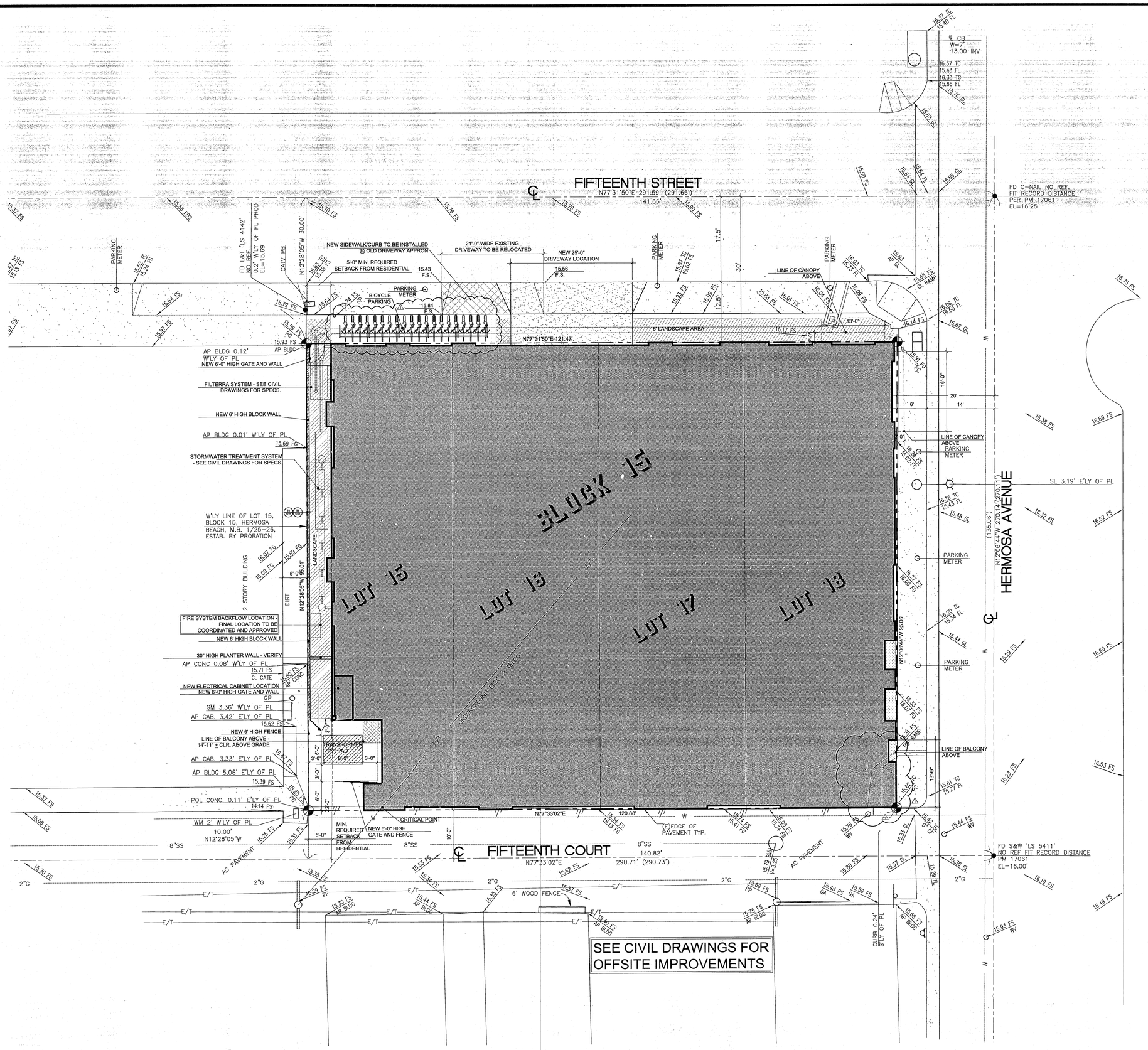

SITE PLAN
SCALE:1/8"=1'-0"

GENERAL LEGEND

BUILDING FOOTPRINT

LANDSCAPE AREA - SEE LANDSCAPE SHEETS

WALL LEGEND

SMOOTH STUCCO FINISH BLOCK WALL - VERIFY STRUCTURAL DRAWINGS FOR DETAILS 93/SD5 94/SD5

NOTES

1. REFER TO CIVIL DRAWINGS FOR ALL REQUIRED SITE WORK

SEC. 8.24.050.(a) H.B.M.C.
PERMITTED HOURS OF CONSTRUCTION
8AM TO 6PM MON THUR FRI
9AM TO 5PM SATURDAYS
NO WORK ON SUNDAYS
& NATIONAL HOLIDAYS
VIOLATIONS SUBJECT TO CITATION

THESE PLANS APPROVED BY PLANNING DIVISION CITY OF HERMOSA BEACH
DEC 09 2015

THESE PLANS APPROVED BY BUILDING DIVISION CITY OF HERMOSA BEACH
DEC 16 2015

SUBLIST REQUIRED PRIOR TO FINAL

NOTE: ALL WORK SHALL COMPLY WITH THE 2013 CALIFORNIA BUILDING CODES AND THE HERMOSA BEACH MUNICIPAL CODE AS APPLICABLE.

RECOMMENDED
FOR PERMIT ISSUANCE
HAYER CONSULTANTS, INC.
BY: _____ DATE DEC 28 2015
These plans have been reviewed for adherence to the applicable codes and ordinance. Recommendation is hereby made to issue a building permit pending approval by all applicable City agencies.

The issuance or granting of a permit based on approval of these plans SHALL NOT be construed to permit or approve any violation of the applicable codes, ordinance, state or federal laws. No permit presumed to give authority to violate or cancel the provisions of such codes or laws shall be valid.

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website: envirotechno.com

08/05/2015

LICENSED ARCHITECT LUIS DE MORAES ALI # C32440 NOVEMBER 25, 2015 STATE OF CALIFORNIA

CLIENT NAME:
HERMOSA BOUTIQUE HOTEL, LLC
RAJU CHHABRIA & RHAVI KHOSLA
205 PIER AVENUE, SUITE 201
HERMOSA BEACH, CA 90254

PROJECT TITLE:
HERMOSA BOUTIQUE HOTEL
1429 HERMOSA AVENUE
HERMOSA BEACH, CA 90254

SHEET TITLE:
SITE PLAN - PROPOSED

REVISION #1 - 08/05/2015
PLAN CHECK RESUBMITTAL - 12/02/15

JOB NO:	0012-03
DATE:	09-17-12
SCALE:	AS NOTED
DRAWN BY:	ENM
CHECKED BY:	LDM
SHEET NO:	

A1.0

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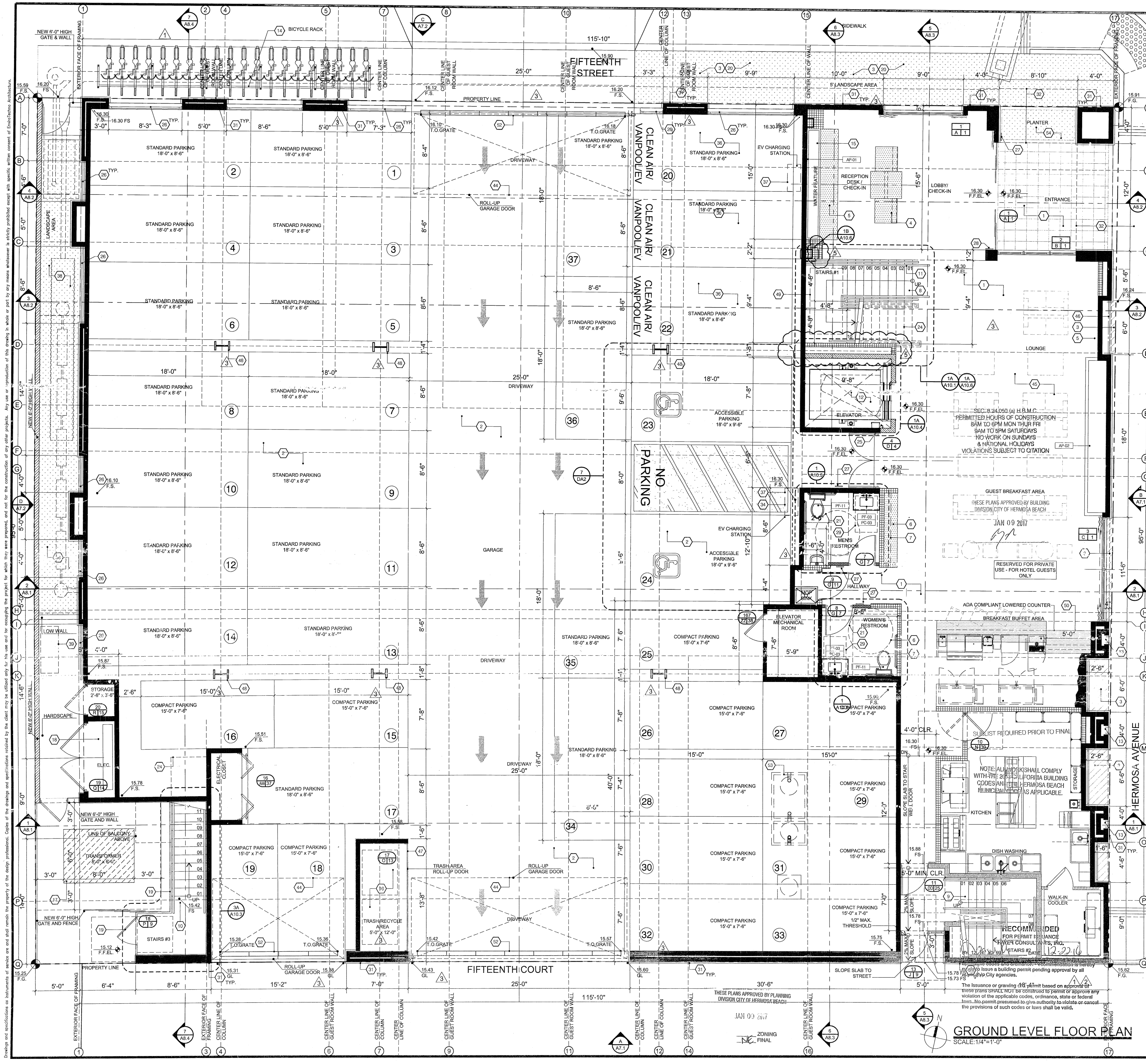

GENERAL LEGEND

- 2x6 WOOD STUD @ 16" O.C. - U.N.O. - 1-HR RATED WALL WITH 5/8" TYPE "X" GYP BOARD AT INTERIOR SIDE, (SEE FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR ADDITIONAL FINISHES). USE 7/8" CEMENT PLASTER W/ SMOOTH AND ANTI-GRAFFITI FINISH ON ALL EXTERIOR EXPOSED SURFACES INCLUDING ALL INTERIOR GARAGE WALLS. SEE ELEVATIONS FOR EXTERIOR FINISHES. PROVIDE SOUND ATTENUATION/R-13 INSULATION (SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION). VERIFY PLANS WHERE FURRING OCCURS - SEE DETAILS 1/A10.7, 3/A10.7, 4/A10.7, 5/A10.7, 6/A10.7
- 2x4 WOOD STUDS @ 16" O.C. STAGGERED ON 2x6 PLATES TOP & BOTTOM (USE 3x SILL PLATES WHERE REQUIRED - SEE STRUCTURAL) - U.N.O. - 1-HR RATED WALL WITH 5/8" TYPE "X" GYP. BOARD ON EACH SIDE - SEE DETAIL 9/A10.7, 11/A10.7
- 2x4 WOOD STUDS @ 16" O.C. - U.N.O. - 1-HR RATED WALL WITH 5/8" TYPE "X" GYP. BOARD ON EACH SIDE - SEE DETAIL 8/A10.7
- 2x4 WOOD STUDS @ 16" O.C. STAGGERED ON 2x6 PLATES TOP & BOTTOM (USE 3x SILL PLATES WHERE REQUIRED - SEE STRUCTURAL) - U.N.O. - 1-HR RATED WALL WITH 5/8" TYPE "X" GYP. BOARD ON EACH SIDE - SEE DETAIL 9/A10.7
- 2x4 WOOD STUDS @ 16" O.C. STAGGERED ON 2x6 PLATES TOP & BOTTOM (USE 3x SILL PLATES WHERE REQUIRED - SEE STRUCTURAL) - U.N.O. - 1-HR RATED WALL WITH 5/8" TYPE "X" GYP. BOARD ON EACH SIDE (USE 2x8 WOOD STUDS AT PLUMBING WALLS IF NEEDED) - SEE DETAIL 7/A10.7
- 5 "I" BEAM LOCATION AT GARAGE SHALL PROVIDE CRITICAL PARKING CLEARANCES - CONTRACTOR TO ENSURE CRITICAL CLEARANCES PRIOR TO CONSTRUCTION, PROVIDE 1-HOUR INTUMESCENT FIRE PROOFING PAINT AS MANUFACTURED BY SHIELD INDUSTRIES FIREGUARD E-84 - SEE DETAIL 2/A10.7
- MILLWORK - REFER TO INTERIOR DESIGN DRAWINGS FOR DESIGN AND DETAILING
- LANDSCAPE AREA - SEE LANDSCAPE PLANS
- ACCESSIBLE PARKING/GUESTROOM - SEE SHEETS DA1 & DA2
- PROVIDE COMMUNICATION EQUIPMENTS FOR THE HEARING IMPAIRED PER CBC TABLE 11B-224.2 & 11B-224.4.

KEY NOTES

1. TERRAZZO FLOOR OR FLOOR TILE - SEE INTERIOR DESIGN DRAWINGS
2. CONCRETE SLAB - (VERIFY FINISH), ALL EXPOSED GARAGE WALLS TO BE 7/8" SMOOTH CEMENT PLASTER - U.N.O.
3. LANDSCAPE/PLANTING AREA - SEE LANDSCAPE PLANS
4. RECEPTION DESK/CHECK-IN COUNTER - REFER TO INTERIOR DESIGN DRAWINGS
5. BASE CABINET WITH STONE TOP - REFER TO INTERIOR DESIGN DRAWINGS
6. BASE CABINET WITH STONE TOP AND 6" TILE BACKSPLASH - REFER TO INTERIOR DESIGN DRAWINGS
7. UPPER CABINET - REFER TO INTERIOR DESIGN DRAWINGS
8. INTERIOR ENTRY STAIRS - REFER TO INTERIOR DESIGN DRAWINGS
9. INTERIOR EGRESS STAIRS - REFER TO INTERIOR DESIGN DRAWINGS
10. EXTERIOR EGRESS STAIRS - REFER TO INTERIOR DESIGN DRAWINGS
11. GUARDRAIL/ HANDRAIL, MIN. 42" HIGH
12. ELEVATOR - TO BE ACCESSIBLE TO DISABLED PERSONS AND MEET THE STRETCHER REQUIREMENTS PER CBC SECTION 3002.4 (SPECS. TO FOLLOW, VERIFY REQ. CLEARANCES W/ ELEVATOR MFG.) W/ 20 MINUTE FIRE RATED DOORS. SEE DETAILS 1A/A10.1 AND 1A/A10.6
13. SHIELDED EXTERIOR LIGHTING - (SPECS. TO FOLLOW)
14. BICYCLE RACK - (SPECS. TO FOLLOW) PER CBC 5.106.4.1
15. WATER FEATURE - REFER TO INTERIOR DRAWINGS FOR SPECS.
16. TRASH/RECYCLE CONTAINER AREA
17. TRANSFORMER/TRANSFORMER PAD - SEE EDISON/ELECTRICAL/CIVIL DRAWINGS
18. ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS
19. EXTERIOR STAIRS FENCE AND GATE - SEE DETAIL SIM.
20. PROVIDE PATIO DRAIN, CONNECT TO LANDSCAPE DRAINAGE SYSTEM (REFER TO CIVIL DRAWINGS)
21. 60" DIA. REQUIRED A.D.A. CLEARANCE
24. STAIRS ABOVE
25. PIT LIGHTS AND SWITCH, CONVENIENCE OUTLETS WITH GFCI PROTECTION PER NEC, PIT LADDER PER CAR (ACCORDING TO CODE) NOTE: MUST BE CLEAR OF ALL ELEVATOR EQUIPMENT
26. WIRE METAL MESH PANELS - PROVIDE SHOP DRAWINGS FOR ARCHITECTS REVIEW AND APPROVAL
27. AFFIX THE INTERNATIONAL ACCESSIBILITY SYMBOL AT ALL ACCESSIBLE ENTRANCES PER CBC SECTION 11B-208.4/11B-216.6. THE SIGN SHALL COMPLY WITH CBC SECTION 11B-703.7. THE SIGN SHALL BE LOCATED ADJACENT TO THE LATCH SIDE OF THE SINGLE DOOR AND RIGHT SIDE OF THE DOUBLE DOORS 60" AFF PER CBC SECTION 11B-703.4.1. SEE DETAIL 1/DA2 - VERIFY LOCATION/DESIGN WITH ARCHITECT ON SITE
28. TACTILE EGRESS SIGNAGE COMPLYING CBC SECTION 11B-703.2 PER CBC SECTION 1011.4. SEE DETAIL 1/DA2 - VERIFY LOCATION/DESIGN WITH ARCHITECT ON SITE
29. 30"x48" CLEAR SPACE
31. LINE OF EXTERIOR FINISH - CONTRACTOR TO ACCOUNT TO MATERIAL FINISH IN FRAMING DIMENSIONS AS TO NOT PROTRUDE BEYOND PROPERTY LINES.
32. LINE OF CANOPY - ON A SEPARATE ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT AND TYPICALLY MUST BE A MINIMUM OF 8' FROM THE FINISHED SURFACE ELEVATION (CURB).
34. E.V. CHARGING EQUIPPED PARKING, PROVIDE CLEAR LEVEL SPACE ALLOWING DRIVER OF THE VEHICLE TO SAFELY EXIT THE VEHICLE, MANEUVER TO THE CHARGING APPARATUS AND SAFELY OPERATE IT. VERIFY MAXIMUM REACH RANGE FOR CHARGING CONTROLS.
36. DESIGNATED PARKING FOR LOW EMITTING, FUEL-EFFICIENT, AND CARPOOL/VANPOOL VEHICLES PARKING SPACES PER CBC 5.106.5.2 PARKING STALL MARKING - PAINT, IN THE PAINT USED FOR STALL STRIPING, THE FOLLOWING CHARACTERS SUCH THAT THE LOWER EDGE OF THE LAST WORD ALIGNS WITH THE END OF THE STALL STRIPING AND IS VISIBLE BENEATH A PARKED VEHICLE: CLEAN AIR/VANPOOL/EV PER CBC 5.106.5.2.1.
37. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SEE NOTE 6/GN1
38. LANDSCAPE AREA PER CBC 5.106.11 - SEE LANDSCAPE PLANS
39. FIRE SYSTEM BACKFLOW LOCATION - VERIFY CIVIL DRAWINGS
40. NOT USED
42. 1-HOUR FIRE ASSEMBLY PER CBC TABLE 716.5
44. ROLL UP GARAGE DOOR - PAINTED METAL - TO MATCH WIRE MESH PANELS, PROVIDE SHOP DRAWINGS
45. INSERT CARPET AREA - REFER TO INTERIOR DESIGN DRAWINGS - COORDINATE EXACT DIMENSIONS/LOCATION W/ ARCHITECT ON SITE
46. EXTERIOR LIT SIGN - SEE DETAIL
47. ROLL UP DOOR - PAINTED METAL - TO MATCH WIRE MESH PANELS, PROVIDE SHOP DRAWINGS
48. "I" BEAM LOCATION AT GARAGE SHALL PROVIDE CRITICAL PARKING CLEARANCES - CONTRACTOR TO ENSURE CRITICAL CLEARANCES PRIOR TO CONSTRUCTION, PROVIDE 1-HOUR INTUMESCENT FIRE PROOFING PAINT AS MANUFACTURED BY SHIELD INDUSTRIES FIREGUARD E-84 - SEE DETAIL 2/A10.7
49. WATERFEATURE EQUIPMENT PROVIDE REQUIRED UTILITIES AND MAINTENANCE ACCESS AS NEEDED
50. ADA COMPLIANT LOWERED COUNTER
51. TRENCH DRAIN WITH TRAFFIC GRATE - SEE CIVIL DRAWINGS FOR SPECIFICATIONS AND ELEVATIONS
52. TRENCH DRAIN WITH TRAFFIC GRATE - SEE CIVIL DRAWINGS FOR SPECIFICATIONS AND ELEVATIONS
53. GREASE INTERCEPTOR - SEE PLUMBING DRAWINGS FOR SPECIFICATIONS
54. FLUSH OVER STRUCTURE PLANTER W/ 12" SOIL DEPTH ON SLAB DEPRESSION PER STRUCTURAL DRAWINGS & DETAILS

NOTE:
1. CONTRACTOR TO REFER TO INTERIOR DESIGN DRAWINGS FOR FINAL DESIGN LAYOUT AND SPECIFICATIONS
2. REFER TO EXTERIOR ELEVATIONS + EXTERIOR CLADDING PLANS FOR WALL FINISH AND ROOF TRANSITIONS
3. "I" BEAM LOCATION AT GARAGE SHALL PROVIDE CRITICAL PARKING CLEARANCES - CONTRACTOR TO ENSURE CRITICAL CLEARANCES PRIOR TO CONSTRUCTION

APPLIANCES SCHEDULE

AP-01	WATER FEATURE WALL
AP-02	CUSTOM GAS BURNING DIRECT VENT FIREPLACE MANUFACTURED BY HEATILATOR - OR APPROVED EQUAL

PLUMBING FIXTURE SCHEDULE

PF-03	LAVATORY SINK - (SPEC'S TO FOLLOW)

PLUMBING CONTROL SCHEDULE

PC-03	LAVATORY SINK FAUCET AND CONTROLS - (SPEC'S TO FOLLOW)

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e-mail: luis@envirotechno.com
website: envirotechno.com

1	08/05/2015
2	12/15/2015
3	03/21/2016
4	10/10/2016
5	11/09/2016

LICENSED ARCHITECT LUIS DE MORAES AIA LIC # C32440 NOVEMBER 30, 2017 STATE OF CALIFORNIA

CLIENT NAME:
HERMOSA BOUTIQUE HOTEL, LLC
RAJU CHHABRIA & RHAVI KHOSLA
205 PIER AVENUE, SUITE 201
HERMOSA BEACH, CA 90254

PROJECT TITLE:
HERMOSA BOUTIQUE HOTEL
1429 HERMOSA AVENUE
HERMOSA BEACH, CA 90254

SHEET TITLE:
GROUND LEVEL FLOOR PLAN

BUILDING RE-SUBMITTAL
REV05 - 11/09/2016

REVISION
NOV 09 2016
COMMUNITY DEV. DEPT.

JOB NO:	0012-03
DATE:	09-17-12
SCALE:	AS NOTED
DRAWN BY:	ENM
CHECKED BY:	LDM
SHEET NO:	

A3.1

NOV 09 2016

H16-309

Fire Separation Revisions 1/9/17

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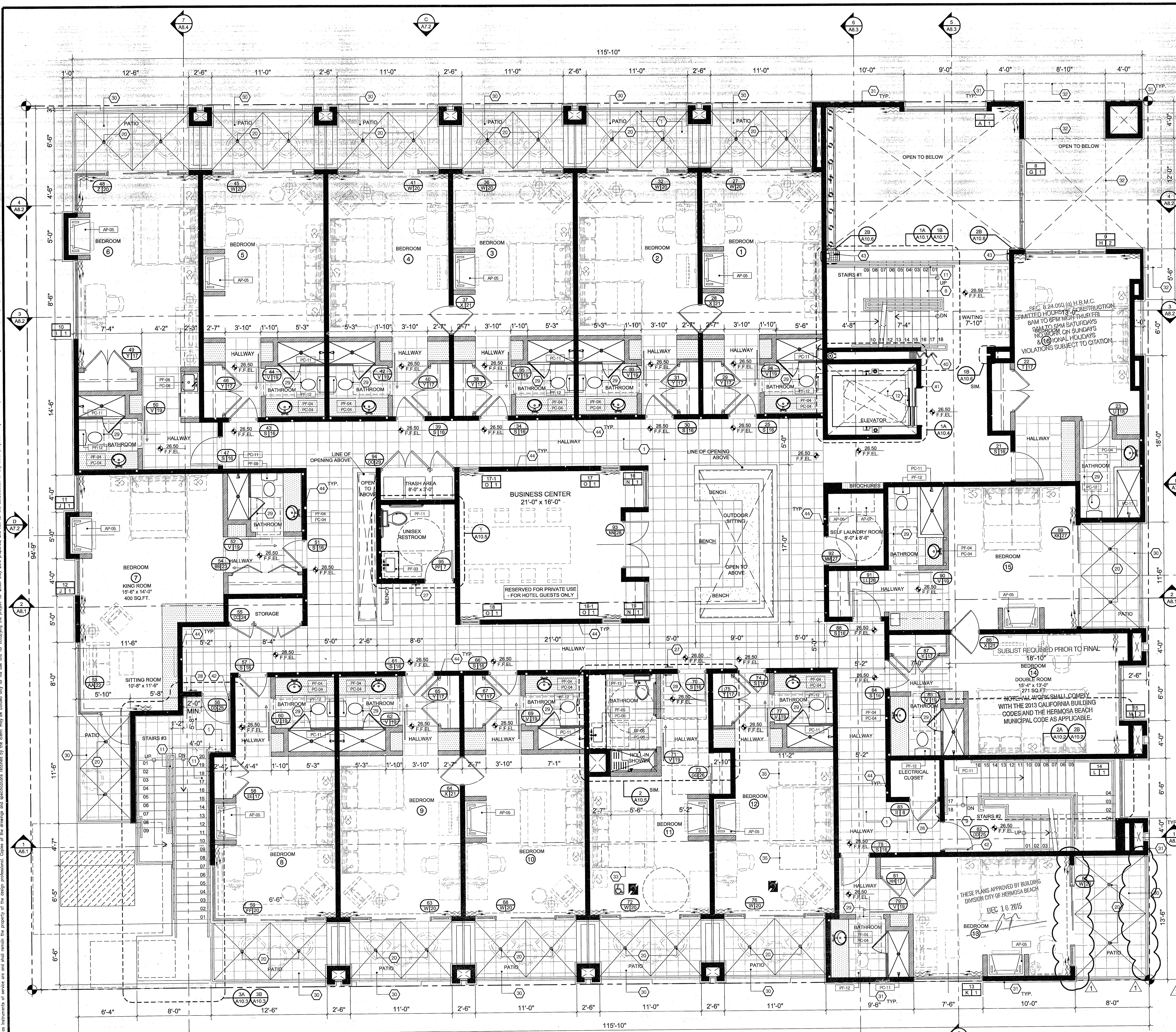

MIDDLE LEVEL FLOOR PLAN
SCALE:1/4"=1'-0"

GENERAL LEGEND

- WOOD STUD WALL 16" O.C. - U.N.O. - 1-HR RATED WALL WITH 5/8" TYPE "X" GYP. BOARD AT INTERIOR SIDE, (SEE FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR ADDITIONAL FINISHES). SEE ELEVATIONS FOR EXTERIOR FINISHES. PROVIDE SOUND ATTENUATION/R-13 INSULATION (SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION).
- WOOD STUD WALL 16" O.C. - U.N.O. - WITH 5/8" GYP. BOARD ON BOTH SIDE
- METAL STUD WALL 16" O.C. - U.N.O. - 1-HR RATED WALL WITH 5/8" TYPE "X" GYP. BOARD ON BOTH SIDES
- MILLWORK - REFER TO INTERIOR DESIGN DRAWINGS FOR DESIGN AND DETAILING
- LANDSCAPE AREA - SEE LANDSCAPE PLANS
- ACCESSIBLE PARKING/GUESTROOM - SEE SHEETS DA1 & DA2
- PROVIDE COMMUNICATION EQUIPMENTS FOR THE HEARING IMPAIRED PER CBC TABLE 11B-224.2 & 11B-224.4.

KEY NOTES (#)

1. TERRAZZO FLOOR - (SPECS. TO FOLLOW)
2. CONCRETE SLAB
3. LANDSCAPE/PLAN TING AREA - SEE LANDSCAPE PLANS
4. CHECK IN COUNTER - INTERIOR DESIGN DRAWINGS TO FOLLOW
5. BASE CABINET WITH STONE TOP - INTERIOR DESIGN DRAWINGS TO FOLLOW
6. BASE CABINET WITH STONE TOP AND 6" TILE BACKSPLASH - INTERIOR DESIGN DRAWINGS TO FOLLOW
7. UPPER CABINET - INTERIOR DESIGN DRAWINGS TO FOLLOW
8. INTERIOR ENTRY STAIRS - INTERIOR DESIGN DRAWINGS TO FOLLOW
9. INTERIOR EGRESS STAIRS - (SPECS. TO FOLLOW)
10. EXTERIOR EGRESS STAIRS - (SPECS. TO FOLLOW)
11. GUARDRAIL/ HANDRAIL, MIN. 42" HIGH, SEE DETAIL 7/A-9.0
12. ELEVATOR - TO BE ACCESSIBLE TO DISABLED PERSONS AND MEET THE STRETCHER REQUIREMENTS PER CBC SECTION 3002.4 (SPECS. TO FOLLOW, VERIFY REQ. CLEARANCES W/ ELEVATOR MFG.) W/ 20 MINUTE FIRE RATED DOORS
13. SHIELDED EXTERIOR LIGHTING - (SPECS. TO FOLLOW)
14. BICYCLE RACK - (SPECS. TO FOLLOW) PER CBC 5.106.4.1
15. BICYCLE RACK - (SPECS. TO FOLLOW) PER CBC 5.106.4.2
16. TRASH/RECYCLE CONTAINER AREA
17. TRANSFORMER/TRANSFORMER PAD - SEE EDISON DRAWINGS
18. ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS
19. EXTERIOR STAIRS FENCE AND GATE - (SPECS. TO FOLLOW)
20. PROVIDE PATIO DRAIN, CONNECT TO LANDSCAPE DRAINAGE SYSTEM (REFER TO CIVIL DRAWINGS)
21. 1-1/2" GRAB BAR - FINISH TO FOLLOW
22. ADA REQUIRED 60"x60" CLR. FLOOR SPACE CENTERED ON TRANSFER PLATFORM
23. 24" MIN. REQUIRED WIDTH OF TRANSFER PLATFORM. 14" MIN. TO 19" MAX. AFF.
24. STAIRS ABOVE
25. PIT LIGHTS AND SWITCH, CONVENIENCE OUTLETS WITH GFCI PROTECTION PER NEC, PIT LADDER PER CAR (ACCORDING TO CODE) NOTE: MUST BE CLEAR OF ALL ELEVATOR EQUIPMENT
26. VALET CABINET
27. AFFIX THE INTERNATIONAL ACCESSIBILITY SYMBOL AT ALL ACCESSIBLE ENTRANCES PER CBC SECTION 11B-206.4/11B-216.6. THE SIGN SHALL COMPLY WITH CBC SECTION 11B-703.7. THE SIGN SHALL BE LOCATED ADJACENT TO THE LATCH SIDE OF THE SINGLE DOOR AND RIGHT SIDE OF THE DOUBLE DOORS 60" AFF PER CBC SECTION 11B-703.4.1. SEE DETAIL 1/DA2
28. TACTILE EGRESS SIGNAGE COMPLYING CBC SECTION 11B-703.2 PER CBC SECTION 1011.4. SEE DETAIL 1/DA2
29. 30"x48" CLEAR SPACE
30. STONE TILE FINISH OVER PACIFIC POLYMERS, ELASTO-DECK 5000 ESR-2697, COMPLETE DECK WATERPROOFING SYSTEM (OR EQUIVALENT) - SPECIFICATIONS TO FOLLOW - CONTRACTOR TO VERIFY AND PROPOSE BEST WATERPROOFING METHOD - 2% MINIMUM SLOPE TO DRAIN
31. LINE OF METAL PANEL FINISH - CONTRACTOR TO ACCOUNT TO MATERIAL FINISH IN FRAMING DIMENSIONS AS TO NOT PROTRUDE BEYOND PROPERTY LINES.
32. LINE OF CANOPY - ON A SEPARATE ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT AND TYPICALLY MUST BE A MINIMUM OF 8' FROM THE FINISHED SURFACE ELEVATION (CURB).
33. PROVIDE A CLEAR SPACE FOR THE PERSONAL LIFT DEVICE UNDER THE BED OF ACCESSIBLE GUESTROOMS PER CBC SECTION 11B-806.2.3.1.
34. EV CHARGING EQUIPPED PARKING, PROVIDE CLEAR LEVEL SPACE ALLOWING DRIVER OF THE VEHICLE TO SAFELY EXIT THE VEHICLE, MANEUVER TO THE CHARGING APPARATUS AND SAFELY OPERATE IT. VERIFY MAXIMUM REACH RANGE FOR CHARGING CONTROLS.
35. 30"x48" CLEAR SPACE ON BOTH SIDES OF BED PER CBC SECTION 11B-224.3.
35. PROVIDE COMMUNICATION EQUIPMENTS FOR THE HEARING IMPAIRED PER CBC TABLE 11B-224.2 & 11B-224.4.
36. DESIGNATED PARKING FOR LOW EMITTING, FUEL-EFFICIENT, AND CARPOOL/VANPOOL VEHICLES PARKING SPACES PER CBC 5.106.5.2 PARKING STALL MARKING - PAINT, IN THE PAINT USED FOR STALL STRIPING, THE FOLLOWING CHARACTERS SUCH THAT THE LOWER EDGE OF THE LAST WORD ALIGNS WITH THE END OF THE STALL STRIPING AND IS VISIBLE BENEATH A PARKED VEHICLE: CLEAN AIR/VANPOOL/EV PER CBC 5.106.5.2.1.
37. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SEE NOTE 6/GN1
38. LANDSCAPE AREA PER CBC 5.106.11 - SEE LANDSCAPE PLANS
39. FIRE SYSTEM BACKFLOW LOCATION - VERIFY
40. INSTALL AN AUTOMATIC-CLOSING, 1-HOUR FIRE RATED HORIZONTAL ACCORDION DOOR ASSEMBLY WITH EGRESS BY MCKEON DOOR COMPANY MODEL# AC8800 ICC# ESR-2219, UL 10B 3-HOUR RATED, UL 1784 SMOKE AND DRAFT, LARR# 25493. SEE DETAIL 1A, 1B AND 1C ON SHEET A-10.6
41. INSTALL SMOKE GUARD MODEL# M400 ON THE 2ND AND 3RD FLOORS ONLY UL 1784 "AIR LEAKAGE TESTS OF DOOR ASSEMBLIES", UL 864 "CONTROL UNITS FOR FIRE PROTECTIVE SIGNALING SYSTEMS", ICC# ESR-1136 (A SMOKE CONTAINMENT SYSTEM COMPLYING WITH ICC ES AC77 ON THE 2ND AND 3RD FLOORS ONLY. CBC 713.14.1 EXCEPTION 8.)
42. 1-HOUR FIRE ASSEMBLY PER CBC TABLE 716.5
43. INSTALL 3-HOUR RATED OVERHEAD COILING FIRE & SMOKE RATED CEILING MOUNTED CURTAIN BY MCKEON DOOR COMPANY MODEL# D200 UL 10B & UL 10C 20-MINUTE, UL10D 3-HOUR, UL 1784 SMOKE & DRAFT SEE DETAIL 2A, 2B AND 2C ON SHEET A-10.6
44. HALLWAYS ON BOTH SECOND AND THIRD LEVELS SHALL BE ONE HOUR FIRE RATED CORRIDORS PER CBC SECTION 1018.1.

APPLIANCES SCHEDULE

AP-01	NEW GAS BURNING FIREWALL - (SPEC'S TO FOLLOW)
AP-02	REFRIGERATOR - (SPEC'S TO FOLLOW)
AP-03	REFRIGERATOR - (SPEC'S TO FOLLOW)
AP-04	DISHWASHER - (SPECS TO FOLLOW)
AP-05	42" W "SPECTER - RADIANT GAS FIREPLACE" (SPEC'S TO FOLLOW) (APPROVED ANSI Z21.881 CSA 2.33) DIRECT-VENT, SEALED COMBUSTION TYPE PER CGBC 5.503.1
AP-06	GAS DRYER, ADA COMPLIANT - (SPEC'S TO FOLLOW)
AP-07	WASHER, ADA COMPLIANT - (SPEC'S TO FOLLOW)

PLUMBING FIXTURE SCHEDULE

PF-01	PANTRY SINK - (SPEC'S TO FOLLOW)
PF-02	BREAK ROOM SINK - (SPEC'S TO FOLLOW)
PF-03	LAVATORY SINK - (SPEC'S TO FOLLOW)
PF-04	LAVATORY SINK - (SPEC'S TO FOLLOW)
PF-05	LAVATORY SINK - (SPEC'S TO FOLLOW)
PF-06	ACCESSIBLE ROLL-IN SHOWER - (SPEC'S TO FOLLOW)
PF-07	TUB - (SPEC'S TO FOLLOW)
PF-08	BAR SINK - (SPEC'S TO FOLLOW)
PF-09	BAR SINK - (SPEC'S TO FOLLOW)
PF-10	PATIO SINK W/ GARBAGE DISPOSAL - (SPEC'S TO FOLLOW)
PF-11	TOILET - (SPEC'S TO FOLLOW)
PF-12	TOILET - (SPEC'S TO FOLLOW)
PF-13	TOILET - (SPEC'S TO FOLLOW)
PF-14	MASSAGE ROOM SINK - (SPEC'S TO FOLLOW)
PF-15	ACCESSIBLE TUB - (SPEC'S TO FOLLOW)

THESE PLANS APPROVED BY PLANNING DIVISION CITY OF HERMOSA BEACH
DEC 09 2015

RECOMMENDED FOR PERMIT ISSUANCE
HAYER CONSULTANTS, INC.
BY ______ DATE DEC 2_ 2015
These plans have been reviewed for adherence to the applicable codes and ordinance. Recommendation is hereby made to issue a building permit pending approval by all applicable City agencies.
The issuance or granting of a permit based on approval of these plans SHALL NOT be construed to permit or approve any violation of ... shall be valid.

PLUMBING CONTROL SCHEDULE

PC-01	PANTRY SINK FAUCET AND CONTROLS - (SPEC'S TO FOLLOW)
PC-02	BREAK ROOM SINK FAUCET AND CONTROLS - (SPEC'S TO FOLLOW)
PC-03	LAVATORY SINK FAUCET AND CONTROLS - (SPEC'S TO FOLLOW)
PC-04	LAVATORY SINK FAUCET AND CONTROLS - (SPEC'S TO FOLLOW)
PC-05	LAVATORY SINK FAUCET AND CONTROLS - (SPEC'S TO FOLLOW)
PC-06	ROLL-IN SHOWER HEAD, FAUCET AND CONTROLS - (SPEC'S TO FOLLOW)
PC-07	TUB FAUCET AND CONTROLS - (SPEC'S TO FOLLOW)
PC-08	BAR SINK FAUCET AND CONTROLS - (SPEC'S TO FOLLOW)
PC-09	BAR SINK FAUCET AND CONTROLS - (SPEC'S TO FOLLOW)
PC-10	PATIO SINK FAUCET AND CONTROLS - (SPEC'S TO FOLLOW)
PC-11	SHOWER HEAD AND CONTROLS FAUCET AND CONTROLS - (SPEC'S TO FOLLOW)
PC-12	SHOWER HEAD AND CONTROLS FAUCET AND CONTROLS - (SPEC'S TO FOLLOW)
PC-13	MASSAGE ROOM SINK FAUCET AND CONTROLS - (SPEC'S TO FOLLOW)
PC-14	TUB SHOWER HEAD, FAUCET AND CONTROLS - (SPEC'S TO FOLLOW)

ENVIROTECHNO
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1 08/05/2015

LICENSED ARCHITECT LUIS DE MORAES, AIA C# C32440 NOVEMBER 20, 2017 STATE OF CALIFORNIA

CLIENT NAME:
HERMOSA BOUTIQUE HOTEL, LLC
RAJU CHHABRIA & RHAVI KHOSLA
205 PIER AVENUE, SUITE 201
HERMOSA BEACH, CA 90254

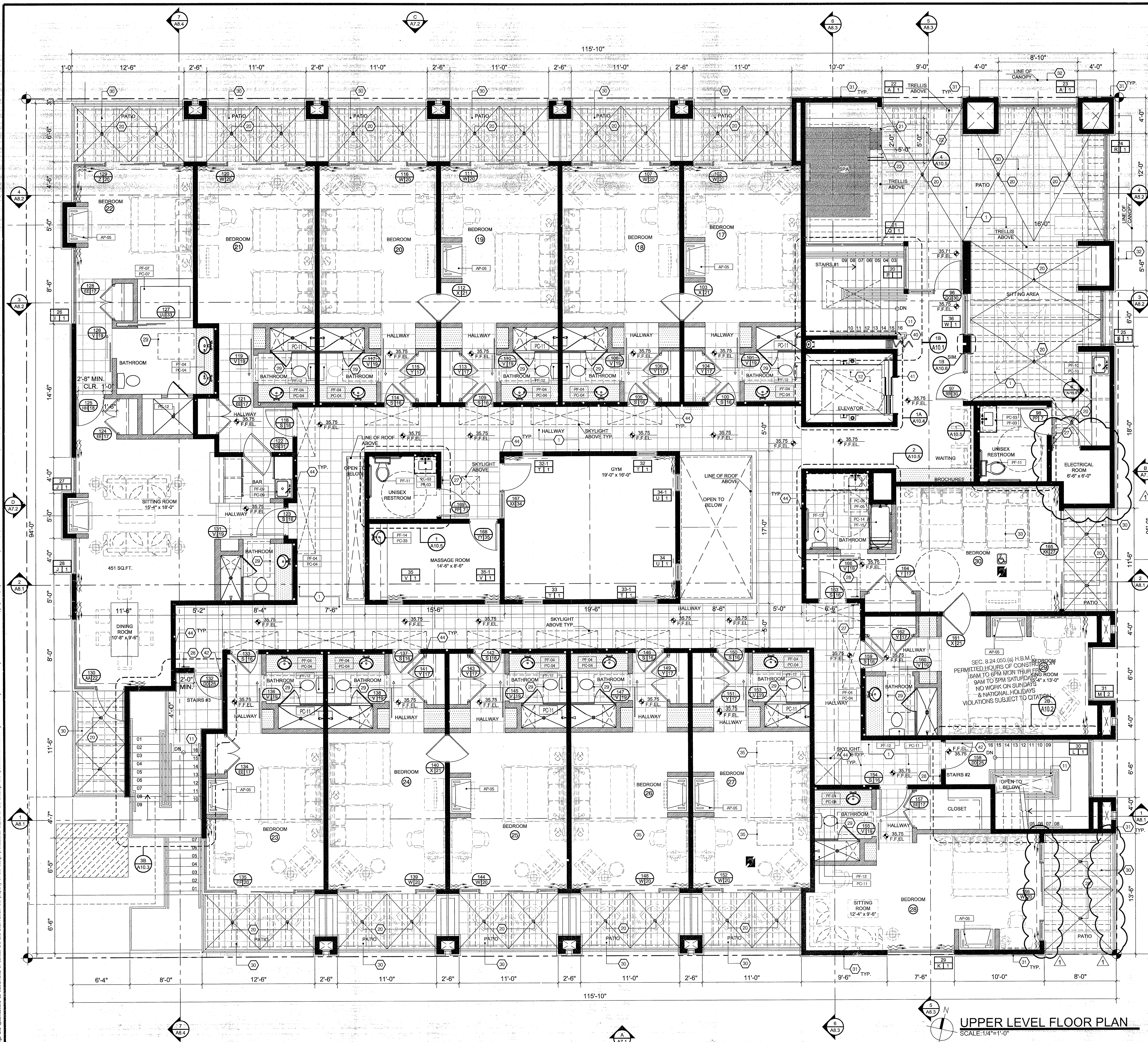
PROJECT TITLE:
HERMOSA BOUTIQUE HOTEL
1429 HERMOSA AVENUE
HERMOSA BEACH, CA 90254

SHEET TITLE:
MIDDLE LEVEL FLOOR PLAN

REVISION #1 - 08/05/2015
PLAN CHECK RESUBMITTAL - 12/02/15

JOB NO:	0012-03
DATE:	09-17-12
SCALE:	AS NOTED
DRAWN BY:	ENM
CHECKED BY:	LDM
SHEET NO:	

A3.2



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

GENERAL LEGEND

- WOOD STUD WALL 16" O.C. - U.N.O. - 1-HR RATED WALL WITH 5/8" TYPE "X" GYP. BOARD AT INTERIOR SIDE, (SEE FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR ADDITIONAL FINISHES). SEE ELEVATIONS FOR EXTERIOR FINISHES. PROVIDE SOUND ATTENUATION/R-13 INSULATION (SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION).
- WOOD STUD WALL 16" O.C. - U.N.O. - WITH 5/8" GYP. BOARD ON BOTH SIDE
- METAL STUD WALL 16" O.C. - U.N.O. - 1-HR RATED WALL WITH 5/8" TYPE "X" GYP. BOARD ON BOTH SIDES
- MILLWORK - REFER TO INTERIOR DESIGN DRAWINGS FOR DESIGN AND DETAILING
- LANDSCAPE AREA - SEE LANDSCAPE PLANS
- ACCESSIBLE PARKING/GUESTROOM - SEE SHEETS DA1 & DA2
- PROVIDE COMMUNICATION EQUIPMENTS FOR THE HEARING IMPAIRED PER CBC TABLE 11B-224.2 & 11B-224.4.

KEY NOTES (#)

1. TERRAZZO FLOOR - (SPECS. TO FOLLOW)
2. CONCRETE SLAB
3. LANDSCAPE/PLAN TING AREA - SEE LANDSCAPE PLANS
4. CHECK IN COUNTER - INTERIOR DESIGN DRAWINGS TO FOLLOW
5. BASE CABINET WITH STONE TOP - INTERIOR DESIGN DRAWINGS TO FOLLOW
6. BASE CABINET WITH STONE TOP AND 6" TILE BACKSPLASH - INTERIOR DESIGN DRAWINGS TO FOLLOW
7. UPPER CABINET - INTERIOR DESIGN DRAWINGS TO FOLLOW
8. INTERIOR ENTRY STAIRS - INTERIOR DESIGN DRAWINGS TO FOLLOW
9. INTERIOR EGRESS STAIRS - (SPECS. TO FOLLOW)
10. EXTERIOR EGRESS STAIRS - (SPECS. TO FOLLOW)
11. GUARDRAIL/ HANDRAIL, MIN. 42" HIGH, SEE DETAIL 7/A-9.0
12. ELEVATOR - TO BE ACCESSIBLE TO DISABLED PERSONS AND MEET THE STRETCHER REQUIREMENTS PER CBC SECTION 3002.4 (SPECS. TO FOLLOW, VERIFY REQ. CLEARANCES W/ ELEVATOR MFG.) W/ 20 MINUTE FIRE RATED DOORS
13. SHIELDED EXTERIOR LIGHTING - (SPECS. TO FOLLOW)
14. BICYCLE RACK - (SPECS. TO FOLLOW) PER CBC 5.106.4.1
15. BICYCLE RACK - (SPECS. TO FOLLOW) PER CBC 5.106.4.2
16. TRASH/RECYCLE CONTAINER AREA
17. TRANSFORMER/TRANSFORMER PAD - SEE EDISON DRAWINGS
18. ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS
19. EXTERIOR STAIRS FENCE AND GATE - (SPECS. TO FOLLOW)
20. PROVIDE PATIO DRAIN, CONNECT TO LANDSCAPE DRAINAGE SYSTEM (REFER TO CIVIL DRAWINGS)
21. 1-1/2" GRAB BAR - FINISH TO FOLLOW
22. ADA REQUIRED 60"x60" CLR. FLOOR SPACE CENTERED ON TRANSFER PLATFORM
23. 24" MIN. REQUIRED WIDTH OF TRANSFER PLATFORM. 14" MIN. TO 19" MAX. AFF.
24. STAIRS ABOVE
25. PIT LIGHTS AND SWITCH, CONVENIENCE OUTLETS WITH GFCI PROTECTION PER NEC, PIT LADDER PER CAR (ACCORDING TO CODE) NOTE: MUST BE CLEAR OF ALL ELEVATOR EQUIPMENT
26. VALET CABINET
27. AFFIX THE INTERNATIONAL ACCESSIBILITY SYMBOL AT ALL ACCESSIBLE ENTRANCES PER CBC SECTION 11B-206.4/11B-216.6. THE SIGN SHALL COMPLY WITH CBC SECTION 11B-703.7. THE SIGN SHALL BE LOCATED ADJACENT TO THE LATCH SIDE OF THE SINGLE DOOR AND RIGHT SIDE OF THE DOUBLE DOORS 60" AFF PER CBC SECTION 11B-703.4.1. SEE DETAIL 1/DA2
28. TACTILE EGRESS SIGNAGE COMPLYING CBC SECTION 11B-703.2 PER CBC SECTION 1011.4. SEE DETAIL 1/DA2
29. 30"x48" CLEAR SPACE
30. STONE TILE FINISH OVER PACIFIC POLYMERS, ELASTO-DECK 5000 ESR-2697, COMPLETE DECK WATERPROOFING SYSTEM (OR EQUIVALENT) - SPECIFICATIONS TO FOLLOW - CONTRACTOR TO VERIFY AND PROPOSE BEST WATERPROOFING METHOD - 2% MINIMUM SLOPE TO DRAIN
31. LINE OF METAL PANEL FINISH - CONTRACTOR TO ACCOUNT TO MATERIAL FINISH IN FRAMING DIMENSIONS AS TO NOT PROTRUDE BEYOND PROPERTY LINES.
32. LINE OF CANOPY - ON A SEPARATE ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT AND TYPICALLY MUST BE A MINIMUM OF 8' FROM THE FINISHED SURFACE ELEVATION (CURB).
33. PROVIDE A CLEAR SPACE FOR THE PERSONAL LIFT DEVICE UNDER THE BED OF ACCESSIBLE GUESTROOMS PER CBC SECTION 11B-806.2.3.1.
34. EV CHARGING EQUIPPED PARKING, PROVIDE CLEAR LEVEL SPACE ALLOWING DRIVER OF THE VEHICLE TO SAFELY EXIT THE VEHICLE, MANEUVER TO THE CHARGING APPARATUS AND SAFELY OPERATE IT. VERIFY MAXIMUM REACH RANGE FOR CHARGING CONTROLS.
35. 30"x48" CLEAR SPACE ON BOTH SIDES OF BED PER CBC SECTION 11B-224.3.
35. PROVIDE COMMUNICATION EQUIPMENTS FOR THE HEARING IMPAIRED PER CBC TABLE 11B-224.2 & 11B-224.4.
36. DESIGNATED PARKING FOR LOW EMITTING, FUEL-EFFICIENT, AND CARPOOL/VANPOOL VEHICLES PARKING SPACES PER CBC 5.106.5.2 PARKING STALL MARKING - PAINT, IN THE PAINT USED FOR STALL STRIPING, THE FOLLOWING CHARACTERS SUCH THAT THE LOWER EDGE OF THE LAST WORD ALIGNS WITH THE END OF THE STALL STRIPING AND IS VISIBLE BENEATH A PARKED VEHICLE: CLEAN AIR/VANPOOL/EV PER CBC 5.106.5.2.1.
37. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SEE NOTE 6/GN1
38. LANDSCAPE AREA PER CBC 5.106.11 - SEE LANDSCAPE PLANS
39. FIRE SYSTEM BACKFLOW LOCATION - VERIFY
40. INSTALL AN AUTOMATIC-CLOSING, 1-HOUR FIRE RATED HORIZONTAL ACCORDION DOOR ASSEMBLY WITH EGRESS BY MCKEON DOOR COMPANY MODEL# AC8800 ICC# ESR-2219, UL 10B 3-HOUR RATED, UL 1784 SMOKE AND DRAFT, LARR# 25493. SEE DETAIL 1A, 1B AND 1C ON SHEET A-10.6
41. INSTALL SMOKE GUARD MODEL# M400 ON THE 2ND AND 3RD FLOORS ONLY UL 1784 "AIR LEAKAGE TESTS OF DOOR ASSEMBLIES", UL 864 "CONTROL UNITS FOR FIRE PROTECTIVE SIGNALING SYSTEMS", ICC# ESR-1136 (A SMOKE CONTAINMENT SYSTEM COMPLYING WITH ICC ES AC77 ON THE 2ND AND 3RD FLOORS ONLY. CBC 713.14.1 EXCEPTION 8.)
42. 1-HOUR FIRE ASSEMBLY PER CBC TABLE 716.5
43. INSTALL 3-HOUR RATED OVERHEAD COILING FIRE & SMOKE RATED CEILING MOUNTED CURTAIN BY MCKEON DOOR COMPANY MODEL# D200 UL 10B & UL 10C 20-MINUTE, UL10D 3-HOUR, UL 1784 SMOKE & DRAFT SEE DETAIL 2A, 2B AND 2C ON SHEET A-10.6
44. HALLWAYS ON BOTH SECOND AND THIRD LEVELS SHALL BE ONE HOUR FIRE RATED CORRIDORS PER CBC SECTION 1018.1.

APPLIANCES SCHEDULE

AP-01	NEW GAS BURNING FIREWALL - (SPEC'S TO FOLLOW)
AP-02	REFRIGERATOR - (SPEC'S TO FOLLOW)
AP-03	REFRIGERATOR - (SPEC'S TO FOLLOW)
AP-04	DISHWASHER - (SPECS TO FOLLOW)
AP-05	42" W "SPECTER - RADIANT GAS FIREPLACE" (SPEC'S TO FOLLOW) (APPROVED ANSI Z21.881 CSA 2.33) DIRECT-VENT, SEALED COMBUSTION TYPE PER CGBC 5.503.1
AP-06	GAS DRYER, ADA COMPLIANT - (SPEC'S TO FOLLOW)
AP-07	WASHER, ADA COMPLIANT - (SPEC'S TO FOLLOW)

PLUMBING FIXTURE SCHEDULE

PF-01	PANTRY SINK - (SPEC'S TO FOLLOW)
PF-02	BREAK ROOM SINK - (SPEC'S TO FOLLOW)
PF-03	LAVATORY SINK - (SPEC'S TO FOLLOW)
PF-04	LAVATORY SINK - (SPEC'S TO FOLLOW)
PF-05	LAVATORY SINK - (SPEC'S TO FOLLOW)
PF-06	ACCESSIBLE ROLL-IN SHOWER - (SPEC'S TO FOLLOW)
PF-07	TUB - (SPEC'S TO FOLLOW)
PF-08	BAR SINK - (SPEC'S TO FOLLOW)
PF-09	BAR SINK - (SPEC'S TO FOLLOW)
PF-10	PATIO SINK W/ GARBAGE DISPOSAL - (SPEC'S TO FOLLOW)
PF-11	TOILET - (SPEC'S TO FOLLOW)
PF-12	TOILET - (SPEC'S TO FOLLOW)
PF-13	TOILET - (SPEC'S TO FOLLOW)
PF-14	MASSAGE ROOM SINK - (SPEC'S TO FOLLOW)
PF-15	ACCESSIBLE TUB - (SPEC'S TO FOLLOW)

PLUMBING CONTROL SCHEDULE

PC-01	PANTRY SINK FAUCET AND CONTROLS - (SPEC'S TO FOLLOW)
PC-02	BREAK ROOM SINK FAUCET AND CONTROLS - (SPEC'S TO FOLLOW)
PC-03	LAVATORY SINK FAUCET AND CONTROLS - (SPEC'S TO FOLLOW)
PC-04	LAVATORY SINK FAUCET AND CONTROLS - (SPEC'S TO FOLLOW)
PC-05	LAVATORY SINK FAUCET AND CONTROLS - (SPEC'S TO FOLLOW)
PC-06	ROLL-IN SHOWER HEAD, FAUCET AND CONTROLS - (SPEC'S TO FOLLOW)
PC-07	TUB FAUCET AND CONTROLS - (SPEC'S TO FOLLOW)
PC-08	BAR SINK FAUCET AND CONTROLS - (SPEC'S TO FOLLOW)
PC-09	BAR SINK FAUCET AND CONTROLS - (SPEC'S TO FOLLOW)
PC-10	PATIO SINK FAUCET AND CONTROLS - (SPEC'S TO FOLLOW)
PC-11	SHOWER HEAD AND CONTROLS FAUCET AND CONTROLS - (SPEC'S TO FOLLOW)
PC-12	SHOWER HEAD AND CONTROLS FAUCET AND CONTROLS - (SPEC'S TO FOLLOW)
PC-13	MASSAGE ROOM SINK FAUCET AND CONTROLS - (SPEC'S TO FOLLOW)
PC-14	TUB SHOWER HEAD, FAUCET AND CONTROLS - (SPEC'S TO FOLLOW)

THESE PLANS APPROVED BY PLANNING DIVISION CITY OF HERMOSA BEACH
DEC 09 2015

RECOMMENDED FOR PERMIT ISSUANCE
HAYER CONSULTANTS, INC.
DATE DEC 22 2015
These plans have been reviewed for adherence to the applicable codes and ordinance. Recommendation is hereby made to issue a building permit pending approval by all applicable City agencies.

THESE PLANS APPROVED BY BUILDING DIVISION CITY OF HERMOSA BEACH
DEC 16 2015

SUBLIST REQUIRED PRIOR TO FINAL

NOTE: ALL WORK SHALL COMPLY WITH THE 2013 CALIFORNIA BUILDING CODES AND THE HERMOSA BEACH MUNICIPAL CODE AS APPLICABLE.

ENVIROTECHNO
INTERACTIVE ARCHITECTURE + INTERIOR DESIGN
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LOS ANGELES, CALIFORNIA 90066
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e-mail: luis@envirotechno.com
website: envirotechno.com

△1 08/05/2015

LICENSED ARCHITECT LUIS DE MORAES, AIA C # C32440 NOVEMBER 30, 2017 STATE OF CALIFORNIA

CLIENT NAME:
HERMOSA BOUTIQUE HOTEL, LLC
RAJU CHHABRIA & RHAVI KHOSLA
205 PIER AVENUE, SUITE 201
HERMOSA BEACH, CA 90254

PROJECT TITLE:
HERMOSA BOUTIQUE HOTEL
1429 HERMOSA AVENUE
HERMOSA BEACH, CA 90254

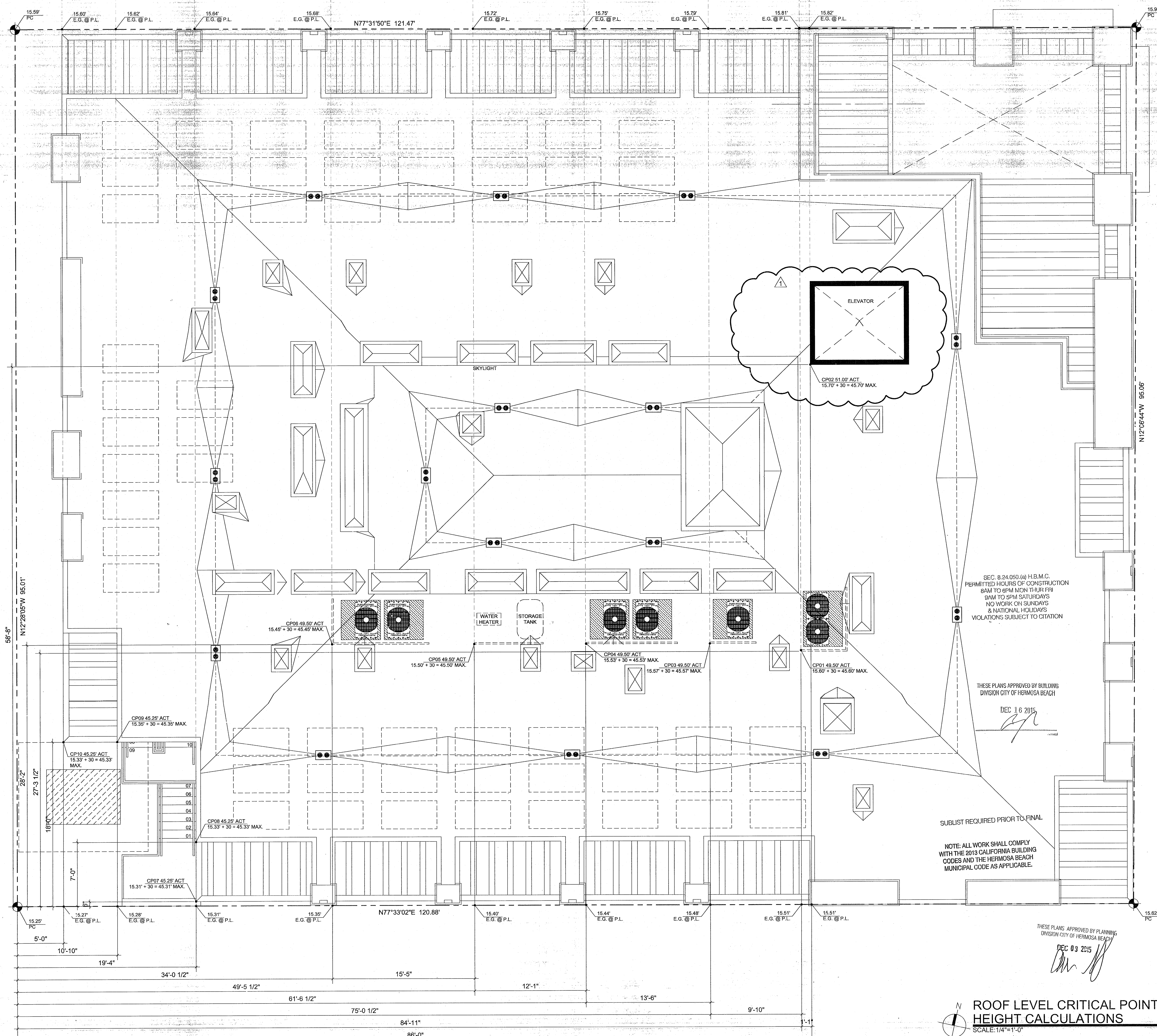
SHEET TITLE:
UPPER LEVEL FLOOR PLAN

REVISION 1 - 08/05/2015
PLAN CHECK RESUBMITTAL - 12/02/15

JOB NO:	0012-03
DATE:	09-17-12
SCALE:	AS NOTED
DRAWN BY:	ENM
CHECKED BY:	LDM
SHEET NO:	

A3.3

Drawings and specifications as instruments of service are and shall remain the property of the design professional. Copies of the drawings and specifications retained by the client may be utilized only for his use and for occupying the project for which they were prepared, and not for the construction of any other projects. Any use or reproduction of this drawing in whole or part by any means whatsoever is strictly prohibited except with specific written consent of EnviroTechno Architecture.



SEC. 8.24.050.(a) H.B.M.C.
PERMITTED HOURS OF CONSTRUCTION
8AM TO 6PM MON THUR FRI
9AM TO 5PM SATURDAYS
NO WORK ON SUNDAYS
& NATIONAL HOLIDAYS
VIOLATIONS SUBJECT TO CITATION

THESE PLANS APPROVED BY BUILDING DIVISION CITY OF HERMOSA BEACH
DEC 16 2015

SUBLIST REQUIRED PRIOR TO FINAL

NOTE: ALL WORK SHALL COMPLY WITH THE 2013 CALIFORNIA BUILDING CODES AND THE HERMOSA BEACH MUNICIPAL CODE AS APPLICABLE.

THESE PLANS APPROVED BY PLANNING DIVISION CITY OF HERMOSA BEACH
DEC 03 2015

ROOF LEVEL CRITICAL POINT HEIGHT CALCULATIONS

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

CRITICAL POINT HEIGHT CALCULATIONS

SLOPE AT PROPERTY LINE

NORTH SIDE	SOUTH SIDE
15.91 HIGH CORNER	15.62 HIGH CORNER
15.59 LOW CORNER	15.25 LOW CORNER
0.32 DIFFERENCE	0.37 DIFFERENCE
121.47 LOT DEPTH	120.88 LOT DEPTH
0.0026 SLOPE PER FOOT	0.0031 SLOPE PER FOOT

CRITICAL POINT 01

NORTH SIDE	SOUTH SIDE
84.92 DISTANCE FROM LOW POINT	84.92 DISTANCE FROM LOW POINT
0.22 RISE ALONG P.L.	**0.26** RISE ALONG P.L.
15.59 LOW CORNER	15.25 LOW CORNER
15.81 P.L. ELEV. AT C.P.	**15.51** P.L. ELEV. AT C.P.

CROSS LOT

15.81 NORTH SIDE ELEV. AT C.P.	**0.09** TOTAL RISE TO C.P. (GROUND LEVEL)
15.51 SOUTH SIDE ELEV. AT C.P.	15.51 SOUTH SIDE ELEV. AT C.P.
0.3038 DIFFERENCE	**15.60** GROUND ELEV. UNDER C.P.
95.01 LOT DEPTH	30 HEIGHT LIMIT
0.0032 SLOPE PER FOOT	**45.60** MAX. HEIGHT LIMIT AT C.P.
27.29 DISTANCE SOUTH SIDE TO C.P.	

CRITICAL POINT 02

NORTH SIDE	SOUTH SIDE
86.00 DISTANCE FROM LOW POINT	86.00 DISTANCE FROM LOW POINT
0.23 RISE ALONG P.L.	**0.26** RISE ALONG P.L.
15.59 LOW CORNER	15.25 LOW CORNER
15.82 P.L. ELEV. AT C.P.	**15.51** P.L. ELEV. AT C.P.

CROSS LOT

15.82 NORTH SIDE ELEV. AT C.P.	**0.19** TOTAL RISE TO C.P. (GROUND LEVEL)
15.51 SOUTH SIDE ELEV. AT C.P.	15.51 SOUTH SIDE ELEV. AT C.P.
0.3033 DIFFERENCE	**15.70** GROUND ELEV. UNDER C.P.
95.01 LOT DEPTH	30 HEIGHT LIMIT
0.0032 SLOPE PER FOOT	**45.70** MAX. HEIGHT LIMIT AT C.P.
58.67 DISTANCE SOUTH SIDE TO C.P.	

CRITICAL POINT 03

NORTH SIDE	SOUTH SIDE
75.04 DISTANCE FROM LOW POINT	75.04 DISTANCE FROM LOW POINT
0.20 RISE ALONG P.L.	**0.23** RISE ALONG P.L.
15.59 LOW CORNER	15.25 LOW CORNER
15.79 P.L. ELEV. AT C.P.	**15.48**P.L. ELEV. AT C.P.

CROSS LOT

15.79 NORTH SIDE ELEV. AT C.P.	**0.09** TOTAL RISE TO C.P. (GROUND LEVEL)
15.48 SOUTH SIDE ELEV. AT C.P.	15.48 SOUTH SIDE ELEV. AT C.P.
0.3080 DIFFERENCE	**15.57** GROUND ELEV. UNDER C.P.
95.01 LOT DEPTH	30 HEIGHT LIMIT
0.0032 SLOPE PER FOOT	**45.57** MAX. HEIGHT LIMIT AT C.P.
28.17 DISTANCE SOUTH SIDE TO C.P.	

CRITICAL POINT 04

NORTH SIDE	SOUTH SIDE
61.54 DISTANCE FROM LOW POINT	61.54 DISTANCE FROM LOW POINT
0.16 RISE ALONG P.L.	**0.19** RISE ALONG P.L.
15.59 LOW CORNER	15.25 LOW CORNER
15.75 P.L. ELEV. AT C.P.	**15.44** P.L. ELEV. AT C.P.

CROSS LOT

15.75 NORTH SIDE ELEV. AT C.P.	**0.09** TOTAL RISE TO C.P. (GROUND LEVEL)
15.44 SOUTH SIDE ELEV. AT C.P.	15.44 SOUTH SIDE ELEV. AT C.P.
0.3138 DIFFERENCE	**15.53** GROUND ELEV. UNDER C.P.
95.01 LOT DEPTH	30 HEIGHT LIMIT
0.0033 SLOPE PER FOOT	**45.53** MAX. HEIGHT LIMIT AT C.P.
28.17 DISTANCE SOUTH SIDE TO C.P.	

CRITICAL POINT 05

NORTH SIDE	SOUTH SIDE
49.46 DISTANCE FROM LOW POINT	49.46 DISTANCE FROM LOW POINT
0.13 RISE ALONG P.L.	**0.15** RISE ALONG P.L.
15.59 LOW CORNER	15.25 LOW CORNER
15.72 P.L. ELEV. AT C.P.	**15.40** P.L. ELEV. AT C.P.

CROSS LOT

15.72 NORTH SIDE ELEV. AT C.P.	**0.08** TOTAL RISE TO C.P. (GROUND LEVEL)
15.40 SOUTH SIDE ELEV. AT C.P.	15.40 SOUTH SIDE ELEV. AT C.P.
0.3189 DIFFERENCE	**15.50** GROUND ELEV. UNDER C.P.
95.01 LOT DEPTH	30 HEIGHT LIMIT
0.0034 SLOPE PER FOOT	**45.50** MAX. HEIGHT LIMIT AT C.P.
28.17 DISTANCE SOUTH SIDE TO C.P.	

CRITICAL POINT 06

NORTH SIDE	SOUTH SIDE
34.04 DISTANCE FROM LOW POINT	34.04 DISTANCE FROM LOW POINT
0.09 RISE ALONG P.L.	**0.10** RISE ALONG P.L.
15.59 LOW CORNER	15.25 LOW CORNER
15.68 P.L. ELEV. AT C.P.	**15.35** P.L. ELEV. AT C.P.

CROSS LOT

15.68 NORTH SIDE ELEV. AT C.P.	**0.10** TOTAL RISE TO C.P. (GROUND LEVEL)
15.35 SOUTH SIDE ELEV. AT C.P.	15.35SOUTH SIDE ELEV. AT C.P.
0.3255 DIFFERENCE	**15.45** GROUND ELEV. UNDER C.P.
95.01 LOT DEPTH	30 HEIGHT LIMIT
0.0034 SLOPE PER FOOT	**45.45** MAX. HEIGHT LIMIT AT C.P.
28.17 DISTANCE SOUTH SIDE TO C.P.	

CRITICAL POINT 07

NORTH SIDE	SOUTH SIDE
19.33 DISTANCE FROM LOW POINT	19.33 DISTANCE FROM LOW POINT
0.05 RISE ALONG P.L.	**0.06** RISE ALONG P.L.
15.59 LOW CORNER	15.25 LOW CORNER
15.64 P.L. ELEV. AT C.P.	**15.31** P.L. ELEV. AT C.P.

CROSS LOT

15.64 NORTH SIDE ELEV. AT C.P.	**0.00** TOTAL RISE TO C.P. (GROUND LEVEL)
15.31 SOUTH SIDE ELEV. AT C.P.	15.31 SOUTH SIDE ELEV. AT C.P.
0.3318 DIFFERENCE	**15.31** GROUND ELEV. UNDER C.P.
95.01 LOT DEPTH	30 HEIGHT LIMIT
0.0035 SLOPE PER FOOT	**45.31** MAX. HEIGHT LIMIT AT C.P.
0.5' DISTANCE SOUTH SIDE TO C.P.	

CRITICAL POINT 08

NORTH SIDE	SOUTH SIDE
19.33 DISTANCE FROM LOW POINT	19.33 DISTANCE FROM LOW POINT
0.05 RISE ALONG P.L.	**0.06** RISE ALONG P.L.
15.59 LOW CORNER	15.25 LOW CORNER
15.64 P.L. ELEV. AT C.P.	**15.31** P.L. ELEV. AT C.P.

CROSS LOT

15.64 NORTH SIDE ELEV. AT C.P.	**0.02** TOTAL RISE TO C.P. (GROUND LEVEL)
15.31 SOUTH SIDE ELEV. AT C.P.	15.35SOUTH SIDE ELEV. AT C.P.
0.3318 DIFFERENCE	**15.45** GROUND ELEV. UNDER C.P.
95.01 LOT DEPTH	30 HEIGHT LIMIT
0.0034 SLOPE PER FOOT	**45.45** MAX. HEIGHT LIMIT AT C.P.
28.17 DISTANCE SOUTH SIDE TO C.P.	

CRITICAL POINT 09

NORTH SIDE	SOUTH SIDE
10.83 DISTANCE FROM LOW POINT	10.83 DISTANCE FROM LOW POINT
0.05 RISE ALONG P.L.	**0.06** RISE ALONG P.L.
15.59 LOW CORNER	15.25 LOW CORNER
15.62 P.L. ELEV. AT C.P.	**15.28** P.L. ELEV. AT C.P.

CROSS LOT

15.62 NORTH SIDE ELEV. AT C.P.	**0.06** TOTAL RISE TO C.P. (GROUND LEVEL)
15.28 SOUTH SIDE ELEV. AT C.P.	15.28 SOUTH SIDE ELEV. AT C.P.
0.3354 DIFFERENCE	**15.35** GROUND ELEV. UNDER C.P.
95.01 LOT DEPTH	30 HEIGHT LIMIT
0.0035 SLOPE PER FOOT	**45.35** MAX. HEIGHT LIMIT AT C.P.
18.00 DISTANCE SOUTH SIDE TO C.P.	

CRITICAL POINT 10

NORTH SIDE	SOUTH SIDE
5.00 DISTANCE FROM LOW POINT	5.00 DISTANCE FROM LOW POINT
0.01 RISE ALONG P.L.	**0.02** RISE ALONG P.L.
15.59 LOW CORNER	15.25 LOW CORNER
15.60 P.L. ELEV. AT C.P.	**15.27** P.L. ELEV. AT C.P.

CROSS LOT

15.60 NORTH SIDE ELEV. AT C.P.	**0.06** TOTAL RISE TO C.P. (GROUND LEVEL)
15.27 SOUTH SIDE ELEV. AT C.P.	15.27 SOUTH SIDE ELEV. AT C.P.
0.3379 DIFFERENCE	**15.33** GROUND ELEV. UNDER C.P.
95.01 LOT DEPTH	30 HEIGHT LIMIT
0.0036 SLOPE PER FOOT	**45.33** MAX. HEIGHT LIMIT AT C.P.
18.00 DISTANCE SOUTH SIDE TO C.P.	

RECOMMENDED
FOR PERMIT ISSUANCE
HAYER CONSULTANTS INC. DEC 22 2015
BY ________ DATE ________
These plans have been reviewed for adherence to the applicable codes and ordinance. Recommendation is hereby made to issue a building permit pending approval by all applicable City agencies.

The issuance or granting of a permit based on approval of these plans SHALL NOT be construed to permit or approve any violation of the applicable codes, ordinance, state or federal laws. No permit presumed to give authority to violate or cancel the provisions of such codes or laws shall be valid.

ENVIROTECHNO
INTERACTIVE ARCHITECTURE + INTERIOR DESIGN
13101 WASHINGTON BOULEVARD, #404
LOS ANGELES, CALIFORNIA 90066
310-377-7873 VOICE
e-mail: luis@envirotechno.com
website: envirotechno.com

1 08/05/2015

LICENSED ARCHITECT LUIS DE MORAES, AIA. C32440 NOVEMBER 20, 2017 STATE OF CALIFORNIA

CLIENT NAME:
HERMOSA BOUTIQUE HOTEL, LLC
RAJU CHHABRIA & RHAVI KHOSLA
205 PIER AVENUE, SUITE 201
HERMOSA BEACH, CA 90254

PROJECT TITLE:
HERMOSA BOUTIQUE HOTEL
1429 HERMOSA AVENUE
HERMOSA BEACH, CA 90254

SHEET TITLE:
ROOF LEVEL CRITICAL POINTS HEIGHT CALCULATIONS

REVISION #1 - 08/05/2015
PLAN CHECK RESUBMITTAL - 12/02/15

JOB NO:	0012-03
DATE:	09-17-12
SCALE:	AS NOTED
DRAWN BY:	ENM
CHECKED BY:	LDM
SHEET NO:	

A6.1

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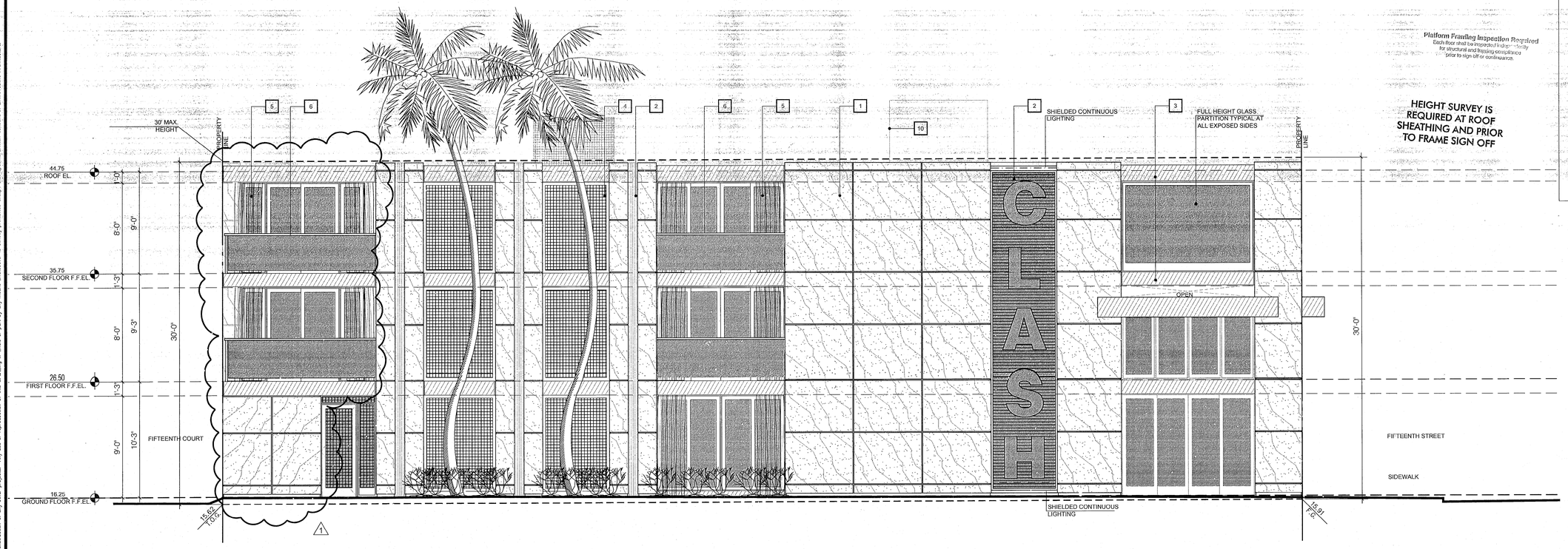


Platform Framing Inspection Required
Each floor shall be inspected for structural and bracing compliance prior to sign off or continuance.

HEIGHT SURVEY IS REQUIRED AT ROOF SHEATHING AND PRIOR TO FRAME SIGN OFF

FINIISH SURFACES

1	NON-REFLECTIVE METAL PANEL
2	TEXTURED GLASS PANEL
3	NON-REFLECTIVE METAL FASCIA
4	WIRE-MESH W/WINDOW BEHIND
5	CURTAINS
6	GLASS RAILING
7	LINE OF TRANSFORMER
8	LINE OF WALL/GATE
9	FILTERRA ROOF DRAIN SYSTEM AND STORAGE PIPE AND EPIC CHAMBERS - SEE CIVIL SHEETS
10	REQUIRED ELEVATOR OVERHEAD CLEARANCE AND ELEVATOR MACHINE ROOM. STUCCO EXTERIOR FINISH.
11	SAFETY BEAM REQUIRED PER OSHA 1926.502, VERIFY WITH ELEVATOR MFG. REQUIREMENTS
12	ELEVATOR PIT - VERIFY REQUIREMENTS PER ELEVATOR SPECIFICATIONS

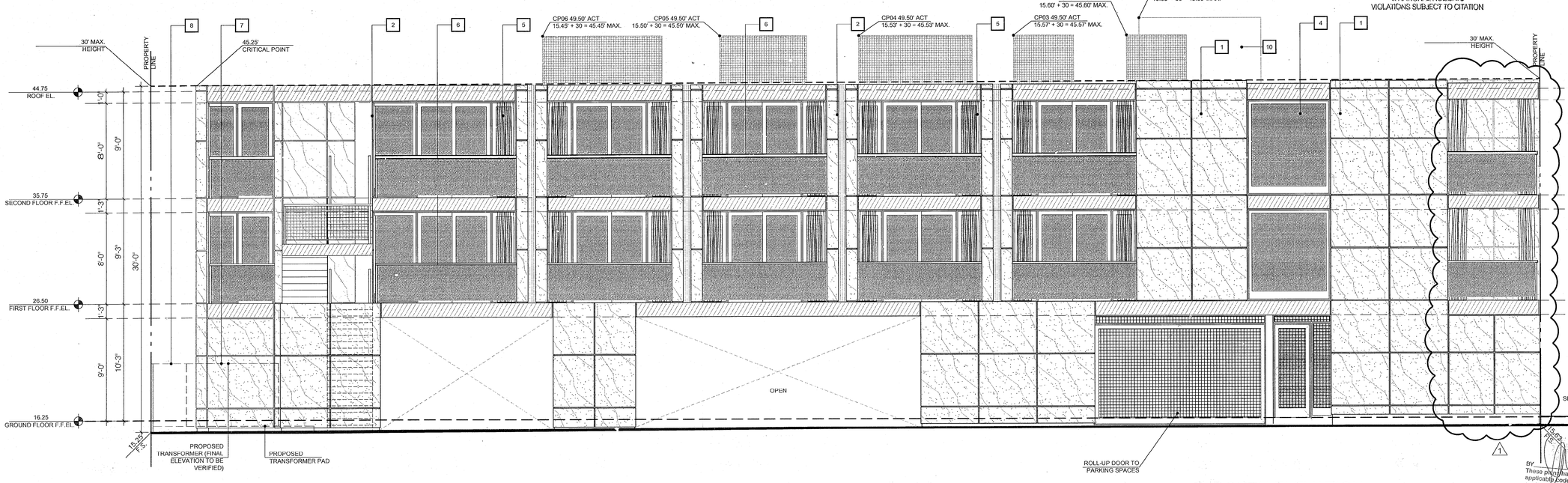
TABLE 3306.1 - PROTECTION OF PEDESTRIANS

HEIGHT OF CONSTRUCTION	DISTANCE FROM CONSTRUCTION	PROTECTION REQUIRED
Eight feet or less	Less than five feet	Railing
	Five feet or more	None
More than Eight feet	Less than five feet	Fence and canopy
	Five feet or more, but not more than 1/4 the height of construction	Fence and canopy
	Five feet or more, but between 1/4 to 1/2 the height of construction	Fence
	Five feet or more, but exceeding 1/2 the construction height	None

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

SEC. 8.24.050.(a) H.B.M.C.
PERMITTED HOURS OF CONSTRUCTION
8AM TO 6PM MON THUR FRI
9AM TO 5PM SATURDAYS
NO WORK ON SUNDAYS
& NATIONAL HOLIDAYS
VIOLATIONS SUBJECT TO CITATION

THESE PLANS APPROVED BY PLANNING DIVISION CITY OF HERMOSA BEACH
DEC 09 2015



THESE PLANS APPROVED BY BUILDING DIVISION CITY OF HERMOSA BEACH
DEC 16 2015

SUBLIST REQUIRED PRIOR TO FINAL

NOTE: ALL WORK SHALL COMPLY WITH THE 2013 CALIFORNIA BUILDING CODES AND THE HERMOSA BEACH MUNICIPAL CODE AS APPLICABLE.

RECOMMENDED FOR PERMIT ISSUANCE
HAYER CONSULTANTS, INC.
BY _____ DATE DEC 02 2015

These plans have been reviewed for adherence to the applicable codes and ordinance. Recommendation is hereby made to issue a building permit pending approval by all applicable City agencies.

The issuance or granting of a permit based on approval of these plans SHALL NOT be construed to permit or approve any violation of the applicable codes, ordinance, state or federal laws. No permit presumed to give authority to violate or cancel the provisions of such codes or laws shall be valid.

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

ENVIROTECHNO
INTERACTIVE ARCHITECTURE + INTERIOR DESIGN
13101 WASHINGTON BOULEVARD, #404
LOS ANGELES, CALIFORNIA 90066
310-377-7873 VOICE
e-mail: luis@envirotechno.com
website: envirotechno.com

08/05/2015

LICENSED ARCHITECT LUIS DE MORAES RIA C 32440 NOVEMBER 26, 2015 STATE OF CALIFORNIA

CLIENT NAME:
HERMOSA BOUTIQUE HOTEL, LLC
RAJU CHHABRIA & RHAVI KHOSLA
205 PIER AVENUE, SUITE 201
HERMOSA BEACH, CA 90254

PROJECT TITLE:
HERMOSA BOUTIQUE HOTEL
1429 HERMOSA AVENUE
HERMOSA BEACH, CA 90254

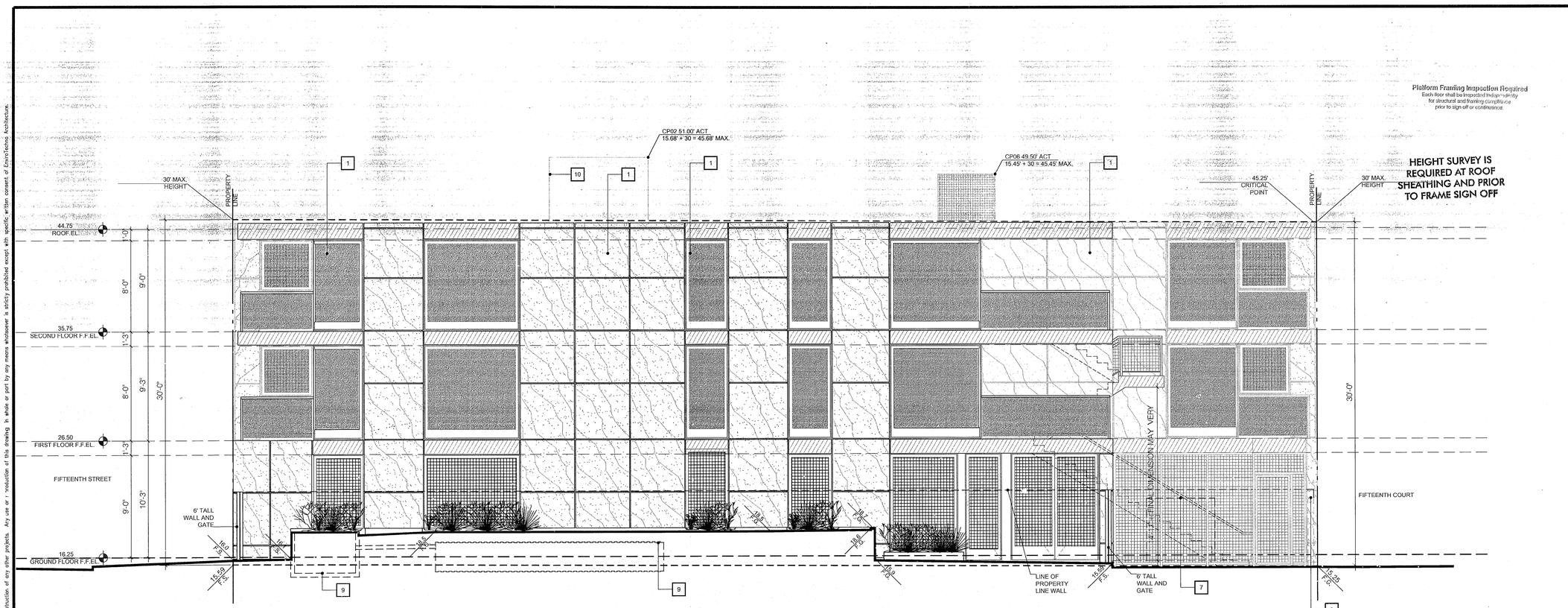
SHEET TITLE:
SOUTH ELEVATION AND EAST ELEVATION

REVISION #1 - 08/05/2015
PLAN CHECK RESUBMITTAL - 12/02/15

JOB NO:	0012-03
DATE:	09-17-12
SCALE:	AS NOTED
DRAWN BY:	ENM
CHECKED BY:	LDM
SHEET NO:	

A7.1

Drawings and specifications as instruments of service are and shall remain the property of the design professional. Copies of the drawings and specifications related by the client may be utilized only for his use and for occupying the project for which they were prepared, and not for the construction of any other projects. Any use or reproduction of this drawing is whole or part by any means whatsoever is strictly prohibited except with specific, written consent of Envirotechno Architecture.



Platform Framing Inspection Required
Each floor shall be inspected independently for structural and framing compliance prior to sign off or continuance.

HEIGHT SURVEY IS REQUIRED AT ROOF SHEATHING AND PRIOR TO FRAME SIGN OFF

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

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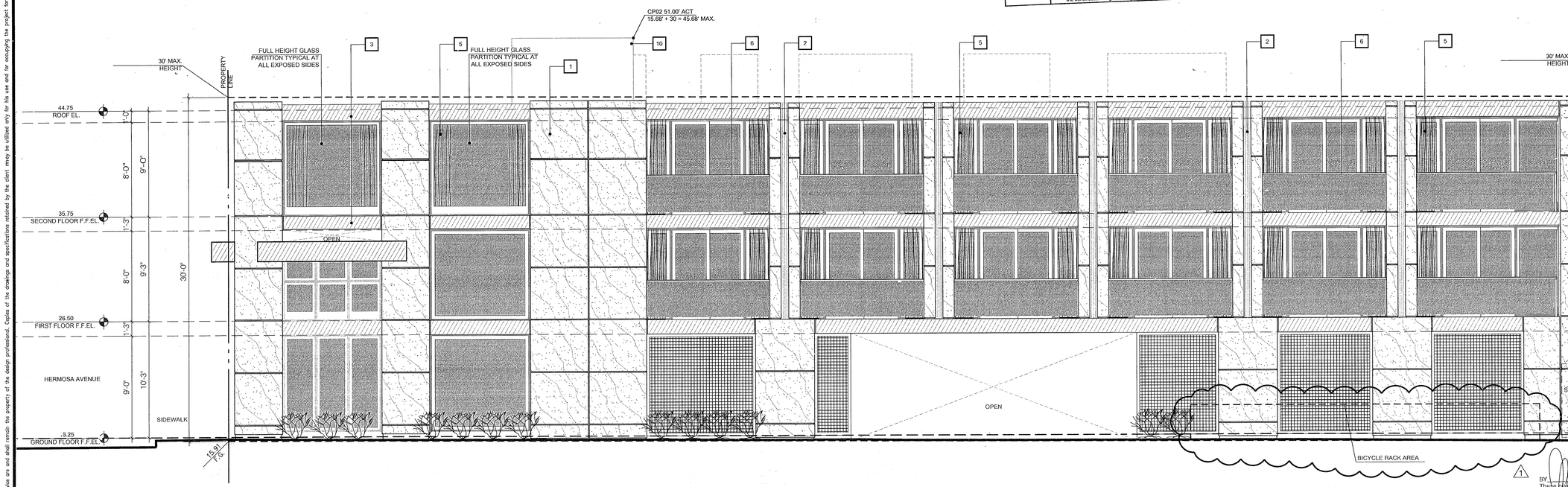

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C NORTH ELEVATION
SCALE:1/4"=1'-0"

FINIISH SURFACES

1. NON-REFLECTIVE METAL PANEL
2. TEXTURED GLASS PANEL
3. NON-REFLECTIVE METAL FASCIA
4. WIRE-MESH W/WINDOW BEHIND
5. CURTAINS
6. GLASS RAILING
7. LINE OF TRANSFORMER
8. LINE OF WALL/GATE
9. FILTERRA ROOF DRAIN SYSTEM AND STORAGE PIPE AND EPIC CHAMBERS - SEE CIVIL SHEETS
10. REQUIRED ELEVATOR OVERHEAD CLEARANCE AND ELEVATOR MACHINE ROOM. STUCCO EXTERIOR FINISH.
11. SAFETY BEAM REQUIRED PER OSHA 1926.502, VERIFY WITH ELEVATOR MFG. REQUIREMENTS
12. ELEVATOR PIT - VERIFY REQUIREMENTS PER ELEVATOR SPECIFICATIONS

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1 08/05/2015

LICENSED ARCHITECT LUIS DE MORAES PAT
LIC. # C32440
NOVEMBER 30, 2016
STATE OF CALIFORNIA

CLIENT NAME:
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