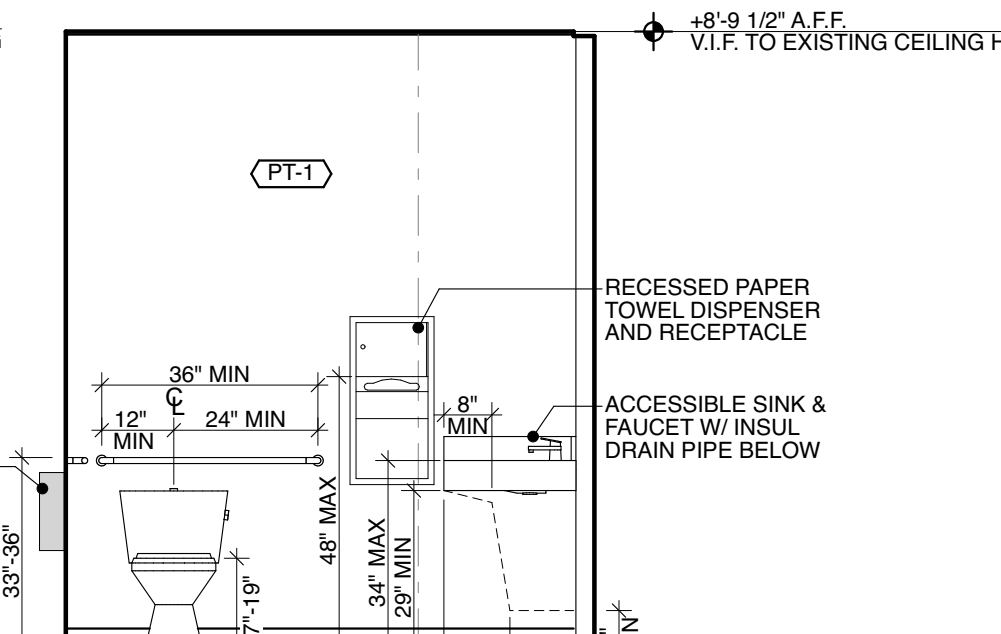
2D RESTROOM ELEVATION
 SCALE: 3/8" = 1'-0"



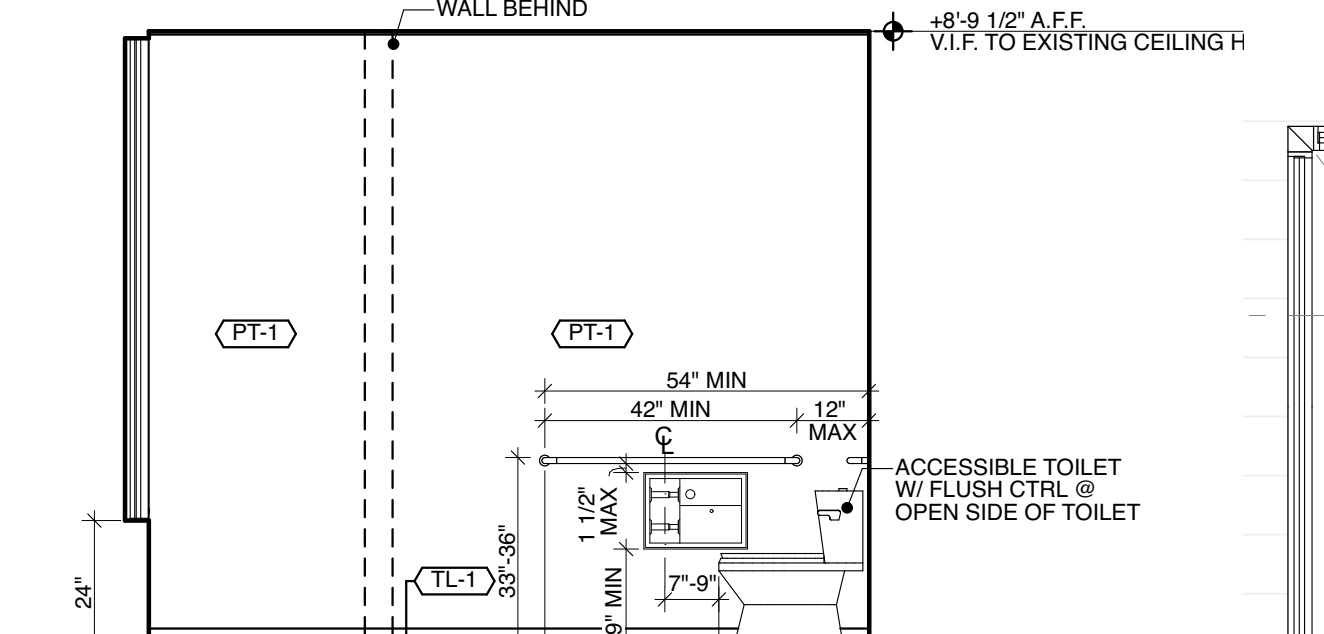
3A RESTROOM ELEVATION
 SCALE: 3/8" = 1'-0"



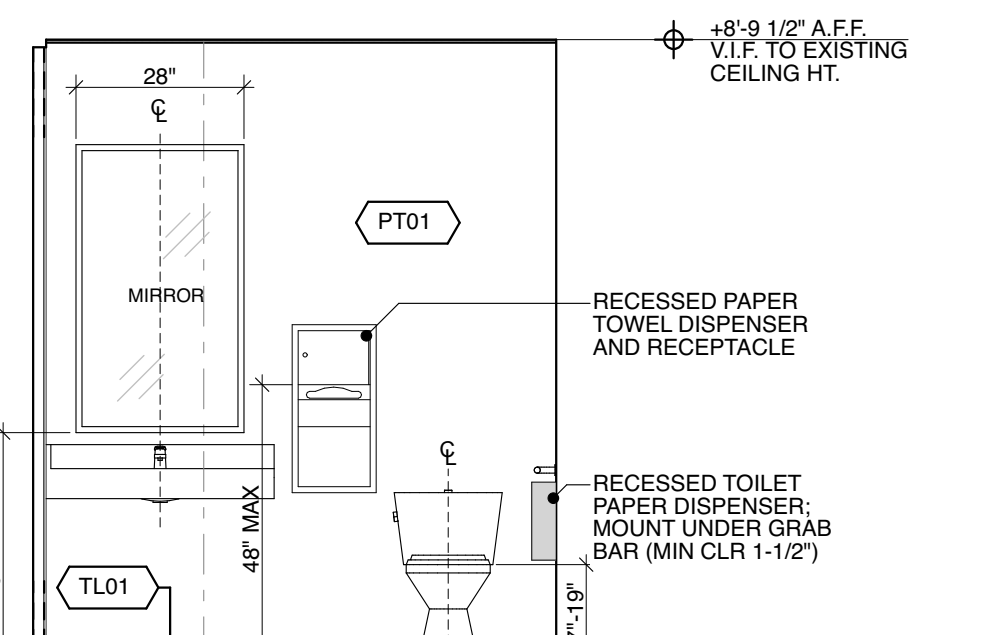
3B RESTROOM ELEVATION
 SCALE: 3/8" = 1'-0"



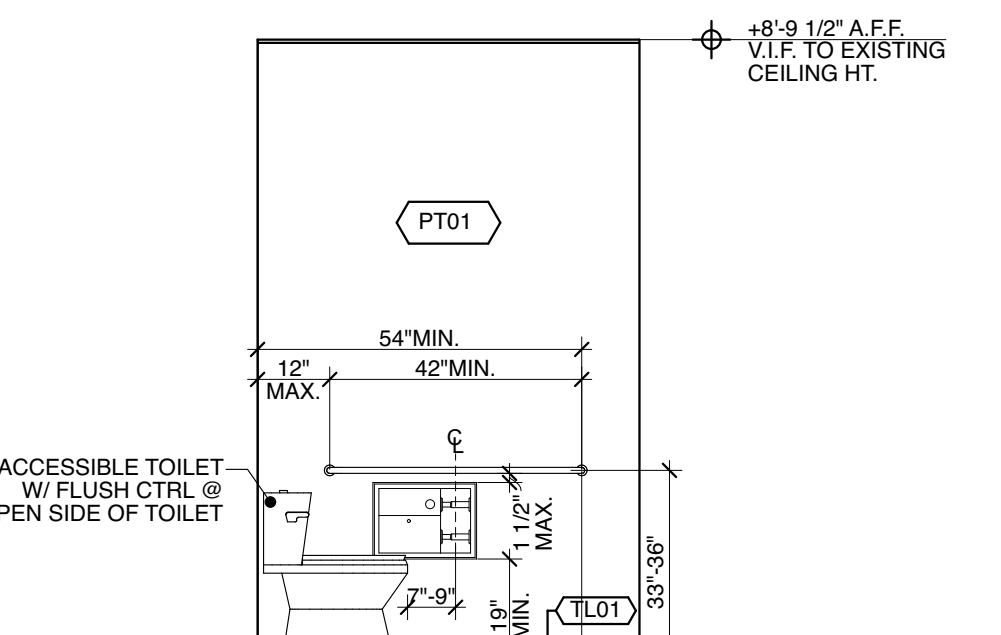
3C RESTROOM ELEVATION
 SCALE: 3/8" = 1'-0"



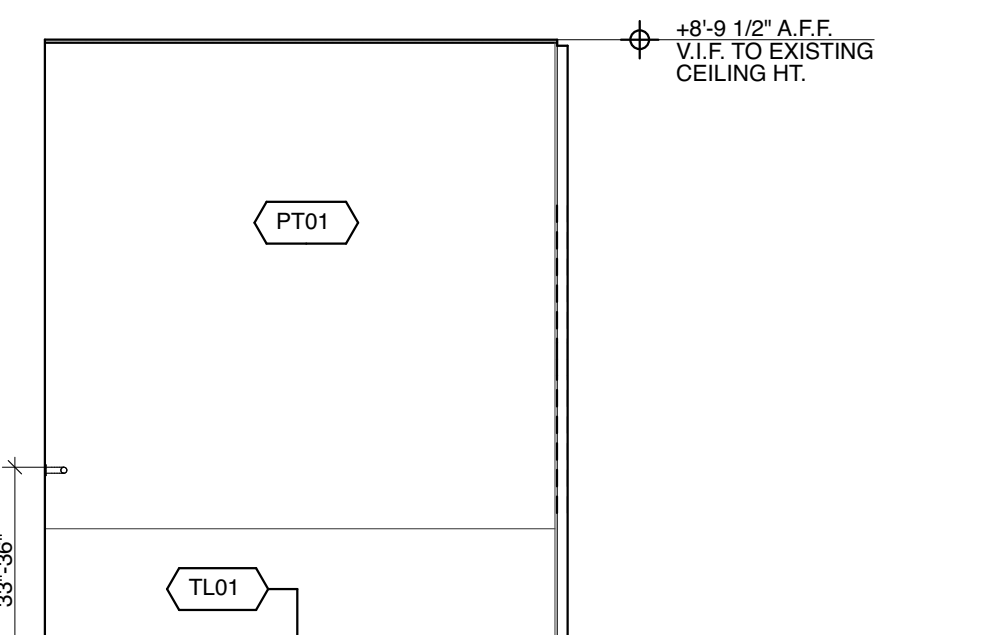
3D RESTROOM ELEVATION
 SCALE: 3/8" = 1'-0"



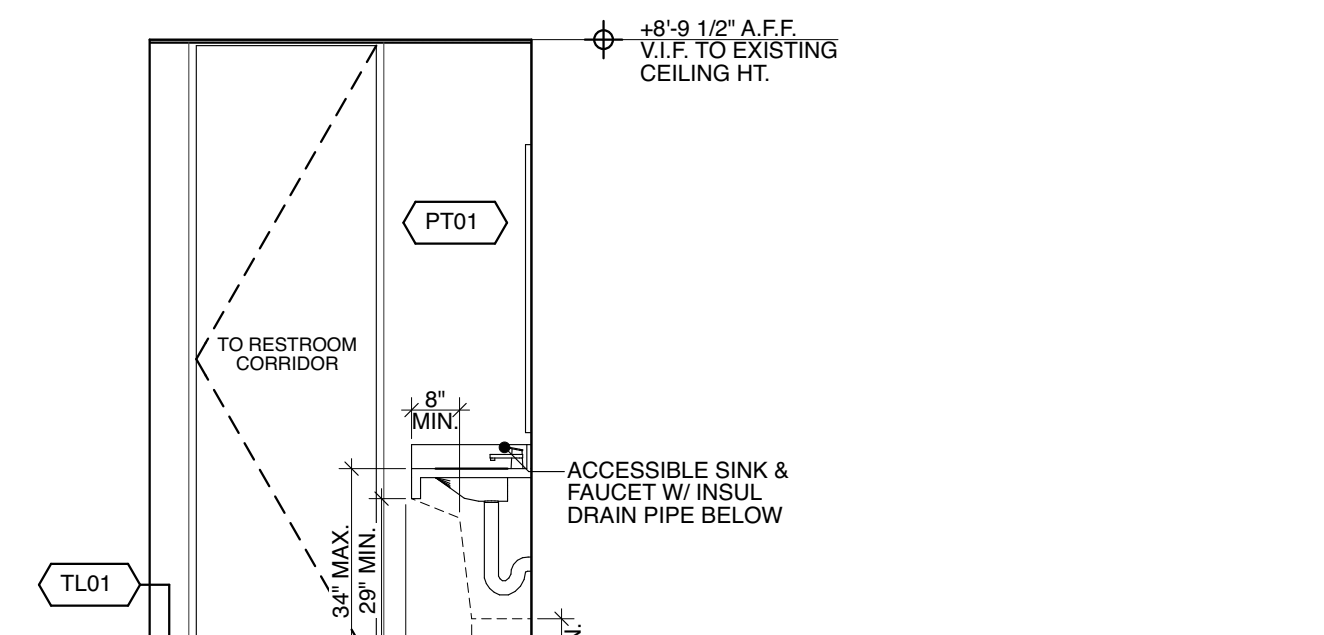
3E OFFICE RESTROOM



3F OFFICE RESTROOM



3G OFFICE RESTROOM



3H OFFICE RESTROOM



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PROJECT NAME
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PROJECT NUMBER
 22007

CLIENT
 901 HERMOSA PARTNERS LLC

PROJECT ADDRESS
 901 HERMOSA AVE
 HERMOSA BEACH, CA 90254

MARK	DATE	DESCRIPTION
	11-06-23	PLANNING SUBMITTAL
	10-09-24	PLANNING SUBMITTAL
	12-03-24	PLANNING SUBMITTAL
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9	10-08-25	PLANNING COM. HEARING
10	12-02-25	PLANNING COM. HEARING

PROJECT NO: 22007

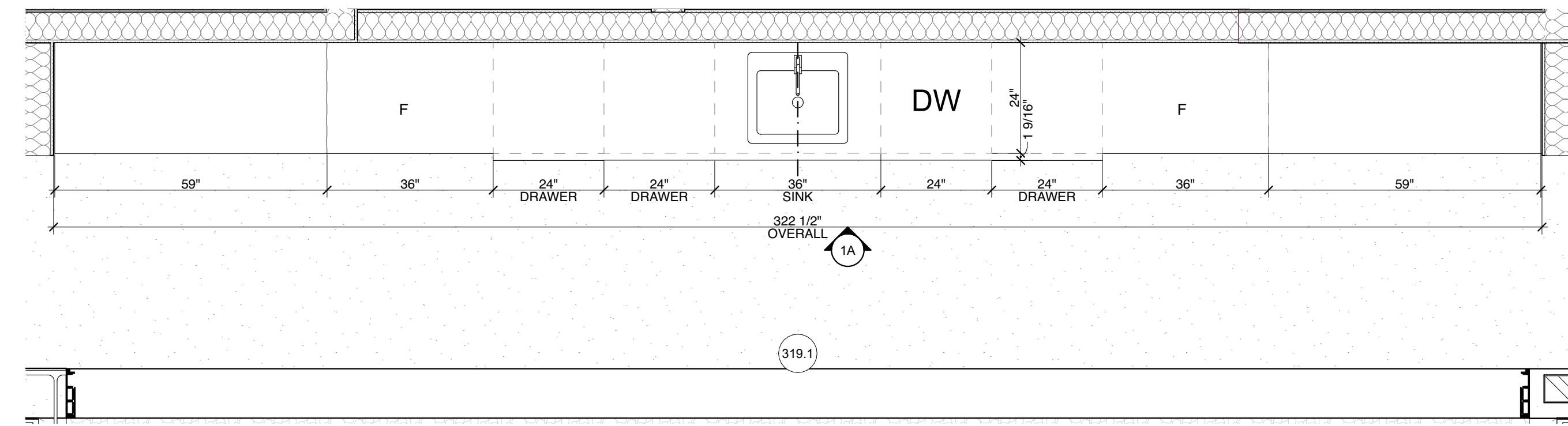
MODEL FILE:
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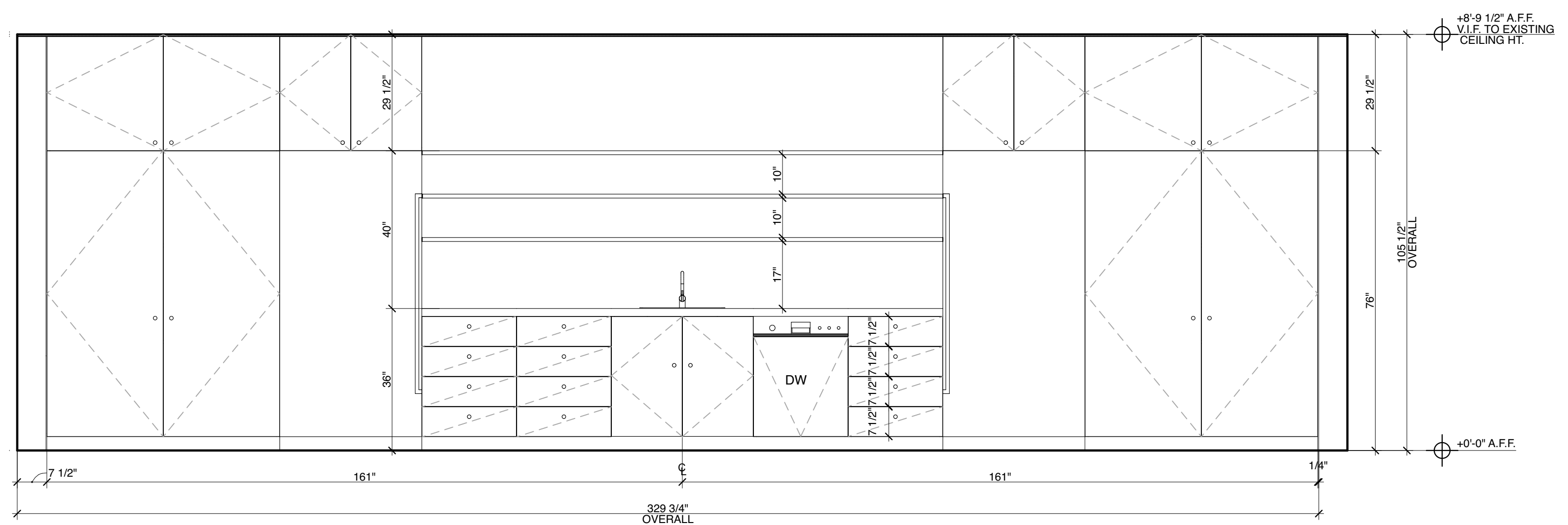
SHEET TITLE

ENLARGED KITCHEN PLANS
 & ELEVATIONS

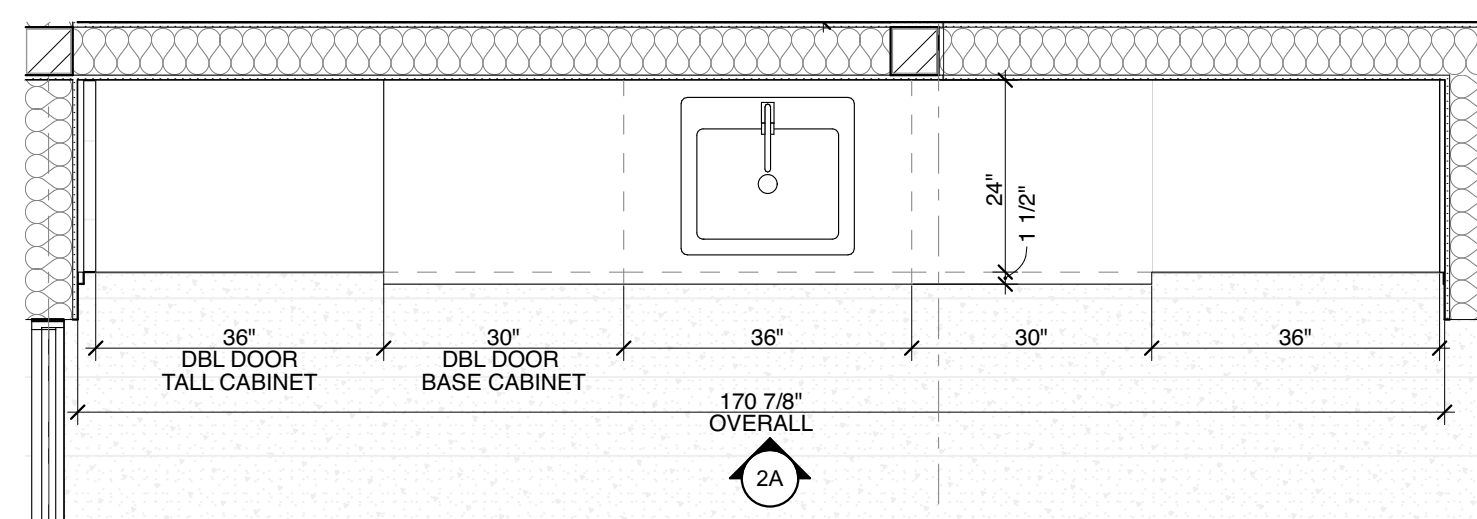
A-405



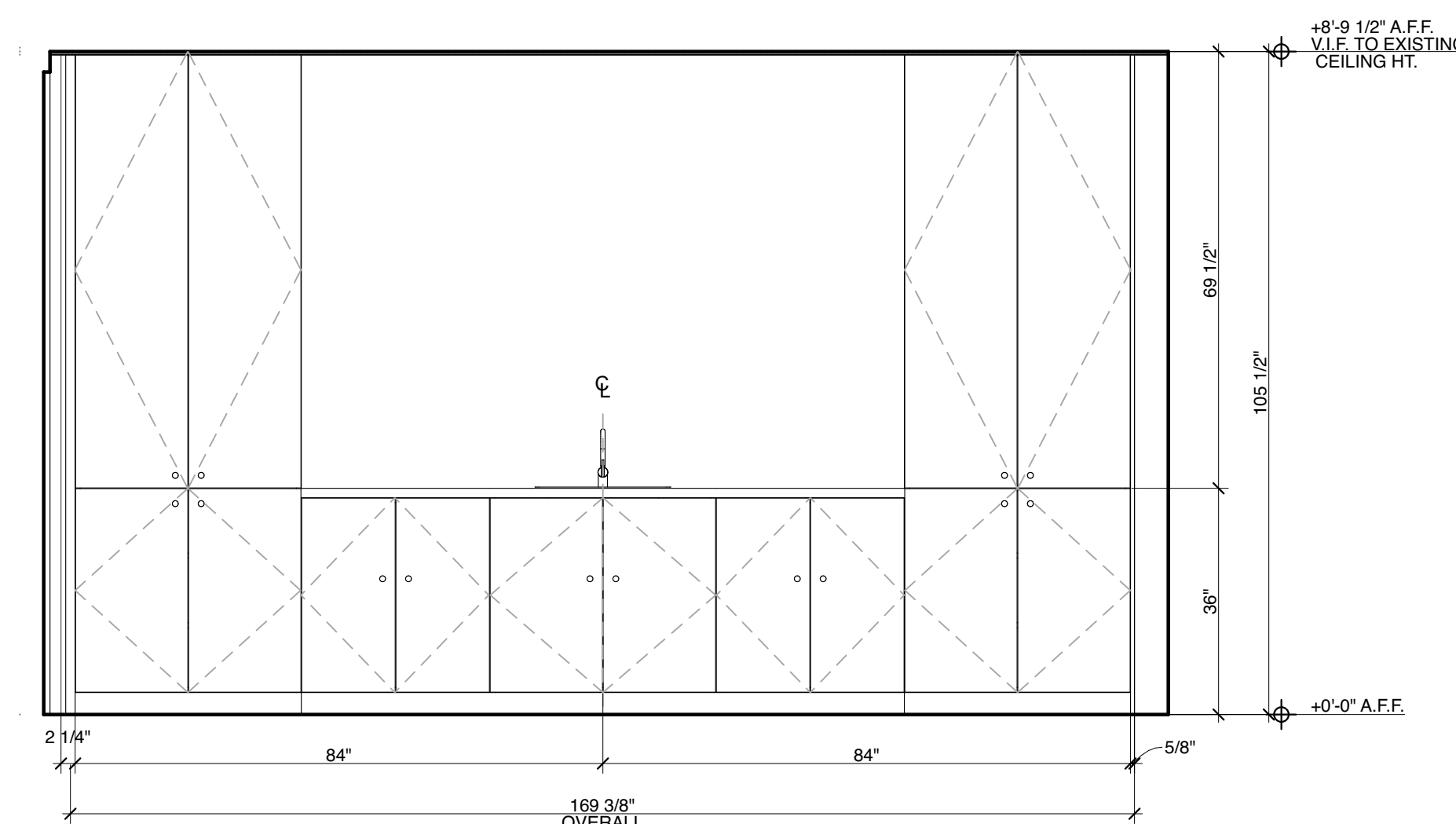
1 ENLARGED PLAN - KITCHEN
 SCALE: 1/2" = 1'-0"



1A KITCHEN ELEVATION
 SCALE: 1/2" = 1'-0"



2 ENLARGED PLAN - BAR
 SCALE: 1/2" = 1'-0"



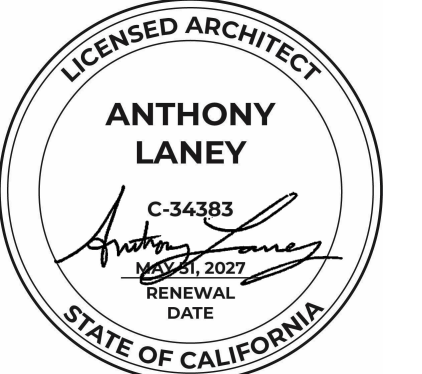
2A BAR ELEVATION
 SCALE: 1/2" = 1'-0"



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PROJECT NAME
901 HERMOSA

PROJECT NUMBER
22007

CLIENT
901 HERMOSA PARTNERS LLC

PROJECT ADDRESS
901 HERMOSA AVE
HERMOSA BEACH, CA 90254

MARK	DATE	DESCRIPTION
	11-06-23	PLANNING SUBMITTAL
	10-09-24	PLANNING SUBMITTAL
	12-03-24	PLANNING SUBMITTAL
	12-18-24	BID PROGRESS SET
8	06-27-25	PLANNING SUBMITTAL
9	10-08-25	PLANNING COM. HEARING
10	12-02-25	PLANNING COM. HEARING

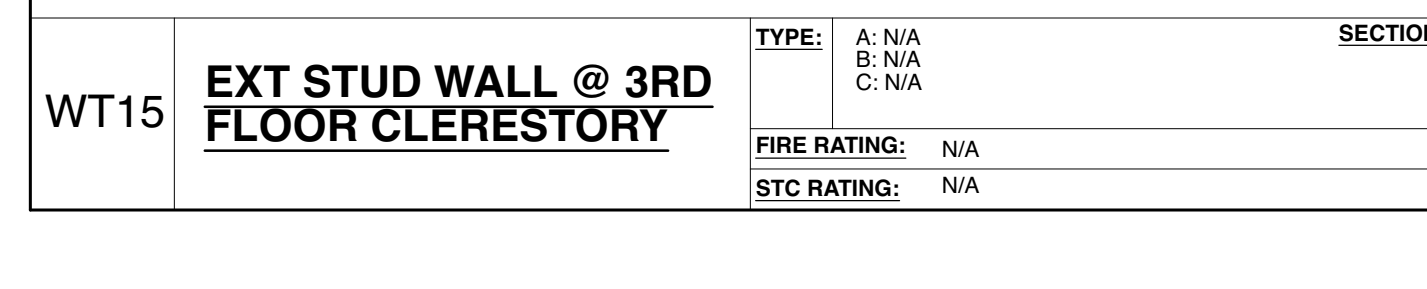
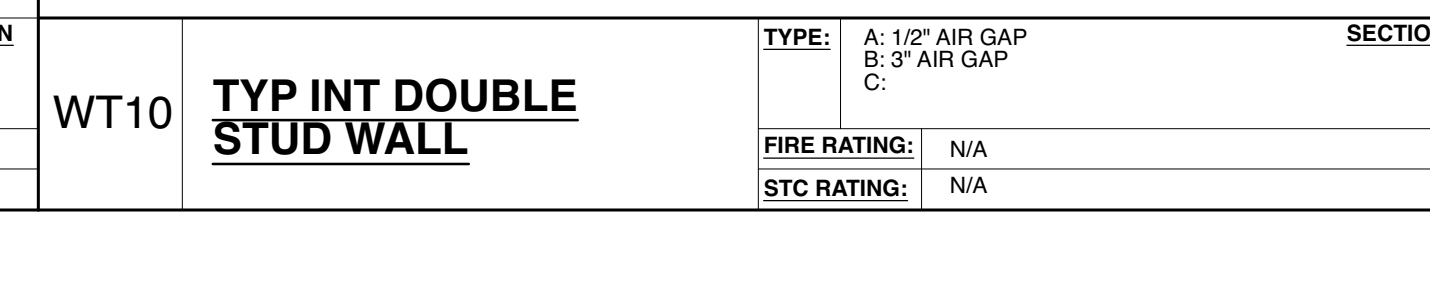
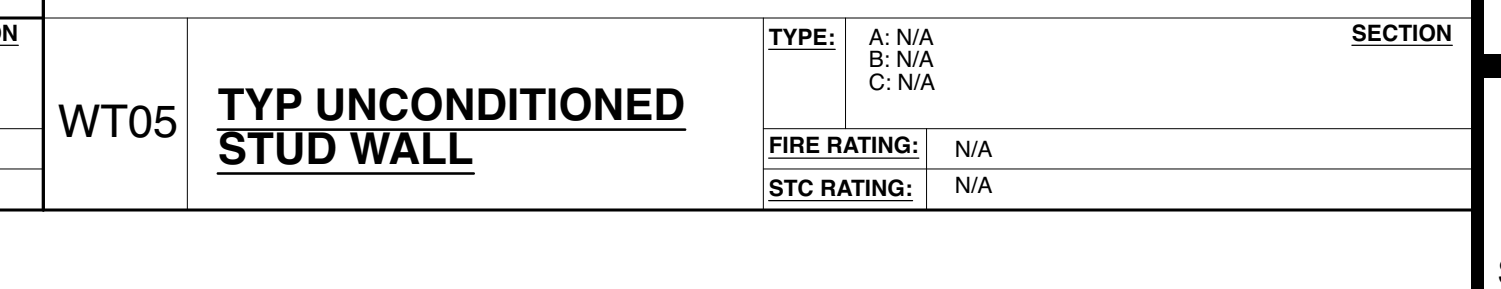
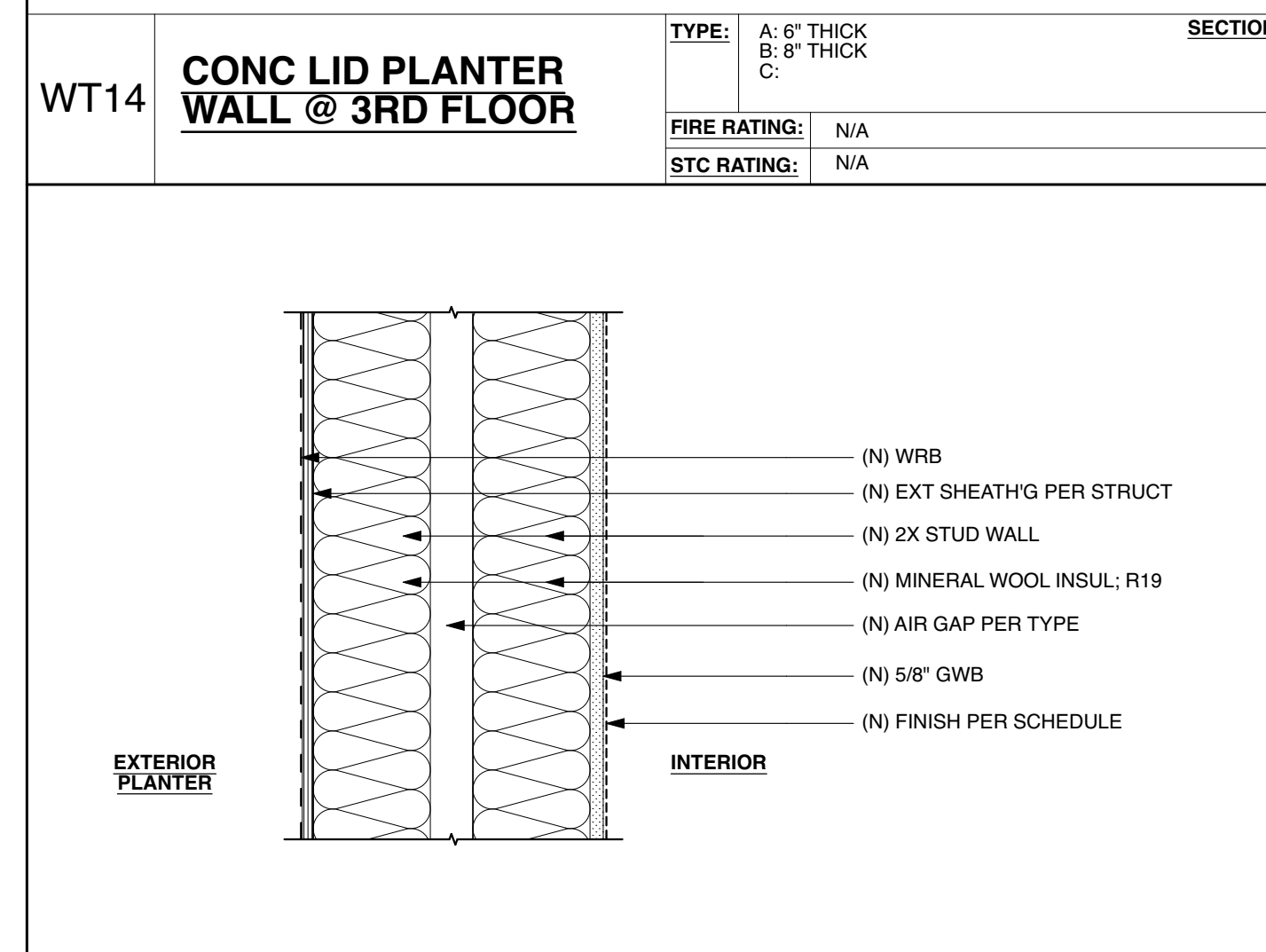
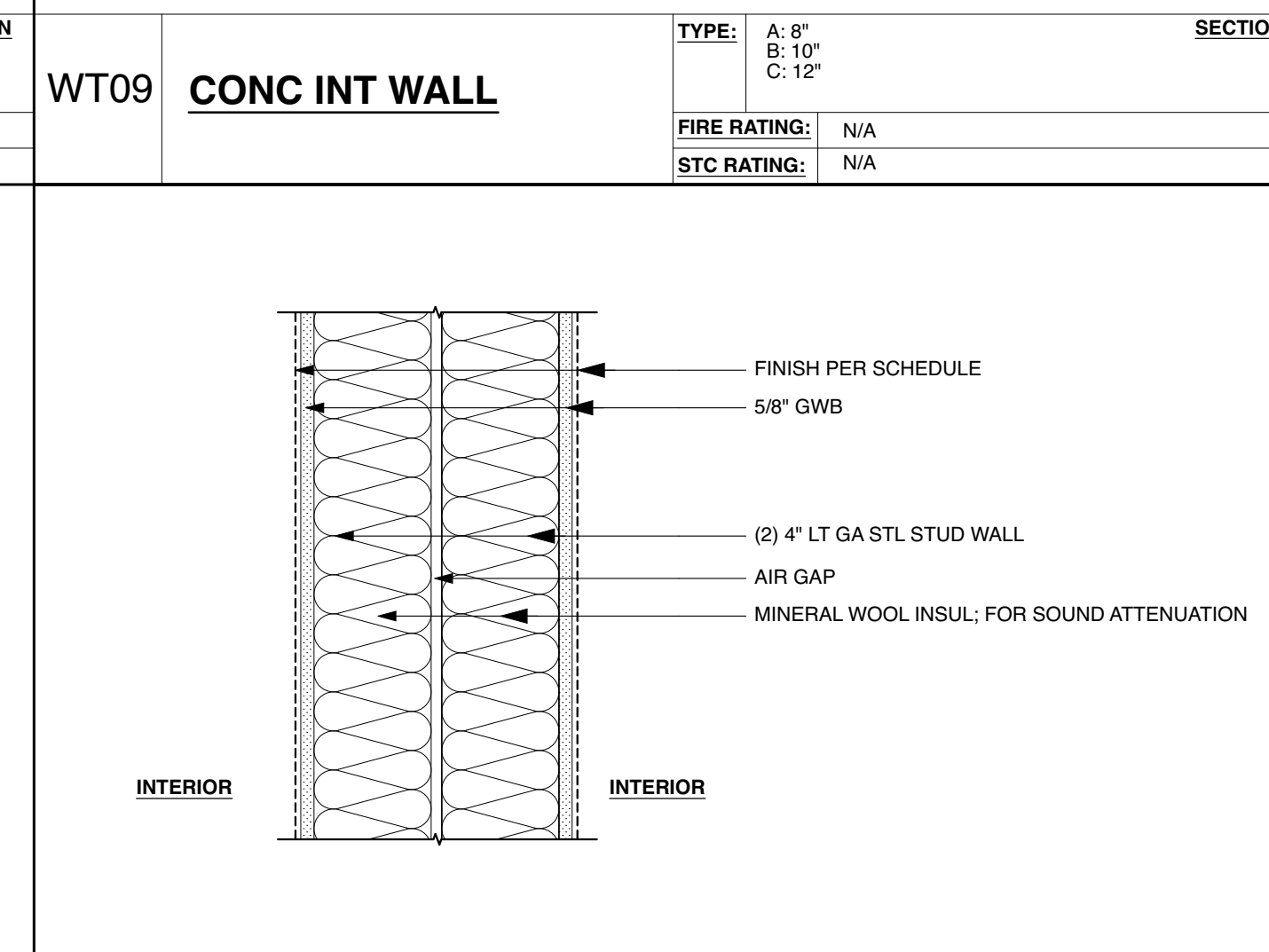
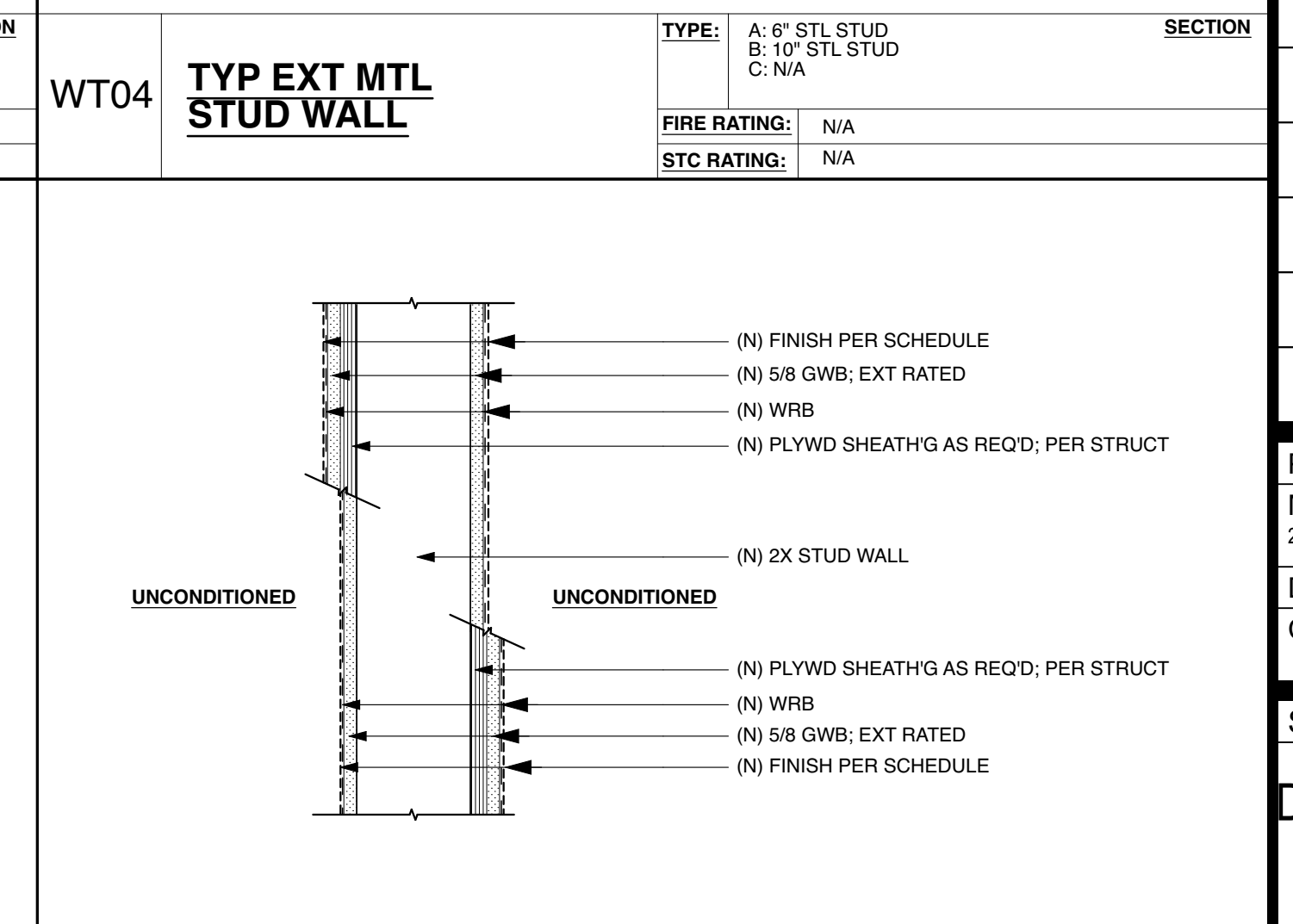
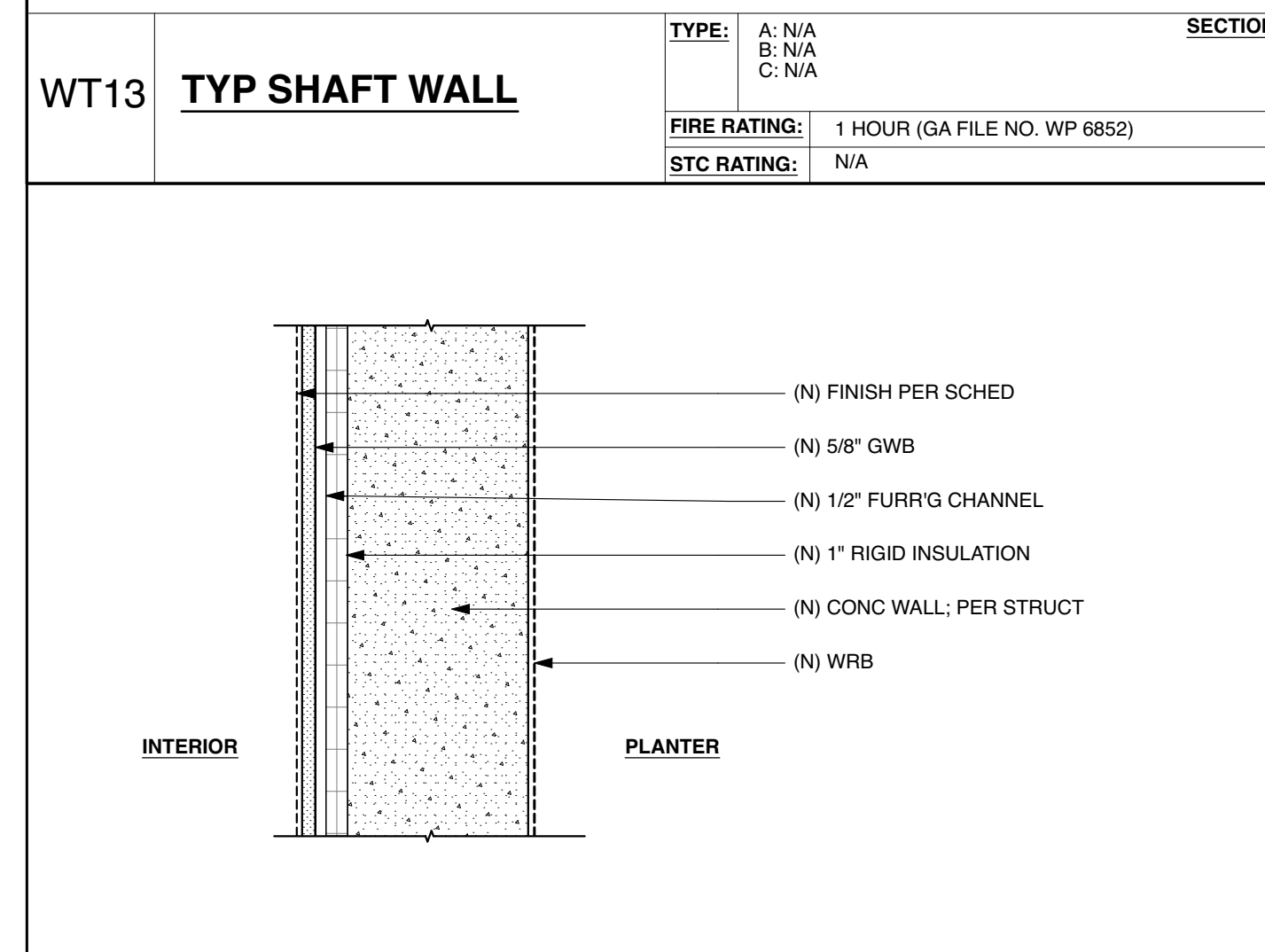
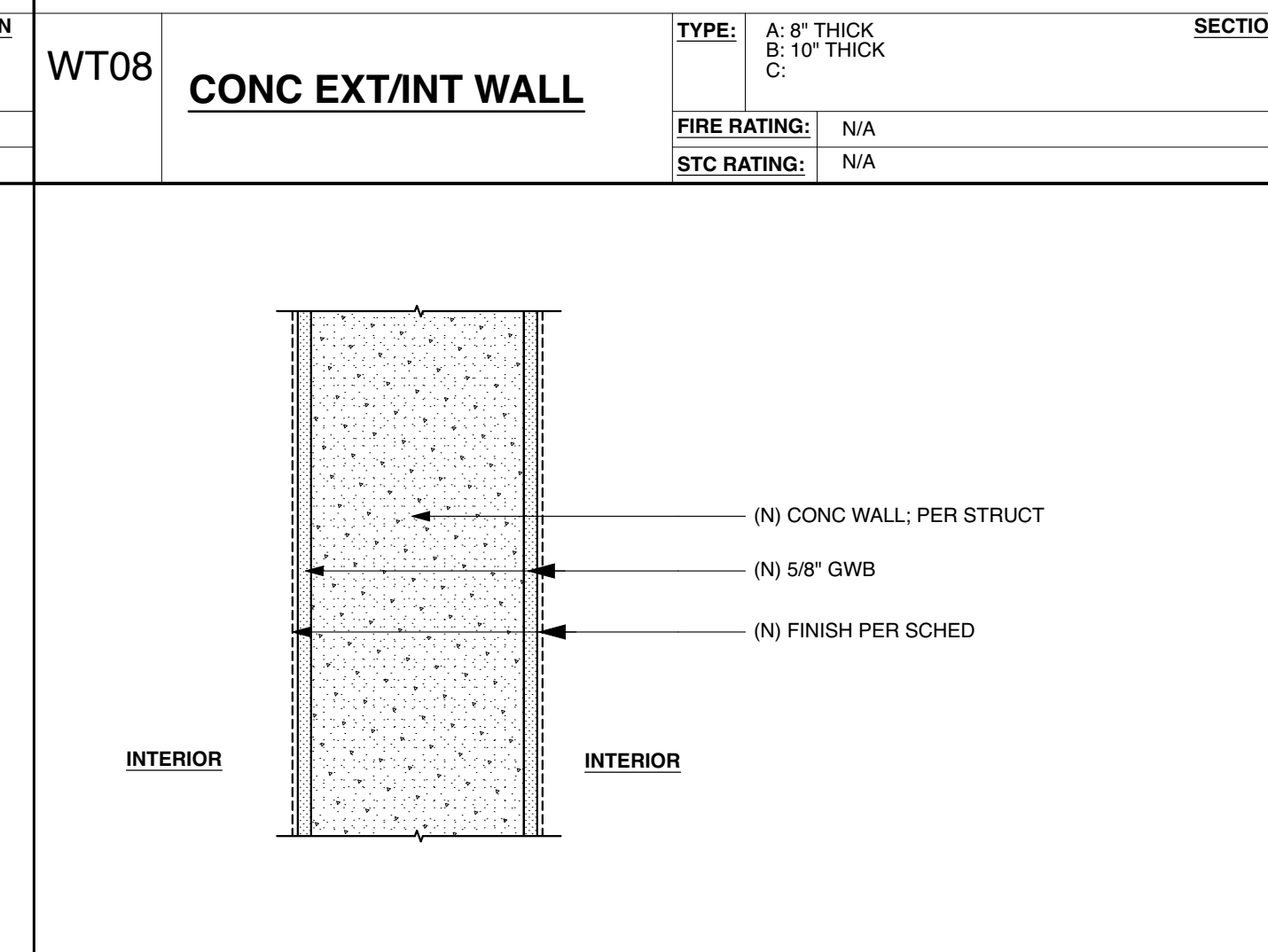
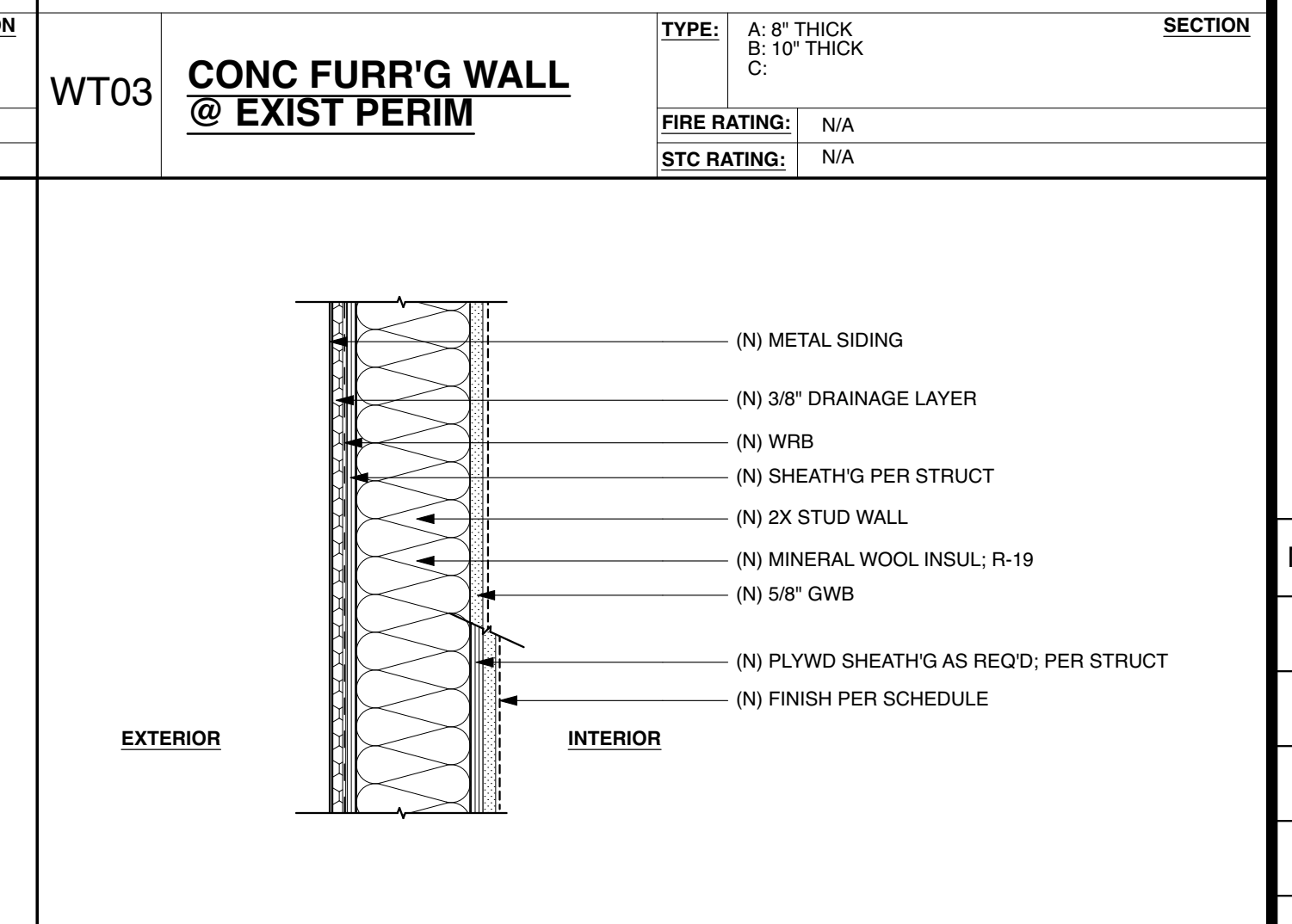
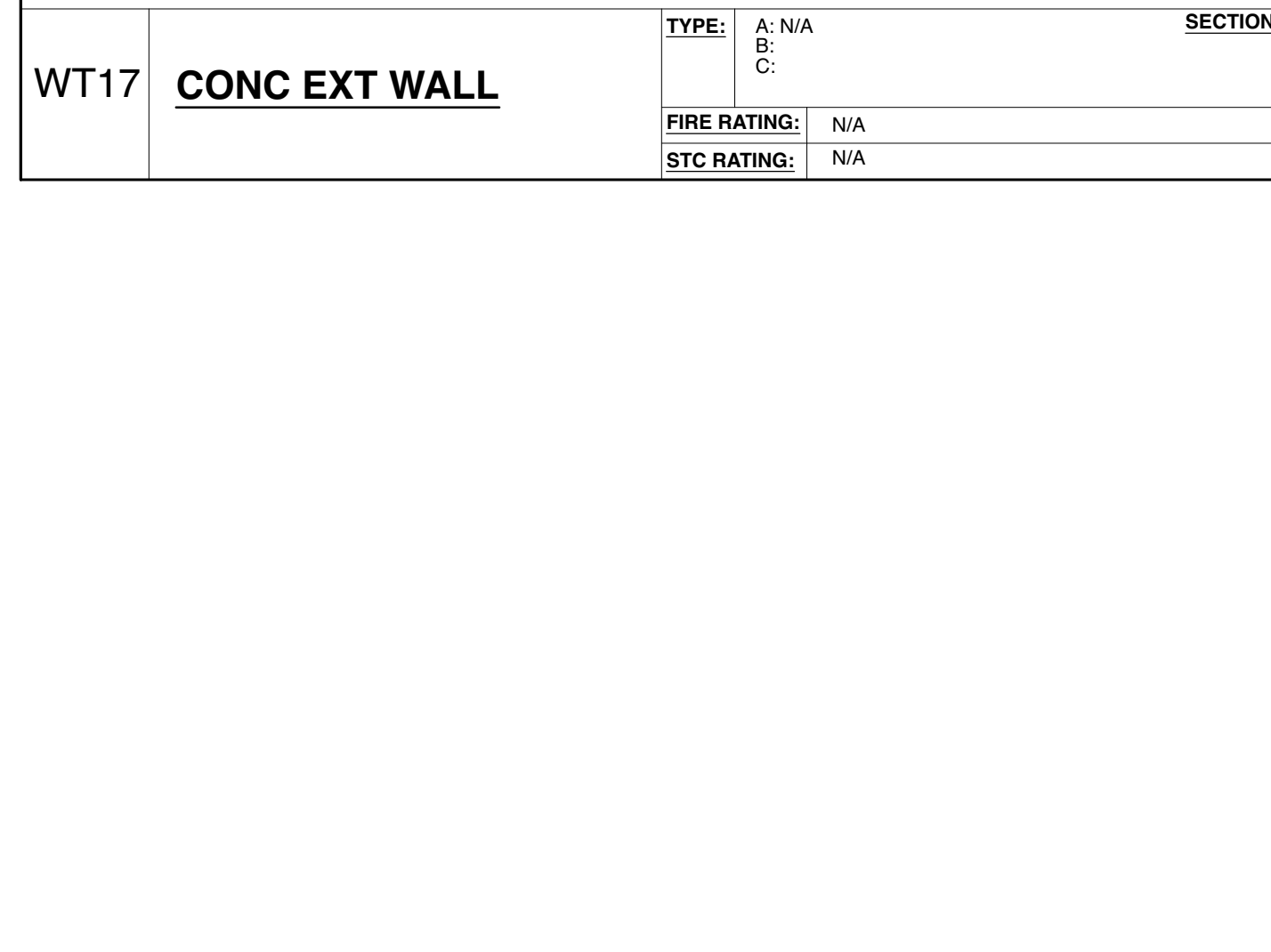
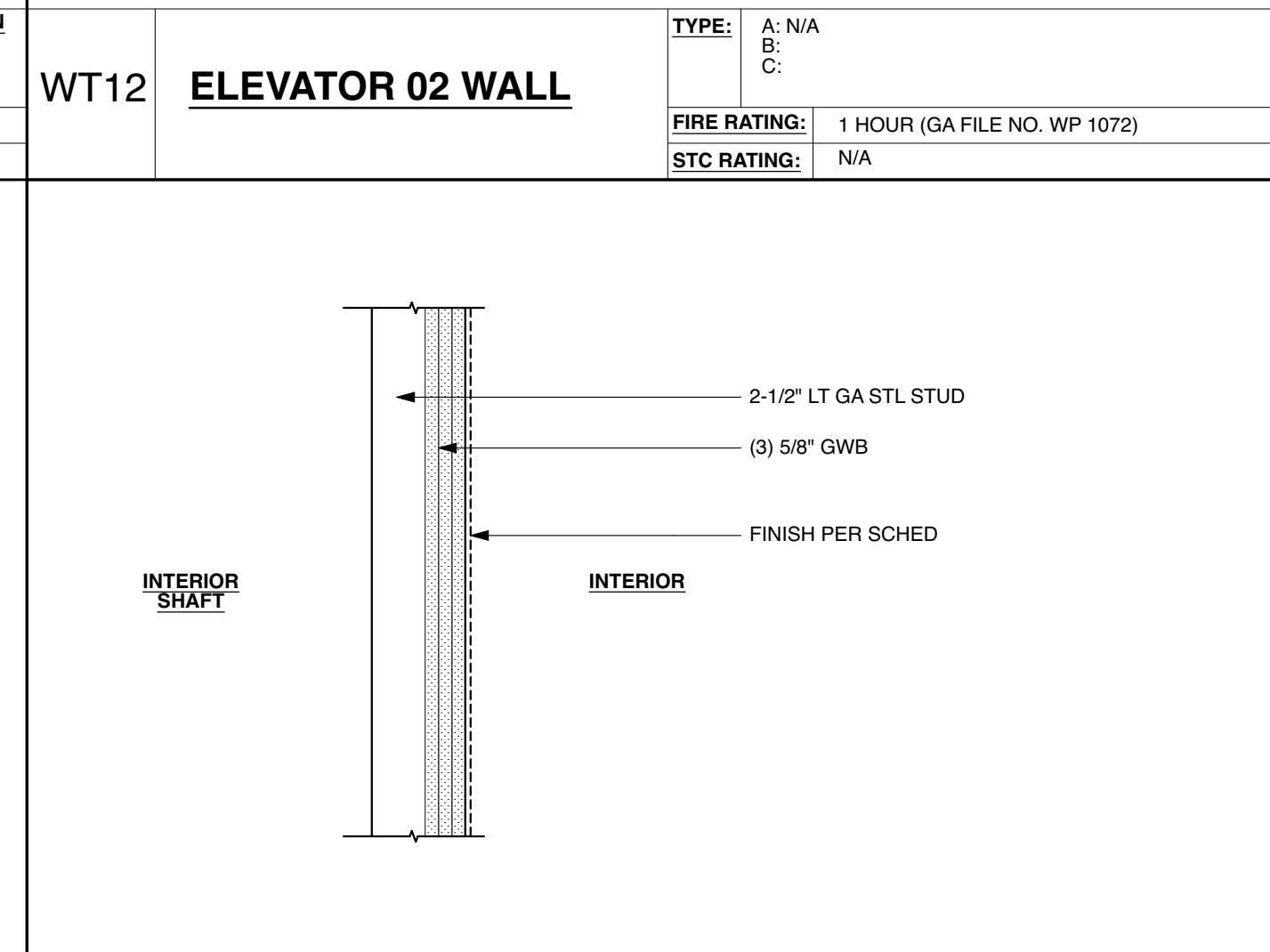
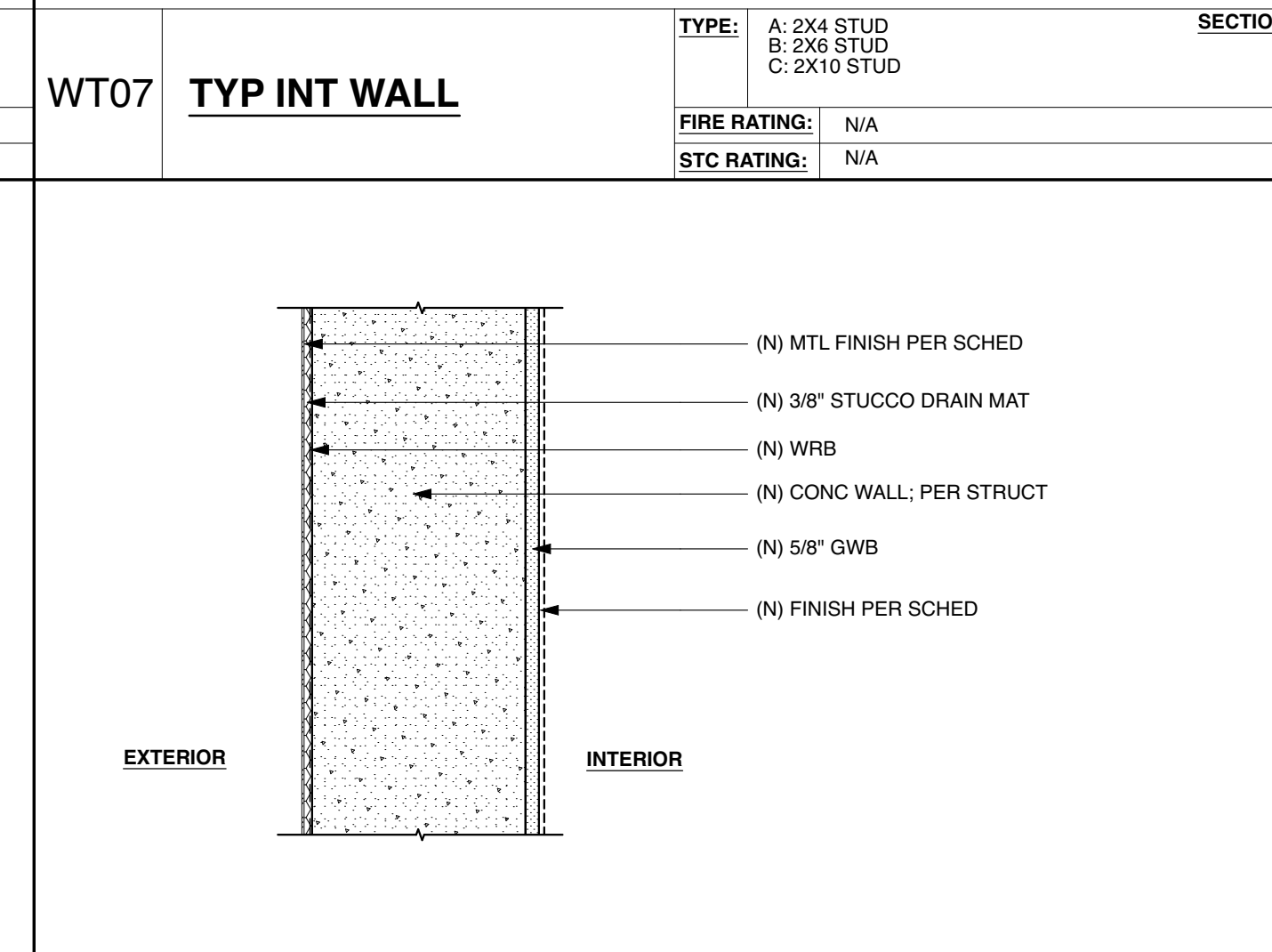
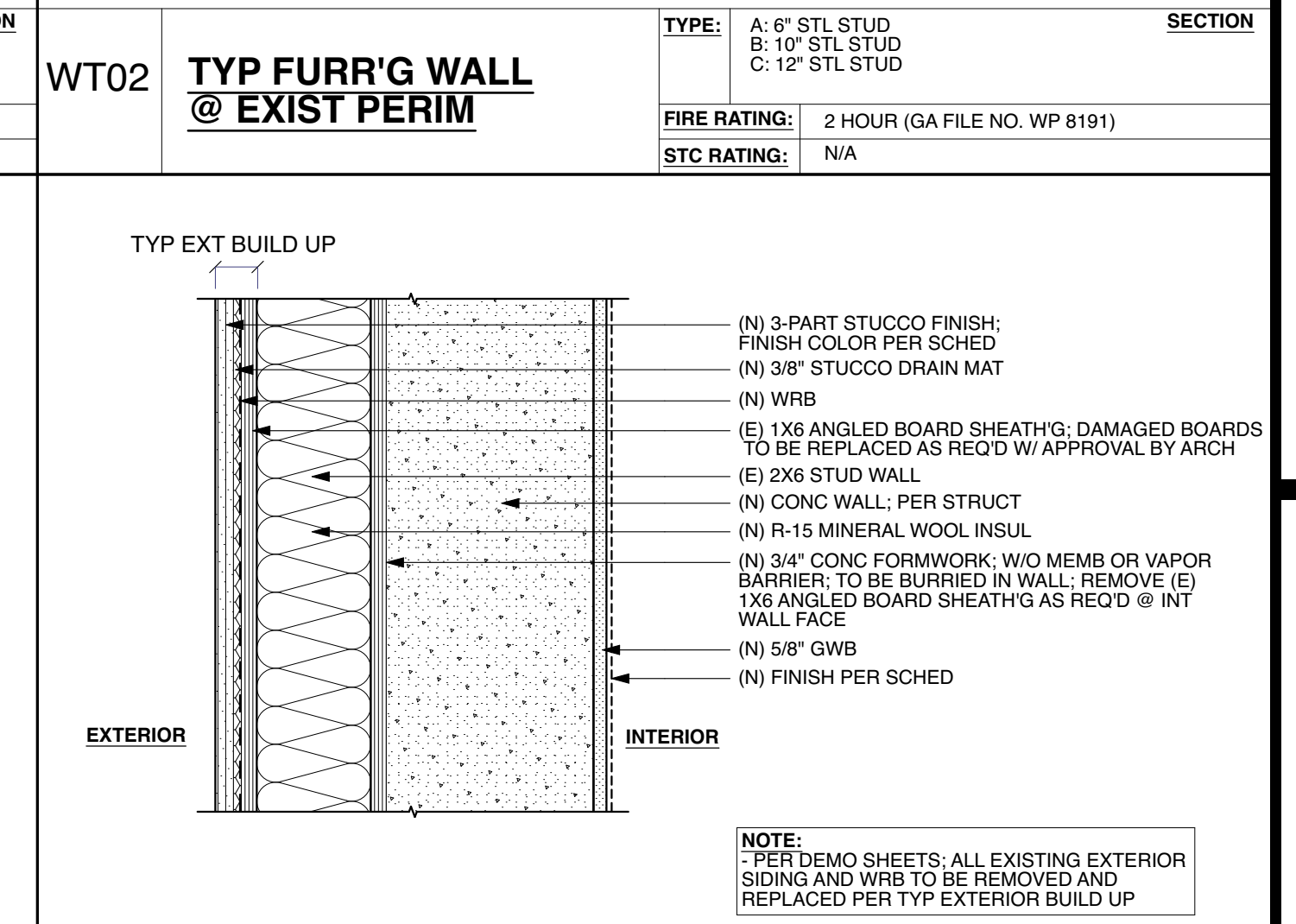
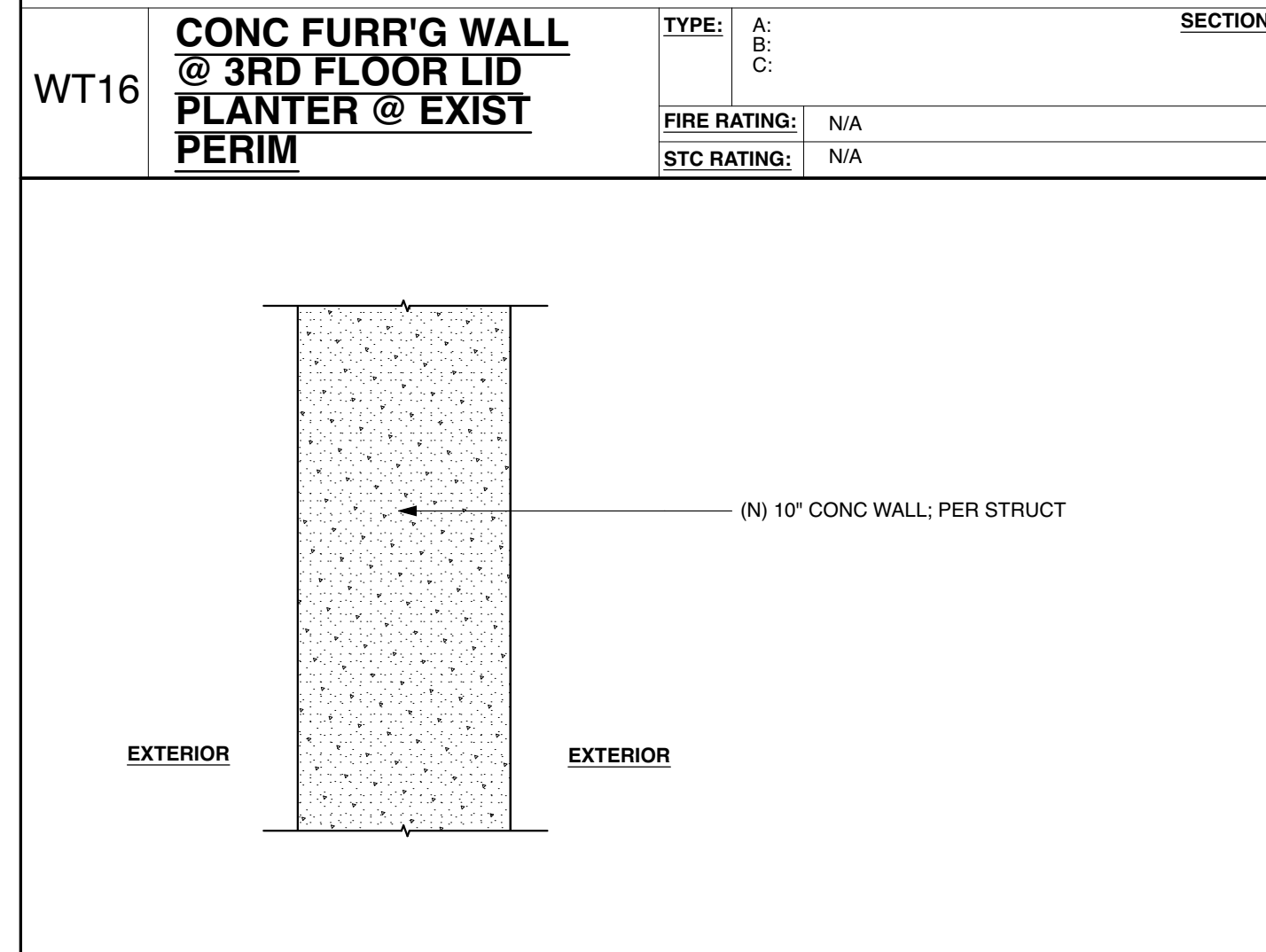
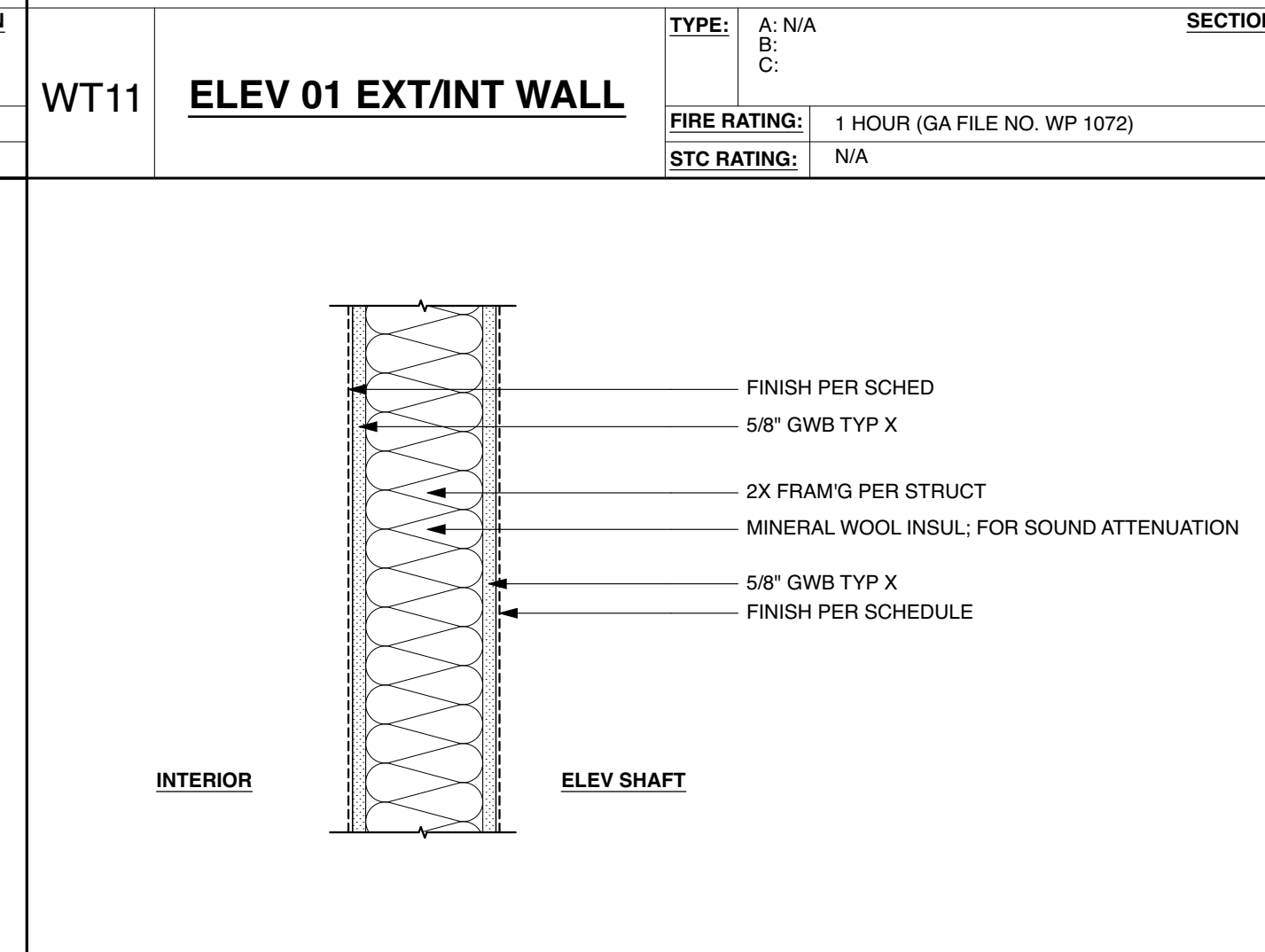
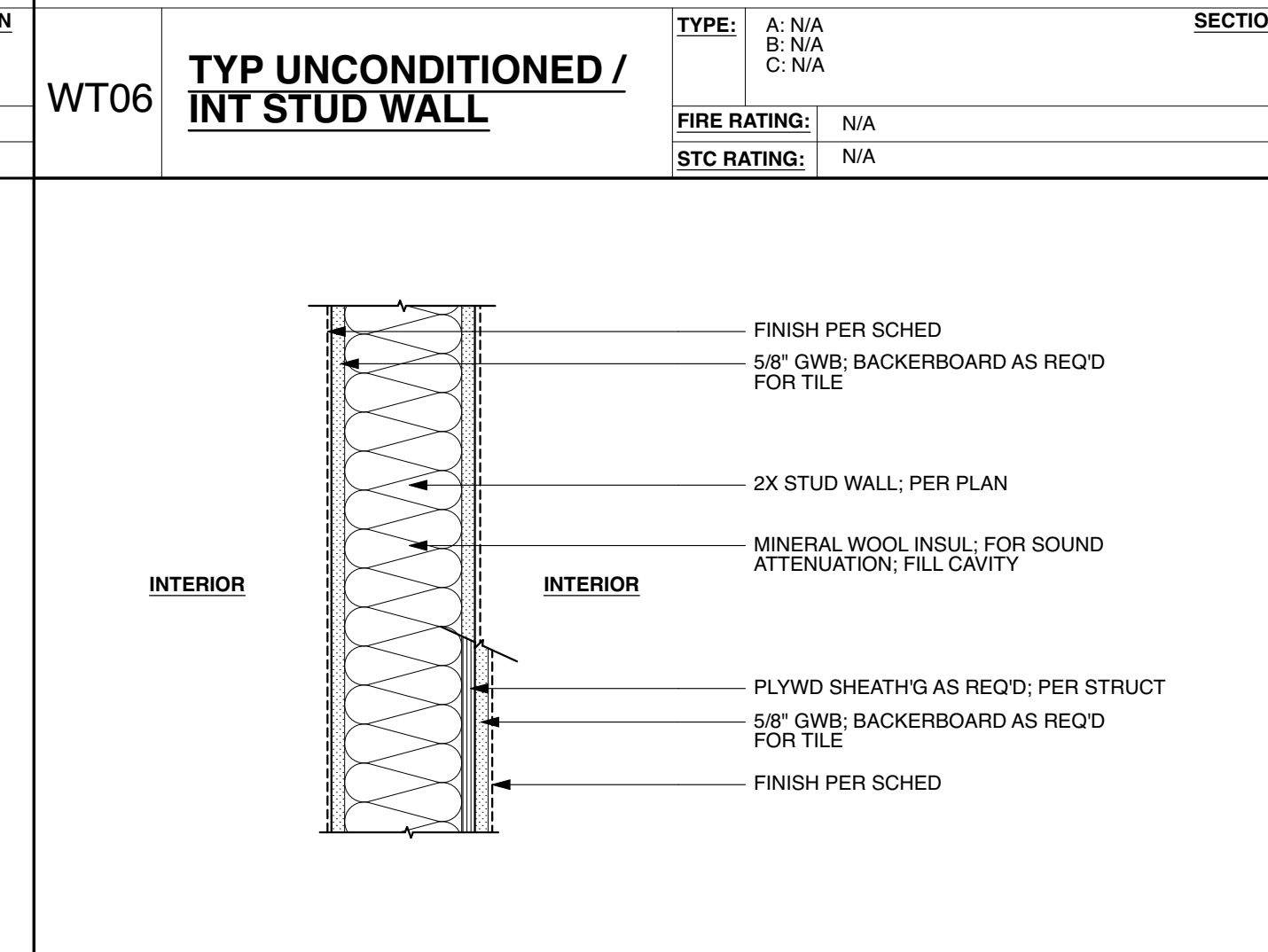
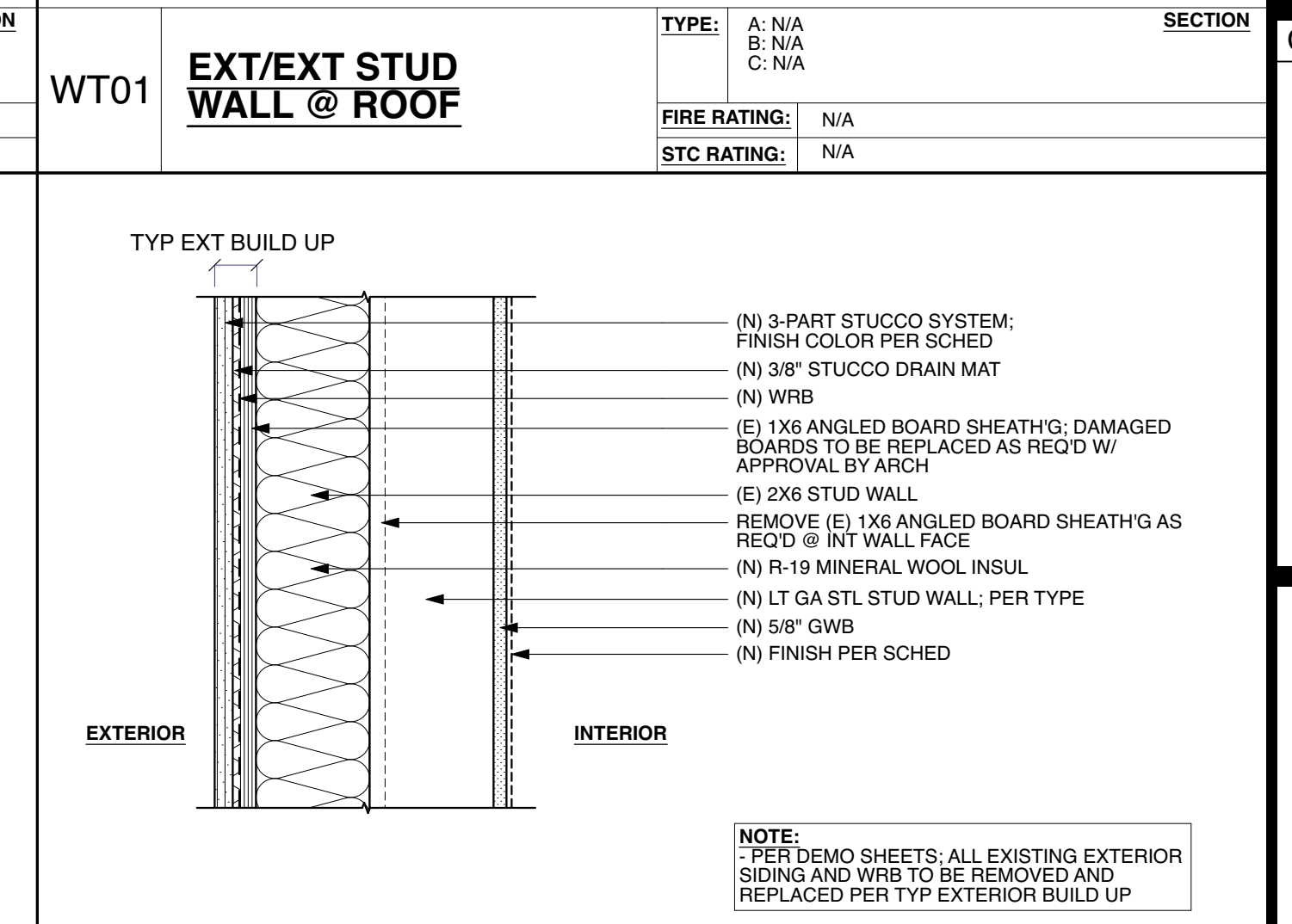
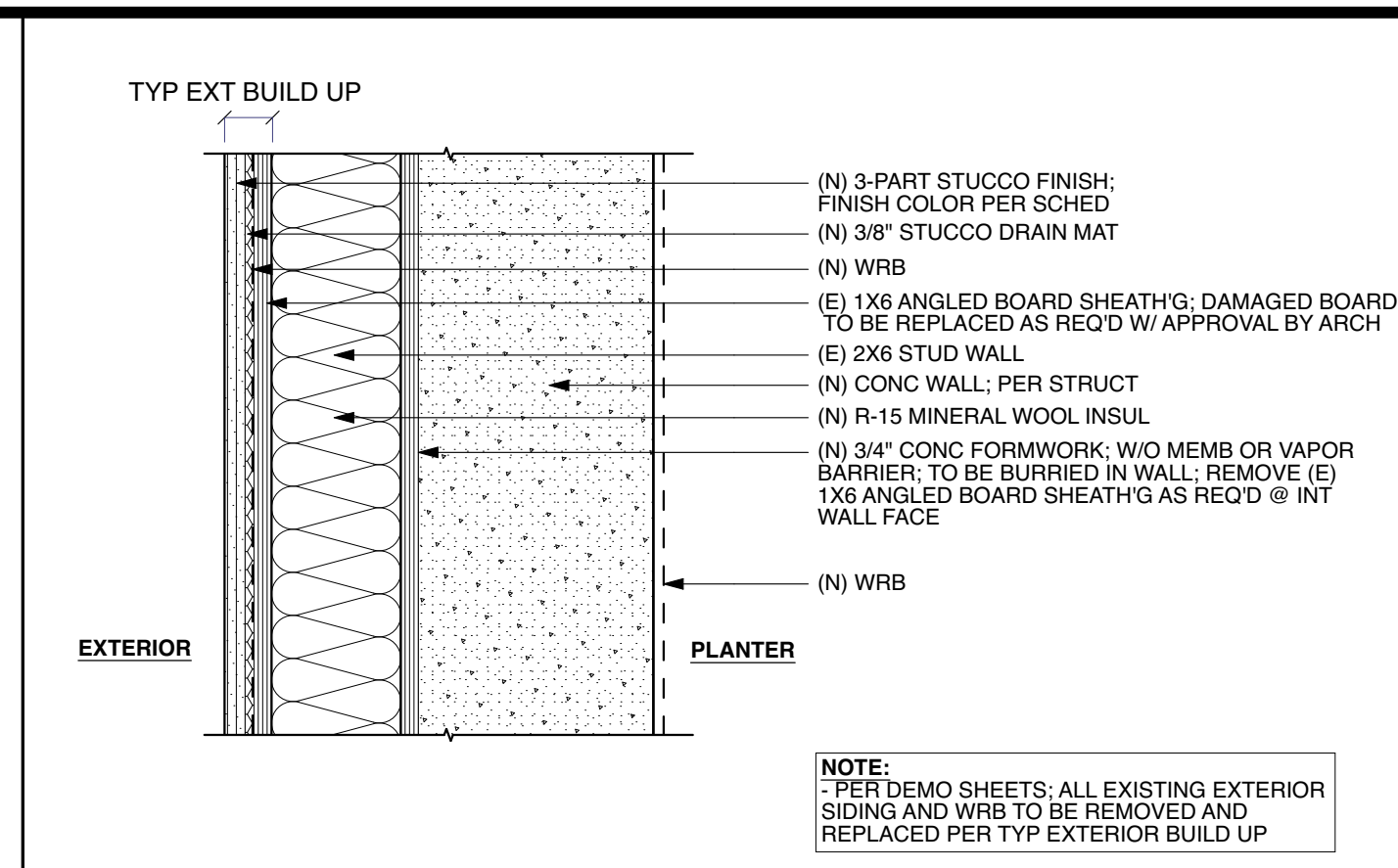
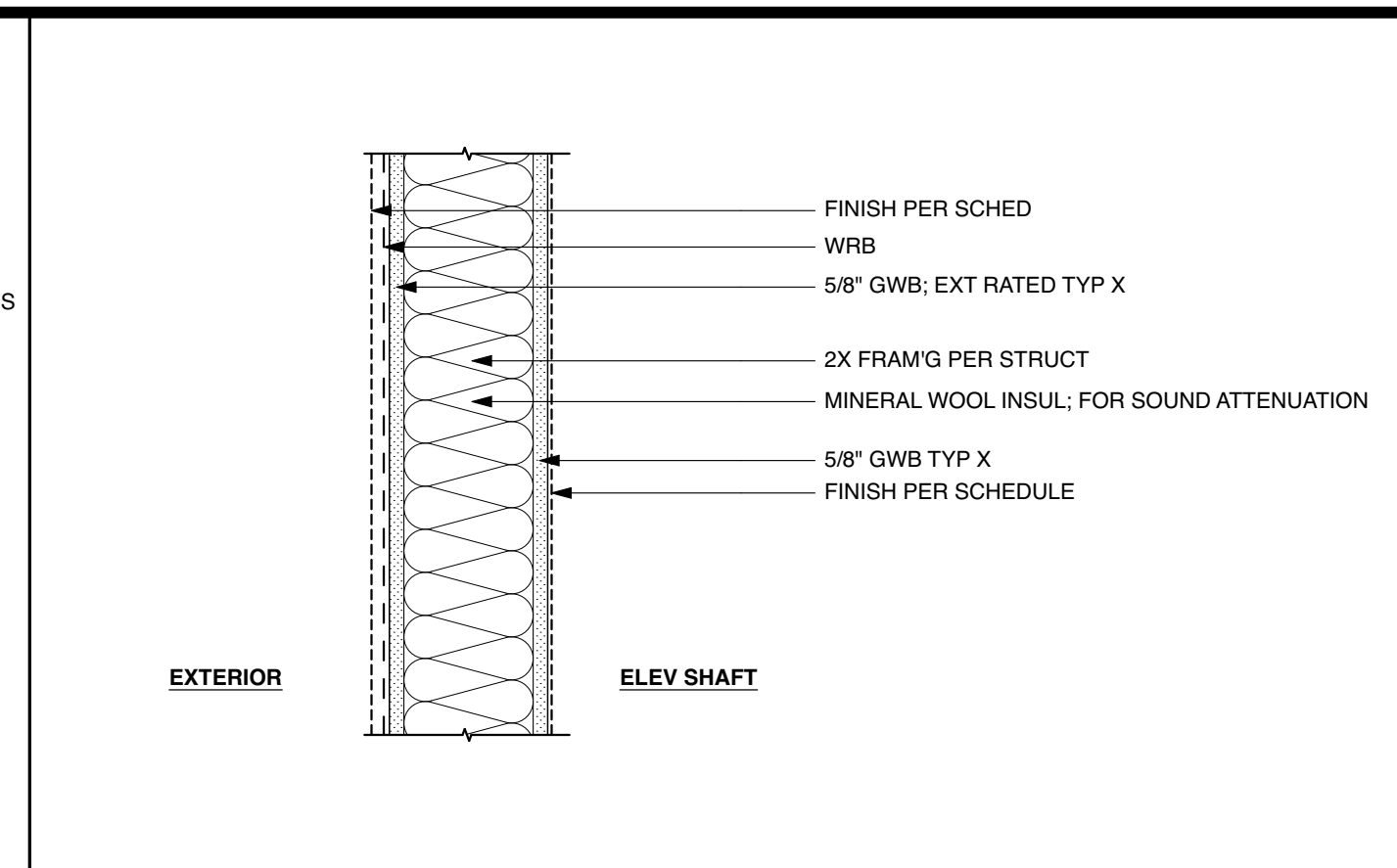
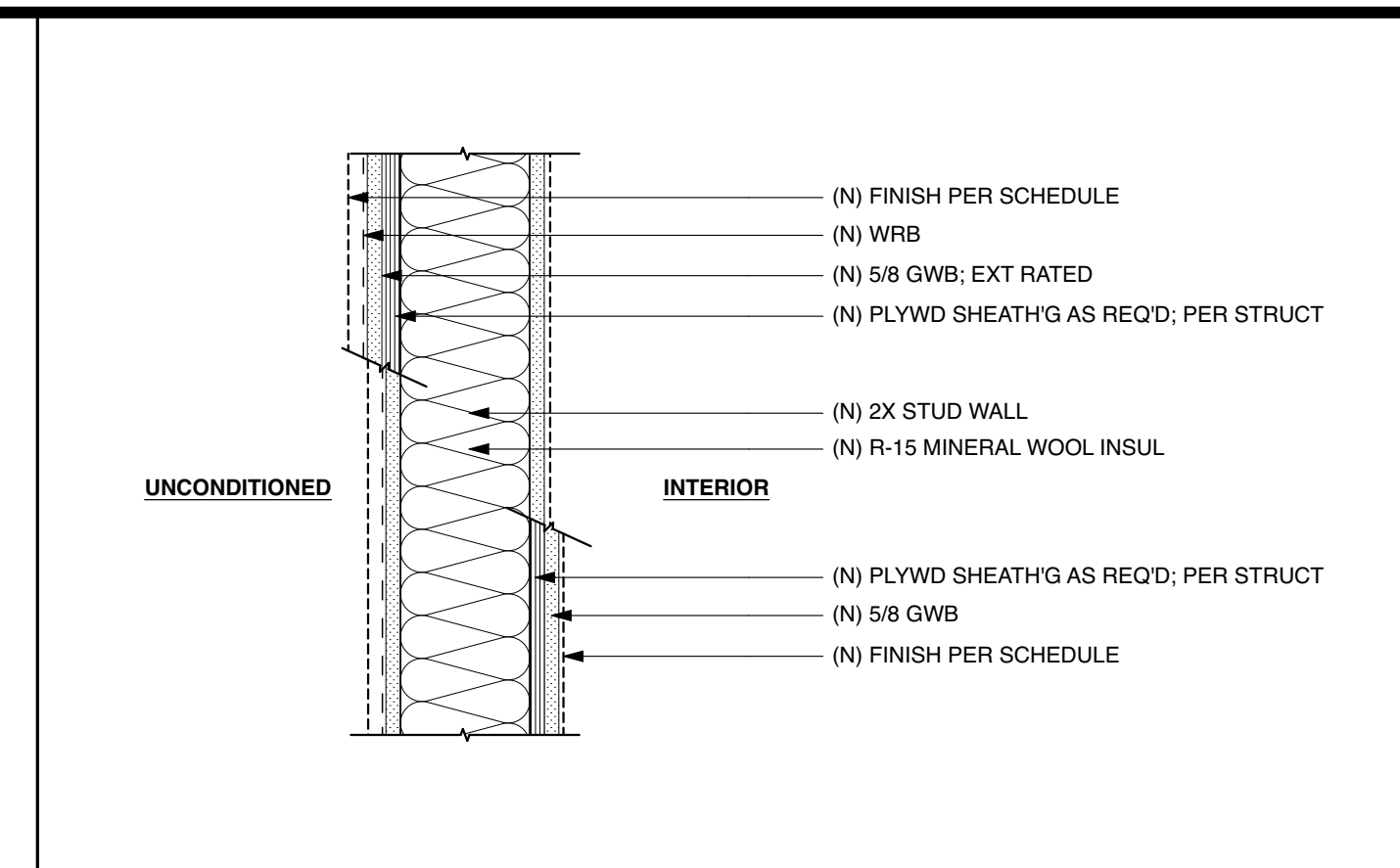
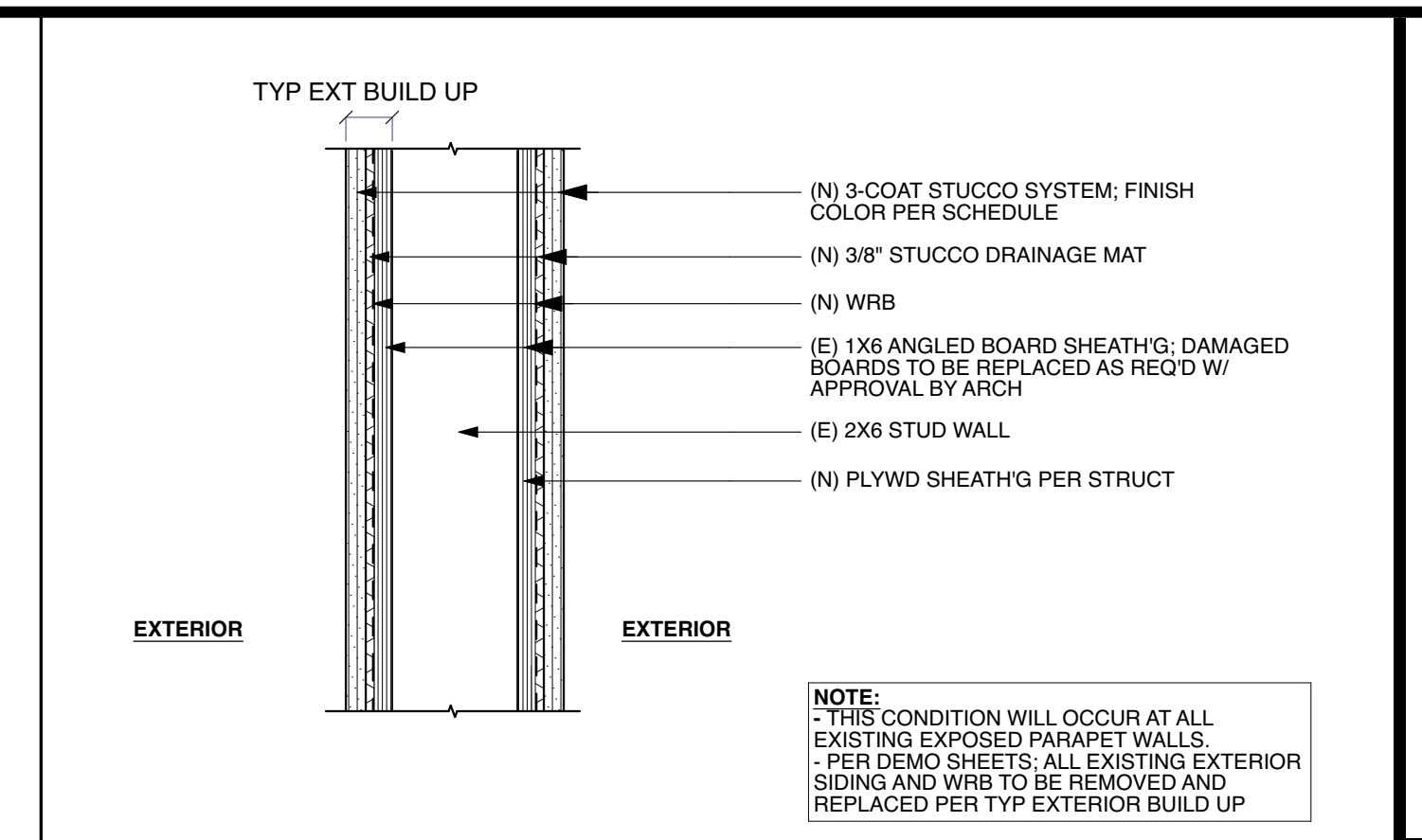
PROJECT NO: 22007
MODEL FILE:
22007 - 901 Hermosa Ave - Powerscourt_Hearing 2.pln
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SHEET TITLE

DETAILS - WALL ASSEMBLIES

A-501

SHEET 90 OF 141





CONSULTANTS

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PROJECT NAME
901 HERMOSA

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CLIENT
901 HERMOSA PARTNERS LLC

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901 HERMOSA AVE
HERMOSA BEACH, CA 90254

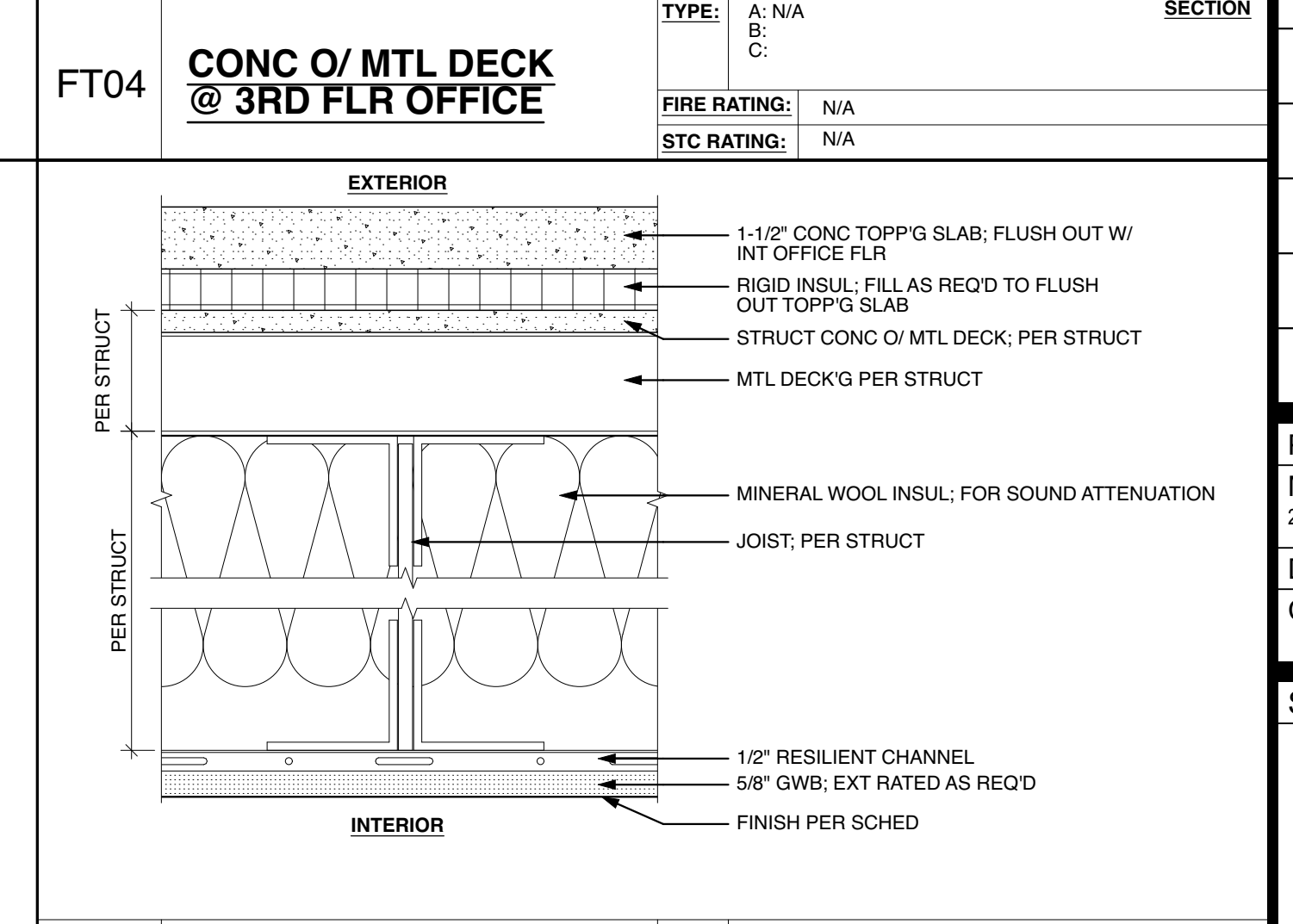
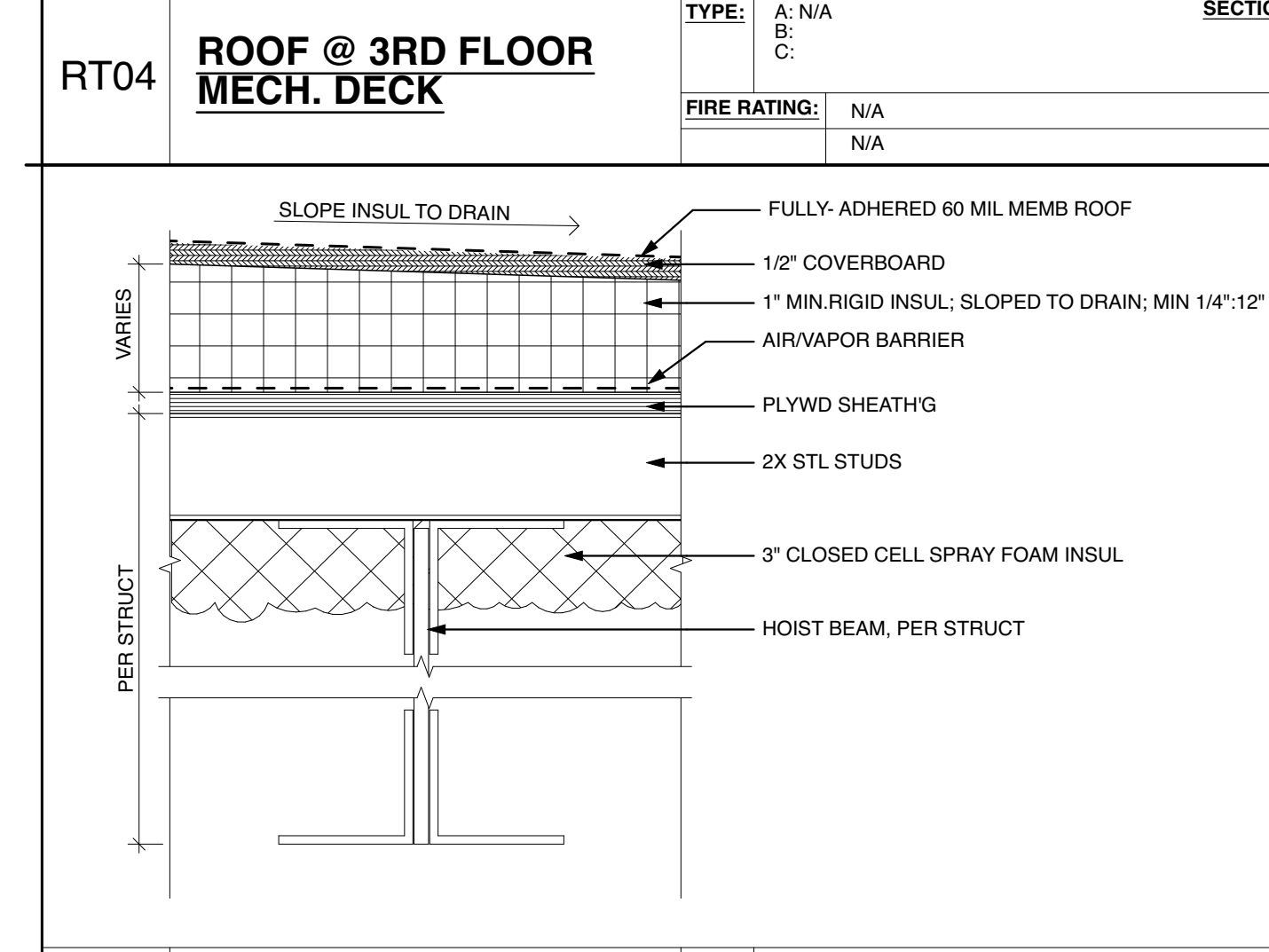
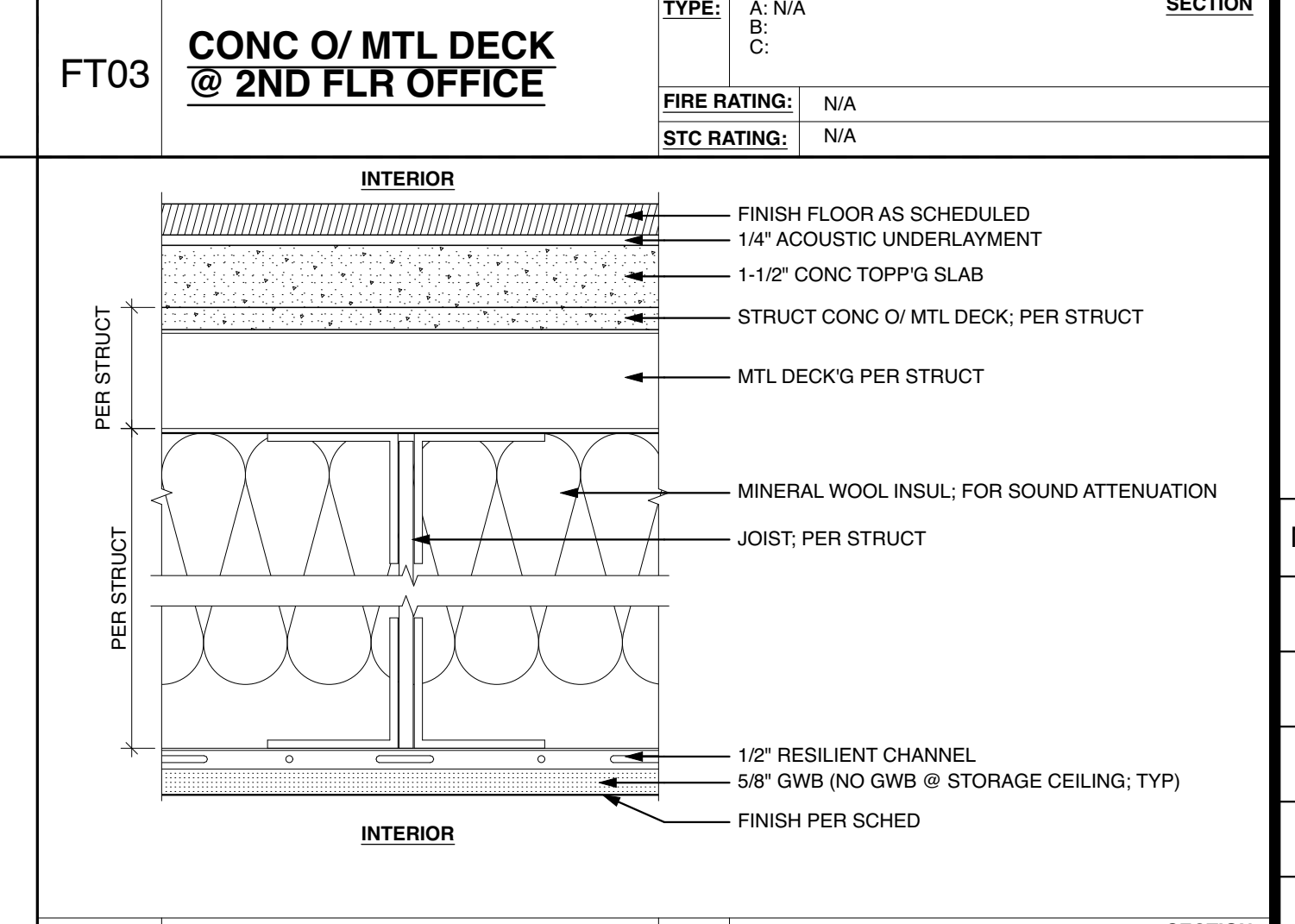
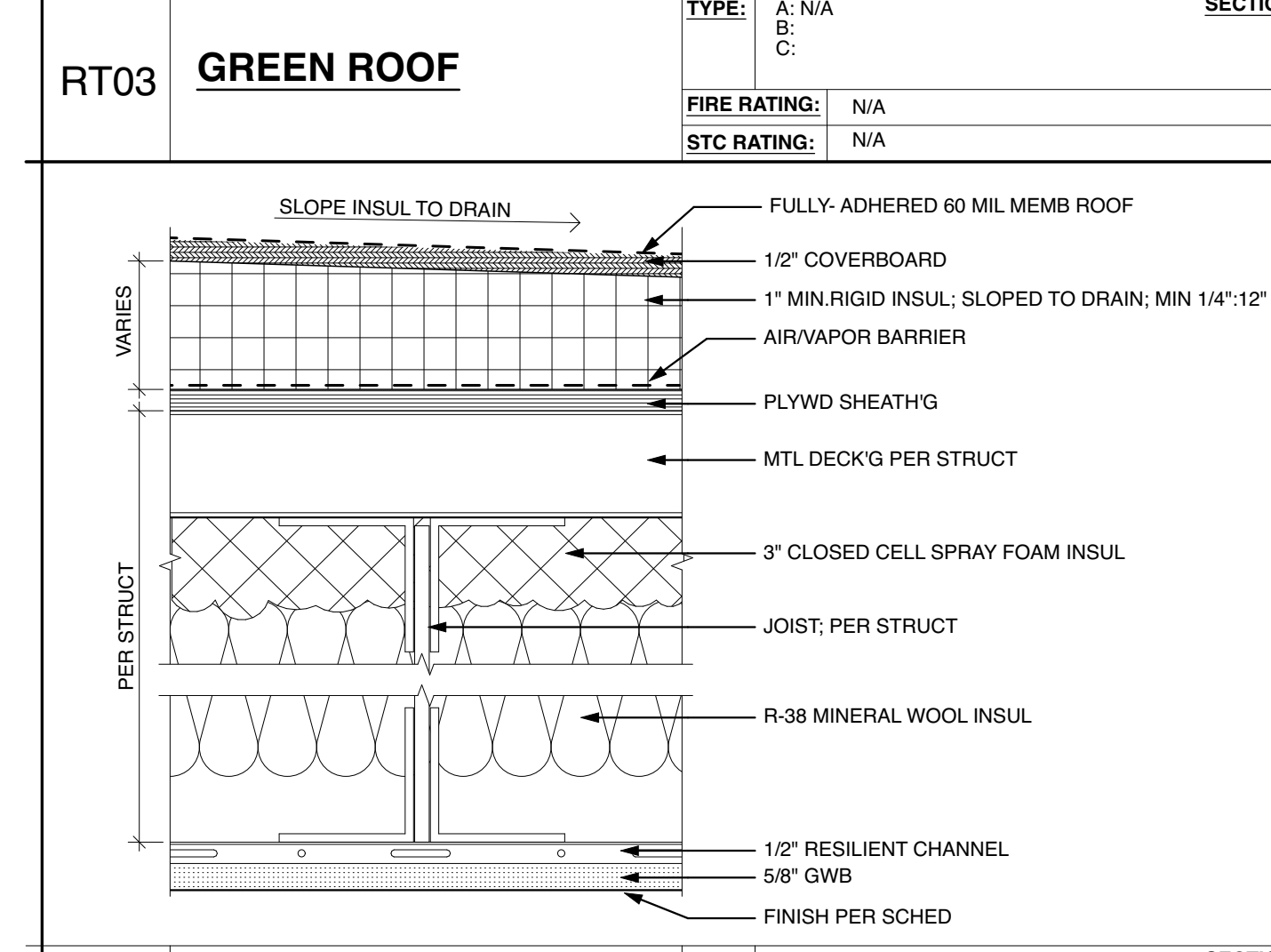
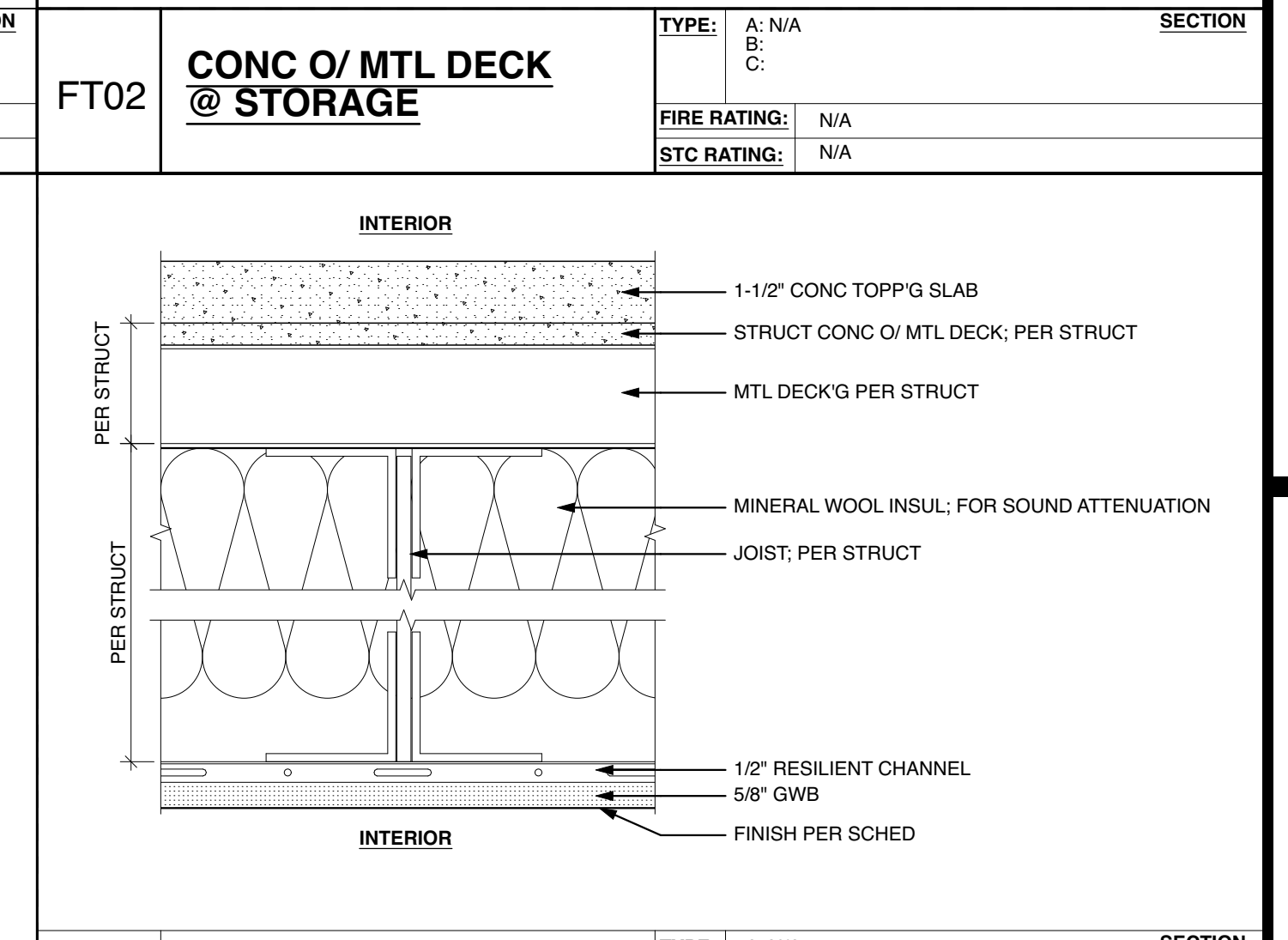
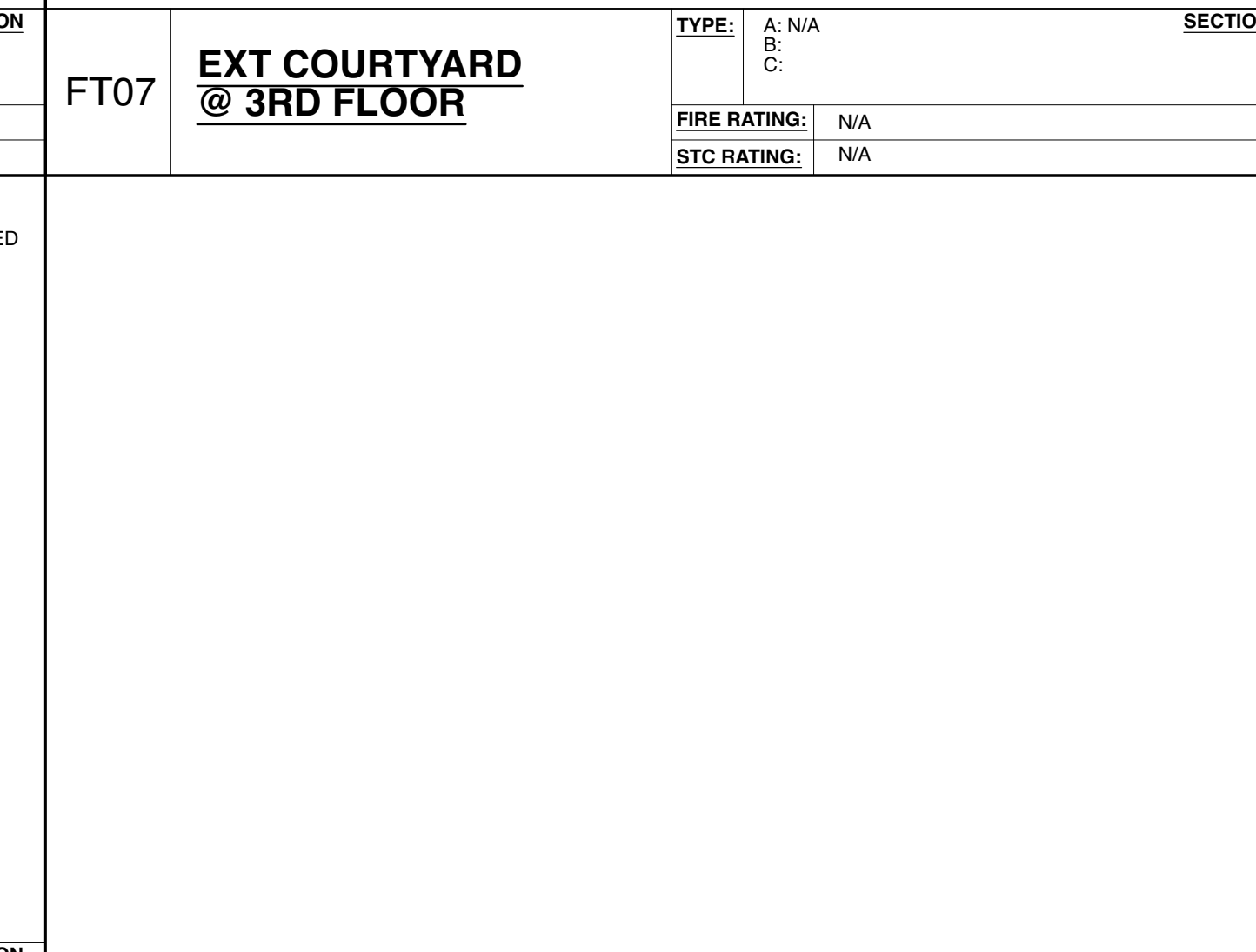
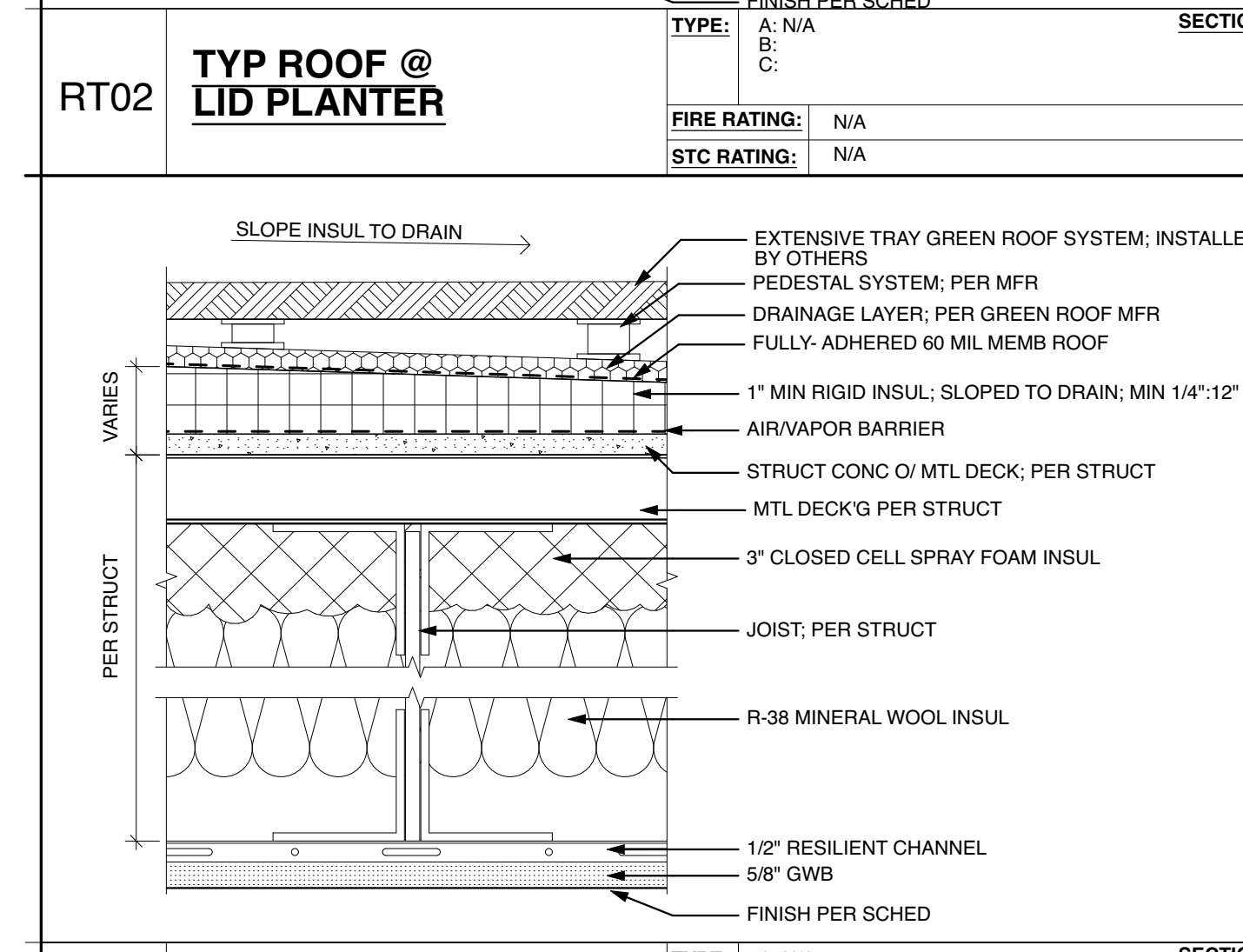
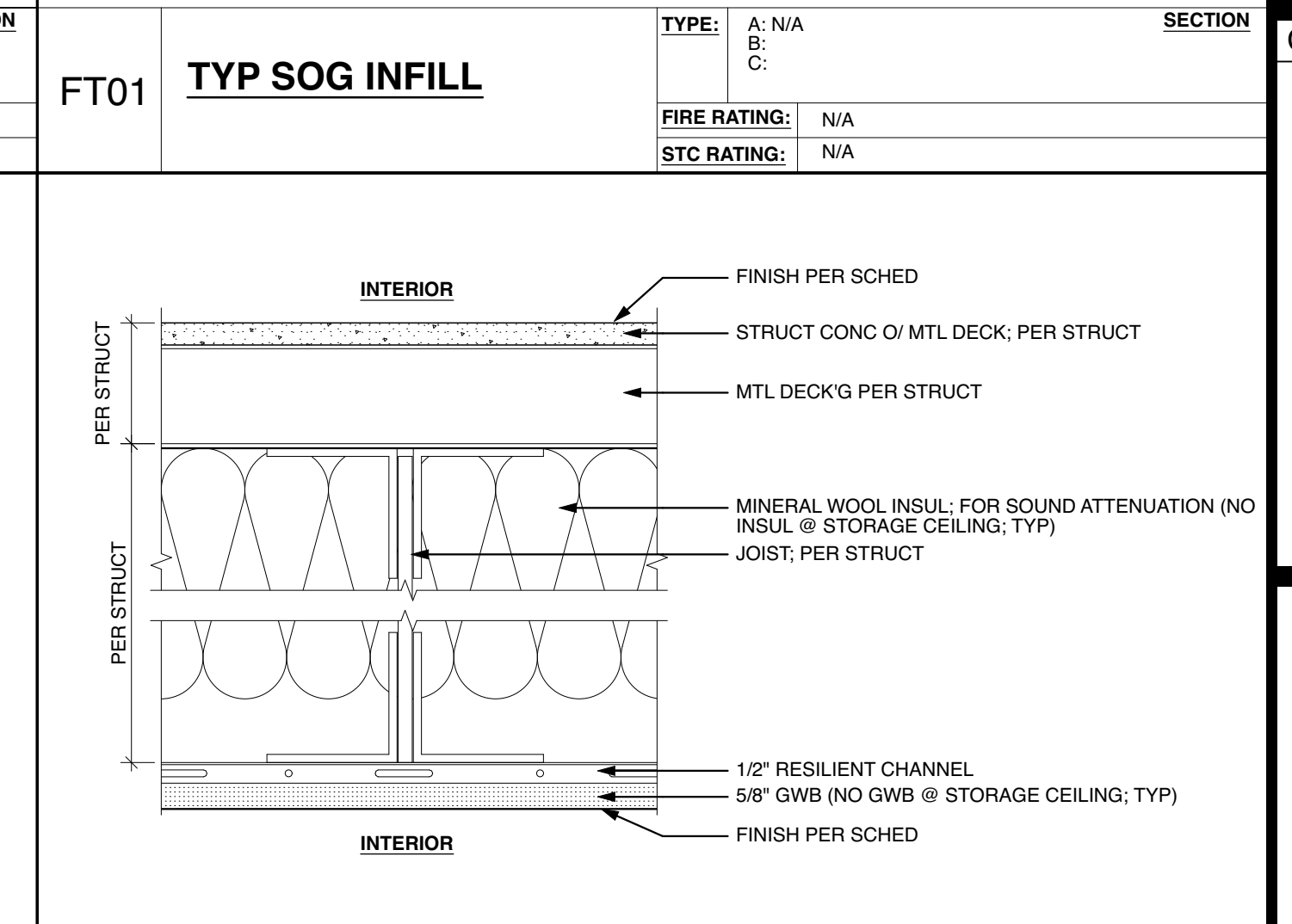
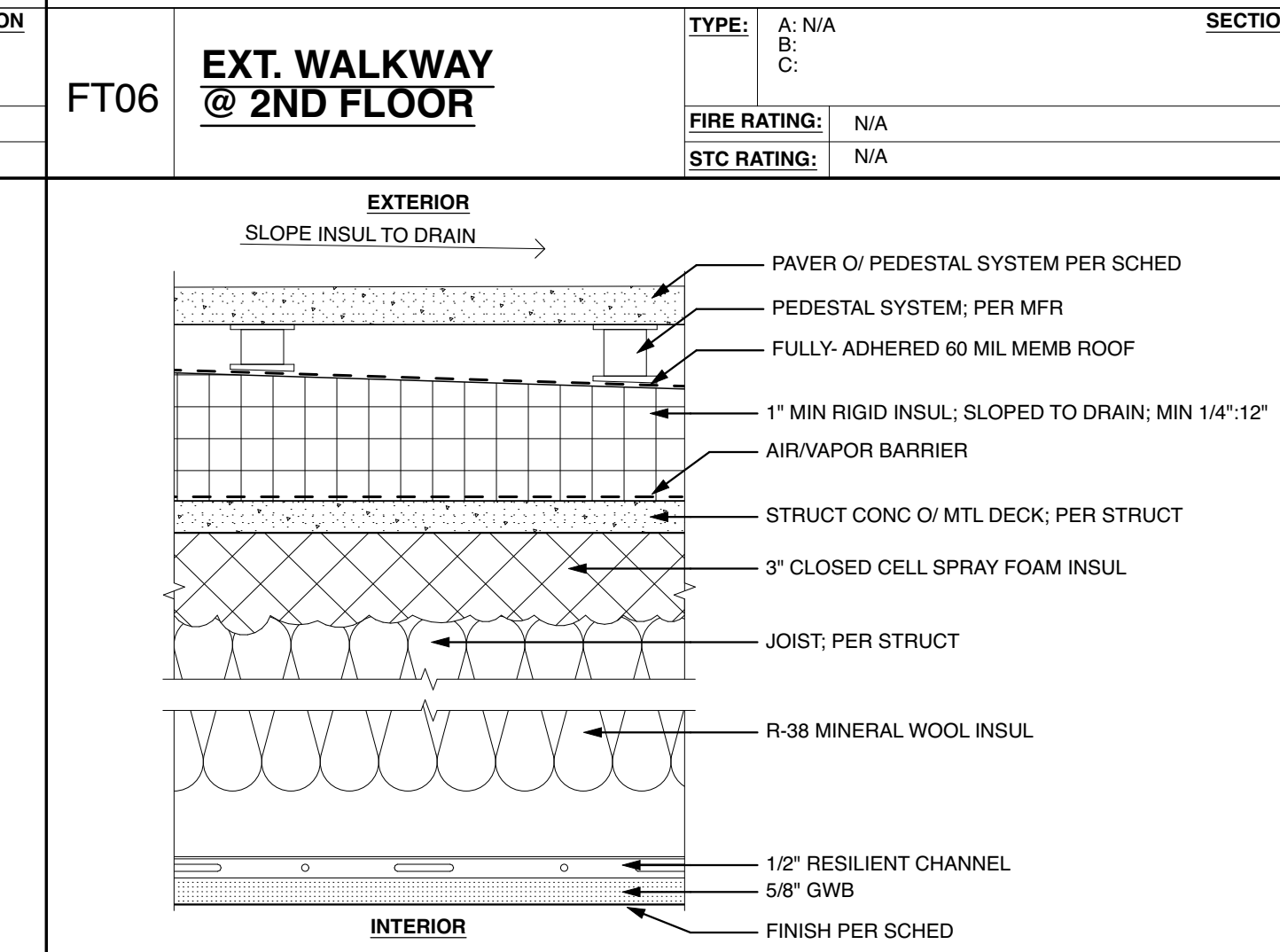
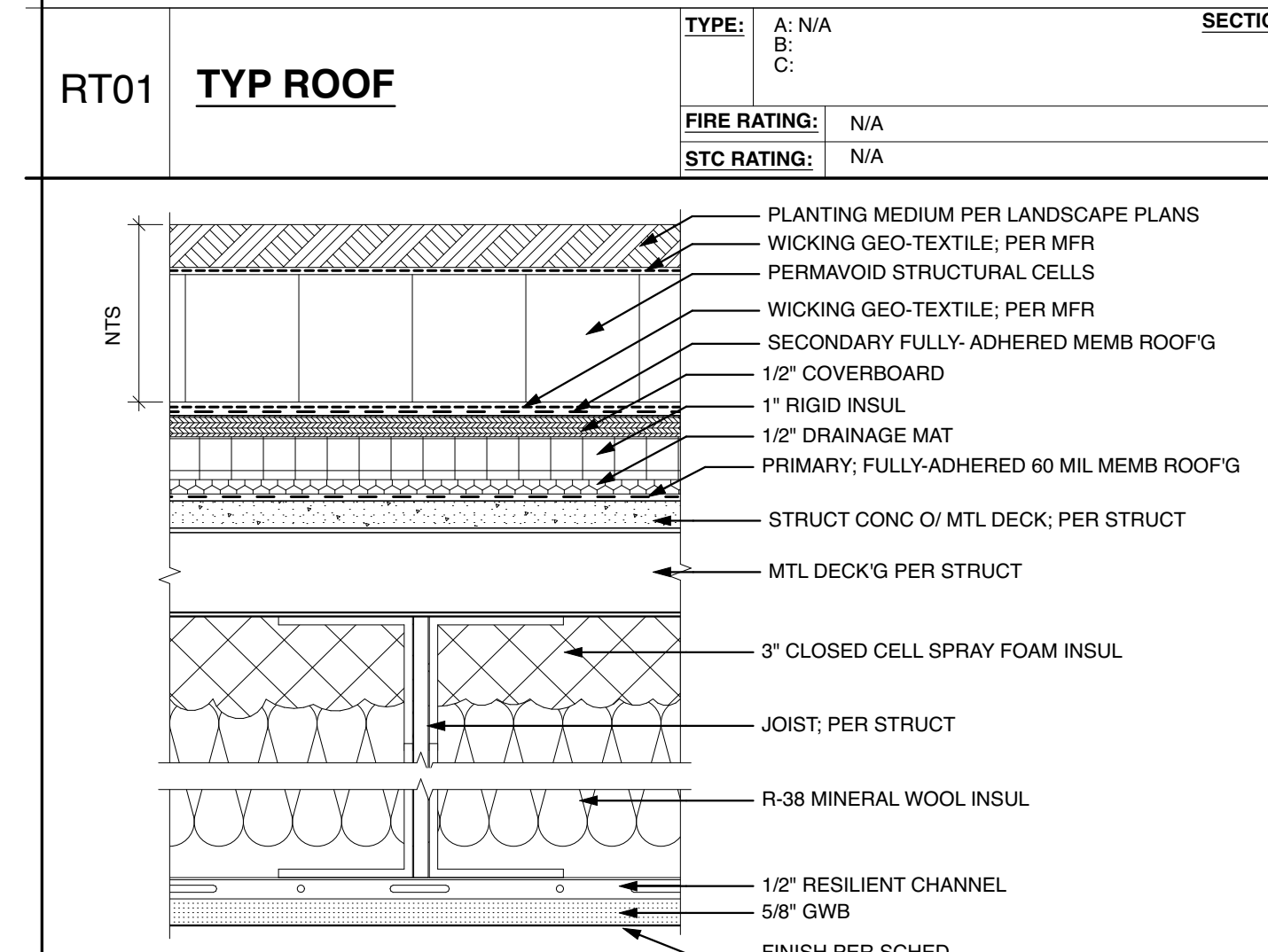
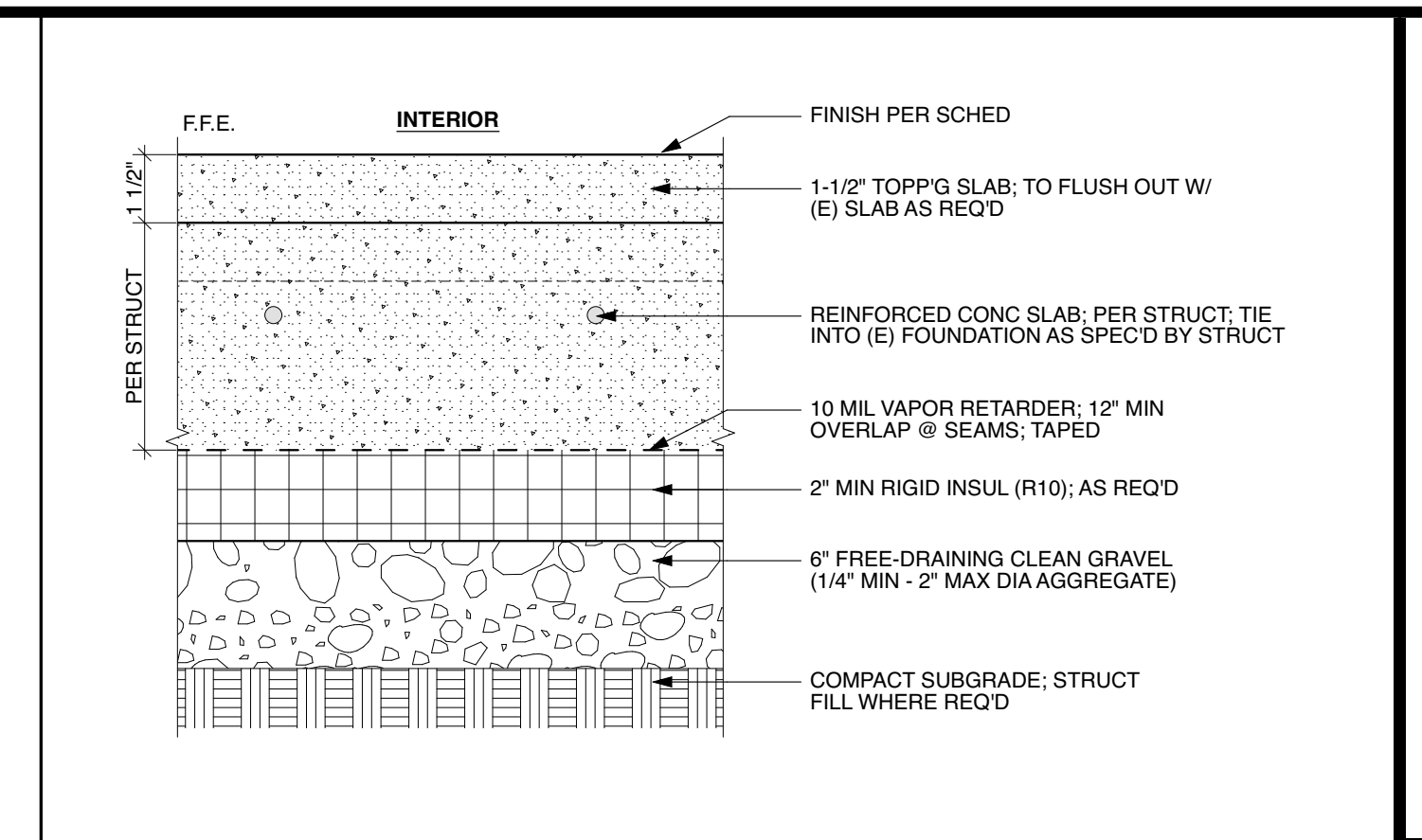
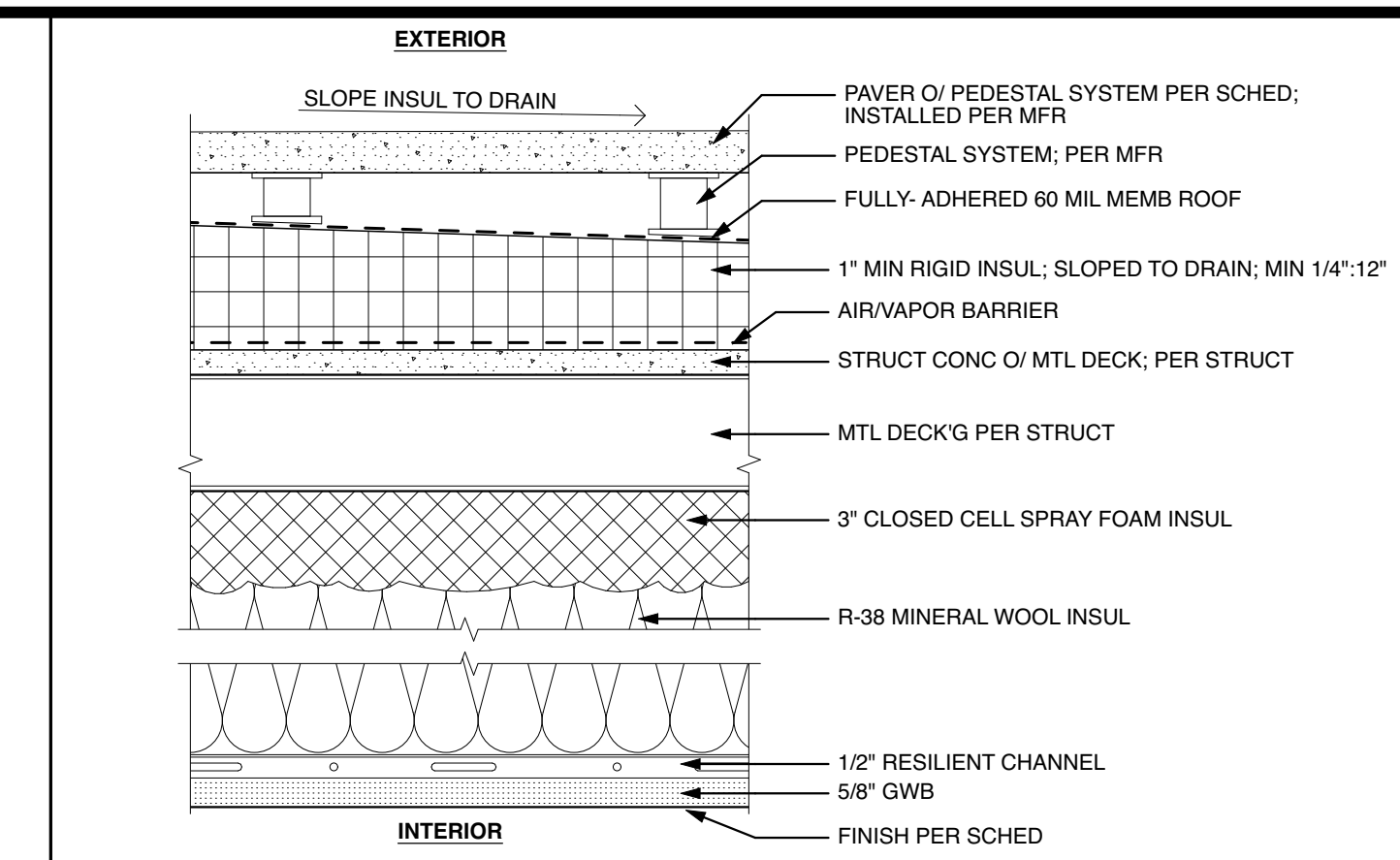
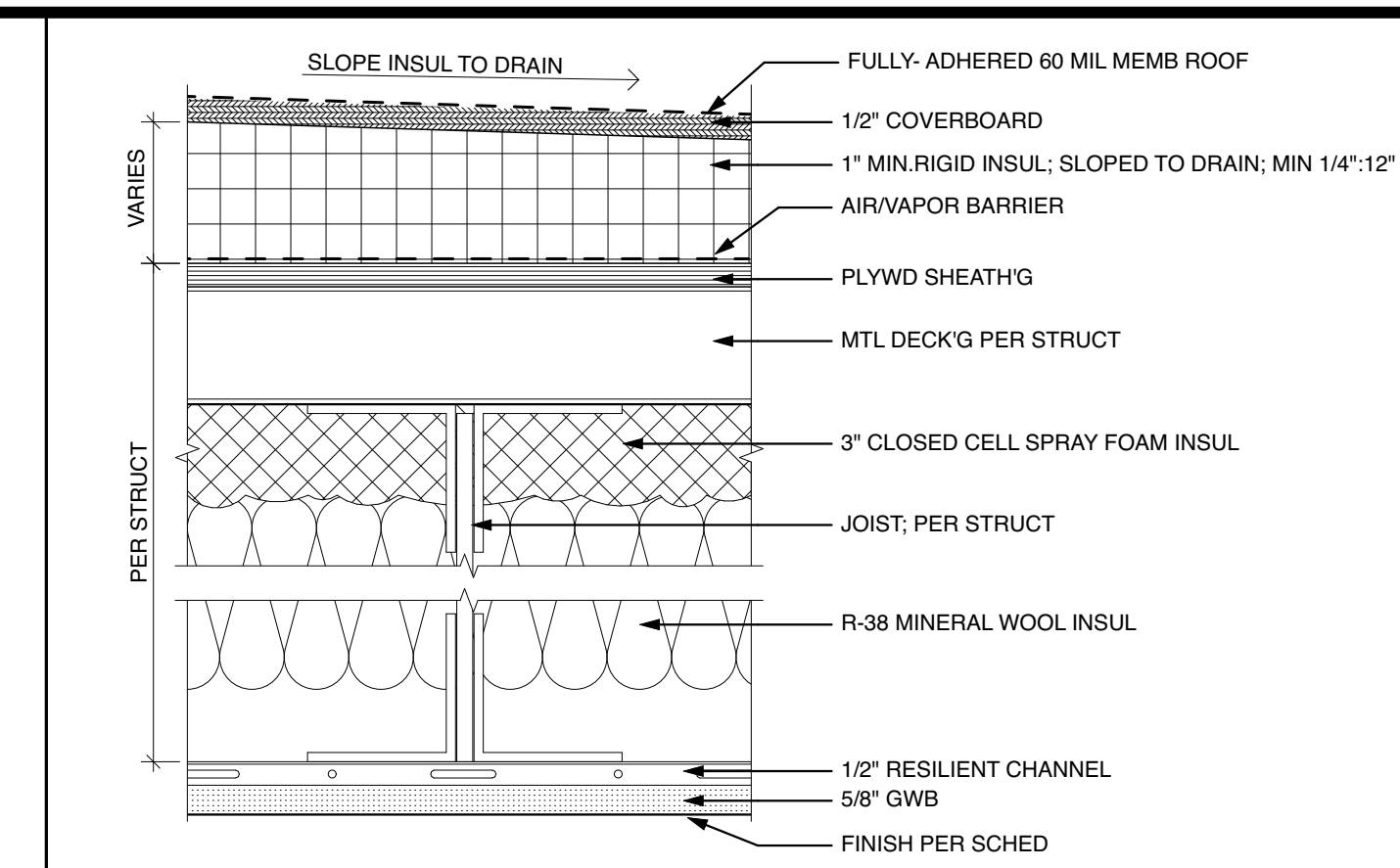
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PROJECT NO: 22007
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SHEET TITLE
DETAILS - FLOOR / ROOF /
CEILING ASSEMBLIES

A-502

SHEET 91 OF 141



FINISH SCHEDULE													
ROOM NUMBER	ROOM NAME	WALL				BASE				FLOOR	CEILING	COUNTERTOP & BACKSPASH	REMARKS
		NORTH	EAST	SOUTH	WEST	NORTH	EAST	SOUTH	WEST				
303	GARDEN PATIO	GL-2	PL-1 / GL-1	GL-2	GL-2	N/A	N/A	N/A	N/A	WD-1	OTS		SEE LANDSCAPE PLANS
304	OFFICE	GL-2	PL-1 / GL-1	PL-1	GL-2	N/A	TM-2	TM-2	N/A	WD-1	PL-1		
305	OFFICE	PL-1 / GL-2	PL-1 / GL-1	PL-1 / GL-1	PL-2	TM-2	TM-2	TM-2	TM-2	WD-1	PL-1		
306	VESTIBULE	GL-2	MT-1 / GL-3	MT-1	MT-1 / GL-3	TM-1	TM-1	TM-1	TM-1	CO-2	MT-1		
307	GREEN ROOF										OTS		SEE LANDSCAPE PLANS
308	OFFICE	GL-2	PL-1 / GL-2	PL-1	PL-1	N/A	TM-2	TM-2	TM-2	WD-1	PL-1		
309	OFFICE	GL-2	PL-1	PL-1	PL-1	TM-2	TM-2	TM-2	TM-2	WD-1	PL-1		
310	OFFICE	PL-1 / GL-2	PL-1	PL-1	PL-1 / GL-1	TM-2	TM-2	TM-2	TM-2	WD-1	PL-1		
311	GARDEN	PT-1	PT-1	PT-1	PT-1	TM-5	TM-5	TM-5	TM-5	WD-1	PT-1		
312	MECHANICAL PLATFORM	STC-1	STC-1	STC-1	N/A	N/A	N/A	N/A	N/A	N/A	PT-1		SEE LANDSCAPE PLANS, SEE ELEVATIONS
314	CONFERENCE RM	PL-1 / GL-1	PL-1	GL-2	PL-1 / WD-3	TM-2	TM-2	N/A	TM-2	WD-1	PL-1	ST-1	SEE INTERIOR ELEVATION
315	OFFICE	PL-1 / GL-1	PL-1 / GL-2	GL-2	PL-1	TM-2	TM-2	N/A	TM-2	WD-1	PL-1		
316	GARDEN	GL-1	PL-1 / GL-2	PL-1 / GL-2	PL-1 / GL-2	N/A	N/A	N/A	N/A	N/A	OTS		SEE LANDSCAPE PLANS
317	OUTDOOR ROOM	GL-2	GL-2	GL-2	GL-2	N/A	N/A	TM-2	N/A	WD-1	PL-1		
318	COURTYARD	MT-1 / GL-2	MT-1 / GL-2	MT-1 / GL-2	MT-1 / GL-2	N/A	N/A	N/A	N/A		OTS		SEE LANDSCAPE PLANS
319	KITCHEN	WD-3	GL-2	WD-3	PL-1 / WD-3	TM-1	N/A	TM-1	TM-1	WD-1	PL-1	ST-1	SEE INTERIOR ELEVATION
320	GARDEN	MT-3	MT-3	PL-1 / GL-2	PL-1 / GL-2	N/A	N/A	N/A	N/A		OTS		SEE LANDSCAPE PLANS
321	RSTRM	PL-1	PL-1	PL-1	PL-1	TM-3	TM-3	TM-3	TM-3	TL-1	PL-1		
322	RSTRM	TL-1 / GL-2	PL-1	PL-1	PL-1	TM-3	TM-3	TM-3	TM-3	TL-1	PL-1		
323	GARDEN	MT-3	MT-3	PL-1 / GL-2	MT-3	N/A	N/A	N/A	N/A		OTS		SEE LANDSCAPE PLANS
324	RESTROOM CORRIDOR	PL-1	PL-1	PL-1	PL-1	TM-2	TM-2	TM-2	TM-2	WD-1	PL-1		
324	STAIR 02	PT-1	PT-1	PT-1	PT-1	TM-5	TM-5	TM-5	TM-5	CO-1	PT-1		
325	STAIRWELL EXIT	PT-1	PT-1	PT-1	PT-1	TM-5	TM-5	TM-5	TM-5	CO-1	PT-1		
327	STAIR 01	N/A	MT-1	N/A	MT-1 / GL-3	N/A	TM-1	N/A	TM-1 / GL-3	CO-2	MT-1		

2 FINISH SCHEDULE CONTINUED
SCALE: 1" = 1'-0"

FINISH SCHEDULE													
ROOM NUMBER	ROOM NAME	WALL				BASE				FLOOR	CEILING	COUNTERTOP & BACKSPASH	REMARKS
		NORTH	EAST	SOUTH	WEST	NORTH	EAST	SOUTH	WEST				
	ELEVATOR 01												
	ELEVATOR 02												
101	RETAIL	PT-1	PT-1	PT-1	PT-1	TM-4	TM-4	TM-4	TM-4	CO-1	PT-1		
102	HALL	PT-1	PT-1	PT-1	PT-1	TM-4	TM-4	TM-4	TM-4	CO-1	PT-1		
103	RSTRM	PT-1	PT-1	PT-1	PT-1	TM-5	TM-5	TM-5	TM-5	CO-1	PT-1		BASE TRIM TO BE 6" MIN
104	RETAIL	PT-1	PT-1	PT-1	PT-1	TM-4	TM-4	TM-4	TM-4	CO-1	PT-1		
105	RETAIL	PT-1	PT-1	PT-1	PT-1	TM-4	TM-4	TM-4	TM-4	CO-1	PT-1		
106	RSTRM	PT-1	PT-1	PT-1	PT-1	TM-5	TM-5	TM-5	TM-5	CO-1	PT-1		BASE TRIM TO BE 6" MIN
107	RSTRM CORRIDOR	MT-1	MT-1	MT-1	MT-1	TM-1	TM-1	TM-1	TM-1	CO-2	MT-1		
108	RSTRM	PT-1	PT-1	PT-1	PT-1	TM-3	TM-3	TM-3	TM-3	CO-1	PT-1		BASE TRIM TO BE 6" MIN
109	ACC RSTRM	PT-1	PT-1	PT-1	PT-1	TM-3	TM-3	TM-3	TM-3	CO-1	PT-1		BASE TRIM TO BE 6" MIN
110	OFFICE	PL-1	PL-1	PL-1	PL-1	TM-2	TM-2	TM-2	TM-2	CO-1	PL-1		
111	OFFICE	PL-1	PL-1	PL-1	PL-1	TM-2	TM-2	TM-2	TM-2	CO-1	PL-1		
112	WINE STORAGE	PT-1	PT-1	PT-1	PT-1	TM-4	TM-4	TM-4	TM-4	CO-1	PT-1		
113	STORAGE	PT-1	PT-1	PT-1	PT-1	TM-5	TM-5	TM-5	TM-5	CO-1	OTS		SEE STORAGE UNIT SPECS FOR WALL FINISH
114	STAIR 02	PT-1	PT-1	PT-1	PT-1	TM-5	TM-5	TM-5	TM-5	CO-1	PT-1		
115	LOADING ZONE	PT-1	PT-1	PT-1	PT-1	TM-5	TM-5	TM-5	TM-5	CO-1	OTS		
118	FIRE (ASR) RM	PT-1	PT-1	PT-1	PT-1	TM-5	TM-5	TM-5	TM-5	CO-1	OTS		
119	TRASH RM	MT-2	MT-2	MT-2	MT-2	TM-1	TM-1	TM-1	TM-1	CO-1	OTS		
120	ELECTRIC RM	PT-1	PT-1	PT-1	PT-1	TM-5	TM-5	TM-5	TM-5	CO-1	OTS		
121	ELEV RM	PT-1	PT-1	PT-1	PT-1	TM-5	TM-5	TM-5	TM-5	CO-1	OTS		
121	STAIR 01	MT-1	MT-1	MT-1	MT-1	TM-1	TM-1	TM-1	TM-1	CO-2	MT-1		
121	TRANSFORMER												
203	LOBBY	MT-1	MT-1	STC-1	MT-1	TM-1	TM-1	TM-1	TM-1	CO-2	MT-1		
204	STAIR 01	MT-1	MT-1	MT-1	MT-1	MT-1	MT-1	MT-1	MT-1	CO-2	MT-1		
205	OFFICE	PL-1	PL-1	PL-1	PL-1	TM-2	TM-2	TM-2	TM-2	CO-1	PL-1		
206	OFFICE	PL-1	PL-1	PL-1	PL-1	TM-2	TM-2	TM-2	TM-2	CO-1	PL-1		
207	OFFICE	PL-1	PL-1	PL-1	PL-1	TM-2	TM-2	TM-2	TM-2	CO-1			
208	HALLWAY	N/A	STC-1	STC-1	N/A	N/A	N/A	N/A	N/A	CO-3	OTS		
209	STAIR 02	PT-1	PT-1	PT-1	PT-1	TM-5	TM-5	TM-5		CO-1	PT-1		
210	STORAGE UNITS	PT-1	PT-1	PT-1	PT-1	TM-5	TM-5	TM-5	TM-5	CO-1	OTS		SEE STORAGE UNIT SPECS FOR WALL FINISH
211	SPACE NOT USED	PT-1	PT-1	PT-1	PT-1	TM-5	TM-5	TM-5	TM-5	CO-1	PTS		
301	OFFICE	PL-1 / GL-1	PL-1 / GL-1	GL-2	GL-2	TM-2	TM-2	N/A	N/A	WD-1	PL-1		
302	MECH PLATFORM	PT-1	PT-1	PT-1	PT-1	TM-5	TM-5	TM-5	TM-5	CO-1	PT-1		
303	GARDEN PATIO	GL-2	PL-1 / GL-1	GL-2	GL-2	N/A	N/A	N/A	N/A	WD-1	OTS		SEE LANDSCAPE PLANS

1 FINISH SCHEDULE
SCALE: 1" = 1'-0"

FINISH LEGEND							
TAG	DESCRIPTION	VENDOR/MANUFACTURER	MODEL	FINISH/COLOR	SIZE	LOCATION	NOTES
CO-1	CONCRETE FLOOR	TBD	TBD	TBD	TBD	101 - 106, 108 - 120, 201, 202, 205 - 207, 209 - 211	TOPPING SLAB
CO-2	CONCRETE FLOOR - BUSH HAMMERED					107, 121, 319	TOPPING SLAB BUSH HAMMERED
CO-3	CONCRETE PEDESTAL SYSTEM					208	PAVERS TO MATCH CO-2
CO-4	TEXTURED CONCRETE						EXTERIOR PLANTERS
GL-1	GLASS CURTAIN WALL	ARCADIA	TBD	TBD	TBD		SEE ELEVATIONS
GL-2	GLASS PARTITION WALL	ARCADIA	TBD	TBD	TBD		SEE PLANS
GL-3	GLASS RAILING	ARCADIA	TBD	TBD	TBD	306	
GL-4	GLASS STOREFRONT	ARCADIA	TBD	TBD	TBD		SEE ELEVATIONS
MT-1	METAL PANELING - DECORATIVE	TBD	TBD	TBD	TBD	107, 121, 203, 204, 306, 327	
MT-2	METAL PANELING - PROTECTION	TBD	TBD	TBD	TBD	119	TRASH ROOM
MT-3	METAL PANELING - EXTERIOR					312, 320, 323	EXTERIOR GRADE
MT-4	ALUMINUM STOREFRONT			LIGHT CHAMPAGNE		101, 104, 105 STOREFRONT / 110, 111 IN 1ST FLOOR OFFICE	
MT-5	ALUMINUM CURTAIN WALL			MEDIUM BRONZE			2ND FLOOR AND 3RD FLOOR
OTS	OPEN TO STRUCTURE						
PL-1	PLASTER - LEVEL 5 FINISH	TBD	TBD	TBD	TBD	110, 111, 205, 206, 207	
PT-1	PAINT					101 - 106, 108, 109, 112, 114, 116 - 118, 120, 201, 202, 209, 211, 311, 324 - 326	
ST-1	GRANITE COUNTER TOP	TBD	TBD	TBD	TBD	314, 319	
STC-1	3 PART STUCCO - EXTERIOR COAT	TBD	TBD	TBD	TBD		SEE ELEVATIONS
TL-1	TILE	TBD	TBD	TBD	TBD	321, 322	
WD-1	WOOD FLOOR	TBD	TBD	TBD	TBD	301, 302, 304, 305, 308 - 311, 314, 315, 317, 324	
WD-2	WOOD WALL	TBD	TBD	TBD	TBD		
WD-3	WOOD MILLWORK	TBD	TBD	TBD	TBD	314, 319	
TM-1	BASE TRIM - METAL	TBD	TBD	TBD	TBD	107, 119, 121, 203, 204, 306, 327	
TM-2	BASE TRIM - 3/8" REVEAL	TBD	TBD	TBD	TBD	110, 111, 205, 206, 207, 301, 304, 305, 308, 309, 310, 314, 315, 317, 324	
TM-3	BASE TRIM - TILE 6"	TBD	TBD	TBD	TBD	108, 109, 321, 322	
TM-4	BASE TRIM - WOOD	TBD	TBD	TBD	TBD	101, 102, 104, 105, 112,	
TM-5	BASE TRIM - RUBBER	TBD	TBD	TBD	TBD	103, 106, 112 - 118, 120, 201, 202, 209, 210, 211, 311, 324, 325, 326	

3 FINISH LEGEND
SCALE: 1" = 1'-0"



Laney LA

CONSULTANTS

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ANTHONY@LANEY.LA



PROJECT NAME
901 HERMOSA

PROJECT NUMBER
22007

CLIENT
901 HERMOSA PARTNERS LLC

PROJECT ADDRESS
901 HERMOSA AVE
HERMOSA BEACH, CA 90254

MARK	DATE	DESCRIPTION
	11-06-23	PLANNING SUBMITTAL
	10-09-24	PLANNING SUBMITTAL
	12-03-24	PLANNING SUBMITTAL
	12-18-24	BID PROGRESS SET
8	06-27-25	PLANNING SUBMITTAL
9	10-08-25	PLANNING COM. HEARING
10	12-02-25	PLANNING COM. HEARING

PROJECT NO: 22007
MODEL FILE:
22007 - 901 Hermosa Ave - Powerscourt_Hearing 2.pln
DRAWN BY:
COPYRIGHT:

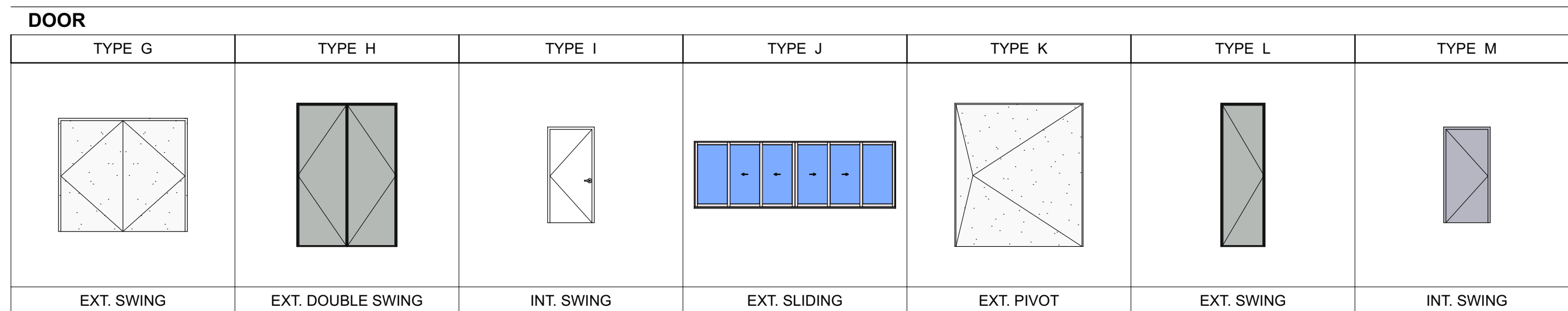
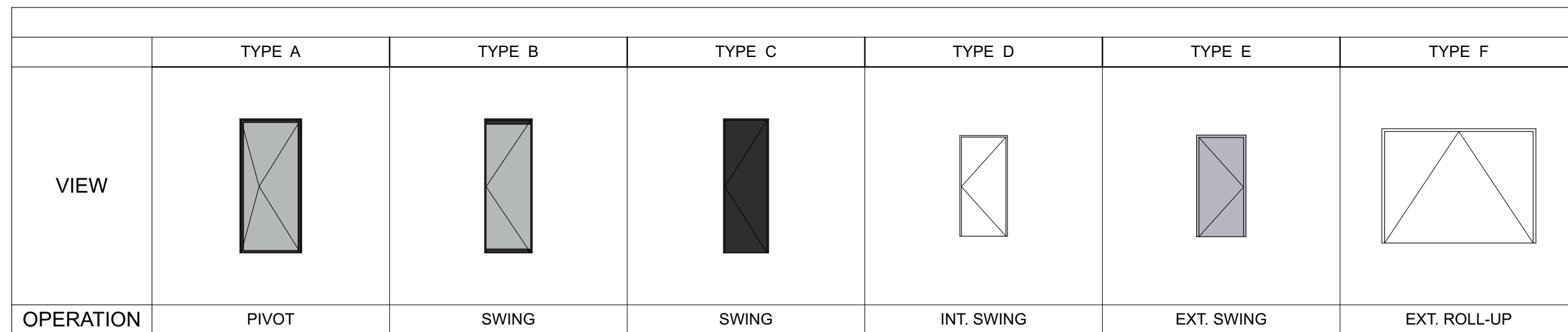
SHEET TITLE

FINISH SCHEDULE &
MATERIAL LEGEND

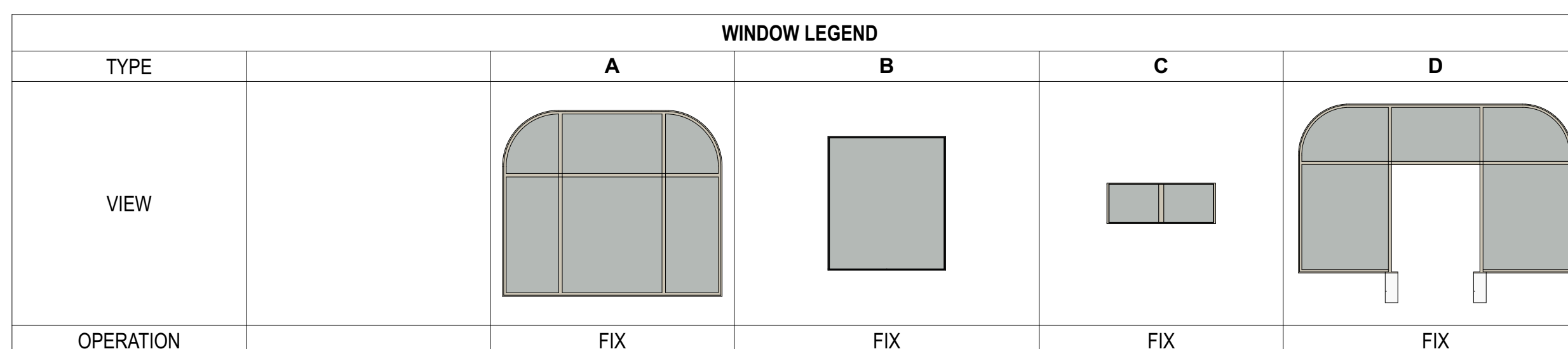
A-601

HARDWARE SCHEDULE					
HARDWARE GROUP	FUNCTION	MANUFACTURER	MODEL	FINISH	NOTES
1	ENTRY	TBD	TBD	TBD	
2	PASSAGE	TBD	TBD	TBD	
3	PRIVACY	TBD	TBD	TBD	
4	COVER PANEL	TBD	TBD	TBD	
5	GARAGE	TBD	TBD	TBD	

1 HARDWARE SCHEDULE
SCALE: 1" = 1'-0"



2 DOOR SCHEDULE
SCALE: 1" = 1'-0"



3 WINDOW SCHEDULE
SCALE: 1" = 1'-0"

ID	ROOM NAME	TYPE	OPERATION	NET FRAME WIDTH	NET FRAME HEIGHT	MATL	FRAME			HDWR. SET	ACCESSORIES	RATINGS		Manufacturer	REMARKS
							MATL	DETAIL				FIRE	STC		
								HEAD	JAMB						
101.1	RETAIL	H	EXT. DOUBLE SWING	5'-9 1/2"	9'-10"	ALUM / GLASS	HM	8/904	11/904	1		Unrated		ARCADIA	10" BOTTOM RAILS W/ ADA THRESHOLD
104.1	RETAIL	H	EXT. DOUBLE SWING	5'-9 1/2"	9'-10"	ALUM / GLASS	HM	8/904	11/904	1		Unrated		ARCADIA	10" BOTTOM RAILS W/ ADA THRESHOLD
105.1	RETAIL	H	EXT. DOUBLE SWING	5'-9 1/2"	9'-10"	ALUM / GLASS	HM	8/904	11/904	1		Unrated		ARCADIA	10" BOTTOM RAILS W/ ADA THRESHOLD
105.2	RETAIL	H	EXT. DOUBLE SWING	5'-9 1/2"	9'-10"	ALUM / GLASS	HM	8/904	11/904	1		Unrated		ARCADIA	10" BOTTOM RAILS W/ ADA THRESHOLD
107.1	RESTRM CORRIDOR	K	EXT. PIVOT	9'-1 1/2"	10'	SC WOOD	WD	10/908	12/908	1		1 hour		CUSTOM	8" LEAF / STEEL W/ CLADDING (PLASTER)
110.1	OFFICE	L	EXT. SWING	3'-6"	10'	ALUM / GLASS	HM	6/908	7/908	1		1 hour		ARCADIA	10" BOTTOM RAIL W/ ADA THRESHOLD
110.2	OFFICE	H	EXT. BI-FOLD	7'	7'-4"	ALUM / GLASS	HM	6/908	8/908	3		1 hour		ARCADIA	
111.1	OFFICE	L	EXT. SWING	3'-6"	10'	ALUM / GLASS	HM	6/908	8/908	1		1 hour		ARCADIA	10" BOTTOM RAIL W/ ADA THRESHOLD
111.2	OFFICE	H	EXT. BI-FOLD	6'-11 1/2"	7'-4"	ALUM / GLASS	HM	6/908	8/908	3		1 hour		ARCADIA	
114.1	STAIR 02	E	EXT. SWING	3'-4"	6'-10"	HM	HM	4/908	5/908	6		1.5 hours			
115.1	LOADING ZONE	E	EXT. SWING	3'	7'	HM	HM	4/908	5/908	6		45 minutes			
115.2	LOADING ZONE	F	EXT. ROLL-UP	10'-4"	7'-8 1/4"	HM	HM	4/908	5/908	5		1 hour		JANUS	GARAGE DOOR
115.3	LOADING ZONE	E	EXT. SWING	3'	7'	HM	HM	4/908	5/908	6		20 minutes			
119.1	TRASH ROOM	F	EXT. ROLL-UP	8'-2"	7'-8"	HM	HM	---	---	5		1 hour		JANUS	GARAGE DOOR
120.1	LOADING ZONE	F	EXT. ROLL-UP	14'-2 1/4"	7'	HM	HM	---	---	5		1 hour		JANUS	GARAGE DOOR
121.1	STORAGE	E	EXT. SWING	3'	7'	HM	HM	4/908	5/908	6		20 minutes			
303.1	GARDEN PATIO	B	SWING	3'	8'-9 1/2"	ALUM / GLASS	HM	1/902	3/908	2		Unrated		ARCADIA	
306.1	VESTIBULE	A	PIVOT	6'-1 1/2"	8'-9 1/2"	ALUM / GLASS	HM	1/908	3/908	1		Unrated			
312.1	RESTROOM CORRIDOR	C	SWING	3'	8'-9 1/2"	HM	HM	4/908	5/908	3		30 minutes			
316.1	GARDEN	B	SWING	2'	6'-9 1/4"	ALUM / GLASS	HM	1/902	3/908	2		Unrated			
316.1	GARDEN	B	SWING	2'	6'-9 1/4"	ALUM / GLASS	HM	1/902	3/908	2		Unrated			
317.1	OUTDOOR ROOM	J	EXT. SLIDING	14'	8'-10"	ALUM / GLASS	HM	1/908	9/908	2		Unrated		ARCADIA	1 FIXED, 2 SLIDING PER SIDE
319.1	COURTYARD	J	EXT. SLIDING	26'-5"	8'-10"	ALUM / GLASS	HM	1/908	9/908	2		Unrated		ARCADIA	1 FIXED, 2 SLIDING PER SIDE
320.1	GARDEN	B	SWING	2'-1/8"	6'-9 1/4"	ALUM / GLASS	HM	1/902	3/908	3		Unrated		ARCADIA	GARDEN DOOR TO SWING INTO HALLWAY

ID	ROOM NAME	TYPE	OPERATION	NET FRAME WIDTH	NET FRAME HEIGHT	MATL	FRAME			HDWR. SET	ACCESSORIES	RATINGS		Manufacturer	REMARKS
							MATL	DETAIL				FIRE	STC		
								HEAD	JAMB						
102.1	RETAIL	D	INT. SWING	3'-1/2"	8'-1 1/4"	HM	HM	4/908	5/908	2		Unrated			
102.2	RETAIL	D	INT. SWING	3'-1/2"	8'-1 1/4"	HM	HM	4/908	5/908	2		Unrated			
103.1	HALL	D	INT. SWING	3'-1/2"	6'-9 1/4"	HM	HM	4/908	5/908	3		Unrated			
105.3	RESTRM CORRIDOR	D	INT. SWING	3'-2 1/2"	7'-1 1/4"	HM	HM	4/908	5/908	3		Unrated			
106.1	RSTRM	D	INT. SWING	3'-1/2"	8'-1 1/4"	HM	HM	4/908	5/908	3		Unrated			
108.1	RESTRM CORRIDOR	D	INT. SWING	2'-10 1/2"	6'-9 1/4"	HM	HM	4/908	5/908	3		Unrated			
109.1	ACC. RSTRM	D	INT. SWING	3'-1/2"	6'-9 1/4"	HM	HM	4/908	5/908	3		Unrated			
112.1	WINE STORAGE	D	INT. SWING	3'-2 1/2"	7'-1 1/4"	HM	HM	4/908	5/908	3		Unrated			
209.1	STAIR 02	M	INT. SWING	3'-4"	6'-10"	HM	HM	4/908	5/908	6		1.5 hours			
301.1	OFFICE	B	SWING	3'-2"	8'-9 1/2"	ALUM / GLASS	HM			2		Unrated		ARCADIA	
304.1	OFFICE	B	SWING	3'-0"	8'-9 1/2"	ALUM / GLASS	HM			2		Unrated		ARCADIA	
305.1	OFFICE	B	SWING	3'-0"	8'-9 1/2"	ALUM / GLASS	HM			2		Unrated		ARCADIA	
308.1	OFFICE	B	SWING	3'-0"	8'-9 1/2"	ALUM / GLASS	HM			2		Unrated		ARCADIA	
309.1	OFFICE	B	SWING	3'-0"	8'-9 1/2"	ALUM / GLASS	HM			2		Unrated		ARCADIA	
310.1	OFFICE	B	SWING	3'-0"	8'-9 1/2"	ALUM / GLASS	HM			2		Unrated		ARCADIA	
314.1	CONFERENCE RM	B	SWING	3'-0"	8'-9 1/2"	ALUM / GLASS	HM			2		Unrated		ARCADIA	
314.2	OFFICE	B	SWING	3'-3 1/4"	8'-9 1/2"	ALUM / GLASS	HM			2		Unrated		ARCADIA	
321.1	RSTRM	C	SWING	2'-8"	8'-9 1/2"	SC WOOD	WD			3		Unrated			
322.1	RESTROOM CORRIDOR	C	SWING	2'-9 1/2"	8'-9 1/2"	SC WOOD	WD			3		Unrated			
325.1	STAIRWELL EXIT	C	SWING	3'-2"	8'-9 1/2"	HM	HM			2		45 minutes			
325.2	STAIRWELL EXIT	I	INT. SWING	3'-0"	6'-10"	HM	HM			3		Unrated			

STORY	LOCATION	TYPE	ID	UNIT SIZE	Nominal Surface Area	MODEL	MANUFACTURER	FRAME MAT.	FRAME FINISH	OPERATION	HW SET	REMARKS
1ST FLOOR	OFFICE	C	110A	7'-0"x2'-8"	18.67		ARCADIA	HM		FIX		
1ST FLOOR	OFFICE	C	111A	6'-11 3/4"x2'-8"	18.63	<Undefined>	ARCADIA	HM		FIX		
1ST FLOOR	RETAIL	A	101A	15'-8"x13'-3"	207.64	N/A	CUSTOM	HM		FIX		
1ST FLOOR	RETAIL	D	101B	21'-0"x15'-2 1/2"	319.55	N/A	CUSTOM	HM		FIX		
1ST FLOOR	RETAIL	D	104A	21'-0"x15'-2 1/2"	319.55	N/A	CUSTOM	HM		FIX		
1ST FLOOR	RETAIL	D	105B	21'-0"x15'-2 1/2"	319.55	N/A	CUSTOM	HM		FIX		
3RD FLOOR	OFFICE	B	301A	6'-4 3/4"x8'-9 1/2"	47.43	<Undefined>	ARCADIA	HM		FIX		
3RD FLOOR	OFFICE	B	303A	14'-11 3/4"x9'-0"	134.82	<Undefined>	ARCADIA	HM		FIX		
3RD FLOOR	OFFICE	B	303B	6'-9 1/2"x8'-9 1/2"	59.71	<Undefined>	ARCADIA	HM		FIX		
3RD FLOOR	OFFICE	B	303B	6'-9 1/2"x8'-9 1/2"	59.71	<Undefined>	ARCADIA	HM		FIX		
3RD FLOOR	OFFICE	B	303B	10'-8"x8'-9 1/2"	93.78	<Undefined>	ARCADIA	HM		FIX		
3RD FLOOR	OFFICE	B	303C	14'-11 3/4"x8'-9 1/2"	131.70	<Undefined>	ARCADIA	HM		FIX		
3RD FLOOR	OFFICE	B	304A	12'-0"x8'-9 1/2"	105.41	<Undefined>	ARCADIA	HM		FIX		
3RD FLOOR	OFFICE	B	305A	9'-3 1/2"x8'-9 1/2"	78.96	<Undefined>	ARCADIA	HM		FIX		
3RD FLOOR	OFFICE	B	306A	4'-3 1/2"x8'-9 1/2"	37.69	<Undefined>	ARCADIA	HM		FIX		
3RD FLOOR	OFFICE	B	308A	7'-8 1/4"x8'-9 1/2"	67.35	<Undefined>	ARCADIA	HM		FIX		
3RD FLOOR	OFFICE	B	309A	9'-1/2"x8'-9 1/2"	79.51	<Undefined>	ARCADIA	HM		FIX		
3RD FLOOR	OFFICE	B	309B	12'-3 1/2"x3'-9 1/4"	46.32	<Undefined>	ARCADIA	HM		FIX		
3RD FLOOR	OFFICE	B	310A	1'-4 1/4"x8'-9 1/2"	11.95	<Undefined>	ARCADIA	HM		FIX		
3RD FLOOR	OFFICE	B	314A	12'-7 3/4"x8'-9 1/2"	111.23	<Undefined>	ARCADIA	HM		FIX		
3RD FLOOR	OFFICE	B	315A	10'-9 1/2"x8'-9 1/2"	94.88	<Undefined>	ARCADIA	HM		FIX		
3RD FLOOR	OFFICE	B	317A	5'-5 1/4"x8'-9 1/2"	47.77	<Undefined>	ARCADIA	HM		FIX		
3RD FLOOR	OFFICE	B	317B	11'-11 1/2"x8'-9 1/2"	105.13	<Undefined>	ARCADIA	HM		FIX		
3RD FLOOR	OFFICE	B	317C	5'-5 1/4"x8'-9 1/2"	47.77	<Undefined>	ARCADIA	HM		FIX		
3RD FLOOR	OFFICE	B	318A	15'-8"x8'-9 1/2"	137.73	<Undefined>	ARCADIA	HM		FIX		
3RD FLOOR	OFFICE	B	318B	15'-8"x8'-9 1/2"	137.40	UNDEFINED	ARCADIA	HM		FIX		
GARDEN ROOF	OFFICE	B	308B	10'-9 3/4"x3'-9 1/4"	40.75	<Undefined>	ARCADIA	HM		FIX		
GARDEN ROOF	OFFICE	B	310B	12'-2"x3'-9 1/4"	45.84	<Undefined>	ARCADIA	HM		FIX		
GARDEN ROOF	OFFICE	B	311A	5'-3"x8'-9 1/2"	35.60	<Undefined>	ARCADIA	HM		FIX		
GARDEN ROOF	OFFICE	B	311B	16'-4 1/2"x8'-9 1/2"	111.20	<Undefined>	ARCADIA	HM		FIX		
GARDEN ROOF	OFFICE	B	311C	16'-3 3/4"x8'-9 1/2"	110.85	<Undefined>	ARCADIA	HM		FIX		
GARDEN ROOF	OFFICE	B	316A	9'-1 1/4"x8'-9 1/2"	61.64	<Undefined>	ARCADIA	HM		FIX		
GARDEN ROOF	OFFICE	B	316B	7'-1/4"x8'-9 1/2"	47.52	<Undefined>	ARCADIA	HM		FIX		
GARDEN ROOF	OFFICE	B	316C	11'-4 1/2"x8'-9 1/2"	77.08	<Undefined>	ARCADIA	HM		FIX		
GARDEN ROOF	OFFICE	B	320A	3'-0"x8'-9 1/2"	20.29	<Undefined>	ARCADIA	HM		FIX		
GARDEN ROOF	OFFICE	B	320B	7'-1"x8'-9 1/2"	48.00	<Undefined>	ARCADIA	HM		FIX		
GARDEN ROOF	OFFICE	B	323A	4'-9 1/2"x6'-10"	32.70	<Undefined>	ARCADIA	HM		FIX		



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PROJECT NAME
901 HERMOSA

PROJECT NUMBER
22007

CLIENT
901 HERMOSA PARTNERS LLC

PROJECT ADDRESS
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HERMOSA BEACH, CA 90254

MARK	DATE	DESCRIPTION
	11-06-23	PLANNING SUBMITTAL
	10-09-24	PLANNING SUBMITTAL
	12-03-24	PLANNING SUBMITTAL
	12-18-24	BID PROGRESS SET
8	06-27-25	PLANNING SUBMITTAL
9	10-08-25	PLANNING COM. HEARING
10	12-02-25	PLANNING COM. HEARING

PROJECT NO: 22007
MODEL FILE:
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SHEET TITLE
**DOOR + WINDOW
SCHEDULES**

A-602

SHEET 93 OF 141



Laney LA

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PROJECT NAME
 901 HERMOSA

PROJECT NUMBER
 22007

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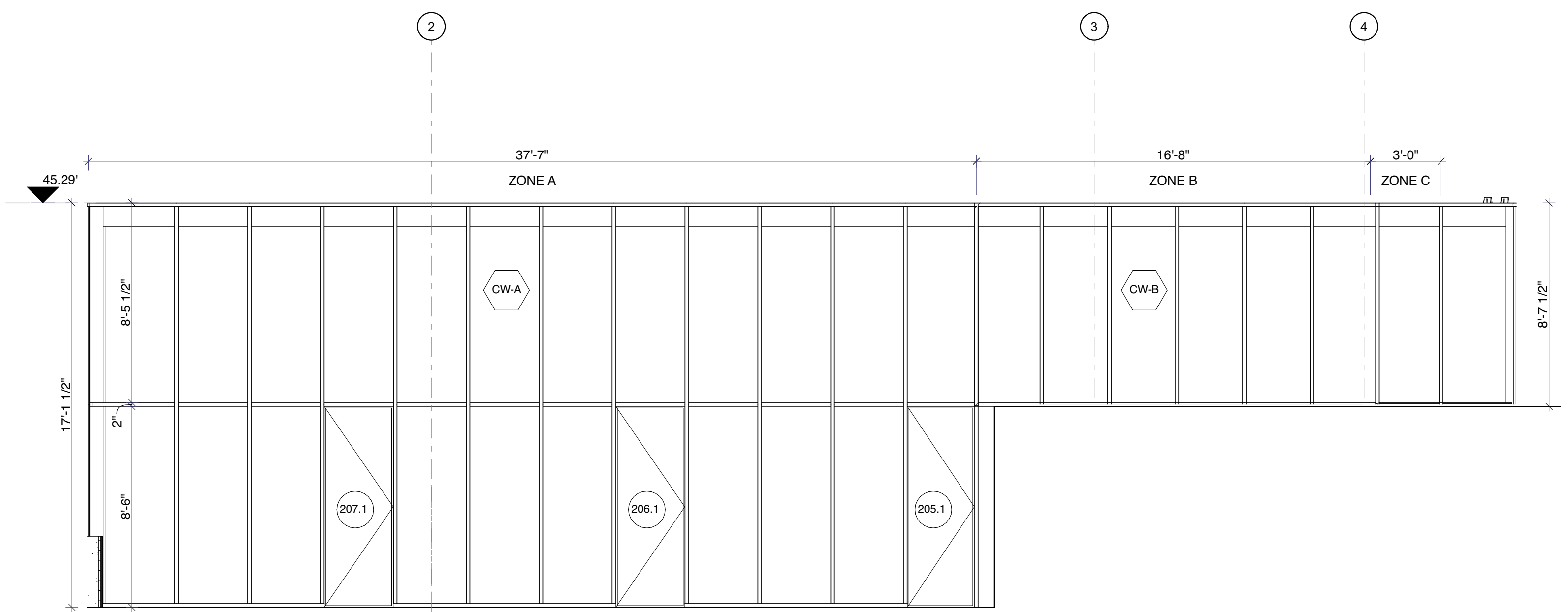
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	10-09-24	PLANNING SUBMITTAL
	12-03-24	PLANNING SUBMITTAL
	12-18-24	BID PROGRESS SET
8	06-27-25	PLANNING SUBMITTAL
9	10-08-25	PLANNING COM. HEARING
10	12-02-25	PLANNING COM. HEARING

PROJECT NO: 22007
 MODEL FILE:
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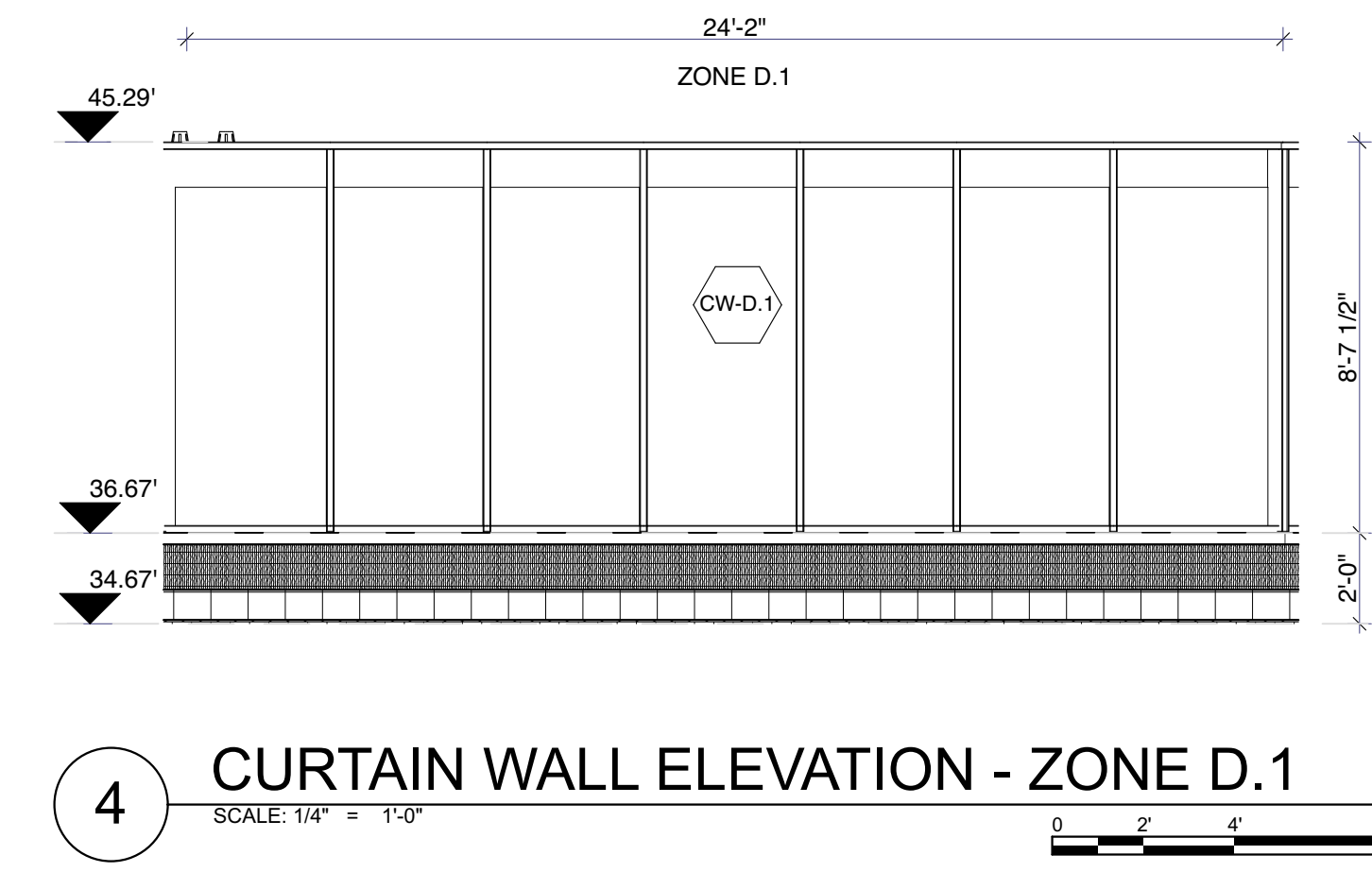
SHEET TITLE
CURTAIN WALL SCHEDULE

A-603

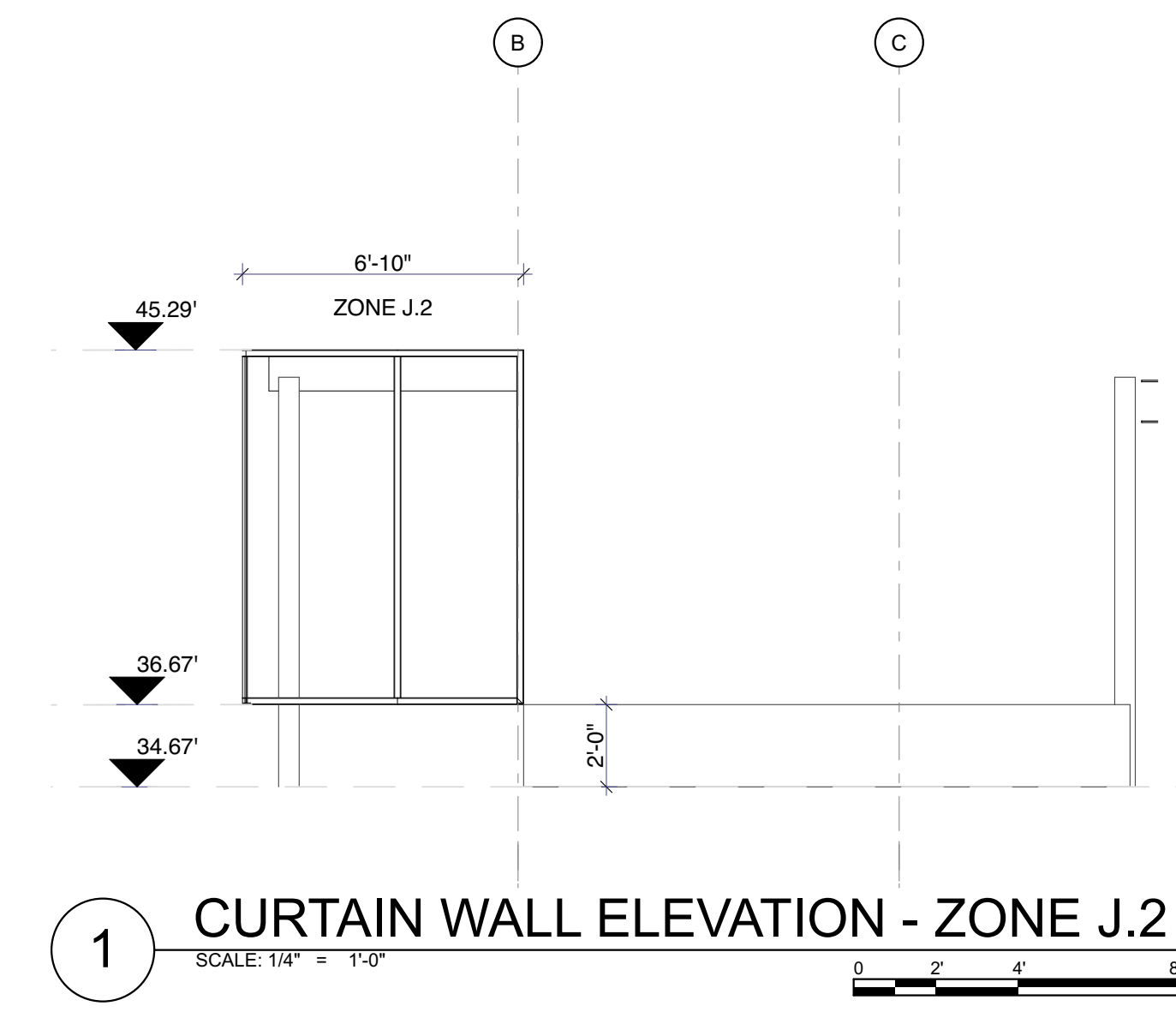
SHEET 94 OF 141



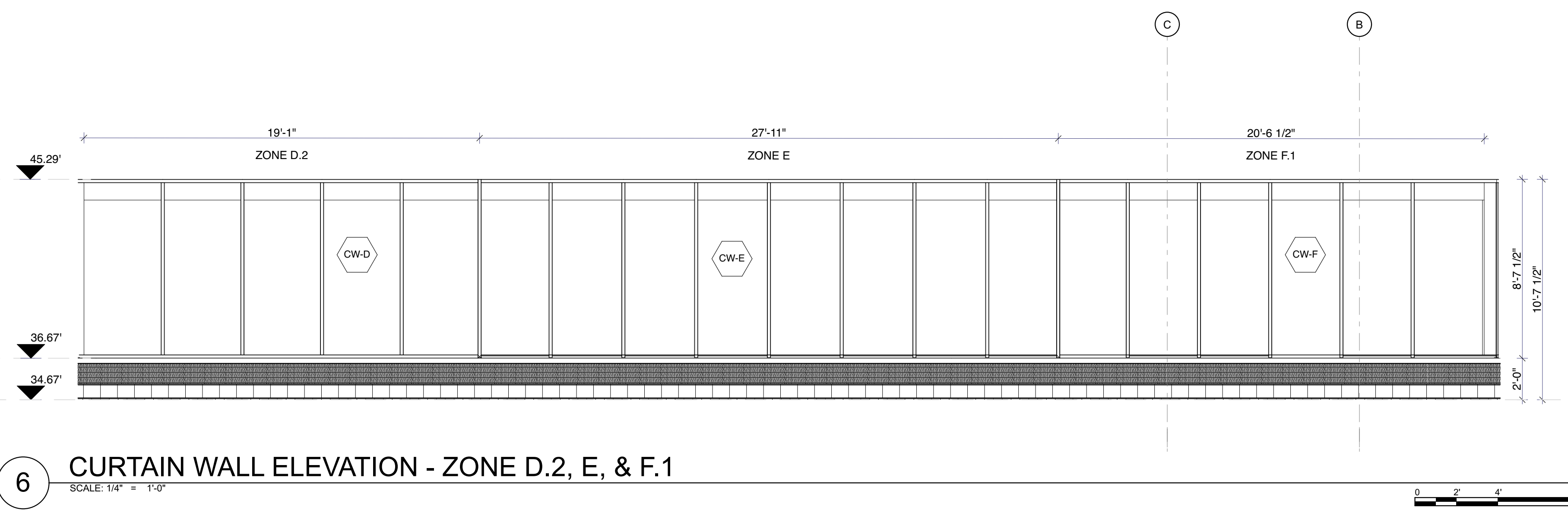
5 CURTAIN WALL ELEVATION - ZONE A, B & C
 SCALE: 1/4" = 1'-0"



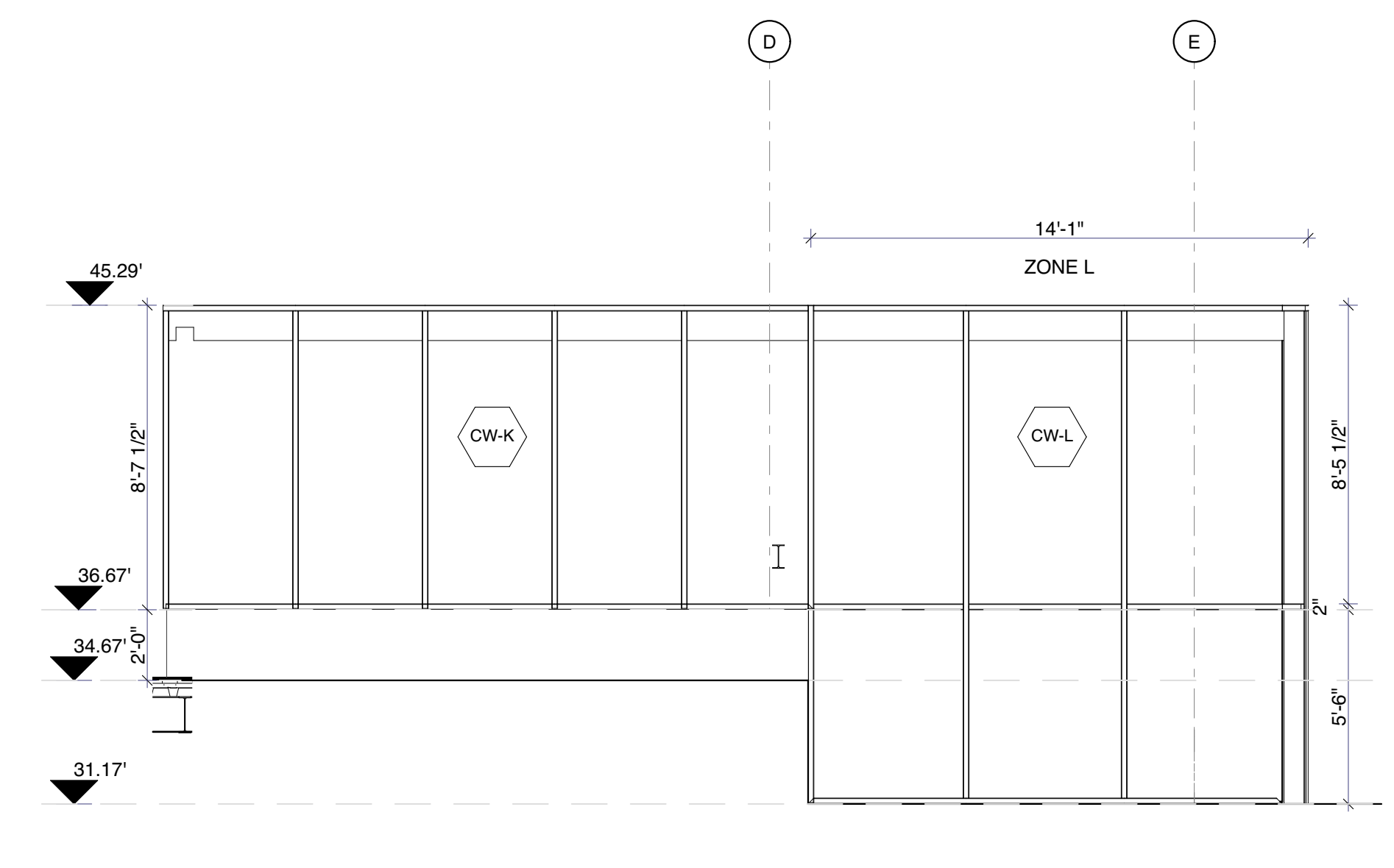
4 CURTAIN WALL ELEVATION - ZONE D.1
 SCALE: 1/4" = 1'-0"



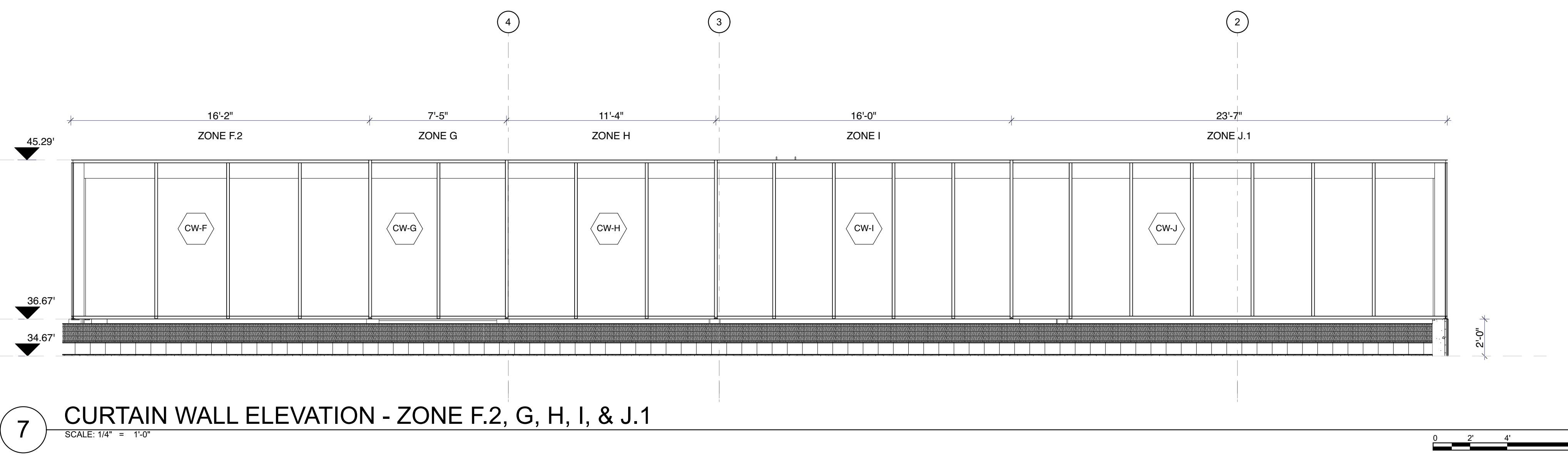
1 CURTAIN WALL ELEVATION - ZONE J.2
 SCALE: 1/4" = 1'-0"



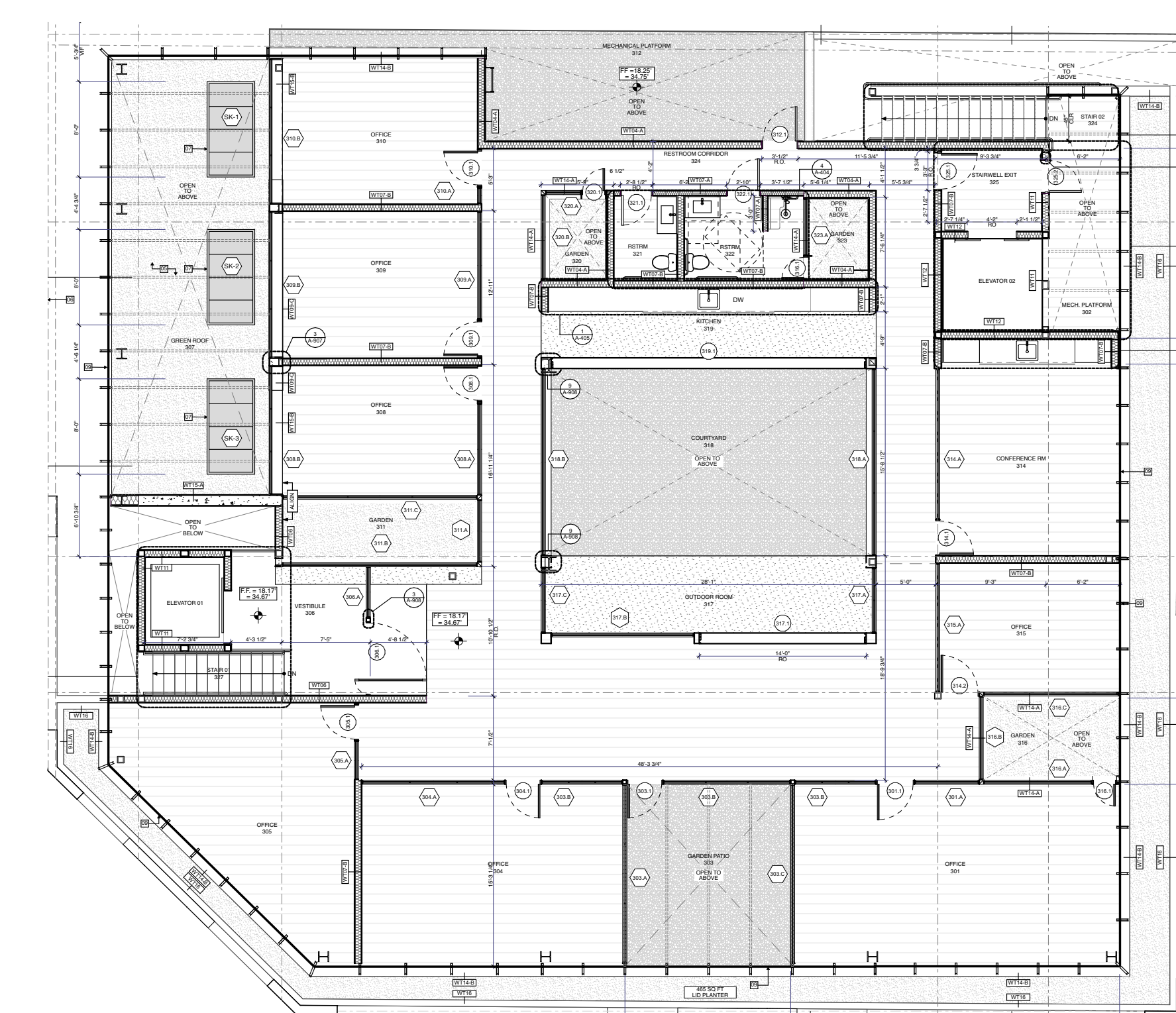
6 CURTAIN WALL ELEVATION - ZONE D.2, E, & F.1
 SCALE: 1/4" = 1'-0"



2 CURTAIN WALL ELEVATION - ZONE K & L
 SCALE: 1/4" = 1'-0"



7 CURTAIN WALL ELEVATION - ZONE F.2, G, H, I, & J.1
 SCALE: 1/4" = 1'-0"



3 CURTAIN WALL KEY
 SCALE: 3/32" = 1'-0"

Element ID	Number of Panels	MODEL	MFG	MATERIAL	FINISH	SURFACE AREA	REMARKS
CW-A	28	<Undefined>	ARCADIA	ALUM / GLASS	POWDER COATED - DARK BRONZE	581.59	
CW-B	6	<Undefined>	ARCADIA	ALUM / GLASS	POWDER COATED - DARK BRONZE	132.45	
CW-D	14	<Undefined>	ARCADIA	ALUM / GLASS	POWDER COATED - DARK BRONZE	386.49	
CW-E	8	<Undefined>	ARCADIA	ALUM / GLASS	POWDER COATED - DARK BRONZE	221.57	
CW-F	10	<Undefined>	ARCADIA	ALUM / GLASS	POWDER COATED - DARK BRONZE	284.70	
CW-G	2	<Undefined>	ARCADIA	ALUM / GLASS	POWDER COATED - DARK BRONZE	58.54	
CW-H	3	<Undefined>	ARCADIA	ALUM / GLASS	POWDER COATED - DARK BRONZE	89.71	
CW-I	5	<Undefined>	ARCADIA	ALUM / GLASS	POWDER COATED - DARK BRONZE	125.76	
CW-J	9	<Undefined>	ARCADIA	ALUM / GLASS	POWDER COATED - DARK BRONZE	226.99	
CW-K	5	<Undefined>	ARCADIA	ALUM / GLASS	POWDER COATED - DARK BRONZE	147.24	
CW-L	6	<Undefined>	ARCADIA	ALUM / GLASS	POWDER COATED - DARK BRONZE	176.10	

8 CURTAIN WALL SCHEDULE
 SCALE: 1" = 1'-0"