

CONDITIONAL USE PERMIT FOR:

200-210 PCH, HERMOSA CALIFORNIA

PROJECT DESCRIPTION

CHANGE OF USE FROM RETAIL TO PRE-SCHOOL USE INCLUDING INTERIOR & EXTERIOR IMPROVEMENTS OF (E) BUILDING IN SPA-7 ZONE

UNDER SEPERATE BUILDING PERMIT: REPAIR AND RECONSTRUCT (E) PERMITTED FLOOR AREA, SHELL & CORE UPGRADES INCLUDE REPLACEMENT OF (E) STOREFRONT WITH (N) STOREFRONTS AND GLAZING, ADDITION OF (N) DECORATIVE EXTERIOR FINISHES, REPAIR (E) ROOF, REPLACE (E) SKYLIGHTS, SITE FENCING AND LANDSCAPING, PARKING RE-STRIPING, (N) TRASH ENCLOSURE COMPLYING WITH HEDAC STANDARDS

LEGALIZE ENCLOSURE WALL AROUND DAYCARE 1*

PROJECT DATA / CODE ANALYSIS

PROJECT ADDRESS: 200-210 PACIFIC COAST HIGHWAY
HERMOSA BEACH, CA 90254

OWNER: SOUTH BAY EQUITY LLC
1721 STEWART STREET, SANTA MONICA, CA
AMIR MIKHAIL
310.488.8016

TENANT: MAPLE TREE SCHOOL
1814 14-TH STREET, SANTA MONICA, CA
AMIR CASPIAN
310.350.2542

LEGAL DESCRIPTION: LOTS 1, 2 & 3 MAP OF HOME BUILDERS' PLACE RECORDED IN BOOK 10 PAGE 72A OF LOS ANGELES COUNTY RECORDS + PORTIONS OF LOTS 2 & 4 BOOK 8 PAGE 15

	EXISTING	PROPOSED	
NUMBER OF STORIES:	1	1	: NO CHANGE
CONSTRUCTION TYPE:	TYPE III-B	TYPE V-B (NON SPRINKLERED)	
BUILDING OCCUPANCY / USE:	B, S-1 (SHOWROOM / REPAIR SHOP)	E (PRESCHOOL/ DAYCARE)	
BUILDING HEIGHT:	16'	16' EXISTING (60' ALLOWABLE W/O AREA INCREASE) TEL 504.3	: NO CHANGE
BUILDING AREA:	5,806 SF (MAIN BLDG.) 800 SF (PERMIT #20157 1986 ADD'N) 688 SF (PERMIT #21700 1990 ADD'N) TOTAL: 7,214 SF	EXISTING AREA RECONSTRUCTION: TOTAL: 1,408 SF 7,214 SF	5,806 SF 1,408 SF 7,214 SF
		9,000 SF MAX. ALLOWED PER CBC TABLE 506.2	: COMPLIES

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE
2022 INTERNATIONAL BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 UNIFORM ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 UNIFORM MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 UNIFORM PLUMBING CODE
2022 CALIFORNIA TITLE 24 ENERGY COMPLIANCE CODE
AMERICANS WITH DISABILITIES ACT
NFPA 13, 72, 70, ETC.
2001 CALIFORNIA FIRE CODE

PARKING TABULATION

EXISTING PARKING:	
ADA STANDARD STALL	1 STALL
STANDARD STALLS	4 STALLS (2 - NON-CONFORMING)
COMPACT STALLS	5 STALLS
COMPACT STALLS IN TENDEM	2 STALL
TOTAL EXISTING STALLS:	12 STALLS

PROPOSED PARKING	
ADA VAN ACCESSIBLE	1 STALL
STANDARD STALLS	5 STALLS
STANDARD STALLS (TANDEM)	2 STALLS
COMPACT STALLS	3 STALLS
TOTAL STALLS:	11 STALLS

BIKE PARKING TABULATION

TOTAL BIKE PARKING PROVIDED: 4 BIKE STALLS

RESTROOM COUNT

RESTROOMS:
REQUIRED FIXTURES PER 2022 CPC TABLE 4.1 -

ADULT ACCOMMODATIONS

160 SF / 200SF PER OCCUPANT = 1 OCCUPANTS
(1 UNISEX RESTROOM REQUIRED - 1 PROVIDED)

CHILDREN ACCOMMODATIONS - 2 OCCUPANCY:

5,216 SF / 50 SF = 104 (52 BOYS AND 52 GIRLS)

	REQUIRED	PROVIDED:	
LAVATORIES	2 BOYS / 2 GIRLS	5 BOYS / 5 GIRLS	: COMPLIES
WATER CLOSETS	1 BOYS/ 1 GIRLS	5 BOYS / 5 GIRLS	: COMPLIES
URNALS	1 BOYS (REQUIRED URNAL SUBSTITUTED WITH 1 W.C.)		
DRINKING FOUNTAIN	1 HIGH/LOW	1 HIGH/LOW	: COMPLIES

PROFESSIONALS

ARCHITECT:	IK ARCHITECTS 1567 HAUSER BLVD., LOS ANGELES, CA 90019 TEL 323.309.9941 CONTACT: ILYA KOZIN
APPLICANT:	AMIR MIKHAIL 1721 STEWART STREET, SANTA MONICA, CA 90404 TEL 310.488.8016
CIVIL ENGINEER:	OBANDO AND ASSOCIATES, INC 223 EAST THOUSAND OAKS BLVD., STE. 100 PMB 122 SANTA MONICA, CA 90405 TEL. 310.821.7555 EXT. 4 CONTACT: NELSON CASTILLO
STRUCTURAL ENGINEER:	ORION STRUCTURAL GROUP INC. 233 EAST THOUSAND OAKS BLVD., SUITE 304 THOUSAND OAKS, CA 91360 TEL. 805.750.8196 CONTACT: WILL LAMBERT, SE
MEP ENGINEER:	AJ DESIGN GROUP 528 E. MERCED AVE. WEST COVINA, CA 91790 CONTACT: JOEY JIRON TEL. 626.523.1575 EMAIL: JOEY.JIRON@AOL.COM

DEFERRED APPROVALS

- BUILDING PERMIT
- MECHANICAL, ELECTRICAL, PLUMBING
- FIRE ALARM

INDEX OF DRAWINGS

ARCHITECTURAL:	
T0.01	TITLE SHEET, PROJECT INFO
A0.20	ACOUSTICAL REPORT
A1.00	EXISTING SURVEY
A1.01	EXISTING SITE PHOTOS
A1.10	SITE PLAN
D2.10	DEMOLITION PLANS
A2.10	PROPOSED FLOOR PLAN
A2.20	ROOF PLAN
A3.00	PROPOSED BUILDING RENDERINGS
A3.01	EXTERIOR ELEVATIONS, PROPERTY SECTIONS

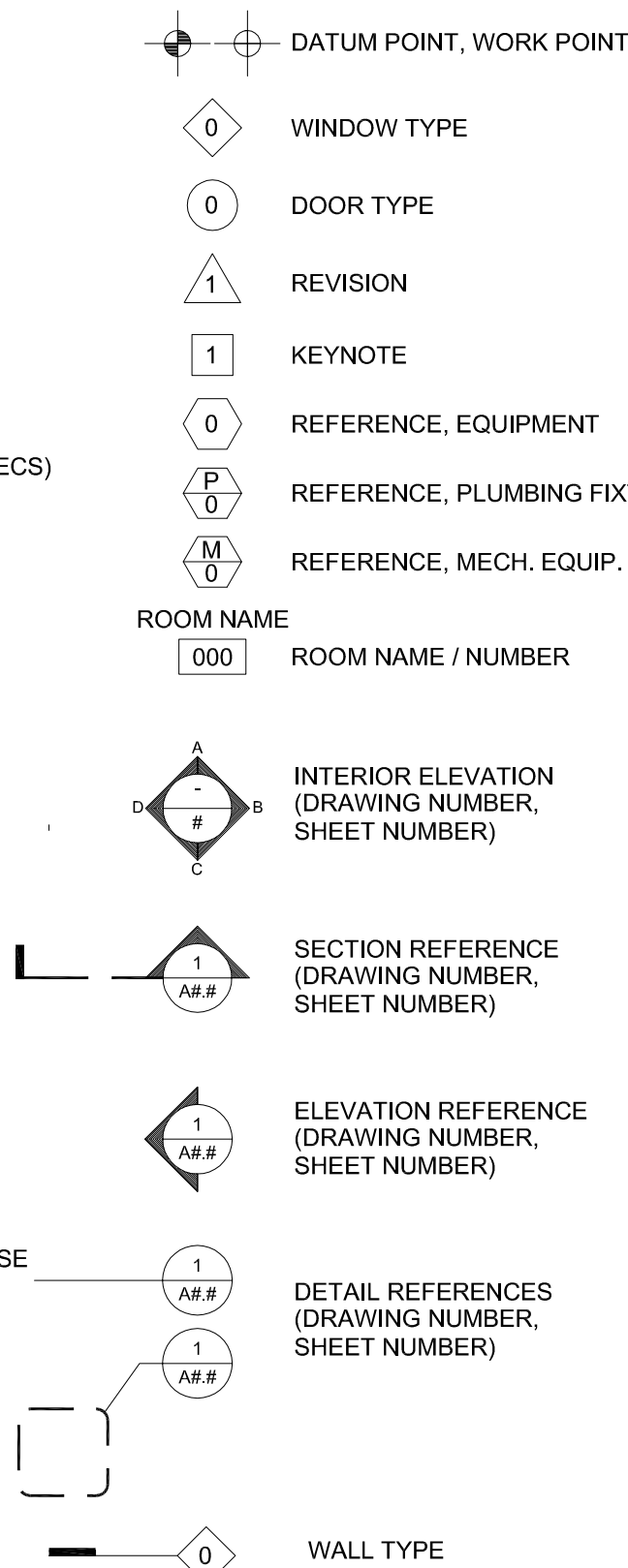
GENERAL NOTES

- A. GENERAL
- INTERPRETATION OF DRAWINGS AND DOCUMENTS: EACH CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE BEFORE EXECUTING ANY WORK AND SHALL NOTIFY THE OWNER AND THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING. THE ARCHITECT SHALL BE NOTIFIED OF ANY UNUSUAL OR UNFORESEEN CONDITIONS OR SITUATIONS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OR SAFETY OF THE PROJECT.
 - ADHERENCE TO PLANS: STRICT ADHERENCE TO THE CONSTRUCTION DOCUMENTS MUST BE MAINTAINED. NO CHANGES SHALL BE MADE IN THE PROJECT WHICH DEViate FROM THE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE OWNER. NO STRUCTURAL CHANGES SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
 - WORKING DRAWINGS: FIGURED DIMENSIONS AND DETAILED DRAWINGS SHALL BE FOLLOWED IN PREFERENCE TO SCALE MEASUREMENTS. IN CASE OF ANY DOUBT ON THE PART OF THE CONTRACTOR AS TO THE EXACT MEANING OF THE DRAWINGS AND THESE SPECIFICATIONS, HE SHALL APPLY TO THE ARCHITECT FOR AN INTERPRETATION BEFORE PROCEEDING WITH HIS WORK.
 - SHOP DRAWINGS: CONTRACTOR SHALL SUBMIT COPIES OF ALL SHOP DRAWINGS FOR REVIEW BY ARCHITECT PRIOR TO CONTRACTOR'S APPROVAL FOR CONSTRUCTION.
 - THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING REQUIRED TO PROTECT PERSONNEL AND ADJACENT PROPERTY AND TO INSURE SAFETY OF THE PROJECT WORK.
 - WHEREVER IN THESE DRAWINGS ANY MATERIAL OR PROCESS IS INDICATED, IT IS FOR THE PURPOSE OF FACILITATING DESCRIPTION OF THE MATERIAL OR PROCESS DESIRED. THE CONTRACTOR MAY OFFER ANY MATERIAL OR PROCESS WHICH SHALL BE DEEMED EQUIVALENT BY THE ENGINEER AND THE ARCHITECT TO THAT MATERIAL OR PROCESS INDICATED OR SPECIFIED.
 - UNLESS OTHERWISE SPECIFIED, ALL MATERIALS SHALL BE NEW AND BOTH WORKMANSHIP AND MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS. THE CONTRACTOR SHALL, IF REQUIRED, FURNISH SATISFACTORY EVIDENCE AS THE KIND AND QUALITY OF MATERIALS.
 - IT SHALL BE THE DUTY OF THE GENERAL CONTRACTOR TO SEE THAT ALL SUB-CONTRACTORS ARE FULLY INFORMED IN REGARD TO THE GENERAL CONDITIONS AND PRELIMINARY SPECIFICATIONS.
 - THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES. (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.), OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
 - AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170.158) INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER \$10,000). SEPERATE PLUMBING PERMIT IS REQUIRED.
 - PROVIDE ULTRA FLOW WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- B. PERMITS AND REGULATIONS
- EACH CONTRACTOR SHALL PAY FOR AND OBTAIN ALL PERMITS REQUIRED BY LOCAL AUTHORITIES BEFORE PROCEEDING WITH HIS RESPECTIVE INSTALLATION AND SHALL ARRANGE AND PAY FOR ANY INSPECTIONS AND EXAMINATIONS REQUIRED BY THOSE AUTHORITIES.
 - ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE CURRENT EDITION OF THE UNIFORM BUILDING CODE, AND LAWS, ORDINANCES AND REGULATIONS OF ALL GOVERNMENTAL BODIES WITH JURISDICTION OVER THE PROJECT.
 - IF THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE WITH ANY FEDERAL, STATE AND LOCAL OR MUNICIPAL LAW, ORDINANCE, RULES OR DEPARTMENTAL REGULATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THAT WORK. IF ANY OF THE CONTRACTOR'S WORK SHALL BE DONE CONTRARY THERETO WITHOUT SUCH NOTICE HE SHALL BEAR ALL COST ARISING THEREFROM.

ABBREVIATIONS

@	AT	MTL	METAL
C	CENTER LINE	MFR	MANUFACTURER
P	PROPERTY LINE	MIN	MINIMUM
F	PENNY	MISC	MISCELLANEOUS
#	POUND	N	NORTH
L	PERPENDICULAR	(N)	NEW
J	ANGLE	NIC	NOT IN CONTRACT
AB	ANCHOR BOLT	NO / #	NUMBER
AC	ASPHALTIC CONCRETE	NTS	NOT TO SCALE
A/C	AIR CONDITIONING	OC	ON CENTER
ALUM	ALUMINUM	OH	OVAL HEAD OR OVER HEAD
ANOD	ANODIZED	OPNG	OPENING
BD	BOARD	PL	PLATE OR PROP. LINE
BLDG	BUILDING	PLAM	PLASTIC LAMINATE
BLK(G)	BLOCK(ING)	PLAS	PLASTER
BN	BOUNDARY NAILING	PLYWD	PLYWOOD
POT	BOTTOM	P	PAINT (NUMBER - SEE SPECS)
CB	CATCH BASIN	PR	PAIR
CI	CAST IRON	PTDF	PRESSURE-TREATED
CJ	CEILING JOIST	RD	DOUGLAS FIR
CLG	CEILING	CLR	ROOF DRAIN
CLR	CLEAR	RM	ROUND HEAD ROOM
CMU	CONCRETE MASONRY UNIT	RO	ROUGH OPENING
CO	CLEAN OUT	RWD	REDWOOD
COL	COLUMN	SCHED	SCHEDULE(D)
CONT	CONTINUOUS	S	SOUTH
CSK	COUNTERSINK	SHNG	SHEATHING
DF	DOUGLAS FIR	SIM	SIMILAR
DIAM	DIAMETER	RE:	THE ARCH SHEET
DN	DOWN	SM	METAL MANUAL SPECIFICATION
DS	DOWNSPOUT	SQ	SQUARE
DWG	DRAWING	SSTL	STAINLESS STEEL
E	EAST	STD	STANDARD
(E)	EXISTING	STL	STEEL
EA	EACH	TC	TOP OF CURB OR TOP OF CONCRETE
EJ	EXPANSION JOINT	TCB	TOP OF CATCH BASIN
ELEV	ELEVATION	T&G	TONGUE AND GROOVE
EN	EDGE NAIL	TP	TOP OF PAVING
EQ	EQUAL	TOW	TOP OF WALL
EQUIP	EQUIPMENT	TYP	TYPICAL
FAU	FORCED AIR UNIT	UNO	UNLESS NOTED OTHERWISE
FBO	FURNISHED BY OWNER OR OTHERS, TO BE INSTALLED BY CONTRACTOR	VCT	VINYL COMP.
FD	FLOOR DRAIN	VERT	VERTICAL
FE(C)	FIRE EXTING(+ CABINET)	VGF	VERTICAL GRAIN
FG	FINISHED FLOOR	VTR	VENT THRU ROOF
FG	FINISHED GRADE	W	WEST
FH	FLAT HEAD	WC	WATER CLOSET
FIN	FINISH	WH	WATER HEATER
FL	LOW LEVEL	WP	WATERPROOF
FLG	FLASHING	WS	WOOD SCREW OR WATER
FLR	FLOOR	WTF	WOOD SCREW OR WATER
FN	FIELD NAILING	WV	WITH
FOC	FACE OF CONCRETE	WVO	WITHOUT
FOF	FACE OF FINISH		
FOM	FACE OF MASONRY		
FOP	FACE OF PLYWOOD		
FOS	FACE OF STUD		
FT	FOOT OR FEET		
GA	GUAGE		
GALV	GALVANIZED		
GYP	GYPSON		
HB	HOSE BIBB		
HP	HORSE POWER		
HR	HOUR		
HTR	HEATER		
HVAC	HEATING/VENTILATING A/C		
HW (R)	HOT WATER (RETURN)		
INV	INVERT		
LAM	LAMINATE(D)		
LAV	LAVATORY		
LB	LAG BOLT		
LC	LAUNDRY CHUTE		
LT	LIGHT		
MAS	MASONRY		
MATL	MATERIAL		
MAX	MAXIMUM		
MB	MACHINE BOLT		
MECH	MECHANICAL		
MEMB	MEMBRANE		

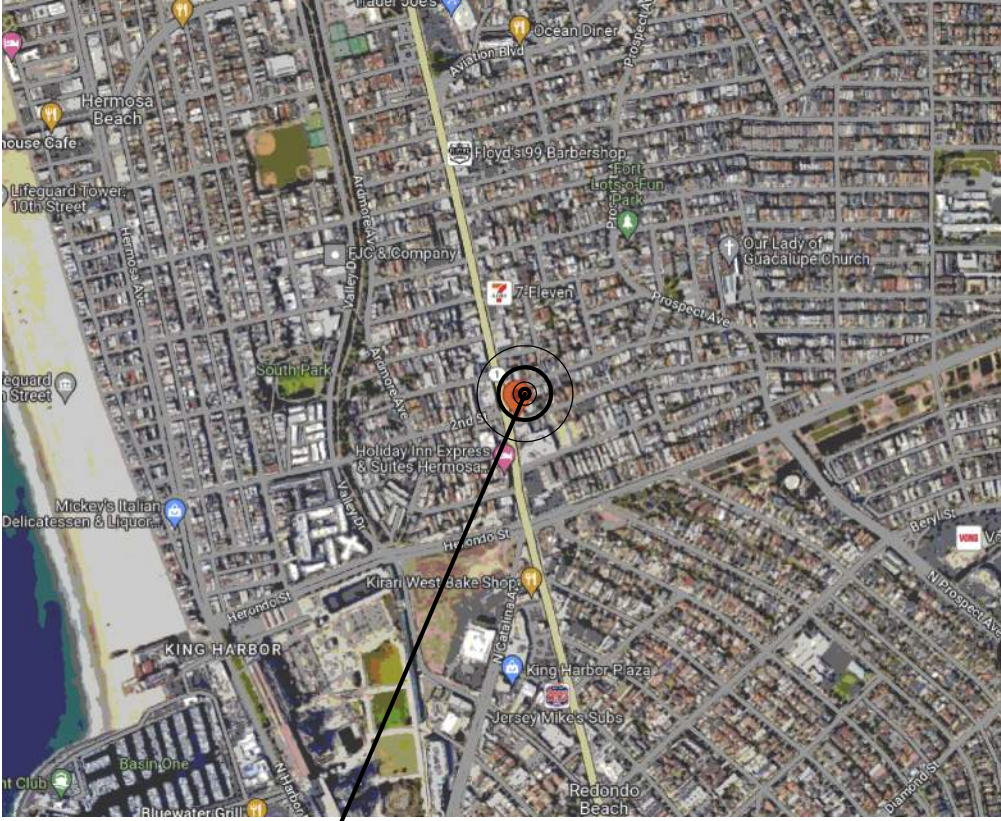
SYMBOLS



BIDDING NOTES:

- THE SET OF DRAWINGS IS COMPRISED OF ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL, ELECTRICAL & LIGHTING DESIGN DRAWINGS. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND BIDDING FROM THE ENTIRE SET OF DOCUMENTS. SHOULD THERE BE ANY DISCREPANCIES BETWEEN ANY DRAWINGS IN THE SET, G.C. SHALL VERIFY WITH THE ARCHITECT PRIOR TO BID OR INCLUDE AS PART OF THE BASE BID THE HIGHER QUALITY OR MORE EXPENSIVE MATERIAL AND / OR TECHNIQUE OF INSTALLATION.
- GENERAL CONTRACTOR SHALL INCLUDE AS PART OF THE BASE BID ALL COSTS FOR LABOR & MATERIALS ASSOCIATED WITH PATCHING TO MATCH ADJACENT FINISH SURFACES AT BOTH SIDES AT ALL EXISTING FLOORS, WALLS AND CORES LEFT FROM ANY NEW CONSTRUCTION EFFORTS.
- ALL NEW FLOOR PATCHES SHALL BE GROUND & FINISHED AS REQUIRED TO ACHIEVE A SMOOTH UNIFORM FINISH WITH ENTIRE FLOOR.
- ANY LIGHT J-BOXES IN EXPOSED CEILINGS SHALL BE MOUNTED HIGH IN THE JOIST BAYS AND CONDUITS RAN BEHIND JOISTS AND ON THE SIDE OF JOIST OPPOSITE FROM THE BUILDING ENTRIES. ANY NEW CONDUIT RUNS SHALL BE GROUPED TOGETHER AS MUCH AS FEASIBLE AND RAN NEATLY AND TIGHT AGAINST THE MOUNTING SURFACE ON THE ORTHOGONAL TO THE BUILDING GRID. G.C. SHALL MOCK UP AND/OR SUBMIT A ROUTING DRAWING OF THE PROPOSED PATHWAYS OF NEW CONDUITS ON A FLOOR PLAN AND WALK THE SITE WITH THE ARCHITECT TO OBTAIN APPROVAL PRIOR TO INSTALLATION. REFER TO ELECTRICAL, AV AND OR SECURITY CONSULTANT DRAWINGS FOR ADDITIONAL INFORMATION AND DIRECTION.
- GENERAL CONTRACTOR SHALL COORDINATE PROVIDE ALL EFFORTS WITH ANY OTHER OWNER'S AND TENANT'S VENDORS.
- GENERAL CONTRACTOR SHALL COORDINATE WITH ALL AFFECTED AND REQUIRED SUB CONTRACTORS TO ALIGN SWITCHES, OUTLETS AND ANY LOW VOLTAGE OR FIRE DEVICES IN THE GENERAL CLOSE PROXIMITY TO BE INSTALLED ON CENTERS VERTICALLY AND HORIZONTALLY WITH ONE ANOTHER. THIS INCLUDES CEILING SENSORS IN THE VICINITY OF ANY WALL OUTLETS AND/OR DEVICES.
- ANY LOW VOLTAGE WIRING SHALL BE HOME RAN IN RIGID CONDUIT BACK TO THE APPROPRIATE PANEL OR RACK LOCATIONS. G.C. SHALL VERIFY AND INCLUDE AS PART OF HIS/HERS BASE BID.
- GENERAL CONTRACTOR SHALL VERIFY WITH AV AND ANY LOW VOLTAGE VENDOR AND INCLUDE AS PART OF THE BASE BID, THE EXACT REQUIRED CONDUIT SIZE FOR ANY LOW VOLTAGE ITEMS AS REQUIRED TO BE ABLE TO FREELY RUN ANY LOW VOLTAGE CABLES.
- G.C. TO INCLUDE (2) 4" ELECTRICAL PVC CONDUITS FROM MPOE TO DATE P.O.C. AT THE STREET. VERIFY & COMPLY WITH ALL APPLICABLE REQUIREMENTS.
- METAL FRAMING IS DESIGN / BUILD. G.C. TO VERIFY AND PROVIDE AND/OR ADJUST FOR REQUIRED FRAMING SIZES AND GAUGES AS NECESSARY TO COMPLY WITH APPLICABLE CODES AND REGULATION & INCLUDE AS PART OF BASE BID.
- G.C. TO PROVIDE AS PART OF THE BASE BID A DEDICATED 20 AMP CIRCUIT FOR FIRE ALARM BELL.
- G.C. TO PROVIDE AS PART OF HIS/HERS BASE BID ALL LABOR AND MATERIALS FOR IRRIGATION SYSTEM FOR THE SITE.

VICINITY MAP



SITE

11627 VENICE BLVD.

LOS ANGELES, CA 90066

HERMOSA BEACH EARLY EDUCATION CENTER	
200-210 PCH HERMOSA BEACH, CA	
IK ARCHITECTS 1567 HAUSER BLVD., LOS ANGELES, CA 90019 TEL. 323.309.9941 CONTACT: ILYA KOZIN KOZIN.ILYA@GMAIL.COM	
NOT FOR CONSTRUCTION	
DATE / DESCRIPTION	
09.30.23 CUP SUBMITTAL	
01.24.23 CUP RE-SUBMITTAL	
03.06.24 CUP RE-SUBMITTAL	
T0.01 TITLE SHEET PROJECT INFO	

Acoustical Attenuation due to Distance

Sound pressure level reduction due to distance is calculated according to the following equation:

$$SPL_2 = SPL_1 + C_d \log \left(\frac{r_1}{r_2} \right)$$

Where:
 SPL_1 = Sound Pressure Level at Location 1 (dB or dBA)
 SPL_2 = Sound Pressure Level at Location 2 (dB or dBA)
 C_d = Source Coefficient: 20 for point source, 10 for a line source
 r_1 = Location 1 distance from source (ft.)
 r_2 = Location 2 distance from source (ft.)

In some situations, the C_d value is between 10 and 20; selection of this number is an engineering judgment based on the relationship between the source and receiver as well as the type of source.

Interior Noise Calculation

The interior noise calculation takes into account the exterior noise level, the transmission loss of the glazing (including glass, frame, and seals), wall, and roof/ceiling systems, the finishes within the space, and noise exposure due to building geometry and acoustic shielding. The interior sound level is calculated using the equation:

$$SPL_i = SPL_e + 10 \log_{10}(A) - 10 \log_{10}(R) - TL + 6$$

Where:
 SPL_i = the Interior Sound Pressure Level (dB or dBA)
 SPL_e = Exterior Sound Pressure Level (dB or dBA)
 A = Surface Area exposed to Exterior Noise (sq.ft.)
 R = Room Absorption Coefficient (sabins)
 TL = Sound Transmission Loss of Exterior Façade Assembly (dB)

This calculation is performed for each exposed façade individually. The total interior sound level is found by using decibel addition to sum the sound level from all exposed façades.

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APPENDIX I – GLAZING REQUIREMENTS

In order to meet the predicted interior noise levels described in Section 4.1, the glazing shall meet the following requirements:

Table 5 – Acoustical Glazing Requirements: Minimum Octave Band Transmission Loss and STC Rating

Nominal Thickness	Minimum Transmission Loss						Min.
	Octave Band Center Frequency (Hz)						STC
	125	250	500	1000	2000	4000	Rating
1" dual	21	18	27	34	37	32	30
1" dual	22	21	30	36	37	36	33
1" dual	24	27	35	39	40	42	37

The transmission loss values in the table above can likely be met with the following glazing assemblies:

- STC 30: 3/8" monolithic – 3/4" airspace – 1/8" monolithic
- STC 33: 3/16" monolithic – 11/16" airspace – 1/8" monolithic
- STC 37: 7/16" laminated – 3/8" airspace – 3/16" monolithic

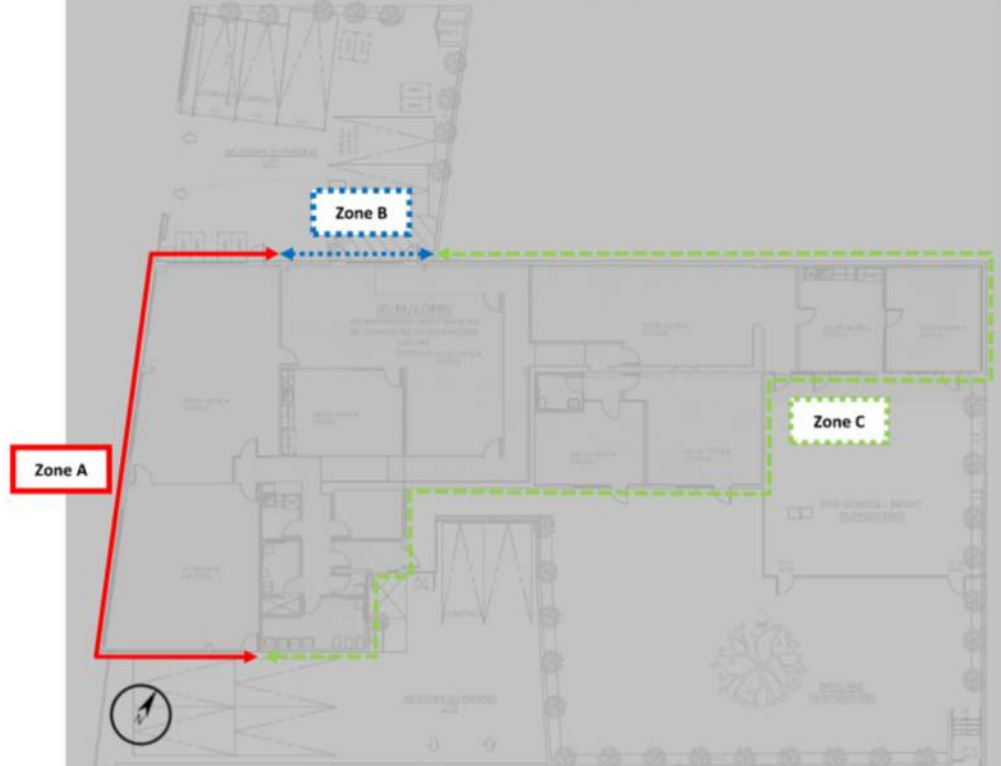
An assembly's frame and seals may limit the performance of the overall system. Therefore, the window and door systems selected for the project shall not be selected on the basis of the STC rating of the glass alone, but on the entire assembly including frame and seals. Additionally, the assemblies given above are provided as a basis of design, but regardless of construction, the octave band Transmission Loss (TL) and STC value of the system selected must meet the minimum values in Table 7 above.

Independent laboratory acoustical test reports should be submitted for review by the design team to ensure compliance with glazing acoustical performance requirements. Laboratories shall be accredited by the Department of Commerce National Voluntary Laboratory Accreditation Program (NVLAP). Labs shall be pre-approved by Veneklasen Associates. Tests shall be required to be performed in North America. Lab tests and lab reports shall be in compliance with ASTM standard E90 and be no more than 10 years old from the date of submission for this project.

If test reports are not available for a proposed assembly, the assembly, including frame, seals and hardware, shall be tested at an independent pre-approved NVLAP-accredited laboratory to demonstrate compliance with the requirements of this report. Veneklasen shall be invited to witness acoustical testing completed and reserves the right to exclude test reports from laboratories that are not pre-approved by Veneklasen.

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Figure 2 – Noise Zones



4.0 INTERIOR NOISE CALCULATION

4.1 Exterior Façade Construction

The client indicated that the exterior wall consists of exterior finish, plywood sheathing, wood studs, batt insulation in the cavity, and one (1) layer of gypsum board.

Veneklasen's calculations included the roof path, but this was insignificant in the interior noise level calculated.

Veneklasen utilized the glazing ratings (glass, frame and seals) shown in Appendix I. Appendix I shall be the acoustical specification for the exterior windows and doors.

4.2 Interior Average Noise Level (CNEL) – Residential

Veneklasen calculated the interior level within the preschool building given the calculated noise environment and the exterior façade construction described above. Calculations were based on the plans dated September 30, 2023. Table 4 shows the predicted interior CNEL noise levels based on the windows and doors with STC ratings as described in Appendix I.

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APPENDIX II – GLOSSARY OF ACOUSTICAL TERMS

Term	Definition
Absorption	A property of material referring to how much sound it absorbs (as opposed to reflecting). In the context of this report, absorption refers to the total quantity of absorption within the receiving space. Absorption is measure in sabins.
A-weighting (dBA)	The sound pressure level in decibels as measured in an A-weighting filter network. The A-weighting de-emphasizes the low frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise.
Decibel (dB)	A unit describing the amplitude of sound equivalent to 20 times the logarithm, to the base 10, of the ratio of the pressure of the sound to the reference pressure of 20 µPa. Used to quantify sound pressure levels.
Equivalent Sound Level (Leq)	The time-weighted average noise level during the stated measurement period.
Sabin	A unit used to describe absorption within a space. One sabin is equal to the absorption of a one-square-foot open window.
Sound Pressure Level (SPL)	The amplitude of sound when compared to the reference sound pressure level of 20 µPa. SPL is measured in dB.
Sound Transmission Class (STC)	A single-number metric used to describe the transmission loss performance of a material or assembly across the frequency spectrum. It is intended for use primarily when speech is the noise source.
Transmission Loss (TL)	A measure of the reduction in sound level as a sound wave passes through a material. The higher the transmission loss, the better the material's sound insulating properties.

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Table 4 – Calculated Interior CNEL Noise Levels			
Location	Exterior Noise Level, CNEL	Window/Door Rating	Interior Noise Level, CNEL
Zone A	75	STC 37	≤ 45
Zone B	72	STC 33	< 45
Zone C	≤ 72	STC 30	< 45

4.3 Mechanical Ventilation - Residential

Because the windows and doors must be kept closed to meet the noise requirements, mechanical or other means of ventilation may be considered for all rooms in Zone A, B and C. The ventilation system shall not compromise the sound insulation capability of the exterior façade assembly.

5.0 EXTERIOR NOISE CALCULATION

5.1 Exterior Average Noise Level (CNEL) at Playgrounds

Based on drawings dated September 30, 2023, two (2) playground areas are planned to be located at the southeast side of the project site. Considering the shielding effect of the existing 8-foot-tall perimeter wall (see Figure 1 above), the predicted exterior CNEL for this recreation area is below CNEL 65 dBA. Therefore, no additional mitigation is necessary to meet the city requirement.

6.0 SUMMARY

The following summarizes the acoustical items required to satisfy the noise criteria as described in this report.

Interior Noise

- Exterior wall assembly is acceptable as described in Section 4.1.
- The roof assembly was included in our calculations and is not a significant path of sound and can remain as designed.
- Windows and glass doors with minimum STC ratings as shown in Table 4 with STC ratings and Transmission Loss values specified in Appendix I are required. Appendix I shall be the acoustical specification for the exterior windows and doors.
- Residential mechanical ventilation, or other means of natural ventilation, may be required for all units within Zone A, B and C.

Exterior Noise

- The predicted exterior CNEL at the playground area is below CNEL 65 dBA. Therefore, no additional mitigation is necessary to meet the city requirement.

Various noise mitigation methods may be utilized to satisfy the noise criteria described in this report. Alteration of mitigation methods that deviate from requirements should be reviewed by the acoustical consultant.

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January 8, 2024

South Bay Equities LLC
1721 Stewart Street
Santa Monica, California 90404

Attention: Frank Bardi

Subject: 200 PCH Preschool
Hermosa Beach
Exterior Noise and Exterior Façade Acoustical Analysis
Veneklasen Project No. 8519-001

Dear Frank:

Veneklasen Associates, Inc. (Veneklasen) has completed our review of the 200 PCH Preschool project located in Hermosa Beach, California. This report predicts the exterior noise level at the site using computer modeling. Using this information, interior noise levels were calculated based on the exterior noise exposure and the construction types proposed. From this, the exterior façade design was determined. This report represents the results of our findings.

1.0 INTRODUCTION

This study was conducted to determine the impact of the exterior noise sources on the 200 PCH Preschool project located in Hermosa Beach, California. Veneklasen's scope of work included calculating the exterior noise levels impacting the site and determining the method, if any, required to reduce the interior and exterior sound levels to meet the applicable code requirements of the State of California and the City of Hermosa Beach.

The project consists of the conversion of 5,500 of from retail to daycare in a 1-story type V Building. The project will include rooms, kitchen, outdoor playgrounds, and public parking. The project is bounded by existing residential and commercial uses to the north, residential uses to the west, 2nd Street to the south and the Pacific Coast Hwy (PCH) to the west. Veneklasen understands that the client will keep the existing 8-foot perimeter wall which will provide acoustical shielding to the outdoor playgrounds.

2.0 NOISE CRITERIA

CNEL (Community Noise Equivalent Level) is the 24-hour equivalent (average) sound pressure level in which the evening (7pm – 10pm) and nighttime (10 pm – 7 am) noise is weighted by adding 5 and 10 dB, respectively, to the hourly level. Since this is a 24-hour metric, short-duration noise events (truck pass-by's, buses, trains, etc.) are not as prominent in the analysis.

Leq (equivalent continuous sound level) is defined as the steady sound pressure level which, over a given period of time, has the same total energy as the actual fluctuating noise.

2.1 Interior Noise Levels - Residential

The State of California Building Code (Section 1206, "Sound Transmission") and the City of Hermosa Beach General Plan Noise Element (Table 6.3) states that interior CNEL values for school uses do not exceed 45 dBA in any room.

If the windows must be closed to meet an interior CNEL of 45 dBA, then a mechanical ventilating system or other means of natural ventilation may be required.

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2.2 Exterior Noise Levels – Residential

The City of Hermosa Beach General Plan Noise Element (Table 6.3) states an acceptable CNEL exterior noise standard of 65 dBA CNEL which also applies to school playgrounds.

3.0 EXTERIOR NOISE ENVIRONMENT

3.1 Noise Calculations – Computer Modeling

Veneklasen has utilized the Traffic Noise Model computer software program developed by the FHWA (Federal Highway Administration TNCM 2.5) in order to predict vehicular noise levels at project location. Traffic on Pacific Coast Hwy is the primary source of noise affecting the site. Veneklasen also reviewed aircraft noise sources, and these are insignificant at this site. Veneklasen has calculated noise and traffic levels for 10 years in the future.

Traffic counts for local streets were obtained from the Caltrans official web page. The most and closest recent annual average daily traffic (AADT) at the project site was found for Pacific Coast Hwy (year 2021) which is shown below in Table 1.

Table 1 – Historic AADT Data at Project Site, Pacific Coast Hwy				
Location	Year	AADT (North + Southbound)	Average Increment per Year (2021 to 2034)	AADT in 2034 (1% increment per year)
Pacific Coast Hwy and Aviation Blvd	2021	104500		
	2022	105545		
	2023	106600		
	2024	107666		
	2025	108743		
	2026	109821		
	2027	110929		
	2028	112058		
	2029	113159		
	2030	114290		
	2031	115433		
	2032	116597		
	2033	117753		
	2034	118931	1%	118931

Table 2 show the CNEL values calculated at 20 feet from closest street lane:

Table 2 – Calculated Sound Levels (per AADT 20324)	
Location	CNEL, dBA
West Boundary (façades facing Pacific Coast Hwy)	75

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APPENDIX III – ACOUSTICAL CALCULATION METHODS

Decibel Addition

Decibels are based on a logarithmic scale; defined as the logarithmic ratio between a measured sound pressure level and a reference sound pressure level. When decibels are added, they are not combined arithmetically, but logarithmically. Decibels are added according to the following equation:

$$SPL_{tot} = 10 \log \left(10^{\left(\frac{SPL_1}{10} \right)} + 10 \log \left(10^{\left(\frac{SPL_2}{10} \right)} \right) \right)$$

Where:
 SPL_{tot} = Total Sound Pressure Level (dB or dBA)
 SPL_1 , SPL_2 = Sound Pressure Level 1, 2 (dB or dBA)

A-Weighting

A-weighting a spectrum is completed by applying standardized weighting factors to a frequency spectrum, either in octave bands or third-octave bands. These resultant A-weighted levels are summed using decibel addition to generate the overall A-weighted level, noted as dBA. In a report, spectral data is typically presented un-weighted, and the overall level is presented with A-weighting.

The octave band A-weighting correction factors are shown in the table below:

	Octave Band Center Frequency (Hz)							
	63	125	250	500	1000	2000	4000	8000
A-weighting Correction Factor (dB)	-26	-16	-9	-3	0	+1	+1	-1

Acoustical Shielding

The presence of adjacent buildings or facades, changes in terrain, parapets, and other similar barriers provide acoustical shielding, reducing the sound level incident on the exterior facades. Common locations where acoustical shielding occurs include, but are not limited to, the roof, the back, and sides of the building that are not directly facing the noise source.

Acoustical shielding due to building geometry can be separated into two categories: reduction due to reduced area of exposure (side of a building), and shielding from barriers (such as a parapet or sound wall).

Reduction as a result of reduced area of exposure is calculated according to the following equation:

$$\Delta SPL = 10 \log_{10} \left(\frac{\theta_{ref}}{180} \right)$$

Where:
 ΔSPL = Change in Sound Pressure Level (dB)
 θ_{ref} = Angle of exposure (degrees)

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If you have any questions or comments regarding this report, please do not hesitate to contact us.

Sincerely,
Veneklasen Associates, Inc.

John LoVerde, FASA
Principal

Elias Montoya
Associate

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Figure 1 – Aerial View of Project Site



3.2 Sound Barrier at Property Limit

Veneklasen understands that the client will keep the existing 8-foot-tall perimeter wall which will provide acoustical shielding to the outdoor playgrounds (see Figure 1 above).

3.3 Overall Exterior Exposure

Based on the computer model, Veneklasen calculated the noise level at different locations across the project site. To simplify the presentation of the exterior noise levels, Veneklasen has separated the site into locations based on the sound exposure and required mitigation. The predicted sound levels at each zone, shown in Figure 2, are listed in Table 3 below.

Table 3 – Exterior Noise Levels	
Location	Exterior Noise Level, CNEL, dBA
Zone A	75
Zone B	72
Zone C	≤ 72

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200-210 PCH
HERMOSA BEACH, CA

IK ARCHITECTS
1567 HAUSER BLVD., LOS ANGELES, CA 90019
323.309.9941
KOZIN.ILYA@GMAIL.COM

NOT FOR CONSTRUCTION

DATE | DESCRIPTION
09.30.23 CUP SUBMITTAL
01.24.23 CUP RE-SUBMITTAL
03.06.24 CUP RE-SUBMITTAL

A0.20
ACOUSTIC REPORT

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PACIFIC COAST HWY

3RD STREET

C/L

949.90'

FD S&W IN LIEU OF S&W LS 4142
PER PWFB 0616, PGS 701-702

FD SPK ON CL ANGLE POINT
PER PWFB 0617, PGS 887-888

SYMBOLS:

- CB CATCH BASIN
- COL COLUMN
- DRN DRAIN
- EM ELECTRIC METER
- FR FIRE HYDRANT
- GM GAS METER
- GP GATE POST
- UB UTILITY BOX
- MB MAIL BOX
- PT PALM TREE
- FT FINE TREE
- PO POST
- PP POWER POLE
- SM SEWER MANHOLE
- GM GTE MANHOLE
- SP SIGN POST

- TL TRAFFIC LIGHT WITH STREET LIGHT
- TL TRAFFIC LIGHT WITH ARM
- TR TREE
- WM WATER METER
- WV WATER VALVE
- SD STORM DRAIN MANHOLE
- SL STREET LIGHT

LEGEND:

- APN - ASSESSOR'S PARCEL NUMBER
- A.C. - ASPHALT CONCRETE
- BM - BENCHMARK
- BLDG - BUILDING
- CB - CATCH BASIN
- CEFB - CITY ENGINEER'S FIELD BOOK
- C/L - CENTERLINE
- CONC. - CONCRETE
- CR - CORNER
- EG - EXISTING GRADE
- ESTAB - ESTABLISH
- FF - FINISH FLOOR ELEV.
- FL - FINISH SURFACE ELEV.
- INT - INTERSECTION
- LS - LAND SURVEYOR
- L&T - LEAD & TACK
- P.C. - PROPERTY CORNER
- PG - PAGE
- P/L - PROPERTY LINE
- PROD - PRODUCED (PROLONGED)
- PWFB - PUBLIC WORKS FIELD BOOK
- REF - REFERENCE
- REG - REGISTERED CIVIL ENGINEER
- SPK - SPIKE
- S&W - SPIKE & WASH
- TS - TOP OF CURB ELEV.
- TR - TRACT MAP
- TW - TOP OF WALL ELEV.
- PL - PROPERTY LINE
- CL - CENTERLINE
- BL - BUILDING LINE
- FL - FENCE LINE
- OW - OVERHEAD WIRE

LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:

PARCEL A: THOSE PORTIONS OF LOTS 1, 2 AND 3 OF HOMES BUILDERS PLACE, IN THE CITY OF HERMOSA BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE(S) 72 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1, 50.3 FEET TO A POINT; THENCE EASTERLY ON A LINE PARALLEL WITH THE SOUTHERLY LINE OF LOTS 1 AND 2, 73.02 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY LINE OF LOT 3, THENCE NORTHEAST ALONG SAID WESTERLY LINE OF SAID LOT 3, 20.29 FEET, THENCE EASTERLY ON A LINE PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 3, 40.00 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY LINE OF SAID LOT 3, THENCE SOUTHERLY ALONG THE SAID EASTERLY LINE OF SAID LOT 3, 71.11 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOTS 1, 2 AND 3 TO THE PLACE OF BEGINNING.

PARCEL B: THOSE PORTIONS OF LOTS 1, 2 AND 3 OF HOMES BUILDERS PLACE, IN THE CITY OF HERMOSA BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE(S) 72 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY LINE OF LOT 1, 50.3 FEET NORTHERLY FROM THE SOUTHWEST CORNER THEREOF, THENCE EASTERLY ON A LINE PARALLEL WITH THE SOUTHERLY LINE OF LOTS 1 AND 2, 73.02 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY LINE OF LOT 3, THENCE NORTHERLY ALONG THE WESTERLY LINE OF LOT 3, 20.29 FEET, THENCE EASTERLY ON A LINE PARALLEL WITH THE SOUTHERLY LINE OF LOT 3, 40 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY LINE OF SAID LOT 3, THENCE NORTHERLY ALONG SAID EASTERLY LINE, 20 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 3, THENCE WESTERLY ALONG THE WESTERLY LINE OF LOTS 1, 2 AND 3 107.55 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 1; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1, 40.67 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL C: THE SOUTH HALF OF LOTS 2 AND 4 OF MISSION TRACT, IN THE CITY OF HERMOSA BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE(S) 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE NORTH LINE OF SAID SOUTH HALF OF SAID LOTS BEING PARALLEL WITH THE SOUTH LINE THEREOF.

PARCEL D: LOT 4 OF HOMES BUILDERS PLACE, IN THE CITY OF HERMOSA BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE(S) 72 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4186-025-028, 4186-025-027, 4186-025-022 AND 4186-025-029

BASIS OF BEARINGS:

THE BEARING SOUTH 89°42' WEST, ON THE CENTERLINE OF 2ND STREET (FORMERLY TRANSFER COURT) AS SHOWN ON HOMES BUILDERS PLACE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 10, PAGE 72, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LAND AREA:

PARCEL A CONTAINING AN AREA OF 6,725.13 SQ. FT., OR 0.1544 ACRES, MORE OR LESS. PARCEL B CONTAINING AN AREA OF 3,628.42 SQ. FT., OR 0.0831 ACRES, MORE OR LESS. PARCEL C CONTAINING AN AREA OF 2,281.53 SQ. FT., OR 0.0519 ACRES, MORE OR LESS. PARCEL D CONTAINING AN AREA OF 3,628.42 SQ. FT., OR 0.0831 ACRES, MORE OR LESS. TOTAL CONTAINING AN AREA OF 16,263.50 SQ. FT., OR 0.3724 ACRES, MORE OR LESS.

BENCHMARK:

BM NUMBER: Q12136
DESCRIPTION/LOCATION: LADPW TAG IN W CB SFT S/O ECR 5' SW COR PACIFIC COAST HWY & PER AV
ELEVATION = 92.500 FT.

SURVEYOR'S NOTE:

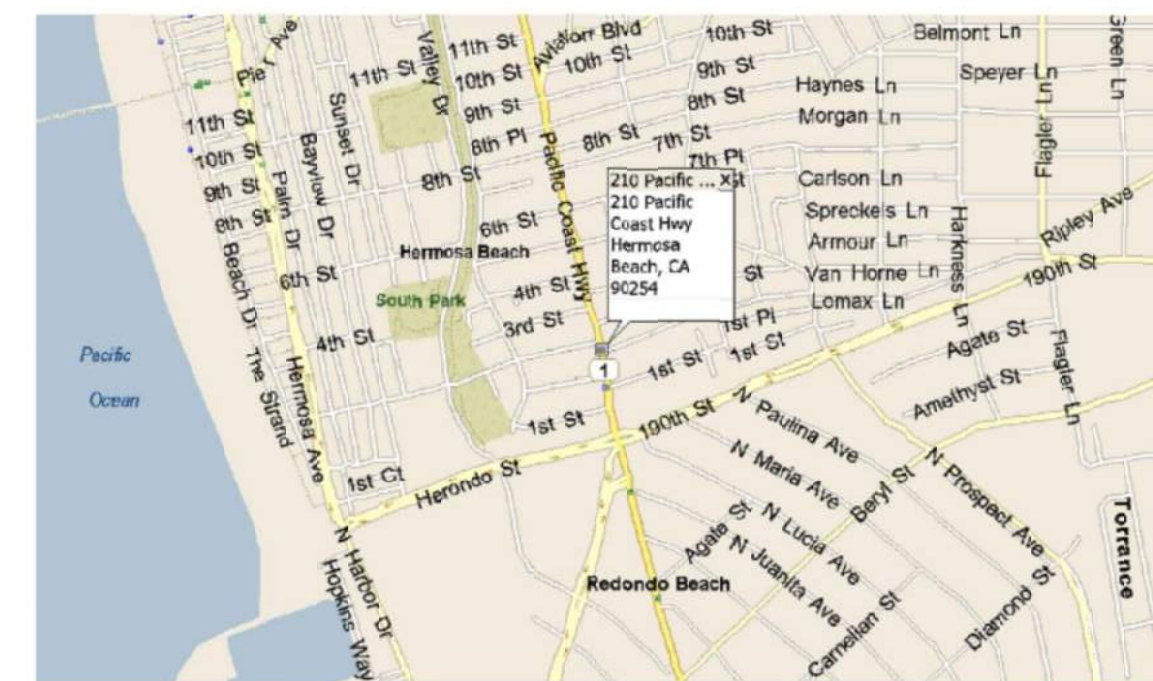
- THIS MAP IS NOT A BOUNDARY SURVEY. NO PROPERTY CORNERS HAVE BEEN SET AS PART OF THIS WORK.
- SURVEY MONUMENTS FOUND IN THE COURSE OF THIS MAPPING HAVE BEEN SET BY OTHERS, AND USED ONLY AS REFERENCE FOR PURPOSES OF TOPOGRAPHIC MAPPING. WITHOUT THE VERIFICATION OF ITS AGREEMENT WITH APPLICABLE LEGAL DESCRIPTIONS AND SENIORITY OF DEEDS.
- RELATION OF TOPOGRAPHIC FEATURES (FENCES, WALLS, TREES, POWER POLES, ETC.) TO PROPERTY LINES SHOWN ON THIS MAP IS SUBJECT TO THE ADJUSTMENTS TO ANY BOUNDARY SURVEY THAT IS TO BE DONE ON THE PROPERTY.

REFERENCE DOCUMENT:

PER PRELIMINARY TITLE REPORT FROM SOCIAL TITLE COMPANY
ORDER NO. 20-2563-BU
DATED AS OF: 16 SEPTEMBER, 2023

SCHEDULE B / EASEMENT(S):

- WATER PIPES AND INCIDENTAL PURPOSES EASEMENT SET FORTH IN THE INSTRUMENT RECORDED IN BOOK 1617, PAGE 47 OF DEEDS.
-NOT PLOTTABLE
- POLES AND INCIDENTAL PURPOSES EASEMENT SET FORTH IN THE INSTRUMENT RECORDED MAY 4, 1951 IN BOOK 36214, PAGE 84 OF OFFICIAL RECORDS.
SAID MATTER AFFECTS PARCEL C
-PLOTTED HEREON
- AN EASEMENT AND SERVITUDES IN AND THROUGH THE SUBSURFACE OF PARCEL A, PROVIDED FOR IN PARAGRAPH NUMBER 24 OF LEASE, FOR BORING WELLS THROUGH THE SUBSURFACE OF SAID LAND FROM SURFACE LOCATION ON OTHER LANDS TO PRODUCE OIL AND GAS ON OTHER LANDS, SUCH RIGHTS-OF-WAY, EASEMENTS AND SERVITUDES TO CONTINUE SO LONG AS GRANTOR, ITS SUCCESSORS OR ASSIGNS, SHALL RETAIN ITS OR THEIR INTEREST IN SUCH OTHER LAND, AS RECEIVED BY BANCROFT PETROLEUM COMPANY, A CORPORATION BY DEED RECORDED MARCH 5, 1959 IN BOOK 6-368, PAGE 708 OF OFFICIAL RECORDS.
SAID MATTER AFFECTS PARCEL A
-BLANKET IN NATURE



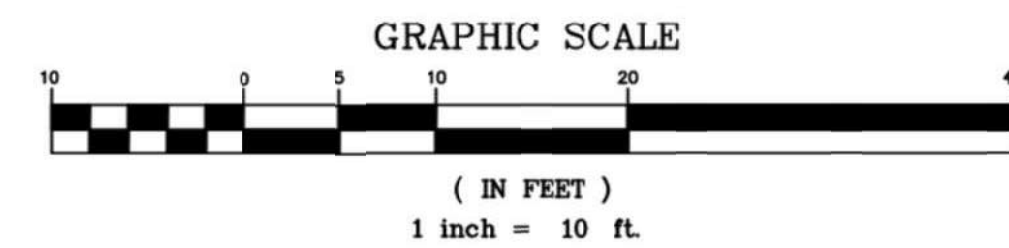
VICINITY MAP
NOT TO SCALE

M&G CIVIL ENGINEERING
AND LAND SURVEYING

TITLE: TOPOGRAPHIC SURVEY 210 PACIFIC COAST HWY., HERMOSA BEACH, CA 90254	
CLIENT: MR. AMR MIKHAIL	JOB NO.: 24-20995
SCALE: 1" = 10'	DATE: 01/17/2024
DESIGNED BY: F.G. / AG	REVISION (S):
DRAWN BY: SA	SHEET 1
CHECKED BY: C.D.L.	OF 1 SHEET

347 S. ROBERTSON BLVD.
BEVERLY HILLS, CALIFORNIA 90211
TEL (310) 656-0871 FAX (310) 656-0845
info@mglansur.com www.mglansur.com

REGISTERED PROFESSIONAL ENGINEER
CIVIL
No. C-31604
EXP. 12-31-2024
01/17/2024
(e.signed)



GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

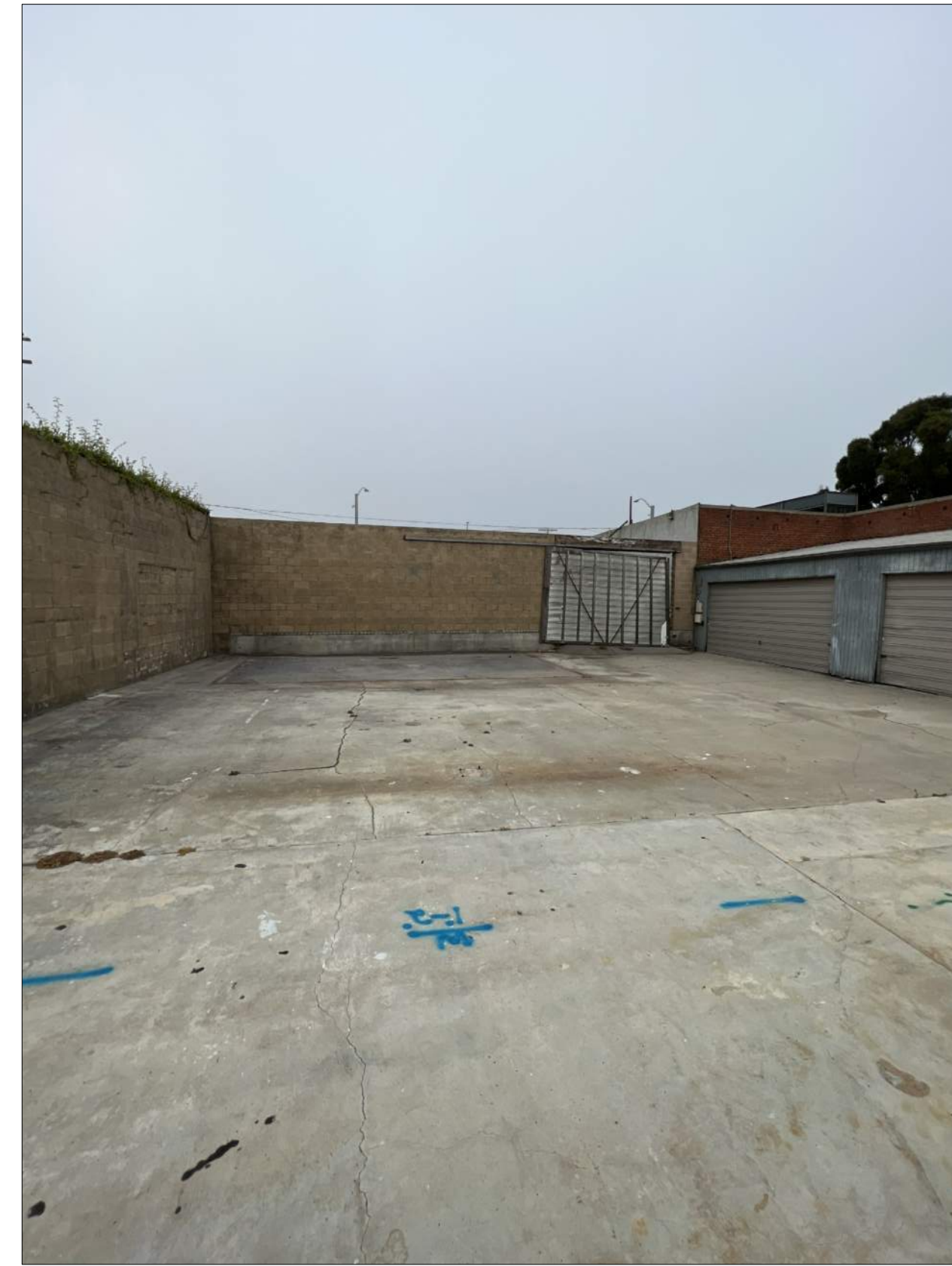
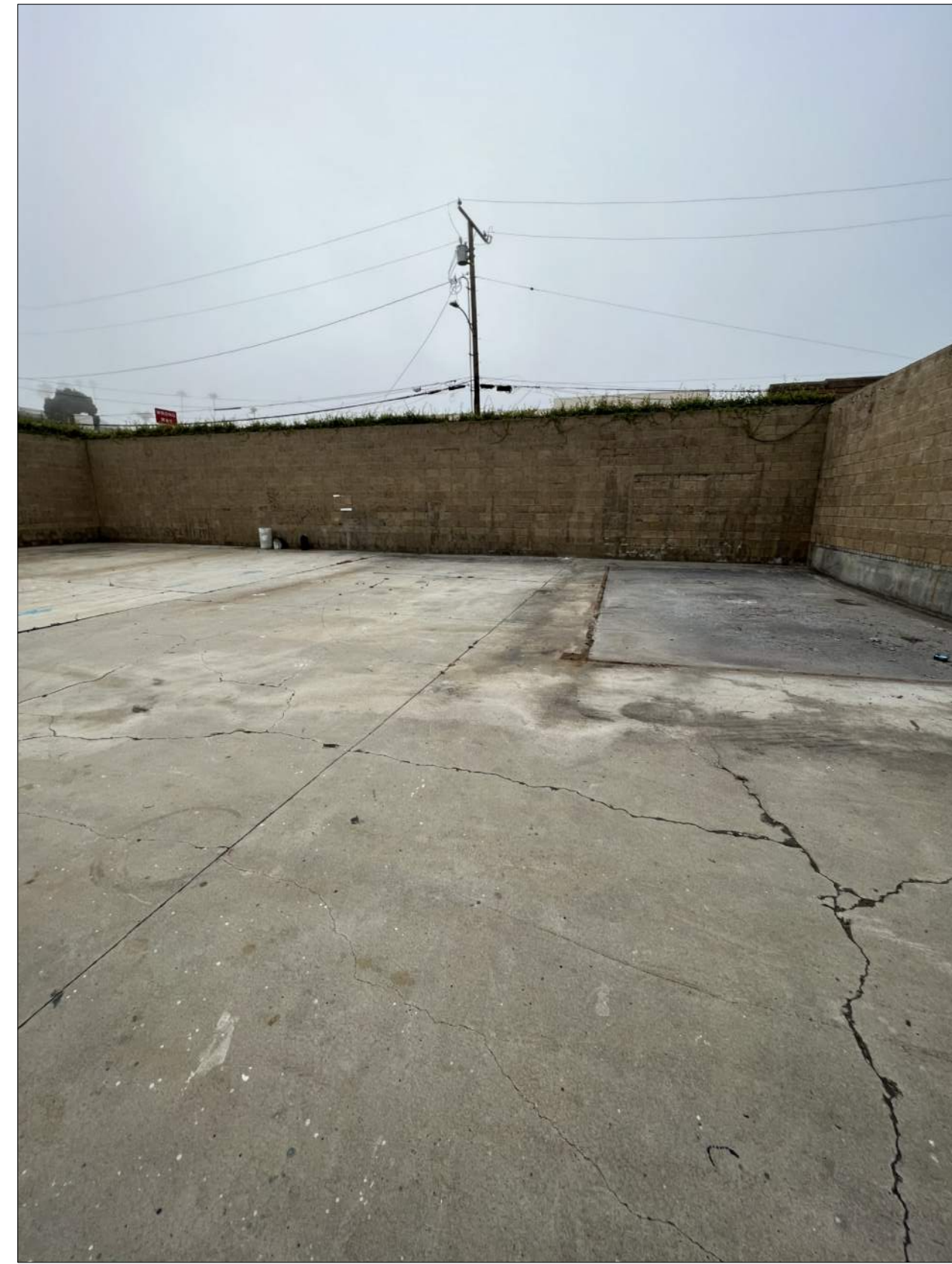
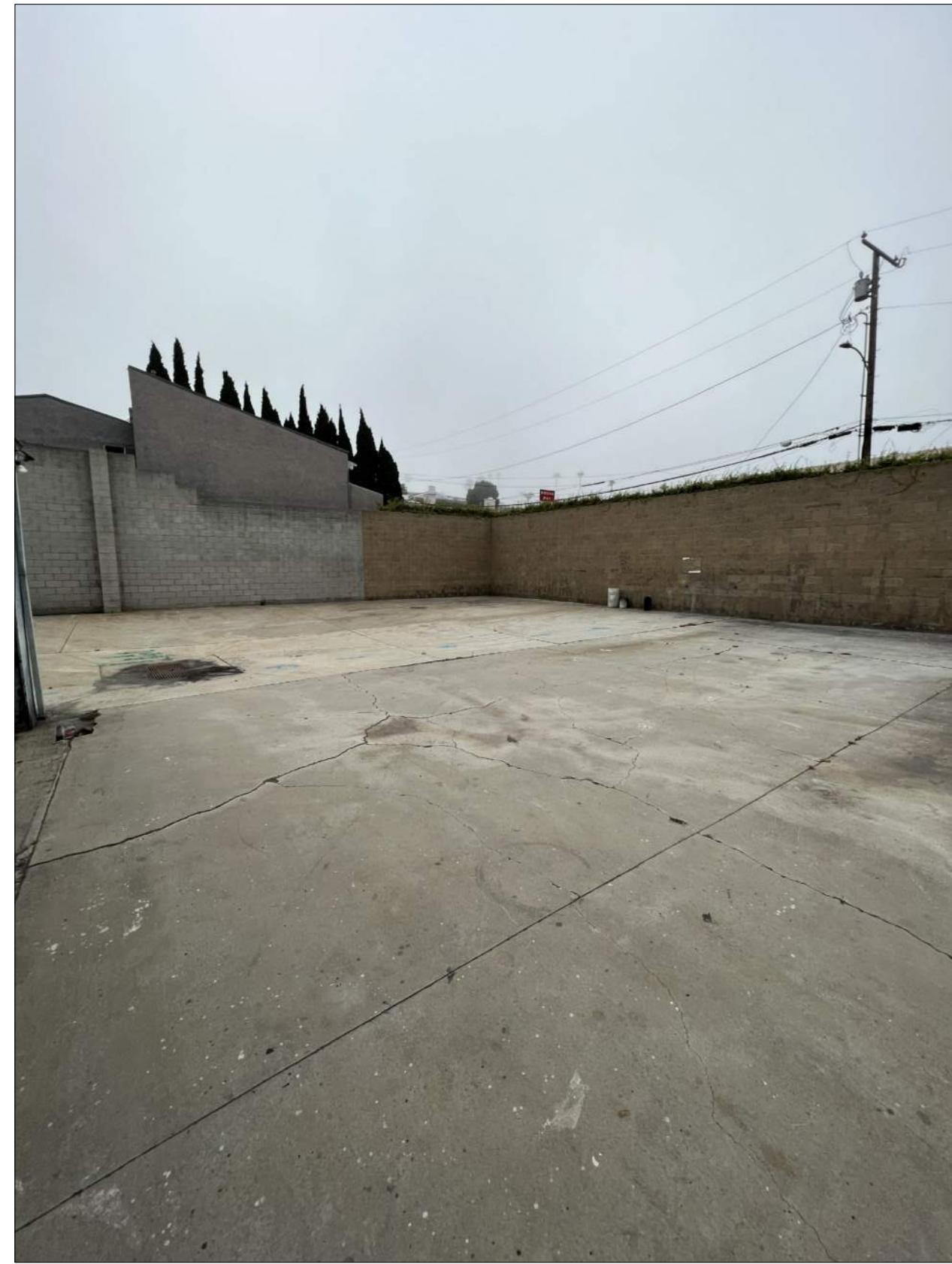
EXISTING SURVEY

SCALE 1/8"=1'-0"

01

A1.00

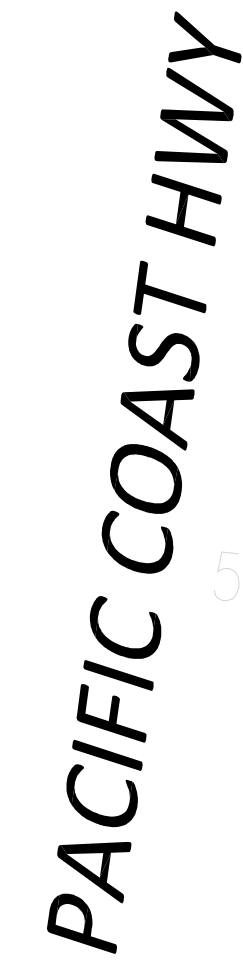
EXISTING SURVEY
(FOR REFERENCE ONLY)



<h1 style="margin: 0;">HERMOSA BEACH EARLY EDUCATION CENTER</h1> <p style="margin: 5px 0;">200-210 PCH HERMOSA BEACH, CA</p>																			
<p>KA ARCHITECTS 1567 HAUSER BLVD., LOS ANGELES, CA 90019 323.309.9941 KOZINILYA@GMAIL.COM</p>																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; padding: 5px;">DATE</th> <th style="text-align: left; padding: 5px;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">09.30.23</td> <td style="padding: 5px;">CUP SUBMITTAL</td> </tr> <tr> <td style="padding: 5px;">03.06.24</td> <td style="padding: 5px;">CUP RE-SUBMITTAL</td> </tr> <tr><td style="padding: 5px;"> </td><td style="padding: 5px;"> </td></tr> <tr><td style="padding: 5px;"> </td><td style="padding: 5px;"> </td></tr> <tr><td style="padding: 5px;"> </td><td style="padding: 5px;"> </td></tr> <tr><td style="padding: 5px;"> </td><td style="padding: 5px;"> </td></tr> <tr><td style="padding: 5px;"> </td><td style="padding: 5px;"> </td></tr> <tr><td style="padding: 5px;"> </td><td style="padding: 5px;"> </td></tr> </tbody> </table>	DATE	DESCRIPTION	09.30.23	CUP SUBMITTAL	03.06.24	CUP RE-SUBMITTAL													<div style="font-size: 48px; font-weight: bold; margin: 0;">A1.01</div> <div style="margin-top: 10px;"> EXISTING SITE PHOTOS </div>
DATE	DESCRIPTION																		
09.30.23	CUP SUBMITTAL																		
03.06.24	CUP RE-SUBMITTAL																		

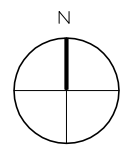
____ (E) WALL TO REMAIN

KEYNOTES:



SCALE 3/16"=1'-0"

01



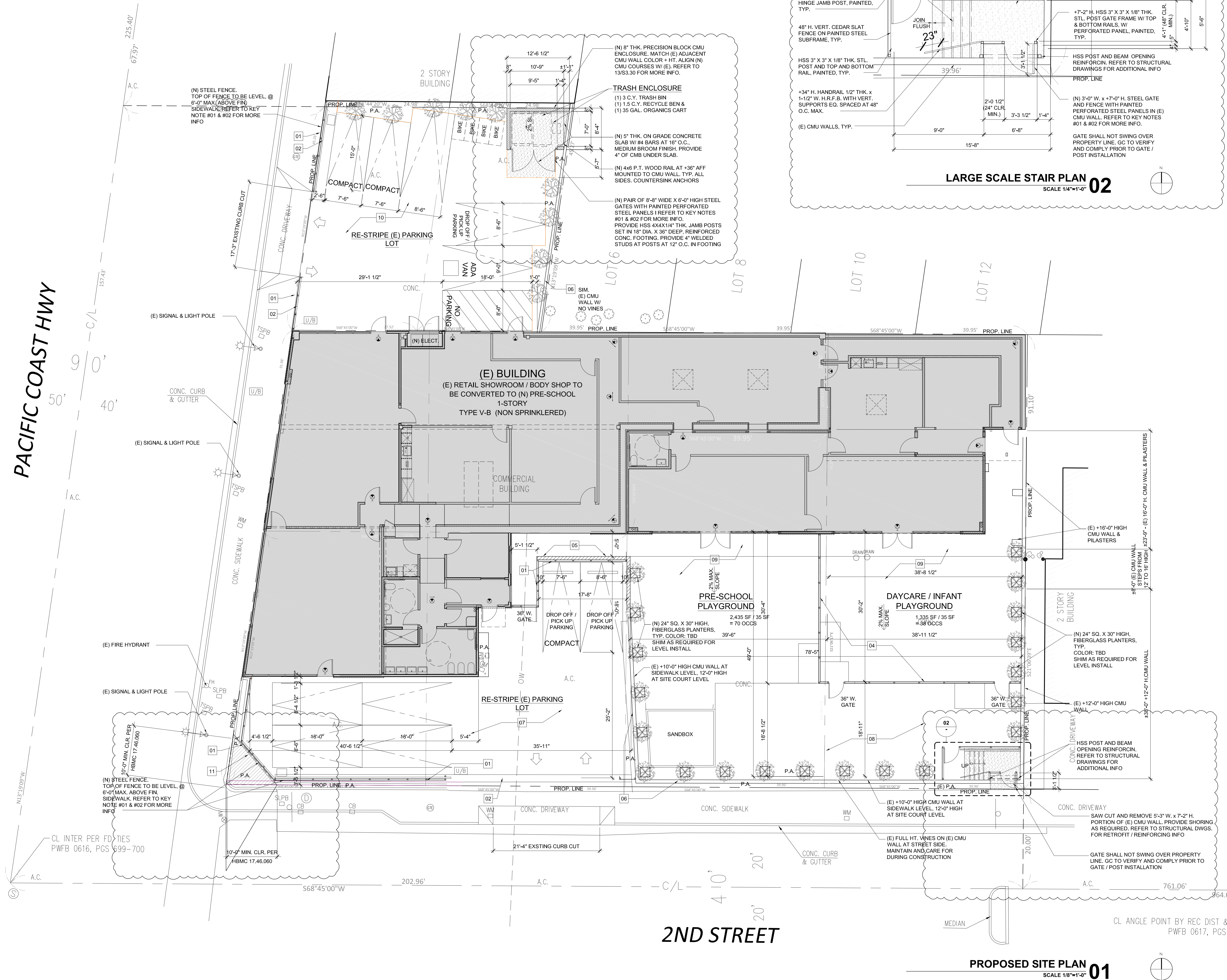
200-210 PCH
MOSA BEACH, CA

NOT FOR CONSTRUCTION

D2.10

EMOLITION FLOOR PLAN

PACIFIC COAST HWY



GENERAL NOTES:

1. REFER TO CIVIL & STRUCTURAL DRAWINGS FOR ADDITIONAL INFO
2. ALL DIMENSIONS ARE TO THE FACE OF FINISH U.N.O.
3. VERIFY ALL (E) DIMENSIONS IN THE FIELD
4. NOTIFY THE ARCHITECT IN CASE OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
5. (N) PARKING LOT STRIPING SHALL BE PER CITY OF HERMOSA BEACH PARKING LOT STANDARDS.

KEYNOTES:

- 01 12 GA., 3/8" ROUND ON 9/16" STAGGERED CENTERS, 40% OPEN, BENT, PERFORATED STEEL PANEL FENCE ON STEEL POST. ALL STEEL SHALL BE SHOP PRIMED, FIELD PAINTED WITH HIGH PERFORMANCE COATING.
COLOR: DUNN EDWARDS DE 6350 DARK ENGINE
- 02 6'-0" HIGH MAX. MOTOR OPERATED STEEL GATE WITH PERFORATED STEEL PANEL NOTED UNDER KEYNOTE #01
- 03 (E) BLOCK PLANTER CURBS. PROVIDE (E) CONCRETE SACK FINISH
- 04 (N) 48" HIGH CEDAR WOOD SLAT FENCE ON GLVANIZED STEEL SUB-FRAME. CLEAR SEAL WOOD SLATS
- 05 (N) 8" W. x 48" H. CMU STEEL WALL WALL. USE PRECISION BLOCK. COLOR TO MATCH EXISTING
- 06 (E) CMU BLOCK WALL WITH VINES TO REMAIN. MAINTAIN AND CARE FOR VINES DURING CONSTRUCTION
- 07 (N) A/C PAVING PARKING LOT OVER CMB. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFO. PROVIDE (N) PARKING STRIPING PER HERMOSA BEACH CITY STANDARDS
- 08 (E) CONCRETE PAVING TO REMAIN. POWER WASH AND CLEAN AS REQUIRED
- 09 RAISED DECKING ON P.T. SLEEPERS OR 'BISON' PEDESTALS.
- 10 (N) SLURRY COAT PARKING. PROVIDE (N) PARKING STRIPING PER HERMOSA BEACH CITY STANDARDS
- 11 (N) 8" WIDE CONCRETE CURB AT PLANTER

LARGE SCALE STAIR PLAN 02

SCALE 1/4"=1'-0"

PLAN LEGEND:

- (E) WALL TO REMAIN
- INDICATES (E) 1-HR RATED WALL
- (N) NON BARING PARTITIONS 3-5/8" MTL. STUDS @16" O.C.
- (N) +48" H. LOW PARTITION 3-5/8" MTL. STUDS @16" O.C.
- (FE) FIRE EXTINGUISHER LOCATION
- (N) SELF-ILLUMINATING EXIT SIGN W/ BATTERY BACK-UP

GENERAL NOTES:

- ALL DIMENSIONS ARE TO THE FACE OF FINISH U.N.O.
- VERIFY ALL (E) DIMENSIONS IN THE FIELD
- NOTIFY THE ARCHITECT IN CASE OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

KEYNOTES:

- 01 (N) ARCADIA TC470 STOREFRONT WITH DUAL INSULATED GLAZING.
- 02 (N) SLOPING CONCRETE WALKWAY W/ #4 BARS AT 16" O.C. EACH WAY TO SLOPE AT 1:20 MAX. PROVIDE SMOOTH CONCRETE FINISH
- 03 (N) CONCRETE SLAB W/ #4 BARS AT 16" O.C. EACH WAY. PROVIDE TOP CAST #05 FINISH
- 04 (N) CONCRETE SLAB W/ #4 BARS AT 16" O.C. EACH WAY. PROVIDE SMOOTH CONCRETE FINISH. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
- 05 (N) CONCRETE TOPPING SLAB W/ #4 BARS AT 16" O.C. EACH WAY. PROVIDE SMOOTH CONCRETE FINISH. PROVIDE FOAM WHERE TOPPING SLAB EXCEEDS 4" IN THICKNESS. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
- 06 PROVIDE CONC. FLOAT ON (E) CONCRETE SLAB
- 07 (N) SKYLIGHT ABOVE IN (E) OPENING
- 08 (N) 4 X WOOD POST. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFO
- 09 (E) BEAM ABOVE
- 10 ROOF AND OVERFLOW DRAINS. KEEP AS TIGHT TO THE ADJACENT WALLS AS POSSIBLE. PREFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFO.
- 11 SEISMIC JOINT COVER BY 'CS CONSTRUCTION SPECIALTIES' OR EQUAL
- 12 STEEL ROOF ACCESS LADDER WITH SECURITY DOOR. REFER TO DETAIL 08/A9.40
- 13 LIGHT SANDBLAST (E) ROOF FRAMING AND EXPOSED EXISTING BRICK WALLS. RE-POINT (E) BRICK WALLS AS REQUIRED. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL DIRECTIONS

FLAME SPREAD CLASSIFICATION CBC 803.1

MATERIAL QUALIFIED BY:

CLASS	FLAME SPREAD INDEX	SMOKE DEVELOPED INDEX
A	0-25	0-450
B	26-75	0-450
C	76-200	0-450

TABLE 803.9 : MAXIMUM FLAME SPREAD CLASS BY OCCUPANCY

OCCUPANCY GROUP	EXIT ENCLOSURES & EXIT PASSAGEWAYS	OTHER EXITWAYS	ROOMS OR AREAS
B	A	B	C

HERMOSA BEACH EARLY EDUCATION CENTER

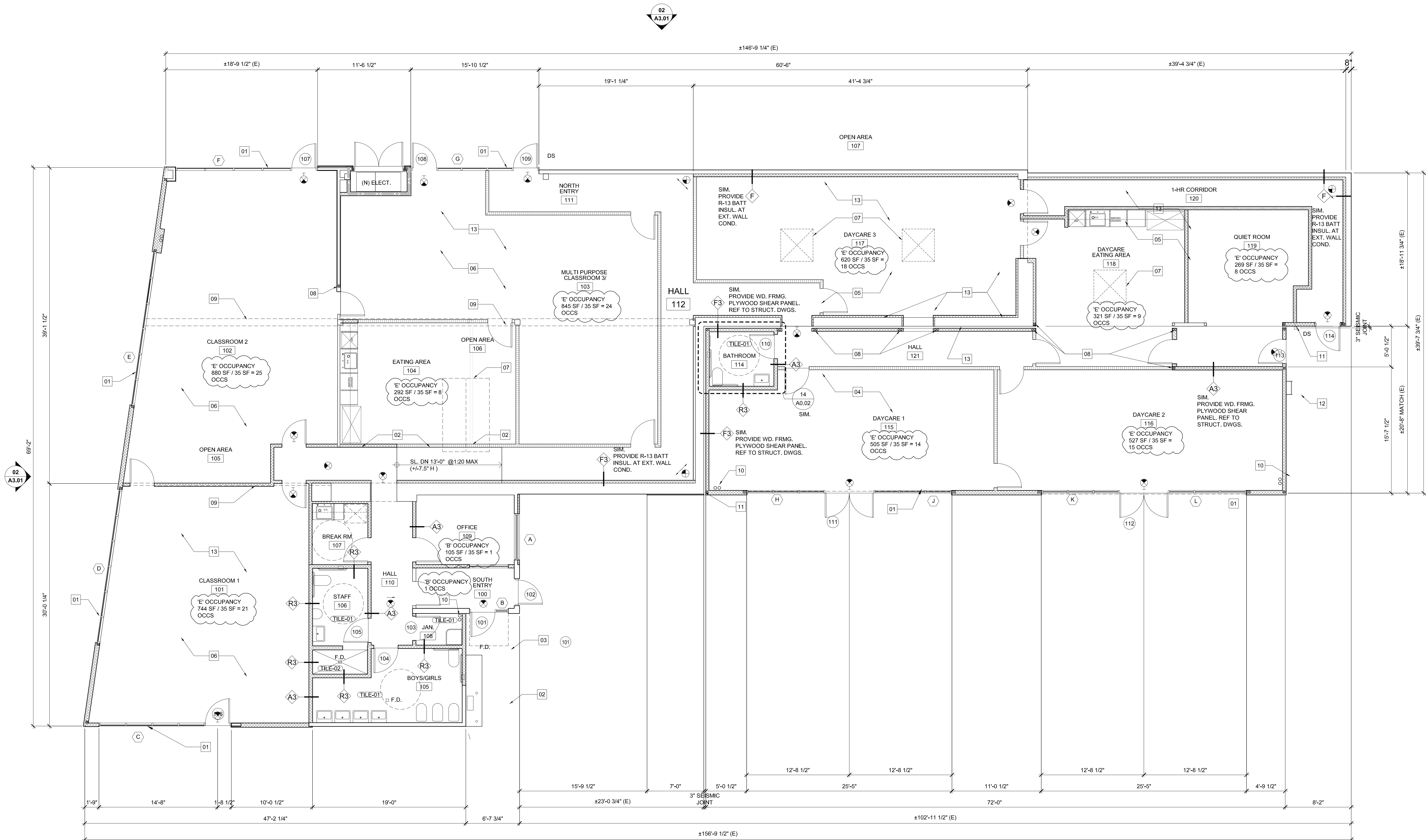
200-210 PCH
HERMOSA BEACH, CA

IK ARCHITECTS
1567 HAUSER BLVD., LOS ANGELES, CA 90019
323.309.9941
KOZIN.ILYA@GMAIL.COM

NOT FOR CONSTRUCTION

DATE	DESCRIPTION
09.30.23	CUP SUBMITTAL
01.24.23	CUP RE-SUBMITTAL
03.06.24	CUP RE-SUBMITTAL

A2.10
1ST FLOOR PLAN



PROPOSED FLOOR PLAN
SCALE 1/8"=1'-0"

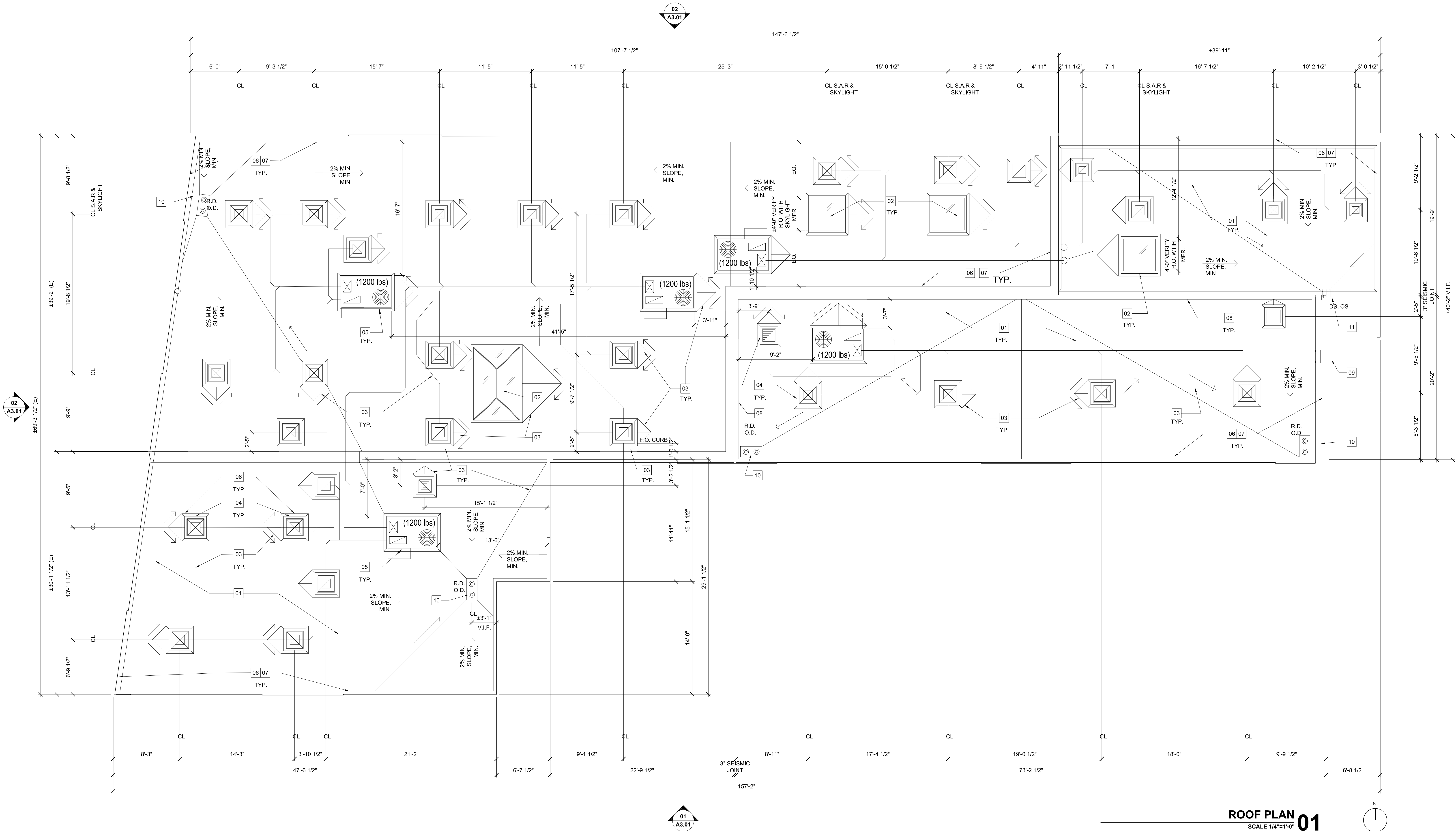
01

GENERAL NOTES:

1. MAINTAIN ALL PARAPET HEIGHT AND PENETRATIONS CLEARANCES AS REQUIRED BY ROOF MANUFACTURER
2. GENERAL CONTRACT TO EVALUATE (E) ROOF SLOPE AND DRAINAGE PATTERN AND TO VERIFY AND PROVIDE MIN. 2% ROOF SLOPE AT ALL LOCATIONS AND FLOW LINES
3. ALL PARAPET COPINGS, SCUPPERS AND DOWNSPOUTS SHALL BE BONDERIZED
4. ITS RECOMMENDED THAT AN INDEPENDENT ROOFING INSPECTOR AND / OR WATERPROOFING CONSULTANT BE RETAINED TO REVIEW AND SIGN OF ALL ALL ROOFING AND FLASHING INSTALLATION.
5. MAINTAIN 12" MINIMUM BETWEEN FACE OF PARAPETS AND ANY ROOF PENETRATIONS
6. REFER TO SHEET A9.40 FOR TYPICAL ROOF DETAILS

KEYNOTES:

- 01 PROVIDE (N) SINGLE PLY, CLASS 'A' ROOF WITH 20 YEAR WARRANTY
- 02 (N) SKYLIGHTS ON (N) LEVEL CURBS. MAINTAIN MINIMUM CURB HEIGHT OF 8" ABOVE HIGHEST ROOF POINT. WRAP ROOFING UP AND ON TOP OF CURBS
- 03 PLYWOOD CRICKET TO SLOPE AT 1/2" / FT. ALL FLOW LINES TO SLOPE AT 1/4" / FT. MIN.
- 04 2 X 4 CURBS AT ALL ROOF PENETRATIONS AND SKYLIGHTS. MIN. 8" HIGH ABOVE HIGHEST ROOF POINT. WRAP ROOFING UP AND ON TOP OF CURBS
- 05 2 X EQUIPMENT PLATFORMS AT (N) RTUS. MAINTAIN MIN. 8" HIGH ABOVE HIGHEST ROOF POINT. WRAP ROOFING UP AND ON TOP OF PLATFORMS
- 06 4" FIBER CANT STRIP, TYP.
- 07 WRAP ROOFING MEMBRANE UP AND OVER ALL PARAPETS
- 08 SEISMIC JOINT COVER BY C&S INDUSTRIES OR EQUAL. INSTALL PER MANUFACTURERS RECOMMENDATIONS. INSTALL 2 X CURB UNDER SEISMIC JOINT COVER AND WRAP ROOFING UP AND OVER THE CURB.
- 09 STEEL ROOF ACCESS LADDER WITH SECURITY DOOR. ALL EXTERIOR STEEL PAINTED WITH HIGH PERFORMANCE COATING
- 10 FOR ROOF AND OVERFLOW DRAIN ROUTING & TERMINATIONS REFER TO PLUMBING AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- 11 BONDERIZED DOWNSPOUT AND OVERFLOW SCUPPER. FOR DOWNSPOUT TERMINATION, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION



HERMOSA BEACH EARLY EDUCATION CENTER
200-210 PCH
HERMOSA BEACH, CA

IK ARCHITECTS
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NOT FOR CONSTRUCTION

DATE	DESCRIPTION
09.30.23	CUP SUBMITTAL
01.24.23	CUP RE-SUBMITTAL
03.06.24	CUP RE-SUBMITTAL

A2.20
ROOF PLAN



PLAYGROUND VIEW LOOKING NORTH-EAST 03



SOUTH SIDE LOOKING NORTH 02



NORTH-EAST CORNER LOOKING SOUTH 01

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A3.00

PROPOSED BUILDING
RENDERINGS

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO THE FACE OF FINISH U.N.O.
2. VERIFY ALL (E) DIMENSIONS IN THE FIELD
3. ISOLATE ALL DISSIMILAR METALS FROM DIRECT CONTACT WITH ONE ANOTHER.
4. ISOLATE ALL ALUMINUM WITH DIRECT CONTACT WITH ANY CEMENTATIOUS MATERIALS.
5. NOTIFY THE ARCHITECT IN CASE OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
6. ALL EXPOSED EXTERIOR STEEL SHALL BE PAINTED WITH HIGH PERFORMANCE COATING
7. ALL VISIBLE EXTERIOR FLASHING AND ROOF COPINGS SHALL BE BONDERIZED U.N.O.
8. ALL FASTENERS THRU ALUMINUM SHALL BE STAINLESS STEEL

KEYNOTES:

- 01 SYNTHETIC WOOD SIDING ON GALVANIZED FURRING CHANNELS. USE TRESPA ON WPS CLIPS AS BASIS OF DESIGN. SHIM FURRING STRIPS AS REQUIRED FOR PLUMB SIDING INSTALL.
- 02 7/8" THK. EXT. CEMENT PLASTER O/ PAPER BACKED METAL LATH. PROVIDE ACRYLIC FINISH COAT WITH FIBER MESH FABRIC. BY PAREX OR EQUAL. COLOR: WHITE (PROVIDED LARGE SCALE MOCK UP FINISH FOR APPROVAL)
- 03 1/2" WIDE #15 DOUBLE V PLASTER CONTROL JOINTS BY CLARK DIETRICH OR EQ.
- 04 12 GA., 3/8" ROUND ON 9/16" STAGGERED CENTERS, 40% OPEN, BENT, PERFORATED STEEL PANEL FENCE ON STEEL POST. ALL STEEL SHALL BE SHOP PRIMED, FIELD PAINTED WITH HIGH PERFORMANCE COATING.
- COLOR: DUNN EDWARDS DE 6350 DARK ENGINE
- 05 22 GA. BONDERIZED SHEET METAL PARAPET COPING. PAINTED TO MATCH WALL COLOR
- 06 1/4" THK. ALUMINUM PANEL ON ALUM. FURRING STRIP. PANELS TO HAVE KYNAR FINISH TO MATCH ALUM. STOREFRONT COLOR. ALL EXPOSED FASTNERS TO MATCH ADJACENT ALUM. COLOR
- 07 3/8" THK. ALUMINUM CANOPY WITH 3 COAT KYNAR FINISH. ALL ATTACHMENTS THRU ALUMINUM SHALL BE STAINLESS STEEL.
- 08 11 GA., BENT, PERFORATED STEEL PANEL FENCE ON STEEL POST. ALL STEEL SHALL BE SHOP PRIMED, FIELD PAINTED WITH HIGH PERFORMANCE COATING.
- 09 TENANT BUILDING SIGNAGE UNDER SEPARATE PERMIT
- 10 (N) TC470, OFFSET STOREFRONT BY ARCADIA INC. PROVIDE 2 COAT DURANAR FINISH. GLASS SHALL DUAL PANE INSULATED GLAZING UNIT. PROVIDE MEDIUM STILE DOORS.
- 11 SEISMIC JOINT COVER BY 'CS CONSTRUCTION SPECIALITIES' OR EQUAL
- 12 BONDERIZED SHEET METAL DOWNSPOUT
- 13 3/16" THK. ALUMINUM ANGLE CLOSURE AT ALL SIDING EDGE. PROVIDE 2 COAT KYNAR FINISH. COLOR TO MATCH STOREFRONT FRAME COLOR
- 14 CONCEALED, BENT BONDERIZED PARAPET COPING BEHIND SIDING PANELS
- 15 NICKEL BRONZE OVERFLOW DRAIN NOZZLE WITH STAINLESS STEEL SCREEN BY ZURN OR EQUAL. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFO

NORTH EXT. ELEVATION / SITE SECTION 03
SCALE 3/16"=1'-0"

WEST EXT. ELEVATIONS 02
SCALE 3/16"=1'-0"

SOUTH EXT. ELEVATION 01
SCALE 3/16"=1'-0"

210 PCH SHELL / CORE REMODEL

200-210 PCH
HERMOSA BEACH, CA

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DATE DESCRIPTION
11.07.23 PC SUBMITTAL
03.06.24 CUP RE-SUBMITTAL

A3.01
EXTERIOR ELEVATIONS,
PROPERTY SECTIONS