

**Project Summary:**

Job Address: 168 Hill Street  
Hermosa Beach, CA 90254

Zone: R-1

Building Type: Single-Family Residence

Occupancy Group: R3/U

Construction Type: Type V-B (Existing Non-Sprinklered)

Number of Stories: 3-Story

Lot Size: 5,000 S.F.

Legal Description: LOT 1, TRACT NO. 22392  
M.B. 874-20-21  
APN 4188-021-025

**Project Description Work Scope:**

Addition, interior remodel & exterior remodel to an existing 3-story single-family residence

Living Area:	Total Existing	Total Proposed	Addition
First Floor	470 S.F.	632 S.F.	162 S.F.
Second Floor	1,007 S.F.	1,097 S.F.	90 S.F.
Third Floor	767 S.F.	717 S.F.	-50 S.F.
<b>Total Living Space</b>	<b>2,244 S.F.</b>	<b>2,446 S.F.</b>	<b>202 S.F.</b>
Garage	497 S.F.	466 S.F.	

**PROJECT SUMMARY**

**PROJECT LOCATION:** 168 Hill Street

**LEGAL DESCRIPTION:** Hermosa Beach Lot 1, Tract 22392, M.B. 874-20-21

**ASSESSOR PARCEL NO.:** 4188-021-025

**ZONING:** R1

**SCOPE OF WORK:** Existing 3-story SFR with 2-Car attached garage

**GENERAL BUILDING INFORMATION (NOTE: FOR ADDITION AND REMODEL PROJECTS, PLEASE PROVIDE INFORMATION FOR EXISTING AREA AND ADDED AREA.)**

GARAGE (INTERIOR DIMENSIONS)	20'-9.5" x 20'-2"
1ST LEVEL LIVING AREA	632 sf
2ND LEVEL LIVING AREA	1,097 sf
DECKS/BALCONIES	97 sf
3RD LEVEL LIVING AREA	717 sf
DECKS/BALCONIES	474 sf
<b>TOTAL LIVING AREA</b>	<b>2,446 sf</b>
<b>TOTAL DECKS/BALCONIES</b>	<b>571 sf</b>
NO. OF BEDROOMS	4
NO. OF BATHROOMS	3 full + 1 half

ZONING INFORMATION	REQUIRED	PROVIDED
<b>AREA:</b>		
LOT AREA	5,000 sf	5,000 sf
LOT COVERAGE	3,250 sf (65% max)	1,467 + 1,260 = 2,727 sf (54.5%) (2-units)
<b>YARDS:</b>		
FRONT	5'-0"	(existing) 3'-0" (new) 5'-0"
SIDE	3'-0"	9'-11"
REAR	5'-0"	(existing) 4'-6"
<b>PARKING AND DRIVEWAYS:</b>		
NUMBER OF SPACES	2	2
GUEST SPACES	0	0
PARKING SETBACK	NA	NA
PARKING STALL DIMENSION	8'-6" x 20'-0"	20'-9.5" x 20'-2"
TURNING AREA		
DRIVEWAY WIDTH	9'-0"	16'-0"
DRIVEWAY MAXIMUM SLOPE	12.5%	(existing) 11.0%
<b>OPEN SPACE:</b>		
ON GRADE		978 sf
DECKS/BALCONIES		250 sf
<b>TOTAL</b>	<b>400 sf</b>	<b>1,228 sf</b>

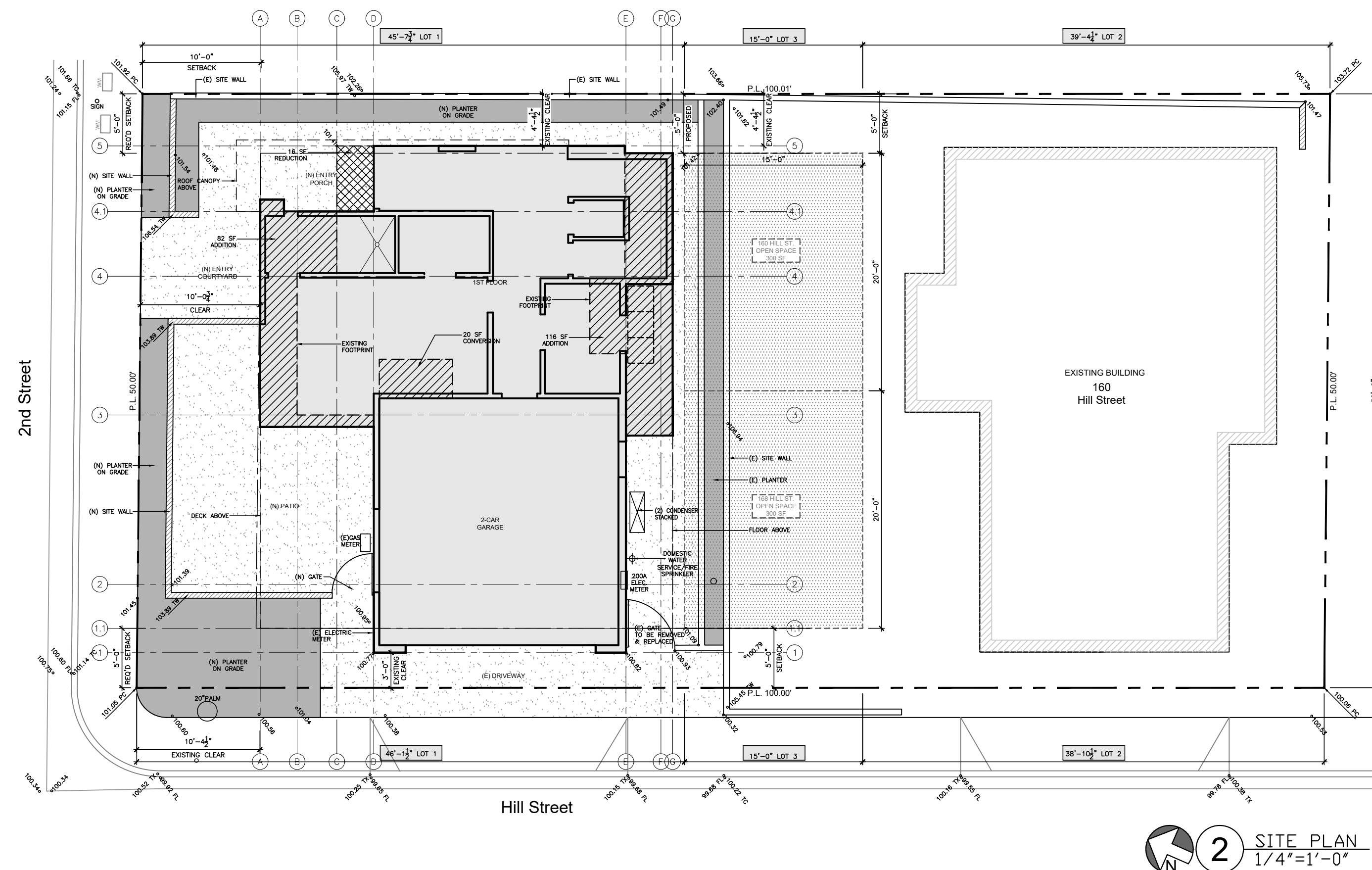
**BASEMENT QUALIFICATION CALCULATION (REQUIRED FOR ALL PROJECTS PROPOSING TWO STORIES AND BASEMENT)**

1ST LEVEL F.F. ELEVATION	
LINEAL FEET (LF) OF PERIMETER	
LF OF PERIMETER < 6' FROM GRADE TO F.F. ABOVE	
% OF PERIMETER < 6' TO FF ABOVE	

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# CORDOBA RESIDENCE

## REMODEL + ADDITION



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**Architectural**

- A-1.0 Cover Sheet
- A-1.0b Existing Floor Area Diagrams
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- A-1.1b Green Building Standard
- A-1.2 Survey
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**Structural**

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- SD8 Structural Details
- SN1 Notes & Specifications
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- WSWH1 Strongwall Details
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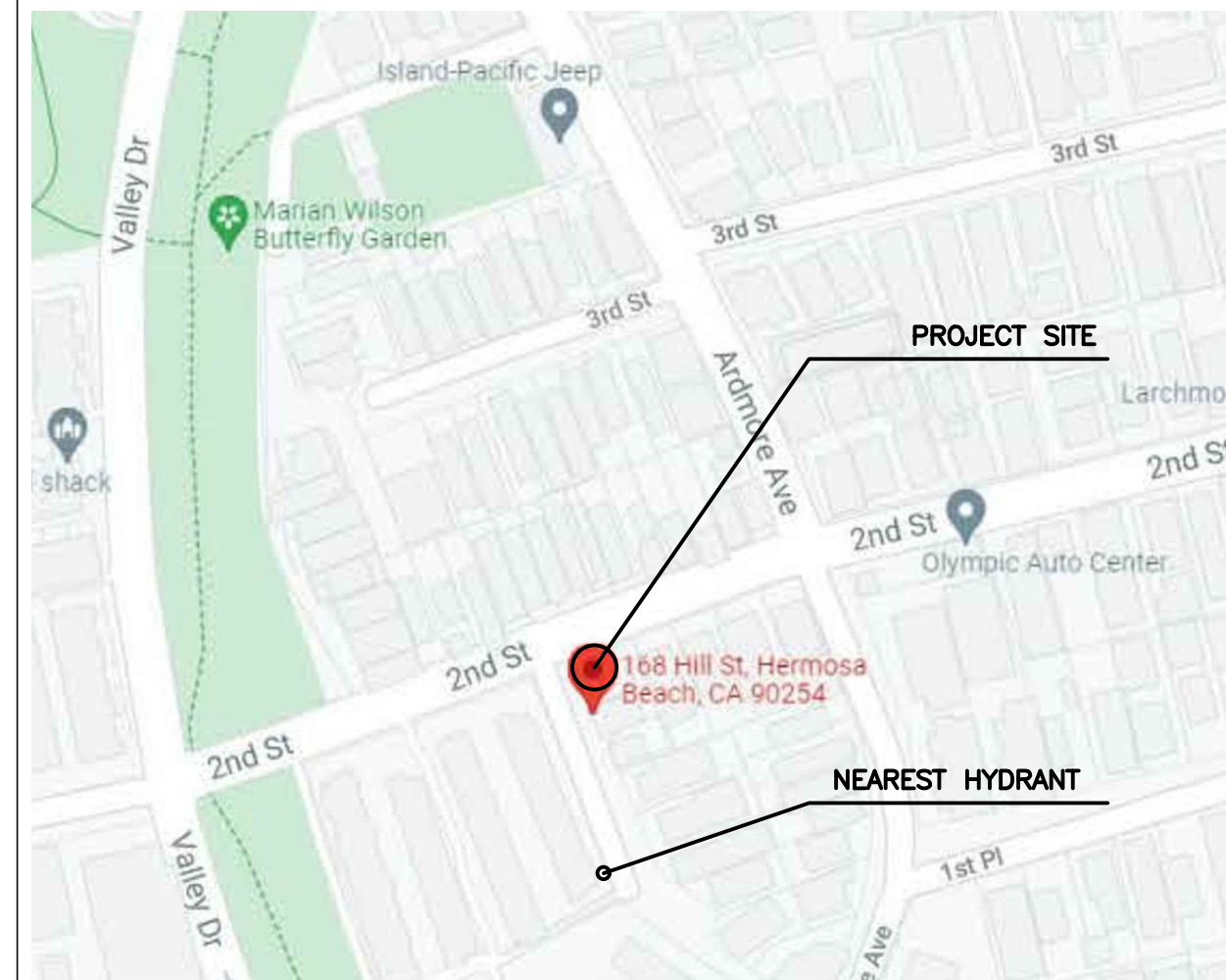
**Notes & Schedules**

- N-1.0 Door & Window Schedule
- N-1.1 Door & Window Schedule
- N-1.2 Door & Window Details
- N-2.0 Title 24 Calculations
- N-2.1 Title 24 Calculations
- N-2.2 Title 24 Calculations
- N-2.3 Title 24 Calculations
- N-3.0 General Notes & Specifications
- N-3.1 General Notes & Specifications

\* Not a part of this submittal

All work shall comply with the following codes including local amendments:

- 2019 California Building Code (CBC)
- 2019 California Mechanical Code (CMC)
- 2019 California Plumbing Code (CPC)
- 2019 California Electrical Code (CEC)
- 2019 California Residential Code (CRC)
- 2019 California Fire Code (CFC)
- 2019 California Green Building Standards (CGBSC)
- 2019 California Energy Code (CEC)



**Contacts:**

General Contractor	Civil Engineer
	DENN Engineers 3914 Del Amo Blvd., Suite 921 Torrance, CA 90503 (310) 542-9433
Structural Engineer	Energy Consultant
McCullum Engineering, Inc. 727 2nd St. #104 Hermosa Beach, CA 90254 (310) 944-0898	Newton Energy 1730 E. Holly Avenue Suite 755 El Segundo, CA 90245 (310) 375-2699

**LEE**  
MICHAEL LEE ARCHITECTS, INC.

2200 Highland Avenue  
Manhattan Beach, CA 90266  
t. 310.545.5771  
f. 310.545.4330  
www.mleearchitects.com

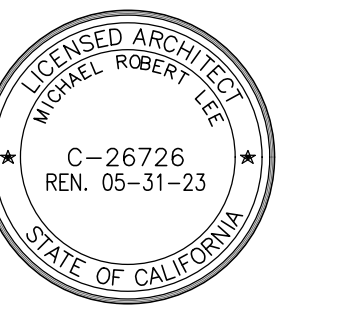
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**Cordoba**

Residence

168 Hill Street  
Hermosa Beach, CA 90254

**Professional Seal**



Date: 12/22/2022

Revisions	By
	JMG

Scale: SEE DWGS.

Drawn by: JPT

**Cover Sheet**

**A 1.0**

## SURVEY AND TOPOGRAPHY

FOR  
CHRIS CORDOBA  
168 HILL STREET  
HERMOSA BEACH, CA 90254  
PHONE 310-714-1586

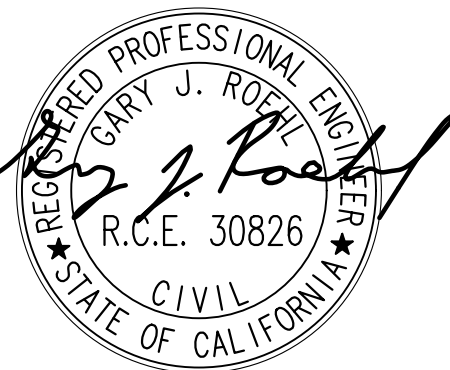
### JOB ADDRESS

168 HILL STREET  
HERMOSA BEACH, CA 90254

### LEGAL DESCRIPTION

LOT 1,  
TRACT NO. 22392  
M.B. 874-20-21  
APN 4188-021-025

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 DS CHECK BY TS

DRAWN ON AUGUST 12, 2021

REVISIONS  
REVISIONS

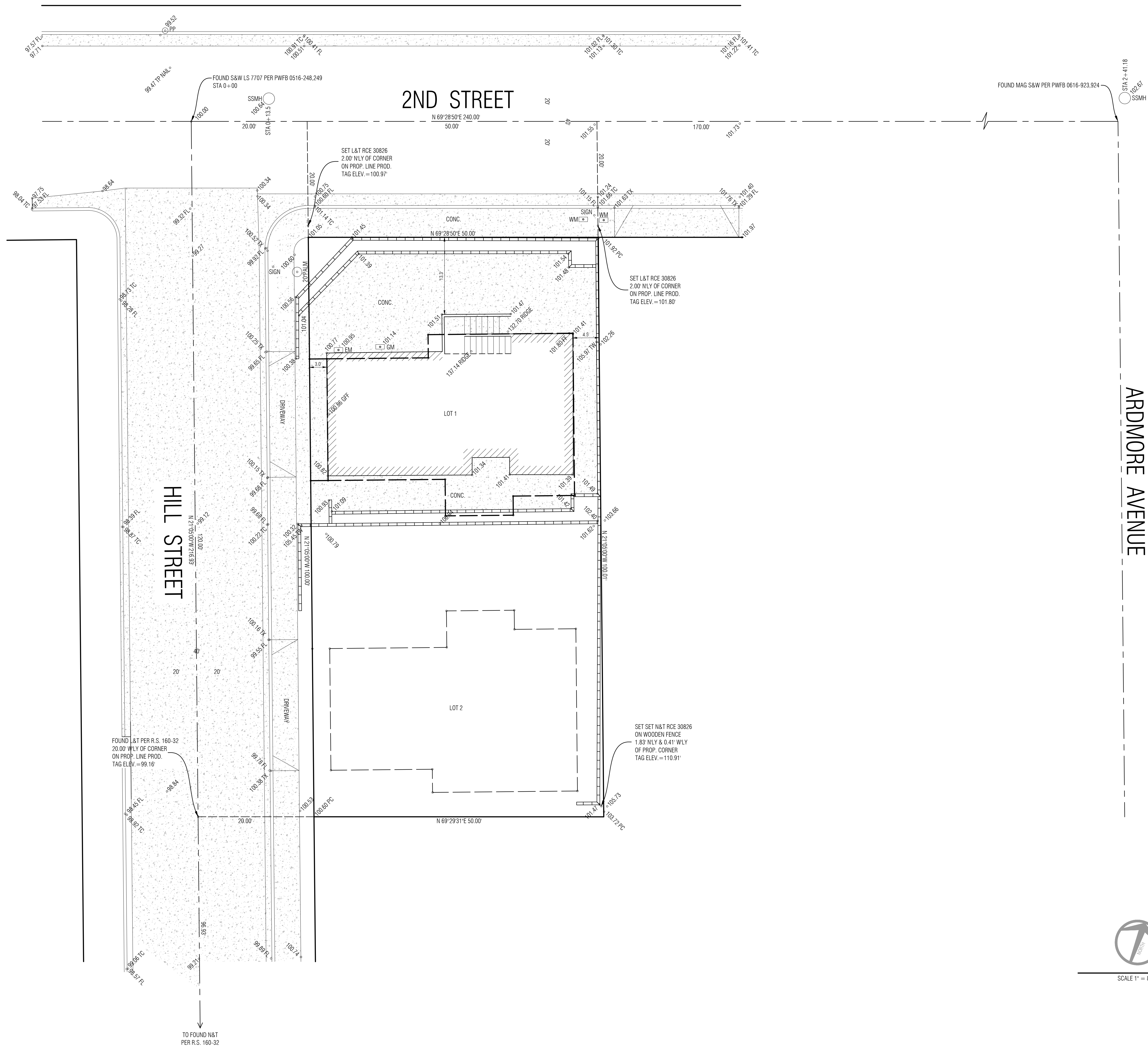
### LEGEND

	EXISTING BUILDING		BRICK
	CONCRETE		WOOD DECK
+106.76	EXISTING ELEVATION		EXISTING CONTOUR
	EXISTING CONTOUR		BLOCK WALL
	EXISTING FENCE		EXISTING FENCE
BCR	BEGINNING OF CURB RETURN	CL	CHAIN-LINK
C.L.F.	CHAIN-LINK	ELY	EASTERLY
EM	ELECTRIC METER	FD	FOUND
FE	FENCE	FF	FINISH FLOOR
FF	FINISH FLOOR	FFH	FIRE HYDRANT
FL	FLOW LINE	GFF	GARAGE FINISH FLOOR
GM	GAS METER	GM	GUY WIRE
GW	GUY WIRE	L&T	LEAD AND TAG
MH	MANHOLE	NLY	NORTHERLY
NLY	NORTHERLY	PC	PROPERTY CORNER / PROP. CORNER
PL	PROPERTY LINE / PROP. LINE	PP	POWER POLE
PP	POWER POLE	PPF	PARAPET
S&W	SPIKE AND WASHER	SPK	SPIKE
S&W	SPIKE AND WASHER	SSO	SANITARY SEWER CLEAN OUT
SSO	SANITARY SEWER CLEAN OUT	SSMH	SANITARY SEWER MANHOLE
SSMH	SANITARY SEWER MANHOLE	STK	STAKE / STAKE & TAG
STK	STAKE / STAKE & TAG	STL / LT	STREET LIGHT / LIGHT
STL / LT	STREET LIGHT / LIGHT	TC	TOP OF CURB
TC	TOP OF CURB	TW	TOP OF WALL / T.O.W.
TW	TOP OF WALL / T.O.W.	TX / BX	TOP OF / BOTTOM OF DRIVEWAY APRON
TX / BX	TOP OF / BOTTOM OF DRIVEWAY APRON	WLY	WESTERLY
WLY	WESTERLY	WM	WATER METER
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 THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

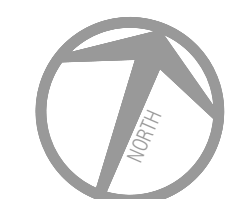
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NOTE:  
A TITLE POLICY HAS BEEN PROVIDED AND REVIEWED BY DENN ENGINEERS AT THE TIME OF THIS SURVEY. ANY READILY AVAILABLE ITEMS AFFECTING THIS PROPERTY HAVE BEEN PLOTTED BASED ON PROVIDED DOCUMENTS.

ITEM #4 - EASEMENT FOR UTILITIES AND RIGHTS INCIDENTAL PURPOSES RECORDED AS BOOK 1617, PAGE 47 OF DEEDS. (BLANKET IN NATURE)

FIDELITY NATIONAL TITLE COMPANY  
ORDER NO. 00291501-995-LBO-VE  
DATED JANUARY 21, 2021



SCALE 1" = 8'

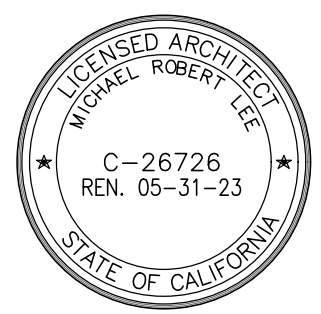
ARDMORE AVENUE

## Cordoba

Residence

168 Hill Street  
 Hermosa Beach, CA  
 90254

Professional Seal



Date: 12/22/2022

Revisions	By
	JMG

City of Hermosa Beach  
 Community Development Department | Planning Division  
 1315 Valley Drive, Hermosa Beach, CA 90254  
 310-318-0242 | [planning@hermosabeach.gov](mailto:planning@hermosabeach.gov)  
 Office Hours: Monday - Thursday 7:00 AM - 6:00 PM

### Water Efficient Landscape Ordinance (WELO) Determination

**Applicant Information**  
 Applicant Name: Josh Tully (Michael Lee Architects)  
 Telephone Number: (310) 545-5771 | Email Address: [josh@mleearchitects.com](mailto:josh@mleearchitects.com)  
 Applicant Address: 2200 Highland Ave, Manhattan Beach, CA 90266

**Project Information**  
 Project Name: Cordoba Residence  
 Project Address: 168 Hill St.  
 Project Type (Residential, Commercial, Rehabilitated): Residential

**Check One:**  
 Currently, this project does not include landscaping. I am aware that future landscape installations may be required to comply with the Model Water Efficient Landscape Ordinance (MWELO) requirements per California Code of Regulations, Title 23, Division 2, Chapter 2.7.  
 This project does incorporate landscaping but does not meet the WELO threshold.  
 This project does incorporate landscaping and meets the WELO threshold for additional review. (Please provide the information below specific to the landscape area which will be completed as part of this project and specify the compliance method to be used.)

Total Landscape Area (square feet): 323 sf | Turf Area (square feet): 0  
 Non-Turf Plan Area (square feet): 323 sf | Special Landscape Area (square feet): 0  
 Water Type (potable, recycled, well): potable

**Compliance Method**  
 Performance Method for landscape projects between 500 and 2,499 square feet.  
 Prescriptive Method for landscape projects between 500 and 2,499 square feet  
 Prescriptive Method for landscape projects greater than 2,499 square feet (items included in Prescriptive Checklist are included on plans)

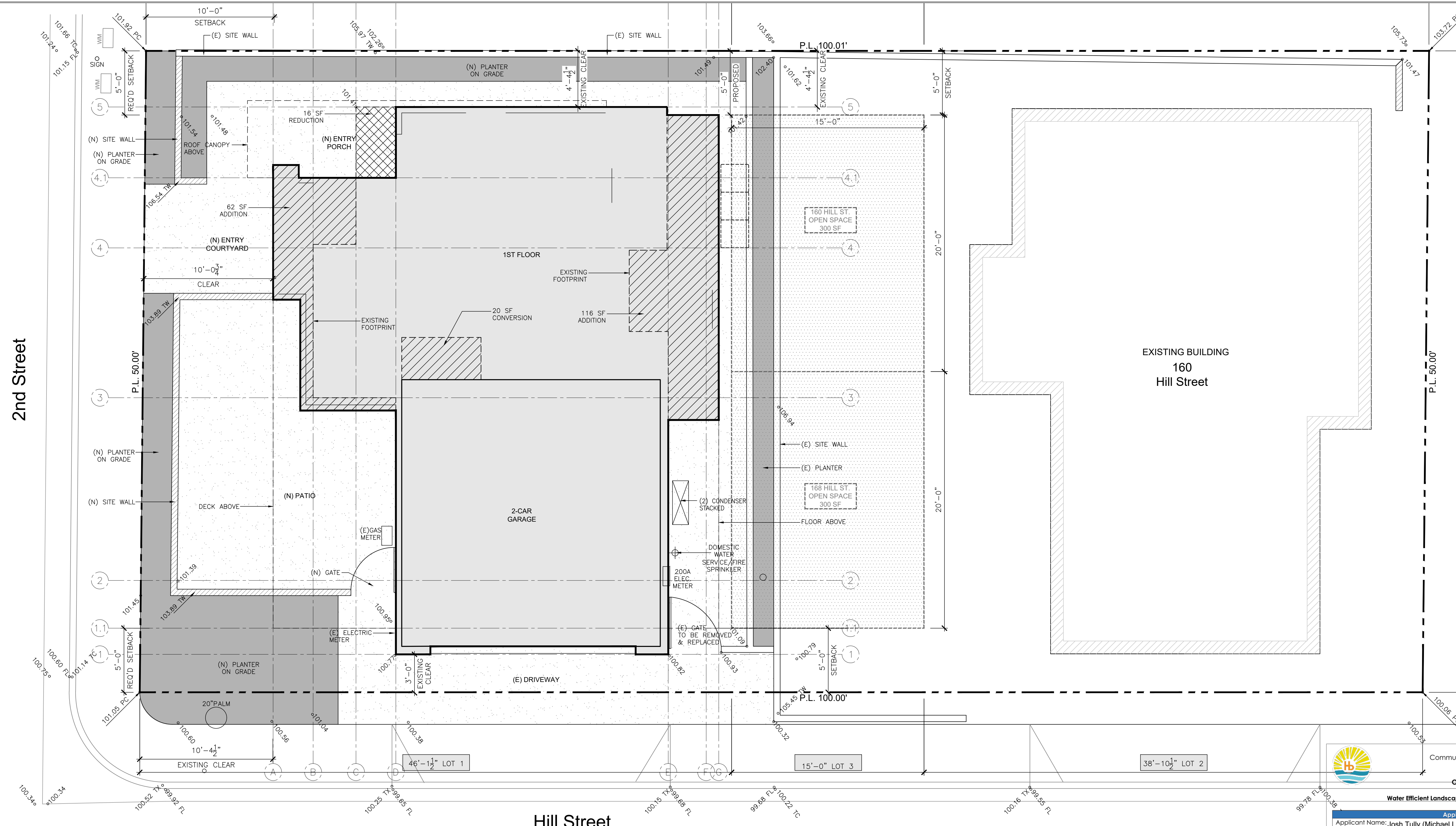
**Signature**  
 "I certify the above information is correct and agree to comply with the requirements of the WELO."  
 Signature of Property Owner or Authorized Representative: *Josh Tully* Date: 12/22/2022

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

Drawn by: JPT

## Site Hardscape & Landscape Plan

A 1.3



1 SITE HARDSCAPE / LANDSCAPE PLAN  
 1/4" = 1'-0"









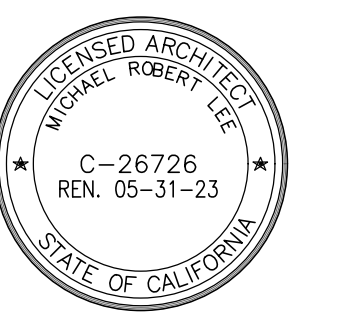


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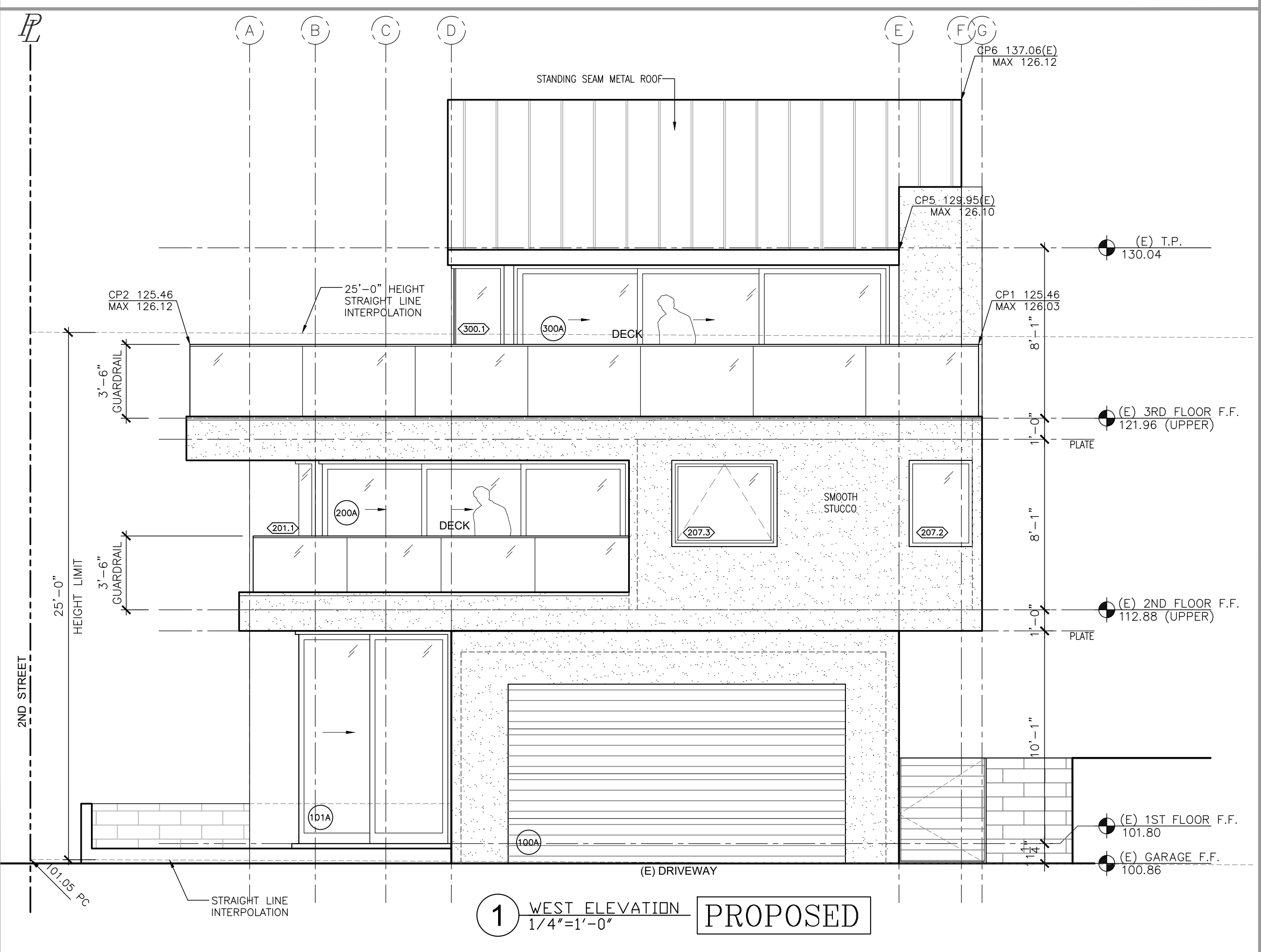
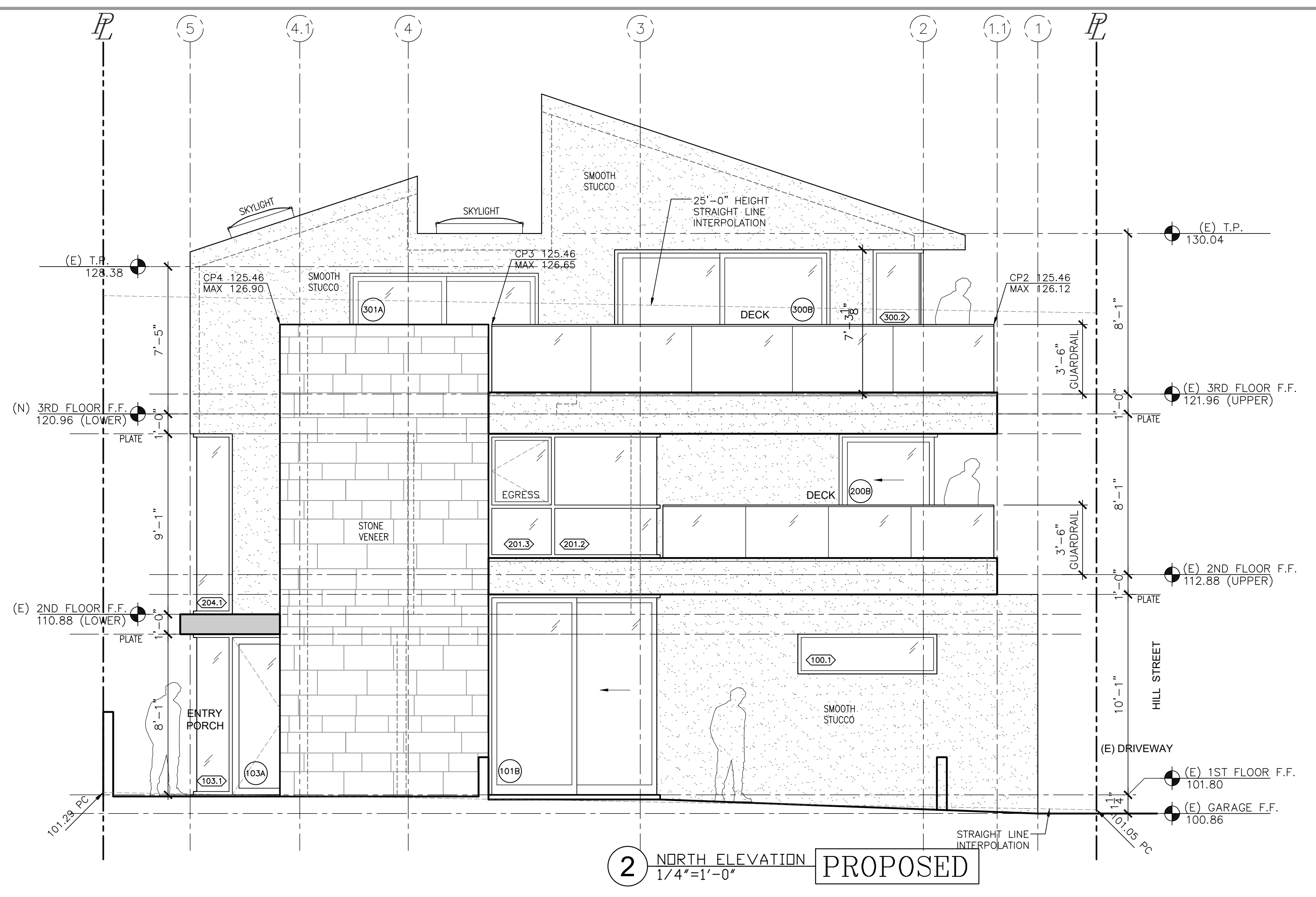
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## Exterior Elevations

A 3.0

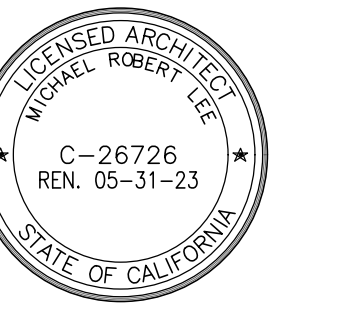


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Date: 12/22/2022

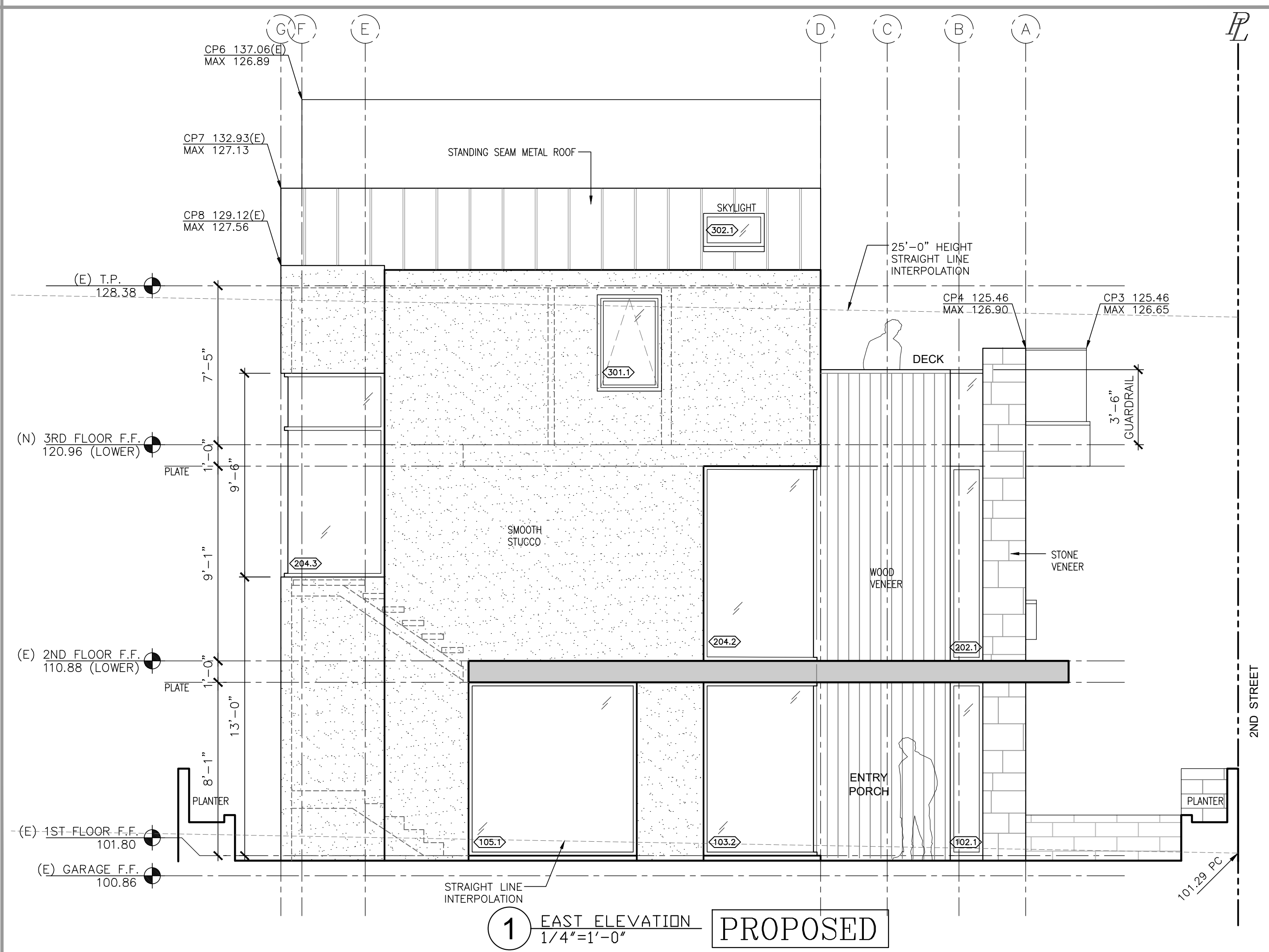
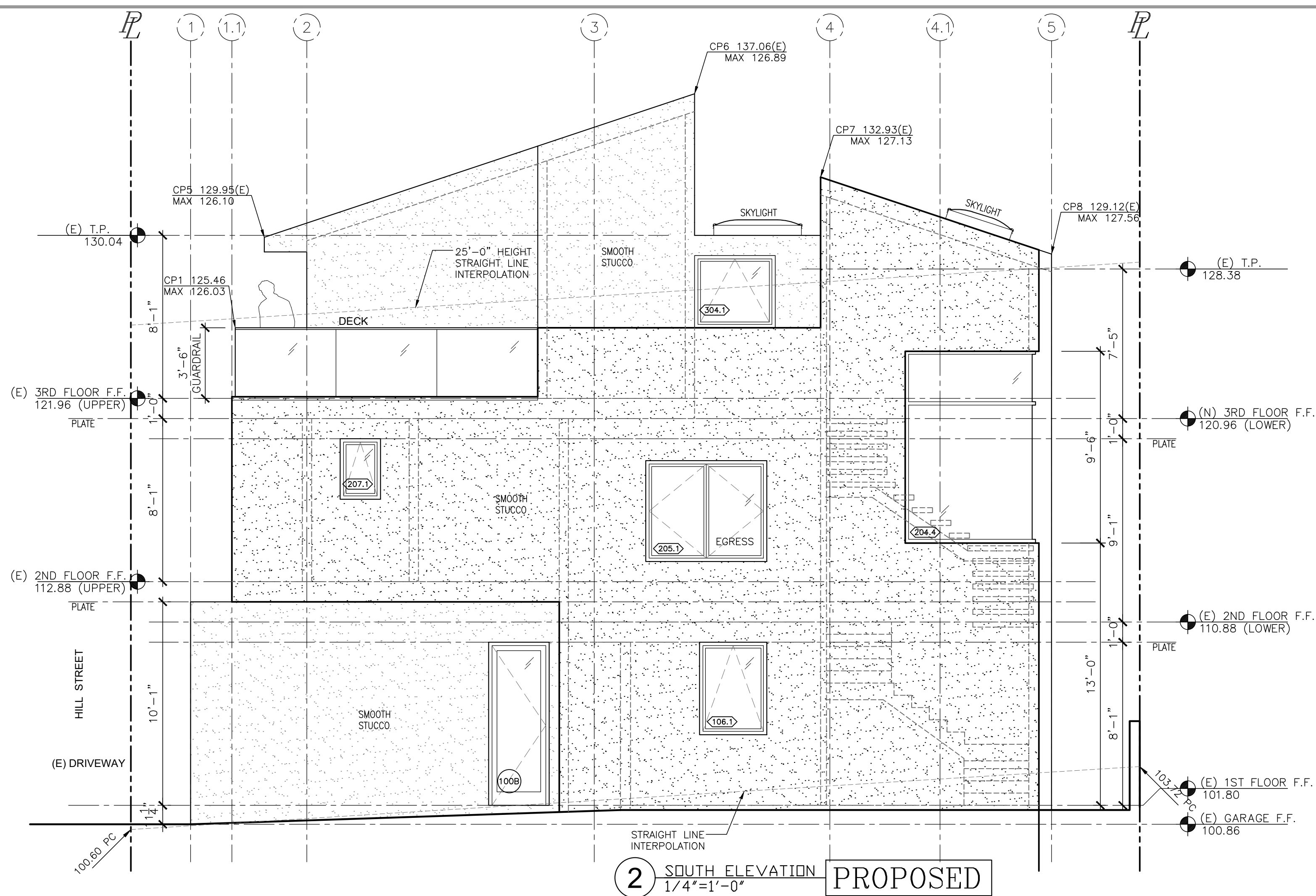
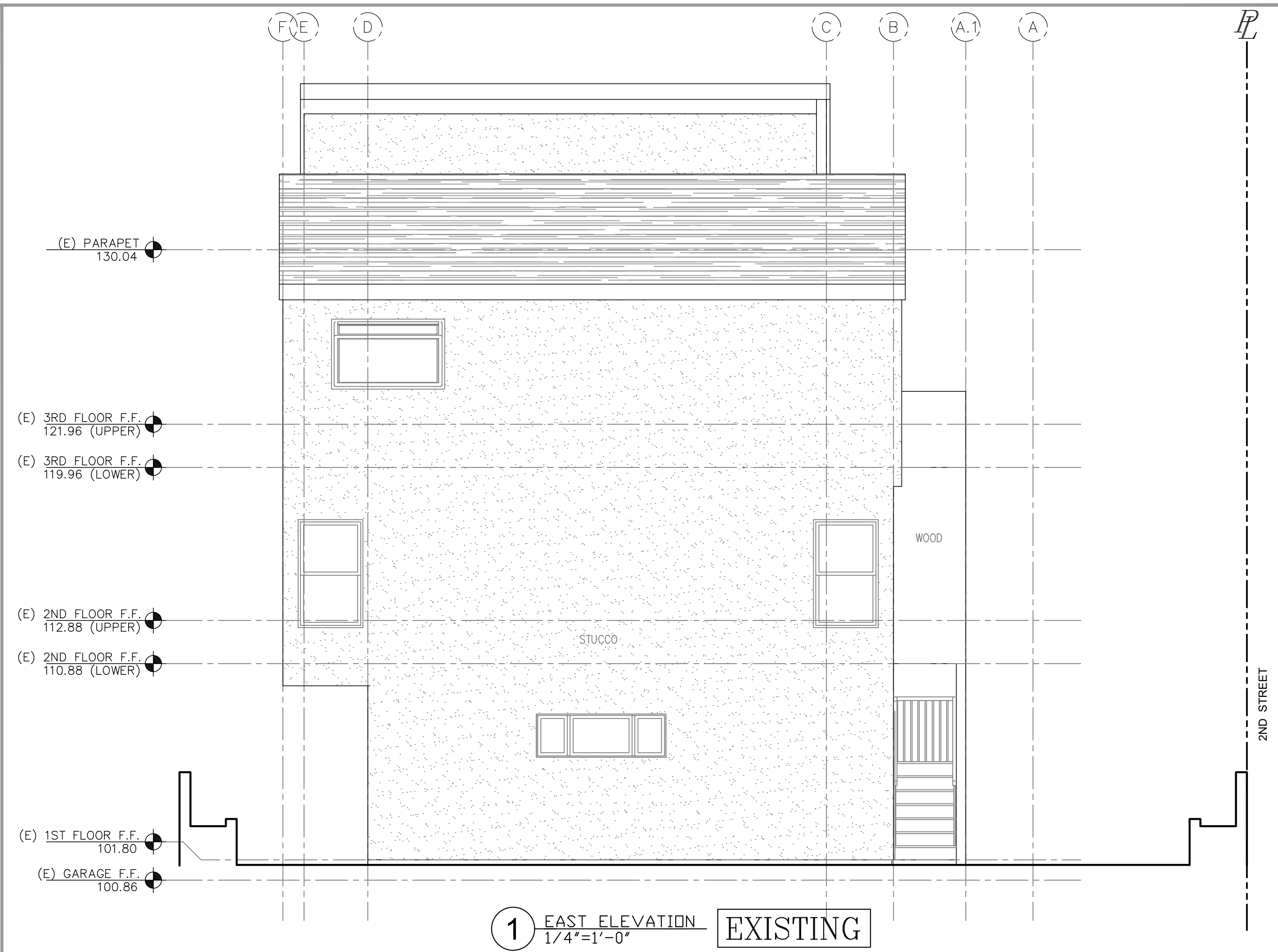
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	JMG

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Drawn by: JPT

Exterior Elevations

A 3.1

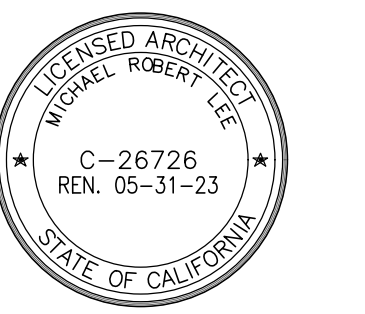


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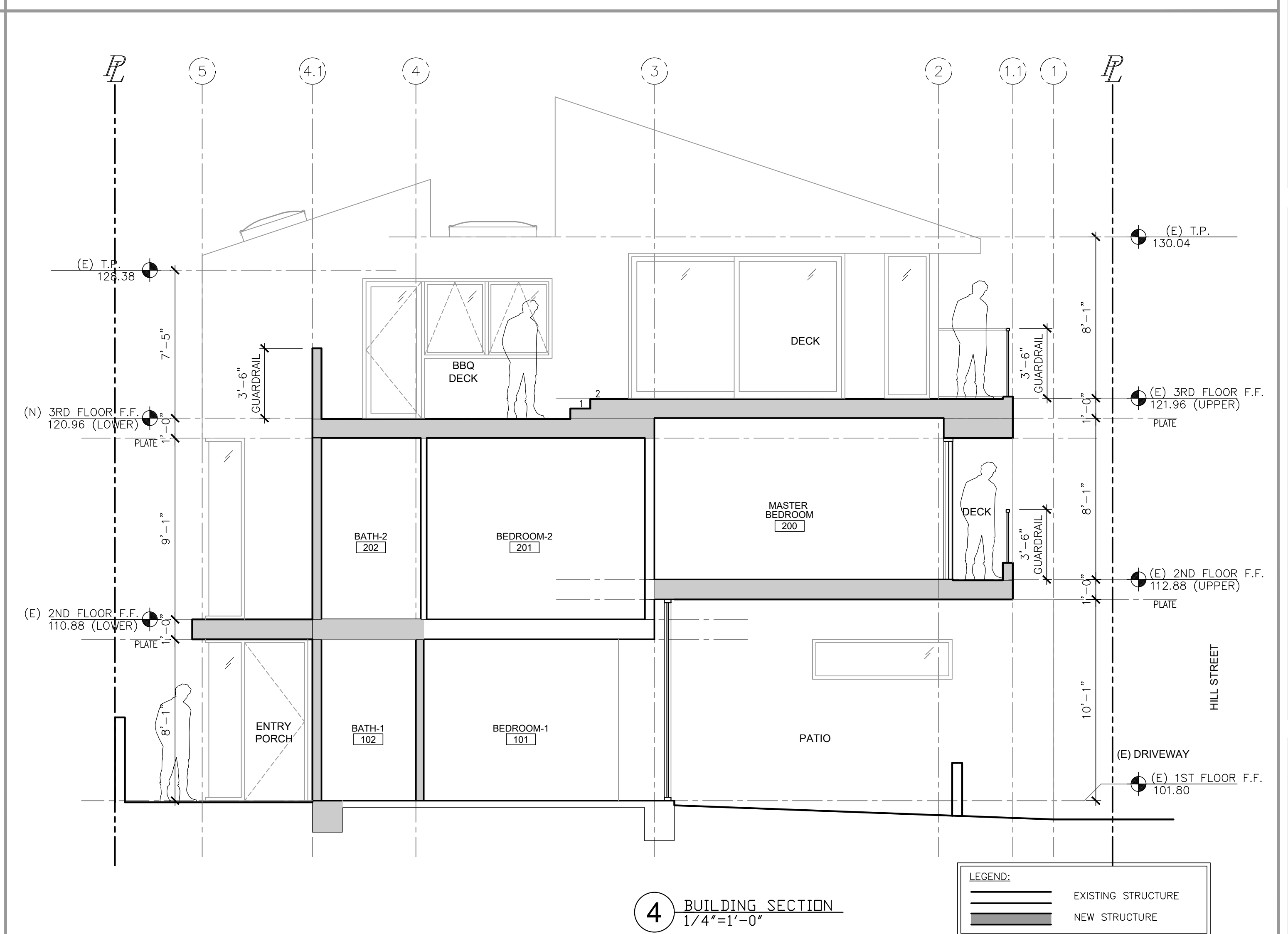
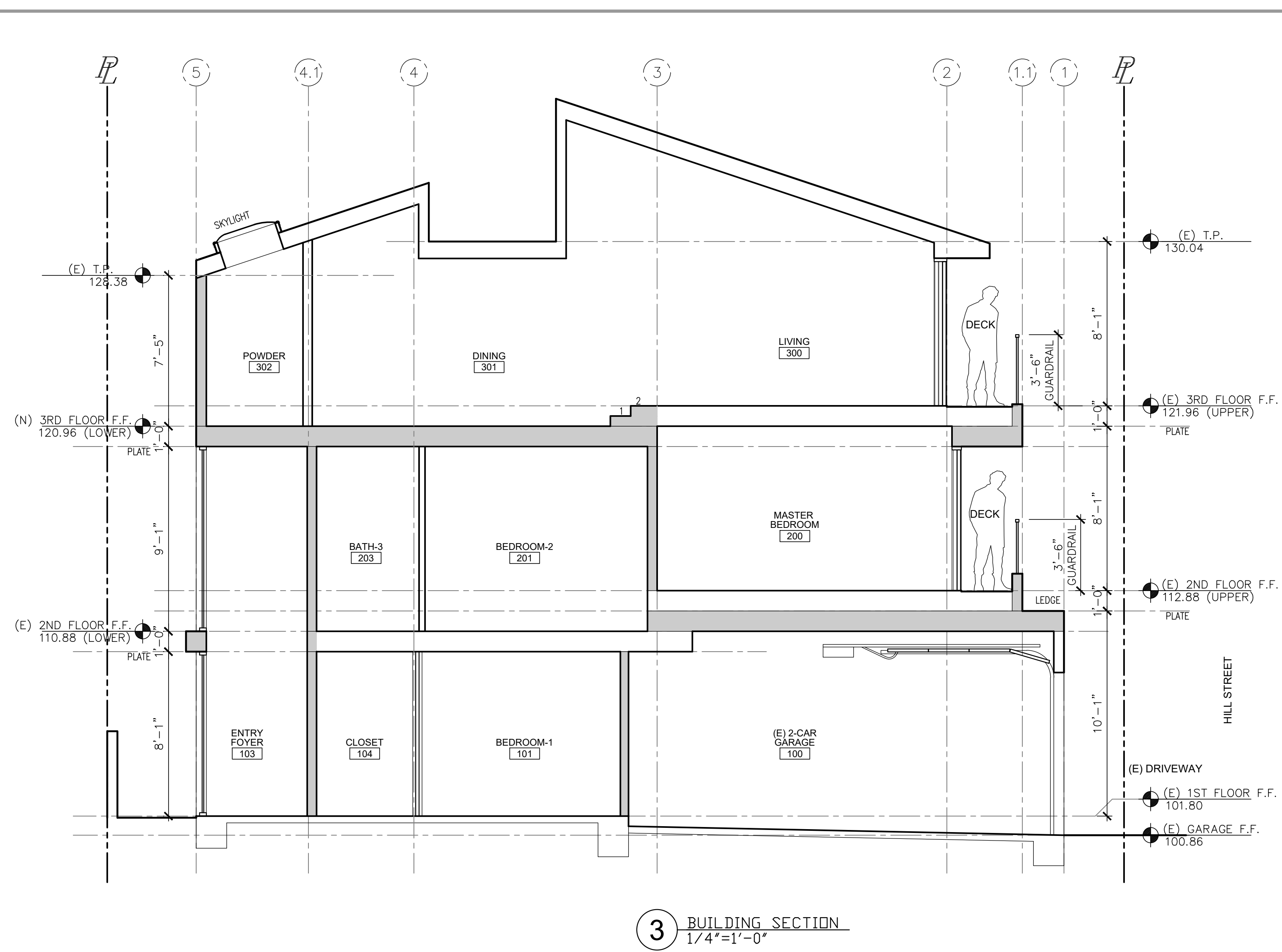
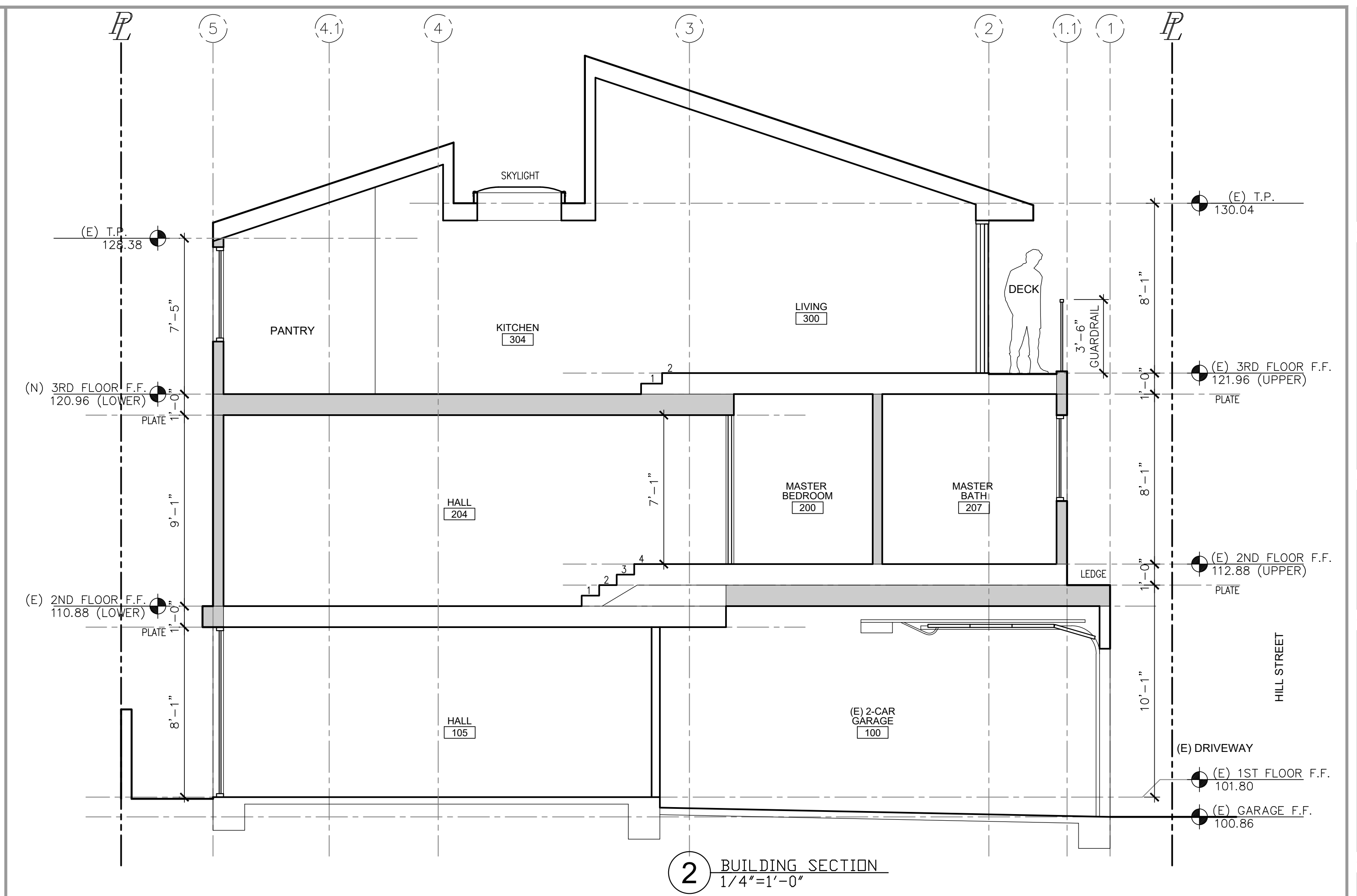
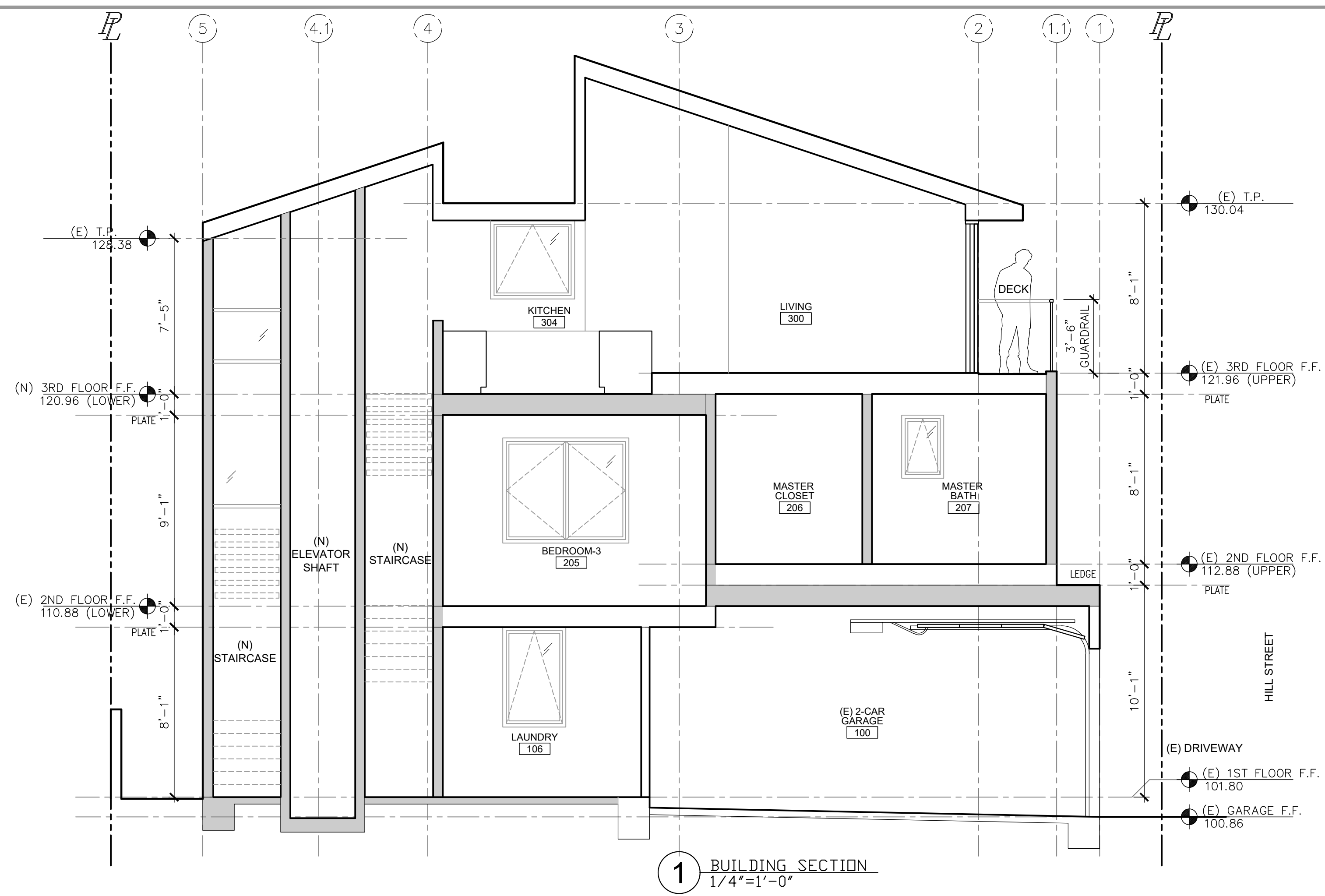
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## Building Sections

A 4.0



LEGEND:

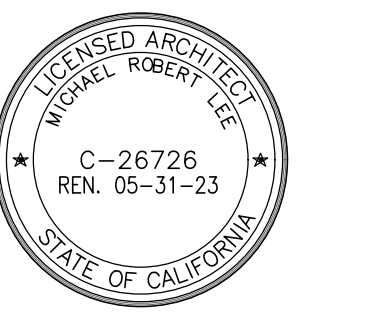
	EXISTING STRUCTURE
	NEW STRUCTURE

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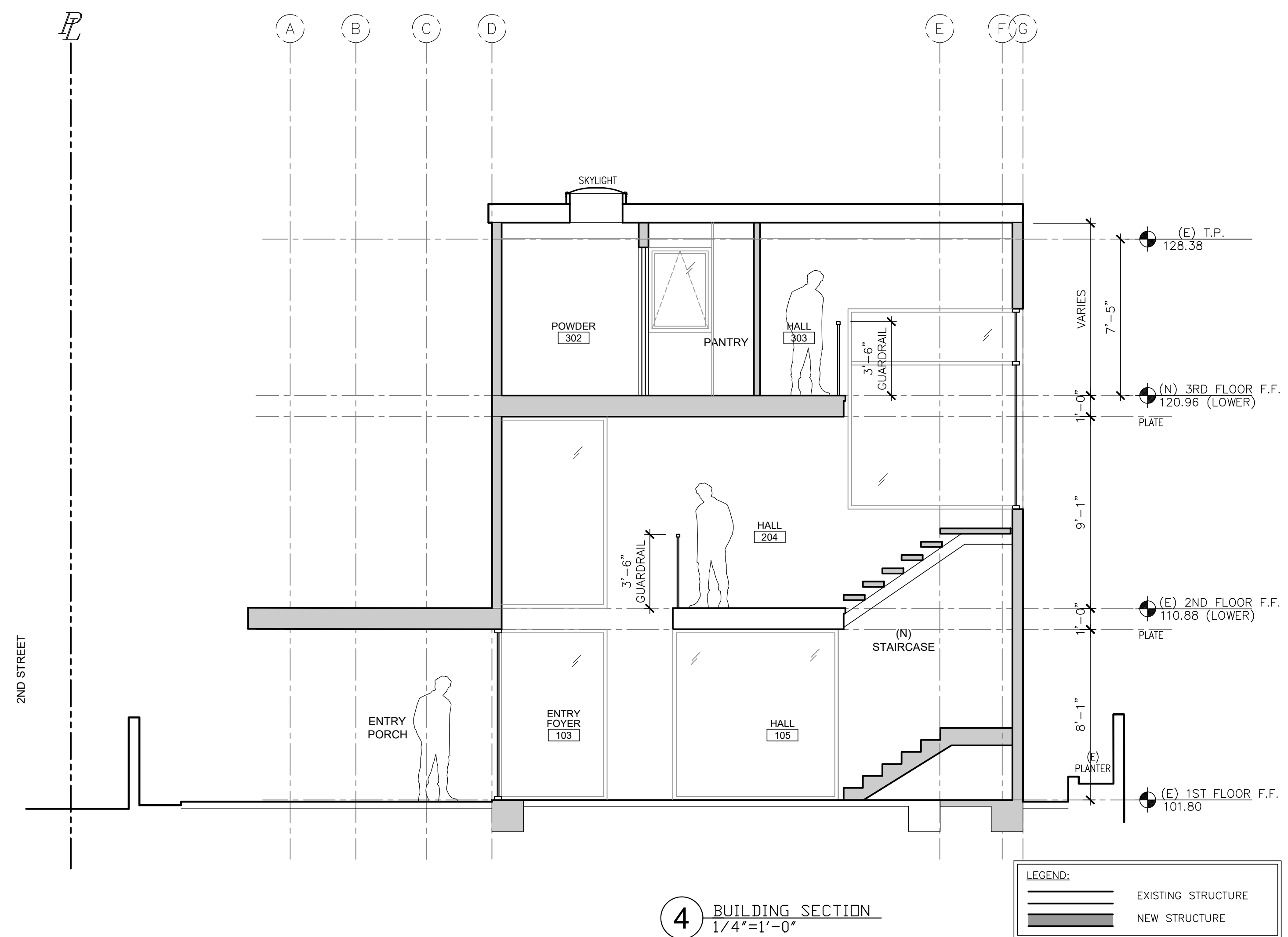
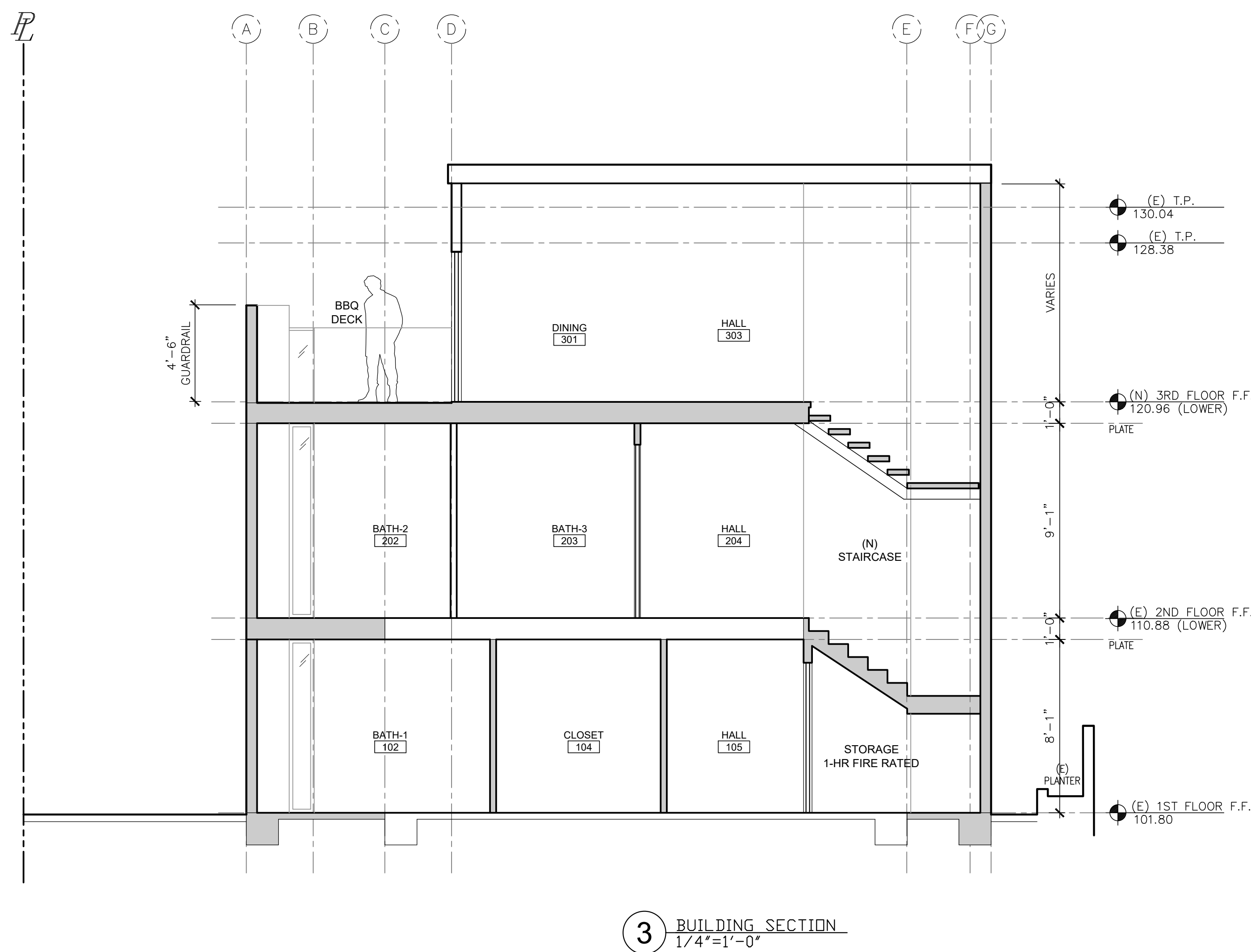
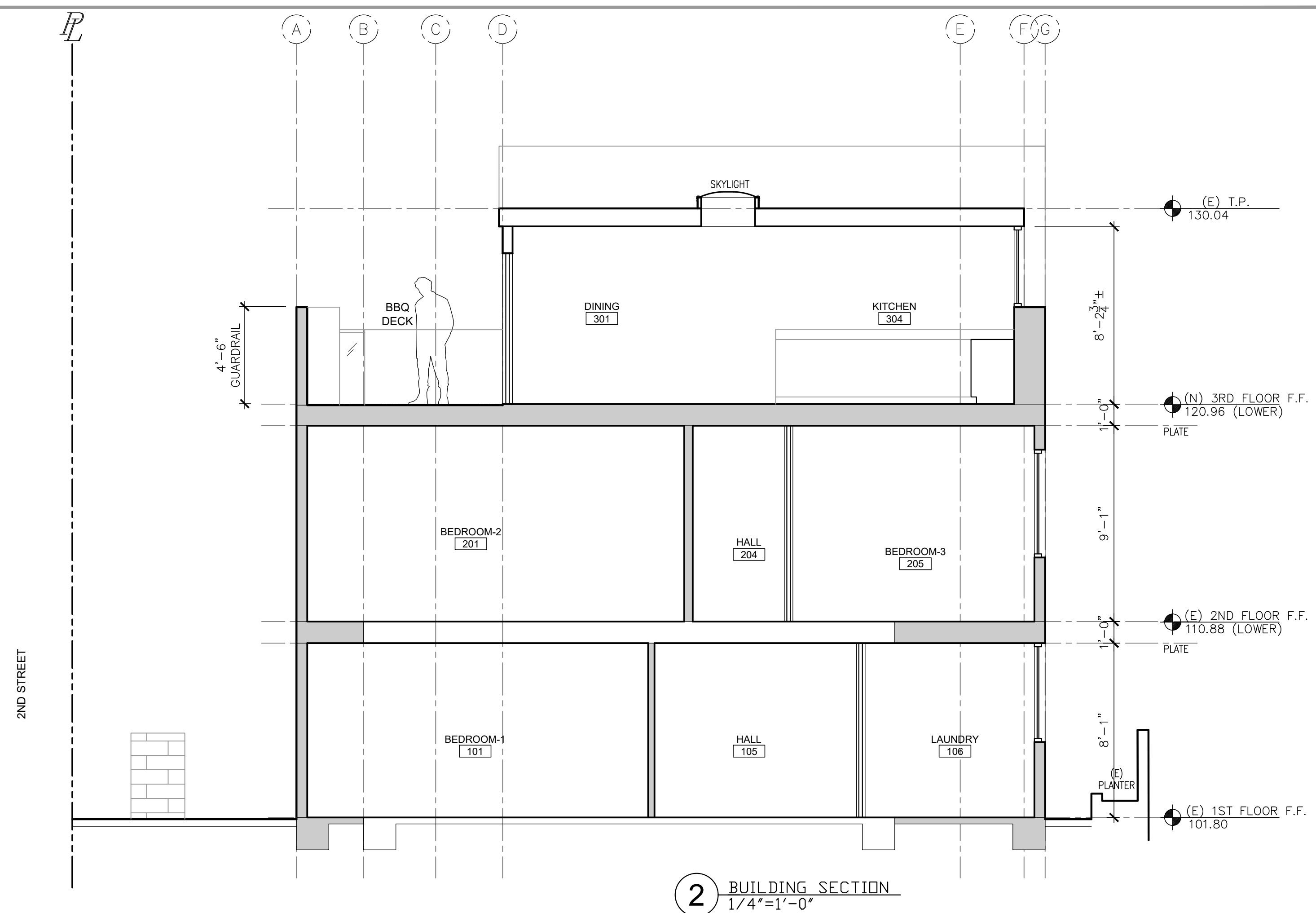
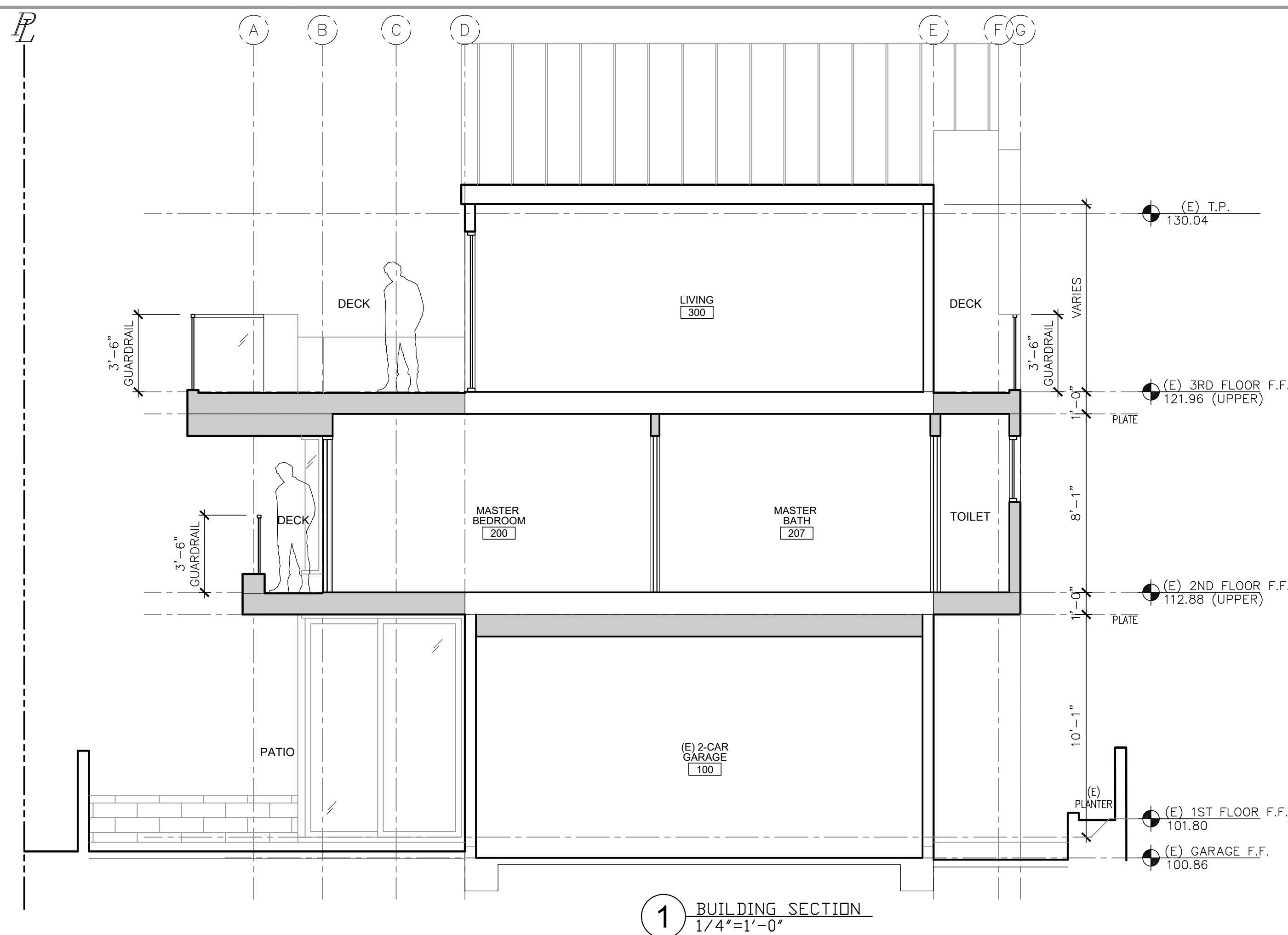
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Drawn by: JPT

**Building Sections**

**A 4.1**



LEGEND:

- EXISTING STRUCTURE
- NEW STRUCTURE